



**Planning Commission
Agenda
October 1, 2019**

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

- 1. Lots 3 & 4, Block 1, Incidental Subdivision** **Lot Split**
306 C Street ([PLA19-0008](#))
- 2. Shelly Parson Insurance** **Large Scale Development**
2001 SE J Street ([LSD19-0042](#))

IV. New Business

- 1. Brown** **Rezoning***
(R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential)
306 SE C Street ([RZ19-0020](#))
- 2. Montero Properties of NWA, LLC** **Rezoning***
(R-O, Residential Office, R-2, Duplex Patio Home Residential, & R-3, Medium-Density Residential to DE, Downtown Edge)
502 & 504 SE B Street ([RZ19-0029](#))
- 3. Riggs Office Expansion** **Waiver**
Section 1400.07, Landscape Screening and Buffering
1129 NW J Street ([WAV19-0003](#))
- 4. Strategy Systems** **Large Scale Development**
3202 SE Moberly Lane ([LSD19-0038](#))
- 5. Vaughn Apartments Phase II** **Large Scale Development**
SW Chickadee Street ([LSD19-0039](#))
- 6. Generations Bank** **Large Scale Development**
600 SW 41st Street ([LSD19-0043](#))

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

Planning Commission
Minutes
September 17, 2019

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

Present: Richard Binns, Dana Davis, Scott Eccleston, Jim Grider, Joe Haynie, and Elaine Kerr
Absent: Rod Sanders
Staff: Ellen Norvell, Jon Stanley, Tyler Overstreet, and Mark Brightwell

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of September 3, 2019 as written
Approved 7-0

Consent Agenda

1. Lot 6, Hogwild Subdivision Phase I & Lots 1-2, Hogwild Subdivision Phase II Lot Split
2914 SE I Street, PLA19-0027
2. Lots 4-5, Gateway Park Addition Lot Split
2914 SE I Street, LS19-0027

Approved 6-0

New Business

Item #1

Bentonville Redevelopment, LLC: Rezoning, RC-2, Central Residential-Moderate Density to DN-3,
Downtown High Density Residential, 402 SE G Street, RZ19-0028

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

Lots 3-4, Riverwalk Farms Commercial Subdivision: Lot Split, 3600 SW Regional Airport Boulevard,
LS19-0017

Tyler Overstreet reads the staff report.

There is some discussion.

Approved 6-0

Item #3

I Street Landing: Large Scale Development, 2302 SW I Street, LSD19-0037

Tyler Overstreet reads the staff report.

Motion by Mr. Eccleston, seconded by Mr. Grider to approve the Waiver Request: Building Material

Approved 6-0

Large Scale Development

Approved 6-0

Item #4

Strategy Systems: Large Scale Development, 3202 SE Moberly Lane, LSD19-0038

Tyler Overstreet reads the staff report.

Tim Harrell, representative, presents some color samples to the Commissioners.

The Commissioners and Staff agree to discuss the waiver requests separately. There is discussion between the Commissioners, Staff, and Mr. Harrell in regards to the Building Materials and the detention ponds. Mark Brightwell, Staff Engineer, assists the Commissioners with their questions regarding the waiver requests.

The Commissioners ask that Mr. Harrell bring in actual material samples, a percentage of the building materials, and a copy of the agreement regarding the detention ponds being on separate lots to the next Tech Review meeting.

Motion by Mr. Grider, seconded by Mr. Davis to table the item.

Tabled 6-0

Other Business

Item #1

Zoning Code Amendments Preview

Mr. Overstreet presents a highlighted discussion of amendments to the Zoning Code.

Motion by Mr. Grider, 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 October 1, 2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on September 24, 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 3 & 4, Block 1, Incidental Subdivision, Mikki Ann Brown, 306 SE C Street, R-1, Single-Family Residential, (PLA19-0008)

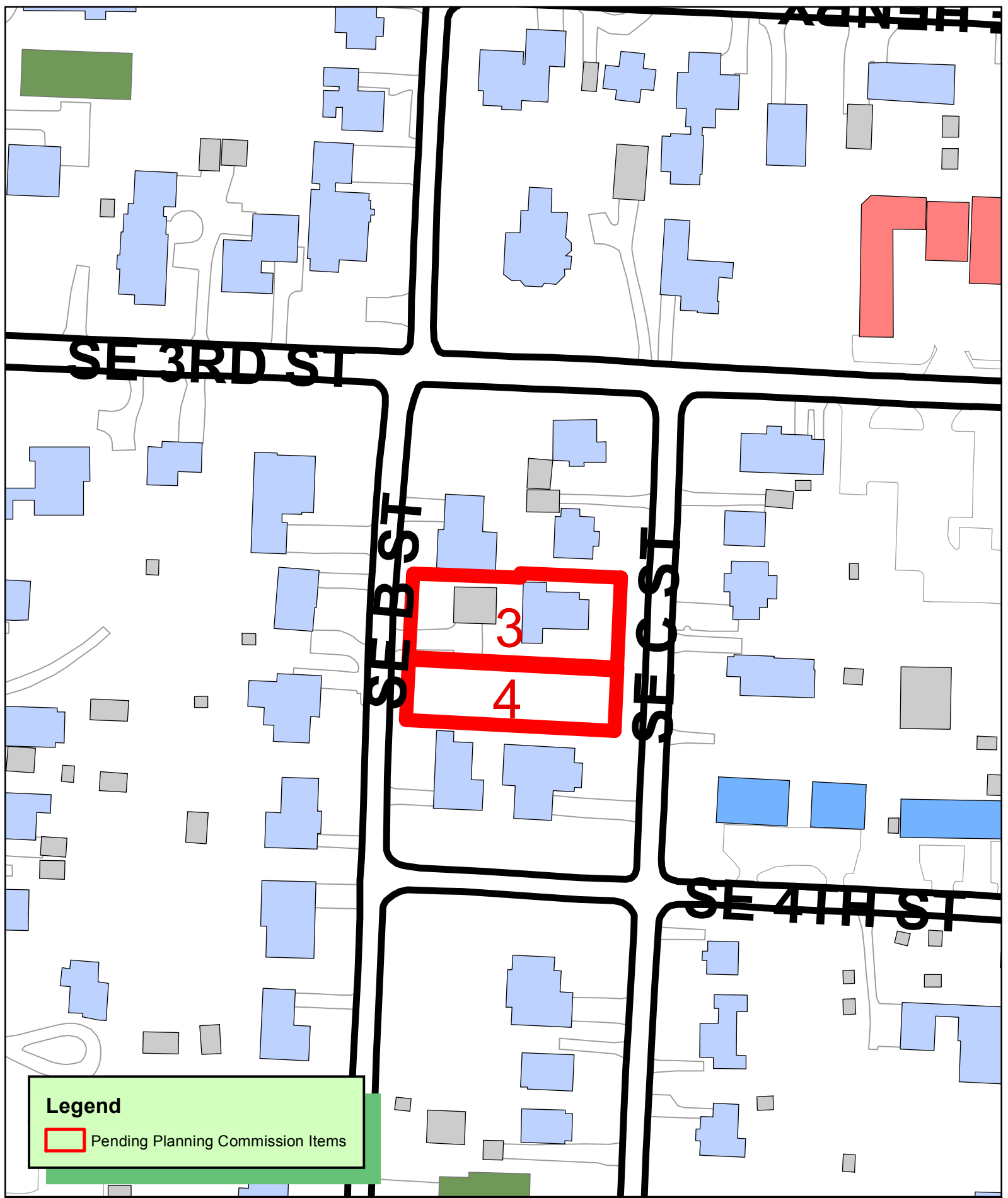
A lot split of Parcel 2 of Incidental Subdivision, creating new Lots 3 (+/- .29 acres) & 4 (+/- .21 acres). The property is currently pending rezoning to DN-2, Downtown Medium-Density Residential. The plat dedicates utility easements of varying widths and right-of-way to meet the requirements of the Master Street Plan.

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

Large Scale Development: Shelley Parson Insurance, Shelley Parson Insurance, 2001 SE J Street, C-1, Neighborhood Commercial, (LSD19-0042)

Large scale development proposing the development of an approximately 6,500 square-foot office building. The development provides sidewalk along SE 21st Street, adequate street and perimeter landscaping, and a bench and bike rack as site amenities. Brick and Fiber Cement Siding are listed as the primary materials on the applicant's architectural elevations.

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



ARMSTRONG SUBDIVISION

SE 3RD ST

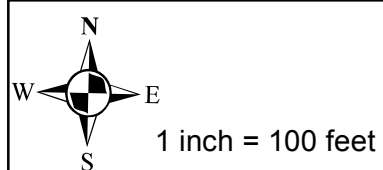
SE 5TH ST

SE 4TH ST

SE 4TH ST

Legend

 Pending Planning Commission Items

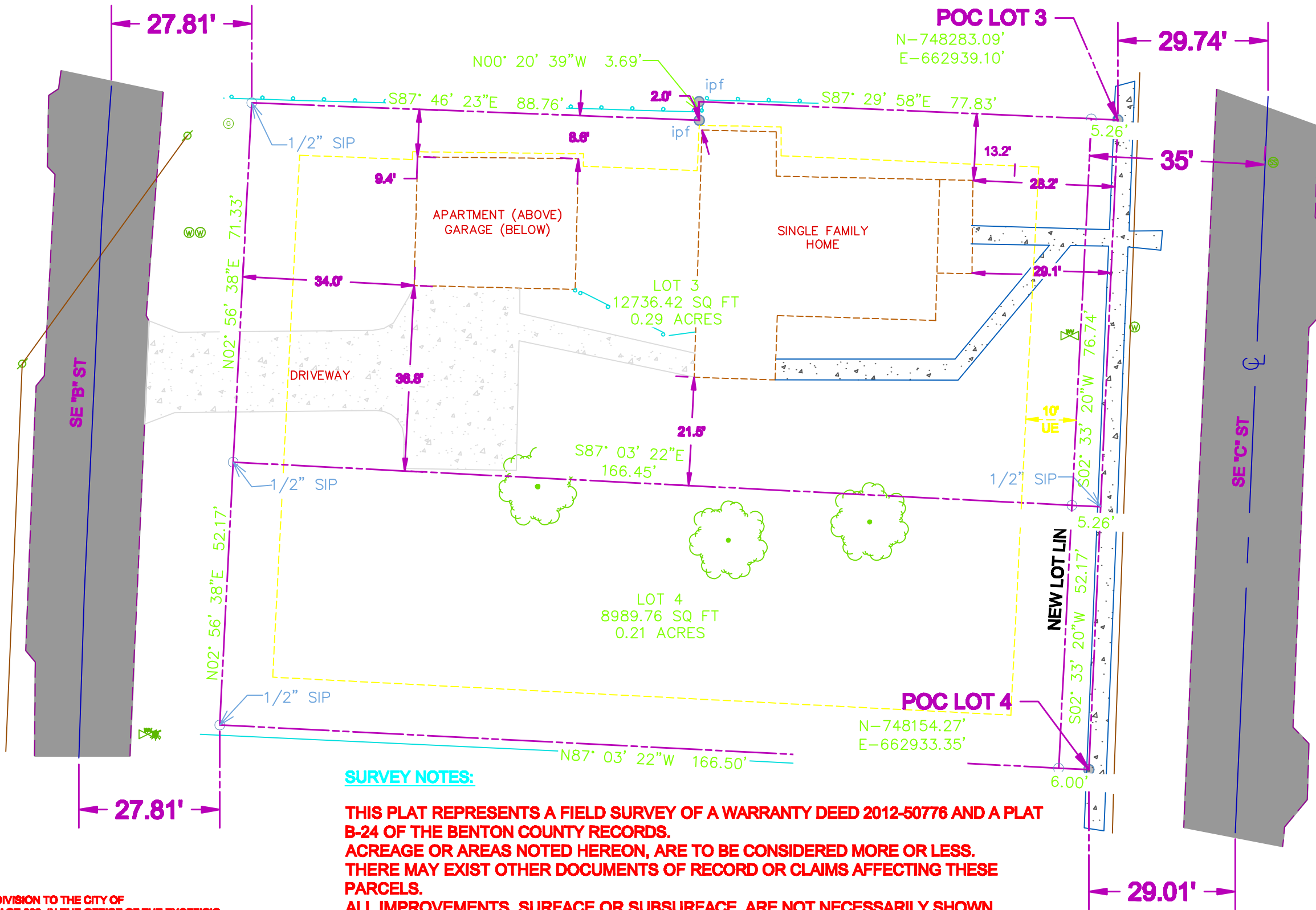


PLA19-0008
PROPERTY LINE ADJUSTMENT
ARMSTRONG SUBDIVISION



PARCEL 2
SURVEY DESCRIPTION
PARCEL 2 OF THE INCIDENTAL SUBDIVISION TO THE CITY OF BENTONVILLE RECORDED IN BOOK 2007 AT PAGE 889, IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, BENTONVILLE, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID PARCEL 2;
THENCE S 02°33'20" W 128.91 FEET;
THENCE N 87°03'22" W 172.16 FEET;
THENCE N 02°56'38" E 123.60 FEET;
THENCE S 87°46'23" E 88.76 FEET;
THENCE N 00°20'39" W 3.69 FEET;
THENCE S 87°29'58" E 88.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS, SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.



SURVEY NOTES:

THIS PLAT REPRESENTS A FIELD SURVEY OF A WARRANTY DEED 2012-50776 AND A PLAT B-24 OF THE BENTON COUNTY RECORDS. ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THESE PARCELS. ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/PROPERTY OWNER AT TIME OF BUILDING PERMIT ISSUANCE. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY NEW UTILITIES NEEDED FOR LOT 2 SO THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC (CALL 271-3139). NO CONSTRUCTION CAN BE STARTED IN THE RIGHT OF WAY OF THE ROAD OR ALLEY WITHOUT CONTACTING THE CITY OF BENTONVILLE UTILITY COMPANIES.. EASEMENTS ARE APPROVED AS SHOWN ON THIS PLAT

CERTIFICATE OF SURVEYING ACCURACY

I, TERRY GING, 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: _____

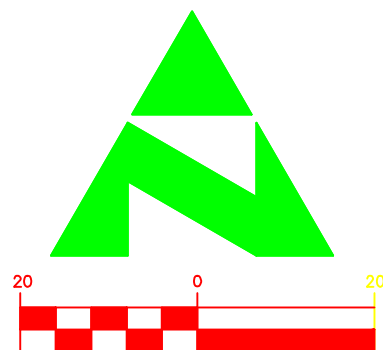
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1301
STATE OF ARKANSAS

LOT 3
SURVEY DESCRIPTION
PART OF PARCEL 2 OF THE INCIDENTAL SUBDIVISION TO THE CITY OF BENTONVILLE RECORDED IN BOOK 2007 AT PAGE 889, IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, BENTONVILLE, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID OLD PARCEL 2;
THENCE N 87°29'58" W 5.26 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 02°33'20" W 76.74 FEET;
THENCE N 87°03'22" W 166.46 FEET;
THENCE N 02°56'38" E 71.33 FEET;
THENCE S 87°46'23" E 88.76 FEET;
THENCE N 00°20'39" W 3.69 FEET;
THENCE S 87°29'58" E 77.83 FEET TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS, SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.

LOT 4
SURVEY DESCRIPTION
PART OF PARCEL 2 OF THE INCIDENTAL SUBDIVISION TO THE CITY OF BENTONVILLE RECORDED IN BOOK 2007 AT PAGE 889, IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, BENTONVILLE, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID OLD PARCEL 2;
THENCE N 87°03'22" W 6.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 87°03'22" W 166.50 FEET;
THENCE N 02°56'38" E 52.17 FEET;
THENCE S 87°03'22" E 166.46 FEET;
THENCE S 02°33'20" W 52.17, TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES, MORE OR LESS, SUBJECT TO ANY COVENANTS, EASEMENTS, OR RIGHT-OF-WAYS OF RECORD OR FACT.



SCALE 1" = 20'

FLOOD CERTIFICATION
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "C" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 080603000A1 WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2007. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATES, NAD 83 NORTH ZONE 6N2,
FOR CITY OF BENTONVILLE QUA. MONUMENTS.

LEGEND	
	FOUND IRON PIN
	SET IRON PIN
	PROPERTY LINE
	CONCRETE
	FENCE
	UTILITY EASEMENT
	WATER METER
	GAS METER
	AC PAD

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED : _____
NAME

SOURCE OF TITLE: D.R. _____

PAGE _____

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. EASEMENTS ARE APPROVED AS SHOWN ON THIS PLAT

DATE OF EXECUTION: _____

SIGNED _____
PLANNING DEPARTMENT

SIGNED _____
MAYOR

SIGNED _____
CITY CLERK

ZONING R-1

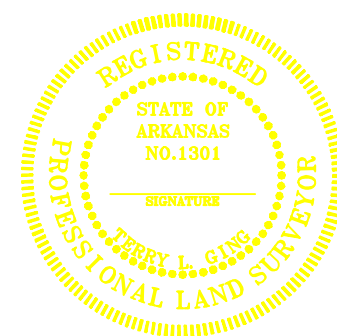
BUILDING SETBACK TABLE	
FRONT	20'
FRONT AT GARAGE	30'
SIDE INTERIOR	7'
SIDE EXTERIOR	20'
REAR	25'

TERRY GING SERVICES

1808 SW "D" STREET
(479)-621-3592

Bentonville, Arkansas 72712

SURVEYOR:
TERRY GING SERVICES
1808 SW D STREET
BENTONVILLE, AR 72712
OWNER:
MICHE BROWN
306 SE C STREET
BENTONVILLE, AR 72712
PARCEL:
01-02222-000
PLAT:
19-0008



LOTS 3 AND 4
BLOCK 1
FROM PARCEL 2
INCIDENTAL SUBDIVISION
306 SE C STREET
BENTONVILLE, ARKANSAS

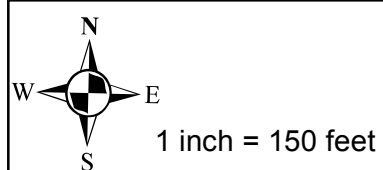
PROPERTY LINE
ADJUSTMENT

CHECKED: TG 3 /08 /2019
DRAWN: SCM 3 /08 /2019
PROJECT MGR:
FILE NAME: INCIDENTALSUB.
PROJECT No.: PROJECT
PLOT DATE/REV: 4/15/2019 / REV3
SHEET No. 1



Legend

 Pending Planning Commission Items



LSD19-00142
LARGE SCALE DEVELOPMENT
SHELLEY PARSON INSURANCE
2001 SE J ST



LARGE SCALE DEVELOPMENT PLANS

SHELLEY PARSON INSURANCE

2001 SE J STREET

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY:
BLEW & ASSOCIATES, PA: 524 W. SYCAMORE STREET FAYETTEVILLE, AR 72703, 479.443.4506
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTORS SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTORS IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE CONTRACTORS WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. **WARRANTY/DISCLAIMER:** THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. **SAFETY NOTICE TO CONTRACTORS:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTORS 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 CONTRACTORS' PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS' SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. **WETLANDS NOTE:** ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTORS SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTORS SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. **RESIDENT ENGINEERING SERVICES:** WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTORS' RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.
- K. 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.
- L. 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.
- M. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

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 NUMBER 05007C025K EFFECTIVE DATE JUNE 5, 2012.

