



**Planning Commission
Agenda
November 5, 2019**

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

- | | |
|--|--|
| 1. Lots 7, 8, & 9, Block F, Orchard Addition
SE 6 th Street and SE D Street (LS19-0031) | Lot Split |
| 2. Lots 23 & 24, Limestone Ranch Subdivision
SW H Street (LS19-0032) | Lot Split |
| 3. Lot 20, Lefors Addition
NW 2 nd Street (LS19-0033) | Lot Split |
| 4. Lot 1, Gateway Park North Subdivision
SW Regional Airport Boulevard (PLA19-0033) | Lot Split |
| 5. Preston Park Phase I
SW Bright Road (FP19-0005) | Final Plat |
| 6. Rolling Acres Phase III
SW Wheatgrass Boulevard (PP19-0006) | Preliminary Plat |
| 7. The Lofts on Elm Tree
SW Elm Tree Road (LSD18-0078) | Large Scale Development Extension |
| 8. Mustard Seed Childcare
3701 SW H Street (LSD19-0048) | Large Scale Development |

IV. New Business

- | | |
|---|------------------|
| 1. Elzey
(A-1, Agricultural to R-2, Duplex & Patio-Home Residential)
9549 Glen Road (RZ19-0032) | Rezoning* |
| 2. Suite Spaces Building Expansion
910 NW 7 th Street (WAV19-0005) | Waiver |
| 3. 9696 Haxton Road
9696 Haxton Road (WAV19-0006) | Waiver |

4. Bentonville Starbucks
3811 US 71 HWY ([LSD19-0047](#))

Large Scale Development

5. Gateway Park North
SW Regional Airport Boulevard ([LSD19-0049](#))

Large Scale Development

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

Planning Commission
Minutes
October 15, 2019

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

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

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of October 1, 2019 as written
Approved 6-0

Consent Agenda

1. Lot 26 of Huffman Addition
209 NW D Street, PLA19-0029

Property Line Adjustment

Approved 6-0

New Business

Item #1

Art Condos, LLC: Rezoning, DN-4, Downtown Mixed-Use Residential to DE, Downtown Edge, 609 & 610 SE E Street, RZ19-0030

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #2

Stearman Revocable Trust: Rezoning, PUD, Planned Unit Development to C-2, General Commercial, SW H Street, RZ19-0031

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Item #3

Kasita Hotel: Conditional Use, Lodging – Hotel/Motel, 609 & 610 SE E Street, CU19-0011

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is some discussion amongst staff and Commissioners.

Approved 6-0

Item #4

Bentonville Container Park: Waiver Request, Section 1100.21, Design Standards, Subsection E, Building Material, 406 S Walton Boulevard, WAV19-0004

Tyler Overstreet reads the staff report.

Cameron Aderhold, representative, gives a presentation to the Commissioners. There is discussion amongst staff, the representative, and the Commissioners.

Mr. Aderhold requests to table the item.

Motion by Mr. Sanders, seconded by Mr. Grider to table the waiver request.

Tabled 6-0

Item #5

Bentonville Maintenance Annex: Large Scale Development, SW 24th Street, LSD19-0044

Tyler Overstreet reads the staff report.

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

Approved 6-0

Large Scale Development

Approved 6-0

Item #6

Zoning Code Amendments

Shelli Kerr, Comprehensive Planning Manager, states she is available to answer any questions regarding the amendments and gives an overview of the changes.

There is discussion amongst staff and Commissioners.

Opened public hearing

No public comments

Closed public hearing

Approved 6-0

Other Business

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 November 5, 2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on October 29, 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 7, 8, & 9, Block F, Orchard Addition, Lamplighter Restorations, LLC, SE 6th Street and SE D Street, DN-4, Downtown Mixed-Use Residential, (LS19-0031)

A Lot Split of Lot 1, Block F of Orchard Addition, creating new Lots 7, 8, & 9. The plat dedicates a 15-foot utility easement along the rear of all three lots and additional right-of-way to meet the requirements of the Master Street Plan along Lots 8 and 9.

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

Lot Split: Lots 23 & 24, Limestone Ranch Subdivision, Stearman Revocable Trust, SW H Street, C-2, General Commercial, (LS19-0032)

A Lot Split of Lot 20 of Limestone Ranch Subdivision, creating new Lots 23 & 24. The plat dedicates additional utility easements on Lot 23. This Lot Split is related to the Mustard Seed Childcare Large Scale Development (LSD19-0048)

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

Lot Split: Lot 20, Lefors Addition, Elvis and Janice Moody, NW 2nd Street, R-1, Single-Family Residential, (LS19-0033)

A Lot Split of a part of Lot 4, Lefors Addition, creating new Lot 20. The plat dedicates an additional 10-feet of utility easement. The plat dedicates additional right-of-way along NW 2nd Street to meet the requirements of the Master Street Plan.

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

Lot Split: Lot 1, Gateway Park North Subdivision, Glass Investments, LLC, SW Regional Airport Boulevard, I-1, Light Industrial (PLA19-0033)

A Lot Split creating Lot 1, Gateway Park North Subdivision. The plat dedicates multiple utility easements of varying widths, additional right-of-way along SW Rainbow Farm Road, and a shared access easement for future development to the west. This Lot Split is related to the Gateway Park North Large Scale Development (LSD19-0049)

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

Final Plat: Preston Park Phase I, Bright Gator, LLC, SW Bright Road, PRD, Planned Residential Development (FP19-0005)

Final Plat to create Preston Park Phase I, a PRD Subdivision, which contains a total of 98 lots. A final inspection was completed and approved on October 29, 2019. All non-bondable items and guarantees of improvements are complete.

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

Preliminary Plat: Rolling Acres Phase III, Can-Ark Diamond Realty, SW Wheatgrass Boulevard, R-1, Single-Family Residential (PP19-0006)

Preliminary Plat proposing the development of a nine lot subdivision to be known as Rolling Acres Phase III. Future phases are anticipated to the south. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to final platting.

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

Large Scale Development Extension: The Lofts on Elm Tree, Sky-One Property, LLC, SW Elm Tree Road, R-4, High-Density Residential (LSD18-0078)

The item was originally approved by the Planning Commission on February 20, 2019. The applicant requests a one year approval extension from the Planning Commission.

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

Large Scale Development: Mustard Seed Childcare, Stearman Revocable Trust, SW H Street, C-2, General Commercial (LSD19-0048)

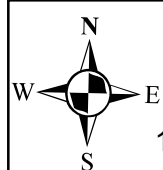
Large Scale Development proposing the development of a commercial child care facility to be known as Mustard Seed Childcare. The development provides a total of 48 parking spaces, adequate landscaping, and a bench and bike rack as site amenities. The development is providing sidewalk along SW H Street. The architectural elevations depict brick and hardie board as the primary exterior materials on the building.

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



Legend

 Pending Planning Commission Items



1 inch = 100 feet

**LS19-0031
LOT SPLIT
ORCHARD ADDITION
OLD LOT 1 BLOCK F CREAKING LOTS 7-9 BLOCK F**



LOT SPLIT/R.O.W. DEDICATION

LOT SPLIT OF LOT 1, BLOCK F ORCHARD

ADDITION TO CREATE LOTS 7, 8, & 9

BENTONVILLE, ARKANSAS

SURVEY NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcels recorded in Plat Book 2016, Page 62950 and Plat Book 2016, Page 26240 at the courthouse in Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: NAD83, Arkansas State Plane Coordinates, North Zone, checking with City of Bentonville Control Monument No. 56.
- Basis of Elevation: NAVD88, checking with City of Bentonville Control Monument No. 56.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- Property is zoned DN-4. Building setbacks for zone DN-4 are as follows:

BUILDING TYPE	Front yard		Corner side yard		Interior side yard			Rear yard
	Min. (F1)	Max (F2)	Min.	Max	Total Min. (% of lot width)	Yard 1	Yard 1	
Single- family & two-family	10'	20'	8'	N/A	25%	7'	Remainder of total, but no less than 5'	25'
Mixed-use	0'	15'	0'	10'	N/A	0', 8' if adjacent to a non mixed-use building	Same as Yard 1	25'

- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- All areas of asphalt and curb & gutter are in "good" condition unless otherwise noted.

CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____

Name & Address: _____

Print Name: _____

Source of Title: D.R.: _____

Page: _____

State of Arkansas }
County of Benton }
Sworn to and subscribed before me this ____ day of _____ 2018.

Notary Public Signature _____

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

SURVEYOR'S CERTIFICATE:

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

Date of Execution: _____

C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002



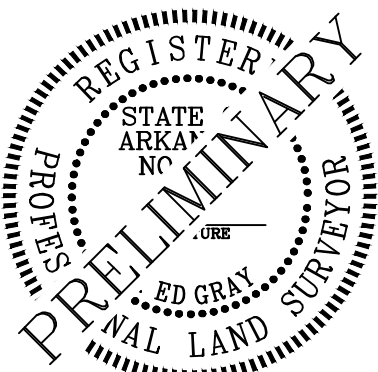
VICINITY MAP

Scale: 1" = 2,000'

ATLAS PAGE 404

CLIENT:

Lampighter Restorations LLC
242 SW "D" St
Bentonville, Ar. 72712



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

LEGAL DESCRIPTION PARCEL ID# 01-03562-000 BK.2016 PG.26240:

The E1/2 of Lot 1, Block F, Orchard Addition, to the City of Bentonville, Benton County, Arkansas.

LESS AND EXCEPT: The West 13 Feet Thereof.

Subject to easements, rights-of-way, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases

LEGAL DESCRIPTION PARCEL ID# 01-03563-000 BK.2016 PG.62950:

The West 1/2 of Lot 1, Block F, Orchard Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record A, at Page 89 and in Plat Record B at Page 27. Also, Part of the East 1/2 of Lot 1, Block F, Orchard Addition, Bentonville, Arkansas, described as beginning at a point 75 feet East of the Northwest corner of said Lot 1; thence South 166 feet to the South line of said Lot 1; thence East 13 feet; thence North 166 feet to the North line of said Lot 1; thence West 13 feet to the point of Beginning.

Subject to easements, right-of-way, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases.

R.O.W. DEDICATION:

BEING A PART OF THE SW 1/4, NW 1/4, SECTION 32, T-20-N, R-30-W, FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF BENTONVILLE, COUNTY OF BENTON, STATE OF ARKANSAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR W/CAP BEING THE NE CORNER OF BLOCK F OF ORCHARD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A, AT PAGE 89 AND IN PLAT RECORD B AT PAGE 27; THENCE S02°22'35"W A DISTANCE OF 126.07 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE N87°30'42"W A DISTANCE OF 9.15 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE N02°34'49"E A DISTANCE OF 119.08 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE N87°25'14"W A DISTANCE OF 141.00 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE N02°34'50"E A DISTANCE OF 7.33 FEET TO A FOUND 1/2" OPEN PIPE; THENCE S87°17'35"E A DISTANCE OF 149.70 TO THE POINT OF BEGINNING, CONTAINING 2,137.7 SQUARE FEET OR 0.049 ACRES, MORE OR LESS.

LOT 7, BLOCK F SURVEY DESCRIPTION:

BEING A PART OF THE SW 1/4, NW 1/4, SECTION 32, T-20-N, R-30-W, FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF BENTONVILLE, COUNTY OF BENTON, STATE OF ARKANSAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR W/CAP BEING THE NE CORNER OF BLOCK F OF ORCHARD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A, AT PAGE 89 AND IN PLAT RECORD B AT PAGE 27; THENCE S02°22'35"W A DISTANCE OF 166.07 FEET TO A FOUND 5/8" REBAR W/CAP (AR1501); FOR THE POINT OF BEGINNING; THENCE N87°30'42"W A DISTANCE OF 150.29 FEET TO A FOUND 5/8" REBAR W/CAP (PLS1501); THENCE N02°34'50"E A DISTANCE OF 40.00 FEET TO A SET 5/8" REBAR W/CAP (PLS1002); THENCE S87°30'42"E A DISTANCE OF 150.15 FEET TO A SET 5/8" REBAR W/CAP (PLS1002); THENCE S02°34'49"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6,008 SQUARE FEET OR 0.1379 ACRES, MORE OR LESS.

LOT 8, BLOCK F SURVEY DESCRIPTION:

BEING A PART OF THE SW 1/4, NW 1/4, SECTION 32, T-20-N, R-30-W, FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF BENTONVILLE, COUNTY OF BENTON, STATE OF ARKANSAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

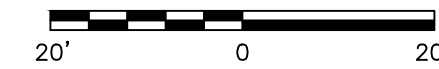
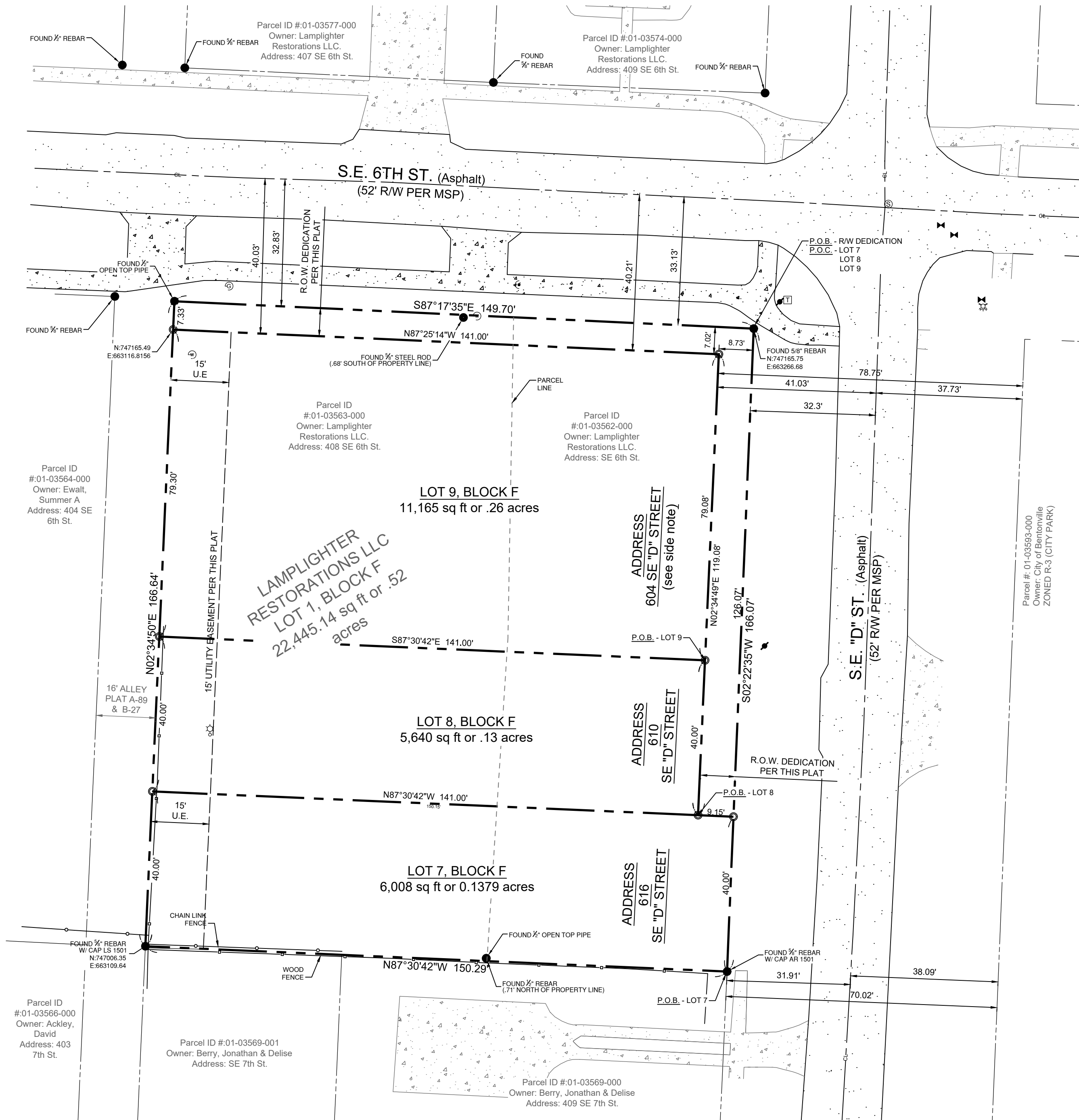
COMMENCING AT A FOUND 5/8" REBAR W/CAP BEING THE NE CORNER OF BLOCK F OF ORCHARD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A, AT PAGE 89 AND IN PLAT RECORD B AT PAGE 27; THENCE S02°22'35"W A DISTANCE OF 126.07 FEET TO A 5/8" REBAR W/CAP (AR1002); THENCE N87°30'42"W A DISTANCE OF 9.15 FEET TO A SET 5/8" REBAR W/CAP (AR1002); BEING THE POINT OF BEGINNING; THENCE N87°30'42"W A DISTANCE OF 141.00 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE N02°34'50"E A DISTANCE OF 40.00 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE S87°30'42"E A DISTANCE OF 141.00 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE S02°34'49"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5,640 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.

LOT 9, BLOCK F SURVEY DESCRIPTION:

BEING A PART OF THE SW 1/4, NW 1/4, SECTION 32, T-20-N, R-30-W, FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF BENTONVILLE, COUNTY OF BENTON, STATE OF ARKANSAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR W/CAP BEING THE NE CORNER OF BLOCK F OF ORCHARD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A, AT PAGE 89 AND IN PLAT RECORD B AT PAGE 27; THENCE S02°22'35"W A DISTANCE OF 126.07 FEET TO A 5/8" REBAR W/CAP (AR1002); THENCE N87°30'42"W A DISTANCE OF 9.15 FEET TO A 5/8" REBAR W/CAP (AR1002); THENCE N02°34'49"E A DISTANCE OF 40.00 FEET TO A SET 5/8" REBAR W/CAP (AR1002) BEING THE POINT OF BEGINNING; THENCE N87°30'42"W A DISTANCE OF 141.00 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE N02°34'50"E A DISTANCE OF 79.30 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE S87°25'14"E A DISTANCE OF 141.00 FEET TO A SET 5/8" REBAR W/CAP (AR1002); THENCE S02°34'49"W A DISTANCE OF 79.08 FEET TO THE POINT OF BEGINNING, CONTAINING 11,165 SQUARE FEET OR 0.26 ACRES, MORE OR LESS.

State Filing Code:
500-20N-30W-0-32-430-04-1002



SCALE: 1" = 20'

SITE LEGEND

- MONUMENT SET (5/8" Rebar w/cap PLS1002)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- UTILITY POLE (WITH LIGHT)
- TELEPHONE RISER
- GAS METER
- WATER METER
- PROPERTY LINES
- PARCEL LINE
- UTILITY EASEMENT LINE
- ADJOINING PROPERTY LINE
- (CL) CENTER LINE OF ROAD
- FENCE (WOOD)
- FENCE (CHAINLINK)
- CONCRETE
- ASPHALT

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 05, 2012.

ADDRESS NOTE:

Lot 9 is open for mixed use and the address could change or be split between both SE 6th Street and SE "D" Street depending on the use and the location of the front doors.

SIDEWALK NOTE:

Sidewalks are required with any development or home construction and shall be the responsibility of the lot owner or building contractor to install sidewalks according to the City of Bentonville requirements and specifications. A plot plan or development plan showing the lot improvements and sidewalk location shall be submitted and approved before a building permit will be issued.

UTILITY NOTE:

Owner/Developer/Builder shall coordinate with local utility providers to ensure that each lot has utility services. Water and sewer service is available along both SE "D" Street or SE 6th Street. Coordinate with the Electric Department for extension of power. For Electric service contact the New Service Coordinator at (479) 271-3139. A Utility Easement along the rear alley is dedicated for public utilities. All structures must maintain minimum 20' clearance from overhead electric lines. Clearance from Transformers, secondary pedestals, junction boxes, etc. to new buildings must meet minimum requirements. Contact the Electric Department prior to construction.

STREET IMPROVEMENT NOTE:

Before any work in the right-of-way commences, contractor or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.

DRAINAGE EASEMENT/FENCE NOTE:

No fence or structure may be constructed within or across drainage easements. There are no drainage easements dedicated or expected with this lot split.

State Filing Code:
500-20N-30W-0-32-430-04-1002

CLIENT:
Lamplighter Restorations LLC
242 SW "D" St
Bentonville, Ar. 72712

SHEET: LOT SPLIT/R.O.W. DEDICATION

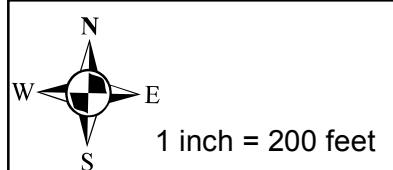
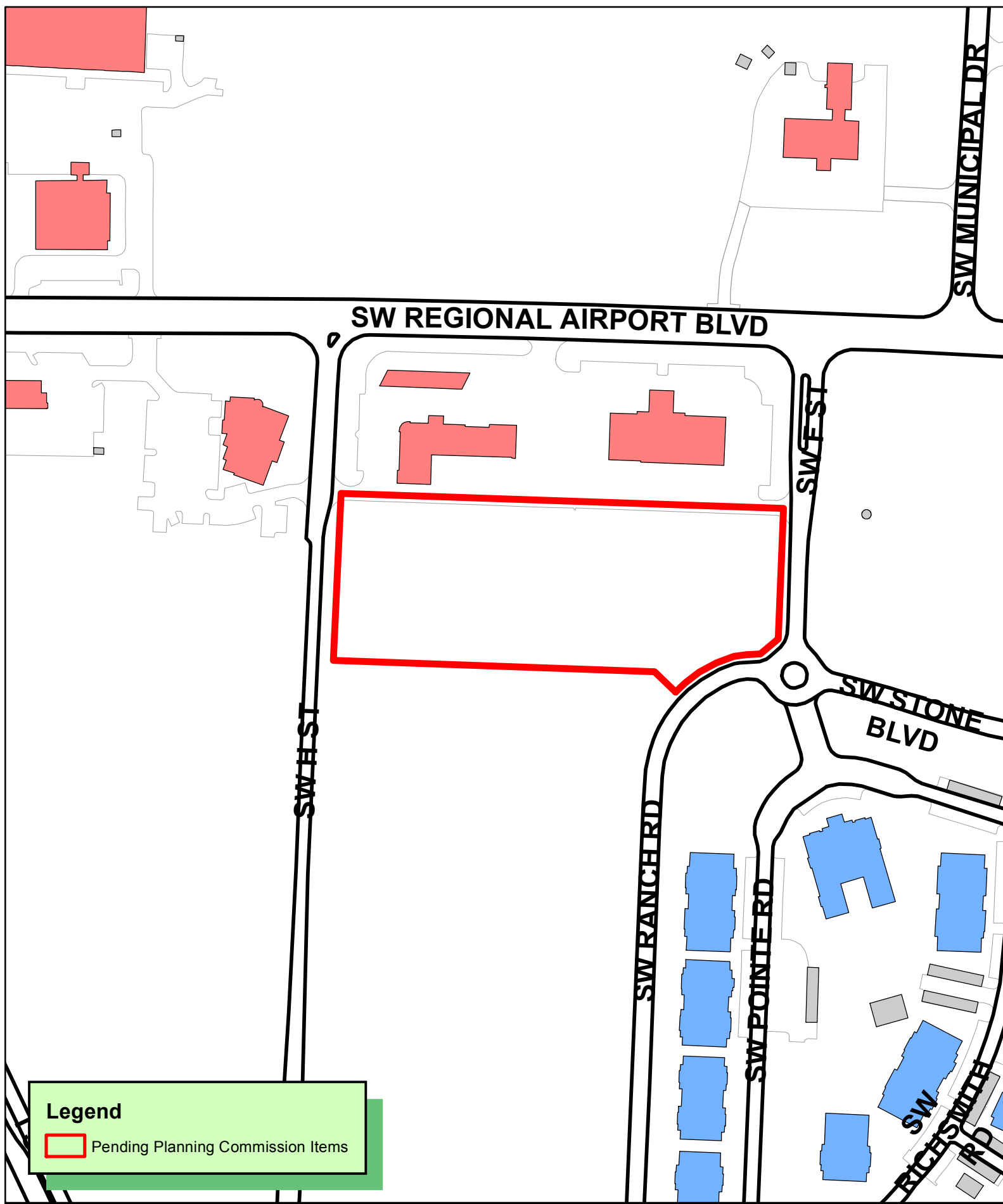
PROJECT: LOT SPLIT OF LOT 1, BLOCK F
ORCHARD ADDITION
TO CREATE LOTS 2, 3 & 4
BENTONVILLE, ARKANSAS



SAND CREEK
Engineering and Landscape Architecture, Inc.
1010 NW 2nd Street
Bentonville, Arkansas 72712
Ph: (479) 464-9282 Fax: (479) 464-9284



PLS:	JW
CAD:	AF/KB
FIELD:	MJH
SCE PROJECT #:	18007
DATE:	10/22/2019
SHEET:	2 of 2



LS19-0032
LOT SPLIT - OLD LOT 20 NEW LOTS 23-24
MUSTARD SEED
LIMESTONE RANCH SUBDIVISION



INCIDENTAL SUBDIVISION OF LOT 20 CREATING LOTS
23 & 24 OF LIMESTONE RANCH SUBDIVISION

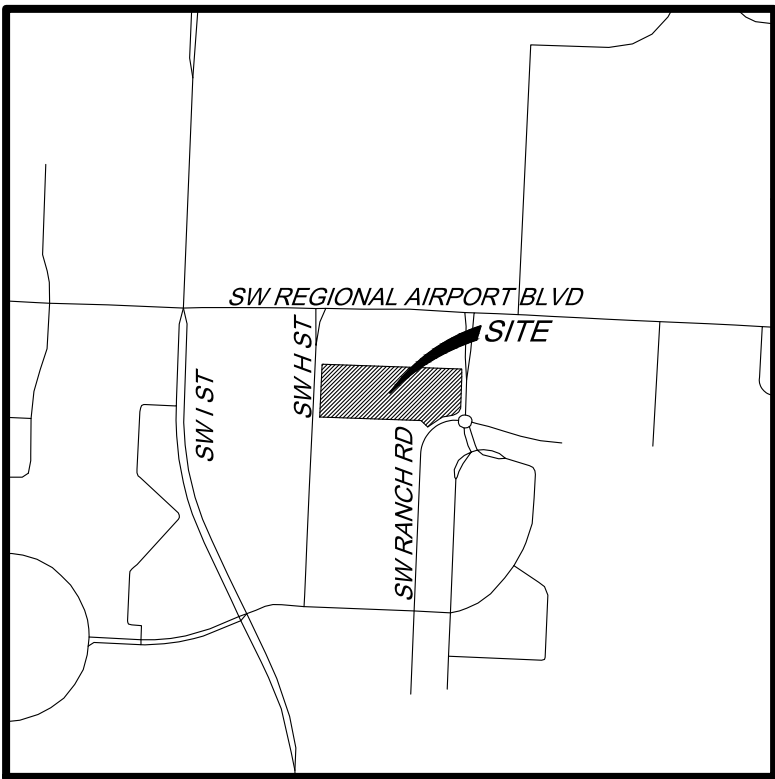
Mustard Seed Childcare

SW H St

Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
2. This plat represents a Lot Split survey of Lot 20, Plat Book 2016, Page 925 in the public records of Benton County, Arkansas.
3. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
4. Basis of Bearings: NAD 83, Arkansas State Plane Coordinate System, North Zone, per observations processed by Opus.
5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
6. This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
7. A title search was not conducted by a certified title company. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded; easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal.
8. No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
9. The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
23. No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from City of Bentonville GIS. This property is zoned C-2 Commercial. Building setbacks for zone C-2 are as follows:
- | | |
|--------------------------------|---------|
| Front (with front parking): | 50 Feet |
| Front (without front parking): | 20 Feet |
| Side (Adj to non-residential): | 7 Feet |
| Side (Adj to residential): | 30 Feet |
| Rear (Adj to non-residential): | 20 Feet |
| Rear (Adj to residential): | 30 Feet |
24. By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
- Map Number: 05007C0255K
Map Revised: June 5, 2012
25. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
26. There may not be fences or any other structures built in any drainage easements.
27. Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
28. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
29. All structures must maintain minimum of 20' clearances from all electric lines.
30. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
31. It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
32. Relocation of any existing electrical facilities shall be at the owner's expense.
33. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



Vicinity Map

Not to Scale

Latitude: 36°20'03"
Longitude: 94°13'08"

Owner / Owners
Parcel #: 01-14937-007 Name: Gary E Stearman Revocable Trust Address: SW H St. Bentonville, Arkansas, 72712



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR, 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

Certificate of Ownership & Dedication:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and so 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 & Address: _____
Print Name: _____
Source of Title: D.R. _____
Page: _____

Subscribed and sworn before me, this _____ day of _____, 2019.

Notary Public _____ My Commission Expires _____

Certificate of Approval

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said rules and regulations.

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

SURVEYOR'S BOUNDARY CERTIFICATION:

I hereby certify that the above platted and described survey was performed in the field under my supervision and that all monuments were found or set, as shown, to the best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown.

Dustin Riley, Arkansas PLS #1618

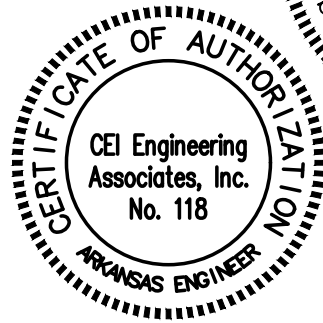
Date _____

Certificate of Surveying Accuracy

I, Dustin Riley, 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.1618
State of Arkansas



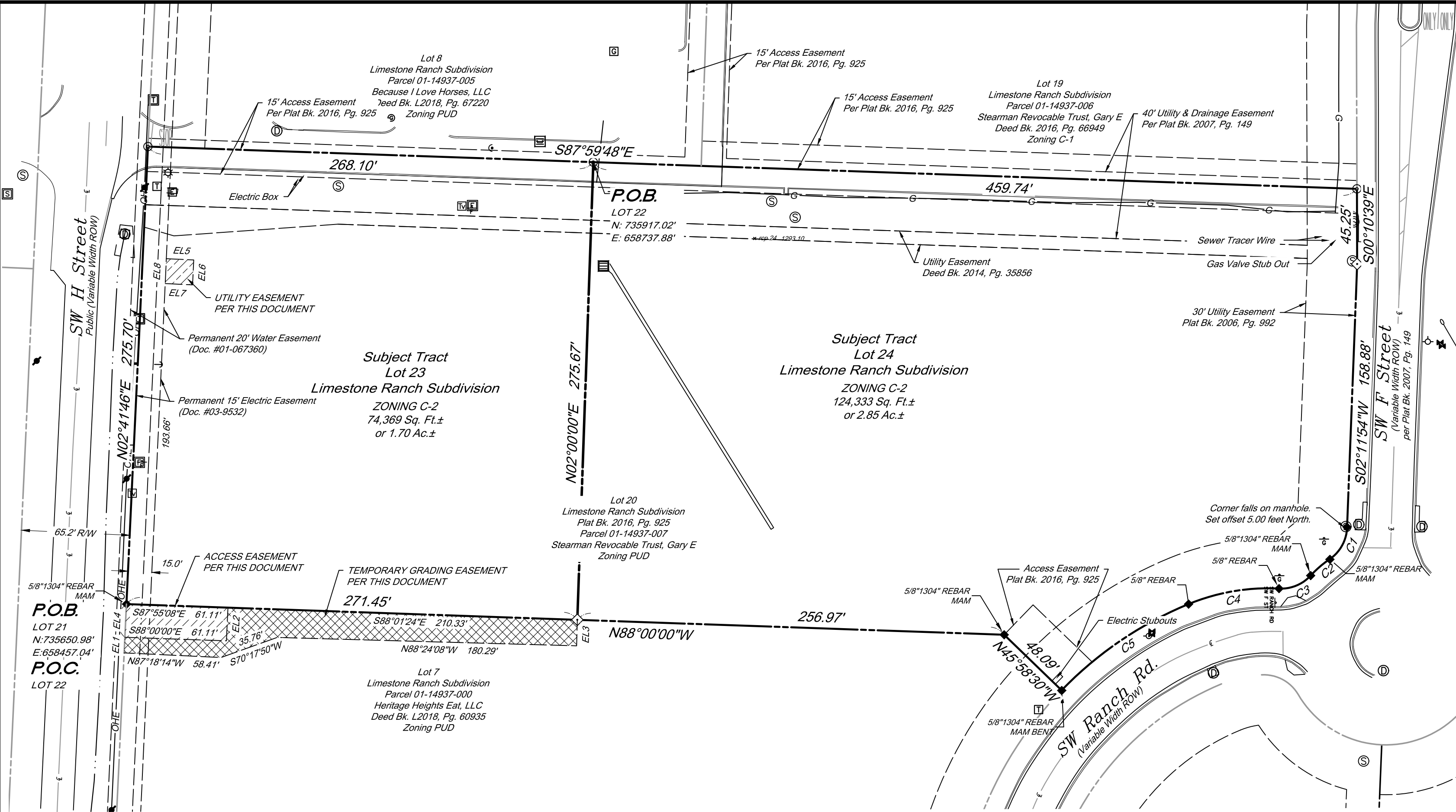
City of Bentonville Project # LS19-0032

State Survey Code: 500-19N-30W-0-07-300-04-1618		
10/17/19	1st Submittal	Comments
NO.	DATE	DESCRIPTION
REVISIONS		

Arkansas * California * Minnesota * Pennsylvania * Texas

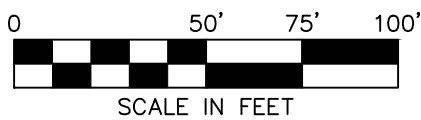
JOB NO.:31352 DWG NAME:31352LS	
DATE 10/18/19 6:53 AM REV 1	SHEET NO. 1 of 2

JOB # 31352 DRAWING: 31352LS.dwg LAST SAVED BY: JCHRISTIANSEN



Convergence -1°17'30"
Combined Scale Factor: 0.999959557
5/8" Rebar capped with PLS # 1304, MAM;
Southwest corner of Lot 20

Northing: 735650.98 US Ft.
Easting: 658457.0390 US Ft.
Elevation = 1294.18'



Legend

	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Overhead Electric Line
	Center Line
	Found Monument (As Noted)
	Set 5/8" Rebar "LS#1618"
	Gas Meter
	Drainage Manhole
	Grate Inlet
	Fire Hydrant
	Sewer Manhole
	Sewer Clean Out
	Guy Wire / Anchor
	Utility Pole
	Electric Riser
	Water Valve
	Traffic Sign (Type of Sign)
	Set Mag Nail w/Washer "LS#1618"
	Gas Riser
	Light Pole Straight
	Fiber Optic Vault
	Telephone Vault
	Cable TV Riser
	Warning Fiber Optic Line Sign
	Warning Gas Line Sign
	Sewer Vault/Pit
	Guy Pole
	Right-of-Way
	Access Easement
	Temporary Grading Easement
	Utility Easement

Lot 24, Limestone Ranch Subdivision

A portion of Lot 20 of Limestone Ranch Subdivision to the City of Bentonville according to Plat Book 2016, Page 925 in the public records of Benton County, Arkansas being more particularly described as;

COMMENCING at a found 5/8" rebar capped with "PLS #1304" being the Southwest corner of said Lot 20;

THENCE along the East Right of Way line of SW H Street, North 02°41'46" East a distance of 275.70 feet to a set Mag nail with washer stamped "PLS #1618" at the Northwest corner of said Lot 20;

THENCE leaving said Right of Way and along the North line of said Lot 20, South 87°59'48" East a distance of 268.10 feet to a set Mag nail with washer stamped "PLS #1618" for the **P.OINT OF BEGINNING**;

THENCE continuing along said North line South 87°59'48" East 459.74 feet to a set Mag nail with washer stamped "PLS #1618" on the West Right-of-Way of Southwest F Street at the Northeast corner of said Lot 20;

THENCE along said Right-of-Way the following five courses:

- along the West Right of Way of SW F Street, South 00°10'39" East 45.25 feet to a 5/8" rebar capped with "PLS #1618";
- continuing along said Right of Way South 02°11'54" West 158.88 feet passing through a found 5/8" rebar at a distance of 153.88 feet and continuing for a total distance of 158.88 feet;
- along a curve to the right, with a length of 22.61 feet, having a radius of 24.00 feet, through a central angle of 53°58'05" and having a chord which bears South 29°10'57" West, a distance of 21.78 feet to a found 5/8" rebar capped with "PLS #1304";
- along a curve to the left, with a length of 14.89 feet, having a radius of 61.00 feet, through a central angle of 13°59'03" and having a chord which bears South 49°10'28" West, a distance of 14.85 feet to a found 5/8" rebar capped with "PLS #1304";
- along a curve to the right, with a length of 21.26 feet, having a radius of 24.00 feet, through a central angle of 50°45'31" and having a chord which bears South 67°33'42" West, a distance of 20.57 feet to a found 5/8" rebar at the intersection of said Right-of-Way and the North Right-of-Way of Southwest Ranch Road;

THENCE along said Right-of-Way the following two courses:

- along a curve to the left, with a length of 55.73 feet, having a radius of 126.00 feet, through a central angle of 25°20'26" and having a chord which bears South 80°16'14" West, a distance of 55.27 feet to a found 5/8" rebar;
- along a curve to the left, with a length of 92.99 feet, having a radius of 226.00 feet, through a central angle of 23°34'32" and having a chord which bears South 55°48'46" West, a distance of 92.34 feet to a found 5/8" rebar capped with "PLS #1304";

THENCE along the South line of said Lot 20 the following two courses:

- North 45°58'30" West 48.09 feet to a found 5/8" rebar capped with "PLS #1304";
- North 88°00'00" West 256.97 feet to a found 5/8" rebar capped with "PLS #1618";

THENCE North 02°00'00" East 275.67 feet; to the **POINT OF BEGINNING**, containing 124,333 square feet or 2.85 acres, more or less.

Parent Tract Description-

Lot 20 of Limestone Subdivision per Replat of existing Lot 9 as Lots 19 & 20, Limestone Ranch Subdivision per Plat Bk. 2016, Pg. 925.

