



**Planning Commission
Agenda
November 19, 2019**

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

- 1. Lots 1 & 2, Featherston Farms Subdivision** **Lot Split**
9163 Featherston Road ([LS19-0037](#))
- 2. Lot 22, Block 7, Deming's Addition** **Property Line Adjustment**
303 NW C Street ([PLA19-0034](#))

IV. New Business

- 1. North Arkansas Wholesale Company, Inc.** **Rezoning***
(R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential)
509 5th Street ([RZ19-0033](#))
- 2. Lot 5 Thaden Addition & Lot 15A Seals Addition** **Property Line Adjustment**
3201 SW I Street ([PLA19-0035](#))
- 3. 9696 Haxton Road** **Waiver**
9696 Haxton Road ([WAV19-0006](#))
- 4. Dakota Leasing Company** **Waiver**
307 S Walton Boulevard ([WAV19-0008](#))
- 5. Coler – Stanberry** **Fee-In-Lieu**
- 6. Jiffy Lube** **Large Scale Development**
1403 SE Eagle Way ([LSD19-0051](#))
- 7. VBT Game Composites Hangar** **Large Scale Development**
3201 SW I Street ([LSD19-0054](#))
- 8. Firestone Auto Care** **Large Scale Development**
N Walton Boulevard ([LSD19-0055](#))

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

Planning Commission
Minutes
November 5, 2019

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

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

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of October 15, 2019 as written
Approved 7-0

Consent Agenda

- | | |
|--|-----------------------------------|
| 1. Lots 7, 8, & 9, Block F of Orchard Addition
SE 6 th Street & SE D Street, LS19-0031 | Lot Split |
| 2. Lots 23-24 of Limestone Ranch Subdivision
SW H Street, LS19-0032 | Lot Split |
| 3. Lot 20 of Lefors Addition
NW 2 nd Street, LS19-0033 | Lot Split |
| 4. Lot 1 of 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 |

Approved 7-0

New Business

Item #1

Elzey: Rezoning, A-1, Agricultural to R-2, Duplex & Patio Home Residential, 9549 Glen Road, RZ19-0030

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

Suite Spaces Building Expansion: Waiver, SW H Street, WAV19-0005

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Haynie to approve the Waiver Request: Screening Requirements

Approved 7-0

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Right-of-Way Dedication

Approved 7-0

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Sidewalk Requirements

Approved 7-0

Item #3

McDonald: Waiver, Sidewalk Requirements, 9696 Haxton Road, WAV19-0006

Tyler Overstreet reads the staff report.

Garrison Roddey, representative, approaches the Commissioners and requests to table the item.

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

Tabled 7-0

Item #4

Bentonville Starbucks: Large Scale Development, 3811 US 71 Hwy, LSD19-0047

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the Waiver Request: Street Frontage Buffer Landscaping

Approved 7-0

Large Scale Development

Approved 7-0

Item #5

Gateway Park North Warehouse: Large Scale Development, SW Regional Airport Boulevard, LSD19-0049

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Sidewalk Requirements

Approved 7-0

Motion by Mr. Grider, seconded by Mr. Sanders to approve the Waiver Request: Screening Requirements

Approved 7-0

Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Parking Placement

Approved 7-0

Large Scale Development

Approved 7-0

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

Meeting adjourned

****A copy of this recording can be obtained from the Bentonville Planning Department.**

Ali Worley



Consent Agenda Items

For Planning Commission meeting of November 19, 2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on November 12, 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 1 & 2, Featherston Farms Subdivision, Sunrise Homes NWA, 9163 Featherston Road, R-ZL, Residential Zero Lot Line & A-1, Agricultural, (LS19-0037)

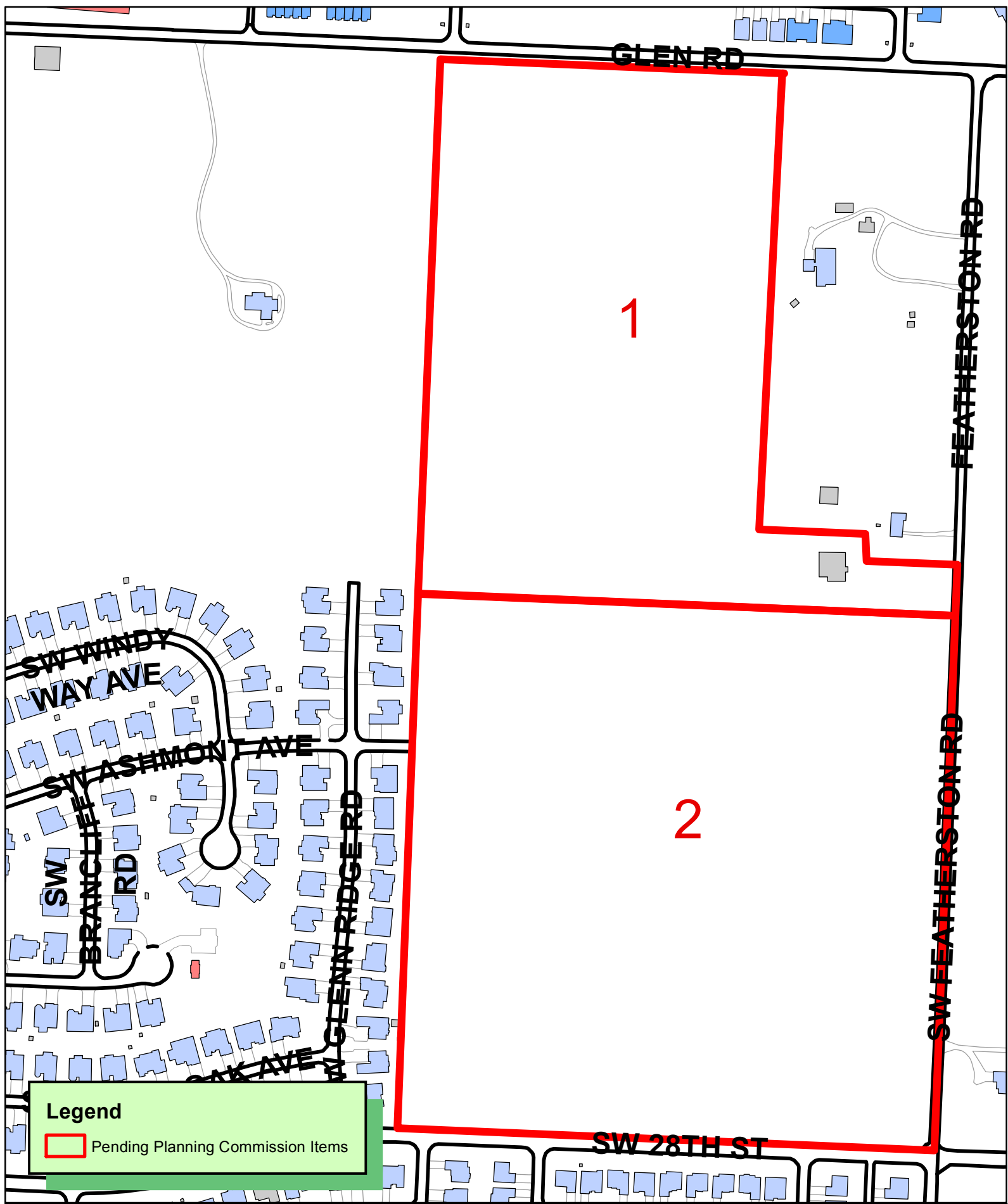
A lot split of a previously unplatted tract of land creating Lots 1 & 2 of Featherston Farms Subdivision. The plat dedicates utility easements of varying widths and right-of-way to meet the requirements of the Master Street Plan on Lot 2. Utility easements shall be dedicated per separate documents on Lot 1. Note: When future development occurs on Lot 1 (i.e. connecting to city sewer service) the lot shall be required to annex into the City of Bentonville.

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

Property Line Adjustment: Lot 22, Block 7, Deming's Addition, Eve Isbell, 303 NW C Street, R-1, Single-Family Residential, (PLA19-0034)

A property line adjustment of parts of Lots 1 & 2, Block 7, of Deming's Addition, creating new Lot 22, Block 7. The plat dedicates a 20-foot utility easement along the front lot line and a 10-foot sewer easement along the rear lot line. The plat dedicates additional right-of-way along NW C 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 FOR
FEATHERSTON FARMS SUBDIVISION
CREATING LOTS 1 & 2

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. SURVEY REPRESENTS A BOUNDARY SURVEY OF PARCEL 01-08687-000.
3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, 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 STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
6. 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. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
9. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
10. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY. FENCES ARE PROHIBITED IN DRAINAGE EASEMENTS.
11. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
12. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
14. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
15. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FORM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

NO PORTION OF THIS PROPERTY LIES WITHIN ZONE "A" OR "AE" AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP FOR THE COMMINTY PANEL NUMBER 05007C0255K EFFECTIVE DATE: 06/05/2012.

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301), NAD 83.

ALL DISTANCES ARE SHOWN AS GRID DISTANCES.

DOCUMENTS USE FOR THIS SURVEY:

1. SURVEY PLATS L201818491, R-309, 2008-337, 2006-64 &65, L201903482, 2006-955.
2. DEEDS 499-292 & 2013-66279.

APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE TRACTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF (BENTON COUNTY AND) THE CITY OF BENTONVILLE, NOR AN ENDORSEMENT BY THE (PLANNING BOARD AND) PLANNING COMMISSION OF SAID BUILDABILITY OF SAID LOTS.

BENTON COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADS OR INFRASTRUCTURE THAT ARE PLATTED OR FILED FOR RECORD IN WHICH A CERTIFICATE OF APPROVAL FOR BENTON COUNTY JUDGE IS NOT PROVIDED.

THESE TRACTS HAVE ACCESS TO PUBLIC WATER SYSTEM CONNECTION AND ALL NEW DEVELOPMENT SHALL CONNECT TO PUBLIC WATER SYSTEM.

APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT(S) WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS DEPARTMENT OF HEALTH.

ADJOINERS LIST

1-01-14905-000- ZONE R1 PALMCO PROPERTIES LLC 3313 SW HILLSTONE BENTONVILLE, AR 72712	15-01-14919-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3303 SW HILLSTONE BENTONVILLE, AR 72712	31-01-13573-000-ZONE R-1 COTTRELL, PAUL & TRUSTEE 3102 SW WARGATE AVE BENTONVILLE, AR 72712	47-01-16020-000-ZONE R-1 JOHNSON, TIMOTHY B & SUSAN C 2601 SW GLENN RIDGE RD BENTONVILLE AR 72713
2-01-14906-000- ZONE R1 PALMCO PROPERTIES LLC 3311 SW HILLSTONE BENTONVILLE, AR 72712	16-01-14920-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3301 SW HILLSTONE BENTONVILLE, AR 72712	32-01-13574-000-ZONE R-1 STRADA LLC 3104 SW WARGATE AVE BENTONVILLE AR 72712-4453	48-01-16021-000-ZONE R-1 TOMLINSON, STACY M & JASON 2307 SW GLENN RIDGE RD BENTONVILLE AR 72713
3-01-14907-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3309 SW HILLSTONE BENTONVILLE, AR 72712	17-01-14921-000- ZONE R1 DENIS, RENE & VAZQUEZ, ELIZABETH 3115 SW HILLSTONE BENTONVILLE, AR 72712	33-01-13575-000-ZONE R-1 WILKINSON,DIANA & STEPHEN T 3106 SW WARGATE AVE BENTONVILLE AR 72712-4453	49-01-16022-000-ZONE R-1 LEICESTER, PHILIP EDWARD & CHRISTINE DANIELE 2505 SW GLENN RIDGE RD BENTONVILLE AR 72713
4-01-14908-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3307 SW HILLSTONE BENTONVILLE, AR 72712	18-01-14922-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3113 SW HILLSTONE BENTONVILLE, AR 72712	34-01-13576-000-ZONE R-1 TONOREAL, MARTIN J & KAREN T 3108 SW WARGATE AVE BENTONVILLE AR 72712-4453	50-01-16023-000-ZONE R-1 FALCON, DOMINIC V & JULIA B 2503 SW GLENN RIDGE RD BENTONVILLE AR 72713
5-01-14909-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3305 SW HILLSTONE BENTONVILLE, AR 72712	19-01-14923-000-ZONE R-1 3111 SW HILLSTONE AVE BENTONVILLE, AR 72712	35-01-13578-000-ZONE R-1 NATARAJAN, MURALIDHARAN & MURALIDHARAN, SWARNA 2900 SW CANDLEIGH RD BENTONVILLE, AR 72712	51-01-16024-000-ZONE R-1 BLACKSTON, JASON B & DEBRA D 2501 SW GLENN RIDGE RD BENTONVILLE AR 72713
6-01-14910-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3303 SW HILLSTONE BENTONVILLE, AR 72712	20-18-26088-000- ZONE A-1 FEATHERSTON, SAMUEL R & CRYSTAL LYNN TRUSTEES 9163 FEATHERSTON RD BENTONVILLE AR 72713	36-01-14005-000-ZONE R-1 CECILE PINNEY CONSTRUCTION LLC 2901 SW BENSONWOOD ST BENTONVILLE AR 72713	52-18-08678-002-ZONE A-1 FEATHERSTON FARMS LIMITED PARTNERSHIP 9163 FEATHERSTON RD BENTONVILLE AR 72713
7-01-14911-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3301 SW HILLSTONE BENTONVILLE, AR 72712	21-01-18435-000- ZONE A-1 ELZEY, MARTIN FEATHERSTON RD BENTONVILLE, AR 72712	37-01-14177-000-ZONE R-1 VARNER, JONATHAN CARL & SHERI 3300 SW SILVERLEAF AVE BENTONVILLE AR 72712	53-01-16954-000-ZONE R-1 SEBMAN INVESTMENT LLC MILLER LAW OFFICES 9163 GLEN RD BENTONVILLE AR 72713
8-01-14912-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3217 SW HILLSTONE BENTONVILLE, AR 72712	22-01-00628-047-ZONE R-1 CHURCH OF LDS 2801 SW FEATHERSTON RD BENTONVILLE, AR 72712	38-01-16011-000-ZONE R-1 DESLER, WILLIAM E & NANCY S 2803 SW GLENN RIDGE RD BENTONVILLE AR 72713	
9-01-14913-000- ZONE R-1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3215 SW HILLSTONE BENTONVILLE, AR 72712	23-01-16697-000-ZONE R-1 BENTONVILLE SCHOOL DISTRICT 3001 SW FEATHERSTON RD BENTONVILLE AR 72712-4208	39-01-16012-000-ZONE R-1 BARBER, TAMMIE JANE 2801 SW GLENN RIDGE RD BENTONVILLE AR 72713	40-01-16013-000-ZONE R-1 HUNTER, ANDY J 2707 SW GLENN RIDGE RD BENTONVILLE AR 72713
10-01-14914-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3213 SW HILLSTONE BENTONVILLE, AR 72712	24-01-13487-000-ZONE R-1 DODDA, RAMESH 2900 FEATHERSTON RD BENTONVILLE AR 72713	41-01-16014-000-ZONE R-1 WASHAM, CLINTON J & SANDRA K 2705 SW GLENN RIDGE RD BENTONVILLE AR 72713	
11-01-14915-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3211 SW HILLSTONE BENTONVILLE, AR 72712	25-01-13488-000-ZONE R-1 BROWN, PAULA GAYE 2901 SW GUNLEAF RD BENTONVILLE AR 72713	42-01-16015-000-ZONE R-1 CLAYTON, SHERI R 2703 SW GLENN RIDGE RD BENTONVILLE AR 72713	
12-01-14916-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3209 SW HILLSTONE BENTONVILLE, AR 72712	26-01-13568-000-ZONE R-1 DANITY, ALEXANDER S & NEDA S 3000 SW WARGATE AVE BENTONVILLE AR 72713	43-01-16016-000-ZONE R-1 KILLBREW, JAY & WHITNEY 2701 SW GLENN RIDGE RD BENTONVILLE AR 72713	
13-01-14917-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3307 SW HILLSTONE BENTONVILLE, AR 72712	27-01-13569-000-ZONE R-1 MUNOZ, CHRISTIAN J 3002 SW WARGATE AVE BENTONVILLE AR 72713	44-01-16017-000-ZONE R-1 SARGENT, PAUL S & MEREDITH A 2607 SW GLENN RIDGE RD BENTONVILLE AR 72713	
14-01-14918-000- ZONE R1 DREAM STRUCTURES INVESTMENT PROPERTIES 3 LLC 3305 SW HILLSTONE BENTONVILLE, AR 72712	28-01-13570-000-ZONE R-1 CHENG, LI & ZHANG, DEGANG 3004 SW WARGATE AVE BENTONVILLE AR 72713	45-01-16018-000-ZONE R-1 BURNS, ROBERT E 2605 GLENN RIDGE RD BENTONVILLE AR 72712	
	29-01-13571-000-ZONE R-1 XAVIER, TENSION 3006 SW WARGATE AVE BENTONVILLE AR 72713	46-01-16019-000-ZONE R-1 ELAM, DAVID G & MARY J 2603 SW GLENN RIDGE RD BENTONVILLE AR 72713	
	30-01-13572-000-ZONE R-1 TRAM, DANE H 3100 SW WARGATE AVE BENTONVILLE AR 72713		

BENTONVILLE PLANNING COMMISSION APPROVAL:
APPROVED BY THE CITY OF BENTONVILLE PLANNING COMMISSION AND
RECOMMENDED FOR ACCEPTANCE THIS ____DAY OF _____2019.

PLANNING CHAIR PERSON: _____

Certificate of Ownership and Dedication of Public Right-of-Way/ Easements:

I/We the undersigned, owner(s) 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: _____

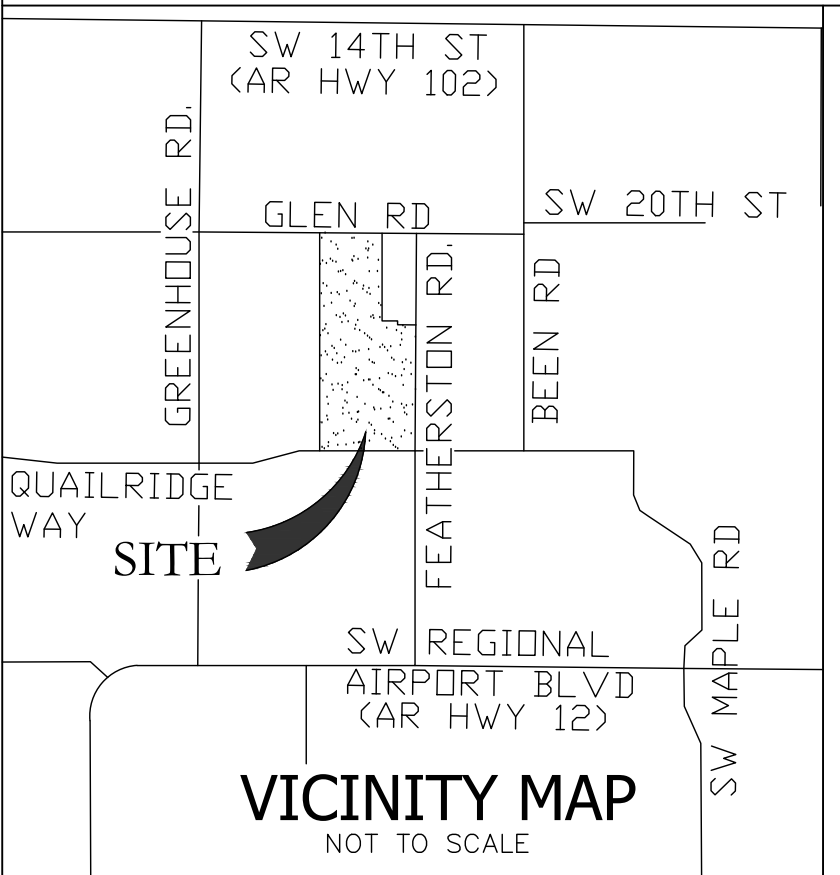
Print Name: _____

Source of Title: D.R. _____

Page _____

CITY PROJECT #LS19-0037

FILE STAMP



LOT SPLIT
PN: 01-08687-000
FOR
FEATHERSTON FARMS
LIMITED PARTNERSHIP
BENTONVILLE, AR.

DATE:	REVISION:
11/04/2019	CITY COMMENTS

DATE OF LAST REVISION: NOV. 4, 2019

MICHAEL D. MILLION
LAND SURVEYOR
12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

CHUCK BELL: (479) 366-0640

DRAWN BY: CEB	SCALE: 1" = 200'
FIELD CREW: CEB/CEB ON 9-29-2019	DATE: SEPT. 30, 2019
CHECKED BY: MDM	DWG: 1906.013

1 OF 2 18 x 24

LOT SPLIT FOR FEATHERSTON FARMS SUBDIVISION

ABCDE

12345

DETAIL "A"

RIVERWALK FARM ESTATES PH 1V SUBDIVISION

ABCDE

12345

CITY OF BENTONVILLE
TRACT 2 (THIS PLAT)
40.27 A/C +/-
SW 1/4 SE 1/4
(ZONED R-ZL)

BENTON COUNTY
LOT 1 (THIS PLAT)
27.37 A/C +/-
NW 1/4 SE 1/4
(NO ZONING)

STONE MEADOWS SUBDIVISION

LEGEND

- IPF FOUND REBAR
- IPS SET 1/2" REBAR(PS 1519)
- WM WATER METER
- PROPERTY LINE
- SETBACK LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT LINE
- NEW LOT LINE

COUNTY BUILDING SETBACKS:

SIDE YARD (INTERIOR)= 10'

SIDE YARD (EXTERIOR)= 25'

FRONT YARD= 25'

REAR YARD= 10'

CITY BUILDING SETBACKS (RZL ZONING):

SIDE YARD (INTERIOR)= 12'/0"

SIDE YARD (EXTERIOR)= 20'

SIDE YARD (GARAGE)= 20'

FRONT YARD (GARAGE)= 30'

FRONT YARD= 20'

REAR YARD= 25'

SURVEYOR'S CERTIFICATE:

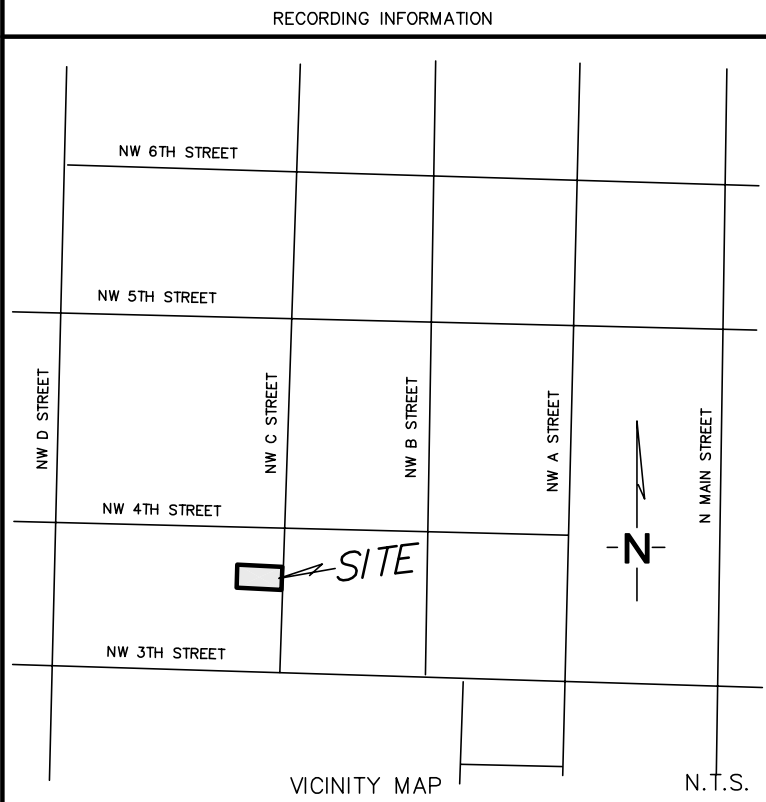
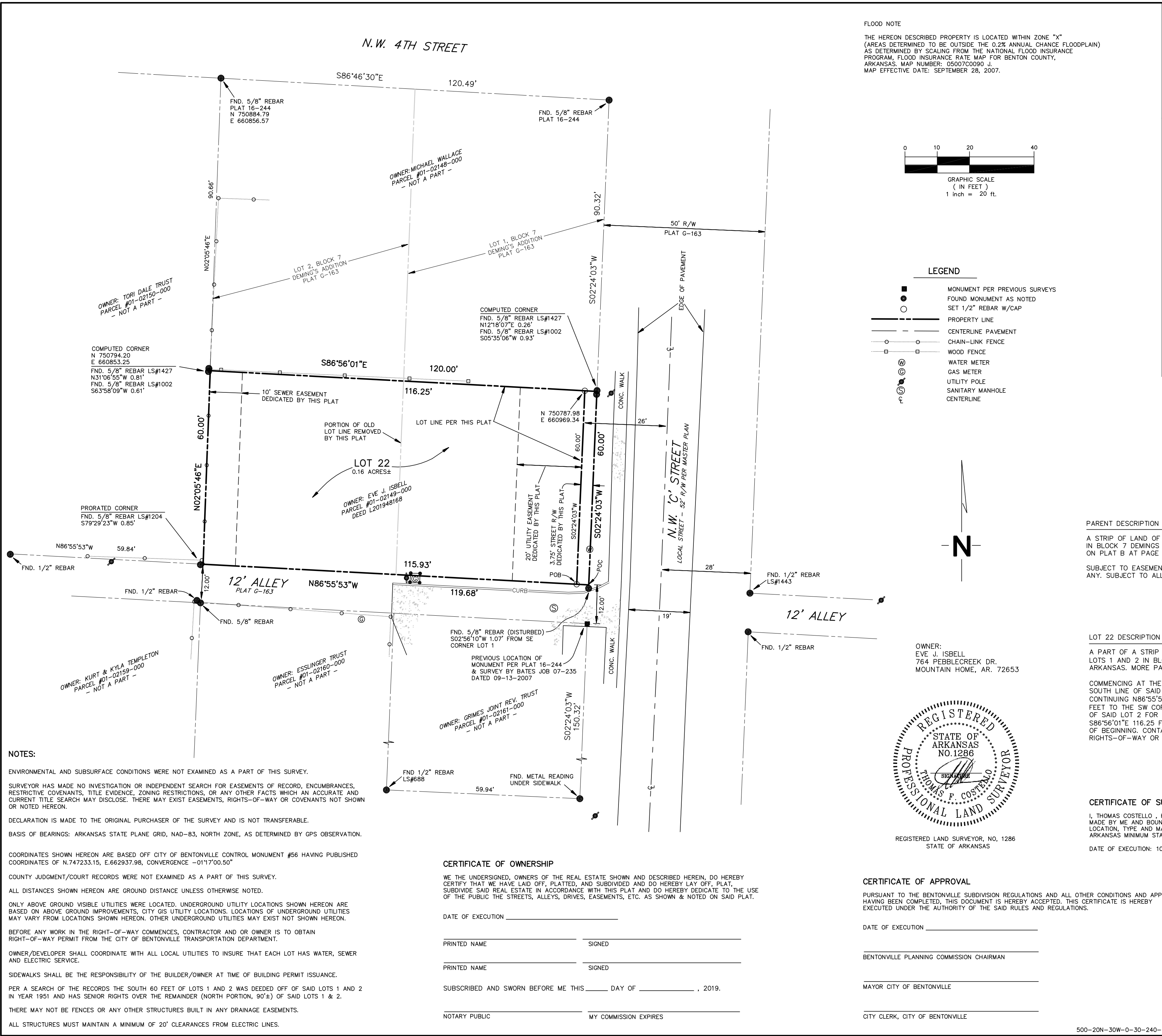
I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE

MICHAEL D. MILLION, P.L.S. NO.1519, ARKANSAS
STATE OF ARKANSAS.

