Planning Commission
Agenda
March 3, 2020

I. Call to Order
II. Approval of Minutes
III. Public Hearings

1. **Patton** — **Rezoning***
   (A-1, Agricultural to C-2, General Commercial)
   1618 East Centerton Blvd. *(RZ20-0003)*

2. **J3 Apartments** — **Planned Unit Development***
   SE J Street & SE 3rd Street

3. **Land Development Code Updates** — **Public Hearing***

IV. Consent Agenda

1. **Lots 1 & 2 of KFC Subdivision** — **Lot Split**
   1618 East Centerton Blvd. *(LS20-0003)*

2. **Lots 1-2 of Old Whayne Subdivision** — **Property Line Adjustment**
   210 Old Whayne Road *(PLA20-0005)*

3. **Lot 15, Block 5, Clark's 2nd Addition** — **Property Line Adjustment**
   308 SW D Street *(PLA20-0006)*

4. **7th & B Townhomes** — **Large Scale Development**
   230 SE 7th Street *(LSD19-0028)*

5. **KFC Bentonville** — **Large Scale Development**
   1618 East Centerton Blvd. *(LSD20-0001)*

6. **Scooter's Coffee** — **Large Scale Development**
   1253 SW Regional Airport Boulevard *(LSD20-0008)*

V. New Business

1. **Discount Tire** — **Large Scale Development**
   3501 SE Macy Road *(LSD20-0003)*

Planning Commission
Minutes
February 18, 2020

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

Present: Richard Binns, Dana Davis, Jim Grider, Joe Haynie, Elaine Kerr, and Rod Sanders
Absent: Scott Eccleston
Staff: Brian Bahr, Jon Stanley, Ali Worley, Dan Weese, Peter Farmer, and Mark Brightwell

Motion by Mr. Grider, seconded by Mr. Haynie to approve the minutes of February 4, 2020 as written
Approved 6-0

Consent Agenda

1. Lot 1 of Bertschy Subdivision — Lot Split
   1908 SE J Street, PLA19-0045
2. Rolling Acres Phase IV — Preliminary Plat
   SW Wheatgrass Boulevard, PP20-0001

Approved 6-0

New Business

Item #1
Affordable Arkansas Homes, LLC: Rezoning, R-1, Single Family Residential to DN-3, Downtown High-Density Residential, 802 NW A Street, RZ20-0001
Ali Worley reads the staff report.
Opened public hearing
Mark Slaughter, 605 NW A Street, asks about plans for the property.
Tim Brewer, 706 NW A Street, asks about the alley access.
Closed public hearing
Brenda Anderson, representative, speaks to questions. There is some discussion amongst Ms. Anderson, Commissioners, and staff.
Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Haynie to move Item #3 to Item #2

Item #3
Airship Coffee at The Pump Station: Conditional Use, Small-Scale Retail in Proposed DN-3, Downtown High-Density Residential Zoning District, 802 NW A Street, CU20-0001
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is some discussion.
Approved 6-0

Item #2
SOMO (South of Momentary): Planned Unit Development, 507 SE E Street, PUD20-0001
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #4
Momentary Barn: Conditional Use, Long-Term Temporary Use and Temporary Gravel Parking Facility, 507 SE E Street, CU20-0002
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #5
7th & B Townhomes: Large Scale Development, 230 SE 7th Street, LSD19-0028
Ali Worley reads the staff report.
There is discussion amongst the Commissioners and staff, including City Engineer, Dan Weese.
Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Off-Site Improvement for Mill & Overly
Denied 6-0
Motion by Mr. Sanders, seconded by Mr. Grider to approve the Waiver Request: Sight Triangle, as presented with 4 parking spaces
Denied 6-0
Motion by Mr. Sanders to approve the Waiver Request: Sight Triangle, with only 3 parking spaces, no second
Motion by Mr. Sanders to approve the Waiver Request: Sight Triangle, with only 2 parking spaces, no second
Motion by Mr. Sanders to approve the Waiver Request: Sight Triangle, with only 1 parking space, no second
The applicant requests to table the item since both waiver requests were denied.
Motion by Mr. Sanders, seconded by Mr. Grider to table to the project.
Tabled 6-0

Item #6
Waiver Request: Brownstones on B Street, Building Material, Elevation Change, 313, 315, 317, 319 NE B Street, LSD15-00035
Ali Worley reads the staff report.
Motion by Mr. Sanders, seconded by Mr. Grider to approve the waiver request.
Approved 6-0

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

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

REZONING STAFF REPORT

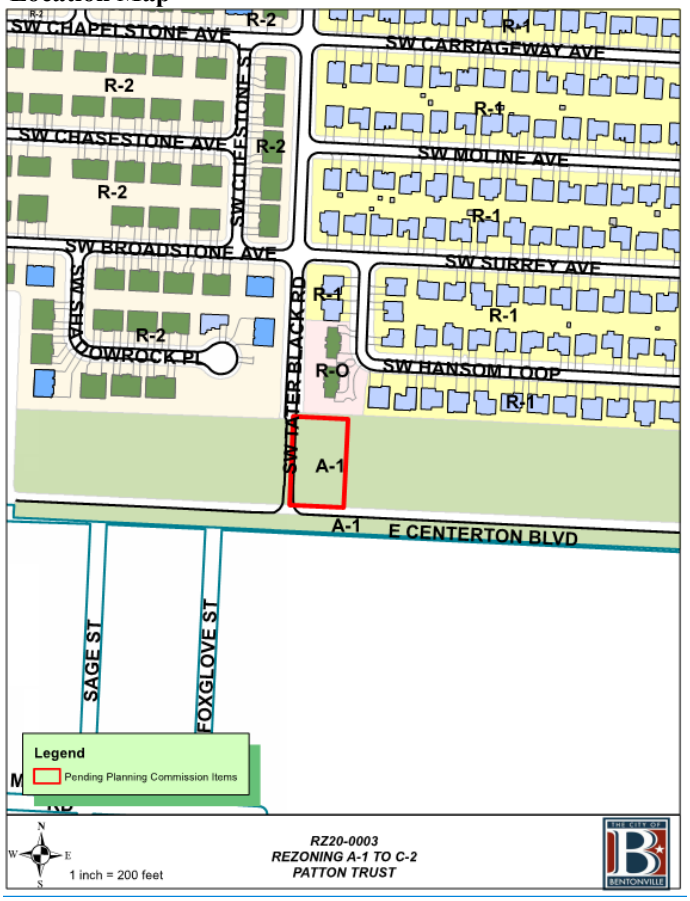
Patton Family Revocable Trust

1618 East Centerton Blvd.
PC Date: 3/3/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0003
Applicant / Current Owner	Patton Family Revocable Trust 3401 SW 4th Street Bentonville, AR 72712
Site Area	+/- 0.83 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Residential Estates (RE)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at the southeast corner of the intersections of E Centerton Boulevard. & SW Tater Black Road. Adjacent zonings are R-O, Residential Office to the north, A-1, Agricultural to the east and west and City of Centerton to the south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Residential Estate. Residential Estate areas typically include large detached single-family homes and may include public uses that support residents. At the time the Future Land Use Plan was prepared, the property was un-developed, greater than one acre in size, and in close proximity to existing residential development.

Public Comment

Staff has not received public comment regarding this request.

Analysis

While the proposed zoning of C-2 is not consistent with the Future Land Use Plan, this property will serve as a transition between the single-family residences to the north and the 5 lane arterial road to the south. C-2, General Commercial, areas should include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services and offices.

Conclusion

Staff recommends approval of the rezoning due to the site's location along an arterial street and future services that will be provided to existing nearby residents with the development of this site and future service that it may promote in this section of the city.

davidson
ARCHITECTURE + ENGINEERING

January 27, 2020

RE: Rezoning a portion of lot located at
1618 East Centerton Boulevard

Narrative

We are requesting to rezone two tracts within the subject parcel in order to develop the land for commercial use. The current zoning for the entire parcel is A-1 (agricultural district). This request is to rezone only tract 1 and tract 2 to zoning C-2 (general commercial). Attached is a tract split survey outlining the exact locations for the two tracts. Tract 3 shall remain zoning A-1 as part of this rezoning request.

Currently the entire parcel is vacant and not used. The intent for the remainder of tract 3 is to rezone for commercial use at an unknown future date. The properties across Centerton Boulevard are all commercial use as well. However, those properties are within the limits of the City of Centerton. The property directly west, across SW Tater Black Road is also intended for commercial use in the future and is currently for sale.

Both Centerton Boulevard and SW Tater Black Road are frequently used corridors. Preliminary discussions with the planning department suggest a traffic signal will not be needed, but a turn lane off Tater Black will be required. Since the intended commercial uses are not known at this time the specifics to any road improvements will be addressed during the development of the specific properties. Additionally, during the development of each tract signage and building appearance will be subject to planning approval and city ordinance requirements.

Based on the latest survey information, all utilities are within proximity to the two tracts. Along the south and west edges of track 1 is an existing 8" water main. The sewer main will need to be extended from the existing sanitary sewer force main pump station located northwest of the subject properties, across SW Tater Black Road. This extension will occur during the development of tracts 1 & 2. Electrical is also located along SW Tater Black Road along the west edge of tract 1.

Should any questions arise about this rezoning request please do not hesitate to contact me directly.

Sincerely,

Johnathon Phillips
davidson architecture & engineering

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

(I/we have no objections to the rezoning.)

I/we object to the rezoning because:

We need a stop light at the corner of SW Tater Black and Centerton Blvd

Jane A. Winslow
Signature

Jane Winslow
Printed Name

3902 SW Hansom Loop
Physical Address

PZ20.0003

J3 PUD Amendment

SE J Street and SE 3rd Street

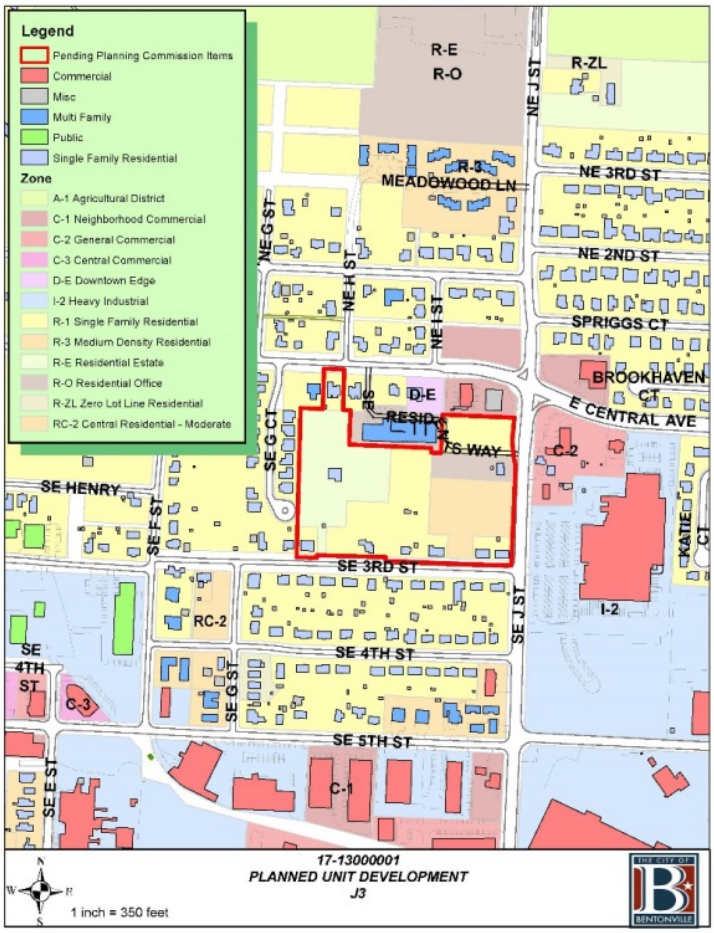
PC Date: 3/3/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	17-13000001
Site Area	11 +/- acres
Applicant/Current Owner	Applejack LLC 15 N Church Avenue Fayetteville, AR 72701
Current Zoning	PUD, Planned Unit Development
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	High-Density Residential

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

Location Map



Property Description

This property is the location of the existing J3 Planned Unit Development. The site is located northwest of the intersection of SE J Street and SE 3rd Street.

Relationship to the General Plan

The Future Land Use Plan depicts this property as Downtown High-Density Residential (D-HDR). The intent of the Planned Unit Development zoning district is to allow for a mix of uses, including high-density residential and commercial. The PUD, Planned Unit Development zoning is an appropriate zoning district for this designation.

Public Comment

The applicant has provided three letters of support from surrounding property owners.

Analysis

According to the applicant's narrative, the intent of this PUD amendment is to serve three purposes. First, the applicant wishes to amend the depiction of four-story commercial at the southeast corner of the site to allow for six-story development. Second, the applicant wishes to add a hotel as an allowable use of the PUD. Third, the applicant wishes to amend the parking to allow for 1 parking space per 4 guest rooms for hotels. Specific elevations and development proposals shall be provided prior to Large Scale Development.

Conclusion

Staff recommends approval of the proposed PUD Amendment due to the site's proximity to a major arterial road (SE J Street) and development trends in the area. Mixed-Use Development aligns with the City's Future Land Use Plan and might help spur additional growth in the area.

WRITTEN DESCRIPTION

1 Planned Unit Development Intent

Specialized Real Estate Group, Modus Studio, and Morrison-Shipley Engineers are pleased to submit this mixed-use development as a new Planned Unit Development to the City of Bentonville. We have worked diligently to provide a contextually-sensitive infill development that will positively impact the character of the neighborhood and provide a new, high-quality place to live, work, and play.

As Bentonville continues to grow, new opportunities exist to extend the city's beloved downtown walkable neighborhoods. This project will provide more housing closer to places of employment and entertainment. The character and layout of the project will not only enhance the quality of walkable urban life in and around the downtown Bentonville, but also serve as a local neighborhood center with new commercial services and park space.

This PUD is located on an approximately 11 acre site bound by J Street on the east, 3rd Street on the south, G Court on the west, with a new connection to Central Avenue to the north. The site has great proximity to many amenities but has a current Walkscore of 36 (Car Dependent). This is a far cry from the goals of Bentonville's downtown, including recent adoption of zoning, development, and future land-use codes. In order to fulfil the desires of the area, residents and visitors need a safe, pleasurable walking and biking environment. With a recalibrated residential streetscape along SE 3rd Street and an exciting mixed-use edge to SE J Street, this project will be a gateway for entry to downtown for pedestrian activity -- providing patrons to local businesses, restaurants, and retailers as well as a new destination for neighbors.

2 Description of Land-Uses

PUD - Zone 1: +/-60% of proposed PUD
The western 7.22 acres of the PUD will consist of predominantly three story walk-up apartment buildings . Select third floor units will have "lofts" where views are desirable. These views will be focused on spaces internal to the site, such as the pocket park or mixed use area.

PUD - Zone 2: +/-40% of proposed PUD
The eastern 3.89 acres of the PUD will consist of four and six story mixed-use buildings (neighborhood commercial, office, hotel, etc.). Parking will be provided on-site and adjacent to these buildings.

Neighborhood Amenities Provided

Community Park and Tree Preserve
The community park is a nearly half an acre of open space in the center of the site that anchors residential activity. This park will be constructed around specimen trees, two with a diameter over five feet! The park will be a great community amenity by offering passive recreational uses. It will consist of a lawn as well as water quality control measures and be adjacent to the clubhouse and pool courtyard.

SE 3rd Street Corridor
SE 3rd Street will become a modified "urban collector" with on-street parking , multipurpose path, and street trees. The parallel and 45 degree parking stalls will act as traffic-calming measures, slowing through-traffic as it enters downtown.

Site Connectivity
The site plan provides plenty of connectivity on all sides by creating an internal street running east-west. This street will provide drainage and water quality services, as well as provide access to Central Avenue (one connection), SE J Street (two connections), and SE 3rd Street (two connections).

Trail Connections
A private spur of the trail will be provided on the western portion of the site. This path will provide bicycle access from SE 3rd Street to Central Avenue for residents as well as the general public to use.

Community Gardens
Community gardens will be provided to residents within the site as part of healthy living goals.

3 PUD SUMMARY

total acreage	**11.22**
density	
PUD - Zone 1	263 units, 348 bedrooms (36 units/acre max)
PUD - Zone 2	40 units/acre max (25% commercial minimum of total area in zone 02)
building height	
PUD - Zone 1	3 story w/ 4th floor lofts
PUD - Zone 2	4 story mixed-use 6 story mixed-use/hotel
~~**percentage of open space**~~	~~**minimum 2.24 acres**~~ 20% of total acreage

WRITTEN DESCRIPTION
(continued)

site buffers

J street	15’-0” from right of way
3rd street	0’-0” from right of way
west rear yard	15’-0” from property line
north side yard	12’-0” from property line (site parking setback 5’ -0”) or the width of the easement whichever is greatest.

parking distribution

PUD - Zone 1	
distribution	1 per unit
total	263
PUD - Zone 2	
distribution	1 per 300 sq ft net for office 1 per 300 sq ft net for neighborhood commercial 1 per residential unit 1 per 4 guest rooms
~~*PUD - Zone 1 and 2*~~	
surface spaces provided (private)	On street parking will be provided along 3rd street approximitely 30 spaces.
compact spaces	30% (8’-0” x 15’-0”) compact spaces to be supplemented with on-site alternative transportation facilities (i.e. bike racks) outside of right of way.

public streets

3rd Street	70’ - ROW 35’ from existing center line for this property Modified Urban Collector (see cross section included in packet) on-street parking: 45 degree and parallel
J Street	90’ - ROW (45’ from existing center line for this property)

Description of Compliance with PUD Criteria (Art 401.13.D)
Vegetation and Screening
Parking
Tree islands will be provided in parking lots as per the City of Bentonville’s landscape code.

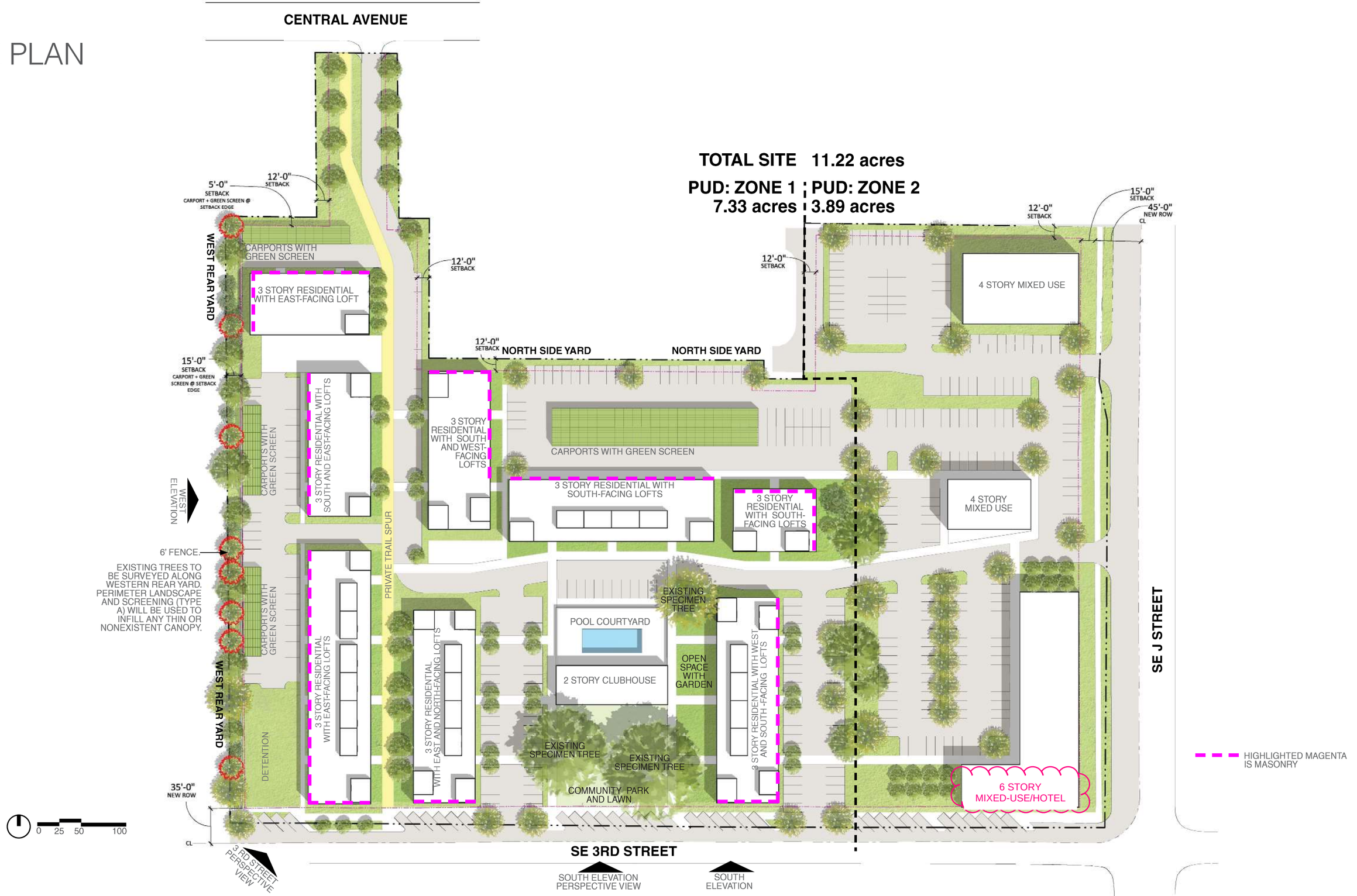
Screening
North Side Yard
Existing wood privacy fence to remain. New trees will be placed along perimeter buffer. Tree spacing will meet type A screen per the City of Bentonville’s landscape code.

West Rear Yard
Existing trees to remain within 15’-0” buffer. New trees will be placed along perimeter easement to infill where existing tree screening is thin or non-existent. New tree quantity will meet or exceed the City of Bentonville’s landscape code. In addition to tree screening, carports with green screens will be provided at three locations along the perimeter. All open areas between carports will have a privacy fence. See plan for details.

4 **Phasing**
For the purposes of the PUD zoning submission, PUD - Zone 1 and PUD - Zone 2 are used. A phasing plan will be developed as part of the Large Scale Development submission.

SPECIALIZED REAL ESTATE GROUP + modus studio architecture + prototyping

SITE PLAN



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ELEVATIONS

PUD: ZONE 01

WEST ELEVATION:

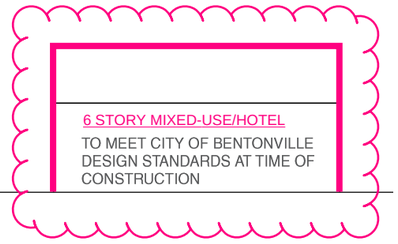
60% BRICK
20% FIBER CEMENT PANEL
20 % WOOD OR METAL

PUD: ZONE 01

SOUTH ELEVATION:

60% BRICK
20% FIBER CEMENT PANEL
20 % WOOD OR METAL

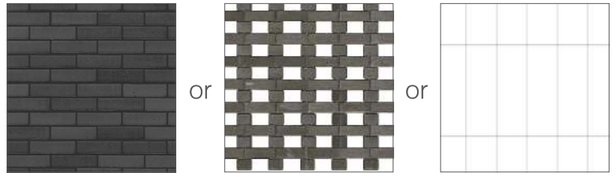
PUD: ZONE 01 ¦ PUD: ZONE 02



6 STORY MIXED-USE/HOTEL

TO MEET CITY OF BENTONVILLE DESIGN STANDARDS AT TIME OF CONSTRUCTION

PUD: ZONE 01 : total other proposed materials for project



brick or brick screen or fiber cement panel

vertical wood plank or horizontal wood plank

PUD: ZONE 01

NORTH ELEVATION:

60% BRICK
20% FIBER CEMENT PANEL
20 % WOOD OR METAL

PUD: ZONE 01

EAST ELEVATION:

60% BRICK
20% FIBER CEMENT PANEL
20 % WOOD OR METAL

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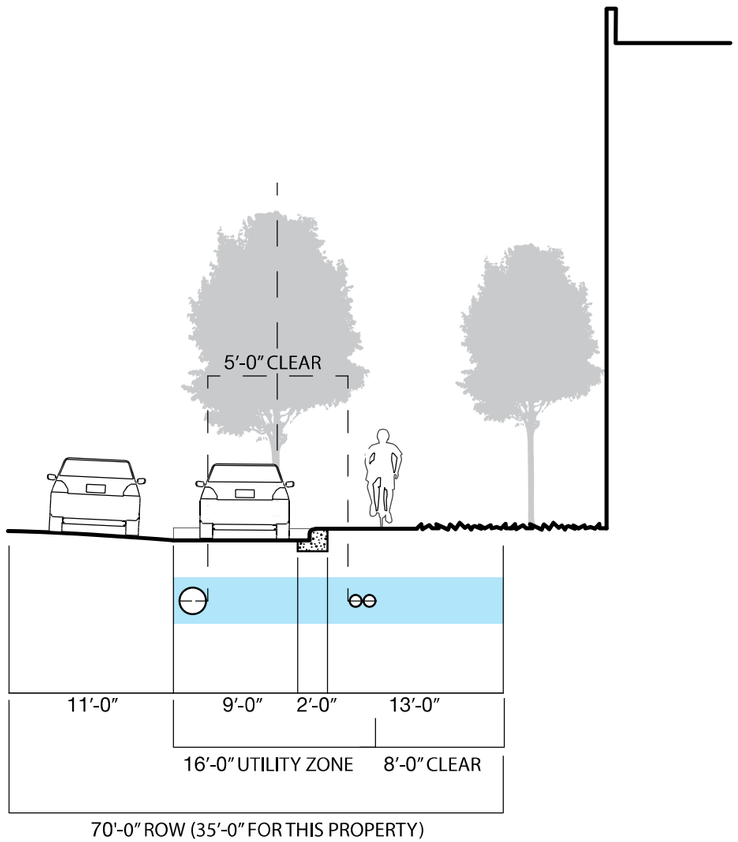
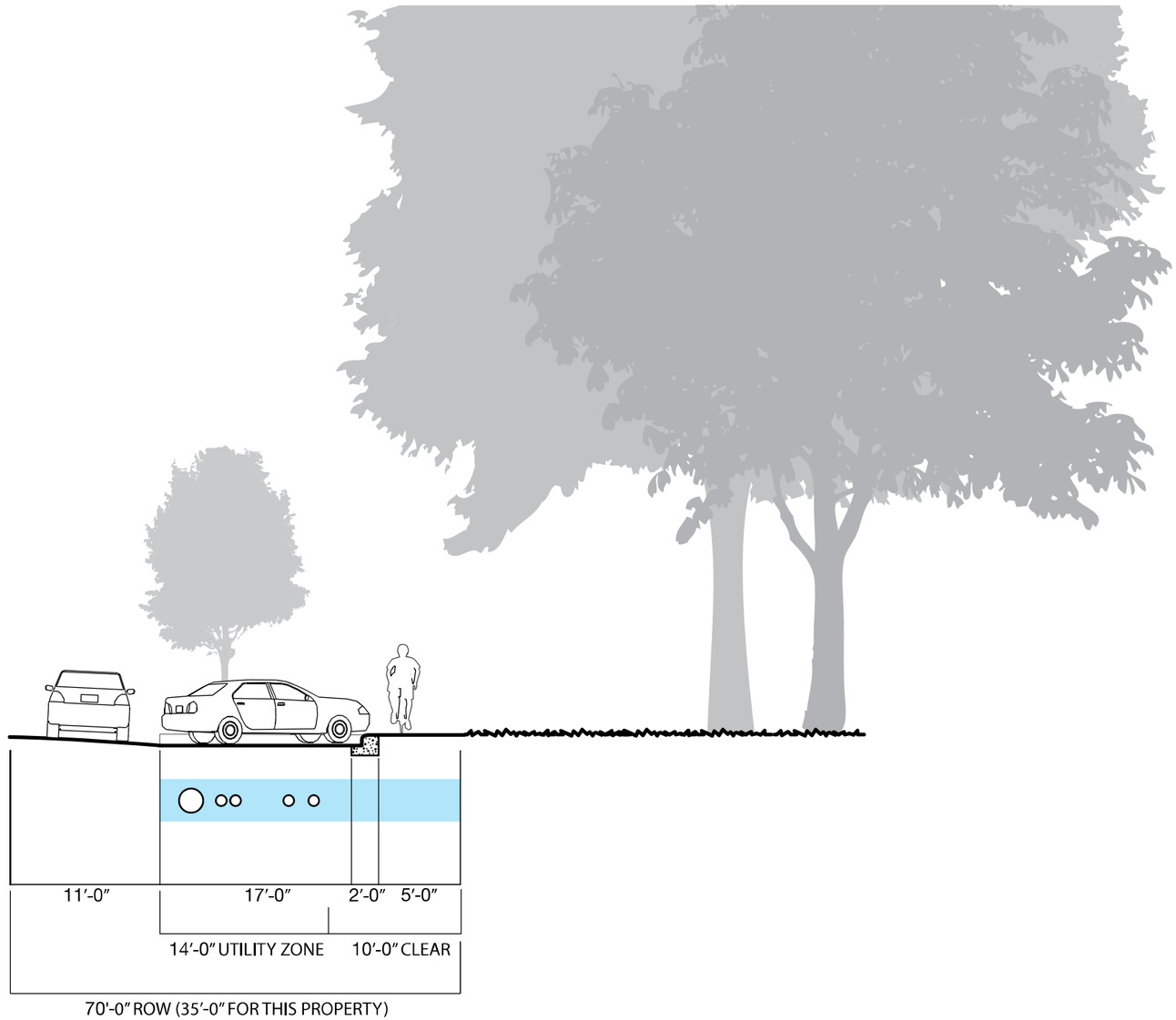
3RD STREET SECTIONS



3rd STREET WITH PARALLEL PARKING



3rd STREET WITH 45 DEGREE PARKING

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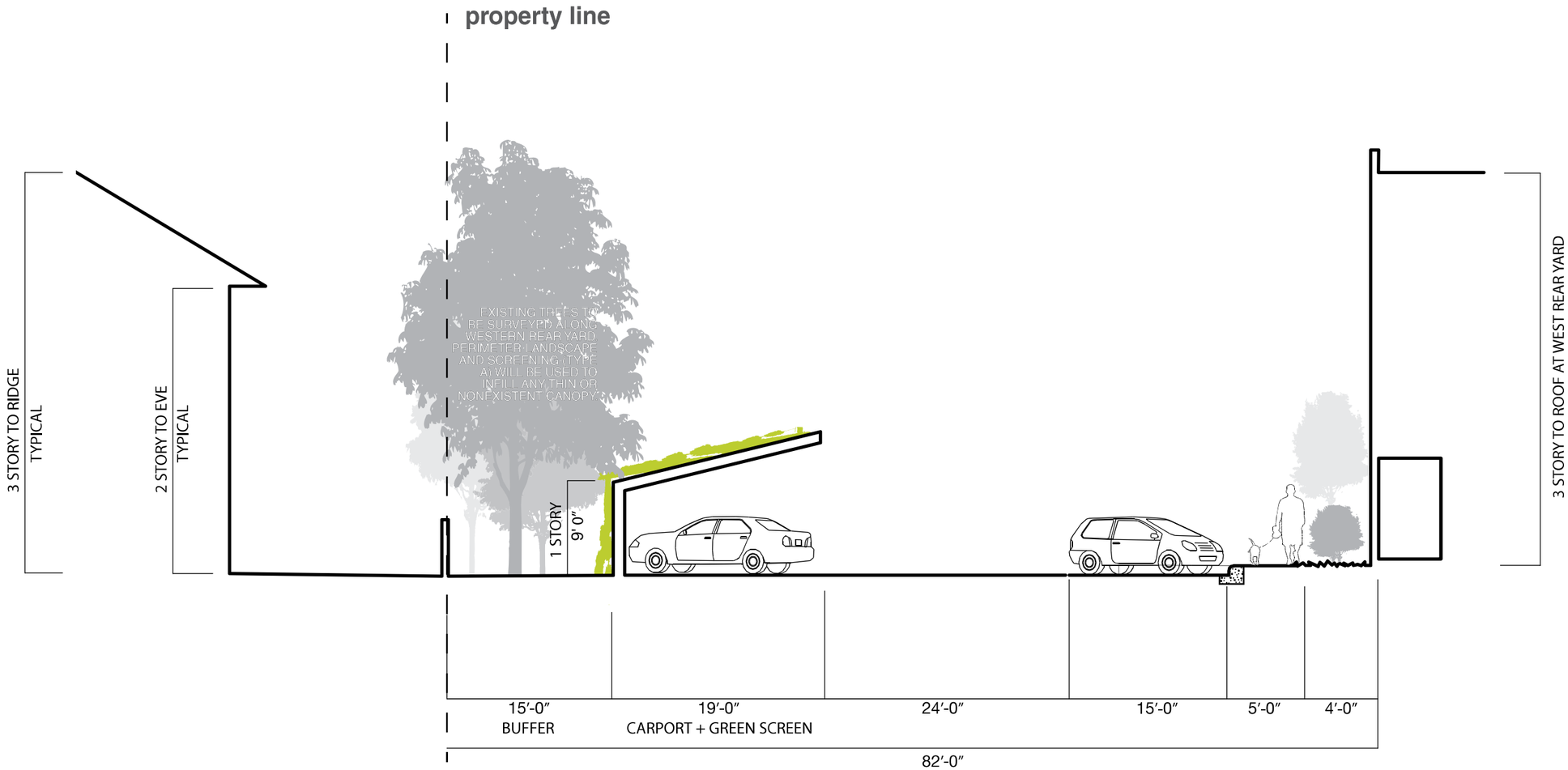
WEST REAR YARD SECTION



WEST REAR YARD WITH BUFFER AND GREEN SCREEN

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PERSPECTIVE VIEWS

3rd STREET PERSPECTIVE VIEW

SOUTH ELEVATION PERSPECTIVE VIEW

February 7, 2020

Mr. Jon Stanley,

I own the properties located at 1010 SE 3rd St and 1012 SE 3rd St, directly to the south of (SREG) Specialized Real Estate Group's J3 PUD Zone 2. I am writing to express my support for SREG's mixed use/hotel project, on the corner of SE 3rd and SE J. I am in support of the modification of the J3 PUD Zone 2 adjusting the height limit to 6 stories and accommodating vehicular parking at 1 stall per 4 guest rooms. Feel free to contact me with any questions.

Truly Yours,

Shayan Dehbozorgi

sdehbo@gmail.com

417-540-5762

February 10, 2020

Mr. Tyler Overstreet

SE Street, LLC is the owner of the property located at 1008 SE 3rd Street. SE Street, LLC is not in opposition to Specialized R/E Group's proposed changes to the J3 PUD Zone 2 which may include adding hospitality as an approved use with a parking ratio of .25 per hotel room, as well as, raising the maximum building height limit from 4 to 6 stories.