Lot 23, Limestone Ranch Subdivision

A portion of Lot 20 of Limestone Ranch Subdivision to the City of Bentonville according to Plat Book 2016, Page 925 in the public records of Benton County, Arkansas being more particularly described as;

BEGINNING at a found 5/8" rebar capped with "LS #1304" being the Southwest corner of said Lot 20;

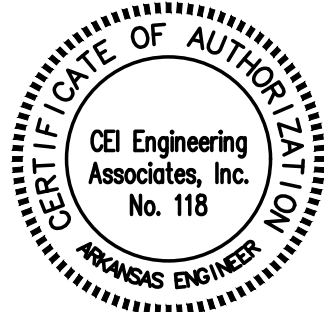
THENCE along the East Right of Way of SW H Street, North 02°41'46" East 275.70 feet to a set mag nail with washer stamped "PLS #1618" at the Northwest corner of said Lot 20;

THENCE leaving said Right of Way and along the North line of said Lot 20, South 87°59'48" East 268.10 feet to a set mag nail with washer stamped "PLS #1618";

THENCE South 02°00'00" West 275.67 feet to a set rebar capped with "PLS #1618";

THENCE along the South line of said Lot 20, North 88°00'00" West 271.45 feet to the POINT OF BEGINNING, containing 74,370 square feet or 1.70 acres, more or less.

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	N02°41'46"E	9.42'
EL2	N02°41'46"E	19.92'
EL3	S01°35'52"W	15.64'
EL4	N02°41'46"E	20.00'
EL5	S87°19'03"E	16.48'
EL6	S02°41'27"W	15.00'
EL7	N87°19'03"W	16.47'
EL8	N02°39'07"E	15.00'



Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	24.00'	22.61'	53°58'05"	S29°10'57"W	21.78'
C2	61.00'	14.89'	13°59'03"	S49°10'28"W	14.85'
C3	24.00'	21.26'	50°45'31"	S67°33'42"W	20.57'
C4	126.00'	55.73'	25°20'26"	S80°16'14"W	55.27'
C5	226.00'	92.99'	23°34'32"	S55°48'46"W	92.34'

City of Bentonville Project # LS19-0032

ATLAS PAGE: 485

State Survey Code: 500-19N-30W-0-07-300-04-1618

31352	9/16/19	DGR	JDC	Field	SWG
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWAY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

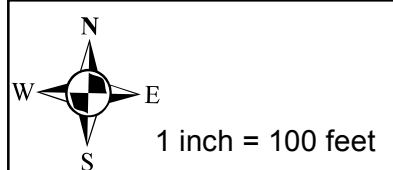
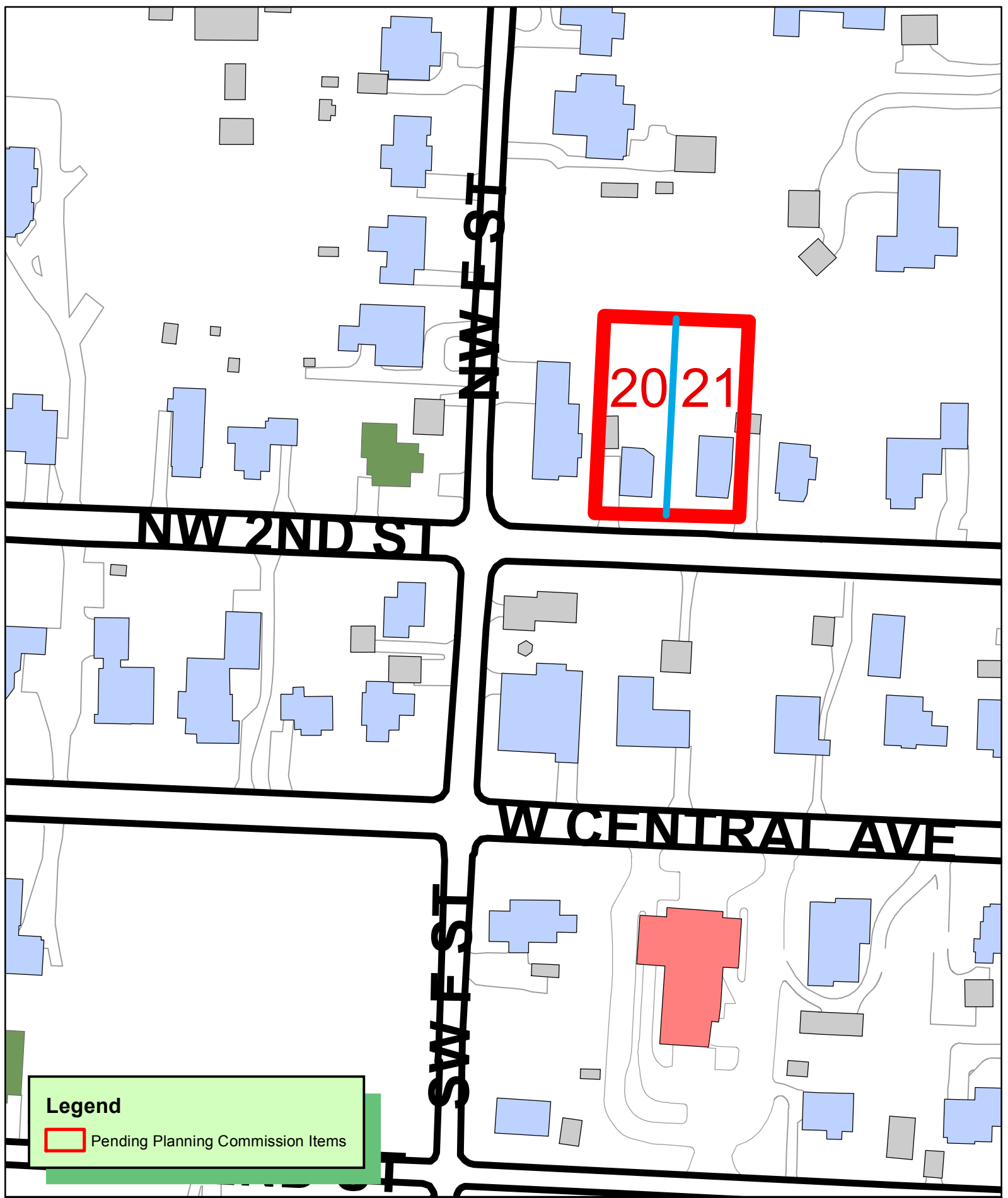
Mustard Seed Childcare

Bentonville, Benton County Arkansas

Lot Split

REV DATE
10/18/19
REV 1

SHEET NO.
2 OF 2



LS19-0033
LOT SPLIT
LEFORS ADDITION
OLD LOT 4 NEW LOTS 20 & 21



LOT SPLIT OF LOT 4, LEFORS ADDITION, CREATING LOT 20 BENTONVILLE, ARKANSAS

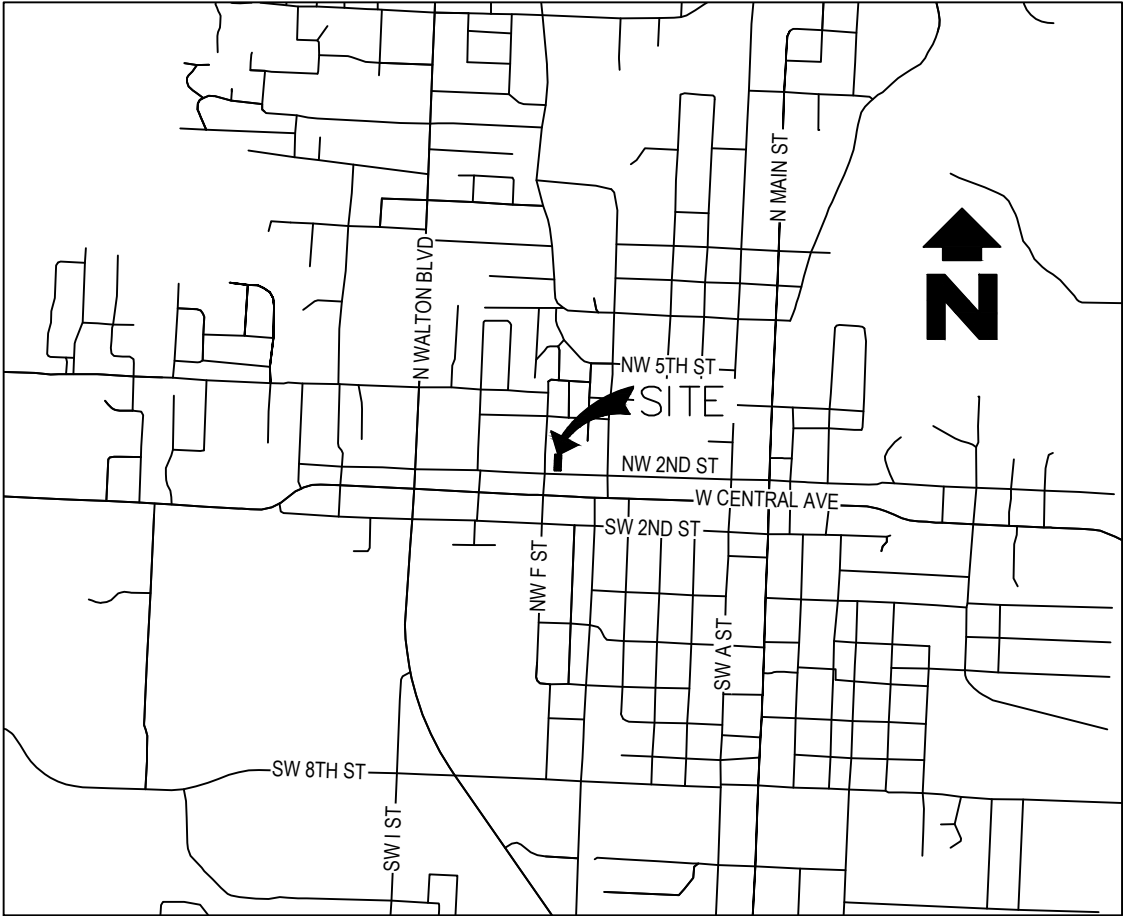
CLIENT: The Moody Group LLC.
Elvis Moody
101 Christian Lane
Bentonville, AR 72712
(479)621-3880
elvisjan@yahoo.com

SURVEY NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following, which may be applicable to the subject real estate:

Easements, other than possible easements, which were visible at the time of the survey, Building Setback Lines, Restrictive Covenants, Subdivision Restrictions, Zoning or other Land-Use Regulations, Any other Fact, which an Accurate Title Search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the Surveyor.
- No Abstract of Title, nor Title Commitment, nor Results of Title Searches were furnished to the Surveyor. There may exist other documents of record which affect this parcel. A Title search was not conducted by a certified Title Company. All documents were provided by the client/clients and/or researched by the Surveyor, and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations which an accurate Title Search may reveal.
- Basis of Bearings: NAD83; Checking with City of Bentonville Monument # 50.
- Basis of Elevation: NAVD88; Checking with City of Bentonville Monument # 50.
- This Survey is valid only if the drawing includes the Seal and Signature of the Surveyor.
- This Survey meets or exceeds current Arkansas Minimum Standards for Property Boundary Surveys and Plats.
- Declaration is made to the original Owner/Purchaser of the Survey; it is not transferable to additional institutions or subsequent owners and buyers.
- This Property is zoned R-1 (Residential) Building Setbacks for Zone R-1 are as follows:

Front	20 Feet	Side (Interior)	07 Feet
Side (Exterior)	20 Feet	Back	25 Feet
- No attempt was made to show Building Setback Lines Graphically on this Survey. Setback Dimensions are based on the orientation of the Building(s) to be constructed.
- (BY GRAPHICAL PLOTTING ONLY) This property is not located within any presently established 100-Year Flood Plain, as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number 05007C0255K, Revised Date June 04, 2012.
- No attempt has been made, as a part of this boundary survey, to obtain or show data concerning existence, size depth, condition capacity, or location of any utility or facilities
- The property described hereon is hereby subdivided and for all future references known as Lefors Addition to the City of Bentonville in Benton, County, Arkansas. It shall hereinafter be sufficient to describe each Tract or Lot within the Subdivision by the number or letter associated with that particular Tract or Lot followed by the words "in Lefors Addition to the City of Bentonville as recorded in Book xxx, at Page xxx in the County of Benton, in the State of Arkansas.
- No investigation concerning Environmental and Sub-Surface conditions, or the existence of Underground Utilities or Overhead Containers or Facilities which may affect the use of or the development of this property were made as a part of this Survey.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an Accurate and Current Title Search may disclose.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- Before any work in the Right-of-Way commences, contractor and or owner is to obtain Right-of-Way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer, and electric service.
- There may not be fences or any other structures built in any drainage easements.
- All structures must maintain minimum 20' clearances from all electric lines.



VICINITY MAP

Scale: 1" = 2,000'

ATLAS PAGE # 361

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

Certificate of Ownership:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Print: _____

Signed: _____

State of Arkansas}
County of Benton}

Sworn to and subscribed before me this _____ day of _____, 2019.

Notary Public Signature

Certificate of Ownership:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Print: _____

Signed: _____

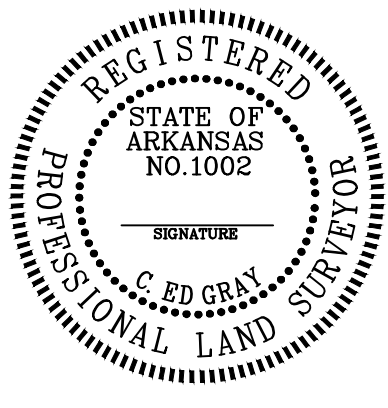
State of Arkansas}
County of Benton)}

Sworn to and subscribed before me this _____ day of _____, 2019.

Notary Public Signature



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



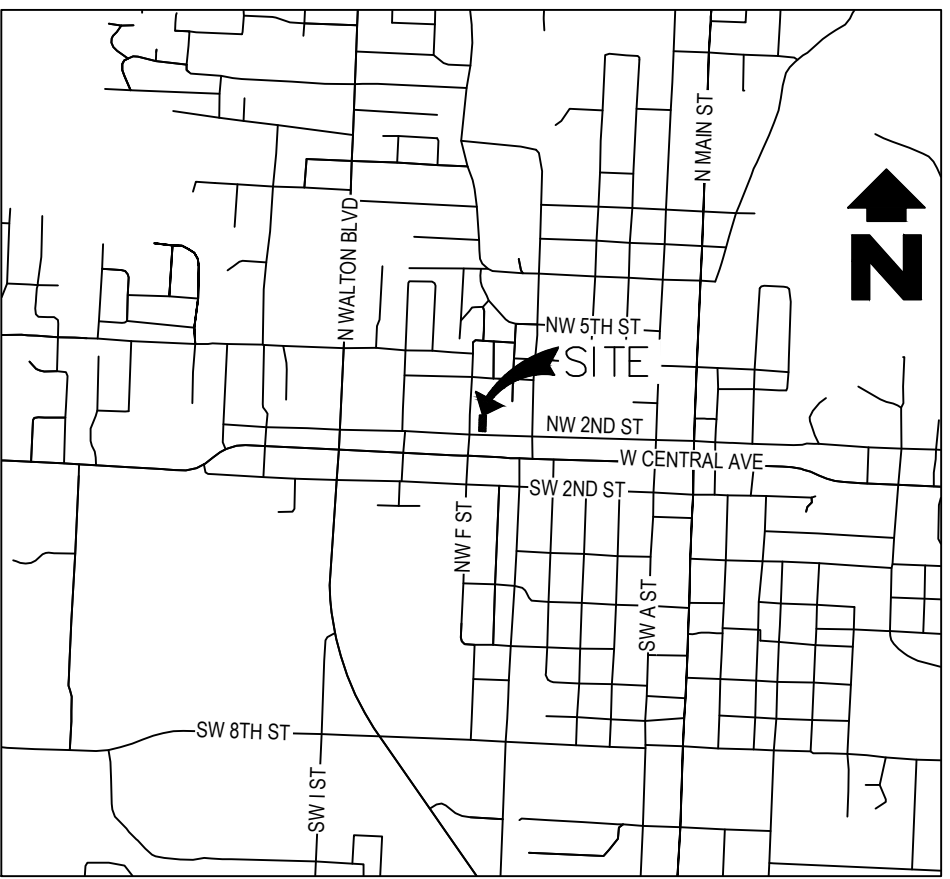
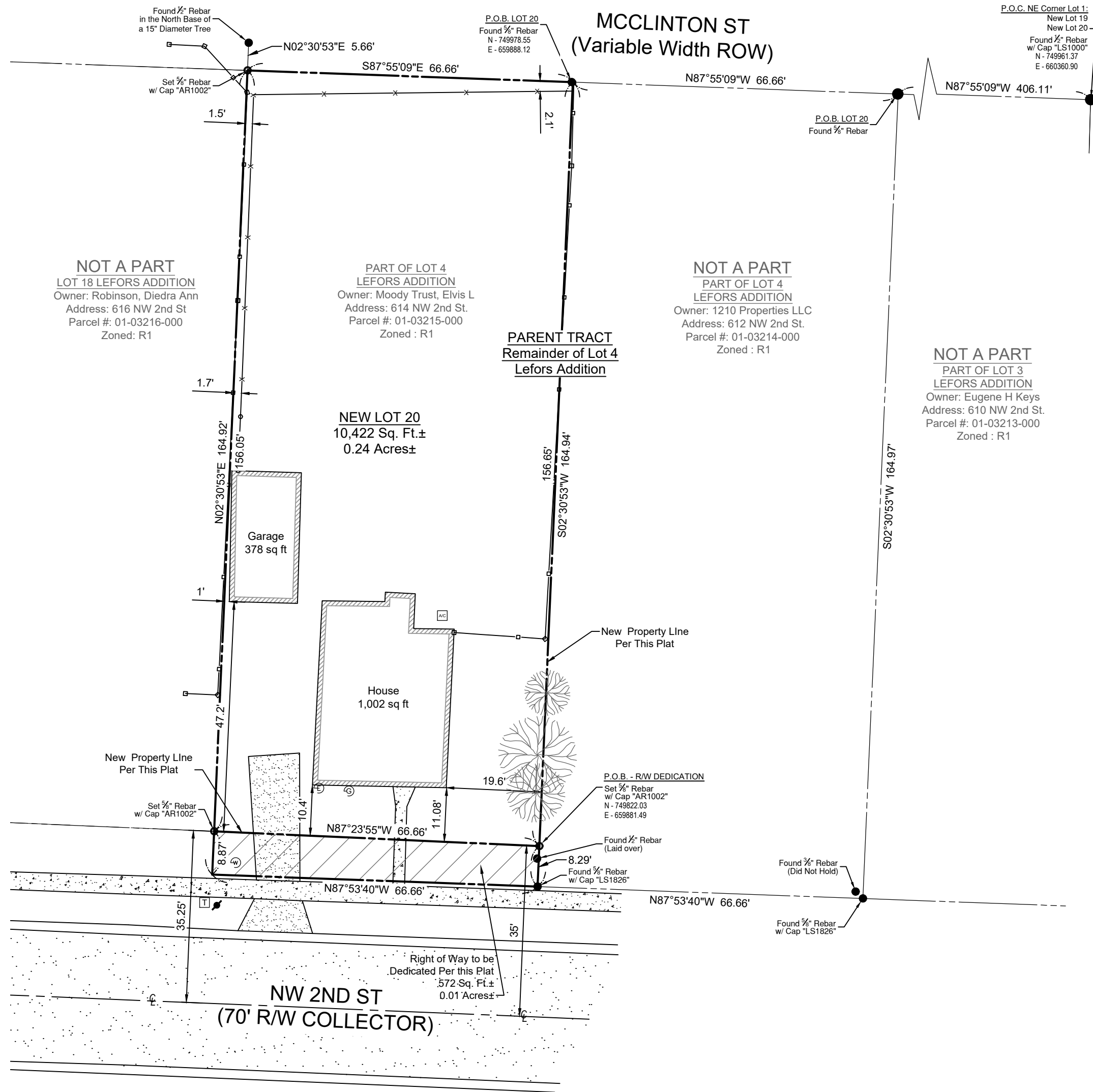
SURVEYOR'S CERTIFICATE:

I, C. Ed Gray, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type, and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

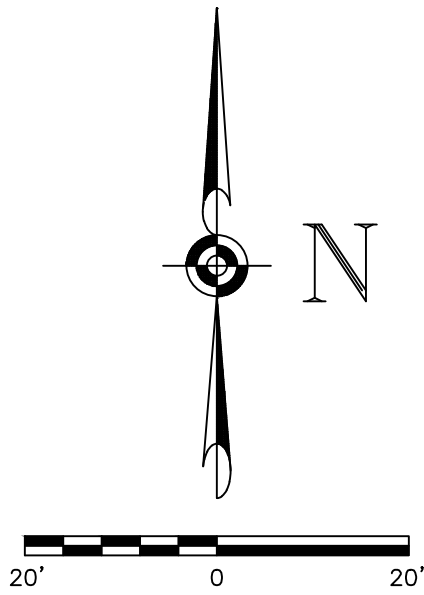
Date of Execution: _____

C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002

City of Bentonville
Project No.: LS19-xxxx



VICINITY MAP
Scale: 1" = 2,000'



SCALE: 1" = 20'

BASIS OF BEARINGS:
NAD83, State Plane Grid,
Arkansas North Zone
Found 1/2" Rebar w/ Cap "LS1000"
at the Northeast Corner of Lot 1
N: 749961.37
E: 660360.90
ELEV: 1288.045
Convergence Angle: -01°18'24.84493"
Combined Scale Factor:

SITE LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- TELEPHONE RISER
- UTILITY POLE
- GAS METER
- WATER METER
- ELECTRIC METER
- HVAC UNIT
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- FENCE (WOOD)
- CONCRETE
- ASPHALT
- GRAVEL
- RIGHT-OF-WAY DEDICATION PER THIS PLAT

CITY OF BENTONVILLE
PROJECT NO.: LS19-0033

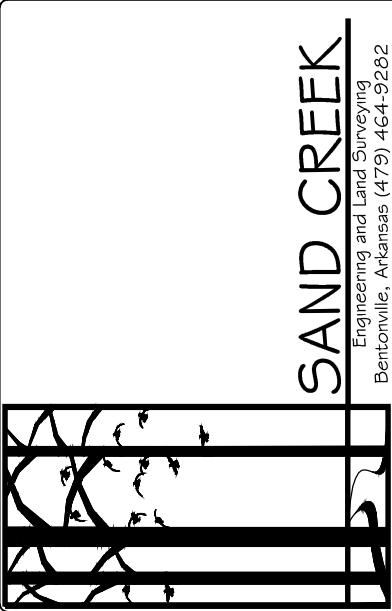
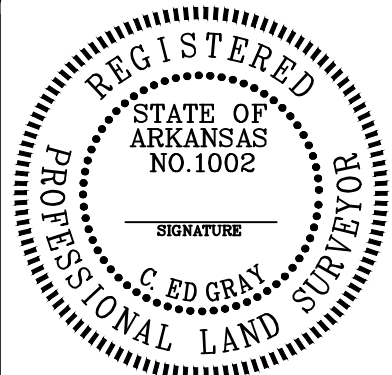
CLIENT: The Moody Group LLC.
Elvis Moody
101 Christian Lane
Bentonville, AR 72712
(479)621-3880
elvisjan@yahoo.com

LOT SPLIT

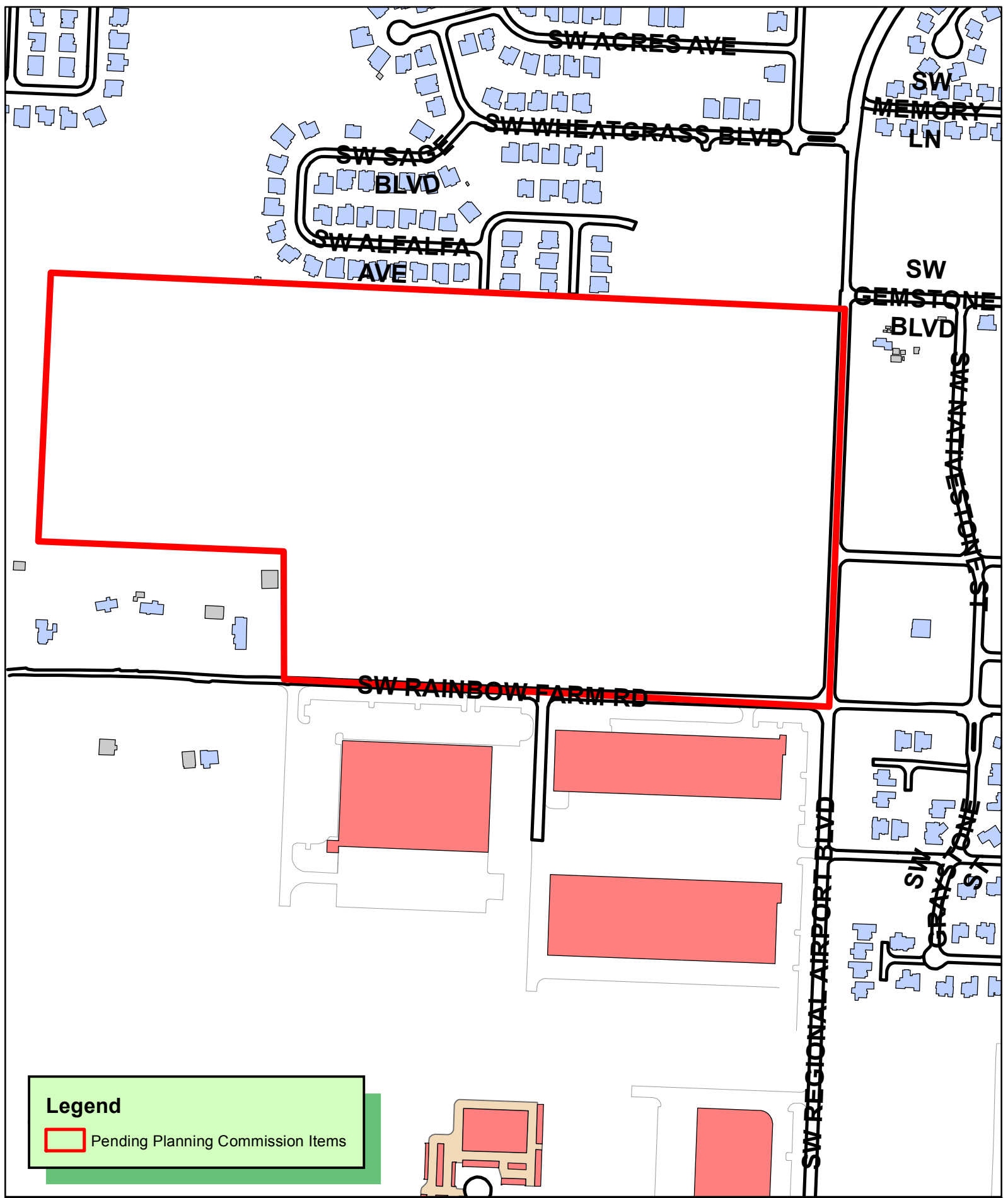
LOT SPLIT OF LOT 4 OF
LEFORS ADDITION
TO CREATE LOT 20
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:



PLS:	CEG
CAD:	MJH/AF
FIELD:	MJH
SCE PROJECT #:	19092
DATE:	10/21/2019
SHEET:	1 OF 1



Legend

Pending Planning Commission Items

N

W

E

S

1 inch = 400 feet

PLA19-0033
PROPERTY LINE ADJUSTMENT
GATEWAY PARK NORTH



Drawing Name: P:\CMI-19\DWG\CMI-19 Plat.dwg Last Modified: Oct 18, 2019 - 4:55pm Plotted on: Oct 21, 2019 - 8:00am by isonyer

Description from Title Commitment: Warranty Deed Book 2004 page 41439

Located in a part of the SE1/4 of the SE1/4 and in a part of the SW1/4 of the SE1/4 of Section 10, Township 19 North, Range 31 West in Bentonville, Benton County, Arkansas, more particularly described as follows: starting at the SE corner of the SE1/4 of the SE1/4 of Section 10 for the true Point of Beginning, thence along the South line of the SE1/4, North 87 degrees, 50 minutes, 07 seconds West, 1799.92 feet; thence North 00 degrees, 10 minutes, 23 seconds East, 435.26 feet; thence North 87 degrees, 32 minutes, 12 seconds West, 801.44 feet; thence along the West line of the SW1/4 of the SE1/4, North 02 degrees, 15 minutes, 30 seconds East, 862.27 feet; thence north 47 degrees, 26 minutes, 31 seconds East, 32.55 feet; thence along the North line of the S1/2 of the SE1/4, South 87 degrees, 35 minutes, 57 seconds East, 2603.38 feet; thence along the East line of the SE1/4 of the SE1/4, South 02 degrees, 39 minutes, 45 seconds West, 1313.67 feet to the true Point of Beginning. Subject to a 30 foot wide utility easement as recorded in Instrument No. 96-88492, the right of way of Arkansas State Highway #12 and Rainbow Farm Road (Benton County, #574) and any other easements of record.

Lot 1 Gateway Park North Addition

A part of the Southeast Quarter of the Southeast Quarter and a part of the Southwest Quarter of the Southeast Quarter, all in Section 10, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas being more particularly described as follows:

Beginning at a point from which the Southeast Corner of Section 10, Township 19 North, Range 31 West bears (basis of bearing, Grid North) South 00°10'23" West a distance of 56.97 feet and South 87°50'11" East a distance of 1799.88 feet, being marked with a one and one-half inch (1 ½ ") Aluminum monument; thence North 00°10'23" East along the east line of Warranty Deed Book 709 Page 44, a distance of 378.55 feet to a one-half inch (1/2") rebar; thence along and coincident with the North Line of Said Deed Record, North 87°32'01" West a distance of 801.36 feet to a one-half inch (1/2") rebar marking the Northwest Corner of Warranty Deed Book 2006 Page 32033; thence along and coincident with the West Line of the Southwest Quarter of the Southeast Quarter, North 02°15'49" East a distance of 862.23 feet to an existing five-eighths inch (5/8") rebar with 1227 cap; thence North 47°26'27" East a distance of 32.55 feet to an existing five-eighths inch (5/8") rebar with 1227 cap being on the North line of the Southwest Quarter of the Southeast Quarter; thence along and coincident with the North Line of the South half of the Southeast Quarter, South 87°36'01" East a distance of 2551.32 feet to a one-half inch (½") rebar with 1834 cap; thence South 02°19'27" West, parallel with the existing Right of Way as depicted on Arkansas State Highway and Transportation Department Plans State Job 090057, a distance of 1267.34 feet to a one-half inch (1/2") rebar with 1834 cap; thence North 87°50'56" West a distance of 899.84 feet to a one-half inch (1/2") rebar with 1834 cap; thence North 85°17'29" West a distance of 195.79 feet to a one-half inch (1/2") rebar with 1834 cap; thence North 87°41'36" West a distance of 662.46 feet to the Point of Beginning.

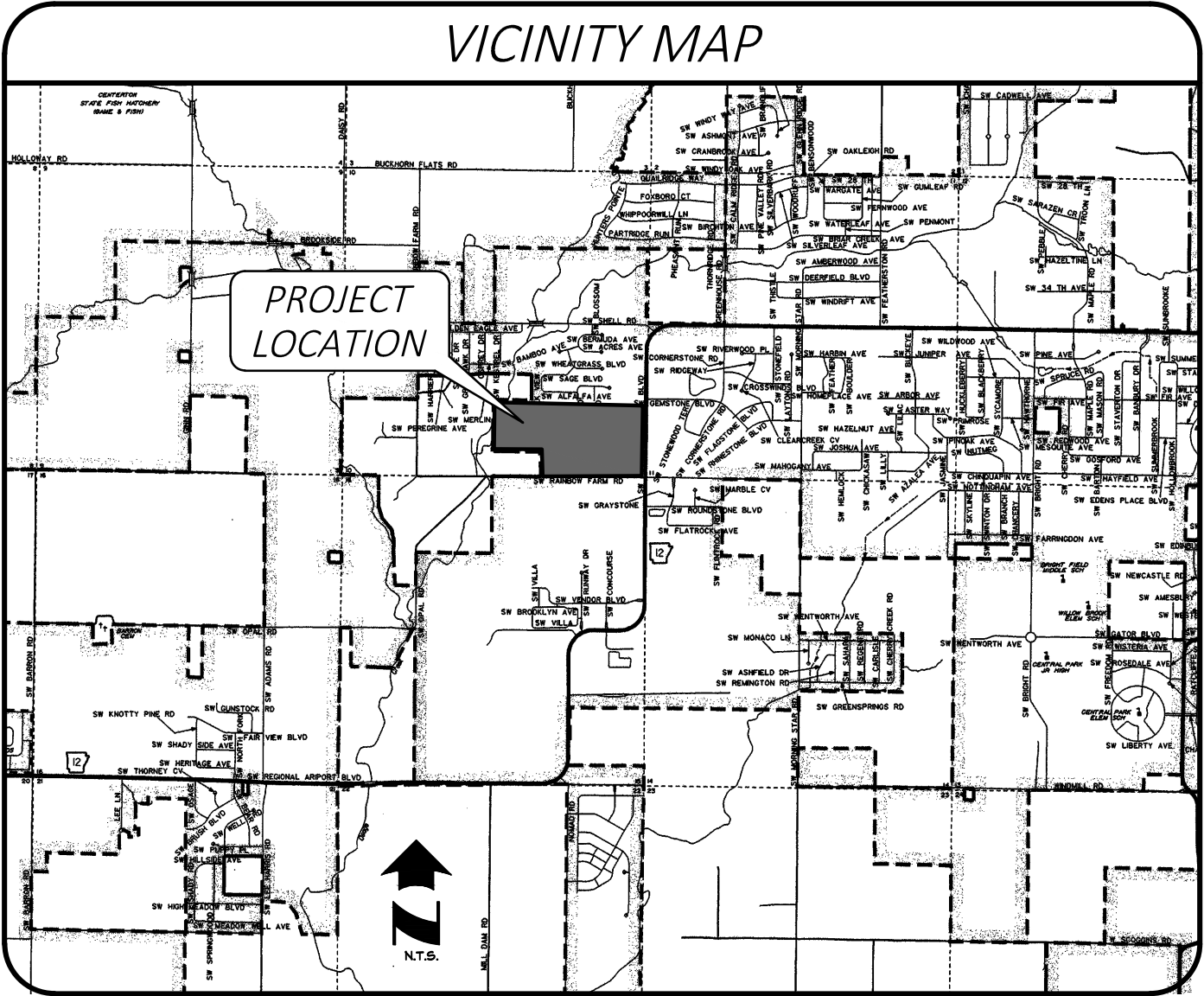
Right of Way Dedication Description -

A part of the Southeast Quarter of the Southeast Quarter and a part of the Southwest Quarter of the Southeast Quarter, all in Section 10, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas being more particularly described as follows:

Beginning at the Southeast corner of Section 10, Township 19 North, Range 31 West, being marked by a one and one-half inch (1 1/2") Aluminum Monument PS 1834; thence along the South Line of Section 10, (basis of bearing, Grid North) North 87°50'11" West a distance of 39.10 feet to the West Right of Way Line of Arkansas Highway Transportation Job Number 090057 and the Point of Beginning; thence continuing along the South line of Section 10, North 87°50'11" West a distance of 1760.78 feet to a mag nail with 1834 washer; thence North 00°10'23" east along the East line of Warranty Deed Book 709 Page 44, a distance of 56.92 feet to a one-half inch (1/2") rebar with 1834 cap; thence South 87°41'36" East a distance of 662.63 feet to a one-half inch (1/2") rebar with 1834 cap; thence South 85°17'30" East a distance of 195.79 feet to a one-half inch (1/2") rebar with 1834 cap; thence South 87°50'56" East a distance of 899.84 feet to a one-half inch (1/2") rebar with 1834 cap; thence North 02°19'27" East parallel with the existing Right of Way as depicted on Arkansas State Highway and Transportation Department Plans State Job 090057, a distance of 1267.34 feet to the North Line of the Southeast Quarter of the Southeast Quarter Section 10; thence South 87°36'01" East a distance of 5.00 feet to an existing five-eighths inch (5/8") rebar with 1227 cap being online with said existing Right of Way; thence South 02°19'27" West along said AHTD Right of Way a distance of 1314.06 feet to the Point of Beginning.

Reference Documents:

- 1) ALTA/ACSM Survey by Ramsey Surveying Inc. Plat Book 2004 Page 928 dated July 23, 2004.
- 2) A Boundary Survey by Thomas Copelin filed for record January 13, 1988.
- 3) Rolling Acres Subdivision Phase I by Terry Ging, PS 1301, and Northstar engineering consultants filed for record at Plat Book 2005 Page 944 on August 3, 2005.
- 4) Lamplighter Estates: Lot 2 and 3, creating Lots 5 and 6 by David Platz, PS 1553, filed for record at Plat Book 2016 Page 462.
- 5) Corporate Warranty Deed filed for record at Book 2004 Page 41439 on September 3, 2004.
- 6) Utility Easement filed for record at Book 2008 Page 26367 on July 10, 2008.
- 7) Sanitary Sewer Easement Document L201846920 on September 5, 2018.
- 8) Sewer Easement Grant filed for record Book 2006 Page 39574 on August 10, 2006
- 9) Title Commitment by Fidelity National Title Insurance Company countersigned by Joshua Hite of City title and Closing. File No. 18-4144 and commitment date of January 24, 2019.
- 10) Arkansas State Highway and Transportation Department: Construction Plans for Hwy. 12 Widening (Little Osage Cr. - Morningstar Rd. Benton County, AHTD Job NO. 090057, Microfilmed October 26, 1999, P.E. Robert L. Walters 4034. Using stationing based on plans for drainage structure improvements to place Right of Way.



