

Note – Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some of the members of the Planning Commission, as well as City staff members, may attend this meeting by phone or other remote means. There is no provision allowing for the public to attend the meeting by electronic means, but the Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building’s lobby. Attendees will only be allowed into chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planning@bentonvillear.com before 4:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Planning Commission.



Planning Commission Agenda

April 7, 2020

*****This also includes items originally scheduled for the March 17, 2020 Planning Commission meeting that was cancelled due to COVID-19.***

I. Call to Order

II. Approval of Minutes

III. Public Hearings

- 1. Stratford Assets I, LLC** **Rezoning***
(R-1, Single Family Residential to DN-1, Downtown Low-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](#))

- | | |
|--|--------------------------------|
| <p>6. Brannon, Esslinger, & Crystal Creek Realty, LLC
 (R-1, Single Family Residential to DN-3, Downtown High-Density Residential)
 306 SE 2nd Street (RZ20-0011)</p> | <p>Rezoning*</p> |
| <p>7. Northwest Baptist Association
 (A-1, Agricultural & R-E, Residential Estate to R-O, Residential Office)
 1712 SW 2nd Street (RZ20-0012)</p> | <p>Rezoning*</p> |
| <p>8. Bertrand
 (A-1, Agricultural & R-E, Residential Estate to R-1, Single Family Residential)
 1714 SW 2nd Street (RZ20-0013)</p> | <p>Rezoning*</p> |
| <p>9. Canvas Church
 Religious Facility
 1380 SW Westpark Drive, Suite 2 (CU20-0003)</p> | <p>Conditional Use*</p> |
| <p>10. Momentary Barn
 Long-Term Temporary Use, Temporary Gravel Parking Facility, & Special Tent Events
 507 SE E Street (CU20-0002)</p> | <p>Conditional Use*</p> |
| <p>11. Bentonville Community Radio
 801 SE 8th Street (CU20-0007)</p> | <p>Conditional Use*</p> |
| <p>12. Buddy Pegs Bike School
 Commercial Outdoor Recreation Facility
 1807 SW 2nd Street (CU20-0008)</p> | <p>Conditional Use*</p> |
| <p>13. The Source
 Temporary Gravel Parking Facility
 406 Razorback Drive (CU20-0009)</p> | <p>Conditional Use*</p> |

IV. Consent Agenda

- | | |
|---|-------------------------|
| <p>1. Lots 214-215 of The Original Town of Bentonville
 220 NW A Street (LS20-0008)</p> | <p>Lot Split</p> |
| <p>2. Lot 20, Block 2 of Railroad Addition
 109 SE 3rd Street (LS20-0005)</p> | <p>Lot Split</p> |
| <p>3. Lot 1 of Shellfish Subdivision
 407 SW C Street (LS20-0012)</p> | <p>Lot Split</p> |

**Denotes public hearing*

- | | |
|---|--|
| <p>4. Lots 1-2 of Frazier Addition
Gaston Road (LS20-0013)</p> <p>5. Lots 1-3 of Plaza West Addition
Southwest Featherston Road (LS20-0019)</p> <p>6. Lots 19-20, Block 3 of Deming's Addition
402 & 404 NW A Street (LS20-0015)</p> <p>7. Lot 16, Block 15 of Deming's Addition
208 NW 5th Street (PLA20-0013)</p> <p>8. Lot of JBC Addition
109 SE F Street (PLA20-0017)</p> <p>9. Lot 44 of Dickson's Addition
818 SW 2nd Street (PLA20-0003)</p> <p>10. Lot 1 of Ferguson Addition
111 SE F Street (PLA20-0019)</p> <p>11. Plaza Tire
901 SW Regional Airport Boulevard (LSD20-0007)</p> <p>12. East Hangar
2380 SW Aviation Street (LSD20-0005)</p> | <p>Lot Split</p> <p>Lot Split</p> <p>Property Line Adjustment</p> <p>Property Line Adjustment</p> <p>Property Line Adjustment</p> <p>Property Line Adjustment</p> <p>Property Line Adjustment</p> <p>Large Scale Development</p> <p>Large Scale Development</p> |
|---|--|

V. New Business

- | | |
|---|--|
| <p>1. Flagstone Church of Christ
3801 SW Eden Brooke Street (LSD20-0010)</p> <p>2. Annoor Academy
2300 SE C Street (LSD20-0012)</p> <p>3. 614 Bella Vista Road
614 Bella Vista Road (LSD20-0013)</p> <p>4. Benton County
Building Materials Waiver
1208 SW 14th Street (WAV20-0007)</p> | <p>Large Scale Development</p> <p>Large Scale Development</p> <p>Large Scale Development</p> <p>Waiver Request</p> |
|---|--|

VI. Other Business

**Denotes public hearing*

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



Stratford Assets I, LLC

502 NW 3rd Street

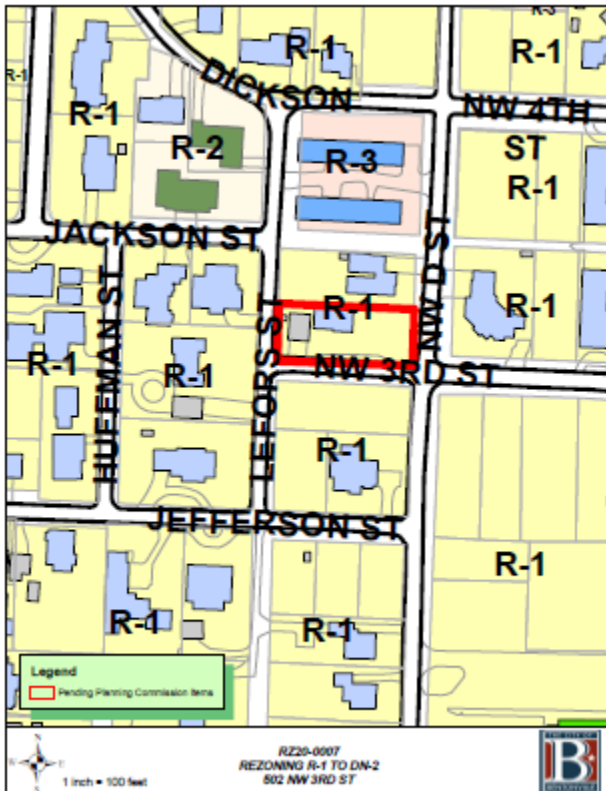
PC Date: 4/7/2020

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-1, Downtown Low-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

Originally, the applicant requested a rezoning to DN-2, Downtown Medium-Density Residential. However, on March 16, 2020, the applicant requested to amend the proposed rezoning to DN-1, Downtown Low-Density Residential. The DN-1 zoning district only allows single-family homes.

Conclusion

Due to the site's compatibility with the Future Land Use Plan and surrounding uses, staff recommends approval of the amended rezoning request 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.

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 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:

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

Mr. Jon Stanley
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

Mr. Jon Stanley
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
- 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
303 NW D
Bentonville, AR



Land Use Plan

- Agriculture
- Residential Estate
- Low Density Residential
- 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:


Signature & Physical Address
416 NW 3rd
Bentonville



Land Use Plan

-  Agriculture
-  Residential Estate
-  Low Density Residential
-  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

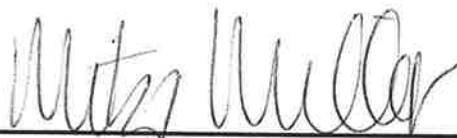
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Planning Department
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Signed:


Signature & Physical Address
301 Huffman St.



Land Use Plan

-  Agriculture
-  Residential Estate
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NOTICE OF INTENT TO REZONE

Stratford Assets, LLC

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to

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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:

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*

NOTICE OF INTENT TO REZONE

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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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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 set back 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

3350 Pinnacle Hills Parkway, Suite 101
Rogers, AR 72758
<http://www.linkedin.com/in/scottcrossett>

REZONING STAFF REPORT



Kato

403 SW C Street

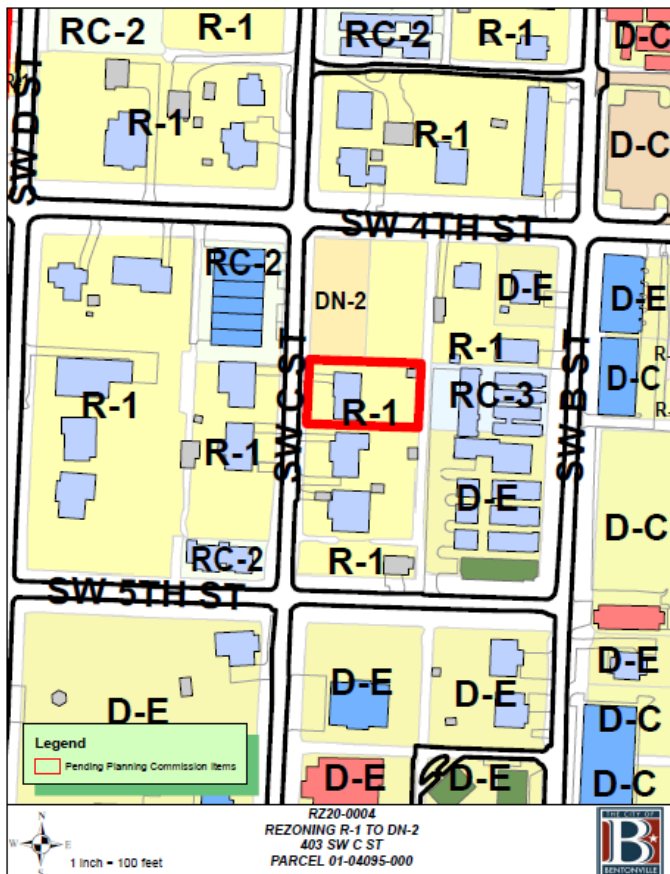
PC Date: 3/17/2020

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

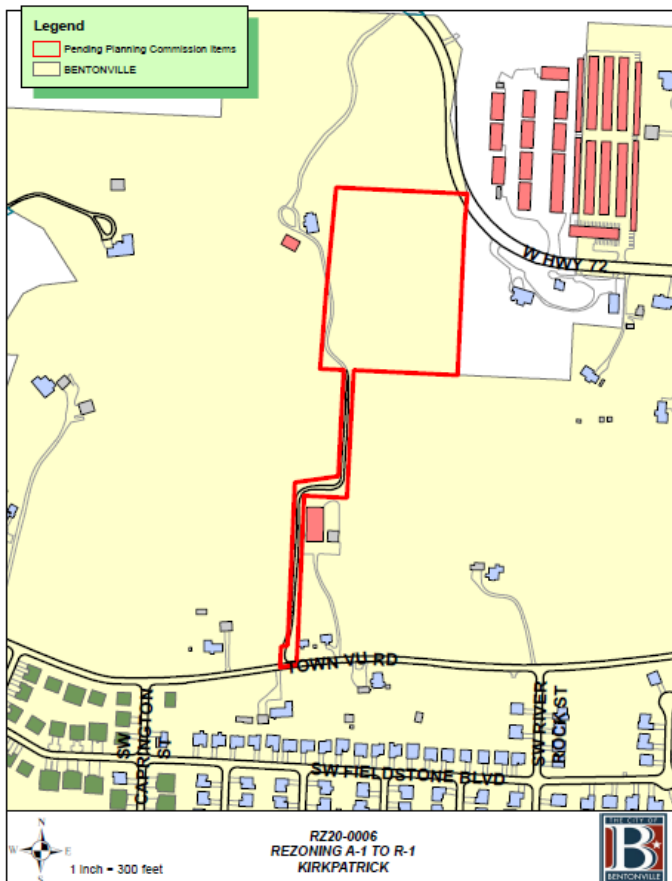
PC Date: 3/17/2020

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://arcg.is/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

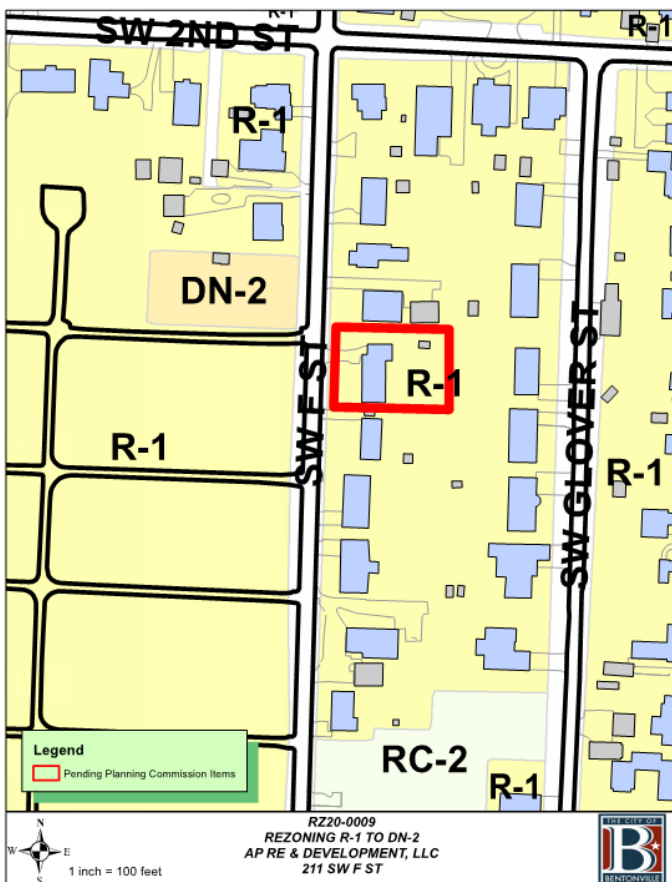
PC Date: 3/17/2020

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.

REZONING STAFF REPORT



Newell Development, LLC

402 SE G Street

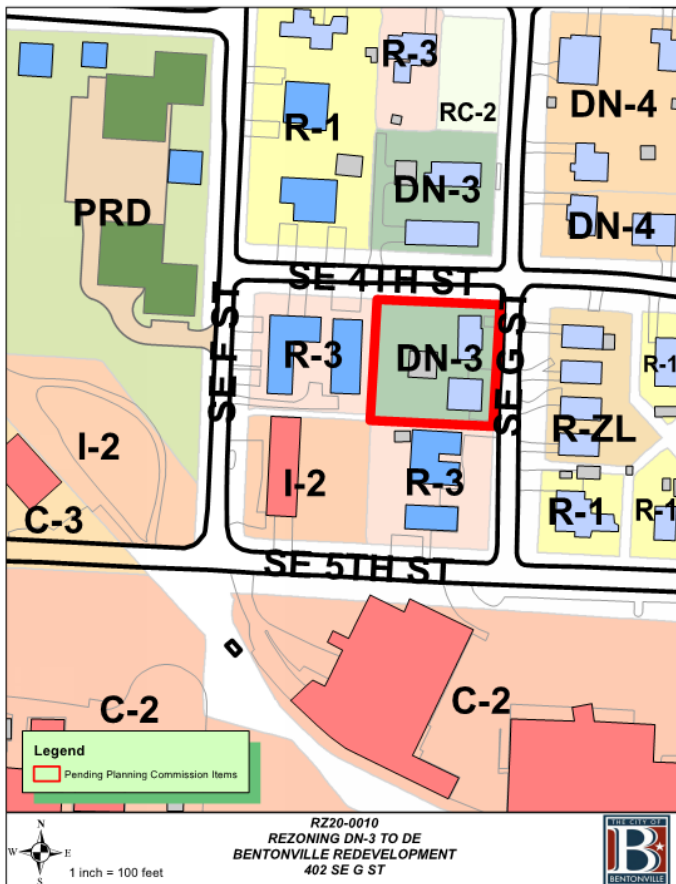
PC Date: 3/17/2020

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

REZONING STAFF REPORT



Brannon, Esslinger & Crystal Creek Realty, LLC

306 SE 2nd Street & 301,303, & 305 SE Henry

PC Date: 4/7/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0011
Applicant / Current Owner	Brannon, 301 & 305 SE Henry Bentonville AR, 72712 Cindy Esslinger 50 Llanon Dr. Bella Vista AR, 72714 Crystal Creek Realty, LLC 10203 Sears Rd. Bentonville, AR 72713
Site Area	+/- 1.03 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	High Density Residential (HDR)

Property Description

These properties are situated between SE 2nd Street and SE Henry. All properties are currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential to the east west and south, R-3 medium Density to the east as well and DC Downtown Core to the north.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as High Density Residential. These areas include usually include higher density residential uses and may include amenities for residents such as parks, community centers, and resident-oriented commercial uses. While DN-3 allows for apartments and similar high density uses, the mid-block location of these properties would limit it to townhomes as the densest residential use of the properties.

Public Comment

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

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

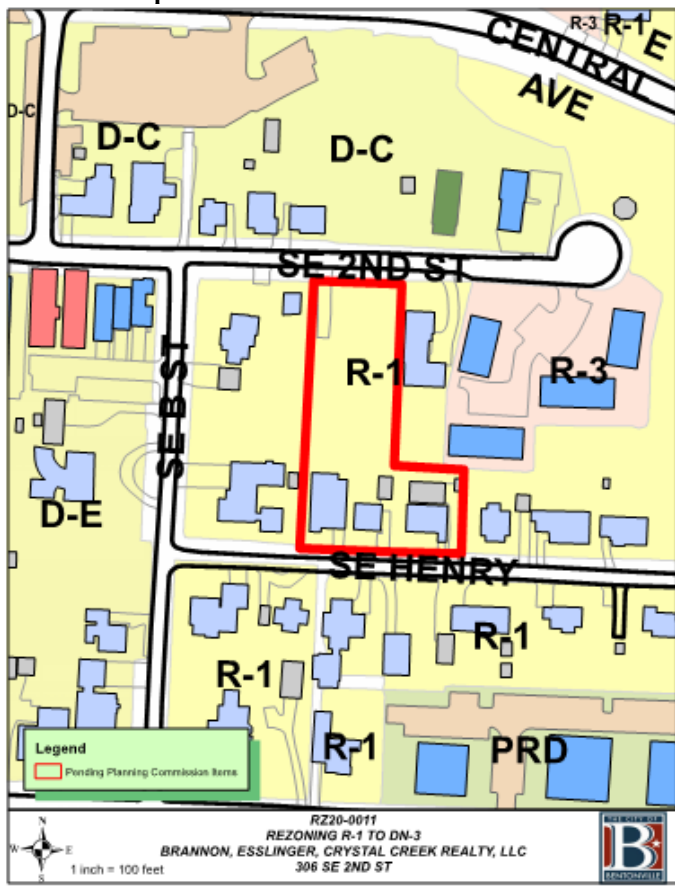
Analysis

The site's compatibility with the Future Land Use Plan and proximity to the downtown area may justify a rezoning to DN-3, Downtown High Density Residential. 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, duplex or townhome developments..

Conclusion

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

Location Map



REZONING APPLICATION NARRATIVE

Please accept this rezone request for 306 SE 2nd St., 301, 303 & 305 SE Henry St., 1.05 acres total, currently R-1, Single-Family Residential to proposed DN-3, Downtown High-Density Residential.

Explanation: As owners, Esslinger Trust (306 SE 2nd), Brannon (301 SE Henry), Crystal Creek Realty LLC/Willis (303 SE Henry), and Brannon (305 SE Henry), we request the rezone for future development, with no sales pending.

Reason: For future development. In accordance with the City's 2018 Community Plan, these properties conform to DN-3, Downtown High-Density Residential and to the Land Use Designation HD-R, High-Density Residential.

How it Relates: DN-3, Downtown High-Density Residential, recently approved multi-family to the West and proposed multi-family to the North. In addition, surrounding properties within a 200' radius of the proposed rezone are currently zoned R-1, Single-family Residential, R-3, Medium-Density Residential, DE, Downtown Edge, DC, Downtown Commercial, and PRD, Planned Residential Development. Land Use Designation is predominantly H-DR, High-Density Residential, followed by DT-C, Downtown Commercial, and two M-DR, Medium-Density Residential within the same 200' radius.

Use: To be addressed in development

Traffic: To be addressed in development

Signage: None required at this time

Appearance: None required at this time

Availability of water and sewer: All sites currently have water and sewer available.

NOTICE OF INTENT TO REZONE

Esslinger Trust, Brannon, Crystal Creek Realty LLC/Willis, and Brannon

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-3, Downtown High-density Residential



The legal description of the property is as follows:

SEE ATTACHED (back of vicinity map)

The common description of the property is: 306 SE 2nd St., 301, 303, and 305 Henry St.

Proposed land use: Future development

The public hearing will be held APRIL, 7 20 20 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:

Development at the subject locations has reached capacity without unreasonably interfering with the quiet use and enjoyment of single family residents by this spot zoning.
The streets are not suitable for this increase in development

Signature and Physical Address

Katharine Maltz
207 SE 2nd Street
Bentonville, AR 72712

Signature and Physical Address

REZONING STAFF REPORT



North West Baptist Association

1712 SW 2nd Street

PC Date: 4/7/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0012
Applicant / Current Owner	North West Baptist Association PO Box 2120 Bentonville AR, 72712
Site Area	+/- 1.77 Acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-O, Residential Office
Future Land Use Map Designation	Residential Estates (RE)

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

Location Map



Property Description

This property is located at 1712 SW 2nd Street and surrounded by R-E, Residential Estate and A-1, Agricultural zonings. The current use of the property is an office facility for North West Baptist Association.

Relationship to the General Plan

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

Public Comment

Staff has received public comments regarding this request in the form of phone calls for clarification but there has been no formal written opposition submitted.

Analysis

The sites existing office use and being surrounded by residential properties may justify a rezoning to R-O, Residential Office. According to the applicant's narrative, they intend to keep the existing use of office and there are no development or redevelopment plans at this time. Any future development, that would exceed three single or two-family homes, would require Large Scale Development or Preliminary Plat approval.

Conclusion

While the request is not consistent with the Future Land Use Plan, staff recommends approval of the rezoning request due to its compatibility with the property existing use and the surrounding residential zonings.



March 2, 2020

City of Bentonville
305 SW A Street
Bentonville, AR 72712

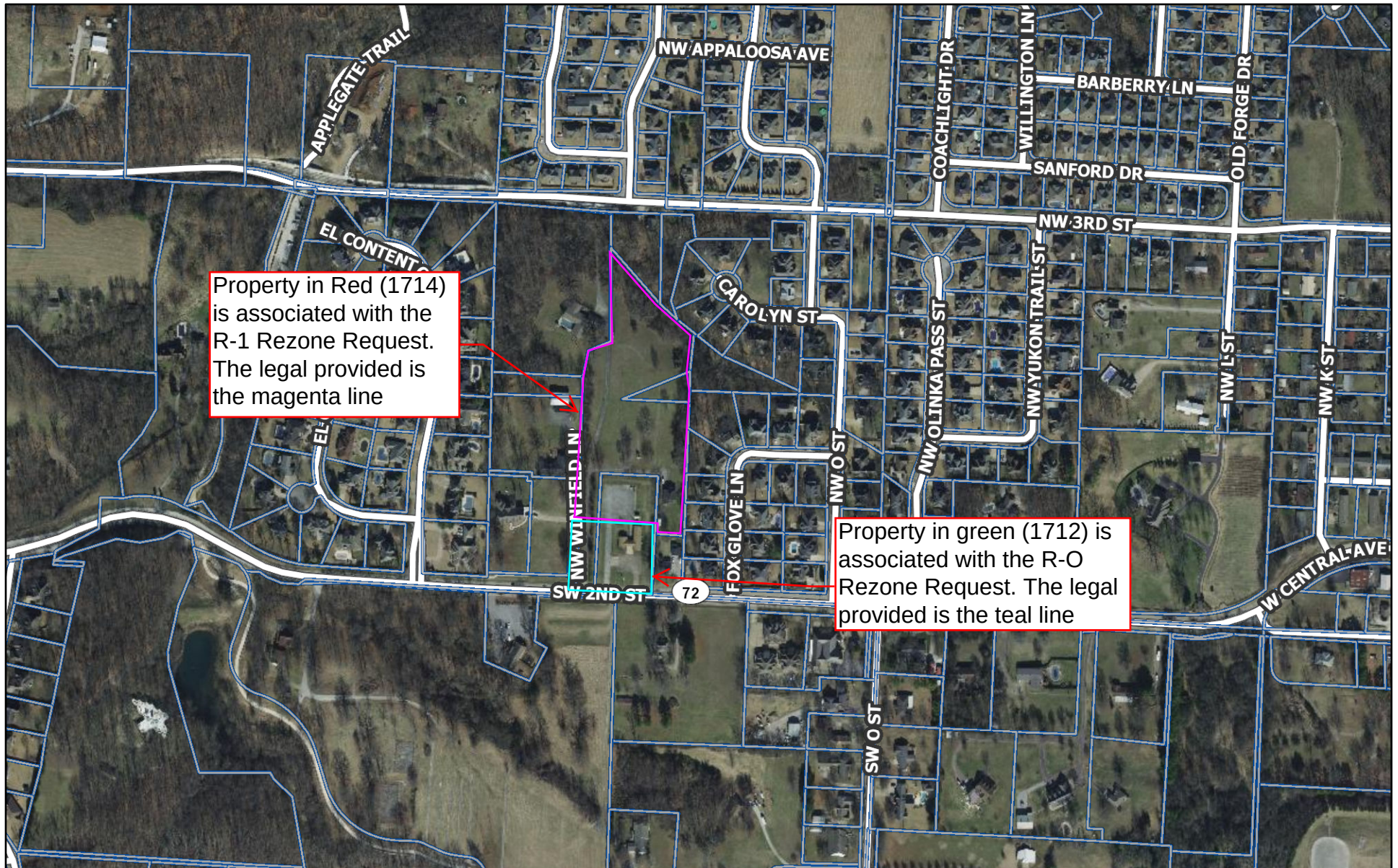
Re: Parcels: 01-00899-000; 01-10473-000; & 15-15962-000
Rezone Request

Northwest Baptist Association and The Clarks are requesting to rezone their properties from Agricultural (A-1) and Residential Estate (R-E) to a mix of Residential Office (R-O) and Low Density Residential (R-1). The owners intend to sale the property to the future owners who would like to construct a small subdivision with intentions of living on the rear lots. Most of the property will be rezoned to R-1 with only the property fronting SW 2nd Street being rezoned to R-O. The intended use, signage, appearance and traffic will also be consistent with the surrounding neighborhoods. Based on concepts prepared to date, there are only two R-O lots proposed, one at 80'x180' and the other 100'x180'. The remaining will be broken up into a variety of sizes of single-family residential lots. The property has access to an existing 6" sewer main on the north side of the property and an 8" water main on the south side of the property that will serve the development.

