



**Planning Commission
Agenda
March 17, 2020**

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

- 1. Stratford Assets I, LLC** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential)
502 NW 3rd Street ([RZ20-0007](#))
- 2. Kato** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential)
403 SW C Street ([RZ20-0004](#))
- 3. Kirkpatrick** **Rezoning***
(A-1, Agricultural to R-1, Single-Family Residential)
4708 Town Vu Road ([RZ20-0006](#))
- 4. AP Real Estate and Development, LLC** **Rezoning***
(R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential)
211 SW F Street ([RZ20-0009](#))
- 5. Newell Development, LLC** **Rezoning***
(DN-3, Downtown High-Density Residential to DN-4, Downtown Mixed-Use Residential)
402 SE G Street ([RZ20-0010](#))
- 6. Canvas Church** **Conditional Use***
Religious Facility
1380 SW Westpark Drive, Ste 2 ([CU20-0003](#))
- 7. Momentary Barn** **Conditional Use***
Long-Term Temporary Use, Temporary Gravel Parking Facility and Special Tent Events
507 SE E Street ([CU20-0002](#))

IV. Consent Agenda

- | | |
|--|---------------------------------|
| 1. Lots 214-215 of The Original Town of Bentonville
220 NW A Street (LS20-0008) | Lot Split |
| 2. Lot 20, Block 2 of Railroad Addition
109 SE 3 rd Street East (LS20-0005) | Lot Split |
| 3. Lots 1 & 2 Frazier Addition
Gaston Road (LS20-0013) | Lot Split |
| 4. Lot 1, Shellfish Subdivision
407 SW 'C' Street (LS20-0012) | Property Line Adjustment |
| 5. Lots 19-20, Block 3, Deming's Addition
402 & 404 NW A Street (LS20-0015) | Property Line Adjustment |
| 6. Plaza Tire
901 SW Regional Airport Boulevard (LSD20-0007) | Large Scale Development |
| 7. East Hangar
2380 SW Aviation Street (LSD20-0005) | Large Scale Development |

V. New Business

- | | |
|---|--------------------------------|
| 1. Flagstone Church of Christ
3801 SW Eden Brooke Street (LSD20-0010) | Large Scale Development |
| 2. Benton County
Building Materials Waiver
1208 SW 14 th Street (WAV20-0007) | Waiver |

VI. Other Business

VII. Planner's Report

Planning Commission
Minutes
March 3, 2020

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

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

Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of February 18, 2020 as written
Approved 7-0

Public Hearings

Item #1

Patton: Rezoning, A-1, Agricultural to C-2, General Commercial, 1618 E Centerton Boulevard, RZ20-0003

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

J3 Apartments: Planned Unit Development Amendment, SE J Street and SE 3rd Street

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

There is discussion amongst the Commissioners, staff, and Seth Mims, project representative.

Approved 7-0

Item #3

Land Development Code Updates

Tyler Overstreet reads the staff report and explains that the item will need to be tabled after the public hearing.

Opened public hearing

No public comments

Closed public hearing

Mr. Davis has several comments on the updates that he explains to staff.

Motion by Mr. Grider, seconded by Mr. Haynie to table

Tabled 7-0

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lots 1-2, KFC Subdivision
1618 E Centerton Boulevard, LS20-0003 | Lot Split |
| 2. Lots 1-2, Old Whayne Subdivision
210 Old Whayne Road, PLA20-0005 | Property Line Adjustment |
| 3. Lot 15, Block 5, Clark's 2 nd Addition
308 SW D Street, PLA20-0006 | Property Line Adjustment |
| 4. 7 th & B Townhomes
230 SE 7 th Street, LSD19-0028 | Large Scale Development |
| 5. KFC Bentonville
1618 E Centerton Boulevard, LSD20-0001 | Large Scale Development |
| 6. Scooter's Coffee
1253 SW Regional Airport Boulevard, LSD20-0008 | |

Approved 7-0

New Business

Item #1

Discount Tire: Large Scale Development, 3501 SE Macy Road, LSD20-0003

Tyler Overstreet reads the staff report.

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the Waiver Request: Curb Cuts-Distance from Intersections

Approved 7-0

Large Scale Development

Approved 7-0

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

Meeting adjourned

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

Ali Worley

REZONING STAFF REPORT



Stratford Assets I, LLC

502 NW 3rd Street

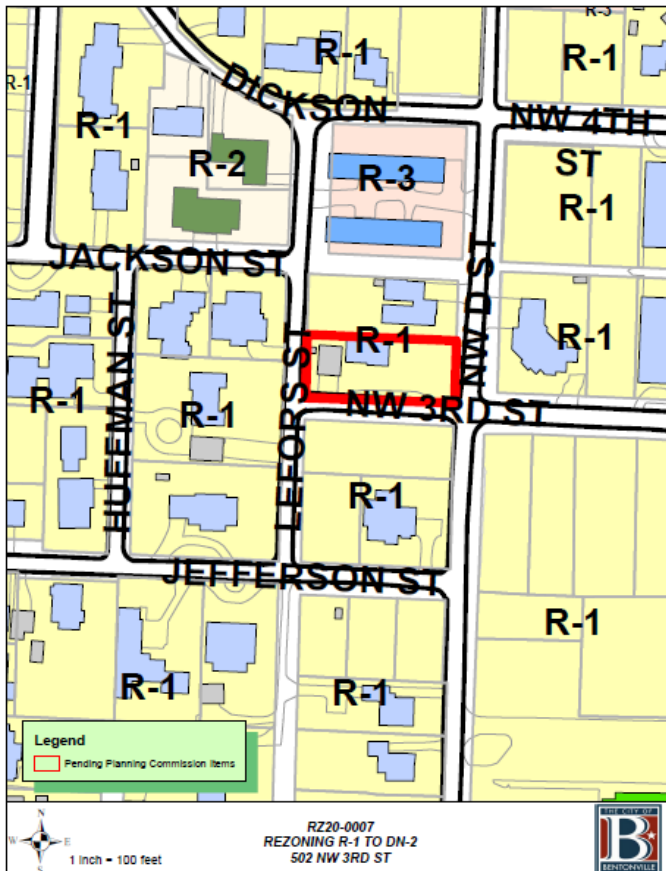
PC Date: 3/17/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ20-0007
Applicant / Current Owner	Stratford Assets I, LLC 211 Edgehill Road Merion Station, PA 19066
Site Area	0.28 +/- acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Low Density Residential (LDR)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 502 NW 3rd Street and is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1 to the north, south, east, and west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties.

Public Comment

Staff has received several public comments regarding this request in the form of phone calls, letters, and emails.

Analysis

According to the applicant's narrative, the intent of the proposed rezoning is to allow for future flexibility in redevelopment. Potential future uses could include single-family attached or duplex developments. In addition, the property is located at the intersections of Lefors Street, NW 3rd Street, and NW D Street. All three are classified as Local streets per the Master Street Plan.

Conclusion

A General Plan Amendment would be a better first course of action if the applicant wishes to pursue higher density. Another option that aligns with the context of the surrounding area, as well as the current Future Land Use Plan, is a rezoning to DN-1, Downtown Low-Density Residential.



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

February 10, 2020

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: 502 NW 3rd Street Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Stratford Assets, LLC, owner of real property located in the City of Bentonville, for consideration of a rezoning of request for Benton County parcel #01-03159-000 from R-1, Single-family Residential to DN-2, Downtown Medium-density Residential. The property is approximately 0.27 acres located at 502 NW 3rd Street in Bentonville, AR.

This rezoning request is being proposed to allow flexibility of future redevelopment of the subject tract for a possible duplex, attached single family, or two family townhome construction. If approved, any proposed development will be consistent with the allowable uses under the current city of Bentonville zoning code for the DN-2 district. All necessary utilities for the proposed development are available on or adjacent to the subject tract and could serve the property without extending public utilities. Properties immediately surrounding the tract are zoned R-1 but within 500 feet there are several higher intensity zonings including R-2 and DN-2 properties and an R-3 zoned property within 100 feet to the north. With this in mind, we feel the DN-2 district will be compatible with the surrounding uses in a developing part of Bentonville.

Traffic generated by future development of the property would have limited impact on the surrounding local street network due to the small size of the property and limited development opportunities. Development of the property would be in keeping with access management standards of the city and any required rights of way would be dedicated with the redevelopment plan. Appearance of any redevelopment project would be in keeping with the surrounding neighborhood and current city requirements.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in blue ink that reads "Nate Bachelor".

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

Alison Worley

From: Custom Covers <customcoversbyrae@gmail.com>
Sent: Wednesday, March 04, 2020 10:17 AM
To: Planning
Subject: Property @ 502 NW 3rd st

I have to voice my concerns and complete disapproval of re-zoning the property at 502 NW 3rd st. If the property is divided the beautiful trees that are on that lot will end up cut down which is part if the charm of downtown. Not everyone wants to see another box house be put up against another one on a single lot. People in this neighborhood want this area to remain single family properties at low density.
I hope the city starts looking at the box houses that are being built and realize you are allowing the charm of this town to be bought out.

Thank you,
Robin Reagan

Sent from my iPhone

NOTICE OF INTENT TO REZONE

Stratford Assets, LLC

has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential

to

DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

LOT 1, HUFFMAN'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "Y" AT PAGE 529, LESS AND EXCEPT THE NORTH 60 FEET.

The common description of the property is: 502 NW 3rd St Bentonville, AR

Proposed land use: Medium Density Residential (MDR)

The public hearing will be held March 17, 2020 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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:

Project is not in character with the neighborhood. Cannot believe property could/would meet zoning regulations

Signature and Physical Address

701 NW Jackson St
Bentonville, AR
72712

Signature and Physical Address

701 NW Jackson St.
Bentonville, AR
72712

February 24, 2020

Mr. Jon Stanley
City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

Dear Jon,

I am **opposed** to the intent to rezone the property at 502 NW 3rd Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-2 Downtown Medium Density because:

1. Property is designated as Low Density Residential in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.
2. We want to keep the character of this neighborhood as intended per Master Plan.
3. Rezoning to medium density is an infringement on the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.
4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

Signed:

Sam Fuller 310 Huffman St.

Signature & Physical Address



Land Use Plan

- Agriculture
- Residential Estate
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public / Semi-Public

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☒ I / we object to the rezoning because:

OUR NEIGHBORHOOD HAS A
DISTINCT PERSONALITY AND WE ARE
NOT READY TO CHANGE IT FOR OUT OF STATE
INVESTORS.

Sam Adams
Signature and Physical Address

205 NW LEFORS
BENTONVILLE AR 72712

Michael
Signature and Physical Address

205 NW LEFORS ST
BENTONVILLE AR 72712

February 24, 2020

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

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Signed:

Ronald + Angela McCormick
601 NW Jackson St.
Bentonville, AR 72712

Signature & Physical Address



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public / Semi-Public

February 24, 2020

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

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Signed:

Virginia Deanna + [Signature]
301 NW Jefor
Bentonville AR 72712

Signature & Physical Address



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
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February 24, 2020

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

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Signed:


Signature & Physical Address
303 NW D
Bentonville, AR



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
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-  Public / Semi-Public

February 24, 2020

Mr. Jon Stanley
City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

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Signed:


Signature & Physical Address
416 NW 3rd
Bentonville



Land Use Plan

-  Agriculture
-  Residential Estate
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-  Medium Density Residential
-  High Density Residential
-  Public / Semi-Public

February 24, 2020

Mr. Jon Stanley
City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

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Signed:

Nancy Nolan 500 NW Jefferson
Signature & Physical Address Bentonville, AR 72712



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public / Semi-Public

February 24, 2020

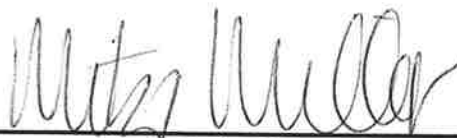
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Planning Department
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Signed:


Signature & Physical Address
301 Huffman St.



Land Use Plan

-  Agriculture
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☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

I very much want to keep the character of this neighborhood per Master Plan and with respect to legacy of Marilyn Dyke who cultivated the very unique character of this neighborhood

Brenda Compton
Signature and Physical Address

Signature and Physical Address

*209 NW D St
Bentonville, AR
72712*

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☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

I prefer SFH for our neighborhood...

Lucy Heller
Signature and Physical Address
600 NW Jefferson St.
Bentonville, AR 72712

Signature and Physical Address

February 24, 2020

Mr. Jon Stanley
City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

Dear Jon,

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4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

Signed:


Signature & Physical Address
600 NW Jefferson St.
Bentonville, Ar 72712



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Public / Semi-Public

From: Dave Burris <dpburris@gmail.com>
Sent: Monday, February 24, 2020 10:19 AM
To: Jon Stanley
Subject: 501 NW 3rd Street - rezone

Jon,
I am writing to let you know that as a neighbor, I am not in favor of the rezone from R-1 to DN-2. I feel the visions set forth in the Land Use plan confirm lower density residential, and feel this should be followed.

Rezoning would allow for townhouse or two family on this smaller lot, and the rezone seems to be an effort to maximize profits rather than maximize character. If their goal was to provide setbacks for a single family, DN-1 would have been the proper rezone.

Thank you.

--

Dave P Burris AIA
LEED AP

From: Scott Crossett <scott@csarecruiters.com>
Sent: Wednesday, March 04, 2020 4:43 PM
To: Jon Stanley
Cc: Lisa Crossett
Subject: Oppose rezoning of 502 NW 3rd

Mr. Stanley,

I appreciate the work and considerations of the planning commission. As someone that lives within a few hundred yards, I want to express opposition of the rezoning request for 502 NW 3rd St. for several reasons.

First, this small strip of road is a high traffic area for R.E. Baker school before 8am and around 3pm. It may not be obvious from a map view, but if you travel this road during this time you will understand. Because of the traffic flow leaving the West parking lot of Old High that travels to the north (causing a bottleneck at the stop sign), the cars travelling East on Jefferson avoid the stop sign at the end of Jefferson by turning left onto LeFors and then turn right onto 3rd street (exactly where this property is located) to take kids to R.E. Baker or to head through the square on their way to work. Also, traffic coming from the north (Bella Vista Way and other connectors) weave through and turn from LeFors onto 3rd Street at this property to take kids to/from R.E. Baker and Old High. This property being rezoned would likely create additional driveways and possibly cars parked on the side of the road of an already distressed traffic situation before and after school. It is also a busy street for kids walking home from school. Second, if this property gets rezoned then the property directly across the street gets rezoned also, which will make that section of the road a complete mess, both from traffic, but also because it would be out of character with the neighborhood of single family homes that pride themselves on yards and organically increasing their property values.

Third, my family has lived at 208 NW F Street for 7 years. When we moved-in, we did not have drainage problems, but since downtown has developed, the drainage, flooding and overflows have started to become very problematic and the city needs to invest in drainage infrastructure in the Northwest quadrant of the square before allowing for greater density. The neighbor behind my house is still on septic tank (how is this possible?) and when her yard floods to my yard, her septic is spread everywhere. This needs to be planned for and it's starting to get crazy. When I say "flood", I'm talking about 2 feet deep of water covering my entire back yard and front yard because the 5 foot deep drainage ditch can't hold all the water that is directed to it from the square when we have hard rains or rains for extended periods. In the last few weeks, the planning commission I assume, approved subdividing a single lot on Jefferson Street into 3 lots and did not add drainage or run sewer to this neighbor on septic tank that adjoins these newly created properties, which makes very little sense to our neighbors.

Last, the property on 502 NW 3rd St. already has high-value as a single family dwelling. If the property owner does not wish to have a single family dwelling here, there is a market for someone that will purchase this property without rezoning it. There should not be an expectation that the city will turn all old homes into higher density without respect for the neighborhoods or current zoning standards. How could anyone confidently purchase a family home if they knew the city will always approve the property next door to be a condo at anyone's request and without strong cause...

Thank you for your consideration. Please don't start setting new precedence and hopefully some areas of the downtown can maintain boundaries for single family, including the Northwest quadrant surrounding Bogle Park.
Glad to discuss any time. 479-466-7792

Scott Crossett
479-464-4375
Cameron Smith & Associates

REZONING STAFF REPORT



Kato

403 SW C Street

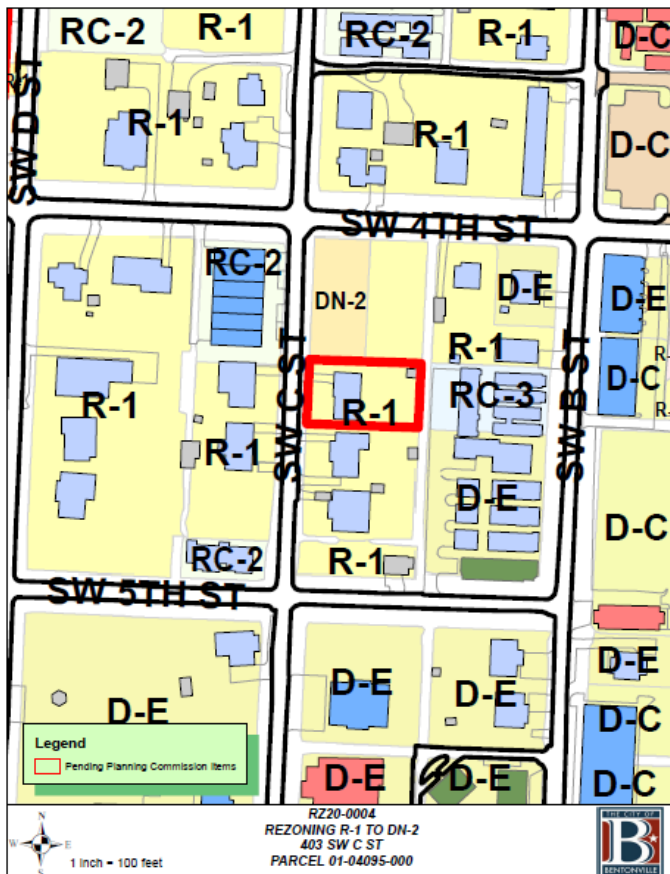
PC Date: 3/17/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ20-0004
Applicant / Current Owner	Satoko Kato 403 SW C Street Bentonville, AR 72712
Site Area	0.25 +/- acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 403 SW C Street and is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1 to the north, south, and west, DN-2 to the north, and RC-3, Central Residential-High Density, to the east.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties, as well as local amenities for residents. These areas are found both near Downtown and in some recent growth areas.

Public Comment

Staff has NOT received public comment regarding this request.

Analysis

According to the applicant's narrative, their intent of the rezone is to be able to split the current lot. On December 13, 2017, the applicant received approval from the Board of Adjustment for a variance of the minimum lot width requirements. The regulation states that lots shall be a minimum of 40 feet wide. The variance was approved for each lot to be 39ft 6in wide. A condition of approval was set forth that the applicant shall gain approval from the Planning Commission to rezone the property to DN-2, Downtown Medium-Density Residential.

Conclusion

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

Re: 403 SW C Street

Dear Sir or Madam:

The Applicant requests rezoning of the property located at 403 SW C Street, Bentonville, AR (the "Property") from the current designation of R-1 to DN-2. Set forth below are the responses to each of the enumerated questions in the order in which they appear.

- **State the current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.**

The applicant requests rezoning of the Property from the current zoning designation of R-1 to the proposed zoning designation of DN-2. The current owner of the Property is Satoko Kato (the "Applicant"), who purchased the Property from Matthew McCormick (the "Prior Owner") in December 2017. Currently there are no plans for a further proposed sale.

- **Reason (need) for requesting the zoning change.**

According to the "Bentonville Community Plan" adopted October 23, 2018 (Resolution No. 10-23-18A), the Property is located in "Priority Area 1, Downtown Intensification Land Use" as "Medium Density Residential (DN-2)" (pages 47, 138). As the [informational sheet](#) of the DN-2, Downtown Medium Density Residential provides, "[t]he intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where *[sic]* small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density." As the "Bentonville Community Plan" provides, the community's objective for supporting development under DN-2 includes, to take advantage of current market capacity, provide a variety of housing options, increase the number of people who can reside close to jobs and commerce, and enhance access to the downtown area. The Applicant believes that rezoning the Property from R-1 to DN-2 to enable future development of the Property in accordance with the objectives of DN-2 will comport with, and contribute to, the City's planning and development of the area.

The Prior Owner applied for a variance (the "Variance") on the code that addresses lot width minimums for single family residential zoned DN-2 of 40' to accommodate two lots at 39' 9" each. The request for Variance was approved by the Board of Adjustment by 4-0 on December 13, 2017. The Property sits at 79' 6", roughly 3" short per lot if the Property were to split for a future plan as desired. As set forth in the narrative of the application for Variance, attached as *Schedule A* hereto, upon the approval of the Variance, the plan has been to seek rezoning from R-1 to DN-2, which would open the path to subdivide the lot into two pursuant to the Variance. As the Variance request has been approved, the Applicant requests to rezone the Property from

R-1 to DN-2 in accordance with plan. The Applicant also plans to proceed with the original plan to submit the application of incidental subdivision.

The approval of the rezoning, pending the approval of the subdivision, would make it possible for the Property to be utilized to build two single family houses or a two-family house, which would increase housing opportunities in the downtown residential areas and contribute to increase single-family density in downtown Bentonville.

- **Statement of how the property will relate to surrounding properties.**

The surrounding properties of the Property are all residential properties, mostly single-family houses, with some multi-family houses, and more recently, some townhouses. The “Bentonville Community Plan” anticipates that the Downtown Medium-Density Residential neighborhood area will be comprised of both larger and smaller lots, and as investment and redevelopment occurs, some larger single-family properties would be subdivided into smaller single-family properties, thus increasing the density of the neighborhood while maintaining neighborhood compatibility and integrity. The Applicant believes that the current use of the Property as a single-family house and the potential future use of the Property as two single family houses or a two-family house should the rezoning be approved will seamlessly relate to and blend in with the surrounding properties in the neighborhood.

- **Use.**

Should the application for rezoning and incidental subdivision be approved, the proposed use would be for residential use as a single-family house, two single family houses or a two-family house, all in accordance with the standards and requirements of DN-2.

- **Traffic.**

The Property is currently used as a single-family house. Should the Property be developed into two single family houses or a two-family house, the Applicant believes that increasing the usage of the Property to accommodate one more family should not have any material impact on the traffic on the street on which the Property faces or the surrounding streets.

- **Signage.**

Not applicable.

- **Appearance.**

If the application for rezoning and incidental subdivision is approved, the development of the Property will be done in a way that the character would be consistent with the surrounding development. Should the Property be developed into two single family houses or a two-family house, thereby increasing density, the Property will be developed in a manner such that its

appearance will maintain neighborhood compatibility and integrity and be reflective of and respectful to the existing traditional neighborhood character and development patterns. Such developments will observe and incorporate attractive design materials consistent with “Attachment A: Downtown Neighborhood Zoning Districts” and contribute to the beautification of the downtown Bentonville neighborhood.

- **Availability of water and sewer (state size of lines).**

On the Property, water is available via 6 inch AC line and sewer is available via 8 inch PC line, as confirmed with the Water Department on August 27, 2018.

Sincerely yours,

Satoko Kato

Schedule A

Board of Adjustment Minutes

Board of Adjustment
Minutes
December 13, 2017

Meeting called to order at 5:00 p.m. by Rick Rogers, Chairman

Present: Joe Haynie, Sam Pearson, Rick Rogers, and Jan Holland
Absent: Rustin Chrisco
Staff: Jon Stanley and Tyler Overstreet

Motion by Mr. Haynie, seconded by Mr. Pearson to approve the minutes of November 29, 2017 as written.

Approved 4-0

Old Business

Item #1

McCormick, Variance Request for 403 Southwest C Street, Lot Width

Tyler Overstreet reads the staff report.

Mr. Rogers states that the item was tabled due to insufficient notice, so another public hearing will be opened.

Opened public hearing

No public comments

Closed public hearing

No further discussion from applicant

Approved 4-0

New Business

Item #1

Mathias Shopping Centers, Inc., Variance Request for 1500 SE Walton Blvd, Maximum Sign Area

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

The applicant discusses the need for the Variance with the Board Members.

Approved 4-0

Item #2

Elzea, Variance Request for 102 SW Orchard Way, Maximum Side Exterior Yard Fence Height
Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

The applicant gives a brief summary of the need for the Variance.

Approved 4-0

Other Business

Mr. Stanley requests to cancel the December 27, 2017 meeting. Board agrees. Mr. Stanley states they will still hold a submittal day on December 18, 2017.

Mr. Pearson nominates Mr. Rogers as Chair, Ms. Holland seconds the nomination.

Mr. Rogers nominates Mr. Pearson as Vice Chair, Ms. Holland seconds the nomination.

Mr. Rogers nominates Mr. Chrisco as Secretary, Mr. Haynie seconds the nomination.

Motion by Mr. Rogers, seconded by Mr. Pearson to adjourn.

Meeting adjourned

Ali Worley

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

REZONING STAFF REPORT



Kirkpatrick

4708 Town Vu Road

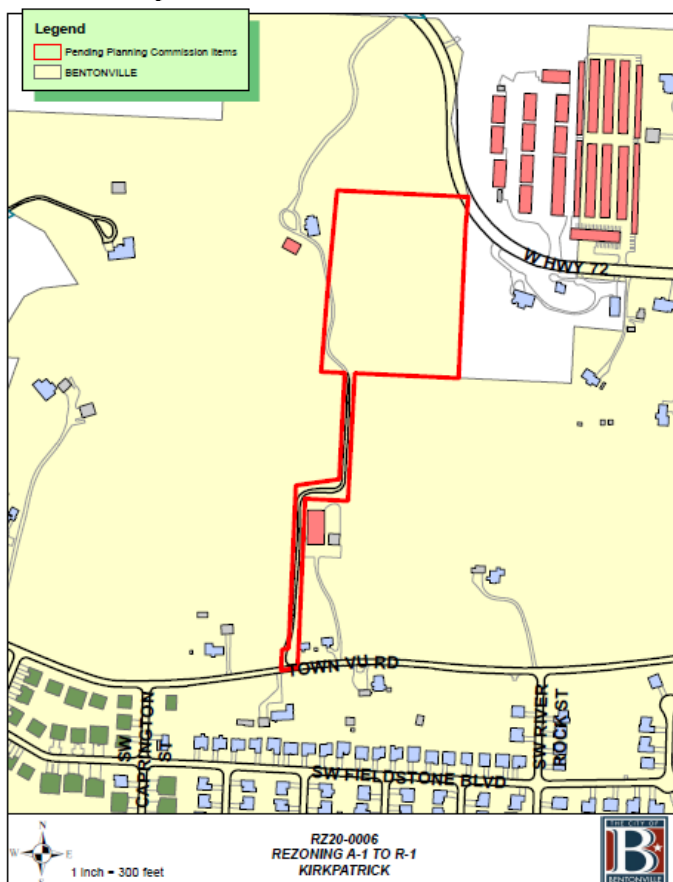
PC Date: 3/17/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ20-0006
Applicant / Current Owner	Larry & Elise Kirkpatrick 1075 Sunbridge Lane Rogers, AR 72758
Site Area	+/- 8.43 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)

<https://arcgis/08hvk8>

Location Map



Property Description

The property is located at 4708 Town Vu Road and is currently zoned A-1, Agricultural. Adjacent zonings are R-1 to the north and west, and A-1 to the east and south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Residential Estates. These areas include large detached single-family homes.

Public Comment

Staff has NOT received public comment regarding this request.

Analysis

According to the applicant's narrative, the intent of the rezoning is to allow the family to develop four single-family homes on the property for their personal use and occupancy.

Conclusion

Staff recommends approval of the rezoning request due to the site's compatibility with the Future Land Use Plan, as well as surrounding uses and zoning districts.

To Whom it May Concern,

My name is Larry Kirkpatrick. I am the current owner of record for Parcel ID 01-00942-520. It is currently zoned as Agricultural. We wish to rezone it to Residential 1 with the intention of developing it for as residential real estate and the construction of 4, single family homes. The property will be divided into 4 pieces and deeded to our immediate family members for construction.

The property is adjacent to the new Autumn Hills subdivisions as well as 3 other current residential properties. It will have independent access and will be private-resident traffic only. No signage is needed. All construction will be new, contemporary in design, with appropriate landscaping similar to the surrounding properties.