General Notes

- Basis of Bearing--Arkansas State Plane Coordinate System, NAD 83. Grid Bearings, Arkansas North Zone 0301. Derived from RT Kinematic GNSS observations and terrestrial Data from OPUS post processed Solution having the following Values: Latitude 36°19'39.112" North, Longitude 94°15'30.831" West, and a Height of 1164.98 ft, combined scale factor of 0.999964252. Bearing along the North line of the South Half of the Southeast Quarter utilizing existing Monumentation from Survey Document 2004 Page 928: South 87°36'01" East
- Flood information - Based on graphical review using Autocad and review of FEMA FIRM Map Number 05007C0235k, Map revised June 5, 2012, a portion of the subject parcel extending from approximately 470 feet East from the Northwest Corner of the Southwest Quarter of the Southeast Quarter to the Southwest corner of the subject parcel are in: Zone AE and Zone X (other flood areas).
- Utility Information - Utilities were located from the painted markings of the Arkansas 811 utility marking system based on ONE-CALL ticket number 190129-0828 submitted January 29, 2019. Actual locations of utilities shown hereon should be confirmed before any work is performed. Surveyor takes no liability for Locations of utilities; locations should be confirmed by pot holing or hand digging.
- Every recorded document reviewed as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or encumbrances or facts that an accurate, complete, and current title search or commitment would disclose. Other documents of record, rights, or facts may exist and affect the property.
- Before any work in the Right-of-Way commences, Contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.

MORRISON



SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid Off, Platted, And Subdivided And Do Hereby Dedicate To The Use Of The Public The Streets, Alleys, Drives, Easements, Etc. As Shown On Said Plat.

Date of Execution: _____

Signed: _____

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day ____ of _____, 2019.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

I, Clayton D. Crotts, 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: October 21, 2019

FOR REVIEW

CERTIFICATE OF AUTHORIZATION

MORRISON-SHIPLEY
ENGINEERS, INC.
No. 281
ARKANSAS

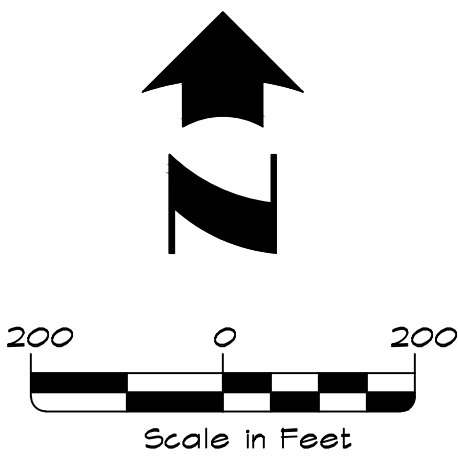
Signed: _____

Registered Land Surveyor
No. 1834
State of Arkansas

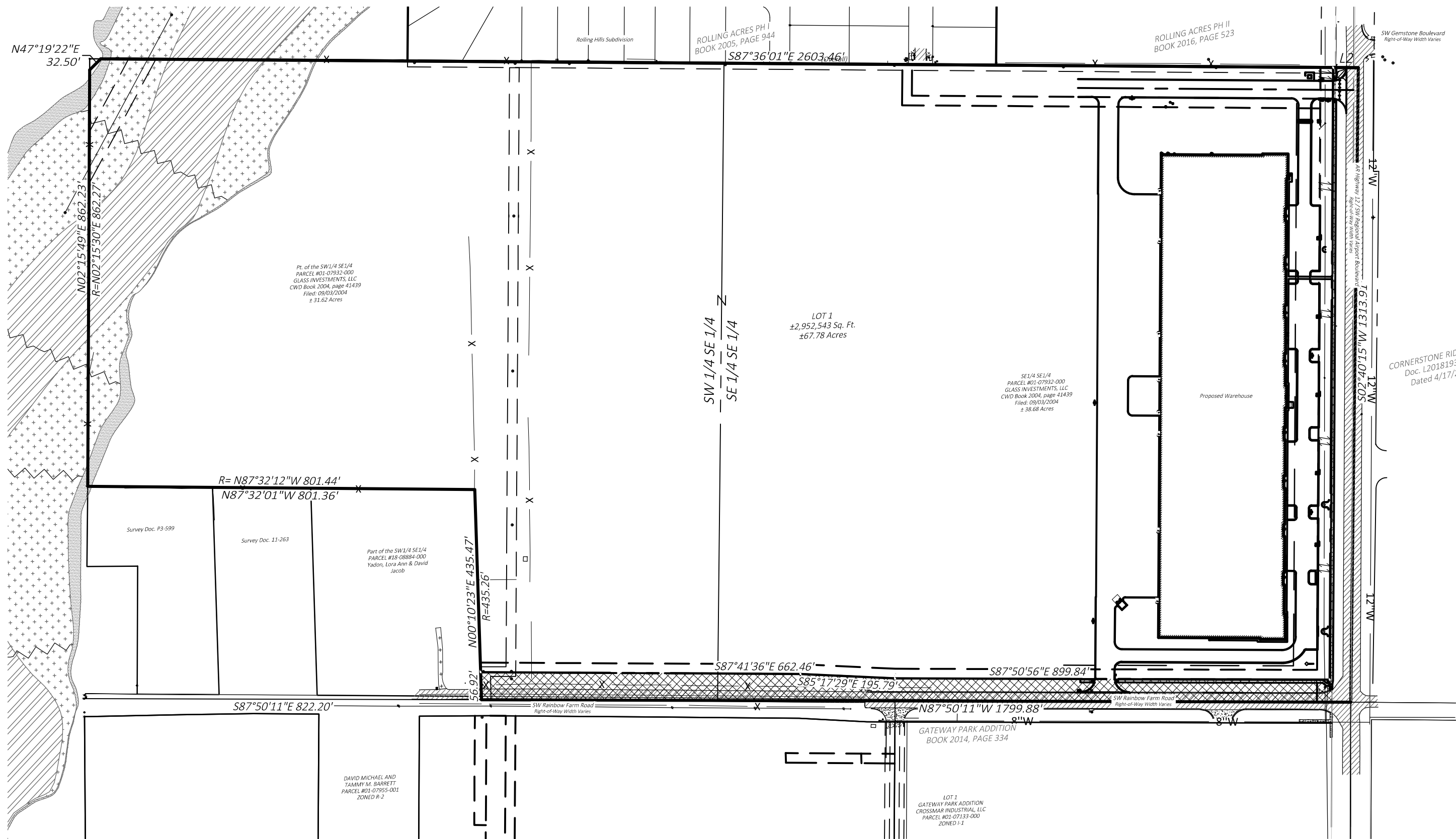
CITY OF BENTONVILLE #PLA19-0033

PROPERTY LOT ADJUSTMENT	
Gateway Park North	
Project No. CMI-13	Drawn By KES Checked By CDC
Date 10.21.19	Sheet 1 of 4

Filing Block



Line Table		
Line #	Bearing	Length
L1	N 47°26'27" E	32.55'
L2	N 87°36'01" W	47.05'
L3	S 87°34'59" E	5.00'



Zoning - Light Industrial (I-1)							
Building Setbacks							
Front Yard		Side Yard			Rear Yard		
With Front Parking	Without Front Parking	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District
75'	30'	30'	30'	75'	30'	50'	75'



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CITY OF BENTONVILLE #PLA19-0033

PROPERTY LOT ADJUSTMENT

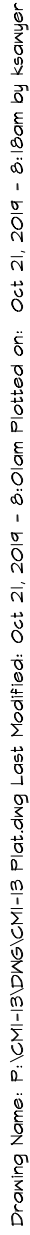
Gateway Park North

Project No. CMI-13

Drawn By KES
Checked By CDC

Date 10.21.19

Sheet 2 of 4



Existing 5/8" Rebar w/ PS #1227 Cap (S24°26'E 0.37")

Existing 5/8" Rebar w/ PS #1227 Cap

Scale 1"=50'-0"

Inset A

CITY OF BENTONVILLE #PLA19-0033

PROPERTY LOT ADJUSTMENT

Gateway Park North

Project No. CMI-13

Drawn By KES
Checked By CDC

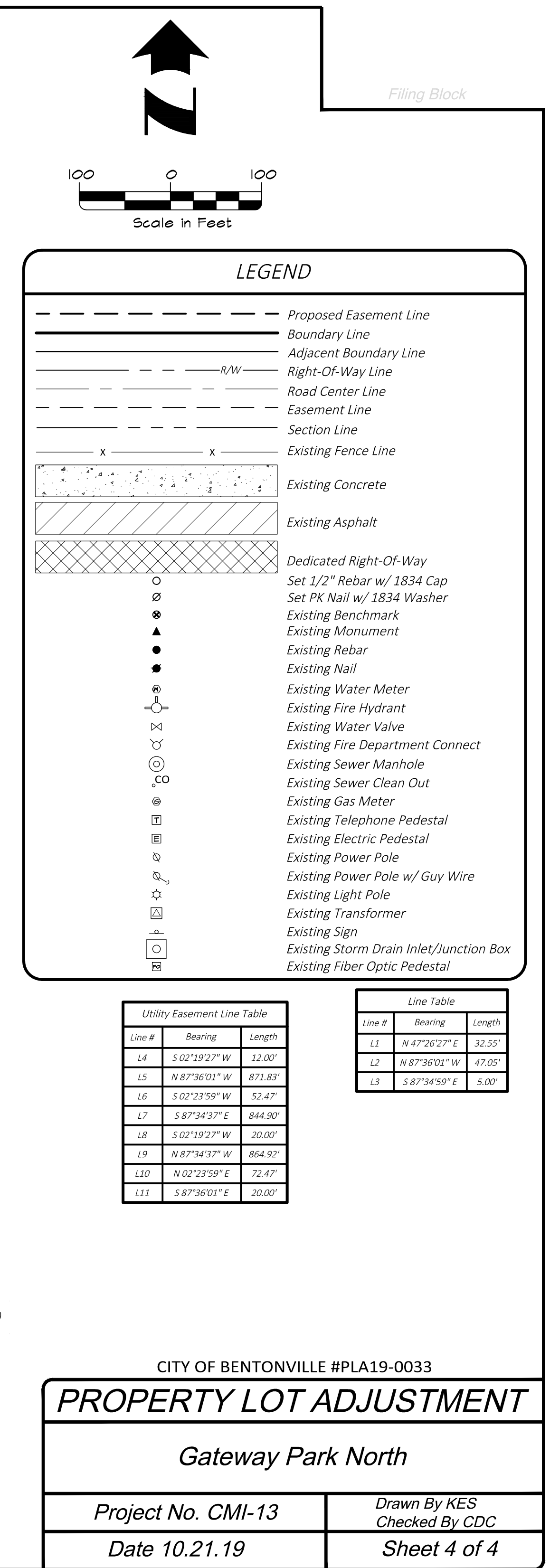
Date 10.21.19

Sheet 3 of 4

Zoning - Light Industrial (I-1)							
Building Setbacks							
Front Yard		Side Yard			Rear Yard		
With Front Parking	Without Front Parking	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District
75'	30'	30'	30'	75'	30'	50'	75'



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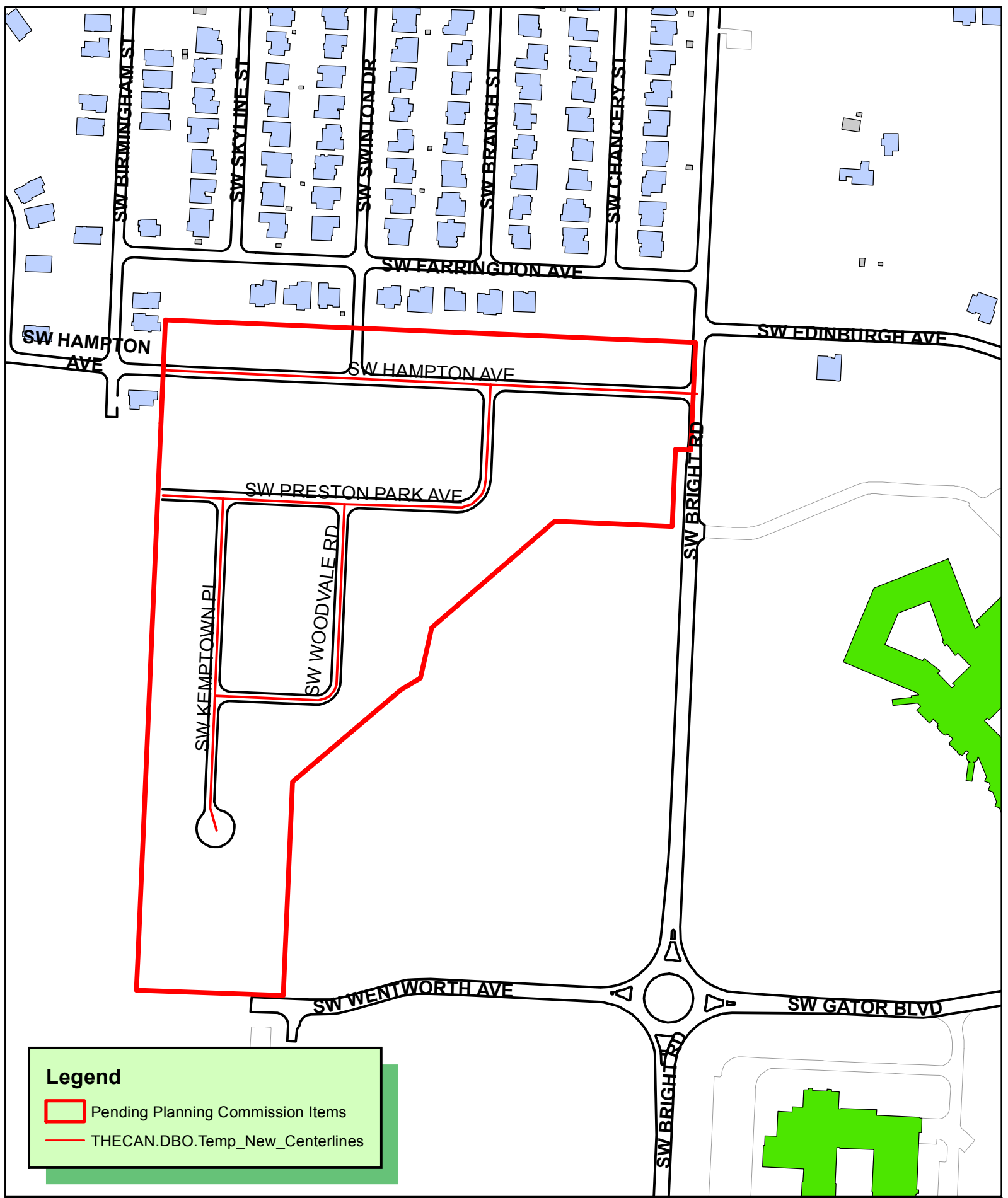
Zoning - Light Industrial (I-1)							
Building Setbacks							
Front Yard		Side Yard			Rear Yard		
With Front Parking	Without Front Parking	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District	Adjacent To Right-Of-Way	Adj. To Non-Residential District	Adj. To Residential District
75'	30'	30'	30'	75'	30'	50'	75'

MORRISON  **SHIPLEY**

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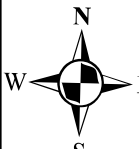
CITY OF BENTONVILLE #PLA19-0033	
<i>PROPERTY LOT ADJUSTMENT</i>	
<i>Gateway Park North</i>	
<i>Project No. CMI-13</i>	<i>Drawn By KES</i>
	<i>Checked By CDC</i>
<i>Date 10.21.19</i>	<i>Sheet 4 of 4</i>

Drawing Name: P:\CMI-13\DWG\CMI-13 Plat.dwg Last Modified: Oct 21, 2019 - 8:01am Plotted on: Oct 21, 2019 - 8:17am by Ksanwyer



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines


1 inch = 300 feet

**FP19-0005
FINAL PLAT
PRESTON PARK PHASE 1**



SITE OWNER:
BRIGHT GATOR, LLC
2826 E. JOYCE BLVD.
FAYETTEVILLE, AR 72703
479-251-1106

FINAL PLAT PRESTON PARK PHASE I

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: DEED RECORD 2017-46644 AND DEED RECORD 2017-46640

STATE OF ARKANSAS)
COUNTY OF BENTON) SS
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2019
MY COMMISSION EXPIRES:

NOTARY PUBLIC _____

NOTES

LOTS DESIGNATED AS "COMMON AREA" WILL BE OWNED AND MAINTAINED BY EITHER THE DEVELOPER OR THE PROPERTY OWNERS ASSOCIATION.
BEFORE ANY WORK WITHIN THE STREET RIGHT-OF-WAY COMMENCES, THE CONTRACTOR OR OWNER/DEVELOPER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITH THE STREET RIGHT-OF-WAY.

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

SIDEWALK CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE BUILDER OR OWNER/DEVELOPER AT THE TIME OF BUILDING PERMIT ISSUANCE AND IN ACCORDANCE WITH THE CITY OF BENTONVILLE DESIGN STANDARDS. HANDICAP ACCESSIBLE RAMPS AND SIDEWALKS ALONG ALL NON-BUILDABLE LOT FRONTAGES SHALL BE CONSTRUCTED BY THE DEVELOPER. ANY DAMAGE THAT OCCURS WITHIN THE RIGHT-OF-WAY DURING THE HOME/LOT CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER OR OWNER/DEVELOPER TO REPLACE TO CITY STANDARDS. THIS INCLUDES ANY EXISTING SIDEWALKS OR ADA RAMPS THAT ARE DAMAGED.

THERE SHALL BE NO FENCES OR ANY OTHER STRUCTURES BUILT WITHIN ANY DRAINAGE EASEMENTS.

END OF STREET SIGNS CONFORMING TO MUTCD STANDARDS ARE REQUIRED AT ANY LOCATION WHERE A ROADWAY TERMINATES. THIS ALSO APPLIES TO STREET STUBS FOR FUTURE PHASES.

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

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS: DEEDS 1999-12027, 2003-39789, 2008-8043, 2010-62168, & 2011-24319, 2017-51328.
PLATS 2003-613, 2004-1369, 2013-13, 2016-29 & L2017057157.

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

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

UTILITIES WERE NOT CONSIDERED A PART OF THIS SURVEY.

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

THE WETLANDS SHOWN HEREON DERIVED FROM FTN JOB NO 5300-302 WERE SCALED FROM PLAT RECORD 2013-13.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED WETLANDS DETERMINATION AND PLAT RECORD. IN ADDITION, NO INDEPENDENT STUDY OF WETLANDS DETERMINATION OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF WETLANDS DETERMINATION IS INCLUDED IN THIS SURVEY.

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

LOTS DESIGNATED AS "COMMON AREA" WILL BE OWNED AND MAINTAINED BY EITHER THE DEVELOPER OR THE PROPERTY OWNERS ASSOCIATION.

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

CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

SIDEWALK CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE BUILDER OR OWNER/DEVELOPER AT THE TIME OF BUILDING PERMIT ISSUANCE AND IN ACCORDANCE WITH THE CITY OF BENTONVILLE DESIGN STANDARDS. HANDICAP ACCESSIBLE RAMPS AND SIDEWALKS ALONG ALL NON-BUILDABLE LOT FRONTAGES SHALL BE CONSTRUCTED BY THE DEVELOPER. ANY DAMAGE THAT OCCURS WITHIN THE RIGHT-OF-WAY DURING THE HOME/LOT CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER OR OWNER/DEVELOPER TO REPLACE TO CITY STANDARDS. THIS INCLUDES ANY EXISTING SIDEWALKS OR ADA RAMPS THAT ARE DAMAGED.

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

END OF STREET SIGNS CONFORMING TO MUTCD STANDARDS ARE REQUIRED AT ANY LOCATION WHERE A ROADWAY TERMINATES. THIS ALSO APPLIES TO STREET STUBS FOR FUTURE PHASES.

SURVEY DESCRIPTION OF PRESTON PARK PH I.

PART OF LOT 1 OF CENTRAL PARK ADDITION PHASE IV TO THE CITY OF BENTONVILLE AS RECORDED IN THE CIRCUIT CLERK'S OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD 2013-13,

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE OF THE W 1/2 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS.

BEGINNING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13, SAID POINT BEING ON THE EAST LINE OF BRIGHTON COTTAGES SUBDIVISION AS SHOWN IN PLAT RECORD BOOK 2016 AT PAGE 29;
THENCE ALONG SAID EAST LINE N02°26'10"E 255.76 FEET TO THE SOUTH LINE OF BRIGHTON HEIGHTS SUBDIVISION AS SHOWN IN PLAT RECORD BOOK 2004 AT PAGE 1369;
THENCE ALONG SAID SOUTH LINE S87°33'35"E 1315.39 FEET TO THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13;
THENCE ALONG SAID EAST LINE S02°28'55"W OF 267.09 TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13, SAID POINT BEING ON THE NORTH LINE OF CENTRAL PARK ADDITION PHASE IV AS SHOWN IN PLAT RECORD BOOK 2013 AT PAGE 13;
THENCE ALONG SAID NORTH LINE N87°03'58"W 37.91 FEET TO THE WEST RIGHT-OF-WAY OF SOUTHWEST BRIGHT ROAD AS SHOWN IN PLAT RECORD BOOK 2013 AT PAGE 13;
THENCE ALONG SAID WEST RIGHT-OF-WAY S02°30'35"W 190.73 FEET;
THENCE LEAVING SAID WEST RIGHT-OF-WAY N87°29'25"W 291.52 FEET;
THENCE S49°07'17"W 403.42 FEET;
THENCE S12°30'35"W 128.70 FEET;
THENCE S60°04'30"W 54.54 FEET;
THENCE S49°30'35"W 354.00 FEET;
THENCE S02°30'35"W 530.47 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTHWEST GATOR BOULEVARD AS SHOWN IN PLAT RECORD BOOK 2013 AT PAGE 13;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°49'15"W 364.59 FEET TO THE WEST LINE OF LOT 1 OF CENTRAL PARK ADDITION PHASE IV AS SHOWN IN PLAT RECORD BOOK 2013 AT PAGE 13.
THENCE ALONG SAID WEST LINE N02°35'38"E 83.62 FEET;
THENCE ALONG SAID WEST LINE N02°28'23"E 1323.68 FEET TO THE POINT OF BEGINNING. CONTAINING 28.34 ACRES MORE OR LESS.

SUBJECT TO SW BRIGHT ROAD ALONG THE EAST SIDE AND ALSO TO SW WENTWORTH AVE. ALONG THE SOUTH SIDE.
SUBJECT TO ALL EASEMENTS OF RECORD OR FACT.

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

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

SIGNED: _____
RODNEY WOODS (AGENT)
REGISTERED LAND SURVEYOR
NO. 1559
STATE OF ARKANSAS

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



ATLAS PAGE #525

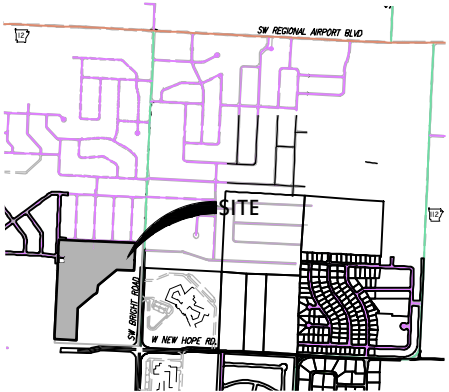
CITY OF BENTONVILLE
PROJECT NUMBER: FP19-0005

RECORD INFORMATION

FINAL PLAT OF PRESTON PARK PH I

PREPARED FOR:
BRIGHT GATOR LLC

VICINITY MAP

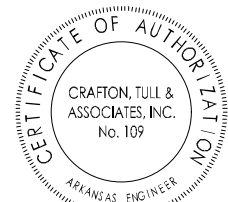


DELTA	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	08/29/2019

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CERTIFICATE OF AUTHORIZATION:



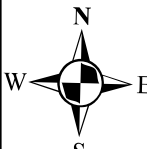
© 2019 Crafton, Tull & Associates, Inc.

PROJECT NO: 17107600
ISSUE DATE: 08/29/2019
CONTACT: R.WOODS
CHECKED BY:
SHEET NO.:



Legend

 Pending Planning Commission Items

 1 inch = 150 feet

**PP19-0006
PRELIMINARY PLAT
ROLLING ACRES PHASE 3**



ROLLING ACRES PHASE III

PRELIMINARY PLAT

OF LOT 54 ROLLING ACRES PHASE II

BENTONVILLE, AR

GENERAL NOTES

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

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
PARCEL ID #01-17693-000
CAN-ARK, LLC
4500 N. THOMPSON ST.
SPRINGDALE, AR 72764
CONTACT: RICH RICHARDSON
PHONE: 479-361-8621

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

City of Bentonville - Engineering Department
Attn: Ellen Norvell, City Engineer
3200 SW Municipal Drive
Bentonville, AR,
Ph: (479) 271-5993
enorvell@bentonvillear.com

City of Bentonville - Stormwater
Attn: Janet Palth
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5002
jpalth@bentonvillear.com

City of Bentonville - Planning Department
Attn: Ellen Norvell
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Brent Boydston, Fire Chief
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-5927

City of Bentonville - Street Department
Attn: Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3130
todavis@bentonvillear.com

City of Bentonville - Water Department
Attn: Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3140
pnewbill@bentonvillear.com

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3159

City of Bentonville - Wastewater Department
Attn: Mike Roberts
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3160
mroberts@bentonvillear.com

CITY OF Bentonville MAYOR
117 W. Central Avenue
Bentonville, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
(479) 271-5966 OFFICE

UTILITY INFORMATION:

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

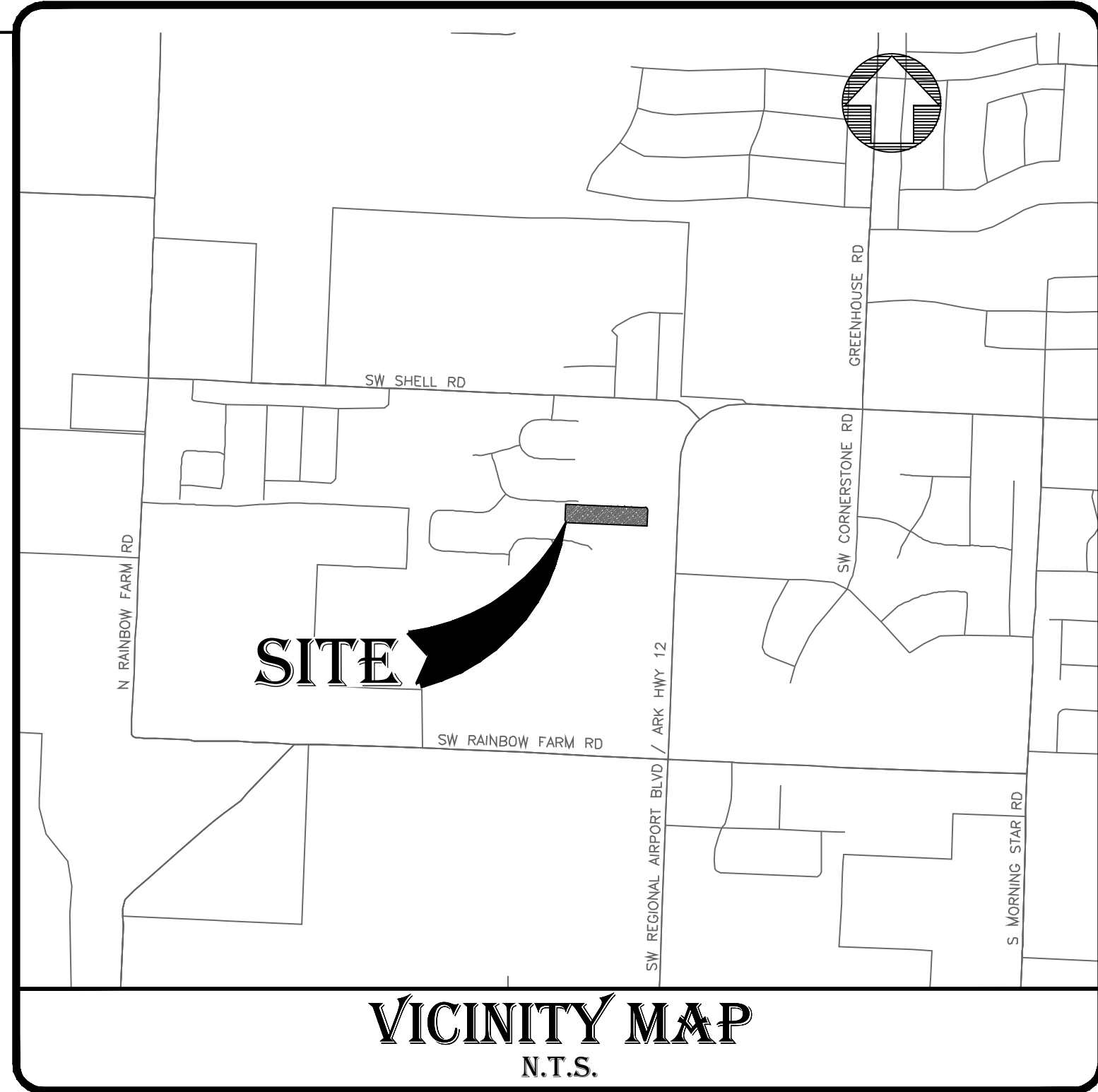
TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 72766
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

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

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

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

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



CERTIFICATIONS:

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

CIVIL SHEET LIST

COVER SHEET	C1.0
GENERAL NOTES	C1.1
PRELIMINARY PLAT	C2.0
SITE & DEMOLITION & UTILITY PLAN	C2.1
GRADING & EROSION PLAN	C3.0
EROSION DETAILS	C3.1
PROJECT DETAILS	C4.0
CITY OF BENTONVILLE UTILITY DETAILS	C4.1-4.5

Parent Tract
SURVEY DESCRIPTION

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING A PART OF ROLLING ACRES SUBDIVISION, AS SHOWN ON PLAT BOOK 2016 AT PAGE 523, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SW CORNER OF LOT 53 OF ROLLING ACRES PHASE 2;

THENCE S 36°25'53" E 67.02 FEET, TO THE POINT OF BEGINNING;

THENCE S 87°57'17" E 596.35 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF S 42°37'77" E 28.28 FEET;

THENCE S 02°22'45" W 5.00 FEET, TO A POINT;

THENCE S 87°57'17" E 50.00 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF N 47°22'45" E 28.28 FEET;

THENCE S 87°57'17" E 102.37 FEET, TO A POINT;

THENCE S 02°20'01" W 524.84 FEET, TO A POINT;

THENCE N 87°39'37" W 703.02 FEET, TO A POINT;

THENCE N 02°22'17" E 157.15 FEET, TO A POINT;

THENCE N 27°16'47" E 112.12 FEET, TO A POINT;

THENCE N 68°38'03" W 35.27 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 10.89 FEET AND A CHORD BEARING AND DISTANCE OF N 71°49'01" W 10.88 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 22.20 FEET AND A CHORD BEARING AND DISTANCE OF N 81°13'53" W 22.16 FEET;

THENCE N 87°35'23" W 51.95 FEET, TO A POINT;

THENCE N 02°36'18" E 135.47 FEET, TO A POINT;

THENCE N 87°35'23" W 5.79 FEET, TO A POINT;

THENCE N 02°27'44" E 119.07 FEET, TO THE POINT OF BEGINNING, CONTAINING 386,393.3 SQUARE FEET OR 8.87 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

PROPERTY DESCRIPTION (ATLAS PG 482)
PARCEL ID #01-17693-000



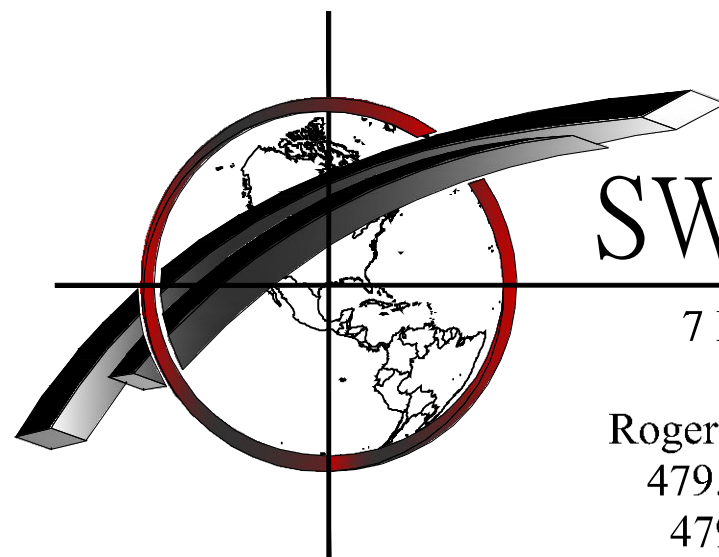
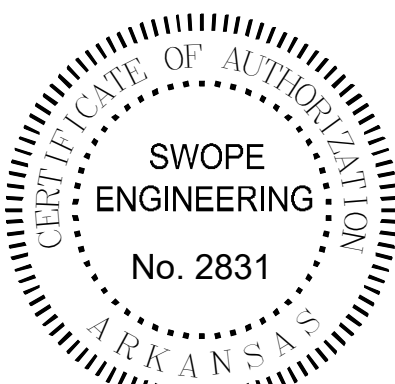
*** CAUTION ***

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



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

DATE



SWOPE ENGINEERING

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

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

DATE: 8/20/19
REVISED: 10-14-2019
PP19-0006

C1.0

PROPOSED FEATURES

FEATURE LINES

PROPERTY LINE

OFFSITE PROPERTY LINE

CENTERLINE OF ROAD

RIGHT-OF-WAY

FENCE

ACCESS EASEMENT

BUILDING SET BACK

UTILITY EASEMENT

CURB AND GUTTER

ASPHALT PAVEMENT

FIRELANE STRIPING

STORM PIPE

UTILITY LINES

W

OHE

SS

GAS

FO

TELE

WATER LINE

OVERHEAD POWER LINE

SEWER LINE

FLOW LINE

GAS LINE

FIBER OPTIC

TELEPHONE LINE

SYMBOLS

OUTFALL STRUCTURE

CURB INLET

AREA INLET

JUNCTION BOX

GRATE INLET

SANITARY SEWER

DRAINAGE MANHOLE

POWER POLE

WATER VALVE

GAS METER

ELECTRICAL BOX

TELEPHONE PEDESTAL

WATER METER

SEPTIC LID

FIRE HYDRANT

STORM WATER

LIGHT

FEATURE HATCHES

ASPHALT

GRAVEL

EXISTING PHASE 2, NOT A PART

PROPOSE FUTURE PHASE 4, NOT A PART

Parent Tract
SURVEY DESCRIPTION

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING A PART OF ROLLING ACRES SUBDIVISION, AS SHOWN ON PLAT BOOK 2016 AT PAGE 523, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SW CORNER OF LOT 53 OF ROLLING ACRES PHASE 2;

THENCE S 35°25'53" E 67.02 FEET, TO THE POINT OF BEGINNING;

THENCE S 87°37'17" E 586.35 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF S 42°37'17" E 28.28 FEET;

THENCE S 02°22'43" W 51.00 FEET, TO A POINT;

THENCE S 87°37'17" E 50.00 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF N 47°22'43" E 28.28 FEET;

THENCE S 87°37'17" E 102.37 FEET, TO A POINT;

THENCE S 02°20'01" W 524.84 FEET, TO A POINT;

THENCE N 87°39'37" W 703.02 FEET, TO A POINT;

THENCE N 02°22'17" E 157.15 FEET, TO A POINT;

THENCE N 27°16'47" E 112.12 FEET, TO A POINT;

THENCE N 68°39'03" W 35.27 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 10.89 FEET AND A CHORD BEARING AND DISTANCE OF N 71°40'06" W 10.88 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 22.20 FEET AND A CHORD BEARING AND DISTANCE OF N 81°10'53" W 22.16 FEET;

THENCE N 87°36'53" W 51.89 FEET, TO A POINT;

THENCE N 02°26'18" E 125.47 FEET, TO A POINT;

THENCE N 87°35'23" W 57.79 FEET, TO A POINT;

THENCE N 02°27'44" E 119.07 FEET, TO THE POINT OF BEGINNING, CONTAINING 396.383.3 SQUARE FEET OR 8.87 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

Remaining Tract
SURVEY DESCRIPTION

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING A PART OF ROLLING ACRES SUBDIVISION, AS SHOWN ON PLAT BOOK 2016 AT PAGE 523, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF S 42°37'17" E 28.28 FEET;

THENCE S 02°22'43" W 51.00 FEET, TO THE POINT OF BEGINNING;

THENCE S 87°37'17" E 50.00 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET AND A CHORD BEARING AND DISTANCE OF N 47°22'43" E 28.28 FEET;

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THENCE N 27°16'47" E 112.12 FEET, TO A POINT;

THENCE N 68°39'03" W 35.27 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 10.89 FEET AND A CHORD BEARING AND DISTANCE OF N 71°40'06" W 10.88 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 22.20 FEET AND A CHORD BEARING AND DISTANCE OF N 81°10'53" W 22.16 FEET;

THENCE N 87°36'53" W 51.89 FEET, TO A POINT;

THENCE N 02°26'18" E 125.47 FEET, TO A POINT;

THENCE N 87°35'23" W 57.79 FEET, TO A POINT;

THENCE N 02°27'44" E 119.07 FEET, TO THE POINT OF BEGINNING, CONTAINING 274,136.0 ACRES OR 6.29 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

PHASE 3
SURVEY DESCRIPTION

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING A PART OF ROLLING ACRES SUBDIVISION, AS SHOWN ON PLAT BOOK 2016 AT PAGE 523, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SW CORNER OF LOT 53 OF ROLLING ACRES PHASE 2;

THENCE S 35°25'53" E 67.02 FEET, TO THE POINT OF BEGINNING;

THENCE S 87°37'17" E 586.35 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 31.42 FEET AND CHORD BEARING AND DISTANCE OF S 42°37'17" E 28.28 FEET;

THENCE S 02°22'43" W 51.00 FEET, TO A POINT;

THENCE S 87°37'17" E 50.00 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 22.20 FEET AND CHORD BEARING AND DISTANCE OF N 81°10'53" W 22.16 FEET;

THENCE N 87°36'53" W 51.89 FEET, TO A POINT;

THENCE N 02°26'18" E 125.47 FEET, TO A POINT;

THENCE N 87°35'23" W 57.79 FEET, TO A POINT;

THENCE N 02°27'44" E 119.07 FEET, TO THE POINT OF BEGINNING, CONTAINING 112,247.3 SQUARE FEET OR 2.58 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

Drainage Easement
SURVEY DESCRIPTION

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING A PART OF ROLLING ACRES SUBDIVISION, AS SHOWN ON PLAT BOOK 2016 AT PAGE 523, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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THENCE S 02°22'43" W 51.00 FEET, TO THE POINT OF BEGINNING;

THENCE S 87°37'17" E 50.00 FEET, TO A POINT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 22.20 FEET AND CHORD BEARING AND DISTANCE OF N 81°10'53" W 22.16 FEET;

THENCE N 87°36'53" W 51.89 FEET, TO A POINT;

THENCE N 02°26'18" E 125.47 FEET, TO A POINT;

THENCE N 87°35'23" W 57.79 FEET, TO THE POINT OF BEGINNING, CONTAINING 29,953.6 SQUARE FEET OR 0.69 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

GRAPHIC SCALE

0

50

100

1 inch = 50 feet

PRELIMINARY PLAT

ROLLING ACRES

PHASE 3

PRELIMINARY PLAT

SW WHEATGRASS BLVD

BENTONVILLE, AR

Owner's Certification and Dedication

All public streets and public rights-of-way/easements shall be dedicated to the public using the following language:

We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Rogers, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Rogers is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Rogers is also granted the right and authority to maintain, service, and improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Rogers. Said rights-of-way, easements, streets, and alleys shall be for the benefit of the City of Rogers and all of its franchised utility providers. The City of Rogers and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Rogers and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Owner

Date

Owner

Date

State of Arkansas

County of Benton

Subscribed and sworn before me this ____ day of _____, 2019.