Thank you,

SE Street LLC

Development Code Amendments

PC Date: 3/3/2020
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

http://www.bentonvillear.com/198/Code-Amendments

From time to time, staff reviews the existing development code for clarification, corrections, or updates to meet current conditions. The following outline is a summary of the key issues and the recommended changes. Staff requests approval of the proposed ordinance to amend Chapter 14 Zoning Code.

1. **Title of Code** (Ordinance, Sec. 2)
   Replace "Subdivision Code" with "Land Development Code" throughout.

2. **Guarantees of Completion** (Ordinance, Sec. 3)
   Change incorrect section reference by replacing "Article 1700 Guarantees" with "Article 300 Administration."

3. **Off-site improvements applicability** (Ordinance, Sec. 4)
   Replace ""subdivider" and "sub-divider" with "developer" since this article applies to all development, not only subdivisions.

4. **Definitions** (Attachment A, Art. 200):
   Add definitions for "mid-block", "end-of-block", "fence" and "trim."

5. **Maintenance Letter of Credit** (Attachment B, Sec. 300.09)
   - Change section title from "*Maintenance Letter of Credit*" to "*Maintenance guarantee*."
   - Change approvals from Community Development Director to City Engineer.
   - Change language for the amount from determined by "*the cost of donated assets*" to "*the replacement cost of donated assets.*"
   - Add that the City Engineer must approve the engineer-of-record's estimate of donated assets.
   - Add that certain documents are required to support the engineer-of-record's estimate.
   - Change the term date from approval by council to final acceptance through the final inspection process.

6. **Guarantees** (Attachment B, Sec. 300.10)
   - Change section title from "*Guarantees*" to "*Completion Guarantee*."
   - Change approvals from Community Development Director to City Engineer.
   - Allow a letter of credit for guarantees for completion.
   - Change language for the amount from determined by "*the cost of improvements*" to "*the cost for the city to complete the improvements*."
   - Add that certain documents are required to support the engineer-of-record's estimate.

7. **Off – site performance Guarantee** (Attachment B, Sec. 300.11)
   - Change approvals from Community Development Director to City Engineer.
   - Change language for the required amount from being determined by "*the cost of improvements*" to "*the cost for the city to complete the improvements*."
   - Add that certain documents are required to support the engineer-of-record's estimate.

8. **Drainage easements** (Attachment C, Sec. 500.04)
   Allow drainage easements dedications on the final plat.

9. **Criteria for substantial completion** (Attachment C, Sec. 500.08 & Sec. 500.09)
   a. Remove all references to bonds or non-bondable items.
   b. Add that for a final inspection to pass, all items must be completed in compliance with all regulations, except landscaping and cosmetic items, and remove criteria for substantial completion.
   c. Add landscaping criteria for final plats now that residential final plats require perimeter landscaping.

10. **Large scale applicability** (Attachment D, Art. 700)
    - Clarify that improvements to an existing development, including parking lot improvement or expansions, are required to go through the large scale development process.
    - Add that for a final inspection to pass, all items must be completed in compliance with all regulations, except landscaping and cosmetic items, and remove criteria for substantial completion.

11. **Fences in easements** (Attachment E, Sec. 1100.06 (g))
    Add the following statement regarding drainage easements: "*The city reserves the right to remove any fence found to be impeding the normal flow of storm water and replacement cost of such fence shall be the sole responsibility of the property owner."*

12. **Commercial design standards** (Attachment E, Sec. 1100.21)
    - Require a minimum of two primary materials and expand the material options to include glass. Planning Commission has approved several materials waivers over the last several years, and these amendments reflect those decisions.
    - Revise so that the commercial design standards apply to the downtown districts (DC and DE) and that the downtown district design standards are in addition to the commercial design standards.
    - Reduce vertical articulation from 100' to 50' (which is the requirement for the downtown districts).
    - Add techniques to use for articulation.

13. **Downtown design standards** (Attachment E, Sec. 1100.11023)
    - Add statement clarifying that these regulations are in addition to the commercial design standards in Sec. 1100.21.

- Remove downtown design standards that are redundant with the commercial design standards.

13. Chapter reference (Attachment E, Sec. 1100.22)
Change incorrect section references in section (l)(1) by replacing "Chapter 50, Sec. 50-1116" with "Sec. 1100.21" and replacing "Sec. 50-1116(g)" with "Sec. 1100.21(r)."

14. Illustrations for landscape and buffer requirements (Attachment F, Sec. 1400.05 (b))
Add illustrations for landscape islands and screening requirements.

15. Applicability of landscape regulations in DN-4 (Attachment F, Art. 1400 Landscaping)
Exempt DN-4 districts from the landscape street frontage buffer requirement and the landscape perimeter requirement. Applying those standards to development in the DN-4 district essentially creates a setback that is otherwise not required in the district.

Consent Agenda Items

For Planning Commission meeting of March 3, 2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

- At the Technical Review meeting held on February 25, 2020 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, KFC Subdivision, E Centerton Boulevard, A-1, Agricultural (pending rezoning to C-2, General Commercial), *LS20-0003*

A lot split of a 6.04-acre piece of un-platted section land, creating new Lot 1 (+/- 0.83 acres) and Lot 2 (+/- 5.20 acres) of KFC Subdivision. The plat dedicates utility easements along the exterior property lines of each lot. Right-of-way along both sides of SW Tater Black will be dedicated for the length of the property by a separate document to meet the requirements of the Master Street Plan. Adequate right-of-way exists along E Centerton Boulevard. A cross access easement is provided to allow cross access to the lot to the east from SW Tater Black Road.

(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

Property Line Adjustment: Lots 1 & 2, Old Whayne Subdivision, STJ Holdings, LLC, 210 Old Whayne Road, R-1, Single-Family Residential, *PLA20-0005*

A property line adjustment of Lot 1 of Alice Valley Subdivision, creating new Lots 1 (+/- 3 acres) and 2 (+/- 5.1 acres). The plat dedicates additional right-of-way along NE 2nd Street per the Master Street Plan. The plat dedicates additional utility easements on the western property line and along NE 2nd Street.

(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

Property Line Adjustment: Lot 15, Block 5, Clark's 2nd Addition, April Seggebruh, 308 SW D Street, R-1, Single-Family Residential, *PLA20-0006*

A property line adjustment of Lot 14 and parts of Lots 9 and 12, Block 5 of Clark's 2nd Addition, creating new Lot 15, Block 5 (+/- .51 acres). The plat dedicates an additional one foot of right-of-way along SW D Street. The plat dedicates a 15-foot utility easement along the SW D Street frontage.

(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

Large Scale Development: 7th & B Townhomes, Hurricane WA, LLC, 230 SE 7th Street, DE, Downtown Edge, *LSD19-0028*

A large scale development proposing the development of eleven townhouse units in two street-facing structures and one over-parking structure. The development provides tree grates, 8-foot wide sidewalks, and on-street parking to match the character of the downtown area. Brick and Fiber Cement Siding are listed as the primary materials on the applicant's architectural elevations.

(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

Large Scale Development: KFC Bentonville, KFC, 1618 E Centerton Boulevard, A-1, Agricultural (pending rezoning to C-2, General Commercial), *LSD20-0001*

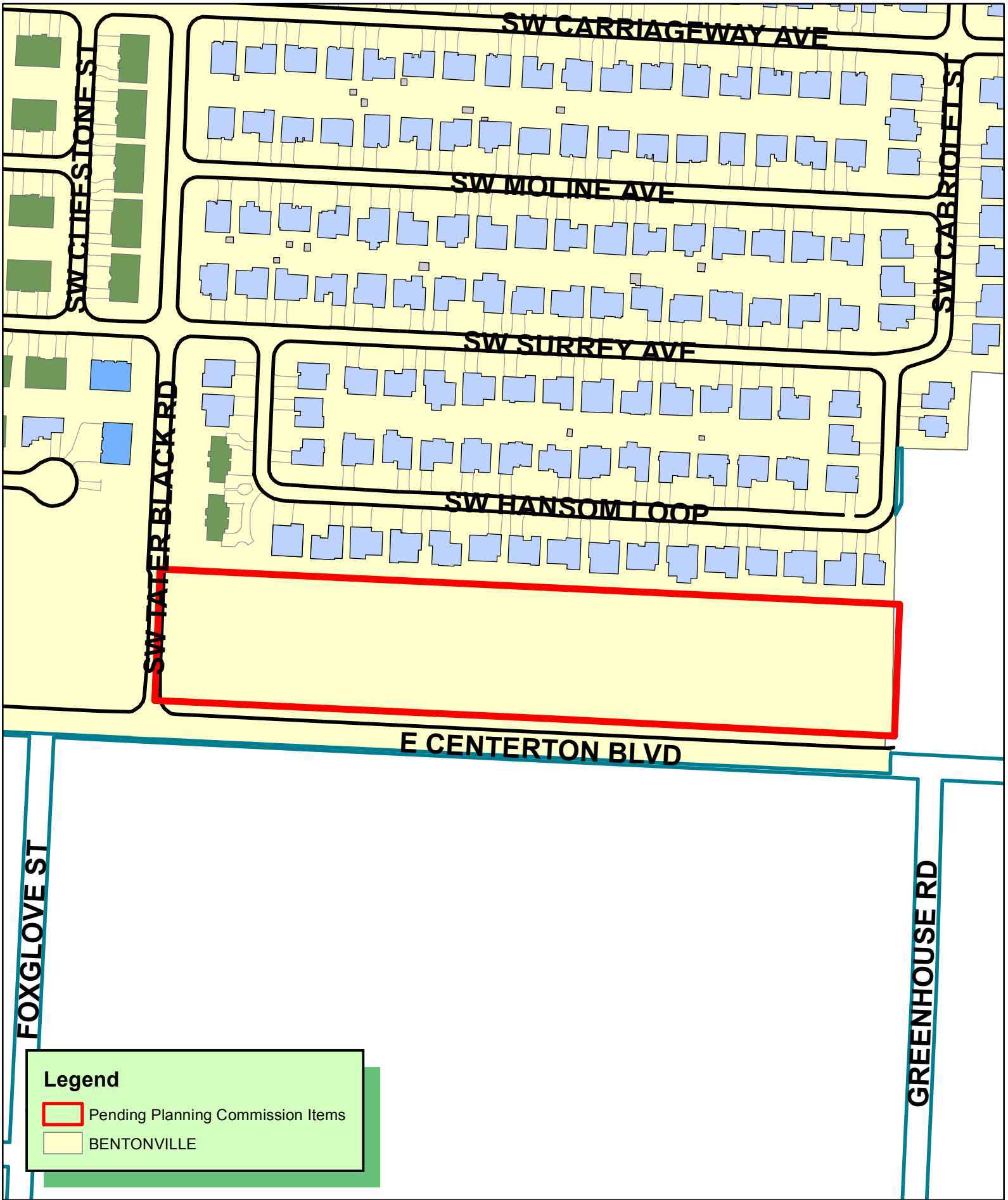
A large scale development consisting of the construction of a new Kentucky Fried Chicken restaurant with 19 parking spaces. The development provides adequate interior parking, street frontage, and perimeter landscaping. The development provides cross access to allow for future development to the east. The plans propose full width street improvements along SW Tater Black Road. Sidewalk shall be installed with these improvements along the east side of SW Tater Black Road. Sidewalk exists along E Centerton Blvd. The primary materials depicted for the exterior elevations include painted brick.

(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

Large Scale Development: Scooter's Coffee, Bella Terra, 1253 SW Regional Airport Boulevard, C-2, General Commercial, *LSD20-0008*

A Large Scale Development proposing the development of a Scooter's Coffee drive-through restaurant facility. The development provides a total of seven parking spaces. The development proposes bike racks and a patio seating area as site amenities. The development proposes to preserve some of the trees on the southern portion of the site to partially meet landscaping requirements. The primary shade trees depicted are the Willow Oak and Black Tupelo. Hardie Board is depicted as the primary material on the exterior elevations.

(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)



N
W E
S

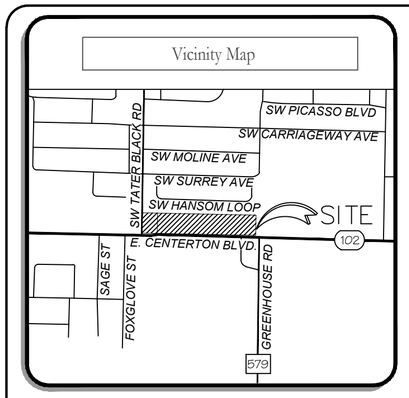
1 inch = 200 feet

LS20-0003
LOT SPLIT
KFC
PARCEL 01-00942-186

THE CITY OF BENTONVILLE

LOT SPLIT KFC SUBDIVISION

Vicinity Map



Adjacent Land Owners

(NOW OR FORMERLY):

1. PARCEL #01-10078-001
JONES, TERRY & ROGER
4005 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-O

2. PARCEL #01-10075-000
COLE, MICHAEL A & DEE ANN
1 GREYSTONE
BENTONVILLE, AR
ZONED: R-1

3. PARCEL #01-10074-000
VELIZ, WILFREDO B
4001 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-1

4. PARCEL #01-10073-000
WEITZELL, DUSTIN
3909 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-1

5. PARCEL #01-10072-000
CRAVENS, LARRY L & NANCY E
3907 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-1

6. PARCEL #01-10071-000
NW ARKANSAS ENT
PROPERTIES, LLC
5204 W. REDBUD STREET
ROGERS, AR
ZONED: R-1

7. PARCEL #01-10070-000
KUMPE IRREVOCABLE TRUST
20823 COUNTRY CREEK ROAD
LITTLE ROCK, AR
ZONED: R-1

8. PARCEL #01-10069-000
10799 KENNESAW DRIVE
BENTONVILLE, AR
ZONED: R-1

9. PARCEL #01-10068-000
WHITE, SANDRA KAY
3809 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-1

10. PARCEL #01-10067-000
PINNER TRUST
11088 PINNER ROAD
BENTONVILLE, AR
ZONED: R-1

11. PARCEL #01-10066-000
THOMPSON STANLEY E &
LARAE F
11088 PINNER ROAD
BENTONVILLE, AR
ZONED: R-1

12. PARCEL #01-10065-000
MCDANIEL, MARILYN
3803 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-1

13. PARCEL #01-10064-000
ADMAS, JASON R & JESSICA M
3801 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-1

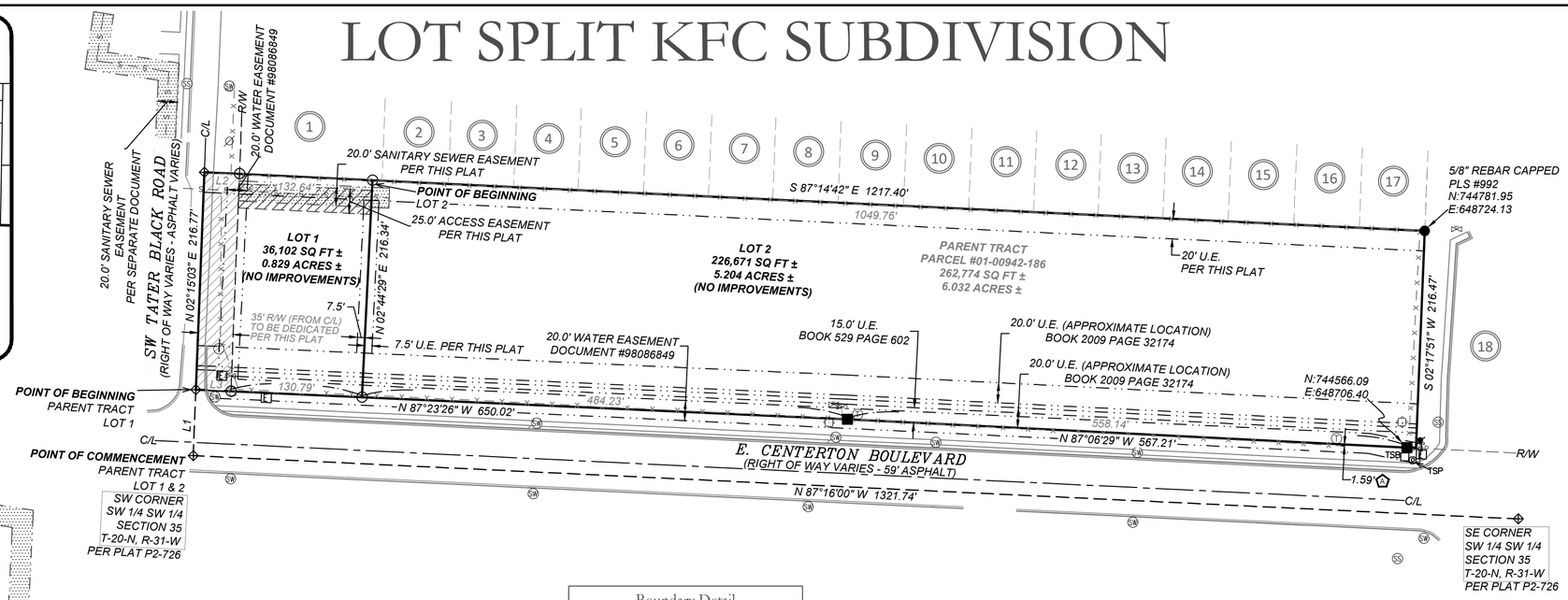
14. PARCEL #01-10063-000
CHANG, ALVIN K
4011 ADELINE STREET
EMERYVILLE, CA
ZONED: R-1

15. PARCEL #01-10062-000
SERRANO, JOSE L & BRYAN
AMMIE
3709 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-1

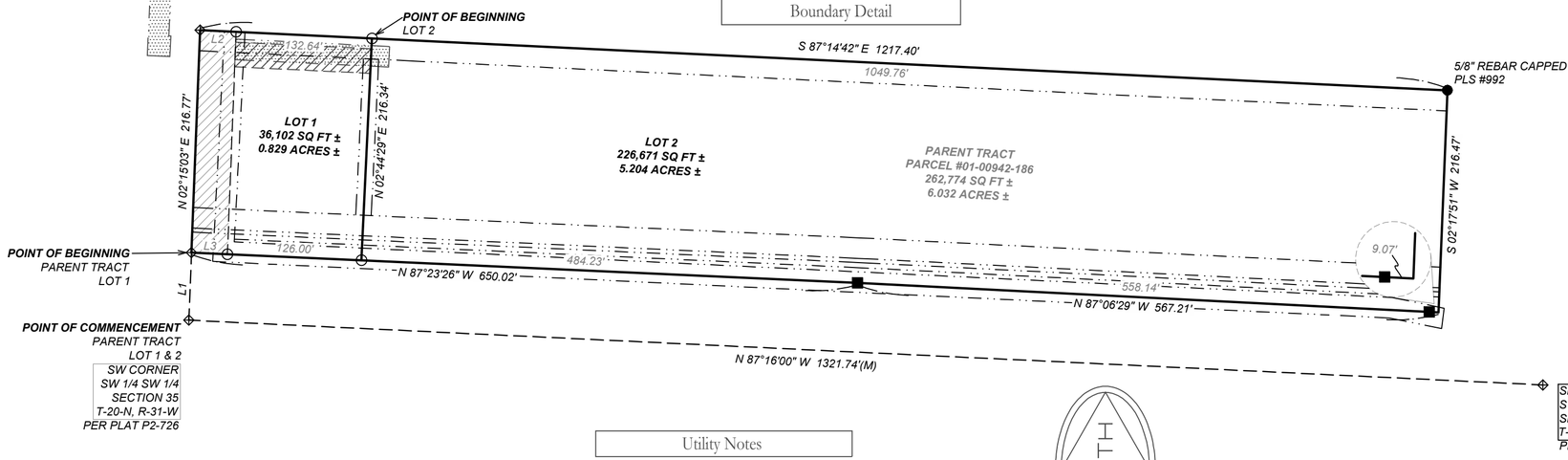
16. PARCEL #01-10061-000
RYBURN, JAMES P & BIRGIT
3707 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-1

17. PARCEL #01-10060-000
WASHINGTON, SHARRON D II
3705 SW HANSOM LOOP
BENTONVILLE, AR
ZONED: R-1

18. PARCEL #06-04759-000
WAL-MART REAL ESTATE
BUSINESS TRUST
PROPERTY TAX DEPT. #6953-00
BENTONVILLE, AR
ZONED: BENTON COUNTY
UNINCORPORATED



Boundary Detail



Survey Description

PARENT TRACT
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
COMMENCING FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE OF SAID FORTY ACRE TRACT N02°15'03"E 65.86' TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID WEST LINE N02°15'03"E A DISTANCE OF 216.77'; THENCE LEAVING SAID WEST LINE AND RUNNING ALONG A FENCE LINE S87°14'42"E, PASSING THROUGH A SET 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF TATER BLACK ROAD, AT A DISTANCE OF 35.00', FOR A TOTAL DISTANCE OF 1217.40' TO A FOUND 5/8" REBAR CAPPED (PLS #992); THENCE LEAVING SAID FENCE LINE S02°17'51"W A DISTANCE OF 216.47' TO THE NORTHERLY RIGHT-OF-WAY OF CENTERTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY, N87°06'29"W, PASSING THROUGH A FOUND 2" ALUMINUM A.H.T.D. RIGHT-OF-WAY MONUMENT AT A DISTANCE OF 9.07', FOR A TOTAL DISTANCE OF 567.21' TO A FOUND 2" ALUMINUM A.H.T.D. RIGHT-OF-WAY MONUMENT; THENCE N87°23'26"W, PASSING THROUGH A SET 1/2" REBAR LOCATED ON THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF CENTERTON BOULEVARD AND THE EASTERLY RIGHT-OF-WAY OF TATER BLACK ROAD AT A DISTANCE OF 484.25', FOR A TOTAL DISTANCE OF 650.02' TO THE POINT OF BEGINNING. CONTAINING 6.032 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 1
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
COMMENCING FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE OF SAID FORTY ACRE TRACT N02°15'03"E 65.86' TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID WEST LINE N02°15'03"E A DISTANCE OF 216.77'; THENCE LEAVING SAID WEST LINE AND RUNNING ALONG A FENCE LINE S87°14'42"E, PASSING THROUGH A SET 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY OF TATER BLACK ROAD, AT A DISTANCE OF 35.00', FOR A TOTAL DISTANCE OF 167.64' TO A SET 1/2" REBAR; THENCE LEAVING SAID FENCE LINE S02°44'29"W A DISTANCE OF 216.34' TO A SET 1/2" REBAR LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF CENTERTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY N87°23'26"W, PASSING THROUGH A SET 1/2" REBAR AT A DISTANCE OF 130.79', FOR A TOTAL DISTANCE OF 165.79' TO THE POINT OF BEGINNING. CONTAINING 0.829 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 2
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
COMMENCING FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE OF SAID FORTY ACRE TRACT N02°15'03"E 282.63'; THENCE LEAVING SAID WEST LINE AND RUNNING ALONG A FENCE LINE S87°14'42"E 167.64' TO A SET 1/2" REBAR BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID FENCE LINE S87°14'42"E A DISTANCE OF 1049.76' TO A FOUND 5/8" REBAR CAPPED (PLS #992); THENCE LEAVING SAID FENCE LINE S02°17'51"W A DISTANCE OF 216.47' TO THE NORTHERLY RIGHT-OF-WAY OF CENTERTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY, N87°06'29"W, PASSING THROUGH A FOUND 2" ALUMINUM A.H.T.D. RIGHT-OF-WAY MONUMENT AT A DISTANCE OF 9.07', FOR A TOTAL DISTANCE OF 567.21' TO A FOUND 2" ALUMINUM A.H.T.D. RIGHT-OF-WAY MONUMENT THENCE N87°23'26"W A DISTANCE OF 484.23' TO A SET 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY N02°44'29"E A DISTANCE OF 216.34' TO THE POINT OF BEGINNING. CONTAINING 5.205 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-31W-0-35-330-04-1826

COMPLETED FIELD WORK:
DECEMBER 23, 2019

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 529 AT PAGE 602.
2. WARRANTY DEED FILED IN DEED BOOK 2009 AT PAGE 32174.
3. SURVEY PLAT FILED IN PLAT BOOK P2 AT PAGE 726.

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

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

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0235K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

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

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

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

NORTH

BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°21'30.5163"
LONGITUDE = 94°15'28.9330"
CONVERGENCE ANGLE = -1°18'50.21905
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000028852832462

Owner/Developer

PATON FAMILY REVOCABLE TRUST - JAMES M & BRENDA D
3401 SW 4TH ST, BENTONVILLE, AR 72712-9139

Line Table

LINE	BEARING	DISTANCE
L1	N 02°15'03" E	65.86'
L2	S 87°14'42" E	35.00'
L3	N 87°23'26" W	35.00'
L4	N 18°11'53" W	56.10'

Zoning & Setback Information

CURRENT ZONING: A-1, AGRICULTURE DISTRICT

SETBACK REQUIREMENTS:
FRONT: 30 FEET
SIDE: 30 FEET
REAR: 30 FEET

FOR FURTHER INTERPRETATION AND/OR DETAILED EXPLANATION OF THE BENTON COUNTY ZONING ORDINANCE AND LAND CONFIRMATIONS, PLEASE CONTACT BENTON COUNTY, ARKANSAS PLANNING DEPARTMENT.

CONTACT:
BENTON COUNTY PLANNING DEPARTMENT
1204 SW 14TH ST, BENTONVILLE, AR 72712
(479) 464-6166

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

DATE OF EXECUTION: _____

SIGNED:_____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:
I, HEATH A. MYERS, 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

_____
HEATH A. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR1826
STATE OF ARKANSAS

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

DATE OF EXECUTION: _____

SIGNED:_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED:_____
MAYOR CITY OF BENTONVILLE

SIGNED:_____
CITY CLERK, CITY OF BENTONVILLE

DATE	REVISION

Recording Block

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE / TIE LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- BUILDING SET BACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- OVERHEAD POWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- LOT LINE
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR & CAP
- FOUND 2" A.H.T.D. R/W MONUMENT
- COMPUTED POINT
- SANITARY SEWER
- WATER VALVE
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- STORM WATER
- FIRE HYDRANT
- POWER POLE
- ELECTRICAL VAULT
- TSP TRAFFIC SIGNAL POST
- TSB TRAFFIC SIGNAL BOX
- ADJOINER OWNER INDICATOR

0 100 200 300

1 INCH = 100 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 6TH DAY OF JANUARY, 2020.

PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A MYERS
LICENSED

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

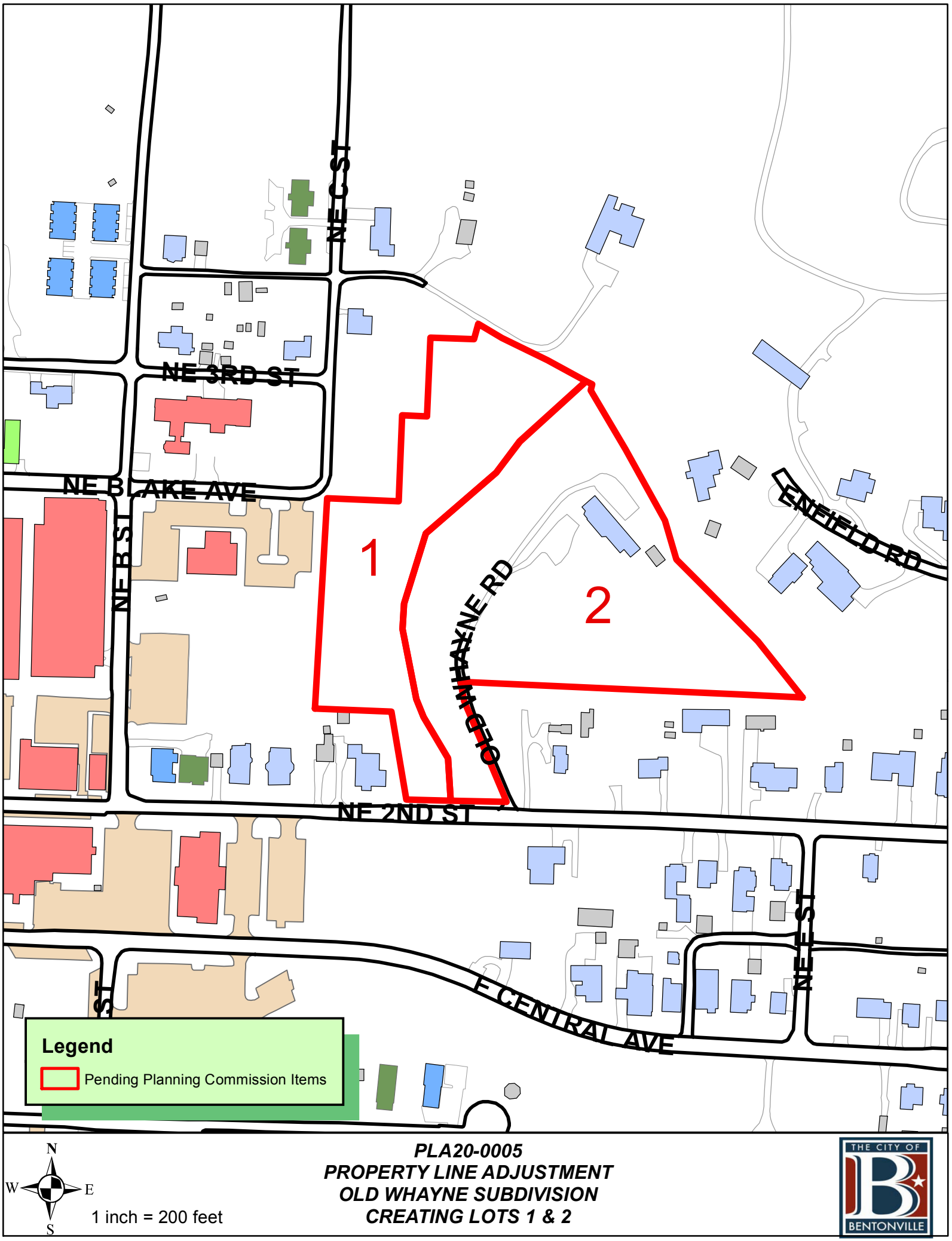
FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
TPN 01/06/2020	HM	RS

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, ARKANSAS	19-7233

LOCATION:
CENTERTON BOULEVARD, BENTONVILLE AR

FOR THE USE AND BENEFIT OF:
Plaza Street Partners, LLC; Plaza Street Fund 61, LLC First American Title Insurance Company; Polsinelli PC, Polsinelli LLP in California; Patton Family Revocable Trust



PLA20-0005
PROPERTY LINE ADJUSTMENT
OLD WHAYNE SUBDIVISION
CREATING LOTS 1 & 2

Property Line Adjustment

Old Whayne Subdivision Creating Lots 1 & 2

Previously Tract 1 Alice Valley Subdivision

STJ Holdings,LLC

City of Bentonville, Benton County, Arkansas

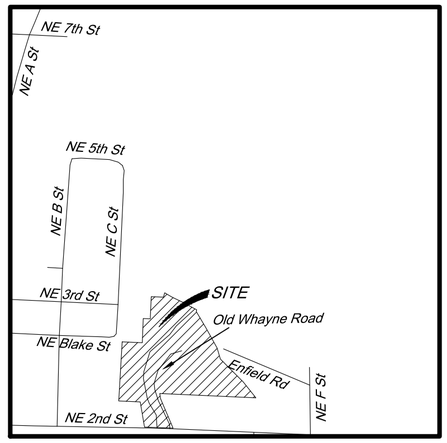
GENERAL NOTES:

1. This survey does not purport to be a proposed tract split, replat or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a Property Line Adjustment survey of the parcel recorded in Deed Records,Book 2016, Page 19879 in the public records of Benton County , Arkansas .
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings:Arkansas State Plane Coordinate System NAD83, North Zone.
6. Basis of Elevation: NAVD 88, Per GPS observations as established by processing OPUS
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
11. Subsurface and environmental conditions were not examined nor considered a part of this survey.
12. By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County Arkansas .
    Map Number: 05007C0090J
    Map Revised: September 28, 2007
13. No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from Bentonville GIS. This property is zoned R-1 Single Family Residential.

    Building setbacks for zone R-1 are as follows:

Garage, Street Facing (attached & detached)	30 ft. from property line garage faces
Garage, Side- or Rear-loading (attached & detached)	20 ft. from front property line
Front	20 ft.
Side, Interior	7 ft.
Side, Exterior	20 ft.
Rear	25 ft.
Easements	Where a utility easement extends beyond required setback, edge of utility easement shall be the setback.

13. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
14. There may not be fences or any other structures built in any drainage easements.
15. Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
16. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
17. All structures must maintain minimum of 20' clearances from all electric lines.
18. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
19. It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
20. Relocation of any existing electrical facilities shall be at the owner's expense.
21. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



Vicinity Map

Not to Scale

Latitude: 36°22'31.22"
Longitude: -94°12'7.10"

Owner
Parcel #'s:01-00374-000,01-00400-000 STJ Holdings, LLC Old Whayne Road Bentonville, Arkansas, 72712

Certificate of Ownership & Dedication:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and 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 . Book2016, Page 19879

Subscribed and sworn before me, this _____ day of _____, 2020.

_____ _____
Notary Public My Commission Expires

Certificate of Approval

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Certificate of Surveying Accuracy

I, Dustin G. Riley , hereby certify that this plat correctly represents a Property Line Adjustment 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: 2.18.2020

Signed: _____
Registered Land Surveyor
No.1618
State of Arkansas

CERTIFICATE OF AUTHORIZATION
C E I Engineering Associates, Inc. No. 118
ARKANSAS SURVEYOR

REGISTERED
STATE OF ARKANSAS NO.1618
SIGNATURE
DUSTIN RILEY
PROFESSIONAL LAND SURVEYOR

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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

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

ATLAS PAGE: 361D
ATLAS PAGE: 362C

City of Bentonville Project # PLA20-0005

Arkansas * California * Minnesota * Pennsylvania * Texas

State Survey Code: 500-20N-30W-0-29-300-04-1618

JOB NO.:31505
DWG NAME:31505LS

DATE	SHEET NO.
1/21/20 1:28 PM REV 1	1 OF 3

31505 Old Whayne Road Lot Split

© 2020 CEI ENGINEERING ASSOCIATES, INC.