Water and sewer access are adjacent to the property at Velena Rd. We will be extending the neighborhood's currently proposed sewer line 80' East.

Thank you,

Larry Kirkpatrick and Elise Kirkpatrick, Owners

Larry Kirkpatrick

Signature

2/9/2020

Date

Elise Kirkpatrick

Signature

2/9/2020

Date

REZONING STAFF REPORT



AP Real Estate Development, LLC

211 SW F Street

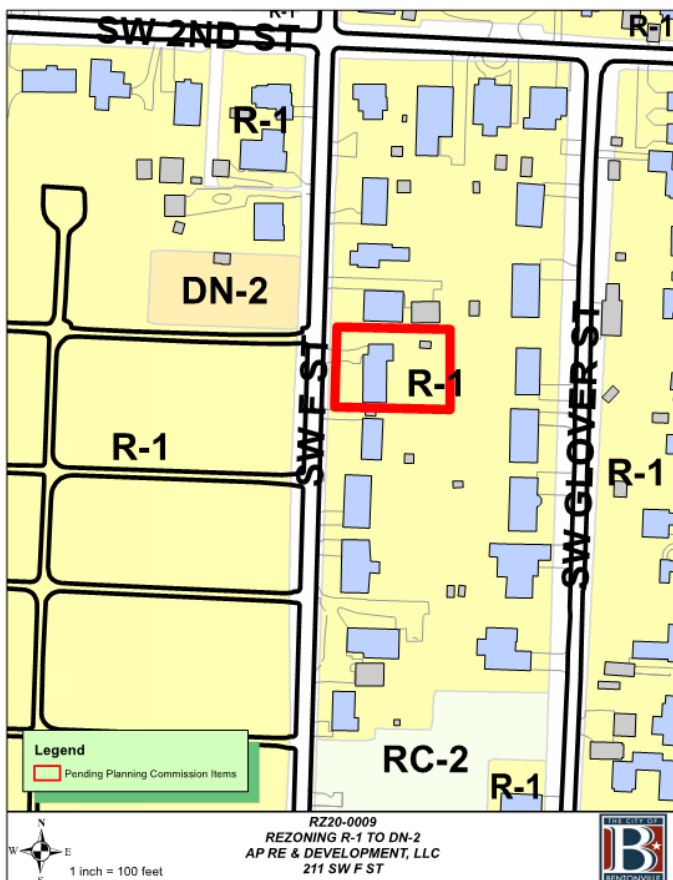
PC Date: 3/17/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0009
Applicant / Current Owner	AP Real Estate & Development, LLC 702 NW 2 nd Street Bentonville, AR 72712
Site Area	+/- .32 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located on SW F Street, south of SW 2nd Street. The property is currently zoned R-1, Single-Family Residential with a Future Land Use classification of Medium-Density Residential. Adjacent zonings are R-1, Single-Family Residential to the north, south, east, and west. There is, however, a DN-2, Downtown Medium-Density Residential property to the northwest of the subject property.

Relationship to the Bentonville Community Plan

Medium-Density Residential areas typically include townhouse or duplex residential properties with a density of 8-12 units per acre. It is important to note, however, that because of this property's mid-block location, only single or two-family development is allowed to occur.

Public Comment

Staff has received public comment on this rezoning request. The letter stated no objection to the proposed rezoning.

Analysis

According to the applicant's narrative, the intent of the rezoning request is to create new, denser, single-family development on the tract of land. The parcel is currently 100-feet in width, meaning that a maximum of two lots could be created on the tract if the rezoning request is successful. Development of this nature is in line with recent construction directly northwest of the subject property and the surrounding neighborhood.

Conclusion

Planning staff recommends approval of the rezoning request based upon the Future Land Use Plan, the context of the surrounding neighborhood, and previous rezoning actions in proximity to the property.

Rezone Narrative

Owner: AP RE AND DEVELOPMENT LLC

Address: 211 SW F St St.

Bentonville, AR 72712

Current Zoning: R-1, Single Family Residential

Proposed Zoning: DN-2, Downtown Medium Density Residential

Owner: AP RE AND DEVELOPMENT LLC

Reason for rezone: To Create Medium Density Single Family Residential.

How will property relate to surrounding properties: Surrounding Properties are also Single Family Residential, with the exception of Cemetery across street.

Proposed Use: Medium Density, Multi-Family Residential use

Traffic: The current city infrastructure is adequate to accommodate the use.

Signage: None.

Appearance: Existing buildings on property will be removed with the intention of building new housing that will blend with the surrounding residences in style and materials.

Water and Sewer Availability: Water and Sewer mains are available to serve the property.

NOTICE OF INTENT TO REZONE

AP RE AND DEVELOPMENT LLC

has requested the Bentonville Planning

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

R-1, Single Family Residential

to

DN-2-Downtown Medium Density Residential

The legal description of the property is as follows:

The North 100 Feet of Lot 3, Clark's Addition to the City of Bentonville, as recorded at Plat Book L, Page 166.

The common description of the property is: 211 SW F St.

Proposed land use: Single Family Residential

The public hearing will be held March 17, 20 20 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☒ I/we have no objections to the rezoning.

☐ I/we object to the rezoning because:

Helen Laney Evans
Signature

Helen Laney Evans
Printed Name
301 S.W. F Street
Physical Address
Bentonville, AR 72712

REZONING STAFF REPORT



Newell Development, LLC

402 SE G Street

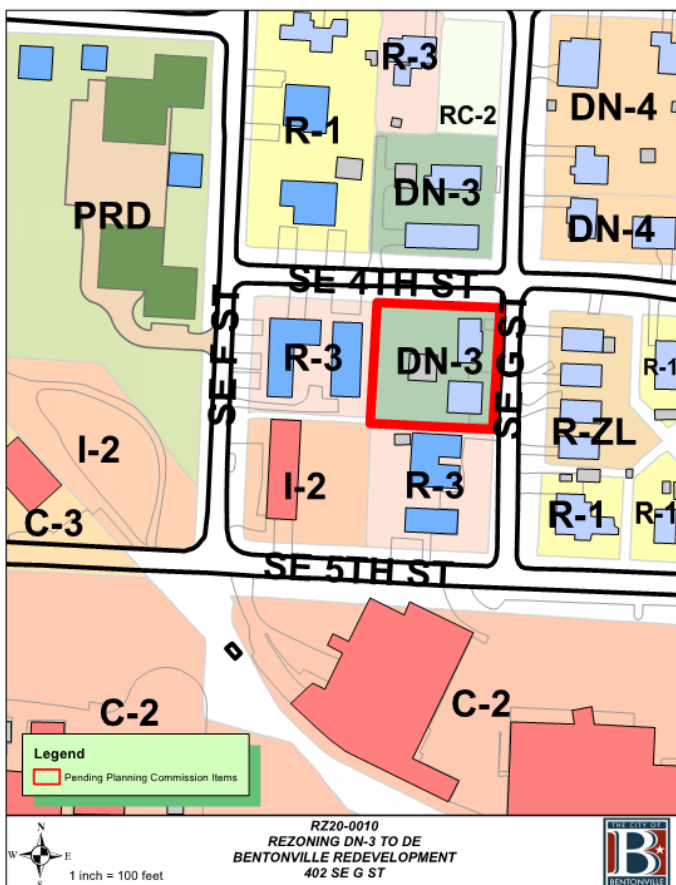
PC Date: 3/17/2020

Reviewer: Tyler Overstreet, Senior Planner,
AICP

Project Number	RZ20-0010
Applicant / Current Owner	Bentonville Real Estate Development, LLC 1706 Carolyn Street Bentonville, AR 72712
Site Area	+/- .51 acres
Current Zoning	DN-3, Downtown High Density Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	High Density Residential (HDR)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located southwest of the corner of SE G Street and SE 4th Street. The property is currently zoned DN-3, Downtown High-Density Residential with a Future Land Use classification of High Density Residential. Adjacent zonings are DN-3, Downtown Medium-Density Residential to the north, R-ZL Residential Zero Lot Line to the east, and R-3, Medium-Density Residential to the south and west. Also important to note are the presences of I-2, Heavy Industrial property to the southwest, DN-4, Downtown Mixed-Use Residential property to the northeast, and the City U Planned Residential Development to the west.

Relationship to the Bentonville Community Plan

High Density Residential areas include apartments, condominium buildings, and other multi-family developments. They typically include integrated amenities and resident-oriented commercial uses. The property's proximity to downtown justifies a downtown zoning district.

Public Comment

Staff has not received public comment on this rezoning request.

Analysis

According to the applicant's narrative, the intent of the rezoning request is to develop a mixed-use project to include office space and townhouse units adjacent to the Market District. The narrative also expresses interest in accomplishing the goals of the Downtown Neighborhood Subarea Plan.

The Downtown Neighborhood Subarea Plan (within the 2018 Community Plan) shows this property bordering the Transitional Residential and High-Density Residential Frameworks. Both of these frameworks identified areas with high potential for a mix of residential uses.

Conclusion

Planning staff recommends approval of the rezoning request based upon the existing and changing context of the surrounding neighborhood. The area contains a varied mix of residential and commercial uses, such as the City U Planned Unit Development, J3 Apartments Planned Unit Development, and recent DN-4 rezoning northeast of this property. The DN-4 district allows for small-scale commercial uses to be integrated with primary high-density residential buildings, which aligns well with this area's changing context.

Rezoning Narrative
402 SE G Street, Bentonville, AR 72712

Current Zoning Designation: DN-3, Downtown High Density Residential

Proposed Zoning Designation: DN-4, Downtown Edge

Explanation: Newell Development, LLC proposes to rezone the property at 402 SE G Street (Parcel # 01-04682-000), from DN-3 to DN-4, in order to develop a real estate project in compliance with Downtown Neighborhood development standards.

The current owners are Downtown RE Development, LLC who endeavor to sell the property to Newell Development, LLC.

Reason to Rezone: The rezone would allow for future owners to develop a multi-use project to include office space and townhouse units adjacent to the Market District and in line with the SE Downtown Area Plan.

Statement of how the property will relate to surrounding properties: The development proposed for the property will fit in form and scale with the SE side of Downtown Bentonville and adjacent developments.

Use: This residential development will fit into the Downtown Edge development plan.

Traffic: The additional units should not impact current traffic patterns.

Signage: None proposed.

Appearance: Infill multi-family construction similar to other small multi-family projects on SW side of town.

Water/ Sewer/ Electric: On-Site

CONDITIONAL USE STAFF REPORT



Canvas Church

1380 SW Westpark Drive, Suite 2

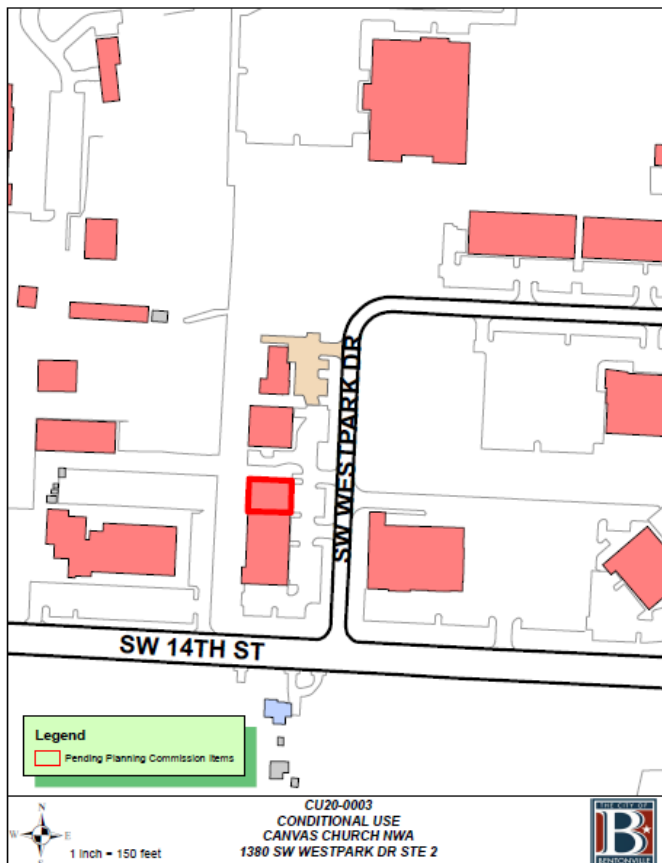
PC Date: 3/17/2020

Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0003
Applicant / Current Owner	SCL Westpark Plaza, LLC 6210 Baseline Road Little Rock, AR 72209
Site Area	+/- 1.36 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Religious Facility
Protective Covenants	N/A

<https://arcg.is/08HvK8>

Location Map



Property Description

The property is located at 1380 SW Westpark Drive, Suite 2 and is currently zoned C-2, General Commercial. Religious facilities require a Conditional Use permit in all zoning districts.

Proposed Use Description

According to the applicant's narrative, church services will be held on Sundays from 10:30am-12:00pm. The current congregation ranges from 60-70 people. Occasionally the spaces will be used for small group gatherings during the week after 6:00pm. Signage is proposed above the unit and at the marquee on SW Westpark Drive.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

Canvas Church Narrative

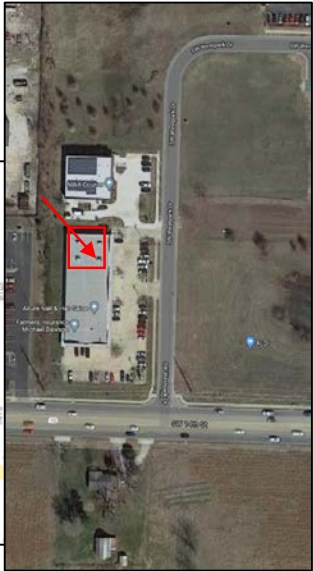
The space located at Westpark Plaza, 1380 SW 14th St., is currently zoned for use as C-2 (general commercial). We are proposing the usage of the space for Canvas Church NWA, a non-denominational church that was started in 2019 in the city of Centerton. The Church is planning to move to Bentonville, AR at 1380 Westpark Drive Suite 2 by late March. Church services are held on Sundays, 10:30am-12pm. Occasionally the space will be used for small groups, such as Youth or Women's prayer group, and church get-togethers during the week (mainly evenings after 6pm). Our current congregation ranges between 60-70 adults and we would expect the existing parking to accommodate this attendance. No other businesses within the unit being rented are open on Sundays during service time.

Signage will be above the unit (exiting space from previous occupant) and at the street on the Westpark Plaza marque located at 1380 SW 14th St. Overall appearance of the rental unit will remain consistent with the Westpark Plaza retail park. We will have window vinyl with Church branding to identify entry door and the unit as the Canvas Church NWA. Direct water and sewer are already located within the space from the previous occupant- existing bathrooms and kitchen. Attached are the plan renderings that will be used by the contractor for build-out.

Canvas Church NWA Existing Space Interior Images



Canvas Church Site Map



Canvas Church NWA Exterior Images



BENTONVILLE

COMMUNITY & ECONOMIC DEVELOPMENT

Reviewer: Tyler Overstreet, Senior Planner, AICP

Note: This is an amendment to a previously approved Conditional Use Permit. The previous application, approved on February 18, 2020, did not contain reference to temporary tents for special events.

This property is located south of the Momentary Facility on SE E Street. The property is currently zoned PUD, Planned Unit Development. Long-Term Temporary Structures, in this case a barn and a gravel parking facility, and temporary events require a Conditional Use Permit.

A request to allow for a long-term temporary structure consisting of a wood and steel frame barn structure. The barn shall be serviced by a temporary gravel driveway and temporary parking area. The purpose of the barn is to host infrequent special events related to the Momentary. The barn is not set on a permanent foundation nor does it have any connection to public utilities. Instead, the structure shall be serviced from a temporary irrigation service and temporary electrical power.

Finally, in addition to the above two requests, the applicant requests that they be allowed to place two tents on site for special events throughout the year.

Staff has NOT received public notice regarding this request.

1. This Conditional Use Permit shall be valid for one year from the date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. Approval of this Conditional Use Permit is conditioned upon ongoing dust abatement to be provided by the applicant.
4. The tents are to be utilized for temporary events only. The tents must be taken down after the conclusion of special events.

Legend

- Pending Planning Commission Items

**CU20-0002
CONDITIONAL USE
MOMENTARY BARN
507 SE E ST**

1 inch = 200 feet

**NEWBURGH
B
BOROUGH**



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

March 2, 2020

City of Bentonville
Planning Dept.
305 SW A St.
Bentonville, AR 72712

RE: Momentary Barn Conditional Use Permit Revision Request (CU20-0002)

Dear Planning Commissioners:

On February 18th the Commission approved a conditional use permit to allow long-term temporary structure for a barn on the Momentary property and a temporary gravel parking lot to support the Momentary property until permanent parking can be established. Please accept this revised letter and supporting documents for consideration of a revision to the approved conditional use permit.

This request is for a conditional use permit to allow a long-term temporary barn structure ("Barn") and to allow short-term tents ("Tents") along SW E Street just south of the Momentary for a period not to exceed 12 months from the time of construction. The proposed Barn will consist of a wood and steel frame (to emulate the look and feel of a traditional Arkansas barn) with temporary driveway for loading and fire access. Additionally, when necessary for the programming of events at the Barn, temporary Tents may be erected on the site in the locations designated on the accompanying site plan. Self-contained restroom facilities and may also be provided for these events but will not remain on site for the duration of the stay of the barn. No public parking will be allowed on site with the barn and tents, but the drive would include a few spaces designated for loading for the events. No permanent foundations will be installed for these facilities, instead setting the barn and tents on a compacted earth pad. Beginning with the Heartland Summit in mid-April 2020 and including hosting of multiple music festivals and other events from the summer to autumn months, the intent of the Barn and Tent structures is to host limited, infrequent gatherings at special events of the Momentary after its opening, but the precise dates and times are not yet known.

The Barn and Tents will not require connection of any utility services for the structure nor will any public utilities need to be relocated to facilitate the installation. An existing water meter on the property will be utilized for temporary irrigation service with a hose bib. Temporary construction power will be also be requested from existing public infrastructure along SE E Street.

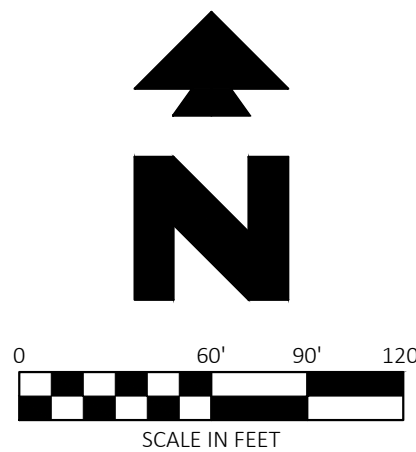
In addition to the proposed temporary Barn and Tent structures the owner requests permission to use the existing gravel parking area that was contractor's laydown and staging area for the Momentary construction. This gravel area will be raked neat and wheelstops installed to delineate approximately 164 parking stalls within the bounds of the existing area. Access will be provided by using the existing G Street driveway access point with pedestrian access provided between the parking lot and the Momentary facility. The parking area is intended as overflow from larger events at Momentary opening until the permanent parking facility can be constructed.

Accompanying this letter and application are drawings demonstrating the location of the proposed facilities and the improvements needed to accommodate the building and temporary gravel parking lot. Thank you for consideration of this matter. If you need anything further, please do not hesitate to contact me.

Respectfully Submitted, Nate Bachelor – CEI Engineering

Solutions for Land and Life

JOB # 31308 DRAWING: 31308-BARN.dwg LAST SAVED BY: DHILEMAN LOCATION: P:\31000\31308.0\Drawings\Design\Working\Barn\31308-BARN.dwg

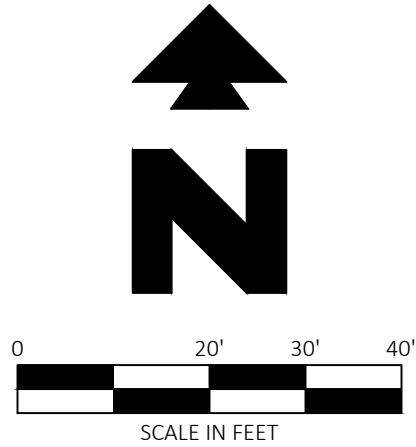


Know what's below.
Call before you dig.

NOT FOR
CONSTRUCTION

31308	2/28/20	NLB	NLB	DKH	ALH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
					
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712				(479)273-9472 FAX (479)273-0844	
SOMO GARAGE					
SE G & SE 8TH Street BENTONVILLE ARKANSAS					
BARN OVERALL				REV DATE 3/2/20 REV-0	SHEET NO. C1.0

JOB # 31308 DRAWING: 31308-BARN.dwg LAST SAVED BY: DHILEMAN LOCATION: \\unipennas01.cedbv.cedeng.com\projects\31000\31308.0\Drawings\Design\Working\Barn\31308-BARN.dwg



Know what's below.
Call before you dig.

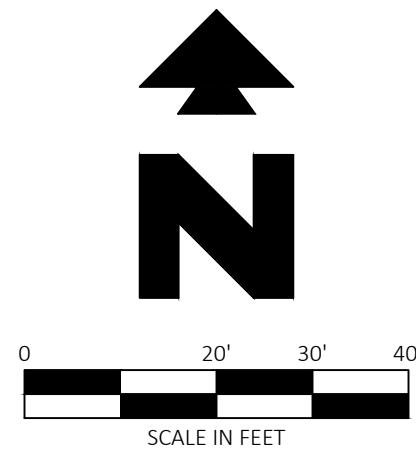
SITE DATA	
BUILDING AREA	12,023 SF (WITH 20' OVER DIG)
PARKING AND DRIVE AISLE	5,890 SF
CONCRETE DRIVEWAY	610 SF



NOT FOR
CONSTRUCTION

31308	2/28/20	NLB	NLB	DKH	ALH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
 CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712				(479)273-9472 FAX (479)273-0844	
SOMO GARAGE					
SE G & SE 8TH Street BENTONVILLE ARKANSAS					
BARN EXHIBIT				REV DATE 3/2/20 REV-0	SHEET NO. C1.1

JOB # 31308 DRAWING: 31308-BARN.dwg LAST SAVED BY: DHILEMAN LOCATION: \\unipennas01.celbv.celeng.com\projects\31000\31308.0\Drawings\Design\Working\Barn\31308-BARN.dwg



Know what's below.
Call before you dig.

SITE DATA	
PARKING PROVIDED	164 SPACES

NOT FOR
CONSTRUCTION

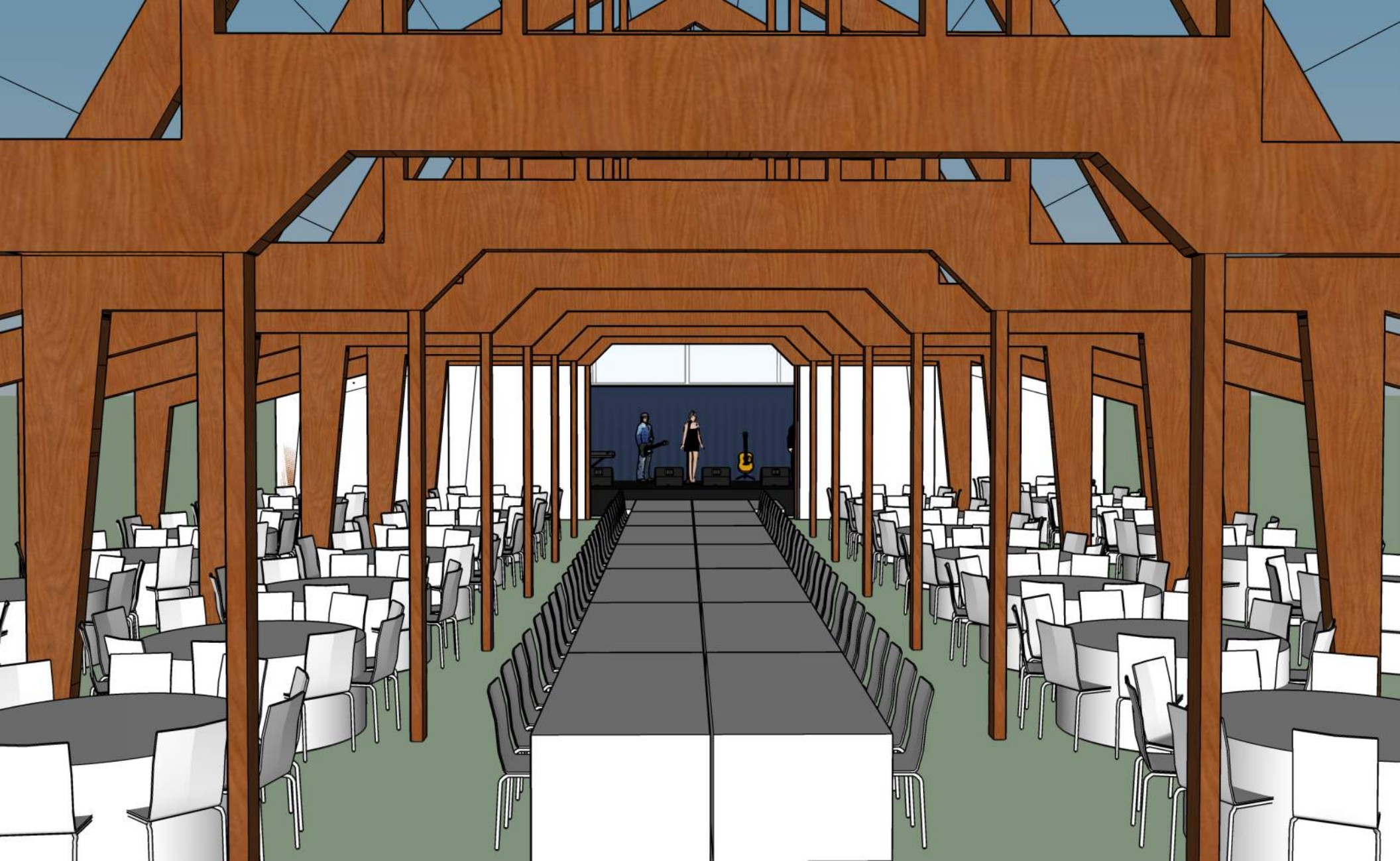
31308	2/28/20	NLB	NLB	DKH	ALH
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
 Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712				(479)273-9472 FAX (479)273-0844	
SOMO GARAGE					
SE G & SE 8TH Street BENTONVILLE ARKANSAS					
PARKING EXHIBIT				REV DATE 3/2/20 REV-0	SHEET NO. C1.2





BARN









Consent Agenda Items

For Planning Commission meeting of March 17, 2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on March 10, 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 214 & 215, The Original Town of Bentonville, 220 NW A Street, Bentonville Church of the Nazarene, DC, Downtown Core, LS20-0008

A lot split of Lot 208 of The Original Town of Bentonville, creating new Lots 214 (+/- 1.2 acres) and 215 (+/- 1.21 acres). The plat dedicates a 10-foot utility easement around existing infrastructure along N Main Street.

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

Lot Split: Lot 20, Block 2, Railroad Addition, 109 SE 3rd Street, Loren and Diane Harper, DE, Downtown Edge, LS20-0005

A lot split of a part of Lot 8, Block 2 of Railroad Addition, creating new Lot 20 (+/- 0.24 acres), Block 2 of Railroad Addition. The plat dedicates 15' wide utility easements along the southern and eastern property lines of the new lot. The plat dedicates additional right-of-way along SE 3rd and SE 'A' Streets to meet the requirements of the current Master Street Plan. Any future development or re-development of this lot will require the construction of a sidewalk along SE A Street.

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

Lot Split: Lot 1 & 2, Frazier Addition, Gaston Road, Kevin Frazier, A-1, Agricultural, LS20-0013

A lot split of 10 acres of un-platted section land, creating new Lots 1 (+/- 5.0 acres) and 2 (+/- 5.0 acres) of Frazier Addition. The plat dedicates public utility easements along all perimeter and internal lot lines. The plat dedicates 25' of right-of-way along Gaston Road. Any future development or re-development of these lots will require the construction of a sidewalk along Gaston Road.