CITY OF BENTONVILLE GENERAL NOTES:

- A. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- C. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- D. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
- E. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- F. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

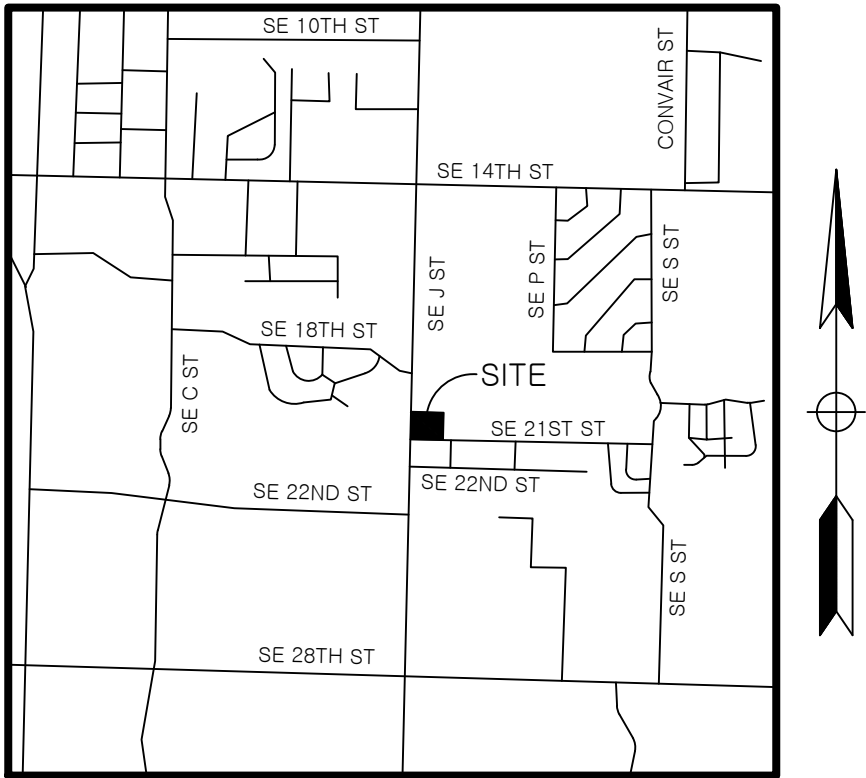
LEGAL DESCRIPTION

PART OF LOT 1, BLOCK 7, WALNUT VALLEY SUBDIVISION TO THE CITY OF BENTONVILLE, BEING A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 5 TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS S87°28'32"E 46.94' FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST, SAID POINT BEING A FOUND ALUMINUM MONUMENT AND RUNNING THENCE S87°28'32"E 243.12' TO A FOUND IRON PIN, THENCE S02°31'28"W 120.02' TO A FOUND IRON PIN, THENCE N87°29'41"W 228.62' TO A FOUND IRON PIN, THENCE N02°42'40"E 104.58' TO THE POINT OF BEGINNING, CONTAINING 0.67 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ARCHITECT CONTACT:

BILD ARCHITECTS
BEVAN BRAWNER
BEVAN@BILD-ARCHITECTS.COM
479-236-1577

CURRENT ZONING	C-1
SPRINKLERED	NO
SITE AREA	0.67 ACRES



Vicinity Map

Not to Scale

OWNER:

SHELLEY PARSON
2106 SE 14TH ST
BENTONVILLE, AR

OWNER REPRESENTATIVE:

STEVE MARSHALL
CONSTRUCTION MANAGER
SLMARSHALL@MARSHALLGROUP.NET
479-595-6239

CEI CONTACT:

NATE BACHELOR
ENGINEER OF RECORD
NBACHELOR@CEIENG.COM
479-531-6787

TOM BURRY
PROJECT ENGINEER
TBURRY@CEIENG.COM
479-273-9472



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

PLAN INDEX:

1. COVER SHEET
2. DEMOLITION PLAN
3. SITE PLAN PLAN
4. GRADING PLAN
5. EROSION CONTROL PLAN
6. UTILITY PLAN PLAN
7. LANDSCAPE PLAN
8. DETAIL SHEET 1
9. DETAIL SHEET 2

ASSOCIATED SHEETS:

SURVEY BY BLEW & ASSOCIATES

ADS UNDERGROUND DETENTION DETAIL SHEETS

CITY DETAILS:

BEUD ELECTRIC DETAILS SHEET 1

BEUD ELECTRIC DETAILS SHEET 2

BEUD ELECTRIC DETAILS SHEET 3

C.O.B. WATER/SEWER DETAILS

C.O.B. WATER DETAILS SHEET 1

BEUD ELECTRIC LAYOUT SHEET E1

RESOURCE LIST:

CITY OF BENTONVILLE
PARKS & RECREATION
DAVID WRIGHT
215 SW A ST
BENTONVILLE, AR 72712
PHONE: (479) 464-7275

CITY OF BENTONVILLE
CITY ENGINEER
ELLEN NORVILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-5993

PLANNING DEPARTMENT
JON STANLEY
305 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3122

WATER DEPARTMENT
PRESTON HEWBILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

WASTEWATER DEPARTMENT
WANCY BUSEN
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3160

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

STORMWATER
JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR
PHONE: (479) 271-5002

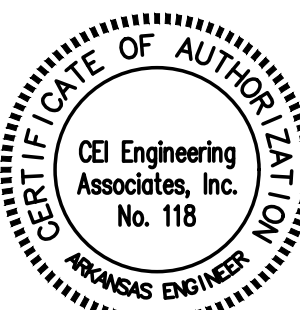
FIRE DEPARTMENT
BRENT BOYOSTON,
FIRE CHIEF
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

STREET DEPARTMENT
TONY DAVIS
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

NATURAL GAS
BLACK HILLS ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
LOWELL, AR 72745
PHONE: (479) 333-7005

TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
SCOTT SEAMAN
PHONE: (479) 442-1967
LAWYNE RHODES
PHONE: (479) 442-1977

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



09/13/2019

JOB NO.: 29561	
DWG NAME: 29561-CS	
DATE 9/13/19 10:34 AM REV-1	SHEET NO. C0

Arkansas * California * Minnesota * Pennsylvania * Texas



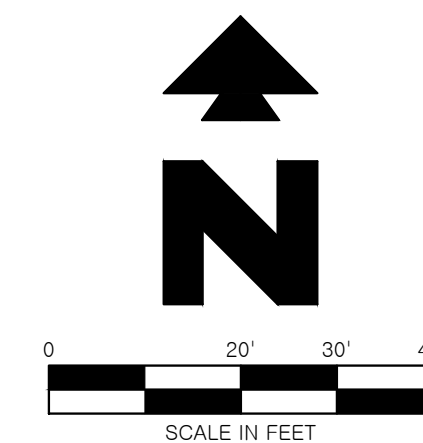
EXISTING

PROPOSEDGENERAL SITE NOTES

- | | |
|----|--|
| A. | ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. |
| B. | ALL CURB RETURN RADI SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED. |
| C. | UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPS INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09U. |
| D. | ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F. |
| E. | ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S. |
| F. | ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIAL AS BUILDING. |
| G. | ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT. |

SITE INFO

TOTAL SITE AREA	±0.66 AC / 29,100 SF
TOTAL DISTURBED AREA	±0.74 AC / 31,896 SF



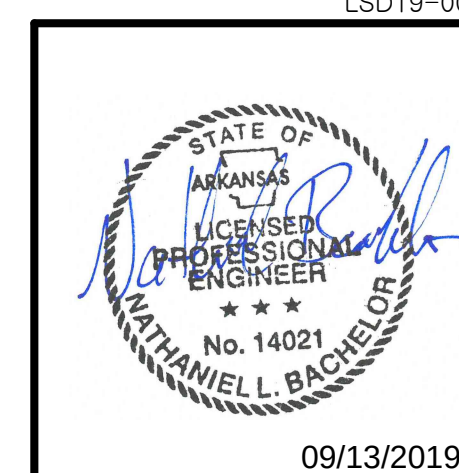
- 02E TRASH DUMPER ENCLOSURE WITH 6' SCREEN WALL (DETAIL PER ARCH.
PLANS. DUMPER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR
MATERIALS AS BUILDING.)
16E MONUMENT SIGN. (ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT).
21A TAPER CURB TO MATCH EXISTING CURB.
51E LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
70A BIKE RACK PER CITY STANDARDS (SINGLE HOOP, DERO SWERVE RACK,
BLACK).
70B BENCH PER CITY STANDARDS (VICTOR STANLEY "CLASSIC" SERIES MODEL
#C-10).
70C 6" IRON FENCE (PER ARCH.) FROM BUILDING TO EXISTING FENCE
70D ELECTRIC PEDESTAL PER CITY OF BENTONVILLE STANDARDS AND SPECS.

□ SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN
07B SIX FOOT BOARD FENCE
06A STANDARD DUTY ASPHALT PAVING
06B HEAVY DUTY ASPHALT PAVING
06C HEAVY DUTY CONCRETE PAVING
06E STANDARD DUTY CONCRETE PAVING
06B NINETY DEGREE PARKING SPACE STRIPING
09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09S ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
10B STOP BAR
12F SIGN BASE
12G STOP SIGN
14B CONCRETE VALLEY GUTTER

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

ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT



29561	9/13/19	NLB	NLB	PTT	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRV
 Engineering Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712			(479)273-9472 FAX (479)273-0844		
SHELLEY PARSON INSURANCE 2001 SE J STREET BENTONVILLE, ARKANSAS					
SITE PLAN			REV DATE 9/13/19 REV-1	SHEET C2OF	

OB # 29561 DRAWING: 29561-SP.dwg LAST SAVED BY: AHUGHES LOCATION: \\Wb\Drawings\Design\W_Working\W29561_0\Drawings\W29561-SP.dwg



TRUSS BEARING 117'-8"
TRUSS BEARING 114'-0"
TRUSS BEARING 112'-0"
WINDOW HEAD 109'-4"
WINDOW SILL 103'-4"
FINISH FLOOR 100'-0"

ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM
PREFINISHED METAL GUTTER, FASCIA, AND DOWNSPOUTS
FIBER CEMENT SIDING, COLOR 1
FIBER CEMENT SIDING COLOR 2
LIMESTONE VENEER
CLEAR ANODIZED ALUMINUM STOREFRONT
BRICK VENEER

West Elevation - SE J Street

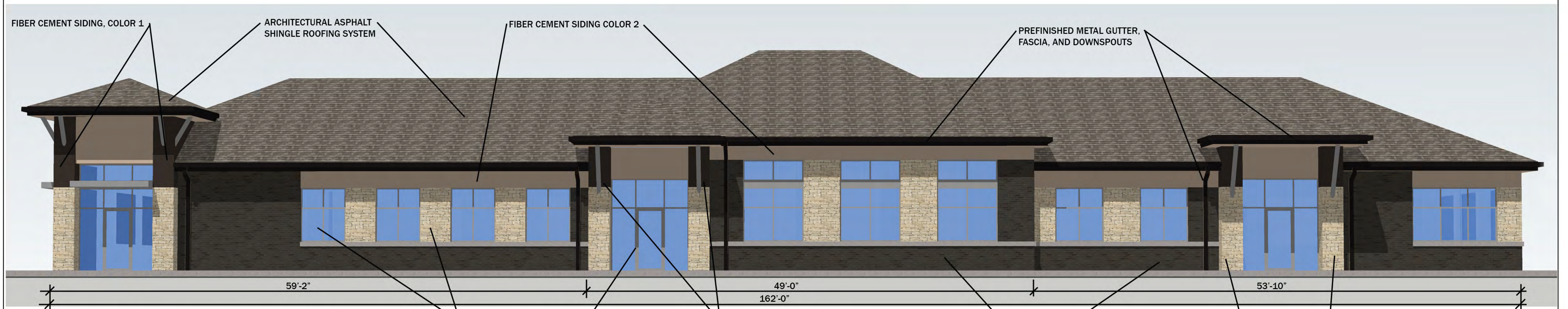
SCALE 3/16" = 1'-0"



TRUSS BEARING 114'-0"
TRUSS BEARING 112'-0"
WINDOW HEAD 109'-4"
WINDOW SILL 103'-4"
FINISH FLOOR 100'-0"

East Elevation

SCALE 3/16" = 1'-0"



FIBER CEMENT SIDING, COLOR 1

ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM

FIBER CEMENT SIDING COLOR 2

PREFINISHED METAL GUTTER, FASCIA, AND DOWNSPOUTS

59'-2"

49'-0"

162'-0"

53'-10"

South Elevation - SE 21st Street

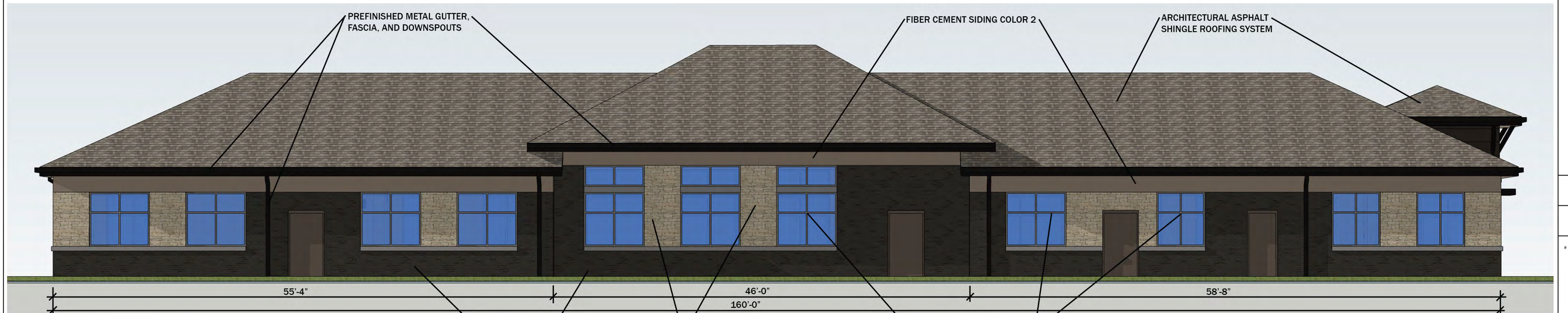
CLEAR ANODIZED ALUMINUM STOREFRONT

FIBER CEMENT SIDING, COLOR 1

BRICK VENEER

LIMESTONE VENEER

SCALE 3/16" = 1'-0"



PREFINISHED METAL GUTTER, FASCIA, AND DOWNSPOUTS

FIBER CEMENT SIDING COLOR 2

ARCHITECTURAL ASPHALT SHINGLE ROOFING SYSTEM

55'-4"

46'-0"

160'-0"

58'-8"

North Elevation

BRICK VENEER

LIMESTONE VENEER

CLEAR ANODIZED ALUMINUM STOREFRONT

SCALE 3/16" = 1'-0"

REZONING STAFF REPORT



Brown

306 SE C Street

PC Date: 10/1/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0020
Applicant / Current Owner	Mikki Brown 306 SE C Street Bentonville, AR 72712
Site Area	+/- 2.46 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 east of SE B Street and west of SE C Street. The site is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1 to the north, east, and south, and DE, Downtown Edge, to the west.

Relationship to the General Plan

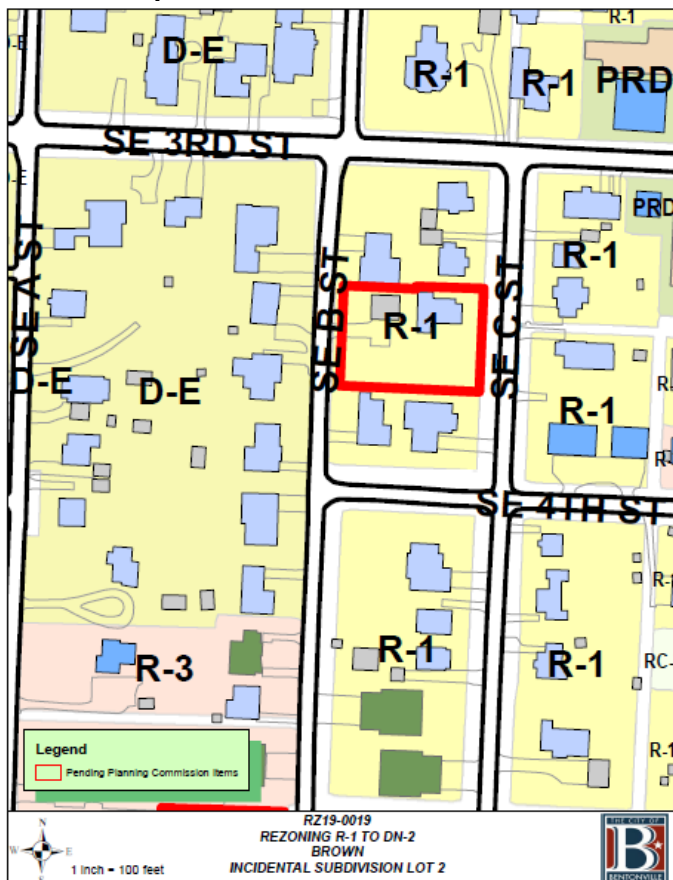
The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas typically include single-family and townhouse or duplex residential properties along with local amenities for residents.

Analysis

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

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

Location Map



Mikki Brown
306 SE C Street
Bentonville, AR
479-685-5715

To: Planning Staff and Planning Commission

Re: Rezoning Request: 308 SE C Street, Bentonville, AR 72712

Mikki Ann Brown is requesting a rezone of property 308 SE C Street, Bentonville, Benton County Arkansas.

The current zoning is Single Family Residential. I am requesting a rezone to DN2 that is in line with Downtown Medium Density Residential. This change will allow the owner to develop a property that better conforms to the City of Bentonville's future land use.

This use will not change traffic or signage and water, sewer and electric are available.

Mikki Brown
479-685-5717

REZONING STAFF REPORT



Montero Properties of NWA, LLC

502 & 504 SE B Street

PC Date: 10/1/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0029
Applicant / Current Owner	Montero Properties of NWA, LLC 2331 W Lilac Street Rogers, AR 72758
Site Area	+/- 0.78 acres
Current Zoning	R-O, Residential Office, R-2, Duplex & Patio Home Residential, & R-3, Medium Density Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	High Density Residential

Property Description

This property is located west of SE B Street and east of SE A Street. The site is currently zoned R-O, Residential Office, R-2, Duplex & Patio Home Residential, and R-3, Medium Density Residential. Adjacent zonings are R-3 to the north, DN-2, Downtown Medium-Density Residential to the east, and R-O and R-2 to the south and west.

Relationship to the General Plan

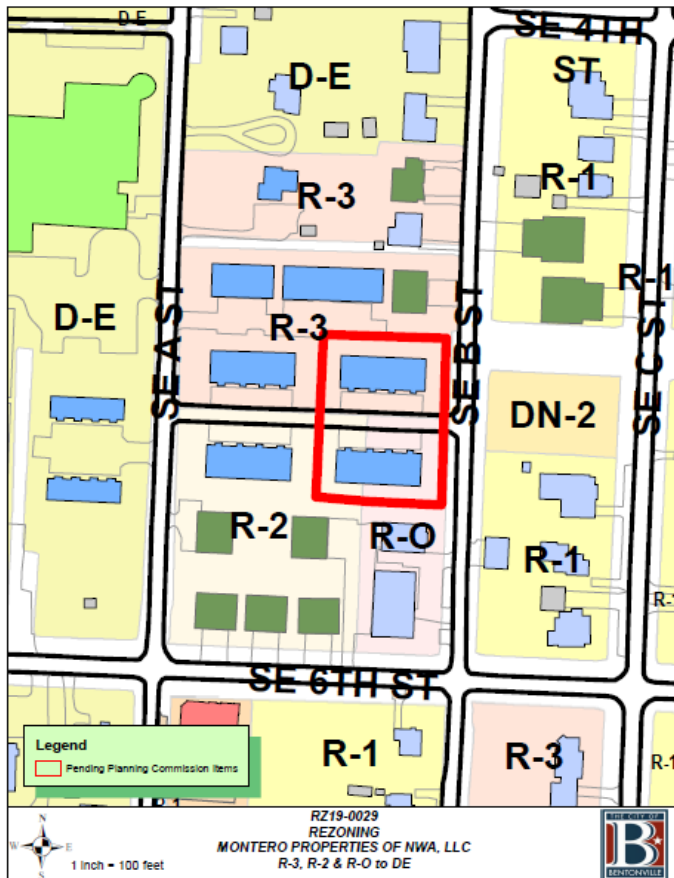
The Future Land Use Plan currently depicts this property as High Density Residential. These areas typically include apartments, condominiums, townhomes, and light commercial uses to serve tenants.