Respectfully,
Morrison-Shipley Engineers, Inc.

Patrick Foy, PE
Project Manager

1712/1714 SW 2nd St Rezones



March 2, 2020

graphicsLayer0

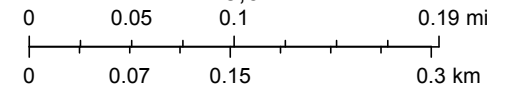
Major Roads

Major Roads

Parcels

Streets

1:5,641



REZONING STAFF REPORT



Bertrand

1712 & 1714 SW 2nd Street

PC Date: 4/7/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0013
Applicant / Current Owner	North West Baptist Association PO Box 2120 Bentonville AR, 72712 Allan & Jennifer Bertrand 1714 SW 2 nd Street Bentonville, AR 72712
Site Area	+/- 5.66 Acres
Current Zoning	A-1, Agricultural & R-E, Residential Estate
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)

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

Location Map



Property Description

This property is located at 1712 & 1714 SW 2nd Street and surrounded by R-E, Residential Estate, R-1 Single Family Residential and A-1, Agricultural zonings. The current use of the property is a single-family residence.

Relationship to the General Plan

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

Public Comment

Staff has received public comments regarding this request in the form of phone calls for clarification but there has been no formal written opposition submitted.

Analysis

The sites existing residential use and being surrounded by single-family residential development may justify a rezoning to R-1, Single-Family Residential. According to the applicant's narrative, they intend to develop single-family homes and live on one of the rear lots that would be created with the new subdivision development. Any future development, that would exceed three single homes, would require Large Scale Development or Preliminary Plat approval.

Conclusion

While the request is not consistent with the Future Land Use Plan, staff recommends approval of the rezoning request due to its compatibility with the surrounding residential zonings and the applicants' intent to develop larger single-family lots.



March 2, 2020

City of Bentonville
305 SW A Street
Bentonville, AR 72712

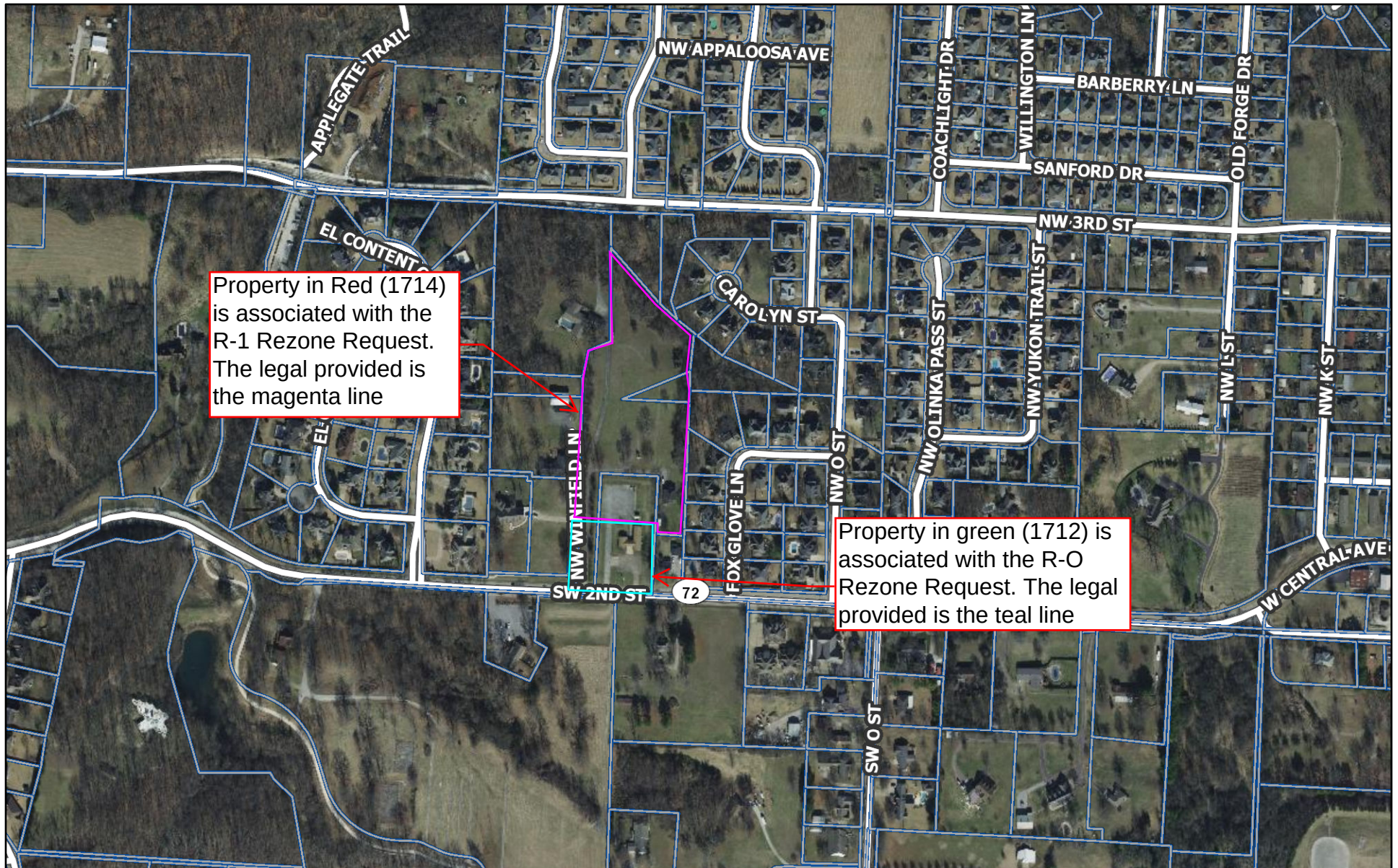
Re: Parcels: 01-00899-000; 01-10473-000; & 15-15962-000
 Rezone Request

Northwest Baptist Association and The Clarks are requesting to rezone their properties from Agricultural (A-1) and Residential Estate (R-E) to a mix of Residential Office (R-O) and Low Density Residential (R-1). The owners intend to sale the property to the future owners who would like to construct a small subdivision with intentions of living on the rear lots. Most of the property will be rezoned to R-1 with only the property fronting SW 2nd Street being rezoned to R-O. The intended use, signage, appearance and traffic will also be consistent with the surrounding neighborhoods. Based on concepts prepared to date, there are only two R-O lots proposed, one at 80'x180' and the other 100'x180'. The remaining will be broken up into a variety of sizes of single-family residential lots. The property has access to an existing 6" sewer main on the north side of the property and an 8" water main on the south side of the property that will serve the development.

Respectfully,
Morrison-Shipley Engineers, Inc.

Patrick Foy, PE
Project Manager

1712/1714 SW 2nd St Rezones



March 2, 2020

graphicsLayer0

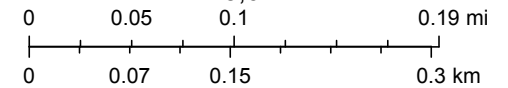
Major Roads

Major Roads

Parcels

Streets

1:5,641



CONDITIONAL USE STAFF REPORT



Canvas Church

1380 SW Westpark Drive, Suite 2

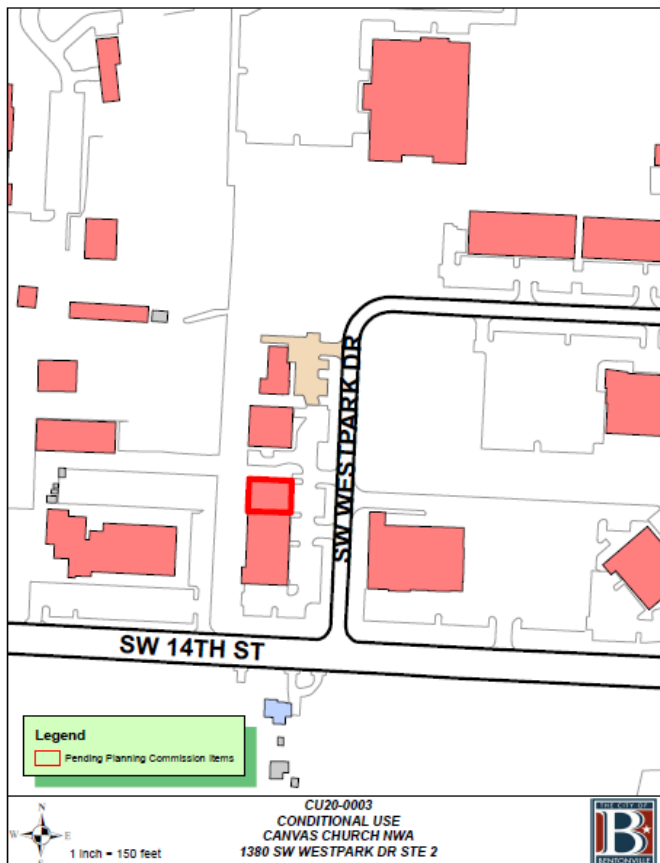
PC Date: 3/17/2020

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

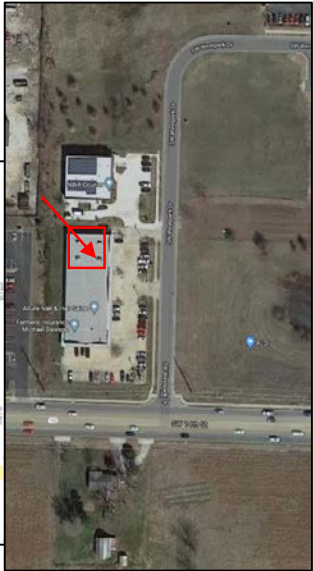
The space located at Westpark Plaza, 1380 SW 14th St., is currently zoned for use as C-2 (general commercial). We are proposing the usage of the space for Canvas Church NWA, a non-denominational church that was started in 2019 in the city of Centerton. The Church is planning to move to Bentonville, AR 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



Reviewer: Tyler Overstreet, Senior Planner, AICP

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
TOWN**



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.

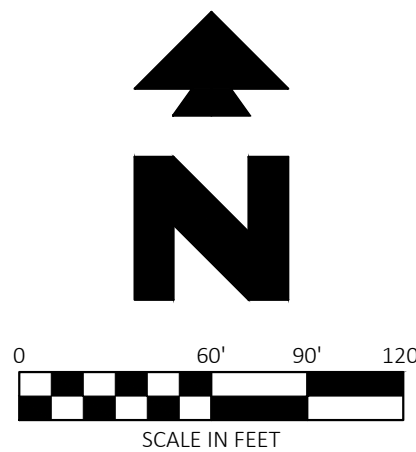
In addition to the proposed temporary Barn and Tent structures the owner requests permission to use the existing gravel parking area that was contractor's laydown and staging area for the Momentary construction. This gravel area will be raked neat and wheelstops installed to delineate approximately 164 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

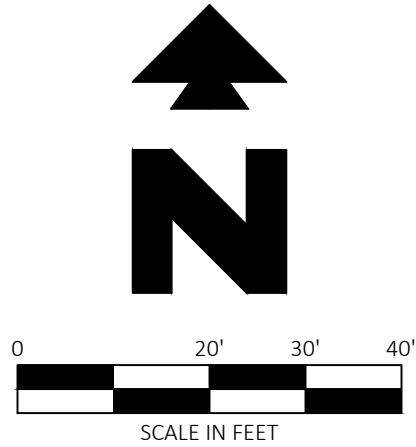


Know what's below.
Call before you dig.

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.

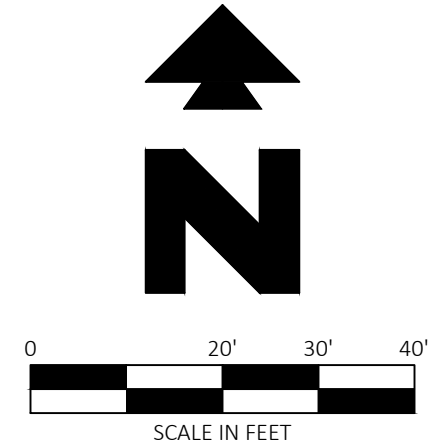
SITE DATA	
BUILDING AREA	12,023 SF (WITH 20' OVER DIG)
PARKING AND DRIVE AISLE	5,890 SF
CONCRETE DRIVEWAY	610 SF



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

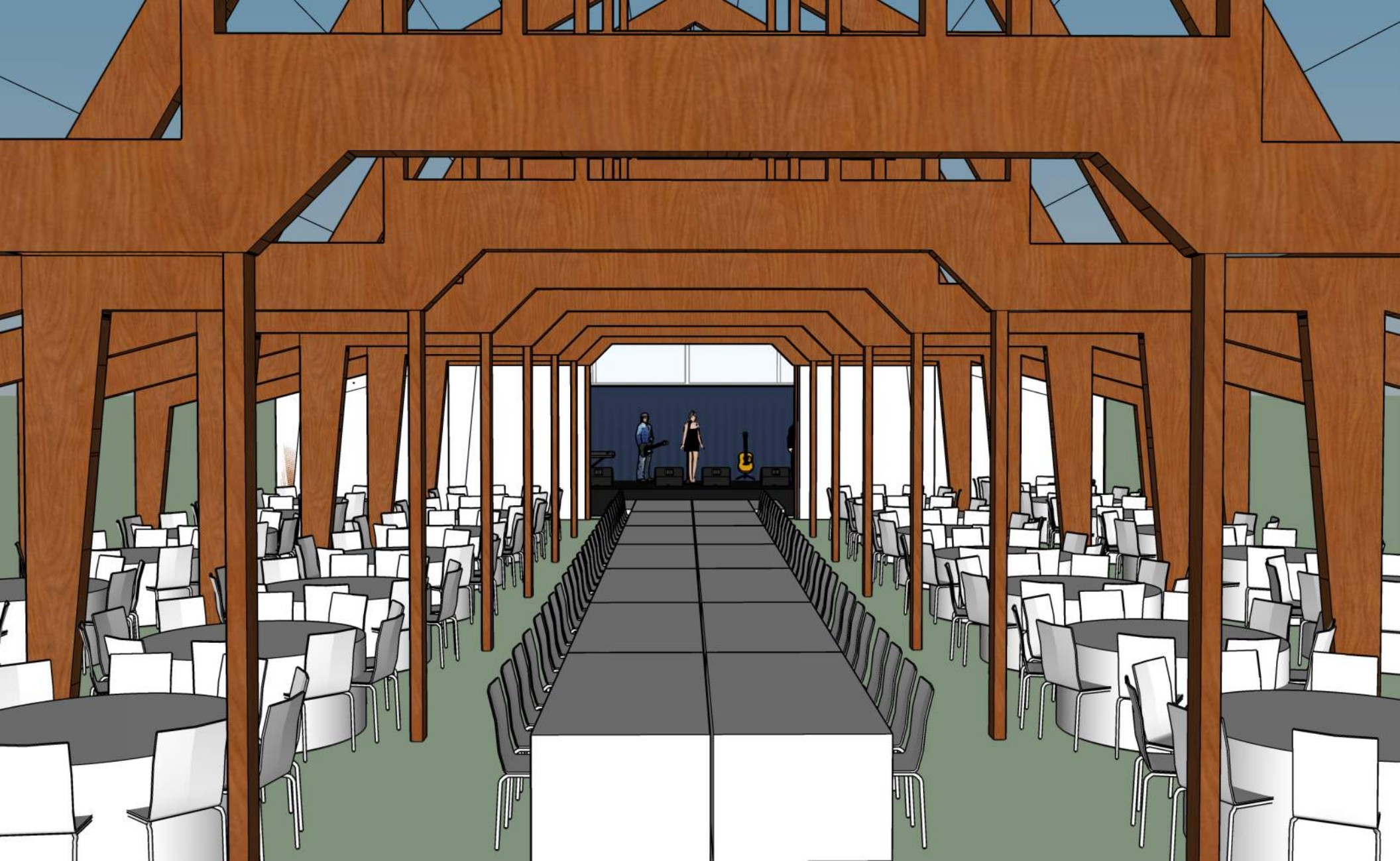
NOT FOR
CONSTRUCTION

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











CONDITIONAL USE STAFF REPORT



Bentonville Community Radio

801 SE 8th Street

PC Date: 4/7/2020

Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0007
Applicant / Current Owner	Blue Crane, LLC 702 SE 5 th Street, Suite 34 Bentonville, AR 72712
Site Area	+/- 9.07 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Shipping Containers
Protective Covenants	N/A

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

Location Map



Property Description

The property is located at the site of the 8th Street Market and is currently zoned C-2, General Commercial.

Proposed Use Description

The applicant is proposing to place two 20-foot shipping containers at the 8th Street Market. Container one will consist of studio space for Bentonville Community Radio, a local non-profit radio station. Container two will be used for storage of production equipment. The hours of operation will be 6:00am to 10:00pm Monday through Sunday. There will be one dedicated staff member and will be operated by volunteers. No dedicated parking spaces are needed. There will be no additional tower at this location.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for one year 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.

BENTONVILLE RADIO CONTAINER PROPOSAL

OVERVIEW: Two 20ft shipping containers to be located at 8th Street Market.

- Container One: Studio Space for [Bentonville Community Radio](#) a local non-profit radio station operated by volunteers. *Will have power and data.*
- Container Two: Storage for production equipment (speakers, stands, lighting, stage) - *No power*

PROPOSED USE: Provide studio space to Bentonville Community Radio to record and produce local radio from.

EMPLOYEES: 1 dedicated staff member; Volunteer operated

HOURS OF OPERATION: 6am-10pm Mon-Sun

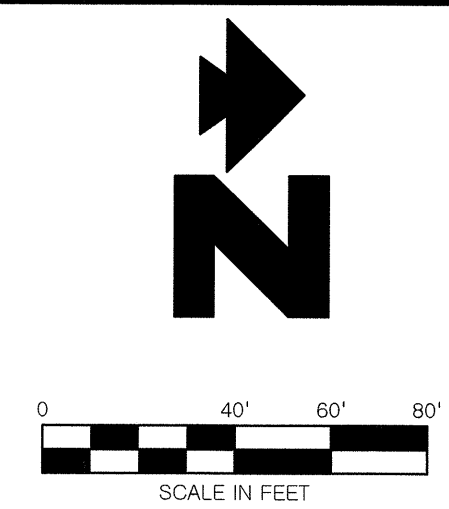
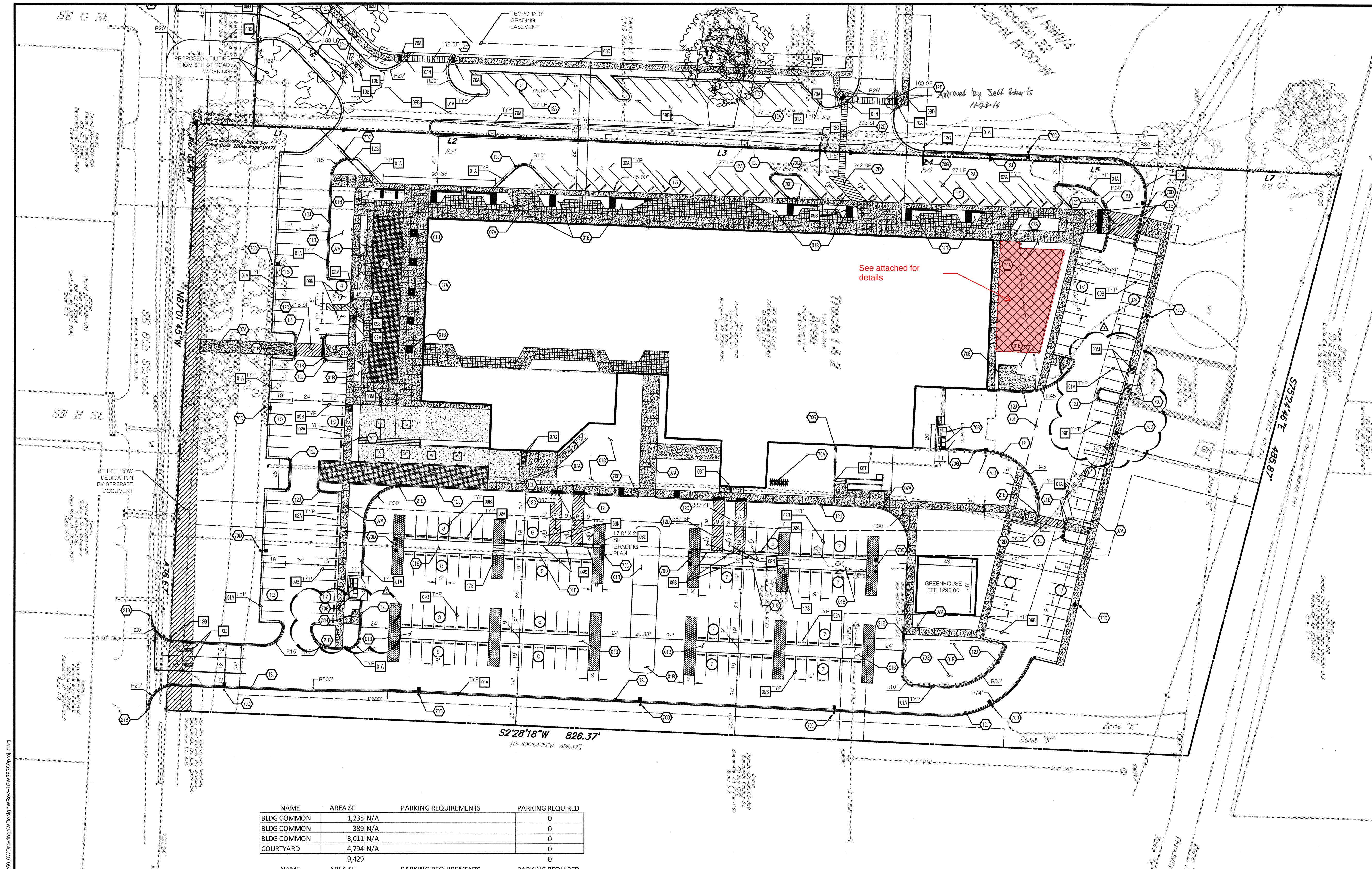
PARKING: No dedicated spaces needed

SITE PLAN: SEE BELOW

LIGHTING: LED string lighting

DATA & POWER

- Power & Data available on site
- contract with the landlord and Cox Communications



Legend

- Property Line
- Right-of-Way
- Easement
- Underground Cable Line
- Water Line
- Overhead Electric Line
- Underground Electric Line
- Underground Telephone Line
- Underground Fiber-optic Line
- Drainage Pipe
- Tree Line
- Foundations (As Noted)
- Foundations (S. 1702)
- Set Backs (As Noted)
- Computed Point
- Drainage Manhole
- Grate Inlet (Square)
- Grate Inlet (Round)
- Water Valve
- Water Meter
- Backflow Preventer
- Irrigation Control
- Electric Meter
- Flow Electrical
- Utility Pole
- Vault Electrical
- Gray Wire
- Riser Telephone
- Vault Telephone
- Fiber Optic TV
- Sign
- Deciduous Tree (Size in ")
- Record Bearing and Distance
- Unknown Vault
- DAM
- Drainage Manhole
- Grate Inlet-Square
- Existing Grate
- Grate Manhole
- Edge of Asphalt
- Grate Inlet
- Top Bank Curb
- GUT (Gravel)
- SW
- SLP
- Flow Line Pipe

PROPOSED

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

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS; ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPS INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 9N.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F (SEE DETAIL SHEET).
- E. ALL ACCESSIBLE PARKING SPACES SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

SITE NOTES

- 01B LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- 07A SIDEWALK (PER ARCH. PLANS).
- 12A 4 INCH TRAFFIC YELLOW LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
- 12B 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 12J FIRE LANE STRIPES PER LOCAL CODES.
- 21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
- 70A BIKE RACKS (PER ARCH. PLANS).
- 70B TRASH DUMPSTER & ENCLOSURE (PER ARCH. PLANS).
- 70C BIKE LANE PAVEMENT MARKING (PER M.U.T.C.D)
- 70D LIGHT POLE (PER ARCH. PLANS).
- 70E RETAINING WALL 30" MAX HEIGHT (PER ARCH. PLANS)
- 70F REFER TO CD BID PACKAGE 3 FOR ADDITIONAL DETAILS ADJACENT TO BUILDING
- 70G PROVIDE SEPARATE PRICE FOR WORK SHOWN WITHIN BOUNDARY
- 70H GRAY USPS ACCESS CLUSTER BOX UNIT WITH 16A SIZE DOORS (GALSBURY INDUSTRIES MODEL# 3316GRY-U).
- 70J CONTRACTOR TO FIELD ADJUST ENTRY POINTS INTO BUILDING AS NEEDED.

SITE DETAILS

- 01A TYPE A CONCRETE CURB AND GUTTER
- 02A PRECAST CONCRETE WHEEL STOP
- 03M WHEELCHAIR RAMP IN SIDEWALK
- 07G HAND RAIL
- 08S CONCRETE STEP DETAIL (SEE ARCH. PLAN)
- 08T CONCRETE STAIR (SEE ARCH. PLAN)
- 09B NINETY DEGREE PARKING SPACE STRIPING
- 09N 90 DEGREE PARKING ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING SPACE STRIPING
- 09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- 10A TRAFFIC FLOW ARROW
- 10E RIGHT LEFT TURN ONLY PAVEMENT MARKING
- 11A DO NOT ENTER SIGN
- 12G STOP SIGN
- 17A CURB CUT
- 17S CONCRETE FLUME WITH SIDEWALK
- 70A DETECTABLE WARNING DEVICE - COLOR TO BE RED.