A vicinity map showing the proposed site location. The map is a grid of streets. The site is located at the intersection of Quailridge Way and Featherston Rd. The site is marked with a black arrow pointing to a shaded rectangular area. The map includes the following street names: SW 14th St (AR Hwy 102), SW 20th St, Greenhouse Rd., Glen Rd., Been Rd., Quailridge Way, Featherston Rd., and SW Maple Rd. The site is located between Quailridge Way and SW 14th St, and between Greenhouse Rd. and SW 20th St. The map is titled "VICINITY MAP" and "NOT TO SCALE".

DATE:	REVISION:
11/04/2019	CITY COMMENTS
DATE OF LAST REVISION: NOV. 4, 2019	
MICHAEL D. MILLION LAND SURVEYOR 12 NEFFWOOD LANE BELLA VISTA, AR 72715 PHONE: (479) 571-0654	
CHUCK BELL: (479) 366-0640	
DRAWN BY: CEB	SCALE: 1" = 200'
FIELD CREW: CEB/CEB ON 9-29-2019	DATE: SEPT. 30, 2019
CHECKED BY: MDM	DWG: 1906.013
<u>2</u>	OF <u>2</u> 18 X 24





BUILDING SETBACKS PER R-1 ZONING

GARAGE	30' FRONT
FRONT	20'
REAR	25'
SIDE	20' EXTERIOR
SIDE	7' INTERIOR

WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK.

PARENT DESCRIPTION (TAKEN FROM DEED L201948168)

A STRIP OF LAND OF EQUAL WIDTH 60 FEET WIDE OFF THE SOUTH END OF LOTS 1 AND 2 IN BLOCK 7 DEMING'S ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT B AT PAGE 6.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PRESCRIPTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

LOT 22 DESCRIPTION

A PART OF A STRIP OF LAND OF EQUAL WIDTH 60 FEET WIDE OFF THE SOUTH END OF LOTS 1 AND 2 IN BLOCK 7 DEMING'S ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID LOT 1, THENCE N86°55'53"W ALONG THE SOUTH LINE OF SAID LOT 1 FOR 3.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N86°55'53"W ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2 FOR 115.93 FEET TO THE SW CORNER OF SAID LOT 2; THENCE N02°05'46"E ALONG THE WEST LINE OF SAID LOT 2 FOR 60.00 FEET; THENCE LEAVING SAID WEST LINE OF LOT 2 S86°56'01"E 116.25 FEET TO A POINT; THENCE S02°24'03"W 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.16 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR COVENANTS OF RECORD OR FACT.

CERTIFICATE OF SURVEYING ACCURACY

I, THOMAS COSTELLO, 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: 10/10/2019

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 _____

BENTONVILLE PLANNING COMMISSION CHAIRMAN

MAYOR CITY OF BENTONVILLE

CITY CLERK, CITY OF BENTONVILLE

REV. 1	11-04-19	REVISED PER 1ST SUBMITTAL COMMENTS
ATLAS PAGE # 361 CITY PROJECT # PLA19-0034		
PROPERTY LINE ADJUSTMENT PLAT		
for EVE J. ISBELL		
PART OF LOTS 1 & 2, BLOCK 7, DEMING'S ADDITION		
- TO BE KNOWN AS -		
LOT 22, BLOCK 7, DEMING'S ADDITION		
		
Costello Land Surveying		
4342 E. STATE HIGHWAY 90		
PINEVILLE, MO. 64856		
(417) 226-4524		
JOB NO. 19093	FIELD DATE: 10-10-19	
SHEET 1 OF 1	DRAWING: BNDY	

REZONING STAFF REPORT



North Arkansas Wholesale Co, Inc.

SW 5th Street & SW E Street

PC Date: 11/19/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	RZ19-0033
Applicant / Current Owner	North Arkansas Wholesale Co, Inc. PO Box 8050 Bentonville, Arkansas 72712
Site Area	+/- 0.72 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential

Property Description

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

Relationship to the General Plan

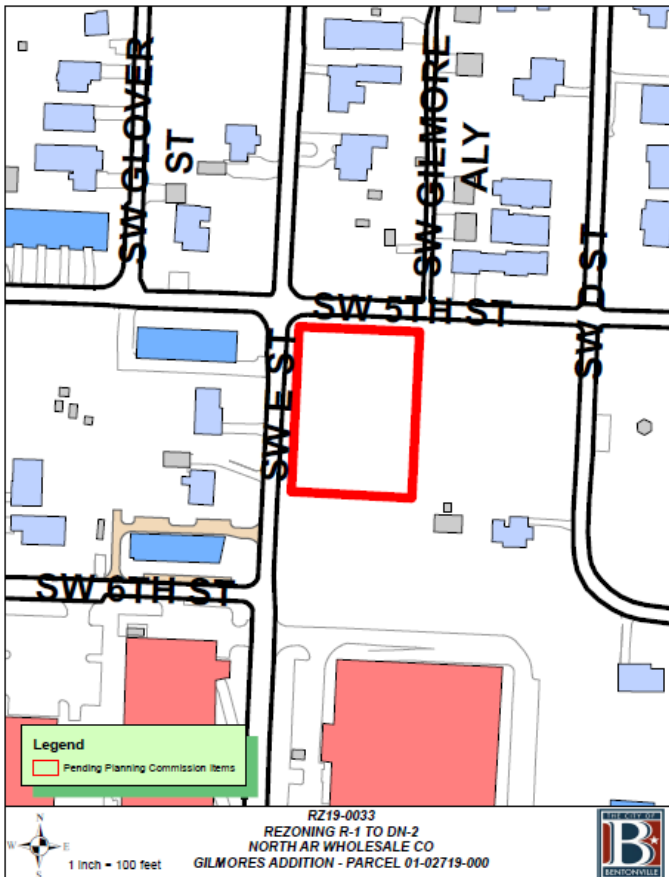
The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas typically include townhouse or duplex residential properties with an inferred density of 8-12 units per acre.

Analysis/Recommendation

Staff recommends approval of the proposed rezoning due to the site's general compatibility with the Future Land Use Plan and surrounding uses.

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

Location Map





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

October 11, 2019

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

RE: 509 SW 5th Street Rezoning Request
SW 5th Street

To the City of Bentonville Planning Commission:

This is a rezoning request of parcel #01-02719-000 owned by North Arkansas Wholesalers Co, Inc.

The current zoning, surrounding uses, and rezoning explanation are listed below:

Current Zoning - 01-02719-000: R-1 Single Family Residential District

Surrounding/Adjacent Zoning Designations – DN-2, RC-2, DE, C-2, and R-1

The requested change in zoning to DN-2, from R-1, is to align with the City of Bentonville General Plan and Future Land Use Plan. Being end of block, this DN-2 proposed zoning designation is the highest and best use of the property to allow for single family and townhome units. The proposed DN-2 zoning provides a seamless transition between adjacent DE, DN-2, RC-2, and commercially zoned neighboring properties.

This property, rezoned as DN-2, is compatible with adjacent and surrounding properties. Existing infrastructure is present in the area including local roads, SW 5th Street & SW E Street, and existing public utilities. We request that the Planning Commission rezone this property because it is compatible with nearby properties and it exemplifies desirable Downtown Bentonville living, per the plans adopted by the city.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 ext. 1470 or email at jeasterling@ceieng.com.

Respectfully submitted,
CEI Engineering Associates, Inc.

John Easterling
Assistant Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

PROPERTY LINE ADJUSTMENT STAFF REPORT



Lot 5, Thaden Addition & Lot 15A Seals Addition

3201 SW I Street

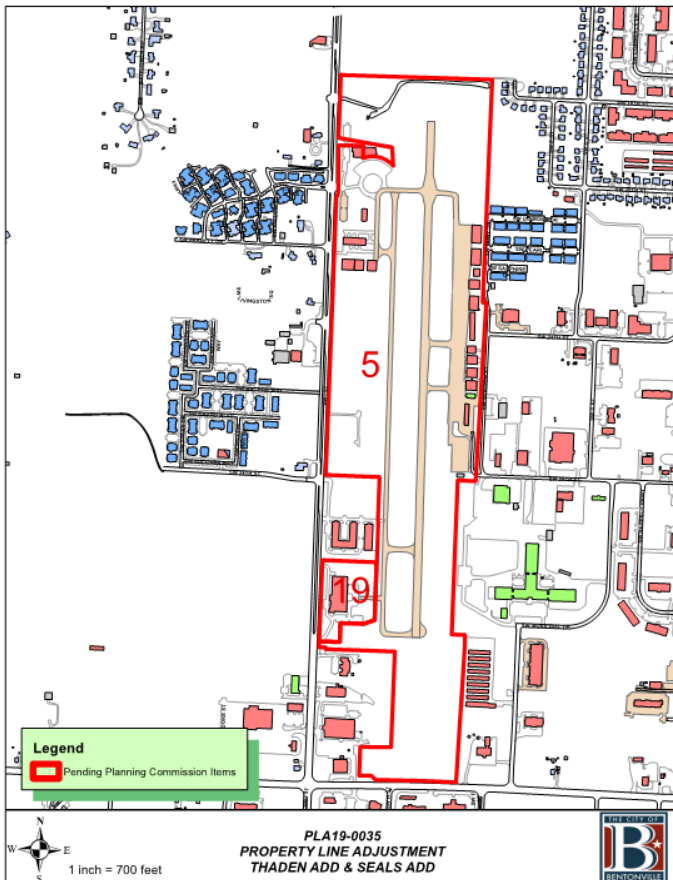
PC Date: 11/19/2019

Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	PLA19-0035
Applicant / Current Owner	Game Engines, LLC PO Box 1860 Bentonville, AR 72712
Site Area	+/- 149.28 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Municipal Airport/Hanger

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

Location Map



Property Description

This approximately 149.28 acre property is currently zoned A-1, Agricultural. The two properties to be adjusted include the Game Composites Facility and the Bentonville Municipal Airport.

Project Details

A property line adjustment of Lot 4 of Thaden Addition & Lot 15 of Seals Addition, creating new Lots 5 & 19, respectively.

The plat dedicates a drainage and utility easement near the common lot line of the two properties. A private access easement shall be dedicated per separate document on Lot 5.

Waivers

One waiver requested:

- A Waiver from Section 5.4.11 of the City of Bentonville Stormwater Management and Drainage Manual. Ordinance requires that all detention facilities shall be contained on a single lot. In this case, the property line bisects the detention pond. This layout is necessitated by the property transfer and lease agreement between Game Composites and the Bentonville Municipal Airport. Engineering staff is in support of this waiver request.

Analysis and Recommendation

This property line adjustment does not meet the minimum requirements of the subdivision regulations, due to the waiver request.

However, due to extenuating circumstances regarding the property transfer and lease agreement (as referenced above), staff recommends approval of the waiver request and property line adjustment.

Standard Conditions of Approval

- Provide a digital copy of the plat.
- Address all technical review comments prior to filing or requesting a building permit.
- The plat shall not be filed until a final inspection has been completed and accepted.

NOTES

- Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



2049 E. Joyce Blvd.
Suite 400
Fayetteville, AR 72703

TEL 479.527.9100
FAX 479.527.9101

www.GarverUSA.com



November 4, 2019

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

Re: LSD 19-0054 Game Composites Apron
Waiver Request for Existing Detention Pond Bisected by Property Line

Dear Tyler Overstreet,

The purpose of this letter is to acquire a waiver to section 5.4.11 of the City of Bentonville Stormwater Management and Drainage Manual which states that detention facilities shall be on a single individual lot. In the case of the above-mentioned project, the existing detention pond will be split by a property line. The south side of the detention pond will become the airport's property to maintain access to SW I Street to the west, and the north side of the detention pond will remain the property of the Game Composites Manufacturing Facility to the north. Game Composites has transferred the southeast portion of their property to the airport to construct the hangar and apron associated with this project. By transferring the property to the Airport, the City will receive ground lease payments from the building owner for the duration of a ground lease. At the end of the ground lease term, the hangar will become property of the City and the Airport may then rent the hangar directly to tenants. See the attached consent forms for the property transfer documents. In addition, Game Composites will enter into an agreement with the City to maintain the entire detention pond.

On behalf of the developer, we would like to request a waiver to have a property line bisect the existing detention pond on the above-mentioned project while guaranteeing that the following are true:

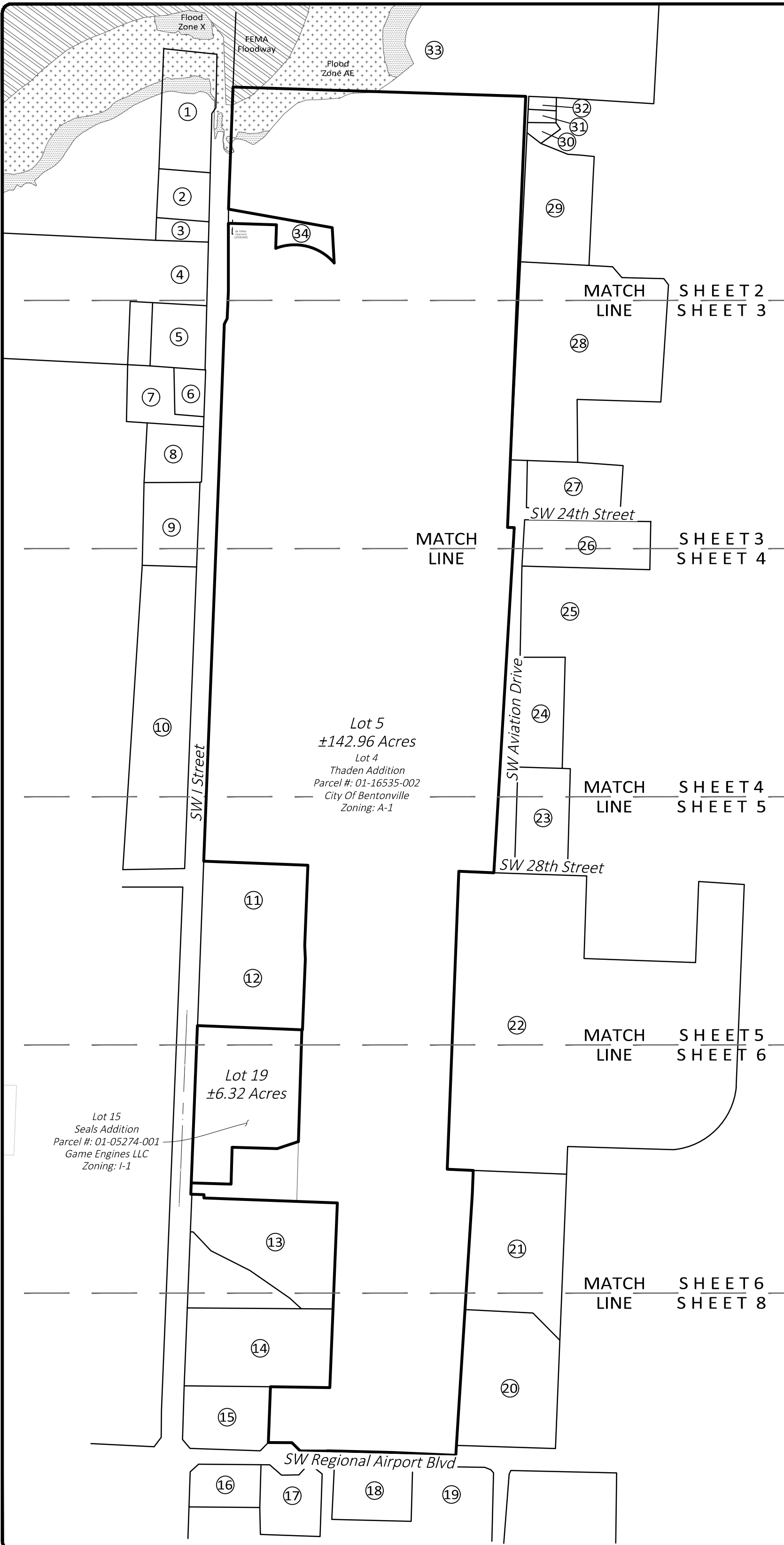
1. There are no special circumstances or conditions affecting the land involved that would unreasonably affect the developer.
2. The waiver shall not be in conflict with the overall goals of the city.
3. The granting of this waiver will not be detrimental to the public health, safety, and welfare or injurious to other property in the area.
4. The granting of this waiver will not prevent the orderly subdivision of land in the area in accord with the provisions of the regulations outlined in the City of Bentonville's Land Development Code Section 300.04 Waivers.

Please consider this waiver request and don't hesitate to call me if you have any questions.

Sincerely,

Adam White, P.E.
Senior Project Manager

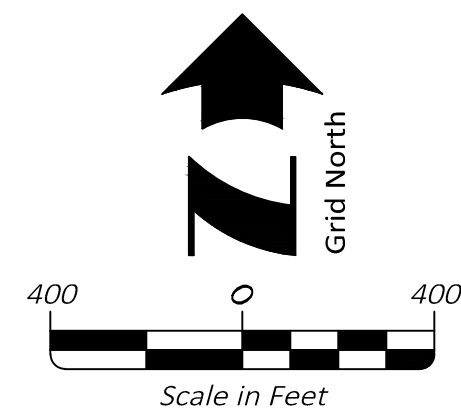
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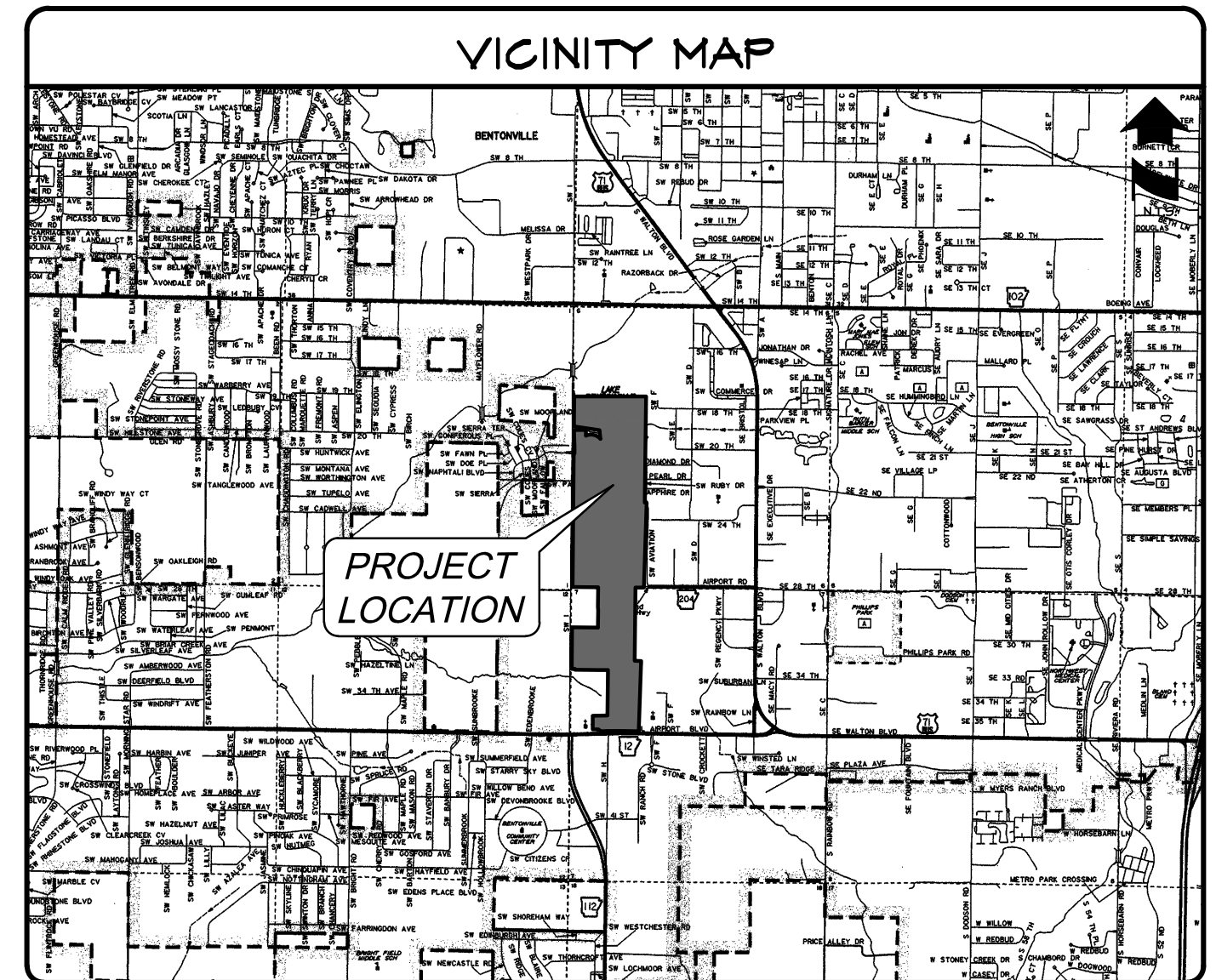
① Parcel #: 01-00810-000 Larry A. Wilson & Sandra K. Trustees ET AL Zoning: A-1	⑮ Lot 8 Limestone Ranch Subdivision Parcel #: 01-14937-005 Because I Love Horses LLC Zoning: PUD
② Lot 1 I Street Ballroom Addition Parcel #: 01-17339-000 Clifta Danise Morrell Zoning: A-1	⑰ Lot 19 Limestone Ranch Subdivision Parcel #: 01-14937-006 Gary E. Stearman Revocable Trust Zoning: C-1
③ Parcel #: 01-00809-000 Zen Development LLC Zoning: A-1	⑳ Part Tract 3B Seals Addition Parcel #: 01-05277-000 Tulip Properties LLC Zoning: C-2
④ Parcel #: 01-14550-000 Buckart Construction Inc Zoning: PRD	㉑ Part Tract 3A Seals Addition Parcel #: 01-05277-004 NWA Storage 1 LLC Zoning: C-2
⑤ Parcel #: 01-00828-000 Jeffrey D. Wrona Zoning: A-1	㉒ Lot 3 Keeling Subdivision Parcel #: 01-08930-000 City Of Bentonville Zoning: I-1
⑥ Tract 1 Pittman Addition Parcel #: 01-07805-000 Viswanadha & Prameela Kothagundla Zoning: R-1	㉓ Parcel #: 01-00091-000 Philip Ownens Zoning: A-1
⑦ Tract 2 Pittman Addition Parcel #: 01-07806-000 John Stephen Pittman & Helena A. Pittman Zoning: R-1	㉔ Lot 4 Calvary Temple Church Addition Parcel #: 01-07969-002 Conan Properties LLC Zoning: C-2
⑧ Parcel #: 01-00826-000 Vaughan D. McDowell & Jamie S. Zoning: A-1	㉕ Parcel #: 01-00089-004 Helping Hands INC Zoning: C-2
⑨ East Part Lot 3 Jarnagan Addition Parcel #: 01-09590-000 The Neighborhood Church Zoning: A-1	㉖ Lot 23 Airport Center Subdivision Parcel #: 01-09420-005 City of Bentonville Zoning: C-2
⑩ East Part Lot 4 Jarnagan Addition Parcel #: 01-09591-000 Old Oak Commercial LLC Zoning: C-2	㉗ Lot 15 Airport Center Subdivision Parcel #: 01-09421-001 Lani Cathryn Durbin Trust Zoning: C-2
⑪ Lot 17 Seals Addition Parcel #: 01-05274-000 Lonesome Tree Properties LLC Zoning: I-1	㉘ Tract 2 Touchstone Addition Parcel #: 01-09128-000 Touchstone Village W80 LLC Zoning: R-3
⑫ Lot 18 Seals Addition Parcel #: 01-05274-005 Agracel INC Zoning: I-1	㉙ Lot 25 Lake Bentonville Subdivision Parcel #: 01-12034-000 GGE LLC Zoning: R-3
⑬ Part Tract B Seals Addition Parcel #: 01-05275-000 Salvation Army Zoning: A-1	㉚ Lot 17 Lake Bentonville Subdivision Parcel #: 01-12026-000 Braceboom LLC Zoning: R-1
⑭ Part Tract A1 Seals Addition Parcel #: 01-05275-001 WDCO Midtown LLC Zoning: C-2	㉛ Lot 16 Lake Bentonville Subdivision Parcel #: 01-12025-000 Mark Thomas Zoning: R-1
⑮ Part Lot 4 Seals Addition Parcel #: 01-05275-002 Cornerstone Baptist Church/BMAA Zoning: C-2	㉜ Lot 15 Lake Bentonville Subdivision Parcel #: 01-12024-000 Patrick Melanie Zoning: R-1
⑯ Lot 10 Eversole Addition Parcel #: 01-16607-000 McDonald's Real Estate Company Zoning: C-3	㉝ Parcel #: 01-18214-000 Bentonville/Bella Vista Trailblazers Association Inc. Zoning: A-1
⑰ Lot 12 Eversole Addition Parcel #: 01-16608-000 Farm Teeth LLC Zoning: C-3	㉞ Lot 2 Thaden Addition Parcel #: 01-16535-001 VBT Flying Centre LLC Zoning: C-3

INDEX OF SHEETS

1. Overall Layout & Vicinity Map
- 2.-6. Property Line Adjustment Lot 5
7. Property Line Adjustment Lot 19
8. Property Line Adjustment Lot 5
9. Description & Signature Block