Analysis

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

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

Location Map



Live Tempo Homes LLC - owner of 504 SE B ST
eGeo LLC - owner of 502 SE B ST

Office address: 28 Wimbledon Way Rogers AR 72758
Contact name: Maria F Obregon
Phone: 479-866-0692

August 22, 2019
To: City of Bentonville AR, Planning Commission.

This is a statement of intent to rezone the properties described above.

Current and Proposed Zoning Designation:

Currently it is zoned "R3" and the intent is to rezone it to "Downtown Edge". The properties are located 1.5 blocks from the Public Library and they are adjacent to a "Commercial zoning" on the South side; to what is known as the 'Cigar District'.

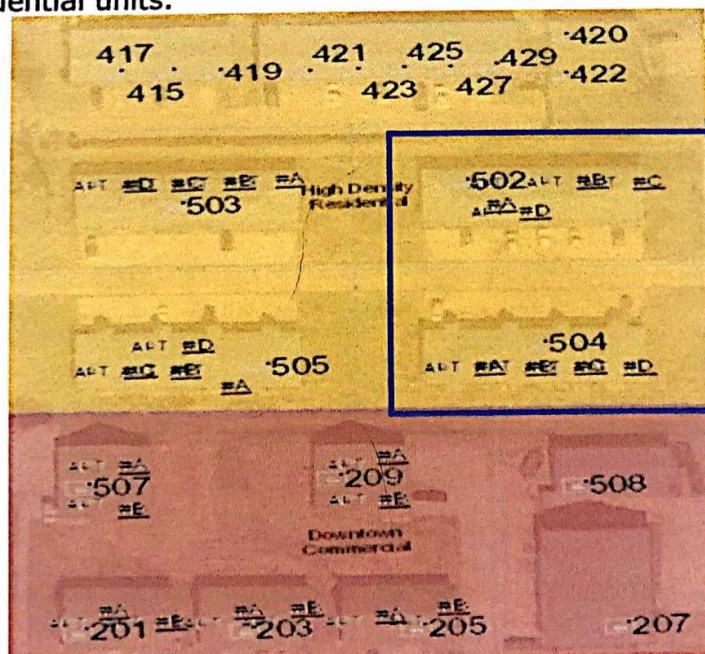
The master plan has designated the area as "Mixed use".

Currently there are two multifamily fourplexes, they were built in 1995.

The petitioners eGeo LLC and Live Tempo Homes LLC are RE Developers and Property Management Companies.

Reason for requesting the zoning change:

Both parcels are in a High Density area, just adjacent to a Commercial Zoning. We intend to build a second floor with 2 or 3 upscale Lofts on top of the existing fourplexes. The design as a whole will be inspired in modern and upscale features and accents. Our goal is to match the beauty of the Art District while providing the convenience of a healthy living that Bentonville Downtown is promoting. Our intent is to increase from 8 up to 14 residential units.



Because of its unique nature and location, the subject properties enjoy the privileges and uniqueness of being located just 1 block from the Public

Library, the Downtown Trail just across the street, and only 2.5 blocks from The Momentary. B street is turning into a very important Street in Bentonville.

It will promote affordable green and healthy living, very close to retail and entertainment venues.

If the rezoning is approved, the owners will proceed to build a Multi-family 2 story building, adding 5,400SF to the existing 8,000SF already built for a total of 13,400SF of modern and green residential living space in Downtown.

The proposed name of the building will be "Ethos" and the marketing line 'Be Bentonville', to continue with the Crystal Bridges and The Momentary modern art promotion.

The first floor of each fourplex will have four 900SF 2 bedroom/1bath. The second floor will have three Lofts 900SF 2 bedroom/1.5 bath.

How the property will relate to surrounding properties:

There is a need of green, healthy, upscale and affordable residential units in Downtown Core and Edge. Specially because of all the retail available at the Downtown Square, the Market Place, and for the future opening of The Momentary, Thaden School, eWorks and the new Walmart Home offices. This specific development is already adjacent to High Density Multifamily and Commercial zoning.

Use:

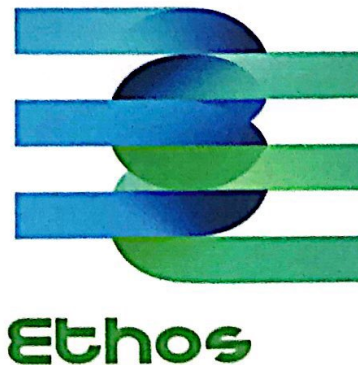
Multifamily Residential (Condominium – Horizontal Property Regime). 8 apartment units on first floor and 6 lofts on second floor. They will be designed with the educated, trendy, vibrant and healthy Bentonville community in mind.

Traffic:

We will have 21 parking lots in the back of the property, exclusive for Residents. The entrance will be from SE B St.

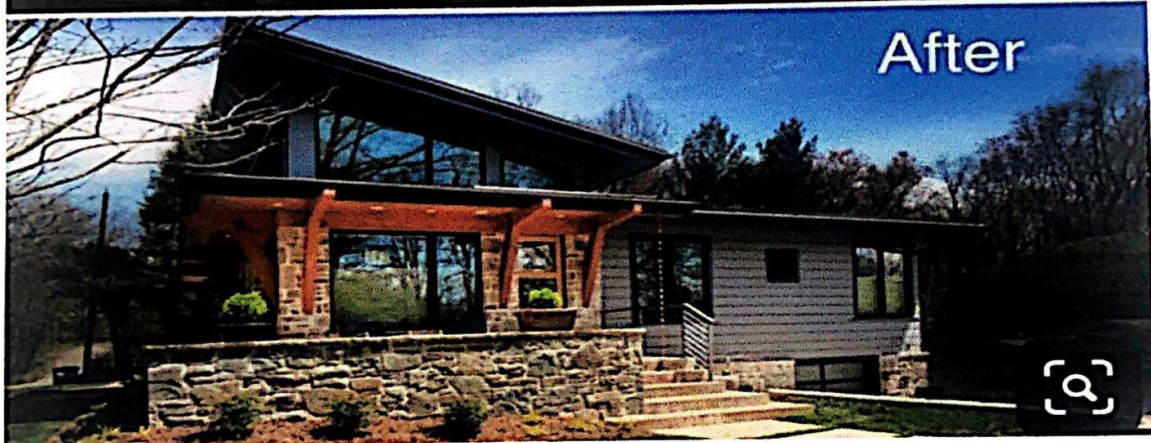
Signage:

It will blend with the design of the Art and Market Districts, having a modern and creative painted iron sculpture/sign. We also plan to paint a mural by a NWA artist, on the side of 504 SE B St building, depicting 'Be Bentonville' with a vibrant artistic composition.



Appearance:

It will have a combination of brick, metal siding and wood finishes, earthy light brownstone palette. The building will have a modern and classy look. At the end of the driveway, there will be a modern style pergola that will serve as a common social area for the residents to share and enjoy. We will add green landscaping, there we will install an exterior gym and a bicycle shed on the West side of the buildings. We plan to blend the appearance with the look and feel of the Art District.



Availability of water and sewer:

Sewer line: 12" PVC pipe (from east to west behind the 502 fourplex).
Water line for 502 fourplex: 4" inch cast iron line (southeast A Street) for
504 fourplex: 6" cast iron line (south east 6th street). The hydrant #2351 is
on an 8" PVC line (far northeast corner of 502 fourplex, east side of B
street). This information was provided by Sally from the Water Department
of the City of Bentonville.



Thank you for your consideration and rezoning approval. We are positive that with this project, we will add to the equity of Downtown Bentonville, making this area one of the most desirable places to live, entertain and do business.

Any question, please contact Maria Fabiola Obregon
(479) 866 0692.

WAIVER REQUEST STAFF REPORT



Riggs Office Expansion

1129 NW J Street

PC Date: 10/1/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	WAV19-0003
Applicant / Current Owner	Travis and Deborah Riggs Trustees 601 NE Green Creek Road Bentonville, AR 72712
Site Area	+/- .27 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Waiver Request	Article 1400, Section 1400.07, Perimeter Landscape Strip Required

Property Description

This property is located at 1129 NW J Street. The property is associated with the previously approved Riggs Office Expansion Project. The property is currently zoned C-2, General Commercial.

Waiver Request

A waiver from Article 1400, Section 1400.07, Perimeter Landscape Strip Required, Subsection, C, Minimum Width, of the Land Development Code.

Analysis

Due to the installation of an additional parking stall, the applicant requests a 3.75-foot perimeter landscape strip be accepted as opposed to the 7-feet required by ordinance.

According to the applicant's narrative, the additional stall was installed by accident by a paving contractor. The owner would now like to keep the stall.

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





SAND CREEK
Engineering and Landscape Architecture, Inc.

September 26, 2019

Project # 18099

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

WAIVER REQUEST

Planning,

Sand Creek Engineering, on behalf of the owner of project LSD 19-0020, Riggs Office Expansion would like to request a waiver of Section 1400.7 of the Landscape, Screening and Buffering requirements for a portion of the north side of the rear parking area to allow for an extra parking space, that was mistakenly installed by the paving contractor. Photo's are attached to show the paving as it now exists.

The paving extending to the north was also placed in error and will be cut back and removed. The area of the added asphalt area, shown on the attached drawing and photo, is 10.5', leaving 3.75' to the property line, creating a 3.25' encroachment into the 7' buffer area.

We are requesting a waiver to allow the 3.25' encroachment and propose to cut and remove the additional asphalt. This would create a 45.5' long area that encroaches 3.25' into the 7' buffer leaving a 3.75' wide buffer.

This extra parking space will be a tight space for maneuverability, but with this being employee parking and with today's smaller cars, probably most of the employees will be driving a vehicle that can maneuver in and out of this space with relative ease.

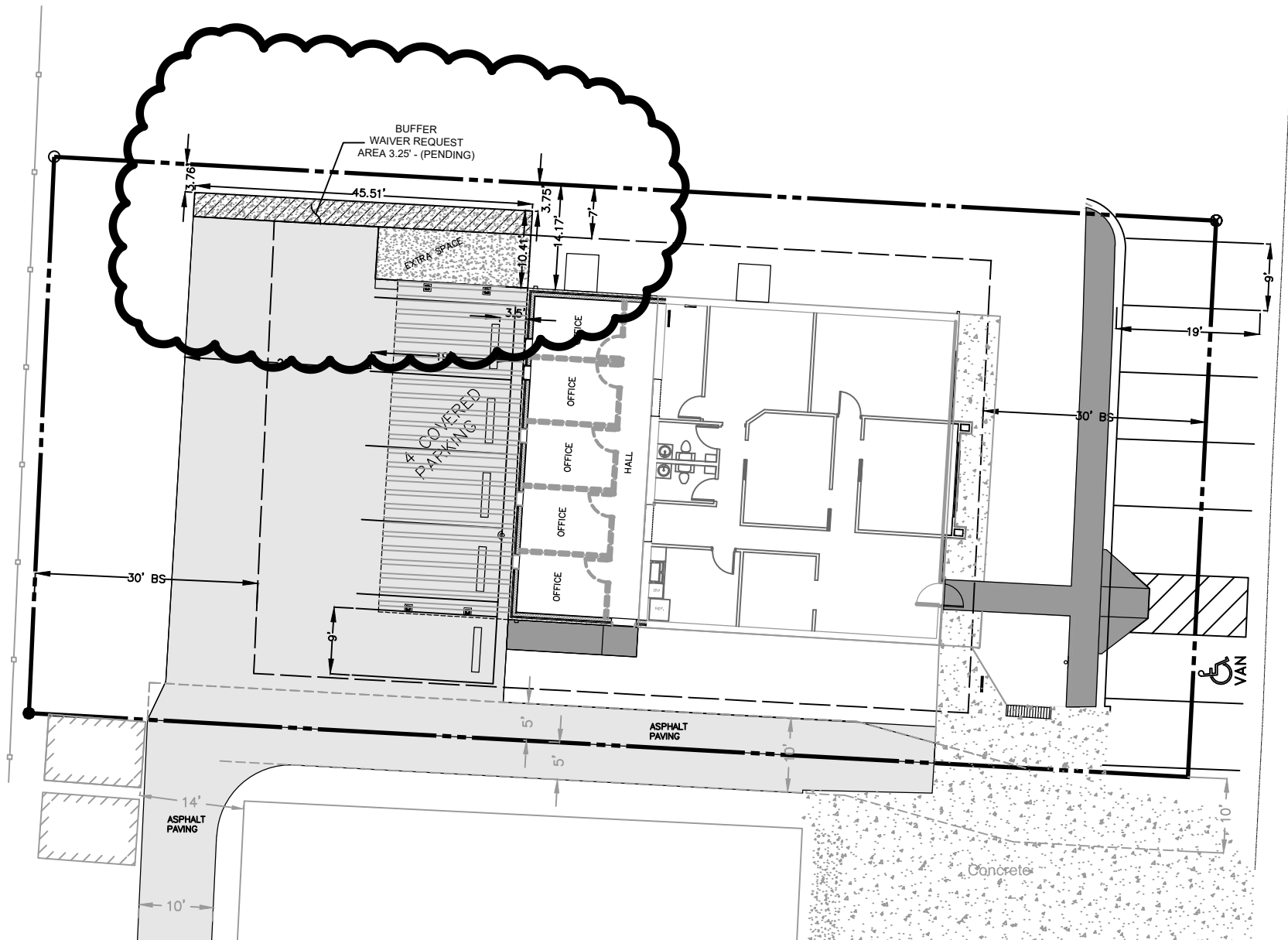
Please see the attached sketch and photo of the site and contact me if you have any questions or concerns. Thank you for your consideration.

Sincerely,

Ken Booth

Project Manager

kbooth@sandcreek.us



NW "J" ST
 52' R/W Per Master Street Plan (Asphalt)



RED AREA TO BE CUT, REMOVED AND GRASS COVERED

YELLOW LINE DEPICTS THE LOT LINE

AREA BETWEEN LOT LINE AND PAVEMENT IS 3.75' AS REMAINING BUFFER

LARGE SCALE DEVELOPMENT STAFF REPORT



Strategy Systems

3202 SE Moberly Lane

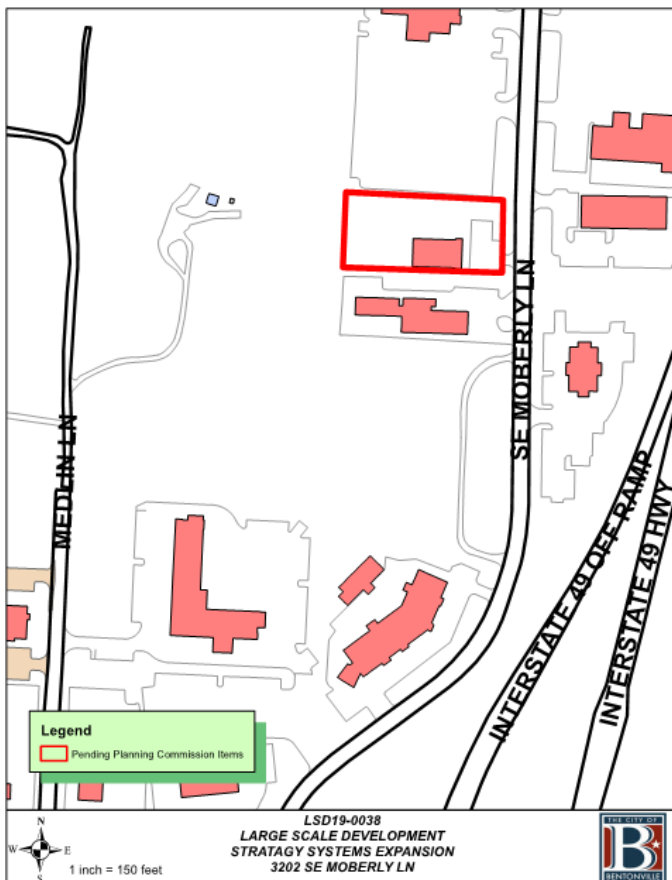
PC Date: 10/1/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0038
Applicant / Current Owner	Cooley Property Holdings, LLC PO Box 2136 Rogers, AR 72757
Site Area	+/- 1 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Art Warehouse/Gallery

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

Location Map



Property Description

This property is located west of SE Moberly Lane and north of SE Walton Boulevard. The property is currently zoned C-2, General Commercial with a Future Land Use classification of General Commercial.

Project Details

Large scale development proposing the renovation of an existing warehouse structure on SE Moberly Lane into an art warehouse. The use includes an office/retail storefront and art storage.

The development provides a total of twenty-two parking spaces and an approximately 5,700 square foot addition to the existing structure.

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

Five waiver requests:

- A waiver from Article 1100, Section 1100.21, Design Standards for Large Scale Developments, Subsection E, Building Material, of the Land Development Code. The applicant requests that architectural metal panel be accepted as a primary material on their exterior façade.
- A waiver from Article 1200, Section 1200.01, Off-Site Improvements, of the Land Development Code. The applicant requests that they not be required to provide required road improvements.
- A waiver from Article 1400, Section 1400.06, of the Land Development Code. The applicant requests that a street frontage width of 13.5-feet be accepted as opposed to the 20-feet required by ordinance.
- A waiver from Section 5.4.2 of the Bentonville Drainage Manual. They request that their building be allowed to be located five-feet from their detention pond as opposed to the 20-feet required by ordinance.
- A waiver from Section 5.4.1 of the Bentonville Drainage Manual. The applicant requests that their detention pond be allowed to cross lot lines, which is not allowed per the ordinance.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code, due to the waiver requests. However, City Planning and Engineering Staff have reviewed and feel they can support each of the waiver requests.