Parent Tract Survey Description

Parent Tract being a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, Township 20 North, Range 30 West, Benton County, Arkansas, more particularly described as follows:

BEGINNING at the Northwest corner of Tract 1 of Alice Valley Subdivision recorded in Deed Book 2016, Page 71907;

THENCE along the West line of Deed Book 2016, Page 19879, North 03°18'56" East a distance of 367.11 feet to a 1/2-inch rebar with a cap stamped #1370;

THENCE along the South line of said Warranty Deed, South 87°37'37' East a distance of 124.92 feet to a 1/2-inch rebar with a cap stamped #1370 being the Southeast corner of said Deed;

THENCE leaving said South line, North 02°14'37" East a distance of 150.18 feet to a 1/2-inch rebar with a cap stamped #1286 being on the West line of aforementioned Parent tract;

THENCE along said West line, South 86°56'05" East a distance of 43.50 feet to a 1/2-inch rebar with a cap stamped #1370 being on the West line of aforementioned Parent tract;

THENCE continuing along said West line, North 02°34'57" East a distance of 137.98 feet to a 1/2-inch rebar with a cap stamped #1370 being the Northeast corner of Deed Book 2007, Page 32250;

THENCE leaving said West line and along the North line of aforementioned Parent Tract, South 87°32'35" East a distance of 75.72 feet to 1/2-inch rebar with a cap stamped #1370 being on the North line of said Parent tract;

THENCE continuing along said North line, North 16°09'01" East a distance of 28.16 feet to a 3/8-inch rebar being on the North line of said Parent Tract;

THENCE continuing along said North line, South 59°06'03" East 48.09 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being on said North line of Parent Tract;

THENCE continuing along said North line, South 63°58'11" East a distance of 87.74 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being on said North line of Parent Tract;

THENCE continuing along said North line, South 61°29'48" East a distance of 75.31 feet to a 1/2-inch rebar with a cap stamped Dustin Riley #1618 being on said North line of Parent Tract;

THENCE continuing along said North line, South 61°29'48" East a distance of 13.17 to a 1/2-inch rebar with a cap stamped #1370 being the Southeast corner a Deed Book 471, Page 361;

THENCE South 12°14'26" West a distance of 10.95 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE South 30°36'15" East a distance of 118.82 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Northwest corner of Deed Book 2015, Page 4674;

THENCE along the West line of said Deed, South 28°58'37" East a distance of 142.12 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE continuing along said West line, South 16°33'38" East a distance of 71.01 feet a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE continuing along said West line, South 44°55'38" East a distance of 80.66 feet a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Southwest corner of said Deed Book 2015, Page 4674;

THENCE leaving said West line and along the West line of Deed Book 2019, Page 38062, South 44°55'38" East a distance of 120.50 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE continuing along said west line, South 38°31'49" East a distance of 125.26 feet to a 5/8-inch rebar with a cap stamped #529 being the Southwest corner of said Deed;

THENCE leaving said West line and along the North line of Deed Book 2015, Page 20047, North 87°24'42" West a distance of 110.26 feet to a 5/8-inch rebar with a cap stamped Ridout and being the Northwest corner of said Deed;

THENCE leaving said North line and along the South line of aforementioned Parent Tract, North 87°24'42" West a distance of 486.36 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Northwest corner of Deed Book 2016, Page 19879;

THENCE along the West line of said Deed, South 09°22'59" East a distance of 33.99 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE continuing along said West line, South 23°00'27" East a distance of 184.93 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Southwest corner of said Deed;

THENCE South 22 °27'00" East a distance of 6.15 feet to a chiseled "X" and the North right of way of Northeast Second Street;

THENCE leaving said West line and along said right of way, North 88°45'20" West a distance of 97.36 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE continuing along said right of way, North 88°45'20" West a distance of 77.80 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Southeast corner of Deed Book 2016, Page 71907;

THENCE leaving said right of way and along the East line of Deed Book 2016, Page 71907, North 09°34'52" West a distance of 155.70 feet to a 3/8-inch rebar being the Northeast corner of said Deed;

THENCE leaving said East line and along the North line of said Deed, North 87°34'22" West a distance of 133.50 feet to a 1/2-inch rebar with cap stamped #1370 and being the northwest corner of said Deed and the **POINT OF BEGINNING** containing 354,239 square feet or 8.1 acres, more or less.

Lot 1 Survey Description

Lot 1 being a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, Township 20 North, Range 30 West, Benton County, Arkansas, more particularly described as follows:

BEGINNING at the Northwest corner of Tract 1 of Alice Valley Subdivision recorded in Deed Book 2016, Page 71907;

THENCE along the West line of Deed Book 2016, Page 19879, North 03°18'56" East a distance of 367.11 feet to a 1/2-inch rebar with a cap stamped #1370.

THENCE along the South line of said Warranty Deed, South 87°37'37' East a distance of 124.92 feet to a 1/2-inch rebar with a cap stamped #1370 being the Southeast corner of said Deed;

THENCE leaving said South line, North 02°14'37" East a distance of 150.18 feet to a 1/2-inch rebar with a cap stamped #1286 being on the West line of aforementioned Parent tract;

THENCE along said West line, South 86°56'05" East a distance of 43.50 feet to a 1/2-inch rebar with a cap stamped #1370 being on the West line of aforementioned Parent tract;

THENCE continuing along said West line, North 02°34'57" East a distance of 137.98 feet to a 1/2-inch rebar with a cap stamped #1370 being the Northeast corner of Deed Book 2007, Page 32250;

THENCE leaving said West line and along the North line of aforementioned Parent Tract, South 87°32'35" East a distance of 75.72 feet to 1/2-inch rebar with a cap stamped #1370 being on the North line of said Parent tract;

THENCE continuing along said North line, North 16°09'01" East a distance of 28.16 feet to a 3/8-inch rebar being on the North line of said Parent Tract;

THENCE continuing along said North line, South 59°06'03" East 48.09 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being on said North line of Parent Tract;

THENCE continuing along said North line, South 63°58'11" East a distance of 87.74 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being on said North line of Parent Tract;

THENCE continuing along said North line, South 61°29'48" East a distance of 75.31 feet to a 1/2-inch rebar with a cap stamped Dustin Riley #1618 being on said North line of Parent Tract;

THENCE leaving said North line, and along the centerline of a creek for the following ten (10) courses:

1. South 29°27'21" West a distance of 4.97 feet
2. South 47°45'19" West a distance of 151.19 feet
3. South 37°12'55" West a distance of 67.97 feet
4. South 49°01'58" West a distance of 162.03 feet
5. South 17 °05'11" West a distance of 128.65 feet
6. South 03°40'03" West a distance of 44.01 feet
7. South 11°07'29" East a distance of 123.87 feet
8. South 21°39'08" East a distance of 34.03 feet
9. South 30°47'33" East a distance of 83.78 feet
10. South 03°44'22" East a distance of 74.23 feet to the North right of way of Northeast 2nd Street;

THENCE along said right of way, North 87°48'00" West a distance of 77.80 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Southeast corner of Deed Book 2016, Page 71907;

THENCE leaving said right of way and along the East line of Deed Book 2016, Page 71907, North 09°34'52" West a distance of 155.70 feet to a 3/8-inch rebar being the Northeast corner of said Deed;

THENCE leaving said East line and along the North line of said Deed, North 87°34'22" West a distance of 133.50 feet to a 1/2-inch rebar with cap stamped #1370 and being the northwest corner of said Deed also to the **POINT OF BEGINNING** and containing 130,758 square feet or 3.0 acres, more or less;

Lot 2 Survey Description

Lot 2 being a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, Township 20 North, Range 30 West, Benton County, Arkansas, more particularly described as follows:

BEGINNING at the Southernmost corner of Lot 5 of Enfield Park Subdivision recorded in Deed Book 2019, Page 38062;

THENCE leaving said West line and along the North line of Deed Book 2015, Page 20047, North 87°24'42" West a distance of 110.26 feet to a 5/8-inch rebar with a cap stamped Ridout and being the Northwest corner of said Deed;

THENCE leaving said North line and along the South line of aforementioned Parent Tract, North 87°24'42" West a distance of 486.36 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Northwest corner of Deed Book 2016, Page 19879;

THENCE along the West line of said Deed, South 09°22'59" East a distance of 33.99 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE continuing along said West line, South 23°00'27" East a distance of 184.93 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Southwest corner of said Deed;

THENCE South 22 °27'00" East a distance of 6.15 feet to a chiseled "X" and the North right of way of Northeast Second Street;

THENCE leaving said West line and along said right of way, North 88°45'20" West, 97.36feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE leaving said North line, and along the centerline of a creek for the following ten (10) courses:

1. North 03°44'22" West a distance of 74.23 feet
2. North 30°47'33" West a distance of 83.78 feet
3. North 21°39'08" West a distance of 34.03 feet
4. North 11°07'29" West a distance of 123.87 feet
5. North 03°40'03" East a distance of 44.01 feet
6. North 17 °05'11" East a distance of 128.65 feet
7. North 49°01'58" East a distance of 162.03 feet
8. North 37°12'55" East a distance of 67.97 feet
9. North 47°45'19" East a distance of 151.19 feet
10. North 29°27'21" East a distance of 4.97 feet

THENCE continuing along said North line, South 61°29'48" East a distance of 13.17 to a 1/2-inch rebar with a cap stamped #1370 being the Southeast corner a Deed Book 471, Page 361;

THENCE South 12°14'26" West a distance of 10.95 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE South 30°36'15" East a distance of 118.82 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Northwest corner of Deed Book 2015, Page 4674;

THENCE along the West line of said Deed, South 28°58'37" East a distance of 142.12 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE continuing along said West line, South 16°33'38" East a distance of 71.01 feet a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE continuing along said West line, South 44°55'38" East a distance of 80.66 feet a set 1/2-inch rebar with a cap stamped Dustin Riley #1618 being the Southwest corner of said Deed Book 2015, Page 4674;

THENCE leaving said West line and along the West line of Deed Book 2019, Page 38062, South 44°55'38" East a distance of 120.50 feet to a set 1/2-inch rebar with a cap stamped Dustin Riley #1618;

THENCE continuing along said west line, South 38°31'49" East a distance of 125.26 feet to a 5/8-inch rebar with a cap stamped #529 being the Southwest corner of said Deed and the **POINT OF BEGINNING** containing 223,481 square feet or 5.1 acres, more or less.

JOB # 31505 DRAWING: 31505LS.dwg LAST SAVED BY: SGAY

CERTIFICATE OF AUTHORIZATION
C E I Engineering Associates, Inc. No. 118
ARKANSAS SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO.1618
SIGNATURE
DUSTIN RILEY

31505	1–15–20	DGR	SWG	KTC	DGR
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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

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

STJ Holdings,LLC

Old Whayne Road

City of Bentonville | Benton County | Arkansas

Property Line Adjustment

REV DATE 1/21/2020 Rev 1

SHEET NO. 3 OF 3

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Property Line Table		
Line #	Direction	Length
L1	S86°56'05"E	43.50'
L2	N16°09'01"E	28.16'
L3	S59°06'03"E	48.09'
L4	S61°29'48"E	75.31'
L5	S61°29'48"E	13.17'
L6	S12°14'26"W	10.95'
L7	S09°22'59"E	33.99'
L8	S22°27'00"E	6.15'
L9	S29°27'21"W	4.97'
L10	S03°40'03"W	44.01'
L11	S21°39'08"E	34.03'

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way LIne
- Easement Line
- Barb Wire Fence Line
- Chainlink Fence Line
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1618"
- Sewer Manhole
- 5' Dedicated Right of Way per this document

NORTH LOT 2, BLOCK 2 CURTIS ADDITION SURVEY G-283 PARCEL 01-01964-000 CINDY SPRINGS, LLC WD BK. 2004, PG. 48767 ZONING R-1

SURVEY I-166 SURVEY I-171 PARCEL 01-00368-000 BUSTER PROPERTIES, LLC WD BK. 2009, PG. 52425 ZONING R-1

SURVEY 3-8 PARCEL 01-00367-000 WALTON, JIM C & LYNNE M QCD BK. 471, PG. 361 ZONING R-1

3/8" REBAR Northing=750537.64' Easting=663299.80'

1/2" REBAR W/CAP 1370

1/2" REBAR S86°47'31"E 168.15'

75.72' S87°32'35"E

1/2" REBAR W/CAP 1370

L2 L3 S63°58'11"E 87.74' L4 L9 L5 L6

S15°23'36"W 126.67'

1/2" REBAR PLS 1370

SOUTH LOT 2, BLOCK 2, CURTIS ADDITION PARCEL 01-01965-000 CEDAR LIMITED, LLC WD BK. 2010, PG. 42360 ZONING R-1

PARCEL 01-00369-000 CINDY SPRINGS, LLC WD BK. 2007, PG. 32250 ZONING R-1

5/8" REBAR

NE 3RD ST. 40' ROW Per Plat Bk. 2004, Pg. 574

N02°34'57"E 137.98'

SURVEY G-162 PARCEL 01-00371-000 CINDY SPRINGS, LLC WD BK. 2009, PG. 18761 ZONING R-1

PARCEL 01-00400-000 STJ HOLDINGS, LLC DEED BK. 2016, PG. 19879 ZONING R-1

S47°45'19"W 151.19'

PARCEL 01-00370-000 FAY PROPERTIES, LLC TRD BK. 2012, PG. 5925 ZONING R-1

1/2" REBAR W/CAP 1286

L1

1/2" REBAR W/CAP 1370

LOT 3 BLAKE ADDITION REPLAT BK. 2016, PG. 546 PARCEL 01-08560-000 CASA DE HORMIGAS, LLC CWD BK. 2010, PG. 5349 ZONING D-E

NE C ST. 52' ROW Per Plat Bk. 2004, Pg. 574

PARCEL 01-00372-000 CEDAR LIMITED, LLC WD BK. 2013, PG. 56640 ZONING R-1

150.18' N02°14'37"E

Lot 1 Old Whayne Subdivision

130,758 Sq. Ft.± or 3.0 Ac.±

S37°12'55"W 67.97'

S30°36'15"E 118.82'

20' SEWER EASEMENT PER BK. 2011, PG. 8185 & 8188

PARCEL 01-00373-000 OBVIOUS INVESTMENTS, LLC WD BK. 2015, PG. 65155 ZONING R-1

NE BLAKE AVE. 40' ROW Per Plat Bk. 2004, Pg. 574

Parent Tract Deed Bk. 2016, Pg. 19879 354,239 Sq. Ft.± or 8.1 Ac.±

S28°58'37"E 142.12'

1/2" REBAR 1370

S87°37'37"E 124.92'

1/2" REBAR W/CAP 1370

LOTS 6 & 7 ENFIELD PARK PARCEL 01-02507-000 FAY PROPERTIES, LLC WD BK. 2015, PG. 4674 ZONING R-1

S20°37'23"W 8.32'

1/2" REBAR

S49°01'58"W 162.03'

Property Line to be removed

Lot 2 Old Whayne Subdivision

223,481 Sq. Ft.± or 5.1 Ac.±

S16°33'38"E 71.01'

NF 60

Right-of-Way Easement (Bk. 325, Pg. 126) Line work and Sewer Structures per Bentonville GIS

S44°55'38"E 80.66'

S44°55'38"E 120.50'

LOTS 4, 5 & 6 ENFIELD PARK PARCEL 01-02506-000 CRYSTAL LANDS, LLC WD BK. L2019, PG. 38062 ZONING R-1

LOT 207 BENTONVILLE ORIGINAL REPLAT BK. 2016, PG. 545 PARCEL 01-00958-021 MORO DEVELOPMENT COMPANY, LLC ZONING D-E

Deed Gap per QC Deed 2017, 58601

N03°18'56"E 367.11'

Power Line Easement PER PLAT BK. 19, PG 92

S17°05'11"W 128.65'

PLAT BK. 2015, PG. 678 PARCEL 01-00374-000 STJ HOLDINGS, LLC WD BK. 2016, PG. 19879 ZONING R-1

Property Line to be removed (per this Plat) CL of old Whayne Rd

20' SEWER EASEMENT PER PLAT BK. 19, PG 92

RESERVED PROPERTY ALICE PROPERTY PARCEL 01-06122-001 STJ HOLDINGS, LLC WD BK. 2016, PG. 19879 ZONING R-1

L10

PART OF LOT 5 BENTONVILLE ORIGINAL PARCEL 01-00956-000 MORO DEVELOPMENT COMPANY, LLC WD BK. 2009, PG. 25876 ZONING D-E

S11°07'29"E 123.87'

POB PARENT TRACT LOT 1

1/2" REBAR W/CAP PAYNE 1698

N5°57'53"E 26.74'

1/2" REBAR W/CAP PAYNE 1698

N8°47'26"E 14.85'

1/2" REBAR W/CAP 1370

N87°24'42"W 486.36'

5/8" REBAR RIDOUT Northing=749891.43' Easting=663754.86'

5/8"" REBAR LS529

N87°24'42"W 110.26'

POB Lot 2

S38°31'49"E 125.26'

1/2"" PIPE O.D.

10' Access Easement Per Deed Book 2016-19879

L7

L11 S30°47'33"E 83.78'

S23°00'27"E 184.93'

PARCEL 01-00384-002 STEENBLOCK, SPEED L WD BK. 2007, PG. 39257 ZONING R-1

PARCEL 01-00383-000 STJ HOLDINGS, LLC WD BK. 2016, PG. 19879 ZONING R-1

LOT 1 OSAGE KNOLL SUBD. PLAT BK. 2013, PG. 682 PARCEL 01-16944-000 MORGAN FAMILY TRUST - MONTY D & MEGAN V G TRWD BK. L2018, PG. 45878 ZONING R-1

PARCEL 01-00388-000 MCCOY FAMILY REVOCABLE TRUST - THOMAS LAYTON & REBECCA WD BK. 99, PG. 18408 WD BK. 99, PG. 544 ZONING R-1

PLAT RECORD 22L, PG. 221 PARCEL 01-00389-000 RATCLIFF TRUST - JEFFREY A & RATCLIFF TRUST, DENISE K SWD BK. 2015, PG. 20047 QCD DOC. #97-44739 ZONING R-1

BENTONVILLE ORIG PARCEL 01-00952-000 WEBB, FAMILY REVOCABLE TRUST - MICHAEL E & LEONA WD BK. 2011, PG. 40047 ZONING D-E

1/2" REBAR Not a Part

N87°34'22"W 133.50'

3/8" REBAR

155.70' N09°34'52"W

1/2" REBAR

PARCEL 01-00403-000 WEBB, FAMILY REVOCABLE TRUST - MICHAEL E & LEONA WD BK. 2011, PG. 40047 ZONING R-1

TRACT 1 ALICE VALLEY PARCEL 01-06122-000 CYSTER, DAVID EDWARD WD BK. 2016, PG. 71907 ZONING R-1

74.23' S03°44'22"E

1/2" REBAR S88°45'20"E 152.64'

5.00'

77.80' N88°45'20"W

97.36' N88°45'20"W

S88°24'37"E 114.39'

L8

NE 2nd ST. 70' ROW (Collector) Per Bentonville Master Street Plan

30.00' 60.00'

0 60' 90' 120'

SCALE IN FEET

GRID

State Survey Code: 500-20N-30W-0-29-300-04-1618

31505	11-22-19	DGR	SWG	KEM	JDC
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

CERTIFICATE OF AUTHORIZATION — C E I Engineering Associates, Inc. No. 118 — ARKANSAS SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO.1618 — SIGNATURE — DUSTIN RILEY

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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

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

STJ Holdings,LLC

Old Whayne Road

City of Bentonville, Benton County, Arkansas

Property Line Adjustment

REV DATE 1/21/20 REV 1

SHEET NO. 2 OF 3

JOB # 31505 DRAWING: 31505LS.dwg LAST SAVED BY: SGAY

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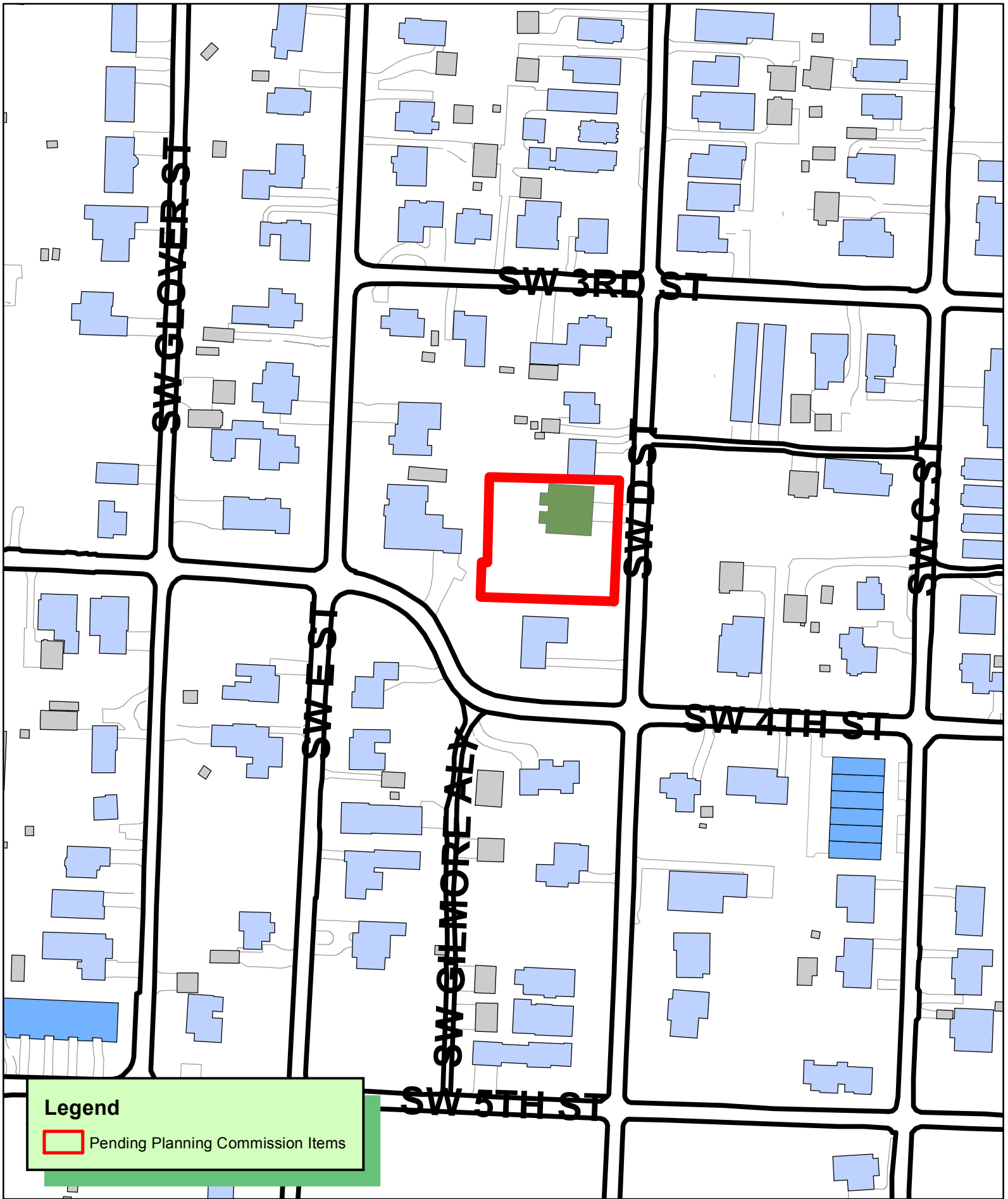


N
W E
S

1 inch = 145 feet

PLA20-0006
PROPERTY LINE ADJUSTMENT
CLARKS 2ND ADDITION
CREATING LOT 14 BLOCK 5

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT
OF LOT 14 AND PART OF LOTS 9 and 12, OF BLOCK 5, CLARK'S 2ND ADDITION,
CREATING LOT 15, BLOCK 5, CLARK'S 2ND ADDITION
BENTONVILLE, ARKANSAS

CLIENT:
April Seggebruh
604 SW 5th St.
Bentonville, Arkansas 72712
(479) 409-5135
april@movista.com

SURVEY NOTES:

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

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. 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.

3. This plat represents a Property Line Adjustment of the parcels recorded in Deed Records, Book 2017, Page 54207 and Instrument No. L201954887 in the Official Public Records of Benton County, Arkansas.

4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.

5. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone, checking with Bentonville City Control Monument No. 1.

6. Basis of Elevation: NAVD88, checking with Bentonville City Control Monument No. 1.

7. This survey is valid only if the drawing includes the seal and signature of the surveyor.

8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".

9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.

10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

11. This property is zoned R-1 (Single Family Residential).

12. Building setbacks for zone R-1 are as follows:

Front	20 Feet	Rear	25 Feet
Side(Interior)	07 Feet	Side(R.O.W)	20 Feet
Garage, Street Facing (attached or detached)			30 Feet from property line garage faces
Garage, Side or Rear Loading (attached or detached)			20 feet from front property line

Where a utility easement extends beyong the required setback, the edge of the utility easement shall be the setback.

13. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.

14. Subsurface and environmental conditions were not examined nor considered a part of this survey.

15. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

16. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.

17. Before any work in the Right-of-Way commences, contractor and or owner is to obtain Right-of-Way permit from the City of Bentonville Transportation Department.

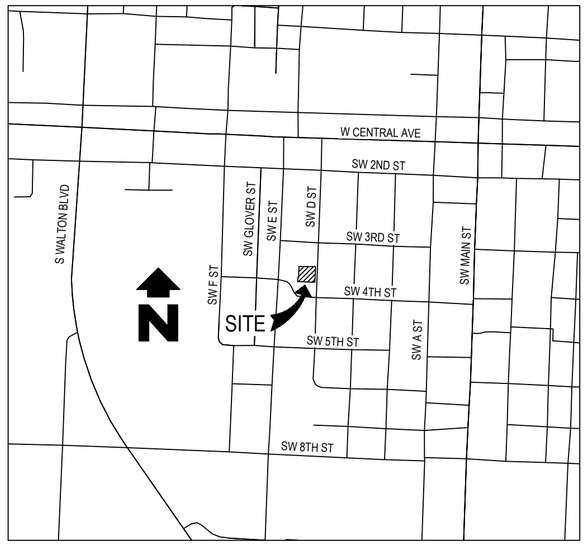
18. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer, and electric service.

19. There may not be fences or any other structures built in any drainage easements.

20. All structures must maintain minimum 20' clearances from all electric lines.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 04, 2012.



VICINITY MAP
Scale: 1" = 1,000'

ATLAS PAGE # 403A

SURVEY DESCRIPTION (LOT 15):

Being all of Lot 14, Block 5 and a part of Lots 9 and 12 of Block 5, Clark's 2nd Addition to the City of Bentonville, as recorded at Plat Book Q, Page 502 in the Official Public Records of Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found 1" Pinched Pipe, being the Southeast Corner of Outlot 23, Original City of Bentonville, as recorded at Plat Book Q, Page 502; Thence along the East boundary of said Outlot 23 and the West Right-of-Way of SW D St., North 02°27'05" East, a distance of 100.09 feet to a Found 1" Pinched Pipe; Thence departing said East Boundary of Outlot 23 and along the West Right-of-Way of SW D St., North 88°10'53" West, a distance of 0.95 feet to a Found $\frac{5}{8}$" Rebar w/ Cap "AR1002" being the POINT OF BEGINNING;

Thence departing said West Right-of-Way, North 88°10'53" West, a distance of 159.46 feet to a Found $\frac{1}{2}$" Pipe in the East boundary of Lot 13, Block 5, Clark's 2nd Addition as recorded at Plat Book 2016, Page 592;

Thence along said East boundary of Lot 13, North 02°26'14" East, a distance of 41.39 feet to a Found $\frac{5}{8}$" Rebar; Thence South 87°32'06" East, a distance of 6.42 feet to a Found $\frac{5}{8}$" Rebar; Thence North 02°30'15" East a distance of 100.83 feet to a Found $\frac{1}{2}$" Pipe, being the the Southwest Corner of Lot 8, Block 5 as recorded at Plat Book Q, Page 502; Thence along the South boundary of said Lot 8, South 88°59'03" East, a distance of 153.07 feet to a Set $\frac{5}{8}$" Rebar w/ Cap "AR1002" in the West Right-of-Way of SW D St.; Thence along said West Right-of-Way of SW D St., South 02°28'48" West a distance of 74.81 feet to a Found $\frac{5}{8}$" Rebar w/ Cap "AR1002"; Thence South 88°02'11" East, a distance of 0.92 feet to a Found $\frac{1}{2}$" Pipe; Thence South 02°28'48" West a distance of 69.48 feet to the POINT OF BEGINNING, containing 22,183 Square Feet or 0.51 Acres, more or less.

Subject to any restrictions, easements, rights-of-way, and covenants of record or fact, if any.

PARENT TRACT DESCRIPTION (PER DEED 2017-54207):

SITUATED IN BENTONVILLE, BENTON COUNTY, STATE OF ARKANSAS AND BEING DESCRIBED AS FOLLOWS: THE NORTH 40.58 FEET OF LOT 3 OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, ALSO THE SOUTH 29 FEET OF LOT 12, BLOCK 5, CLARK'S SECOND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND THE EAST HALF OF A CLOSED ALLEY THAT LIES WEST OF THE SOUTH 29 FEET OF LOT 12, BLOCK 5 CLARK'S SECOND ADDITION, SAID ALLEY CLOSED BY ORDINANCE #515 RECORDED IN BOOK 468, PAGE 66.

FURTHER DESCRIBED: BEGINNING AT THE SOUTH EAST CORNER OF LOT 12, BLOCK 5 CLARK'S SECOND ADDITION; THENCE SOUTH 89°50'27" EAST 32.64 FEET; THENCE SOUTH 00°04'14" EAST 40.58 FEET; THENCE NORTH 89°56'30" WEST 193.38 FEET; THENCE NORTH 00°47'44" EAST 41.60 FEET; THENCE SOUTH 88°19'56" EAST 6.47 FEET; THENCE NORTH 00°26'51" WEST 28.49 FEET; THENCE SOUTH 89°52'22" EAST 154.23 FEET; THENCE SOUTH 00°43'01" WEST 29.09 FEET TO THE POINT OF BEGINNING. CONTAINING 0.283 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY ON SW "D" STREET.

PARENT TRACT DESCRIPTION (PER INSTRUMENT L201954887):

LOT 9 AND THE NORTH 23 FEET OF LOT 12, BLOCK 5, CLARK'S 2ND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN BY THE RECORDED PLAT THEREOF.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

SURVEY DESCRIPTION (ROW DEDICATION):

Being a part of Lots 9 and 12, Block 5, Clark's 2nd Addition to the City of Bentonville, as recorded at Plat Book Q, Page 502 in the Official Public Records of Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a Found 1" Pinched Pipe, being the Southeast Corner of Outlot 23, Original City of Bentonville, as recorded at Plat Book Q, Page 502; Thence along the East boundary of said Outlot 23 and the West Right-of-Way of SW D St., North 02°27'05" East, a distance of 100.09 feet to a Found 1" Pinched Pipe; Thence North 88°10'53" West, a distance of 0.95 feet to a Found $\frac{5}{8}$" Rebar w/cap "AR1002"; Thence North 02°28'48" East a distance of 69.48 feet to a Found $\frac{5}{8}$" Rebar w/cap "AR1002", being the POINT OF BEGINNING;

Thence North 02°28'48" East, a distance of 74.81 feet to a Set $\frac{5}{8}$" Rebar w/ Cap "AR1002"; Thence South 88°59'03" East, a distance of 0.88 feet to a Found $\frac{5}{8}$" Rebar; Thence South 02°27'05" West, a distance of 74.82 feet to a Found $\frac{1}{2}$" Pinched Pipe; Thence North 88°02'11" West, a distance of 0.92 feet to the POINT OF BEGINNING, containing 67 Square Feet or 0.0015 Acres, more or less.

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____

Print:_____

Signed:_____

State of Arkansas}
County of Benton}

Sworn to and subscribed before me this _____ day of _____, 2020.