Filing Block

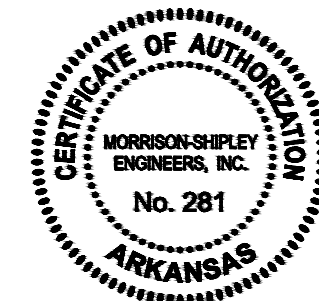


SURVEYOR
Morrison Shipley Engineers Inc
2407 SE Cottonwood Street
Bentonville, AR 72712
Phone: 479-273-2209

OWNER
City Of Bentonville
117 West Central Avenue
Bentonville, AR 72712
Telephone: (479)-271-3112

OWNER
Game Engines, LLC
PO Box 1860
Bentonville, AR 72712

FOR
REVIEW



PROPERTY LINE ADJUSTMENT

of Lot 4, Thaden Addition & Lot 15, Seals Addition
CREATING
Lot 5, Thaden Addition & Lot 19, Seals Addition
Bentonville, Benton County, Arkansas
Bentonville Project #PLA19-0035

Project No. GCP-02

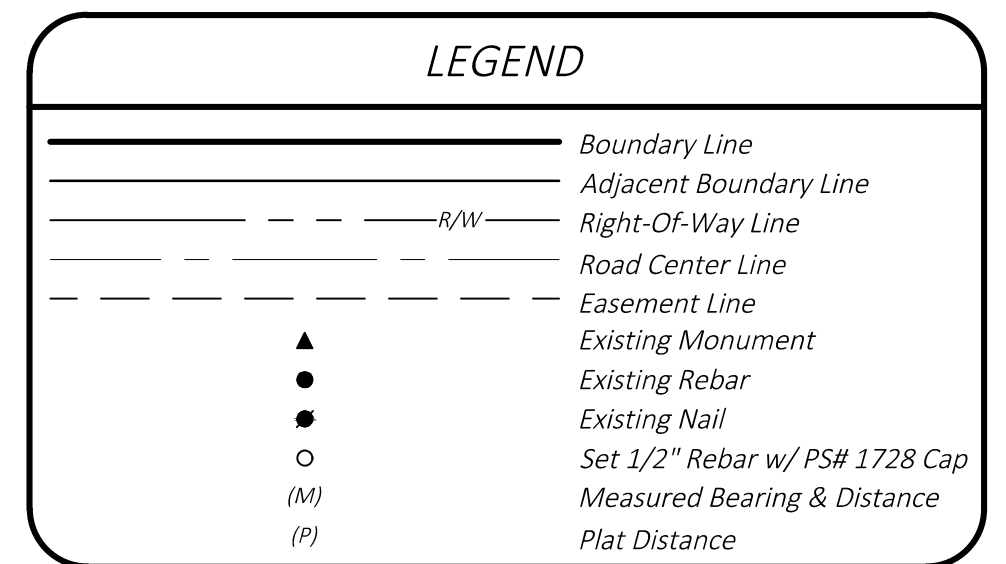
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Checked By KAS

Date 11.04.19

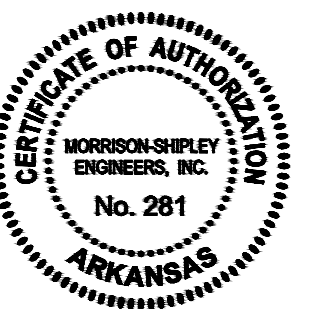
Sheet 1 of 9

MORRISON SHIPLEY

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



FOR REVIEW



PROPERTY LINE ADJUSTMENT

of Lot 4, Thaden Addition & Lot 15, Seals Addition
CREATING
Lot 5, Thaden Addition & Lot 19, Seals Addition
Bentonville, Benton County, Arkansas
Bentonville Project #PLA19-0035

Project No. GCP-02

Drawn By JDS
Checked By KAS

Date 11.04.19

Sheet 2 of 9



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

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	284.28'	232.50'	162.97'	S 75° 54' 04" E	266.90'

MATCHLINE SEE SHEET 3

LOT 5
±142.79 Acres

LOT 4
Thaden Addition
Parcel #: 01-16535-002
Lee Trust, Phillip E Etal
Zoning: A-1

Parcel #: 01-18214-000
Bentonville/Bella Vista
Trailblazers Association Inc.
Zoning: A-1

Existing 1/2" Rebar
w/ PS #1485 Cap

Existing 2" Iron Pipe

Existing 5/8" Rebar

Lot 15
Lake Bentonville Subdivision
Parcel #: 01-12024-000 —
Patrick Melanie
Zoning: R-1

Lot 16
Lake Bentonville Subdivision
Parcel #: 01-12025-000 —
Mark Thomas
Zoning: R-1

Lot 17
Lake Bentonville Subdivision
Parcel #: 01-12026-000 —
Braceboom LLC
Zoning: R-1

Deed Gap
As Shown On Final Plat
Thaden Addition, Lot 1,
Book 2010, Pages 188-198

Lot 25
Lake Bentonville Subdivision
Parcel #: 01-12034-000
GGE LLC
Zoning: R-3

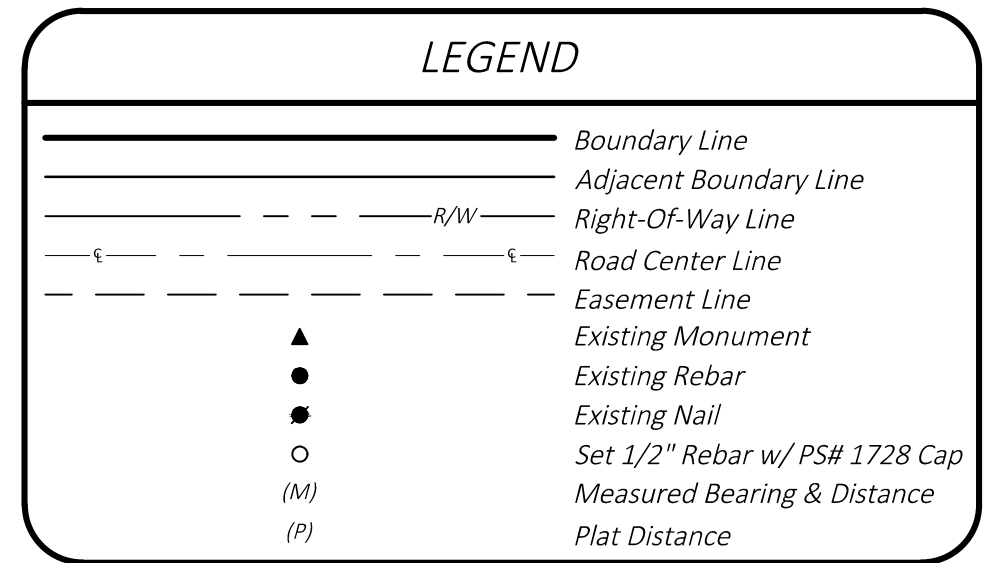
SW Ruby Drive
S02°25'23"W 1912.56'·(M)/(P) =

700

Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	284.28'	232.50'	162.97'	S 75° 54' 04" E	266.90'

Drawing Name: P:\GCP-02\DWG\GCP-02 Property Line Adjustment.dwg Last Modified: Nov 01, 2019 - 3:57pm Plotted on: Nov 04, 2019 - 10:47am by jschoenbaum



FOR REVIEW



PROPERTY LINE ADJUSTMENT

of Lot 4, Thaden Addition & Lot 15, Seals Addition
CREATING
Lot 5, Thaden Addition & Lot 19, Seals Addition
Bentonville, Benton County, Arkansas
Bentonville Project #PLA19-0035

Project No. GCP-02

Drawn By JDS
Checked By KAS

Date 11.04.19

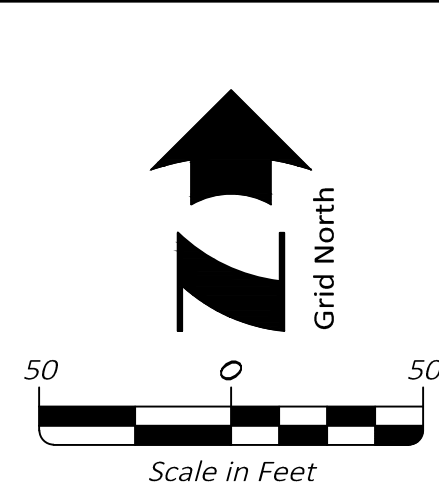
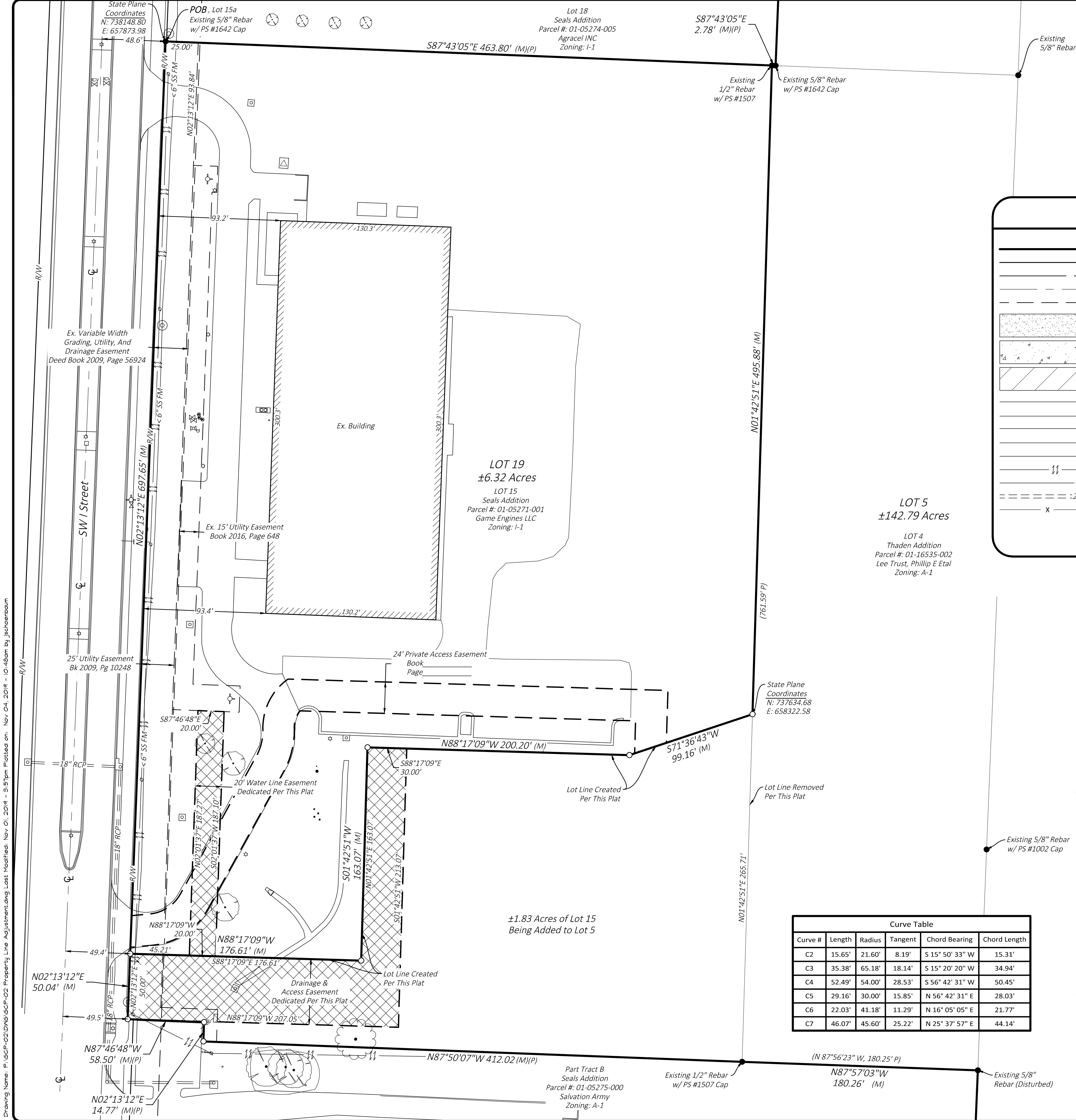
Sheet 6 of 9



MORRISON SHIPLEY

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Drawing Name: P:\GCP-02\DWG\GCP-02 Property Line Adjustment.dwg Last Modified: Nov 01, 2019 - 9:51pm Plotted on: Nov 04, 2019 - 10:48am by jacksonbaum



Filing Block

LEGEND

—

Boundary Line

—

Adjacent Boundary Line

— R/W —

Right-Of-Way Line

— C —

Road Center Line

Easement Line

[Pattern]

Existing Gravel

[Pattern]

Existing Concrete

[Pattern]

Existing Asphalt

— W —

Existing Water Line

— 8"SS> —

Existing Sanitary Sewer Line

— G —

Existing Gas Line

— T —

Existing Telephone Line

— FO —

Existing Fiber Optic Line

— UGE —

Existing Overhead Power Line

— 24" RCP: —

Existing Underground Electric

— X — X —

Existing Drainage Pipes

— X —

Existing Fence Line

▲

Existing Monument

●

Existing Rebar

●

Existing Nail

○

Set 1/2" Rebar w/ PS# 1728 Cap

○

Existing Water Meter

○

Existing Fire Hydrant

○

Existing Water Valve

○

Existing Irrigation Control Valve

○

Existing Sewer Manhole

○

Existing Sewer Clean Out

○

Existing Gas Meter

○

Existing Telephone Pedestal

○

Existing Electric Pedestal

○

Existing Power Pole

○

Existing Power Pole w/ Guy Wire

○

Existing Light Pole

○

Existing Transformer

○

Existing Mail Box

○

Existing Sign

○

Existing Tree

(M)

Measured Bearing & Distance

(P)

Plat Distance

FOR REVIEW



PROPERTY LINE ADJUSTMENT

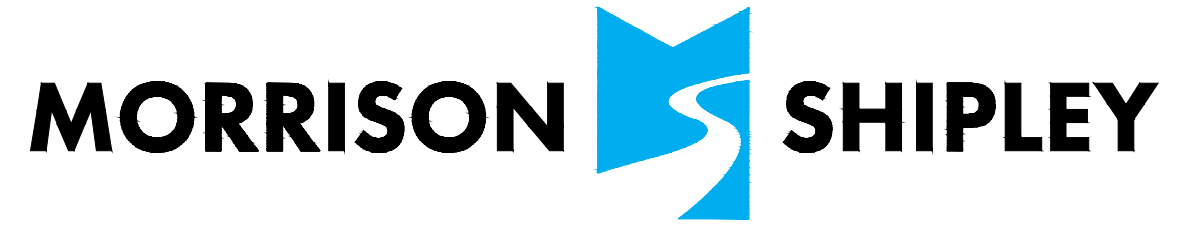
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Lot 5, Thaden Addition & Lot 19, Seals Addition
Bentonville, Benton County, Arkansas
Bentonville Project #PLA19-0035

Project No. GCP-02

Drawn By JDS
Checked By KAS

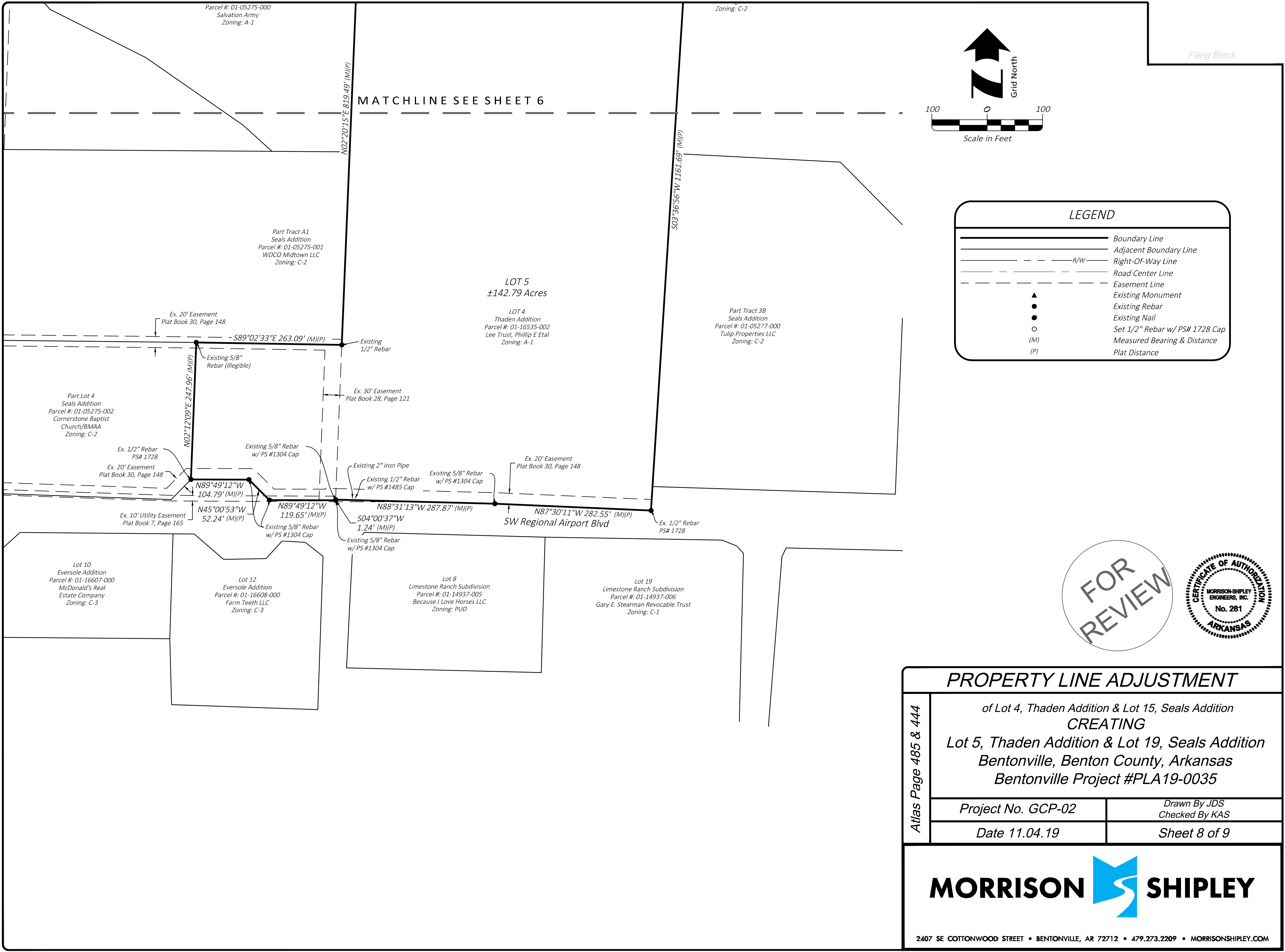
Date 11.04.19

Sheet 7 of 9



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Drawing Name: P:\GCP-02\DWG\GCP-02 Property Line Adjustment.dwg Last Modified: Nov 01, 2019 - 9:15pm Plotted on: Nov 04, 2019 - 10:44am By jschroeder



WAIVER REQUEST STAFF REPORT



9696 Haxton Road

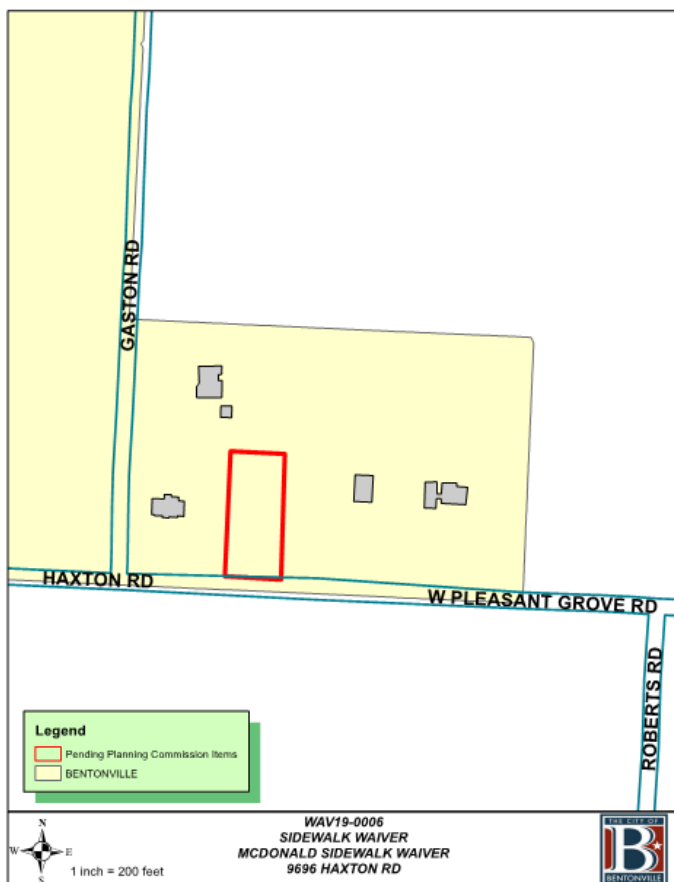
9696 Haxton Road

PC Date: 11/19/2019

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.

The applicant has submitted a fee-in-lieu request in the amount of \$1,750 for their sidewalk improvements. The applicant has requested to waive the five year deadline for fees-in-lieu leaving a total of 10-years for the construction of the sidewalk.

Engineering and Planning Staff recommend acceptance of the fee-in-lieu and approval of the Waiver Request.

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

Mr. Farmer,

I am requesting that you accept money in lieu of the sidewalk waiver. My concrete guy, Jerry McDaniel would be charging me \$1500 for a five foot wide sidewalk in front of 9696 Haxton Road, if I had to put it in today. He has done all my concrete work at our new construction. He has charged me per square footage. It would be approximately 600 square feet. He is charging me \$2.50 per square foot to be constructed per city spec.

Plus we will be providing \$250 worth of sod at \$125 per pallet.

So our total check would be \$1750.

Also, the planning commission has asked us to waive the 5 year deadline to use the money and they want us to extend it another five years. We will comply with that request.

Thanks,

Brian and Jessica McDonald

APPROVED

WAIVER REQUEST STAFF REPORT



Dakota Leasing Company

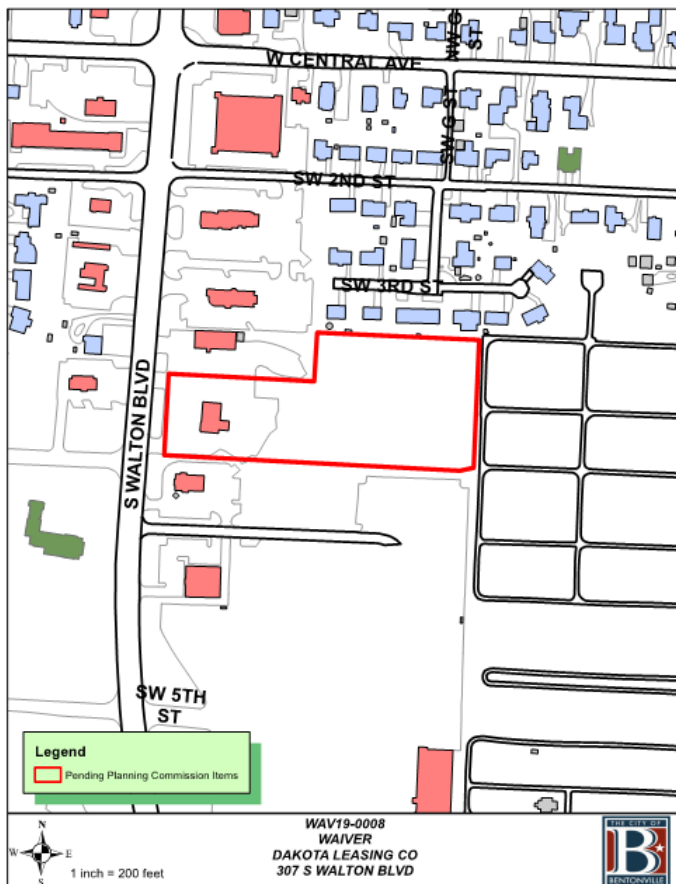
307 S Walton Boulevard

PC Date: 11/19/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	WAV19-0008
Applicant / Current Owner	Dakota Leasing Company PO Box 896 Carthage, MO 64836
Site Area	+/- 5.05 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Waiver Request	Article 1100, Section 1100.02, Access Management Standards, of the Land Development Code.

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



Property Description

This property is located at 307 S Walton Boulevard. The approximately 5-acre, C-2 zoned site is currently vacant.

Waiver Request

A waiver from Article 1100, Section 1100.02, Access Management Standards, of the Land Development Code.

Analysis

The applicant requests a waiver from Section 1100.02, Access Management Standards, of the Land Development Code. The site currently contains two adjacent curb cuts, one on the northern edge of the property and one on the south. The northern curb cut currently contains an access easement to guarantee access to the Acambaro property to the north. As a result, the applicant requests they be allowed to keep their southern curb cut, which does not meet the Access Management requirements for separation from adjacent curb cuts (1100.02.a.6) nor offset (1100.02.a.4).

Staff Recommendation

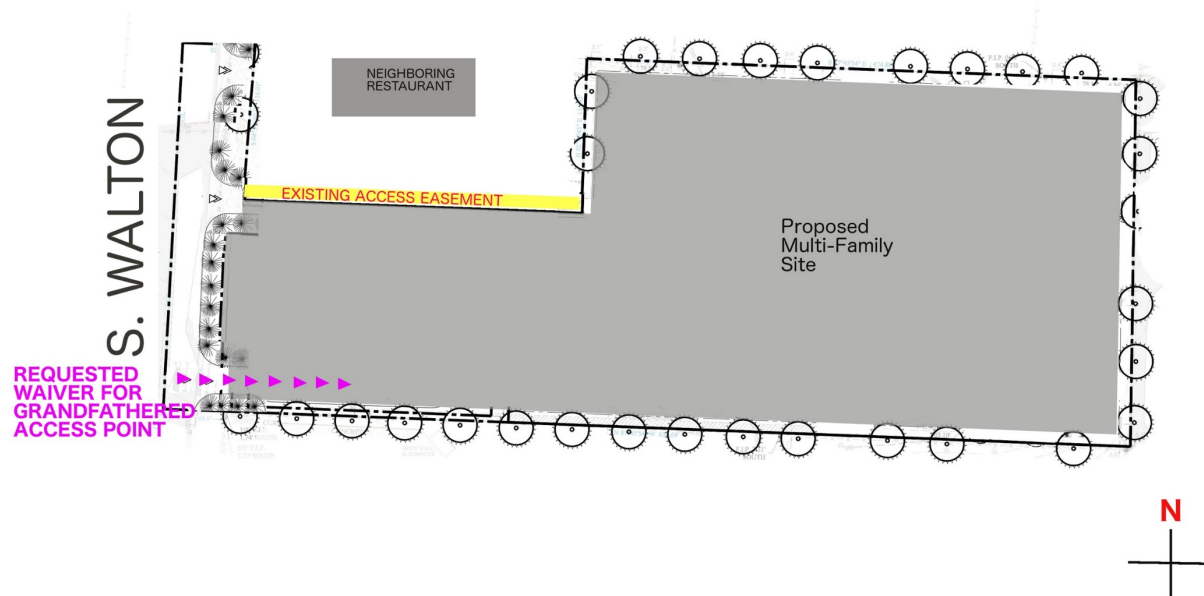
Due to the restriction of the existing access easement over the northern curb cut, and the “best-possible” location of the southern curb cut, staff recommends approval of the waiver request.