Notary Public

My commission expires

CERTIFICATE OF SURVEYING ACCURACY

I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION 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 SURVEYS HAVE BEEN MET.

DATE OF EXECUTION: _____

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

FLOOD INFORMATION

This property lies in Zone "X" (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C37943, effective June 5, 2012.

Zone: R-1, Single-Family Building Setbacks	
Front	20'
Side, Interior/Exterior	7'/20'
Rear	25'

Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Length
C3	100.00	22.20	N81° 13' 53"W	22.16
C1	200.00	31.42	N47° 22' 43"E	28.28
C2	20.00	31.42	S42° 37' 17"E	28.28
C4	100.00	10.89	N71° 45' 06"W	10.88

REVISION	
NO.	DATE

SWOPE ENGINEERING

Civil Engineering
Construction Management
Municipal Engineering
Land Surveying

7 Thicket Circle
Suite #210
Rogers, Arkansas 72756
479.250.4285 fax

DESIGNED BY:

JOB NUMBER:

####

SUBMITTAL DATE:

SCALE:

08/09/2019

AS NOTED

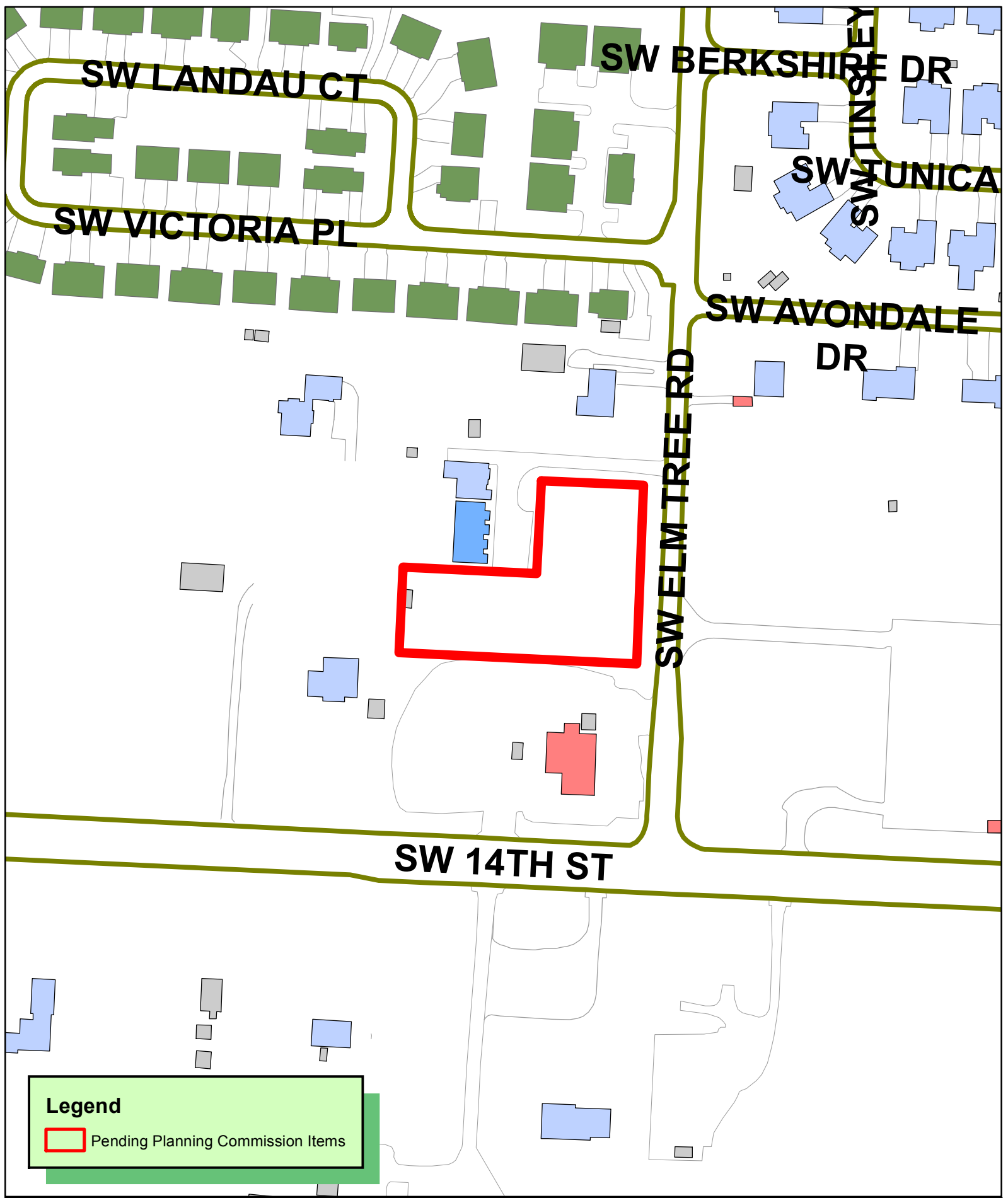
DRAWING NAME:

18-201PR.DWG

SHEET NUMBER:

C2.0

PP19-0006



701 South Mount Olive Street
P.O. Box 12
Siloam Springs, AR 72761



voice (479) 524-9956
fax (479) 524-4747
mail@civilengineeringss.com

July 24, 2019

Planning Commission
City of Bentonville
305 S.W. A Street
Bentonville, AR 72712

RE: Project Approval Extension
LSD18-0078 The Lofts on Elm Tree

Dear Commission:

We respectfully request an extension of the approval for the large-scale development plan for the above referenced LSD18-0078 The Lofts on Elm Tree.

Thank you for your consideration of this project approval extension request.

Sincerely,
Civil Engineering, Inc.

A handwritten signature in black ink that reads "Ron Homeyer". The signature is fluid and cursive.

Ron Homeyer, P.E.
Principal Engineer

DEVELOPMENT PLANS

FOR

THE LOFTS ON ELM TREE

BENTONVILLE, ARKANSAS

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

To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10 am for an inspection the following day.

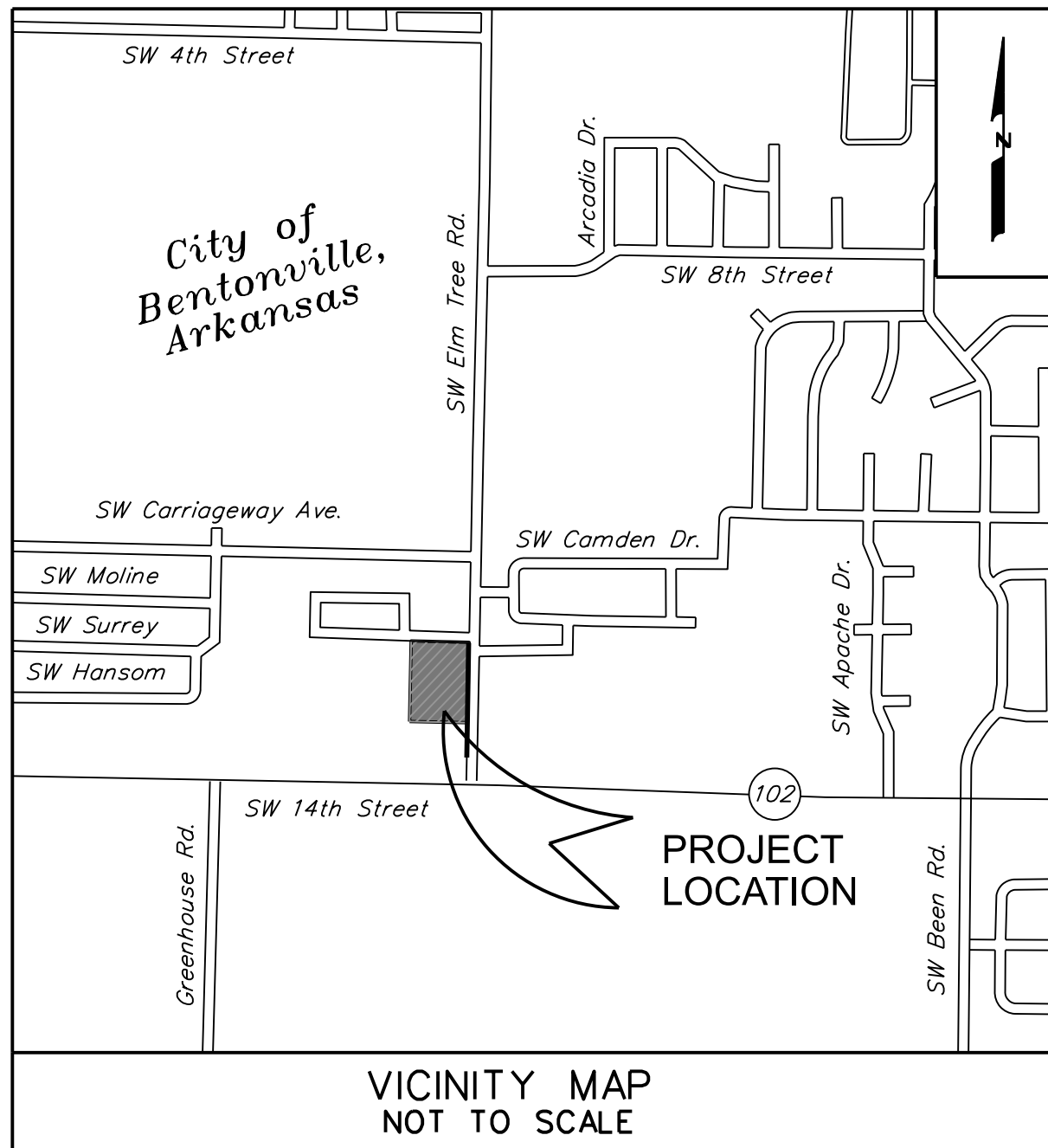
Pre-Pave Precon will be required before any Paving of Streets. All test results and inspections to be verified and in file before requesting Pre-Pave Precon. Tracer Wire to be inspected before Paving.

INDEX

1	TITLE PAGE
2	SITE PLAN
3	DIMENSION PLAN & GRADING PLAN
4	ROAD PLAN AND PROFILE, LINE 'S-1', LINE 'D-1' AND UTILITY PLAN
5	EROSION CONTROL PLAN

DETAILS

1 WATER DETAILS 1 OF 2
2 WATER DETAILS 2 OF 2
3 SANITARY SEWER DETAILS 1 OF 2
4 WATER & SEWER DETAILS 1 OF 2
5 WATER & SEWER DETAILS 2 OF 2
6 ELECTRIC DETAILS 1
7 ELECTRIC DETAILS 2
8 ELECTRIC DETAILS 3
9 PAVING AND DRAINAGE DETAILS 1 OF 2
10 EROSION CONTROL DETAILS 2 OF 2

CONTACT INFORMATION
FOR UTILITIES:

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

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

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

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

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

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

CONTACT INFORMATION
FOR UTILITIES:

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

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

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

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

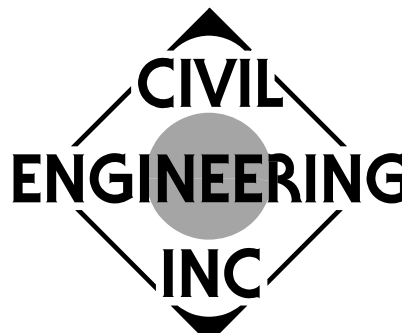
Cable
Cox Communication
Kip Smith kip.smith@cox.com
4901 S. 48th St.
Springdale, AR 72762
(479) 717-3610

PREPARED FOR
SKY ONE PROPERTY LLC

2700 LEDBURY COVE
BENTONVILLE, AR 72712-4837
(479) 657-0945

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

E-MAIL: mail@civilengineeringss.com

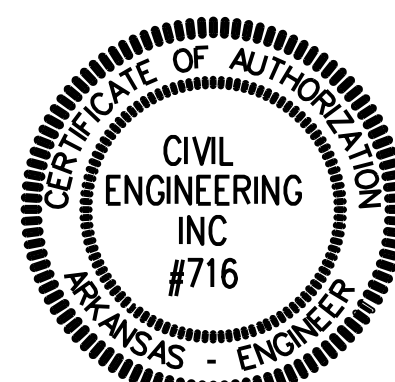


SILOAM SPRINGS, ARKANSAS 72761

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



This document was
originally issued
and sealed by
Ronald Homeyer
P.E. 7731 on
December 10, 201



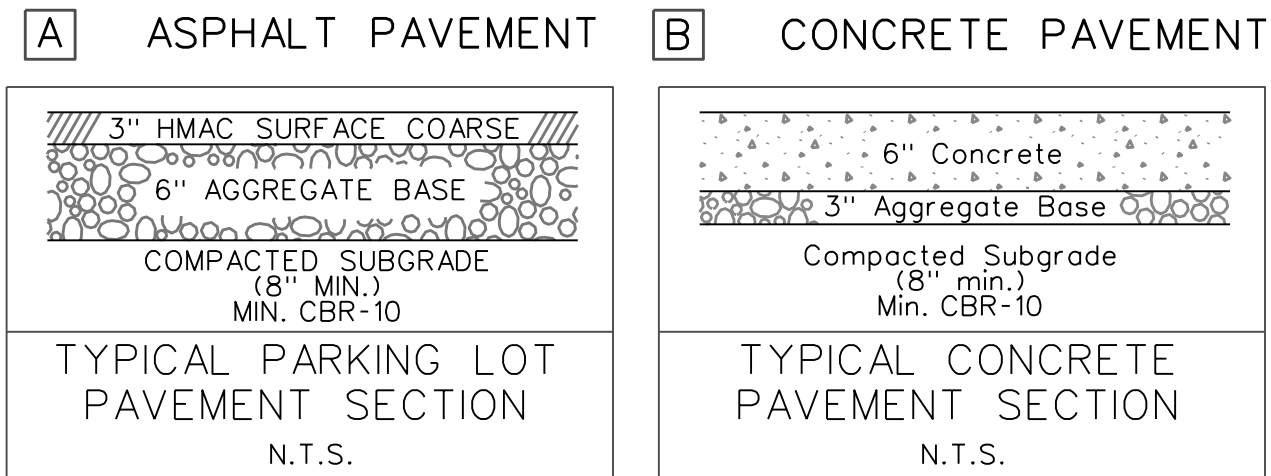
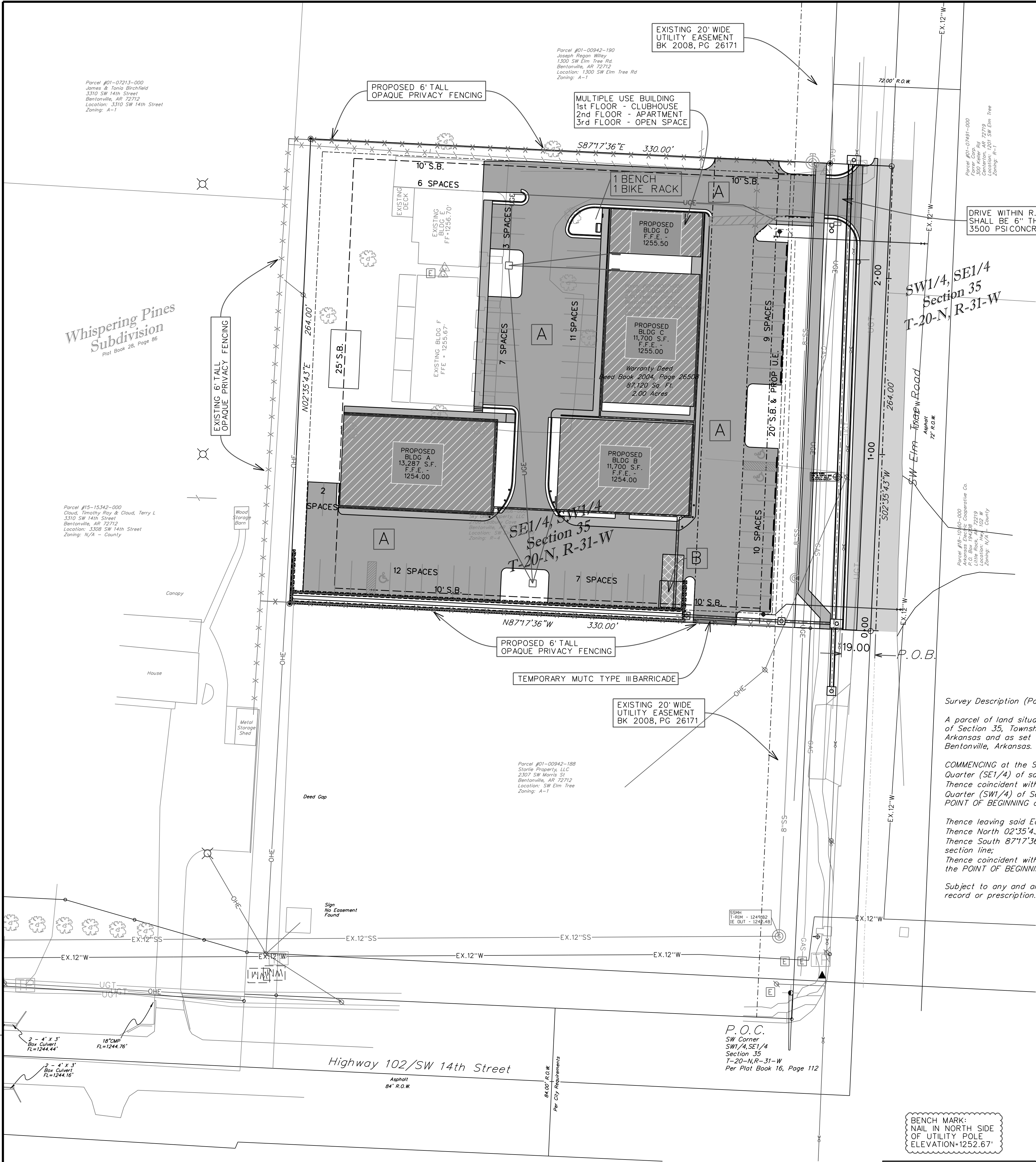
4TH SUBMITTAL



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

DECEMBER 10, 2018
REVISED: DECEMBER 31, 2018
REVISED: JANUARY 18, 2019
REVISED: FEBRUARY 12, 2019

(LSD18-0078)



NOTES:

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

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

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

CURRENT ZONING:
R-4

PROPOSED BUILDING USE:
APARTMENTS - 24 UNITS/ACRE
NET LOT AREA - 1.74 ACRES
MAX UNITS - 1.74 X 24 = 42 UNITS

FLOOR TO AREA RATIO (FAR):
BUILDING AREA - 47,979 SF
LOT AREA - 75,615 SF
FAR RATIO - 63.45%

MAX. LOT COVERAGE:
IMPERVIOUS AREA - 54,659 SF
LOT AREA - 75,615 SF
LOT COVERAGE ALLOWED - 85% MAX
ACTUAL LOT COVERAGE - 72.29%

GREENSPACE:
TOTAL GREENSPACE - 20,961 SF
LOT AREA - 75,615 SF
GREENSPACE REQUIRED - 15% MIN
ACTUAL GREENSPACE - 27.72%

GREENSPACE INTERIOR TO PARKING:
INTERIOR GREENSPACE - 1,688 SF
CONTRIBUTING PARKING AREA - 20,095 SF
% INTERIOR GREENSPACE REQUIRED - 8.0% MIN
% INTERIOR GREENSPACE ACTUAL - 8.45%

PHASING PROPOSAL:
PHASE 1 - BUILDING 'A' & 'B'
PHASE 2 - BUILDING 'C' & 'D'

PARKING SPACES ANALYSIS:

PARKING REQUIRED:
APARTMENTS - 1.5 SPACES PER UNIT
42 UNITS X 1.5 = 63 SPACES
CLUBHOUSE - 1 SPACE PER 300 S.F. (NET)
1,200 SF / 300 S.F. = 4 SPACES

TOTAL PARKING REQUIRED
- 67 SPACES
TOTAL PARKING PROVIDED (INCLUDING H/C)
- 67 SPACES
TOTAL HANDICAP PARKING REQUIRED
- 3 SPACES
TOTAL HANDICAP PARKING PROVIDED
- 3 SPACES

BUILDING INFORMATION:

BUILDING (BLDG): A: 12 3-BEDROOM UNITS
BUILDING (BLDG): B: 12 2-BEDROOM UNITS
BUILDING (BLDG): C: 12 2-BEDROOM UNITS
BUILDING (BLDG): D: 1 2-BEDROOM UNIT
BUILDING (BLDG): E: 1 OFFICE/CLUBHOUSE
BUILDING (BLDG): F: 4 2-BEDROOM UNITS

SITE INFORMATION:
APPROXIMATE AREA: 1.79 ACRES
PARCEL NUMBERS: 01-16007-000
01-16006-000

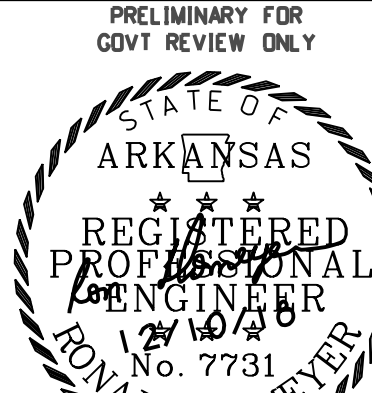
CURRENT ZONING: R-4

OWNER:
SKY ONE PROPERTY, LLC
2700 LEDBURY COVE
BENTONVILLE, AR 72712-4837
(479) 657-0945

DEVELOPER:
SKY ONE PROPERTY, LLC
2700 LEDBURY COVE
BENTONVILLE, AR 72712-4837
(479) 657-0945

PROJECT ADDRESS:
1310 SW ELM TREE RD
BENTONVILLE, AR 72712

DEFINITIONS:
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
F.L. - FLOW LINE
I.E. - INVERT ELEVATION
T-RIM - TOP OF RIM
R - RADIUS
EX - EXISTING
R.O.W. - RIGHT OF WAY
F.H.A. - FIRE HYDRANT ASSEMBLY
G.P.M. - GALLONS PER MINUTE
S.F. - SQUARE FEET
U.G.E. - UNDERGROUND ELECTRIC
RCP - REINFORCED CONCRETE PIPE
H.E. - HORIZONTAL ELLIPTICAL
L.F. - LINEAL FEET



This document was
originally issued
and sealed by
Ronald Hometer,
P.E. 7731 on
December 10, 2018

1ST SUBMITTAL



Know what's below.
Call before you dig.

3	PER CITY COMMENTS	RDH	02-12-19
2	PER CITY COMMENTS	RDH	01-18-19
NO.	REVISIONS	BY	DATE

CIVIL ENGINEERING, INC. P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761 (479) 524-9956 Phone or (479) 524-4747 Fax E-MAIL: mail@civilengineeringss.com	
DEVELOPMENT PLANS FOR THE LOFTS ON ELM TREE BENTONVILLE, ARKANSAS	
SITE PLAN	

DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO.
JOB NUMBER 1772	DATE DECEMBER 2018	SCALE: 1"=30' H 1"=30' V	2 OF 5

(LSD18-0078)



Elm Tree Apartments

09/13/18



Elm Tree Apartments

09/13/18



Elm Tree Apartments

09/13/18



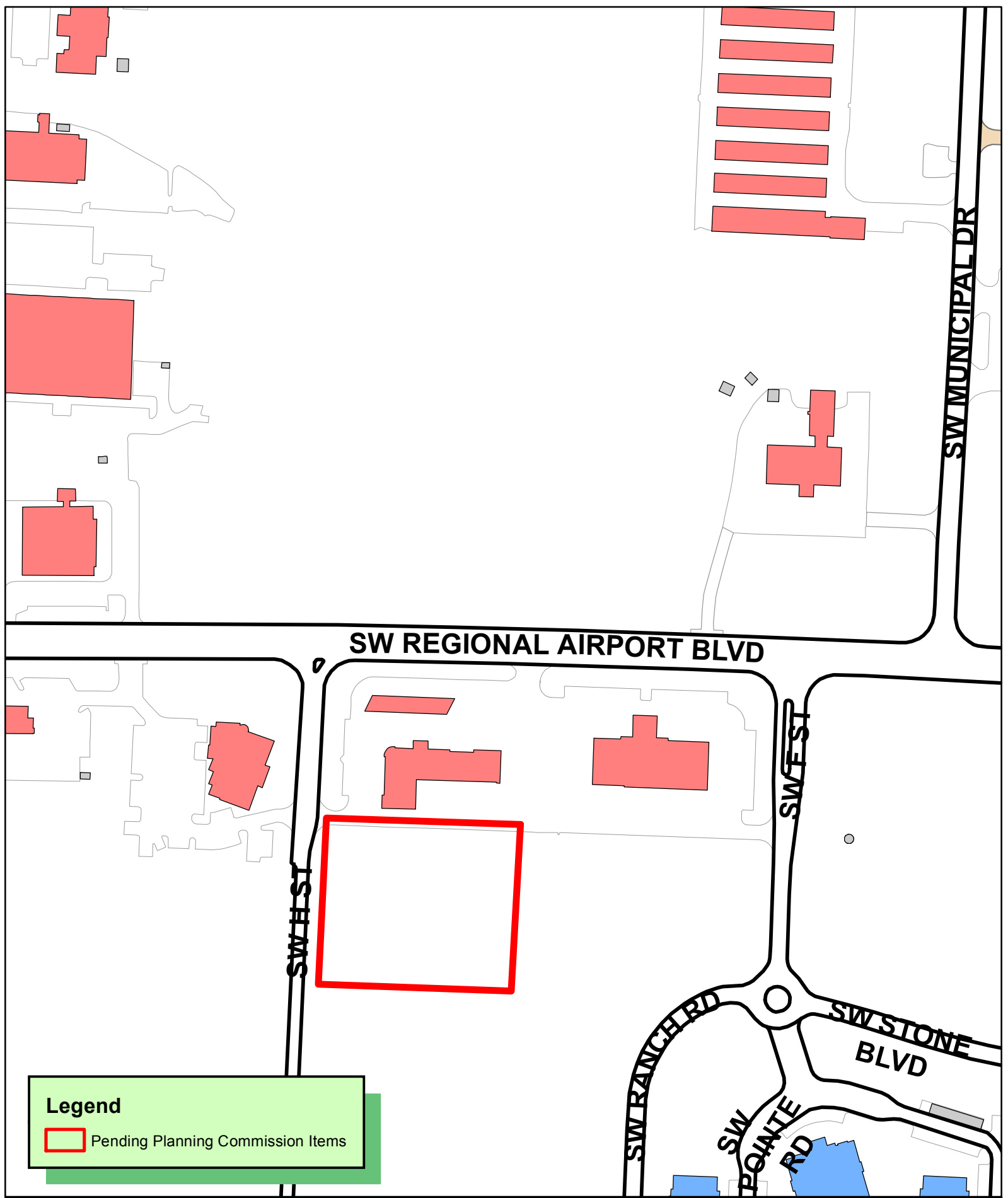
Elm Tree Apartments

09/13/18



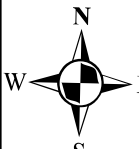
Elm Tree Apartments

09/13/18



Legend

 Pending Planning Commission Items


1 inch = 200 feet

LSD19-0048
LARGE SCALE DEVELOPMENT
MUSTARD SEED
3701 SW H ST, BENTONVILLE AR 72713



LARGE SCALE DEVELOPMENT PLANS

MUSTARD SEED CHILDCARE

3701 SW H STREET

Bentonville, AR 72713

CITY PROJECT # LSD19-0048

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 ASSOCIATES 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.

FLOOD CERTIFICATION

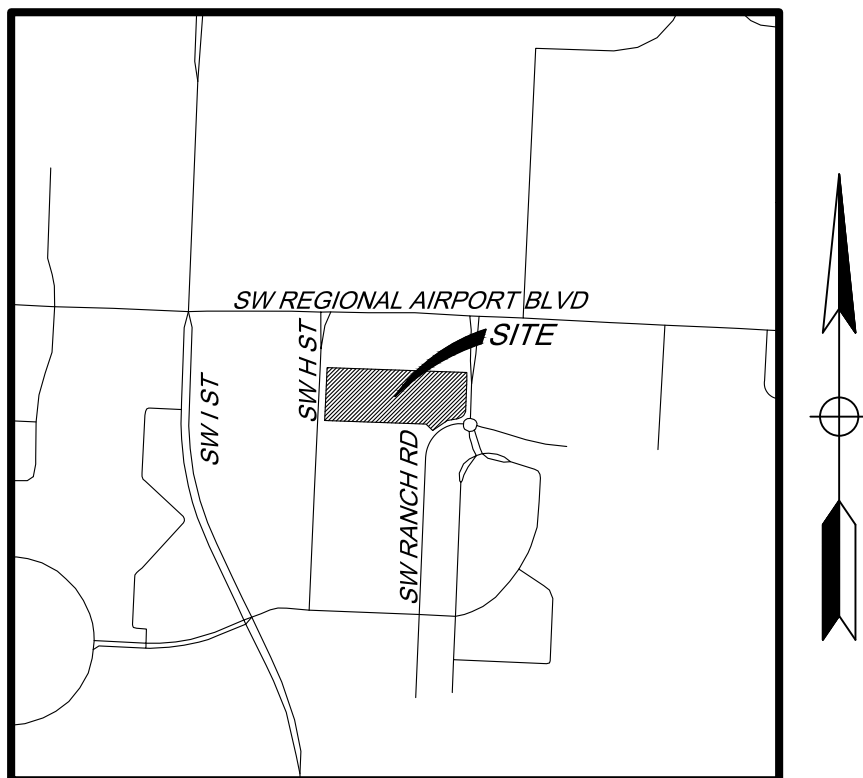
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, AR, COMMUNITY PANEL NUMBER 05007C0255K EFFECTIVE DATE JUNE 5, 2012.

Lot 21, Limestone Ranch Subdivision

A portion of Lot 20 of Limestone Ranch Subdivision to the City of Bentonville according to Plat Book 2016, Page 925 in the public records of Benton County, Arkansas being more particularly described as:

BEGINNING at a found 5/8" rebar capped with "LS #1304" being the Southwest corner of said Lot 20;
THENCE along the East Right of Way of SW H Street, North 02°41'46" East 275.70 feet to a set mag nail with washer stamped "PLS #1618" at the Northwest corner of said Lot 20;
THENCE leaving said Right of Way and along the North line of said Lot 20, South 87°59'48" East 268.10 feet to a set mag nail with washer stamped "PLS #1618";
THENCE South 02°00'00" West 275.67 feet to a set rebar capped with "PLS #1618";
THENCE along the South line of said Lot 20, North 88°00'00" West 271.45 feet to the POINT OF BEGINNING, containing 74,370 square feet or 1.70 acres, more or less.

CURRENT ZONING	C-2
SPRINKLED	YES
SITE AREA	1.70 PER LOT SPLIT
CONSTRUCTION TYPE	IIB



Vicinity Map

Not to Scale
Latitude: 36°20'03"
Longitude: 94°13'08"

CEI CONTACT

RYAN EVITTS, PLA, LI
PROJECT MANAGER
REVITTS@CEIENG.COM
(479) 273-9472

TOM BERRY, PE
CONSTRUCTION ENGINEER
TBERRY@CEIENG.COM
(479) 273-9472

TOM OPPENHEIM, PE
ENGINEER OF RECORD
TOPPENHEIM@CEIENG.COM
(479) 273-9472

ARCHITECT

DAVE BURRIS ARCHITECTURE
DAVE BURRIS
DAVE@BURRISARCH.COM
479-479-319-6045

DEVELOPER

NEAL HEFNER CONSTRUCTION COMPNAY
2309 TURNER ST. STE.1
SPRINGDALE, AR 72764
479-756-5602

OWNER

GARY E STEARMAN REVOCABLE TRUST
SW H STREET
BENTONVILLE ARKANSAS 72717



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

C1	COVER
C2	DEMOLITION PLAN
C3	SITE PLAN
C4	GRADING PLAN
C4.1	STORM PROFILE 1
C4.2	STORM PROFILE 2
C4.3	STORM PROFILE 3
C5	EROSION CONTROL PLAN
C5.1	EROSION CONTROL NOTES
C6	UTILITY PLAN
C7	LANDSCAPE PLAN
C7.1	LANDSCAPE NOTES
C8	DETAILS SHEET 1
C9	DETAILS SHEET 2
C10	DETAILS SHEET 3
C11	CITY WATER DETAILS SHEET 1
C12	CITY WATER DETAILS SHEET 2

ASSOCIATED PLAN INDEX

1. SURVEY
2. LOT SPLIT

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 NEWBILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

WASTEWATER DEPARTMENT
NANCY 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 PATIH
3200 SW MUNICIPAL DR
BENTONVILLE, AR
PHONE: (479) 271-5002

FIRE DEPARTMENT
BRENT BOYDSTON,
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
LAYNE RHODES
PHONE: (479) 442-1977

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



Know what's below.
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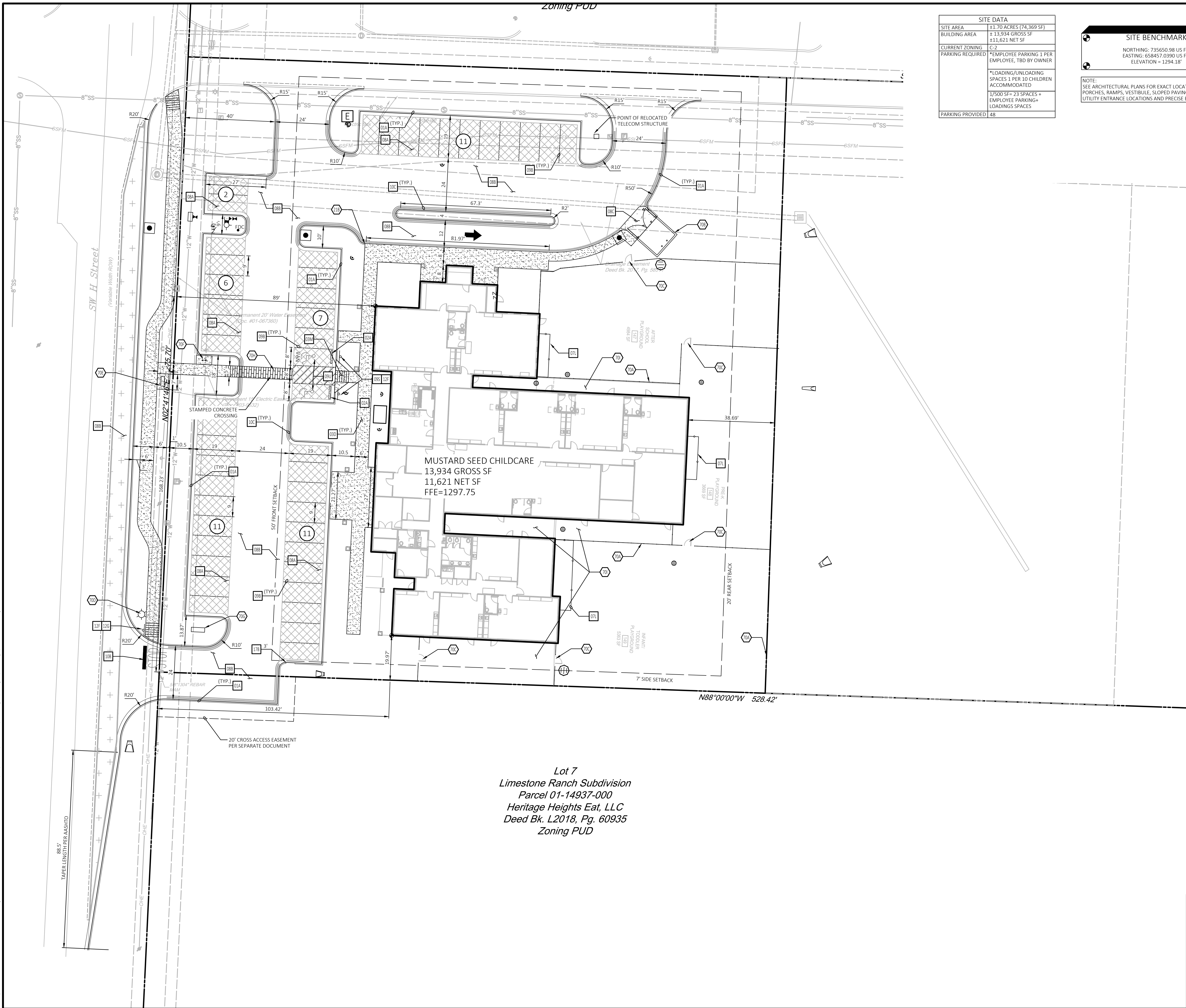
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DATE 10/18/19 4:30 PM REV-0	C1

CITY PROJECT # LSD19-0048

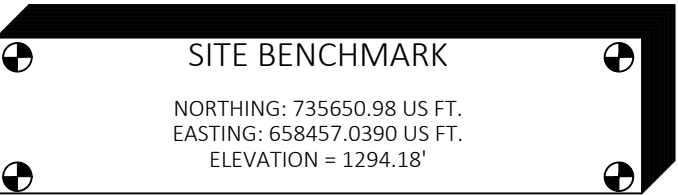
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PROJECT: MUSTARD SEED CHILDCARE, H STREET, Bentonville, AR 72713

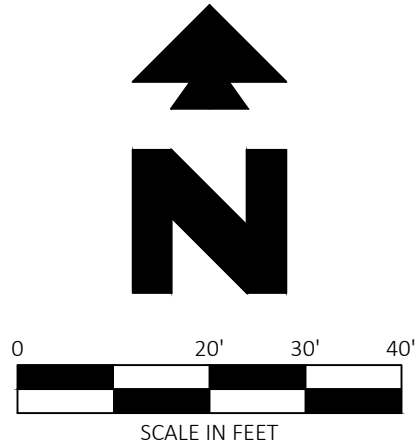
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SITE DATA	
SITE AREA	±1.70 ACRES (74,369 SF)
BUILDING AREA	±13,934 GROSS SF ±11,621 NET SF
CURRENT ZONING	C-2
PARKING REQUIRED	*EMPLOYEE PARKING: 1 PER EMPLOYEE, TBD BY OWNER
	*LOADING/UNLOADING SPACES: 1 PER 10 CHILDREN ACCOMMODATED
	1/500 SF= 23 SPACES + EMPLOYEE PARKING+ LOADINGS SPACES
PARKING PROVIDED	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.