STRATEGY SYSTEMS LARGE SCALE DEVELOPMENT

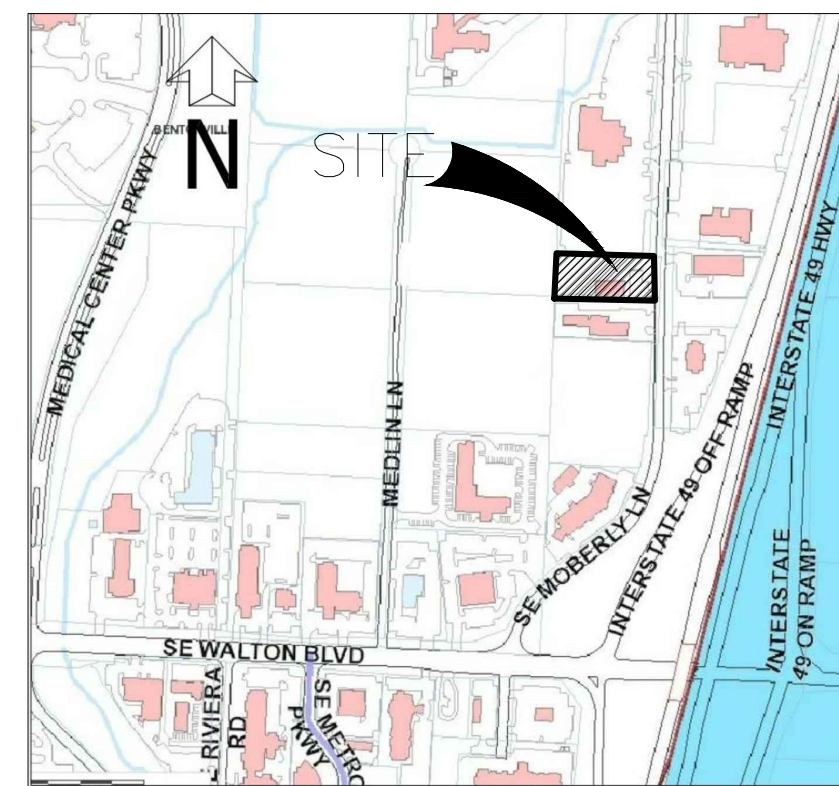
3202 MOBERLY LANE

BENTONVILLE, ARKANSAS

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
 2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
 3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
 4. 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.
 5. **PUBLIC CONVENIENCE AND SAFETY:**

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, 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 LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 6. **GRADING NOTES:**
 - A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
 - B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
 - C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
 - D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
 - E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
 - F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
 - G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
 - H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
 - I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
 - J. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
 - K. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
7. **PAVING NOTES:**
- A. ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
8. **CONCRETE NOTES:**
- A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
 - C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.
 - D. CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.
9. **UTILITY NOTES:**
- A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE CITY OF BENTONVILLE (CITY), AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
 - B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.
 - C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF THE CITY AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
 - D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST BENTONVILLE WATER UTILITIES STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
10. **BLASTING AND EXPLOSIVE MATERIALS:**
- A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
 - B. EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER STRATEGY SYSTEMS, INC.	3202 MOBERLY LANE BENTONVILLE, ARKANSAS 72712	(800) 404-7771
BLACK HILLS ENERGY MR. JOSHUA KNIGHT	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7005
AT&T	627 WHITE ROAD SPRINGDALE, ARKANSAS 72766	(479) 442-1963
WATER DEPARTMENT MR. PRESTON NEWBILL	3200 SW MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	(479) 271-3140
CITY OF BENTONVILLE PLANNING MR. JON STANLEY	305 SW A STREET BENTONVILLE, ARKANSAS 72712	(479) 271-3122
CITY OF BENTONVILLE (DRAINAGE & STORMWATER) MRS. ELLEN NORVELL	3200 SW MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	(479) 271-3168
CITY OF BENTONVILLE (FIRE MARSHAL) MR. JAKE PEEMSTER	305 SW A STREET BENTONVILLE, ARKANSAS 72712	(479) 271-3106
BENTONVILLE ELECTRIC DEPARTMENT MR. TRAVIS MATLOCK, PE	3200 SW MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	(479) 273-3135
COX COMMUNICATIONS MR. KIP SMITH	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 274-0995
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

SHEET INDEX

No.	DESCRIPTION	PLOT DATE	
		No.	DATE
C1.0	COVER SHEET	2	8/30/2019
C2.0	STORMWATER POLLTION PREVENTION PLAN	2	8/30/2019
C3.0	SITE PLAN	2	8/30/2019
C4.0	GRADING PLAN	2	8/30/2019
C5.0	UTILITY PLAN	2	8/30/2019
C6.0	DETAIL SHEET	2	8/30/2019
C7.0	DETAIL SHEET	2	8/30/2019
L1.0	LANDSCAPE PLAN	1	8/30/2019
L1.1	LANDSCAPE DETAILS	1	8/30/2019

NOTE TO CONTRACTOR:

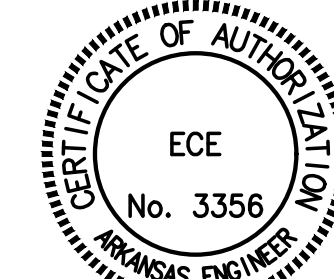
THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

SITE DEVELOPMENT STANDARDS:

SITE AREA (EXCLUDING ROW): 41,047 SF
GROSS FLOOR AREA: EXISTING-4,228 SF
PROPOSED-5,710 SF
SETBACKS: FRONT-50'
SIDE-7'
REAR-20'
% PERVIOUS: 19,557 SF/41,047 SF
47.6%
BUILDING HEIGHT: 16'

ZONING:

C-2 - GENERAL COMMERCIAL
USE - OFFICE, WAREHOUSE, & ART GALLERY ASSEMBLY



CITY OF BENTONVILLE PROJECT NO. LSD19-0038

Know what's below.
Call before you dig.



Date	Comments	Rev
7/22/2019	PER CITY COMMENTS	1

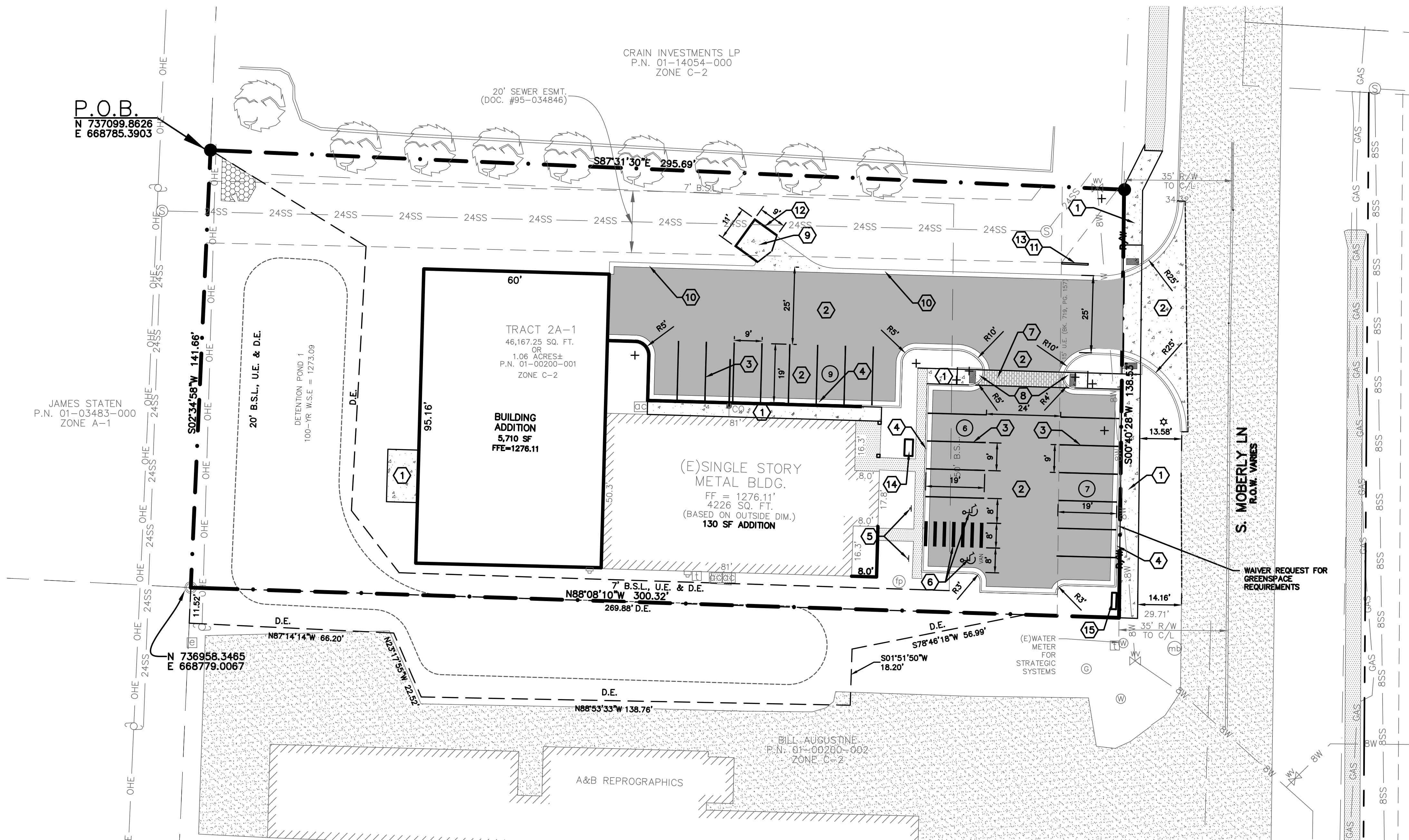
STRATEGY SYSTEMS	BENTONVILLE, ARKANSAS	3202 MOBERLY LN	3202 MOBERLY LN, BENTONVILLE, AR 72712
------------------	-----------------------	-----------------	--

11 NEWNAM LANE
BELLA VISTA, AR 72714
EMAIL: jason@ece-sdc.com



DRAWN BY: JEI
CHECKED BY: JEI
DATE 5/8/2019
JOB NUMBER 19-1010
SHEET NAME COVER SHEET
File No. 19-1010.dwg
C1.0

C:\Users\member\Documents\ECE Business\Projects\19-1010 Strategic Systems\Drawings\19-1010.dwg

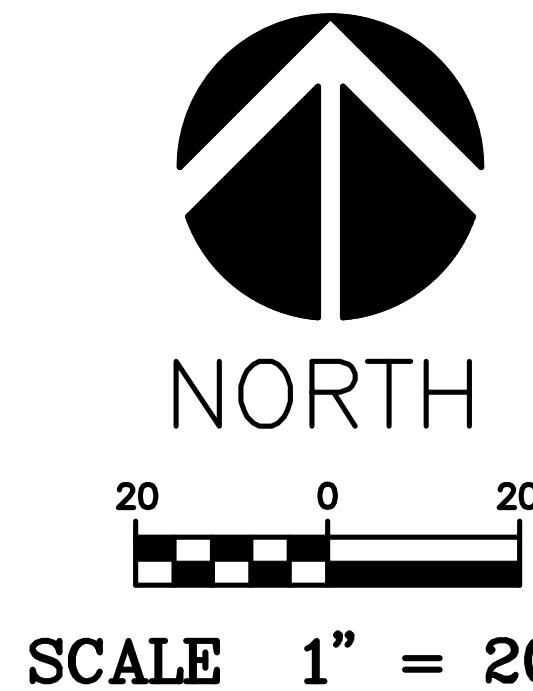


FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0260K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

KEYNOTES:

- 4" STANDARD CONCRETE SECTION. REFER TO DETAIL 5/C6.0.
- STANDARD DUTY ASPHALT PER DETAIL 6/C6.0.
- 4" WHITE PARKING STRIPING
- CURB AND GUTTER PER DETAIL 7/C6.0.
- HANDICAP SIGN PER DETAIL 8/C6.0.
- ACCESSIBLE PARKING STRIPING PER DETAIL 9/C6.0.
- PUBLIC WALKWAY CONNECTION
- ACCESSIBLE RAMP PER DETAIL 11/C6.0.
- HEAVY DUTY CONCRETE SECTION PER DETAIL 12/C7.0.
- CONCRETE RIBBON CURB PER DETAIL 10/C6.0.
- APPROXIMATE NEW SIGN LOCATION
- TRASH ENCLOSURE TO BE PORTABLE PANELS TO MATCH EXTERIOR OF BUILDING (REFER TO ARCHITECTURAL DRAWINGS FOR TRASH ENCLOSURE DETAILS) MINIMUM INSIDE DIMENSIONS OF DUMPSTER ENCLOSURE SHALL BE 9' IN DEPTH BY 11' IN WIDTH.
- ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT AND MUST MAINTAIN 5' FROM ALL PUBLIC UTILITIES.
- BIKE RACK PER CITY OF BENTONVILLE SPECIFICATIONS
- PARK BENCH PER CITY OF BENTONVILLE SPECIFICATIONS



LEGEND

FOUND IRON PIN	●
SET IRON PIN	○
PROPERTY LINE	—
EXISTING BARBED WIRE FENCE	X
EXISTING EASEMENT	—
EXISTING ASPHALT	—
EXISTING CONCRETE	—
EXISTING CURB	—
EXISTING CENTERLINE OF ROAD	—
PROPOSED CURB	—
PROPOSED CONCRETE	—
PROPOSED 5' SIDEWALK	—
PROPOSED STANDARD ASPHALT	—
PROPOSED HANDICAP SIGN	—
PROPOSED SETBACK	—

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
11 NEWNHAM LANE
BELLA VISTA, AR 72714

DEVELOPER:

STRATEGY SYSTEMS, INC.
3202 MOBERLY LANE
BENTONVILLE, AR 72712

ZONING:

C-2 - GENERAL COMMERCIAL
USE - OFFICE AND WAREHOUSE

SETBACKS:

FRONT: 50'
SIDE: 7'
REAR: 20'

PARKING REQUIREMENTS:

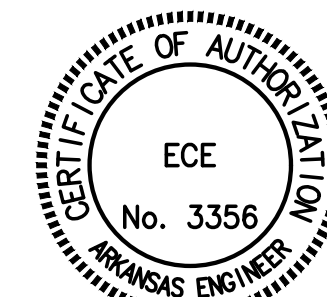
- OFFICE - 1 SPACE PER 300 SF, ART GALLERY ASSEMBLY - 1 SPACE PER 200 SF
- OFFICE - 1,580 SF, ART GALLERY ASSEMBLY - 2,776 SF
- NUMBER OF PARKING SPACES REQUIRED - 19 SPACES
- NUMBER OF STANDARD PARKING SPACES PROVIDED - 20 SPACES
- NUMBER OF HANDICAP SPACES PROVIDED - 2 SPACES
- TOTAL SPACES PROVIDED - 22 SPACES

GREENSPACE:

TOTAL LOT AREA (EXCLUDING ROW): 41,047 SF
IMPERVIOUS AREA: 21,490 SF
PERVIOUS AREA: 19,557 SF
% PERVIOUS: 47.6%

NOTES:

- ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- NO NEW 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.



CITY OF BENTONVILLE PROJECT NO. LSD19-0038

Know what's below.
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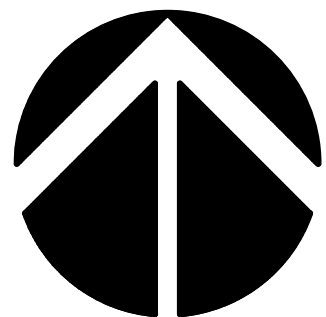
Date	7/22/2019
Comments	PER CITY COMMENTS
Rev	1

STRATEGY SYSTEMS	BENTONVILLE, ARKANSAS
3202 MOBERLY LN	
STRATEGY SYSTEMS	3202 MOBERLY LN, BENTONVILLE, AR 72712

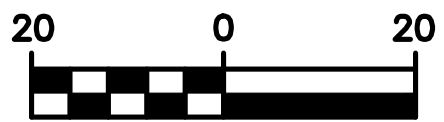
11 NEWNHAM LANE
BELLA VISTA, AR 72714
EMAIL: jason@ece-llc.com



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	5/8/2019
JOB NUMBER	19-1010
SHEET NAME	SITE PLAN
File No.	19-1010.dwg
C3.0	



NORTH

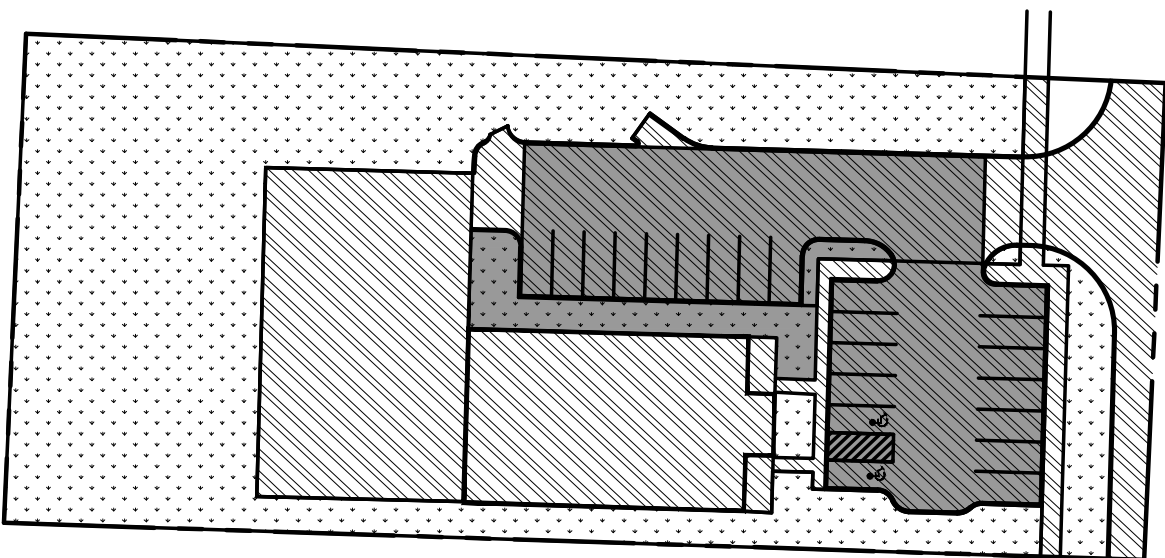


SCALE 1" = 20'

LANDSCAPE GENERAL NOTES

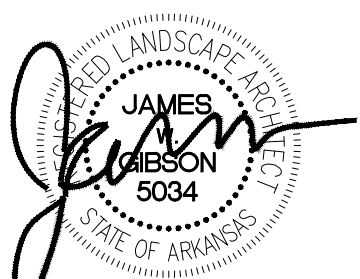
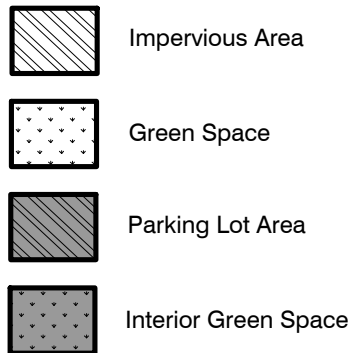
- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- THE PROPOSED IRRIGATION METHOD FOR THIS SITE IS FROST PROOF WATER HYDRANTS.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- 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.
- IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA.
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- WHERE POTENTIAL CONFLICTS WITH LANDSCAPING OCCUR THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF THE UTILITIES. IF CONFLICTS EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING.

GREENSPACE CALCULATIONS KEY MAP N.T.S.



Interior Green Space Calculations:

Total Parking Lot Area: 9,010 S.F.
Total Interior Green Space Required: 721 S.F. (8%)
Total Interior Green Space Provided: 1,003 S.F. (11.1%)



LANDTEK STUDIOS
2603 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721 8/30/19



CITY OF BENTONVILLE PROJECT NO. LSD19-0038

Know what's below.
Call before you dig.

LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	6	6
112 LF STREET FRONTAGE	112/20=5.6 (6 TREES)		
PERIMETER LANDSCAPE	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER	16	16
801 LF PERIMETER	801/50=16 (16 TREES)		
PARKING LOT GREENSPACE	8% GREENSPACE AREA OF PARKING LOT AREA	721 SF	1,003 SF
9,010 / 100 = 721 SF GREENSPACE REQUIRED			
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA 721/125=5.8 (6 TREES)	6	6

TREE DESIGNATIONS

S STREET TREES
P PARKING LOT TREES
R PERIMETER TREES

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	8
	PC	Prunus x yedoensis 'Cascade Snow' / Cascade Snow Cherry	B & B	2.5"Cal		9
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		5
	ZS	Zelkova serrata / Sawleaf Zelkova	B & B	2.5"Cal		6
SOD/SEED	CODE	BOTANICAL / COMMON NAME	CONT			QTY
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			25,938 sf

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. ECC, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

8/29/2019			
Date	7/22/2019		
Comments	PER CITY COMMENTS		
Rev	1		
STRATEGY SYSTEMS		BENTONVILLE, ARKANSAS	
STRATEGY SYSTEMS		3202 MOBERLY LN, BENTONVILLE, AR 72712	
11 NEWBURN LANE BELLA VISTA, AR 72714 P. (501) 756-5300 BNAI.leson@ecc-ar.com			
 Expedient Civil Engineering, PLLC			
DRAWN BY: JEI			
CHECKED BY: JEI			
DATE 5/8/2019			
JOB NUMBER 19-1010			
SHEET NAME LANDSCAPE PLAN			
File No. ACAD-1100land 2019-07-26.dwg			
L1.0			



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



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



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



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

ED COOLEY GALLERY
MOBERLY LANE BENTONVILLE ARKANSAS

architects 226 inc. 38 w. trenton blvd. fayetteville, arkansas 72701 479.251.1085

18002
07/04/18
DRW Author
CHK Checker

BLDG ELEVATIONS



Expedient Civil Engineering, PLLC

11 Newnham Lane
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

July 22, 2019

John Stanley
City Planner
City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

**RE: WAIVER REQUESTS
STRATEGIC SYSTEMS LARGE SCALE DEVELOPMENT
3202 S MOBERLY LANE, BENTONVILLE, AR
ECE PROJECT NO. 19-1010**

Dear Mr. Stanley:

The purpose of this letter is to request waivers for selected items required by Bentonville City Code. First, we would like to request a waiver for street improvements to Moberly Lane. We understand that staff is in support of this waiver request. It is our understanding that there are no immediate plans to improve Moberly Lane and a fee in-lieu of the improvements would not be utilized in the time period specified in the ordinances. A drainage easement will be dedicated across the north end of the site to accommodate overflow runoff from the east side of Moberly Lane for storms exceeding the 25-year storm event. The property could have been used for parking. We see this as a trade-off for street improvements. Also, the property does not have a lot of frontage along Moberly. It seems more logical to improve a road in larger segments rather than piecing it together from various developments. Second, a reduction in greenspace from the existing edge of pavement to the front of sidewalk from 20' to 13.5' is being requested. A 35' right of way from centerline of road has been agreed upon for Moberly Lane. Installing the required 6' sidewalk at the right of way will result in a 13.5' greenspace. Thirdly, we request a waiver for the required distance from a building to a detention pond. The existing detention pond already encroaches onto the required distance and we are proposing an additional building that will be located within 5' of the detention pond. Lastly, we would like to request a waiver from the required greenspace between the right of way and the parking back of curb. There is an existing back of curb located at the proposed 35' right of way line. The curb and parking will be replaced to regrade the parking. However, there are existing improvements located at the front of the existing building that prevent obtaining the required greenspace. Also, the parking is needed to obtain the required parking count for the building addition. Thank you for your consideration of these waivers and we look forward to discussing them further with you and to your approval.