_____
Notary Public Signature

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

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS - ENGINEER

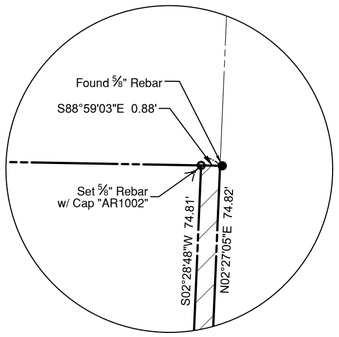
REGISTERED
STATE OF ARKANSAS
NO.1002
SIGNATURE
C. ED GRAY
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE:

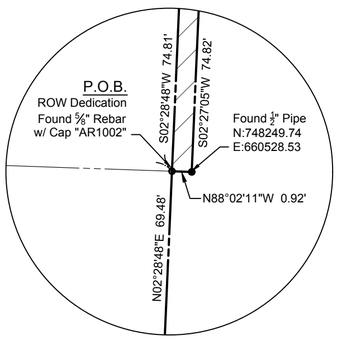
I, C. Ed Gray, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type, and material are correctly shown and all , minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

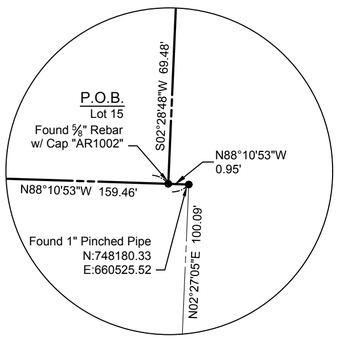
_____
C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002



DETAIL "A"
Scale: 1" = 5'



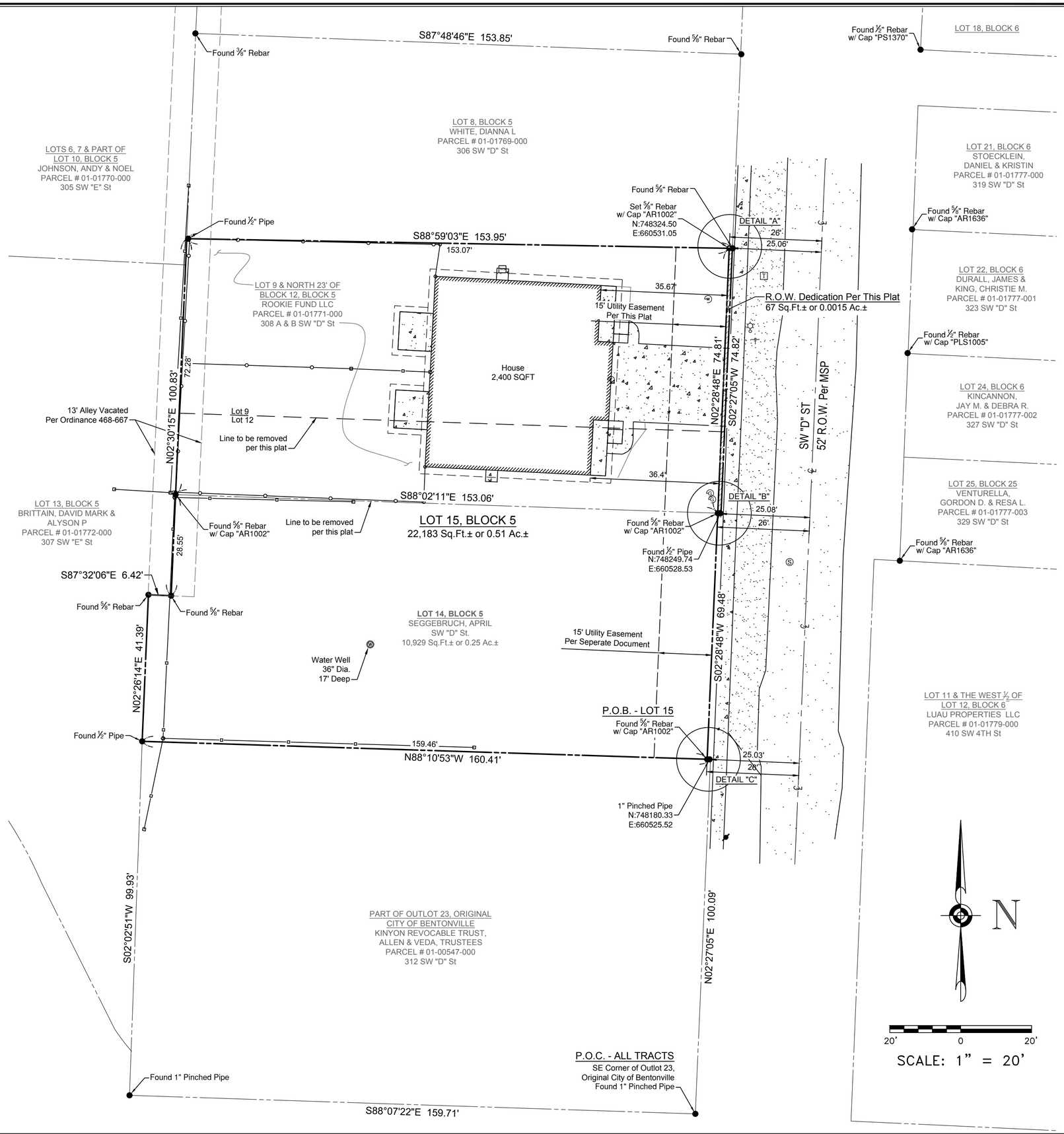
DETAIL "B"
Scale: 1" = 5'



DETAIL "C"
Scale: 1" = 5'

SITE LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- LIGHT UTILITY POLE
- UTILITY POLE
- WATER METER
- WATER WELL
- TELEPHONE RISER
- TELEPHONE SIGN
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- GAS METER
- ELECTRICAL RISER
- A/C UNIT
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE ROAD
- FENCE (CHAINLINK)
- FENCE (WOOD)
- CONCRETE
- GRAVEL
- ASPHALT



20' 0 20'

SCALE: 1" = 20'

CLIENT:
April Seggebruh
604 SW 5th St.
Bentonville, Arkansas 72712
(479) 409-5135
april@movista.com

SHEET: PROPERTY LINE ADJUSTMENT

PROJECT: CREATING LOT 15, BLOCK 5 CLARK'S SECOND ADDITION BENTONVILLE, ARKANAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1002
SIGNATURE
C. ED GRAY

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

PLS:	CEG
CAD:	AF
FIELD:	MJH
SCE PROJECT #:	19096
DATE:	01/09/2020
SHEET:	2 OF 2

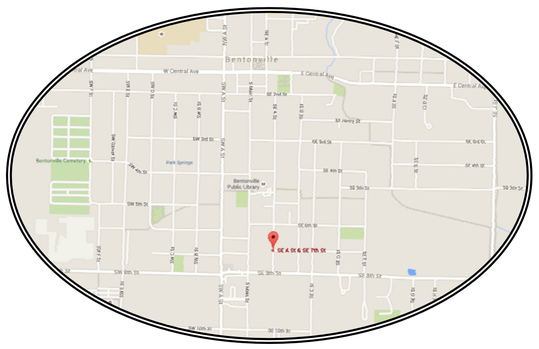
N
W E
S

1 inch = 150 feet

LSD19-0028
LARGE SCALE DEVELOPMENT
7TH & B TOWNHOMES

THE CITY OF BENTONVILLE

VICINITY MAP N.T.S.



BENTONVILLE, AR

Construction Plans

for

SE 7TH & B TOWNHOMES

230 SE 7TH
BENTONVILLE, ARKANSAS

INCLUDING

LSD & UTILITY, LANDSCAPE,
DRAINAGE PLAN.

MARCH 2020

OWNER

**HURRICAN WA, LLC PO
BOX 1285
FAYETTEVILLE, AR 72712**

DEVELOPER

**JACOBS GROUP
PO BOX 1285
BENTONVILLE, AR 72712**

CONTACT INFORMATION:

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

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

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

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

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

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

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

H. WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 N.E. "A" STREET, BENTONVILLE, AR 72712, (479) 271-3160

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

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

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

PREPARED BY:

JORGENSEN +ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL PROCEDURES, MATERIAL AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE WATER DEPARTMENT.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER & SEWER SPECIFICATIONS.
5. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
6. RESTORATION AND CLEAN-UP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
7. SEE DETAILS/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FIRE CHIEF.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
10. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.

INDEX OF SHEETS

C0.0	COVER
C1.0	SITE PLAN
C1.1	UTILITY PLAN
C1.2	GRADING PLAN
L1.0	LANDSCAPE PLAN
C5.1	SITE DETAILS
C5.2	EROSION DETAILS
W/S (5)	WATER & SEWER DETAILS
ELEC(3)	ELECTRIC DETAILS

BENTONVILLE PROJECT #LSD19-0028

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124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
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Fax: 479.582.4807
Civil Engineering · Surveying
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LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE (EX. SS-8)
- PROPOSED 8" SEWER LINE (SS-8)
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE (WL-8)
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
SE 7TH & B TOWNHOMES

PROJECT LOCATION:
BENTONVILLE, AR

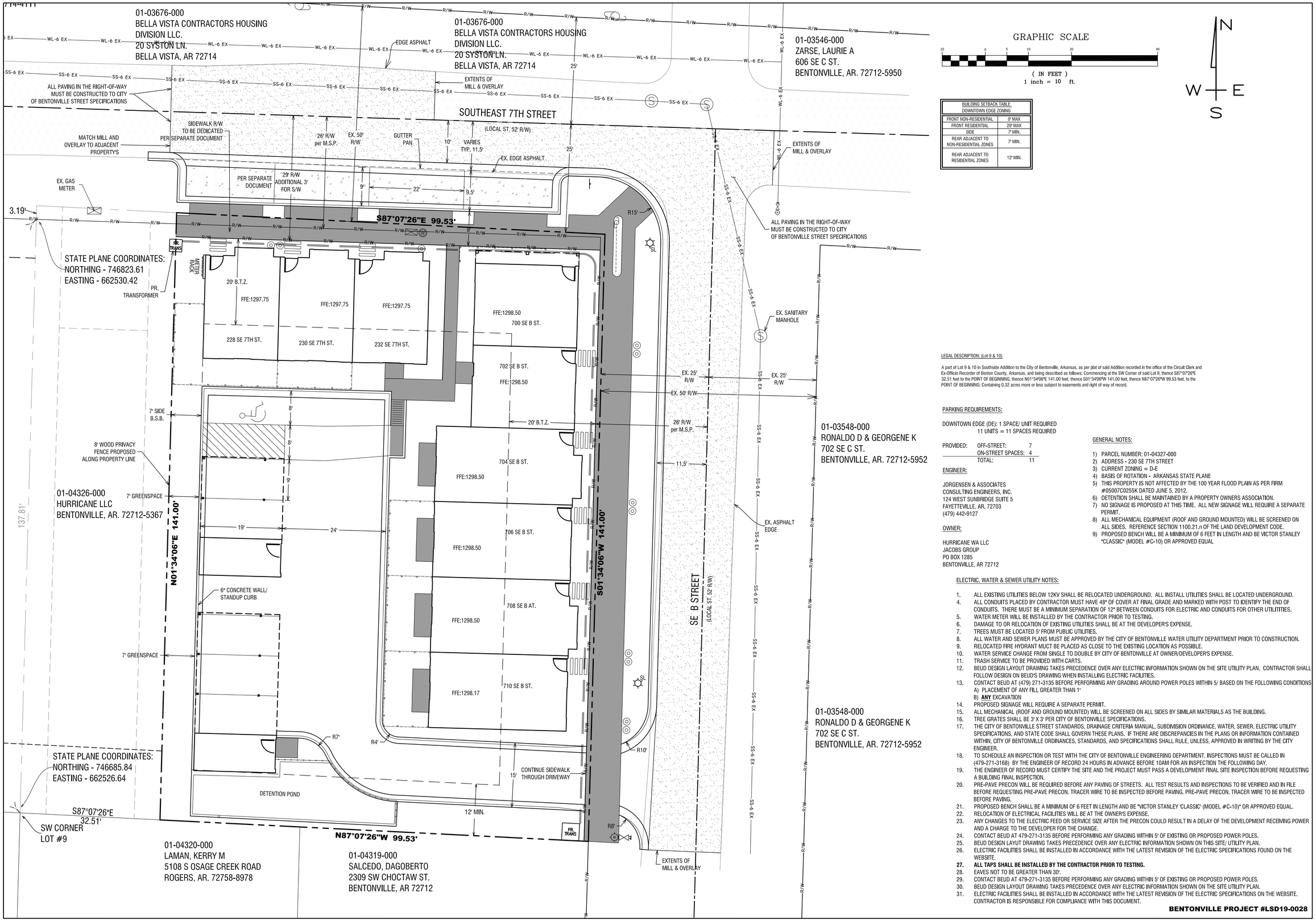
REVISIONS

DATE: 02-25-20
DRAWN BY: JSI
PROJECT # 2018057
PATH: Z:\LSD\2018057\LSD5
SHEET SIZE: 22" x 34"
SCALE: N/A

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE
COVER

SHEET NUMBER
C 0.0



BUILDING SETBACK TABLE DOWNTOWN EDGE ZONING	
FRONT NON-RESIDENTIAL	0' MAX
FRONT RESIDENTIAL	20' MAX
SIDE	7' MIN.
REAR ADJACENT TO NON-RESIDENTIAL ZONES	7' MIN.
REAR ADJACENT TO RESIDENTIAL ZONES	12' MIN.

LEGAL DESCRIPTION: (Lot 9 & 10)

A part of Lot 9 & 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 9, thence S87°07'26"E 32.51 feet to the POINT OF BEGINNING, thence N01°34'06"E 141.00 feet, thence S01°34'06"W 141.00 feet, thence N87°07'26"W 99.53 feet, to the POINT OF BEGINNING: Containing 0.32 acres more or less subject to easements and right of way of record.

PARKING REQUIREMENTS:

DOWNTOWN EDGE (DE): 1 SPACE/ UNIT REQUIRED
11 UNITS = 11 SPACES REQUIRED

PROVIDED:		
	OFF-STREET:	7
	ON-STREET SPACES:	4
	TOTAL:	11

ENGINEER:

JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.
124 WEST SUNBRIDGE SUITE 5
FAYETTEVILLE, AR. 72703
(479) 442-9127

OWNER:

HURRICANE WA LLC
JACOBS GROUP
PO BOX 1285
BENTONVILLE, AR 72712

GENERAL NOTES:

1) PARCEL NUMBER: 01-04327-000
2) ADDRESS - 230 SE 7TH STREET
3) CURRENT ZONING = D-E
4) BASIS OF ROTATION - ARKANSAS STATE PLANE
5) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.
6) DETENTION SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION.
7) NO SIGNAGE IS PROPOSED AT THIS TIME. ALL NEW SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
8) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES. REFERENCE SECTION 1100.21.n OF THE LAND DEVELOPMENT CODE.
9) PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL

ELECTRIC, WATER & SEWER UTILITY NOTES:

1. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITITIES.
5. WATER METER WILL BE INSTALLED BY THE CONTRACTOR PRIOR TO TESTING.
6. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
7. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY OF BENTONVILLE WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
9. RELOCATED FIRE HYDRANT MUCT BE PLACED AS CLOSE TO THE EXISTING LOCATION AS POSSIBLE.
10. WATER SERVICE CHANGE FROM SINGLE TO DOUBLE BY CITY OF BENTONVILLE AT OWNER/DEVELOPER'S EXPENSE.
11. TRASH SERVICE TO BE PROVIDED WITH CARTS.
12. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES.
13. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING AROUND POWER POLES WITHIN 5/ BASED ON THE FOLLOWING CONDITIONS
    A) PLACEMENT OF ANY FILL GREATER THAN 1'
    B) **ANY** EXCAVATION
14. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
15. ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. TREE GRATES SHALL BE 3' X 3' PER CITY OF BENTONVILLE SPECIFICATIONS.
17. 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.
18. 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.
19. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
20. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING. PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
21. PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND BE "VICTOR STANLEY 'CLASSIC' (MODEL #C-10)" OR APPROVED EQUAL.
22. RELOCATION OF ELECTRICAL FACILITIES WILL BE AT THE OWNER'S EXPENSE.
23. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
24. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
25. BEUD DESIGN LAYUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THIS SITE/ UTILITY PLAN.
26. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE.
27. **ALL TAPS SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO TESTING.**
28. EAVES NOT TO BE GREATER THAN 30'.
29. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
30. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
31. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

BENTONVILLE PROJECT #LSD19-0028

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Fayetteville, AR 72703
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LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
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- CENTERLINE STREET
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- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
SE 7TH & B TOWNHOMES

PROJECT LOCATION:
BENTONVILLE, AR

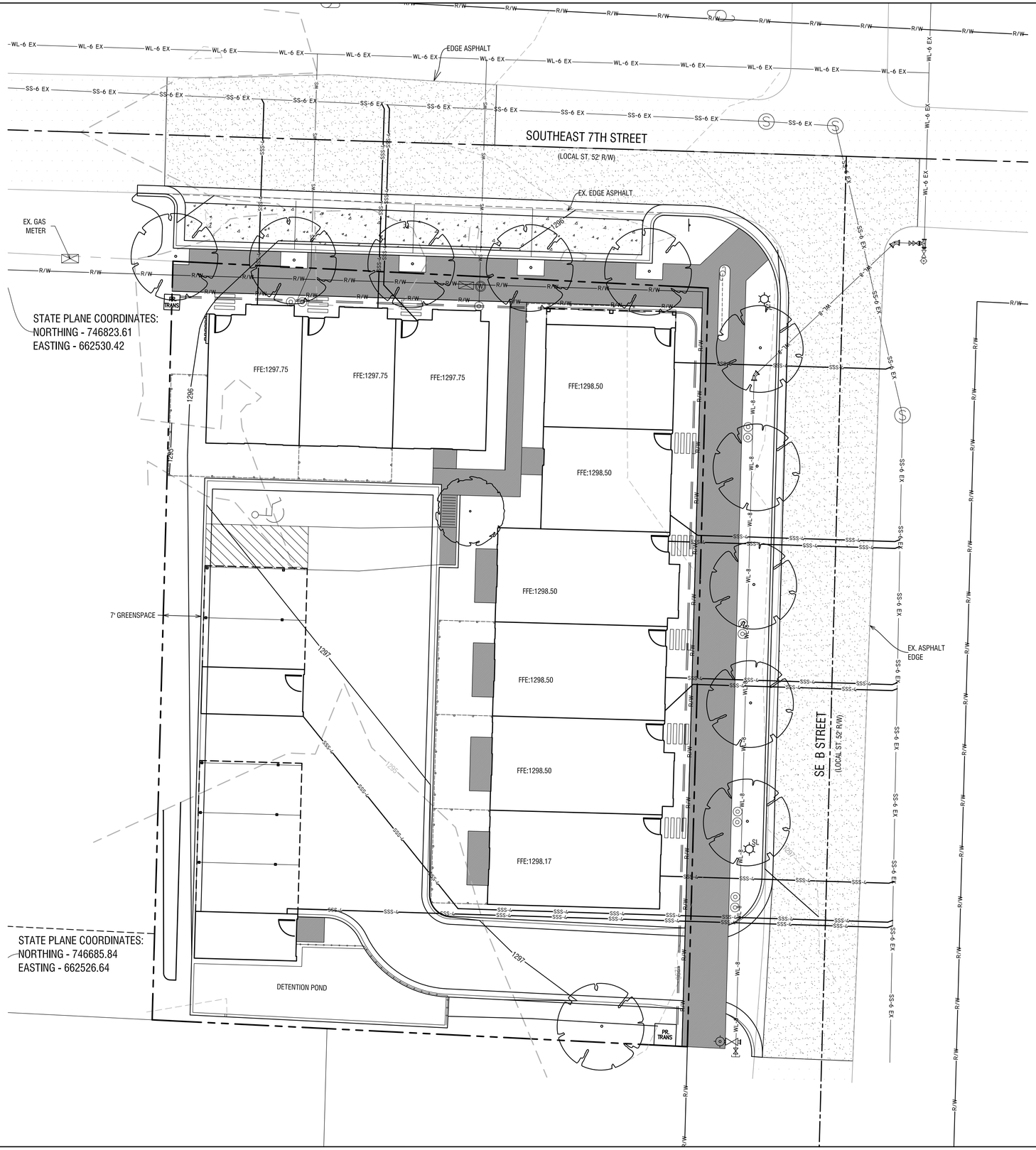
REVISIONS

DATE: 02-21-20
DRAWN BY: JSI
PROJECT # 2018057
PATH: Z:\LSD\2018058\LSD5
SHEET SIZE: 22" x 34"
SCALE: 1" = 10'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE
LSD SITE PLAN

SHEET NUMBER
C 1.0

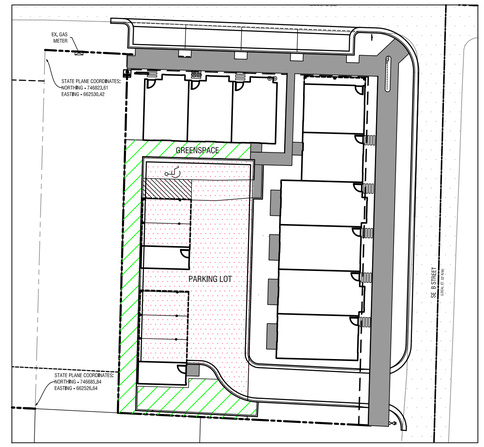


GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

N
W E
S



PARKING LOT LANDSCAPING (8% REQUIRED)

3,520 SF OF PARKING LOT
1,542 SF OF GREENSPACES

1,542/ 3,520 = 43.81%

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE:
-TREES: 1 PER 20' OF R.O.W. (1 SHADE TREE)
237.25' OF R.O.W = 12 STREET TREES REQD.
(11 STREET TREES PROVIDED)

INTERIOR PARKING:
1 TREE

LANDSCAPE NOTES:

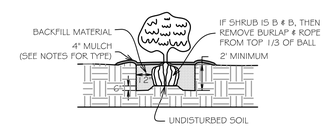
ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AUTOMATIC SPRINKLERS OR WATER SPIGOTS AT MINIMUM 100' RADIUS INTERVALS. MAINS SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS.

ALL INTERIOR LANDSCAPE ISLANDS SHALL BE SODDED OR 60% MINIMUM LIVING COVER.

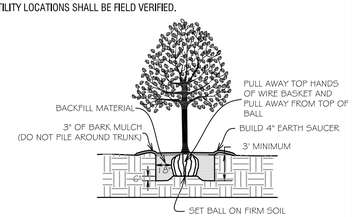
ALL LANDSCAPING WILL BE GUARANTEED BY THE DEVELOPER FOR 36 MONTHS FROM THE TIME OF INSTALLATION. IF ANY VEGETATION SHOULD FAIL TO SURVIVE DURING THAT TIME IT WILL NEED TO BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

ALL TREES SHALL BE PLANTED 5' FROM UTILITY LINES.

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



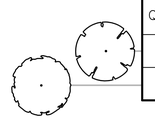
SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
11	LP	LONDON PLANE TREE Platanus x acerifolia	B&B	3.0" CAL.	
1	YO	YOSHINO CHERRY Prunus yeodoensis	B&B	3.0" CAL.	



BENTONVILLE PROJECT #LSD19-0028

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com
Civil Engineering · Surveying
Landscape Architecture Services

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING (UTX)
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
SE 7TH & B TOWNHOMES

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 02-25-20
DRAWN BY: JSI
PROJECT # 2018057
PATH: Z:\LSD\2018057\LSD5
SHEET SIZE: 22" x 34"
SCALE: 1" = 10'

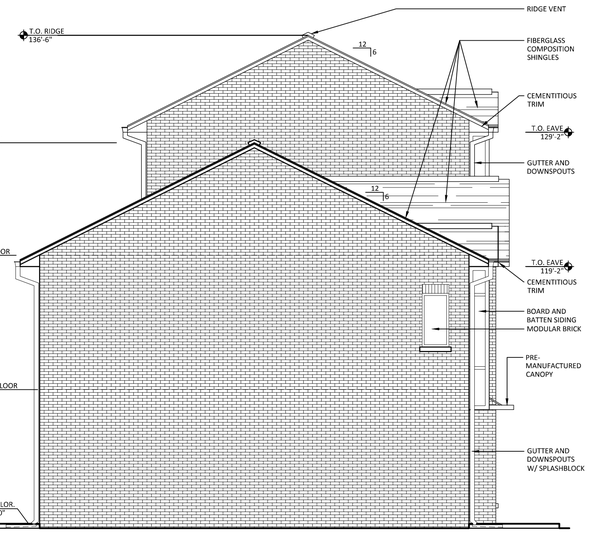
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEERS

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L 1.0

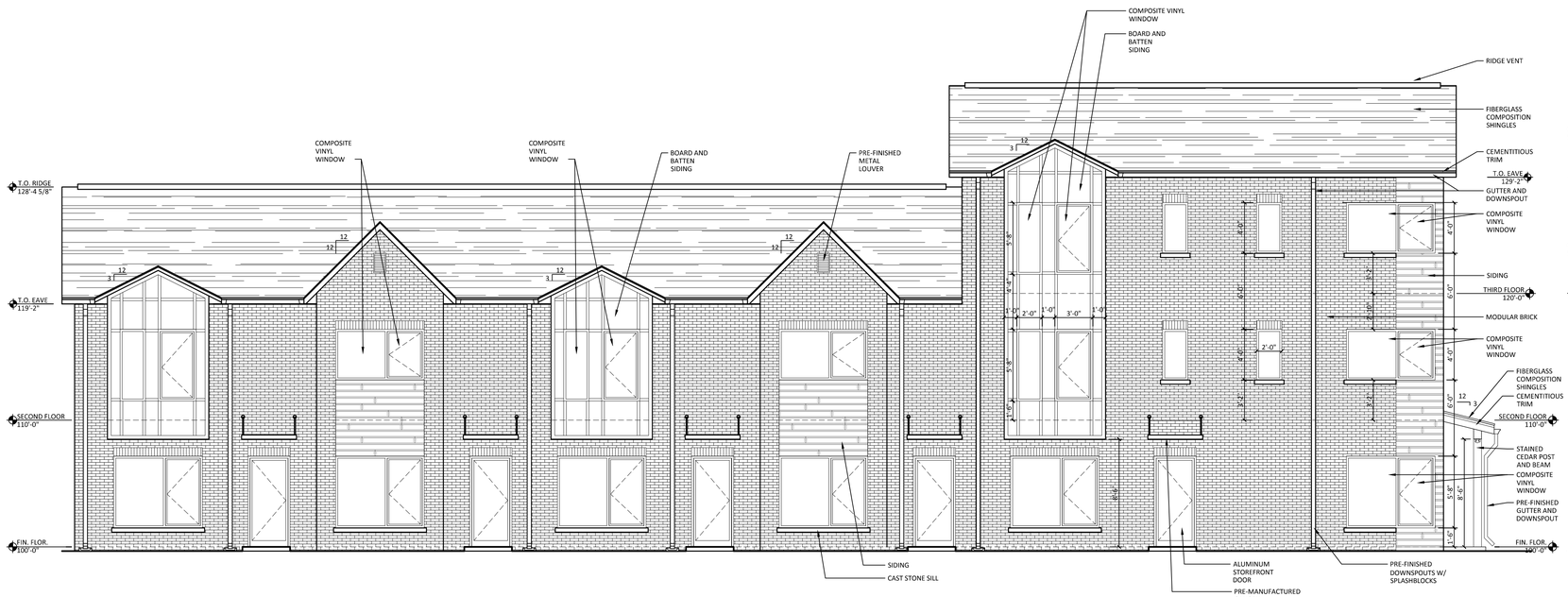
2 BUILDING 'A' REAR ELEVATION

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



3 BUILDING 'A' LEFT ELEVATION

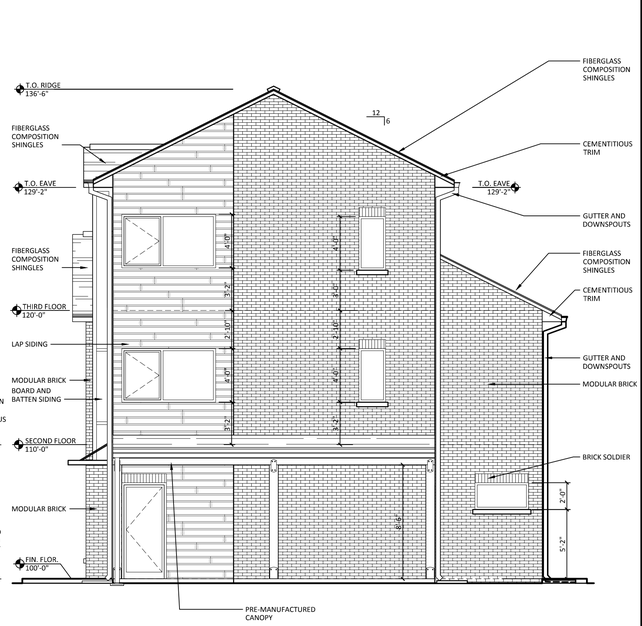
SCALE: 3/16" = 1'-0"



1 BUILDING 'A' FRONT ELEVATION- SE B STREET

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

BRICK-76%
SIDING/BOARD AND BATTEN-24%



4 BUILDING 'A' RIGHT ELEVATION- SE 7TH STREET

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

BRICK-76%
SIDING/BOARD AND BATTEN-24%

THIS DOCUMENT IS A PRELIMINARY PLAN AND IS NOT INTENDED FOR CONSTRUCTION.

RICK STUBER ARCHITECT
1642 E. OLD NORTH ROAD - SAND SPRINGS, AR 74063 918.245.1246 (p)

JACOBS GROUP
SOUTHEAST 7TH STREET & SOUTHEAST B STREET
ROW HOMES
BENTONVILLE, AR

Issued:	Date:

Revisions:	Date:
1	2-07-2019
2	8-02-2019
3	12-06-2019

Drawn by: JH

Checked by: RS

Date: 1-31-2019

Plan Number: 19008

Contents: EXTERIOR ELEVATIONS BUILDING 'A'

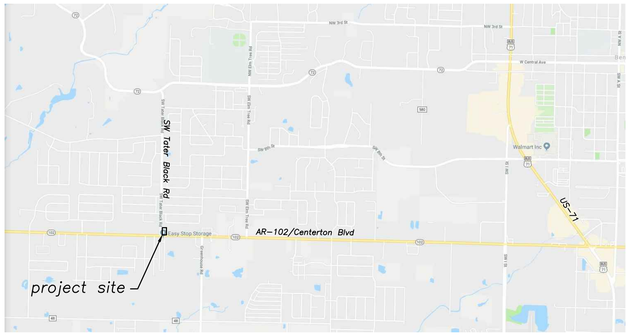
Sheet Number: A4.0

Copyright 2020, Rick Stuber Architect

\\SVR-1\Projects\2019 PROJECTS\19008-JACOBS-SE B-BENTONVILLE, AR\CAD\OLD\200130\A4.0-Exterior Elevations.dwg Plotted on: Jan 30, 2020 - 2:12pm by lquinnelly

LSD20-0001
LARGE SCALE DEVELOPMENT
KFC
1618 E CENTERTON BLVD

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com



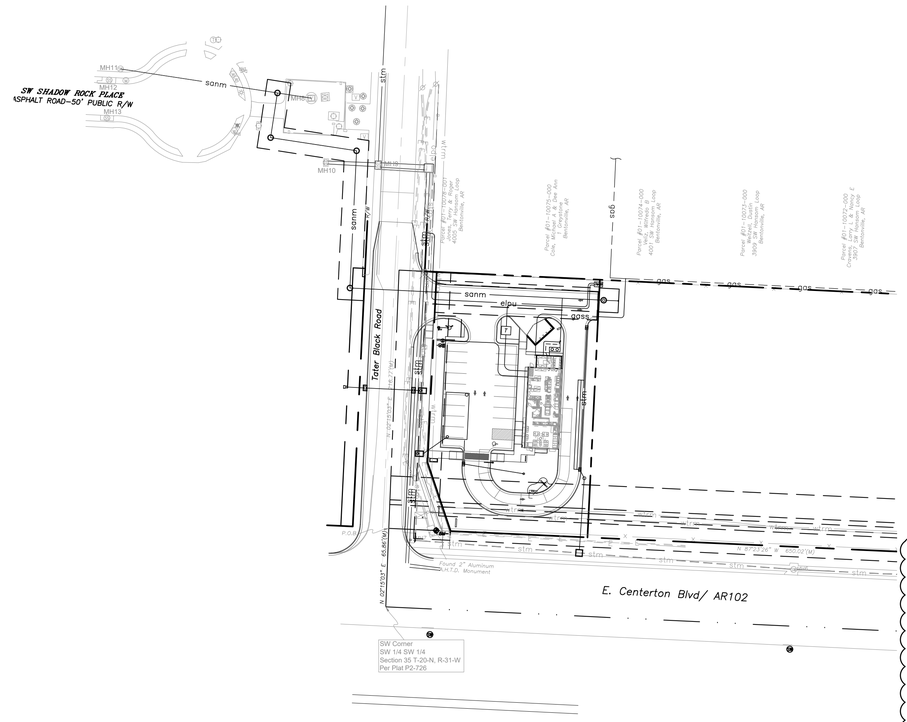
north 2 Vicinity Map
Not to Scale

Large Scale Development Plans for

KFC Bentonville

1618 East Centerton Boulevard

Section 35, Township 20 North, Range 31 West
City of Bentonville, Benton County, Arkansas
(portion of work falls within S34 T20N R31W)



north 1 Location Map
1"=60'
0 30 60 120

Sheet Index

1. C0.0 Cover
2. C0.1 General Notes
3. A0.1 Architectural Site/Dimension Plan
4. C1.0 Civil Site Paving Plan
5. C1.1 Civil Site Utility Plan
6. C1.2 Civil Grading & ESC Plan
7. C1.3 Public Road Widening Plan
8. C1.4 Public Sanitary Main Extension Plan
9. C3.1 Stormwater Drainage Map Plan
10. C3.2 Stormwater Plan & Profile
11. L0.1 Landscape Plan
12. E1 BEUD Electric Layout Drawing
13. Electrical Details 1
14. Electrical Details 2
15. Electrical Details 3
16. Water & Sewer Details 1
17. Water & Sewer Details 2
18. Water Detail 1
19. Water Detail 2
20. Sewer Details 1
21. C3.3 Storm Detail 1
22. C3.4 Storm Detail 2
23. C3.5 Storm Detail 3
24. A0.3 Trash Enclosure Detail
25. A4.0 Exterior Elevation 1
26. A4.1 Exterior Elevation 2
27. A4.2 Exterior Elevation 3
28. A4.3 Color Elevations

Civil Engineer:

Davidson Architecture & Engineering, LLC
Mrs. Hilary Zerr, PE
4301 Indian Creek Pkwy.
Overland Park, KS 66207
Phone: (913) 451-9390
Email: Hilary@davidsonae.com

Mr. Luke McIntosh, PE
4301 Indian Creek Pkwy.
Overland Park, KS 66207
Phone: (913) 451-9390
Email: Luke@davidsonae.com

Client Information
Plaza Street Partners
Roxanne Elliott, VP, Project Management
2400 W 75th St, Suite 220
Prairie Village, KS 66208
Phone: (816) 550-1589
Email: relliott@plazastreetpartners.com

Local Benchmarks: BM-#

BM-1: FOUND: 2" Aluminum A.H.T.D. Monument
Elevation: 1263.2254'
N: 744622.0395
E: 647539.3892

BM-2: FOUND: 2" Aluminum A.H.T.D. Monument
Elevation: 1251.911'
N: 744566.0895
E: 648706.4042

Floodplain Note:

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 05007C-0235-K, which bears an effective date of 06/05/2012 and is not located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
Zone "X" denotes areas outside the 0.2% annual chance flood plain.

Property Legend

- right of way
- property lines
- easements
- setbacks

Utility Notes

- Boundary information, existing utilities and topographic features shown are based on information supplied by owner, surveyor, and others.
- The existing utility locations shown on these plans are approximate and may not include all utility lines present. The contractor shall be responsible to make One Call and coordinate field location of all existing underground utilities prior to beginning excavation/construction activities.
- The contractor shall be responsible for any damage to any utilities or their structures during excavation/construction activities.
- The contractor shall coordinate and be responsible for connection fees, system development fees, taxes, etc. for all main connections and/or extensions with and from the city and/or respective utility unless otherwise coordinated with the Owner. All utility services for this project shall be coordinated with respective utility company by contractor.
- The contractor shall be responsible for adjusting all at-grade utilities such as manhole covers, valve box covers, etc. to finish grade, whether specifically indicated in these plans or not.
- Utilities shown on the plan with specific elevations and/or structure locations are SUE quality level "B", ie: storm sewer, sanitary sewer, water hydrants & valves, utility poles, etc. All other existing utility information shown is SUE quality level "D", primarily retracement of one-call and city records.

General Notes

- All work within the road right-of-way shall conform to the technical specifications and design criteria for public improvement projects of the city of Bentonville, Arkansas.
- Erosion Control shall be per the Erosion and Sediment Control Program Manual of the City of Bentonville, Arkansas.
- All work and materials shall be subject to inspection and approval by the owner or the owner's representative. Any change or deviation from these plans must be authorized by the owner or the owner's representative.
- All traffic control in connection with construction in the right-of-way shall be in conformance with the Manual of Uniform Traffic Control Devices.
- The contractor shall be required to provide a stabilized construction entrance to prevent mud from being deposited onto adjacent roads.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall protect from damage or injury all property including survey monuments, property markers, benchmarks, etc. Items damaged shall be reset by a professional land surveyor licensed in the state of Arkansas, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead-ins, signal poles, etc. Damaged improvements shall be repaired in conformance with the latest city standards and to the city's satisfaction.
- The contractor shall sod all disturbed areas within the public street right-of-way.
- Paving shall conform to the soils report, and these drawings, any identified discrepancies shall be brought to the attention of the engineer.
- Contractor shall provide 48-hour notification to the city engineering division to schedule all required inspections.
- All concrete for public improvements shall comply with the Standards and Specifications of the Kansas City Metropolitan Materials Board (KCMMB). Structural concrete shall be 5,000 psi and nonstructural concrete shall be 4,000 psi.
- A right-of-way work permit and/or street excavations permit shall be obtained by the contractor to complete all utility work within the public street right-of-way.