NAME	AREA SF	PARKING REQUIREMENTS	PARKING REQUIRED
BLDG COMMON	1,235	N/A	0
BLDG COMMON	389	N/A	0
BLDG COMMON	3,011	N/A	0
COURTYARD	4,794	N/A	0
	9,429		0

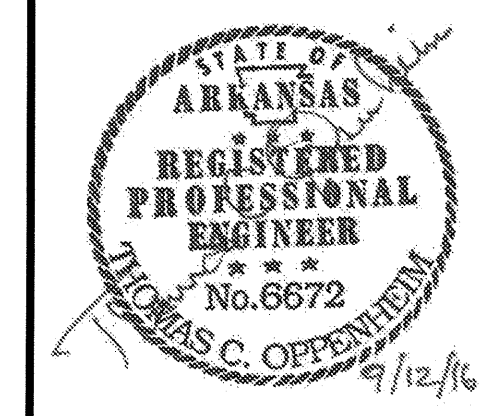
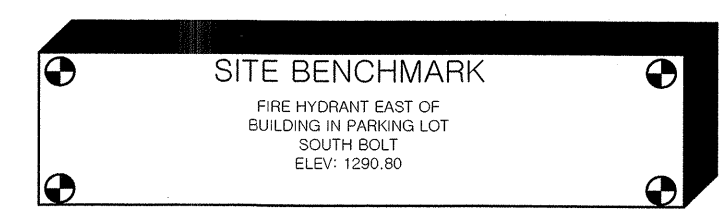
NAME	AREA SF	PARKING REQUIREMENTS	PARKING REQUIRED
COFFEE SHOP	1,429	1 space/4 occupants + 1 space per employee	8
TENANT A Grocer	5,765	1 space/200 s.f.	29
TENANT B Retail	8,808	1 space/250 s.f.	35
TENANT C Retail	1,734	1 space/250 s.f.	7
TENANT D Retail	1,568	1 space/250 s.f.	6
TENANT E Retail	1,757	1 space/250 s.f.	7
		1 space/4 occupants + 1 space per employee	
TENANT F Pub	1,601	at max shift; 20 seats/3 employees maximum	15
TENANT G Retail	1,623	1 space/250 s.f.	6
TENANT H Retail	2,062	1 space/250 s.f.	8
TENANT I Retail	1,622	1 space/250 s.f.	6
	27,969	SUBTOTAL	129

NAME	AREA SF	PARKING REQUIREMENTS	PARKING REQUIRED
INCUBATOR	5,248	1 space/300 s.f.	17
NWACC	27,587	1 space/300 s.f.	92
		1 space/4 occupants + 1 space per employee	
RESTAURANT	4,696	at max shift; 20 seats/3 employees maximum	28
	37,531	SUBTOTAL	137

TOTAL SPACE	74,929	TOTAL	266
-------------	--------	-------	-----

TOTAL PARKING RATIO			
	REQUIRED	PROVIDED	RATIO
STANDARD	256	256	
ADA	10	10	
TOTAL	266	266	3.60

LANDSCAPE CHART	
TOTAL AREA OF PARKING LOT	144,981 SF
GREENSPACE	15,032 SF
% GREENSPACE	10.37 %
REQUIRED	10.00 %



10-3-16

ADDED RAMP TO ENTRY DOORS AT WASTEWATER BUILDING

9-16-16

ADDED USPS CLUSTER BOX - PR 31

8-16-16

ADDED TRUNCATED DOMES TO G STREET

8-2-16

DRIVEWAY REVISION

5-31-16

EDG COORDINATION - ASI 53

4-28-16

SEE "G" STREET EXTENSION PLANS

28259

10/3/16

TOO

TOO

DKH

DKH

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

TYSON PLANT REHAB

801 SE 8TH STREET

BENTONVILLE

AR

9/12/16

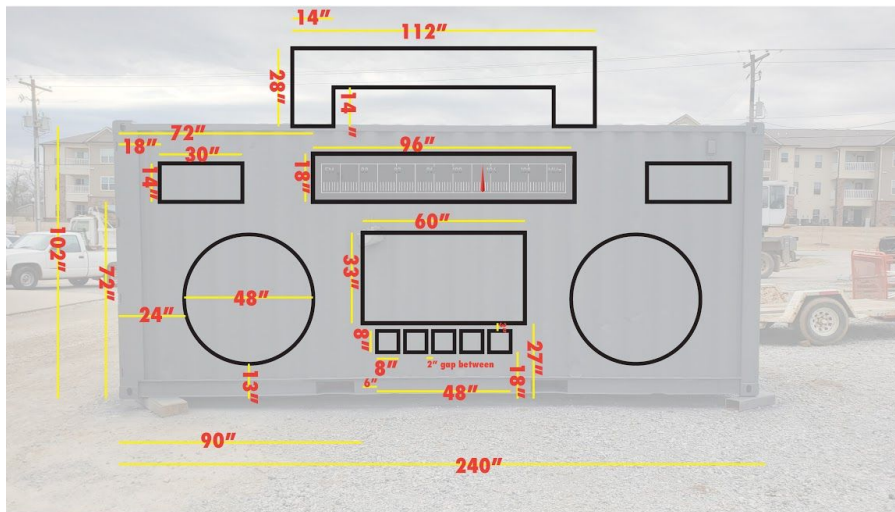
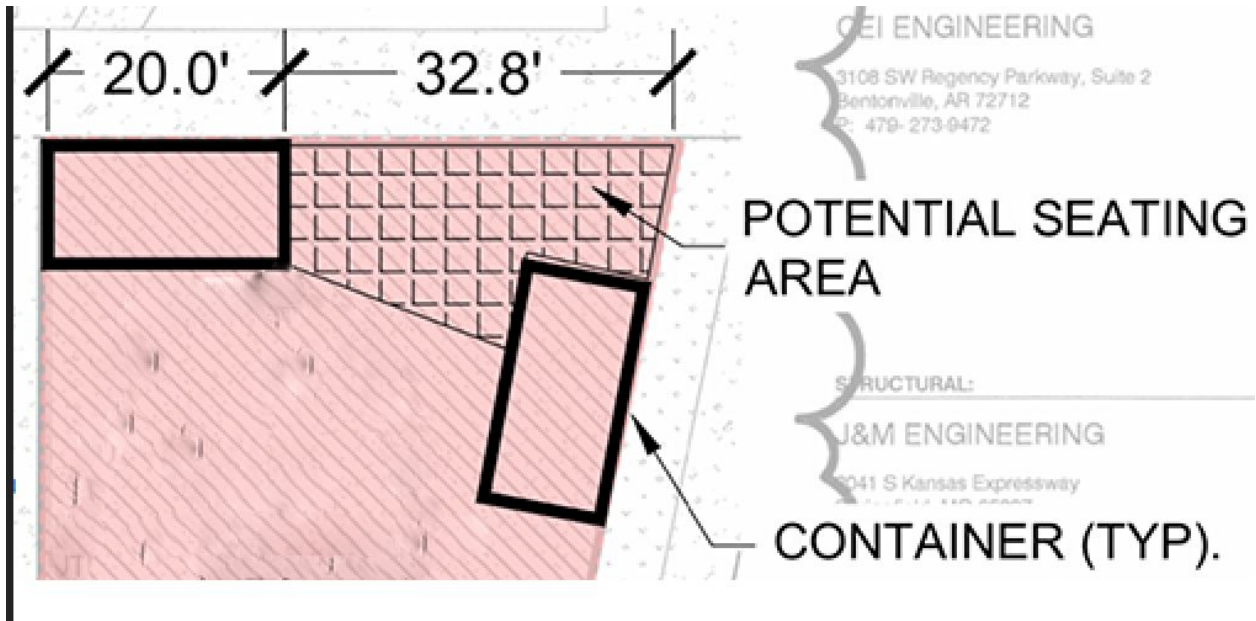
REV DATE

7/24/15

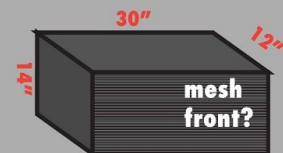
REV-16

SHEET NO.

C003



"tweeter boxes"



Speakers will be mounted inside of the tweeter boxes and wired to play the radio all day.

Speakers are BOSE 251 Environmental Speakers @Applegate

One speaker per tweeter box







CONDITIONAL USE STAFF REPORT



Buddy Pegs Bike School

1807 SW 2nd Street

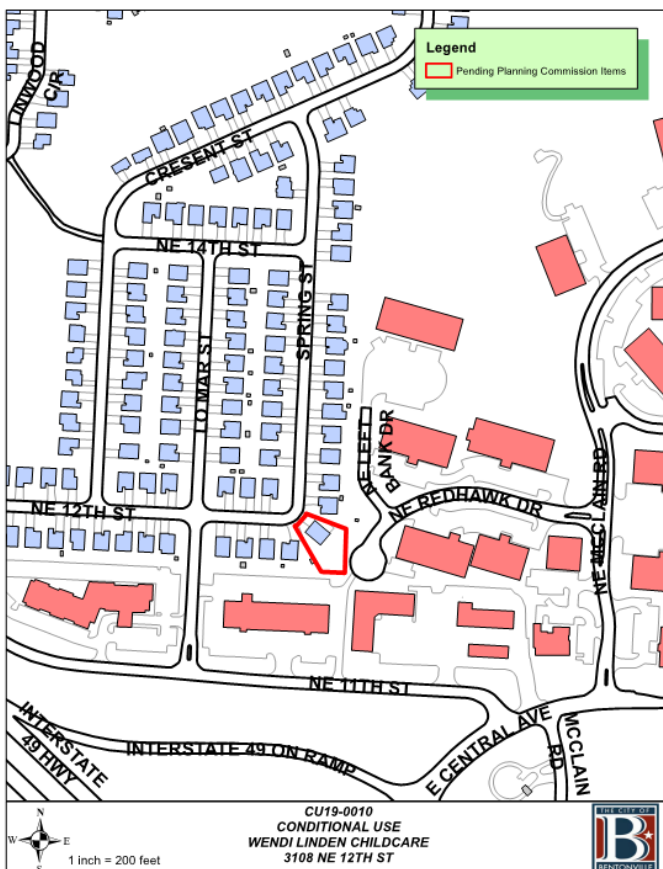
PC Date: 4/7/2020

Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0008
Applicant / Current Owner	Blue Crane, LLC 702 SE 5 th Street, Suite 34 Bentonville, AR 72712
Site Area	+/- 31.19 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estates (RE)
Requested Use	Commercial Outdoor Recreation Facility
Protective Covenants	N/A

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

Location Map



Property Description

The property is located at 1807 SW 2nd Street. It was zoned expired PUD, Planned Unit Development, and has reverted back to A-1, Agricultural. The Future Land Use Plan depicts this property as Residential Estate. Commercial Outdoor Recreation Facilities require a Conditional Use Permit in the A-1, Agricultural, zoning district.

Proposed Use Description

The applicant is requesting the Conditional Use Permit at this location because of its proximity to the Coler Mountain Bike Preserve. It also has bathrooms available and adequate space for their coaching programs. According to the applicant's narrative, the Learn-to-Ride program will offer riding classes, after school bike clubs, day camps, and youth mountain biking clinics. The existing parking facilities should be adequate to accommodate any increase in traffic caused by the new use. The hours of operation will be 9:00am to 5:00pm seven days a week.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for one year 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.
3. Only existing hard-surface parking areas are allowed to be utilized as parking. Parking on the grass is prohibited. Any paving on site shall require Large Scale Development application and approval.



Buddy Pegs Learn To Ride Use of Applegate Property

Narrative

1) Proposed use and reason for the proposed use:

Buddy Pegs LLC is requesting to use the property located at 1807 SW 2nd St (Benton County Tax Parcels - 01-05152-000) to offer youth bicycle programming for children 2-10 years old.

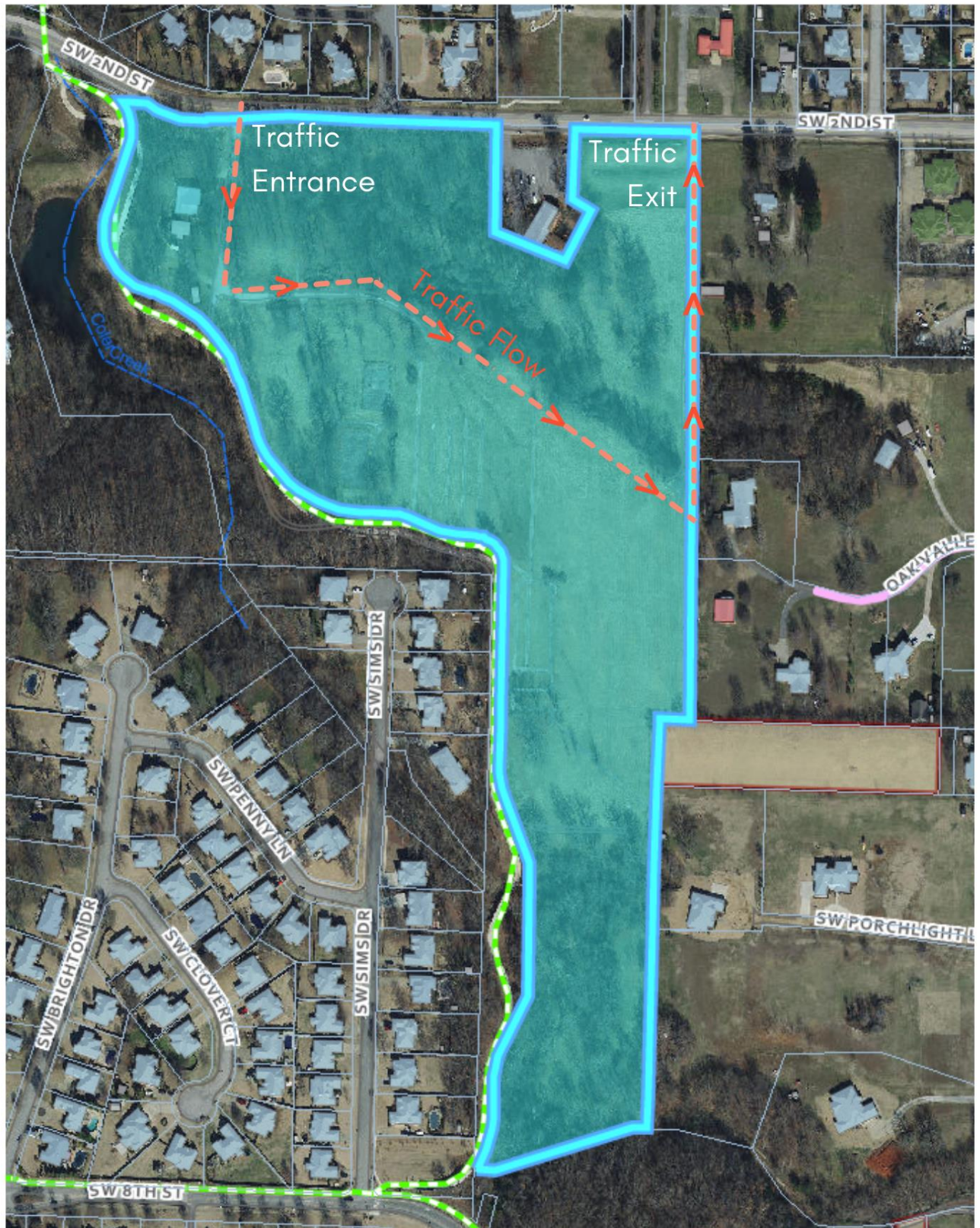
We are requesting this proposed use because the property is located near our customers, is in proximity to the Coler Mountain Bike Preserve, has bathrooms available, and offers adequate and appropriate space for our coaching programs.

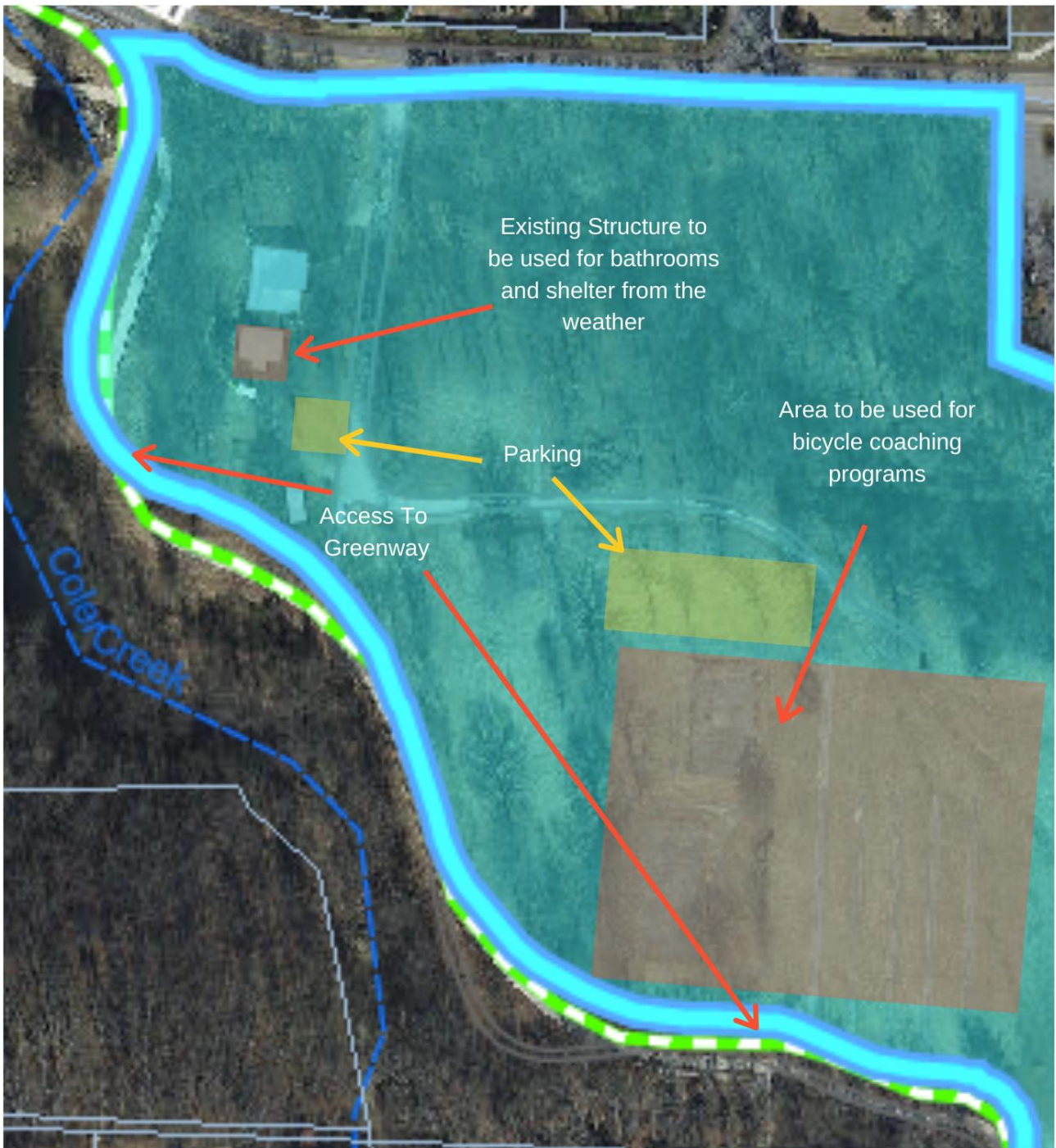
Buddy Pegs Learn To Ride programs include:

- Learn To Ride classes
- After School Bike Clubs
- Day Camps
- Youth mountain bike clinics

2) Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized:

1807 SW 2nd St (Benton County Tax Parcels - 01-05152-000)





3) Hours of operation:

We are requesting to have permission to offer programs between 9am and 5pm any day of the week throughout the year.

4) Indoor and outdoor areas to be utilized:

We are requesting to use the accessory building (shed/workshop) located to the south of the main house and the adjacent open space as depicted on the attached site plan.

5) Planned indoor and outdoor structural changes:

None at this time

6) Parking needs required for the proposed use including existing and proposed provide sketch of traffic flow and parking pattern (if applicable):

Buddy Pegs would like to use the parking area depicted in front of the existing structures for parents to briefly pick up and drop off their children. The parking lot near the fields would be for coach vehicle parking and parents staying for the duration of their child's class. There will be no overnight parking. Parking surfaces would stay as-is, or until PC requires paved parking.

See attached map

7) Planned outdoor lighting changes:

None

8) Anticipated patrons, clients, deliveries, and/or customers (average per day):

20 Customers average per day

9) Proposed number of employees:

6 Employees average per day

10) Photographs of the property

CONDITIONAL USE STAFF REPORT



The Source

406 Razorback Drive

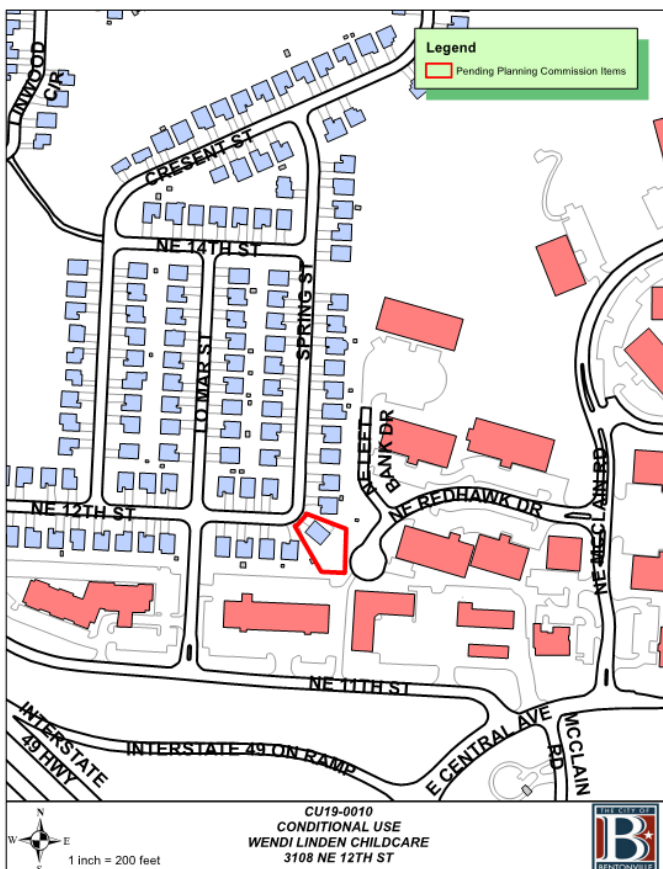
PC Date: 4/7/2020

Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0009
Applicant / Current Owner	Dark Star Investments, LLC 406 Razorback Drive Bentonville, AR 72712
Site Area	+/- 0.62 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Temporary Gravel Parking
Protective Covenants	N/A

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

Location Map



Property Description

The property is located at 406 Razorback Drive and is currently zoned C-2, General Commercial. The Future Land Use Plan currently depicts this property as Commercial.

Proposed Use Description

The applicant is requesting to allow for a temporary gravel parking facility to service The Source. City staff has received comments from concerned citizens in the area about the lack of parking at The Source. The volume of business has forced customers to park on the street adjacent to residential homes on Razorback Drive. A temporary gravel parking facility would allow for a temporary solution until a more permanent parking lot can be constructed and installed. Parking stalls shall be delineated using wheel stops in the gravel parking lot.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for one year 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.
3. Prior to expiration of this permit, the applicant shall apply, receive approval, and construct the permanent parking through Large Scale Development.
4. The applicant shall receive approval for a Flood Plain Development Permit prior to installation of the gravel parking.

Dark Star Investments, LLC

02/27/2020

2345 N. Green Acres Road
Fayetteville, AR 72703

City of Bentonville Planning Department:

Dark Star Investments, LLC is the owner of the property located at 406 Razorback Drive, Bentonville, AR and we are requesting a Conditional Use Permit to allow for parking on the side gravel lot that is located directly to the east of the retail building. The proposed use of the site is for additional parking for the retail dispensary known as The Source. Currently, the retail store has a small paved parking lot in the front of the building; however, the number of parking spaces is insufficient for the employees and customers (currently The Source has 15 employees and around 200 customers per day). Therefore, the employees and some customers now park along the street, which causes some traffic concerns during peak hours. The Source currently operates during the hours of 9am – 9pm Monday through Saturday and 10am – 6pm on Sunday. The outdoor area to be utilized is found on the site plan drawing that is attached to this letter.

If approved for the Conditional Use Permit, the gravel parking area will be re-graded and additional gravel installed that will be visually appealing to the public and more functional for parking and drainage. Also, a narrow (one car) driveway will be added to connect the parking lot to the back entrance of the building, which will be utilized for deliveries. Any material added in the parking lot and driveway will be offset by the removal of fill as to not raise the elevation in this area. No additional lighting will be added or is necessary at this time. Currently, around 5 deliveries occur in this facility per week. Plans are being designed to have a more permanent paved parking lot and driveway on this site; therefore, this Conditional Use Permit is needed until plans are completed and approved for the permanent parking layout. Please see the attached site plan and photographs of the property and let me know if any questions or concerns may arise.

Sincerely,

Aaron Crawley
Dark Star Investments, LLC



VICINITY MAP

- PROPOSED LEGEND
- PROPERTY LINE / ADA
 - DATE OF PARKING/PAVEL
 - STREETING - SHOWN FOR ILLUSTRATIVE PURPOSES ONLY TO SHOW LOCATION
 - WHEELSTOP

PARKING RATIO BLOCK				ADA	
REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
COMMERCIAL	2600 SF	10 (1/250 #)	25	1	1

** EXISTING ACCESSIBLE STALL IS ON ASPHALT SURFACE



PROJECT NAME AND LOCATION:
THE SOURCE
(406 RAZORBACK DRIVE)
BENTONVILLE, ARKANSAS

REVISIONS:

PROJECT INFORMATION BLOCK:
DRAWING SCALE: 1"=10'
TITLE: The Source
SHEET NUMBER: C-2
PROPOSED USE: Commercial
SHEET DATE: 10.08.2020
DESIGNER: EB LandWorks, Inc.
9901 E. Highway 10, Suite 100
Bentonville, AR 72716
TEL: 479.270.1234
FAX: 479.270.1235
WWW.EBLANDWORKS.COM
CONTACTS: Mandy K. Smith, PE
mandy@eblandworks.com
PROJECT NUMBER: 2019000

EB LandWorks, Inc.
P.O. BOX 3432
Bentonville, Arkansas 72702
479.270.1234

JOB #
2019000
DATE:
3/2/2020
SHEET #
3

SHEET TITLE:
**CUP SITE
PLAN**

CITY: C-2019-0000



Looking northerly from Razorback Drive at the front of the building and existing paved lot.