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

Property Line Adjustment: Lot 1, Shellfish Subdivision, 407 SW C Street, Whorton Trustees, R-1, Single-Family Residential, LS20-0012

A property line adjustment of Lot 6 and part of Lot 5, Block 1 of Scoggin Subdivision and Lot 4, Block 10 of Dunn & Davis Addition, creating new Lot 1 (+/- 0.39 acres) of Shellfish Subdivision. The plat dedicates 15' wide utility easements along the southern and western property lines of the new lot. Any future development or re-development of this lot will require construction of a sidewalk along SW C Street and SW 5th Street.

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

Property Line Adjustment: Lots 19 & 20, Block 3, Deming's Addition, 402 & 404 NW A Street, SP Investments, LLC, R-1, Single-Family Residential, LS20-0015

A property line adjustment of Lots 6, 7, and part of Lot 10, Block 3 of Deming's Addition, creating new Lot 19 (+/- 0.37 acres) and Lot 20 (+/- 0.37 acres), Block 3. The plat dedicates right-of-way along NW A Street to meet the requirements of the Master Street Plan. The plat also dedicates a 15-foot utility easement along NW A Street.

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

Large Scale Development: Plaza Tire, 901 SW Regional Airport Boulevard, Eversole Trustees, I-1, Light Industrial, LSD20-0007

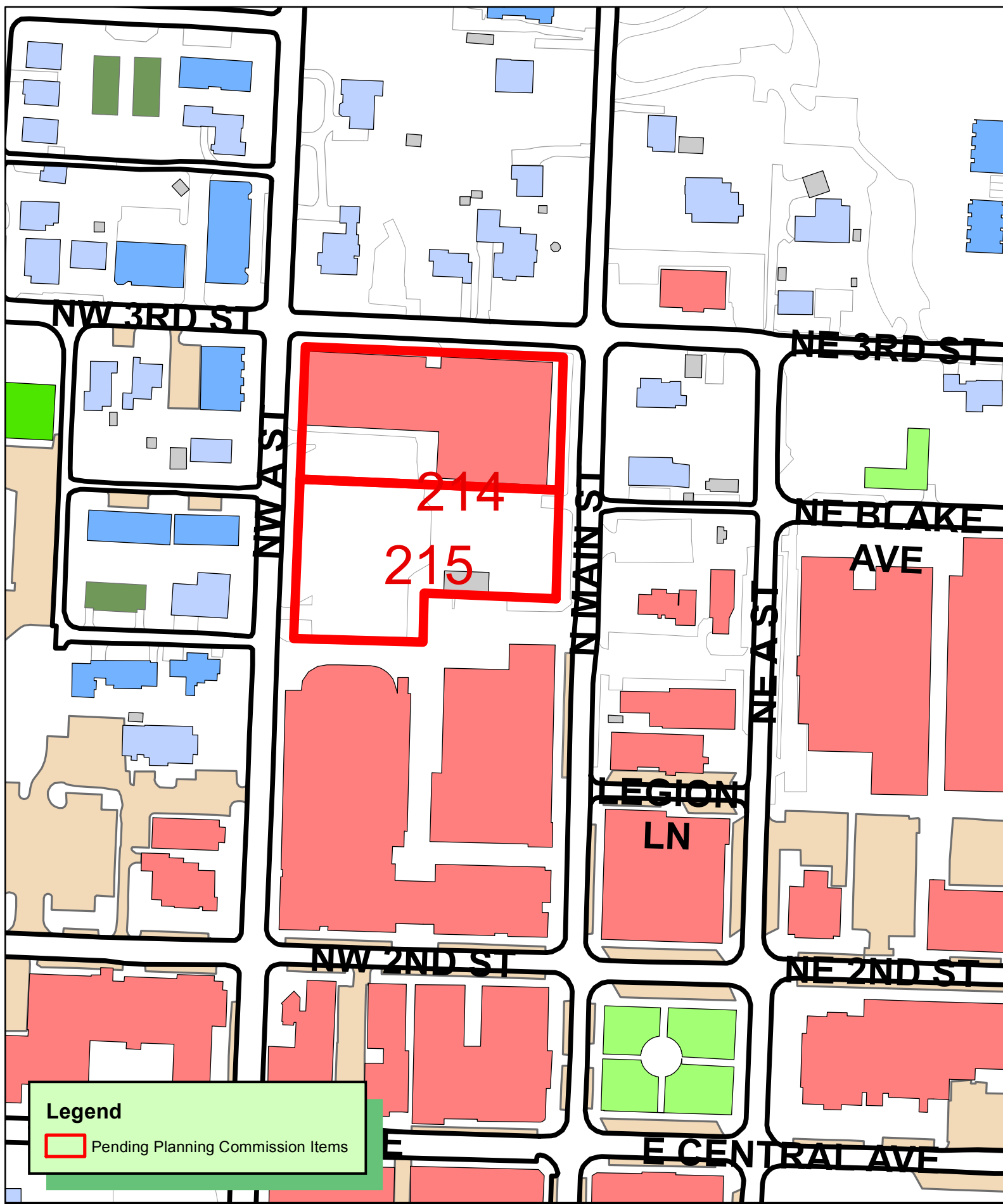
A large scale development proposing the development of an 8,760 square foot tire retail store. The development provides 32 total parking spaces and adequate landscaping. The primary material depicted on the architectural elevations is painted Split Face CMU. A bench and a bike rack are shown as the proposed site amenities. The development provides cross access to the properties south and west of the proposed development via shared curb cuts and access easements.

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

Large Scale Development: East Hangar, 2380 SW Aviation Street, City of Bentonville, A-1, Agricultural, LSD20-0005

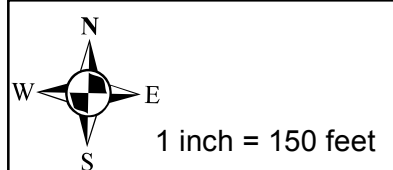
A large scale development proposing the development of an approximately 17,000 square-foot airplane hangar in the Bentonville Municipal Airport. Access to the site will be from a curb cut along Southwest Aviation Street. The development shows installation of a sidewalk along and the replacement of dead street trees along SW Aviation. The exterior shall be constructed of R-Metal Panel with a brick wainscot.

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



Legend

 Pending Planning Commission Items



LS20-0008
LOT SPLIT
ORIGINAL TOWN OF BENTONVILLE
PARCEL 01-01048-000



LOT SPLIT OF LOT 208 CREATING LOTS 214 & 215 OF THE ORIGINAL TOWN OF BENTONVILLE Bentonville Church of the Nazarene, Inc. 220 NW A St Bentonville, Benton County, Arkansas

GENERAL NOTES:

- 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.
- This plat represents a Lot Split survey of Lot 208, Plat Bk. 2017, Pg. 583 and in Deed Records, Bk. 1999, Pg. 116529 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Grid Based on Arkansas State Plane Coordinate System, NAD 83, per GPS observations as established by processing through OPUS.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.
- This survey is based on a title commitment provided by Chicago Title Insurance Company, 1915603-106 countersigned by Waco Title Company, Effective Date: November 17, 2019.
- 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.
- Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0255K
Map Revised: June 5, 2012
- No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from City of Bentonville GIS. This property is zoned D-C Residential. Building setbacks for zone D-C are as follows:

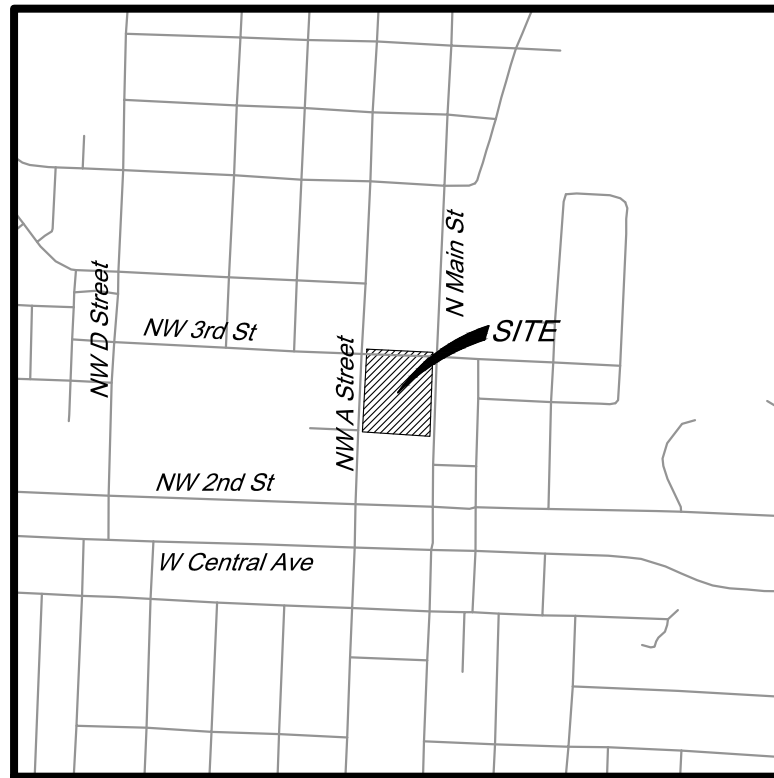
Front:	20 Feet Max
Side:	0 Feet Min
Rear (Adjacent to residential):	0 Feet Min
Rear (Adjacent to non residential):	0 Feet Min
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- 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 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.
- All structures must maintain minimum of 20' clearances from all electric lines.
- 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.
- 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.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.

Certificate of Surveying Accuracy

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

Date of Execution: 2.28.2020

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



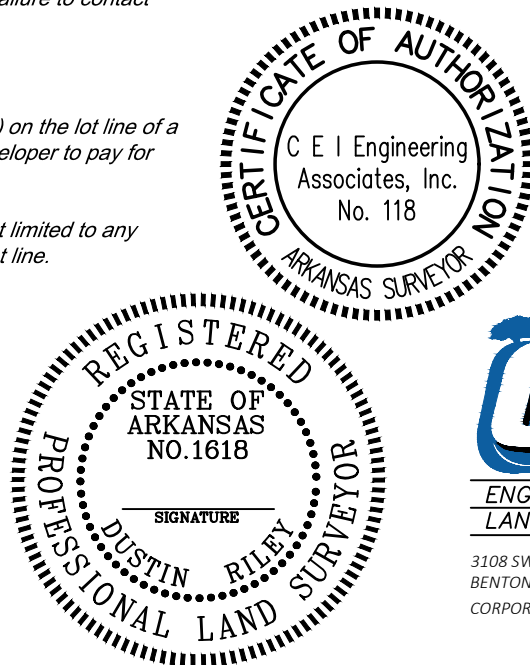
Vicinity Map

Not to Scale
Latitude: 36°22'28"
Longitude: 94°12'33"

Parent Descriptions

Lot 208 of the Original Town of Bentonville, Benton County, Arkansas, as shown in Plat Book 2017 at Page 583.

Owner
Parcel #: 01-01049-000
Bentonville Church of the Nazarene
220 NW A Street
Bentonville, Arkansas, 72712



Arkansas * California * Pennsylvania *

Certificate of Ownership & Dedication:

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

Date of Execution: _____
Signed: _____
Name & Address: _____
Print Name: _____
Source of Title: D.R. _____
Page: _____

Subscribed and sworn before me, this _____ day of _____, 20XX.

Notary Public

My Commission Expires

Certificate of Approval

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

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Survey Descriptions Lot 215

A tract of land situated in the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section 30, Township 20N, Range 30W, in Benton County, Arkansas, being part of Lot 208 of the Original Town of Bentonville as shown in Plat Book 2017, Page 583, and being described by metes and bounds from an on-the-ground survey based on bearings established using NAD83, Boundary Line performed on November 20, 2019 by CEI Engineering Associates, Inc. as follows:

BEGINNING at a found 5/8" Rebar cap 1642, being the Southeast corner of said Lot 208;
THENCE North 87°23'28" West along the South boundary of said Lot 208, 162.68 feet to a found 5/8" Rebar cap 1642;
THENCE South 01°40'50" West along the South boundary of said Lot 208, 60.84 feet to a found chiseled 'X';
THENCE North 88°19'38" West along the South boundary of said Lot 208, 159.29 feet to a found mag nail with washer LS #1618;
THENCE North 02°15'37" East along the East Right-of-Way of NW A Street, 196.43 feet to a set rebar capped with LS #1618;
THENCE South 87°35'55" East along the North boundary of said property, 320.19 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 01°45'58" West along the West Right-of-Way of N Main Street, 134.17 feet to found 5/8" rebar capped with LS #1542 and the **POINT OF BEGINNING**; containing **52,725** square feet or **1.21** acres, more or less.

Survey Description Lot 214

A tract of land situated in the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section 30, Township 20N, Range 30W, in Benton County, Arkansas, being part of Lot 208 of the Original Town of Bentonville as shown in Plat Book 2017, Page 583, and being described by metes and bounds from an on-the-ground survey based on bearings established using NAD83, Boundary Line performed on November 20, 2019 by CEI Engineering Associates, Inc. as follows:

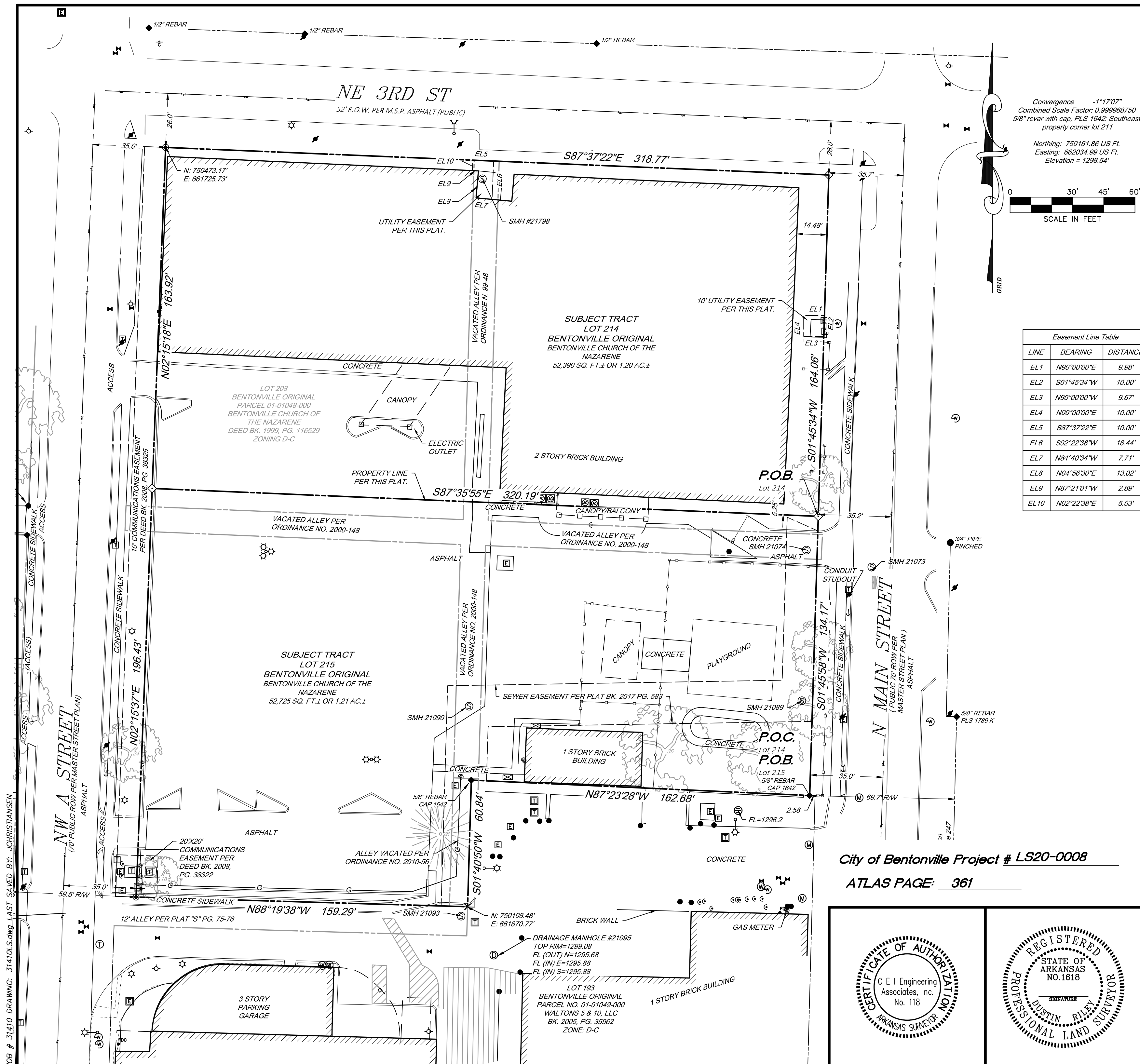
COMMENCING at a found 5/8" rebar capped with PLS #1642, being the Southeast corner of said Lot 208;
THENCE along the West Right-of-Way of N Main St., N 01°45'58" E a distance of 134.17 feet to a set 5/8" rebar capped with PLS #1618 and the **POINT OF BEGINNING**;
THENCE leaving said Right-of-Way, North 87°35'55" West along the common line of said Lots 210 & 211, a distance of 320.19 feet to a set 5/8" rebar capped with PLS #1618;
THENCE leaving said common line, North 02°15'18" East along the East Right-of-Way of NW A St, a distance of 163.92 feet to a found mag nail;
THENCE leaving said Right-of-Way, South 87°37'22" East along the South Right-of-Way of NE 3RD St., a distance of 318.77 feet to a set 5/8" rebar capped with PLS #1618;
THENCE leaving said Right-of-Way, South 01°45'34" West along the aforementioned Right-of-Way of N Main St., a distance of 164.06 feet to the **POINT OF BEGINNING**; containing **52,390** square feet or **1.20** acres, more or less.

City of Bentonville Project # LS20-0008

2	2/26/20	2nd Submittal comments from City
1	2/17/20	1st Submittal comments from City
NO.	DATE	DESCRIPTION
REVISIONS		

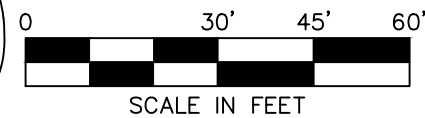
JOB NO.: 31410
DWG NAME: 31410LS

DATE: 2/17/20
SHEET NO.: 1 OF 2
3:26 PM
REV 2



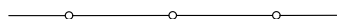
Convergence -1°17'07"
Combined Scale Factor: 0.999968750
5/8" revar with cap, PLS 1642: Southeast
property corner lot 211

Northing: 750161.86 US Ft.
 Easting: 662034.99 US Ft.
 Elevation = 1298.54'



Easement Line Table		
LINE	BEARING	DISTANCE
EL1	N90°00'00"E	9.98'
EL2	S01°45'34"W	10.00'
EL3	N90°00'00"W	9.67'
EL4	N00°00'00"E	10.00'
EL5	S87°37'22"E	10.00'
EL6	S02°22'38"W	7.84'
EL7	N84°40'34"W	18.41'
EL8	N04°56'30"E	13.02'
EL9	N87°21'01"W	2.89'
EL10	N02°22'38"E	5.03'

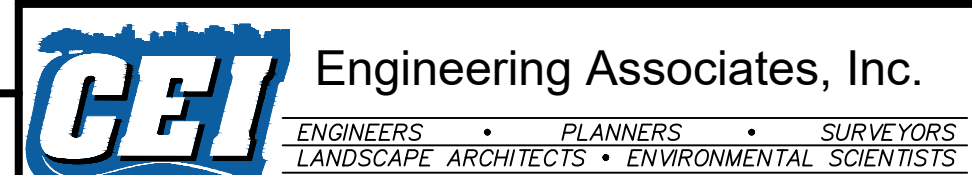
Legend

	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Easement Line
	Chainlink Fence Line
	Wood Fence Line
	Found Monument (As Noted)
	Set 5/8" Rebar with cap "LS#1618"
	Found Pipe (As noted)
	Found Rail Road Spike
	Found Nail (As noted)
	Fire Department Connection
	Water Manhole
	Warning Gas Line Sign
	Warning Telephone Line Sign
	Electric Vault
	Telephone Vault
	Telephone Manhole
	Gas Meter
	Electric Meter
	Water Meter
	Drainage Manhole
	Gate Inlet
	Fire Hydrant
	Irrigation Control Box
	Sewer Manhole
	Sewer Clean Out
	Guy Wire / Anchor
	Utility Pole
	Light on Utility Pole
	Electric Riser
	Telephone Riser
	Water Valve
	Traffic Sign (Type of Sign)
	Water Riser
	Air Conditioner Unit
	Light Pole Straight
	Light Pole Overhanging
	Light Pole (2 Lamps)
	Light Pole (3 Lamps)
	Monitoring Well
	Bollard / Guard Post
	Polyvinyl Chloride Pipe
PVC	Polyvinyl Chloride Pipe
FF	Finished Floor
R/W	Right of Way

State Survey Code: 500-20N-30W-0-30-230-04-1618

2	2/26/20	2nd Submittal comments from City
1	2/17/20	1st Submittal comments from City
NO.	DATE	DESCRIPTION

REVISIONS					
31410	12/12/19	DGR	JDC	KDM	SWG
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R



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

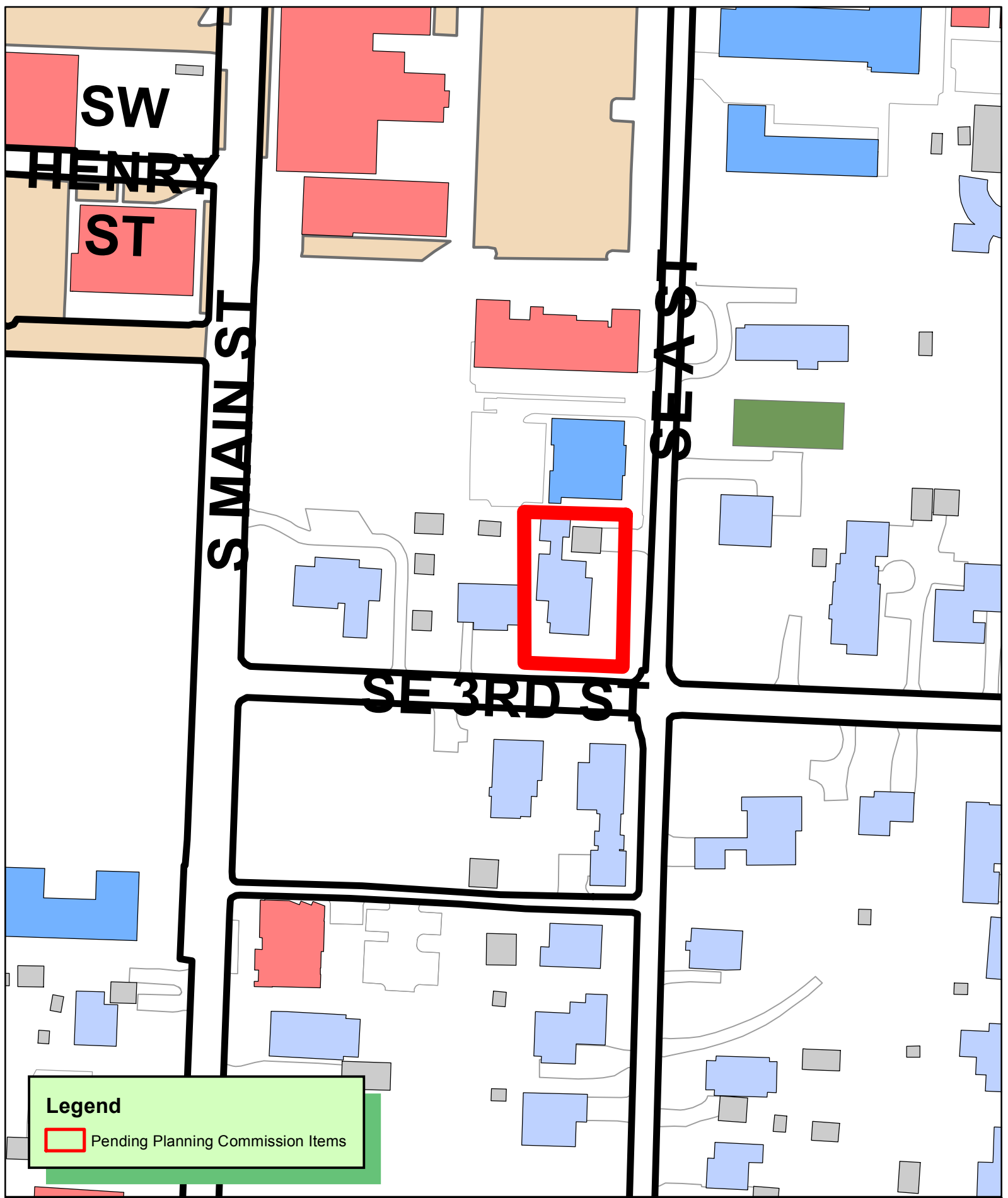
3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

Bentonville Church of the Nazarene, Inc.

*220 NW A St
Bentonville Benton County Arkansas*

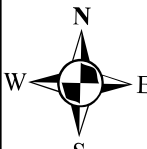
<i>Incidental Subdivision</i>	REV DATE	SHEET NO.
	2/17/20	2 OF 2
REV 2		

© 2020 GEI ENGINEERING ASSOCIATES, INC.



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

LS20-0005
LOT SPLIT
RAILROAD ADDITION
PART OF LOT 8 BLOCK 2 CREATING LOT 20



CERTIFICATE OF OWNERSHIP

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

Signed: _____
Nathan Moreton

Date: _____

Signed: _____
Loren Harper

Date: _____

Signed: _____
Diane Harper

Date: _____

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: _____
Community Development Director

CERTIFICATE OF SURVEYING ACCURACY

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

Date of Execution: _____

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

**TOTAL ACREAGE 0.24 ACRE
(10,349.91 SQ.FT.)**

STATEMENT OF NON-ASSURANCE
THE APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

STATEMENT OF NON-BUILDABILITY
APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

SURVEYOR'S NOTE: This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0255K Dated: June 5, 2012.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921.

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

Satterfield Land Surveyors P.A., Copyright 2020

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

PROPERTY DESCRIPTION

Parent Tract

Lot 8, Block 2, Railroad Addition to Bentonville, Benton County, AR as shown on Plat Record Book "A" Page 66 in the Benton County Clerk's Office, Bentonville, Arkansas.