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		
---	STORM DRAIN		
X"G	GAS	5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

---	PROPERTY LINE/RIGHT OF WAY LINE	●	CURB INLET
---	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.	⊙	LIGHT POLE
⊙	BUILDING CONTROL POINT	⊙	SEWER MANHOLE
#	PROPOSED PARKING SPACES	⊙	WATER METER
---	LIMITS OF 08A STANDARD DUTY ASPHALT	⊙	GAS METER
---	LIMITS OF 08B HEAVY DUTY ASPHALT IN R.O.W.	⊙	ELECTRIC METER
---	LIMITS OF 08C HEAVY DUTY CONCRETE PAVING	⊙	FIRE HYDRANT
---	LIMITS OF SIDEWALKS AND CONCRETE APRONS	⊙	WATER VALVE
---	LIMITS OF STAMPED CONCRETE PAVING		

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. 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 70B.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

⊙ SITE NOTES

- 21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70A VINYL COATED CHAIN LINK FENCING PER ARCHITECT DETAIL
70B DUMPSTER ENCLOSURE PER ARCHITECT
70C FIRE ACCESS GATE (48" MINIMUM)
70D STREET LIGHT PER BEUD
70E BENCH (SITE AMENITY, COLOR BLACK PER COB DEVELOPMENT CODE SECTION 1100)
70F BIKE RACK (SITE AMENITY, COLOR BLACK PER COB DEVELOPMENT CODE SECTION 1100)
70G GROUND MOUNTED MONUMENT SIGN PER SEPARATE PERMIT
70H CROSSWALK 5' WIDE IN A "CHISELED STONE" PATTERN. SHALL BE COLORED USING L.M.
SCOFIELD A-55 "PILCAN TAN" LITHOCHROME COLOR HARDENER WITH CONCRETE
RELEASE AND SEALED WITH PROSCO SALOXINE PD PENETRATING SEALER.
70I SEE ARCH. PLANS FOR FINISH SURFACE MATERIALS.

□ SITE DETAILS

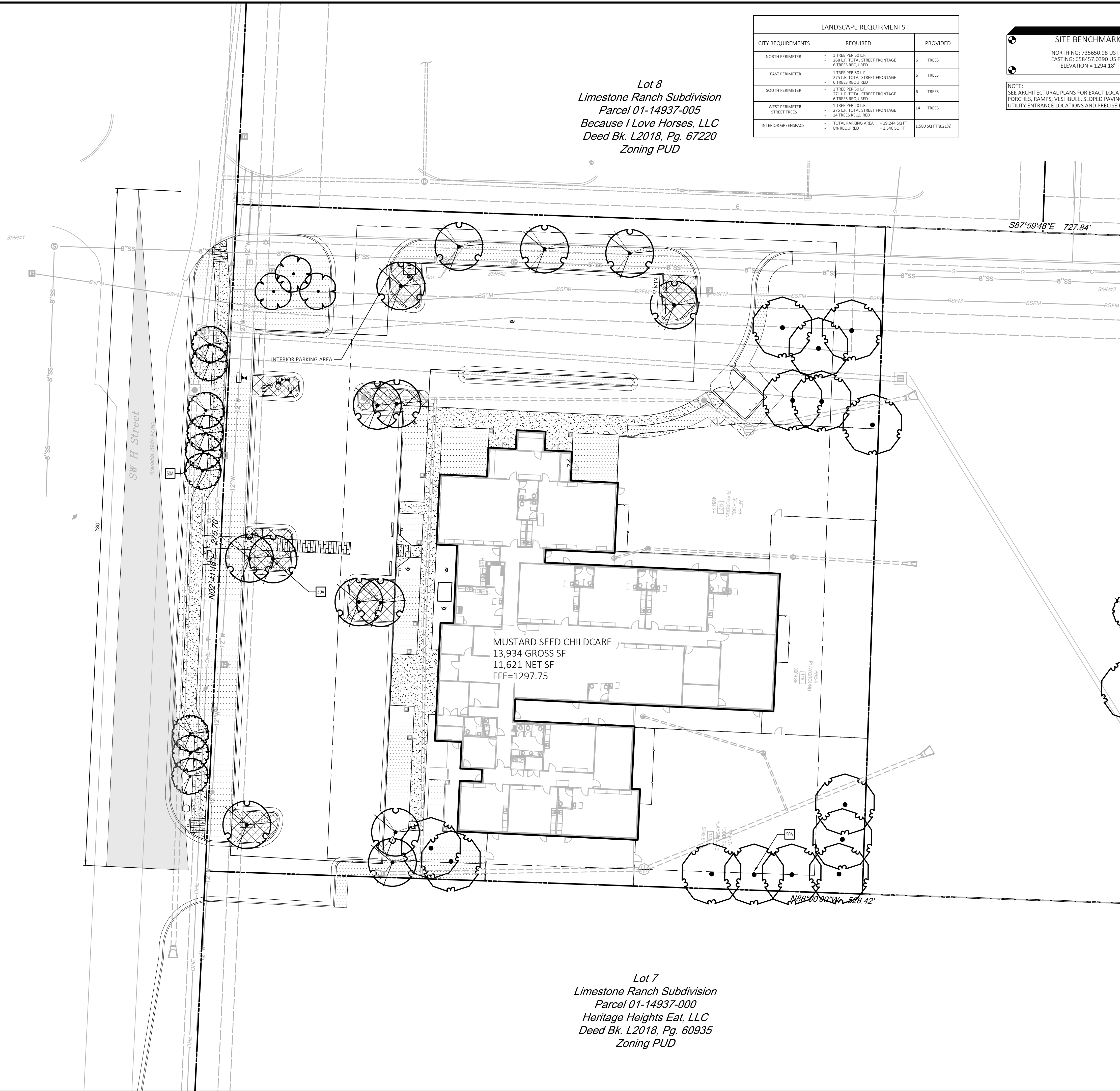
- 01A TYPE A CONCRETE CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
07L 6' WOOD FENCE
08A STANDARD DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
09B NINETY DEGREE PARKING SPACE STRIPING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10B STOP BAR
10C FIRE LANE MAKING
12F SIGN BASE
12G STOP SIGN
17B CONCRETE FLUME

CITY PROJECT# LSD19-0048



31352	10/18/19	TCO	RVE	PTT	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712					
(479)273-9472 FAX (479)273-0844					
MUSTARD SEED					
3701 SW H Street Bentonville AR 72713					
SITE PLAN					
REV DATE 10/18/19 REV-D				SHEET NO. C3	

JOB # 31352 DRAWING: 31352-LP.dwg LAST SAVED BY: PTHBDDAUX LOCATION: p:\31000\31352\01 Drawings\Design\Working\31352-LP.dwg



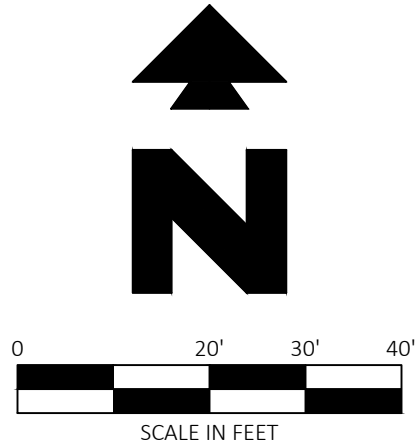
Lot 8
Limestone Ranch Subdivision
Parcel 01-14937-005
Because I Love Horses, LLC
Deed Bk. L2018, Pg. 67220
Zoning PUD

Lot 7
Limestone Ranch Subdivision
Parcel 01-14937-000
Heritage Heights Eat, LLC
Deed Bk. L2018, Pg. 60935
Zoning PUD

LANDSCAPE REQUIREMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
NORTH PERIMETER	1 TREE PER 50 L.F. 268 L.F. TOTAL STREET FRONTAGE 6 TREES REQUIRED	6 TREES
EAST PERIMETER	1 TREE PER 50 L.F. 275 L.F. TOTAL STREET FRONTAGE 6 TREES REQUIRED	6 TREES
SOUTH PERIMETER	1 TREE PER 50 L.F. 271 L.F. TOTAL STREET FRONTAGE 6 TREES REQUIRED	6 TREES
WEST PERIMETER STREET TREES	1 TREE PER 20 L.F. 275 L.F. TOTAL STREET FRONTAGE 14 TREES REQUIRED	14 TREES
INTERIOR GREENSPACE	TOTAL PARKING AREA = 19,244 SQ. FT. 8% REQUIRED = 1,540 SQ. FT.	1,580 SQ. FT (8.21%)

SITE BENCHMARK
NORTHING: 735650.98 US FT.
EASTING: 658457.0390 US FT.
ELEVATION = 1294.18'

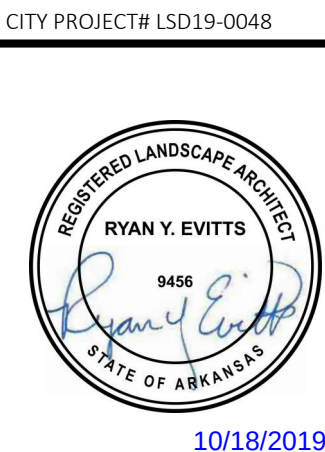
NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



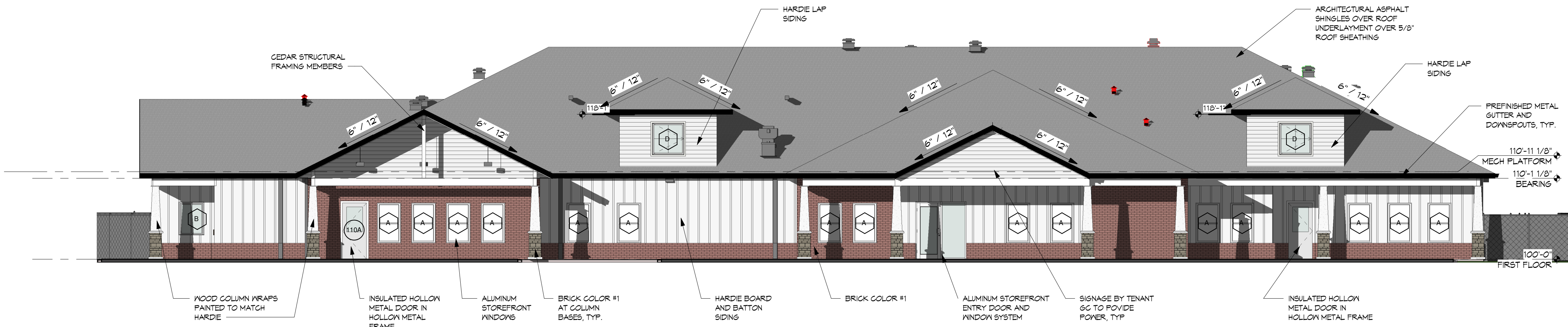
EXISTING LEGEND			
e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE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

PROPOSED LEGEND	
	BOUNDARY LINE
	STORM DRAIN
	INTERIOR GREENSPACE
	BERMUDA SOD "TIFWAY"
GENERAL NOTES	
A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.	

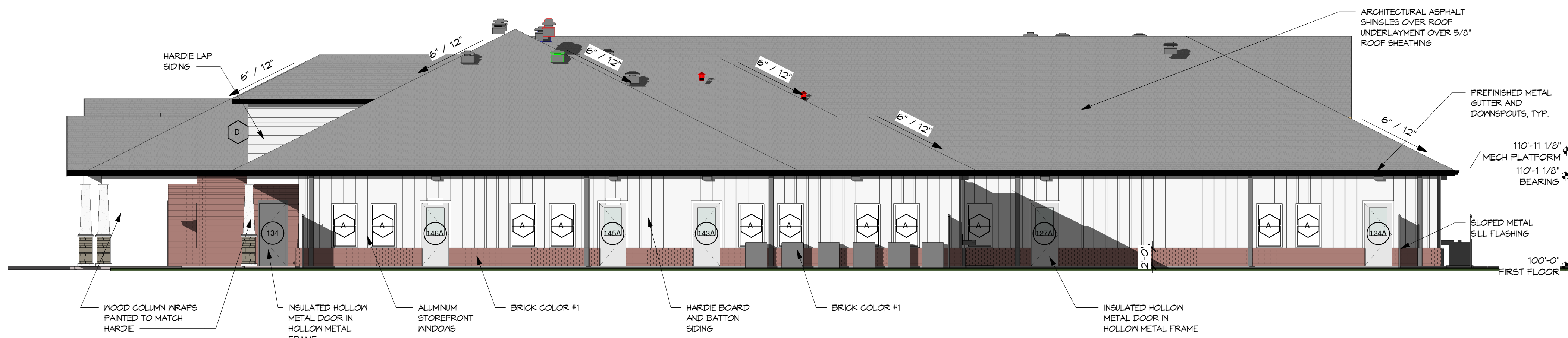
PLANT SCHEDULE				
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	14	Acer rubrum 'October Glory' / October Glory Red Maple	B & B	2.5"Cal
	9	Carpinus caroliniana / American Hornbeam	B & B	2.5"Cal
	3	Cornus florida / Eastern Dogwood	B & B	2.5"Cal
	14	Nyssa sylvatica 'Black Tupelo' / Sour Gum	B & B	2.5"Cal



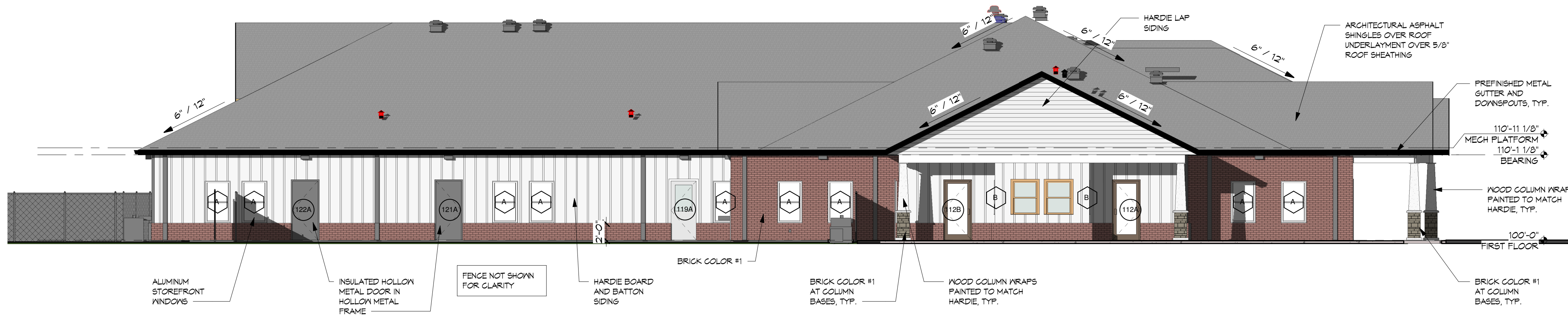
31352	10/18/19	TCO	R/E	PTT	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
 Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712				(479)273-9472 FAX (479)273-0844	
MUSTARD SEED					
3701 SW H Street Bentonville, AR 72713					
LANDSCAPE PLAN				REV DATE 10/18/19 REV-0	SHEET NO. C7



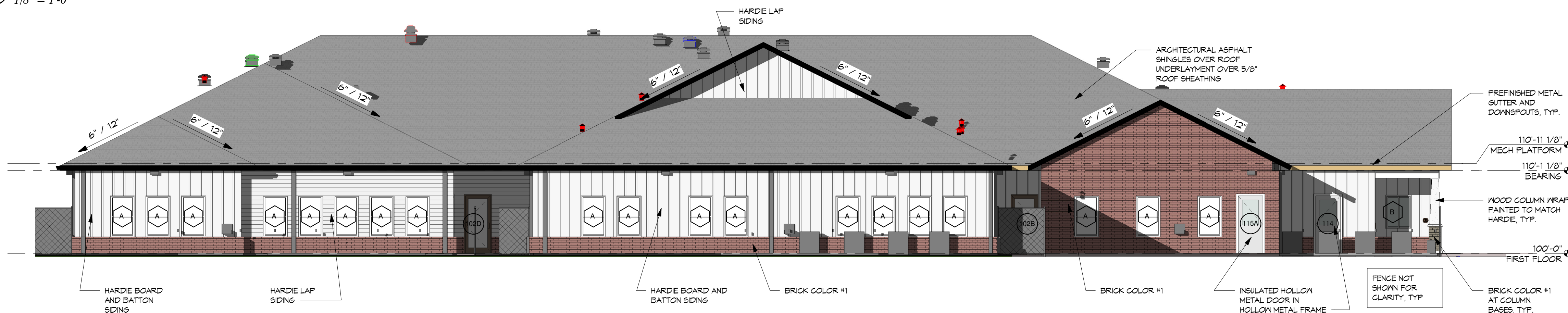
4 **W ELEVATION COLOR**
1/8" = 1'-0"



3 **S ELEVATION COLOR**
1/8" = 1'-0"



2 **N. ELEVATION COLOR**
1/8" = 1'-0"



1 **E ELEVATION COLOR**
1/8" = 1'-0"

REZONING STAFF REPORT



Elzey

9549 Glen Road

PC Date: 11/5/2019

Reviewer: Ali Worley, Planning Technician

Project Number	RZ19-0032
Applicant / Current Owner	Todd & Brenda Elzey 9549 Glen Road Bentonville, AR 72713
Site Area	+/- 20 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-2, Duplex & Patio-Home Residential
Future Land Use Map Designation	Medium Density Residential

Property Description

This property is located at the southwest corner of Glen Road and Been Road. The site is currently zoned A-1, Agricultural. Adjacent zonings are PRD, Planned Residential Development, to the west, R-1, Single Family Residential, to the north and east, and R-2, Duplex & Patio-Home Residential to the south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas typically include townhouse or duplex residential properties with an inferred density of 8-12 units per acre.

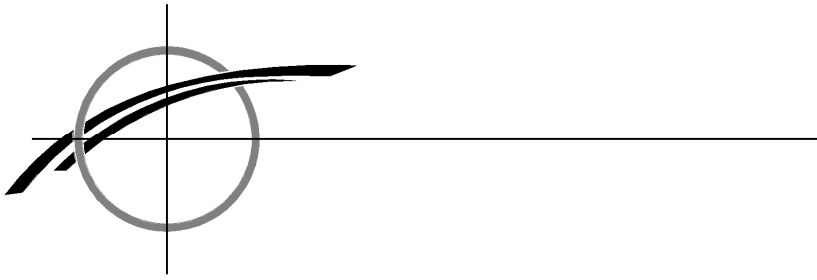
Analysis

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

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

Location Map





SWOPE ENGINEERING

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

September 30, 2019

City of Bentonville Planning Department

Attn: Jon Stanley
305 SW "A" Street
Bentonville, AR 72712

**Re: Rezone Request Narrative
Glen Rd and Been Rd
A-1 to R-2
parcel 01-00828-070**

Dear Mr. Stanley,

Please accept this narrative for the subject rezone to R-2 (multi-family residential). Prior to this request we have discussed this property with many of the staff members of various departments in the city. Listed below is our response to each of the application-required topics.

Current zoning: The current zoning of these properties is A-1, Agricultural, and the land is undeveloped- other than an existing home and driveway.

Reason for zoning change request: The applicant intends to develop the land into a medium-density subdivision by extending nearby roads and utilities.

How property will relate to surrounding properties:

NORTH/EAST- The lands north and east are currently under rezone application to R-1, low-density residential. These lands will be located north of the proposed collector street (Shell Road), providing sufficient buffer between zones.

WEST- The land west of this property is the proposed Glen Arbor Subdivision, which is a PRD zoning (single family), but has a density that is closer to typical multi-family.

SOUTH- The land, that is adjacent to the south, is zoned R-2 but not yet developed.

Use: Proposed use in an R-2 zone would include duplexes and other medium-density residential uses.

Traffic: Increased traffic in this area will be accommodated through an existing and proposed network of collector streets. Both Glen Road and Been Road will be upgraded to a Collector Street on our half of the frontage, as required by code. Also, the Glen Arbor project will improve its half of frontage on Glen Road to a collector's width.

Signage: Signage is planned in order to advertise this subdivision. The specifics are not known yet, however all city codes/requirements will be followed, including size, height and material types.

Appearance: This proposed R-2 development will look like most other similar subdivisions in this area of the city. The builder is proposing an upscale duplex product.

Availability of water and sewer: Water mains are adjacent, where they will tie into new mains inside this project. For sanitary, this project relies on the upgrade to pumps in the lift station at the apartment complex. A lift station analysis was performed, and accepted, by the wastewater department.

This application is submitted to gain your support, and for the board's approval. Please let me know if you have any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read "Phil Swope". The signature is fluid and cursive, with a large initial "P" and a stylized "S".

Phil R Swope, PE
President

NOTICE OF INTENT TO REZONE

Swope Engineering

has requested the Bentonville Planning

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

A1

to

R-2

The legal description of the property is as follows:

Part of the E1/2 of the SE1/4 of Section 2, Township 19 North, Range 31 West described as beginning

at the NE corner of said tract, run thence South 1320 feet to a point, run thence West 660 feet to a point,

thence North 1320 feet to the North line of said tract, thence East 660 feet to the point of beginning.

The common description of the property is: SW corner of Been Rd and Glen Rd

Proposed land use: Duplexes

The public hearing will be held November 5th, 20 19 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

I do not want multi-family residence
due to property value and traffic
R-1 would be much more preferred

Carmen Larson
Signature

Carmen Larson
Printed Name

2801 SW Tangewood Ave
Physical Address

WAIVER REQUEST STAFF REPORT



Suite Spaces Building Expansion

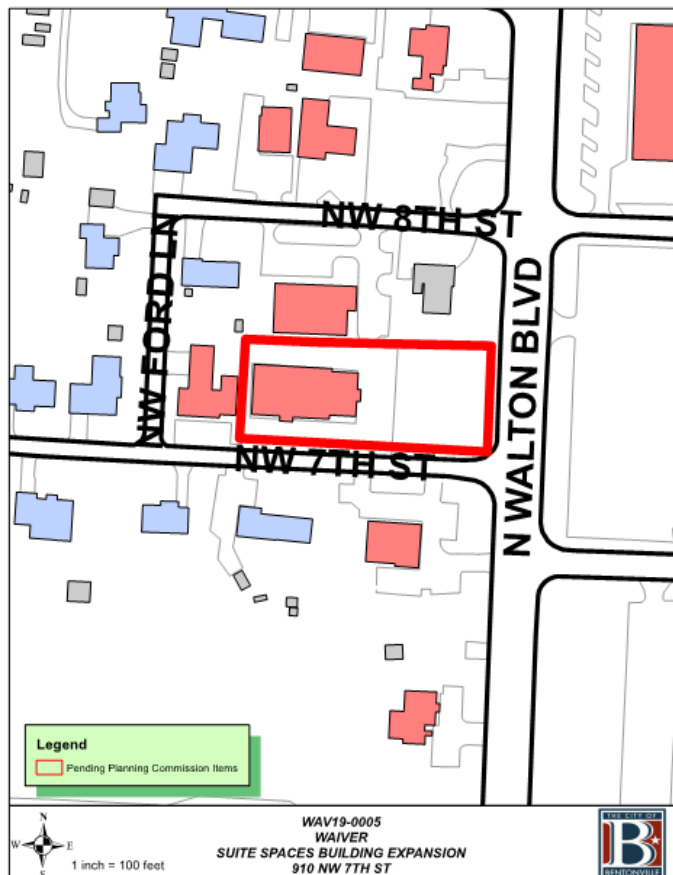
910 NW 7th Street

PC Date: 11/5/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	WAV19-0005
Applicant / Current Owner	Suite Spaces, LLC 808 Summit Loop Rogers, AR 72756
Site Area	+/- .83 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Waiver Request	Article 1400, Section 1400.09, Screening Requirements, of the Land Development Code Article 1100, Section 1100.16, Street Standards, Subsection B, Right-of-Way Dedication, of the Land Development Code Article 1100, Section 1100.15, Sidewalk Requirements, of the Land Development Code

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



Property Description

This property is located northwest of the intersection of N Walton Boulevard and NW 7th Street. The .83 acre property is currently zoned C-2, General Commercial. There is an existing office building on-site today.

Waiver Request

A waiver from Article 1400, Section 1400.09, Screening Requirements, of the Land Development Code.

A waiver from Article 1100, Section 1100.16, Street Standards, Subsection B, Right-of-Way Dedication, of the Land Development Code.

A waiver from Article 1100, Section 1100.15, Sidewalk Requirements, of the Land Development Code.

Analysis

The applicant proposes an expansion of their existing office structure at 910 NW 7th Street. Existing conditions on the site make meeting all requirements of the Land Development Code impractical, if not impossible.

The applicant first requests a waiver from Section 1400.09, Screening Requirements, of the Land Development Code, which requires the development to provide a 7-foot planting strip on all side and rear property lines. As the site exists today, there is an existing drive aisle to the west of the building and a parking area north of the building. The applicant proposes to add a landscaped area to the north of their addition that meets the requirements of the Land Development Code and add additional landscaping between the parking and the north side of the building in exchange for their waiver request from Section 1400.09 of the Land Development Code. In addition, the applicant is planting the tree count that would have been required along the north and west property lines elsewhere on the site.

Second, the applicant requests a waiver from Article 1100, Section 1100.16, Street Standards, Subsection B, Right-of-Way Dedication, of the Land Development Code. Similar to the above-discussed waiver requests, existing conditions warrant creative solutions. There is an existing parking area along the southern property line serviced by one single curb approximately 185 feet in length. The applicant requests that they not be required to dedicate additional right-of-way along NW 7th Street, which is listed as a Local Street on the Master Street Plan. However, the applicant proposes to reduce to two compliant curb cuts and add a planting strip along their southern property line.

WAIVER REQUEST STAFF REPORT

Third, the applicant requests a waiver from Section 1100.15, Sidewalk Requirements, of the Land Development Code. The review criteria for the granting of Sidewalk Waivers are specifically outlined in Section 1100.15.E.3, of the Land Development Code. In this case, subsections E and G are of note. In regards to Subsection E, NW 7th Street is currently a dead-end road and there are no sidewalks located to the west of the property all the way to the dead end. In regards to Subsection G, there is an existing waterline located underneath the existing curb cut along the southern property line. This, in addition to the conditions outlines on the right-of-way waiver request, may justify the sidewalk waiver request.



October 11, 2019

Project #19042

Reference: Suite Spaces Building Expansion Waiver Requests

Planning Department
Jon Stanley / Tyler Overstreet
City of Bentonville
305 S.W. "A" Street
Bentonville, AR 72712

The purpose of this letter is to provide an overview of the waiver requests that are needed for this project. A formal large scale development submittal will follow this request and be submitted on October 28th, 2019 for the planning commission date of December 3rd, 2019. It was recommended by staff to provide the planning commission an opportunity to review the waiver requests ahead of the large scale development.

The project is located at 910 N.W. 7th street and will consist of a building expansion of 3,256sf with related site improvements. It is our desire to bring the entire site up to the current city code but due to some of the existing conditions of the site, some waivers are being requested. Below is a list of each waiver requested and a description of why we are requesting them.

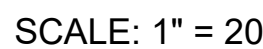
- **Perimeter Greenspace** – We are able to meet the City's greenspace requirements on the east side (along Walton Blvd.) and a portion of the north side where we will be expanding the parking lot. Due to the location of the existing building, its driveways, and its current parking configuration, a waiver from the perimeter greenspace is being requested for a portion of the northern side of the site, along with the entire western, and southern side. To help mitigate this we are proposing a total of 43 trees while only 31 are required per code.
- **Right of Way Dedication** – The existing right of way along N.W. 7th Street is 50 feet. The code requires a 26 foot dedication from the centerline of the road. The existing road was not constructed in the center of the right of way and if this project were to dedicate the right of way per code, we would lose roughly 7 feet across the projects frontage and would increase the right of way on N.W. 7th Street to 57 feet instead of the required 52 feet. We have redesigned the angled parking in front of the existing building to meet code. If we were to dedicate any additional right of way we would have to ask for a waiver on the parking stall depth. Therefore, no right of way dedication is proposed.

- **Sidewalk Waiver** – We are requesting a waiver from constructing a sidewalk along our frontage on N.W. 7th Street. The entire existing frontage is solid concrete and one of the goals with this project was to fix that by providing as much green space as possible. There are no existing sidewalks located on N.W. 7th Street and discussions with staff indicate that there might be limited opportunity for redevelopment in this area. If a sidewalk is required, we would likely lose the opportunity to provide street trees along our N.W. 7th Street frontage due to utility conflicts which would require a separate waiver.

Thank you for your consideration on these matters and we look forward to discussing these items with you at the upcoming meetings.

Respectfully submitted,

Joey Ingle



ZONING - C-2, GENERAL COMMERCIAL DISTRICT			
SETBACKS	-	FRONT(W/PARKING)	- 50'
		REAR(ADJACENT TO NON-RESIDENTIAL)	- 7'
		REAR (ADJACENT TO RESIDENTIAL)	- 30'
		SIDE (ADJACENT TO NON-RESIDENTIAL)	- 20'
		SIDE (ADJACENT TO RESIDENTIAL)	- 30'
GROSS FLOOR AREA	-	EXISTING - 6.663 SF	
		PROPOSED - 3.256 SF	
		TOTAL - 9.919 SF	

ZONING - C-2, GENERAL COMMERCIAL DISTRICT, MEDICAL CLINIC

MINIMUM PARKING REQUIREMENT:
1 SPACE PER 300 SF (9,919 SF FLOOR AREA): 34 TOTAL SPACES
ADA PARKING REQUIREMENT: 2 ADA SPACES

TOTAL SPACES PROVIDED: 32 REGULAR SPACES
2 ADA SPACES
34 TOTAL SPACES PROVIDED

	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	WATER METER
	WATER VALVE
	CLEANOUT
	DRAINAGE MANHOLE
	TV RISER
	TELEPHONE RISER
	TELEPHONE METER
	LIGHTPOLE
	DRAIN SPOUT
	SIGN
	UTILITY POLE
	HVAC
	BOLLARD
	GASLINE SIGN
	FIBER OPTIC SIGN
	PROPERTY LINES
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	OVERHEAD ELECTRIC LINE
	WATER LINE
	FENCE (CHAINLINK)
	FENCE (WOODEN FENCE)
	CENTERLINE
	CONCRETE
	ASPHALT

	ASPHALT PAVEMENT
	STAMPED CONCRETE
	SIGN
	ADA PARKING SYMBOL
	SCREENING FENCE
	PARKING COUNT

 **BENCHMARK:**
MUELLER BOLT
ELEV:1278.11

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. THE PROPOSED DRIVES TO EXISTING PAVING, SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
3. HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2" ON CENTER.
4. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
5. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR PARKING LOT LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
6. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
7. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
8. THE PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER, TRANSITION THE LAST 10' (FEET) TO MATCH IN GRADE AND ALIGNMENT.
9. ALL CURB RADII SHALL BE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE SPECIFIED ON PLANS.
10. ALL STREET SIGN LOCATION, SIZING, AND LETTERING SHALL BE PER MUTCD.
11. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
13. AN ELEVATION CERTIFICATE IS REQUIRED IF FLOODPLAIN IS PRESENT ON SITE.
14. BUILDING DIMENSIONS SHOWN ARE OF THE EXTERIOR WALL BUT ARE SHOWN ALONG THE INTERIOR FOR VISUAL PURPOSES.