Contacts

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

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

Cox Communications:
Kip Smith (479) 717-3796
kip.smith@cox.com
4901 S. 48th Street
Springdale, AR 72762

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

Street Dept.:
City of Bentonville
Tony Davis (479) 271-3130
3200 SW Municipal Drive
Bentonville, AR 72712

Water Dept.:
City of Bentonville
Preston Newbill (479) 271-3140
3200 SW Municipal Drive
Bentonville, AR 72712

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

Wastewater Dept.:
City of Bentonville
Mike Roberts (479) 271-3160
1901 N.E. "A" Street
Bentonville, AR 72712

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

City Engineer:
City of Bentonville
Ellen Norvell (479) 271-5993
3200 SW Municipal Drive
Bentonville, AR 72712

Stormwater:
City of Bentonville
Janet Paith (479) 271-5002
jpaith@bentonvillear.com
3200 SW Municipal Drive
Bentonville, AR 72712

Arkansas 811

a new restaurant for
KFC
1618 East Centerton Boulevard
Bentonville, Arkansas 72712

date
07.19.2019
drawn by
LDM
checked by
HAZ
revisions

11.05.2019	1
12.16.2019	2
02.18.2020	3

city project tracking number:
LSD20-0001

sheet number
C0.0

drawing type
permit

project number
18243

davidson
architecture&engineering
4301 Indian Creek Parkway
Overland Park, KS 66207
phone: 913.451.9390
fax: 913.451.9391
www.davidsonae.com

Title Description:

The Land referred to herein below is situated in the County of Benton, State of Arkansas, and is described as follows:
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS.

EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, THENCE NORTH 89°05' WEST 100 FEET, THENCE NORTH 00°50' EAST 510.38 FEET, THENCE SOUTH 89°05' EAST 100 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE SOUTH 510.38 FEET TO THE POINT OF BEGINNING SUBJECT TO COUNTY ROAD, HIGHWAY 102, AND EASEMENTS OF RECORD.

LESS & EXCEPT: A PART OF THE SOUTHEAST /4 OF THE SOUTHWEST /4 AND A PART OF THE SOUTHWEST /4 OF THE SOUTHWEST /4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND FOR THE NORTHWEST CORNER OF THE SOUTHEAST /4 OF THE SOUTHWEST /4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, SAID STONE ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°27'12" EAST 1316.84 FEET TO A MAG NAIL SET IN THE ROADWAY OF ELM TREE ROAD; THENCE ALONG THE ROADWAY OF ELM TREE ROAD, SOUTH 00°11'33" WEST 671.32 FEET TO A SET MAG NAIL; THENCE LEAVING THE ROADWAY OF ELM TREE ROAD, NORTH 88°55'25" WEST 338.10 FEET TO A FOUND IRON PIN, THENCE NORTH 88°54'49" WEST 264.10 FEET TO A FOUND IRON PIN; THENCE NORTH 88°82'12" WEST 395.2 FEET TO A FOUND IRON PIN, THENCE NORTH 88°58'58" WEST 325.12 FEET TO AN EXISTING FENCE CORNER POST; THENCE SOUTH 01°24'06" WEST 138.97 FEET TO A FOUND IRON PIN; THENCE NORTH 89°58'17" WEST 100.00 FEET TO A SET IRON PIN; THENCE SOUTH 00°03'07" EAST 250.38 FEET TO A SET IRON PIN, THENCE NORTH 89°36'40" WEST 1220.52 FEET TO A MAG NAIL SET IN THE ROADWAY OF HUGH TATER BLACK MEMORIAL ROAD; THENCE ALONG THE ROADWAY OF HUGH TATER BLACK MEMORIAL ROAD, NORTH 00°05'37" WEST 1052.64 FEET TO A SET MAG NAIL; THENCE LEAVING THE SAID ROADWAY, SOUTH 89°27'12" EAST 1333.32 FEET TO THE TRUE POINT OF BEGINNING.

ALSO LESS & EXCEPT: PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, ALL BEING IN TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT BEING USED AS THE EAST SIXTEENTH CORNER OF SECTION 34; THENCE NORTH 02° 11' 53" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 A DISTANCE OF 39.73 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482; THENCE SOUTH 87° 14' 27" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 660.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02° 13' 04" EAST A DISTANCE OF 21.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD 090174; THENCE SOUTH 87° 23' 19" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 622.92 FEET TO A POINT; THENCE SOUTH 87° 16' 53" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 85.00 FEET TO A POINT; THENCE SOUTH 87° 24' 06" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 610.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482; THENCE SOUTH 02° 45' 59" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 24.38 FEET TO A POINT; THENCE NORTH 87° 14' 27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1,317.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.69 ACRES OR 29,862 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY AHTD REFERENCE AS JOB 090174.

AND LESS & EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCEMENT AT A POINT BEING USED AS THE WEST 1/16 CORNER OF SECTION 35; THENCE NORTH 02° 46' 10" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35 A DISTANCE OF 39.89 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 9482; THENCE NORTH 87° 14' 27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 111.30 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87° 14' 27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 557.96 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090179; THENCE NORTH 02° 45' 59" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 24.38 FEET TO A POINT; THENCE SOUTH 87° 05' 36" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 558.24 FEET TO A POINT; THENCE SOUTH 03° 27' 29" WEST A DISTANCE OF 22.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES OR 13,205 SQUARE FEET MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090179. (AKA AHTD JOB 090179, TCT 71)

Project Synopsis

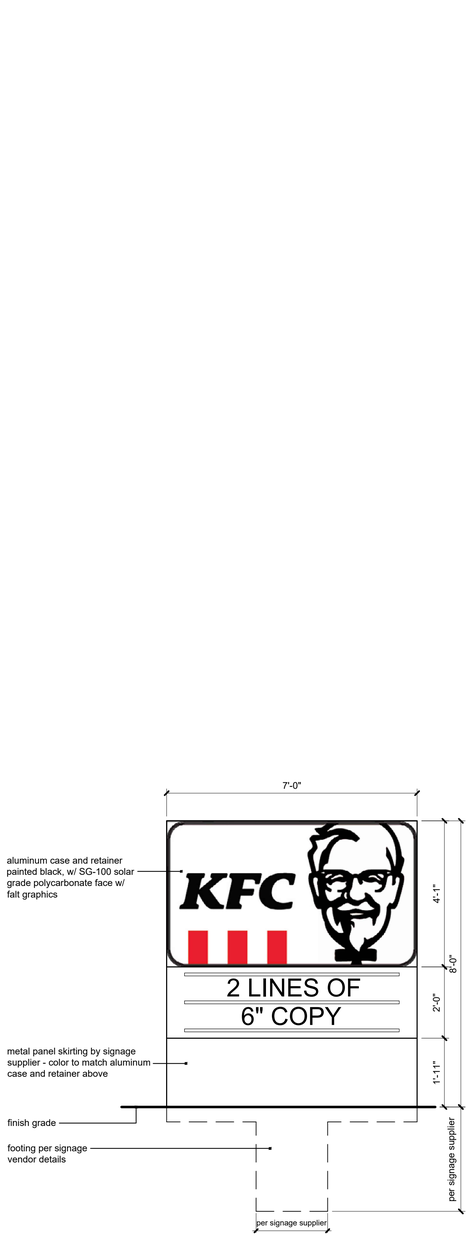
Governing Municipality:	Bentonville, Arkansas
Governing Code:	2012 Arkansas Fire Prevention Code
Responsible Party:	John Davidson, AIA 4301 Indian Creek Parkway Overland Park, Kansas 66207 913.451.9390
Site Area:	28,817 sq. ft., +/- 0.66 acres
Building Area:	2,100 sq. ft.
Existing Zoning:	AG
Proposed Zoning:	C-2
Proposed Imperv. Area:	18,731 sq. ft. (.43 acres) 65%
Proposed Green Space:	10,086 sq. ft. (.23 acres) 35%
Parking:	1 space / 4 occupants at max permitted occupancy @ 47 = 12 spaces plus 1 space / employee based on largest shift = 6 spaces Total = 18 spaces required, 19 spaces provided

General Notes

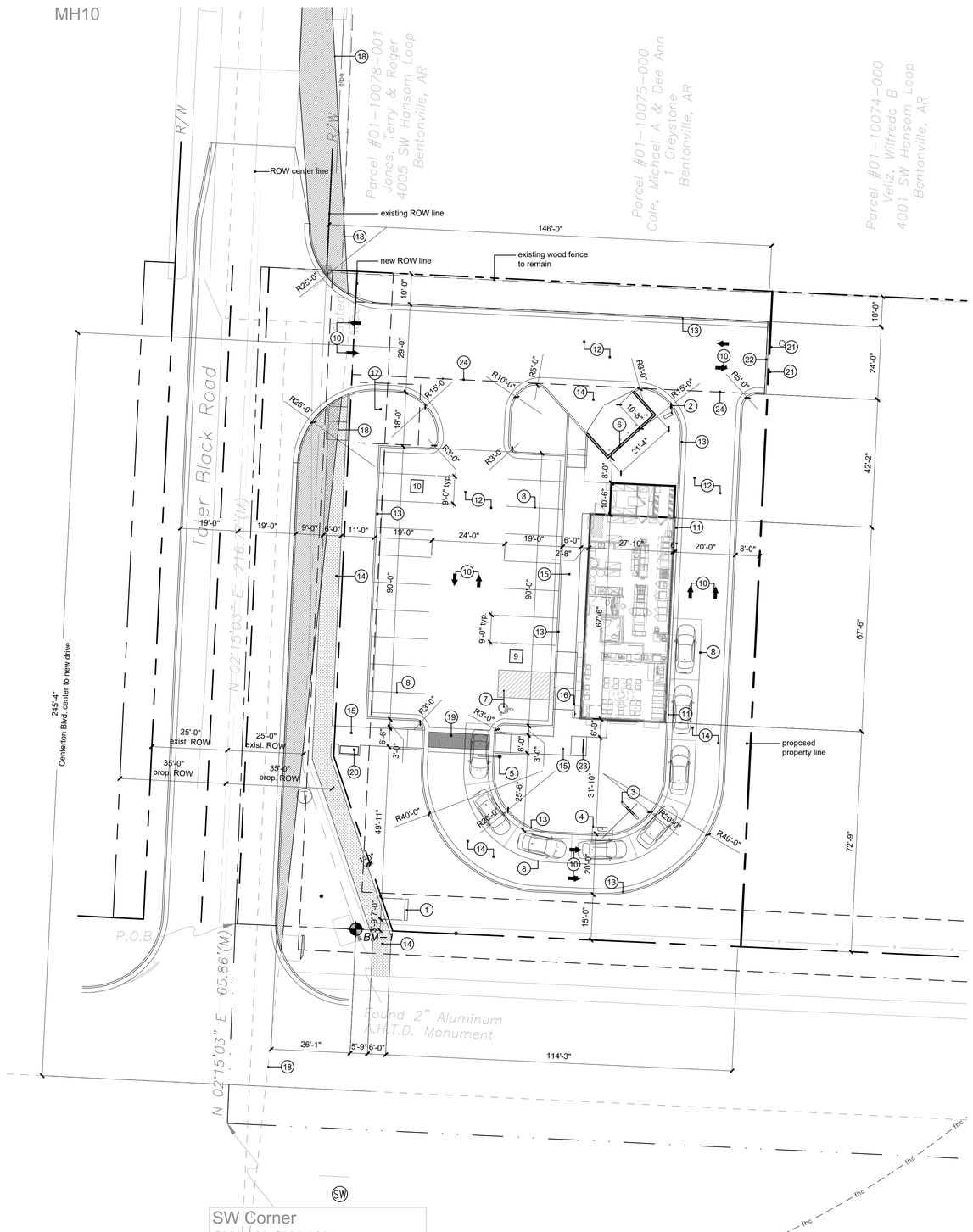
- All construction shall conform to the standards and specifications of Bentonville, AR.
- The general contractor shall contact all utility companies prior to the start of construction and verify the location and depth of any utilities that may be encountered during construction.
- The contractor shall field verify exist. surface & subsurface ground conditions prior to start of construction.
- Slopes shall maintain a maximum 3:1 slope.
- The contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- Place silt fence per civil for erosion control.
- Provide a temporary gravel access drive to prevent mud from being deposited onto the adjacent road.
- Prior to installing any structure on a public storm sewer, the contractor shall submit shop drawings for the structure(s). Installation shall not occur until drawings have been approved by public works.
- Prior to installing, constructing, or performing any work on the public storm sewer line (including connecting private drainage to the storm system) contact the city for inspection of the work. Contact must be made at least 48 hours prior to the start of work.
- Connections to the public storm sewer between structures will not be permitted.
- All exterior utility services shall be painted to match the primary building color.
- Prior to final inspection, the general contractor shall meet with the Bentonville Fire Department to designate fire lane and fire lane sign locations to be installed per Fire Department direction and requirements.
- A Knox Box will be installed on the front of the building facing the street or road.
- Caulk joint at perimeter of building around sidewalk. Color to match building colors. GC shall take care not to seal any exterior finish drainage elements.
- 3 All proposed signage will require a separate permit.
- All mechanical equipment (roof and ground mounted) shall be screened on all sides by similar materials as the building.

Construction Notes (##)

1. Monument sign per detail 2/A0.1, sign and footing by signage supplier, run electrical per electrical site plan.
2. KFC "Do Not Enter / Thank You" directional sign.
3. Drive-thru menu board, see detail 9/A0.3 for exact location.
4. Speaker box with canopy, see detail 9/A0.3 for exact location.
5. Vertical clearance bar.
6. 3 Trash enclosure per details 2-5/A0.3. Dumpster enclosure shall be constructed with similar materials as the building.
7. ADA parking stall per details on sheet A0.2.
8. 4" white striping typ.
9. Light pole and base per electrical drawings.
10. White thermoplastic directional markings per detail 6/A0.2.
11. Furnish and install 12" depth top of curb along edge of building at drive-thru lane per civil and per detail 1/A5.1.
12. Asphalt parking to meet geotech specifications.
13. Concrete curb and gutter per civil.
14. Concrete paving per civil.
15. New concrete sidewalk per civil.
16. Handicap parking sign per detail 8/A0.2.
17. Fire hydrant per civil drawings.
18. 3 Site distance triangle measured 15' from back of curb to 390' down oncoming lane for 35 mph road, per AASHTO standards.
19. Furnish and install stamped concrete pedestrian crosswalk across drive lane in contrasting color to pavement per civil drawings.
20. Furnish and install 6' public bench mounted to concrete pad. Bench shall be Victor Stanley "classic" (model C-10) or approved equal.
21. Furnish and install (2) MUTCD "OM4-2" Type 4 Object Markers signs.
22. Temporary asphalt curb per civil drawings.
23. Furnish and install tubular steel bike rack to hold minimum 4 bikes.
24. 24' cross access easement.



2 monument sign detail
scale: 1/2" = 1'-0"



1 site plan
scale: 1" = 20'-0"

north

a new restaurant for
KFC
1618 East Centerton Boulevard
Bentonville, Arkansas 72712

date
07.19.2019
drawn by
DAE
checked by
DAE
revisions

11.05.2019	1
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3 city project tracking number:
LSD20-0001

sheet number
A0.1

drawing type
permit

project number
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Property Legend

- right of way
- property lines
- easements
- setbacks
- section line
- center line

Utility Legend

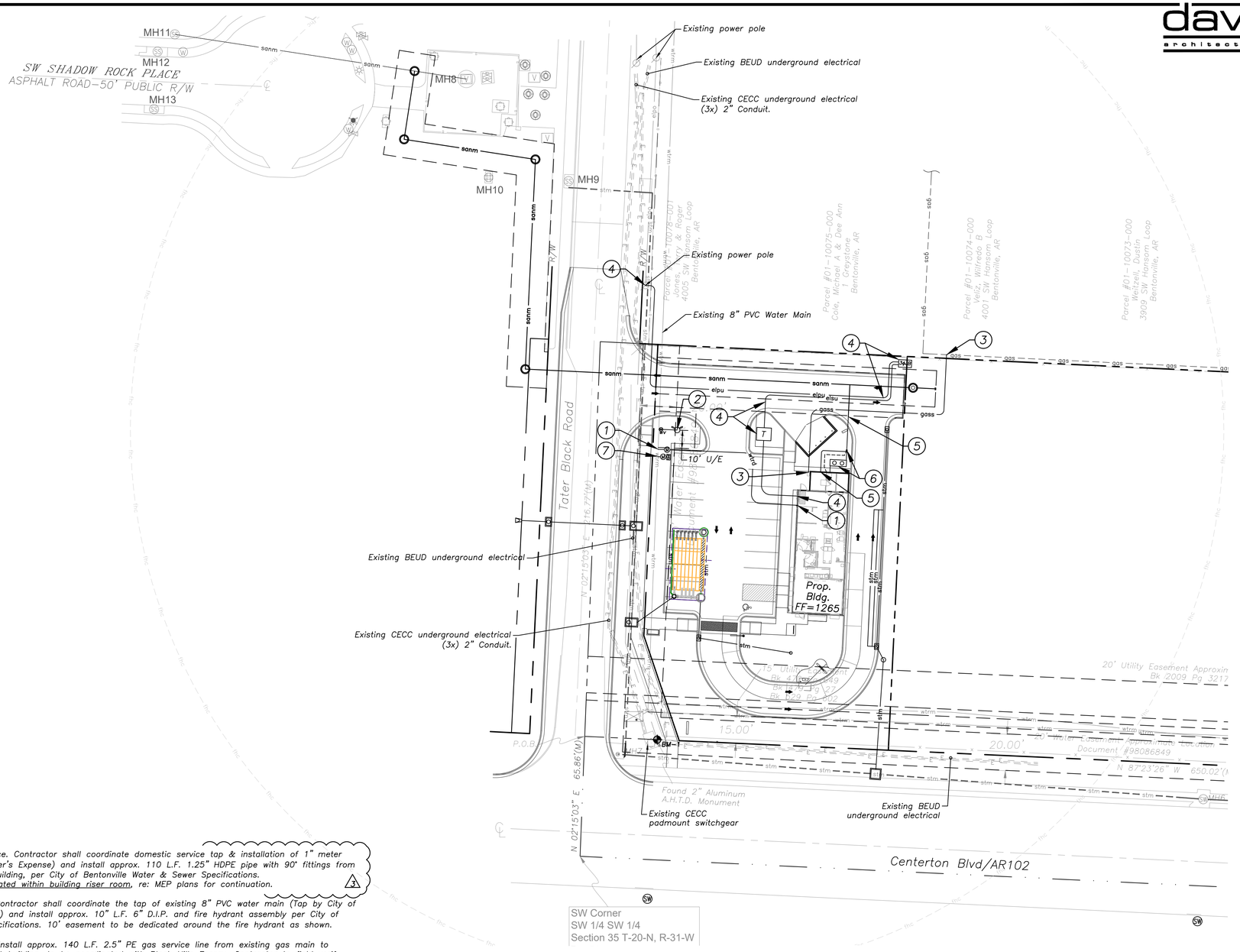
- existing
- proposed

Linetypes

- sanm — sanitary main
- sans — sanitary service
- stm — storm sewer (existing)
- stm — storm sewer (solid wall, proposed)
- wtrm — water main
- wtrf — water service (fire)
- wtrd — water service (domestic)
- wtri — water service (irrigation)
- gasm — natural gas main
- gass — natural gas service schematic
- E — underground primary electric (existing)
- elpu — underground primary electric (proposed)
- elsu — underground secondary electric (proposed)
- datu — underground cable/phone/data
- datsu — underground cable/phone/data service

Symbols

- (S) sanitary manhole
- co service cleanout
- fmv force main release valve
- rectangular structure
- circular structure
- fire hydrant
- wv water valve
- (M) water meter
- BFP backflow preventer
- natural gas meter
- T service transformer (pad mount)
- S primary switch gear
- light pole
- C cable/phone/data junction box
- street light
- pedestrian street light
- electric pole
- guy wire
- end section



Utility Notes:

1. Proposed domestic water service. Contractor shall coordinate domestic service tap & installation of 1" meter (by City of Bentonville; At Owner's Expense) and install approx. 110 L.F. 1.25" HDPE pipe with 90° fittings from from existing water main to building, per City of Bentonville Water & Sewer Specifications. RPZ backflow device to be located within building riser room, re: MEP plans for continuation. (3)
2. Proposed public fire hydrant. Contractor shall coordinate the tap of existing 8" PVC water main (Tap by City of Bentonville; At Owner's Expense) and install approx. 10" L.F. 6" D.I.P. and fire hydrant assembly per City of Bentonville Water & Sewer Specifications. 10' easement to be dedicated around the fire hydrant as shown.
3. Proposed natural gas service. Install approx. 140 L.F. 2.5" PE gas service line from existing gas main to proposed gas meter location at building, to be coordinated with Black Hills Energy. Contractor to field verify location of gas main. Location shown is approximate.
4. Proposed electrical service. Install approx. 210 L.F. primary conduit from existing power pole to new padmount junction box. From new junction box, install approx. 110 L.F primary conduit from to new padmount transformer, as shown, per Bentonville Electrical Utility Department electrical standards and specifications. Contractor to install extra empty conduit alongside all primary conduit installed. Install approx. 45 L.F. secondary conduit from transformer to building. Contractor to coordinate with City of Bentonville Electrical Utility Department, see BEUD–provided sheet "E1" for continuation, See Note this sheet.
5. Proposed sanitary sewer service. Install approx. 44 L.F. 4" PVC SDR–26 sanitary sewer service pipe at 2.0% minimum slope, with (2) 45° horiz. elbows (1x 90° bend), WYE (for grease line junction), and sampling cleanout, from building to 4" PVC service stub installed on new sanitary sewer main extension.
   F/L at Bldg = to be finalized with MEP Design
   F/L at Service EOS = 1255.00
6. Proposed grease/oil interceptor. Install 1,000 gallon polyethylene grease interceptor that meets the requirements set by the City of Bentonville. Install approx. 3.5 L.F. 4" PVC SDR–26 at 2.0% min., from building to grease interceptor. From interceptor, install approx. 5.5 L.F. 4" PVC SDR–26 at 2.0% min. to WYE on primary waste service line, see Note 5. Install 2" PVC vent pipe from sampling cleanout back to building, see MEP plans for continuation.
   F/L at Bldg = to be finalized with MEP Design
   F/L at GI (In) = (bldg minus 0.08')
   F/L at GI (Out) = (bldg minus 0.28')
7. Proposed irrigation service. Contractor shall coordinate installation of irrigation service tap & 5/8" meter (by City of Bentonville; At Owner's expense). Install RPZ backflow device after meter. All install work shall be per City of Bentonville Water & Sewer Specifications. Refer to plumbing & landscape plans for installation and continuation.
8. Proposed private storm water improvements, re: C3.2 (3)

Note:
Contact BEUD at 479–271–3135 before performing any grading within 5' of existing or proposed power poles.

Note:
BEUD Design layout drawing takes precedence over any electrical information shown on the site utility plan. (3)

Note:
Electrical 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. (3)

north

1 Site Utility Plan (Private)

1" = 30'

0 15 30 60

Arkansas 811

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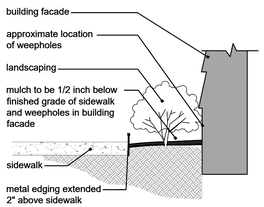
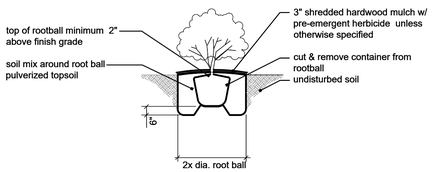
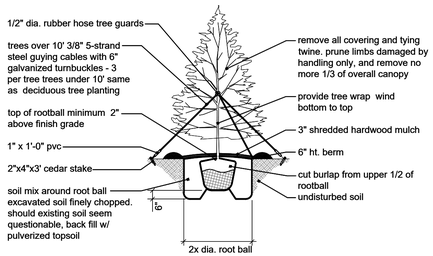


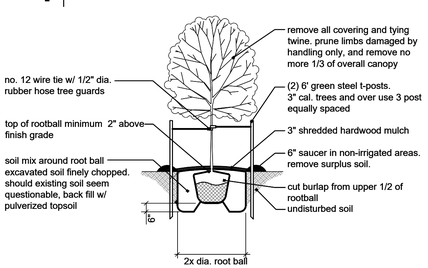
2 edging detail
not to scale



3 shrub planting detail
not to scale



4 evergreen tree planting detail
not to scale



5 deciduous tree planting detail
not to scale

Tree and Shrub Planting List

		ITEM	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION	MATURE HEIGHT
TREES ORNAMENTIAL/EVERGREEN/SHADE		AH	2	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2.5" CAL.	25'-0"
		AH	2	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	4" CAL.	25'-0"
		OR	4	OKLAHOMA REDBUD	CERCIS RENIFORMIS 'OKLAHOMA	2.5" CAL.	15'-0"
		OR	1	OKLAHOMA REDBUD	CERCIS RENIFORMIS 'OKLAHOMA	4" CAL.	15'-0"
		FH	10	FOSTER HOLLY	LLEX XATTENUATA 'FOSTERI'	2.5" CAL.	25'-0"
		CF	5	CRABAPPLE, FRUITLESS	MALUS SP.	2.5" CAL	12'-25'-0"
		CF	1	CRABAPPLE, FRUITLESS	MALUS SP.	4" CAL	12'-25'-0"
		SM	7	SAUCER MAGNOLIA	MAGNOLIA X SOULANGIANA/M. X LOEBNERI	2" CAL	25'-0"
SHRUBS		SWW	17	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'SPILLED WINE'	3-5 GALLON	
		HSH	30	HILLS OF SNOW HYDRANGEA	HYDRANGEA ARBORESCENS 'GRANDIFLORA'	3-5 GALLON	
		YH	8	STOKES YAUPON HOLLY	ILEX VOMITORIA 'STOKE'S DWARF'	3-5 GALLON	
GRASS		PD	45	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 GALLON	
		HG	3	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	
TURF				BERMUDA	CYNODON DACTYLON		

General Landscaping Notes

1. Landscaping shall be coordinated with the location of utilities, driveways and traffic clearance zones.
2. The contractor doing excavation on public right-of-way shall give 48 hours advance notice to and obtain information from utility companies.
3. Prior to commencement of work, the contractor shall notify all those companies which have facilities in the near vicinity of the construction to be performed.
4. Existing underground, overhead, utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies to locate their utilities before actual construction.
5. Contractor shall verify location of and protect all utilities and structures. Damage to utilities and structures shall be repaired by the contractor to the satisfaction of the owner at no additional expense.
6. Entire site to be irrigated by underground system, including right of way as req'd. (limits of sod including all other disturbed area's and all planting beds)
7. Irrigation system shall include an automatic rain sensor.
8. All turf areas to be Bermuda. All areas where Bermuda is to be installed will require a min. of 3" of top soil. Areas where less that 3" of depth, excavation will be needed.
9. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of the American Standard for Nursery Stock.
10. Trees planted per this plan shall be installed during the spring (march 15 through june 15) or fall (september 15 through december 1). Written city approval will be required for planting during other times of the year.
11. Stake and guy all trees per planting details.
12. Install all shrubs and groundcover per planting details.
13. Elevation of top of mulch shall be 1/2" below any adjacent pavement/turf areas.
14. Root stimulator shall be applied to the soil backfill of each plant during installation.
15. Contractor shall verify all landscape material quantities and shall report any discrepancies immediately to the Landscape Architect.
16. Contractor shall stake plant locations in the field and have approval by the Landscape Architect before proceeding with installation.
17. Contractor shall guarantee all plant material for a period of one (1) year from date of initial acceptance. Contractor is responsible for maintaining plant material until acceptance is received. Maintenance shall include watering, maintaining plants in vertical position and shrub bed weed control. Owner to be provided written copy of plant warranty agreement prior to plant installation.
18. All plant material shall meet or exceed minimum requirements defined by the "American Standard for Nursery Stock" ANSI Z60.1.
19. No plant material shall be substituted without written approval of the Landscape Architect per specifications.
20. Trees and seasonal color areas shall be mulched with three (3) inches minimum shredded hardwood mulch. Planting beds as delineated shall be separated from pavement/turf areas with metal edging and mulched with three (3) inches minimum shredded hardwood mulch over weed barrier fabric, except where otherwise specified.
21. All existing plant material to be retained shall be wrapped with orange, or bright, colored plastic snow fence around base of trees and around all shrubs. Stake to hold in place during construction. All materials to be maintained and remain in healthy condition during staging. Any materials that look like they might be compromised or in decline will not to be replaced at contractors expense immediately prior to installation.
22. All shrubs used as parking buffer to be min. 18" tall at planting and maintained 3'-0" max. height. Install plants not to encroach upon cars parked, when at full growth.
23. All trees with above a 2" caliper shall be double staked, while smaller trees shall be single staked. (When Applicable)
24. Ground mechanical and electrical equipment shall be wholly screened from street right-of-way and residential developments.
25. Maximum slope shall be not greater than 3 : 1.
26. All portions of site not covered by paving, mulch, plantings, etc. are to be sodded. Sod shall extend to all disturbed areas and shall include portions of right of way if necessary. Maintain positive drainage.
27. Slightly mound all islands at $\frac{1}{4}$" per 12" run.
28. Set shrubs a minimum of 3 feet from other site structures - walls, walks or curbs.
29. Any stiff branched, fruiting or plants with thorns that can damage vehicles are strictly prohibited.
30. Utilize washed river rock cover at all planted areas adjacent to building perimeter and hardwood mulch in planting beds throughout remainder of site, unless noted otherwise. (Conditional based on approval of waiver provided to City of Bentonville)
31. At the time of planting and for the life of the tree, all tree root areas shall be mulched with a minimum 4 foot diameter ring of mulch, 3 to 4 inches deep.
3 32. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch shall be used. Mounding or piling of mulch against tree trunks is strictly prohibited.
33. Maintenance Agreement Statement: A1400.05 -12: Once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced.
34. 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.
3 35. Healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.
3 36. Utilities shall be pot holed and located to confirm trees can be installed. Trees must be installed at a minimum of 5' from any public utility main.
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.

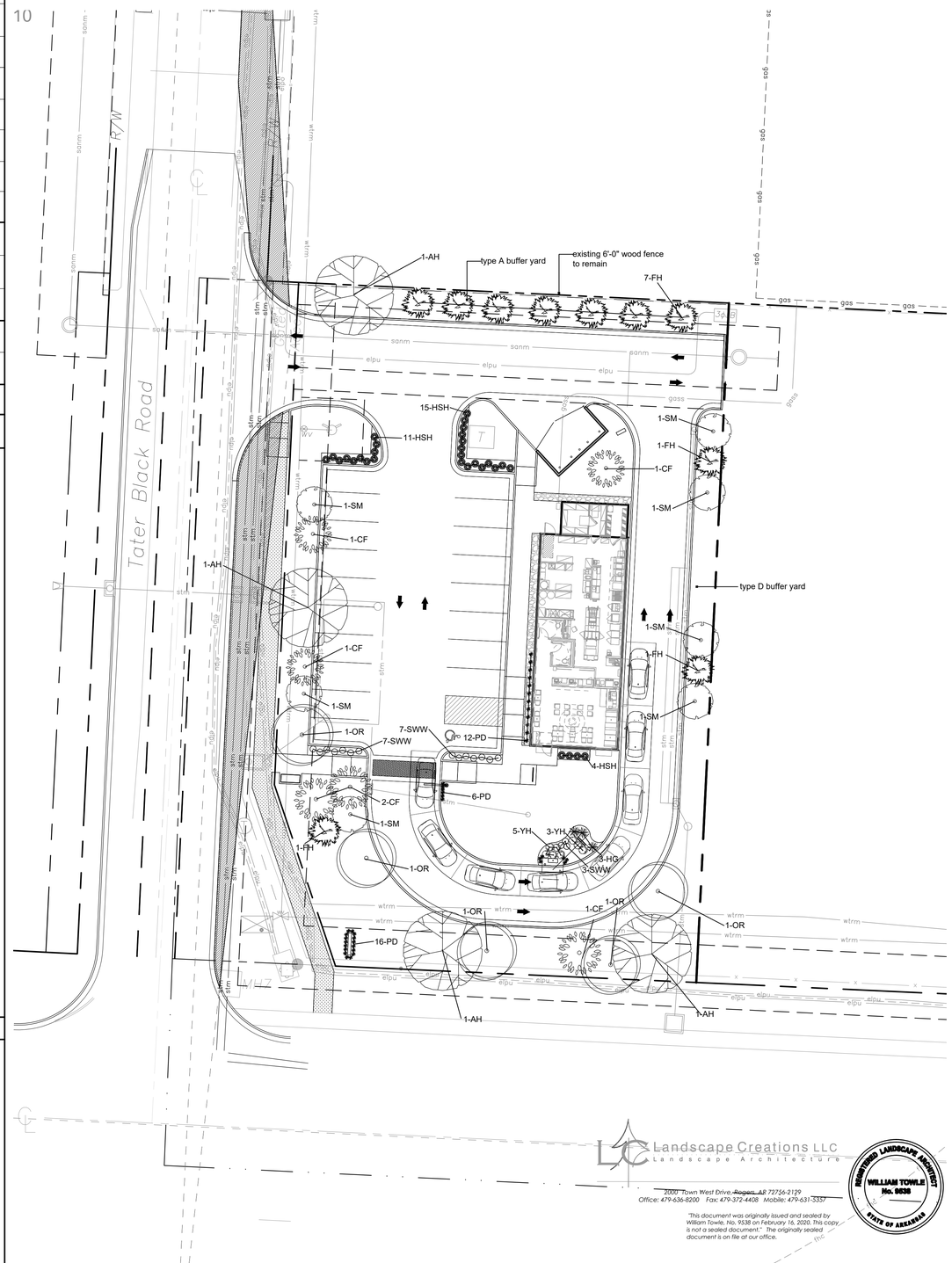
Landscaping Requirements

3 1. Living materials, such as lawn grass or herbaceous groundcovers like juniper or liriope, etc., shall cover a minimum of 80% of the planting islands. One hundred percent (100%) of living materials is strongly encouraged.
2. Organic mulch such as shredded bark, pecan hulls, cotton seed hulls or cypress mulch may cover up to 20% of the landscaped street frontage buffer.
3. A 7 ft. wide perimeter landscape strip is required for each development along rear and side lot lines.
   - Trees shall be provided at a minimum rate of 1 tree per every 50 linear feet or fraction thereof.
   - side lot lines = 216' / 50 = 5 trees required, 5 provided
   - rear lot lines= 140' / 50 = 3 trees required, 7 provided
4. Street frontage buffer shall be provided at a minimum rate of 1 shade tree per every 20 linear feet or fraction thereof of street frontage.
   3 - E. Centerton Blvd. lot line = 113' / 20 = 6 shade trees required, 6 provided
   3 - Tater Black Rd. lot line = 206' / 20 = 10 shade trees required, 10 provided
5. Ornamental trees shall have a minimum caliper size of 2 inches.
6. At the time of planting and for the life of the tree, all tree root areas shall be mulched with a minimum 4 foot diameter ring of mulch, 3 to 4 inches deep. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch shall be used.
7. Interior greenspace shall be a minimum of 8% of the total area of parking lot.
   3 - Will provide interior greenspace requirement 8% of impervious material, and at least 80% will be living material for parking islands.
   - total area of parking lot= 21,256 sq. ft.
   - total area of interior green space= 2,772 sq. ft.
   - 1,862 / 21,256 = 8.7% interior green space of the total area of parking lot
8. Planting islands shall be spaced no farther than 15 parking spaces apart.
9. All rows of parking shall terminate with a planting island or landscaped area.
10. Internal planting islands shall be a minimum size of 18' x 18' and contain a minimum of 2 shade trees.
11. External planting islands shall be a minimum size of 9' x 18' and contain a minimum of 1 shade tree.
12. Landscaping is required to have a 5' min separation from all public utilities.
3 13. All trees planted in the public right-of-way shall be 4" caliper and the lowest limb shall be 60" or higher from final grade at time of planting.