Mr. John Stanley
July 22, 2019
Page 2

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Tim Harrell

LARGE SCALE DEVELOPMENT STAFF REPORT



Vaughn Apartments, Phase II

SW Chickadee Street

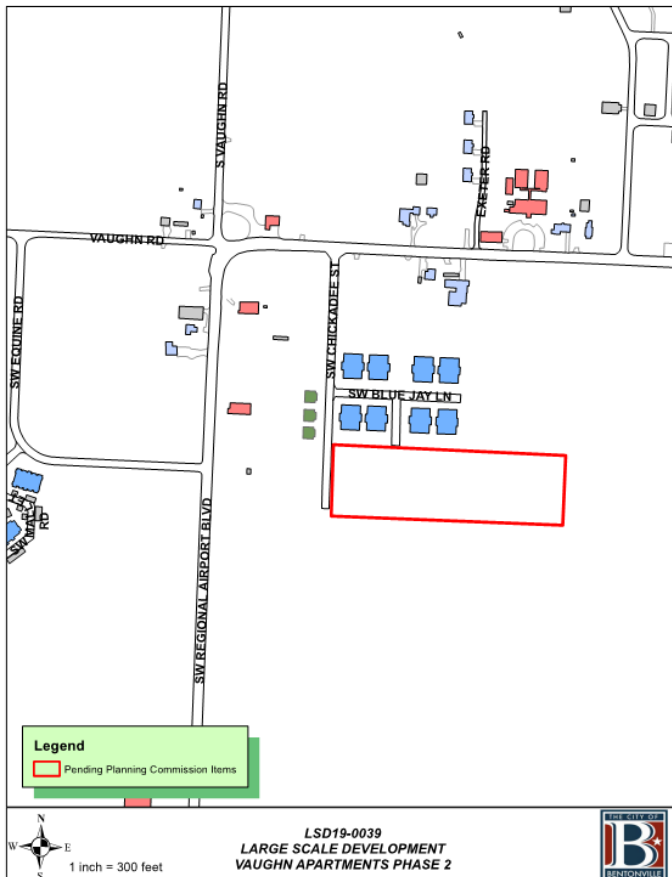
PC Date: 10/1/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0039
Applicant / Current Owner	First State Bank 2125 E Joyve Avenue Fayetteville, AR 72704
Site Area	+/- 5.1 acres
Current Zoning	R-4, High-Density Residential
Future Land Use Map Designation	Residential Estate
Development Type / Use	Multi-Family Development

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

Location Map



Property Description

This property is located east of SW Chickadee Street and south of SW Regional Airport Boulevard. The property is currently zoned R-4, High-Density Residential.

Project Details

Large scale development proposing the development of nine multi-family structures as Phase II of the Vaughn Apartments Development.

The development provides sidewalk along SW Chickadee Street, adequate landscaping and a total of 153 parking spaces. Brick and fiber cement siding are listed as the primary materials on the applicant's architectural 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 request:

- A waiver from Article 501, Section 501.06, Number of off-street parking spaces required, Subsection F, Standards, of the Zoning Code. The applicant proposes to develop 152 parking spaces as opposed to the 153 required by ordinance. According to the applicant's narrative, the parking lot of their adjacent development to the north is never at capacity, allowing for overflow parking.

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.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

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

September 26, 2019

Tyler Overstreet
City of Bentonville Planning
305 SW A Street
Bentonville, AR 72712

Re: Vaughn Apartment Phase II Parking Waiver

Dear Mr. Overstreet,

As part of LSD19-0039, we would like to formally request a waiver to the parking requirement as outlined in article 501.06-f of the zoning code. The project is located at SW Chickadee St. and is phase II of the Vaughn Apartment project approved in 2004. The proposed multi-family development has 9 buildings for a total of 102 units which amounts to 153 necessary parking spaces. We are proposing to provide 152 spaces. This amounts to a parking ratio of 1.49 spaces per unit rather than the required 1.5. We feel comfortable the 152 proposed spaces for phase II will adequately service the proposed development.

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

Sincerely,

Bates & Associates, Inc.

Christian McGuire, E.I.
Project Engineer

VAUGHN APT. PHASE 2

BENTONVILLE, ARKANSAS

Large Scale Development Construction Plans

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL BMPs PRIOR TO BEGINNING ANY CONSTRUCTION. BMPs SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. 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.
15. 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.
16. 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.

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

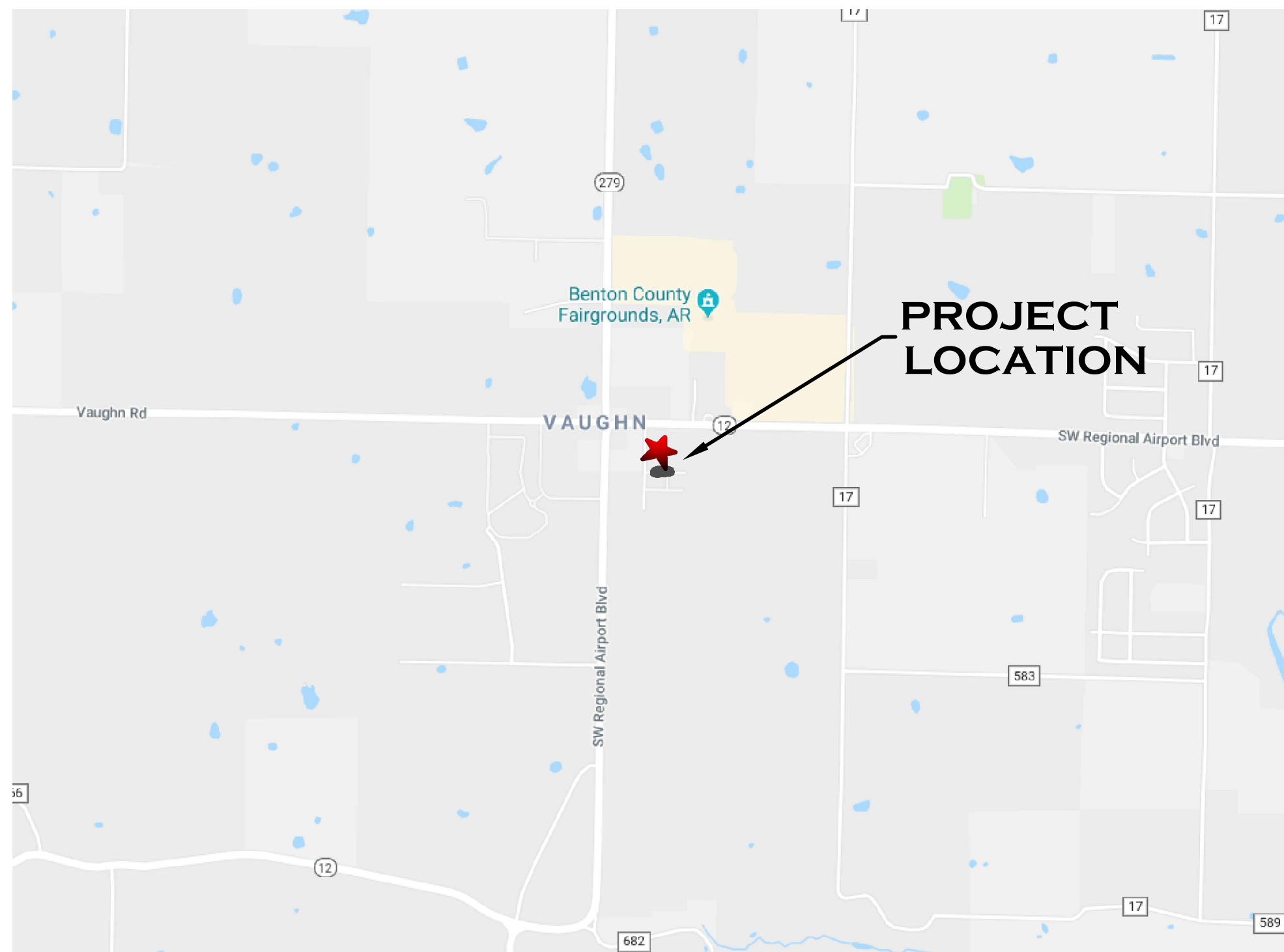
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.



ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES, NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

VICINITY MAP

N.T.S.



INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 EXISTING SITE PLAN
- 3 SITE PLAN
- 4 UTILITY PLAN
- 4A SEWER PLAN + PROFILE
- 5 GRADING + EROSION CONTROL PLAN
- 6-9 LANDSCAPE PLAN + DETAILS
- 10-12 SITE DETAILS
- 13-15 ELECTRIC DETAILS
- 16-22 WATER AND SEWER DETAILS

BENCHMARK INFORMATION

BENCHMARK #1
NORTH RIM OF SEWER MANHOLE
LOCATED AT NE CORNER OF SITE
ELEV. = 1272.50
FLOWLINE = 1263.71

BENCHMARK #2
NORTH RIM OF SEWER MANHOLE
LOCATED AT NW CORNER OF SITE
ELEV. = 1274.86
FLOWLINE = 1265.43

SURVEY NOTES

- 1) Deed reference: Document 2000-57715, 57716, 91-8116.
- 2) Additional deed references: Book 234, Page 59; Book 507, Page 84, Book 694, Page 900 & Document 91-08116.
- 3) Survey Plat references: 16-98, P2-548, A15-2 Document, 2003-982.
- 4) Basis of Bearings: Assigned East, West between NE Corner & N1/4 of Section 20.
- 5) Elevation Datum - NAD 83
- 6) Contour Interval - 1 Foot

PARCEL NUMBER: 01-11449-001

PROJECT SITE ADDRESS: SW CHICKADEE STREET
BENTONVILLE, ARKANSAS 72712

ZONING CLASSIFICATION: R-4 RESIDENTIAL MULTI-FAMILY

PROPOSED USE: APARTMENTS

TOTAL SITE AREA: 8.91 ACRES +/-

OWNER: SC DEVELOPMENT
PO BOX 442
CAVE SPRINGS, AR 72718

DEVELOPER: SC DEVELOPMENT
PO BOX 442
CAVE SPRINGS, AR 72718

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350

MINIMUM SETBACK REQUIREMENTS:

FRONT SETBACK: 20'
SIDE SETBACK: 10' (INTERIOR)
SIDE SETBACK: 20' (EXTERIOR)
REAR SETBACK: 25'

PARKING REQUIREMENTS

PARKING REQUIRED: 153 (@ 1.5 PER UNIT)
PARKING PROVIDED: 152 (HC INCLUDED)
HANDICAP PARKING REQUIRED: 6
HANDICAP PARKING PROVIDED: 6

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, CENTER TOWN AND INCORPORATED AREAS.
MAP NUMBER: 05007C0235 K
REVISED DATE: JUNE 5, 2012

CONTACT INFORMATION

GAS:	BLACK HILL ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM	STREET DEPT:	CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3130
CABLE:	COX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3796 EMAIL: KIP.SMITH@COX.NET	WASTE WATER:	CITY OF BENTONVILLE NANCY BUSEN 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3161
TELEPHONE:	AT&T SCOTT SEAMAN 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE: (479) 442-1967 LAYNE RHODES PHONE: (479) 479-442-1977 EMAIL: LR159@ATT.COM	WATER/SEWER:	CITY OF BENTONVILLE PRESTON NEWBILL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3140
ELECTRIC:	CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159	SOLID WASTE:	ALLIED WASTE SERVICE 36 BELLA VISTA WAY BELLA VISTA, AR 72714 PHONE: (800)-627-1717
FIRE:	CITY OF BENTONVILLE BRENT BOYDSTON FIRE CHIEF 800 S.W. 'A' ST BENTONVILLE, AR 72712 PHONE: (479) 271-5927	PLANNING:	CITY OF BENTONVILLE BRIAN BAHR 305 S.W. 'A' STREET BENTONVILLE, AR PHONE: (479) 271-3122
BUILDING INSPECTION:	BENTONVILLE BUILDING INSPECTION DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3125 FAX (479) 271-5906	CITY ENGINEER:	CITY OF BENTONVILLE BRIAN BAHR 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-5941
CODE ENFORCEMENT:	BENTONVILLE CODE ENFORCEMENT DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3107 FAX (479) 271-5906	POLICE:	BENTONVILLE POLICE DEPT 908 SE 14TH ST BENTONVILLE, AR 72712 PHONE: (479) 271-3173 FAX: (479) 271-3187
		STORMWATER:	CITY OF BENTONVILLE JANET PAITH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR PHONE: (479)-271-5002 EMAIL: JP.AITH@BENTONVILLEAR.COM

ENGINEER, C. BATES

09/26/19

AR KAN S A S

REGISTERED
PROFESSIONAL
ENGINEER

No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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REVIEWS	DATE
1st SUBMITTAL	8/12/19
2nd SUBMITTAL – REVISED PER CITY COMMENTS	8/29/19
BUILDING ADDRESSES ADDED	9/10/19
REVISED BUILDING 9 TO 6 UNITS/ADDED 9 PARKING SPACES	9/26/19

VAUGHN APARTMENTS PHASE 2
LARGE SCALE DEVELOPMENT
COVER SHEET

BENTONVILLE, ARKANSAS



Bates & Associates, Inc.
www.nwabatesinc.com
Civil Engineering & Surveying

DRAWING NO.

01

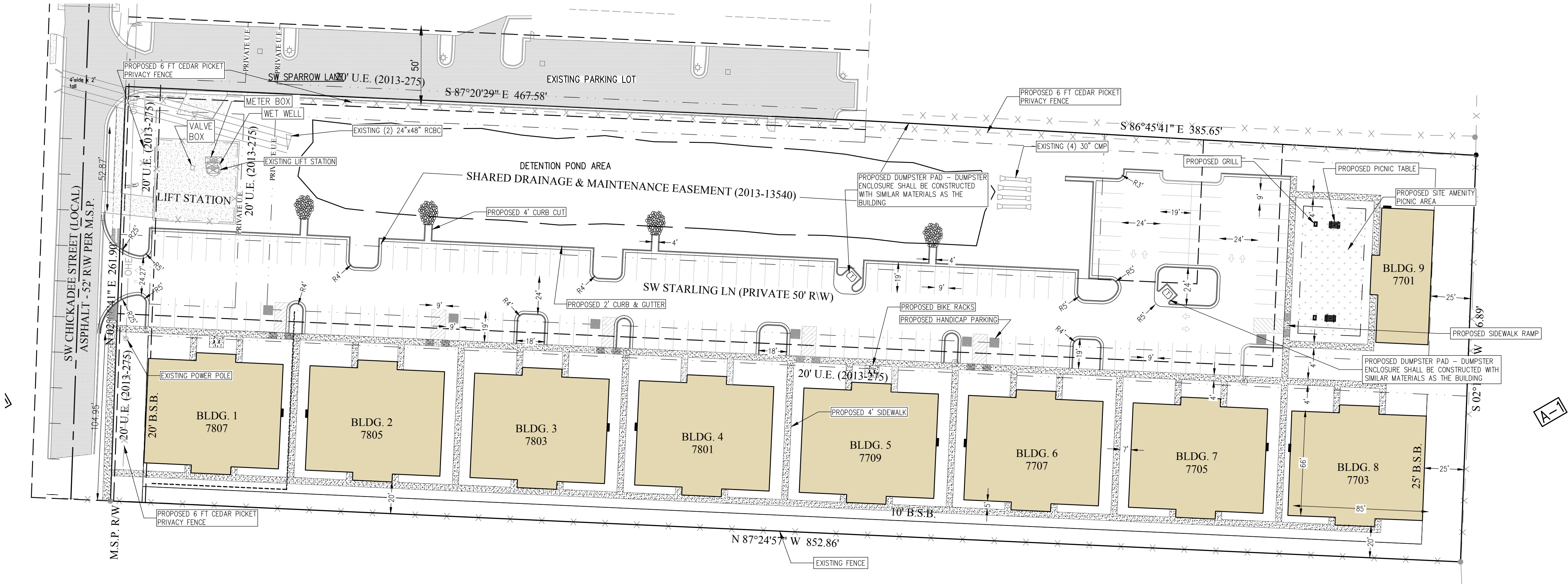
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 Time: 9:14 am Date: 5/9/2017

PROJECT NO
19-216(LSP19-0039)

LEGEND		
AS-BUILT	PRE-EXISTING	DESCRIPTION
		BUILDING
		CONCRETE SURFACE
		CONTOURS
		CURB & GUTTER
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		FENCE
		FIBER OPTIC CABLE
		FIRE HYDRANT
		GAS LINE
		GRAVEL SURFACE
		IRON PIN FOUND
		IRON PIN SET
		POWER POLE
		PROPERTY LINE
		TELEPHONE MANHOLE/BOX
		TELE- UNDERGRND/OVERHEAD
		TREE/TREE TO BE REMOVED
		SIDEWALK
		WATER MAIN
		WATER VALVE
		WATER METER
		SANITARY SEWER
		STORM SEWER
		STORM SEWER INLET
		SPOT ELEVATION
		SANITARY SEWER MANHOLE
		SIGN
		GAS METER
		TREE CANOPY
		BUILDING SETBACK LINE
		UTILITY EASEMENT
		SILT FENCE
		LIGHT
		RIGHT-OF-WAY
		ASPHALT
		2" BLOW-OFF ASSY.

PARKING LOT GREEN SPACE REQUIREMENTS		
	SQUARE FEET	PERCENTAGE
PARKING LOT AREA	43,957	100%
GREEN SPACE AREA REQUIRED	3,517	8%
GREEN SPACE PROVIDED	3,592	8.2%

- SITE NOTES:**
1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
 2. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED. ALL ROOF MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS. SMALLER GROUND MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.
 3. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
 4. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 5. SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME.
 6. SITE AMENITIES SHALL INCLUDE BIKE RACKS AND PICNIC AREA.