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 UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

CITY OF BENTONVILLE PROJECT #:
XXXXXXXX

Suite Spaces, LLC - Bill Oldham
910 N.W. 7th Street, Suite 6
Bentonville, AR 72712
(479) 957-4576
bill@ncicare.com

SUITE SPACES BUILDING ADDITION
910 NW 7TH STREET
BENTONVILLE, AR

SHEET:

PROJECT:

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



MANAGER: JI

DESIGNED BY: JI

DRAWN BY: JI

CHECKED BY: TR

SCE PROJECT #: 19

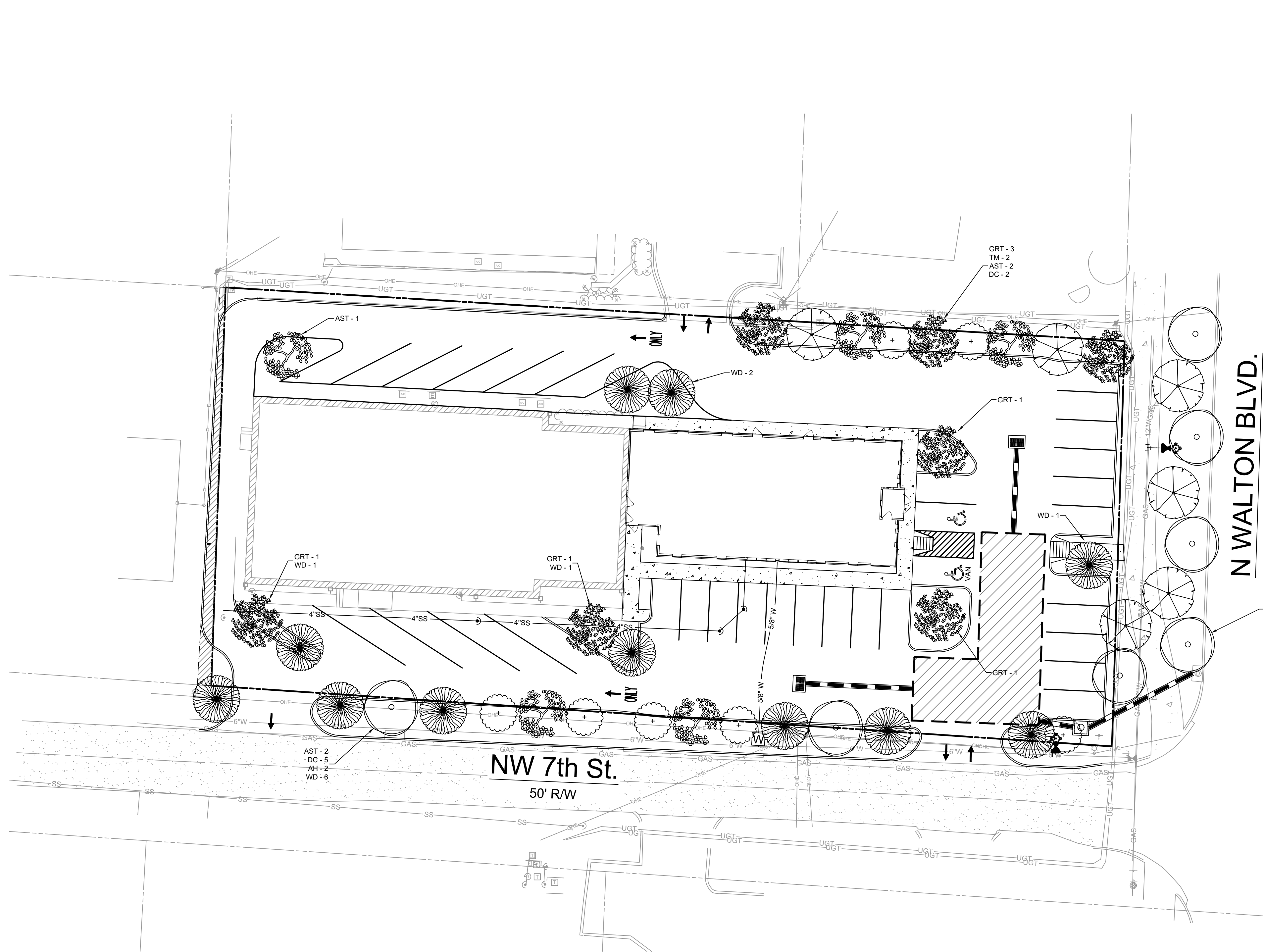
CURRENT REVISION

DATE: 10/11/19

SHEET:

4 OF 4

19042 Rev-0.dwa



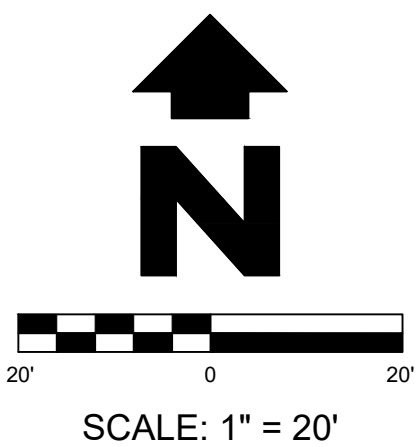
LANDSCAPE REQUIREMENTS

STREET FRONTAGE REQUIREMENT:
1 SHADE TREE PER 20' OF FRONTAGE:
NW 7TH ST - 283.97' OR 15 TREES
N WALTON BLVD - 127.57' OR 7 TREES

PERIMETER LANDSCAPE REQUIREMENT:
1 TREE PER 50' OF FRONTAGE:
NORTH: 283.27' OR 6 TREES
WEST: 125.37' OR 3 TREES

INTERIOR PARKING LANDSCAPE REQUIREMENT:
TOTAL AREA OF PARKING LOT: 10,977 SF
MIN PERCENT OF INTERIOR GREENSPACE: 8%
REQUIRED INTERIOR GREENSPACE: 854.16 SF
PROVIDED INTERIOR GREENSPACE: 2,234.43 SF OR 21%

TOTAL TREES REQUIRED: 31
TOTAL TREES PROVIDED: 43



EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- WATER METER
- WATER VALVE
- CLEANOUT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- TELEPHONE METER
- LIGHTPOLE
- DRAIN SPOUT
- SIGN
- UTILITY POLE
- HVAC
- BOLLARD
- GASLINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- FENCE (CHAINLINK)
- FENCE (WOODEN FENCE)
- CENTERLINE
- CONCRETE
- ASPHALT

PROPOSED UTILITY/SITE LEGEND

- LANDSCAPE BEDS
- CONCRETE
- SOFT SURFACE TRAIL
- 6' WOODEN PRIVACY FENCE
- WATER LINE
- UNDERGROUND ELECTRIC
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER LINE
- SIGN
- ADA PARKING SYMBOL
- PARKING COUNT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER PUMP
- VALVE
- POSTING BOARD
- WHEEL STOP
- BIKE RACK

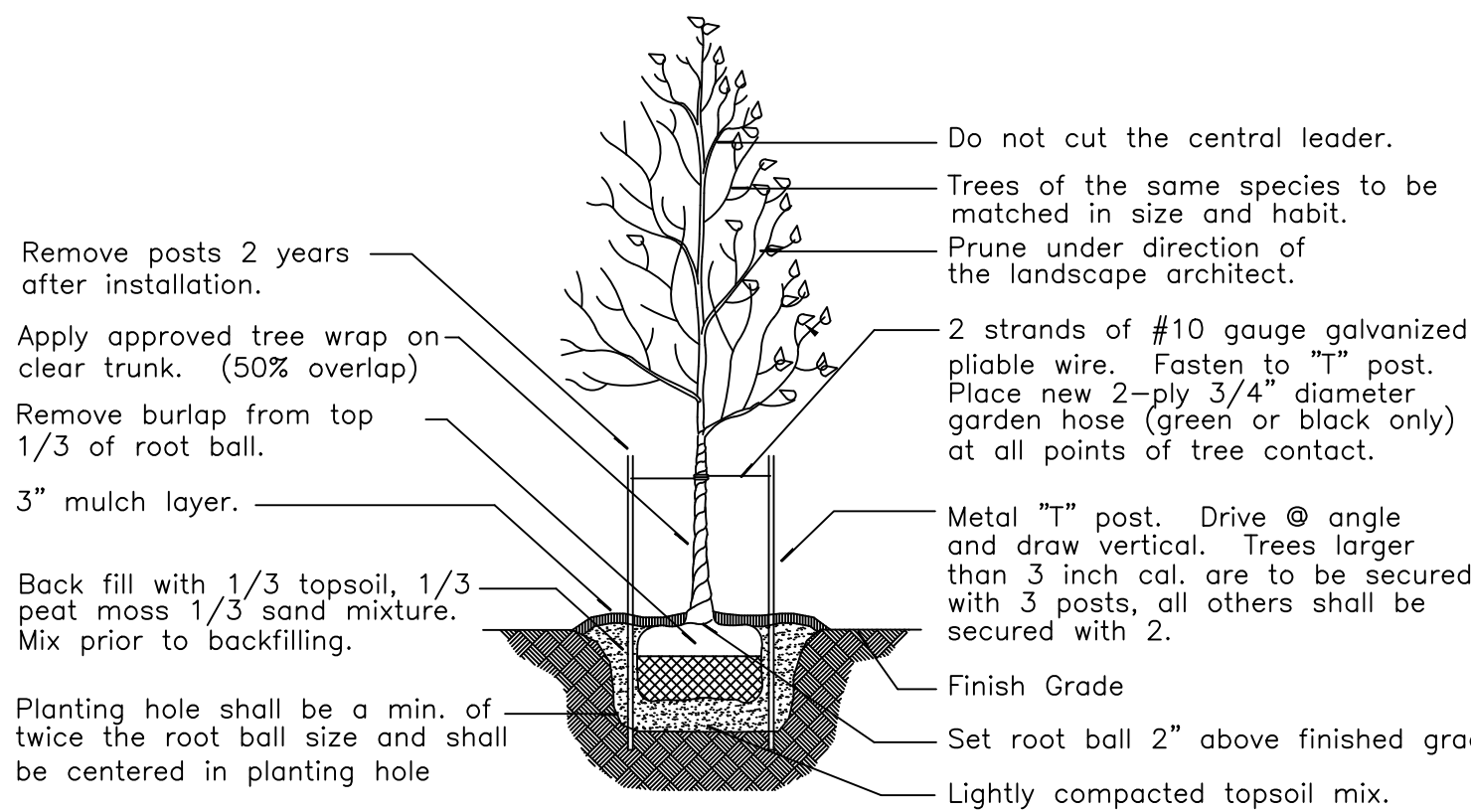
LANDSCAPE NOTES:

- ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
- WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS. LANDSCAPE CONTRACTOR TO CONTACT 'ONE CALL' PRIOR TO BEGINNING WORK.
- MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER SANITARY SEWER LINES.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOO, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 8 LBS PER 1000 SF. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
- PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL, BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REGULATES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
- ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER).
- WET BASIN MUST BE SOLID SODDED DOWN TO NORMAL WATER SURFACE.
- ANY SUPPLEMENTAL IRRIGATION REQUIRED TO SUSTAIN PLANTING MATERIALS SHALL BE PROVIDED BY THE OWNER/OPERATOR FORM PROPOSED HOSE BIBS LOCATED ON EACH BUILDING.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

PLANTING SCHEDULE:

QUANTITY	COMMON NAME	SCIENTIFIC NAME	MATURE HEIGHT	MATURE WIDTH	SIZE AT PLANTING	STREET TREE	UNDER OVHD. UTIL.	TREE TYPE
5	AMERICAN SMOKE TREE	Cotinus obovatus	25'	20'	2" CAL.	YES	YES	ORNAMENTAL
7	DWARF CATALPA	Catalpa bignonioides 'Nana'	18'	22'	2" CAL.	YES	YES	ORNAMENTAL
6	TRIDENT MAPLE	Acer buergerianum	30'	25'	2.5" CAL.	YES	NO	SHADE
7	AMERICAN HORNBEAM	Carpinus caroliniana	25'	25'	2.5" CAL.	YES	YES	SHADE
11	WHITE DOGWOOD	Cornus florida	25'	25'	2" CAL.	YES	YES	ORNAMENTAL
7	GOLDENRAINTREE	Koeleruteria paniculata	40'	35'	2" CAL.	NO	NO	ORNAMENTAL

(NOTE: SEE DETAILS FOR INSTALLATION PROCESS)



Water thoroughly, immediately after installation.

TREE PLANTING DETAIL

NTS

DEVELOPER:

Suite Spaces, LLC - Bill Oldham
910 N.W. 7th Street, Suite 6
Bentonville, AR 72712
(479) 357-4576
bill@ncicare.com

LANDSCAPE PLAN

SUITE SPACES BUILDING ADDITION
910 NW 7TH STREET
BENTONVILLE, AR

SHEET:

PROJECT:

SAND CREEK
ENGINEERS AND ARCHITECTS
Bentonville, Arkansas (479) 464-3262

MANAGER: JI

DESIGNED BY: JI

DRAWN BY: JI

CHECKED BY: TRS

SCE PROJECT #: 19042

CURRENT REVISION: REV-0

DATE: 10/11/19

SHEET: 8 OF 12

CITY OF BENTONVILLE PROJECT #:
XXXXXXXX

WAIVER REQUEST STAFF REPORT



9696 Haxton Road

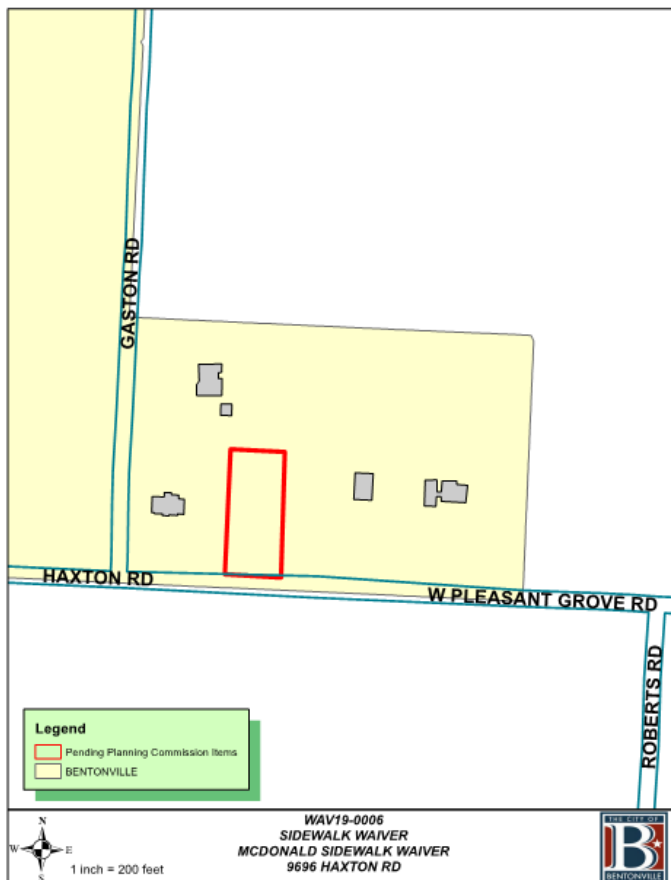
9696 Haxton Road

PC Date: 11/5/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	WAV19-0006
Applicant / Current Owner	Brian and Jessica McDonald 9696 Haxton Road Bentonville, AR 72713
Site Area	+/- .95 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Agricultural (A)
Waiver Request	Article 1100, Section 1100.15, Sidewalk Requirements, of the Land Development Code

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



Property Description

This property is located on 9696 Haxton Road, north of a recently constructed Bentonville School. The property is currently zoned R-1, Single Family Residential.

Waiver Request

A waiver from Article 1100, Section 1100.15, Sidewalk Requirements, of the Land Development Code.

Analysis

The applicant requests a waiver from Section 1100.15, Sidewalk Requirements, of the Land Development Code. The review criteria for the granting of Sidewalk Waivers are specifically outlined in Section 1100.15.E.3, of the Land Development Code. In this case, subsections D and E are of note. Subsection D lists pedestrian traffic generators such as schools or parks as a review criteria; there is a newly constructed school to the south of the property. Subsection E lists the existence of an existing sidewalk network as a review criteria. There is a new single-family subdivision, Scissortail, to the east of the subject property and the newly constructed school to the south; both of which constructed sidewalk.

October 20, 2019

Narrative/9696 Haxton Road Sidewalk Waiver

We are requesting the waiver of our sidewalk based upon the following criteria which is laid out in the development standards of Article 1100 Section 1100.15. The following information will call out why the sidewalk waiver is a necessity in this situation for us to continue using our land safely as well as keeping our land steady until a future solution is decided upon. There are no existing sidewalks to any of our neighbors to the East or West. Having a sidewalk that is stand alone and does not connect to anything, will impact the enjoyment and attraction of this property. It will not look normal, will be a very unnecessary cost, and adds zero value to this property or any surrounding property. We would like to continue to blend in with our fellow neighbors until there is further development.

We currently do not have city provided utilities, we have been part of the city of Bentonville for almost two years. Being required to build a sidewalk is impractical because there are still a ton of improvements to be made pertaining to utilities, infrastructure and Haxton Road/West Pleasant Grove Road. It is wasteful to build something that will need to be changed in the near future. Please allow us to preserve the land as is until both the city of Rogers and the City of Bentonville can come together to create a well thought out infrastructure plan.

By waving the sidewalk this will not in any way be a detriment to the public health, safety and welfare or injurious to the other property in the area. As you probably know there is a new Elementary school across the street so it actually would be unsafe to have a sidewalk just on our property because it encourages kids to make an illegal walk (j-walk) across the street. Especially since there are no connecting sidewalks or crosswalks connected. We feel very important about the safety issue so again, please recognize there are no connecting sidewalks or crosswalks. I also worry about the safety of my own children having an unnecessary unconnected sidewalk that close to such a busy road.

Again, the requested sidewalk will not connect to any other sidewalk as the properties east (single home) and west (single home) of our properties do not have sidewalks, thus not preventing the orderly subdivision of other land in the area. There is no sidewalk network on the north side of Haxton Road in its entirety, thus please grant this waiver. Thank you for your time.

Brian and Jessica McDonald 501-772-7056
9696 Haxton Road
Bentonville, AR 72713

REVISIONS
8.20.2018
01.14.2018

site Plan $1"=20'$

SCOTT & AMY MCML
P.N. 01-08215-64
ZONE A-1

site PLAN
6.05.2017

A0

LARGE SCALE DEVELOPMENT STAFF REPORT



Bentonville Starbucks

3811 US 71 HWY

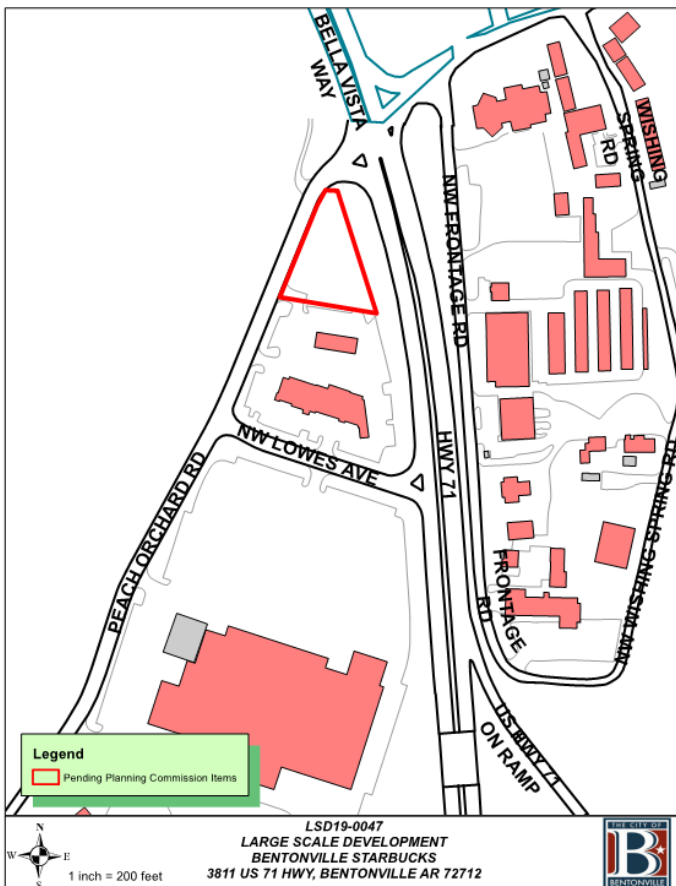
PC Date: 11/5/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0047
Applicant / Current Owner	Walmart Real Estate Group PO Box 1860 Bentonville, AR 72712
Site Area	+/- .88 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial
Development Type / Use	Drive-Thru Restaurant

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

Location Map



Property Description

This property is located at the intersection of Peach Orchard Road and US 71 HWY. The approximately .88 acre property is currently zoned C-2, General Commercial.

Project Details

Large scale development proposing the development of a Starbucks restaurant adjacent to US 71 HWY and Peach Orchard Road.

The development provides a total of 24 parking spaces, adequate landscaping, and a bench and bike rack as site amenities. The development is providing sidewalk along NW Peach Orchard Road. The exterior elevations depict various colors and patterns of brick as the primary materials on the building.

Projected Traffic Impact

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

Waivers

One waiver requests:

- A waiver from Section 1400.06, Street Frontage Buffer Landscaping, of the Land Development Code.
 - The applicant requests they be allowed to provide a 15-foot greenspace buffer as opposed to the 20-feet required by ordinance. Existing conditions, such as the lot's triangular shape which creates three front setbacks, and an existing 15-foot greenspace to the south, may justify the waiver request.

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.



3214 N.W. Avignon Way, Suite 4 ♦ Bentonville, AR 72712
479-464-8850 telephone ♦ 479-464-9040 fax

October 18, 2019

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

**RE: Starbucks – Bentonville, AR
Waiver Request Letter**

Mr. Stanley,

Ozark Civil Engineering respectfully requests three waivers, as seen below, for the proposed Starbucks at the intersection of Peach Orchard Road and US 71 Business.

1. 20' Landscaped Street Frontage Buffer

Per Sec. 1400.06 Street frontage buffer landscaping required (c) *Minimum buffer width* is described as followed: The landscaped street frontage buffer shall be a minimum of twenty (20) feet and is the planting area parallel to and including the public street right-of-way. Where significant private utility conflicts exist, adjustments shall be made so that trees are planted outside of the private easement but remain in an area parallel to the street right-of-way in a location approved by the director.

Ozark Civil Engineering requests a waiver regarding the above ordinance. The current conditions on site include an approximate 15' landscape buffer with a 5' sidewalk adjacent to Peach Orchard Road. With the site being an unusual shape, and utility easements surrounding the property it was difficult to achieve buffer requirements. Based off adjacent landowners, the 20' landscape buffer does not look prevalent either. The request for the variance would not affect adjacent landowners and seems to be in common place with the existing developments along Peach Orchard Road.

If you have any questions or need any additional information, please feel free to contact Ozark Civil Engineering at your convenience.

Sincerely,

Ozark Civil Engineering, Inc.



Spencer Butler, Project Engineer

LARGE SCALE DEVELOPMENT PLANS FOR STONEBRIDGE CONSTRUCTION / STARBUCKS

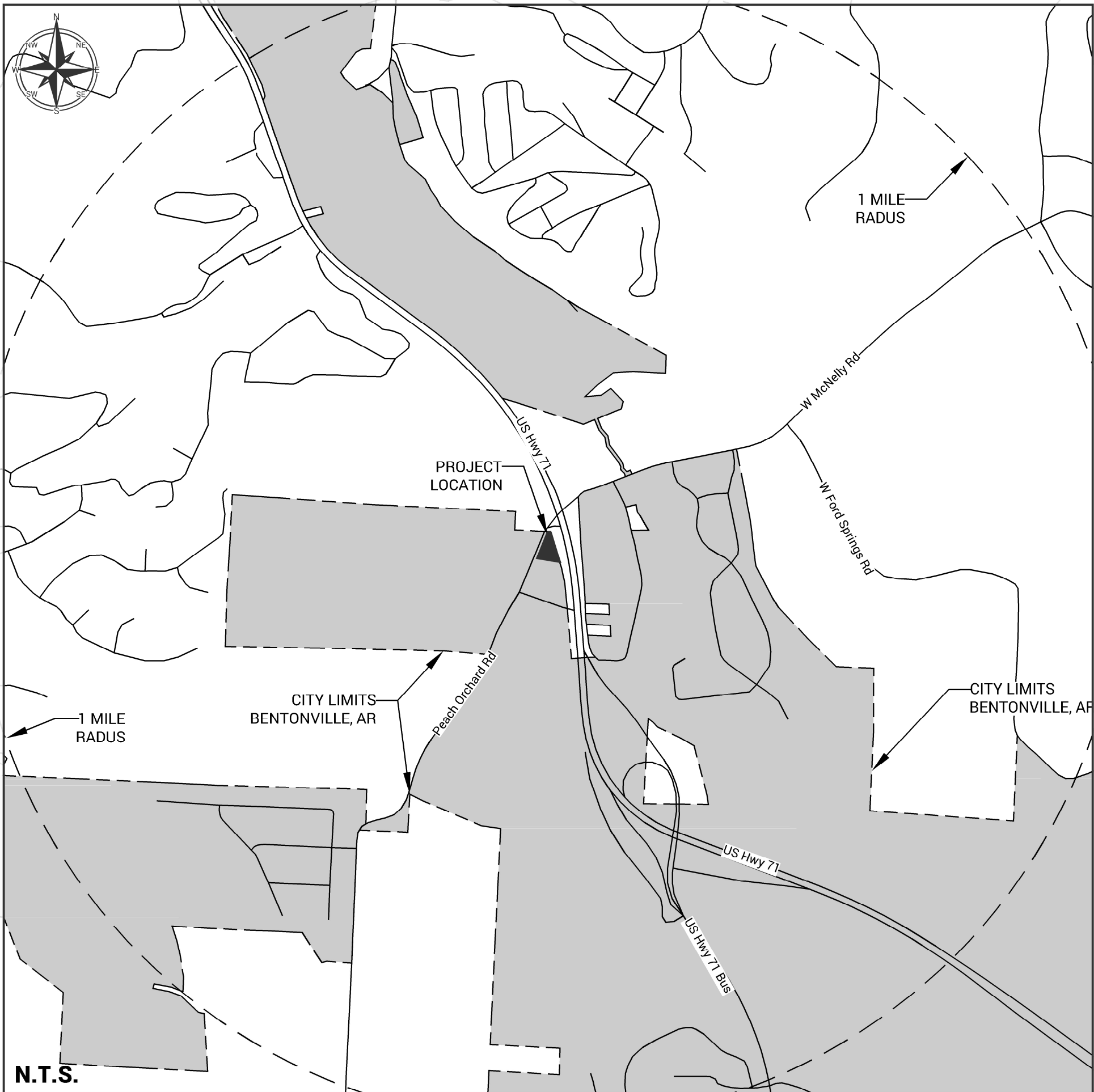
3811 US 71 HIGHWAY BENTONVILLE AR 72712

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (INCHES), WHICHEVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 479.464.8850 PRIOR TO ANY FURTHER CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL INCLUDE IN CONTRACT THE PRICE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THAT IS DETERMINED NOT NEEDED TO ESTABLISH THE FINAL GRADES AND LANDSCAPING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS DURING CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER AND/OR OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.
5. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATIONS, THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, OR FOLLOW THE "10 STATE STANDARDS RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CURRENT EDITION" WHICHEVER IS MORE STRINGENT, IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS. WHERE A CONFLICT EXISTS BETWEEN THE CITY'S, COUNTY'S AND/OR HIGHWAY DEPARTMENT'S STANDARDS, THE MOST STRINGENT SHALL APPLY.
7. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN AS PART OF THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
8. ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER'S AND/OR DEVELOPER'S SITE WORK SPECIFICATIONS.
9. REFER TO ARCHITECTURAL AND MEP PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULES, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS OR WELLS, AND PRECISE BUILDING DIMENSIONS.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.
12. THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
13. ALL WORK PERFORMED WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK PERFORMED IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
14. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.



CONTACT LIST

SURVEYOR
OZARK CIVIL ENGINEERING
3214 NW AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
CONTACT: RICK DAYTON
PHONE: 479.464.8850
EMAIL: rdayton@ozarkcivil.com

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OZARK CIVIL ENGINEERING
3214 NW AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
CONTACT: TODD BUTLER, P.E.
PHONE: 479.464.8850
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ARCH + CRAFT
1521 W. CEDAR ST.
FAYETTEVILLE, AR 72703
CONTACT: KARA MCLEVEA
PHONE: 479.464.8850
EMAIL: kara@garchandorffdesign.com

CLIENT / OWNER / DEVELOPER
STONEBRIDGE CONSTRUCTION LLC
2400 E. HIGHLAND DR., STE. 400
JONESBORO, AR 72401
CONTACT: MATT DAVIS
PHONE: 870.268.9885
EMAIL: mdavis@sbconstr.com

GEOTECHNICAL ENGINEER
COMPANY NAME
ADDRESS
CITY, STATE ZIP CODE
CONTACT: FIRST LAST
PHONE: 000.000.0000
EMAIL: email@domain.com

CITY OF BENTONVILLE, AR
PLANNING
305 SE A STREET
BENTONVILLE, AR 72712
CONTACT: JON STANLEY
PHONE: 479.271.3122
EMAIL: jstanley@bentonvillear.com

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3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
CONTACT: PETER FARMER
PHONE: 479.271.3168
EMAIL: pfarmer@bentonvillear.com

FIRE MARSHAL
305 SE A STREET
BENTONVILLE, AR 72712
CONTACT: JAKE FEEMSTER
PHONE: 479.271.3108
EMAIL: jafeemster@bentonvillear.com

BUILDING INSPECTION
305 SE A STREET
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CONTACT: LANCE BLASI
PHONE: 479.271.3108
EMAIL: lblas@bentonvillear.com

WATER & SEWER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
CONTACT: BEAU THOMPSON
PHONE: 479.271.3140
EMAIL: bthompson@bentonvillear.com

ELECTRIC
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
CONTACT: TRAVIS MATLOCK
PHONE: 479.271.3135 ext. 2
EMAIL: tmatlock@bentonvillear.com

GAS
BLACK HILLS ENERGY
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
CONTACT: JOSH KNIGHT
PHONE: 479.353.7005
EMAIL: Joshua.knight@blackhillscorp.com

COMMUNICATIONS
COMPANY NAME
ADDRESS
CITY, STATE ZIP CODE
CONTACT: FIRST LAST
PHONE: 000.000.0000
EMAIL: email@domain.com

SHEET INDEX

SHEET Nº	SHEET DESCRIPTION	SUBMITTAL TYPE	SUBMITTAL ISSUE DATE
C1.0	COVER SHEET	LARGE SCALE SUBMITTAL	10/29/2019
C2.0	SITE LAYOUT PLAN	LARGE SCALE SUBMITTAL	10/29/2019
C2.1	PAVEMENT PLAN	LARGE SCALE SUBMITTAL	10/29/2019
C2.2	STRIPING AND SIGNAGE PLAN	LARGE SCALE SUBMITTAL	10/29/2019
C2.3	SITE DETAIL SHEET	LARGE SCALE SUBMITTAL	10/29/2019
C2.4	SITE DETAIL SHEET	LARGE SCALE SUBMITTAL	10/29/2019
C3.0	SURVEY	LARGE SCALE SUBMITTAL	10/29/2019
C4.0	EROSION AND SEDIMENT CONTROL PLAN	LARGE SCALE SUBMITTAL	10/29/2019
C4.1	EROSION AND SEDIMENT CONTROL DETAILS	LARGE SCALE SUBMITTAL	10/29/2019
C5.0	GRADING AND DRAINAGE PLAN	LARGE SCALE SUBMITTAL	10/29/2019
C5.1	GRADING & DRAINAGE DETAIL SHEET	LARGE SCALE SUBMITTAL	10/29/2019
C5.2	GRADING & DRAINAGE DETAIL SHEET	LARGE SCALE SUBMITTAL	10/29/2019
C6.0	UTILITY PLAN	LARGE SCALE SUBMITTAL	10/29/2019
C6.1	UTILITY DETAIL SHEET	LARGE SCALE SUBMITTAL	10/29/2019
	CITY OF BENTONVILLE GENERAL WATER & SEWER DETAILS PG1	LARGE SCALE SUBMITTAL	10/29/2019
	CITY OF BENTONVILLE GENERAL WATER & SEWER DETAILS PG2	LARGE SCALE SUBMITTAL	10/29/2019
	CITY OF BENTONVILLE WATER DETAILS PG1	LARGE SCALE SUBMITTAL	10/29/2019
	CITY OF BENTONVILLE WATER DETAILS PG2	LARGE SCALE SUBMITTAL	10/29/2019
	CITY OF BENTONVILLE SEWER DETAILS PG1	LARGE SCALE SUBMITTAL	10/29/2019
	CITY OF BENTONVILLE SEWER DETAILS PG2	LARGE SCALE SUBMITTAL	10/29/2019
	BEUD DESIGN LAYOUT	LARGE SCALE SUBMITTAL	10/29/2019
	CITY OF BENTONVILLE ELECTRICAL DETAILS PG1	LARGE SCALE SUBMITTAL	10/29/2019
	CITY OF BENTONVILLE ELECTRICAL DETAILS PG2	LARGE SCALE SUBMITTAL	10/29/2019
	CITY OF BENTONVILLE ELECTRICAL DETAILS PG3	LARGE SCALE SUBMITTAL	10/29/2019
L1.0	LANDSCAPE PLAN	LARGE SCALE SUBMITTAL	10/29/2019
L1.1	LANDSCAPE DETAIL SHEET	LARGE SCALE SUBMITTAL	10/29/2019



Know what's below.
Call before you dig.

REVISONS:	DATE	DESCRIPTION



Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

COVER SHEET

CIVIL DESIGN PLANS FOR A NEW
STONEBRIDGE CONSTRUCTION / STARBUCKS
3811 US 71 HIGHWAY
BENTONVILLE AR 72712

DRAWN BY:	JON
JOB Nº	19-1312
ORIGINAL ISSUE DATE:	10/29/2019
DESCRIPTION:	LSD19-0047
SHEET Nº	

C1.0

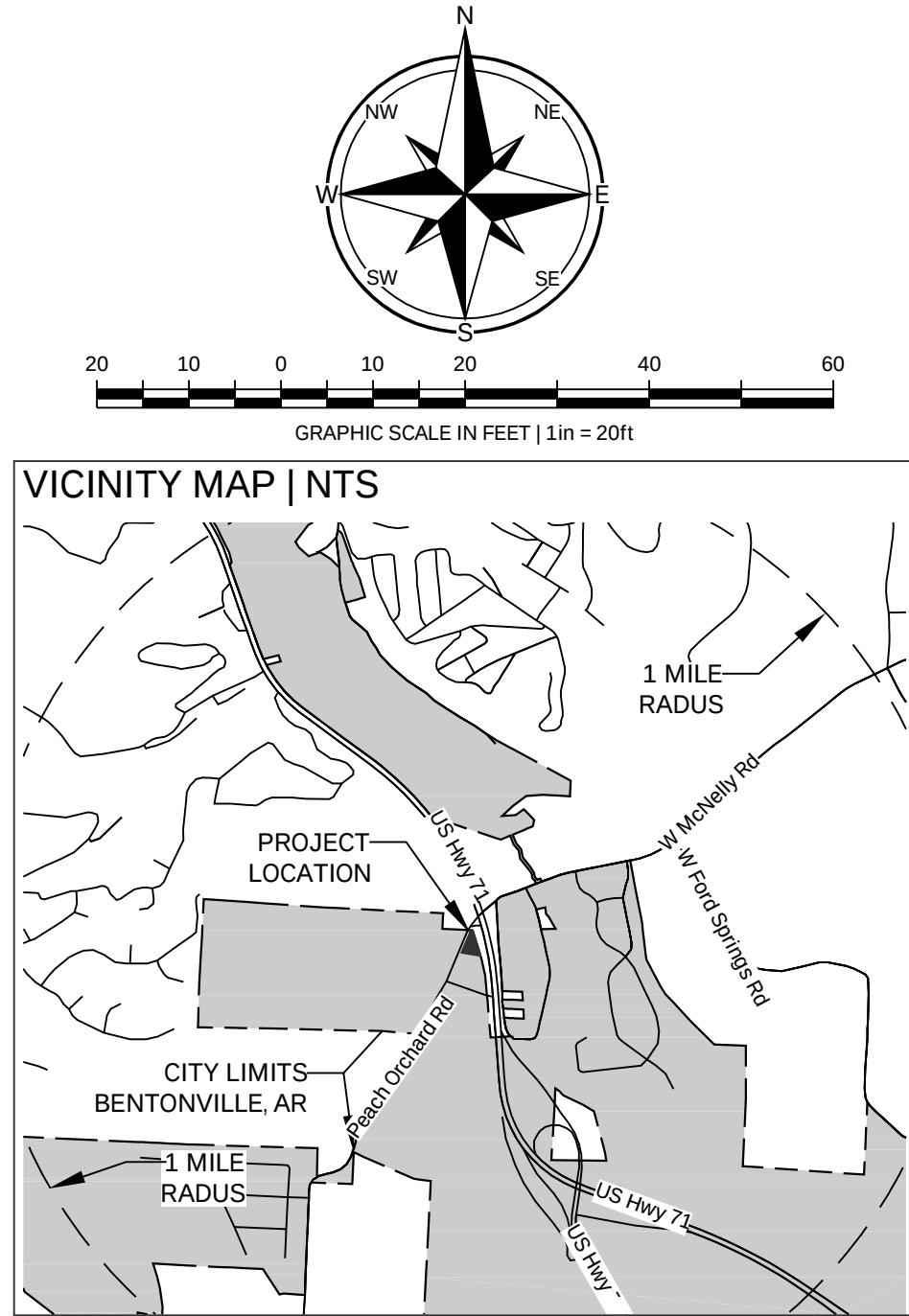
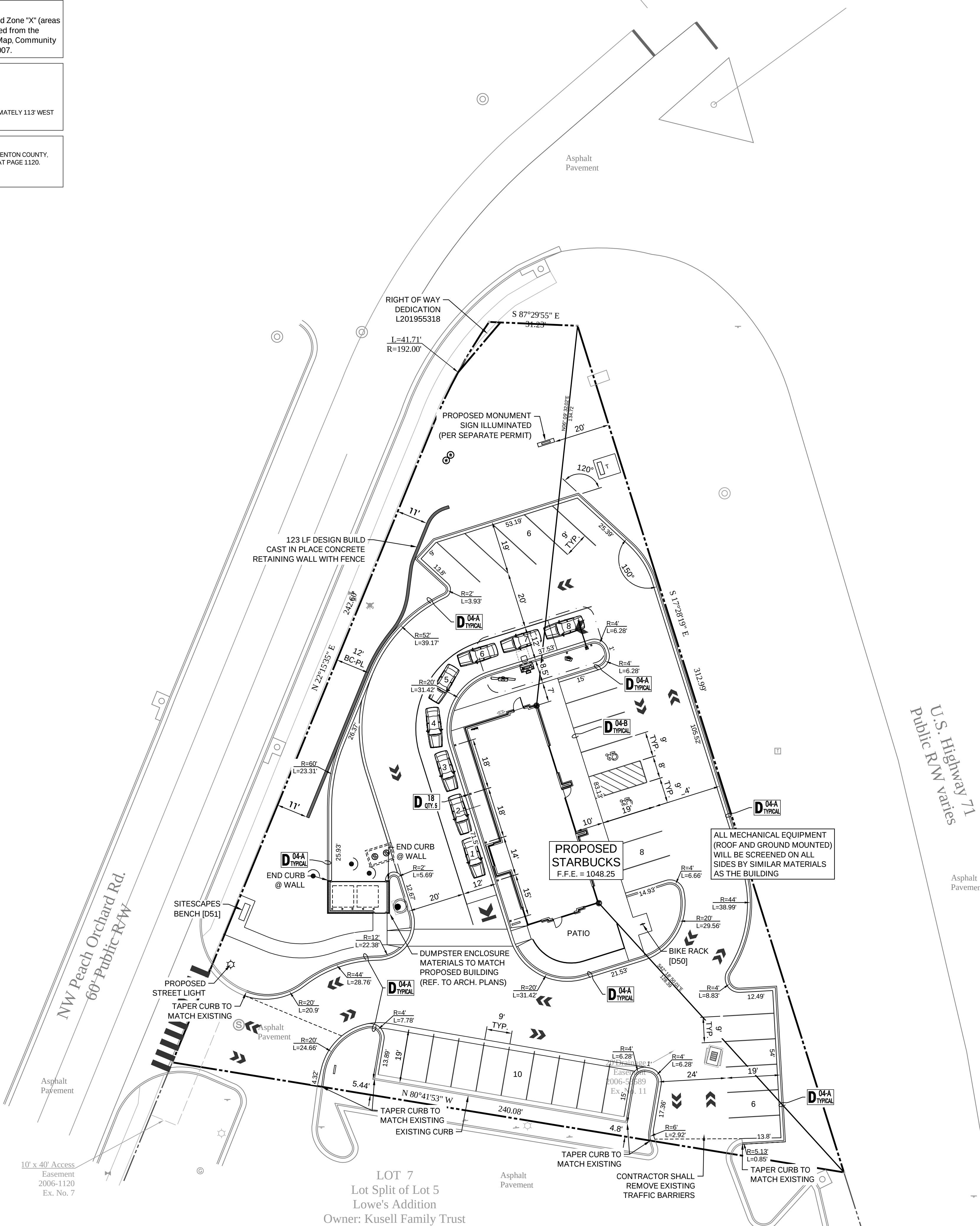
FLOOD NOTE:
By graphic scaling only this property is located within Flood Zone "X" (areas determined to be outside 500-year floodplain) as determined from the National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 05007C 0090 J, Effective Date: September 28, 2007.