Looking northerly at the gravel parking area to the east of the building.



Looking southerly at the existing gravel parking area to the east of the building.



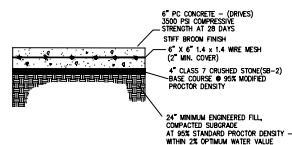
Looking westerly at the gravel parking lot to the east of the building.



Looking westerly at the back of the building (proposed delivery driveway to the back door).



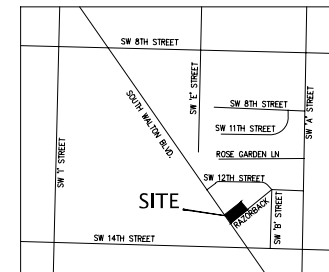
Looking southwesterly at the back of the building.



CONCRETE PAVEMENT

SCALE: NOT TO SCALE

- PAVING NOTES:
1. CONCRETE PLACEMENT, JOINT SAWING, CURING, AND JOINT SEALING SHOULD BE DONE IN ACCORDANCE WITH AHTD STANDARD SPECIFICATIONS AND DETAILS.
 2. FOR CONCRETE PAVEMENT JOINT SPACING SHALL NOT EXCEED 10' IN ANY DIRECTION. SAWCUT DEPTH SHALL BE 1/4 OF THE THICKNESS OF THE PAVEMENT AND THE CUTS MUST BE MADE AS SOON AS THE CONCRETE CAN SUPPORT THE SAWCUTTING EQUIPMENT. THE CONCRETE MIX SHALL BE DESIGNED TO ACHIEVE A MODULUS OF RUPTURE OF 850 PSI AT 28 DAYS. TRANSVERSE JOINTS MUST BE DOWELED.
 3. CONTRACTOR SHALL PROVIDE A PRIME COAT AND TACK COAT TO FACE OF CURB WHERE CURB CONTACTS ASPHALT.
 4. ALL MATERIALS SPECIFIED AND NECESSARY FOR CONSTRUCTION OF PAVEMENT SHALL MEET THE REQUIREMENTS OF THE AHTD STANDARD SPECIFICATIONS, SPECIFICALLY SECTION 407 FOR ASPHALT SURFACE COURSE, SECTION 303 FOR BASE MATERIAL.
 5. AFTER PROPOFFING THE AREAS TO BE PAVED WITH A LOADED TANDEM AXLE DUMP TRUCK AND REPAIRING SUBGRADE DEFICIENCIES, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 12" - 12" OF SELECT FILL MUST BE PLACED IN PAVEMENT SECTIONS AND COMPACTED TO AT LEAST 90% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY AT A WATER CONTENT WITHIN 2 PERCENT OF THE OPTIMUM VALUE. PROPOFFING SHOULD BE WITNESSED BY THE GEOTECHNICAL ENGINEER. A MINIMUM OF 12" OF COMPACTED IS REQUIRED UNDER PAVED AREAS. NO RECOMMENDATIONS ARE PROVIDED FOR BUILDING PAD AREAS.
 6. IF PAVEMENT IS INSTALLED IN A FILL SECTION, THE MATERIAL SHALL BE PLACED AND COMPACTED IN 8" MAXIMUM LIFTS TO 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY AT A WATER CONTENT WITHIN 2 PERCENT OF THE OPTIMUM VALUE.
 7. PAVEMENT SECTION DESIGN AND LOCATION OF PLACEMENT SHOULD BE CONFIRMED BY THE GEOTECHNICAL ENGINEER OF RECORD.



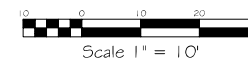
VICINITY MAP

PROPOSED LEGEND

- PROPERTY LINE / R.O.W.
- EDGE OF PAVEMENT/GRAVEL
- STRIPING - SHOWN FOR ILLUSTRATIVE PURPOSES ONLY IN GRAVEL AREA
- WHEELSTOP

PARKING RATIO BLOCK		ADA	
	REQ.	PRO.	REQ.
COMMERCIAL	2600 SF	10 (1/250 sf)	25

** EXISTING ACCESSIBLE STALL IS ON ASPHALT SURFACE



PROJECT NAME AND LOCATION:

THE SOURCE
(406 RAZORBACK DRIVE)
BENTONVILLE, ARKANSAS

REVISIONS:

PROJECT INFORMATION BLOCK:

DRAWING SCALE: 1"=10'
TITLE: The Source
SITE ZONING: C-2
PROPOSED USE: Commercial
SITE AREA: ± 0.67 AC.
DEVELOPER: EB LandWorks, Inc.
1001 E. Rolling Hills Drive
Fayetteville, Arkansas 72703
SITE DESIGN TEAM: EB LandWorks, Inc.
P.O. Box 3432
Fayetteville, AR 72702
CONTACTS: Mandy R. Burch, PE
mandy@eblandworks.net
REVISION SCHEDULE:
1. CUP SUBMITTAL: 3/13/2020
2. CUP REVISION #1: 3/19/2020



SHEET TITLE:

CUP SITE PLAN

JOB #

2020

DATE:

3/19/2020

SHEET #

3

CITY OF BENTONVILLE



Consent Agenda Items

For Planning Commission meeting of April 7, 2020

Reviewer: Tyler Overstreet, Senior Planner, AICP & Ali Worley, Planning Technician

- ❖ At the Technical Review meetings held on March 10, 2020 and March 30, 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, Shellfish Subdivision, 407 SW C Street, Whorton Trustees, R-1, Single-Family Residential, LS20-0012

A lot split of Lot 6 and part of Lot 5, Block 1 of Scoggan 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 redevelopment 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>)

Lot Split: Lot 1 & 2, Frazier Addition, Southwest Featherston Road, Coughlin Family, LLC, C-2, General Commercial & C-1, Neighborhood Commercial, LS20-0019

A lot split of 12.03 acres of un-platted section land creating new Lot 1 (+/- 3.55 acres), Lot 2 (+/- 6.83 acres) and Lot 3 of (+/- 1.08 acres) of Plaza West Addition. The plat dedicates additional right-of-way along SW Featherston Road per the requirements of the Master Street Plan. An easement plat providing cross access and utility easements will be required at the time of development.

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

Lot Split: Lots 1-3 of Plaza West 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: 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>)

Property Line Adjustment: Lot 16, Block 15 of Deming's Addition, 208 NW 5th Street, SMS Investments, LLC, R-1, Single-Family Residential, PLA20-0013

A property line adjustment of part of Lots 7 & 8, Block 15 of Deming's addition, creating new Lot 16, Block 15 (+/- 0.16 acres). The plat dedicates right-of-way along NW 5th Street to meet the requirements of the Master Street Plan. The plat also dedicates a 15-foot utility easement along both NW 5th and NW B Streets. Any future development or redevelopment will required the construction of a sidewalk along NW B Street.

Property Line Adjustment: Lot 1 of JBC Addition, 109 SE F Street, Jerry & Becky Clark, R-1, Single-Family Residential, PLA20-0017

A property line adjustment of Lot 2, Block 15 of Railroad Addition and Lot 4 of McReynolds Addition, creating new Lot 1 (+/- 0.42 acres) of JBC Addition. The plat dedicates right-of-way along SE F Street to meet the requirements of the Master Street Plan. The plat also dedicates a 15-foot utility easement along SE F Street and a 20-foot sewer easement along the southern property line for the public main sewer line. Any future development or redevelopment of this lot will require the construction of a sidewalk along SE F Street.

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

Property Line Adjustment: Lot 44 of Dickson's Addition, 818 SW 2nd Street, Mark & Lisa Hufford, R-1, Single-Family Residential, PLA20-0003

A property line adjustment of part of Lot 3 of Dickson's Addition to create Lot 44 (+/- 0.16 acres). The plat dedicates right-of-way to meet the requirements of the Master Street Plan, as well as a 10-foot utility easement, along SW 2nd Street.

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

Property Line Adjustment: Lot 1 of Ferguson Addition, 111 SE F Street, Ferguson Family Trust, R-1, Single-Family Residential, PLA20-0003

A property line adjustment of part of Lots 2 & 3, Block 15 of Railroad Addition and part of Lot 4 of McReynolds Addition to create new Lot 1 (+/- 0.36 acres) of Ferguson Addition. The plat dedicates right-of-way along SE F Street to meet the requirements of the Master Street Plan. The plat also dedicates a 20-foot utility easement along the northern property line.

(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

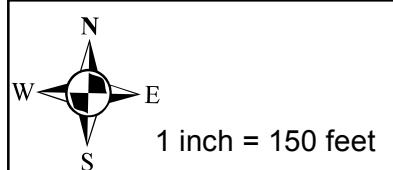
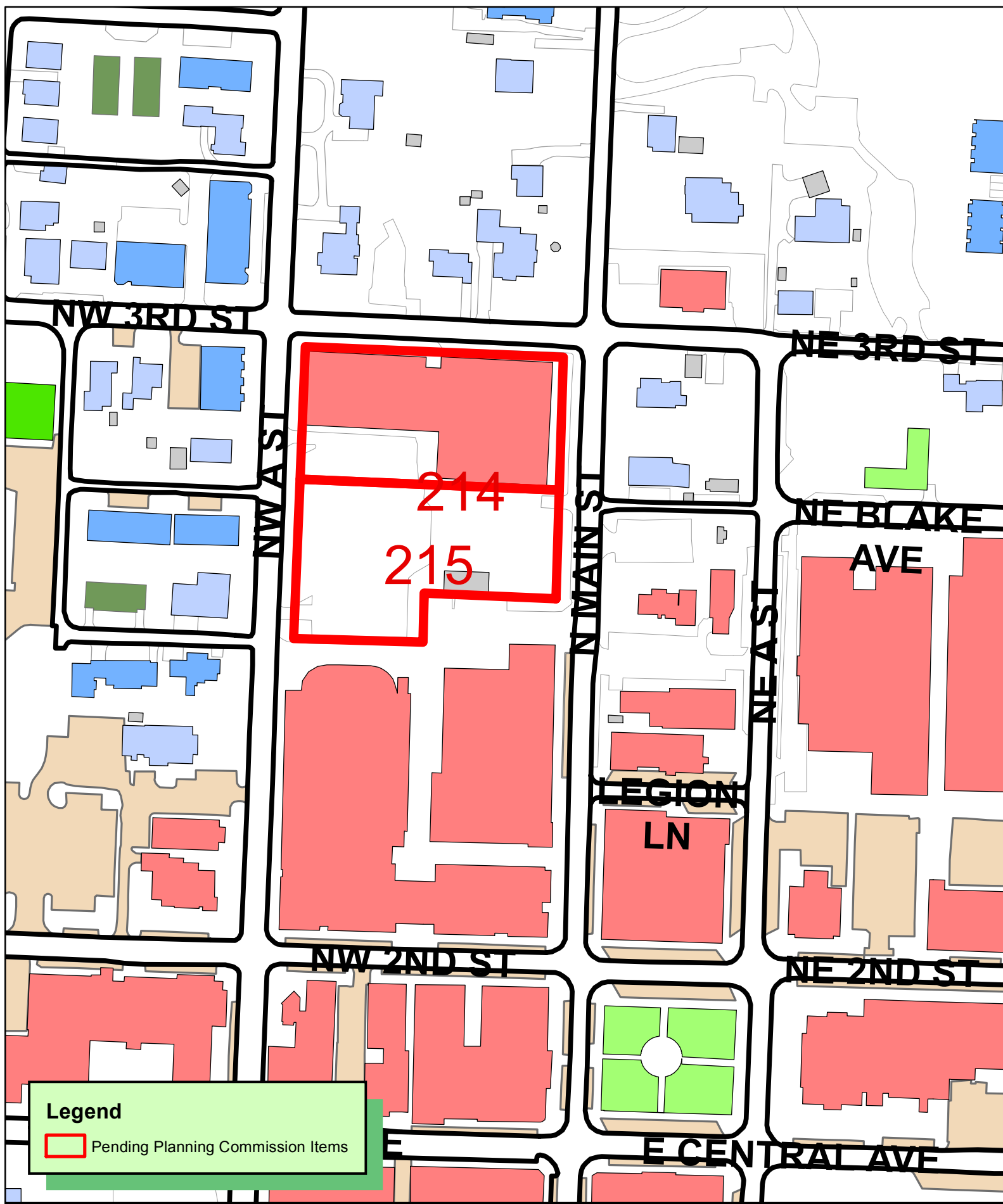
A large scale development proposing the development of an 8,760 square foot tire retail store. The development provides 32 total parking spaces and adequate landscaping. The primary material depicted on the architectural elevations is painted Split Face CMU. A bench and a bike rack are shown as the proposed 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>)



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:

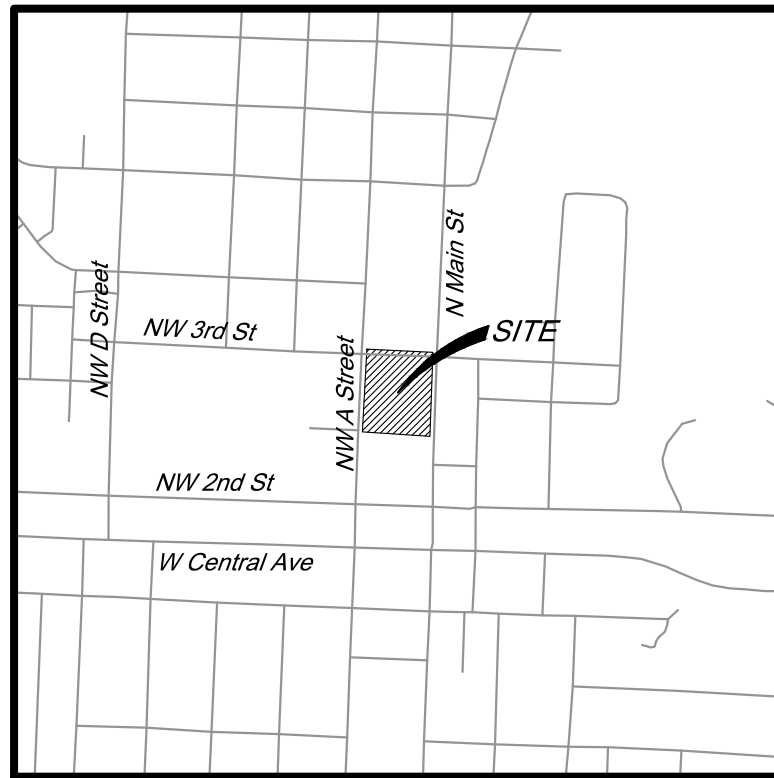
Front: 20 Feet Max
Side: 0 Feet Min
Rear (Adjacent to residential): 0 Feet Min
Rear (Adjacent to non residential): 0 Feet Min
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- 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



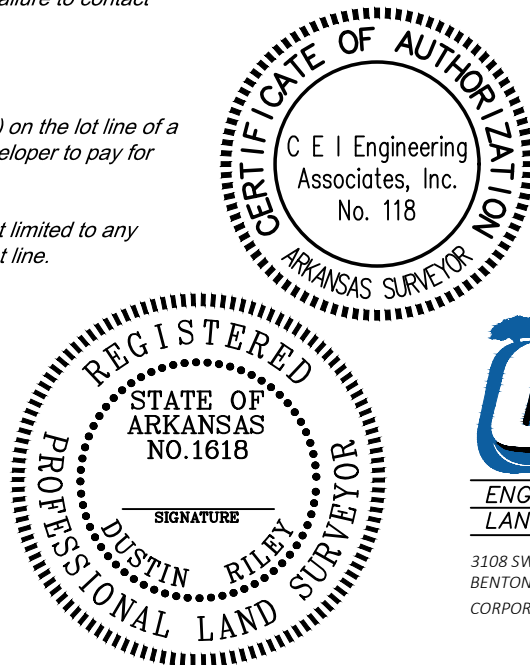
Vicinity Map

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:

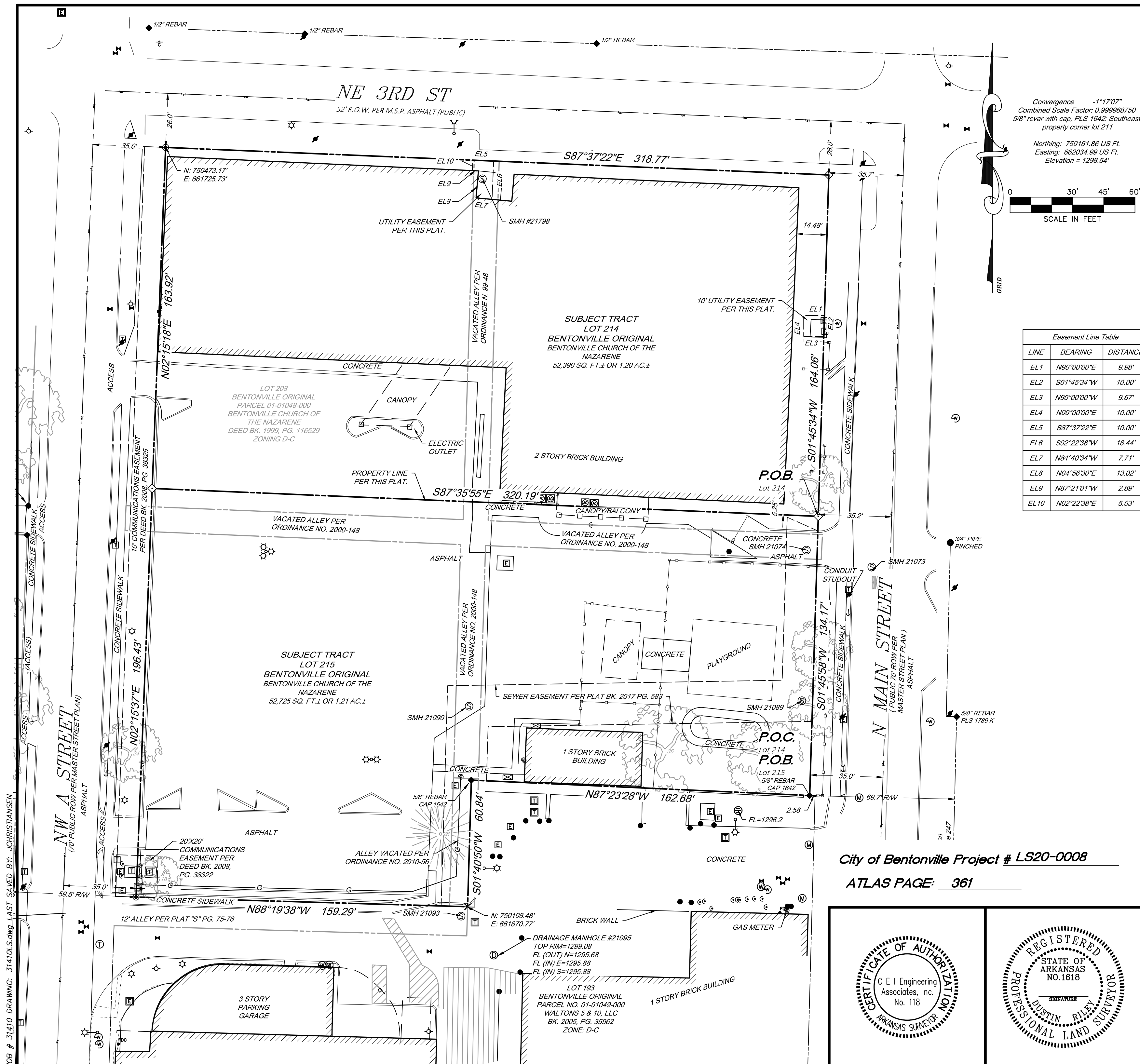
COMMENCING at a found 5/8" rebar capped with PLS #1642, being the Southeast corner of said Lot 208;
THENCE along the West Right-of-Way of N Main St., N 01°45'58" E a distance of 134.17 feet to a set 5/8" rebar capped with PLS #1618 and the **POINT OF BEGINNING**;
THENCE leaving said Right-of-Way, North 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		

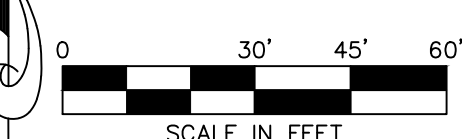
JOB NO.: 31410
DWG NAME: 31410LS

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'



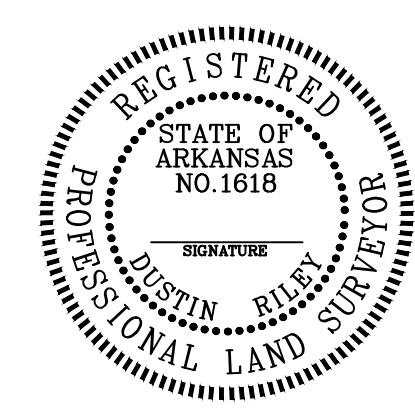
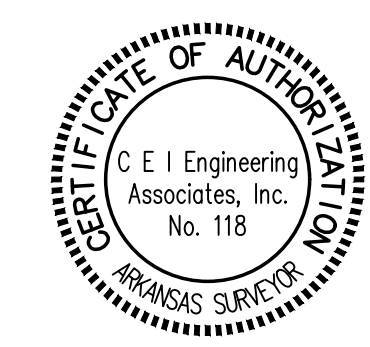
<i>Easement Line Table</i>		
<i>LINE</i>	<i>BEARING</i>	<i>DISTANCE</i>
<i>EL1</i>	<i>N90°00'00"E</i>	<i>9.98'</i>
<i>EL2</i>	<i>S01°45'34"W</i>	<i>10.00'</i>
<i>EL3</i>	<i>N90°00'00"W</i>	<i>9.67'</i>
<i>EL4</i>	<i>N00°00'00"E</i>	<i>10.00'</i>
<i>EL5</i>	<i>S87°37'22"E</i>	<i>10.00'</i>
<i>EL6</i>	<i>S02°22'38"W</i>	<i>18.44'</i>
<i>EL7</i>	<i>N84°40'34"W</i>	<i>7.71'</i>
<i>EL8</i>	<i>N04°56'30"E</i>	<i>13.02'</i>
<i>EL9</i>	<i>N87°21'01"W</i>	<i>2.89'</i>
<i>EL10</i>	<i>N02°22'38"E</i>	<i>5.03'</i>

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

City of Bentonville Project # LS20-0008

ATLAS PAGE: 361



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



Engineering Associates, Inc.

ENGINEERS
PLANNERS
SURVEYORS

LANDSCAPE
ARCHITECTS
ENVIRONMENTAL SCIENTISTS

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

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

Bentonville Church of the Nazarene, Inc.