307 S. Walton
Wood Capital Group, LLC
November 4th, 2019

Narrative: Proposed Waiver

Purpose: Submit request to the City of Bentonville to grandfather in the rights to retain the southern-most access drive. This waiver will eliminate the challenge of sharing an access point with the northern neighbor, create better traffic flow in and out of the new development, and increase positive aesthetic curb appeal. The waiver is essential to justify redevelopment of the site to multi-family use.

Thank you for your consideration.



FEE-IN-LIEU STAFF REPORT



Coler-Stanberry

NW 3rd Street

PC Date: 11/19/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD18-0047
Applicant / Current Owner	Bentonville/Bella Vista Trailblazers PO Box 2821 Bentonville, AR 72712
Site Area	+/- 8 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)
Requested Fee-In-Lieu	\$100,840.00

Property Description

This property is located on NW 3rd Street. The site is the location of the previously approved Coler-Stanberry Large Scale Development (LSD18-0047)

Analysis

The applicant requests a fee-in-lieu of improvements on NW 3rd Street. The Coler-Stanberry Large Scale Development showed a 6-foot wide sidewalk section and a retaining wall along NW 3rd Street. However, according to the applicant's narrative, the City has been awarded a Walton Foundation Grant for the construction of a shared use path where the previously approved sidewalk and wall are located. Rather than building infrastructure twice, the applicant requests we put their fee-in-lieu towards the trail project cost.

Planning and Engineering Staff support approval and acceptance of the fee-in-lieu of improvements.

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





Date: 10-8-19

Project: Stanberry Property at Coler

LSD # 18-0047

Dear Planning Commission,

We are respectfully requesting to pay a fee in-leu of the improvements along NW 3rd Street for our project at the Stanberry Property at Coler. Currently the LSD drawings show a 6' sidewalk behind the back of curb with a large modular block wall. The block wall was designed to match the existing wall that the City just built for the bridge project on 3rd Street. The City has just recently been awarded a grant from Walton Family Foundation for the Call to Action design of a trail system along NW 3rd Street. This new trail system would connect Elm Tree Elementary to NE J Street through the downtown square. The concept that Toole Design Group provided showed a shared use path on the north side of NW 3rd Street where our current 6' sidewalk and retaining wall are located. We are asking to pay fee in-leu to be allocated to the future trail project cost. Designing and building the shared use path and associated retaining walls all at one time would make the trail project along NW 3rd Street seamless and well-coordinated.

Sincerely,

NWA Trailblazers

R. Erin Rushing

1000 SE 5th Street Suite E

P.O. Box 2821

Bentonville, AR 72712



Project No: 17-038
Bentonville

Stanbury Property
3rd Sidwalk and Retaining Wall Fee in-lieu Calculation

17-Oct-19

Brahm Driver, PE

General Site and Utility Improvements in ROW				Quantity		Unit Cost		Total Cost
	Retaining Wall	1	ls			77,752.00	ls	77,752.00
	Concrete Sidewalk (6' Trail)	381	sy			48.00	sf	18,288.00
	HC Ramps	1	ea			1,500.00	ea	1,500.00
	Misc Landscaping & Erosion Control	2,200	sf			1.50	sf	3,300.00
						Subtotal		\$100,840.00
						Total		\$100,840.00

LARGE SCALE DEVELOPMENT STAFF REPORT



Jiffy Lube

1403 SE Eagle Way

PC Date: 11/19/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0051
Applicant / Current Owner	Sitton Group 1704 W Industrial Drive, Suite A Rogers, AR 72756
Site Area	+/- .94 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial
Development Type / Use	Auto Service Facility

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

Location Map



Property Description

This property is located south of the intersection of SE Eagle Way and SE 14th Street. The nearly 1 acre property is currently zoned C-2, General Commercial.

Project Details

Large scale development proposing the development of a Jiffy Lube auto service facility south of HWY 102.

The development provides a total of 20 parking spaces, adequate landscaping, and a bench and bike rack as site amenities. The development is providing sidewalk along SE Eagle Way. Brick is depicted as the primary material on the exterior elevations.

Projected Traffic Impact

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

Waivers

One waiver requests:

- A waiver from Section 3.3.4 of the Bentonville Drainage Manual
 - The applicant requests they be allowed to provide a .18% pipe slope for the pipe leaving the pond and entering the City Right-of-Way. This is a variance of .32% from the .5% required by ordinance. Engineering Staff supports 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 request.

Recommendation

With Engineering Staff's support of the waiver request, Planning Staff recommends approval of the Large Scale Development.

SITE DEVELOPMENT PLANS

GUGGENHEIM DEVELOPMENT SERVICES, LLC.

1403 SW EAGLE WAY

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY & BOUNDARY: CEI ENGINEERING, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
JTEMPLE
PH: (479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. **WARRANTY/DISCLAIMER:**
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. **SAFETY NOTICE TO CONTRACTOR:**
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. **RESIDENT ENGINEERING SERVICES:**
WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S FIELD CONSTRUCTION MANAGER:

JOHN MARTH
DIRECTOR OF DEVELOPMENT AND CONSTRUCTION
GUGGENHEIM DEVELOPMENT SERVICES, LLC.
PHONE: (508) 333-8644

SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

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: 0502702050K
Map Revised: June 5, 2012

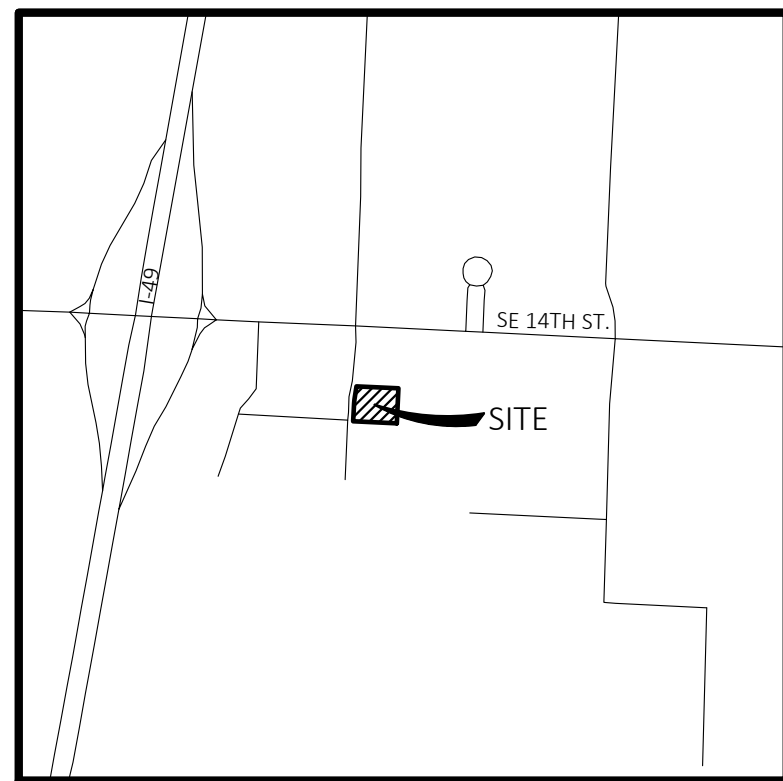
APPROVED

DATE

CITY OF BENTONVILLE, ARKANSAS

CITY OF BENTONVILLE GENERAL NOTES:

- A. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-273-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- C. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- D. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
- E. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- F. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).



Vicinity Map

Not to Scale

CIVIL ENGINEER:

CEI ENGINEERING ASSOCIATES, INC.
CHRIS JOHNSON
PROGRAM MANAGER
cjohnson@ceieng.com
PHONE: (479) 273-9472
FAX: (479) 273-0844

ARCHITECT:

CASCO
JAMES (JIM) A. SCHMITT
jim.schmitt@cascoorp.com
PHONE: (314) 821-1100

OWNER:

GUGGENHEIM DEVELOPMENT SERVICES, LLC.
JOHN MARTH
DIRECTOR OF DEVELOPMENT AND CONSTRUCTION
john.marth@guggenheimpartners.com
PHONE: (508) 333-8644

PLAN INDEX:

- C-0.0 COVER SHEET
C-1.0 DEMOLITION PLAN
C-2.0 SITE PLAN
C-3.0 GRADING PLAN
C-4.0 EROSION CONTROL PLAN
C-5.0 UTILITY PLAN
C-6.0 PAVING PLAN
C-7.0 LANDSCAPE PLAN
C-7.1 LANDSCAPE NOTES
C-7.2 IRRIGATION PLAN
C-8.0 DETAIL SHEET I
C-8.1 DETAIL SHEET II

ASSOCIATED PLANS:

1. SURVEY
2. BEUD ELECTRICAL LAYOUT
3. CITY OF BENTONVILLE STANDARD DETAILS

RESOURCE LIST:

ZONING
CITY OF BENTONVILLE
305 SW A ST.
BENTONVILLE, AR 72712
JON STANLEY
PHONE: (479) 271-3122
jstanley@bentonvillear.com

BUILDING
CITY OF BENTONVILLE
305 SW A ST.
BENTONVILLE, AR 72712
LANCE BLASI
PHONE: (479) 271-3125
lblasi@bentonvillear.com

DEPARTMENT OF TRANSPORTATION
ARDOT
4590 HIGHWAY 65
HARRISON, AR 72602
BEN KERWOOD
PHONE: (870) 743-2100
Benjamin.kerwood@ardot.gov

FIRE PREVENTION
CITY OF BENTONVILLE
800 SW A ST.
BENTONVILLE, AR 72712
JAKE FEEEMSTER
PHONE: (479) 271-3108
jafemster@bentonvillear.com

EPA
ADEQ
5301 NORTHSORE DR.
NORTH LITTLE ROCK, AR 72118
JAMEL SOLAIMANIAN
PHONE: (501) 682-0744
jamal@adeq.state.ar.us

WATER AND SEWER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
BRYAN WILLIAMS
PHONE: (479) 271-3140
bthompson@bentonvillear.com

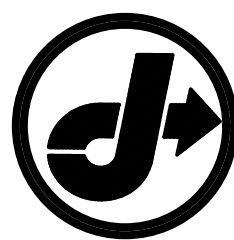
STORM SEWER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
ELLEN NORVELL
PHONE: (479) 271-3168
enorvell@bentonvillear.com

ELECTRIC
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
TRAVIS MATLOCK
PHONE: (479) 271-3135 X2
tmatlock@bentonvillear.com

NATURAL GAS
BLACK HILLS ENERGY
1255 N 13TH ST.
ROGER, AR 72756
JOSH KNIGHT
PHONE: (479) 721-4543
joshua.knight@blackhillsenerg.com

TELEPHONE
AT&T
1133 E HAROLD ST.
FAVETTEVILLE, AR 72703
BRYAN WILLIAMS
PHONE: (479) 249-5194
bthompson@bentonvillear.com

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
ELLEN NORVELL
PHONE: (479) 271-3168



jiffylube®

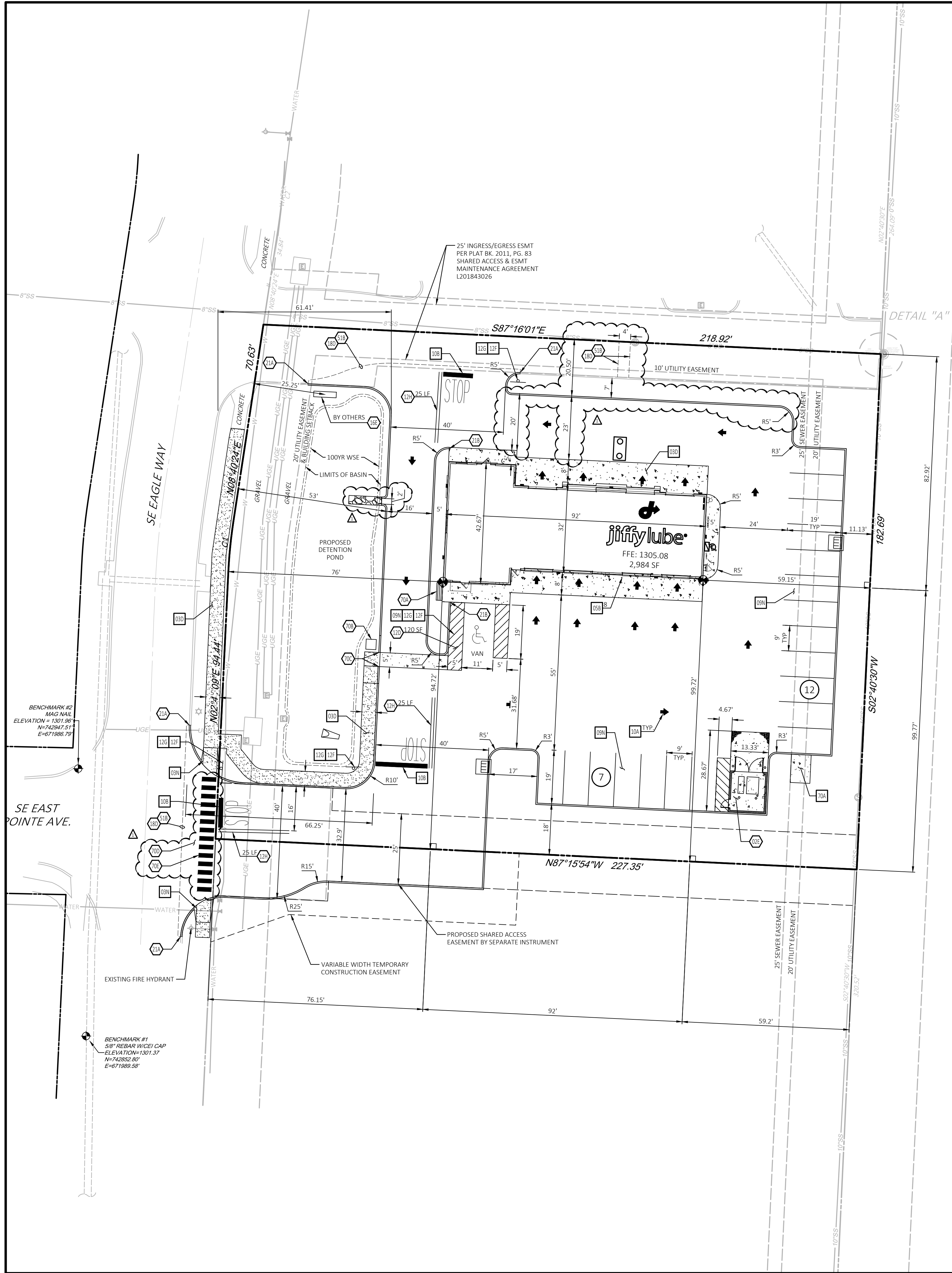


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3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

Arkansas * California * Pennsylvania * Texas

10-31-19	CITY COMMENTS	BENTONVILLE JOB NO.:15019-0051 JOB NO.:31274.0 DWG NAME:31274 CS
NO	DATE	DATE 11/1/19 2:29 PM REV-1
	DESCRIPTION	SHEET NO. C-0.0
	REVISIONS	

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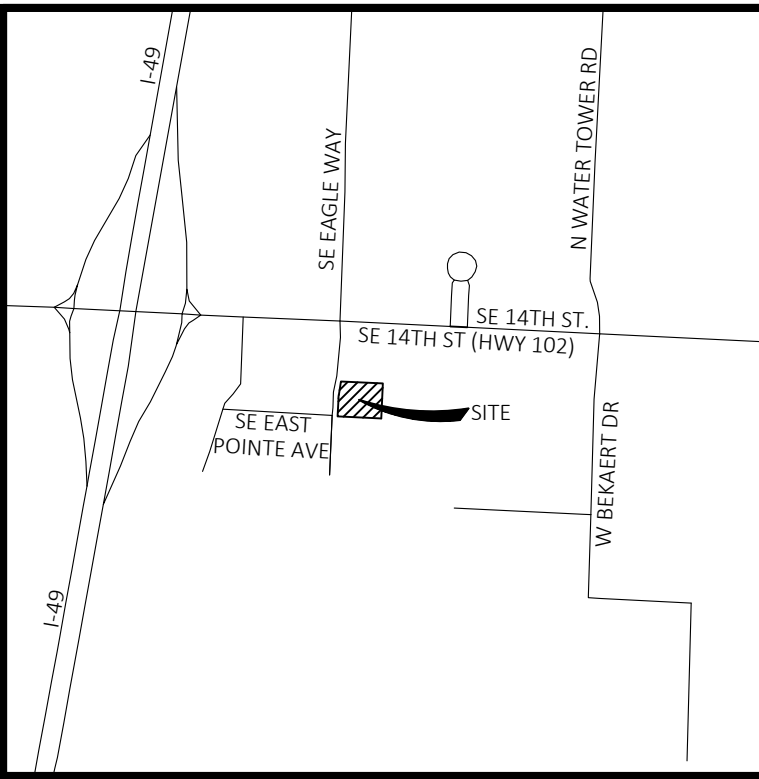


NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
Benchmark #1: 5/8" Rebar with CEI cap located on the West side of SE Eagle Way approximately 30.0' South of a storm drainage manhole and approximately 50.5' Southwest from a fire hydrant on the East side of SE Eagle Way. Elev. = 1301.37'
N=742947.51'
E=671986.79'
Benchmark #2: Mag Nail located at the Northwest intersection of SE Eagle Way and SE East Pointe Ave. approximately 68.0' South from a storm drainage manhole and approximately 64.0' North from another storm drainage manhole. Elev. = 1301.96'
N=742852.80'
E=671989.58'



Know what's below.
Call before you dig.



Vicinity Map
Not to Scale

LEGEND

EXISTING

Boundary Line	Calculated Point
Adjoining Boundary Line	Drainage Manhole
Right-of-Way Line	Grate Inlet
Easement Line	Fire Hydrant
Centerline	Sewer Manhole
Sanitary Sewer Line	Water Valve
Storm Drainage Pipe	Electric Riser
Underground Electric Line	Light Pole Straight
Water Line	Back to Back of Curb
Benchmark	CPP Corrugated Plastic Pipe
Found Monument (As Noted)	PVC Polyvinyl Chloride Pipe
Set 5/8" Rebar "LS#1021"	RCP Reinforced Concrete Pipe
Found Nail (As Noted)	Right-of-Way
Set Mag Nail w/Washer "LS#1021"	Record Bearing & Distance per Plat Bk. 2011, Pg. 83

PROPOSED

PROPERTY LINE/RIGHT OF WAY LINE
CONCRETE CURB AND GUTTER. SEE DETAIL PAVING PLAN
FLARED END SECTION
GREASE TRAP / OIL & WATER SEPARATOR
BUILDING CONTROL POINT
PROPOSED PARKING SPACES
LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)

SITE NOTES

- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS). MATERIALS TO MATCH BUILDING.
- 12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 12H 4 INCH DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 16E MONUMENT SIGN.
- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
- 21A TAPER CURB TO MATCH EXISTING CURB.
- 21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 70A PARK BENCH
- 70B PARK PICNIC TABLE
- 70C TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 5 FEET
- 70D ALL ITEMS CONSTRUCTED WITHIN THE RIGHT OF WAY SHALL BE CONSTRUCTED TO CITY OF BENTONVILLE DETAILS AND STANDARDS. THIS INCLUDES THE DRIVE APRON.
- 70E CROSS WALK STRIPING (SEE CITY OF BENTONVILLE STANDARDS)

SITE DETAILS

- 03D CONCRETE SIDEWALK
- 03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- 05B GUARD POST
- 09N 90 DEGREE PARKING
- 10A TRAFFIC FLOW ARROW
- 10B STOP BAR
- 12F SIGN BASE
- 12G STOP SIGN
- 70A PAD MOUNTED TRANSFORMER. SEE CITY OF BENTONVILLE STANDARD DETAILS

CITY OF BENTONVILLE GENERAL NOTES

- A. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- B. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- C. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIAL AS THE BUILDING.
- D. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).
- E. DRIVEWAYS SHALL MEET THE STANDARDS FOR DRIVEWAY DESIGN AS DEFINED IN THE CITY OF BENTONVILLE MINIMUM STANDARD SPECIFICATIONS FOR STREETS SECTION 400.9 DRIVEWAYS. DRIVEWAY PORTION WITHIN THE CITY RIGHT OF WAY TO RECEIVE 24" SUBGRADE SOIL WITH A CBR VALUE OF (8) OR GREATER. ASPHALT THICKNESS FOR COMMERCIAL DRIVES WITHIN CITY RIGHT-OF-WAY SHALL BE 3 INCHES OF ASPHALT OVER 6 INCHES OF COMPACTED CLASS 7 AGGREGATE BASE COURSE. THE SLOPE OF THE DRIVEWAY SHALL MATCH THE CROSS SLOPE OF THE SIDEWALK WHICH SHALL HAVE A CROSS SLOPE OF NO MORE THAN 2%.

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

- A. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- B. BEUD DESIGN AND LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE UTILITY PLAN.
- C. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- D. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.

ACREAGE SUMMARY TABLE

PARCEL	± 41,189 SF (0.94 AC)
PERVIOUS AREA	± 14,939 SF (0.34 AC)
IMPERVIOUS AREA	± 26,250 SF (0.60 AC)

PARKING TABLE

	SPACES REQUIRED	SPACES PROVIDED
WORK BAYS	N/A	4 BAYS
EMPLOYEES	N/A	6 EMPLOYEES
STANDARD CAR PARKING	9 SPACES	19 SPACES
ACCESSIBLE PARKING	1 SPACE	1 SPACE
TOTAL CAR PARKING	10	20 SPACES

NOTE: PER CODE, THE REQUIRED PARKING WILL BE 1 SPACE PER BAY + 1 SPACE PER EMPLOYEE.