BENCHMARKS
BASIS OF BEARINGS:
ARKANSAS STATE PLANE GRID, NORTH ZONE, NAD 83.
BENTONVILLE GPS MONUMENT NO. 6

BENCHMARK NO. 1: SQUARE CUT TOP OF LIGHT POLE BASE APPROXIMATELY 113' WEST OF SE CORNER SURVEYED PROPERTY. ELEVATION 1050.53 (NAVD 88)

LEGAL DESCRIPTION
LOT 6, LOT SPLIT OF LOT 5, LOWE'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON LOT SPLIT PLAT RECORDED IN BOOK 2006 AT PAGE 1120.

c:\dropbox (ozark civil)\ace projects\19-1312 bentonville ar starbucks\design\05\05d319-1312 design-isd3.dwg - Plotted on 10/29/2019 10:03:46 AM to pdf-xchange 4.0.pc3 by jberry



- PROPOSED FEATURES |** REFER TO SURVEY FOR EXISTING FEATURES
- GENERAL FEATURES**
- PROPERTY LINE
 - SUBDIVISION / OUTPARCEL PROPERTY LINE
 - LEASED AREA LINE
 - EDGE OF ASPHALT
 - EDGE OF GRAVEL
 - EDGE OF CONCRETE
 - CONCRETE CURB AND GUTTER | REFER TO PLAN FOR TYPE AND SIZE
 - FENCING | REFER TO PLAN FOR TYPE AND SIZE
 - BUILDING CONTROL POINT
 - DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
 - UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
 - SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

- GENERAL NOTES**
- COORDINATE LISTS (IF ANY) ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS BEFORE CONSTRUCTION STARTS.
 - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER INDICATED SHALL BE 18" (INCHES).
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, SLOPED PAVING EXIT(S), PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
 - ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
 - GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 - ALL PAVEMENT MARKINGS: TRAFFIC ARROWS, STOP BARS, ETC., AND ALL SIGNS SHALL BE APPLIED AND/OR INSTALLED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).
 - REFER TO THE UTILITY PLAN FOR SITE UTILITIES.
 - ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
 - ALL WORK DONE ON SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHOEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

PROJECT INFORMATION

SITE INFORMATION	
LAND USE CATEGORY	GC "GENERAL COMMERCIAL"
CURRENT ZONING	(C2) "GENERAL COMMERCIAL"
TOTAL GROSS SITE ACREAGE	±0.879 AC 38,271.78 SF
BUILDING INFORMATION	
TOTAL BUILDING AREA	1,921 SF
BUILDING SETBACKS	
FRONT WITH PARKING	50 FEET
FRONT WITHOUT PARKING	20 FEET
SIDE	7 FEET
SIDE ADJACENT TO RESIDENTIAL	30 FEET
REAR	20 FEET
REAR ADJACENT TO RESIDENTIAL	30 FEET
PARKING INFORMATION	
1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT	
STANDARD PARKING STALLS 9'x19'	22 SPACES
ACCESSIBLE PARKING STALLS 8'x19'	1 SPACES
TOTAL REQUIRED PARKING STALLS	23 SPACES
PARKING PROVIDED	
STANDARD PARKING STALLS 9'x19'	28 SPACES
ACCESSIBLE PARKING STALLS 8'x19'	2 SPACES
DRIVE THRU STACKING STALLS 10'x20'	6 SPACES
TOTAL PROVIDED PARKING STALLS	36 SPACES

DETAIL LIST |

DETAIL DESIGNATOR	Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.
D 000-X TYPICAL	DETAIL INFO
D04 - A CONCRETE CURB & GUTTER DETAIL	
D04 - B SIDEWALK TURN DOWN/CURB DETAIL	
D18 NON-ILLUMINATED BOLLARD DETAIL	



REVISIONS:

NO.	DATE	DESCRIPTION



SITE PLAN

**CIVIL DESIGN PLANS FOR A NEW
STONEBRIDGE CONSTRUCTION / STARBUCKS
3811 US 71 HIGHWAY
BENTONVILLE AR 72712**

DRAWN BY:	JON
JOB NO.	19-1312
ORIGINAL ISSUE DATE:	10/29/2019
DESCRIPTION:	LSD19-0047
SHEET NO.	

C2.0

FLOOD NOTE:
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BENCHMARKS

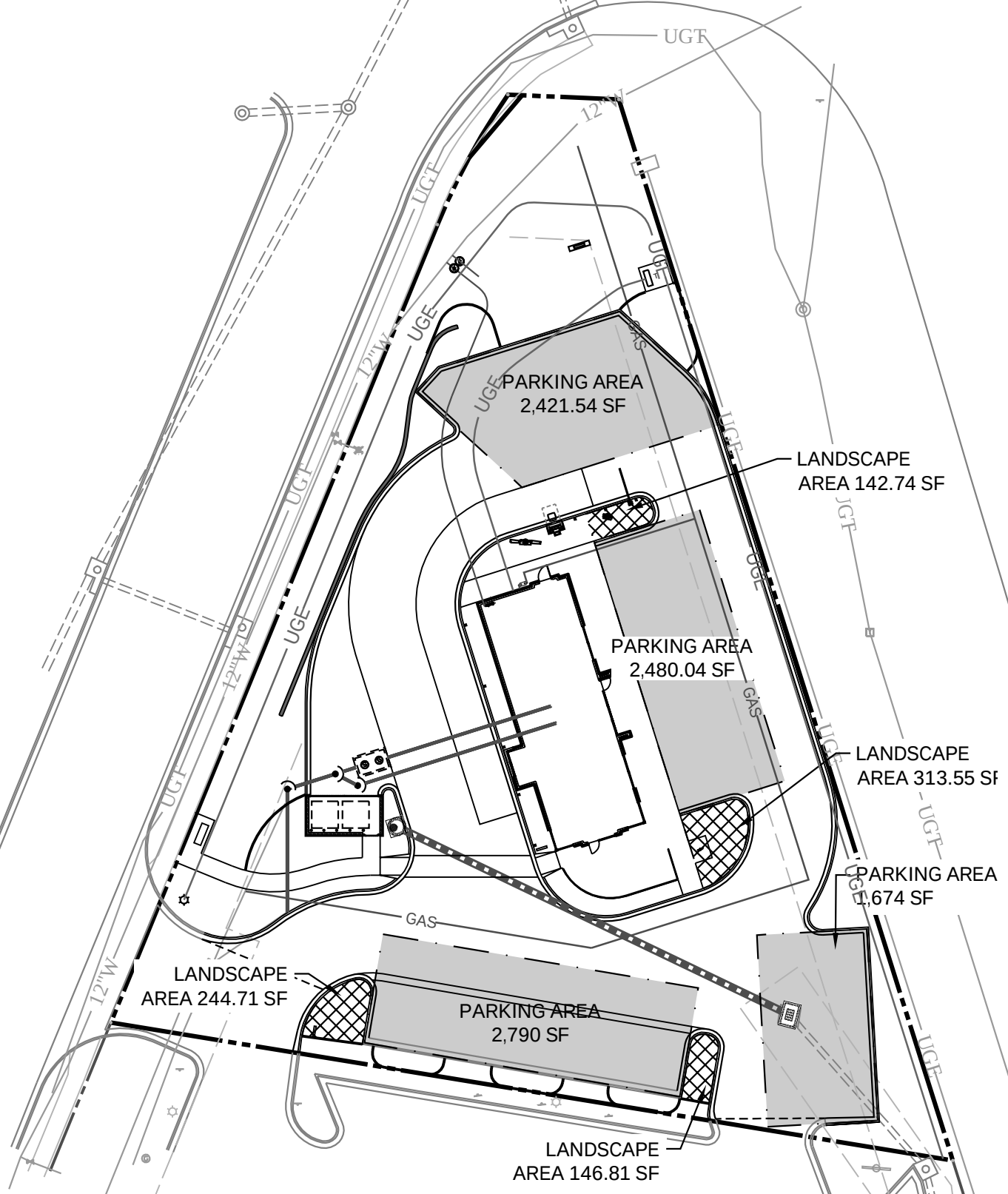
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BENCHMARK NO. 1: SQUARE CUT TOP OF LIGHT POLE BASE APPROXIMATELY 113° WEST OF SE CORNER SURVEYED PROPERTY. ELEVATION 1050.53 (NAVD 88)

LEGAL DESCRIPTION

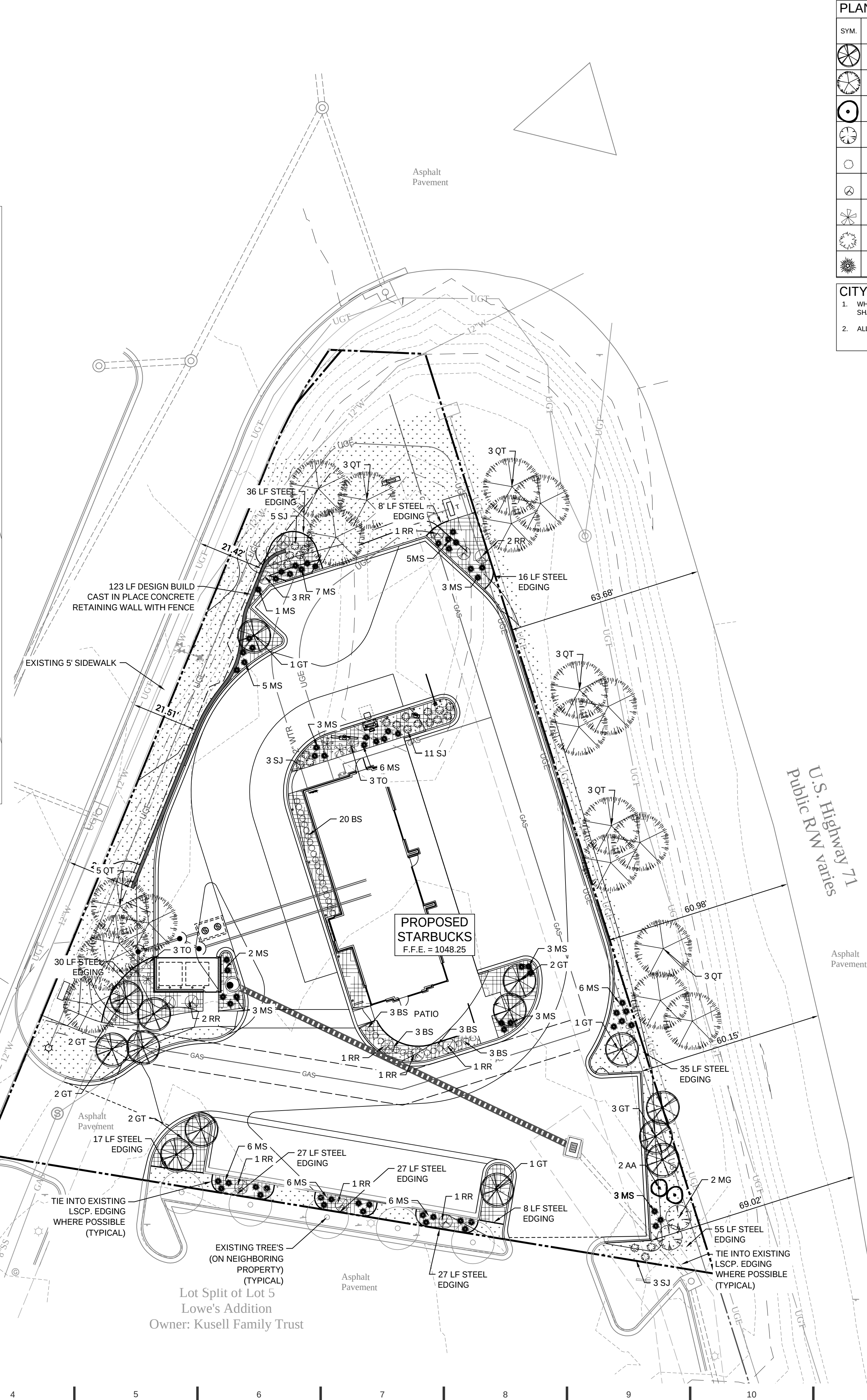
LOT 6, LOT SPLIT OF LOT 5, LOWE'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON LOT SPLIT PLAT RECORDED IN BOOK 2006 AT PAGE 1120.

PARKING AREAS
INTERIOR LANDSCAPE AREAS



INTERIOR LANDSCAPING AREAS

SCALE: 1" = 40'

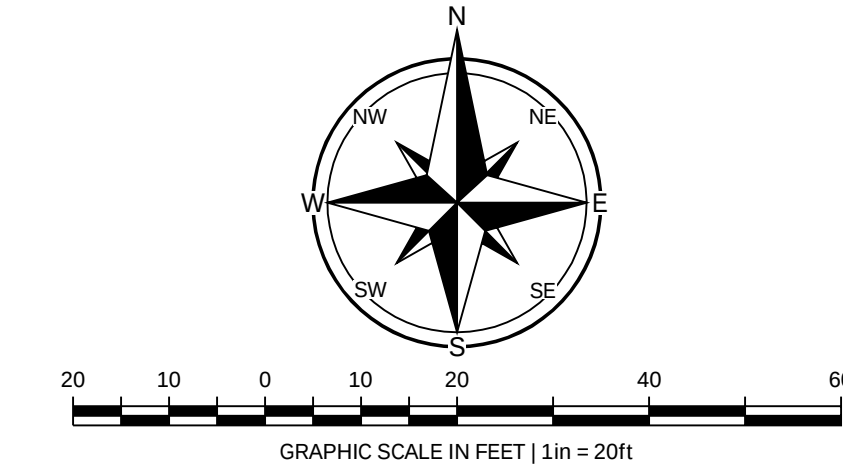


PLANT SCHEDULE

SYM.	KEY	QTY	COMMON NAME	Botanical Name	ROOT BALL	SIZE	SPACING
GT	14		THORNLESS HONEY LOCUST	Gleditsia triacanthos	B&B	2.5" CAL.	AS SHOWN
QT	20		NUTTALL OAK	Quercus texana	B&B	2.5" CAL.	AS SHOWN
AA	2		SERVICEBERRY	Amelanchier arborea	B&B	MIN 6'	AS SHOWN
MG	2		LITTLE GEM MAGNOLIA	Magnolia grandiflora "Little Gem"	Cont.	30 GAL	AS SHOWN
BS	32		GREEN VELVET BOXWOOD	Buxus sempervirens	Cont.	3 GAL.	AS SHOWN
RR	14		RED ROCKET CRAPE MYRTLE	Lagerstroemia "Red Rocket"	Cont.	15 GAL	AS SHOWN
TO	6		EMERALD GREEN ARB. VITAE	Thuja occidentalis	B & B	MIN 6'	AS SHOWN
SJ	22		GOLD MOUND SPIREA	Spiraea japonica	Cont.	3 GAL.	AS SHOWN
MS	68		ADAGIO GRASS	Miscanthus sinensis 'Adagio'	Cont.	3 GAL.	AS SHOWN

CITY OF BENTONVILLE NOTES

- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.



PROPOSED FEATURES

REFER TO SURVEY FOR EXISTING FEATURES

- GENERAL FEATURES**
- PROPERTY LINE
 - SUBDIVISION / OUTPARCEL PROPERTY LINE
 - EDGE OF ASPHALT
 - EDGE OF GRAVEL
 - CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
 - FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
 - STORM SEWER | REFER TO PLAN FOR TYPE AND SIZE
 - SEWER LINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
 - WATERLINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
 - UNDERGROUND ELECTRIC SERVICE
 - OVERHEAD ELECTRIC SERVICE
 - UNDERGROUND TELEPHONE SERVICE
 - OVERHEAD TELEPHONE SERVICE
 - FIBER OPTIC CABLE SERVICE
 - GAS SERVICE

- RIP RAP | REFER TO EROSION CONTROL PLANS FOR TYPE AND SIZE
- DRAINAGE STRUCTURES** | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES** | REFER TO UTILITY PLAN FOR TYPE
- WATER LINE TEE, BEND, VALVE, AND PLUG
- SITE LIGHTING** | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

- LANDSCAPING FEATURES**
- STEEL EDGING
 - LANDSCAPE BUFFER AREA
 - NATIVE, DROUGHT TOLERANT, SEEDDED TURF AREA.
 - NATIVE, DROUGHT TOLERANT, SODDED TURF AREA.
 - AREAS TO BE MULCHED
 - STABILIZED SLOPES

GENERAL NOTES

- THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT (LA) OR DESIGNATED REPRESENTATIVE (DR) REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY (LA) OR (DR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PENETRATION TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" (INCHES) INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TOO POOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
- ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
- PLANT MATERIAL:**
 - SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENTS SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
 - THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTORS EXPENSE.
 - QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
 - SHALL NOT BE PLANTED IN FROZEN GROUND.
 - ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
- ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BUR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
- STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POST. IF LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED WITHOUT ACCEPTABLE DAMAGE TO TREES. TREE TIE SYSTEMS SHALL BE 20' DEWITT (BLACK) TREE STRAP(SLING TSL-BX (60 PER CASE) OR APPROVED EQUAL-NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.
- ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 6" x 4" PAINTED BROWN STEEL EDGING AND OVERSEED OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL).
- MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE EITHER CYPRESS OR PINE DARK MULCH. DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
- ALL PLANTING AREAS SHALL RECEIVE A THREE INCH (3") TOP DRESSING OF MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENING" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAWER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION CONTROL DETAIL SHEETS) FOR TOPSOIL AND SEEDING SPECIFICATIONS.
- CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
- LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.

LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPE REQUIREMENTS (C-2 ZONING):
TOTAL PARKING AREA: 9,365.58 SF
TOTAL REQUIRED INTERIOR LANDSCAPING (8%) = 789.25 SF
TOTAL PROVIDED INTERIOR LANDSCAPING (9%) = 847.81 SF

HOSE BIBS INSTALLED FOR LANDSCAPE IRRIGATION

UPON INSTALLATION, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

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.

TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.



Know what's below.
Call before you dig.

REVISIONS:		
№	DATE	DESCRIPTION



Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

LANDSCAPE PLAN

**CIVIL DESIGN PLANS FOR A NEW
STONEBRIDGE CONSTRUCTION / STARBUCKS
38111 US 71 HIGHWAY
BENTONVILLE AR 72712**

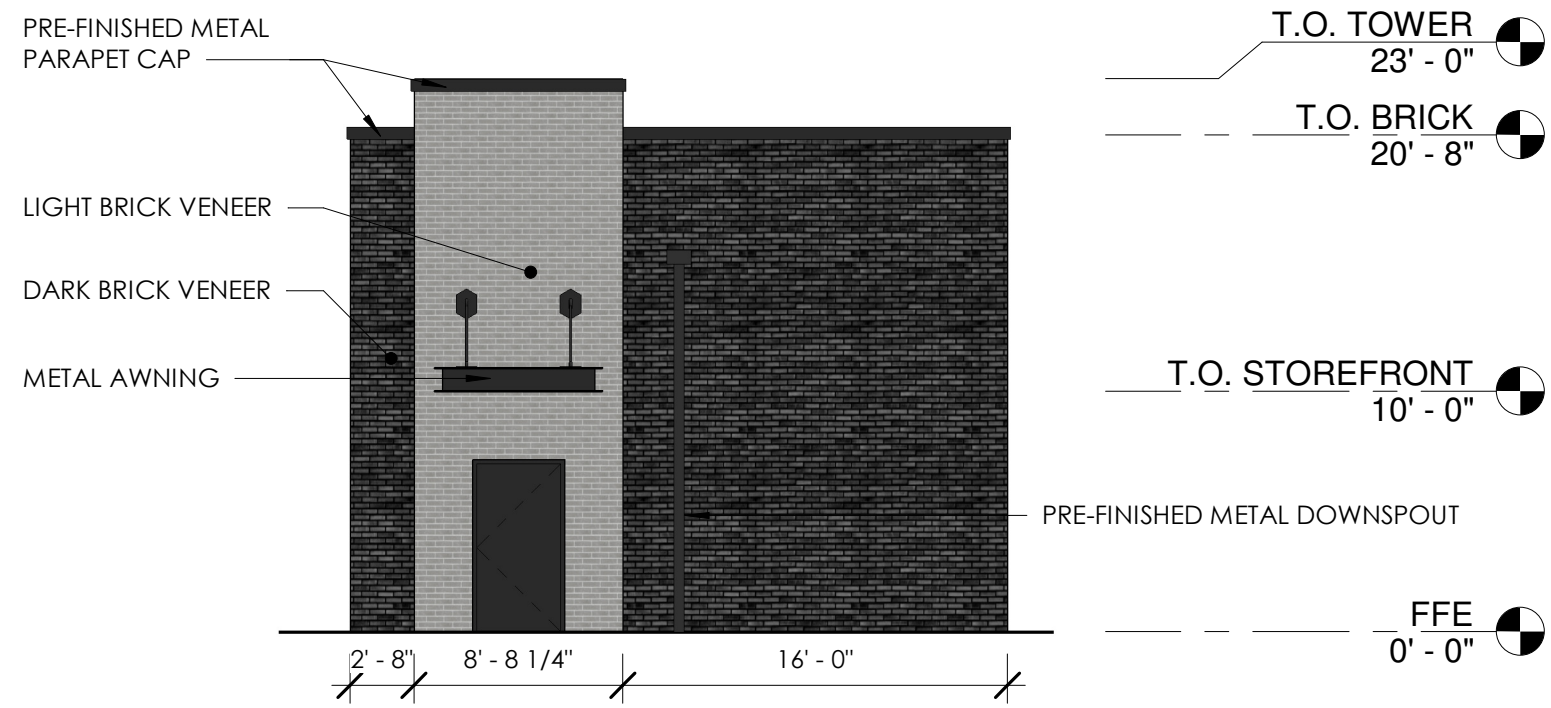
DRAWN BY:	JON
JOB №	19-1312
ORIGINAL ISSUE DATE:	10/29/2019
DESCRIPTION:	LSD19-0047
SHEET №	

L1.0

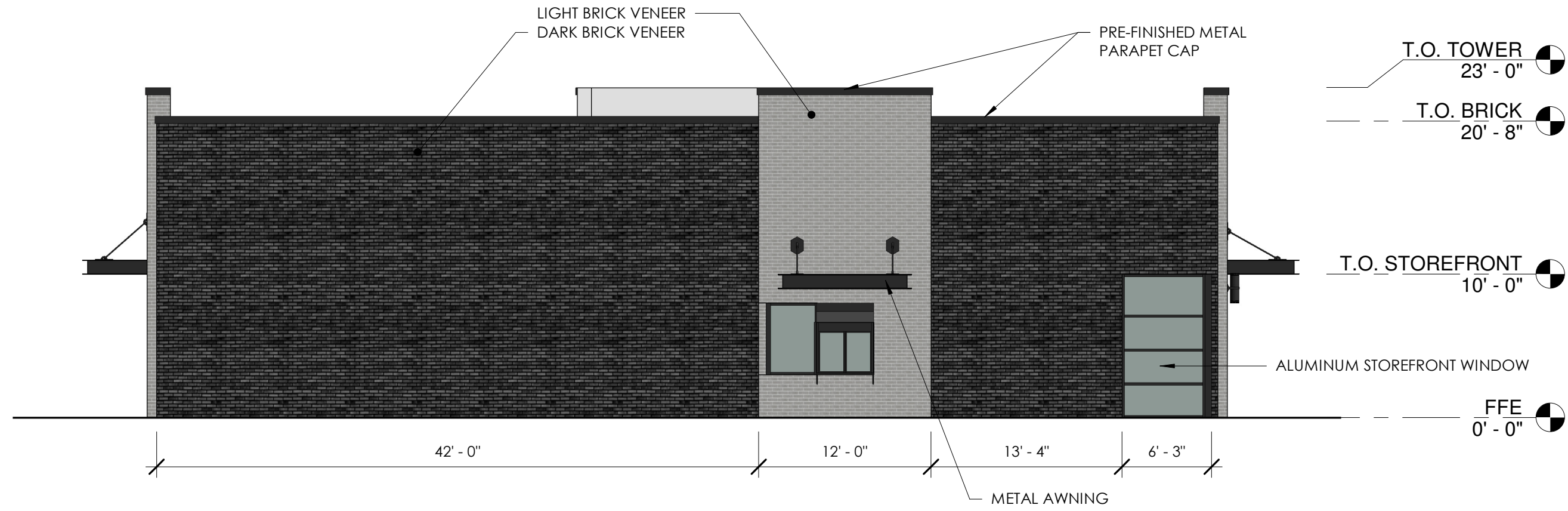
STARBUCKS
BENTONVILLE, AR

SD
19.09
09/25/2019
ELEVATIONS

SD1



(B) NORTH ELEVATION
1/8" = 1'-0"

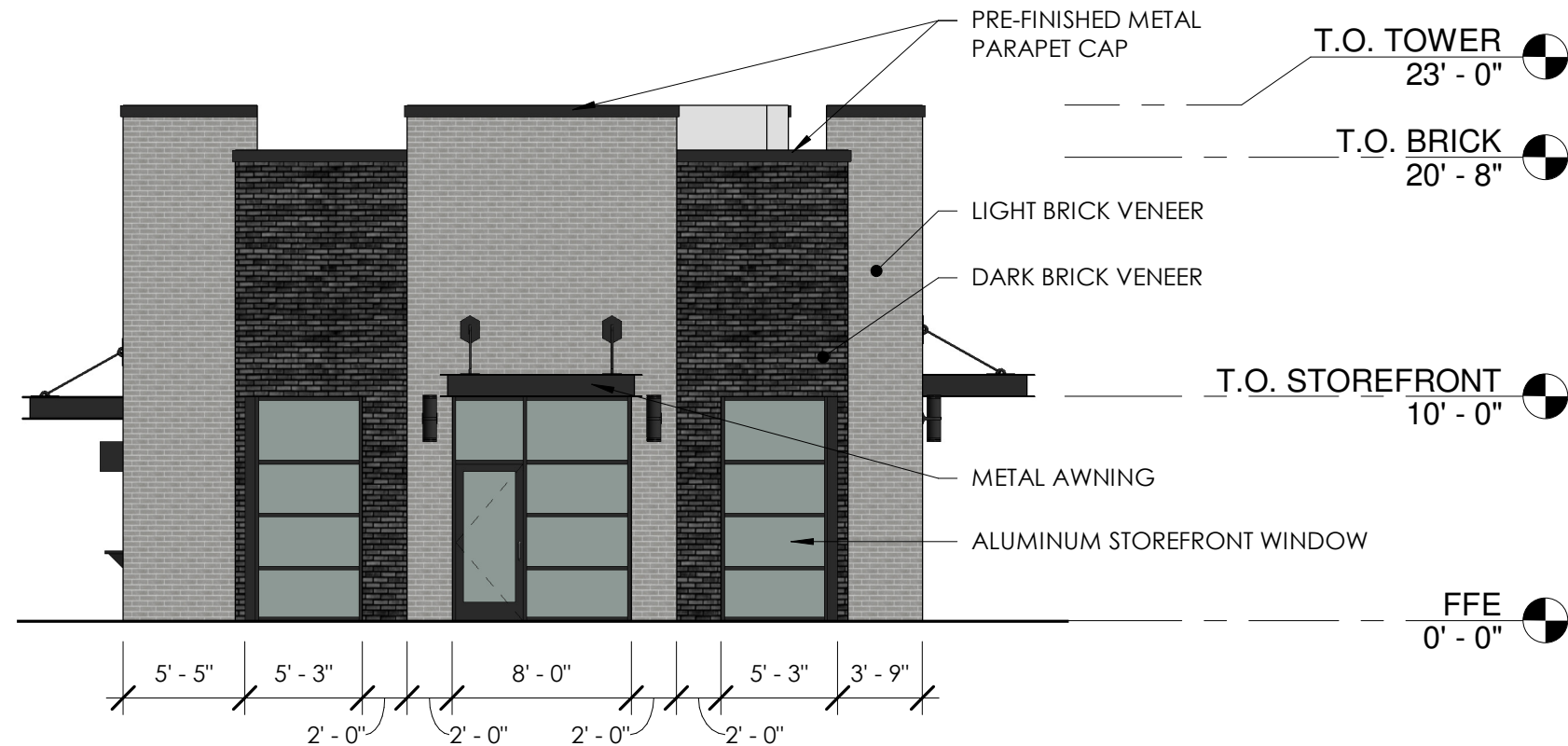


(A) WEST ELEVATION
1/8" = 1'-0"

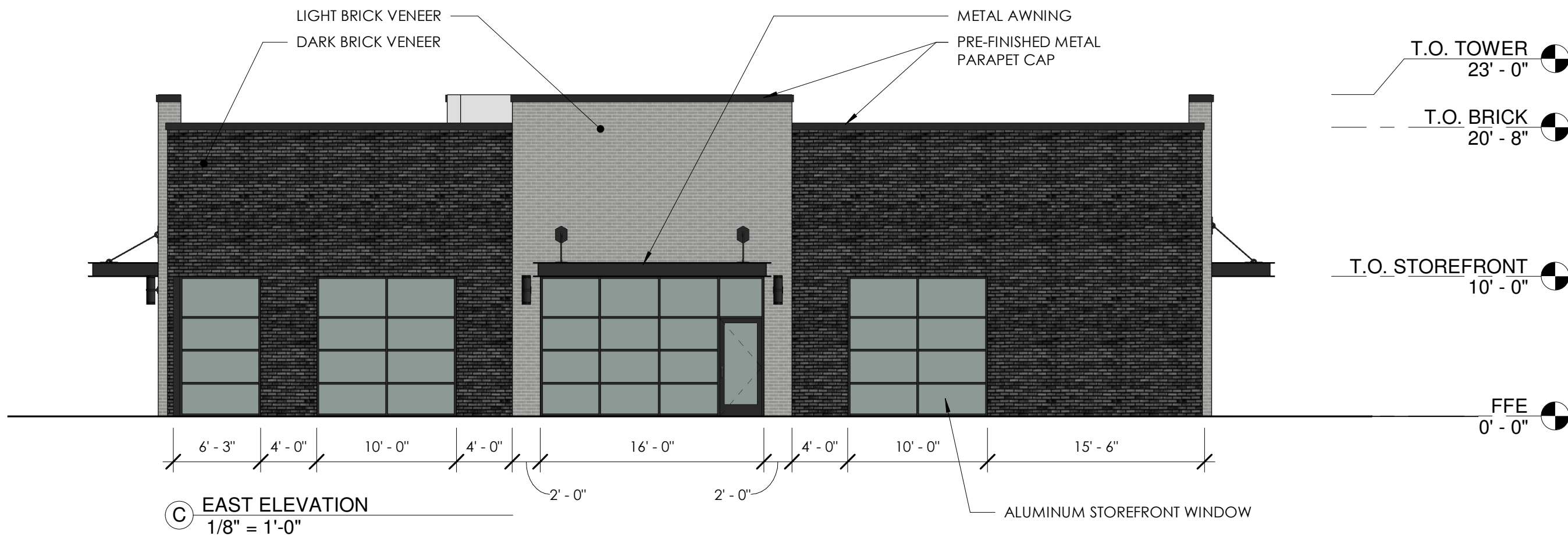
STARBUCKS
BENTONVILLE, AR

SD
19.09
09/25/2019
ELEVATIONS

SD2



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



C EAST ELEVATION
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT STAFF REPORT



Gateway Park North Warehouse

SW Regional Airport Boulevard

PC Date: 11/5/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0049
Applicant / Current Owner	Glass Investments, LLC 17 Glenbrook Bentonville, AR 72712
Site Area	+/- 71.26 acres
Current Zoning	I-1, Light Industrial
Future Land Use Map Designation	Light Industrial
Development Type / Use	Office/Warehouse

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

Location Map



Property Description

This property is located northwest of the intersection of SW Rainbow Farm Road and SW Regional Airport Boulevard. The approximately 71.26-acre property is currently zoned I-1, Light-Industrial with a Future Land Use Map designation of Light Industrial. However, this phase of development only consists of approximately 15-acres of property.

Project Details

Large scale development proposing the development of an approximately 260,000 square foot warehousing and office facility.

The development provides a total of 141 parking spaces, adequate landscaping, and a bench and bike rack as site amenities. The development is providing sidewalk along SW Regional Airport Boulevard and SW Rainbow Farm Road. Glass, concrete panels, and stone are the primary materials on the building.

Projected Traffic Impact

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

Waivers

Three waiver requests:

- A waiver from Article 1100, Section 1100.15, Sidewalk Requirements, of the Land Development Code.
 - By code, the applicant would be required to provide sidewalk the entire length of their frontage along SW Rainbow Farm Road, or approximately 1700 feet. Instead, the applicant proposes to develop sidewalk the length of their first phase of development, with the rest coming in later phases. This waiver can potentially be justified under Section 1100.15.h of the Land Development Code, which lists the overall need for sidewalk as a review criteria.
- A waiver from Article 1400, Section 1400.09, Screening Requirements, of the Land Development Code.
 - Similar to the above sidewalk waiver, the applicant requests they only are required to provide perimeter landscaping and screening to the boundaries of their current project area. By code, they are required to provide screening along all rear and side lot lines.

LARGE SCALE DEVELOPMENT STAFF REPORT

- A waiver from Article 1100, Section 1100.21, Large Scale Development Design Standards, Subsection P, Parking Placement, of the Land Development Code.
 - By code, the applicant is required to place a maximum of 60 percent of their parking in front of the front façade of the building. As it currently sits, all the applicant's car parking is located in the front. However, if we were to count truck parking, the ratio between spaces is closer to 50-50.

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.



October 21, 2019

Planning Commission
City of Bentonville
315 SW A Street
Bentonville, Arkansas 72712

RE: *Gateway Park North Warehouse*
SW Regional Airport Blvd
Bentonville, Arkansas

Dear Planning Commission,

On behalf of Crossmar Investments, we respectfully request a waiver from both the Master Street Plan and Art 1400 Landscaping, Screening and Buffering, Section 1400.09 Screening Requirements (b).

Per the Master Street Plan, sidewalk is to be constructed along property frontage. The subject property is approx. 70 acres with the site sitting on approx. 10 acres at the far east side, adjacent to SW Regional Airport Blvd. Much like the developer did with Gateway 6 Warehouse, we are proposing the sidewalk improvements along SW Rainbow Farm Rd be extended to just west of the south driveway, which is located at the far southwest limits of the development. The remaining sidewalk go west down SW Rainbow Farms Rd would be constructed as development occurs going west.

Section 1400.09 Screen Requirements sub-section (b) require a 6' opaque screen along the north property line. Due to the amount of fill being proposed, 10+ feet, on the north side of the development, a 6' screen would not be effective. It is still being proposed to plant the intermittent evergreen greens. In addition, we would like stop the screening at the northwest corner of the development and revisit these screening requirements with future development.

Section 1100.21 Large scale development design standards sub-section (p) requires no more than 60% of the off-street parking area for the entire property be located between the front façade and the primary abutting street, unless the parking lot is screened. It is our opinion that with the proposed topography and landscaping that the parking would be screened. Only a small portion of the parking is level with Hwy 12 and is easily visible. The parking at the southeast corner is proposed to be approximately nine (9') feet below Hwy 12 and the northeast corner approximately nine (9') above Hwy 12.

2407 SE COTTONWOOD ST STE 1
BENTONVILLE AR 72712
479 273 2209

In conclusion, with the above situations described, we would like to respectfully request waivers for each of these requirements for the Gateway Park North Warehouse.

Sincerely,

Morrison Shipley Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Patrick Foy", is written over a horizontal line.

Patrick Foy, P.E.
Project Manager

INDEX OF SHEETS

- 1. Cover Sheet, Vicinity Map, & Index of Sheets
- 2. Overall Layout
- 3. Overall Site Dimension Plan
- 4. Site Dimension Plan
- 5. Site Dimension Plan
- 6. Site Dimension Plan
- 7. Site Dimension Plan
- 8. Erosion Control Plan
- 9. Erosion Control Plan
- 10. Erosion Control Details
- 11. Overall Grading and Drainage Plan
- 12. Grading and Drainage Plan
- 13. Grading and Drainage Plan
- 14. Grading and Drainage Plan
- 15. Grading and Drainage Plan
- 16. Storm Drain Lines A & B Profiles
- 17. Private Drive Profile
- 18. Overall Utility Plan
- 19. Utility Plan
- 20. Utility Plan
- 21. Utility Plan
- 22. Utility Plan
- 23. Water Line Plan and Profile and Ditch Grading
- 24. Miscellaneous Details
- 25. Drainage Details

L1. Landscape Plan

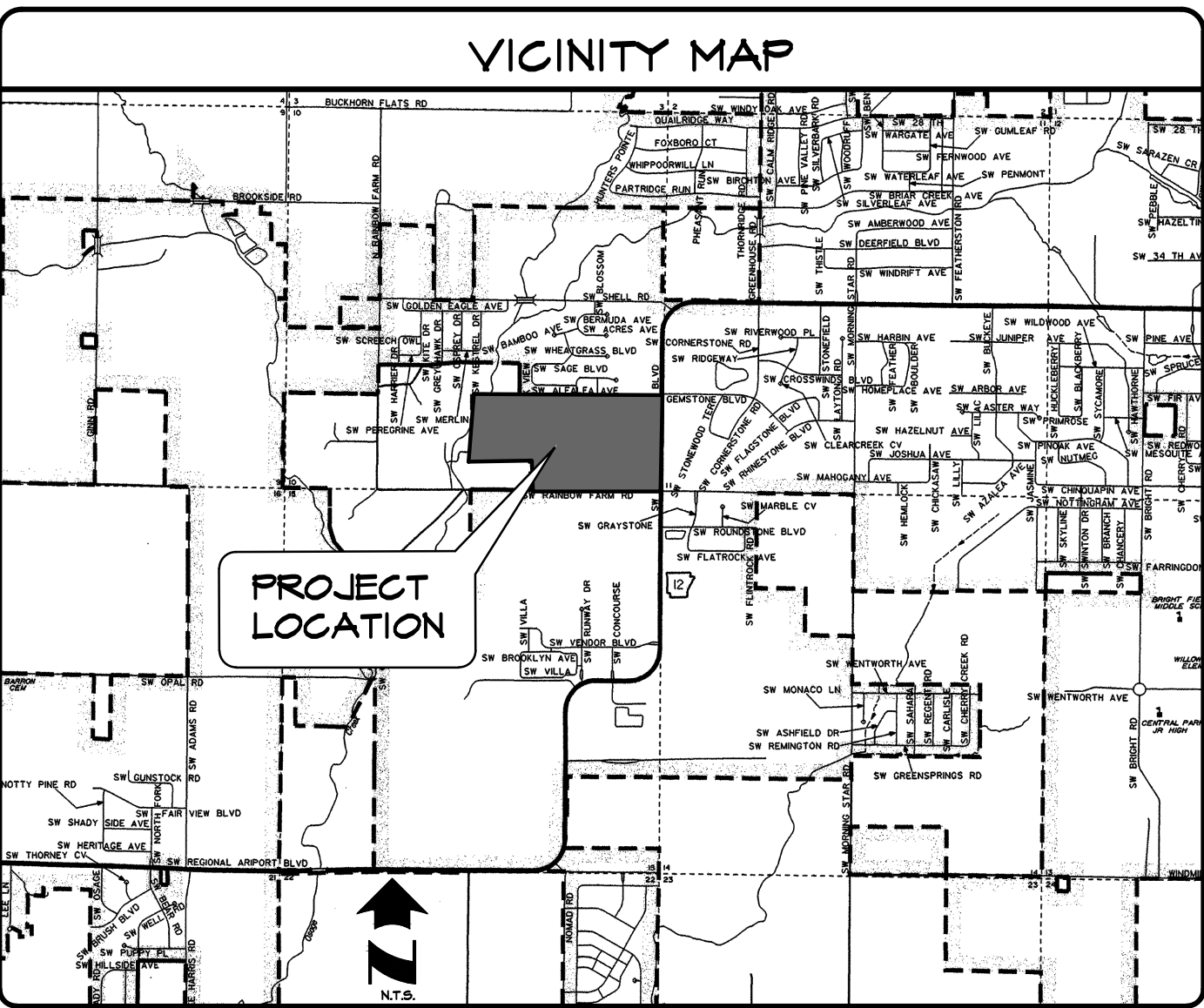
* Bentonville Water and Sewer Details

October 2019

Large Scale Development Plans

for

GATEWAY PARK NORTH
4700 SW Regional Airport Boulevard
Bentonville, Benton County, Arkansas



Owner/Developer
CrossMar Investments
Contact: Chris Crossland/Phil Martz
1500 E Central Ave. Suite 110
Bentonville, AR 72712
(479) 876-8277

FLOOD CERTIFICATION:

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

Map Number: 05007C0235K

Effective Date: April 5, 2012



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

To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10 am for an inspection the following day.