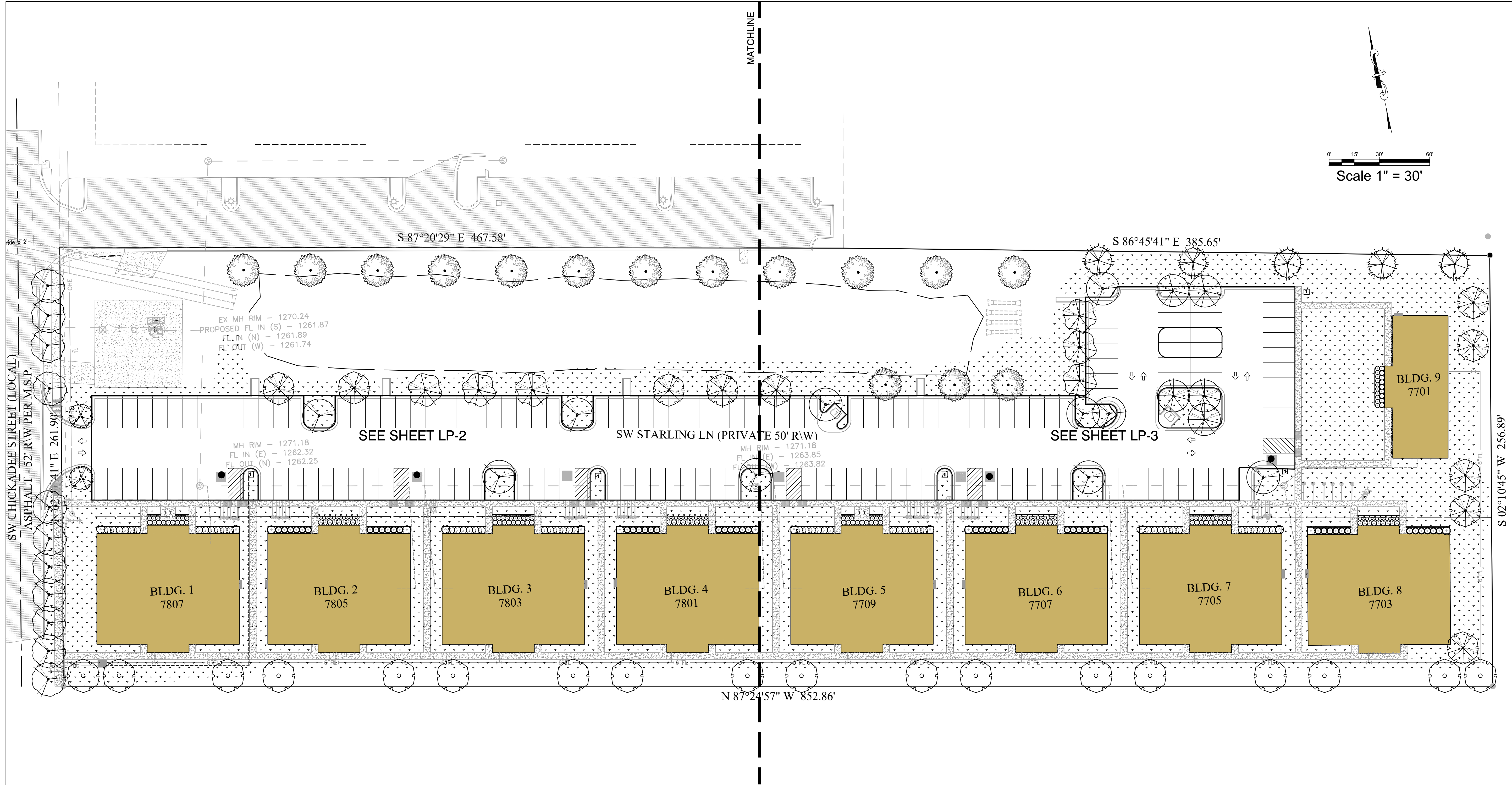


A-1

0 40 80
GRAPHIC SCALE IN FEET



REVISIONS	DATE
1st SUBMITTAL	8/12/19
2nd SUBMITTAL - REVISED PER CITY COMMENTS	8/29/19
BUILDING ADDRESSES ADDED	9/10/19
REVISED BUILDING 9 TO 6 UNITS/ADDED 9 PARKING SPACES	9/26/19



SEE PLANT SCHEDULE ON SHEET LP-3

ENGINEER: G. Bates

LANDTEK STUDIOS
2003 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

9/26/2019

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DATE	REVISIONS
8/22/19	1st SUBMITTAL
8/29/19	2nd SUBMITTAL - REVISED PER CITY COMMENTS
9/10/19	BUILDING ADDRESSES ADDED

VAUGHN APARTMENTS PHASE 2
LARGE SCALE DEVELOPMENT

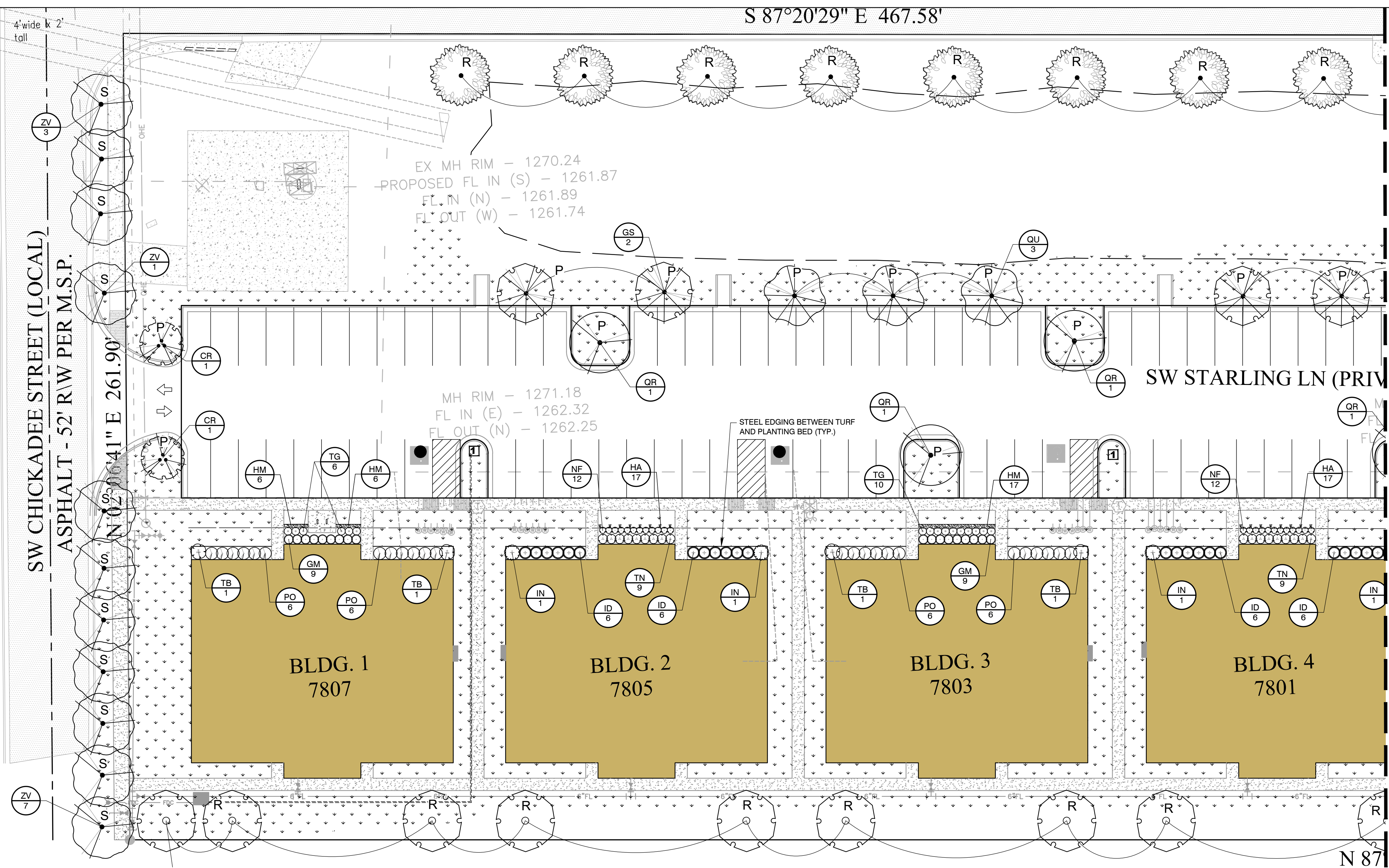
BENTONVILLE, ARKANSAS

PROJECT NO. 19-216(LSD19-0039)

DRAWING NO. LP-1
OVERALL LANDSCAPE PLAN

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Civil Engineering & Surveying
www.batesandassociates.com
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

REVISIONS PER PRE-APPLICATION MEETING
REVISIONS PER CITY TECH REVIEW
REVISIONS PER CITY TECH REVIEW



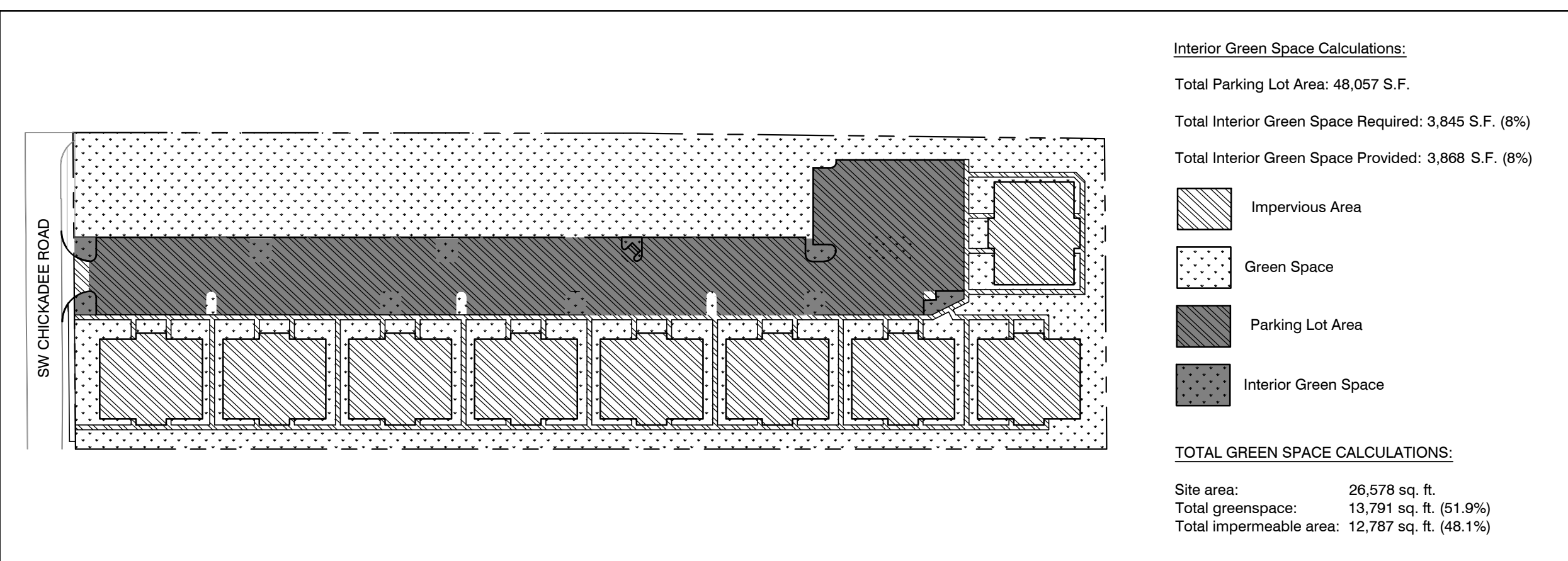
SEE PLANT SCHEDULE ON SHEET LP-3

LANDSCAPE REQUIREMENTS
PROPERTY IS IN THE D-E ZONING AREA ZONING DISTRICT C-2

S = STREET TREE
R = PERIMETER TREE
P = PARKING LOT TREES

STREET FRONTAGE		REQUIRED	PROVIDED
261 LF STREET FRONTAGE SW CHICKADEE RD	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE 261/20=13	13	13
PERIMETER LANDSCAPING 852 LF NORTH PERIMETER 256 LF EAST PERIMETER 852 LF SOUTH PERIMETER	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER 852/50=17 TREES 256/50=5 TREES 852/50=17 TREES	17 5 17	17 17 17
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ FT OF INTERIOR PARKING LOT LANDSCAPES AREA 3,845/125=31	32	32

LANDSCAPE AREA KEY MAP NTS



LANDSCAPE PLAN GENERAL NOTES:

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE ASSUMED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRUNING THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12" -18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIALS AND DEBRIS, E.G. GRAVEL, ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PIT TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. 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.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30' AND 60' IN HEIGHT WITHIN THE SHADED AREA.
20. LIVING MATERIALS SUCH AS TREES, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIPOPE, ETC. SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
21. WHERE POTENTIAL UTILITY CONFLICTS EXIST WITH LANDSCAPING, UTILITY LOCATION SHALL BE FIELD VERIFIED.

[illegible]

VAUGHN APARTMENTS PHASE 2
LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS

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Associates, Inc.**
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DRAWING NO

LP-2
LANDSCAPE PLAN

PROJECT NO
19-216(1 SP19-0039)

Site Plan Details:

- Buildings:**
 - BLDG. 5 7709
 - BLDG. 6 7707
 - BLDG. 7 7705
 - BLDG. 8 7703
 - BLDG. 9 7701
- Dimensions and Bearings:**
 - Top: S 86°45'41" E 385.65'
 - Right: S 02°10'45" W 256.89'
 - Bottom: 24'57" W 852.86'
 - Left: 50' R/W
- Planting and Landscaping:**
 - Codes: R (Round), P (Palm), TS (Tree), QR (Quercus), QA (Quercus), QU (Quercus), GS (Grass), PE (Pine), HM (Hemlock), GM (Gum), TN (Tulip), ID (Iris), IN (Inula), TB (Tulip), PO (Poa), NF (Narcissus), HA (Hellebore), TG (Tulip).
 - Notes: "STEEL EDGING BETWEEN TURF AND PLANTING BED (TYP.)"
- Other Features:**
 - Parking lots with dimensions (e.g., 6' x 14', 6' x 12').
 - Driveways and access points.
 - Various structural elements like walls and fences.

TREES

LANDSCAPE PLAN GENERAL NOTES:

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
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14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
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S = STREET TREE
R = PERIMETER TREE
P = PARKING LOT TREES

DRAWN BY: C. McGuire
ENGINEER: G. Bates

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

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REVISIONS	DATE
1st SUBMITTAL	8/12/19
2nd SUBMITTAL – REVISED PER CITY COMMENTS	8/29/19
BUILDING ADDRESSES ADDED	9/10/19

VAUGHN APARTMENTS PHASE 2 LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS

PROJECT NO
19-216(LSD19-0039)

DRAINAGE NO.

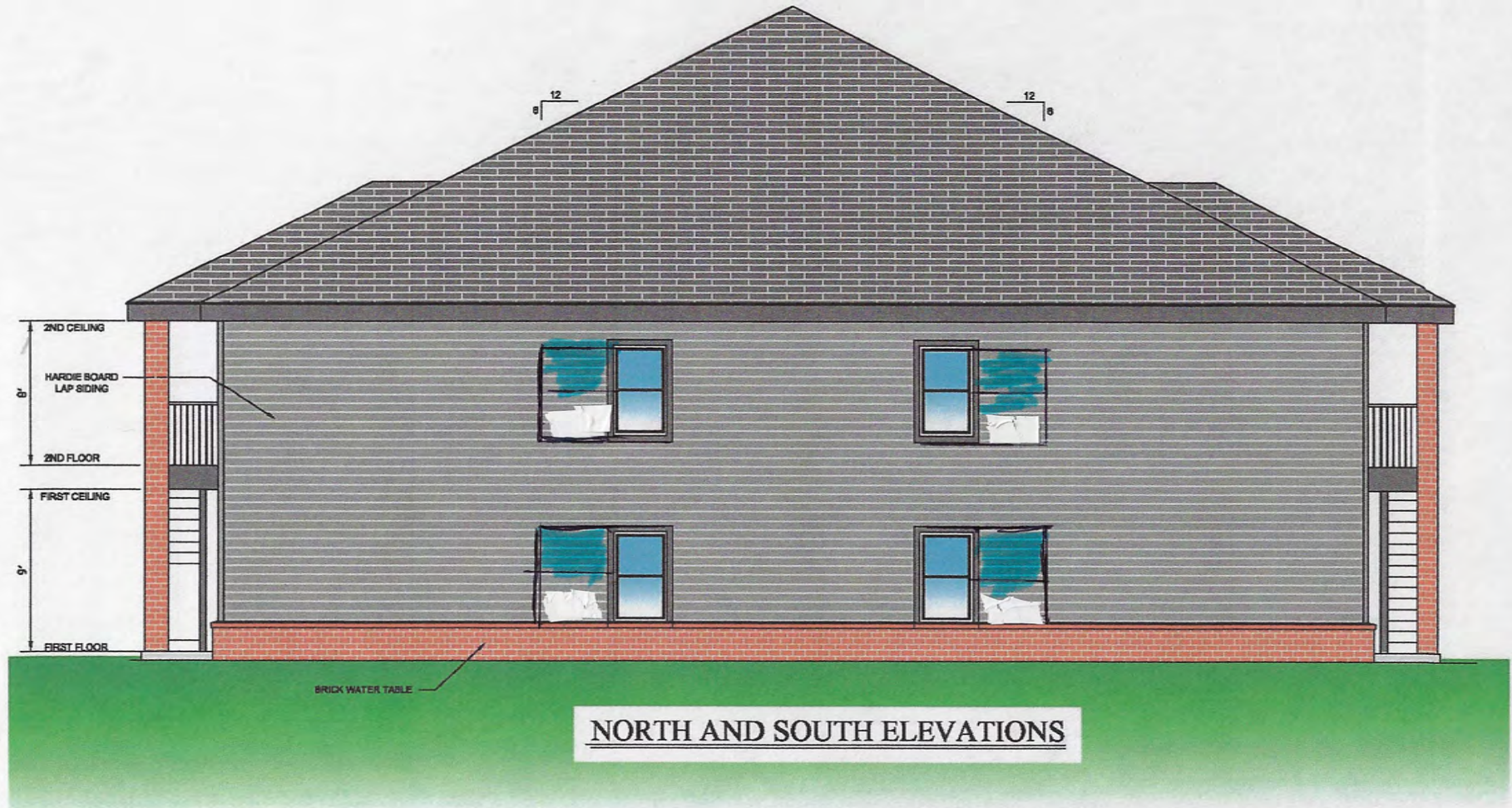
LP-3
LANDSCAPE PLAN



Bates & Associates, Inc.
www.nwbatesinc.com **Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

75% James Hardy Siding
25% Brick





EAST AND WEST ELEVATIONS

LARGE SCALE DEVELOPMENT STAFF REPORT



Generations Bank

600 SW 41st Street

PC Date: 10/1/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0043
Applicant / Current Owner	Generations Bank 3710 W Southern Hills Boulevard, Suite 100 Rogers, AR 72758
Site Area	+/- 2.13 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Bank and Office Structure

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

Location Map



Property Description

This property is located northwest of the intersection of SW 41st Street and SW I Street. The approximately 2.13 acre property 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 11,000 square foot bank and office structure.

The development provides adequate street and perimeter landscaping and a total of 86 parking spaces. Concrete Masonry Unit, Metal Panel, and Wood Slats are depicted 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 1100.21, Large Scale Development Design Standards, Subsection E, Building Material, of the Land Development Code. The applicant requests that 24-gauge metal panel and wood be accepted as materials on the building in excess of 25%. The percentage of masonry per façade is as follows:
 - North: 69% masonry
 - East: 29% masonry
 - South: 60% masonry
 - West: 63% masonry
 - Southwest: 62% masonry

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.