SITE INFORMATION

ZONING	C-5 (GENERAL COMMERCIAL)
SETBACKS	
NORTH	7' BUILDING; 7' LANDSCAPE
SOUTH	7' BUILDING; 7' LANDSCAPE
EAST	20' BUILDING; 20' LANDSCAPE
WEST	0' BUILDING; 0' LANDSCAPE
JIFFY LUBE	2984 SF
BAYS	4

REVISIONS		
NO.	DATE	DESCRIPTION
Δ	10-31-19	CITY COMMENTS

Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

CEI

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479) 273-9472
FAX (479) 273-0844

GUGGENHEIM DEVELOPMENT SERVICES, LLC

SITE PLAN

1403 SW EAGLE WAY
BENTONVILLE ARKANSAS

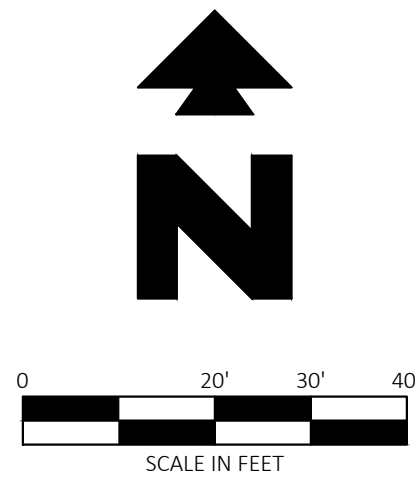
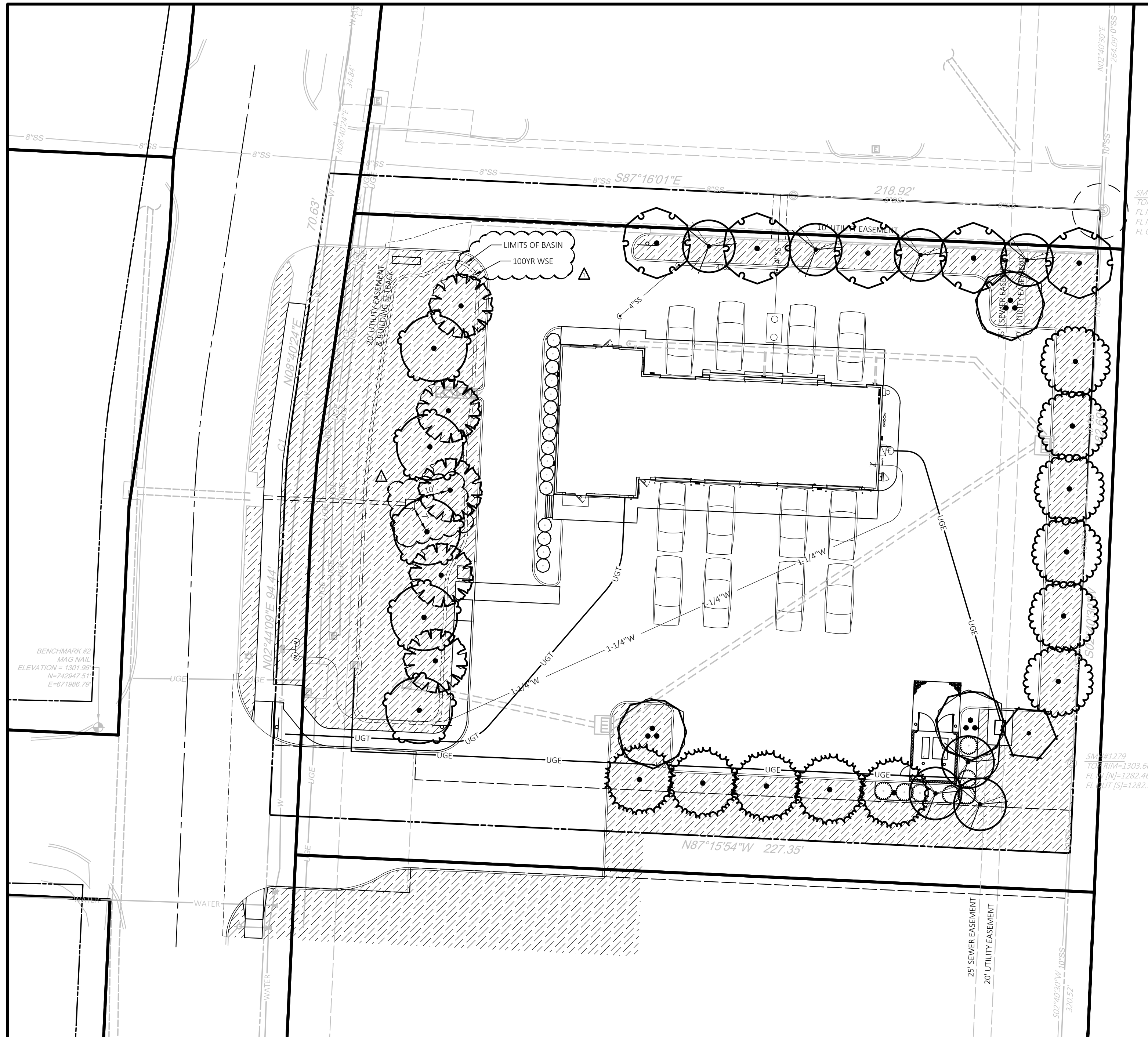
jiffylube

INITIAL DESIGN	11/1/19
DATE	
ADS CSJ EJB KRW	
DPOR PM DES DRW	

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 11880
11/01/2019

BENTONVILLE JOB NO.: 15D19-0051
JOB NO.: 31274.0
DWG NAME: 31274 SP

DATE 11/1/19 2:30 PM REV-1	SHEET NO. C-2.0
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NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMP, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

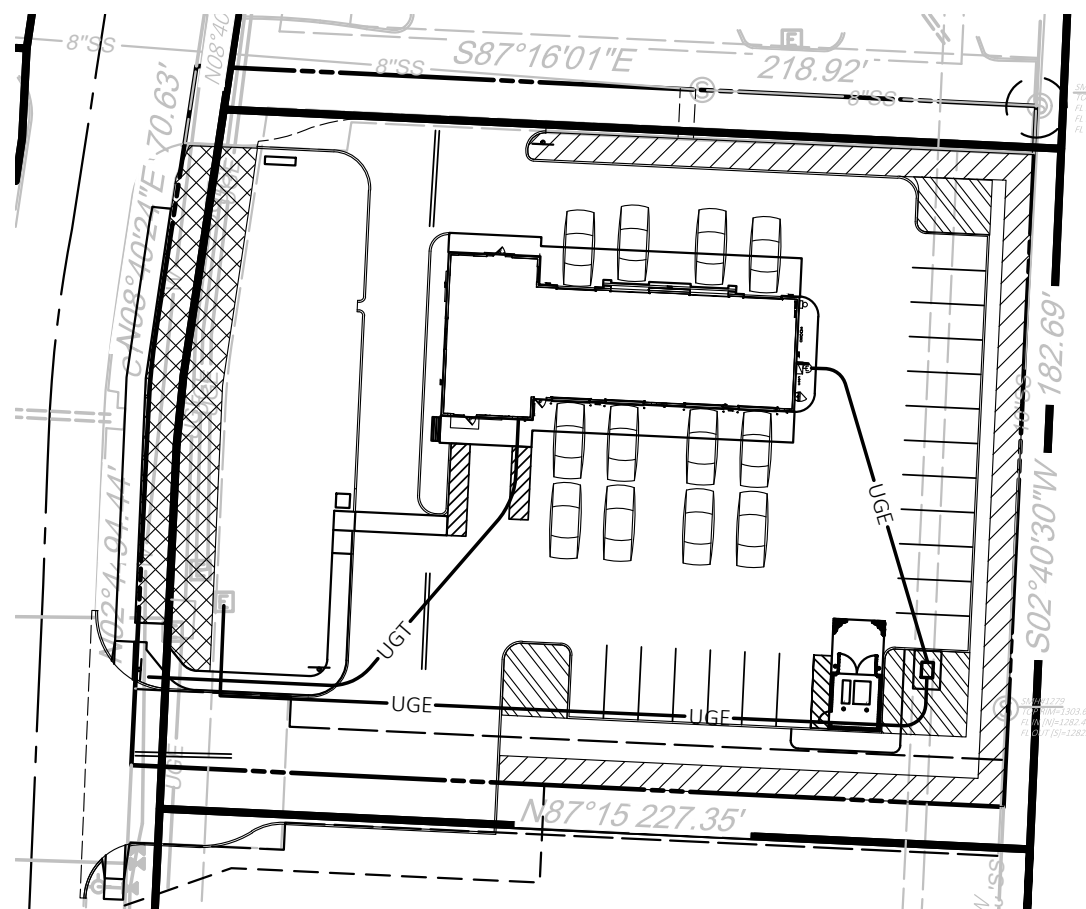
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CITY OF BENTONVILLE LANDSCAPE NOTES

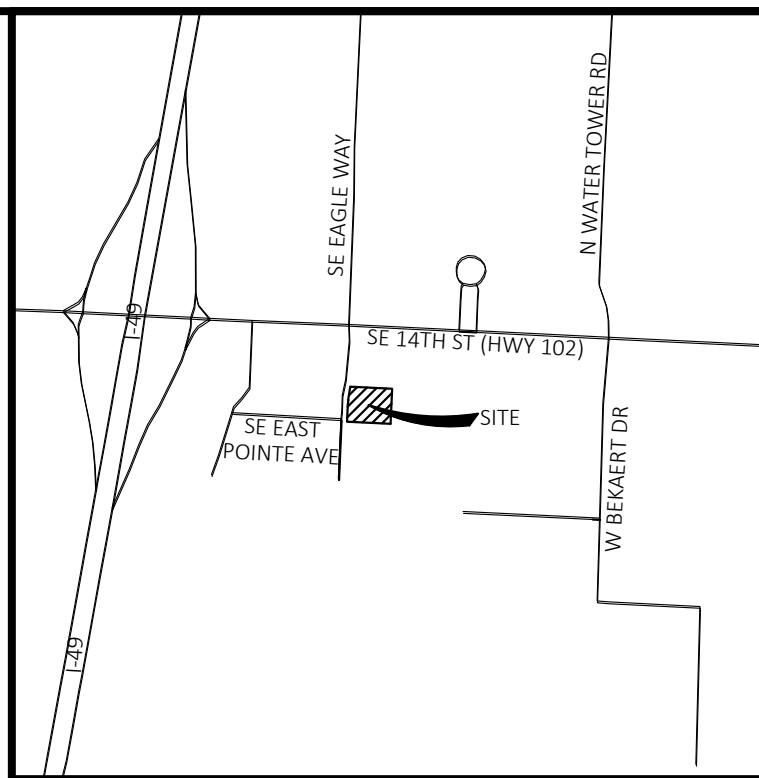
1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

LANDSCAPE DETAILS

- 50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL
50Q STEEL EDGING



Know what's below.
Call before you dig.



LEGEND

EXISTING

Boundary Line	Gas Meter
Centerline	Electric Meter
Easement Line	Water Meter
Flood Zone Line	Drainage Manhole
Underground Cable TV Line	Fire Hydrant
Overhead Electric Line	Sewer Manhole
Tree Line	Sewer Clean Out
Gas Line	Guy Wire / Anchor
Underground Fiber Optic Line	Utility Pole
Overhead Electric Line	Light on Utility Pole
Sanitary Sewer Line	Electric Riser
Storm Drainage Pipe	Telephone Riser
Underground Telephone Line	Fiber Optic Marker
Water Line	Water Valve
Chainlink Fence Line	Traffic Sign (Type of Sign)
Calculated Property Corners	Polyvinyl Chloride Pipe
not set located in creek	Reinforced Concrete Pipe
Benchmark	Wheel Stop
Found Monument (As Noted)	Handicap Parking (ADA)
Set 5/8" Rebar LS "1021"	Record Bearing & Distance per
Found Nail (As Noted)	Plat Doc. No. 1700c
	County Clerk Office
	Sebastian County Arkansas

PROPOSED

BOUNDARY LINE	
RIGHT OF WAY LINE	
STORM DRAIN	
TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)	

PLANT SCHEDULE

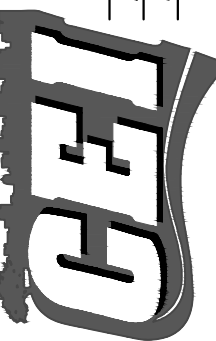
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	DETAIL
	5	Acer rubrum 'October Glory' TM / October Glory Maple	B & B	2.5"Cal	50A
	5	Acer truncatum 'Pacific Sunset' TM / Pacific Sunset Maple	15 gal		
	1	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2"Cal	50A
	3	Betula nigra 'Duraheat' / Duraheat River Birch	B & B	2.5"Cal	50A
	5	Carpinus caroliniana / American Hornbeam	B & B	2.5"Cal	50A
	5	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal	50A
	7	Prunus x yedoensis / Yoshino Cherry	B & B	2"Cal	50A
	6	Quercus shumardii / Shumard Red Oak	B & B	2.5"Cal	50A
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	
	16	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	3 gal	50B	
	7	Viburnum x pragnense / Prague Viburnum	3 gal	50B	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	DETAIL	SPACING
	15,193 sf	Bermuda Grass	sod		

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS AREAS SHOWN IN DIAGRAM TO THE RIGHT

AREA	REQUIREMENT	REQUIRED	PROVIDED	
STREET FRONTAGE BUFFER	A 20' LANDSCAPED STREET BUFFER SHALL BE PROVIDED ALONG ANY STREET RIGHT OF WAY. SHADE TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 20 LF OF RIGHT OF WAY	SE EAGLE WAY: 183 LF / 20 = 10 TREES REQUIRED	10 TREES PROVIDED	
PERIMETER LANDSCAPE STRIP	A 7' PERIMETER LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE SIDE AND REAR LOT LINES. TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 50 LF OF LOT LINES	628 LF OF SIDE AND REAR YARDS / 50 = 13 TREES REQUIRED	13 TREES PROVIDED	
INTERIOR PARKING LOT LANDSCAPING	8% OF THE TOTAL AREA OF THE PARKING LOT SHALL BE DEDICATED TO INTERIOR LANDSCAPING 1 TREE SHALL BE PLANTED PER 125 SF OF INTERIOR PARKING LOT LANDSCAPE AREA	6,554 SF OF PARKING x 8% = 524 SF OF LANDSCAPE AREA REQUIRED 1,735 / 125 = 14 TREES REQUIRED	1,110 SF PROVIDED 14 TREES PROVIDED	

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-31-19	CITY COMMENTS

Engineering Associates, Inc.



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

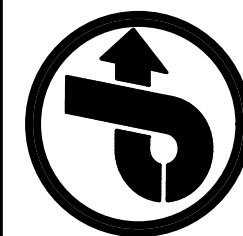
3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

GUGGENHEIM DEVELOPMENT SERVICES, LLC.

LANDSCAPE PLAN

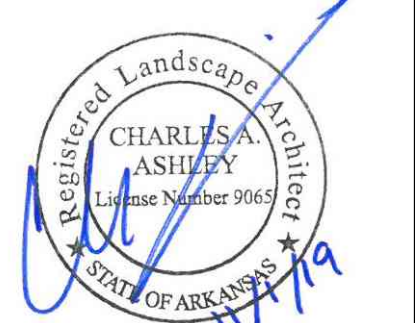
1403 SW EAGLE WAY

BENTONVILLE ARKANSAS



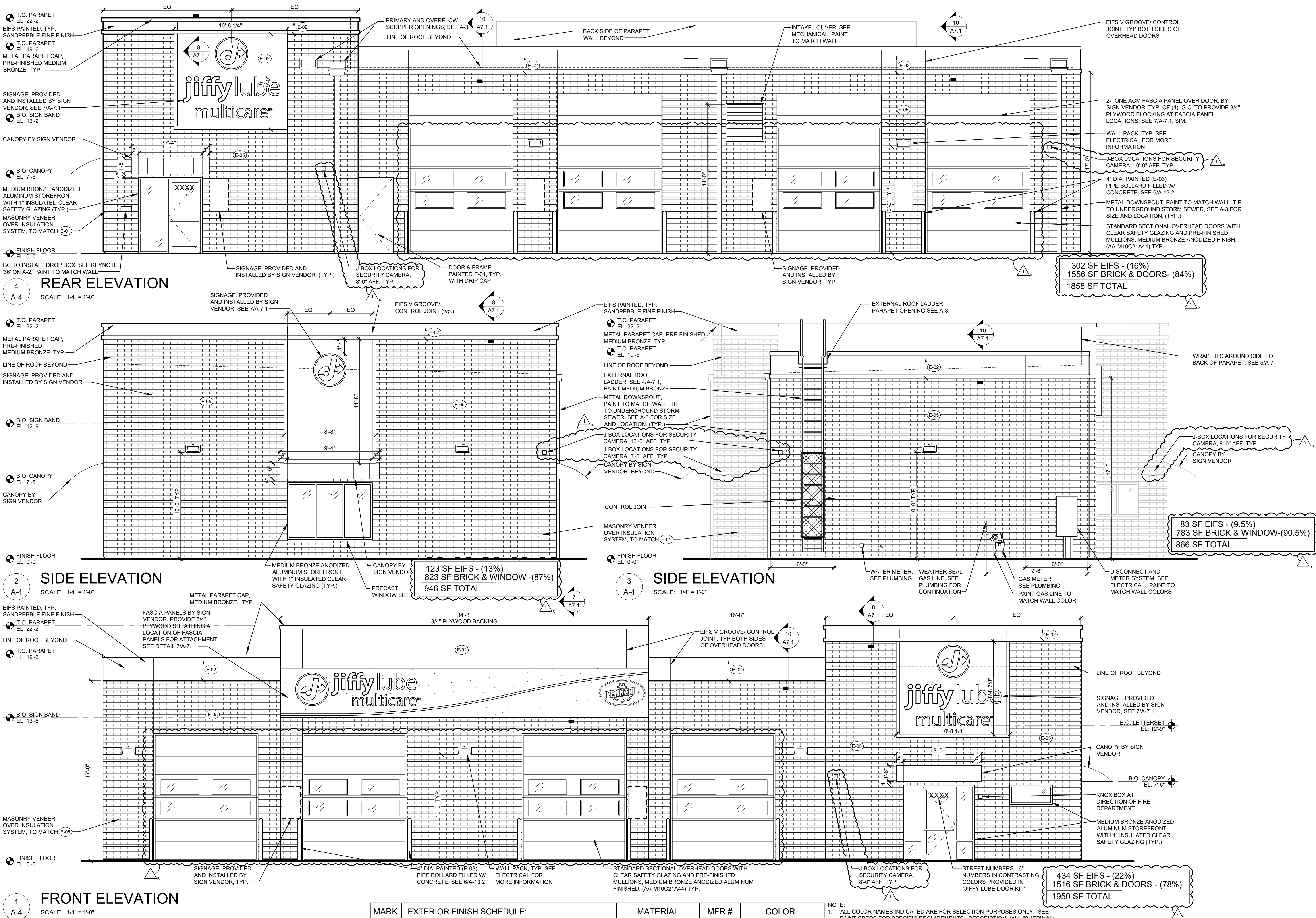
jiffylube®

INITIAL DESIGN		11/2/19
ADS	CSJ	EJB
DPOR	PM	DES



BENTONVILLE JOB NO.: 15019-0051
JOB NO.: 31274.0
DWG NAME: 31274 LP

DATE	SHEET NO.
11/1/19 2:30 PM REV-1	C-7.0



MARK	EXTERIOR FINISH SCHEDULE:	MATERIAL	MFR #	COLOR
E01	EXT. WALLS: WAINSCOT / SIGN POLES / FENCES / EXT. DOORS AND TRIM	PAINT (SATIN / SEMI-GLOSS)	SW2827	COLONIAL REVIVAL STONE
E02	EXT. EIFS SYSTEM WALL ABOVE BRICK	PAINT (SEMI-GLOSS)	SW7005	PURE WHITE
E03	EXT. WALLS: REAR FASCIA / HANDRAILS / GUARD RAILS / TRAFFIC BOLLARDS	PAINT (SEMI-GLOSS)	SW2905	CARMINE
E04	EXT. WALLS: APPLY OVER CARMINE COLOR ABOVE	PAINT (SEMI-GLOSS)	CLEAR COAT	SHER-CLEAR
E05	EXT. WALLS: BRICK VENEER IN PAREX "MVS-CI" SYSTEM	MODULAR THINBRIK	ACME BRICK	DOVE GRAY

NOTE:
1. ALL COLOR NAMES INDICATED ARE FOR SELECTION PURPOSES ONLY. SEE PAINT SPECS FOR SPECIFIC REQUIREMENTS. DESCRIPTION: (ALL "SHERWIN / WILLIAMS" NUMBERS "SW" COLORS)
2. APPLY CLEAR COAT (E-04) OVER CARMINE (E-03) ON EXTERIOR APPLICATIONS.
3. ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ALL SIGNAGE IS UNDER SEPARATE PERMIT AND FINAL DESIGN IS BY SIGNAGE VENDOR.

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MULTI-CARE SERVICES
CRITERIA V2019.07-1X4
BENTONVILLE, AR
1403 SW. HWY 102

REVISIONS

BID ADDENDUM 1	10/30/19
----------------	----------

SCHMITT, JAMES A.
LIC. NO. 4155 EXP. DATE 7/31/21
PROFESSIONAL OF RECORD
PHONE: 314-621-1100

Drawn /Checked By: MDS / JAS
Project Number 919517
Bid Date 10-30-19
Permit Date 9-23-19

EXTERIOR ELEVATIONS

A-4

CITY PROJECT NUMBER - LSD 19-0051

LARGE SCALE DEVELOPMENT STAFF REPORT



VB T Game Composites Hangar

3201 SW I Street

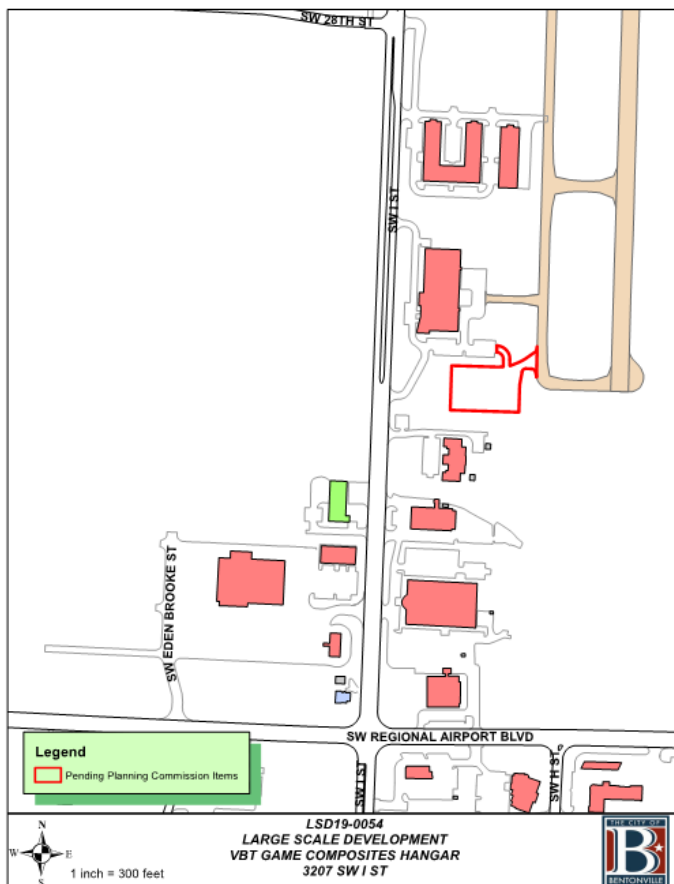
PC Date: 11/19/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0054
Applicant / Current Owner	Lonesome Tree Properties, LLC PO Box 1860 Bentonville, AR 72712
Site Area	+/- 8.15 acres
Current Zoning	I-1, Light Industrial
Future Land Use Map Designation	General Commercial
Development Type / Use	Air Hangar

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

Location Map



Property Description

This property is located west of the Bentonville Municipal Airport and south of the existing Game Composites Facility at 3201 SW I Street. The property is currently zoned I-1, Light Industrial.

Project Details

Large scale development proposing the development of an air hangar within the Bentonville Municipal Airport.

The development meets the design standards for the Bentonville Municipal Airport, as outlined in Section 1100.24 of the Land Development Code. The western elevations depict Nichiha fiber cement panel as the primary materials on the western elevation.

Projected Traffic Impact

The proposed large scale development does not have the potential to impact traffic in the area. All access to the proposed hangar is controlled through an access gate north of the hangar.

Waivers

One waiver request:

- A waiver from Section 5.4.2 of the Bentonville Drainage Manual
 - o The applicant requests that the proposed hangar be allowed to be located 10-feet from the detention pond as opposed to the 20-feet required by ordinance. However, the hangar is located 4-feet above the 100-year flood elevation. Engineering staff supports 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 request.

Recommendation

With Engineering Staff's support of the waiver request, Planning Staff recommends approval of the large scale development.



2049 E. Joyce Blvd.
Suite 400
Fayetteville, AR 72703
TEL 479.527.9100
FAX 479.527.9101
www.GarverUSA.com



November 4, 2019

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

Re: LSD 19-0054 Game Composites Hangar
Waiver Request for Proximity of Building to Detention Pond

Dear Tyler Overstreet,

The purpose of this letter is to request a waiver to section 5.4.2 of the City of Bentonville Stormwater Management and Drainage Manual which states that in no case shall the limits of maximum ponding elevation be closer than 20 feet horizontally from any building. In the case of the above-mentioned project, an airplane hangar is proposed approximately 10 feet horizontally from the maximum ponding elevation. However, while the proposed hangar is only 10 feet from the pond horizontally, it is 4 feet above the 100-year water surface elevation of the pond, much higher than the City of Bentonville required 1.5 feet. This puts the hangar within all freeboard requirements set forth in the City of Bentonville Stormwater and Drainage manual and also puts it well outside of harm from potential flooding from the detention pond. Moving the proposed hangar to a location 20-ft from the pond would have a negative effect on the Bentonville Municipal Airport airspace.

On behalf of the developer, we would like to request a waiver to override this requirement while guaranteeing the following are true:

1. There are no special circumstances or conditions affecting the land involved that would unreasonably affect the developer.
2. The waiver shall not be in conflict with the overall goals of the city.
3. The granting of this waiver will not be detrimental to the public health, safety, and welfare or injurious to other property in the area because the overall operation of the pond will remain unchanged from its existing condition
4. The granting of this waiver will not prevent the orderly subdivision of land in the area in accord with the provisions of the regulations outlined in the City of Bentonville's Land Development Code Section 300.04 Waivers.

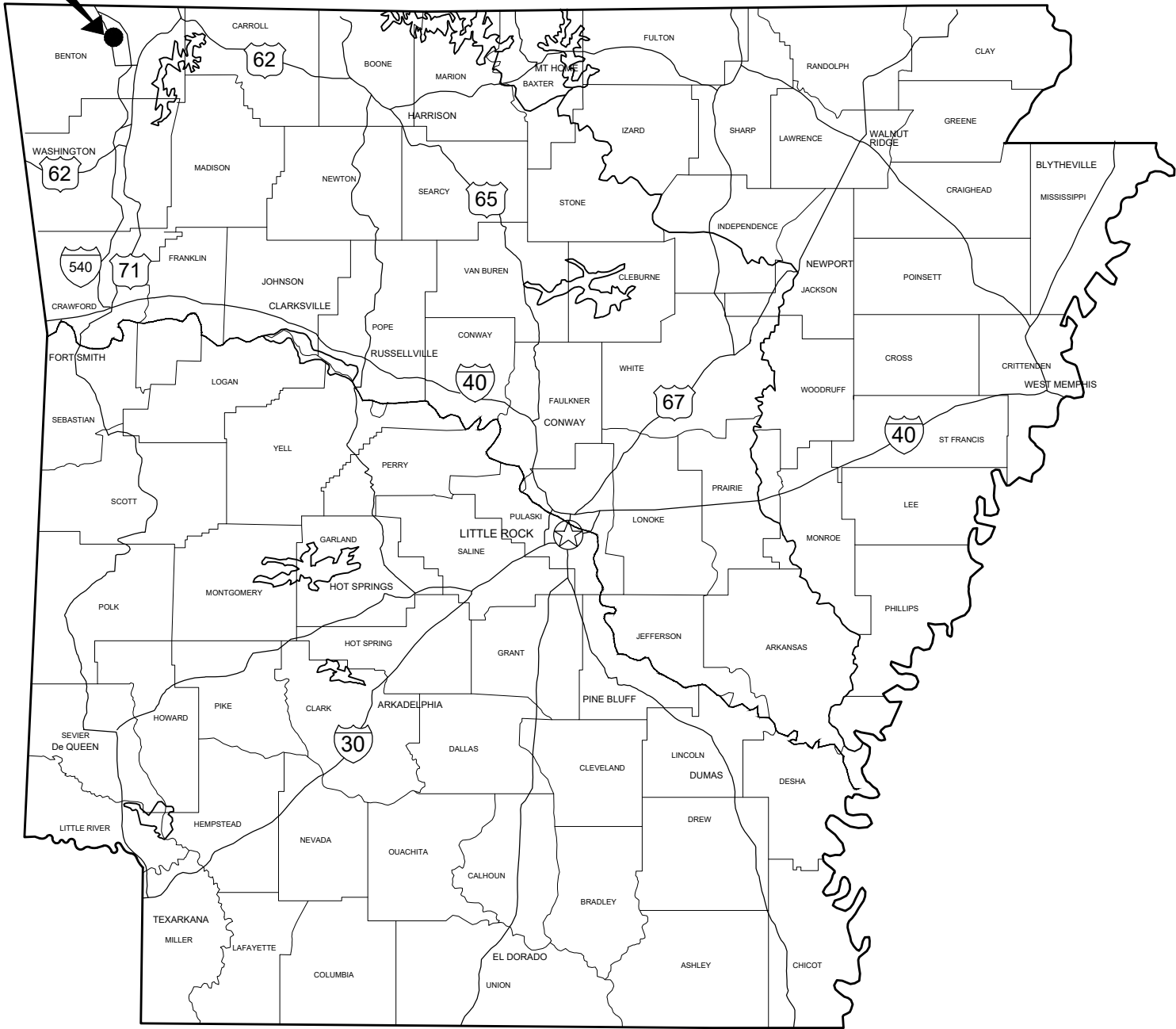
Please consider this waiver request and don't hesitate to call me if you have any questions.