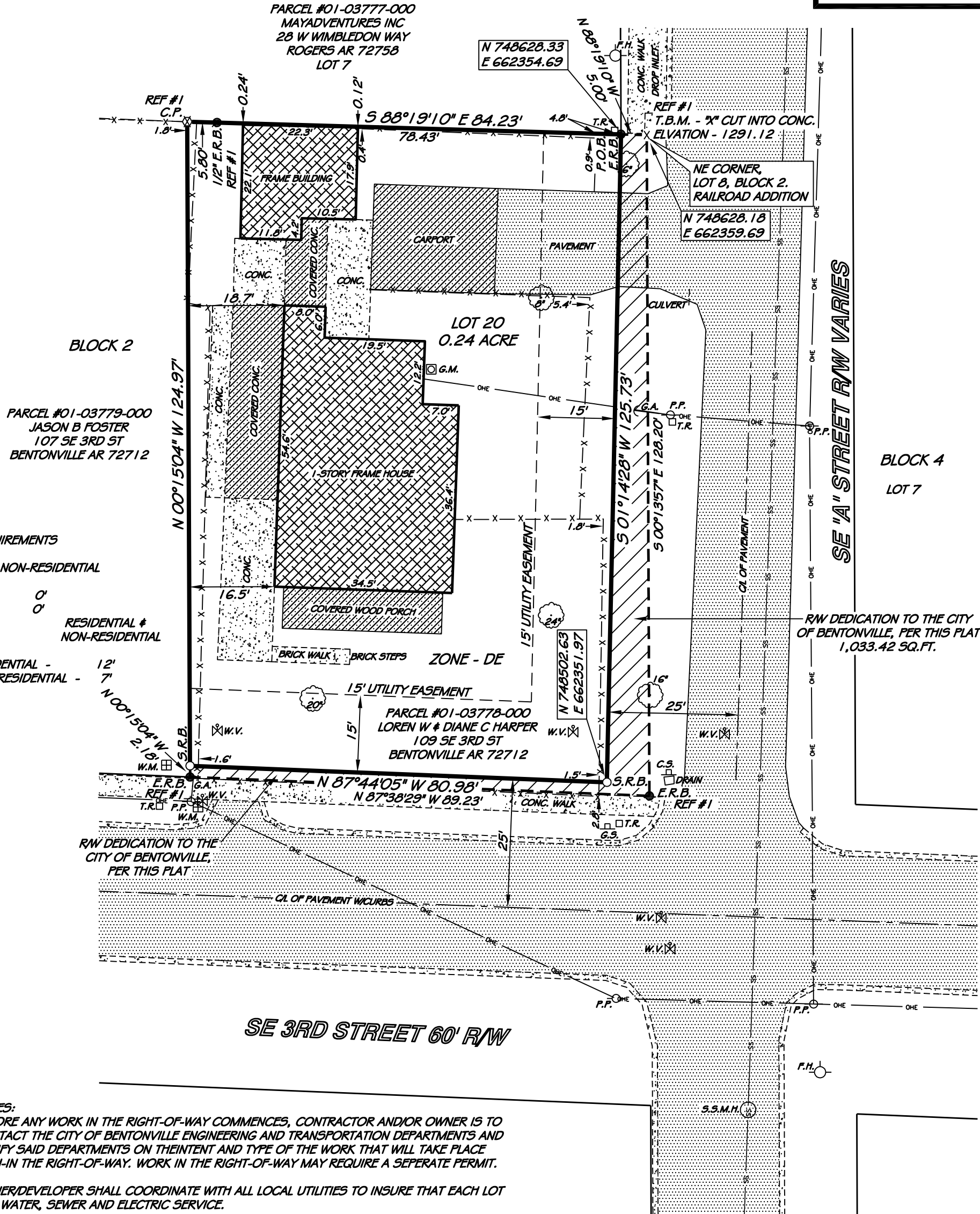
Lot 20

Part of Lot 8, Block 2, Railroad Addition to the City of Bentonville, Arkansas being more particularly described as follows:

Commencing at an "X" cut into the concrete marking the Northeast Corner of Lot 8, said point being on the West right of way line of SE "A" Street. Thence along the North line of said Lot 8 and said right of way line, North 88 degrees 19 minutes 10 seconds West, 5.00 feet to an existing rebar and the Point of Beginning. Thence leaving said North line and said right of way line, South 01 degrees 14 minutes 28 seconds West, 125.73 feet to a set rebar with cap. Thence North 87 degrees 44 minutes 05 seconds West, 80.98 feet to a set rebar with cap. Thence North 00 degrees 15 minutes 04 seconds West, 124.97 feet to the North line of Lot 8. Thence along the North line of said Lot 8, South 88 degrees 19 minutes 10 seconds East, 84.23 feet to the Point of Beginning, containing 0.24 of an acre and subject to any Easements of Record.

- LEGEND**
- - E.R.B. - 1/2" E.R.B.
 - - S.R.B. - 1/2" SET REBAR WITH CAP
 - x - "X" CUT INTO CONC. - "X" CUT INTO CONCRETE
 - ⊗ - C.P. - COMPUTED POINT
 - ▢ - W.M. - WATER METER
 - ▢ - W.V. - WATER VALVE
 - ⊙ - F.H. - FIRE HYDRANT
 - ⊙ - G.M. - GAS METER
 - ▢ - G.S. - GAS SIGN
 - ▢ - T.R. - TELEPHONE RISER
 - ▢ - C.S. - CABLE SIGN
 - ⊙ - P.P. - POWER POLE
 - ⊙ - G.A. - GUY ANCHOR
 - ⊙ - S.S.M.H. - SANITARY SEWER MANHOLE
 - ⊙ - TREE WITH DIAMETER NOTED
- SETBACK REQUIREMENTS**
- | | RESIDENTIAL | NON-RESIDENTIAL |
|--------------|-------------|-----------------|
| FRONT YARD - | 20' | 0' |
| SIDE YARD - | 7' | 0' |
- RESIDENTIAL # NON-RESIDENTIAL**
- REAR YARD - ADJACENT TO RESIDENTIAL - 12'
REAR YARD - ADJACENT TO NON-RESIDENTIAL - 7'
- VICINITY MAP NOT TO SCALE**
- W CENTRAL AVE
E CENTRAL AVE
SW 2ND ST
SE 2ND ST
SW HENRY ST
SE HENRY ST
SW 3RD ST
SE 3RD ST
SW 4TH ST
SE 4TH ST
S MAIN ST
SE A ST
SE B ST
SE C ST
- PROPERTY LOCATION**

RAILROAD ADDITION - LOT 20 - BLOCK 2
BEING A LOT SPLIT OF LOT 8, BLOCK 2, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS



NOTES:
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE NATURE AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY. WORK IN THE RIGHT-OF-WAY MAY REQUIRE A SEPERATE PERMIT.

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

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

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

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCE FROM ALL ELECTRIC LINES.

PROJECT #LS20-0005

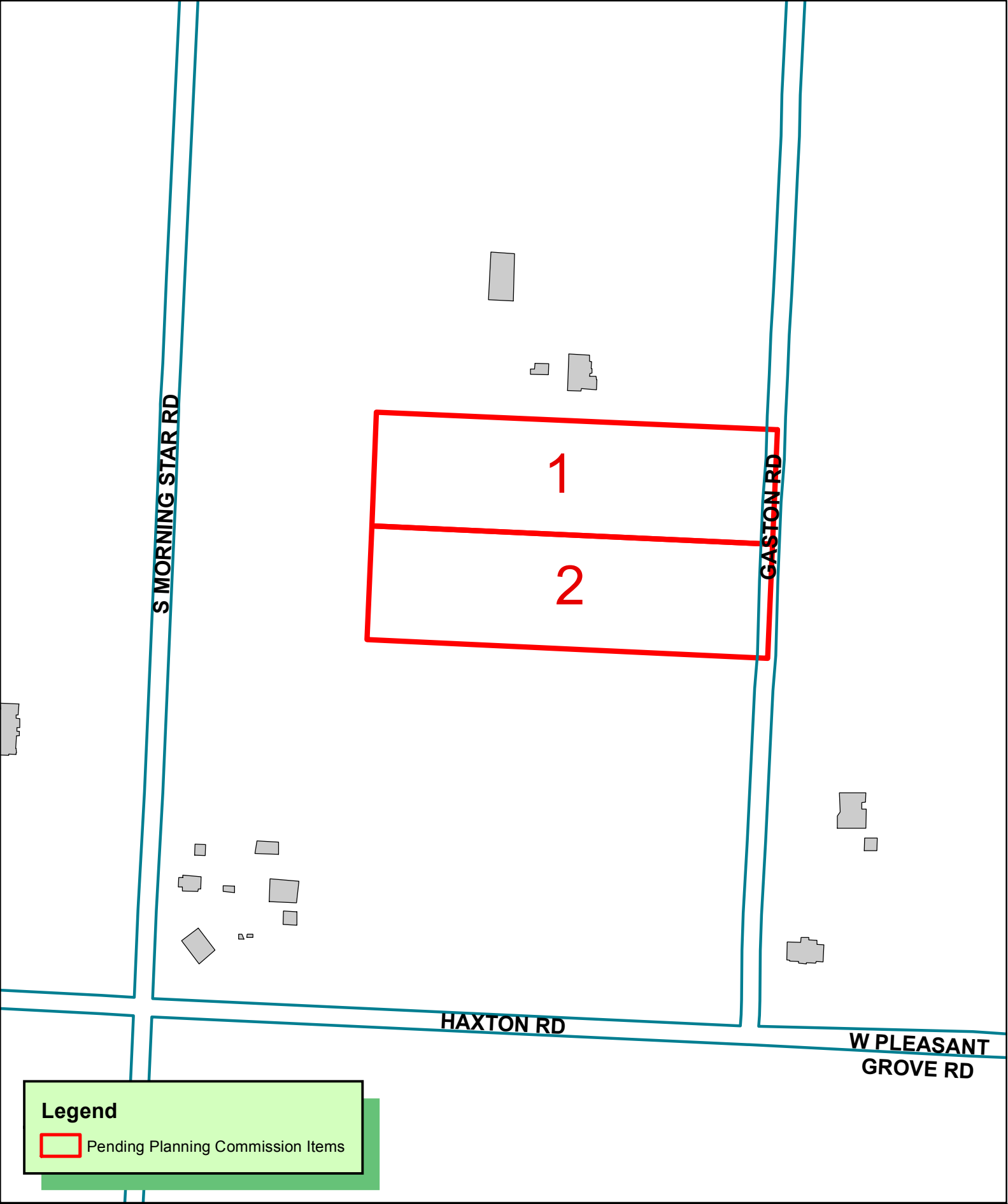
SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

CONTACT: NATHAN MORETON
716 W. WHILLOCK
FAYETTEVILLE, AR 72701
PHONE: (918) 776-5253

DRAWN BY: J.D.B.
SCALE: 1" = 20'
DATE: 12-31-19
JOB NO. 44,817

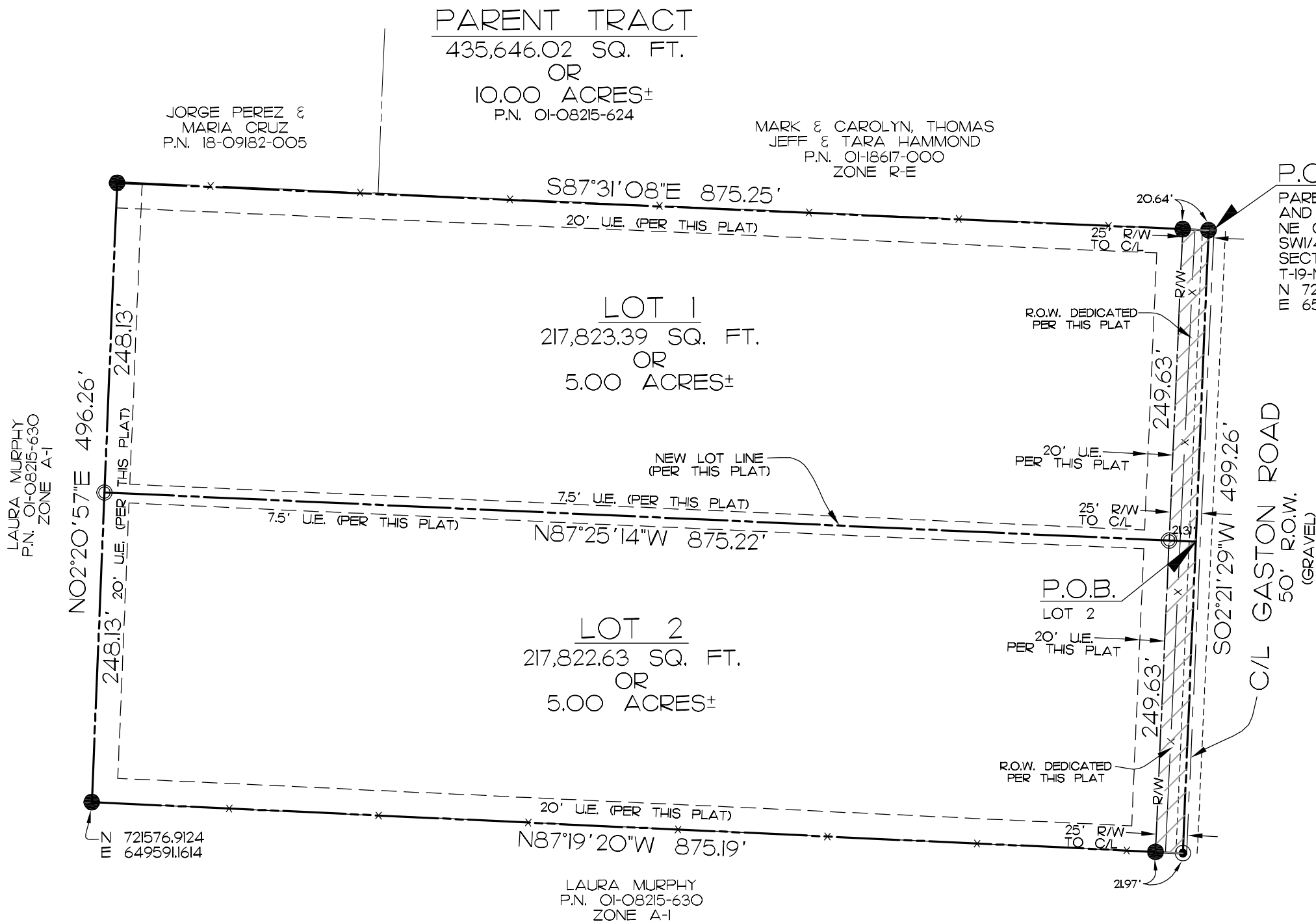
Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>



1 inch = 267 feet

LS20-0013
LLOT SPLIT
FRAZIER ADDITION
LOTS 1-2 PARCEL 01-18617-000

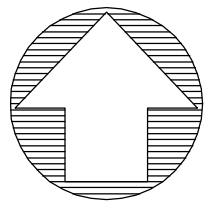




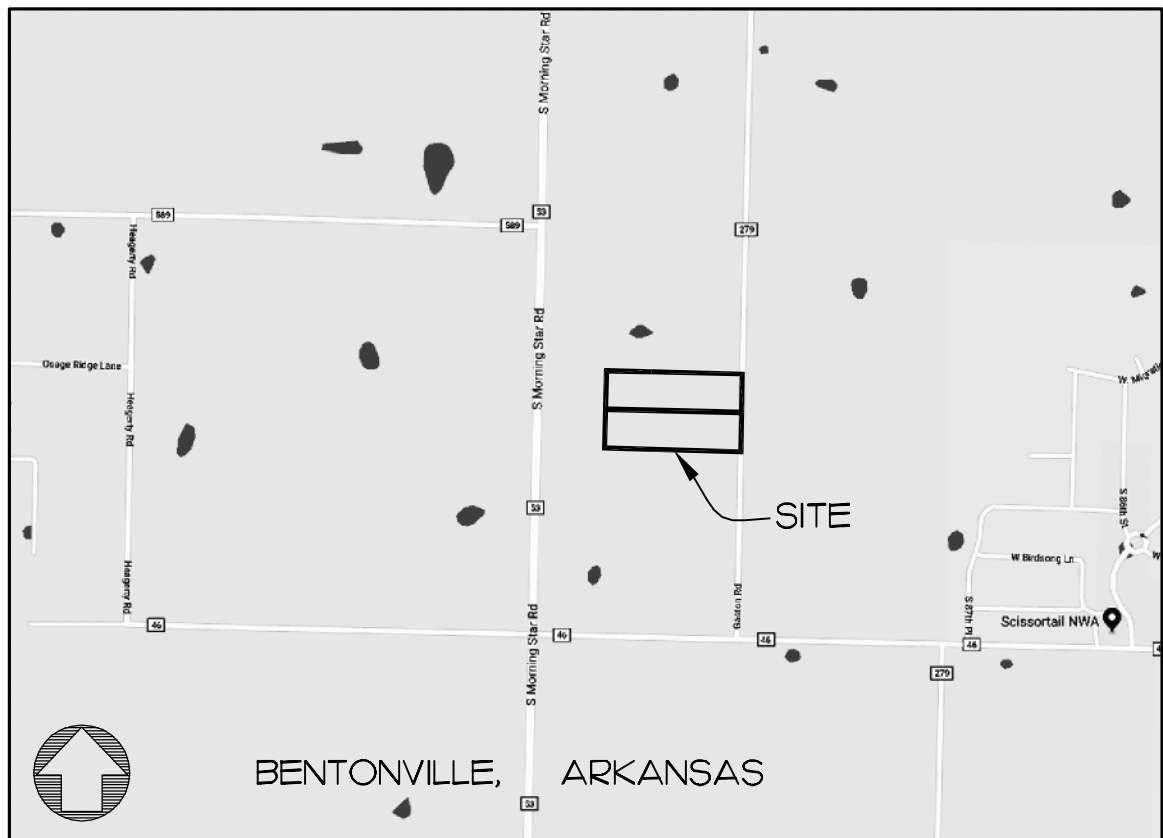
- NOTES:
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
 - BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
 - SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK 2004, PAGE 559.
 - DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 - THE PROPERTY SHOWN HEREON IS ZONED A-1 (AGRICULTURAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:
FRONT YARD: 30 FEET
SIDE YARD: 30 FEET
REAR YARD: 30 FEET
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
 - SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
 - THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
 - CITY OF BENTONVILLE WATER AND SEWER IS NOT AVAILABLE AT THE TIME OF THIS PLAT.
 - BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

LEGEND

- FOUND REBAR
○ FOUND COTTON PICKER SPINDLE
SET 1/2" REBAR W/CAP, LS 1370
— x — x — WIRE FENCE
————— PROPERTY LINE
————— RIGHT-OF-WAY LINE
- - - - - CENTER LINE
- - - - - EASEMENT LINE



0 100 200
SCALE 1" = 100 FEET



VICINITY MAP
(N.T.S.)

PARENT TRACT DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 26, THENCE S02°21'29"W 499.26 FEET, THENCE N87°19'20"W 875.19 FEET, THENCE N02°20'57"E 496.26 FEET, THENCE S87°31'08"E 875.25 FEET TO THE POINT OF BEGINNING, CONTAINING 435,646.02 SQUARE FEET OR 10.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 1 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 26, THENCE S02°21'29"W 249.63 FEET, THENCE N87°25'14"W 875.22 FEET, THENCE N02°20'57"E 248.13 FEET, THENCE S87°31'08"E 875.25 FEET TO THE POINT OF BEGINNING, CONTAINING 217,823.39 SQUARE FEET OR 5.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 2 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF THE SW1/4 OF THE NE1/4 OF SAID SECTION 26, THENCE S02°21'29"W 249.63 FEET TO THE POINT OF BEGINNING, THENCE S02°21'29"W 249.63 FEET, THENCE N87°19'20"W 875.19 FEET, THENCE N02°20'57"E 248.13 FEET, THENCE S87°25'14"E 875.22 FEET TO THE POINT OF BEGINNING, CONTAINING 217,822.63 SQUARE FEET OR 5.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

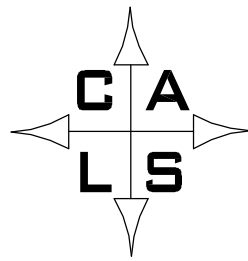
ATLAS PAGE: NO. 606

STATE SURVEY CODE: 500-19N-31W-0-26-130-04-1370

CITY OF BENTONVILLE PROJECT #LS20-0013

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 100'

DATE: 3-2-20

LOT SPLIT
FRAZIER ADDITION
PART SW1/4 OF THE NE1/4
SECTION 26, T-19-N, R-31-W

GASTON ROAD
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB # 19-005LS
DRAWN BY: ASD
C-K'D BY: RJC
PAGE 1 OF 1

CERTIFICATE OF OWNERSHIP AND 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: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0265K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

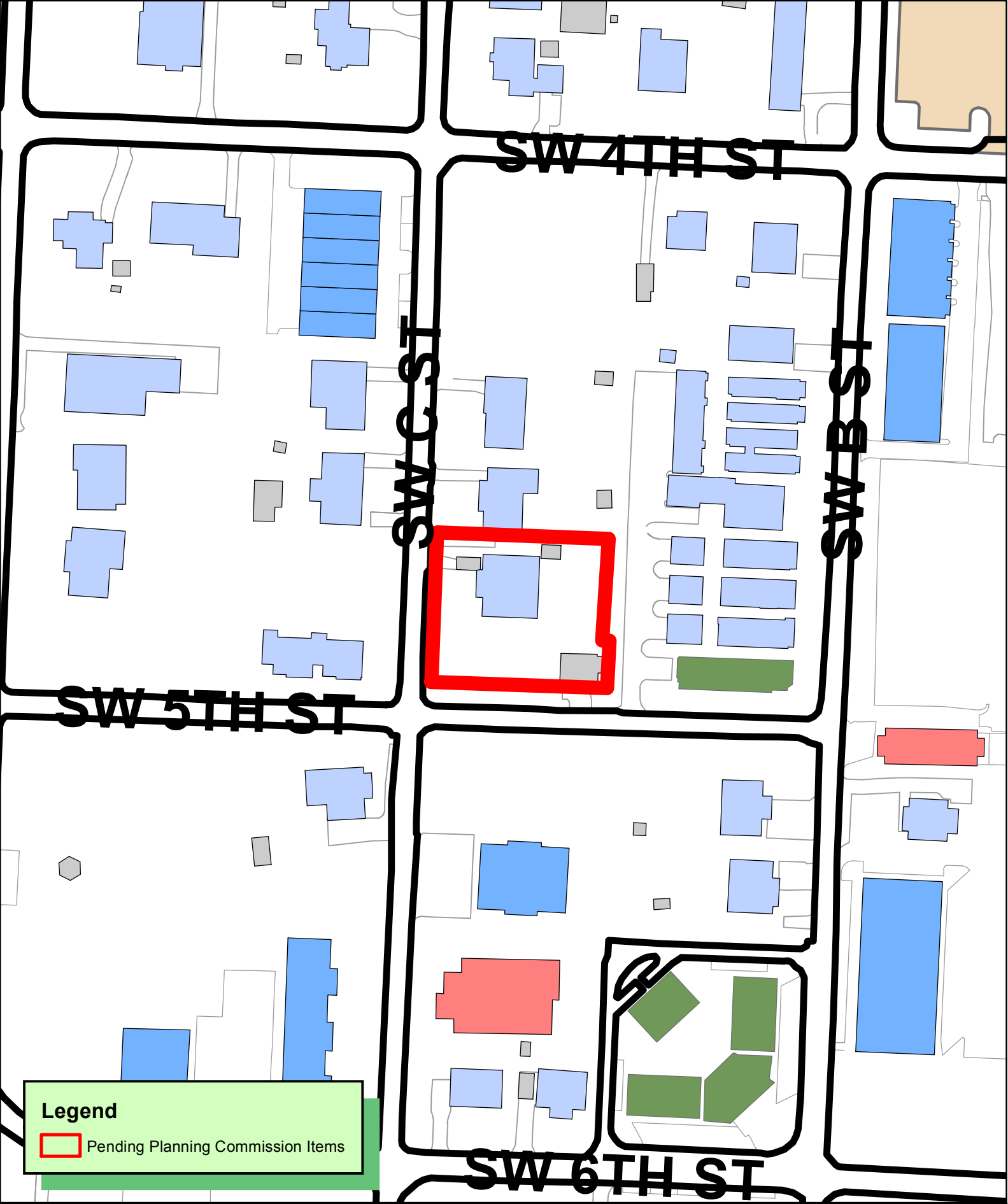
I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND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

DATE OF EXECUTION _____

SIGNED: _____

REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



Legend

 Pending Planning Commission Items

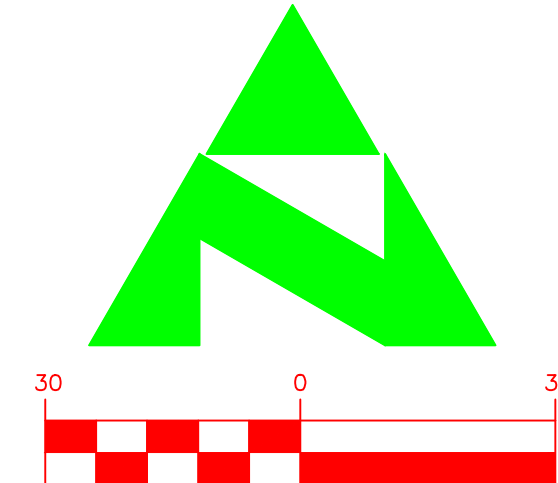
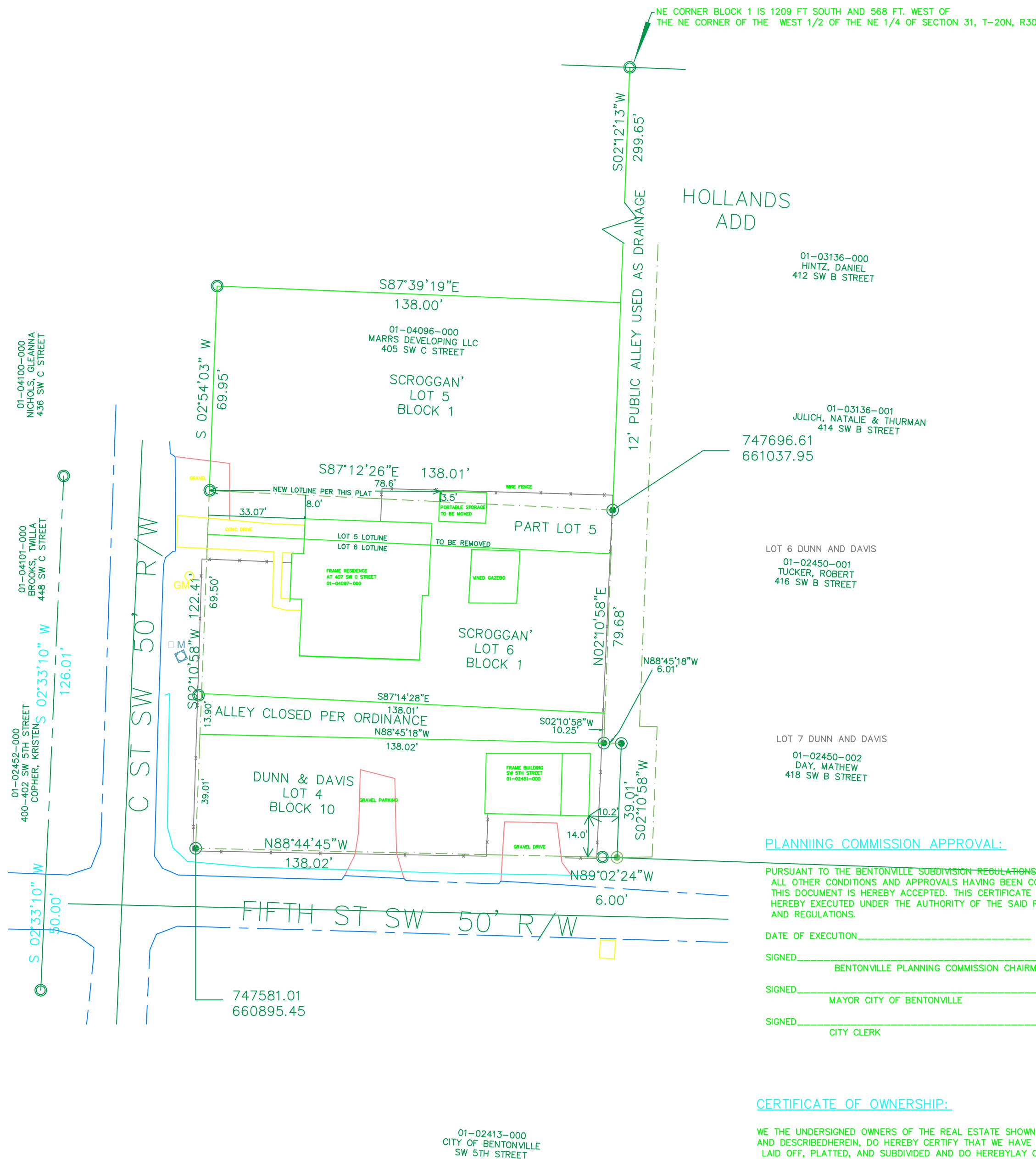


1 inch = 100 feet

LS20-0019
LOT SPLIT
SHELLFISH SUBDIVISION
407 SW C ST



*LOT SPLIT- LOT 6 AND PART OF LOT 5 BLK 1 SCROGGAN ADDITION
AND DUNN AND DAVIS SUBDIVISION LOT 4 BLOCK 10
CREATING SHELLFISH SUBDIVISION LOT 1*



SCALE $1'' = 30'$

PREVIOUS PARCEL DESCRIPTION:

LOT 6 AND THE SOUTH 15 FEET OF LOT 5, BLOCK 1
SCROGGAN' SUBDIVISION BENTONVILLE, ARKANSAS,
AND LOT 4 BLOCK 10 DUNN AND DAVIS SUBDIVISION,
BENTONVILLE, ARKANSAS.