09/10/2019

Bentonville Planning Commission
305 SW A St.
Bentonville, AR

RE: Generations Bank Bentonville Branch

Bentonville Planning Commission members,

This letter is a formal request for a waiver from the Bentonville commercial design standards regarding material ratios. The primary exterior material is prefaced, filled and polished, masonry units with variegated colors of natural stone aggregates. A 24-gauge, prefinished corrugated metal panel accents the design. The metal panel is implemented as both a functional and architecturally designed element that encloses and extends portions of the building. As such, it was required that ratios of material vary from what is noted in the commercial design standards.

We ask that there be a special condition granted as several of these design elements improve the functionality and overall experience.

- The main entry is enhanced and clearly defined.
- The bank drive-thru becomes part of the overall building rather than an auxiliary piece.
- The canopy detail over the east portion of the bank building provides public space and encourages pedestrian circulation.
- The south wall of the tenant space is designed in such a way that light will wash the wall and creates the opportunity to commission an artistic mural.
- The material change allows articulation and interest to break up long walls.
- The use of the accent material brings the building together as a whole.

Sincerely,



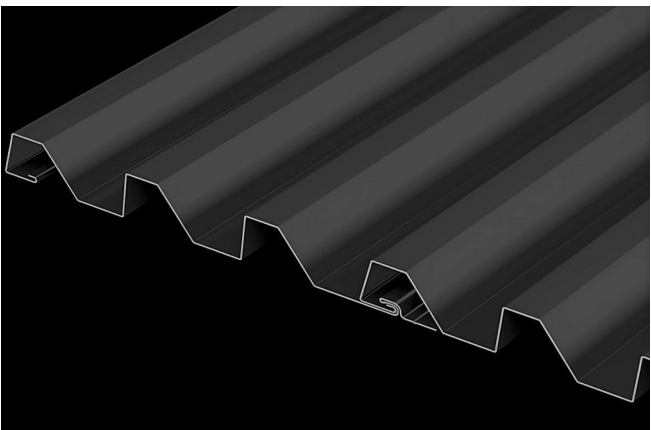
Ryan Faust
Principal

EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
CMU-1	MASONRY BLOCK	TRENDSTONE	ALMOND BARK
C-1	ALUMINUM CANOPY	MAPES	BLACK
MP-1	24 GA. METAL WALL PANEL	PAC-CLAD / HIGHLINE M1	MATTE BLACK
WD-1	WOOD RAIN SCREEN	GEOLAM / VERTIGO 5010	TEAK
WD-2	WOOD TRIM	GEOLAM / SOLEO 6042	TEAK
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	BLACK
PT-4	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, SHADOW BOXES AND LIGHT POLES	SHERWIN WILLIAMS	TRICORN BLACK SW 6258
MR-1	MEMBRANE ROOFING	DUROLAST	WHITE

MATERIALS



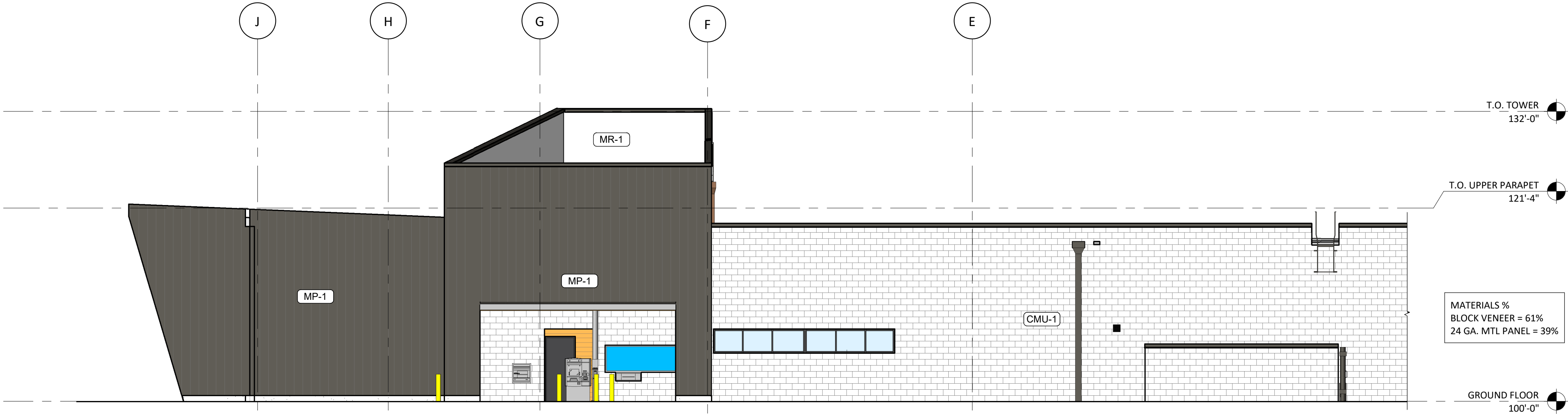
TRENDSTONE BLOCK VENEER



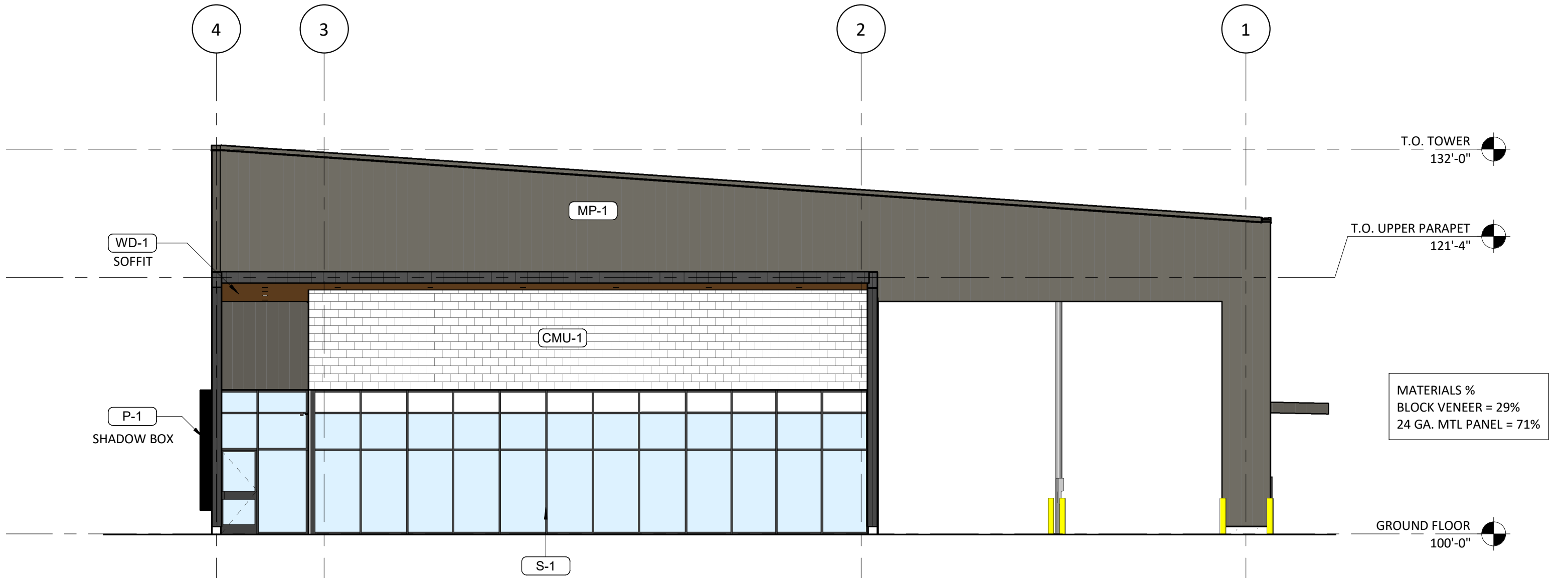
PAC-CLAD HIGHLINE M1 24 GA. METAL WALL PANEL



GEOLAM VERTIGO WOOD SLAT



3 BANK ELEVATION - NORTH
1/8" = 1'-0"



2 BANK ELEVATION - EAST
1/8" = 1'-0"



1 BANK ELEVATION - SOUTH
1/8" = 1'-0"



09/13/2019

Architect Name - RYAN FAUST
Architect Number - AR97905

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED AND WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS	
NO.	DATE
DESCRIPTION	

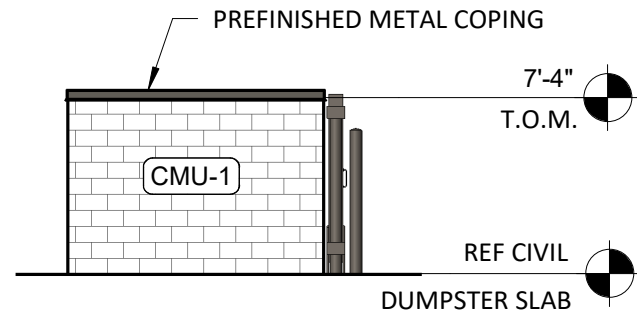
PROJECT NUMBER: 18150

RELEASE DATE: 09/13/2019

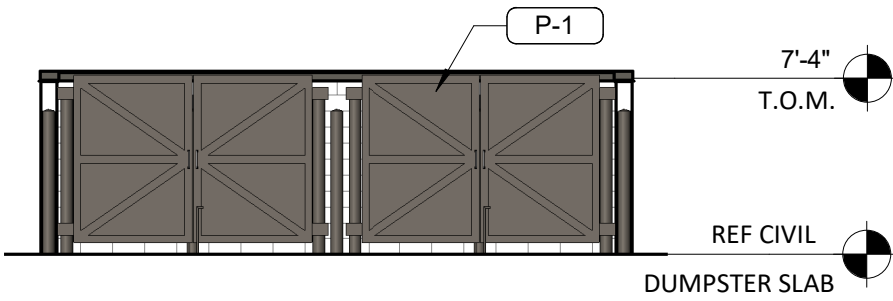
REVIEW ELEVATIONS

R0.01

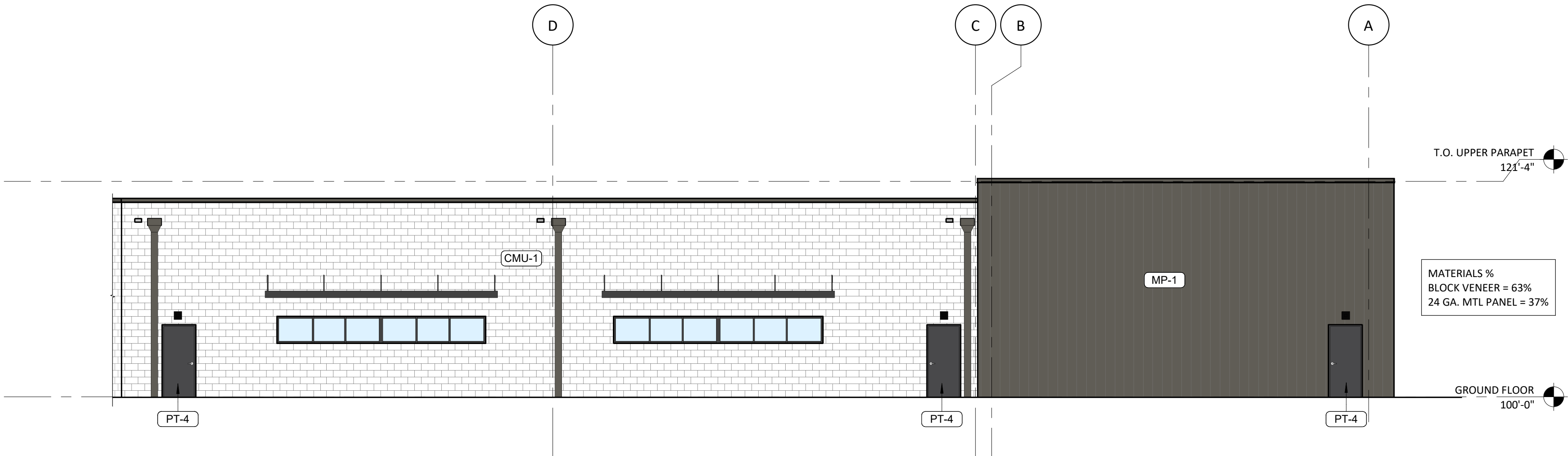
EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
CMU-1	MASONRY BLOCK	TRENDSTONE	ALMOND BARK
C-1	ALUMINUM CANOPY	MAPES	BLACK
MP-1	24 GA. METAL WALL PANEL	PAC-CLAD / HIGHLINE M1	MATTE BLACK
WD-1	WOOD RAIN SCREEN	GEOLAM / VERTIGO 5010	TEAK
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MR-1	MEMBRANE ROOFING	DUROLAST	WHITE



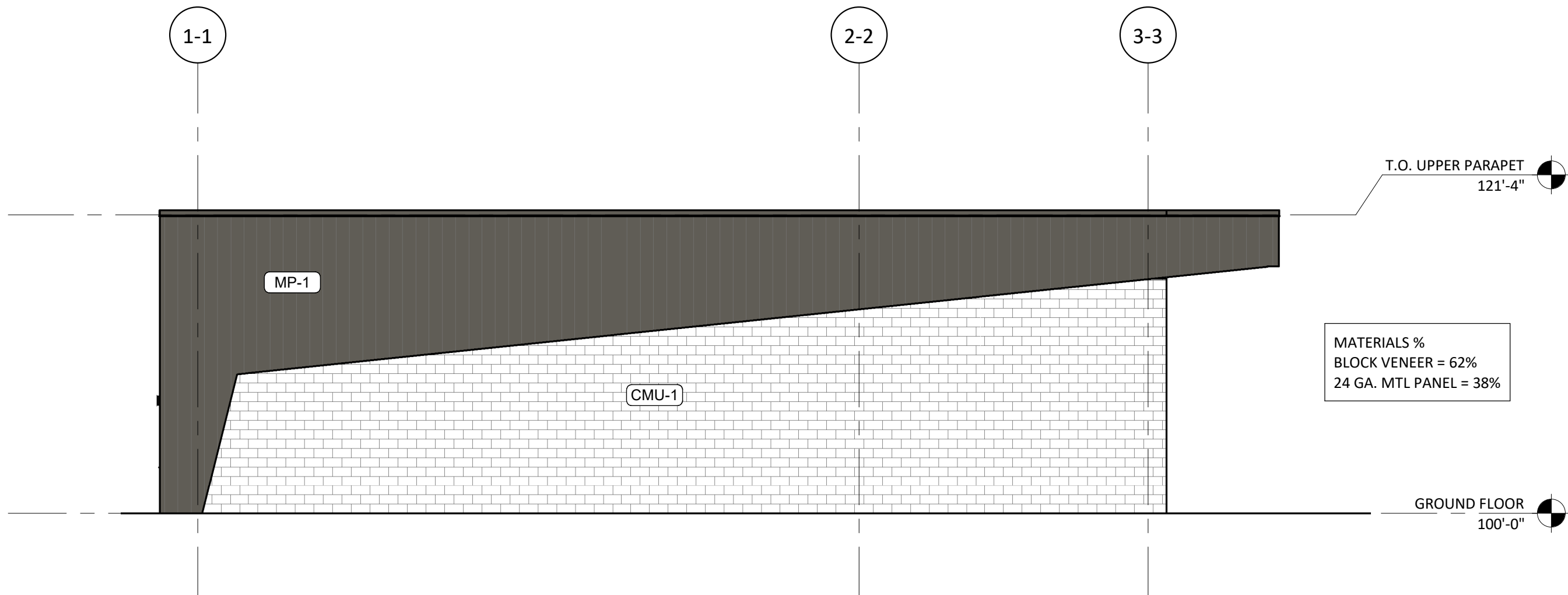
5 DUMPSTER SIDE ELEVATION
1/8" = 1'-0"



4 DUMPSTER FRONT ELEVATION
1/8" = 1'-0"



3 TENANT ELEVATION - WEST
1/8" = 1'-0"



2 TENANT ELEVATION - SOUTHWEST
1/8" = 1'-0"



1 TENANT ELEVATION - SOUTHEAST
1/8" = 1'-0"



09/13/2019

Architect Name - RYAN FAUST
Architect Number - AR97905

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REVISIONS
NO. DATE DESCRIPTION

PROJECT NUMBER: 18150

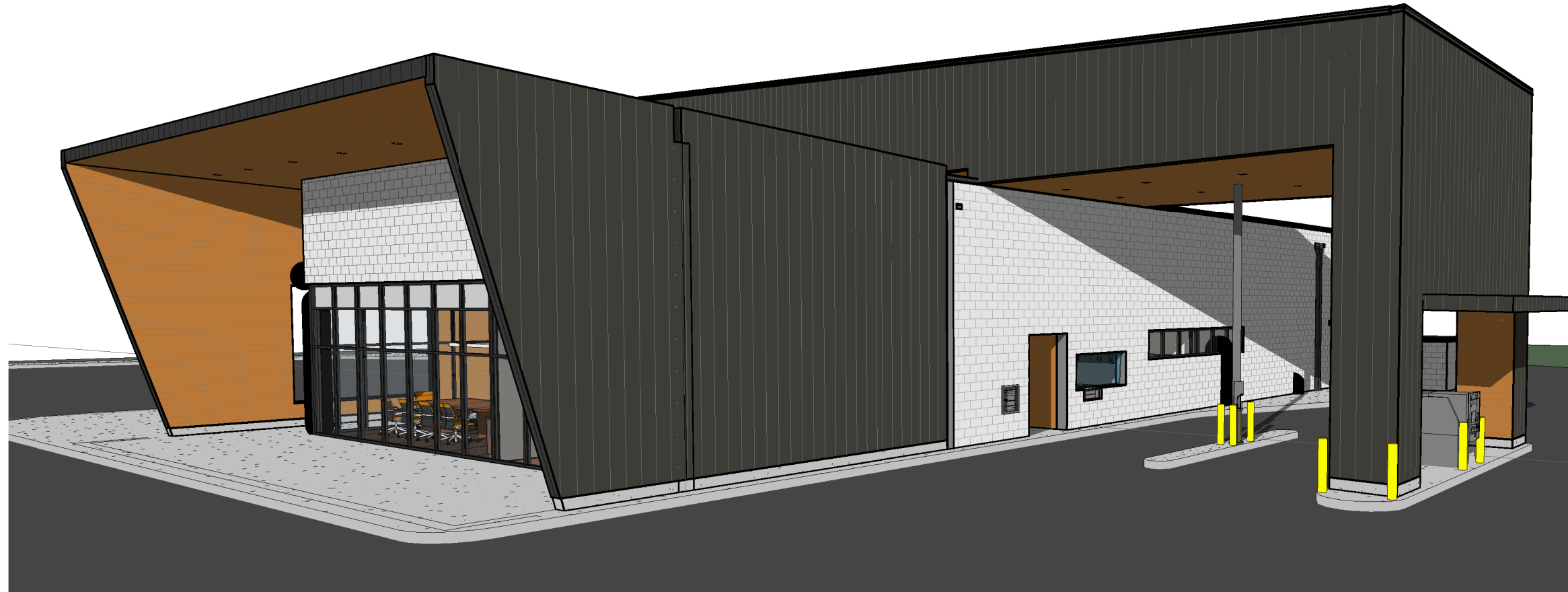
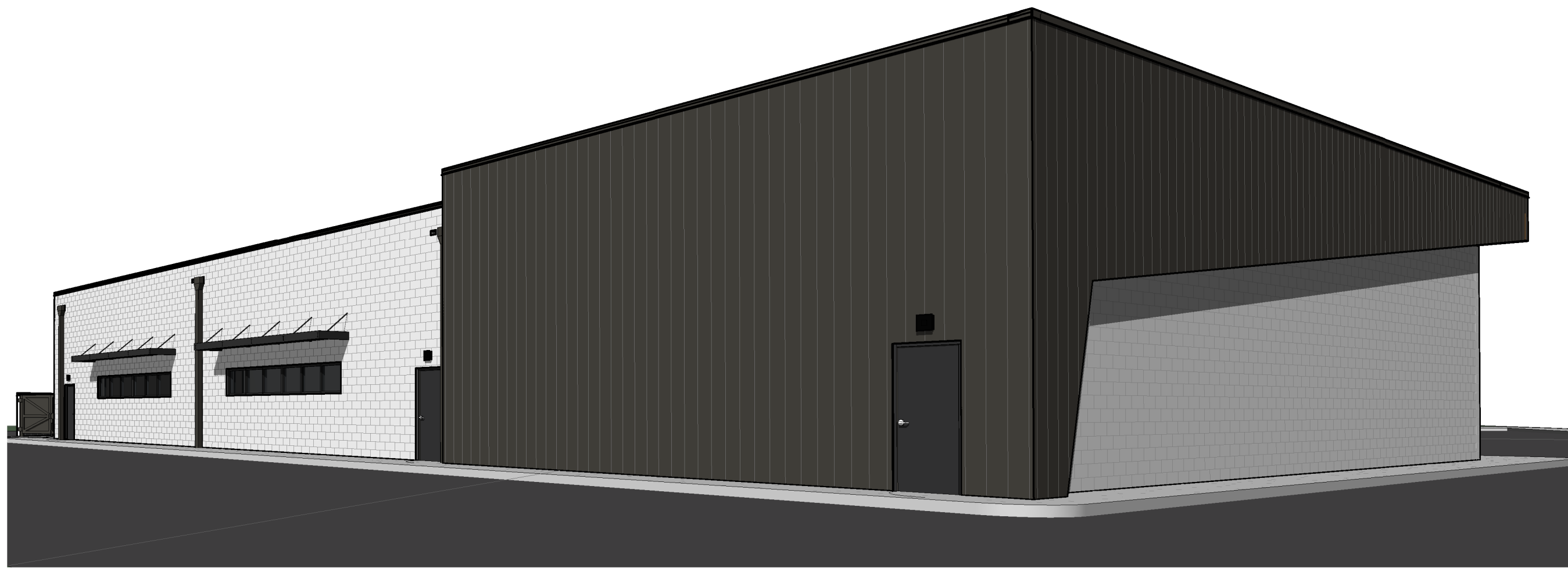
RELEASE DATE: 09/13/2019