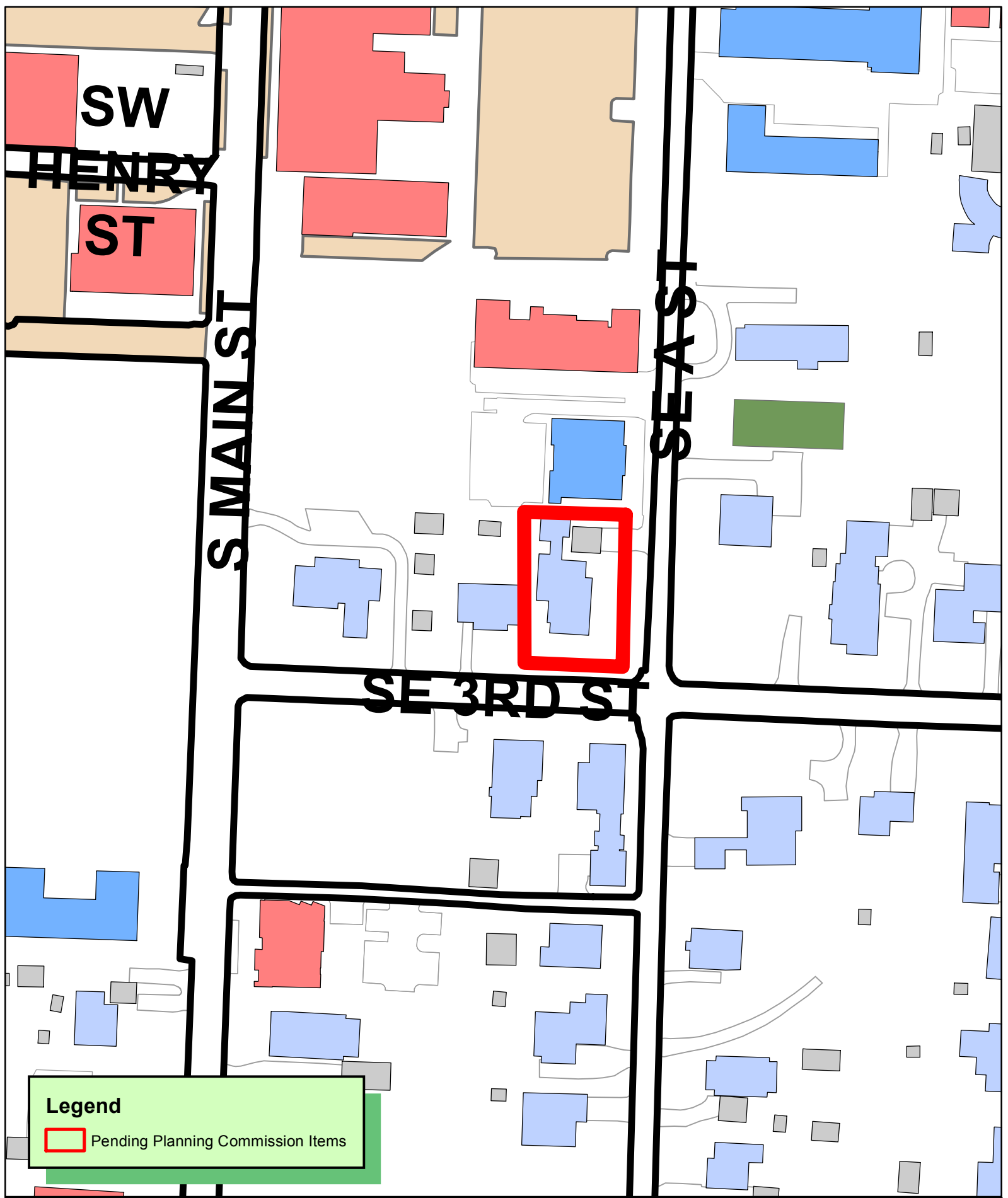
220 NW A St

Bentonville
Benton County
Arkansas

Incidental Subdivision

REV DATE
2/17/20
REV 2

SHEET NO.
2 OF 2



Legend

 Pending Planning Commission Items

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:

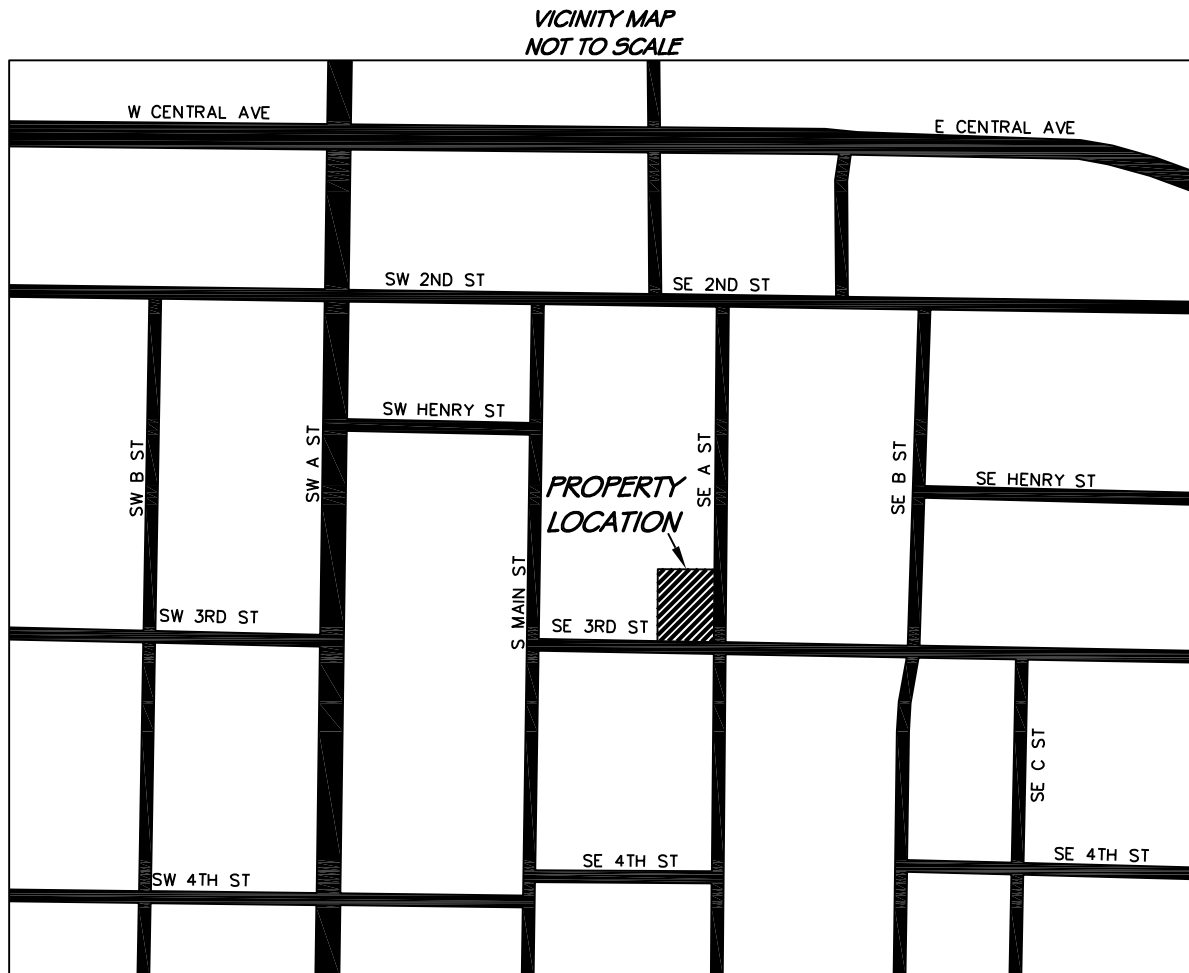
Commencing at an "X" cut into the concrete marking the Northeast Corner of Lot 8, said point being on the West right of way line of SE "A" Street. Thence along the North line of said Lot 8 and said right of way line, North 88 degrees 19 minutes 10 seconds West, 5.00 feet to an existing rebar and the 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

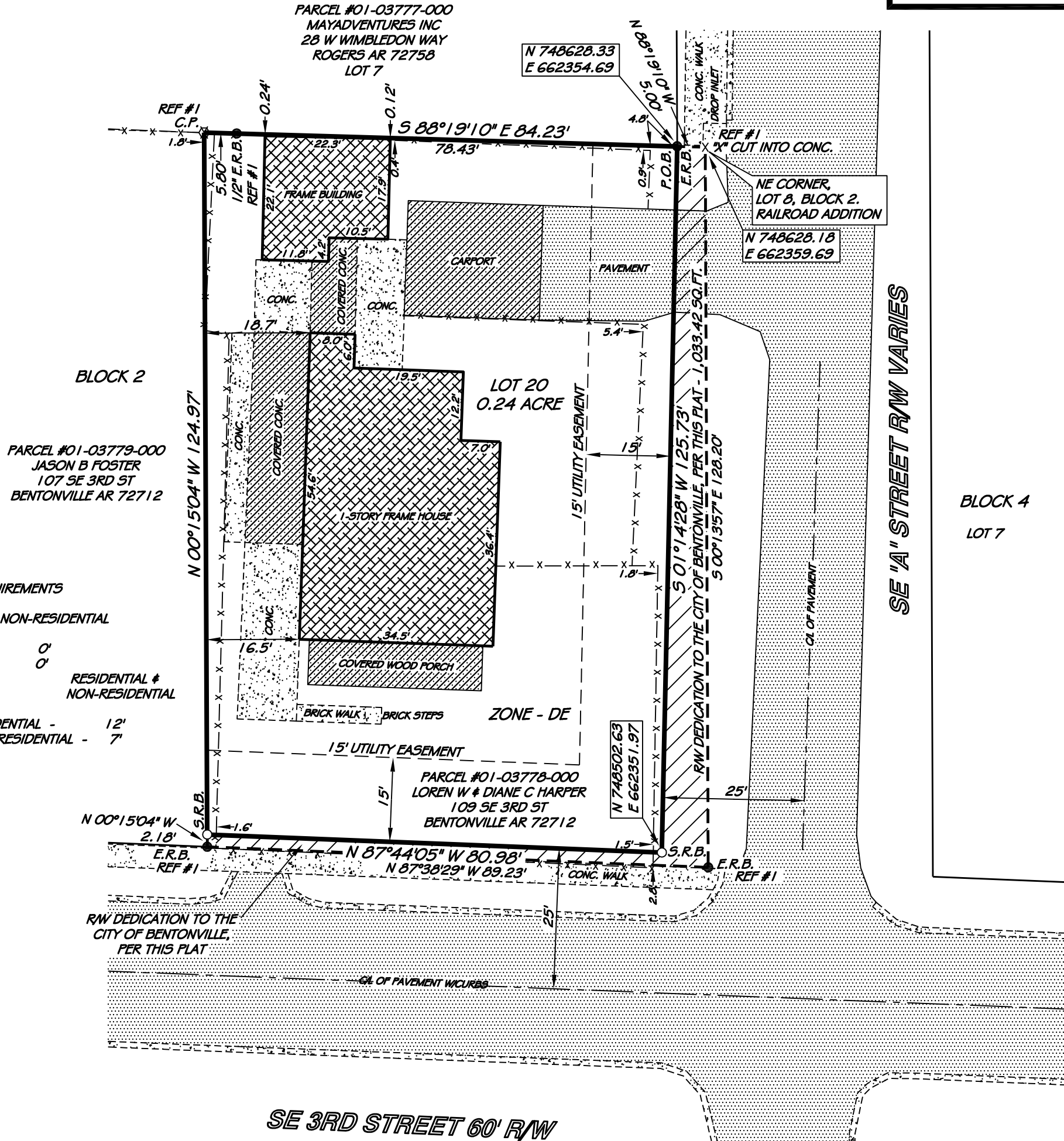
- - E.R.B. - 1/2" E.R.B.
- - S.R.B. - 1/2" SET REBAR WITH CAP
- X - "X" CUT INTO CONC. - "X" CUT INTO CONCRETE
- ⊗ - C.P. - COMPUTED POINT
- — — — — BUILDING
- — — — — BOUNDARY
- — — — — CENTERLINE
- — — — — CONC. - CONCRETE
- — — — — BRICK STEPS & BRICK SIDEWALK
- — — — — EASEMENT
- X - X - X - X - FENCE
- — — — — LOT LINE
- — — — — EDGE OF PAVEMENT OR GRAVEL
- — — — — RW LINE - RIGHT OF WAY LINE

SETBACK REQUIREMENTS

	RESIDENTIAL	NON-RESIDENTIAL
FRONT YARD - SIDE YARD -	20' 7'	0' 0'
REAR YARD - ADJACENT TO RESIDENTIAL - REAR YARD - ADJACENT TO NON-RESIDENTIAL -	12' 7'	



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 INTENT 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

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

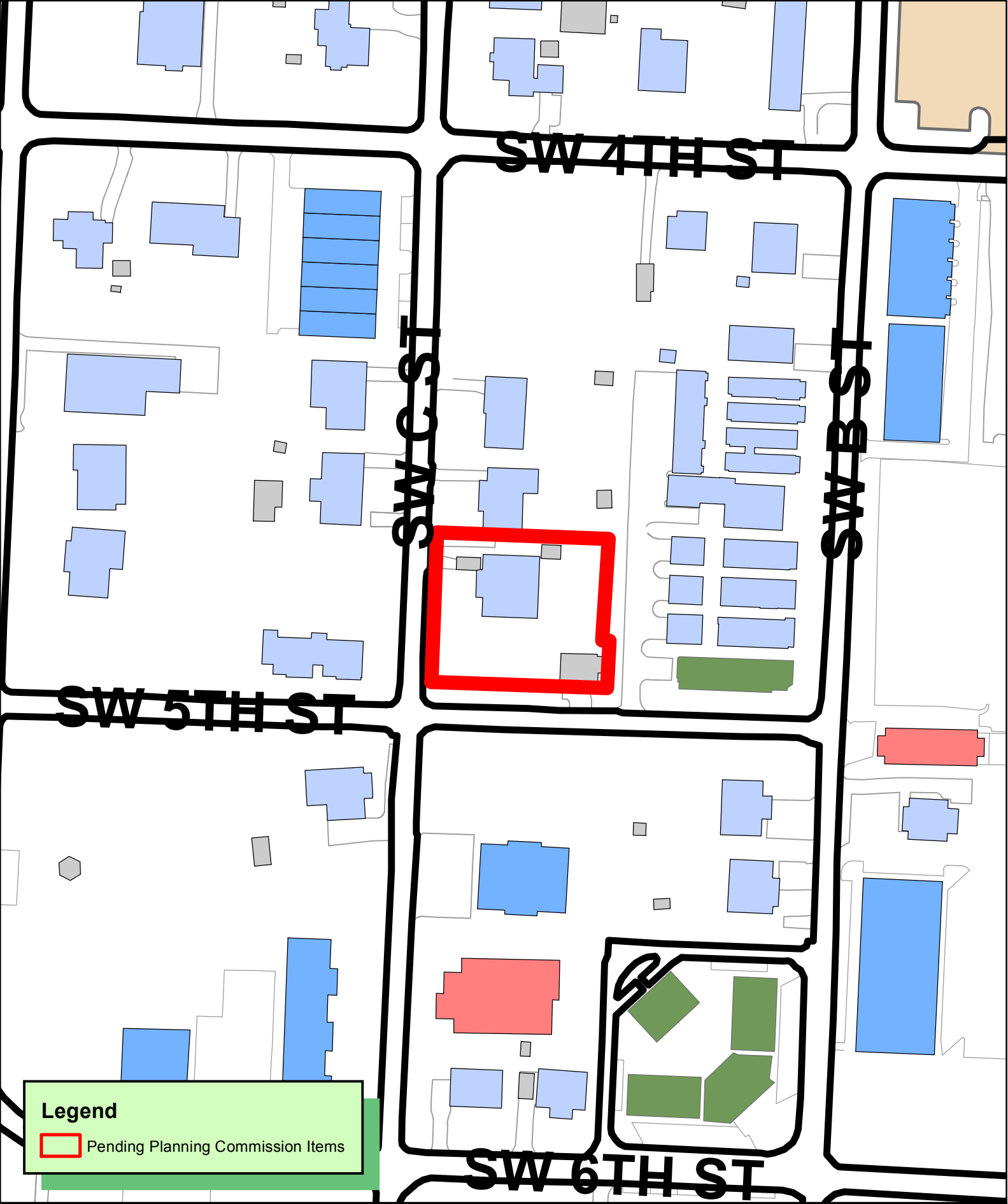
Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>

20' 10' 0' GRAPHIC SCALE 20' 40'
REFERENCE DEED WARRANTY DEED DOCUMENT L201948256
SURVEY REFERENCES
1 - RAMSEY SURVEYING INC - #607.5 - 8/16/91
BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATES GRID NORTH.

REVISIONS

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.



Legend

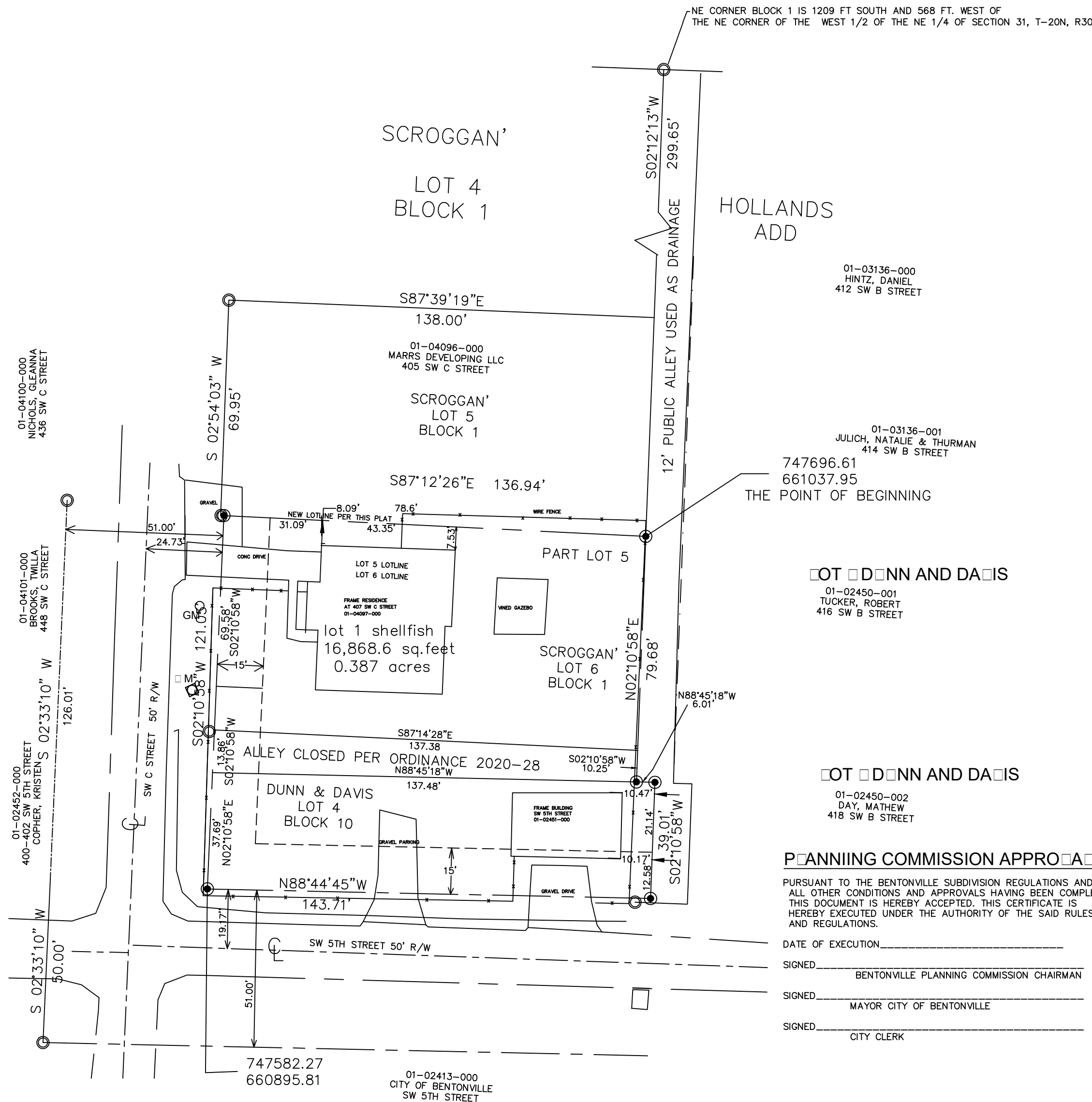
 Pending Planning Commission Items



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



NOTES

- BEFORE ANY WORK IN THE RIGHT OF WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPT..
- OWNER DEVELOPER SHALL COORDINATE WITH ALL LOCALITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE OWNER BUILDER AT TIME OF BUILDING PERMIT ISSUANCE.
- OWNER TO CONTACT NEUTRAL SERVICE COORDINATOR (214) 414-1000 TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. CARE TO CONTACT BEFORE TO CONSTRUCTION TO RESOLVE IN DETAILS TO GET ELECTRIC SERVICE.
- ALL STRUCTURES MUST MAINTAIN MINIMUM 20 FOOT CLEARANCES FROM ALL ELECTRIC LINES.
- ANY ADJUSTMENT TO THE PROPERTY LINE THAT RESULTS IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEING TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

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 _____ BENTONVILLE PLANNING COMMISSION CHAIRMAN
SIGNED _____ MAYOR CITY OF BENTONVILLE
SIGNED _____ CITY CLERK

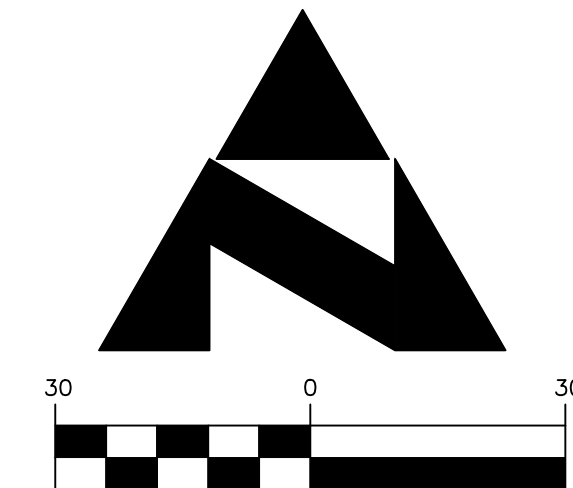
CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE AID, PLATTED, AND SUBDIVIDED AND DO HEREBY ADOPT, PLATT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO DEDICATE TO THE PUBLIC STREET RIGHT OF WAY AND UTILITIES EASEMENTS AS SHOWN ON THIS PLAT.

SIGNED _____ NAME _____

DATE OF EXECUTION _____

LS20-0012



SCALE 1" = 30'

GOOD CERTIFICATION

THE PROPERTY SHOWN HEREON LIES WITHIN GOOD CONE "X" AS SHOWN ON THE ARKANSAS INSURANCE RATE MAP WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2011. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATES, NAD 83 NORTH CONE GRID, PER CITY OF BENTONVILLE G.I.S. TO BE.

PREVIOUS PARCEL DESCRIPTION

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

NEW DESCRIPTION

TO BE KNOWN AS LOT 1 SHELLFISH SUBDIVISION

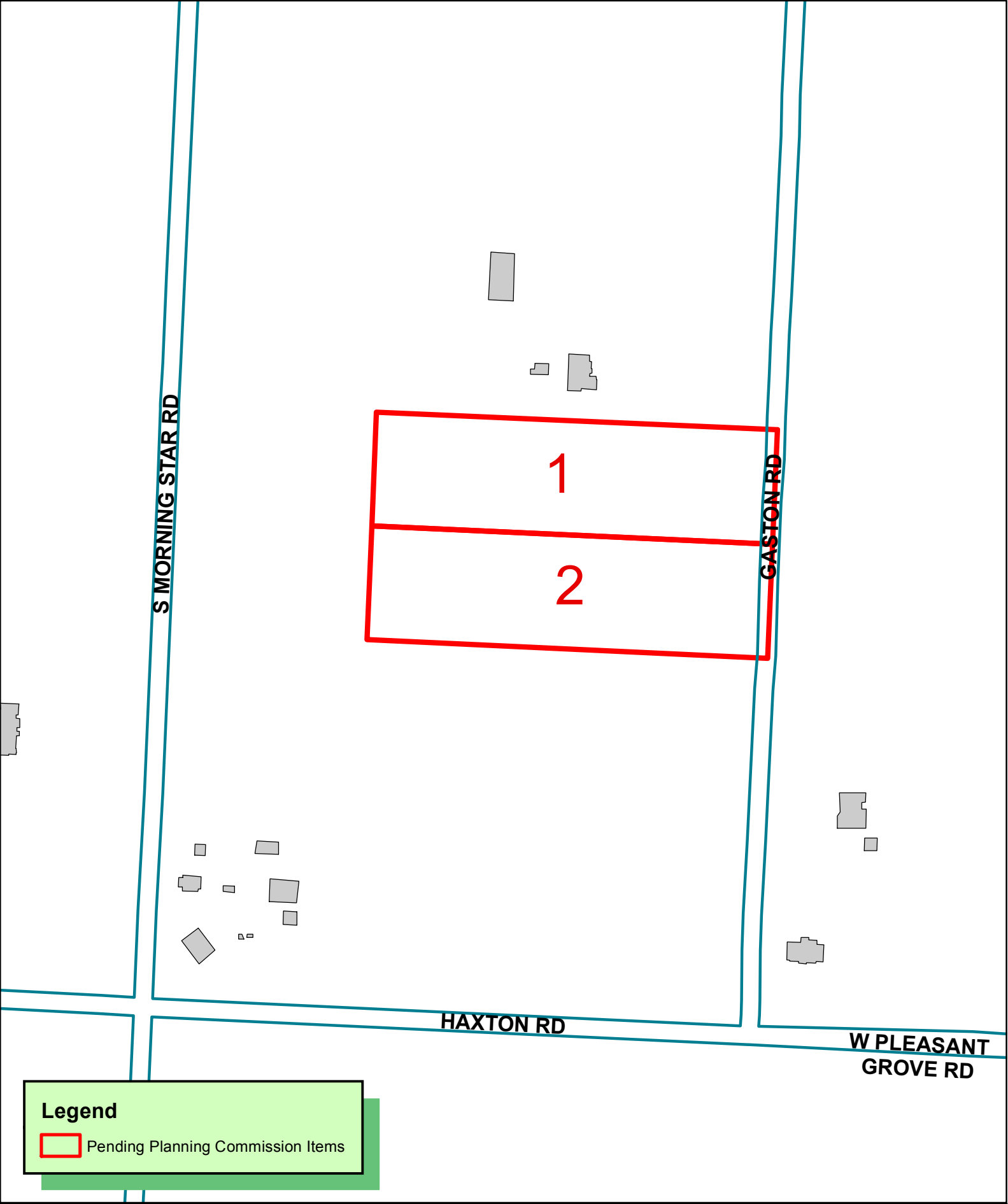
LOT 6 AND THE SOUTH 15 FEET OF LOT 5 ALL IN BLOCK 1, SCROGGAN'S SUBDIVISION, BENTONVILLE, ARKANSAS, AND LOT 4 BLOCK 10 DUNN AND DAVIS SUBDIVISION, BENTONVILLE, ARKANSAS, AND AN ALLEY DESCRIBED AS: PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 20 NORTH OF 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 SCROGGAN'S SUBDIVISION, THENCE S02°12'13"W 299.65 FEET TO A FOUND IRON PIN, THE POINT OF BEGINNING, THENCE S02°10'58"W 79.68 FEET, THENCE N88°45'18"W 6.01 FEET, THENCE S02°10'58"W 39.01 FEET, THENCE N88°44'45"W 143.71 FEET, THENCE S02°10'58"E 121.05 FEET, THENCE S87°12'26"E 136.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.387 ACRES MORE OR LESS.