NEW DESCRIPTION:

TO BE KNOWN AS LOT 1 SHELLFISH SUBDIVISION

LOT 6 AND THE SOUTH 15 FEET OF LOT 5 ALL IN
BLOCK 1 SCROGGIN' SUBDIVISION, BENTONVILLE,
ARKANSAS, AND LOT 4 BLOCK 10 DUNN AND DAVIS
SUBDIVISION, BENTONVILLE, ARKANSAS, AND AN
ALLEY
DESCRIBED AS:
PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF
THE SW 1/4 OF THE NE 1/4 OF SECTION 31,
TOWNSHIP 20 NORTH OF RANGE 30 WEST
BENTONVILLE, BENTON COUNTY , ARKANSAS:
COMMENCING AT THE NE CORNER OF THE WEST
1/2 OF THE NE 1/4 OF SAID SECTION 31, T-20N,
R-30W, THENCE 1209 FEET SOUTH AND 568 FEET
WEST TO THE NORTHEAST CORNER OF
SCROGGIN' SUBDIVISION,
THENCE S02°12'13"W 299.65 FEET TO A FOUND
IRON PIN, THE POINT OF BEGINNING, THENCE
THENCE N88°45'18"E 138.02 FEET, THENCE
N02°10'58"E 13.90 FEET, THENCE S87°14'28"E
138.01", THENCE S02°10'58"W 10.25 FEET TO THE
POINT OF BEGINNING.

GOOD CERTIFICATION

THE PROPERTY SHOWN HEREON LIES WITHIN GOOD ONE "X" AS SHOWN ON
 FEMA GOOD INSURANCE RATE MAP ~~XXXXXX~~ WITH AN EFFECTIVE DATE OF
 SEPTEMBER 2, 2000. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR GOOD
 PLAIN.

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATES, NAD 83 NORTH PLANE GRID,
PER CIT 00 BENTON 0100 E.G.I.S. RADIO SIGNAL

LEGEND

FOUND IRON PIN

SET IRON PIN

PROPERTY LINE

CONCRETE

FENCE

UTILITY EASEMENT

WATER METER

GAS METER

ZONING R-1

BUILDING SETBACK TABLE

FRONT	2
STREET FACING GARAGE	
SIDE INTERIOR	
SIDE EXTERIOR	2
REAR	2

PLANNING COMMISSION APPROVAL:

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS 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 _____

MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBEDHEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBYLAFF OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCEWITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, EASEMENTS, ETC AS SHOWN ON SAID PLAT.

DATE OF EXECUTION _____

SIGNED _____

SOURCE OF TITLE _____ DOCUMENT # _____

CERTIFICATE OF SURVEYING ACCURACY:

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

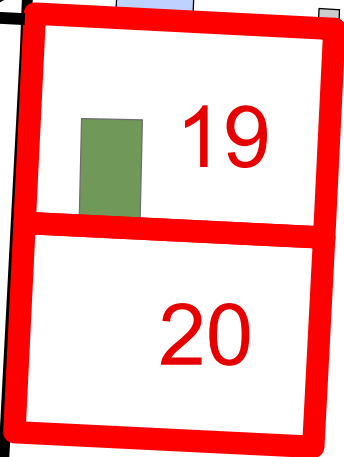
TERRY GING PLS #1301 ARKANSAS

NW 5TH ST

NW A ST

N MAIN ST

NW 4TH ST



19

20

Legend

 Pending Planning Commission Items



1 inch = 100 feet

LS20-0015
LOT SPLIT
DEMINGS ADD



LEGEND			
	PROPERTY LINE		IPF - IRON PIN FOUND (AS NOTED)
	ADJACENT OWNER		IPS - IRON PIN SET w/ CAP "PLS 1156"
	EASEMENT (AS NOTED)		MANHOLE (TYPE AS NOTED)
	RIGHT-OF-WAY		WATER METER
	CENTERLINE OF ROAD		POWER POLE
	CONCRETE CURB		FIRE HYDRANT
	FENCE LINE		WATER VALVE

LOT SPLIT

DEMINGS ADDITION

CREATING LOTS 19-20, BLOCK 3

ORIGINAL LEGAL DESCRIPTIONS:

SPECIAL WARRANTY DEED: 2007-26107; PARCEL NO. 01-02096-000

LOT 6, AND 26.00 FEET OF THE SOUTH SIDE OF LOT 3, BLOCK 3, DEMINGS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK B AT PAGE 6, PLAT RECORDS OF BENTON COUNTY, ARKANSAS.

WARRANTY DEED: 2016-968; PARCEL NO. 01-02097-000

LOT 7, BLOCK 3, DEMINGS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON SURVEY RECORD "G" AT PAGE 163, RECORDS OF BENTON COUNTY, ARKANSAS.

SPECIAL WARRANTY DEED: 2007-43134; PARCEL NO. 01-02100-000

THE NORTH SIXTY (60) FEET OF LOT 10, BLOCK 3, DEMINGS ADDITION TO THE CITY OF BENTONVILLE, DESIGNATED IN PLAT RECORD "G" AT PAGE 163, RECORDS OF BENTON COUNTY, ARKANSAS.

NEW LEGAL DESCRIPTIONS:

SURVEYED DESCRIPTION - LOT 19:

THE SOUTH 26.00 FEET OF LOT 3, ALL OF LOT 6, AND THE NORTH 17 FEET OF LOT 7, ALL IN BLOCK 3, DEMINGS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN IN PLAT BOOK "G" AT PAGE 163, PLAT RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH TWENTY-SIX (26) FEET OF SAID LOT 3, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE WEST LINE OF A PLATTED 16.5 FEET ALLEY, S02°50'59"W A DISTANCE OF 109.00 TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID WEST LINE, N87°09'01"W A DISTANCE OF 146.84 FEET TO A SET IRON PIN WITH CAP, "PLS 1156" ON THE EAST RIGHT OF WAY LINE OF N.W. "A" STREET (70' R/W); THENCE ALONG SAID RIGHT OF WAY LINE, N02°42'20"E A DISTANCE OF 109.00 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S87°09'01"E A DISTANCE OF 147.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.37 ACRES (16,020 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEYED DESCRIPTION - LOT 20:

THE NORTH 49.00 FEET OF LOT 7, AND THE NORTH 60.00 FEET OF LOT 10, ALL IN BLOCK 3, DEMINGS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN IN PLAT BOOK "G" AT PAGE 163, PLAT RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH TWENTY-SIX (26) FEET OF SAID LOT 3, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE WEST LINE OF A PLATTED 16.5 FEET ALLEY, S02°50'59"W A DISTANCE OF 109.00 FEET TO A SET IRON PIN WITH CAP, "PLS 1156" AND THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID WEST LINE, S02°50'59"W A DISTANCE OF 109.00 FEET TO A POINT, FROM WHICH A FOUND IRON PIN WITH CAP, "PLS 992" BEARS S02°50'59"W - 0.59 FEET; THENCE LEAVING SAID WEST LINE, N87°09'01"W A DISTANCE OF 146.56 FEET TO A SET IRON PIN WITH CAP, "PLS 1156" ON THE EAST RIGHT OF WAY LINE OF N.W. "A" STREET (70' RIGHT OF WAY); THENCE ALONG SAID EAST RIGHT OF WAY LINE, N02°42'20"E A DISTANCE OF 109.00 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID EAST LINE, S87°09'01"E A DISTANCE OF 146.84 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.37 ACRES (15,991 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____
S. CRAIG DAVIS, AR PLS 1156



NOTES:

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

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

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

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

BENTONVILLE ELECTRIC NOTES:

- ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20 FEET CLEARANCES FROM ALL ELECTRIC LINES.
- 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 WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LINE LINE.
- OWNER TO CONTACT NEW SERVICE COORINATOR (479-271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.

CERTIFICATE OF APPROVAL:

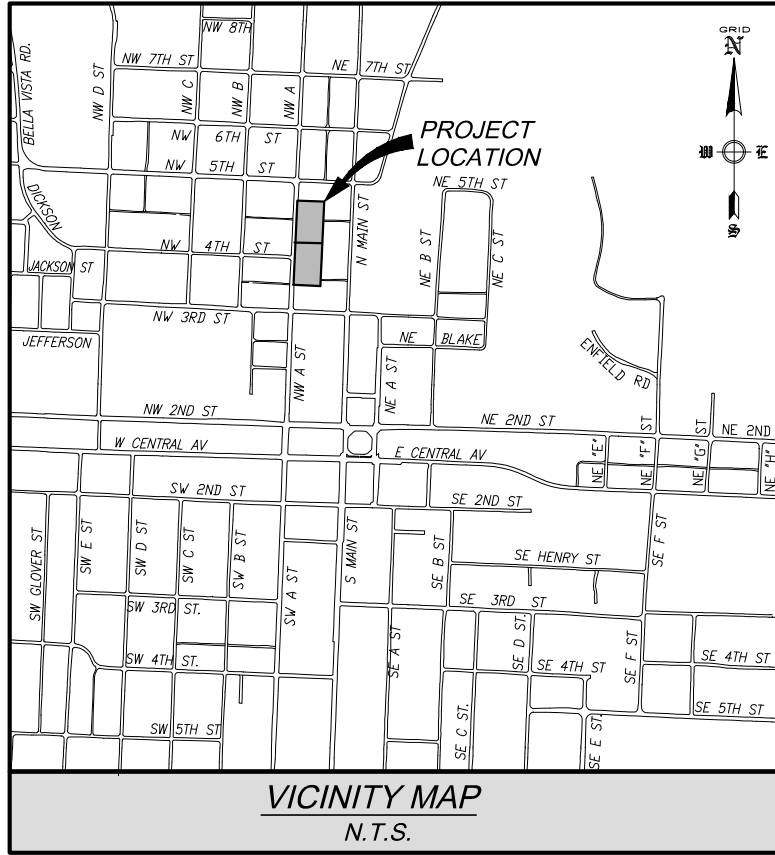
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



OWNER/DEVELOPER:

LOT 190, LLC
35 W. CHAMPIONS BLVD.
ROGERS, AR 72758
AND
PB&J, LLC
35 W. CHAMPIONS BLVD.
ROGERS, AR 72758

SURVEYOR:

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

WORK ORDER #:

20044

BENTONVILLE ZONING:

R-1 (SINGLE FAMILY RESIDENTIAL)

SETBACKS:

FRONT - 20'
SIDE - 7'
REAR - 25'

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____ PRINT NAME: _____
LOT 90, LLC, 50% INTEREST ADDRESS

SOURCE OF TITLE: D.R. 202005625.

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2020 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

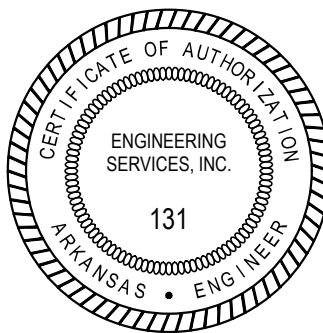
SIGNED: _____ PRINT NAME: _____
PB&J LLC, 50% INTEREST ADDRESS

SOURCE OF TITLE: D.R. 202005625.

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2020

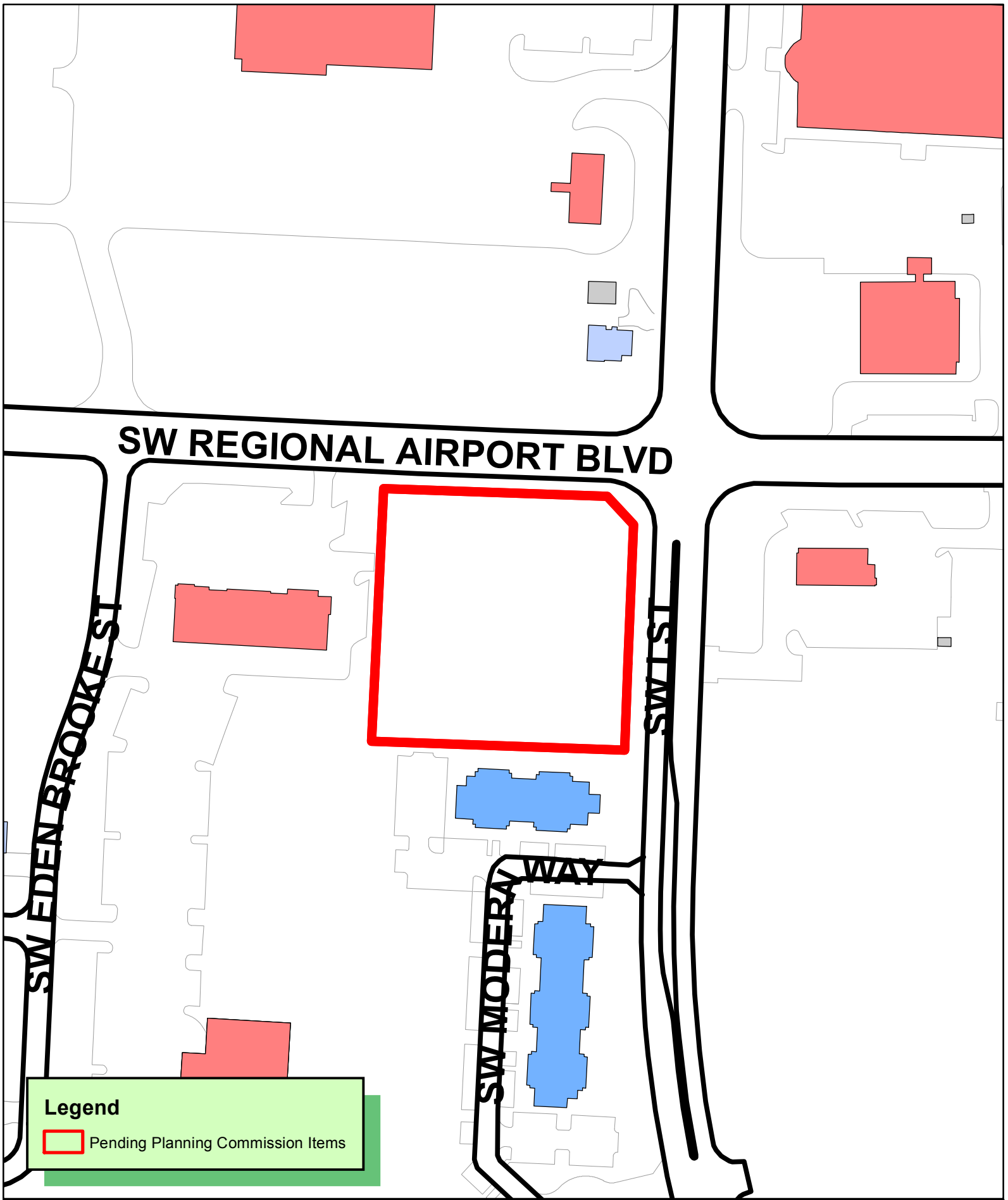
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



(Bentonville Project No. LS20-0015)

INCIDENTAL PLAT		
FOR: LOT 190, LLC AND PB&J, LLC		
BENTONVILLE, ARKANSAS		
SCALE: 1"=30'	DATE: February 28, 2020	DRAWN BY: SC
ENGINEERING SERVICES, INCORPORATED		
SPRINGDALE, ARKANSAS		
© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 2/28/2020 8:03 AM 2-D SURVEY MASTER FILE: BENTONVILLE, ARKANSAS PROJECT: LS20-0015-NEW A SURVEY BENTONVILLE ALTA/2004-100 A ALTA SURVEY.dwg	W.O.# 20044	SHEET 1



LARGE SCALE DEVELOPMENT PLANS
PLAZA TIRE SERVICE
901 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS

GENERAL NOTES:

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

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-273-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR LANE CLOSURES, TRAFFIC CONTROL AND APPROPRIATE NOTICES WITHIN THEIR SCOPE OF WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECH REPORT PREPARED BY GTS, DATED 09/05/2019.
- ALL CONSTRUCTION TRAFFIC INTO THE SITE SHALL ENTER FROM THE PUBLIC RIGHT OF WAY. NO CONSTRUCTION TRAFFIC SHALL GO THROUGH THE NAPLES CENTER.

LSD20-0007

CURRENT ZONING	C-2
PROPOSED ZONING	C-2
CONSTRUCTION TYPE	5B
SPRINKLERED	YES



Vicinity Map

Not to Scale
Latitude: 36°22'52"
Longitude: 94°12'34"

CEI CONTACT:

NAME: NATE L. BACHELOR
ENGINEER OF RECORD
PROJECT MANAGER
EMAIL: NBACHELOR@CEIENG.COM
PHONE: (479) 273-9472

NAME: TOM BERRY, PE
CONSTRUCTION ENGINEER
EMAIL: TBERRY@CEIENG.COM
PHONE: (479) 866-7019

DEVELOPER CONTACT:

NAME: SCOTT M. RHODES
EMAIL: SCOTT@BOTHERODESGROUP.NET
ADDRESS: RHODES DEVELOPMENT COMPANY, LLC,
2075 CORPORATE CIRCLE PO BOX 2048
CAPE GIRARDEAU, MO 63703
PHONE: (573) 339-1300

ARCHITECT CONTACT:

NAME: CAMERON COLEMAN
EMAIL: CAMERON@LEVINEARCH.NET
ADDRESS: LEVINE ASSOCIATES ARCHITECTS
8630 DELMAR BOULEVARD, SUITE 220
SAINT LOUIS, MO 63124
PHONE: (314) 991-5600
FAX: (314) 991-4420

PLAN INDEX:

- C0.0 COVER SHEET
C1.0 DEMOLITION PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C3.1 GRADING PLAN POND
C3.2 OVERALL GRADING PLAN
C4.0 EROSION CONTROL SITE
C4.1 EROSION CONTROL POND
C4.2 OVERALL EROSION CONTROL
C4.3 EROSION CONTROL NOTES 1
C4.4 EROSION CONTROL NOTES 2
C5.0 UTILITY PLAN
C5.1 SANITARY PLAN & PROFILE 1
C6.0 LANDSCAPE PLAN
C6.1 LANDSCAPE NOTES
C7.0 DETAIL SHEET 1

ASSOCIATED PLANS:

- | | |
|---|---|
| 1. SURVEY | 6. CITY OF BENTONVILLE STANDARD SEWER DTAIL SHEET 1 |
| 2. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 1 | 6. CITY OF BENTONVILLE STANDARD SEWER DTAIL SHEET 2 |
| 3. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 2 | 7. BEUD ELECTRIC DETAIL SHEET 1 |
| 4. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 1 | 8. BEUD ELECTRIC DETAIL SHEET 2 |
| 5. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 2 | 9. BEUD ELECTRIC DETAIL SHEET 3 |
| | 10. BEUD ELECTRIC LAYOUT SHEET E1 |
| | 11. ARDOT DR-1 DETAIL SHEET |

RESOURCE LIST:

PLANNING CITY OF BENTONVILLE 305 SW A STREET BENTONVILLE, AR 72712 PHONE#: (479) 271-3122 ELLEN NORVELL	ARKANSAS DEPARTMENT OF HEALTH 4815 W. MARKHAM, SUITE #37 LITTLE ROCK, AR 72705 PHONE#: 501-661-2662 FAX #: 501-280-4734 ADAM PARKER	COX COMMUNICATIONS 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE #: (479) 717-3796 KIP SMITH KIP.SMITH@COX.COM
CITY ENGINEER CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-5993 DAN WEESE	WATER DEPT. CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PRESTON NEWBILL PHONE#: (479) 271-3140 PNEWBILL@BENTONVILLEAR.COM	CARROLL ELECTRIC PO BOX 329 BENTONVILLE, AR 72712 PHONE#: (479) 640-6105 DEREK THURMAN DTHRUMAN@CARROLLECC.COM
STREET DEPT. CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-3130 TONY DAVIS	STORM WATER CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 JANET PAITH PHONE#: 479-271-5002 JPAITH@BENTONVILLEAR.COM	TELEPHONE AT&T 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE #: (479) 442-1967 SS7513@ATT.COM
FIRE DEPT. CITY OF BENTONVILLE 800 SW A STREET BENTONVILLE, AR 72712 PHONE#: (479) 271-5927 BRENT BOYSTON, FIRE CHIEF	BENTONVILLE ELECTRIC 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 CHARLIE BARNES PHONE#: (479) 271-3159	LAYNE RHODES PHONE #: (479) 442-1977 LR159@ATT.COM
WASTEWATER DEPT. CITY OF BENTONVILLE 1901 NE A ST. BENTONVILLE, AR 72712 PHONE#: (479) 271-3160 NANCY BUSEN NBUSEN@BENTONVILLEAR.COM	GAS BLACK HILLS ENERGY 1301 FEDERAL WAY, PO BOX 2129 LOWELL, AR 72745 PHONE#: (479) 333-7005 JOSH KNIGHT JOSHUA.KNIGHT@BLACKHILLSCORP.COM	

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 1501070255K
MAP REVISED: JUNE 5, 2012

LEGAL DESCRIPTION

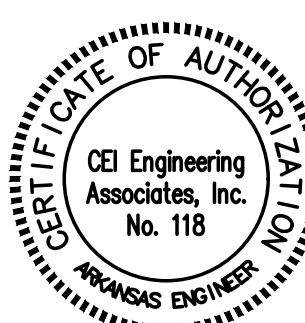
Lot 14 of the Lot Split of Lot 1, Eversole Addition, an Addition to the City of Bentonville, Arkansas, as shown in Plat Record 2016 at Pages 611 and 612, records of Benton County, Arkansas.



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



03/02/2020

Arkansas * California * Minnesota * Pennsylvania * Texas

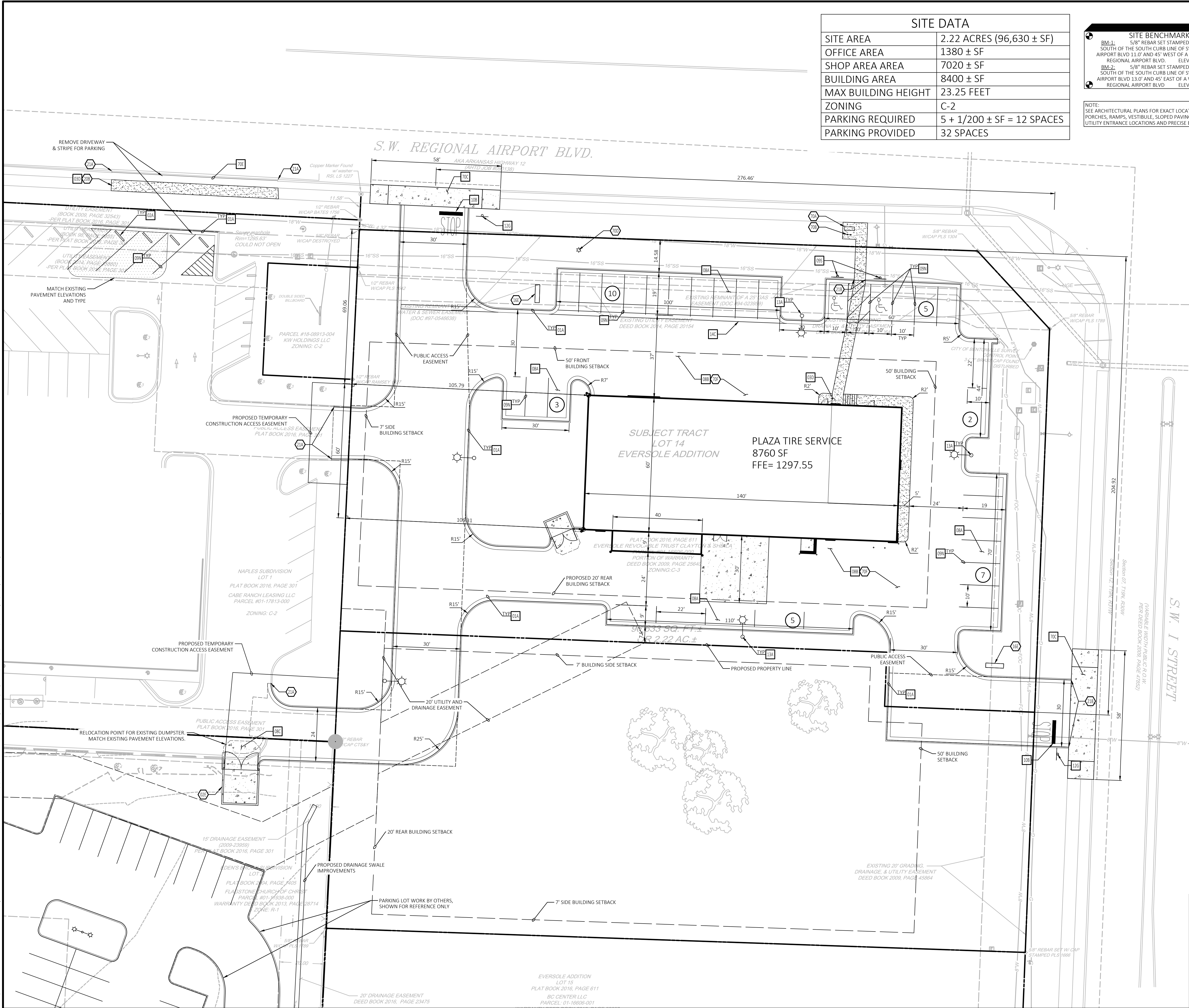
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DATE 3/2/20 11:24 AM REV-1	C0.0

LSD20-0007

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PROJECT: PLAZA TIRE SERVICE 901 SW REGIONAL AIRPORT BLVD BENTONVILLE, ARKANSAS

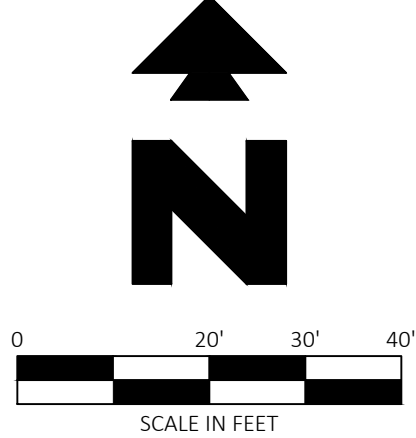
JOB # 31338 DRAWING: 31338-SP.dwg LAST SAVED BY: RICLARK LOCATION: \\bnp\p\31338-0\Drawings\Design Working\31338-SP.dwg



SITE DATA	
SITE AREA	2.22 ACRES (96,630 ± SF)
OFFICE AREA	1380 ± SF
SHOP AREA AREA	7020 ± SF
BUILDING AREA	8400 ± SF
MAX BUILDING HEIGHT	23.25 FEET
ZONING	C-2
PARKING REQUIRED	5 + 1/200 ± SF = 12 SPACES
PARKING PROVIDED	32 SPACES

SITE BENCHMARK	
BM-1:	5/8" REBAR SET STAMPED "CEI" BEING SOUTH OF THE SOUTH CURB LINE OF SW REGIONAL AIRPORT BLVD 11.0' AND 45' WEST OF A FIRE HYDRANT REGIONAL AIRPORT BLVD. ELEV=1295.83
BM-2:	5/8" REBAR SET STAMPED "CEI" BEING SOUTH OF THE SOUTH CURB LINE OF SW REGIONAL AIRPORT BLVD 13.0' AND 45' EAST OF A WATER METER REGIONAL AIRPORT BLVD ELEV=1294.98

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



EXISTING LEGEND

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

PROPOSED LEGEND

---	PROPERTY LINE/RIGHT OF WAY LINE	●	CURB INLET
---	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.	⊙	LIGHT POLE
●	BUILDING CONTROL POINT	⊙	SEWER MANHOLE
#	PROPOSED PARKING SPACES	⊙	WATER METER
---	LIMITS OF SIDEWALKS AND CONCRETE APRONS	⊙	GAS METER
✕	WATER VALVE	⊙	ELECTRIC METER
		⊙	FIRE HYDRANT

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3' OR 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A (USE ONE FOR RIGID PAVEMENT ALTERNATIVE) OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09N.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
- CONTRACTOR SHALL SCREEN ALL MECHANICAL EQUIPMENT (ROOF & GROUND MOUNTED) ON ALL SIDES WITH SIMILAR MATERIALS AS THE BUILDING.
- ALL WORK TO BE PERFORMED IN ACCORDANCE TO GTS GEOTECH REPORT DATED 09/05/2019.
- LANE CLOSURE REQUIREMENTS, TRAFFIC CONTROL AND NOTICES ARE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR'S SCOPE.
- ALL CONSTRUCTION TRAFFIC MUST ENTER FROM THE PUBLIC RIGHT OF WAY. NO CONSTRUCTION TRAFFIC SHALL ENTER THROUGH THE NAPLES CENTER.