REVIEW ELEVATIONS

R0.02

9/25/2019 3:16:46 PM

BIM 360://18150 - Generations Bank, Bentonville AR/18150 Generation Bank_A_R18.rvt



FS ARCHITECTURE

A PROFESSIONAL CORPORATION

502 SW A STREET, SUITE 2
BENTONVILLE, AR 72712
WWW.THELJC.COM
TEL: 479.633.8165

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Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

CONSTRUCTION MANAGER

NABHOLZ
3301 N 2ND STREET
ROGERS, AR 72756

MEP CONSULTANT

HP ENGINEERING
5214 W. VILLAGE PARKWAY, STE. 102,
ROGERS, AR 72758

STRUCTURAL CONSULTANT

SELECT STRUCTURAL
12573 NEW BRITANNY BLVD., FORT MYERS,
FL 33907

GENERATIONS BANK

NABHOLZ

CONSTRUCTION DOCUMENTS
SW 41ST ST. & SW 1 ST., BENTONVILLE AR



09/13/2019

Architect Name - RYAN FAUST
Architect Number - AR97905

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REVISIONS	
NO.	DATE

DESCRIPTION	
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PROJECT NUMBER: 18150

RELEASE DATE: 09/13/2019

REVIEW PERSPECTIVES

R0.03

LARGE SCALE DEVELOPMENT PLANS
GENERATIONS BANK
600 SW 41ST STREET
BENTONVILLE, AR

LSD19-0043

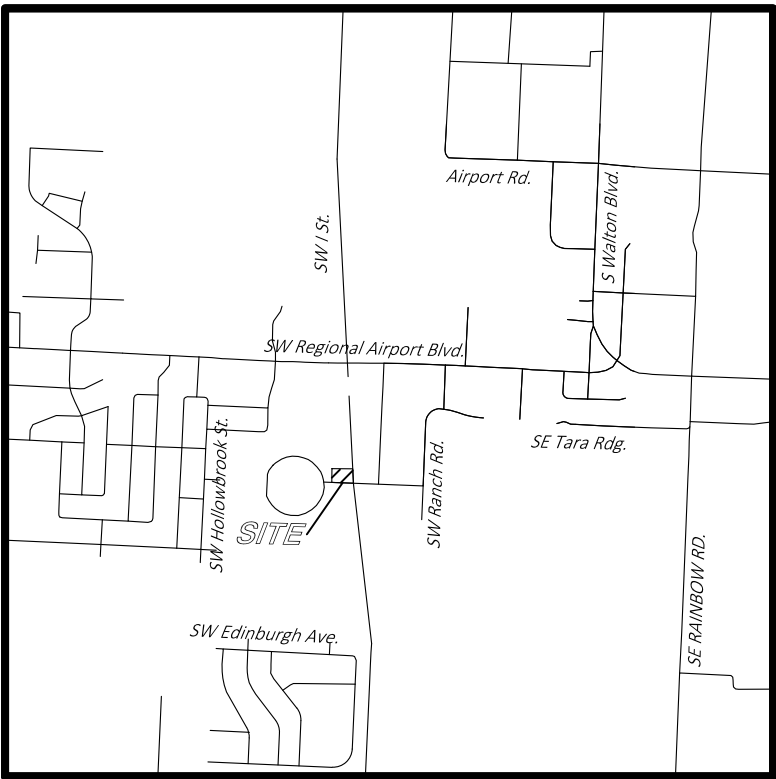
GENERAL NOTES

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

LOT 16 LEGAL DESCRIPTION

A portion of Lot 1 of Eversole Addition to the City of Bentonville, Arkansas as recorded in Plat Book 2011, Page 120, in the public records of Benton County, Arkansas, being described by metes and bounds as follows:
COMMENCING at a set 5/8" rebar with cap (LS #1789) at the Southwest corner of said Lot 1, also being on the North Right-of-Way of SW 41st Street according to Plat Book 2011, Page 120;
THENCE along the North Right-of-Way the following two (2) courses:
(1) South 87° 15' 39" East a distance of 217.56 feet to a set Mag Nail with washer (LS #1789);
(2) along a curve to the left, with a length of 87.57 feet, having a radius of 970.00 feet, through a central angle of 05° 10' 21", and having a chord which bears South 89° 50' 49" East, a distance of 87.54 feet to a set Mag Nail with washer (LS#1789) for the POINT OF BEGINNING;
THENCE leaving said North Right-of-Way, North 02° 50' 02" East a distance of 240.77 feet to a set 5/8" rebar with cap (LS #1789);
THENCE North 64° 39' 32" East a distance of 281.79 feet to a set 5/8" rebar with cap (LS #1789) on the West Right-of-Way of SW I Street according to Deeb Book 2009, Page 47852;
THENCE along the West Right-of-Way the following two (2) courses:
(1) South 25° 20' 28" East a distance of 275.25 feet to a set Mag Nail with washer (LS #1789);
(2) South 19° 39' 32" West a distance of 19.08 feet to aforementioned Right-of-Way of SW 41st Street to a set Mag Nail with washer (LS #1789);
THENCE along said Right-of-Way, along a curve to the right, with a length of 392.24 feet, having a radius of 970.00 feet, through a central angle of 23° 10' 07", and having a chord bearing which bears South 75° 58' 57" West a distance of 389.57 feet to the POINT OF BEGINNING and containing 92,566 square feet or 2.13 acres, more or less.

CURRENT ZONING	C-2
SPRINKLERED	NO
SITE AREA	2.13
CONSTRUCTION TYPE	II-B



Vicinity Map

Not to Scale

OWNER / DEVELOPER

GENERATIONS BANK
JOHN HARRELL
3710 SOUTHERN HILLS BLVD, STE 100
ROGERS, AR 72758
(479) 986-3960

CEI CONTACT

NATE BACHELOR
PROJECT MANAGER
NBACHELOR@CEIENG.COM
479-531-8787



Engineering
Associates, Inc.

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

PLAN INDEX

C0.0	COVER
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL NOTES
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
C5.1	LANDSCAPE NOTES
C6.0	DETAIL SHEET 1

ASSOCIATED PLAN INDEX

- | | |
|---|---------------------------------|
| 1. SURVEY | 6. BEUD ELECTRIC DETAIL SHEET 1 |
| 2. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 1 | 7. BEUD ELECTRIC DETAIL SHEET 2 |
| 3. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 2 | 8. BEUD ELECTRIC DETAIL SHEET 3 |
| 4. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 1 | 9. ARDOT DR-1 DETAIL SHEET |
| 5. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 2 | |

RESOURCE LIST:

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

FLOOD CERTIFICATION

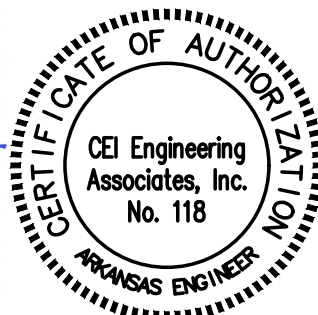
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, AR, COMMUNITY PANEL NUMBER 05007C0255K EFFECTIVE DATE JUNE 5, 2012.

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

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



Know what's below.
Call before you dig.



09/13/2019

Arkansas * California * Minnesota * Pennsylvania * Texas

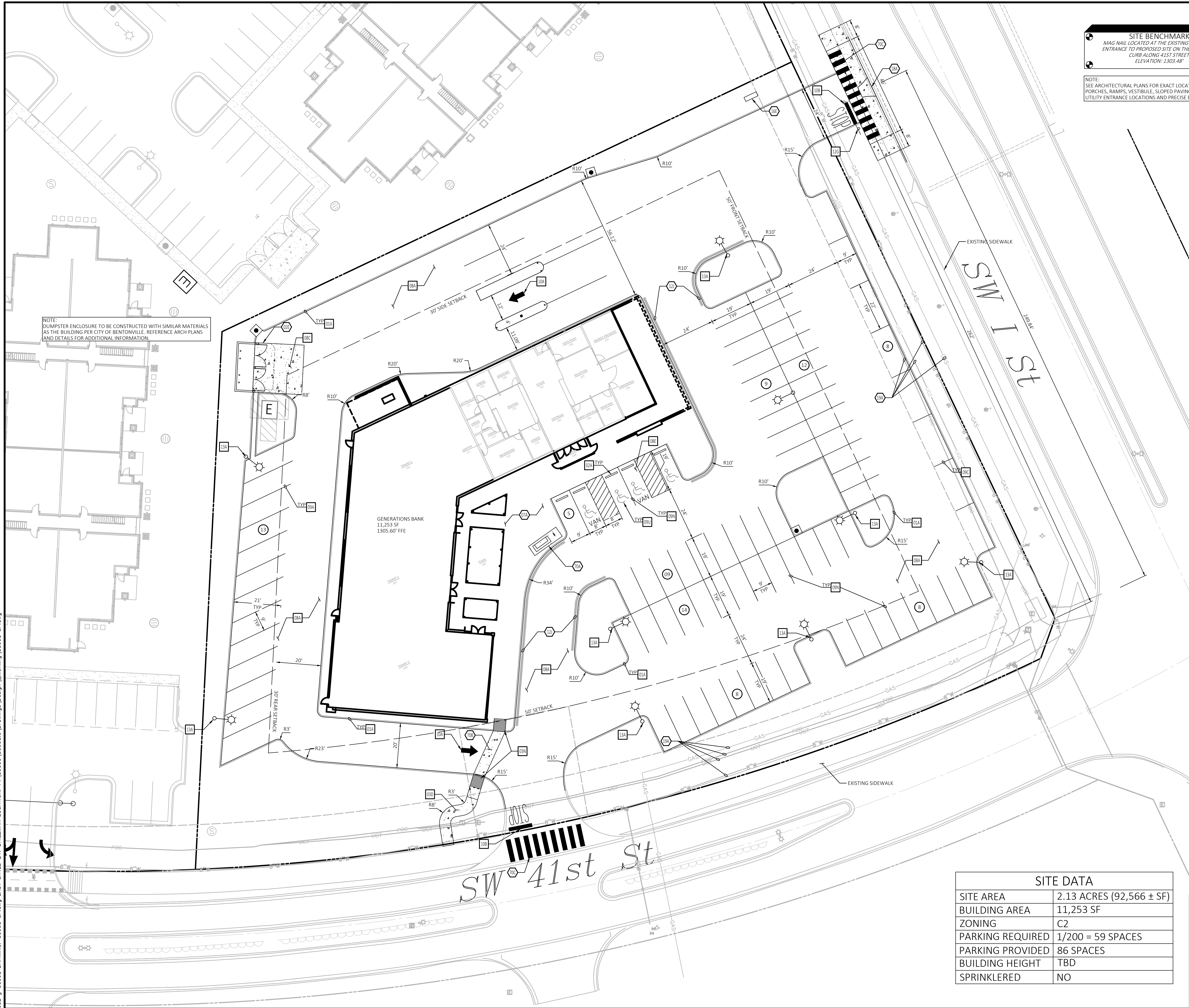
JOB NO.: 30668	DWG NAME: 30668 CS
DATE 9/13/19 4:19 PM REV-3	SHEET NO. C0.0

LSD19-0043

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PROJECT: GENERATIONS BANK 600 SW 41ST STREET BENTONVILLE, AR

JOB # 30668 DRAWING: 30668 SP.dwg LAST SAVED BY: DHILEMAN LOCATION: P:\30000\30668\0 Drawings\Design\30668 SP.dwg



SITE BENCHMARK

MAG NAIL LOCATED AT THE EXISTING SOUTHERN ENTRANCE TO PROPOSED SITE ON THE WEST SIDE CURB ALONG 41ST STREET ELEVATION: 1303.48'

NOTE:

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

0

20'

30'

40'

SCALE IN FEET

N

↑

811

Know what's below.
Call before you dig.

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

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

- GENERAL SITE NOTES
- A.

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

ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C.

UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 70A.
- D.

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

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

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

BEUD DESIGN LAYOUT TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- H.

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BEUD WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- I.

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

- SITE NOTES
- 02E

TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS.)
- 07A

SIDEWALK (PER ARCH. PLANS.)
- 12J

FIRE LANE STRIPING PER LOCAL CODES.
- 16E

MONUMENT SIGN.
- 18A

EXISTING TO BE REMOVED.
- 18D

MATCH EXISTING PAVEMENT ELEVATIONS.
- 19A

EXISTING TO REMAIN.
- 70A

BENCH (VICTOR STANLEY "CLASSIC, MODEL #C-10, OR APPROVED EQUAL.) & BIKE RACK (SINGLE HOOP, DEFO SWERVE RACK, BLACK OR APPROVED EQUAL.)
- 70B

5 FOOT WIDE PEDESTRIAN CROSSING, CONCRETE PER CITY CODES AND SPECIFICATIONS.
- 70C

WHITE THERMOPLASTIC STRIPES 12" WIDE SPACED 24" APART

- SITE DETAILS
- 01A

TYPE A CONCRETE CURB AND GUTTER
- 02A

PRECAST CONCRETE WHEEL STOP
- 03D

CONCRETE SIDEWALK
- 03N

WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- 08A

STANDARD DUTY ASPHALT PAVING
- 08C

HEAVY DUTY CONCRETE PAVING
- 09A

SIXTY DEGREE PARKING SPACE STRIPING
- 09C

PARALLEL PARKING SPACE STRIPING
- 09N

90 DEGREE PARKING
- 09U

ACCESSIBLE PARKING SYMBOL
- 10A

TRAFFIC FLOW ARROW
- 10B

STOP BAR
- 12G

STOP SIGN
- 13A

TYPICAL LIGHTING POLE BASE DETAIL

SITE DATA	
SITE AREA	2.13 ACRES (92,566 ± SF)
BUILDING AREA	11,253 SF
ZONING	C2
PARKING REQUIRED	1/200 = 59 SPACES
PARKING PROVIDED	86 SPACES
BUILDING HEIGHT	TBD
SPRINKLERED	NO

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14021
THANIEL L. BACHELOR

09/13/2019

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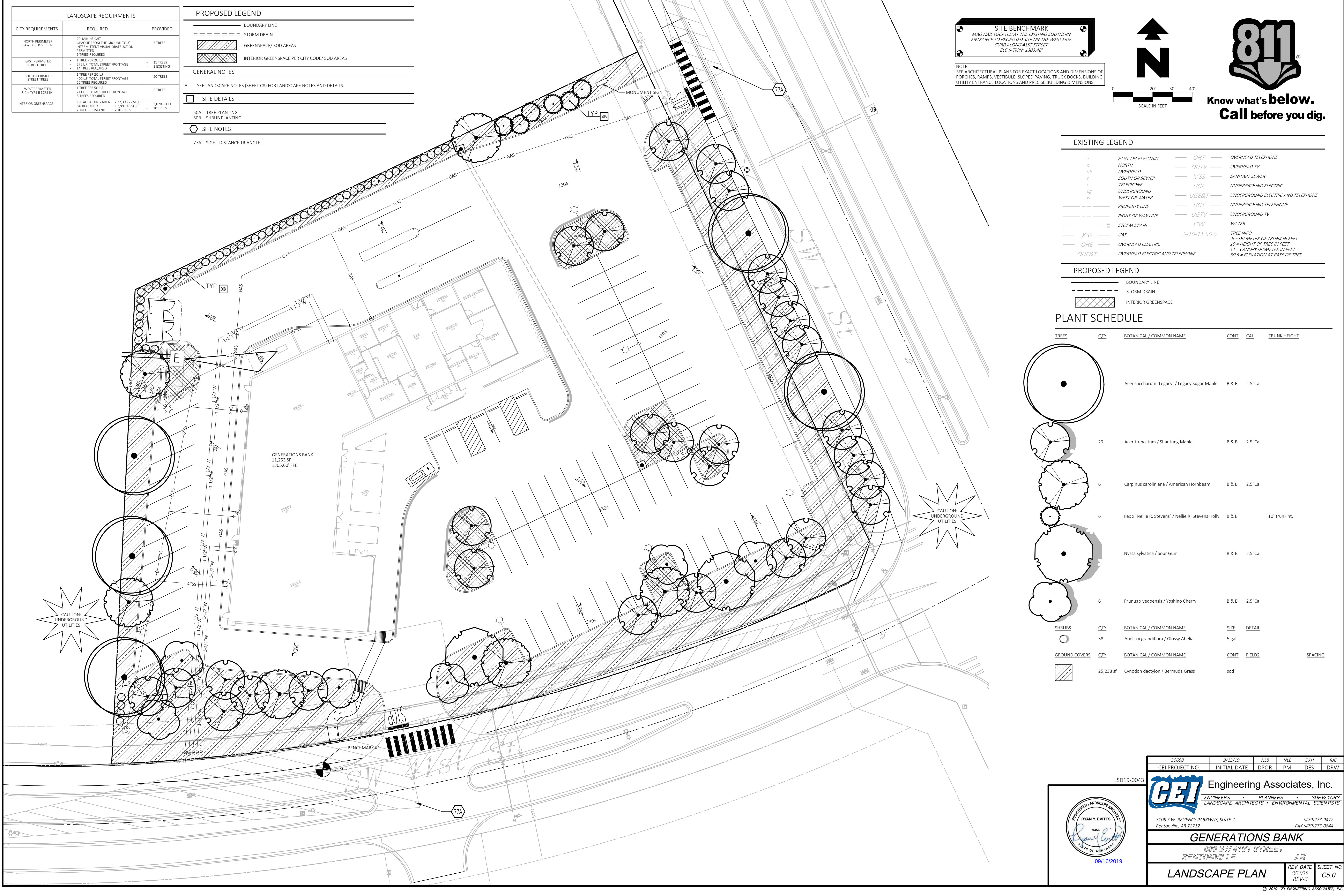
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Bentonville, AR 72712 FAX (479)273-0844

GENERATIONS BANK
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BENTONVILLE AR

SITE PLAN

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