Sincerely,

Adam White, P.E.
Senior Project Manager

VBT GAME COMPOSITES APRON
BENTONVILLE MUNICIPAL AIRPORT
3207 SW I ST
BENTONVILLE, ARKANSAS

BENTONVILLE, AR



LOCATION MAP



VICINITY MAP

NO SCALE

Sheet List Table		
DRAWING NO.	SHEET NO.	SHEET TITLE
G-101	1	COVER SHEET
G-201	2	CONSTRUCTION SAFETY AND PHASING NOTES
G-202	3	CONSTRUCTION SAFETY AND PHASING - SURVEY CONTROL PLAN
C-101	4	EROSION CONTROL PLAN
C-102	5	HANGAR AND APRON LAYOUT PLAN
C-103	6	GRADING AND DRAINAGE PLAN
C-104	7	DRAINAGE CALCULATIONS
C-105	8	LANDSCAPING AND FENCING
C-106	9	MISCELLANEOUS DETAILS I
C-107	10	MISCELLANEOUS DETAILS II
C-108	11	MISCELLANEOUS DETAILS III
C-109	12	UTILITY PLAN & PROFILE

STANDARDS NOTE:

- A. THE CITY OF BENTONVILLE STORMWATER MANAGEMENT AND DRAINAGE MANUAL, LAND DEVELOPMENT CODE, WATER, SEWER, ELECTRIC AND STREET SPECIFICATIONS, ORDINANCES, RESOLUTIONS AND POLICIES, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
- B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY IF AVAILABLE.
- C. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- D. CITY OF BENTONVILLE STREET SPECIFICATIONS, ARTICLE 800, "INSPECTIONS AND TESTING", SECTION 800.2, "INSPECTIONS" - THE ENGINEER OF RECORD SHALL FURNISH FULL-TIME INSPECTION ON THE JOB AS REQUIRED BY STATE LAW. THIS LAW IS INTERPRETED BY THE CITY TO MEAN THAT A REPRESENTATIVE OF THE ENGINEER OF RECORD MUST BE ON THE JOB WHENEVER A CRITICAL CONSTRUCTION ACTIVITY IS TAKING PLACE.
- E. CITY OF BENTONVILLE STREET SPECIFICATIONS, ARTICLE 800, "INSPECTIONS AND TESTING", SECTION 800.2, "INSPECTIONS" - ALL FIELD TEST REQUIRED FOR A PROJECT SHALL BE WITNESSED BY THE CITY, THE ENGINEER OF RECORD, AND THE CONTRACTOR, OR THEIR AUTHORIZED REPRESENTATIVE.
- F. FINAL STABILIZATION MUST BE ACHIEVED BEFORE A FINAL INSPECTION WILL BE ALLOW FOR THE SITE.

GARVER PROJECT NO. 18041192
AUGUST 2019



2049 E. Joyce Blvd.
Suite. 400
Fayetteville, AR 72703
(479) 527-9100

CONTACTS:

BENTONVILLE MUNICIPAL AIRPORT (OWNER): CHUCK CHADWICK, 2500 SW AVIATION STREET BENTONVILLE, AR - (479) 418-8675

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

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

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

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

STREET DEPT: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3130

WATER DEPT: CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3140

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

WASTEWATER DEPT: CITY OF BENTONVILLE, NANCY BUSEN, 1901 N.E. "A" STREET BENTONVILLE, AR 72712 - (479) 271-3161

PLANNING DEPT: CITY OF BENTONVILLE, BRIAN BAHR, 305 S.W. "A" STREET BENTONVILLE, AR - (479) 271-3122

CITY ENGINEER: CITY OF BENTONVILLE, ELLEN NORVELL, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR - (479) 271-5993

STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR - (479) 271-5002 JPAITH@BENTONVILLEAR.COM



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BY	DESCRIPTION	DATE	REV.



BENTONVILLE
MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS

VBT GAME COMPOSITES APRON
GARVER PROJECT NO. 18041192
CITY OF BENTONVILLE - LSD19-0054

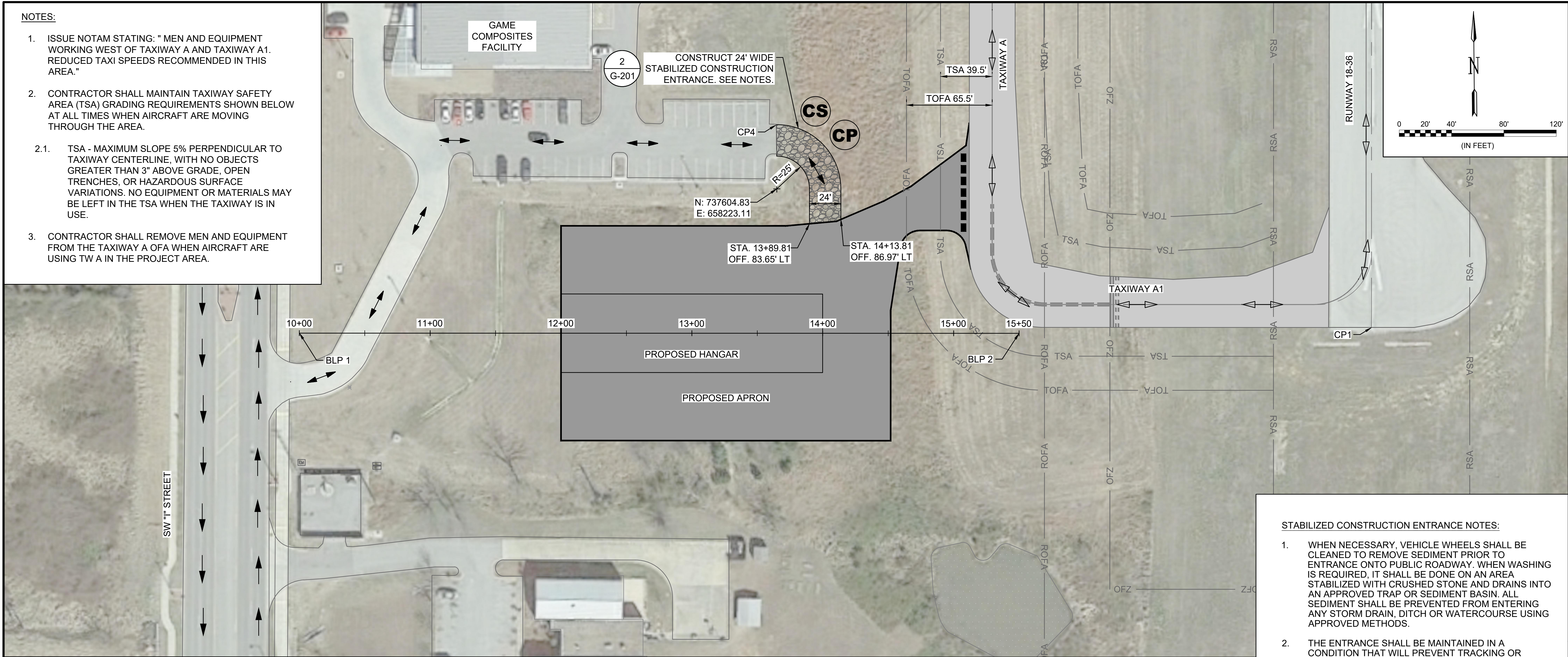
COVER SHEET

JOB NO.: 18041192
DATE: AUG 2019
DESIGNED BY: ATW
DRAWN BY: JSH

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
G-101
SHEET
NUMBER **1**

1. ISSUE NOTAM STATING: " MEN AND EQUIPMENT WORKING WEST OF TAXIWAY A AND TAXIWAY A1. REDUCED TAXI SPEEDS RECOMMENDED IN THIS AREA."
2. CONTRACTOR SHALL MAINTAIN TAXIWAY SAFETY AREA (TSA) GRADING REQUIREMENTS SHOWN BELOW AT ALL TIMES WHEN AIRCRAFT ARE MOVING THROUGH THE AREA.
- 2.1. TSA - MAXIMUM SLOPE 5% PERPENDICULAR TO TAXIWAY CENTERLINE, WITH NO OBJECTS GREATER THAN 3" ABOVE GRADE, OPEN TRENCHES, OR HAZARDOUS SURFACE VARIATIONS. NO EQUIPMENT OR MATERIALS MAY BE LEFT IN THE TSA WHEN THE TAXIWAY IS IN USE.
3. CONTRACTOR SHALL REMOVE MEN AND EQUIPMENT FROM THE TAXIWAY A OFA WHEN AIRCRAFT ARE USING TW A IN THE PROJECT AREA.



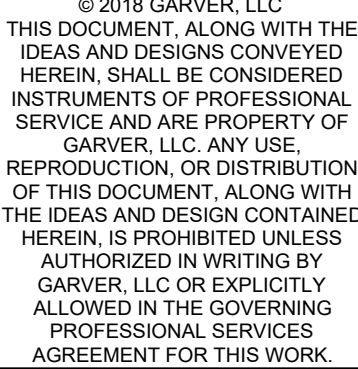
1. WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
3. ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CONSTRUCT APRON PAVEMENT SECTION, DRAINAGE
STRUCTURES AND IMPROVEMENTS, UTILITY WORK, GRADING,
AND ALL OTHER ASSOCIATED WORK.

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	737485.46	658674.24	1292.54	NAIL AT RUNWAY 36 END
CP2	741909.29	658806.63	1289.13	NAIL AT RUNWAY 18 END
CP3	740058.49	658819.84	1296.04	REBAR AT TAXIWAY B2
CP4	737653.62	658223.98	1289.44	GARVER CONTROL

<i>POINT</i>	<i>NORTHING</i>	<i>EASTING</i>	<i>STATION</i>
BLP1	657855.16	737505.52	10+00.00
BLP2	658404.91	737489.07	15+50.00

	PROPOSED PAVEMENT LIMITS
	CONTRACTOR MOVEMENT
	AIRCRAFT MOVEMENT
	CONTRACTOR STAGING AREA
	CONTRACTOR PARKING AREA
	LIGHTED BARRICADES
— TSA —	TAXIWAY SAFETY AREA
— TOFA —	TAXIWAY OBJECT FREE AREA
— ROFA —	RUNWAY OBJECT FREE AREA
— OFZ —	RUNWAY OBSTACLE FREE ZONE



REV.	DATE	DESCRIPTION	BY



**BENTONVILLE
MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS**

VBT GAME COMPOSITES APRON
GARVER PROJECT NO. 18041192
CITY OF BENTONVILLE - LSD19-0054

CONSTRUCTION
SAFETY AND
PHASING - SURVEY
CONTROL PLAN

JOB NO.: 18041192
DATE: AUG 2019
DESIGNED BY: ATW
DRAWN BY: JSH

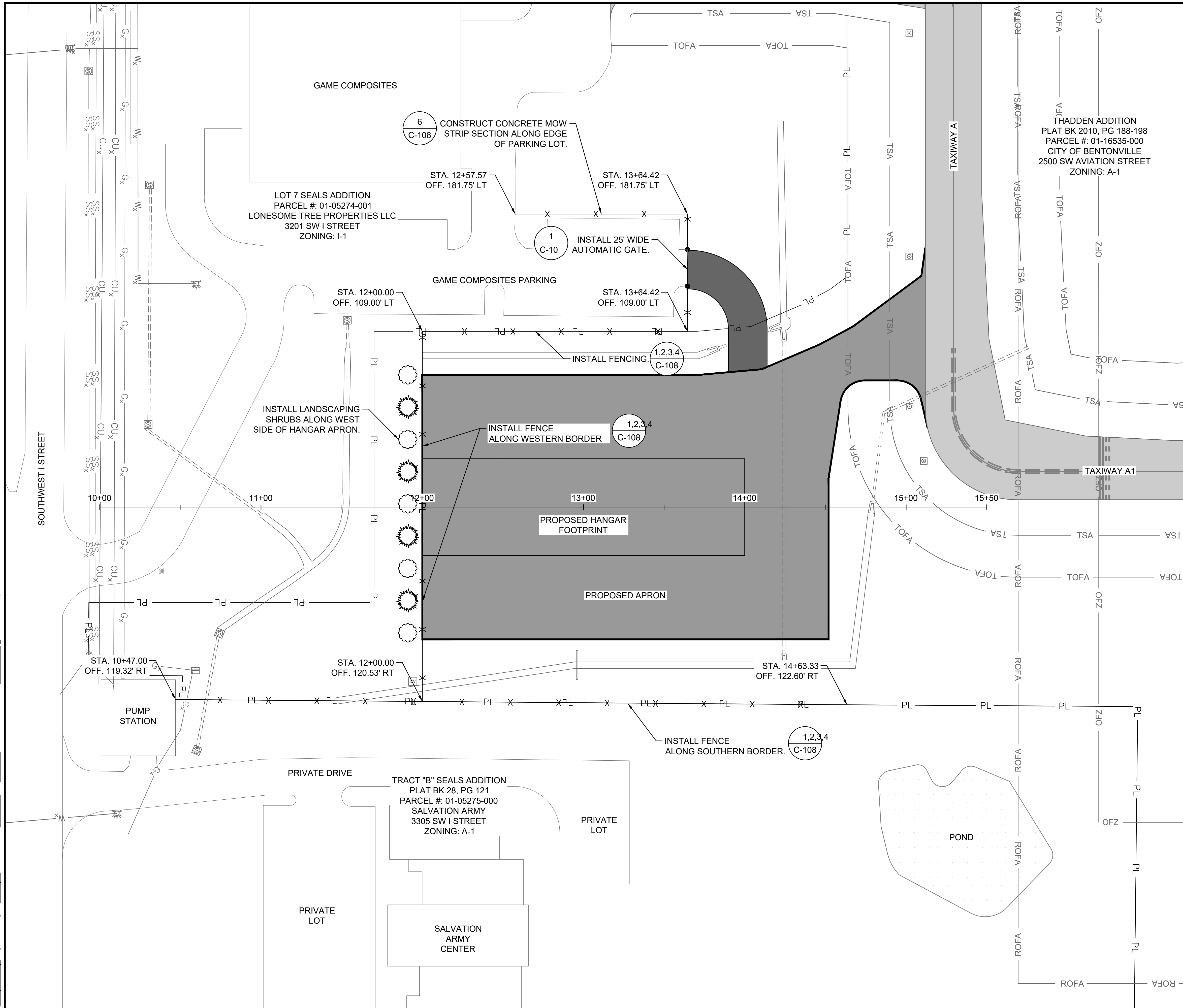
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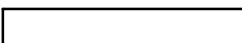
G-202

SHEET
NUMBER **3**



SEE CONSTRUCTION SAFETY AND
PHASING PLAN FOR DETAILS

LEGEND

——1290——	EXISTING GROUND CONTOUR
——1290——	PROPOSED GROUND CONTOUR
== == == ==	EXISTING STORM DRAINAGE PIPE
	EXISTING PAVEMENT
	PROPOSED PAVEMENT
——OFZ——	RUNWAY OBSTACLE FREE ZONE
——ROFA——	RUNWAY OBJECT FREE AREA
——TSA——	TAXIWAY SAFETY AREA
——TOFA——	TAXIWAY OBJECT FREE AREA
——Gx——	EXISTING GAS LINE
——CUx——	EXISTING COMM. LINE
——SSs——	EXISTING SEWER LINE
——Wx——	EXISTING WATER LINE
——PL——	PROPERTY LINE
——X——	FENCE

LEGEND

NOTES

1. POWER FOR 25' AUTOMATIC SLIDING GATE SHALL BE SUPPLIED FROM A PANEL ON THE PROPOSED HANGAR. ALL CONDUIT AND POWER RATINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT NEC STANDARDS.



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[illegible]

**BENTONVILLE
MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS**

VBT GAME COMPOSITES APRON
PROJECT NO. 18041192

LANDSCAPING AND FENCING

JOB NO.: 18041192

DATE: AUG 2019

DESIGNED BY: ATW

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ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDING

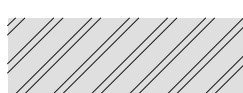
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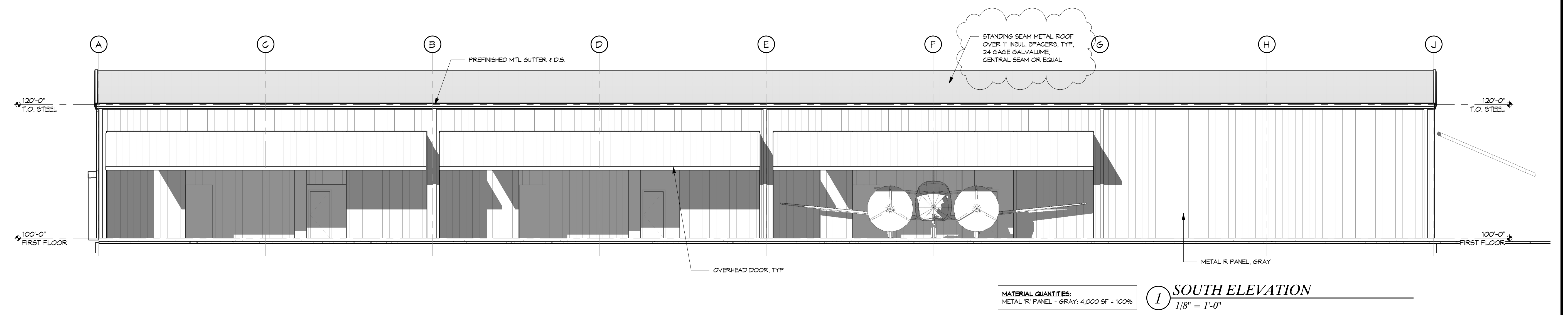
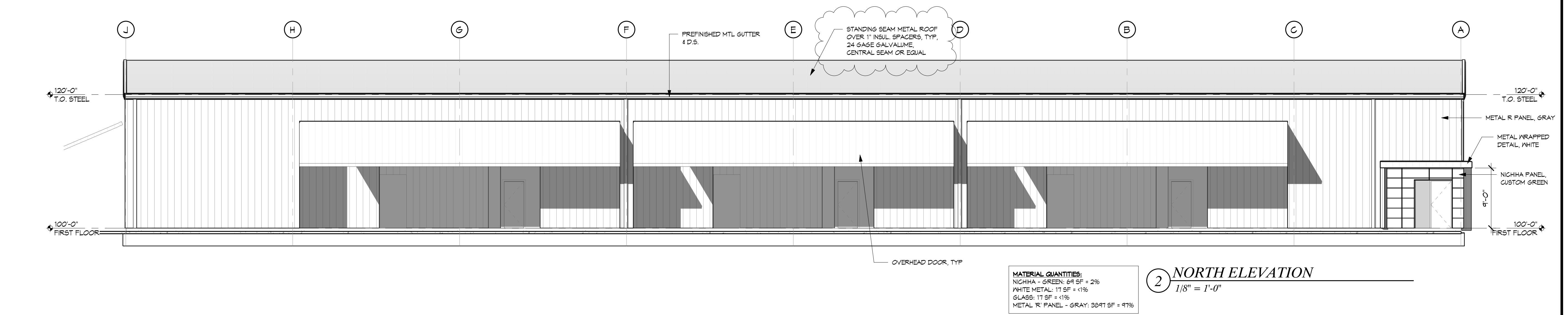
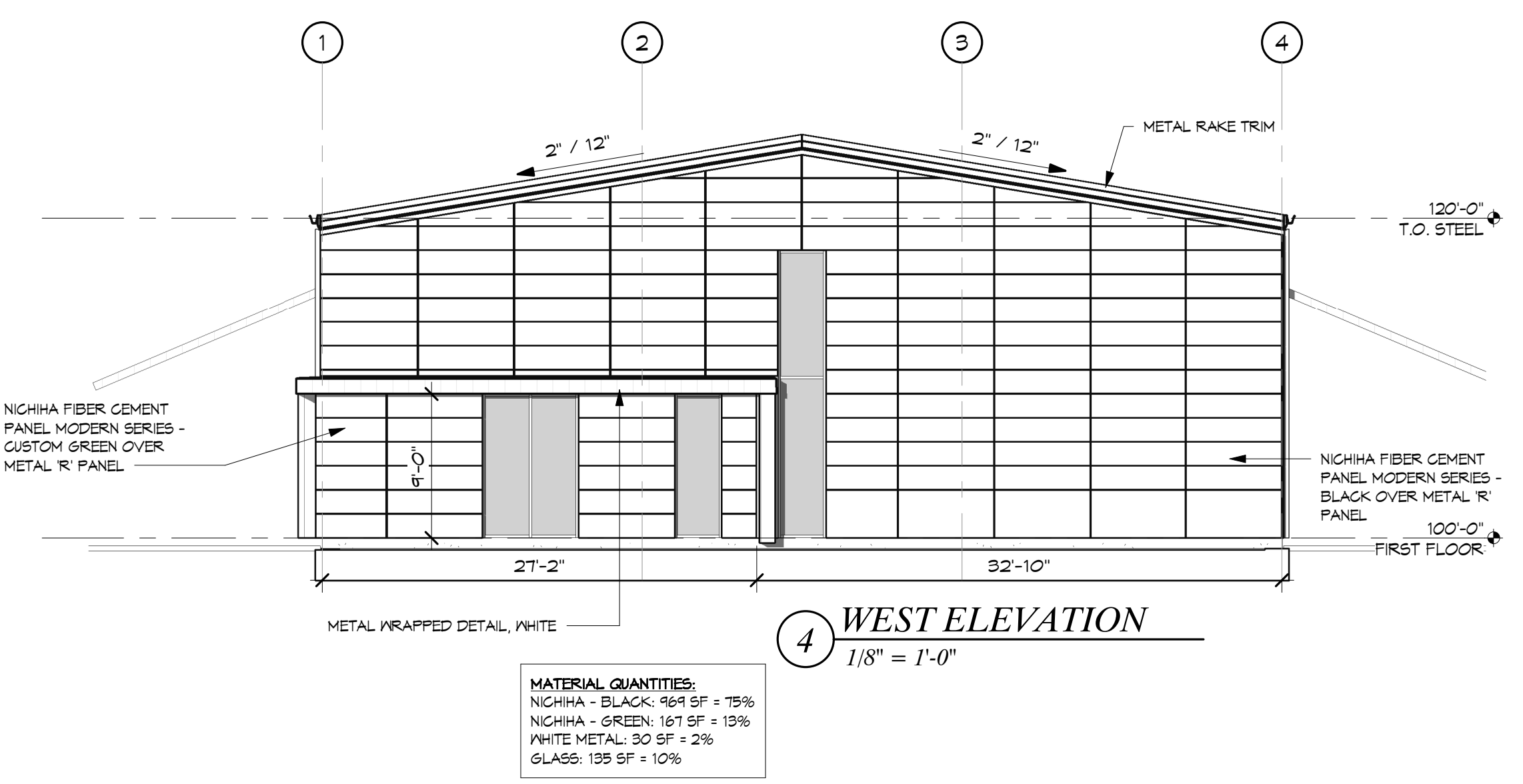
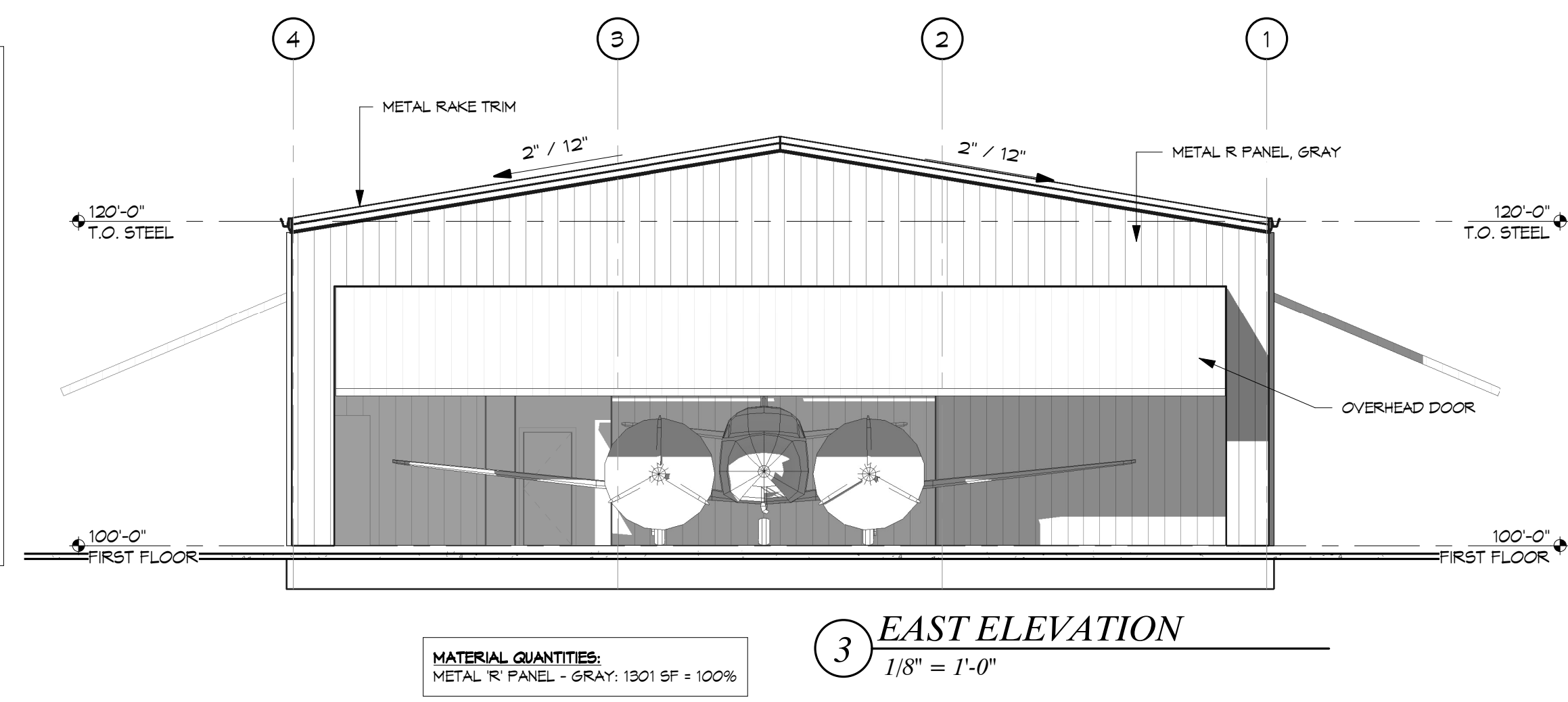
C-105

SHEET 2

SHEET
NUMBER **8**

EXTERIOR MATERIALS LEGEND

	NICHHA FIBER CEMENT PANEL - MODERN SERIES - BLACK
	NICHHA FIBER CEMENT PANEL - MODERN SERIES - CUSTOM GREEN
	WRAPPED METAL DETAIL - WHITE
	METAL R' PANEL - GRAY



LARGE SCALE DEVELOPMENT STAFF REPORT



Firestone Auto Care

N Walton Boulevard

PC Date: 11/19/2019

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD19-0055
Applicant / Current Owner	Grizzly Properties, LLC 5071 Buena Vista Drive Frisco, TX 75034
Site Area	+/- 1.6 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Auto Service Facility

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

Location Map



Property Description

This property is located west of the intersection of NW 15th Street and N Walton Boulevard. The site is currently zoned C-2, General Commercial.