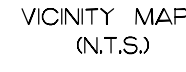
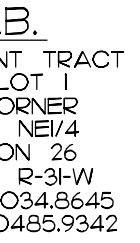
CERTIFICATE OF SURRENDERING ACCURACY

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

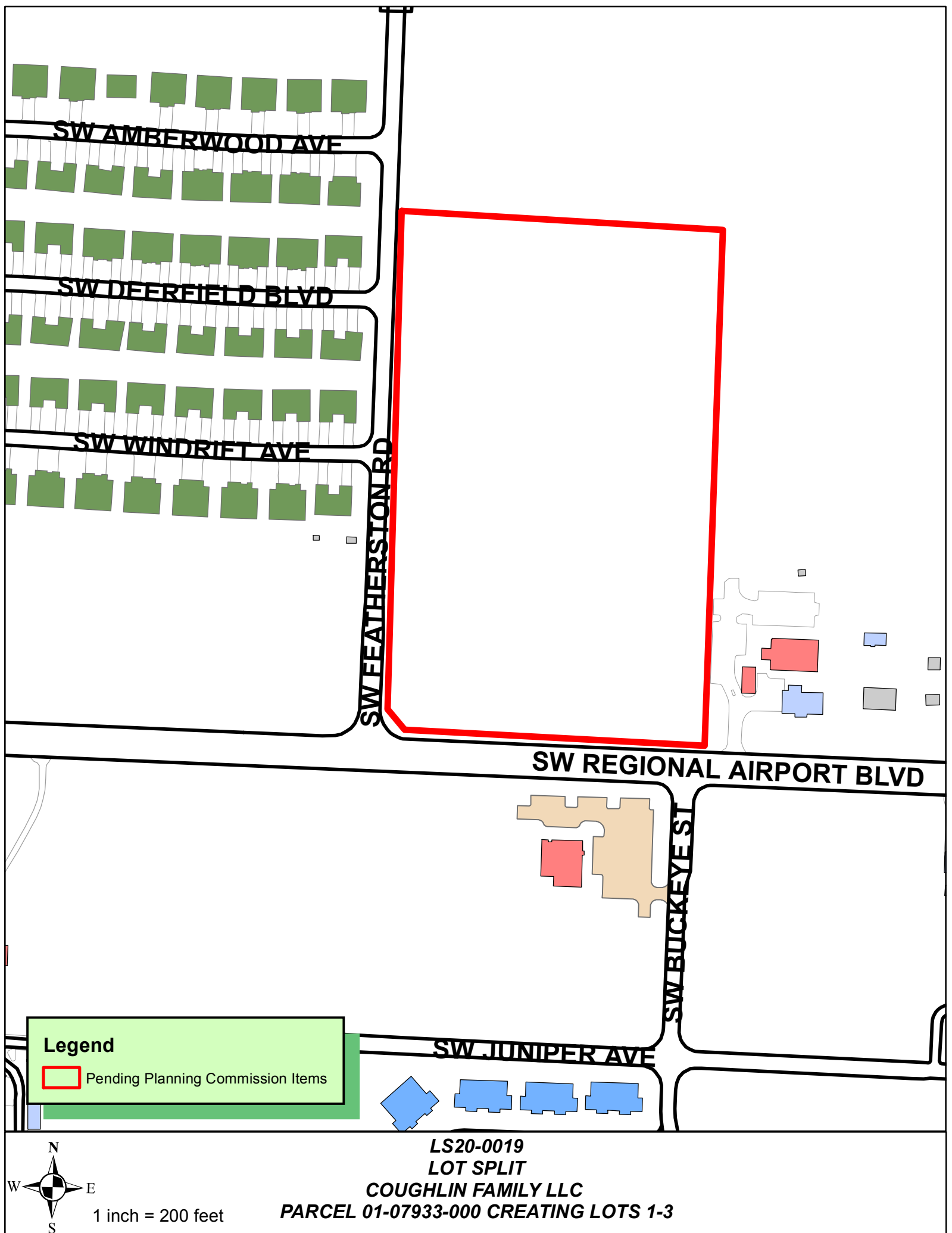
TERRELL GING P.S. 11 ARKANSAS

Revision No.	Description	Drawn	Date	Checked	Date
TERRY GING SERVICES					
1808 SW D STREET Bentonville, Arkansas 72712 (479) 621-3592					
LOT 1 SHELLFISH SUBDIVISION		Project No:	PROJECT#		
		Drawing Name:	SCROGGING		
		Drawn: TG	Revised: TG		
		Date: 3-2-20	Date: 3-30-20		
BENTONVILLE, AR.		SHEET			
		1 OF 1			



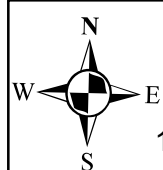


CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



Legend

 Pending Planning Commission Items



1 inch = 200 feet

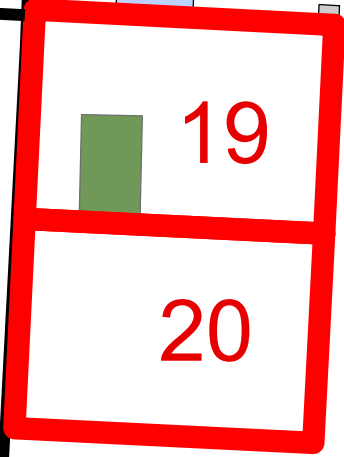
LS20-0019
LOT SPLIT
COUGHLIN FAMILY LLC
PARCEL 01-07933-000 CREATING LOTS 1-3

NW 5TH ST

NW A ST

N MAIN ST

NW 4TH ST

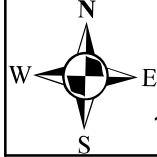


19

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:

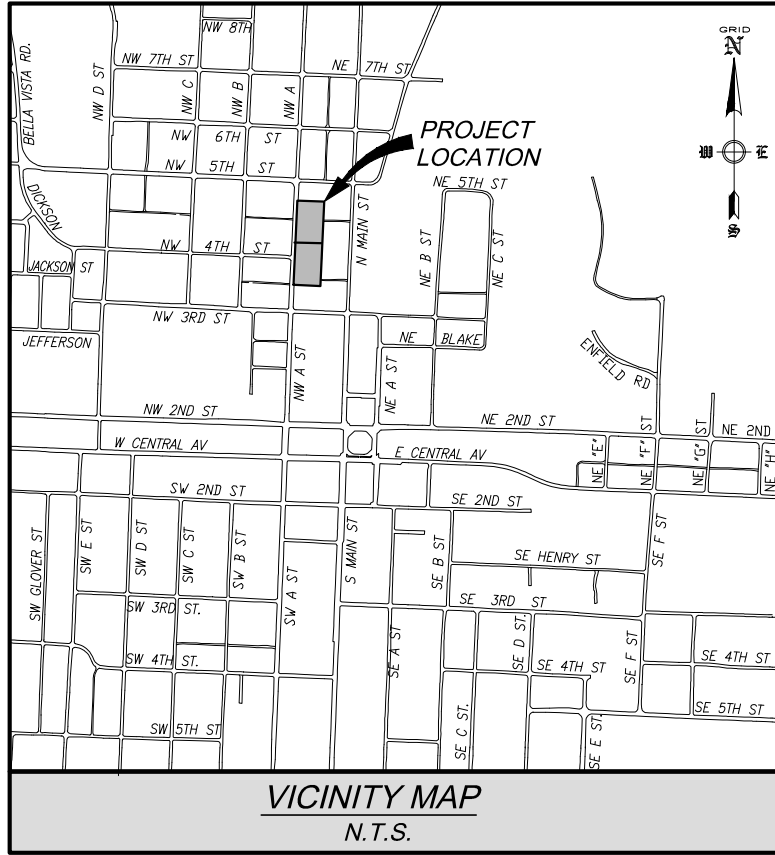
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

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: _____

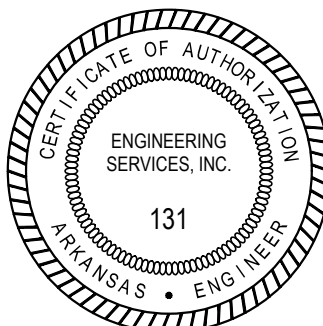
SIGNED: _____ PRINT NAME: _____
PB&J LLC, 50% INTEREST ADDRESS

SOURCE OF TITLE: D.R. 202005625.

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

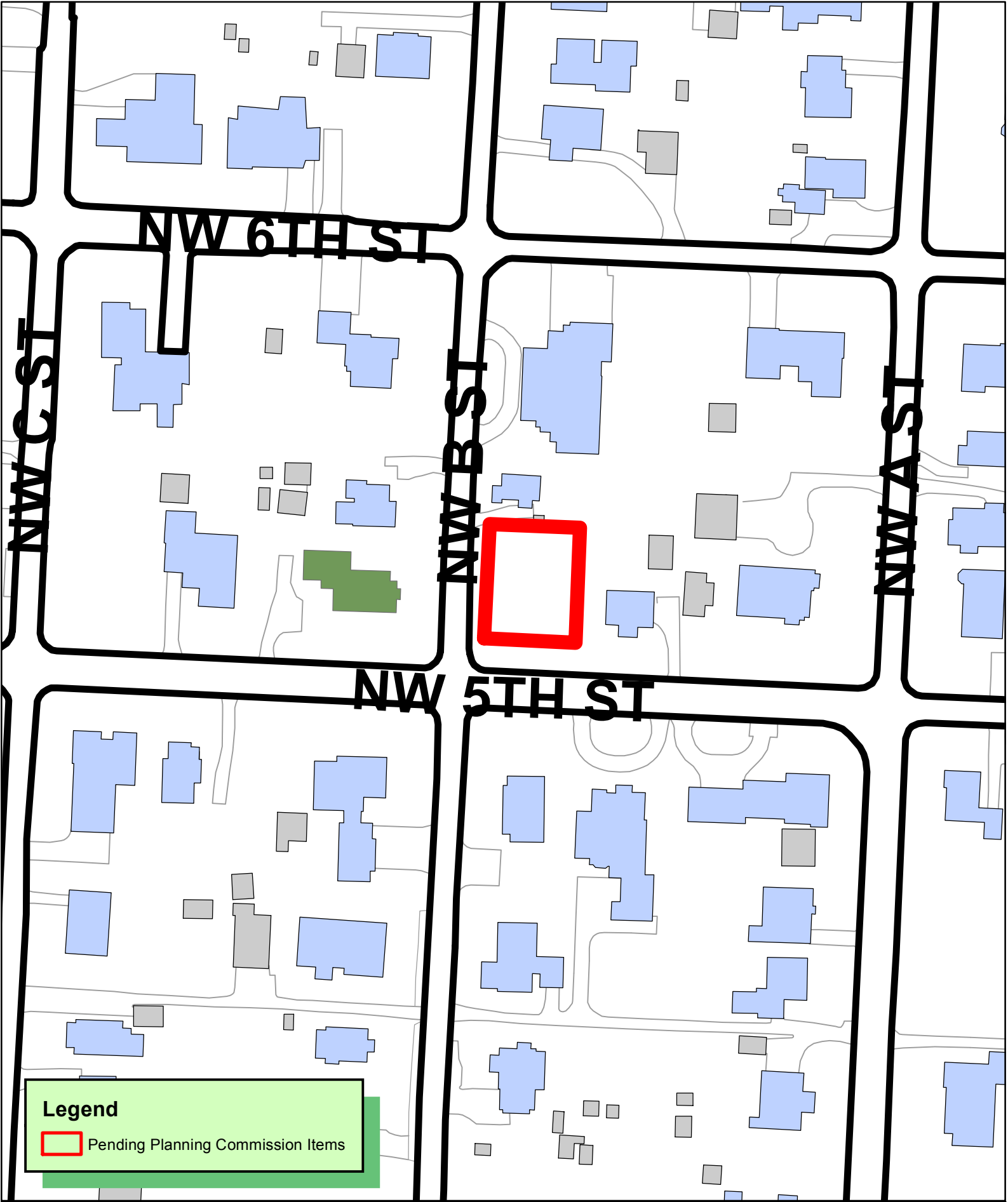
MY COMMISSION EXPIRES: _____

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



PROPERTY LINE ADJUSTMENT OF PART OF LOTS 7 AND 8,
BLOCK 15 OF DEMING'S ADDITION CREATING NEW LOT #16

A vicinity map of the area around the proposed site. The map shows a grid of streets including NW 7TH ST, NW 6TH ST, NW 5TH ST, NW 4TH ST, NW 3RD ST, NW 2ND ST, NW 1ST ST, NE 7TH ST, NE 6TH ST, NE 5TH ST, NE 4TH ST, NE 3RD ST, NE 2ND ST, and NE 1ST ST. A red star marks the "SITE" location at the intersection of NW 5TH ST and NW 3RD ST. A north arrow is located in the bottom right corner, pointing towards the top of the page. The caption below the map reads "VICINITY MAP NOT TO SCALE".

FOR USE AND BENEFIT OF		SMS INVESTMENTS LLC	
ADDRESS:		NW 5TH STREET BENTONVILLE, ARKANSAS	
DATE:	03/19/20	SCALE:	1"=20'
LOCATION:	PART OF LOT 7 & 8	SURVEYED:	DR
	BLOCK 15	RS	AH
	DEMIN'S SECOND ADDITION	REVIEWED:	DT

DRAWING #18-110 INC SUB

E CENTRAL AVE

NE G ST

SE F ST

SE G ST

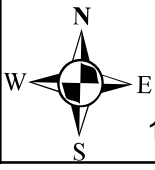
SE HENRY

SE 3RD ST

SE G ST

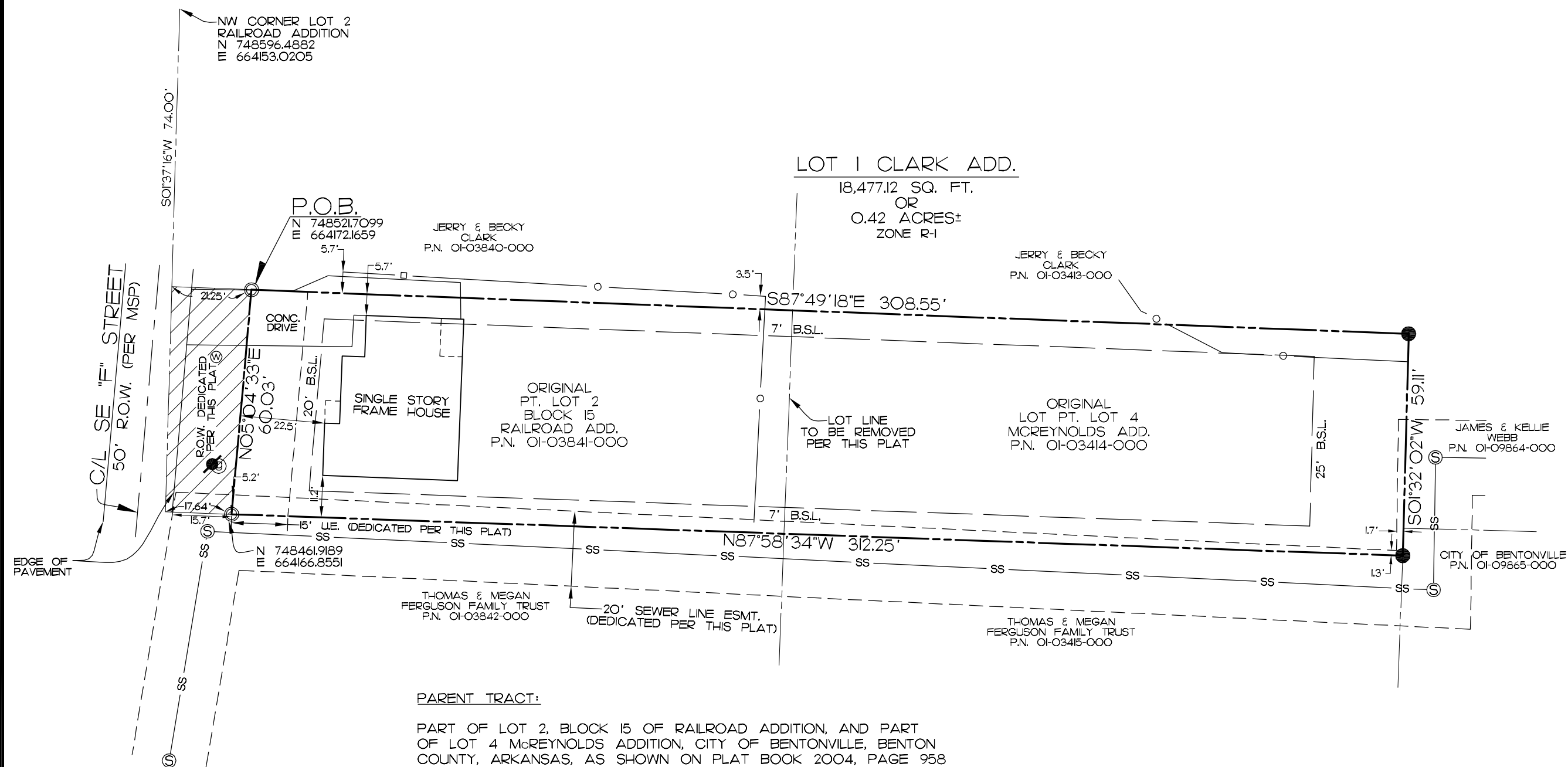
Legend

 Pending Planning Commission Items



1 inch = 100 feet

PLA20-0017
PROPERTY LINE ADJUSTMENT
CLARK
RAILROAD ADD - MCREYNOLDS ADD
CREATING LOT 1 NEW SUB



PARENT TRACT:

PART OF LOT 2, BLOCK 15 OF RAILROAD ADDITION, AND PART OF LOT 4 McREYNOLDS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2004, PAGE 958 OF THE BENTON COUNTY RECORDS.

LOT 1 DESCRIPTION:

PART OF LOT 2, BLOCK 15 OF RAILROAD ADDITION, AND PART OF LOT 4 McREYNOLDS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2004, PAGE 958 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 2 OF RAILROAD ADDITION; THENCE S01°37'16"W 74.00 FEET; THENCE S87°49'18"E 212.25 FEET TO THE POINT OF BEGINNING; THENCE S87°49'18"E 308.55 FEET; THENCE S01°32'02"W 59.11 FEET; THENCE N87°58'34"W 312.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF SE "F" STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N05°04'33"E 60.03 FEET TO THE POINT OF BEGINNING, CONTAINING 18,477.12 SQUARE FEET OR 0.42 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. THE PROPERTY SHOWN HEREON IS ZONED R-1 (SINGLE FAMILY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (INTERIOR), 20 FEET (EXTERIOR)
REAR YARD: 25 FEET

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

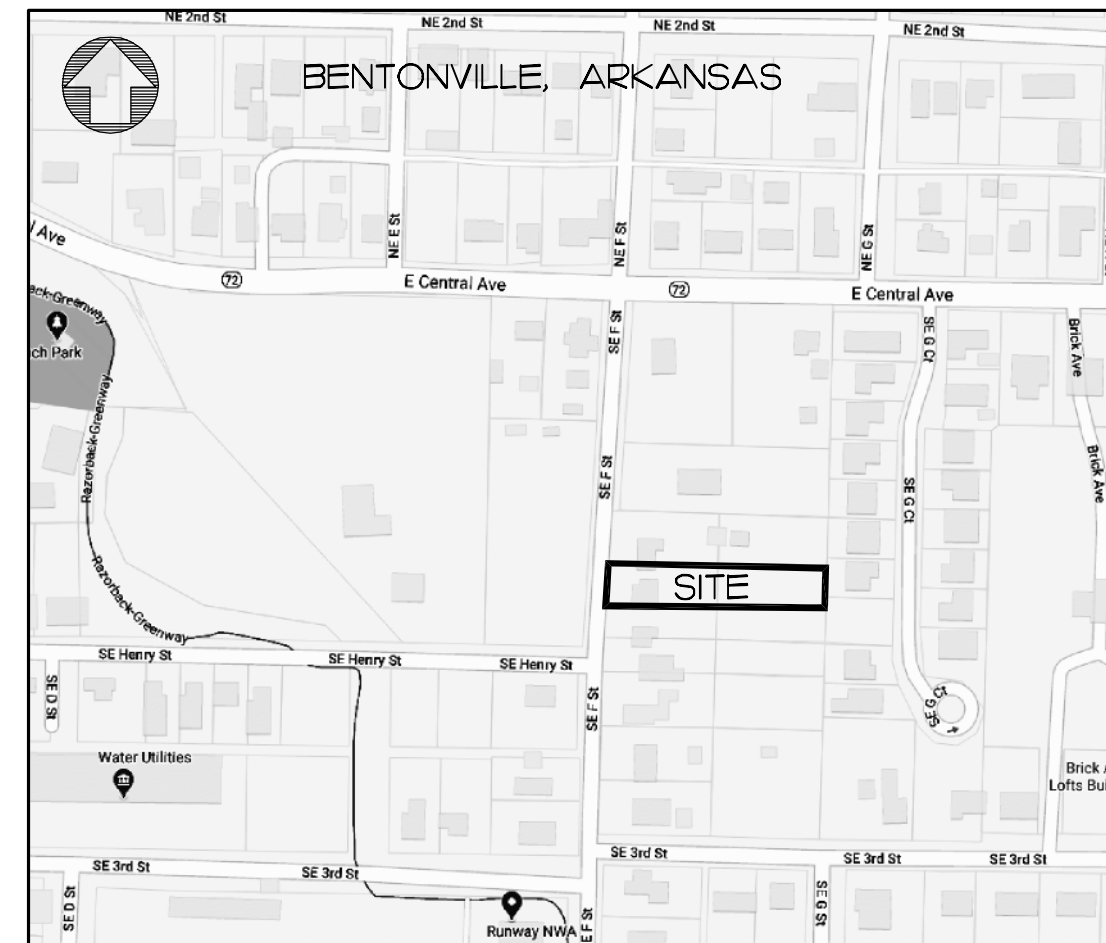
7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

9. THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.

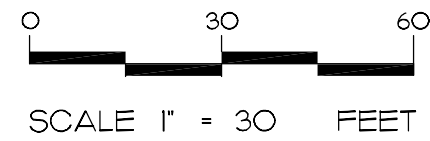
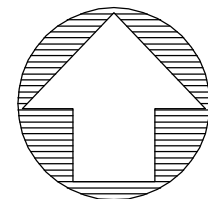
FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARD.



LEGEND

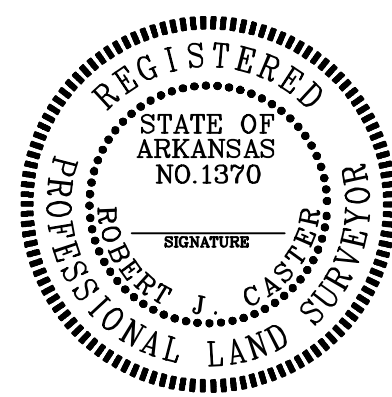
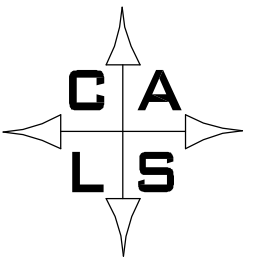
- FOUND REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ UTILITY POLE
- SS — SS — SANITARY SEWER LINE
- □ — □ — WOOD FENCE
- ○ — ○ — CHAINLINK FENCE
- — — — — PROPERTY LINE
- · — · — RIGHT-OF-WAY LINE
- - - - - CENTER LINE
- — — — — SETBACK LINE
- · — · — EASEMENT LINE



CITY OF BENTONVILLE PROJECT #PLA 20-0017

CASTER & ASSOCIATES
LAND SURVEYING, INC.