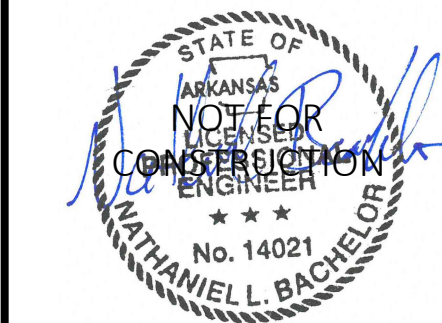
SITE NOTES

- 01E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
16E MONUMENT SIGN
20B REPLACE/RESTORE SIDEWALK PER LOCAL CODES TO MATCH EXISTING.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70A SITE AMENITY: 6' MIN. VICTOR STANLEY "CLASSIC" BENCH (MODEL #C-10 OR APPROVED EQUAL).
70B SITE AMENITY: BIKE RACK.
70D CITY STREET LIGHT PER BUDD DRAWINGS.
70F CONCRETE PAVING ALTERNATIVE (REFERENCE DETAIL 08E)

SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
08A STANDARD DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
10B STOP BAR
12G STOP SIGN
13A TYPICAL LIGHTING POLE BASE DETAIL
14C CONCRETE SWALE IN PAVED AREA
70C DRI PER ADOT DETAILS
70E CURB & GUTTER PER ADOT DETAILS

LSD20-0007



31338	3/2/20	TCO	NLB	RIC	RIC
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 BENTONVILLE, AR 72712 (479)273-9472 FAX (479)273-0844					
PLAZA TIRE SERVICE					
901 SW REGIONAL AIRPORT BLVD BENTONVILLE ARKANSAS					
SITE PLAN					
REV DATE 3/2/20 REV-1		SHEET NO. C2.0			

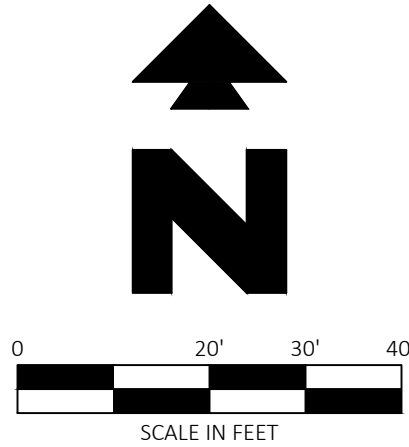
GENERAL NOTES
A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.

50A TREE PLANTING
50B SHRUB PLANTING
50H TREE PROTECTION

LANDSCAPE REQUIREMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
NORTH PERIMETER STREET TREES	- 1 TREE PER 20 L.F. - 270 L.F. TOTAL STREET FRONTAGE - 14 TREES REQUIRED	13 TREES
EAST PERIMETER STREET TREES	- 1 TREE PER 20 L.F. - 171 L.F. TOTAL STREET FRONTAGE - 9 TREES REQUIRED	10 TREES
SOUTH PERIMETER R-4 TYPE D SCREEN	- 1 TREE PER 50 L.F. - 351 L.F. - 7 TREES REQUIRED	8 TREES
WEST PERIMETER C-2 TYPE D SCREEN	- 1 TREE PER 50 L.F. - 312 L.F. TOTAL STREET FRONTAGE - 7 TREES REQUIRED	7 TREES
INTERIOR GREENSPACE	- TOTAL PARKING AREA = 12,749 SQ. FT. - 8% REQUIRED = 1020 SQ. FT. - 1 TREE PER ISLAND = 8 TREES	1,109 SQ. FT. (8.8%) TREES

SITE BENCHMARK
BM-1: 5/8" REBAR SET STAMPED "CEI" BEING SOUTH OF THE SOUTH CURB LINE OF SW REGIONAL AIRPORT BLVD 11.0' AND 45' WEST OF A FIRE HYDRANT REGIONAL AIRPORT BLVD. ELEV=1235.83'
BM-2: 5/8" REBAR SET STAMPED "CEI" BEING SOUTH OF THE SOUTH CURB LINE OF SW REGIONAL AIRPORT BLVD 13.0' AND 45' EAST OF A WATER METER REGIONAL AIRPORT BLVD ELEV=1234.98'

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



Know what's below.
Call before you dig.

EXISTING LEGEND

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

PROPOSED LEGEND

---	BOUNDARY LINE	▽▽▽	BERMUDA SOD "TIFWAY"
---	STORM DRAIN		
---	INTERIOR GREENSPACE		

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	5	Carpinus caroliniana / American Hornbeam	B & B	2.5"Cal
	9	Cornus florida / Eastern Dogwood	B & B	2.5"Cal
	8	Ginkgo biloba 'Fastigiata' / Fastigiata Maidenhair Tree	B & B	2.5"Cal
	12	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal
	7	Ilex opaca / American Holly	B & B	
	5	Nyssa sylvatica 'Black Tupelo' / Sour Gum	B & B	2.5"Cal

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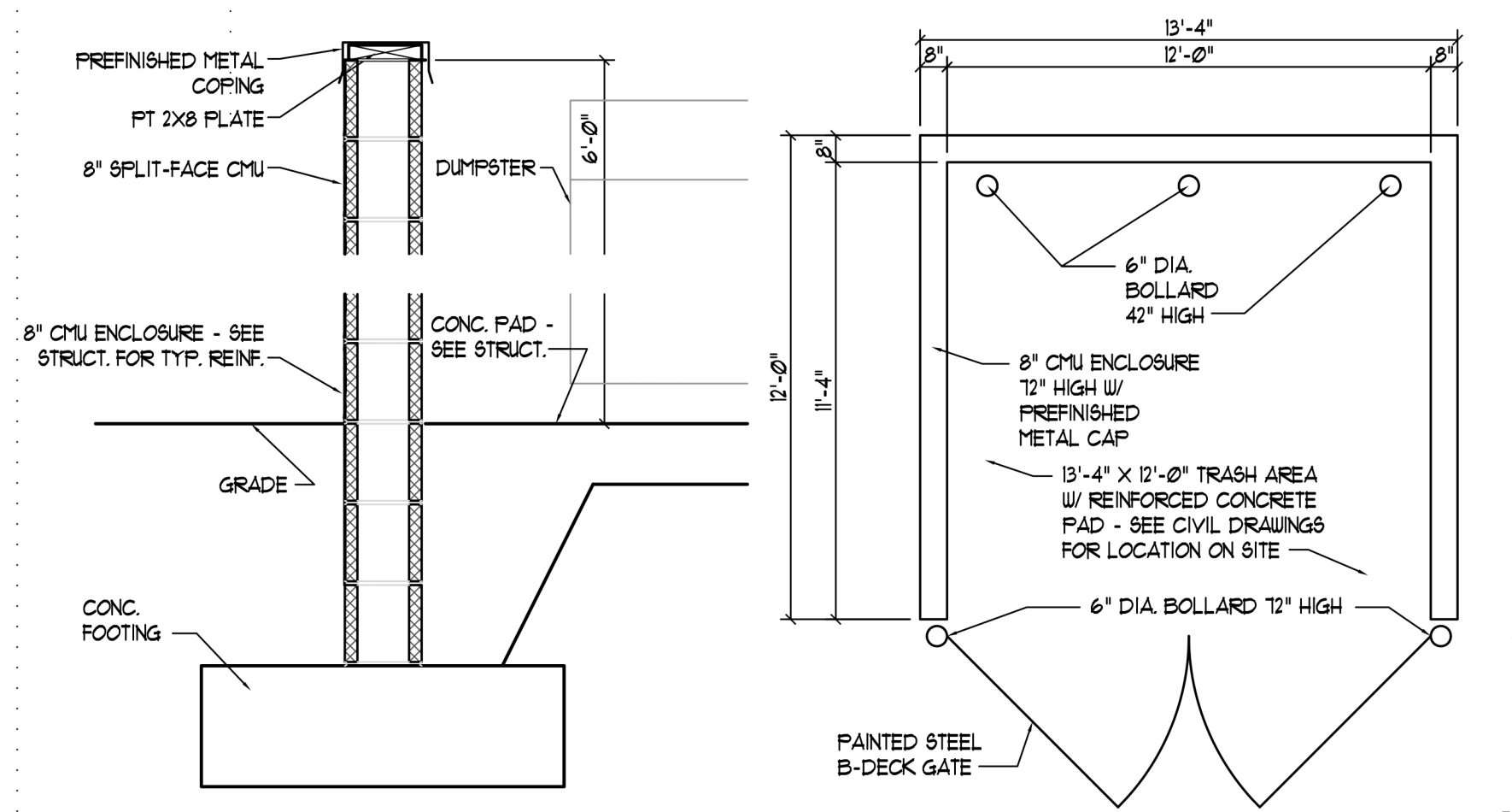
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03/02/2020

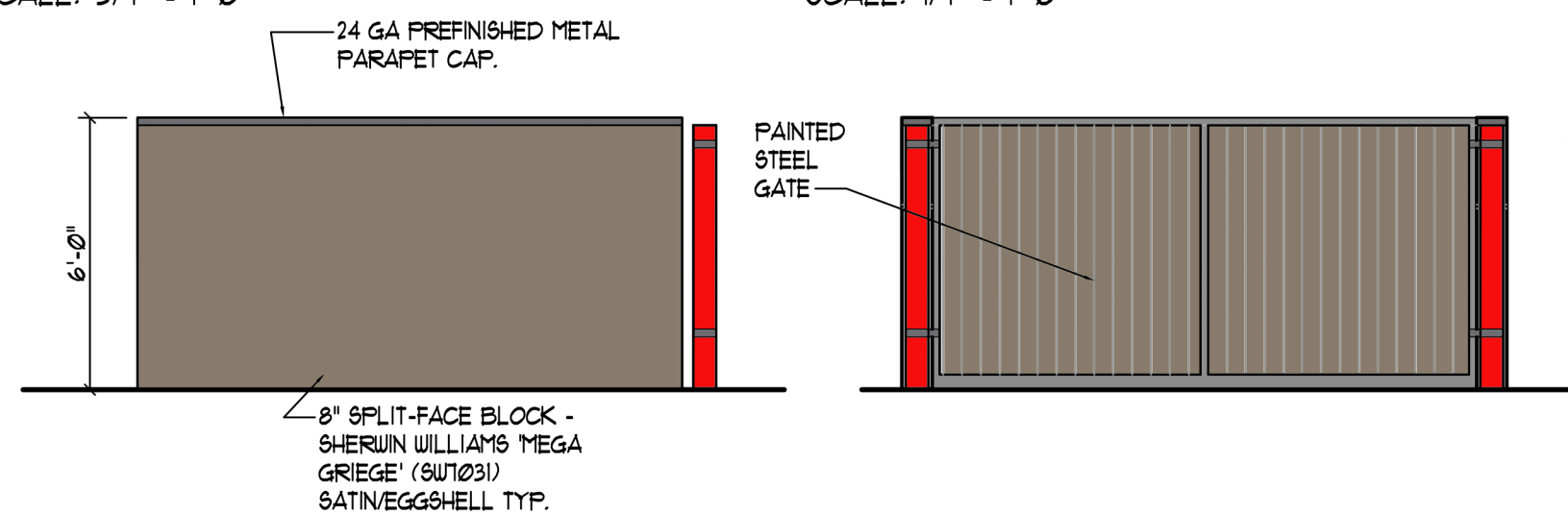
31338	3/2/20	TCO	NLB	R/C	R/C
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PLAZA TIRE SERVICE					
901 SW REGIONAL AIRPORT BLVD BENTONVILLE ARKANSAS					
LANDSCAPE PLAN				REV DATE 3/2/20 REV-1	SHEET NO. C6.0

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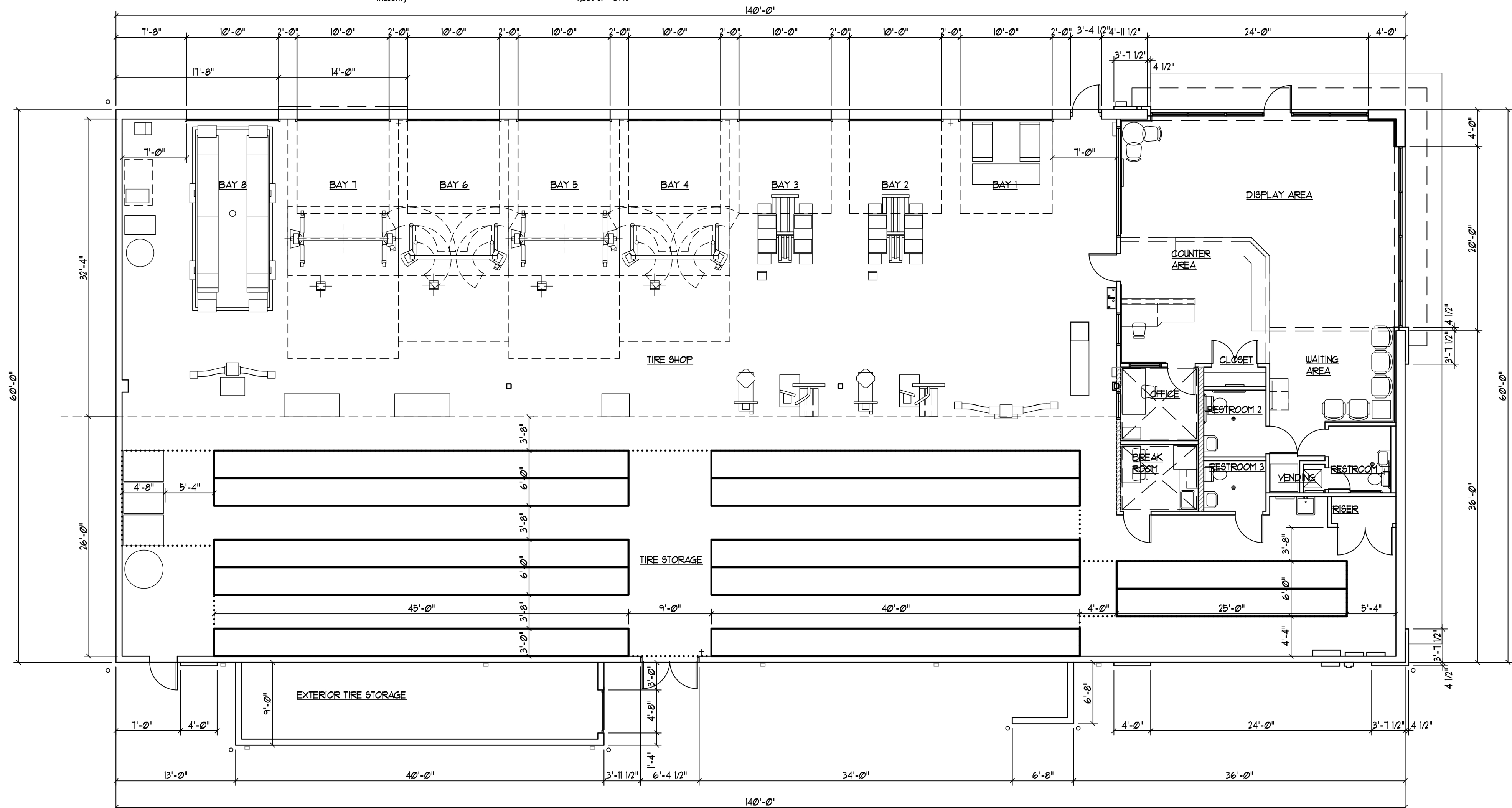
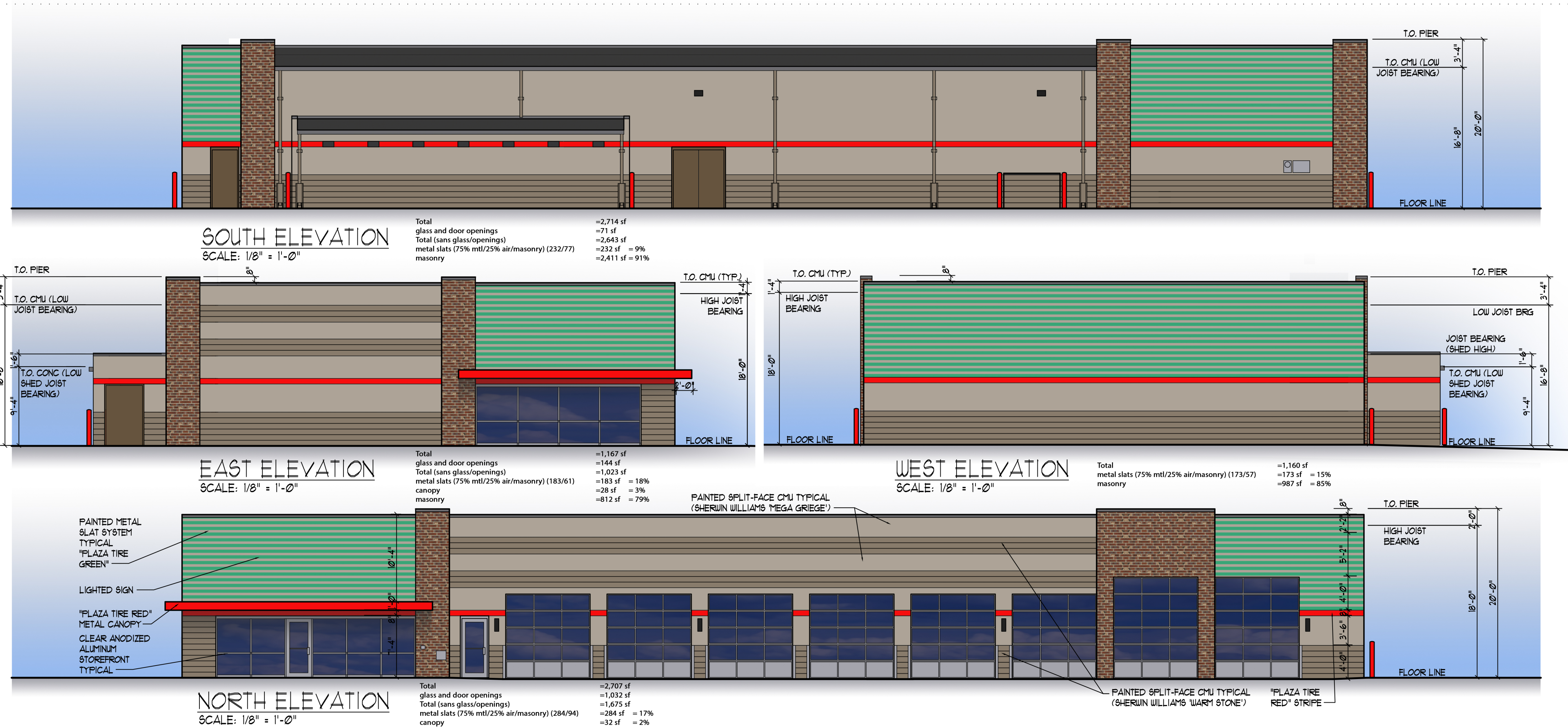


TRASH ENCLOSURE DETAIL
SCALE: 3/4" = 1'-0"

TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



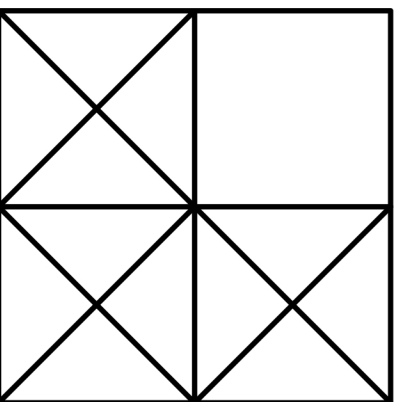
FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING CODE INFO:
THE FOLLOWING CODES SHALL APPLY TO THE DESIGN AND CONSTRUCTION OF THIS PROJECT:
A) 2012 ARKANSAS FIRE PREVENTION CODE VOL. I - BASED ON "INTERNATIONAL FIRE CODE / 2012"
B) 2012 ARKANSAS FIRE PREVENTION CODE VOL. II - BASED ON "THE IBC INTERNATIONAL BUILDING CODE / 2012"
C) 2010 ARKANSAS MECHANICAL CODE - MATERIAL FROM "INTERNATIONAL MECHANICAL CODE / 2009"
D) 2011 NATIONAL ELECTRIC CODE
E) 2006 ARKANSAS PLUMBING CODE - BASED ON "INTERNATIONAL PLUMBING CODE / 2006"
F) 2006 ARKANSAS FUEL & GAS CODE - BASED ON "INTERNATIONAL FUEL GAS CODE / 2006"
G) 2014 ARKANSAS ENERGY CODE

CONSTRUCTION TYPE: 5-B
MAX 9,000 SF. BUILDING AREA
1 STORY / 40 FT. HEIGHT
ACTUAL: 8,400 SF. BUILDING AREA
20'-0" HEIGHT
(FULLY SPRINKLERED)

USE GROUP: B AND S-1
OCCUPANCY TYPE: BUSINESS AND STORAGE
(MIXED USE - SEPARATED)

OCCUPANCY LOAD:
BUSINESS (1/600SF) = 1262/100 = 13 (OFFICE, WAITING, DISPLAY, RESTROOMS)
STOCK/STORAGE (1/300SF) = 3051/100 = 31 (TIRE STORAGE)
SERVICE (1/200SF) = 3654/100 = 37 (TIRE SHOP)
TOTAL = 43



LEVINE
associates
architecture · interiors · planning
8630 Delmar Boulevard, Suite 220
Saint Louis, Missouri 63124
Phone 314-991-5600 Fax 314-991-4420

NEW BUILDING FOR PLAZA TIRE SERVICE (PTS)
SW REGIONAL AIRPORT BLVD. AND SW I STREET
BENTONVILLE, ARKANSAS 72712
PLAZA TIRE SERVICE, INC.

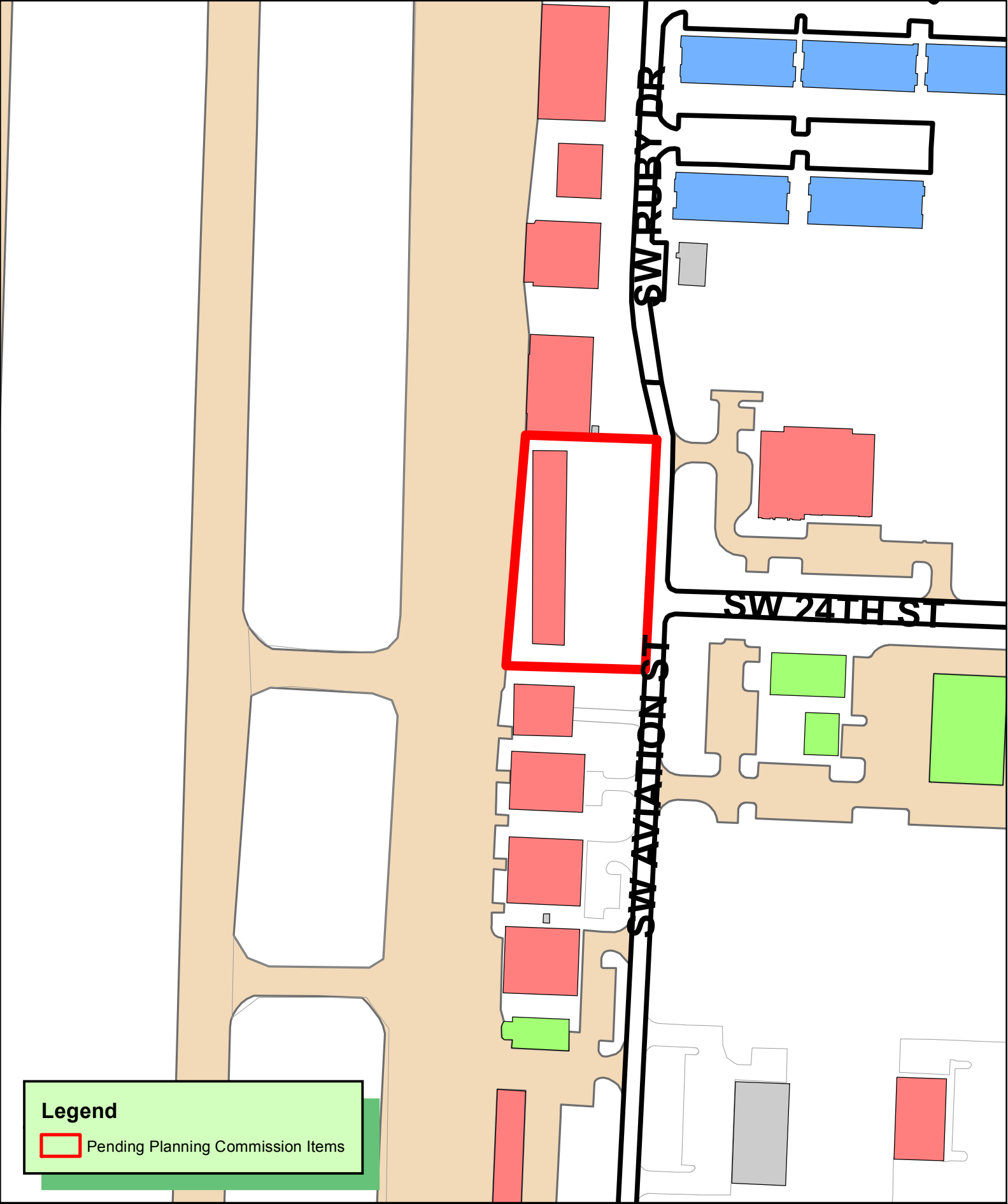
REVISIONS

NO.	DATE	ITEM
1	1-27-20	development plan

SHEET NO.

A

ISSUE DATE: 1-27-20
PROJECT #: 192504
DRN. CMC CHK. ANL



Legend

 Pending Planning Commission Items



1 inch = 150 feet

LSD20-0005
LARGE SCALE DEVELOPMENT
VBT EAST HANGAR
2380 SW AVIATION ST



Jon Stanley

From: Charles Chadwick
Sent: Tuesday, March 10, 2020 6:21 PM
To: Jon Stanley; Tyler Overstreet
Cc: Adam (office) White; Dave Burris
Subject: VBT, LLC Hangar project

Gentlemen:

The Airport Advisory Board approved the VBT, LLC east side hanger plan that was presented at the monthly meeting today.

Please proceed accordingly.