Project Details

Large scale development proposing the development of an approximately 6,000 square foot Firestone Auto Care facility.

The development provides a total of 37 parking spaces, adequate landscaping, and a bench and bike rack as site amenities. No additional points of access are proposed. Instead, the applicant is tying into an existing access easement.

Projected Traffic Impact

The proposed large scale development does not have the potential to impact traffic in the area. No additional access points are proposed as part of the development. All access to the site shall come from an existing shared access easement.

Waivers

One waiver request:

- A waiver from Article 1100, Section 1100.21, Large Scale Development Design Standards, Subsection E, Building Material, of the Land Development Code.
 - On the applicant's northern façade, 29 percent of the wall area is composed of roll-up doors. The northern façade is composed of only 62 percent brick, a 13 percent shortfall of the Land Development Code. However, the applicant proposes to make the remaining three sides 80 percent brick to make up for the variance.

Conclusion

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

Recommendation

The applicant's proposed compromise and the nature of the proposed business (which necessitates the need for the roll up doors) may justify the waiver request. Staff recommends approval of the proposed large scale development.



SGA Design Group

November 1, 2019

Planning Department
City of Bentonville
305 SW "A" Street
Bentonville, AR 72712

Firestone Complete Auto Care Facility
1405 N Walton Blvd.
Bentonville, AR
Subject: Façade Waiver Request

Dear Mr. Overstreet,

I would like to take this opportunity to thank you, on behalf of Mitchel Garrett, Architect of Record for your assistance and cooperation in reviewing our plans for the above referenced project.

Below you will find our reasons why the 75% masonry façade requirement should be waived for the Firestone Complete Auto Care Facility located at 1405 N Walton Blvd.

Per section 1100.21.E it is required that the primary material shall constitute at least 75% of the wall area, excluding glass. This material should be a combination of brick, textured concrete block, or a natural stone.

Due to the nature of this Facility (auto Repair) it is necessary that the facility have full height garage doors for each service bay. These service bay doors comprise 29 percent of the Façade on the north wall. The rest of the wall is comprised of 62 percent brick, a glass storefront and an EIFS cornice that adds continuity around the entire building. In an attempt to make up for the garage doors on the North elevation the other three elevations' primary material is brick and have a minimum of 80 percent of the wall area.

Thank you for your time and consideration. If you have any further comments, please do not hesitate to contact me at (918) 587-8602, ext. 343 or via e-mail at danr@sgadesigngroup.com.

Sincerely,

Dan Rice

Project Manager
SGA Design Group

GENERAL NOTES:

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

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE BY (STEPHEN CRAWFORD) AT (502) 333-3333

SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR, THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

A PORTION OF THIS SITE AS SHOWN IS IN THE "ZONE AE" DESIGNATED FLOOD AREA (100-YEAR FREQUENCY FLOOD ZONE) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 05007C00901, FOR THE CITY OF BENTONVILLE, AR, EFFECTIVE DATE SEPTEMBER 28, 2007.

CITY OF BENTONVILLE GENERAL NOTES:

- A. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
- B. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-273-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- C. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- D. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
- E. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL EXPOSED TO VIEW SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- F. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

SITE DEVELOPMENT PLANS FOR

Firestone

since 1926 COMPLETE AUTO CARE™

1405 N. Walton Blvd.
City of Bentonville, Benton County, AR

JOB NUMBERS:

6 DIGIT NO: 904594

4 DIGIT NO:

ENTITY ID NO: 1392494

SITE ID NO: 2,514

PROPERTY NO: 160041



Vicinity Map

Not to Scale
Latitude: 36°23'22"N
Longitude: 94°13'18"W



Engineering
Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

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

(479) 273-9472
fax (479) 273-0844

PLAN INDEX:

- C0 COVER SHEET
C1 SITE PLAN
C2 DEMOLITION PLAN
C3 GRADING PLAN
C3.1 DRAINAGE MAP
C4 EROSION CONTROL PLAN
C4.1 EROSION CONTROL NOTES
C5 UTILITY PLAN
C6 PAVING PLAN
C7 LANDSCAPE PLAN
C7.1 LANDSCAPE NOTES
C8 DETAIL SHEET I
C9 DETAIL SHEET II

ASSOCIATED PLANS:

- 1 OF 1 ALTA/ACSM LAND TITLE SURVEY
1 OF 2 CITY OF BENTONVILLE STANDARD WATER DETAILS
1 OF 2 CITY OF BENTONVILLE STANDARDS WATER DETAILS
1 OF 1 CITY OF BENTONVILLE STANDARDS SAN, SEWER DETAILS
1 OF 2 CITY OF BENTONVILLE STANDARDS WATER/SEWER DETAILS
2 OF 2 CITY OF BENTONVILLE STANDARDS WATER/SEWER DETAILS

RESOURCE LIST:

OWNER/DEVELOPER
BRIDGESTONE RETAIL OPERATIONS
2001 HUGUENOT RD
RICHMOND, VA 23235
RICHARD VOLGER
PHONE: (615) 937-4972
VOLGERRICHARD@BFUSA.COM

CIVIL ENGINEER
CEI ENGINEERING ASSOCIATES
3108 SW REGENCY PARKWAY
SUITE 2
BENTONVILLE, AR 72712
CHRIS HARTY
PHONE: (479) 254-1406
RHARTY@CEIENG.COM

ARCHITECT
SGA DESIGN GROUP
1437 SOUTH BOULDER AVE
SUITE 550
TULSA, OK 74119
JEFF DALTON, AIA
PHONE: (918) 587-8602 EX. 255
FAX: (918) 587-8601
JEFFD@SGADESIGNGROUP.COM

PLANNING DEPARTMENT
CITY OF BENTONVILLE
CURRENT PLANNING
305 SW A STREET
BENTONVILLE, AR 72712
JON STANLEY
PHONE: (479) 271-3112 EXT. 2
JSTANLEY@BENTONVILLEAR.COM

WATER & SEWER
CITY OF BENTONVILLE
WATER UTILITIES
117 W CENTRAL
BENTONVILLE, AR 72712
BEAU THOMPSON
PHONE: (479) 271-3140
BTHOMPSON@BENTONVILLEAR.COM

WASTEWATER
CITY OF BENTONVILLE
WASTEWATER DEPARTMENT
1901 NE A STREET
BENTONVILLE, AR 72712
ROMAN RIOS
PHONE: (479) 271-3161
RRIOS@BENTONVILLEAR.COM

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

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

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

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
ENGINEERING
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3168

APPROVED

CITY OF BENTONVILLE, AR

DATE



BENTONVILLE PROJECT NUMBER: LSD19-0055

REVISION #1 - 11/01/19
JOB NO.: 31328
DWG NAME: 31328-CS
DATE: 10/14/19
SHEET NO.: C0
REV-1

Arkansas * California * Minnesota * Pennsylvania * Texas

LEGEND

EXISTING		
Boundary Line		Fire Hydrant
Adjoining Boundary Line		Fire Department Connection
Right-of-Way Line (R/W)		Irrigation Control Box
Easement Line (ESMT)		Utility Pole
Setback Line		Light on Utility Pole
Centerline (CL)		Light Pole Straight
Overhead Electric Line		Telephone Riser
Sanitary Sewer Line		Water Valve
Storm Drainage Pipe		Traffic Sign (Type of Sign)
Water Line		Tree (Deciduous)
Tree Line		
Flood Hazard Line		Back to Back of Curb
Benchmark (BM)		Corrugated Metal Pipe
Found Monument (As Noted)		Polyvinyl Chloride Pipe
Found Right-of-Way Sign Post		Reinforced Concrete Pipe
Set 5/8" Rebar "LS#1021"		Record Bearing & Distance per Plat Bk. 2016, Pg. 394
Storm Drainage Manhole (DMH)		
Grate Inlet (GI)		
Sanitary Sewer Manhole (SMH)		
Sewer Clean Out		

PROPOSED

	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE PAVING PLAN.
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI SHALL BE 5' OR 10', 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 PAVING PLAN (SEE SHEET C6). ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER PAVING PLAN (SEE SHEET C6). 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 09N.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F, UNLESS OTHERWISE SPECIFIED.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
- ALL BOLLARDS AND CURBING ADJACENT TO BUILDING SHALL BE PAINTED SAFETY YELLOW UNLESS OTHERWISE SPECIFIED HEREIN.

SITE NOTES

- 02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12D 4 INCH WIDE PAINTED YELLOW STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70A "NO PARKING - LOADING ZONE" PAINTED 12" HIGH LETTERS WITH 2" MINIMUM STROKE
70B PROPOSED MONUMENT SIGN (SIGN WILL BE PERMITTED SEPARATELY)
70D PROPOSED FIRE HYDRANT
70E EXISTING FIRE HYDRANT
70F SITE LIGHTING (PER PHOTOMETRIC & ARCH. PLANS)
71B LIMITS OF CONCRETE PAVING
79A ALL PAVEMENT SHALL BE FLUSH (NO CURB AT BUILDING OR EDGE OF PAVEMENT)

SITE DETAILS

- 03A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10A TRAFFIC FLOW ARROW
10C FIRE LANE MARKING
13A TYPICAL LIGHTING POLE BASE DETAIL
70C REINFORCED REVERSED CURB

PARKING RATIO		
	REQUIRED	PROVIDED
STANDARD PARKING	1/500SF + 2/BAY	
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	18 SPACES	37 SPACES

PROPERTY INFO		
PROPERTY AREA	69,910 SF	1.60 ACRES
BUILDING AREA	6,116 SF	0.14 ACRES
BUILDING COVERAGE	8.75%	
IMPERVIOUS AREA	30,364 SF	0.70 ACRES (43.43%)
OPEN SPACE	39,546 SF	0.90 ACRES (56.57%)
SETBACKS	BUILDING	LANDSCAPE
FRONT	50'-0"	20'-0"
SIDE	7'-0"	0'-0"
REAR	20'-0"	0'-0"

ELECTRICAL NOTES

- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' PF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

PLANNING NOTES

- 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 AND PROVIDED A DETAIL.

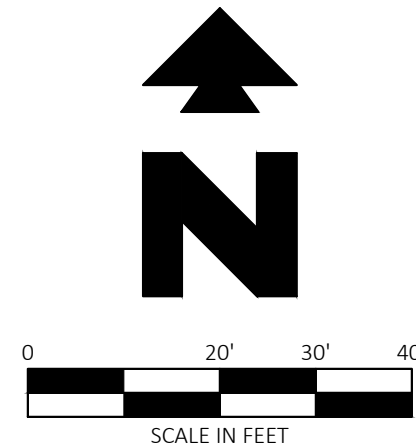
SITE BENCHMARK

BENCHMARK #1: DRAINAGE MANHOLE LOCATED IN CONCRETE SIDEWALK ON THE EAST SIDE OF NW 1 STREET APPROXIMATELY 12.5' EAST OF A SANITARY SEWER MANHOLE IN NW 1 STREET AND 10.0' NORTH OF A STRAIGHT-UP LIGHT POLE. TOP RIM = 1255.01'

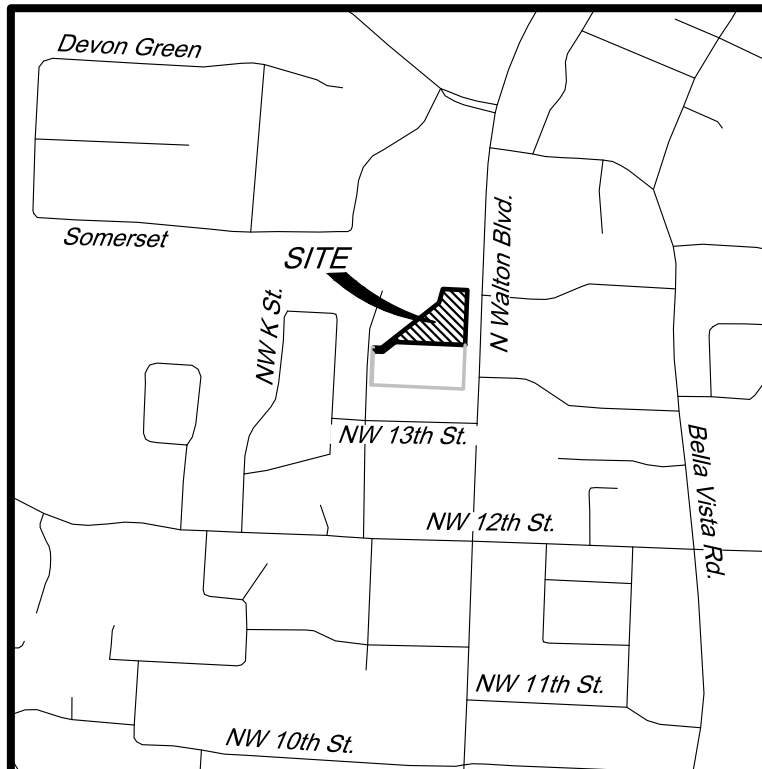
BENCHMARK #2: DRAINAGE MANHOLE LOCATED IN ASPHALT ON THE WEST SIDE OF E WALTON BLVD. APPROXIMATELY 21.0' NORTHWEST OF A SANITARY SEWER MANHOLE AND APPROXIMATELY 51.5' NORTHWEST OF A STRAIGHT-UP LIGHT POLE. TOP RIM = 1234.04'



Know what's below.
Call before you dig.



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.



Vicinity Map

Not to Scale
Latitude: 36°23'22"N
Longitude: 94°13'18"W

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

- CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN AND LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

PARCEL #01-00847-000
THOMPSON, JAMES M III
SURVEY BK. 15, PG. 19
WD BK. 592, PG. 80
WD BK. 590, PG. 570
ZONE: C-2

10' U.E. AS PER
PLAT BK. 4, PG. 151

10' U.E. AS PER
PLAT BK. 4, PG. 151

10' U.E. AS PER
PLAT BK. 4, PG. 151

10' U.E. AS PER
PLAT BK. 4, PG. 151

10' U.E. AS PER
PLAT BK. 4, PG. 151

10' U.E. AS PER
PLAT BK. 4, PG. 151

10' U.E. AS PER
PLAT BK. 4, PG. 151

LEGEND

EXISTING		
	EAST OR ELECTRIC	OHT — OVERHEAD TELEPHONE
	NORTH	OHTV — OVERHEAD TV
	OVERHEAD	X"SS — SANITARY SEWER
	SOUTH OR SEWER	UGE — UNDERGROUND ELECTRIC
	TELEPHONE	UGE&T — UNDERGROUND ELECTRIC AND TELEPHONE
	UNDERGROUND	UGT — UNDERGROUND TELEPHONE
	WEST OR WATER	UGTV — UNDERGROUND TV
	PROPERTY LINE	X"W — WATER
	RIGHT OF WAY LINE	
	STORM DRAIN	
	GAS	.5-10-11 50.5 TREE INFO
	X'G	5 = DIAMETER OF TRUNK IN FEET
	OHE	10 = HEIGHT OF TREE IN FEET
	OHE&T	11 = CANOPY DIAMETER IN FEET
		50.5 = ELEVATION AT BASE OF TREE

PROPOSED		
	PROPERTY LINE/RIGHT OF WAY LINE	
	STORM DRAIN	
	GREENSPACE / SOD AREAS	
	SEEDED AREA (SEE NOTE 19 OF THE "GENERAL NOTES" ON PAGE C7.1)	
	1,877 SF GREENSPACE / SOD AREAS COUNTED AS INTERIOR GREENSPACE PER CITY CODE	
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)	
LANDSCAPE DETAILS		

50A TREE PLANTING
50B SHRUB PLANTING
50C STEEL EDGING

LANDSCAPE REQUIREMENTS: PER CITY OF BENTON, AR ZONING ORDINANCE

	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING REQUIRED		
THE PERCENT OF THE TOTAL AREA OF PARKING LOT DEDICATED TO INTERIOR LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH: 3,000-49,999 SQ. FT. OF PARKING LOT AREA = 8% MINIMUM DEDICATED TO INTERIOR GREENSPACE	21,057 * 8% = 1,685 SF REQ'D	1,847 SF
INTERNAL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE	5	YES
INTERIOR LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT THROUGH APPROPRIATE CURBS OR WHEEL STOPS	YES	YES
PLANTING ISLANDS SHALL BE PLACED NO FATHER THAN 15 PARKING SPACES APART	YES	YES
ALL ROWS OF PARKING SHALL TERMINATE WITH A PLANTING ISLAND OR LANDSCAPED AREA	YES	YES
EXTERNAL PLANTING ISLANDS SHALL BE A MINIMUM SIZE OF 9 FEET BY 19 FEET	YES	YES
EXTERNAL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE	YES	YES

LANDSCAPE REQUIREMENTS: PER CITY OF BENTON, AR ZONING ORDINANCE

	REQUIRED	PROVIDED
SCREENING REQUIREMENTS		
SCREEN TYPE A NEEDED: OPAQUE SCREEN, INTENDED TO EXCLUDE ALL VISUAL CONTACT BETWEEN USES AND TO CREATE A STRONG IMPRESSION OF SPATIAL SEPARATION	YES	YES
SCREEN TYPE D NEEDED: DEFINED SCREEN, THE PERIMETER LANDSCAPING REQUIREMENTS; NO ADDITIONAL SCREENING IS REQUIRED.	YES	YES
LANDSCAPE LOCATION AND UTILITY CLEARANCE		
TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE	YES	YES
TREES SHALL NOT BE WITHIN 5 FEET FROM UNDERGROUND UTILITIES	YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 10 FEET FROM THE SIDES WITH DOORS AND THREE FEET FROM ALL OTHER SIDES OF ALL PADMOUNT SWITCHGEAR, PRIMARY JUNCTION BOXES, AND ALL PHASES OF PADMOUNT TRANSFORMERS	YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 3 FEET OF A FIRE HYDRANT. ALL LANDSCAPING SHALL BE MAINTAINED TO ENSURE THE VISIBILITY OF THE FIRE HYDRANT.	YES	YES

CITY OF BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

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

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

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

ALL LANDSCAPING IS REQUIRED TO MAINTAIN FIVE FEET OF SEPARATION FROM ANY PUBLIC UTILITY.

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	TYPE	DETAIL
	5	Acer buergerianum 'Aeryn' / Trident Maple	15 gal	2.5"Cal		SHADE	50A
	6	Carpinus caroliniana / American Hornbeam	15 gal	2.5"Cal		SHADE	50A
	4	Cercis canadensis 'Forest Pansy' TM / Forest Pansy Redbud	15 gal		2"Cal	ORNAMENTAL	50A
	4	Cornus florida 'Cherokee Sunset' / Eastern Dogwood	15 gal		2"Cal	ORNAMENTAL	50A
	4	Cupressus x leylandii / Leyland cypress	15 gal	2.5"Cal		EVERGREEN	50A

	15	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B & B		6' Height		
	2	Nyssa sylvatica 'Black Tupelo' / Sour Gum	15 gal	2.5"Cal		SHADE	50A
	6	Pistacia chinensis / Chinese Pistache	15 gal	2"Cal		ORNAMENTAL	50A
	6	Prunus x yedoensis / Yoshino Cherry	15 gal	2"Cal		ORNAMENTAL	50A

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT	TYPE
	6	Ilex crenata / Japanese Holly	3 gal	50B	18" HT	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	DETAIL	SPACING	SPACING
	4,033 sf	Cynodon dactylon / Bermuda Grass	sod			
	1,908	Vinca major / Periwinkle	flat		TRIANGULAR SPACING	12" o.c.

SITE BENCHMARK

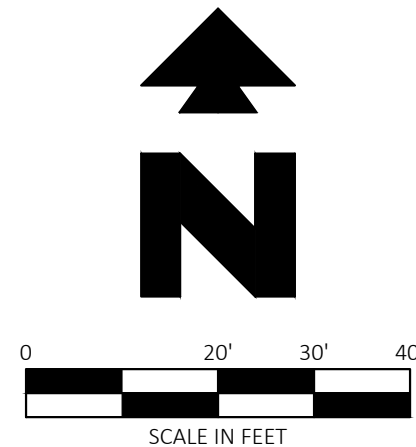
BENCHMARK #1: DRAINAGE MANHOLE LOCATED IN CONCRETE SIDEWALK ON THE EAST SIDE OF NW 1 STREET APPROXIMATELY 12.5' EAST OF A SANITARY SEWER MANHOLE IN NW 1 STREET AND 10.0' NORTH OF A STRAIGHT-LIGHT POLE. TOP RIM = 1235.01

BENCHMARK #2: DRAINAGE MANHOLE LOCATED IN ASPHALT ON THE WEST SIDE OF E WALTON BLVD. APPROXIMATELY 23.0' NORTHWEST OF A SANITARY SEWER MANHOLE AND APPROXIMATELY 52.5' NORTHWEST OF A STRAIGHT-LIGHT POLE. TOP RIM = 1234.90

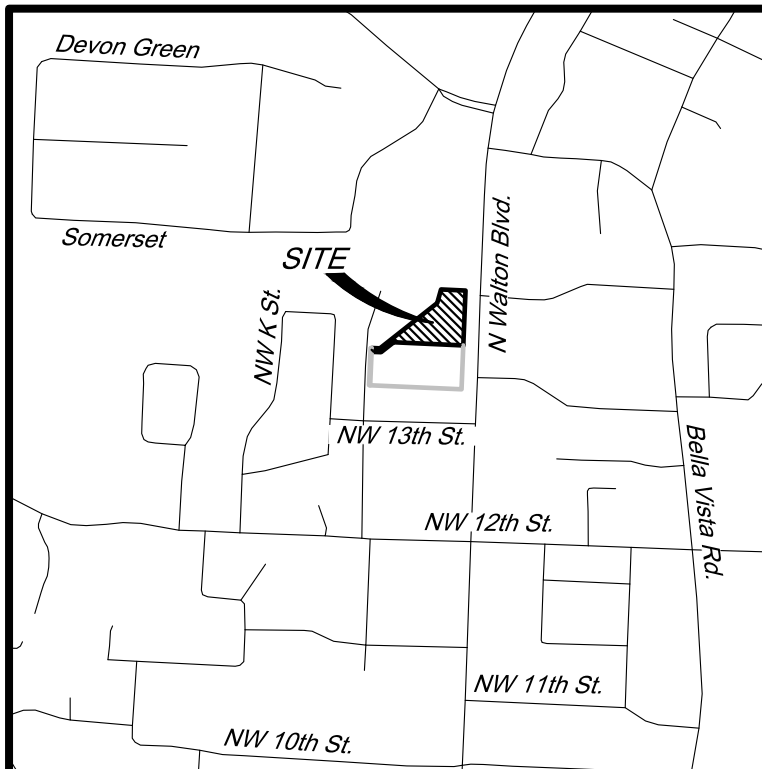
LANDSCAPE REQUIREMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
EAST STREET TREES	- 1 TREE PER 20 L.F. - 206 L.F. TOTAL STREET FRONTAGE - 15 TREES REQUIRED	- 15 TREES
NORTH PERIMETER P-2 TYPE A SCREEN	- 1 TREE PER 50 L.F. - 128 L.F. TOTAL SITE PERIMETER - 3 TREES REQUIRED	- 7 EXISTING
WEST PERIMETER P-3 TYPE A SCREEN	- 1 TREE PER 50 L.F. - 127 L.F. TOTAL SITE PERIMETER - 11 TREES REQUIRED	- 45 EXISTING
SOUTH PERIMETER C-2 TYPE D SCREEN	- 1 TREE PER 50 L.F. - 496 L.F. TOTAL SITE PERIMETER - 10 TREES REQUIRED - 1 TYPE D SCREEN REQUIRED	- 5 EXISTING - 5 TREES
INTERIOR GREENSPACE	- TOTAL PARKING AREA ~ 21,057 SQ. FT. - 8% REQUIRED ~ 1,685 SQ. FT. - 1 TREE PER ISLAND ~ 45 TREES	- 1,877 SF - 5 TREES
TYPE A SCREEN	- CONTINUOUS EVERGREEN SCREEN @ 4" PLATING AND MATURE HEIGHT OF 20'.	- YES



Know what's below.
Call before you dig.