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



SCALE: 1" = 30'		DATE: 3-13-20	
PROPERTY LINE ADJUSTMENT PART LOT 2, BLOCK 15 RAILROAD ADDITION & PART LOT 4 MCREYNOLDS ADD. CREATING LOT 1 JBC ADDITION			
109 SE "F" STREET BENTONVILLE, BENTON COUNTY, AR			
JOB # 19-291PLA	DRAWN BY: ASD	CHECK'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

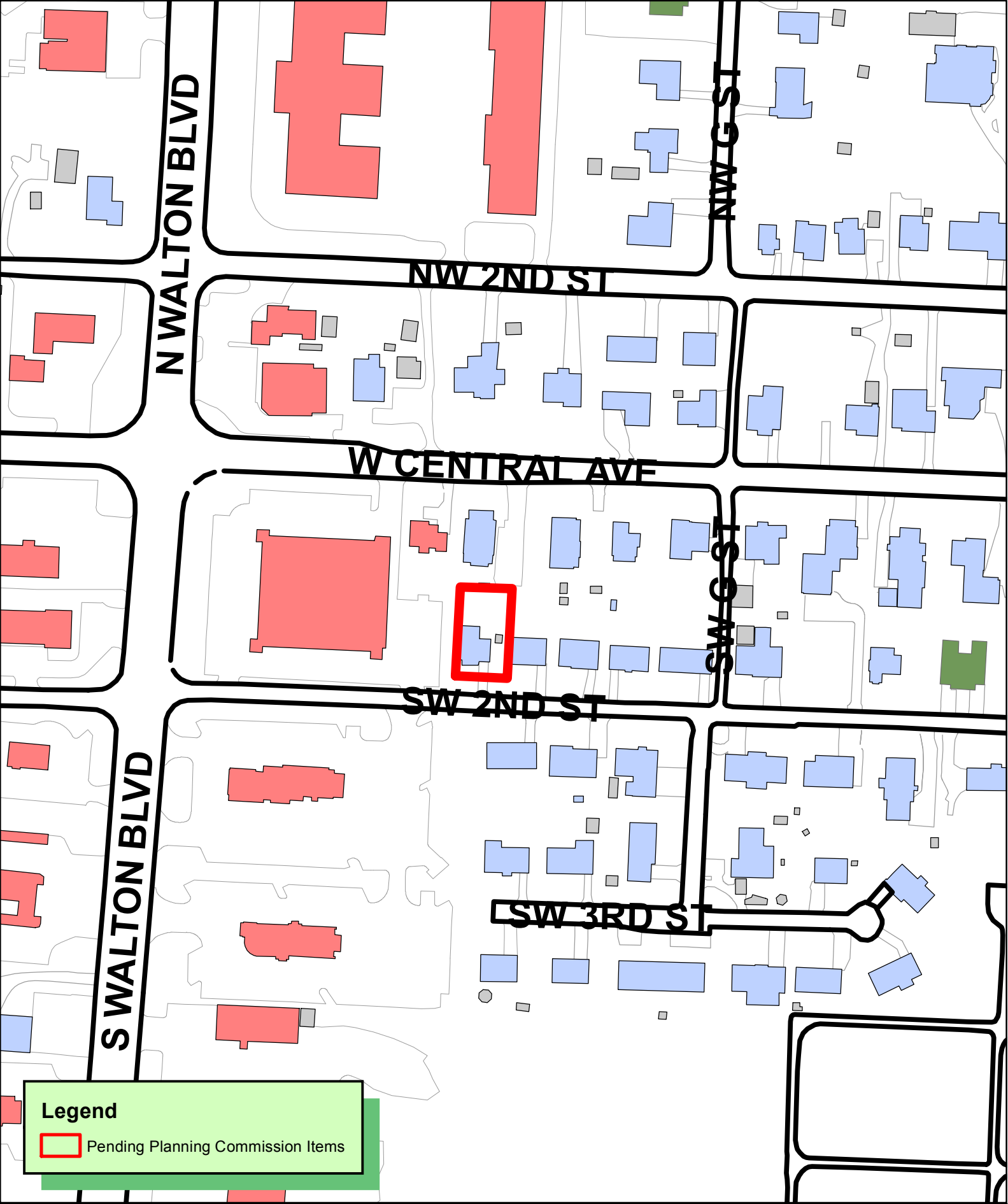
CERTIFICATE OF SURVEY ACCURACY:

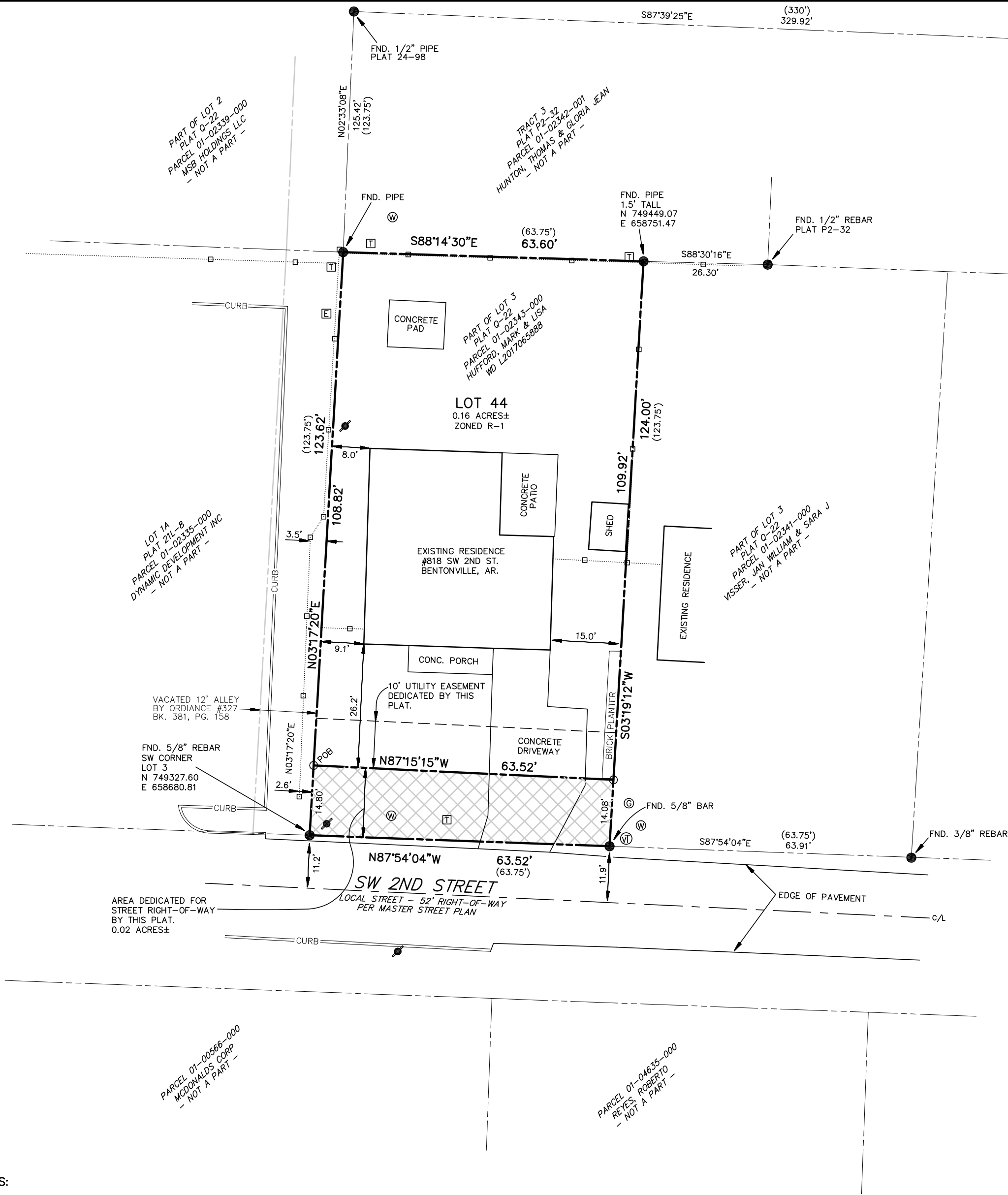
I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND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

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

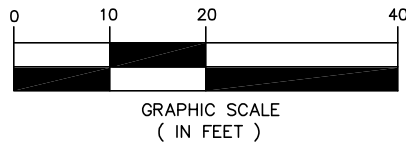
CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049





FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE
PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY,
ARKANSAS, MAP NUMBER: 05007C0255 K,
MAP REVISED DATE: JUNE 5, 2012.



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 & NOTED ON SAID PLAT.

DATE OF EXECUTION _____

PRINTED NAME _____ SIGNED _____

PRINTED NAME _____ SIGNED _____

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION _____

BENTONVILLE PLANNING COMMISSION CHAIRMAN _____

MAYOR CITY OF BENTONVILLE _____

CITY CLERK, CITY OF BENTONVILLE _____

PARENT PARCEL DESCRIPTION (TAKEN FROM WARRANTY DEED L2017065888)

PART OF THE SOUTH 1/2 OF LOT 3, DICKSON'S ADDITION, SOMETIMES ERRONEOUSLY DESCRIBED
AS BEING DICKSON ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS
SHOWN ON PLAT RECORDED IN DEED RECORD Q AT PAGE 22, MORE PARTICULARLY DESCRIBED
AS: BEGINNING AT THE SW CORNER OF LOT 3, THENCE NORTH 123.75 FEET; THENCE EAST 63.75
FEET; THENCE SOUTH 123.75 FEET; THENCE WEST 63.75 FEET TO THE POINT OF BEGINNING.

NEW LOT 44 DESCRIPTION

PART OF THE SOUTH 1/2 OF LOT 3, DICKSON'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON
COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED IN DEED RECORD Q AT PAGE 22, MORE
PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 3, THENCE
N03°17'20"E ALONG THE WEST LINE OF SAID LOT 3 FOR 14.80 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N03°17'20"E 108.82 FEET; THENCE LEAVING SAID WEST LINE OF LOT 3
S88°14'30"E 63.60 FEET; THENCE S03°19'12"W 109.92 FEET; THENCE N87°15'15"W 63.52 FEET TO
THE POINT OF BEGINNING. CONTAINING 0.16 ACRES, MORE OR LESS. SUBJECT TO ANY
EASEMENTS, RIGHTS-OF-WAY OR COVENANTS OF RECORD OR FACT.

NOTES:

ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE,
ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY
OR COVENANTS NOT SHOWN OR NOTED HEREON.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION.

COORDINATES SHOWN HEREON ARE BASED OFF CITY OF BENTONVILLE CONTROL MONUMENT #11 HAVING PUBLISHED COORDINATES OF N.747518.72, E.658231.58,
CONVERGENCE -01°17'34.02"

COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCE UNLESS OTHERWISE NOTED.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED. OTHER UNDERGROUND UTILITIES MAY EXIST NOT SHOWN HEREON.

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

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

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

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

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



REGISTERED LAND SURVEYOR, NO. 1286
STATE OF ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: 01/16/2020

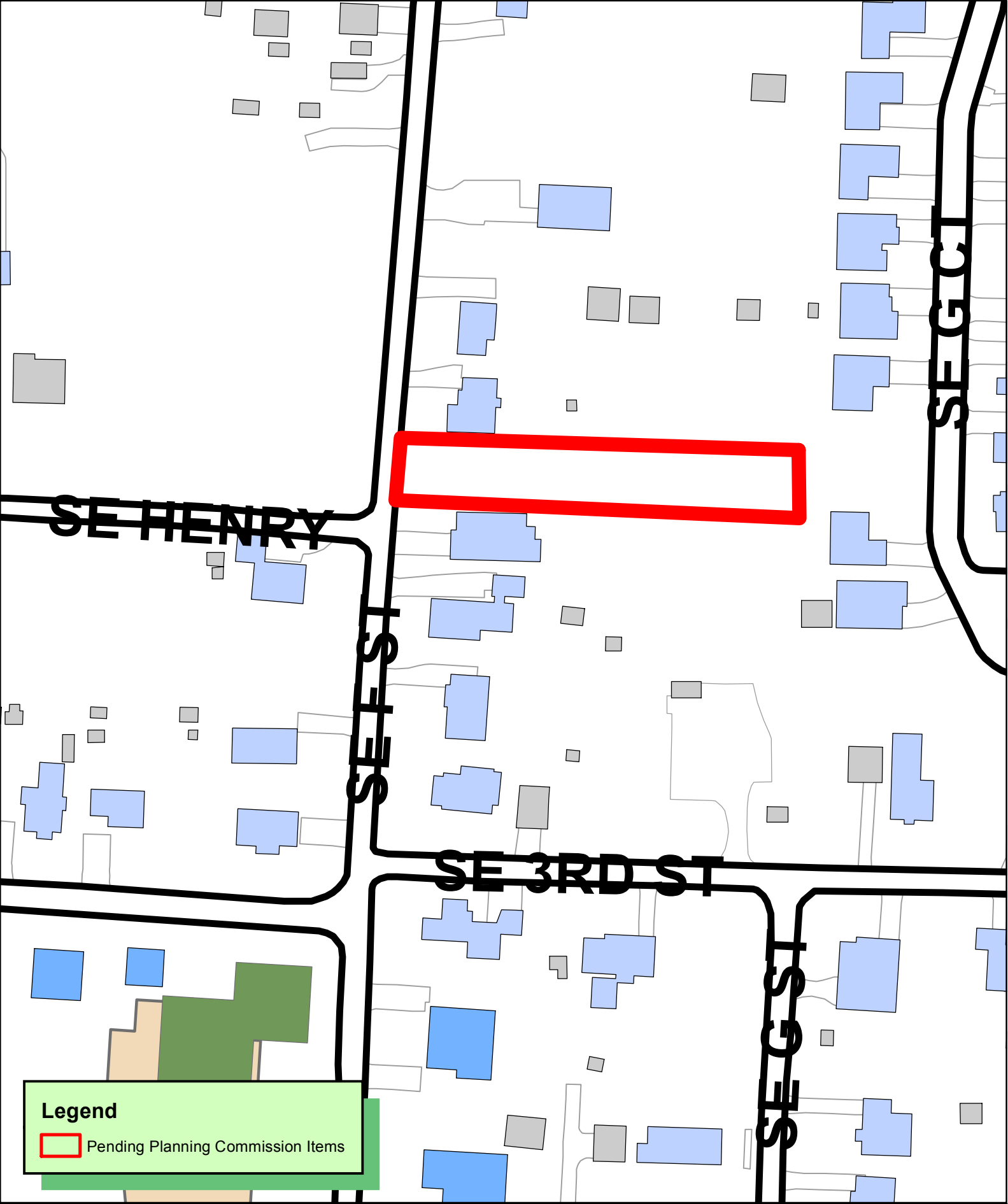
LEGEND

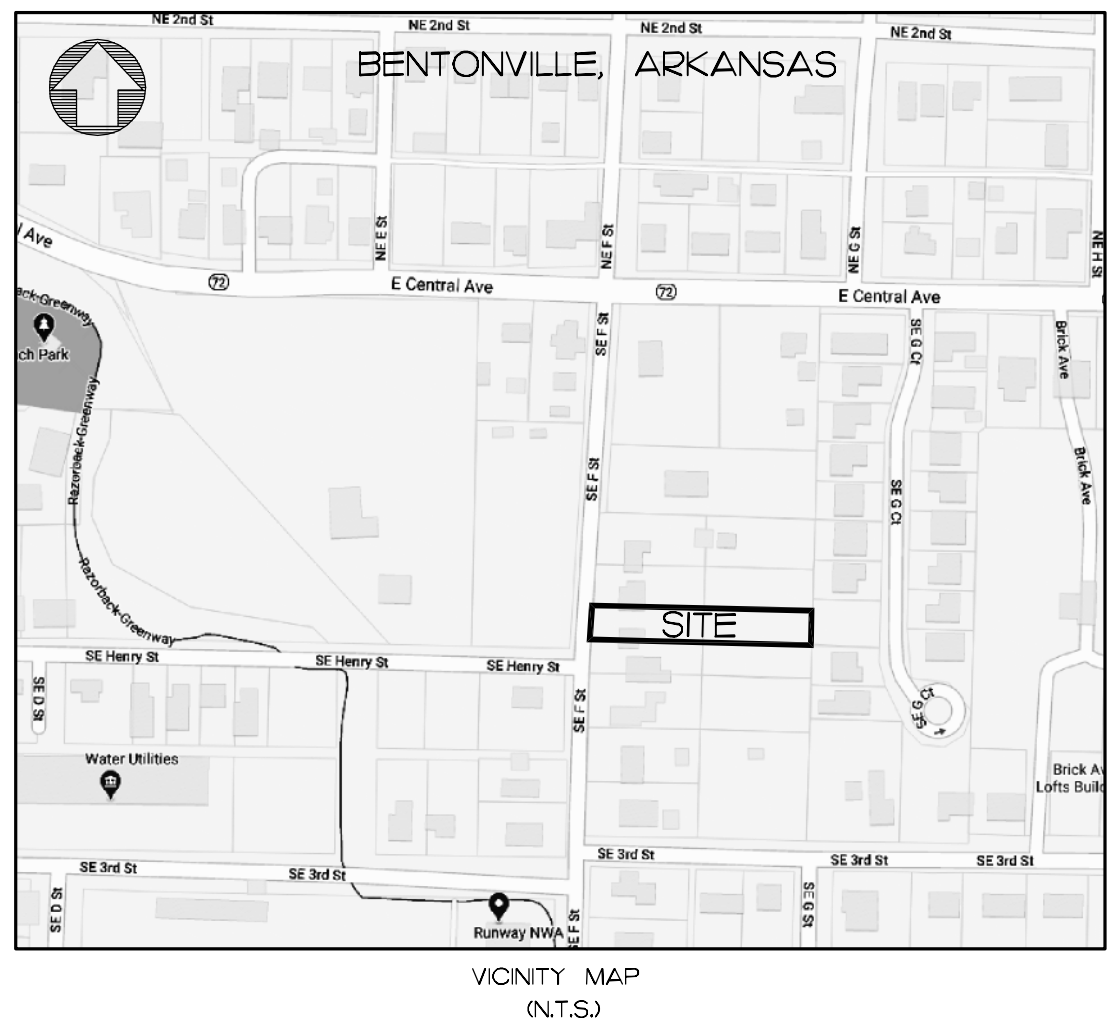
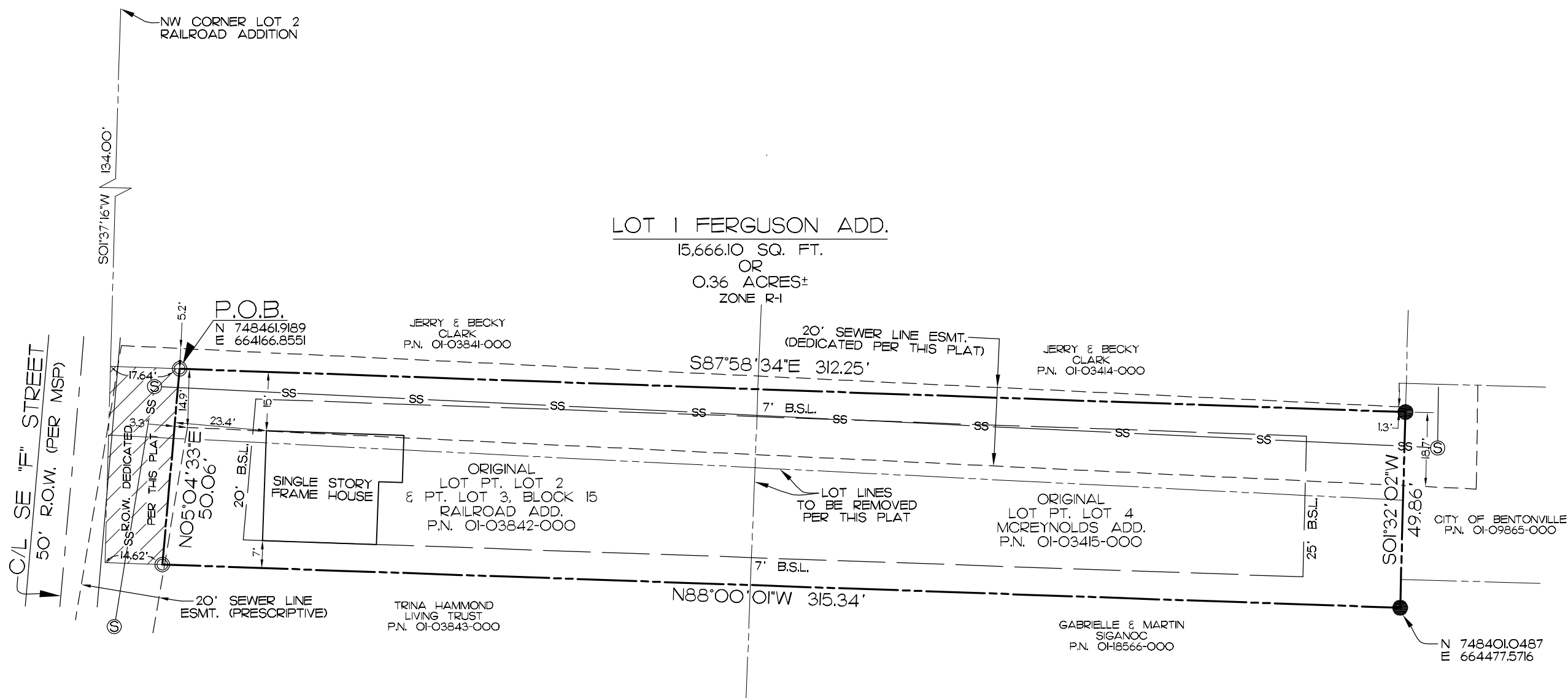
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/CAP
- PROPERTY LINE
- - - CENTERLINE PAVEMENT
- WOOD FENCE LINE
- UTILITY POLE
- ⓔ ELECTRIC RISER
- Ⓜ WATER METER
- ⓐ GAS METER
- Ⓣ TELEPHONE RISER
- Ⓥ AT&T VAULT

OWNER/DEVELOPER:

MARK & LISA HUFFORD
818 SW 2ND STREET
BENTONVILLE, AR. 72712

REV. 1 03-17-20 REVISED PER 1ST SUBMITTAL COMMENTS	
PLA20-0003 ATLAS PAGE # 361	
PROPERTY LINE ADJUSTMENT PLAT	
for MARK & LISA HUFFORD	
PART OF LOT 3 DICKSON'S ADDITION	
- TO BE KNOWN AS -	
LOT 44, DICKSON'S ADDITION	
	
Costello Land Surveying	
4342 E. STATE HIGHWAY 90	
PINEVILLE, MO. 64656	
(417) 226-4524	
JOB NO. 20004	FIELD DATE: JAN. 2020
SHEET 1 OF 1	DRAWING: BNDY





PARENT TRACT:

PART OF LOT 2 AND PART OF LOT 3, BLOCK 15 OF RAILROAD ADDITION, AND PART OF LOT 4 McREYNOLDS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON BOUNDARY SURVEY FOR FERGUSON FAMILY TRUST BY JAMES LAYOUT SERVICES DATED 4-18-19 AND PLAT BOOK 2004, PAGE 958 OF THE BENTON COUNTY RECORDS.

LOT 1 DESCRIPTION:

PART OF LOT 2 AND PART OF LOT 3, BLOCK 15 OF RAILROAD ADDITION, AND PART OF LOT 4 McREYNOLDS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON BOUNDARY SURVEY FOR FERGUSON FAMILY TRUST BY JAMES LAYOUT SERVICES DATED 4-18-19 AND PLAT BOOK 2004, PAGE 958 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 2 OF RAILROAD ADDITION, THENCE S01°37'16"W 134.00 FEET, THENCE S87°58'34"E 312.25 FEET, THENCE S01°32'02"W 49.86 FEET, THENCE N88°00'01"W 315.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF SE "F" STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N05°04'33"E 50.06 FEET TO THE POINT OF BEGINNING, CONTAINING 15,666.10 SQUARE FEET OR 0.36 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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.
- 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 R-1 (SINGLE FAMILY RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:
FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (INTERIOR), 20 FEET (EXTERIOR)
REAR YARD: 25 FEET
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 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.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARD.

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

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.

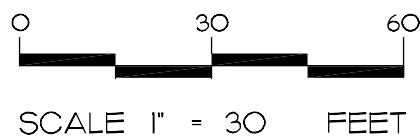
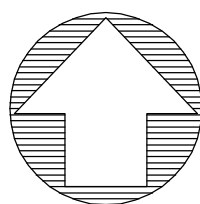
DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

LEGEND

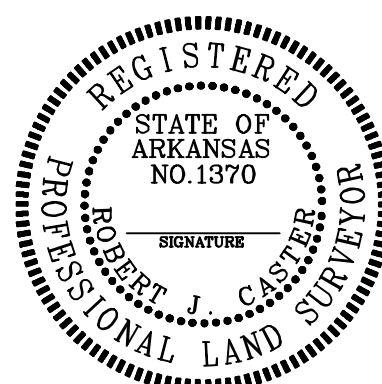
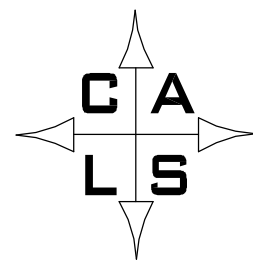
- FOUND REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- ⊙ SANITARY SEWER MANHOLE
- SS — SS — SANITARY SEWER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- SETBACK LINE
- EASEMENT LINE



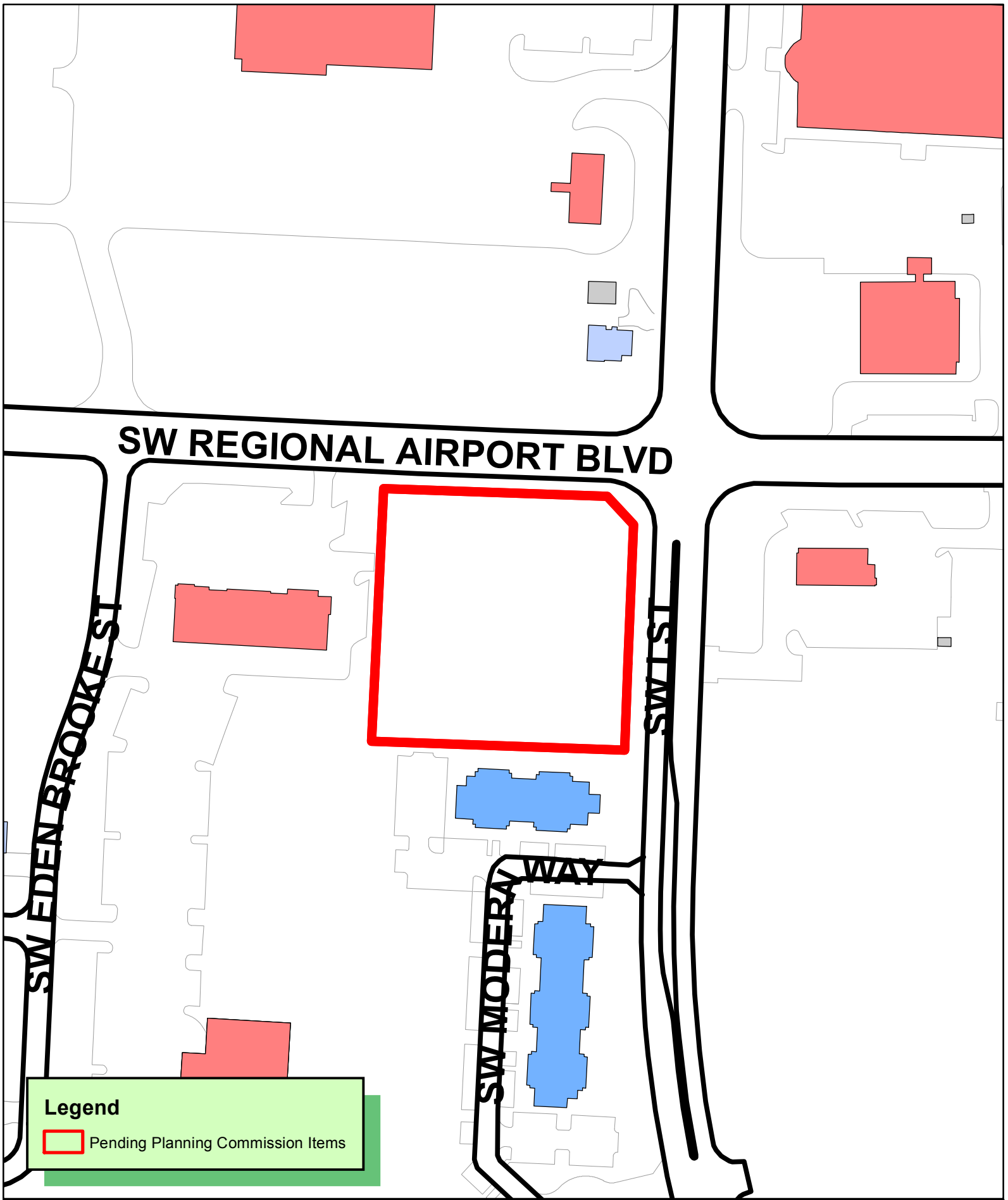
CITY OF BENTONVILLE PROJECT #PLA 20-0019

CASTER & ASSOCIATES
LAND SURVEYING, INC.