The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.



CITY PROJECT # LSD19-0049
CITY ATLAS PAGE #482

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: 479-333-7005

TELEPHONE
AT&T
CONTACT: SCOTT SEAMAN
PHONE: 479-442-1967
CONTACT: LAYNE RHODES
PHONE: 479-442-1977
627 WHITE ROAD
SPRINGDALE, ARKANSAS 72766

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: PRESTON NEWBILL
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-3140

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: 479-271-3159

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48th STREET
SPRINGDALE, ARKANSAS
PHONE: 479-717-3796
EMAIL: kip.smith@cox.com

WASTEWATER
CITY OF BENTONVILLE
CONTACT: NANCY BUSEN
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: 479-271-3160

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BRENT BOYDSTON (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-5927

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

CITY ENGINEER/PLANNING
CONTACT: ELLEN NORVELL
PHONE: 479-271-5993

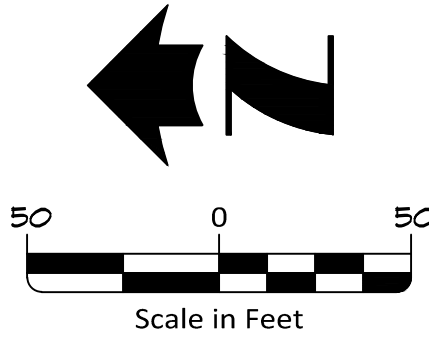
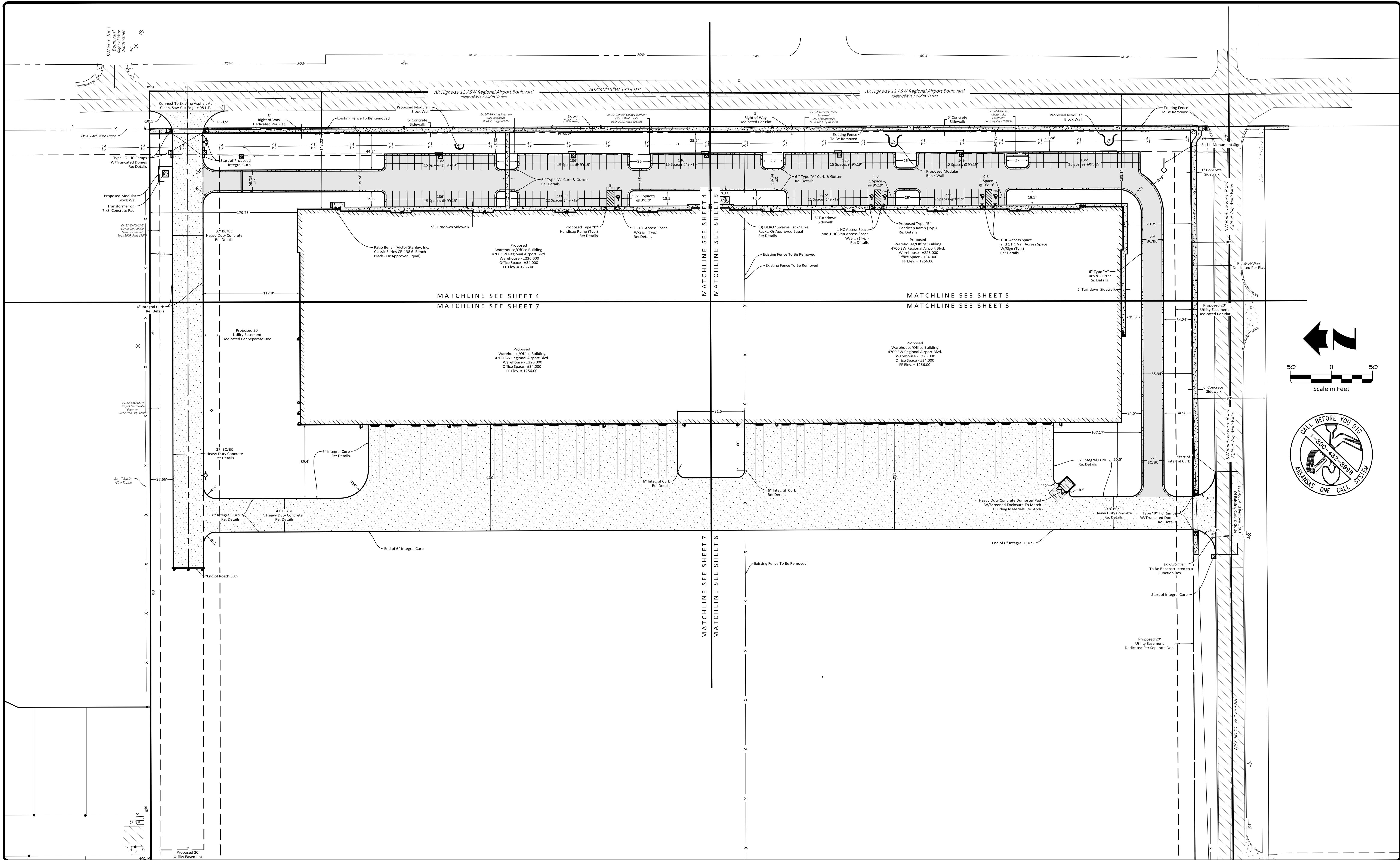
STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: 479-271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: 479-271-6720

BUILDING INSPECTION
PHONE: 479-271-3125

STORMWATER
CONTACT: JANET PAITH
PHONE: 479-271-5002
jpaith@bentonvillear.com

Drawing Name: P:\CH\13\DWG\13-18 Plan Sheets.dwg Last Modified: Oct 16, 2014 - 10:51am Plotted on: Oct 21, 2014 - 11:50am By: tsanger



Revision	By	Date

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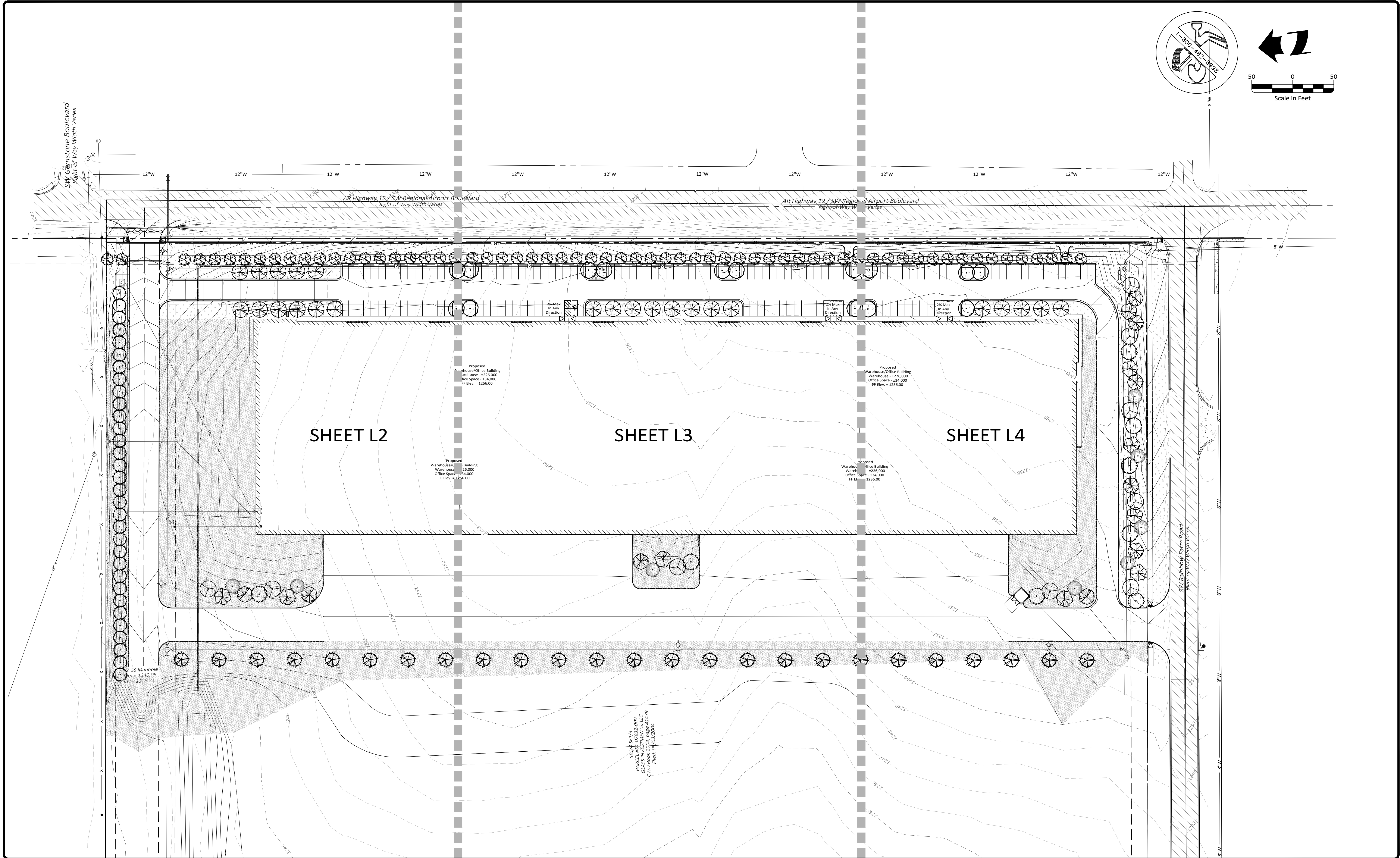
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Drawn By: KES	Vertical Scale: 1
Approved By: PRF	Horizontal Scale: 1" = 50'
Date: 07.25.19	Plotting Scale: 1
Project No.: CMI-13	Drawing Name: SITE PLAN

GATEWAY PARK NORTH
at 4700 SW Regional Airport Boulevard
Bentonville, Benton County, Arkansas

OVERALL SITE DIMENSION PLAN
LSD19-0049
Issued for Review - 10.21.19

Sheet No.:
3
25
of



Revision	By	Date

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LANDTEK STUDIOS

2503 SWEETBRIAR DR.

FAYETTEVILLE, AR 72703

PH# 479.283.9721

Drawn By:	KES
Approved By:	PRF
Date:	07.25.19
Project No:	CMI-13
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GATEWAY PARK NORTH

at SW Regional Airport Road

Bentonville, Benton County, Arkansas

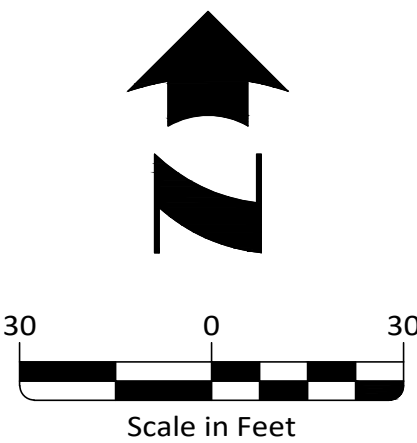
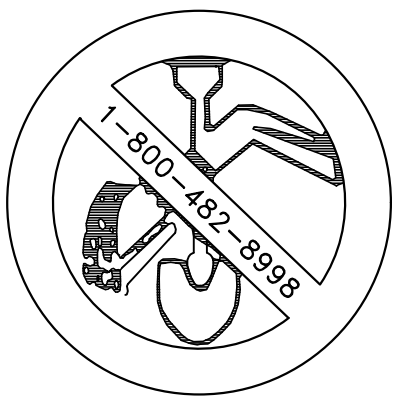
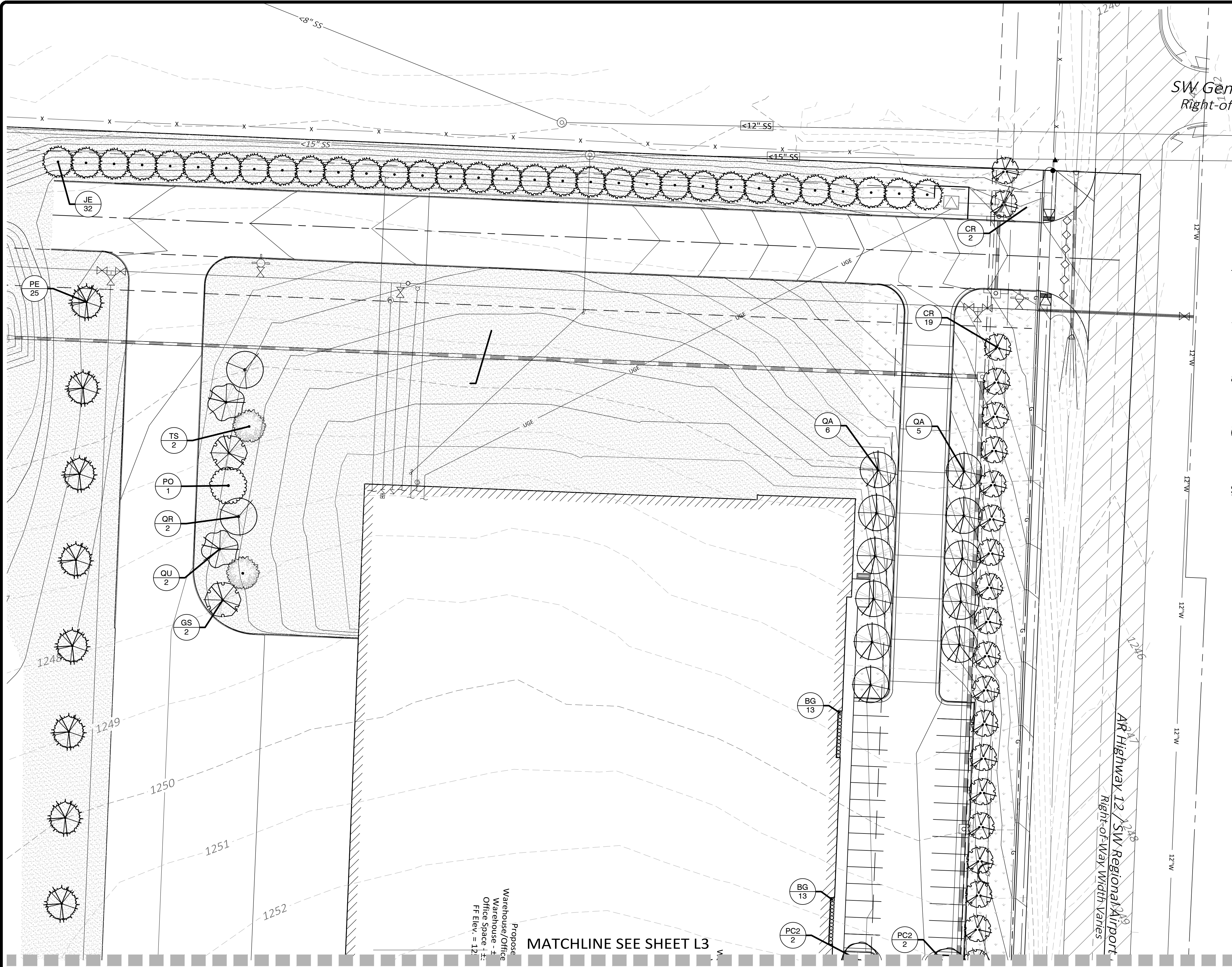
OVERALL LANDSCAPE PLAN

Issued for Review - 10.21.19

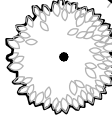
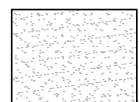
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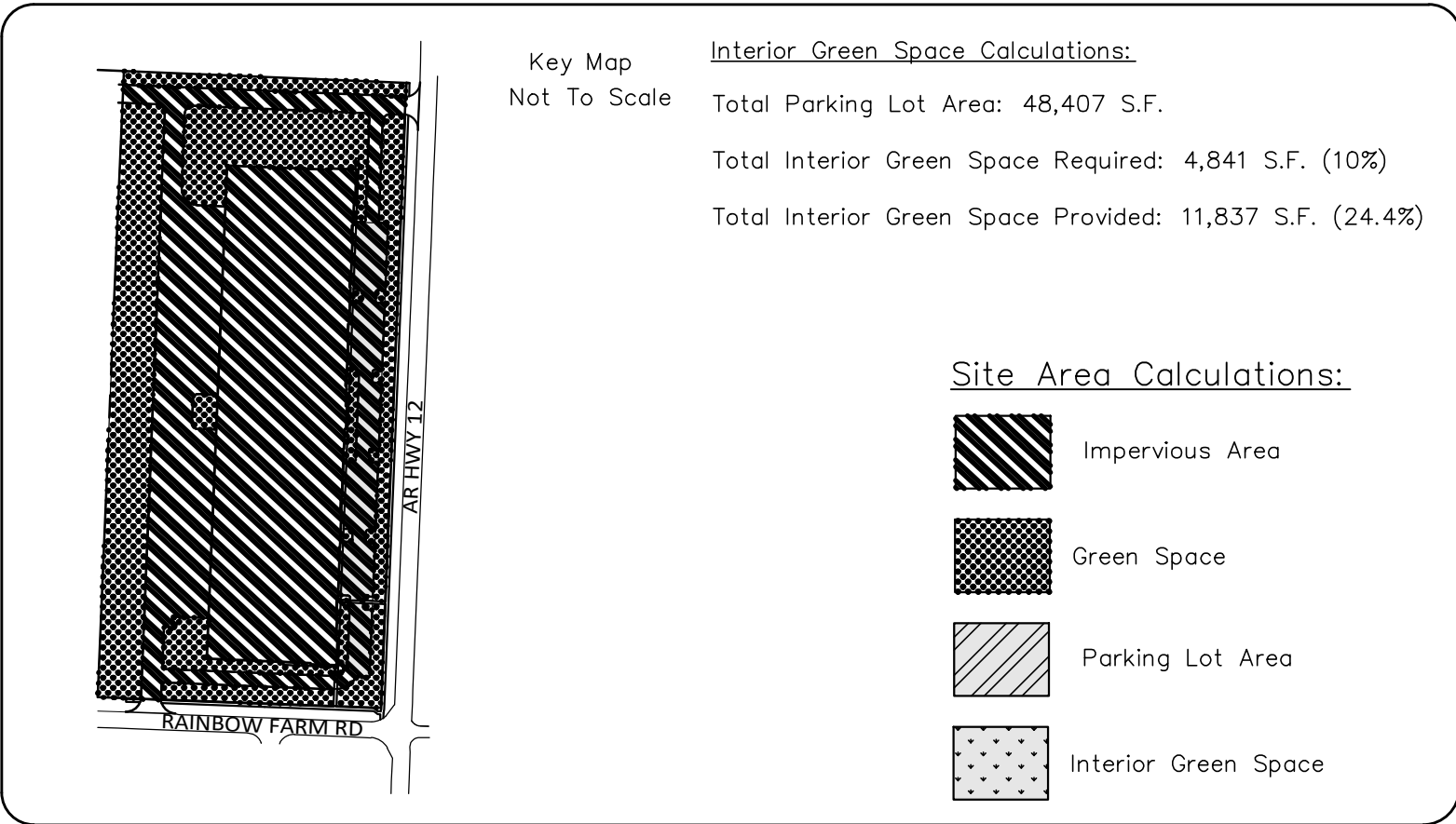


PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	CR	Cercis canadensis 'Oklahoma' / Texas Redbud	B & B	2.5"Cal	6'-8' tall	63
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		9
	JE	Juniperus virginiana / Eastern Red Cedar	30 gal		6' minimum	32
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	25
	PC2	Pistacia chinensis / Chinese Pistache	B & B	2.5"Cal	8' minimum	15
	PO	Platanus occidentalis / American Sycamore	B & B	2.5"Cal	10' minimum	8
	QA	Quercus acutissima / Sawtooth Oak	B & B	2.5"Cal		24
	QU	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	B & B	2.5"Cal		9
	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		9
	TS	Taxodium distichum / Bald Cypress	B & B	2.5"Cal		8
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING		QTY
	BG	Buxus x 'Green Gem' / Green Gem Boxwood	3 gal		24" o.c.	104
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING		QTY
	FK2	Festuca arundinacea 'Kentucky 31' / Kentucky Tall Fescue	Hydroseed			144,465 sf
	FK	Festuca arundinacea 'Kentucky 31' / Kentucky Tall Fescue	sod			79,053 sf

WOOD MULCH

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS EXCEPT AS NOTED. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.



LANDSCAPE REQUIREMENTS

STREET FRONTAGE	ONE CANOPY TREE PER 20 LINEAR FEET OF FRONTAGE	REQUIRED	PROVIDED
AR HWY 12	1,251'/20=63 TREES	63	63
RAINBOW FARM RD	480'/20=24 TREES	24	24
PARKING LOT REQUIREMENTS	ONE SHADE TREE PER 125 SQ. FT OF INTERIOR PARKING LOT LANDSCAPES AREA (4,841/125=39 TREES)	39	39
PERIMETER LANDSCAPE	ONE CANOPY TREE PER 50 LINEAR FEET OF PERIMETER		
NORTHERN BOUNDARY	513 LF / 50 = 10 TREES	10	10
WESTERN BOUNDARY	1,260 LF / 50 = 25 TREES	25	25

Revision	By	Date

MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS

2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2208 ■ morrisonshipley.com

LANDSCAPE ARCHITECT
JAMES MORRISON
5034
STATE OF ARKANSAS
10/15/2019

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

Drawn By:	KES
Approved By:	PRF
Date:	07.25.19
Project No:	CMI-13
Vertical Scale:	1
Horizontal Scale:	1" = 30'
Plotting Scale:	1
Drawing Name:	

GATEWAY PARK NORTH

at SW Regional Airport Road

Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

Issued for Review - 10.21.19

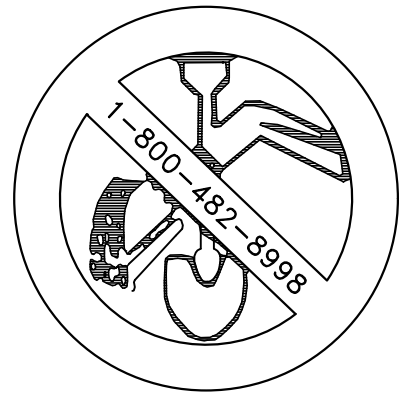
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PLANT SCHEDULE

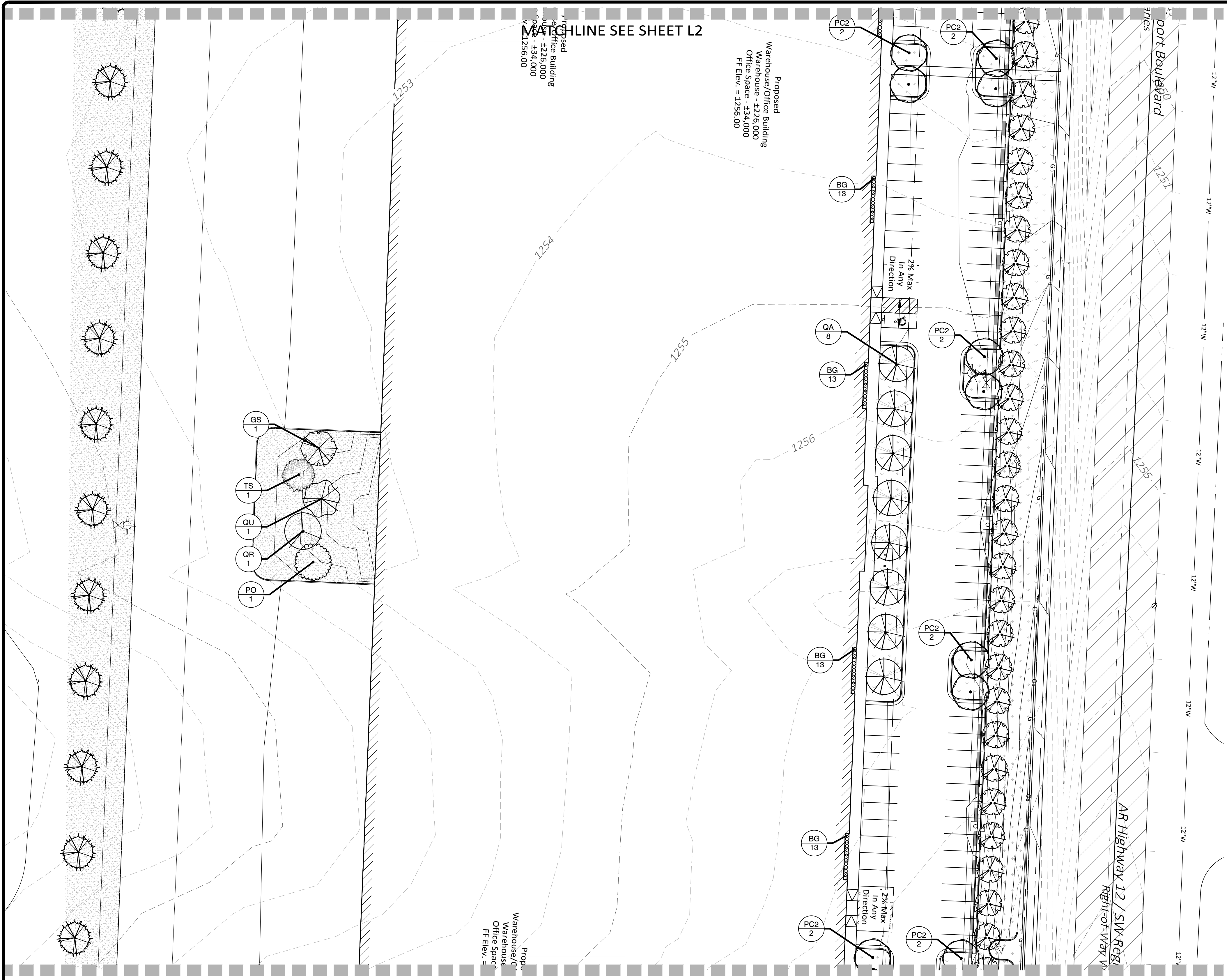
TREES		CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	CR		Cercis canadensis 'Oklahoma' / Texas Redbud	B & B	2.5"Cal	6'-8' tall	63
	GS		Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		9
	JE		Juniperus virginiana / Eastern Red Cedar	30 gal		6' minimum	32
	PE		Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	25
	PC2		Pistacia chinensis / Chinese Pistache	B & B	2.5"Cal	8' minimum	15
	PO		Platanus occidentalis / American Sycamore	B & B	2.5"Cal	10' minimum	8
	QA		Quercus acutissima / Sawtooth Oak	B & B	2.5"Cal		24
	QU		Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	B & B	2.5"Cal		9
	QR		Quercus rubra / Red Oak	B & B	2.5"Cal		9
	TS		Taxodium distichum / Bald Cypress	B & B	2.5"Cal		8
SHRUBS		CODE	BOTANICAL / COMMON NAME	SIZE	SPACING		
		BG	Buxus x 'Green Gem' / Green Gem Boxwood	3 gal	24" o.c.		
GROUND COVERS		CODE	BOTANICAL / COMMON NAME	CONT	SPACING		
		FK2	Festuca arundinacea 'Kentucky 31' / Kentucky Tall Fescue	Hydroseed			
		FK	Festuca arundinacea 'Kentucky 31' / Kentucky Tall Fescue	sod			

LANDSCAPE PLAN 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 OFF BUILDING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
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- 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 URIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE ROW SHALL BE 4" CALIPER.
- THERE SHALL NOTHING BETWEEN 30" AND 60" WITHIN THE SITE TRIANGLE. ALL TREES WITHIN SITE TRIANGLE SHALL BE LIMBED UP TO 60".
- CONTRACTOR SHALL VERIFY PERCOLATION OF TREE LOCATIONS THROUGH TEST PER CODE. PERCOLATION TEST RESULTS ARE REQUIRED TO BE VERIFIED BY THE CITY'S ENGINEERING DEPARTMENT.

WOOD MULCH

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS EXCEPT AS NOTED. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.



Revision	By	Date

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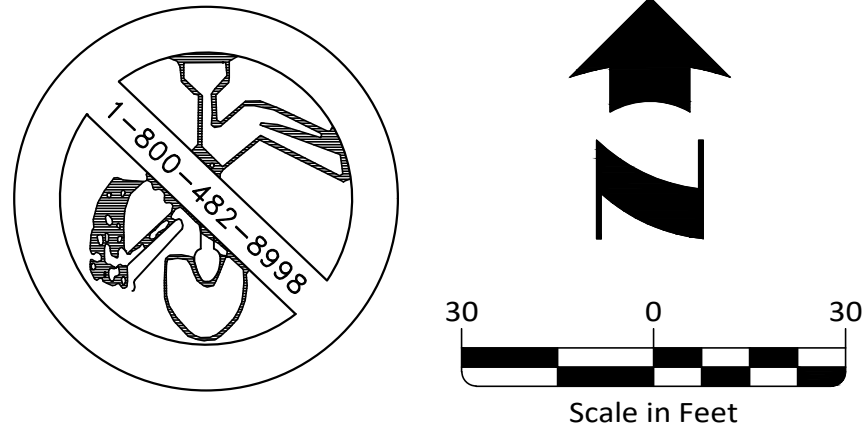
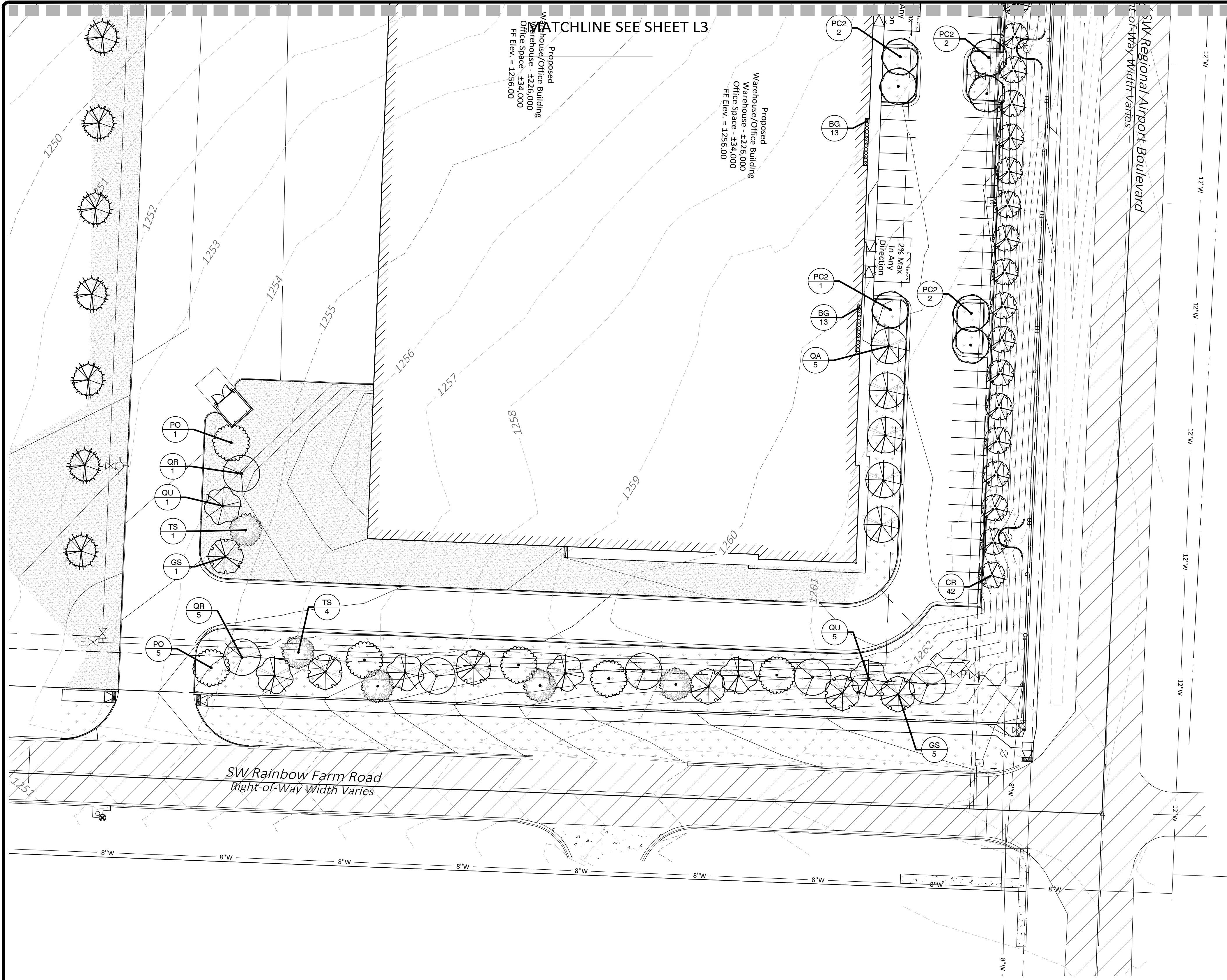
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Sheet No.:

L3 / L5

of



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	CR	Cercis canadensis 'Oklahoma' / Texas Redbud	B & B	2.5"Cal	6'-8' tall	63
	GS	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal		9
	JE	Juniperus virginiana / Eastern Red Cedar	30 gal		6' minimum	32
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	6' min.	25
	PC2	Pistacia chinensis / Chinese Pistache	B & B	2.5"Cal	8' minimum	15
	PO	Platanus occidentalis / American Sycamore	B & B	2.5"Cal	10' minimum	8
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	QR	Quercus rubra / Red Oak	B & B	2.5"Cal		9
	TS	Taxodium distichum / Bald Cypress	B & B	2.5"Cal		8
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		SPACING	QTY
	BG	Buxus x 'Green Gem' / Green Gem Boxwood	3 gal		24" o.c.	104
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT		SPACING	QTY
	FK2	Festuca arundinacea 'Kentucky 31' / Kentucky Tall Fescue	Hydroseed			144,465 sf
	FK	Festuca arundinacea 'Kentucky 31' / Kentucky Tall Fescue	sod			79,053 sf

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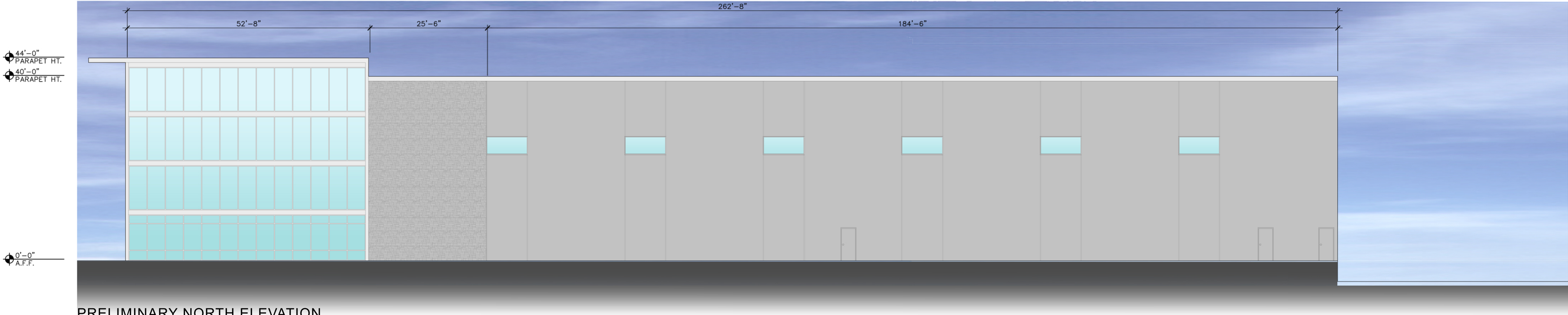
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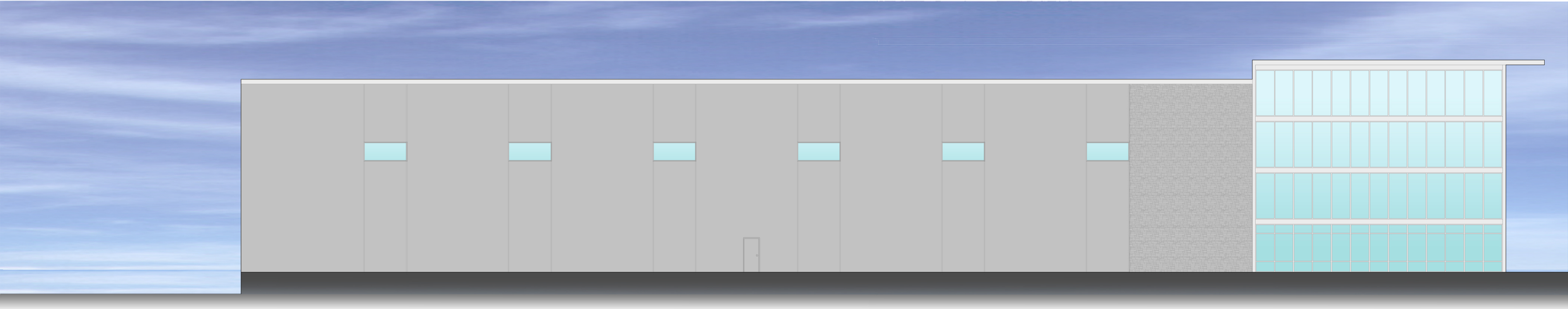
L4 / L5

of



PRELIMINARY NORTH ELEVATION

CONCRETE TILT UP PANEL =68%
CURTIAN WALL =22%
STACKED STONE =10%



PRELIMINARY SOUTH ELEVATION

CONCRETE TILT UP PANEL =68%
CURTIAN WALL =22%
STACKED STONE =10%



PRELIMINARY EXPANDED ELEVATION



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153

FAYETTEVILLE, AR 72703

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

REV. NO.	DATE	DESC.

DRAWN BY: CJH4

CHECKED BY: CJH4

v02 - PRELIMINARY DESIGN SET 09.23.2019

CROSSMAR INDUSTRIAL NORTH

JOB#

???

CITY

STATE

ELEVATIONS

DATE:

A2.2