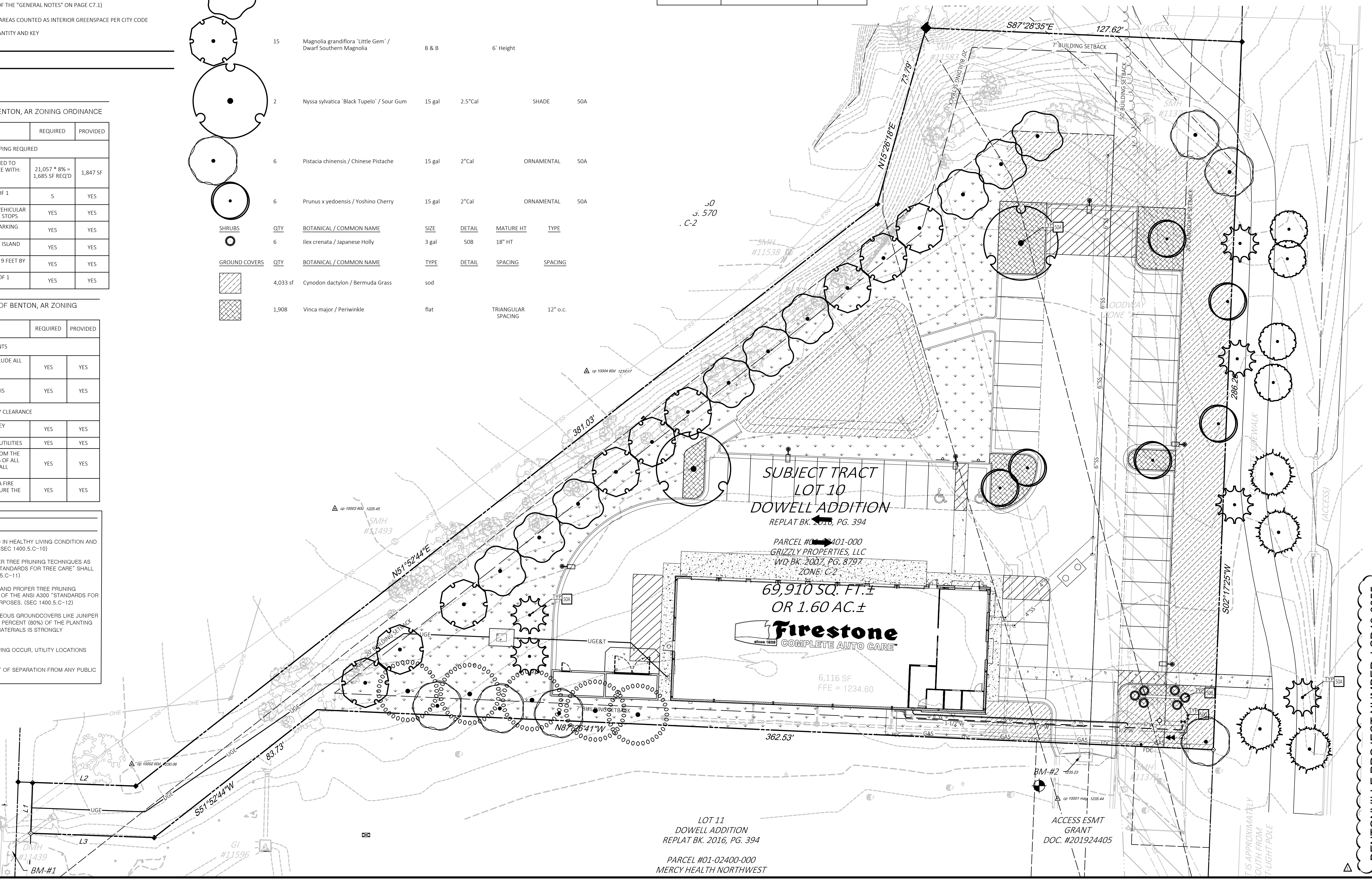


NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOORS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



Vicinity Map

Not to Scale



BENTONVILLE PROJECT NUMBER: LSD19-0055

NEW FCAC STORE
1405 N. Walton Blvd.
City of Bentonville, Benton County
AR



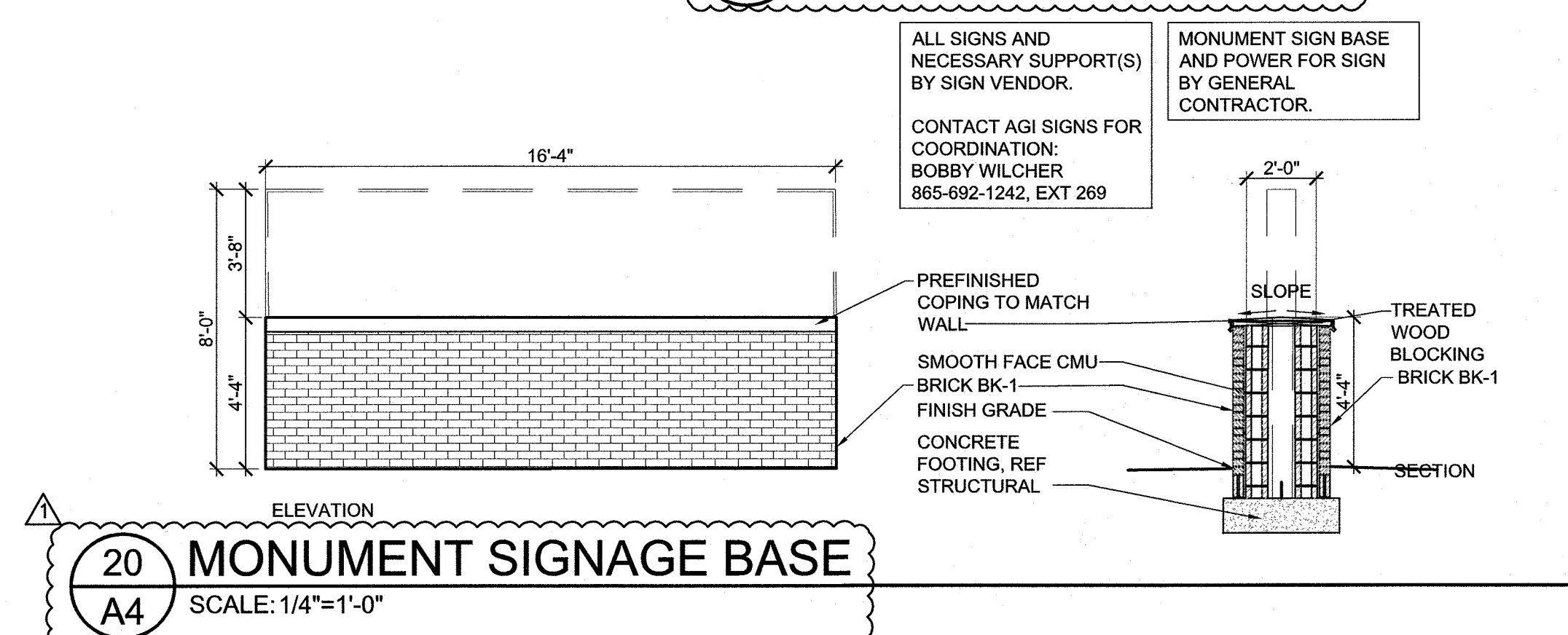
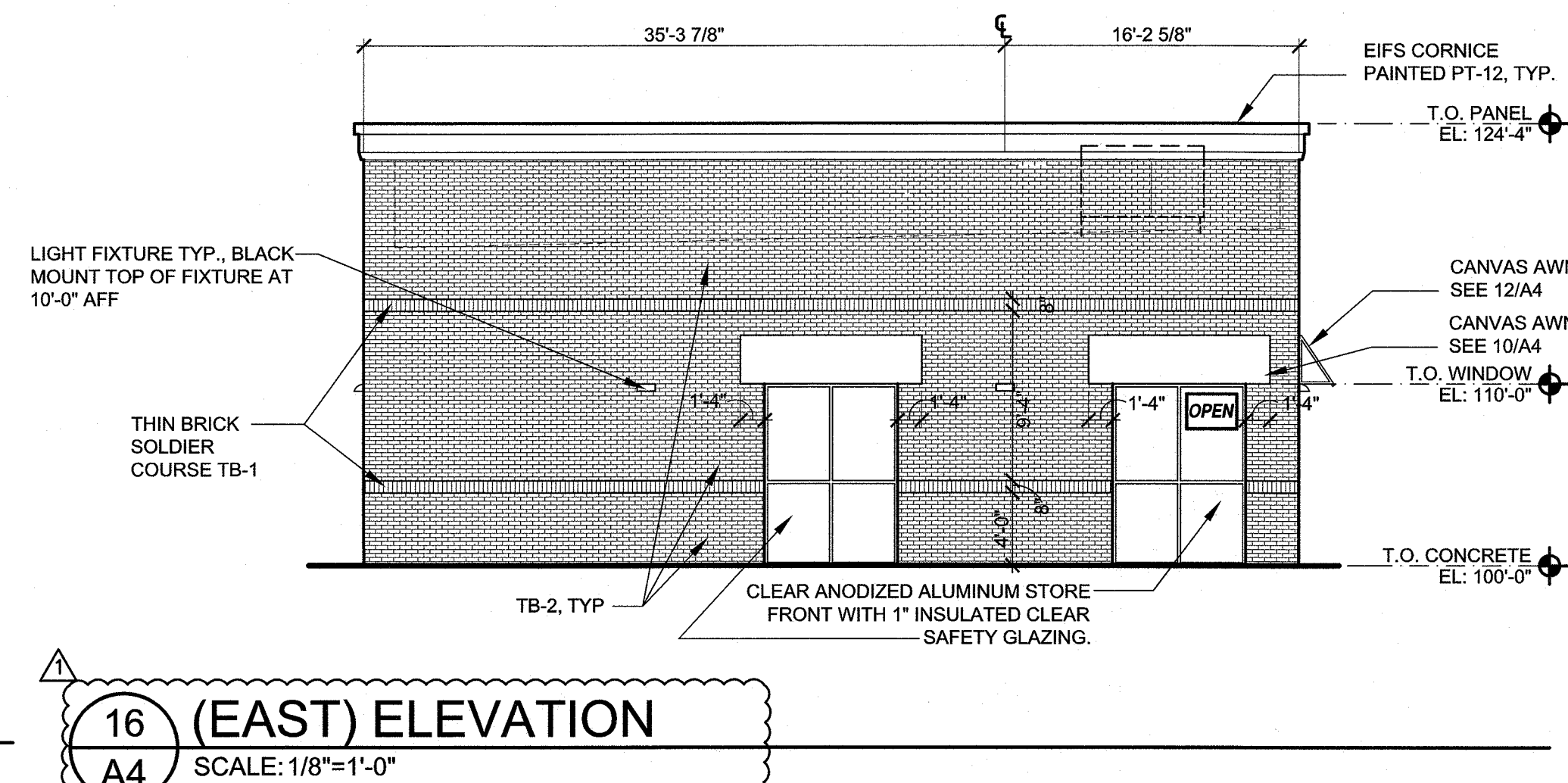
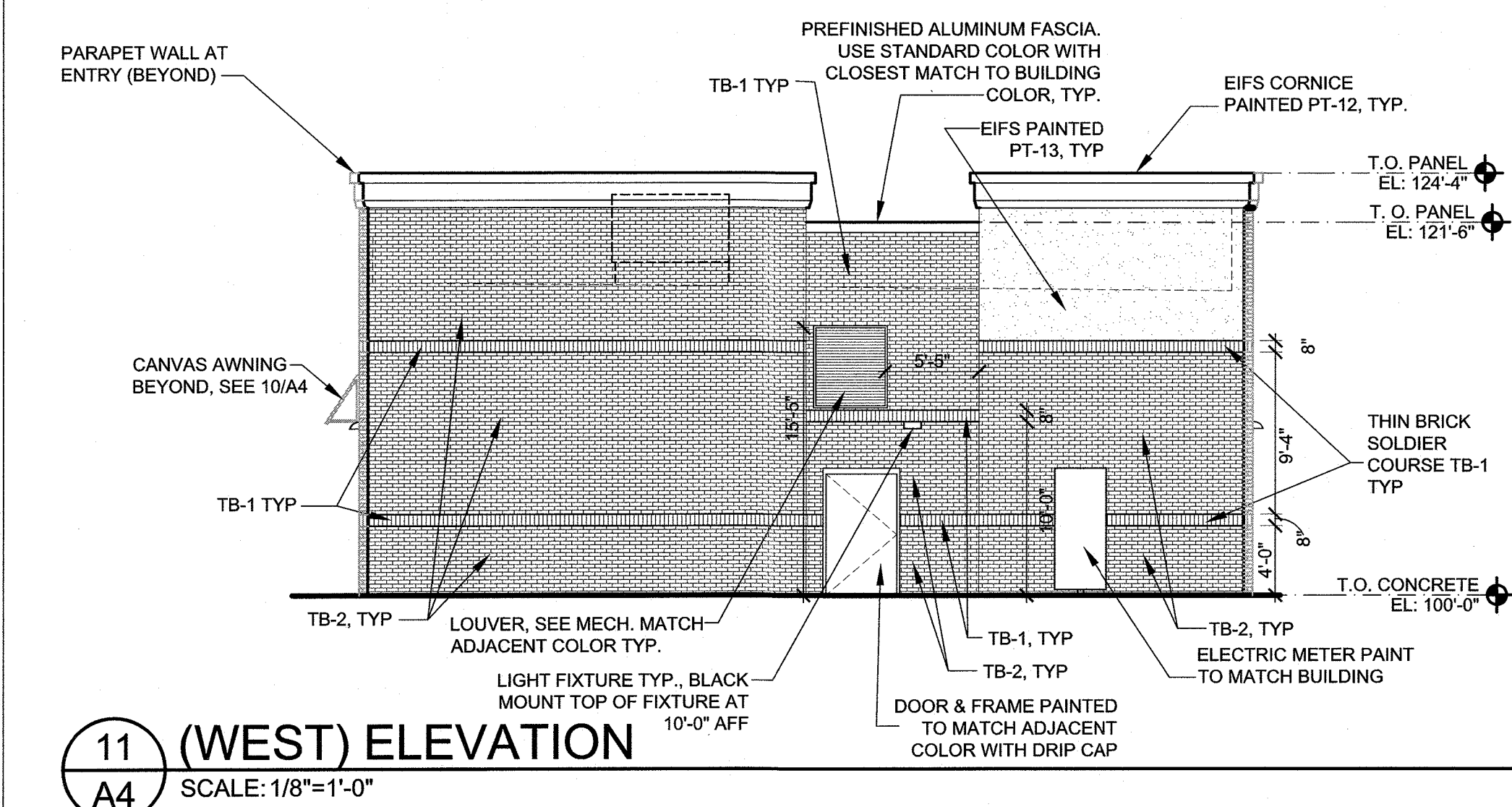
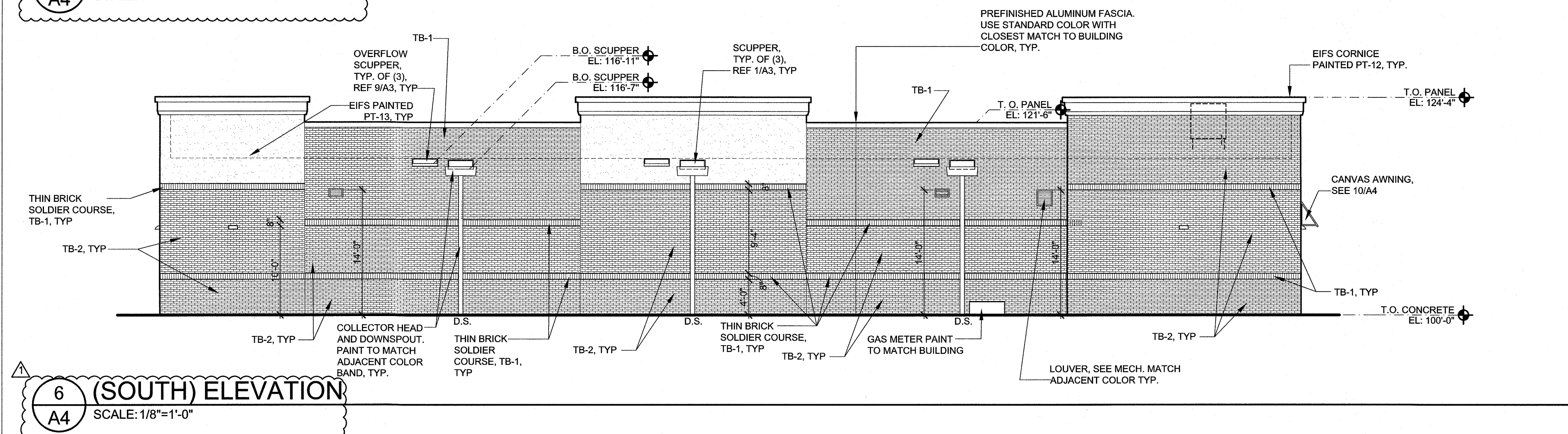
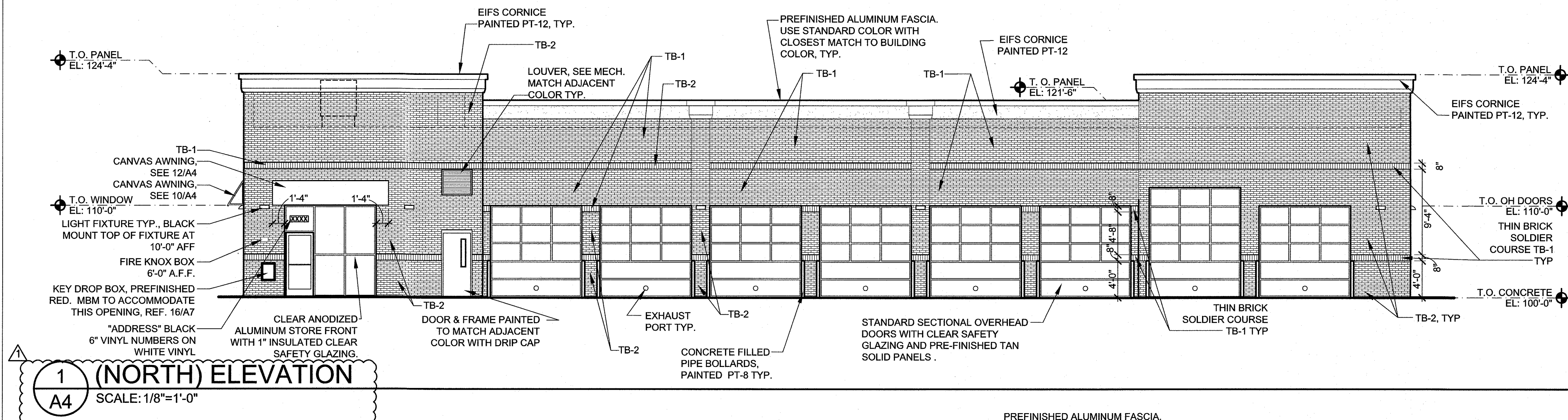
6 DIGIT NO.: 904594
4 DIGIT NO.:
ENTITY ID NO.: 1392494
SITE ID NO.: 2,514
PROPERTY NO.: 160041

FILE NAME: 31328-LP_MPD.dwg
CEI PROJECT NUMBER: 31328
REVISION: REV-1 DATE: 11/1/2019

REVISION #1 - 11/01/19
SHEET TITLE:

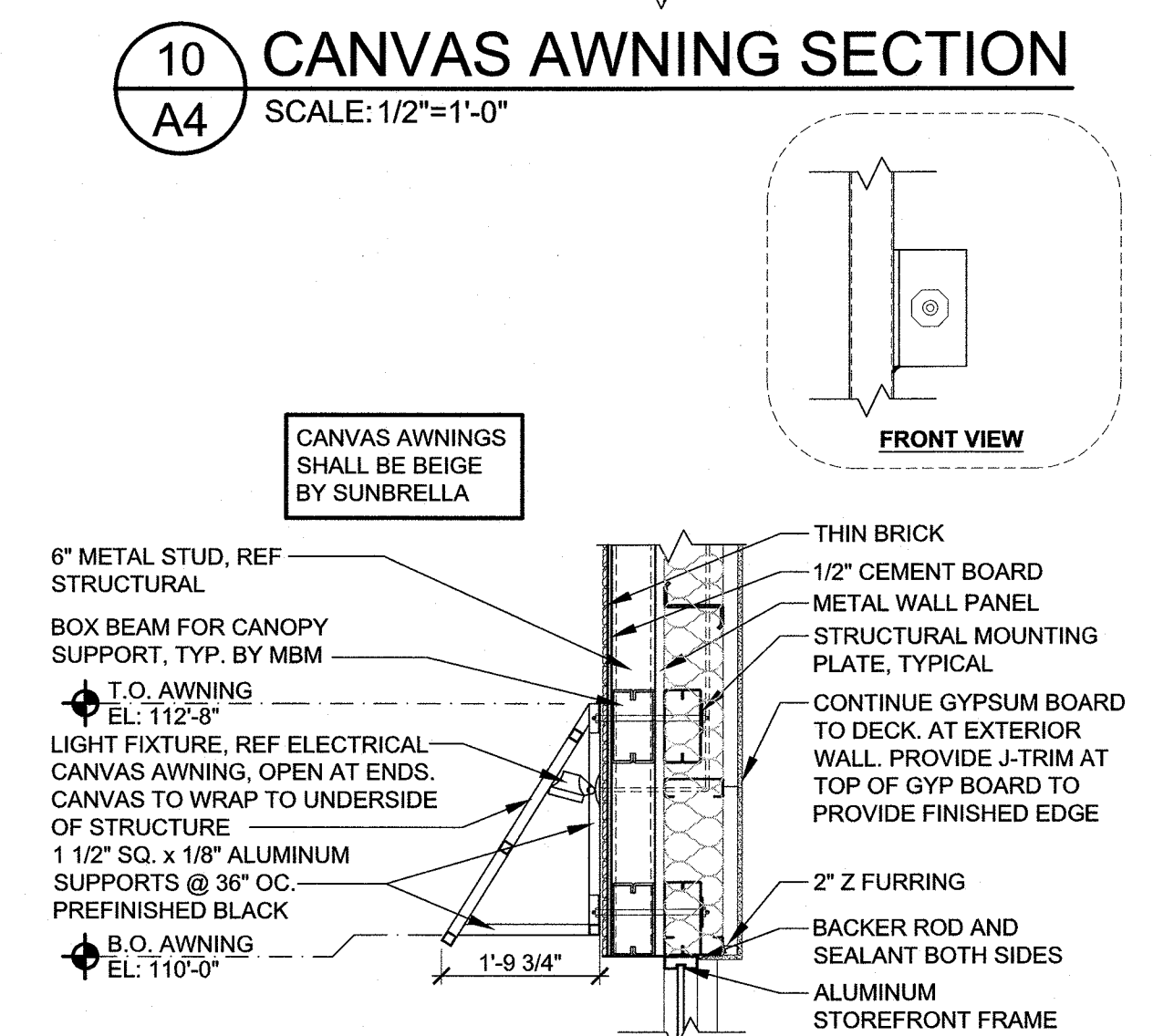
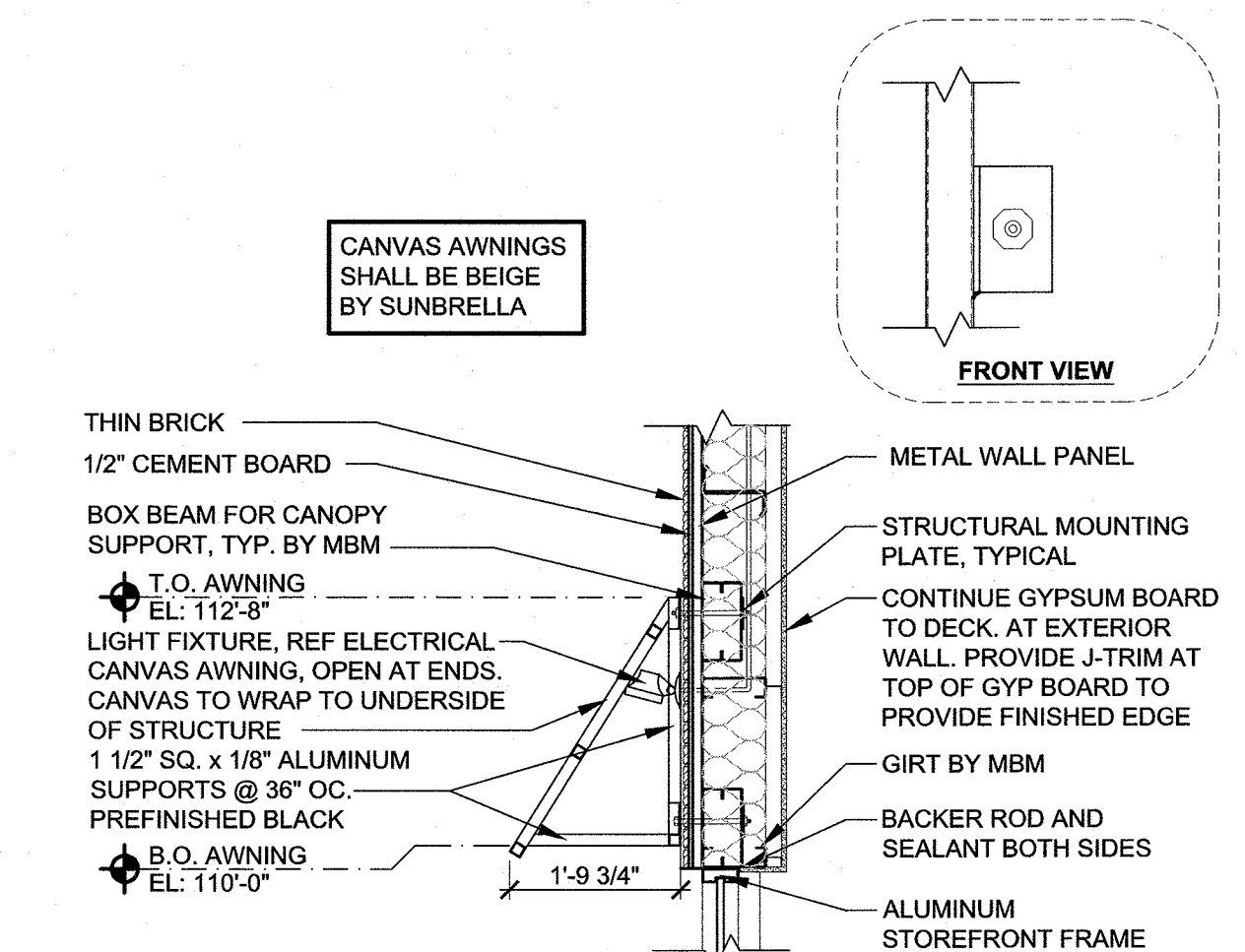
LANDSCAPE PLAN

SHEET NUMBER:
C7



MATERIAL KEY:
TB-1: MODULAR THINBRICK "ALLUVIAL LIGHT BEP131"
TB-2: MODULAR THINBRICK CRIMSON" BLEND TUP003"

- GENERAL NOTES:**
1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 1C/A8
 2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
 3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME
 4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C. TO PROVIDE WIRING. REFER ELECTRICAL.
 5. REFER SHEET A8 FOR PAINT COLOR KEY.
 6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE REPAIRS APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 079200 FOR PRODUCTS.
 7. ALL SIGNAGE SHALL BE A PART OF THE SEPARATE PACKAGE SUBMITTED BY THE SIGN VENDOR.



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NEW FCAC STORE
2019 - JANUARY -SMALLER
1405 N WALTON BLVD.
BENTONVILLE, AR

BLOCK	
11/01/19	REV #1

PROJECT NO.:	160041
PROJECT NO.:	904594
PROJECT NO.:	####
PROJECT NUMBER:	1955B35
PERMIT:	DATE: 09-24-19
:	DATE: ##-##-##

PROJECT TITLE:
**EXTERIOR
ELEVATIONS
& DETAILS**

A4

CITY OF BENTONVILLE
PROJECT # LSD19-0055