Buffer Yard

Type A:
- Existing 6'-0" high wood screen provided along property line @ adjacent property.

Type B:
- Trees provided every 50 l.f per above requirements breakout.
- Cluster or grouping of trees



Landscape Creations LLC
Landscape Architecture
2000 Town West Drive, Rogers, AR 72756-2129
Office: 479-636-9200 Fax: 479-372-4408 Mobile: 479-631-5357

"This document was originally issued and sealed by William Towle, No. 9538 on February 16, 2020. This copy is not a sealed document." The originally sealed document is on file at our office.

REGISTERED LANDSCAPE ARCHITECT WILLIAM TOWLE No. 9538 STATE OF ARKANSAS

3 1 landscape plan
scale: 1" = 20'-0"

north

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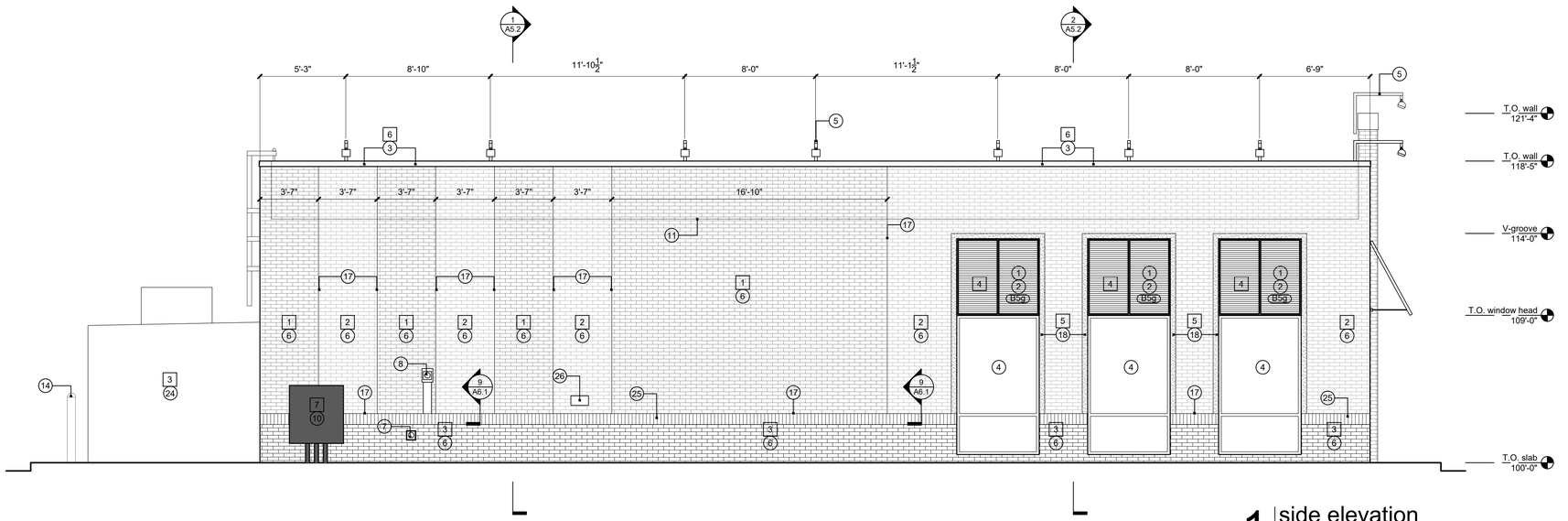

1 side elevation
scale: 1/4" =1'-0"

image components schedule

tag	qty.	item description	elec.
signage			
S1a	1	vinyl logo/ graphics for tower panel - full height	
S1b	0	vinyl logo/ graphics for tower panel - half height	
S3a	0	KFC channel letters - 30" red	X
S3b	1	KFC channel letters - 24" red	X
S3c	0	KFC channel letters - 30" white	X
S3d	0	KFC channel letters - 24" white	X
S4a	1	"real meals to go" dimensional letters for 15' dt canopy	
S4b	0	"real meals to go" vinyl letters for 8' dt canopy	
S5a	1	"world famous chicken" letters - 16" dimesnional pin mount	
S5b	0	"world famous chicken" 16" letters - paint	
S5c	0	"world famous chicken" 12" letters - paint	
S5d	0	"world famous chicken" stacked letters - paint	
S6	0	"real meals" bucket sign	
S7	0	"real meals to go" bucket sign	
S8a	1	"hard way" paint template - 57" round	
S8d	1	"hard way" paint template - horizontal	
S9	0	"hot fresh arrow sign"	X
G9a	1	store hours - entry door	
G9b	1	store hours - dt window	
G9c	1	store hours - dt speaker post/ canopy	
building exterior elements			
B1a	1	tower panel w/ half height logo (no graphics) - full height w/ extender	
B1b	0	tower panel w/ logo and graphics - half height	
B2	0	tower lid canopy	
B3a	1	dt window canopy - 15' wide	
B5g	6	shuttered awnings - 5'-0" wide, 5'-1" ht	
B5h	0	shuttered awnings - 6'-4" wide, 5'-1" ht	

exterior finish schedule

# tag	exterior wall area	mfr.	color	notes	contact
1	exterior paint	Benjamin Moore	aura exterior paint- exotic red 2086-10, low luster (634)		Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
2	exterior paint	Benjamin Moore	regal select exterior paint- wedding veil 2125-70, low luster (n401)		Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
3	exterior paint	Benjamin Moore	aura exterior paint- black horizon 2132-30, low luster (634)		Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
4	louvered awnings	pre-finished	aura exterior paint- exotic red 2086-10, low luster (634)		
5	painted 4" band around window, awning, and behind awning (above the window)	Benjamin Moore	aura exterior paint- black horizon 2132-30, low luster (634)		Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
6	exterior metal	Benjamin Moore	Corotech polyester urthane custom match Benjamin Moore - wedding veil 2125-70 (v520)	Corotech primer (v132)	Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
7	exterior metal	Benjamin Moore	Corotech polyester urthane custom match Benjamin Moore - black horizon 2132-30 (v520)	Corotech primer (v132)	Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
8	stencil	Benjamin Moore	Welcome to Kentucky Fried Chicken @ cooler = Wedding Veil 2125-70 Colonel bust @ cooler and (S8d) = black horizon 2132-30		Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com

elevation general notes:

miscellaneous:
- See sheet A1.1 "window types" for window elevations.
- Paint colors shown are color references for the EIFS supplier.

sealers (refer to specs):
- Sealant at all wall and roof penetrations.
- Sealant at all window and door frames at head and jamb. Do not seal sill at windows.

critical finish openings:
- Building finish openings that are designated as "critical" shall be maintained to provide for the standard installation of standard signage/ building elements. See general note for "vendor provided/ installed elements".

vendor supplied/ installed elements:
- GC to coordinate with vendor provided / vendor installed signage and building elements.

construction notes:

1. Paint wall surface behind awning.
2. Pre-finished metal louvered awnings (awnings above doors to have rain diverters).
3. Parapet fascia cap.
4. Aluminum storefront window/ door system. See sheet A1.1.
5. Wall lighting - lighting vendor supplied, GC installed. See electrical drawings.
6. Thin brick system.
7. Hose bib. See detail 12/A6.1.
8. CO2 filler valve and cover.
9. Scupper collector and downspout, 6" min.
10. Switchgear.
11. Line indicates top of roof deck.
12. Overflow scupper.
13. Gas meter, do not paint meter.
14. Steel bollard with PVC sleeve.
15. Top of RTU. Coordinate with manufacturer specifications.
16. Exhaust fans on roof.
17. Line of paint color change.
18. 1-1/2" drainable EIFS trim per manufacturer specifications.
19. Emergency lighting per electrical drawings.
20. Drive-thru window. See sheet A2.1.
21. Stainless steel corner guards.
22. Security door (G.C. supplied and installed).
23. Roof ladder. See details 2/A6.0 & 10/A6.0.
24. Walk-in cooler to be painted.
25. Thin brick soldier course.
26. RTI 7"h. x 13"w fill box installed at 42" a.f.f.
27. Install box for security camera, verify size with supplier.

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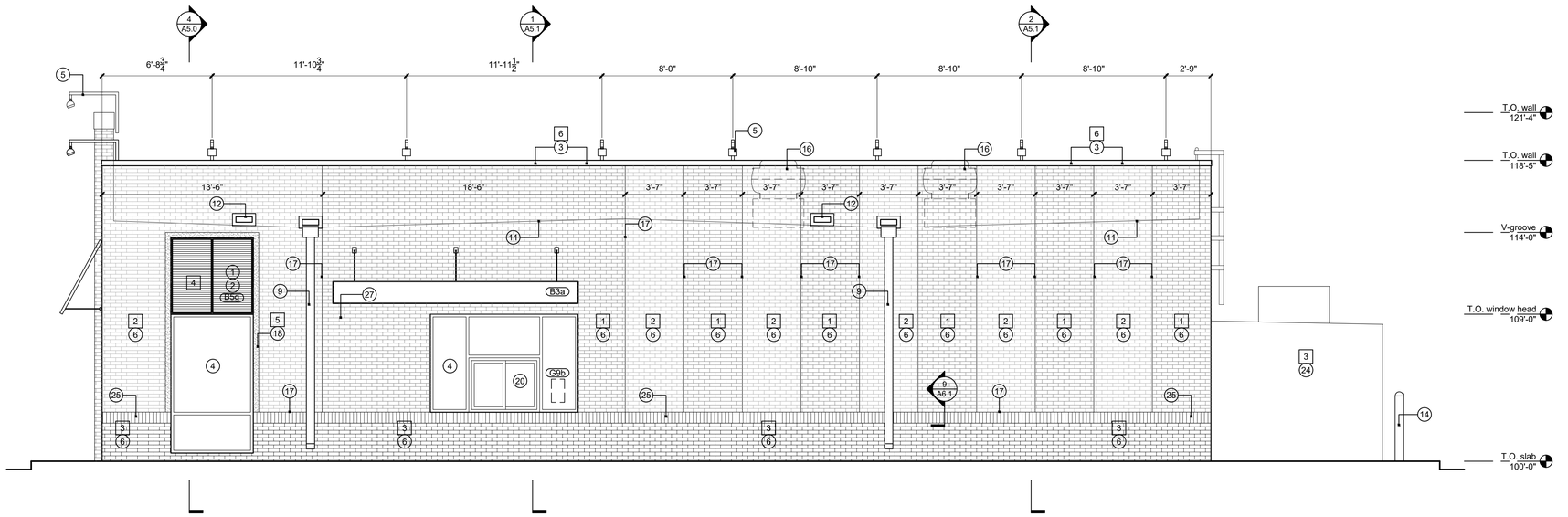

1 drive-thru elevation
scale: 1/4" =1'-0"

image components schedule

tag	qty.	item description	elec.
signage			
S1a	1	vinyl logo/ graphics for tower panel - full height	
S1b	0	vinyl logo/ graphics for tower panel - half height	
S3a	0	KFC channel letters - 30" red	X
S3b	1	KFC channel letters - 24" red	X
S3c	0	KFC channel letters - 30" white	X
S3d	0	KFC channel letters - 24" white	X
S4a	1	"real meals to go" dimensional letters for 15' dt canopy	
S4b	0	"real meals to go" vinyl letters for 8' dt canopy	
S5a	1	"world famous chicken" letters - 16" dimesnional pin mount	
S5b	0	"world famous chicken" 16" letters - paint	
S5c	0	"world famous chicken" 12" letters - paint	
S5d	0	"world famous chicken" stacked letters - paint	
S6	0	"real meals" bucket sign	
S7	0	"real meals to go" bucket sign	
S8a	1	"hard way" paint template - 57" round	
S8d	1	"hard way" paint template - horizontal	
S9	0	"hot fresh arrow sign"	X
G9a	1	store hours - entry door	
G9b	1	store hours - dt window	
G9c	1	store hours - dt speaker post/ canopy	
building exterior elements			
B1a	1	tower panel w/ half height logo (no graphics) - full height w/ extender	
B1b	0	tower panel w/ logo and graphics - half height	
B2	0	tower lid canopy	
B3a	1	dt window canopy - 15' wide	
B5g	6	shuttered awnings - 5'-0" wide, 5'-1" ht	
B5h	0	shuttered awnings - 6'-4" wide, 5'-1" ht	

exterior finish schedule

tag	exterior wall area	mfr.	color	notes	contact
1	exterior paint	Benjamin Moore	aura exterior paint- exotic red 2086-10, low luster (634)		Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
2	exterior paint	Benjamin Moore	regal select exterior paint- wedding veil 2125-70, low luster (n401)		Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
3	exterior paint	Benjamin Moore	aura exterior paint- black horizon 2132-30, low luster (634)		Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
4	louvered awnings	pre-finished	aura exterior paint- exotic red 2086-10, low luster (634)		
5	painted 4" band around window, awning, and behind awning (above the window)	Benjamin Moore	aura exterior paint- black horizon 2132-30, low luster (634)		Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
6	exterior metal	Benjamin Moore	Corotech polyester urthane custom match Benjamin Moore - wedding veil 2125-70 (v520)	Corotech primer (v132)	Kurt McClelland p: (800) 635-5147 c: (502) 640-1608 kurt.mcclelland@benjaminmoore.com
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elevation general notes:

miscellaneous:
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- Paint colors shown are color references for the EIFS supplier.

sealers (refer to specs):
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27. Install box for security camera, verify size with supplier.

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revisions

11.05.2019	1
02.18.2020	3

3
city project tracking number:
LSD20-0001

sheet number
A4.1

drawing type
permit

project number
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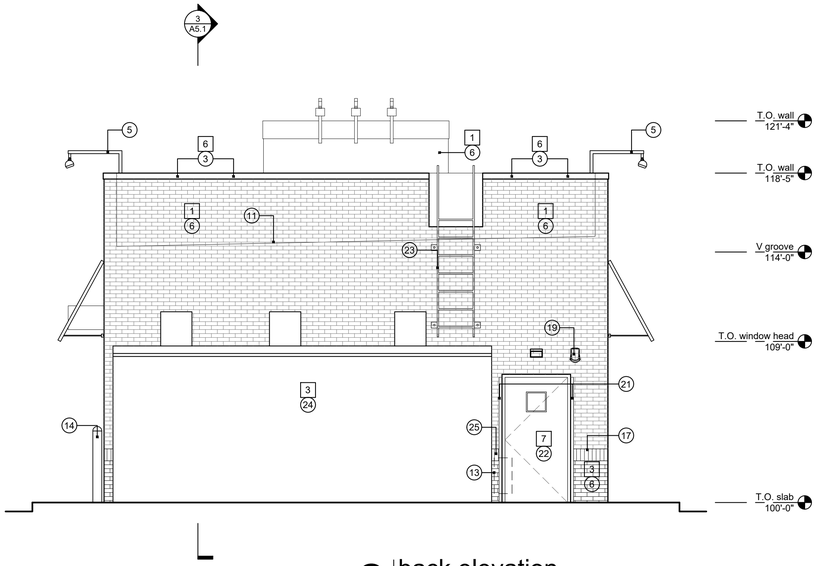
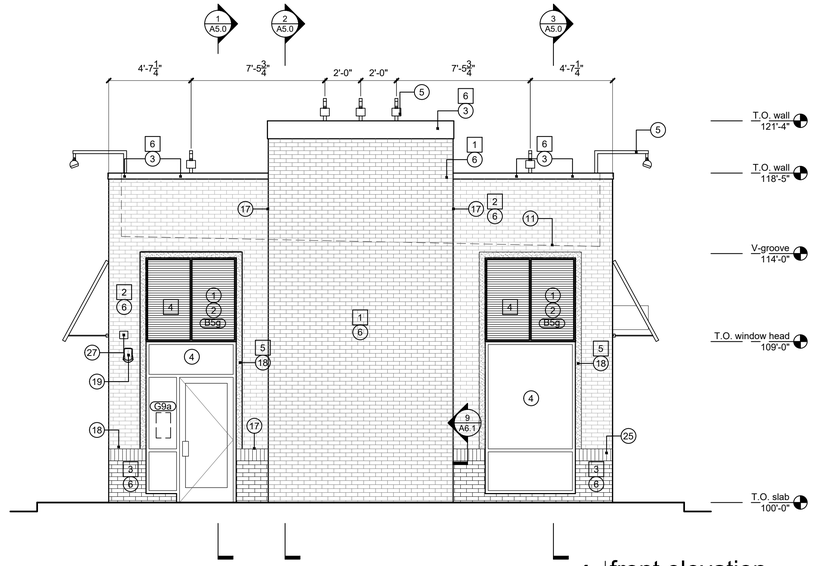


2 back elevation
scale: 1/4" =1'-0"



1 front elevation
scale: 1/4" =1'-0"

image components schedule

signage			
tag	qty.	item description	elec.
S1a	1	vinyl logo/ graphics for tower panel - full height	
S1b	0	vinyl logo/ graphics for tower panel - half height	
S3a	0	KFC channel letters - 30" red	X
S3b	1	KFC channel letters - 24" red	X
S3c	0	KFC channel letters - 30" white	X
S3d	0	KFC channel letters - 24" white	X
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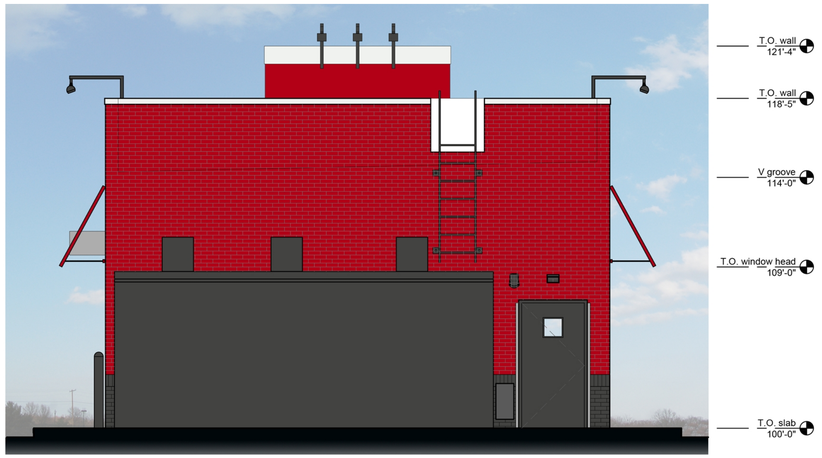
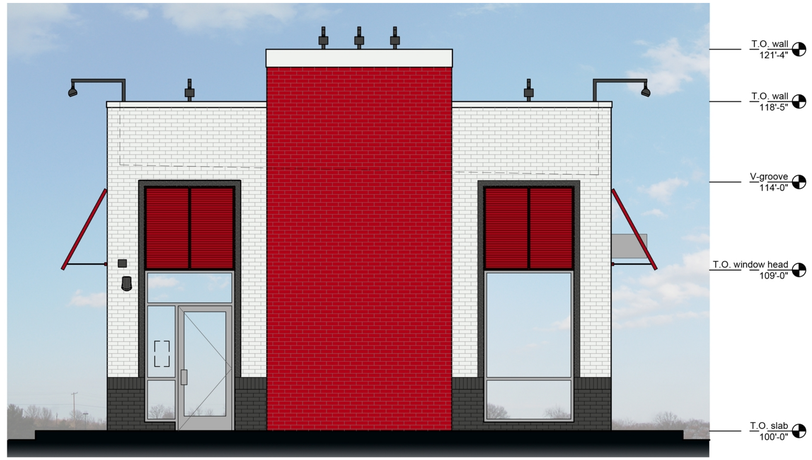


2 back elevation
scale: 1/4" = 1'-0"



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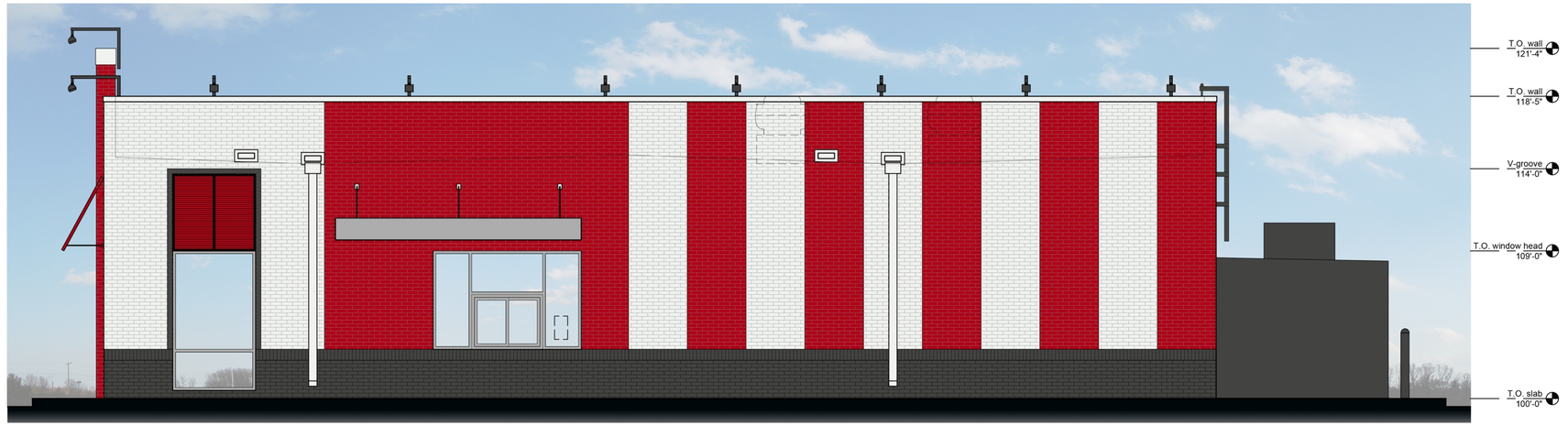
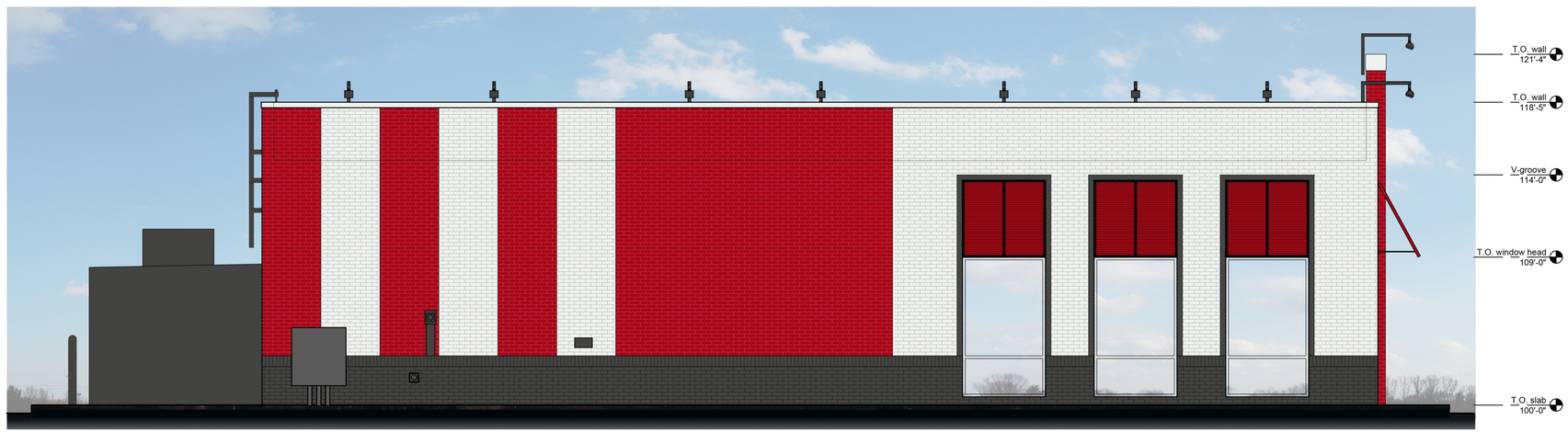


3 side elevation
scale: 1/4" = 1'-0"



4 side elevation
scale: 1/4" = 1'-0"

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NE Corner of E. Centerton Blvd. & SW Tater Black Rd.
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drawn by
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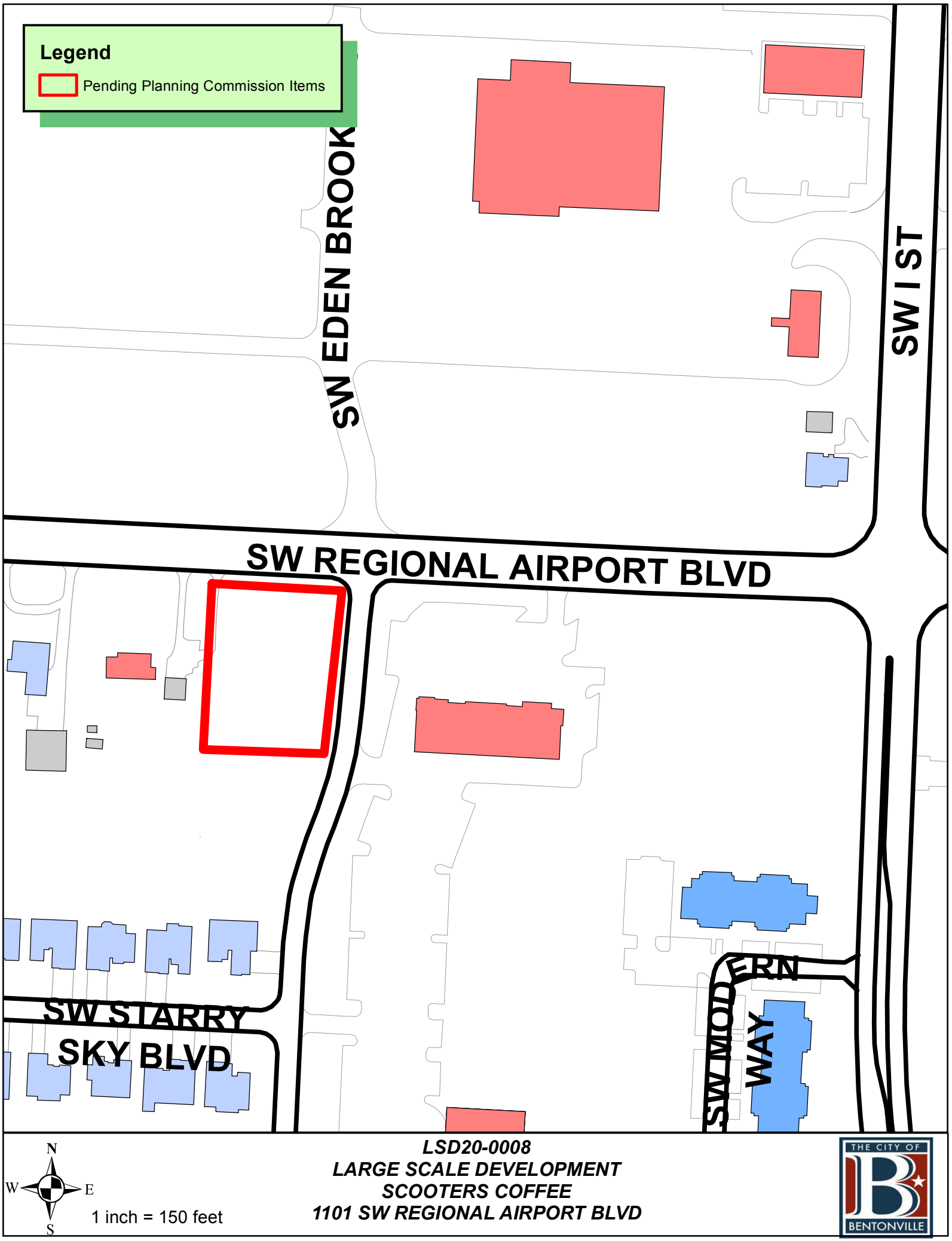

LSD20-0008
LARGE SCALE DEVELOPMENT
SCOOTERS COFFEE
1101 SW REGIONAL AIRPORT BLVD

THE CITY OF BENTONVILLE

SCOOTER'S COFFEE

1001 SW REGIONAL AIRPPORT BLVD - BENTONVILLE, ARKANSAS

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL BMPS PRIOR TO BEGINNING ANY CONSTRUCTION. BMPS SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
15. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10am FOR AN INSPECTION THE FOLLOWING DAY.
16. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

VICINITY MAP
N.T.S.