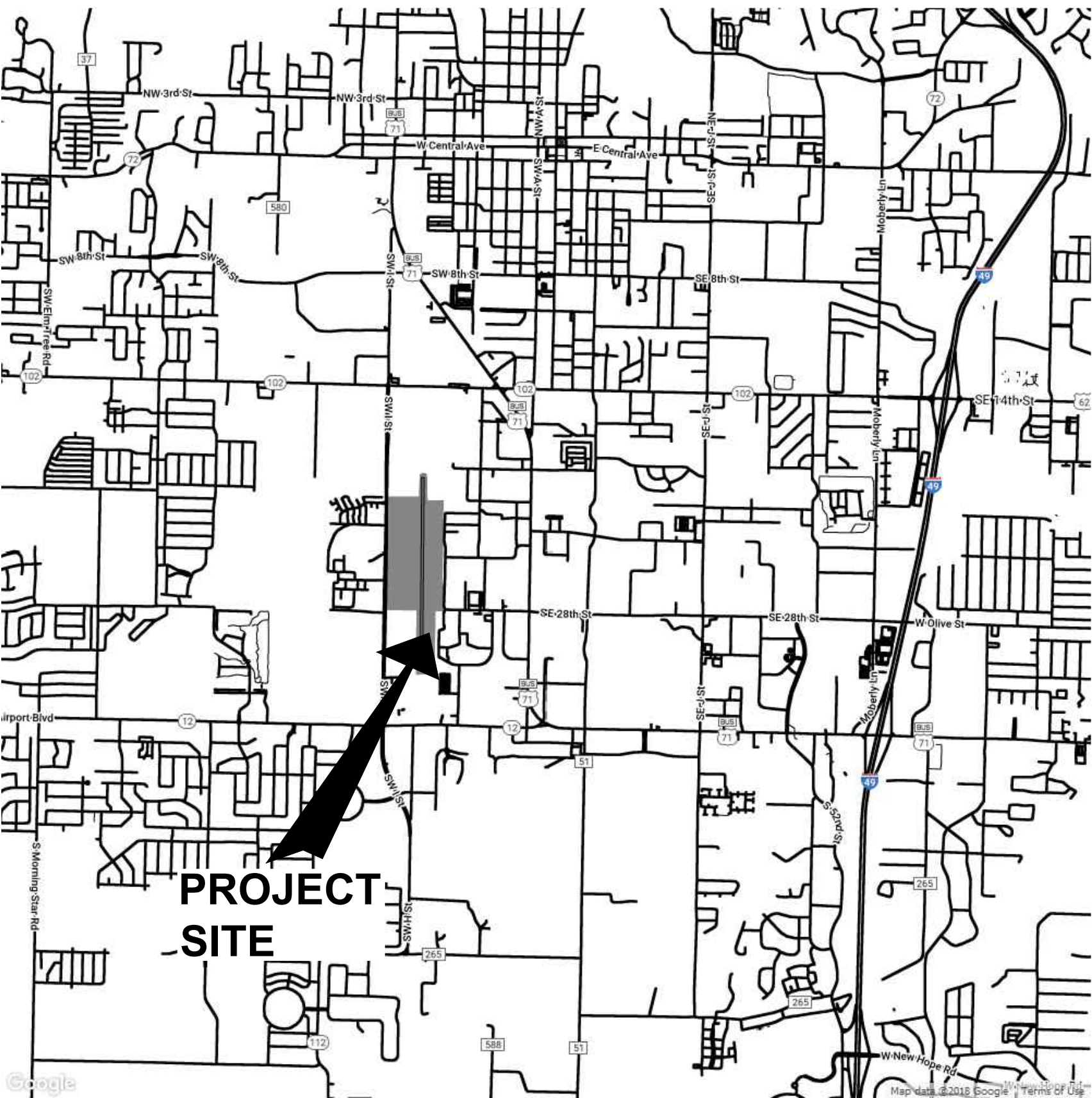
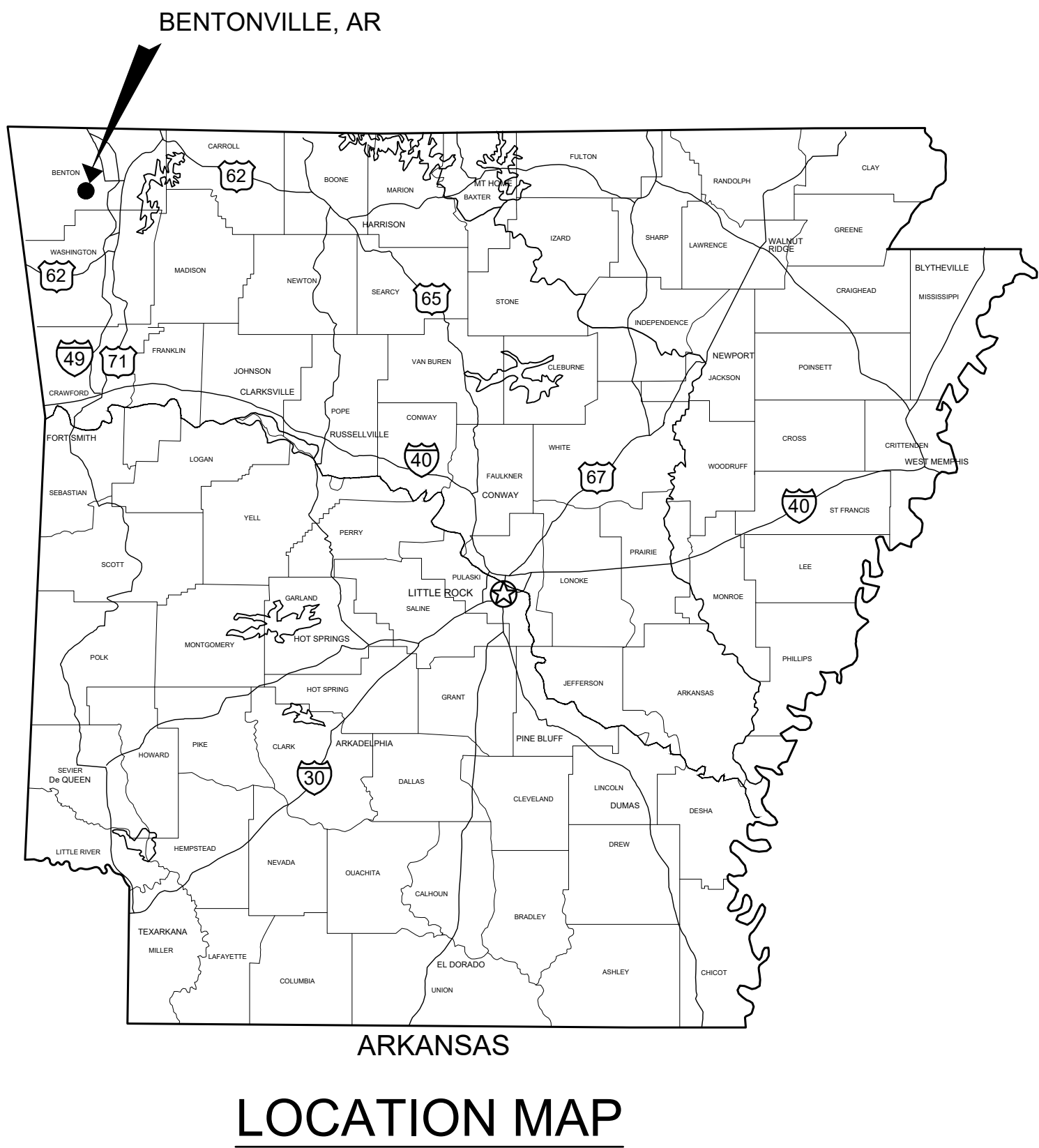
Chuck Chadwick
Airport Manager
City of Bentonville
3200 Municipal Drive
Bentonville, AR. 72712
479-502-4663

EAST HANGAR

BENTONVILLE MUNICIPAL AIRPORT

2380 SW AVIATION STREET

BENTONVILLE, ARKANSAS



Sheet List Table		
SHEET NUMBER	DRAWING NUMBER	TITLE
1	G-101	COVER SHEET
2	G-201	CONSTRUCTION SAFETY & PHASING NOTES AND DETAILS
3	G-202	CONSTRUCTION SAFETY & PHASING - SURVEY CONTROL PLAN
4	G-301	DEMOLITION PLAN
5	C-101	EROSION CONTROL PLAN
6	C-102	HANGAR AND APRON LAYOUT
7	C-103	GRADING & DRAINAGE PLAN
8	C-104	DRAINAGE CALCULATIONS
9	C-105	MISCELLANEOUS DETAILS I
10	C-106	MISCELLANEOUS DETAILS II
11	C-107	UTILITY PLAN
NA	NA	CITY OF BENTONVILLE WATER & SEWER DETAILS
NA	NA	CONTECH UNDERGROUND DETENTION DETAILS

GARVER PROJECT NO. 20A13190
JANUARY 2020



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

CONTACTS:

BENTONVILLE MUNICIPAL AIRPORT (OWNER): CHUCK CHADWICK, 2500 SW AVIATION STREET BENTONVILLE, AR - (479) 418-8675
BLACK HILLS ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 - (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
AT&T: SCOTT SEAMAN, 627 WHITE ROAD SPRINGDALE AR 72766 - (479) 442-1967 OR LAYNE RHODES - (479) 442-1977 LR159@ATT.COM
COX COMMUNICATIONS: KIP SMITH, 4901 S 48TH STREET SPRINGDALE, AR 72762 - (479) 717-3796 KIP.SMITH@COX.COM
FIRE DEPT: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 SW "A" STREET BENTONVILLE, AR 72712 - (479) 271-5927
STREET DEPT: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3130
WATER DEPT: CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3140
ELECTRIC DEPT: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3159
WASTEWATER DEPT: CITY OF BENTONVILLE, MIKE ROBERTS, 1901 N.E. "A" STREET BENTONVILLE, AR 72712 - (479) 271-3160
PLANNING DEPT: CITY OF BENTONVILLE, BRIAN BAHR, 305 S.W. "A" STREET BENTONVILLE, AR - (479) 271-3122
CITY ENGINEER: CITY OF BENTONVILLE, ELLEN NORVELL, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR - (479) 271-5993
STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR - (479) 271-5002 JPAITH@BENTONVILLEAR.COM



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REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL AIRPORT
2380 SW AVIATION STREET
BENTONVILLE, ARKANSAS

EAST HANGAR
CITY OF BENTONVILLE - LSD20-0005

COVER SHEET

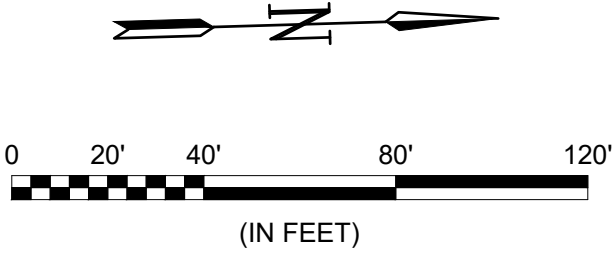
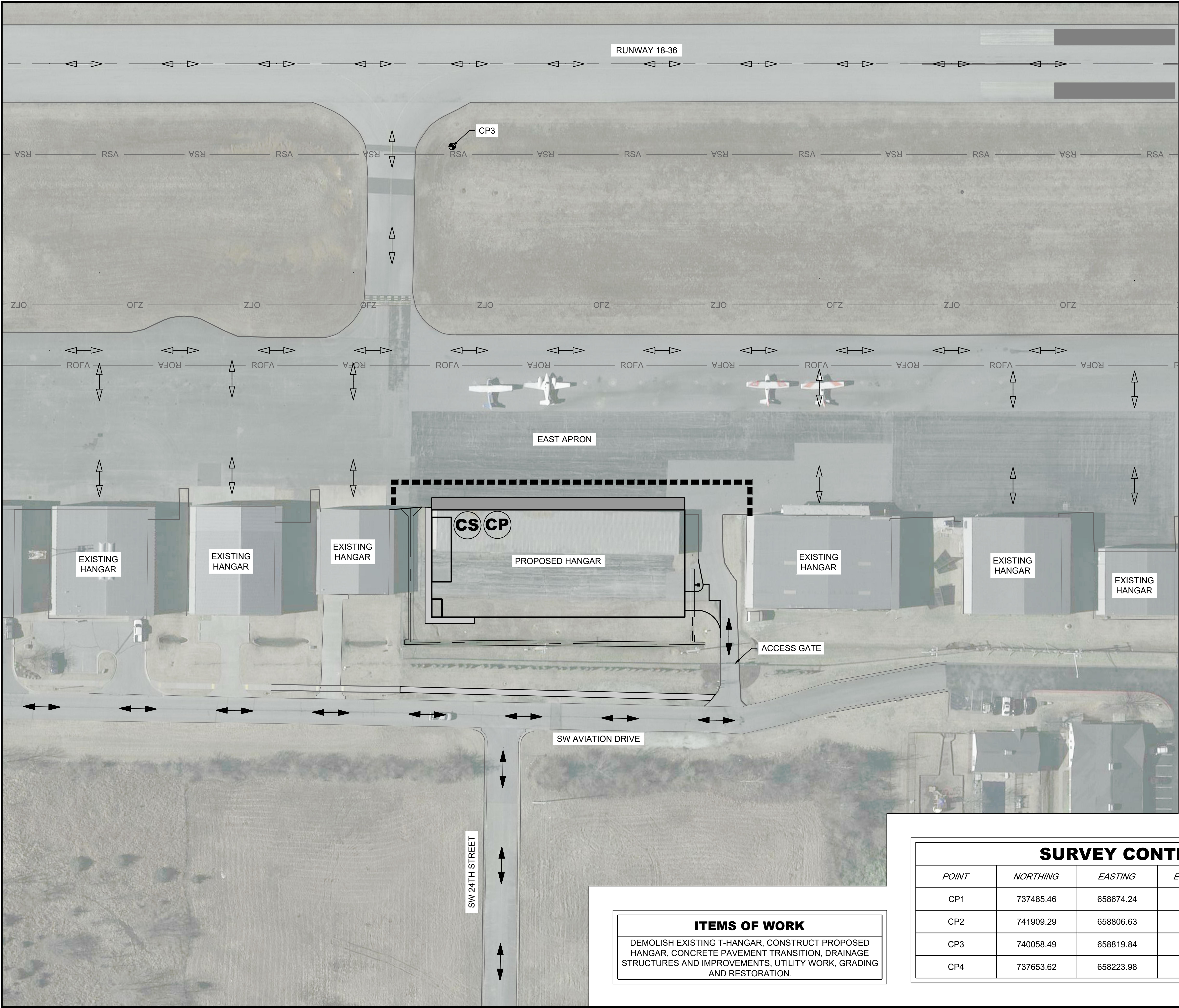
JOB NO.: 20A13190
DATE: MAR 2020
DESIGNED BY: ATW
DRAWN BY: CMM

BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
G-101

SHEET
NUMBER **1**

File: L:\2020\20A13190 - VBT Corporate Hangar Construction\Drawings\VT1_G200_CS.dwg, Last Save: 3/2/2020 6:57 AM, Last saved by: CMMaestri
Last plotted by: Maestri, Christopher M., Plot Style: AEOnorio.ctb, Plot Scale: 1"=1', Plot Date: 3/2/2020 10:53 AM, Plotter Used: AutoCAD PDF (General Documentation).pc3



LEGEND

- PROPOSED PAVEMENT LIMITS
- CONTRACTOR MOVEMENT
- AIRCRAFT MOVEMENT
- CONTRACTOR STAGING AREA (CS)
- CONTRACTOR PARKING AREA (CP)
- LIGHTED BARRICADES (1 G-201)
- TSA — TAXIWAY SAFETY AREA
- TOFA — TAXIWAY OBJECT FREE AREA
- RSA — RUNWAY SAFETY AREA
- ROFA — RUNWAY OBJECT FREE AREA
- OFZ — RUNWAY OBSTACLE FREE ZONE

- NOTES:
- ISSUE NOTAM STATING: " MEN AND EQUIPMENT WORKING ADJACENT TO EAST APRON. REDUCED TAXI SPEEDS RECOMMENDED IN THIS AREA."

ITEMS OF WORK

DEMOLISH EXISTING T-HANGAR, CONSTRUCT PROPOSED HANGAR, CONCRETE PAVEMENT TRANSITION, DRAINAGE STRUCTURES AND IMPROVEMENTS, UTILITY WORK, GRADING AND RESTORATION.

SURVEY CONTROL POINTS

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



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BENTONVILLE MUNICIPAL AIRPORT
2380 SW AVIATION STREET
BENTONVILLE, ARKANSAS

EAST HANGAR
CITY OF BENTONVILLE - LSD20-0005

CONSTRUCTION
SAFETY & PHASING -
SURVEY CONTROL
PLAN

JOB NO.: 20A13190
DATE: MAR 2020
DESIGNED BY: ATW
DRAWN BY: CMM

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

DRAWING NUMBER
G-202

SHEET
NUMBER **3**

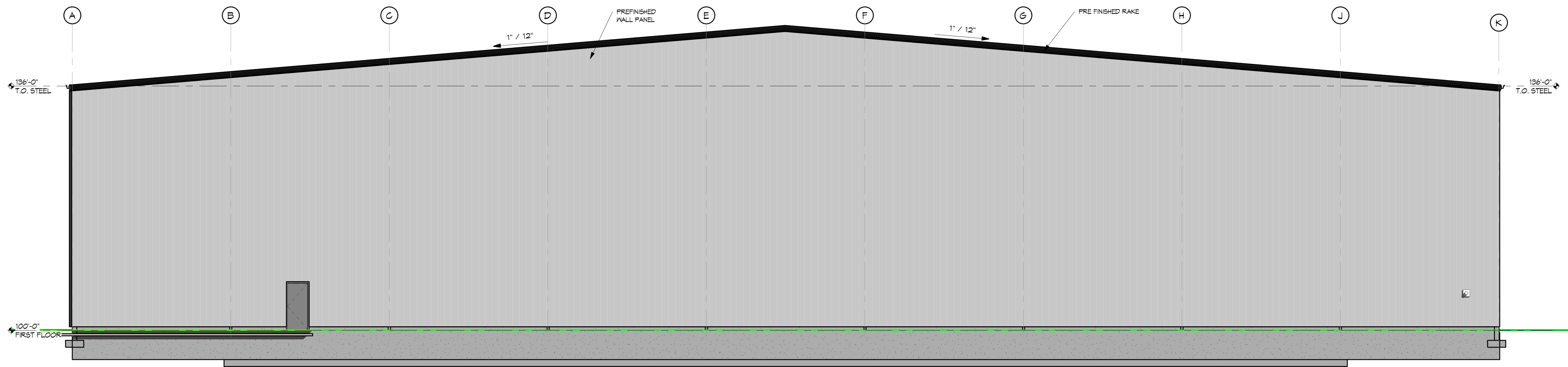
PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8208 Tiger Blvd, Suite 4,
Bentonville, Ar 72712
479-319-6045

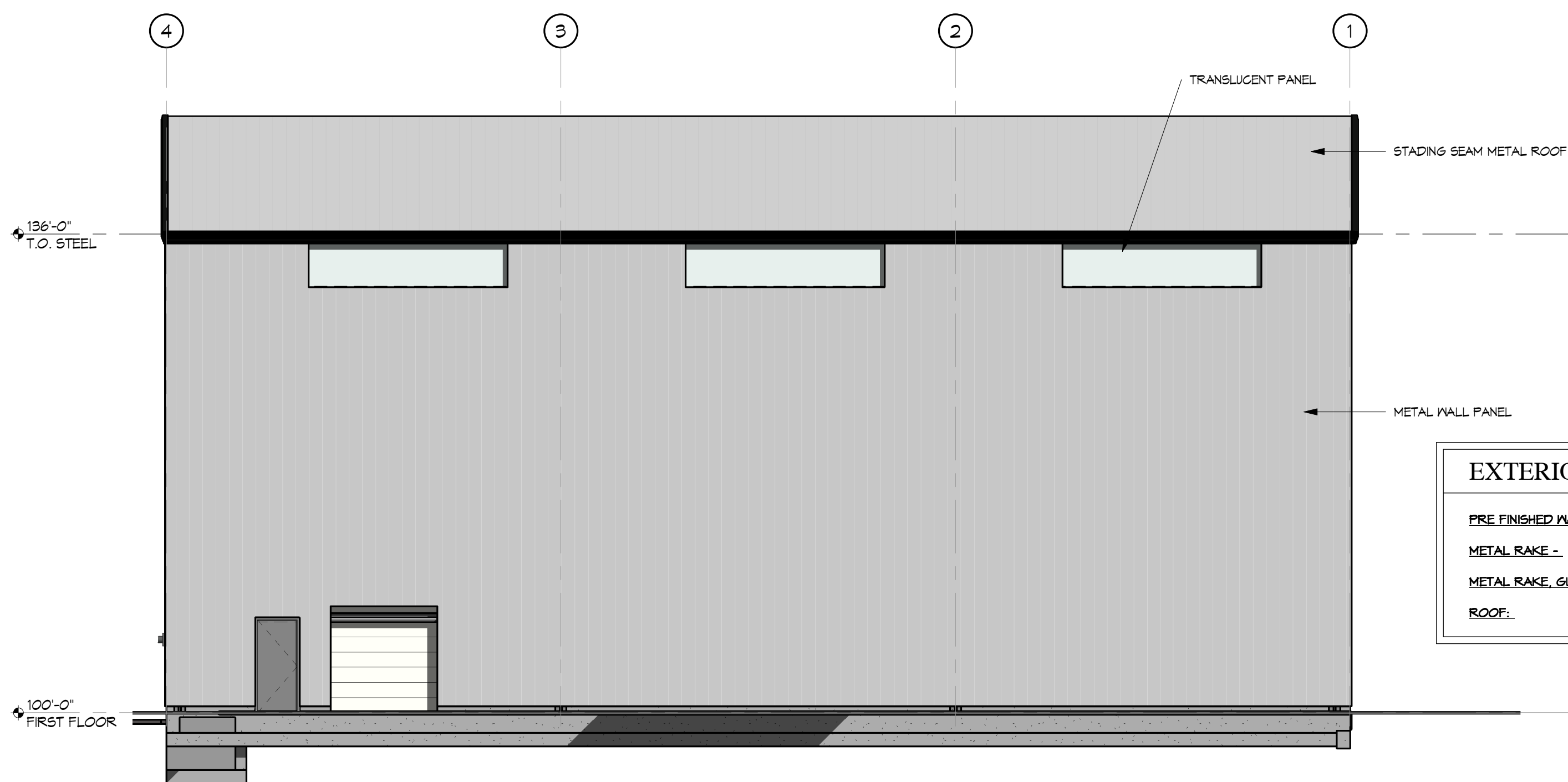
VBT EAST HANGAR
SW AVIATION DR
BENTONVILLE, AR

DATE
3-2-20
JOB NO.
19089
REVISIONS

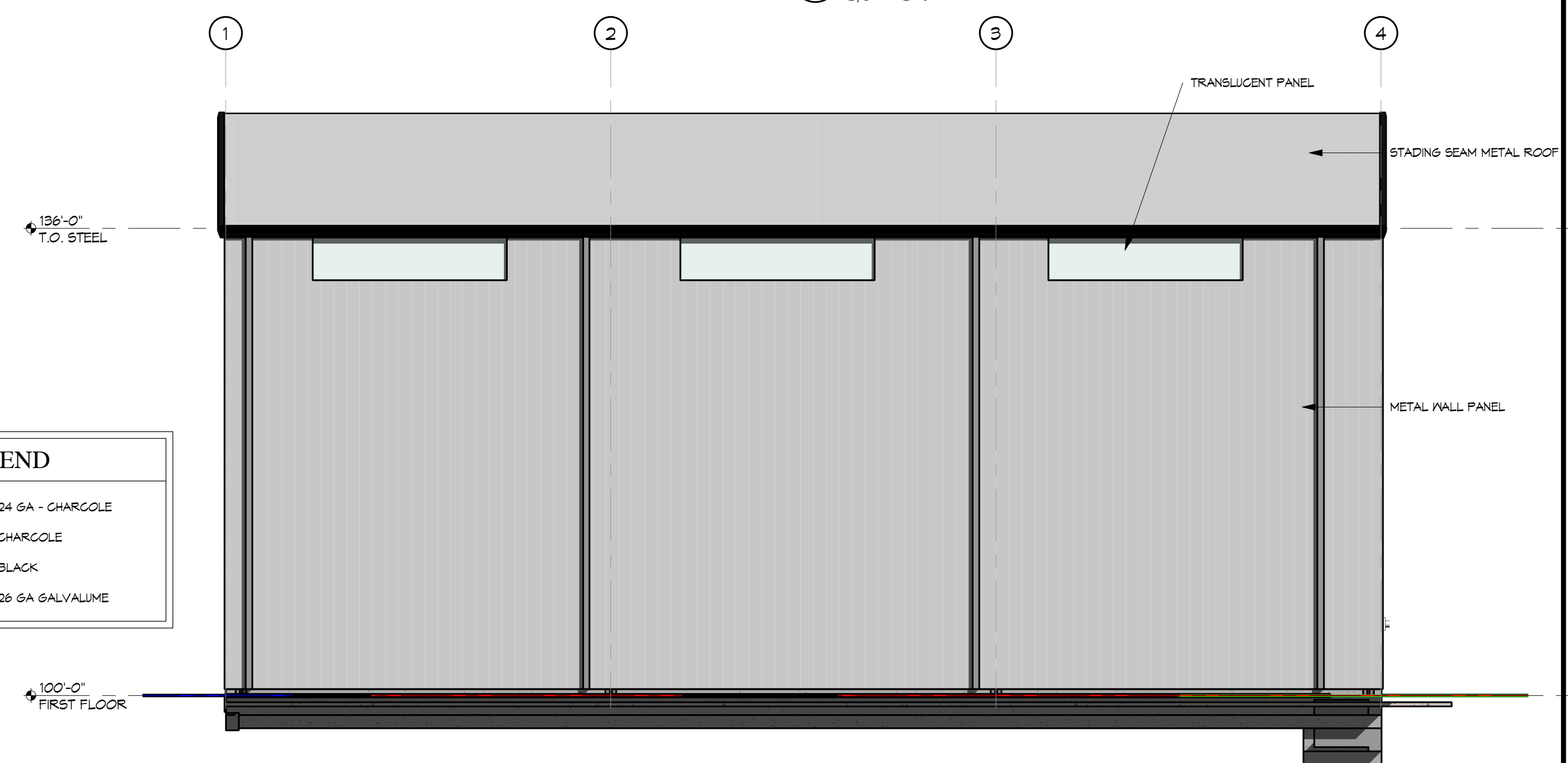
A7.0
COLOR ELEVATIONS



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



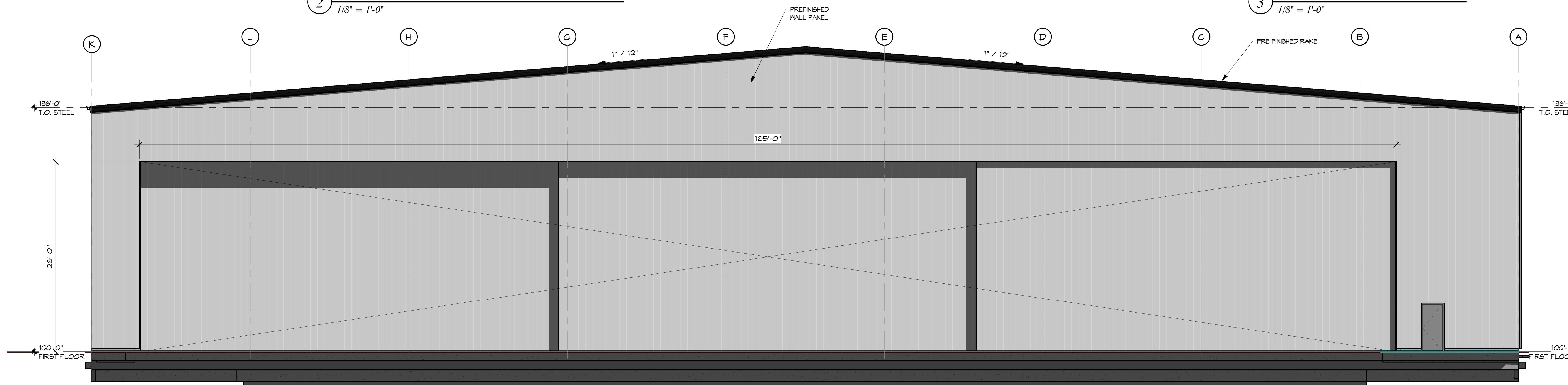
2 NORTH ELEVATION COLOR
1/8" = 1'-0"



3 SOUTH ELEVATION COLOR
1/8" = 1'-0"

EXTERIOR COLOR LEGEND

PRE FINISHED WALL PANEL:	24 GA - CHARCOLE
METAL RAKE -	CHARCOLE
METAL RAKE, GUTTERS, DOWNSPOUTS	BLACK
ROOF:	26 GA GALVALUME



4 WEST ELEVATION COLOR
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT STAFF REPORT



Flagstone Church of Christ

3801 SW Eden Brooke Street

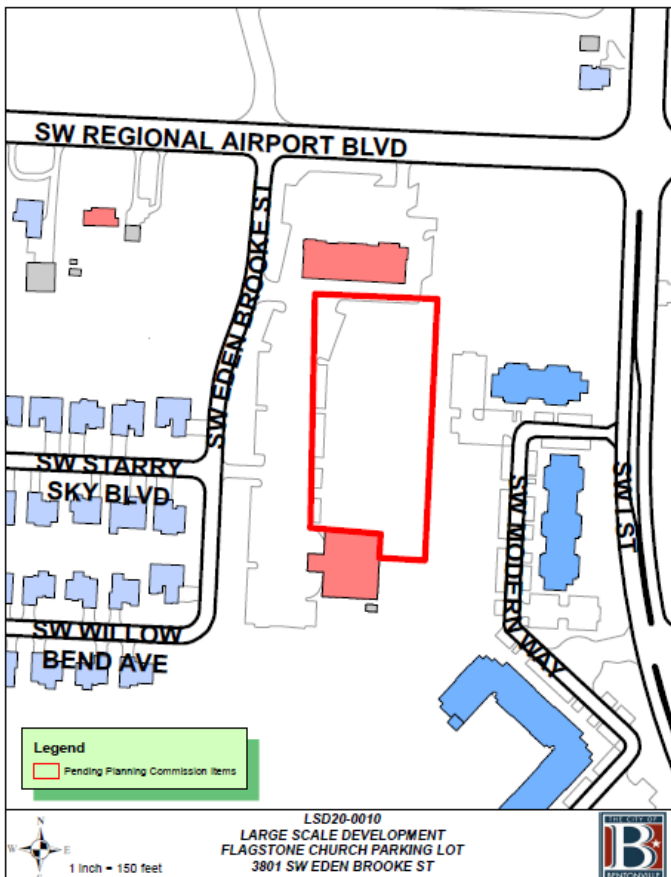
PC Date: 3/17/2020

Reviewer: Ali Worley, Planning Technician

Project Number	LSD20-0010
Applicant / Current Owner	Flagstone Church of Christ 3801 SW Eden Brooke Street Bentonville, AR 72713
Site Area	+/- 6.77 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Public/Semi-Public
Development Type / Use	Religious Facility

<https://arcg.is/08HvK8>

Location Map



Property Description

This project is located at 3801 SW Eden Brooke Street. The property is currently zoned as R-1, Single Family Residential, with a Future Land Use Map designation of Public/Semi-Public.