NORTH

INDEX OF DRAWINGS

1	COVER SHEET
2	SITE + UTILITY PLAN
3	GRADING PLAN
4	LANDSCAPE PLAN
5	LANDSCAPE DETAILS
6	BEUD ELECTRIC DESIGN
7-09	CITY WATER + SEWER DETAILS
12-14	BEUD STANDARD ELECTRIC DETAILS
15-16	ADDITIONAL DETAILS

PARCEL NUMBER:	01-12789-000
PROJECT SITE ADDRESS:	1001 SW REGIONAL AIRPORT BLVD BENTONVILLE, ARKANSAS 72712
ZONING CLASSIFICATION:	C-2
PROPOSED USE:	DRIVE-THROUGH RESTAURANT
TOTAL SITE AREA:	0.82 ACRES +/-
OWNER:	BELLA TERRA LLC PO BOX 10918 FAYETTEVILLE AR 72703-0051
DEVELOPER:	SCOOTER'S COFFEE 10500 SAPP BROTHERS DR OMAHA, NE 68138 PHONE: (402) 614-1723
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350 FAX: (479) 521-9350 EMAIL: GEOFF@BATESNWA.COM
ARCHITECT:	BILLY KIMMONS, AIA HOOD-RICH ARCHITECTURE 400 SOUTH AVE SUITE 300 SPRINGFIELD, MO 65806 PHONE: (417)862-4483 EMAIL: BKIMMINS@HOODRICH.COM

BASIS OF BEARING:

GPS OBSERVATION – AR NORTH ZONE
NAD 83 HORIZONTAL DATUM

BASIS OF ELEVATION:

CITY OF BENTONVILLE GPS MONUMENT #86
NAVD 88 VERTICAL DATUM

BUILDING SETBACKS:

PER C-2:

FRONT	50ft WITH PARKING IN FRONT
FRONT	20ft WITH NO PARKING IN FRONT
SIDE	07ft ADJACENT TO NON-RESIDENTIAL DISTRICT
SIDE	30ft ADJACENT TO RESIDENTIAL DISTRICT
REAR	20ft ADJACENT TO NON-RESIDENTIAL DISTRICT
REAR	30ft ADJACENT TO RESIDENTIAL DISTRICT

PER COVENANTS RECORDED IN BOOK 2011, PAGE 41675:

FRONT	20ft
SIDE	07ft (INTERIOR)
SIDE	20ft (EXTERIOR)
REAR	25ft

*PER THE COVENANTS, SHOULD ANY SETBACK LINES SHOWN UPON THE EDEN'S BROOKE SUBDIVISION PLAT VARY FROM THE SETBACK REQUIREMENTS REQUIRED PER THE COVENANT DOCUMENT, THE BUILDING SETBACK LINES SHOWN ON THE SAID PLAT SHALL CONTROL AND TAKE PRECEDENCE OVER THOSE STATED IN THE COVENANT DOCUMENT.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

PARKING TABLE:

501.6.F OFF-STREET PARKING STANDARDS

MEDICAL CLINIC:
1 SPACE FOR EACH 300 SQ. FT. OF NET FLOOR SPACE:

NET SQUARE FOOTAGE OF CLINIC AREA:	2,711 SQ. FT.
SPACES REQUIRED:	9
SPACES PROVIDED:	12
ADA PARKING REQUIRED:	1
ADA PARKING PROVIDED:	1

*REMAINING 1,084 SQ. FT. WILL BE UTILIZED AS A GARAGE BY OWNER (NOT USED FOR PARKING CALCULATION)

SURVEYOR NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF HARPER COMMERCIAL SUBDIVISION ARE SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

CONTACT INFORMATION

GAS:	BLACK HILL ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
CABLE:	COX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3796 EMAIL: KIP.SMITH@COX.NET
TELEPHONE:	AT&T SCOTT SEAMAN 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE: (479) 442-1967 LAYNE RHODES PHONE: (479) 479-442-1977 EMAIL: LR159@ATT.COM
ELECTRIC:	CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159
FIRE:	CITY OF BENTONVILLE BRENT BOYDSTON FIRE CHIEF 800 S.W. 'A' ST BENTONVILLE, AR 72712 PHONE: (479) 271-5927
BUILDING INSPECTION:	BENTONVILLE BUILDING INSPECTION DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3125 FAX (479) 271-5906
CODE ENFORCEMENT:	BENTONVILLE CODE ENFORCEMENT DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3107 FAX (479) 271-5906
STREET DEPT:	CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3130
WASTE WATER:	CITY OF BENTONVILLE NANCY BUSEN 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3161
WATER/SEWER:	CITY OF BENTONVILLE PRESTON NEWBILL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3140
SOLID WASTE:	ALLIED WASTE SERVICE 36 BELLA VISTA WAY BELLA VISTA, AR 72714 PHONE: (800)-627-1717
PLANNING:	CITY OF BENTONVILLE BRIAN BAHR 305 S.W. 'A' STREET BENTONVILLE, AR PHONE: (479) 271-3122
CITY ENGINEER:	CITY OF BENTONVILLE DAN WEESE 117 W CENTRAL AVE BENTONVILLE, AR 72712 PHONE: (479) 271-3168
POLICE:	BENTONVILLE POLICE DEPT 908 SE 14TH ST BENTONVILLE, AR 72712 PHONE: (479) 271-3173 FAX: (479) 271-3187
STORMWATER:	CITY OF BENTONVILLE JANET PAITH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR PHONE: (479)-271-5002 EMAIL: JPAITH@BENTONVILLEAR.COM

OWNERSHIP OF DOCUMENTS

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CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

SAFETY NOTICE TO CONTRACTOR

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

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

ENGINEER'S NOTICE TO CONTRACTOR

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810
2/28/20
CERTIFICATE OF AUTHORIZATION NO. 1335
BATES & ASSOCIATES, INC.
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Young

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REVISIONS	DATE
PRE-APPLICATION CONFERENCE SUBMITTAL	1/17/20
REVISIONS PER 2/10/20 CITY REVIEW COMMENTS	2/13/20
REVISIONS PER CLIENT REQUEST	2/21/20
REVISIONS PER 2/25/20 TECHNICAL REVIEW	2/28/20

SCOOTER'S COFFEE
LARGE SCALE DEVELOPMENT PLANS
COVER SHEET
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

DRAWING NO
01

PROJECT NO
19-361

LSD20-0008

Drawing Name: 16\100\16-100\Engineering\01 Cover.dwg
Scale: 1=1 (FS) Xrefs Used: BATES-AR w signature, 24x36, COA BBA
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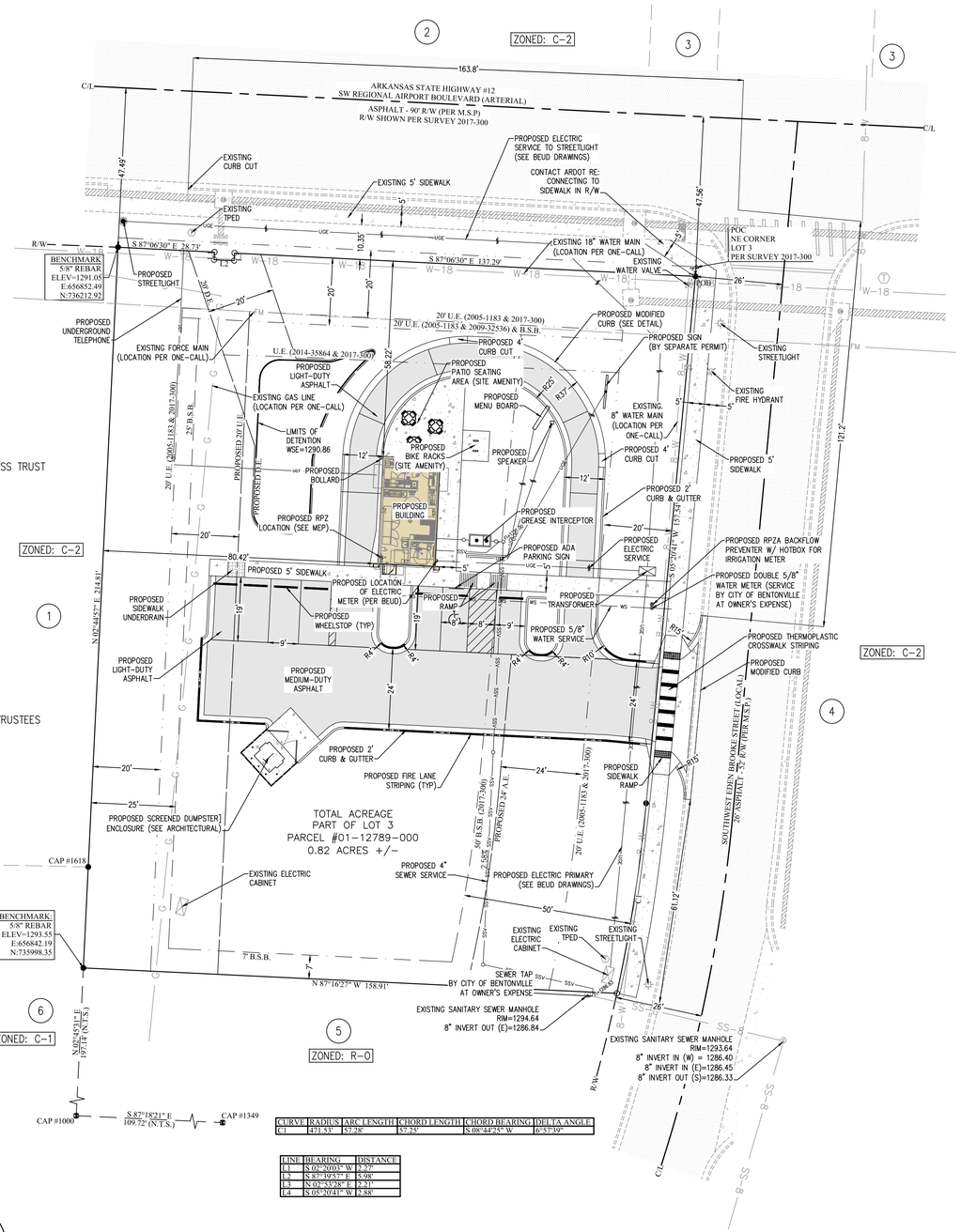
Date: 5/9/2017



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	471.53'	57.28'	57.25'	S 08°44'25" W	6°57'39"

LINE	BEARING	DISTANCE
L1	S 02°20'03" W	2.27'
L2	S 87°39'57" E	5.98'
L3	N 02°53'28" E	2.21'
L4	S 05°20'41" W	2.88'

N

0 20 40
GRAPHIC SCALE IN FEET

SITE AND UTILITY NOTES:

1) ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND-MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3) ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4) ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF 5) CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5) DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6) TREES MUST BE LOCATED 10' FROM PUBLIC UTILITIES.
7) THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
8) ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
9) BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING.
10) ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11) ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
12) ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
13) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
15) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16) SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME. IF SIGN IS INSTALLED IT SHALL CONFORM WITH WILL NOT OBSTRUCT SIGHT DISTANCE OR BE WITHIN 25' SIGHT TRIANGLE.
17) ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
18) IT IS THE ENGINEER'S RESPONSIBILITY TO ENSURE THAT BEUD HAS THE LATEST SITE PLAN FOR DESIGN. ANY CHANGES AFTER ANY SUBMITTAL SHOULD BE CONVEYED TO BEUD IMMEDIATELY.
19) THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
20) OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.

ADJACENT LAND OWNERS:

1) ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
PARCEL #01-07948-000
ZONED: C-2

2) ARVEST BANK
201 NE A ST
BENTONVILLE AR 72712-5269
PARCEL #01-15860-000
ZONED: C-2

3) WAL-MART REAL ESTATE BUSINESS TRUST
WAL-MART STORES, INC
PROPERTY TAX DEPT #4686-01 MAI
BENTONVILLE AR 72712-8050
PARCELS #01-15861-000 &
#01-15862-000
ZONED: C-2

4) CABE RANCH LEASING LLC
2 STONEGATE CIR
TEXARKANA TX 75503-5418
PARCEL #01-17813-000
ZONED: C-2

5) BELLA TERRA LLC
PO BOX 10918
FAYETTEVILLE AR 72703-0051
PARCEL #01-12790-000
ZONED: R-0

6) HENSON, MARSHALL & VICKI M TRUSTEES
PO BOX 1048
BENTONVILLE AR 72712-1048
PARCEL #01-07950-000
ZONED: C-1

BUILDING SETBACKS:

PER C-2:

FRONT	50ft WITH PARKING IN FRONT
FRONT	20ft WITH NO PARKING IN FRONT
SIDE	07ft ADJACENT TO NON-RESIDENTIAL DISTRICT
SIDE	30ft ADJACENT TO RESIDENTIAL DISTRICT
REAR	20ft ADJACENT TO NON-RESIDENTIAL DISTRICT
REAR	30ft ADJACENT TO RESIDENTIAL DISTRICT

PER COVENANTS RECORDED IN BOOK 2011, PAGE 41675:

FRONT	20ft
SIDE	07ft (INTERIOR)
SIDE	20ft (EXTERIOR)
REAR	25ft

*PER THE COVENANTS, SHOULD ANY SETBACK LINES SHOWN UPON THE EDEN'S BROOKE SUBDIVISION PLAT VARY FROM THE SETBACK REQUIREMENTS REQUIRED PER THE COVENANT DOCUMENT, THE BUILDING SETBACK LINES SHOWN ON THE SAID PLAT SHALL CONTROL AND TAKE PRECEDENCE OVER THOSE STATED IN THE COVENANT DOCUMENT.

PARKING LOT LANDSCAPE AREA REQUIREMENTS:

SEC. 1400.08 - INTERIOR PARKING LOT LANDSCAPING REQUIRED:

TOTAL AREA OF PARKING LOT:	3980 SQ. FT
LANDSCAPING AREA REQUIRED:	8.0% (318 SQ. FT.)
LANDSCAPING AREA PROVIDED:	9.7% (388 SQ. FT.)

PARKING TABLE:

501.6.F OFF-STREET PARKING STANDARDS

RESTAURANTS (AND SIMILAR ESTABLISHMENTS SERVING FOOD AND BEVERAGES): 1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY* ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES AT LARGEST SHIFT:	4

DRIVE-THROUGH COMMERCIAL FACILITIES:
IN ADDITION TO THE OTHER PARKING SPACE REQUIREMENTS, HOLDING OR STACKING SPACES FOR EACH SERVICE WINDOW. EACH STACKING SPACE SHALL BE NO LESS THAN TEN (10) FEET WIDE BY TWENTY (20) FEET LONG

STACKING SPACES PROVIDED:	6
STANDARD SPACES REQUIRED:	4
STANDARD SPACES PROVIDED:	6
ADA PARKING REQUIRED:	1
ADA PARKING PROVIDED:	1
TOTAL PARKING PROVIDED:	13

*PROPOSED USE IS A DRIVE-THROUGH ESTABLISHMENT ONLY, SO CUSTOMERS WILL NOT OCCUPY BUILDING.

LEGAL DESCRIPTION (PER ALTA SURVEY):

A PART OF LOT 3 OF EDEN'S BROOKE SUBDIVISION PHASE 2 IN BENTONVILLE, BENTON COUNTY, ARKANSAS, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #12 AND THE WEST RIGHT-OF-WAY OF SOUTHWEST EDEN BROOKE STREET WHICH IS S05°20'41"W 2.88' FROM THE NORTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY OF SOUTHWEST EDEN BROOKE STREET S05°20'41"W 157.54' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 471.53' FOR A CHORD BEARING AND DISTANCE OF S08°44'25"W 57.25', THENCE LEAVING SAID RIGHT-OF-WAY N87°16'27"W 158.91' TO AN EXISTING REBAR, THENCE N02°44'57"E 214.81' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY #12, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S87°06'32"E 28.73', S02°20'03"W 2.27', S87°39'57"E 5.98', N02°53'28"E 2.21', S87°06'30"E 137.29' TO THE POINT OF BEGINNING, CONTAINING 0.82 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SITE COVERAGE NOTE - C-2 ZONING		
	SQUARE FEET	PERCENTAGE
IMPERVIOUS SURFACE	11,120	31%
PERVIOUS SURFACE	24,071	69%
TOTAL SQUARE FEET	35,791	100%

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
○	○	BOLLARD
		BUILDING
		BUILDING SETBACK LINE
UGTV	UGTV	CABLE TV (UNDERGROUND)
	OHTV	CABLE TV (OVERHEAD)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
(D)	(D)	DUMPSTER
		EASEMENT
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL BALES
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
	X X	FENCE (WIRE/WOOD/CHAIN)
	FO	FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
FM	FM	FORCE MAIN
GAS	GAS	GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
○	●	IRON PIN - (RE-BAR)
		LANDSCAPE EDGING
		LIGHT
		MONUMENT (CONCRETE)
		POND
●		POWER POLE
		PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
(S)	(S)	SANITARY SEWER MANHOLE
6"SS	S S	SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		CENTERLINE
		SIDEWALK
		STOP SIGN / FLAG POLE
1255.0		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
UGT	UGT	TELEPHONE (UNDERGROUND)
	OHT	TELEPHONE (OVERHEAD)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
6"W	W W	WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

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Time: 2:16 pm
Scale: 1:20 (F/S)
Date: 1/20/2017
Drawing Name: 16\100\16-100\Engineering\02 site plan.dwg
Xrefs Used: base, COA BBA, 24x36

ENGINEER: G. Bates
DRAWN BY: J. Young

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810
2/28/20
CERTIFICATE OF AUTHORIZATION NO. 1741
BATES & ASSOCIATES, INC. #335
ARKANSAS ENGINEER

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REVISIONS	DATE
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SCOOTER'S COFFEE
LARGE SCALE DEVELOPMENT PLANS

SITE & UTILITY PLAN

BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 19-361

DRAWING NO 02

LSD20-0008

LANDSCAPE CALCULATIONS:

FRONTAGE AT RIGHT OF WAY: 388 LF
RATIO OF 1 TREE PER 20' FRONTAGE = 19 STREET TREES

PROPERTY LINE LENGTH AT BACK & SIDES: 376 LF
RATIO OF 1 TREE PER 50' BACK & SIDES = 8 TREES

PROPERTY ZONING: C-1 NEIGHBORHOOD COMMERCIAL
SCREENING REQUIRED: TYPE D
TYPE D ALLOWS LANDSCAPING AS SCREENING

PARKING AREA: SPACES & ADJOINING AISLE AREA: 2,336 SF
INTERIOR GREENSPACE REQUIREMENT BY CODE METRIC = 8%
INTERIOR GREENSPACE REQUIRED = 187 SF
EXTERIOR PARKING LOT ISLANDS REQUIRED @ 9' X 19': 1

TREES REQUIRED BEFORE PRESERVATION CREDITS: 28
MINUS PRESERVATION CREDITS: 9
PARKING LOT TREES: 1
TREES TO BE DESIGNED INTO PROJECT: 20

LANDSCAPE NOTES:

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

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

TREE REMOVAL GUARANTEE STATEMENT: 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 MATERIAL: 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)

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

UTILITY NOTE: ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

COB PROJECT NOTE: PLEASE ADD CITY OF BENTONVILLE ASSIGNED PROJECT NUMBER TO THE BOTTOM RIGHT CORNER OF ALL PLAN SHEETS.

IRRIGATION TO BE PROVIDED BY HOSE BIB

PLANT ISLAND PREPARATION: PLANT ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 3' AND BACKFILLED WITH GRADE A LOAMY TOPSOIL. PERFORM DRAINAGE PERK TEST PRIOR TO BACKFILLING TOPSOIL. 6" OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS THEN INSTALL DRAINAGE PIPE.

TREES TO BE PRESERVED SHOULD BE FLAGGED DURING CONSTRUCTION TO ENSURE THEIR PROTECTION

EXISTING TREE INVENTORY:

#	DBA	SPECIES	CANOPY	STATUS	CREDIT
1)	6"	ELM	15	REMOVE	
2)	4"	ELM	10'	REMOVE	
3)	4"	PECAN	10'	REMOVE	
4)	6"	PECAN	10'	REMOVE	
5)	4"	PECAN	10'	REMOVE	
6)	28"	PECAN	30'	PRESERVE	2 TREES
7)	8"	HACKBERRY	15'	REMOVE	
8)	28"	PECAN	50'	REMOVE	
9)	8"	ELM	20'	PRESERVE	2 TREES
10)	28"	PECAN	40'	PRESERVE	3 TREES
11)	4"	PECAN	10'	PRESERVE	1 TREE
12)	6"	WALNUT	10'	PRESERVE	1 TREE
			TOTAL TREE CREDITS:		9 TREES

PLANTING SCHEDULE & SYMBOL KEY

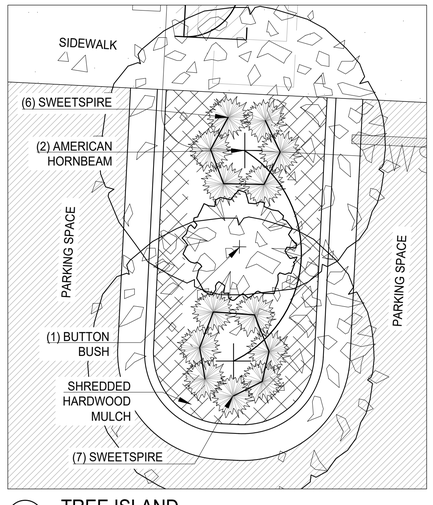
SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	WO	WILLOW OAK 'HIGHTOWER'	QUERCUS PALUSTRIS 'HIGHTOWER'	2.5" CALIPER	8
	BT	BLACK TUPELO	NYSSA SYLVATICA	2.5" CALIPER	11
	AH	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	10'-12' TALL	4
	SB	BUTTON BUSH	CEPHALANTHUS OCCIDENTALIS	3 GAL. & 18" TALL	1
	SS	SWEETSPIRE	ITEA VIRGINICA	3 GAL. & 18" TALL	
	BS	BERMUDA SOD			4,230 SF
		* SEED & STRAW AS NEEDED			* SEE NOTE BELOW
		MULCH			
X		TREE TO BE REMOVED			

* GRASS & TURF NOTES:

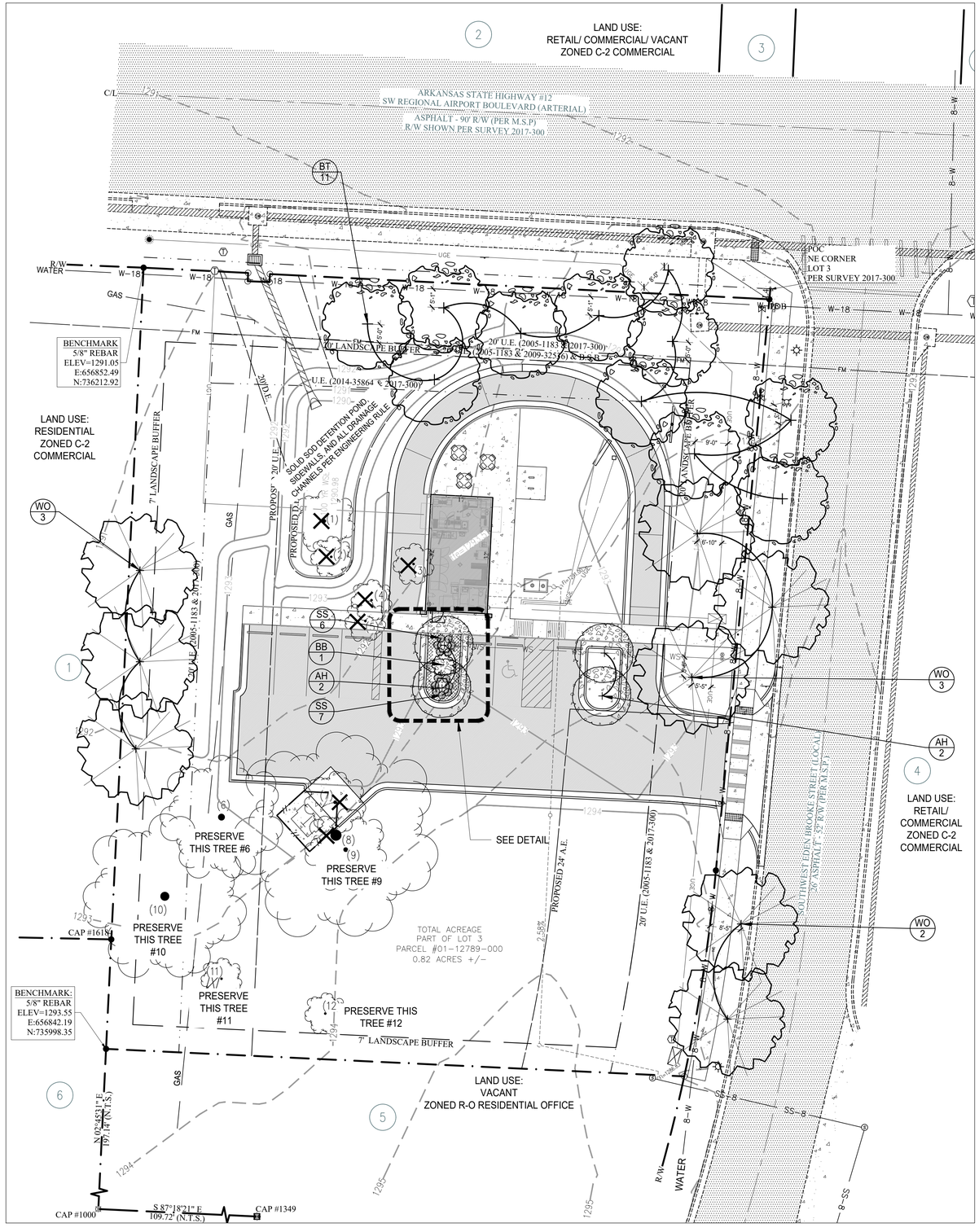
1) DETENTION POND & WALLS & ENTRY SHALL BE SODDED FULL COVERAGE BY ENGINEERING DRAINAGE ORDINANCE RULE

2) LAWN AREAS AWAY FROM DETENTION POND SHALL BE SEEDED OR SODDED AS NEEDED, OR EXISTING UNDISTURBED FIELD GRASS LEFT INTACT TO PREVENT EROSION

3) NEW SEED OR SOD SHALL ONLY BE INSTALLED IN DISTURBED AREAS AS NEEDED.



1 TREE ISLAND
SCALE: 1/4" = 1'
0' 2' 4' 8'



Alan Ostner, ASLA, PLA
Outdoor Rooms, PLLC
Professional Landscape Architect
Ark. License #5204
Fayetteville, AR
C: 479.387.7900
E: alan.72701@gmail.com

Date: March 1, 2020

0' 8' 16' 32'

Scale: 1/16" =1'

NORTH

Revisions:

Scooter's Coffee
Bentonville

LICENSED LANDSCAPE ARCHITECT
ALAN OSTNER
No. 5204
STATE OF ARKANSAS

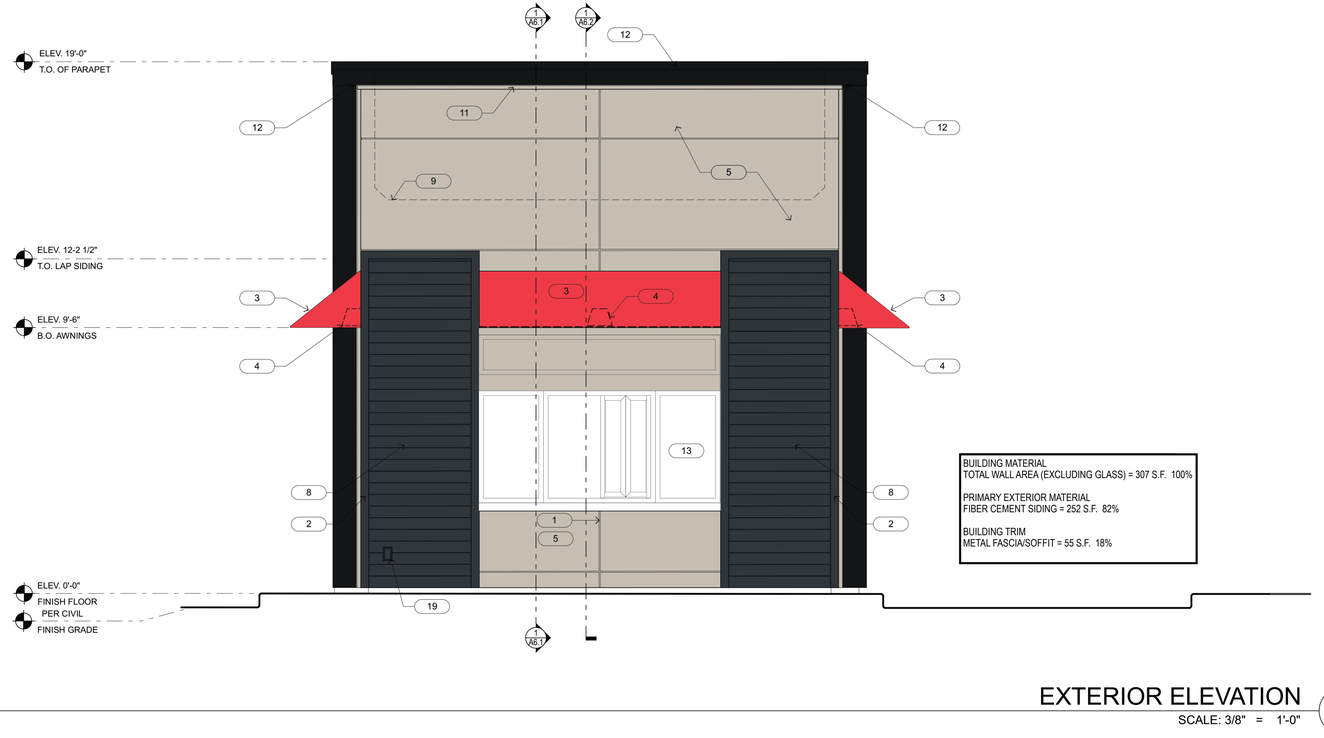
CITY OF BENTONVILLE
PROJECT # LSD 20-0008

Tree & Landscape Plan

Sheet Number
L-01

EXTERIOR ELEVATION 2

SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION 1

SCALE: 3/8" = 1'-0"

KEYNOTES

1	1/2" REVEAL AT HARDIE REVEAL PANEL
2	3 1/2" TRANSITION AT CORNERS, SHERWIN WILLIAMS SW6992
3	AWNING, COLOR: RED; BY OTHERS
4	WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL
5	HARDIE REVEAL PANELS, COLOR: SKYLINE STEEL SW1015
6	QUICKSERV 48X48 DARK BRONZE WINDOW
8	HARDIE BOARD (WOOD PLANK) - SHERWIN WILLIAMS INKWELL SW6992
9	ROOF LINE BEYOND
10	ROOF TOP UNIT BEYOND
11	LED LIGHT BAND
12	METAL FASCIA/ SOFFIT AND REAR ELEVATION ACCENTS - BLACK
13	INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
14	INSULATED HOLLOW METAL DOOR AND FRAME SHERWIN WILLIAMS SW6992
15	SES PANEL, SEE ELECTRICAL
16	MAILBOX, BY OWNER
17	PEEP HOLE, BY DOOR MANUFACTURER
18	DOOR BELL
19	ELECTRICAL OUTLETS, SEE ELECTRICAL
20	HOSE BIBB, SEE PLUMBING
21	ROOF SCUPPER AND DOWNSPOUT

City Approval Stamp

HOOD-RICH ARCHITECTURE • HOODRICH.COM •

400 South Avenue, Suite 300
Springfield, MO 65806
P: 417.862.4483

Hood-Rich, Inc ARKANSAS
Certificate of Authority A-622-D

REGISTERED ARCHITECT
JAMES A. LOHMEYER
No. 4455
STATE OF ARKANSAS
2/26/2020

JAMES LOHMEYER - Architect
ARKANSAS #4455

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

NEW DRIVE-THRU #403
FOR
SCOOTER'S COFFEE

SW EDEN BROOKE STREET, BENTONVILLE
BENTON COUNTY, ARKANSAS 72712

EST. 1998 SCOOTER'S COFFEE

Proj.No.	19-143
Date:	1/24/2020
revisions:	
No.	date
1 ADDENDUM 2	2/26/2020

sheet

A2.1

CITY OF BENTONVILLE
PROJECT NUMBER LSD20-0008

EXTERIOR ELEVATIONS

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\\Volumes\DATA\PROJECTS-A\2019\19-143 Scooter's Coffee Bentonville\2.Drawings\01-ARCH\Scooters Coffee Bentonville AR.pln--Wednesday, February 26, 2020-5:08 PM

EXTERIOR ELEVATION

SCALE: 3/8" = 1'-0"

2

KEYNOTES

1	1/2" REVEAL AT HARDIE REVEAL PANEL
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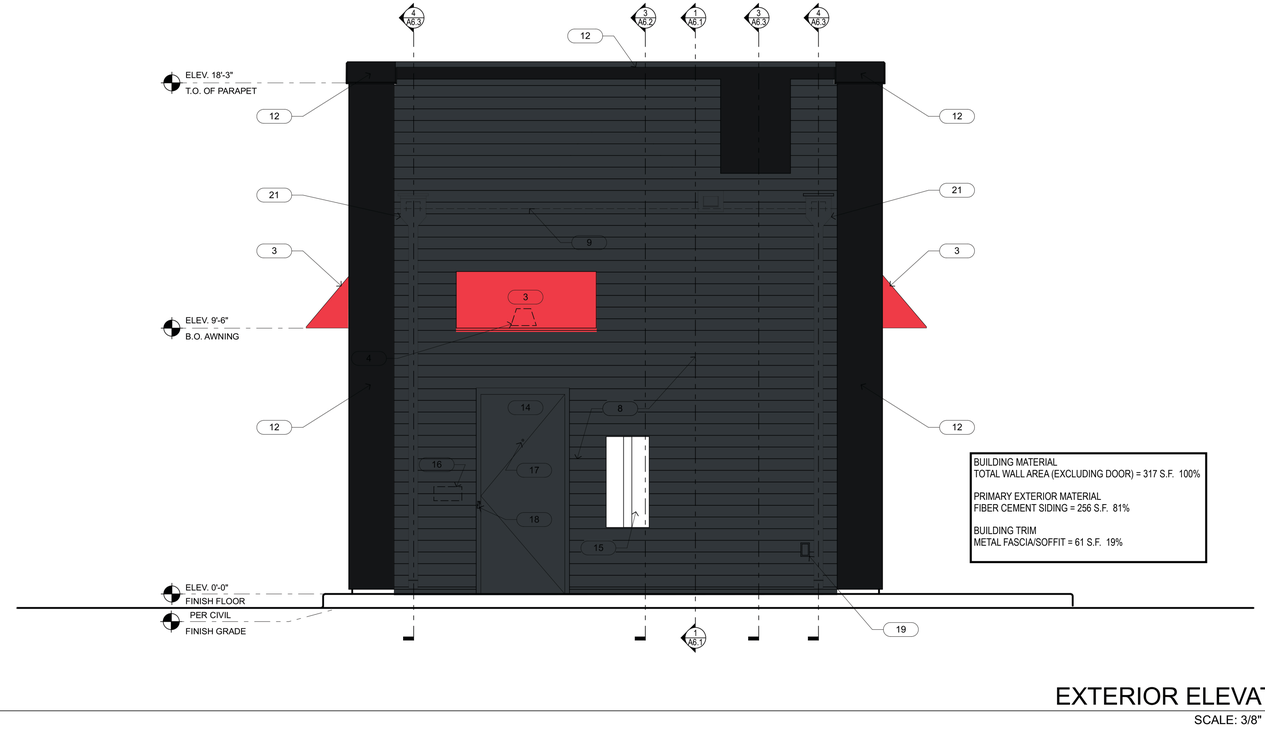
15	SES PANEL, SEE ELECTRICAL
16	MAILBOX, BY OWNER
17	PEEP HOLE, BY DOOR MANUFACTURER
18	DOOR BELL
19	ELECTRICAL OUTLETS, SEE ELECTRICAL
20	HOSE BIBB, SEE PLUMBING
21	ROOF SCUPPER AND DOWNSPOUT



EXTERIOR ELEVATION

SCALE: 3/8" = 1'-0"

1

City Approval Stamp

HOOD-RICH ARCHITECTURE
HOODRICH.COM

400 South Avenue, Suite 300
Springfield, MO 65806
P: 417.862.4483

Hood-Rich, Inc ARKANSAS
Certificate of Authority A-622-D

REGISTERED ARCHITECT
JAMES S. LOHMEYER
No. 4455
STATE OF ARKANSAS
2/26/2020

JAMES LOHMEYER - Architect
ARKANSAS #4455

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

NEW DRIVE-THRU #403
FOR
SCOOTER'S COFFEE

SW EDEN BROOKE STREET, BENTONVILLE
BENTON COUNTY, ARKANSAS 72712

EST. 1998
SCOOTER'S COFFEE

Proj.No.	19-143
Date:	1/24/2020

revisions:

No.		date
1	ADDENDUM 2	2/26/2020

sheet

A2.2

CITY OF BENTONVILLE
PROJECT NUMBER LSD20-0008

EXTERIOR ELEVATIONS

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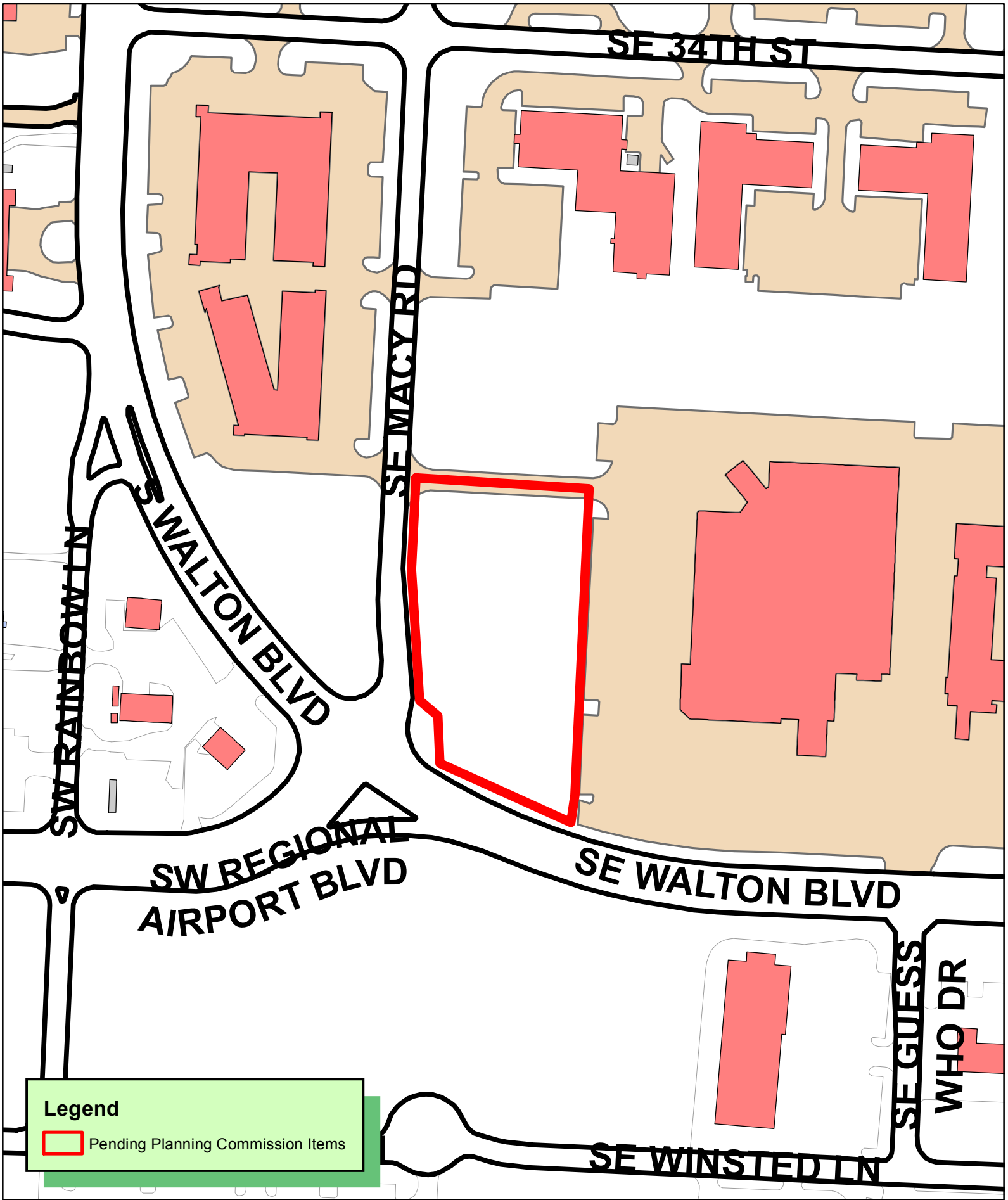
\\Volumes\DATA\PROJECTS-A\2019\19-143 Scooter's Coffee Bentonville\2.Drawings\01-ARCH\Scooters Coffee Bentonville AR.pln--Wednesday, February 26, 2020-5:08 PM



N
W E
S

1 inch = 150 feet

LSD20-0003
LARGE SCALE DEVELOPMENT
DISCOUNT TIRE BENTONVILLE
3501 SE MACY RD

THE CITY OF BENTONVILLE

VASQUEZ ENGINEERING, L.L.C.

December 12, 2019

Ms. Ellen Norvell
City Engineer
City of Bentonville
3200 SW Municipal Drive
Bentonville, AR 72712

Re: Driveway Waiver Request
Lot 17 of 71 Business Center
Northeast Corner of U.S. Highway #71B
and S.E. Macy Road

Dear Ms. Norvell,

As part of the Large-Scale Development Plan for the proposed Discount Tire Retail store to be located on Lot 17 of the 71 Business Center, our client would like to request a Driveway Waiver to the required spacing for a curb cut from a street intersection. The proposed curb cut is to be located along S.E. Macy Road north of its intersection with U.S. Highway #71B.

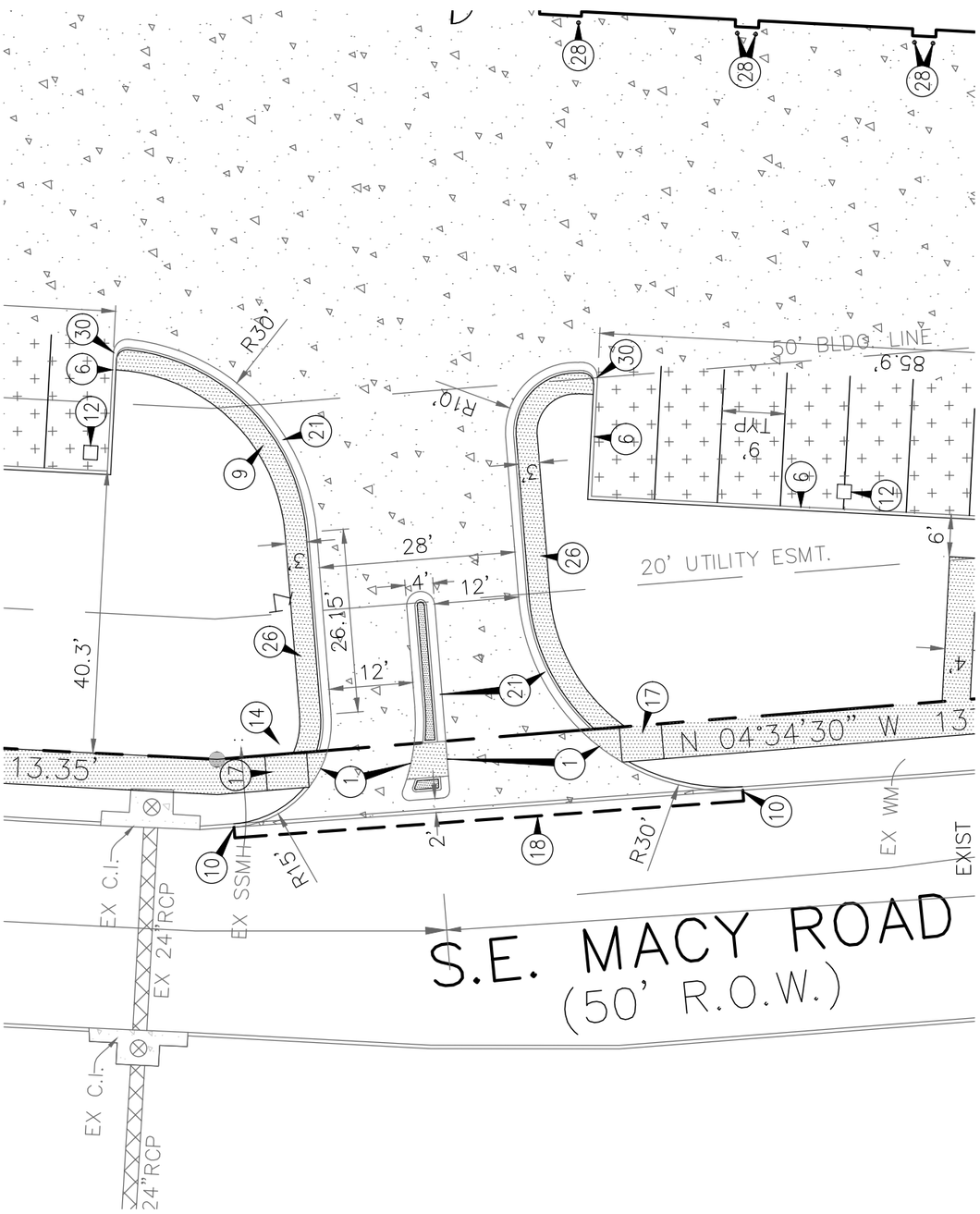
Per Section 1100.02(a)(3) of the Subdivision Code, the minimum spacing requirement is 250 feet. Our proposed spacing is at 187 feet, which works well with the proposed development as it would place it 144 feet from the next existing curb cut, which is shared with the adjacent property to the north. The existing property opposite of the proposed curb cut is an existing regional detention pond and doesn't have any curb cuts, so driveway offsets are not an issue.

This proposed curb cut would provide the development with two points of access for customers, product deliveries and fire service access.

If you have any questions or comments, please let us know.

Respectfully Submitted,

Juan J. Vasquez, P.E.
President
Vasquez Engineering, L.L.C.
CA Number 2719


R30'
R10'
50' BLDG. LINE
85.9'
9'
TYP
20' UTILITY ESMT.
28'
4'
12'
12'
26.15'
40.3'
13.35'
N 04°34'30" W 13
2'
R15'
R30'
EX SSMH
EX C.I.
EX 24"RCP
EX C.I.
24"RCP
EX WM
EXIST
S.E. MACY ROAD
(50' R.O.W.)

LARGE SCALE DEVELOPMENT PLANS

FOR

DISCOUNT® TIRE

3501 SE MACY RD

LOT 17 - 71 BUSINESS CENTER

N.E.C. S.E. MACY ROAD & U.S. HWY #71B

CITY OF BENTONVILLE, ARKANSAS

RETAIL TIRE STORE

8,192 SF GROSS FLOOR AREA

ZONED: C-2 GENERAL COMMERCIAL PURPOSE

1.73 ARCES

DISCOUNT TIRE NO. 500-115, BENTONVILLE, AR

CONTACT INFORMATION

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

b. AT&T: SCOTT SEAMAN, 627 WHITE ROAD, SPRINGDALE AR 72766, (479) 442-1967 OR LAYNE RHODES, lr159@att.com, (479) 442-1977

c. COX COMMUNICATIONS: KIP SMITH, 4901 S. 48TH STREET, SPRINGDALE, AR 72762, (479) 717-3736 kip.smith@cox.com

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

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

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

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

h. WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 N.E. "A" STREET, BENTONVILLE, AR 72712, (479) 271-3160

i. PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 S.W. "A" STREET, BENTONVILLE, AR 72712, (479) 271-3122

j. CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-5993

k. STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5002 jpaith@bentonvillear.com

DEVELOPER:
DISCOUNT TIRE COMPANY
CONTACT: DON THRAILKILL
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ. 85255
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EMAIL: DON.THRAILKILL@DISCOUNTTIRECO.COM

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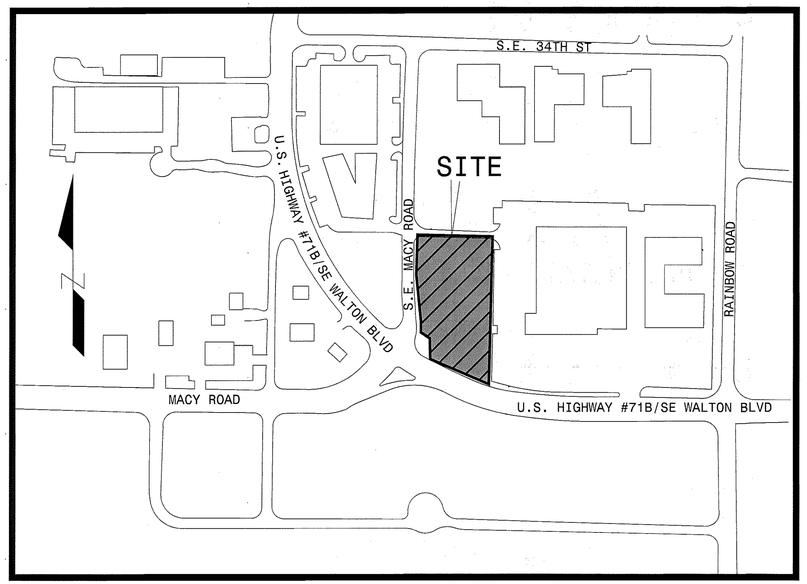

LOCATION MAP

SCALE: N.T.S

SHEET INDEX

	COVER
	PLAT
SP1	SITE PLAN
C1	DIMENSIONAL CONTROL AND PAVING PLAN
C2	GRADING PLAN
C3	DRAINAGE AREA MAP (PRE-DEVELOPED)
C4	DRAINAGE AREA MAP (POST-DEVELOPED)
C5	EROSION CONTROL PLAN
C6	STORM SEWER PLAN
C7	UTILITY PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE SPECIFICATIONS AND DETAILS
L2.1	IRRIGATION PLANS
L2.2	IRRIGATION SPECIFICATIONS AND DETAILS
C8	DETAILS & GENERAL NOTES
CITY DETAIL	- WATER/SEWER DETAILS 1 OF 2
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BEUD	DETAIL SHEET 1 OF 3
BEUD	DETAIL SHEET 2 OF 3
BEUD	DETAIL SHEET 3 OF 3
CONCEPTUAL	FLOOR PLANS
CONCEPTUAL	ELEVATIONS

SUBMITTALS

NO	DATE	COMMENTS
1	12/12/2019	FIRST SUBMITTAL
2	01/10/2020	FORMAL SUBMITTAL
3	02/17/2020	CITY COMMENTS

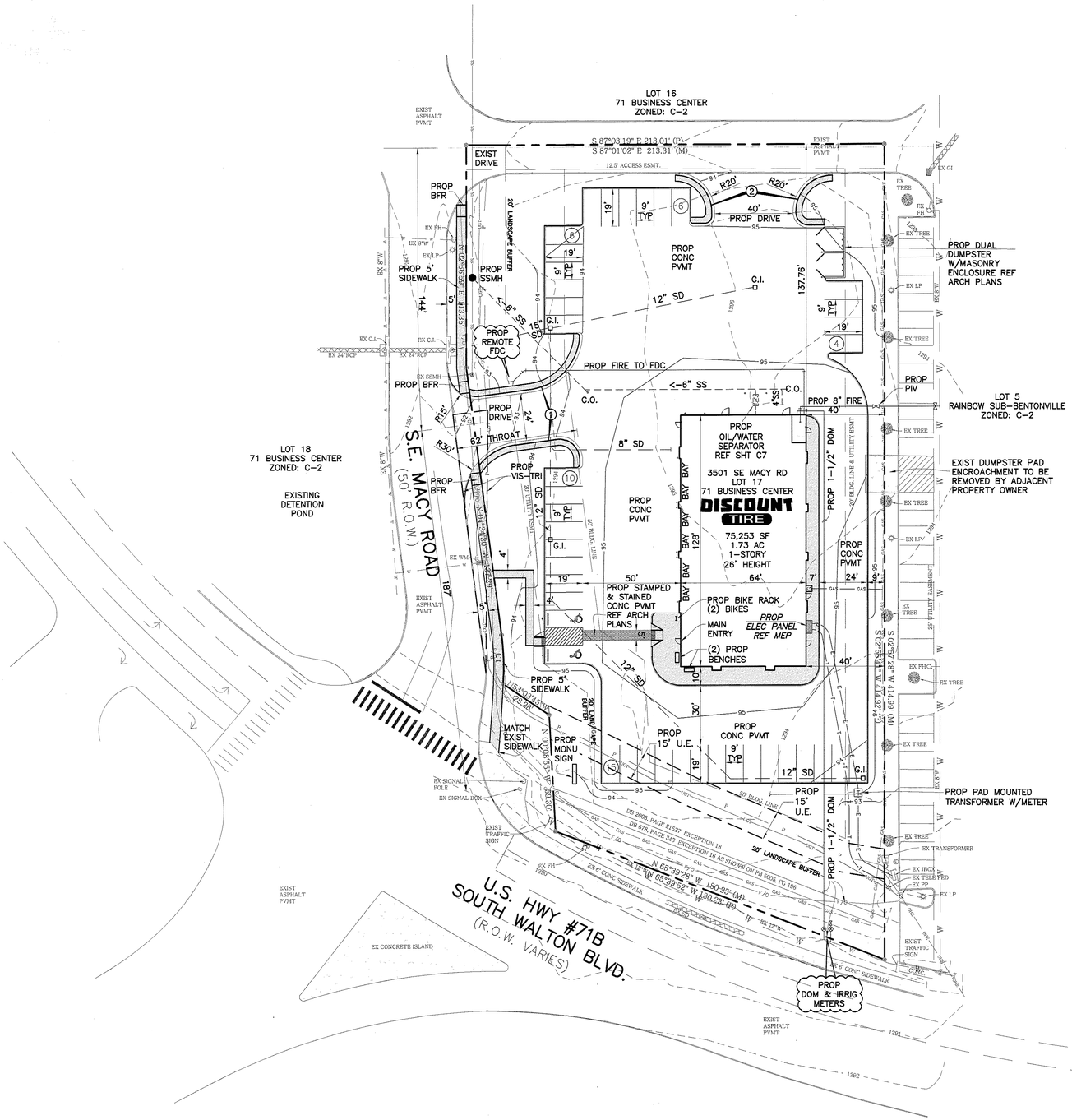
CERTIFICATE OF AUTHORIZATION
VASQUEZ ENGINEERING L.L.C. No. 2719
ARKANSAS

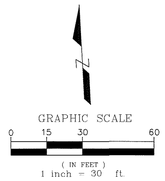
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 10812, ON 02/17/2020

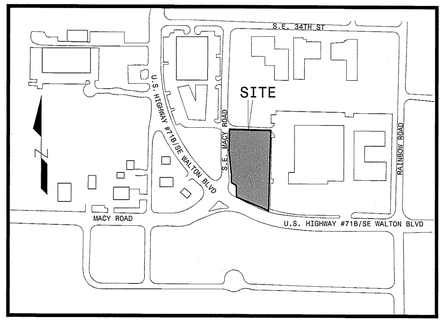
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 10812
JUAN JOSE VASQUEZ

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440
Garland, Texas 75042
Ph: 972-278-2948
CA NO. 2719

(LSD20-0003)







VICINITY MAP
NOT TO SCALE

"C1" CURVE TABLE

CHORD BEARING	N 00°52'02" E
CHORD LENGTH	24.84'
RADIUS	134.00'
ARC LENGTH	24.87'

① MOUNTABLE CURB WITH 3' RADIUS PROTECTION END AT R.O.W.

② MOUNTABLE CURB WITH 3' RADIUS PROTECTION

BENCHMARK - TBM 1	
ELEVATION	1292.25'
MONUMENT	SMH
LOCATION	EAST R.O.W. OF SE MACY ROAD APPROX. 105' SOUTH OF THE NORTHWEST CORNER OF SITE.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
1294	CONTOUR	95
P	U.G. ELECTRIC	E
W	WATER	
SS	SANITARY SEWER	6" SS
GAS	GAS	GAS
UGT	TELEPHONE	T
F/O	FIBER OPTIC	
	WALK	
	STAMPED/STAINED CONC	
	TREE	
	LIGHT POLE	
	POWER POLE	
	FIRE HYDRANT	
	WATER VALVE	
WM	WATER METER	
EX 24"RCP	STORM SEWER	SD
	GRATE INLET	G.I.

NOTES

1. SURVEY PREPARED BY RASBURRY SURVEYING, DATED 10-31-19.
2. FEMA FLOOD DESIGNATION IS ZONE "X" FIRM PANEL #05007C0255K DATED JUNE 05, 2012.
3. SEE CIVIL PLANS FOR SITE DESIGN.
4. SEE LANDSCAPE PLANS FOR SITE LANDSCAPING.
5. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
6. SEPARATE PERMIT REQUIRED FOR ANY PROPOSED FENCING ON-SITE.

SITE SUMMARY TABLE

Site Address	3501 SE MACY RD	
County	BENTON	
Project Name	DISCOUNT TIRE - BENTONVILLE	
Zoning District	C-2 GENERAL COMMERCIAL PURPOSE	
Proposed use	RETAIL TIRE STORE	
Site Area:	1.73 Acres 75,253 S.F.	
Building Area	8,192 S.F.	
Building Height:	1 Story - 26'	
Lot Coverage:	8,192 / 75,253 = 10.9%	
Floor Area Ratio:	8,192 S.F. / 75,253 = 1:10.9	
Parking Required:	AUTOMOTIVE SERVICES	
	5 SPC + 1 SPC/200 SF OFFICE/SHOWROOM	
	5 SPC + 1,386 SF/200	= 12 SPACES
	TOTAL REQUIRED	= 12 SPACES
Parking Provided:	REGULAR	= 39 SPACES
	HANDICAP	= 2 SPACES
	TOTAL	= 41 SPACES
Impervious Area:	51,339 S.F.	
Impervious Area Ratio:	51,339 S.F. / 75,253 = 68.2%	
Pervious Area Ratio:	23,914 S.F. / 75,253 = 31.8%	

DEVELOPER:
DISCOUNT TIRE COMPANY
CONTACT: DON THRAILKILL
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ. 85255
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FAX: 480-606-4370
EMAIL: DON.THRAILKILL@DISCOUNTTIRECO.COM

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Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
CA NO. 2719

DISCOUNT TIRE
BENTONVILLE, ARK

CERTIFICATE OF AUTHORIZATION
VASQUEZ ENGINEERING L.L.C.
No. 2719
ARKANSAS

CONSTRUCTION DOCUMENT

NO.	REVISIONS DESCRIPTION	DATE

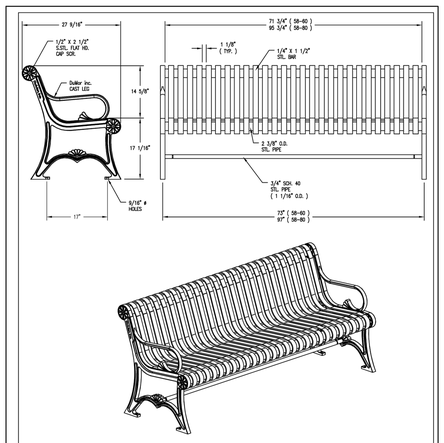
500.115 JOB NO
02/17/2020 DATE
J.N.M. DRAWN BY
J.J.V. CHECKED BY

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 10812, ON 02/17/2020

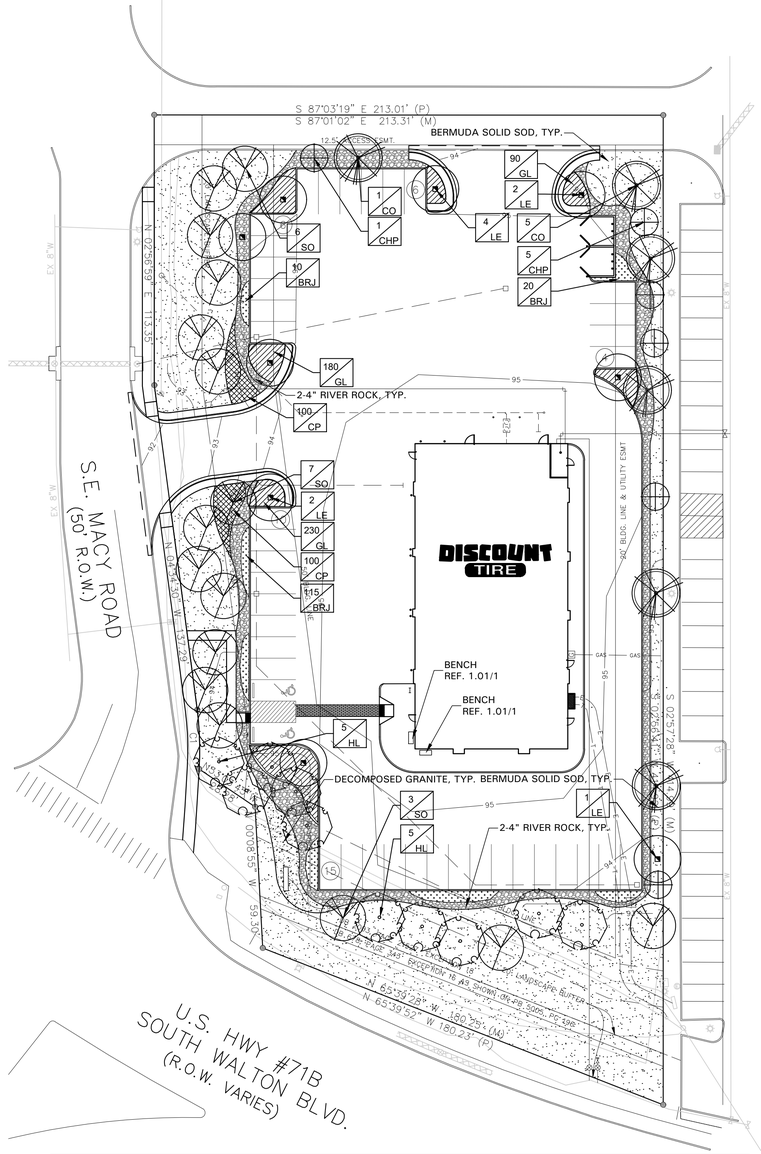
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 10812
JUAN JOSE VASQUEZ

DRAWING TITLE
SITE PLAN
(LSD20-0003)

DRAWING NO.
SP1



1 BENCH
N.T.S.



PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
6	CO	Chinkapin Oak	*Quercus muhlenbergii*	3" cal.	12' ht., 4' spread, matching
6	CHP	Fruitless Chinese Pistache - Male	*Pistachia chinensis 'Keith Davey'*	3" cal.	12' ht., 4' spread
10	HL	Thornless Honey Locust 'Skyline'	*Gleditsia triacanthos f. inermis 'Skyline'*	3" cal. (4" cal if in ROW)	12' ht., 4' spread, matching
9	LE	Lacebark Elm (Parking lot tree)	*Ulmus parvifolia 'Sempervirens'*	3" cal.	12' ht., 4' spread
16	SO	Shumard Oak	*Quercus shumardii*	3" cal. (4" cal if in ROW)	12' ht., 5' spread
		GROUNDCOVER/VINES/GRASS			
145	BRJ	Blue Rug Juniper	*Juniperus horizontalis 'Wiltonii'*	1 gal.	full, 24" o.c.
200	CP	Creeping Phlox	*Phlox subulata*	1 gal.	full, 18" o.c.
500	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Bermuda Hydromulch	*Cynodon dactylon*		
		Decomposed Granite			
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TERRO-TACK ONE; AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. ** TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS
12. 4" OF SHREDDED HARDWOOD MULCH OR DECOMPOSED GRANITE (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH, DECOMPOSED GRANITE (SCREENED TO 3/4") OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK BROWN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS. (EDGING SHALL SEPARATE DECOMPOSED GRANITE AND RIVER ROCK AS WELL AS ROCK AREAS FROM SOD AREAS)
2. RIVER ROCK SHALL BE LOCALLY AVAILABLE RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

NOTE:
ALL TREES PLANTING IN PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM OF 4" CALIPER AND THE LOWEST LIMB SHALL BE A MINIMUM OF 60" ABOVE FINAL GRADE AT THE TIME OF PLANTING.

NOTE:
ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

NOTE:
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.

NOTE:
HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

LANDSCAPE TABULATIONS for Bentonville AR

Street Frontage Buffer

1. The landscaped street frontage shall be a minimum of 20' and is the planting area parallel to and including the public street right-of-way.

2. One tree shall be provided for every 20 l.f. of street frontage.

REQUIRED	PROVIDED
20' buffer	20' buffer
US Highway #71B - 168 l.f.	
8 trees	8 trees
SE Macy Road - 350 l.f.	
18 trees	18 trees

Perimeter Landscape (sides and rear yards)

1. The perimeter landscape strip shall be a minimum of 7' in width.

2. One tree shall be provided for every 50 l.f. Use of both ornamental and shade trees is allowed as long as a minimum of 50% are shade trees.

Perimeter - 604 l.f.

REQUIRED	PROVIDED
7' buffer	7' buffer
12 trees	12 trees

Parking Landscape

1. 8% of the parking lot shall be dedicated to landscape.

Parking Spaces - 14,745 s.f.

REQUIRED	PROVIDED
1,180 s.f. (8%)	1,912 s.f. (12%)

Landscape %

1. At least 80% of the parking lot and open space landscape area must be living.

REQUIRED	PROVIDED
11245 s.f. of landscape area outside perimeter buffers * 0.80 = 8,996 s.f. must be living	8998 s.f.

NOTE:
ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

DEVELOPER:
DISCOUNT TIRE COMPANY
CONTACT: DON THRAILKILL
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ. 85255
PHONE: 480-606-5781
FAX: 480-606-4370
EMAIL: DON.THRAILKILL@DISCOUNTTIRECO.COM

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
EMAIL: JVASQUEZ@VASQUEZENGINEERING.COM

N

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
CA NO. 2719

DISCOUNT TIRE
BENTONVILLE, ARK

CONSTRUCTION DOCUMENT

NO.	REVISIONS DESCRIPTION	DATE

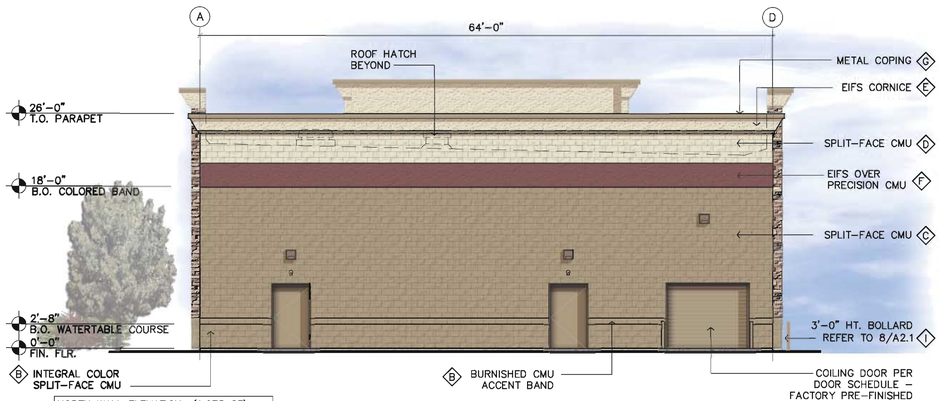
500.115 JOB NO.
02/12/2020 DATE
DRAWN BY
CHECKED BY

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
License Number 9162
STATE OF ARKANSAS
02/16/2020

DRAWING TITLE
LANDSCAPE PLAN

(LSD20-0003)

DRAWING NO.
L1.1



NORTH WALL ELEVATION: (1,675 SF)
SPLIT FACE CMU : 1227.64 SF (73.4%)
EIFS : 316.36 SF (18.8%)
DOORS/MISC METAL: 131.00 SF (7.8%)

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION: (1,804 SF)-GLAZING
(160 SF) = 1,176 SF CONSIDERED FOR CALCS.
SPLIT FACE CMU/VENEER : 776 SF (65.9%)
EIFS : 258 SF (21.9%)
MISC METAL: 142 SF (12.07%)

SOUTH ELEVATION (SE Walton Blvd)

SCALE: 1/8" = 1'-0"

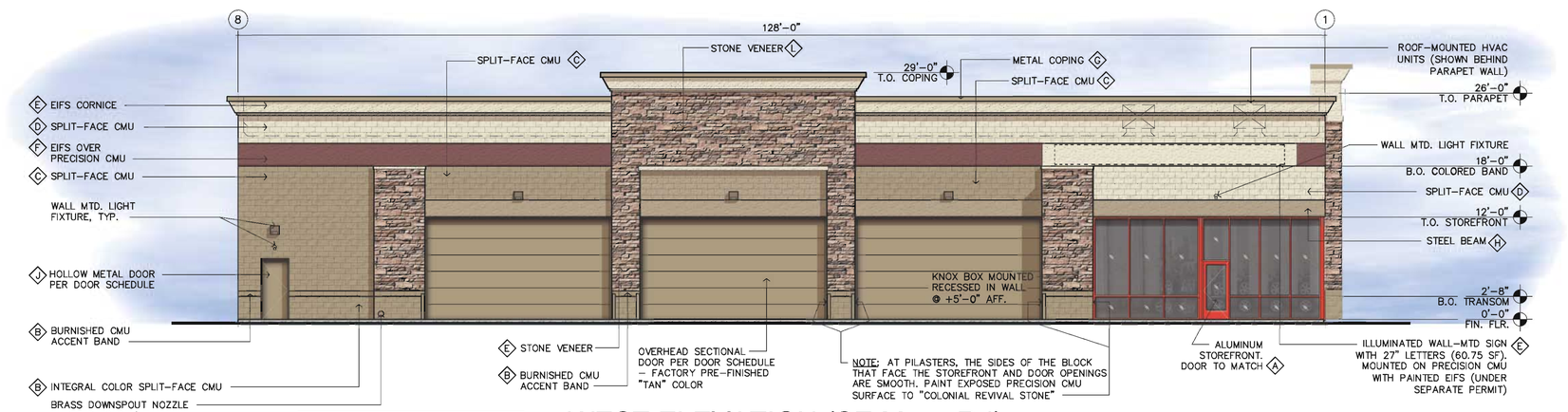
FINISH LEGEND

- A ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- B INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH SW 2827 "COLONIAL REVIVAL STONE"
- C GRAY SPLIT-FACE CMU - PAINTED SHERWIN WILLIAMS #2827 "COLONIAL REVIVAL STONE"
- D GRAY SPLIT-FACE CMU- PAINT SHERWIN WILLIAMS "ANTIQUE WHITE"
- E PAINT - SHERWIN WILLIAMS #6119 "ANTIQUE WHITE"
- F E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- G METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- H EXPOSED STEEL / EIFS - PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- I STEEL BOLLARDS - PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- J HOLLOW METAL DOORS - PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- K ELECTRICAL SWITCHGEAR CABINET - PAINTED SHERWIN WILLIAMS SW 2827 "COLONIAL REVIVAL STONE"
- L STONE VENEER - STACKED STONE BY CULTURED STONE, COUNTRY LEDGESTONE " ASPEN" COLOR.

EAST ELEVATION: (3,432 SF)-GLAZING
(160 SF) = 3,272 SF CONSIDERED FOR CALCS.
SPLIT FACE CMU/VENEER : 2637 SF (80.5%)
EIFS : 490 SF (14.9%)
DOORS/MISC METAL: 145 SF (4.4%)

EAST ELEVATION

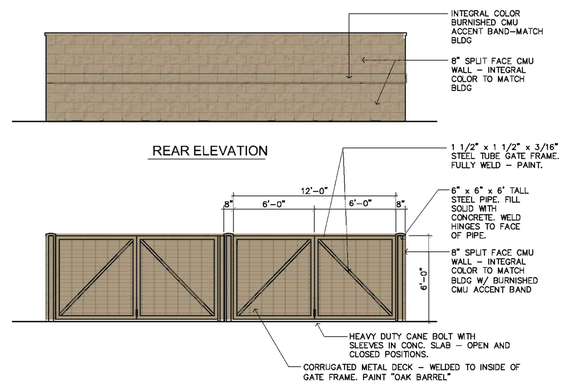
SCALE: 1/8" = 1'-0"

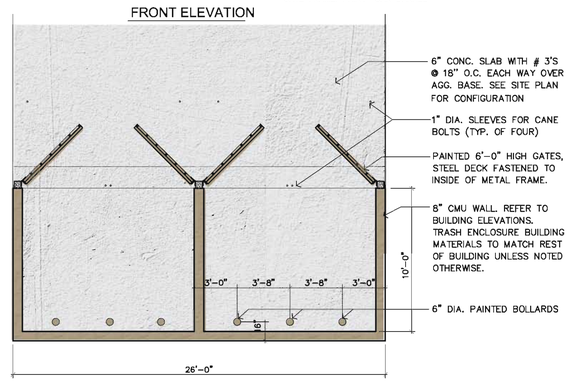


WEST ELEVATION: (3,432 SF)-GLAZING
(328 SF) = 3,104 SF CONSIDERED FOR CALCS.
SPLIT FACE CMU/VENEER : 1,539 SF (49.5%)
EIFS : 491 SF (15.8%)
DOORS/MISC METAL: 1,074 SF (34.6%)

WEST ELEVATION (SE Macy Rd)

SCALE: 1/8" = 1'-0"





TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"

(LSD20-0003)

DISCOUNT TIRE

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CONCEPTUAL ELEVATIONS

West of 211 E. Walton Blvd.
BENTONVILLE, AR 72712

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BUILDING MODEL: ALT - 2R
REVISION: -
DATE: 12.06.19
SCALE: AS NOTED
PROJECT NUMBER: 70.0069048

Sheet No.
A.3