Project Details

A large scale development proposing the development of a parking lot and bus barn for the existing Flagstone Church. The development provides 78 new spaces to the existing 172 spaces; this provides a total of 250 spaces for the church. In addition, a 1200 sq. ft. bus shelter is being proposed to the east of the existing church.

Projected Traffic Impact

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

Waivers

One waiver requested:

- A waiver from Section 100.21.e, Building Materials, of the Land Development Code.
 - The code requires at least 75% of each building façade to be a primary material. The applicant is requesting that the building material comprise of 80% 28-gauge pre-engineered metal building panel and 20% of split-faced CMU wainscot.
 - The applicant states that the front and rear elevations are primarily used for roll-up doors for entry and exit of vehicles.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code, due to the waiver request. However, due to the bus shelter not facing public right-of-way, staff supports the waiver request, therefore recommending approval of the waiver and large scale development.



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

February 10, 2020

Bentonville Planning Commission
305 SW A St.
Bentonville, AR

RE: Flagstone Church Parking Expansion

Bentonville Planning Commission members,

Please accept this letter as a formal request by Flagstone Church for a waiver from the Bentonville Development Code Section 100.21(e) Building Materials. These large-scale development design standards require at least 75% of each building wall area to be a primary material. The exterior building material proposed represents 80% 28ga pre-engineered metal building panel with a split faced C.M.U. wainscot at 20% of building coverage. Front and rear elevations are primarily used for roll-up doors for entry and exit of the vehicles being stored inside.

We ask that there be a waiver be granted as this proposed bus storage facility does not face any public right-of-way and is mostly shielded from view by the existing building and existing perimeter landscaping. Please feel free to reach out with any questions about the proposed waiver.

Thank you for your consideration of this request.

Nate Bachelor, PE
Project Manager
nbachelor@ceieng.com
479-531-8787

Solutions for Land and Life

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LARGE SCALE DEVELOPMENT PLANS

FLAGSTONE CHURCH OF CHRIST

3801 EDEN BROOKE STREET

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CASTER & ASSOCIATES LAND SURVEYING, INC.
2715 SE "I" ST, SUITE 5
BENTONVILLE, AR 72712
(479) 268-4464
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

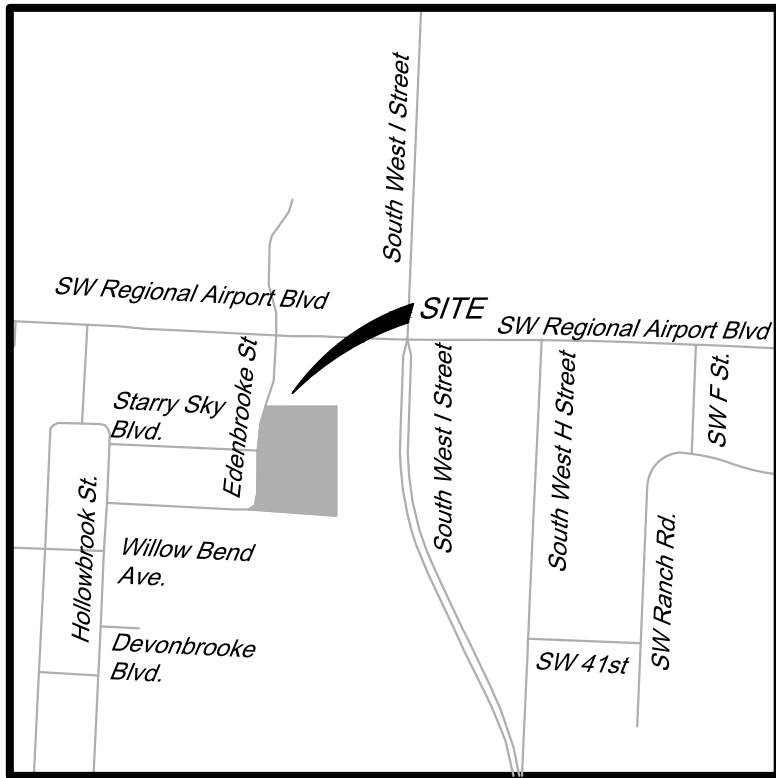
BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0255K MAP REVISED: JUNE 5, 2012

LEGAL DESCRIPTION

LOT 2 OF EDEN'S BROOKE SUBDIVISION, PHASE 1, AS SHOWN IN PLAT BOOK 2004, PAGE 1405 OF THE BENTON COUNTY RECORDS.

LSD20-0010

CURRENT ZONING	R1
CONSTRUCTION TYPE	IIB
SPRINKLERED	NO



Vicinity Map

Not to Scale
Latitude: 36°20'0.70"N
Longitude: 94°13'27.31"W

CEI CONTACT:

NAME: NATE BACHELOR, PE
ENGINEER OF RECORD
PROJECT MANAGER
EMAIL: NBACHELOR@CEIENG.COM
PHONE: (479) 273-9472

NAME: TOM BURRY, PE
CONSTRUCTION ENGINEER
EMAIL: TBURRY@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

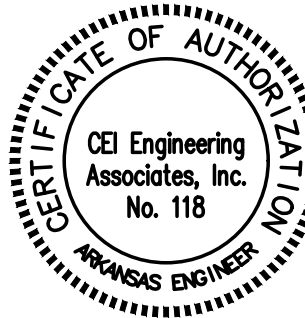
NAME: FLAGSTONE CHURCH OF CHRIST
CHRIS HORTON
CHURCH ELDER
PHONE: (479) 254-0329



Know what's below.
Call before you dig.



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



03/02/2020

PLAN INDEX:

- C0 COVER SHEET
C1 SITE PLAN
C2 GRADING PLAN
C2.1 OVERALL GRADING PLAN
C3 EROSION CONTROL PLAN
C4 LANDSCAPE PLAN
C4.1 LANDSCAPE NOTES
C5 DETAIL SHEET

ASSOCIATED PLANS:

1. SURVEY

RESOURCE LIST:

PLANNING ELLEN NORVELL CITY OF BENTONVILLE 305 SW A STREET BENTONVILLE, AR 72712 PHONE#: (479) 271-3122	WATER DEPT. PRESTON NEWBILL CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-3140 PNEWBILL@BENTONVILLEAR.COM	COX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE #: (479) 717-3796 KIP.SMITH@COX.COM
CITY ENGINEER DAN WEESE CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-5993	STORM WATER JANET PFAITH CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: 479-271-5002 JPFAITH@BENTONVILLEAR.COM	CARROLL ELECTRIC DEREK THURMAN PO BOX 329 BENTONVILLE, AR 72712 PHONE#: (479) 540-6105 DTHRURMAN@CARROLLECC.COM
STREET DEPT. TONY DAVIS CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-3130	BENTONVILLE ELECTRIC CHARLIE BARNES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE#: (479) 271-3159	TELEPHONE AT&T SCOTT SEAMAN 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE #: (479) 442-1967 SS5713@ATT.COM
FIRE DEPT. BRENT BOYDSTON, FIRE CHIEF CITY OF BENTONVILLE 800 SW A STREET BENTONVILLE, AR 72712 PHONE#: (479) 271-5927	ARKANSAS DEPARTMENT OF HEALTH ADAM PARKER 4815 W. MARKHAM, SLOT #37 LITTLE ROCK, AR 72705 PHONE#: 501-861-2662 FAX #: 501-280-4734	LAYNE RHODES PHONE #: (479) 442-1977 LR159@ATT.COM
WASTEWATER DEPT. NANCY BUSEN CITY OF BENTONVILLE 1901 NE A ST. BENTONVILLE, AR 72712 PHONE#: (479) 271-3160 NBUSEN@BENTONVILLEAR.COM		GAS BLACK HILLS ENERGY JOSH KNIGHT 1301 FEDERAL WAY, PO BOX 2129 LOWELL, AR 72745 PHONE#: (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM

Arkansas * California * Minnesota * Pennsylvania * Texas

LSD20-0010

JOB NO.: 31562 DWG NAME: 31562-CS	SHEET NO.
DATE 3/2/20 8:52 AM REV-0	C0

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PROJECT: FLAGSTONE CHURCH OF CHRIST, 3801 EDEN BROOKE STREET, BENTONVILLE, ARKANSAS

JOB # 31562 DRAWING: 31562-SP.dwg LAST SAVED BY: DHILEMAN LOCATION: \\bvlpcnas01.cetbv.ceteng.com\projects\31000\31562\01 Drawings\Design\Working\31562-SP.dwg

SITE DATA	
SITE AREA	6.99 ACRES (304,852 ± SF)
BUILDING AREA	0.97 ACRES (42,342 ± SF)
ZONING	R1
PARKING REQUIRED	1/4 SEATS = 150 SPACES
PARKING EXISTING	172 SPACES
PARKING PROPOSED	78 SPACES
PARKING TOTAL	250 SPACES
ADA REQUIRED	7 SPACES

SITE BENCHMARK

T.O.N. ON HYDRANT

APPROX. 62' SOUTH OF SOUTHERN ENTRY DRIVE, ALONG

WESTERN PROPERTY LINE

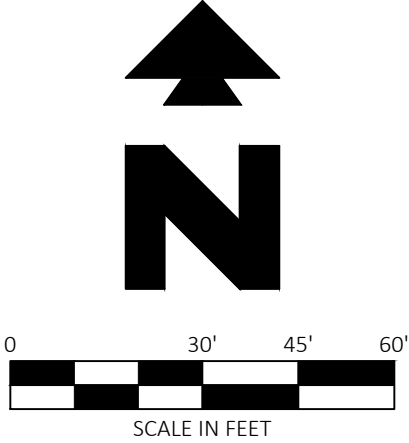
ELEV. = 1292.14'

NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF

PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING

UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



811

Know what's below.

Call before you dig.

EXISTING LEGEND

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

PROPOSED LEGEND

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

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 70A.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

⊗ SITE NOTES

- 18A EXISTING TO BE REMOVED.
- 18B EXISTING TO BE RELOCATED.

□ SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
- 03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- 08A STANDARD DUTY ASPHALT PAVING
- 09B NINETY DEGREE PARKING SPACE STRIPING
- 09C PARALLEL PARKING SPACE STRIPING
- 09F 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
- 09U ACCESSIBLE PARKING SYMBOL
- 13A TYPICAL LIGHTING POLE BASE DETAIL

LSD20-0010



31562

3/2/20

TCO

NLB

PTT

PTT

CEI PROJECT NO.

INITIAL DATE

DPOR

PM

DES

DRW

CEI

Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS

LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2

Bentonville, AR 72712

(479)273-9472

FAX (479)273-0844

FLAGSTONE CHURCH OF CHRIST

3801 EDEN BROOKE STREET

BENTONVILLE, ARKANSAS

SITE PLAN

REV DATE

3/2/20

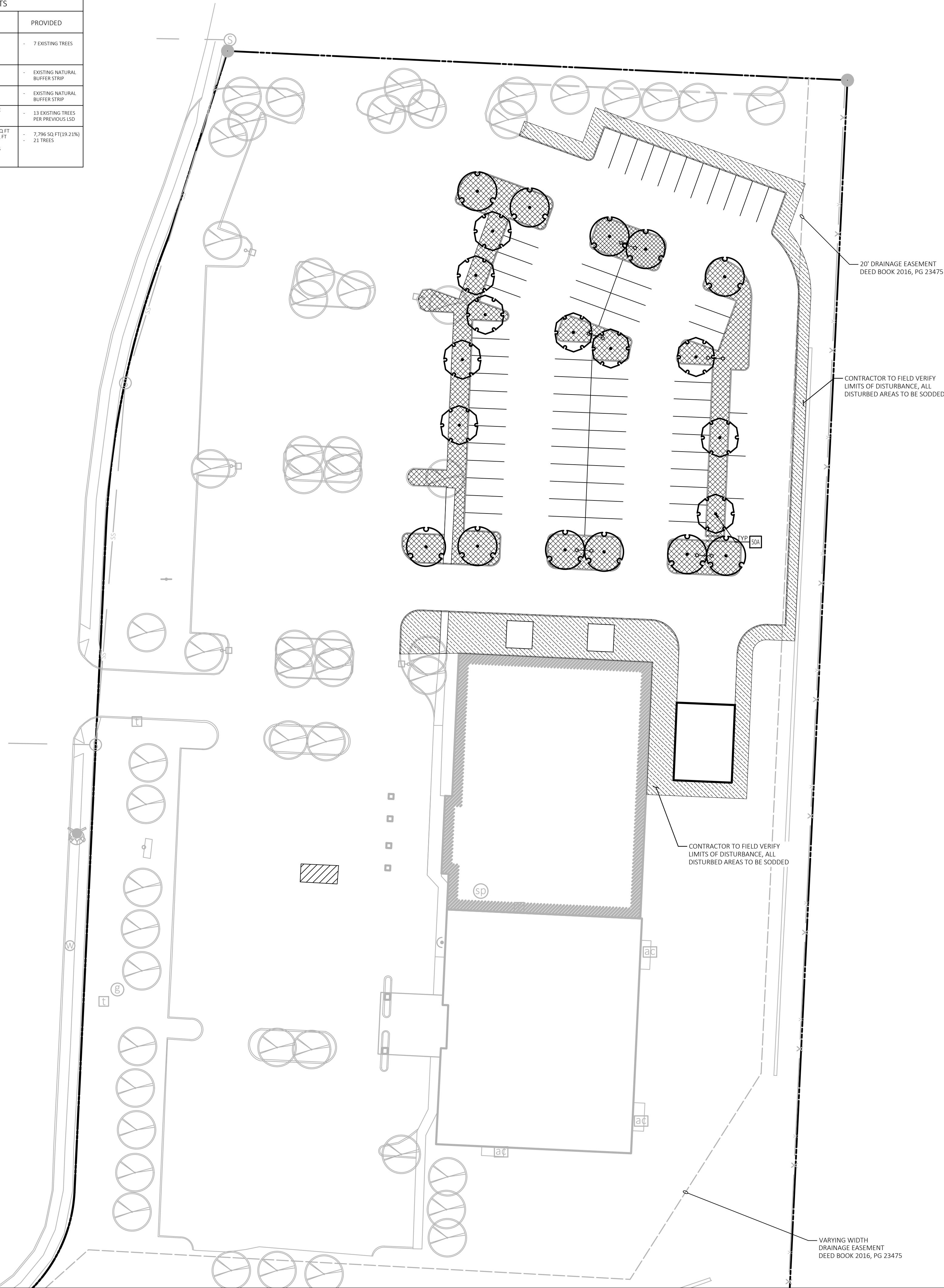
REV-0

SHEET NO.

C1

JOB # 31562 DRAWING: 31562-LP.dwg LAST SAVED BY: DHILEMAN LOCATION: \\bvgpennas01\cib\dwg\cib\dwg\31562 0 Drawings\Design\Working\31562-LP.dwg

LANDSCAPE REQUIREMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
NORTH PERIMETER	- 320 LF - 1 TREE PER 50 LF - 7 TREES REQUIRED	- 7 EXISTING TREES
EAST PERIMETER	- 795 LF - 1 TREE PER LF - 16 TREES REQUIRED	- EXISTING NATURAL BUFFER STRIP
SOUTH PERIMETER	- 480 LF - 1 TREE PER 50 LF - 10 TREES REQUIRED	- EXISTING NATURAL BUFFER STRIP
WEST PERIMETER	- 1 TREE PER 20 LF STREET FRONTAGE - 750 LF STREET FRONTAGE - 38 TREES	- 13 EXISTING TREES PER PREVIOUS L&D
INTERIOR GREENSPACE	- TOTAL PARKING AREA = 40,592 SQ FT - 8% REQUIRED = 3,247 SQ FT - 1 PER 6 SPACES (CONTINUOUS STRIP) = 13 TREES - 2 PER ISLAND = 6 TREES	- 7,796 SQ FT (19.21%) - 21 TREES



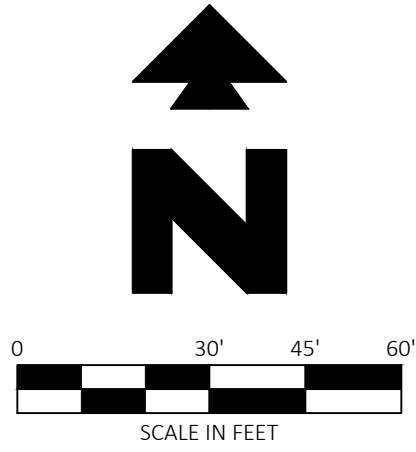
SITE BENCHMARK

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APROX. 62' SOUTH OF SOUTHERN ENTRY DRIVE, ALONG WESTERN PROPERTY LINE

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PROPOSED LEGEND

---	BOUNDARY LINE
---	STORM DRAIN
---	GREENSPACE/ SOD AREAS - BERMUDA "TIFWAY"
---	INTERIOR GREENSPACE PER CITY CODE/ SOD AREAS - BERMUDA "TIFWAY"

GENERAL NOTES

A. SEE LANDSCAPE NOTES SHEET C8 FOR LANDSCAPE NOTES AND DETAILS.

SITE DETAILS

- 50A TREE PLANTING
50B SHRUB PLANTING

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	10	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2.5" CAL
	11	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2.5" CAL



03/02/2020

LSD20-0010

31562	3/2/20	TCO	NLB	PTT	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.		ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS			
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712		(479)273-9472 FAX (479)273-0844			
FLAGSTONE CHURCH OF CHRIST					
3801 EDEN BROOKE STREET BENTONVILLE, ARKANSAS					
LANDSCAPE PLAN		REV DATE 3/2/20 REV-0	SHEET NO. C4		

WAIVER REQUEST STAFF REPORT



Benton County

1208 SW 14th Street

PC Date: 3/17/2020

Reviewer: Ali Worley, Planning Technician

Project Number	WAV20-0007
Applicant / Current Owner	Benton County 215 E Central Avenue Bentonville, AR 72712
Site Area	+/- 51.78 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Public/Semi-Public
Waiver Request	Section 1100.21.e, Building Materials, of the Land Development Code

<https://arcg.is/08HvK8>



Property Description

This property is located at 1208 SW 14th Street and is currently zoned A-1, Agricultural.

Waiver Request

The applicant is requesting a waiver from Section 1100.21.e, Building Materials, of the Land Development Code, which requires at least 75% of each building façade to be composed of an approved primary material. The applicant is requesting that the proposed expansion of their Road Department shop building be constructed using similar materials to the existing building. The proposed material consists of a prefinished metal building wall panel.

Analysis

According to the applicant's narrative, the proposed project will significantly improve the aesthetics of the site by allowing the County to demolish the existing, unsightly building.

Staff Recommendation

Because the applicant is requesting the proposed building be constructed of similar materials that are already on site, staff recommends approval.



Benton County, AR

County Judge Barry Moehring

215 E. Central Avenue

Bentonville, AR. 72712

www.BentonCountyAr.gov

February 21, 2020

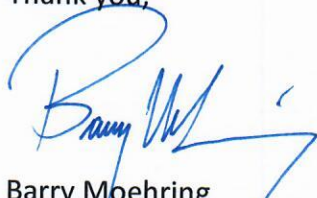
Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

RE: Benton County Road Department Shop Building – Waiver Request

Dear Bentonville Planning Commission Members:

This letter is a formal request for a waiver for the Bentonville commercial design standards regarding the exterior material requirements for our planned expansion of an existing shop building at our Road Department located at 1208 SW 14TH Street. The property currently has an agricultural zoning designation. The waiver is specifically to allow the 80' x 60' expansion to be constructed using similar materials to match the existing building that is being added on to which can be seen in the attached photo. The proposed project will significantly improve the aesthetics of the site by allowing the County to demolish the existing shop building that has a very undesirable appearance, also shown in the attached photo of the site. The proposed materials for the expansion will compliment the existing building and provide a more affordable and constructible finish for this type of structure. All other design standards have been met and we feel that these improvements will provide a much more aesthetically pleasing view compared to the current site. Benton County is eager for this project to proceed so that we can move our Road Department fleet operations into a more suitable facility and remove the old run-down structure that currently stands at the front of the site.

Thank you,



Barry Moehring
Benton County Judge

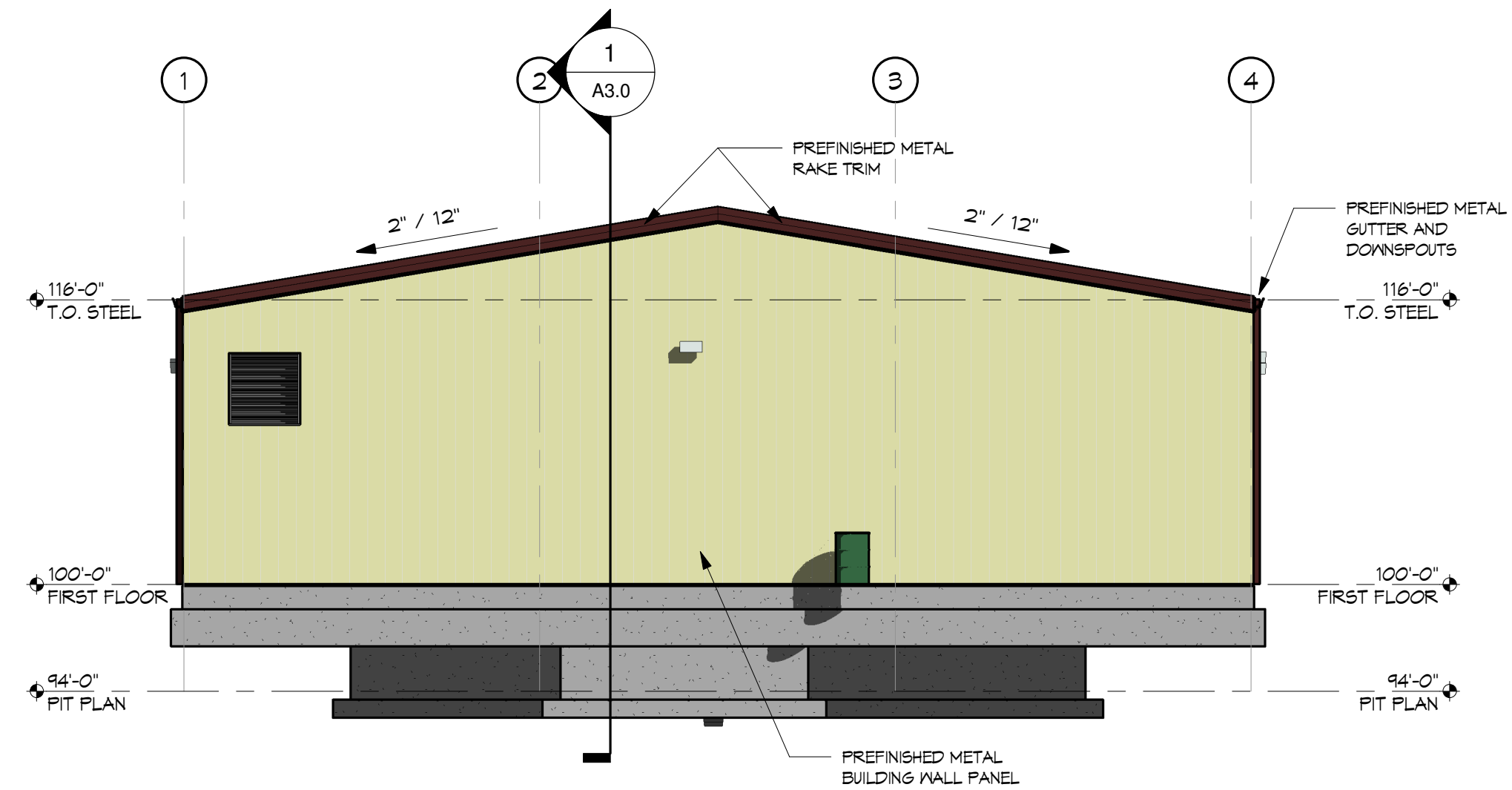
BUILDING TO BE DEMOLISHED AND REMOVED FROM SITE



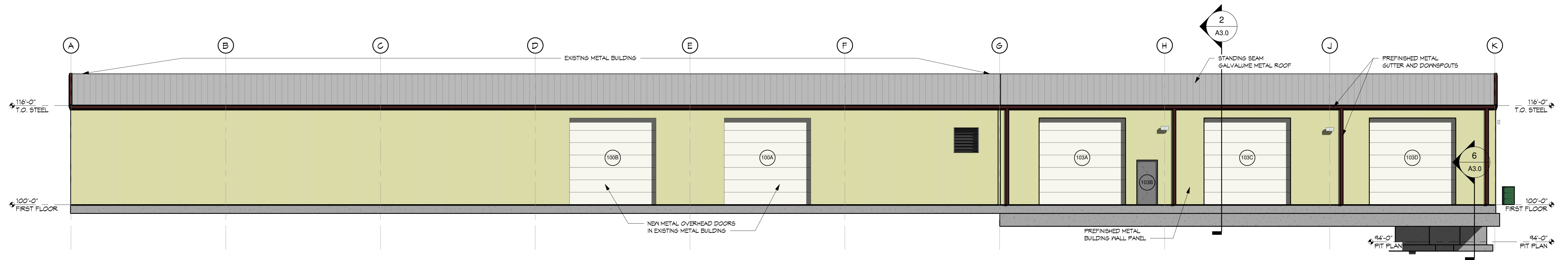
**BUILDING TO BE EXPANDED
WITH ADDITIONAL SERVICE BAYS**

**BUILDING TO BE DEMOLISHED
AND REMOVED FROM SITE**

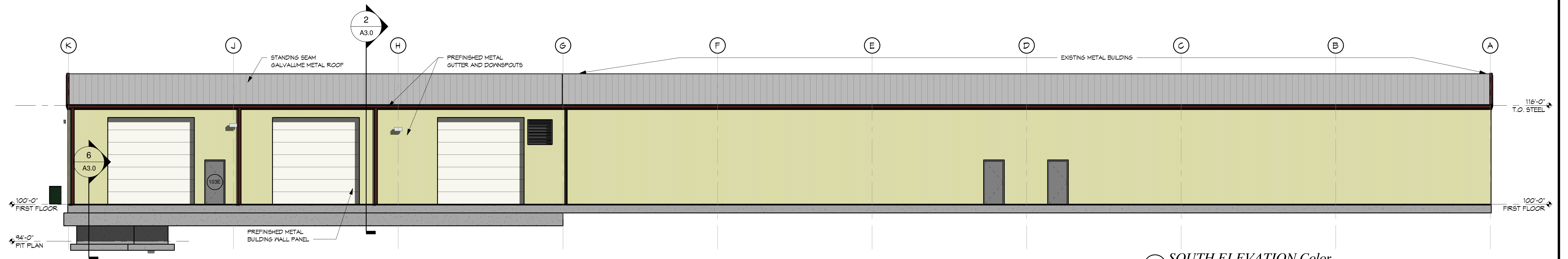




1 WEST ELEVATION Color
1/8" = 1'-0"



2 NORTH ELEVATION Color
1/8" = 1'-0"



3 SOUTH ELEVATION Color
1/8" = 1'-0"