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



SCALE: 1" = 30'		DATE: 3-13-20	
PROPERTY LINE ADJUSTMENT PART LOTS 2 & 3, BLOCK 15 RAILROAD ADDITION & PART LOT 4 MCREYNOLDS ADD. CREATING LOT 1 FERGUSON ADD.			
III SE "F" STREET BENTONVILLE, BENTON COUNTY, AR			
JOB # 20-032	DRAWN BY: ASD	CHEK'D BY: RJC	PAGE 1 OF 1



SW REGIONAL AIRPORT BLVD

SW EDNA BROOKE ST

SW I ST

SW MODERNA WAY

Legend

 Pending Planning Commission Items



1 inch = 150 feet

LSD20-0019
LARGE SCALE DEVELOPMENT
PLAZA TIRE
901 SW REGIONAL AIRPORT BLVD

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: SCOTTR@THERHODESGROUP.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.



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

Arkansas * California * Minnesota * Pennsylvania * Texas

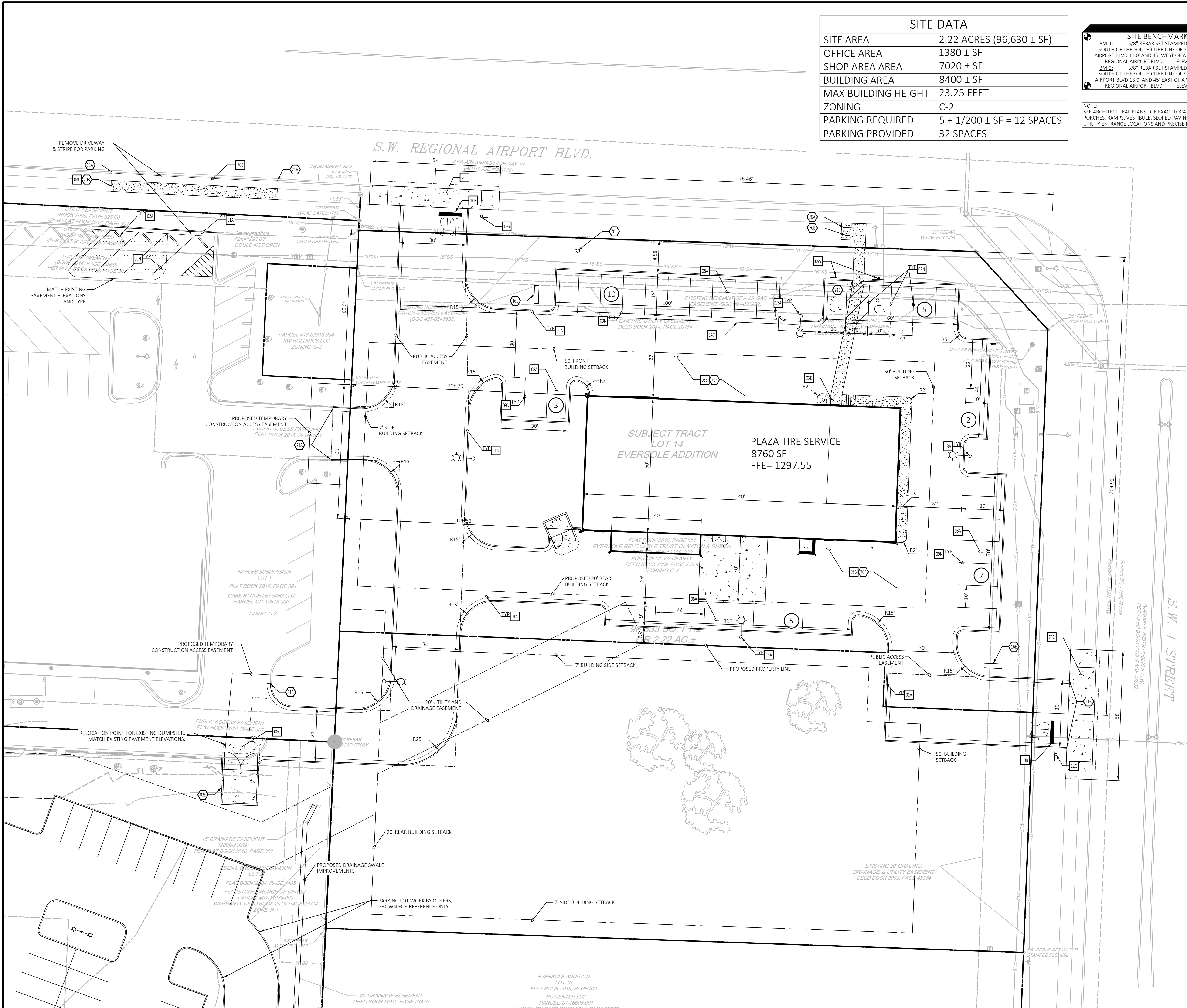
JOB NO.: 31338 DWG NAME: 31338-CS	SHEET NO.
DATE 3/2/20 11:24 AM REV-1	C0.0

LSD20-0007

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

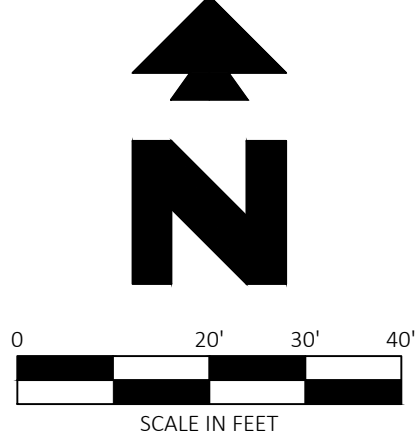
JOB # 31338 DRAWING: 31338-SP.dwg LAST SAVED BY: RICLARK LOCATION: \\bnp\p\31338-0\Drawings\Design Working\31338-SP.dwg



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.

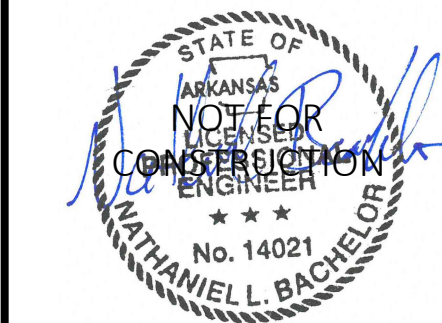
SITE NOTES

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

SITE DETAILS

- TYPE A CONCRETE CURB AND GUTTER
- PRECAST CONCRETE WHEEL STOP
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- HEAVY DUTY CONCRETE PAVING
- 90 DEGREE PARKING
- ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
- STOP BAR
- STOP SIGN
- TYPICAL LIGHTING POLE BASE DETAIL
- CONCRETE SWALE IN PAVED AREA
- CURB & GUTTER PER ADOT DETAILS

LSD20-0007



31338	3/2/20	TCO	NLB	RIC	RIC
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			(479)273-9472		
Bentonville, AR 72712			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

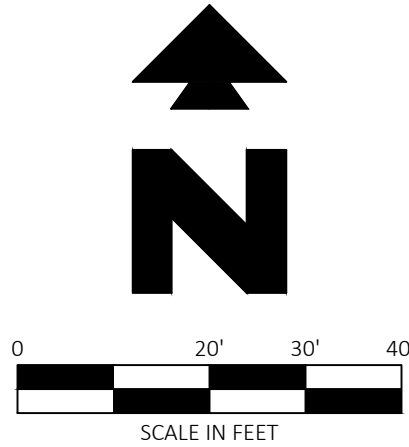
GENERAL NOTES
A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.

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

JOB # 31338 DRAWING: 31338-LP.dwg LAST SAVED BY: FHENRY2 LOCATION: P:\31000\31338\01Drawings\Design Working\31338-LP.dwg

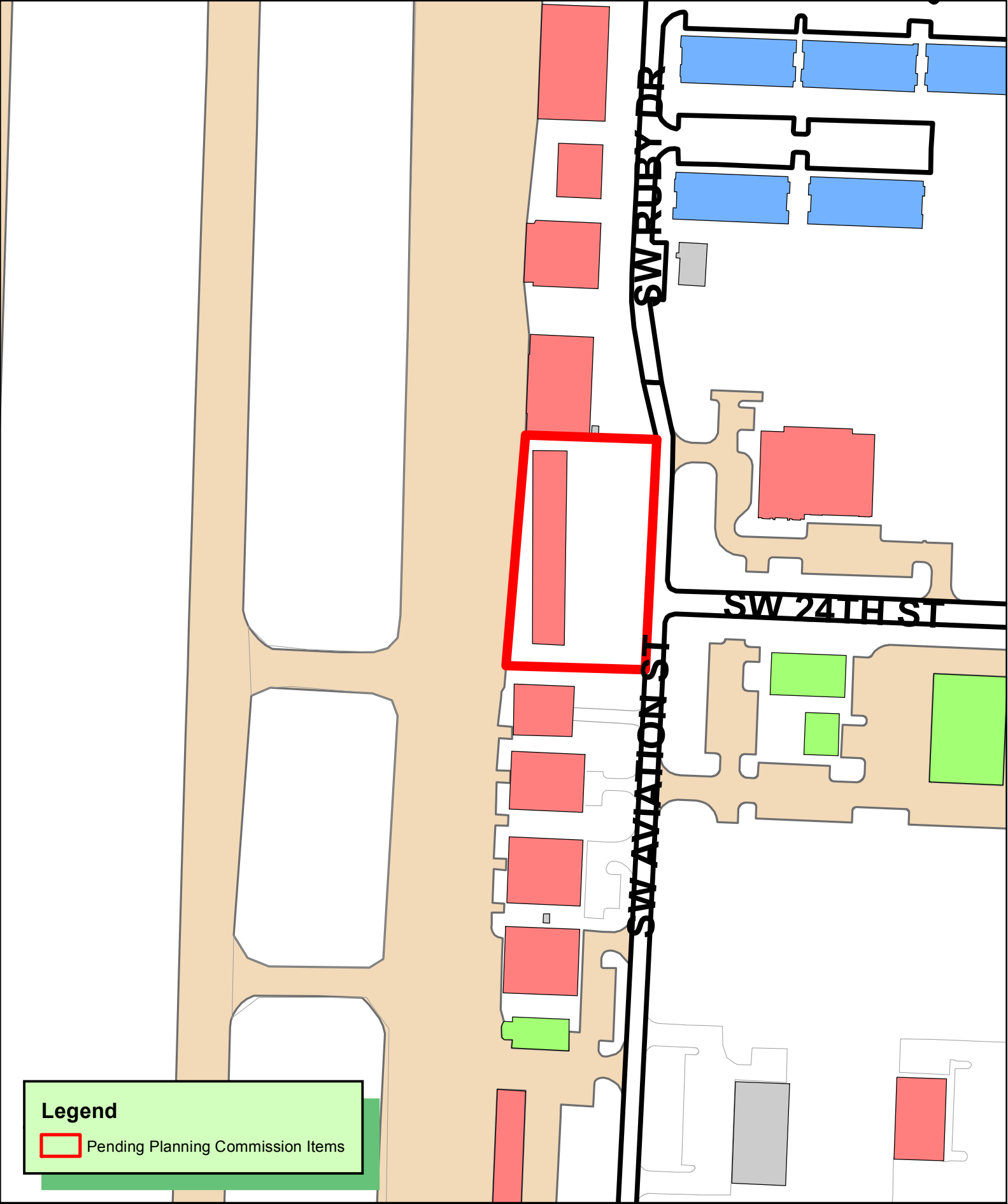
LSD20-0007



03/02/2020

31338	3/2/20	TCO	NLB	R/C	R/C
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				(479)273-9472	
Bentonville, AR 72712				FAX (479)273-0844	
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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Legend

 Pending Planning Commission Items



1 inch = 150 feet

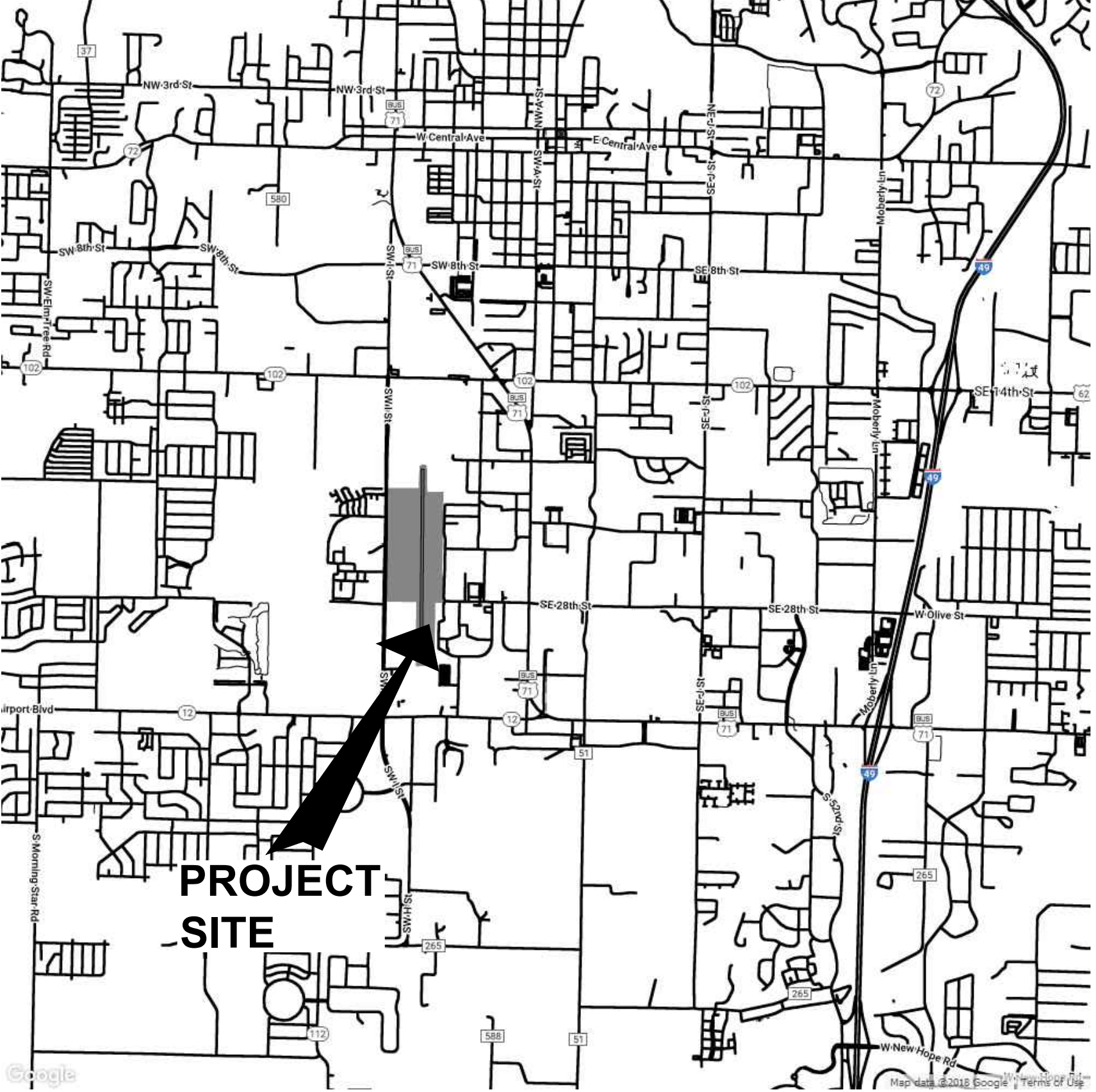
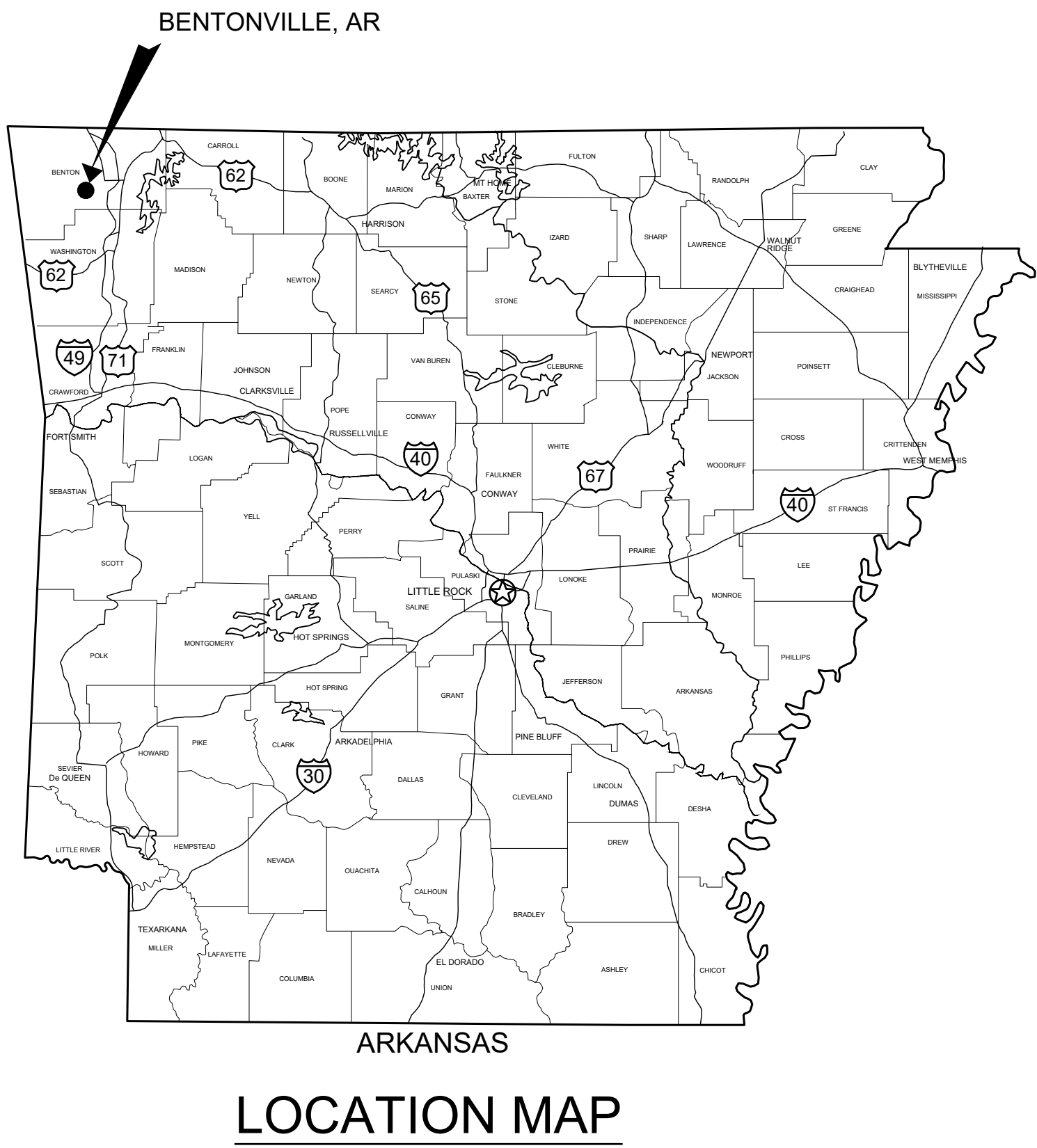
LSD20-0005
LARGE SCALE DEVELOPMENT
VBT EAST HANGAR
2380 SW AVIATION ST

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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PURPOSES.

REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL AIRPORT
2380 SW AVIATION STREET
BENTONVILLE, ARKANSAS

EAST HANGAR
CITY OF BENTONVILLE - LSD20-0005

COVER SHEET

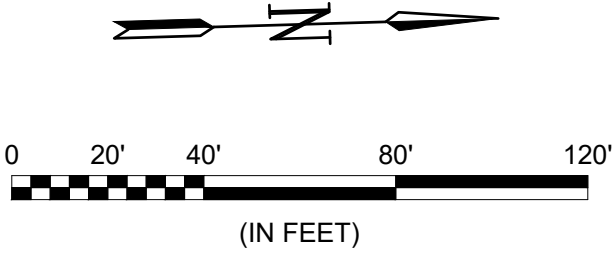
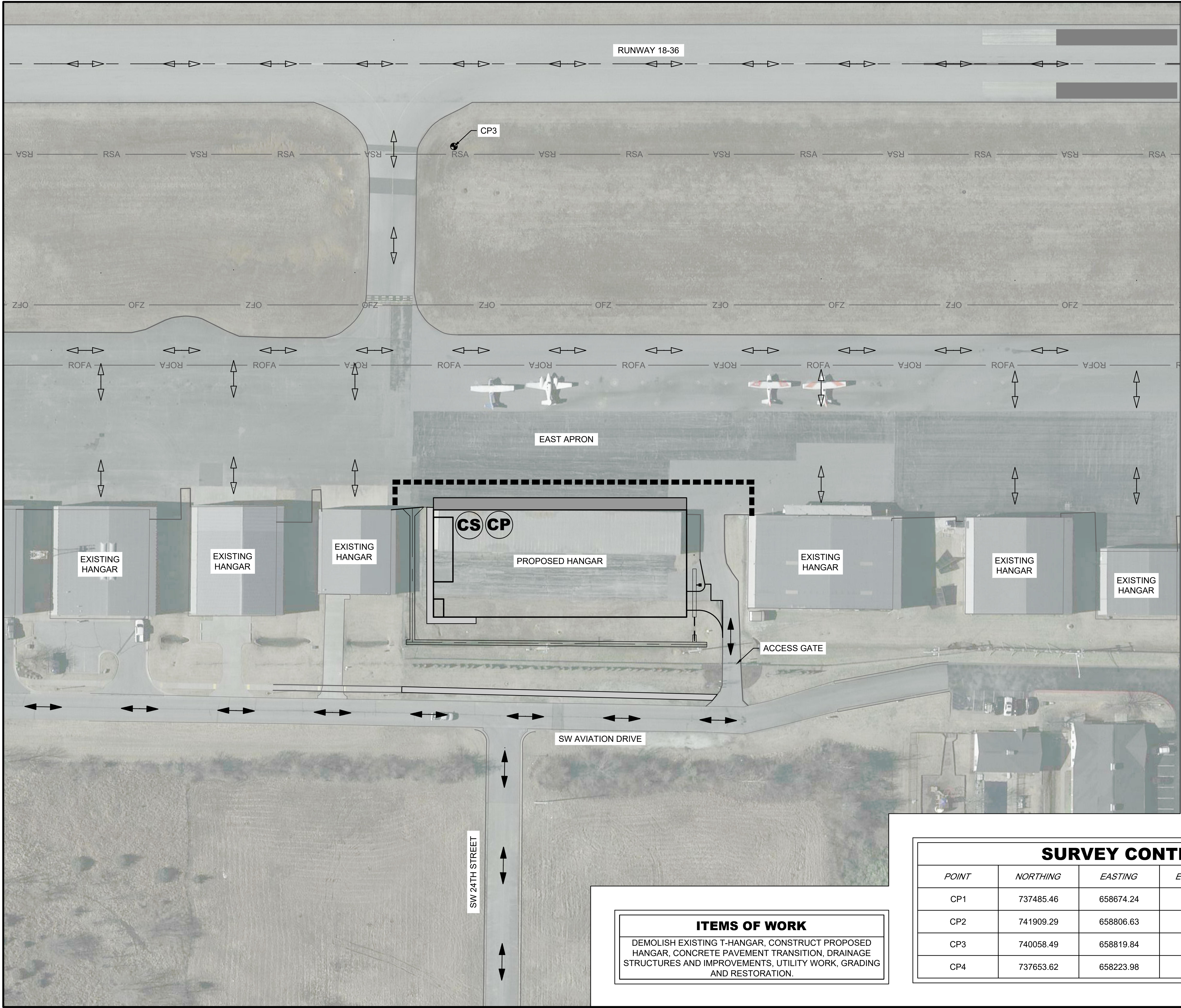
JOB NO.: 20A13190
DATE: MAR 2020
DESIGNED BY: ATW
DRAWN BY: CMM

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

DRAWING NUMBER
G-101

SHEET
NUMBER **1**

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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

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
G-202

SHEET
NUMBER **3**

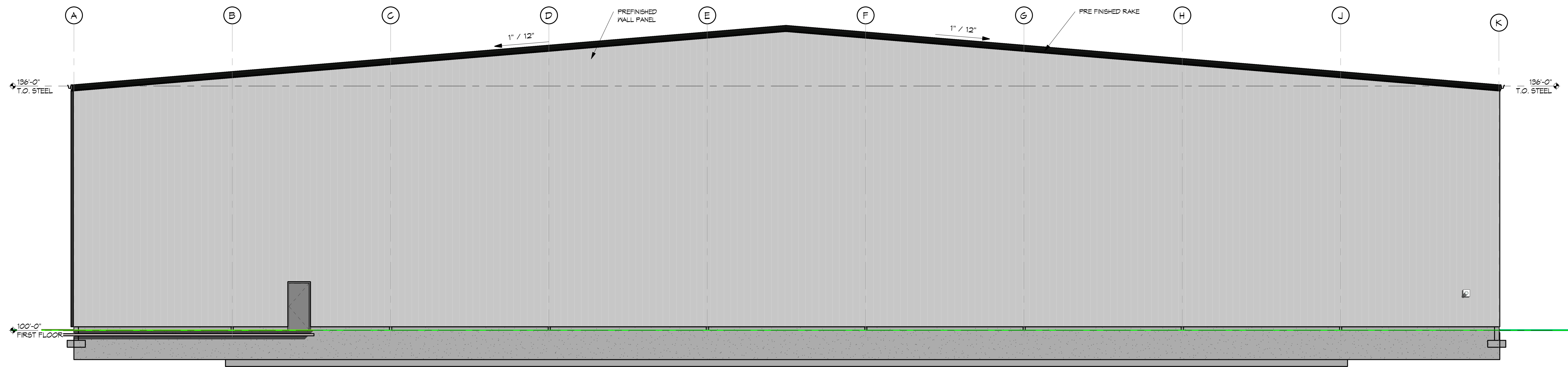
PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8200 Tiger Blvd, Suite 4,
Bentonville, Ar 72712
479-319-6045

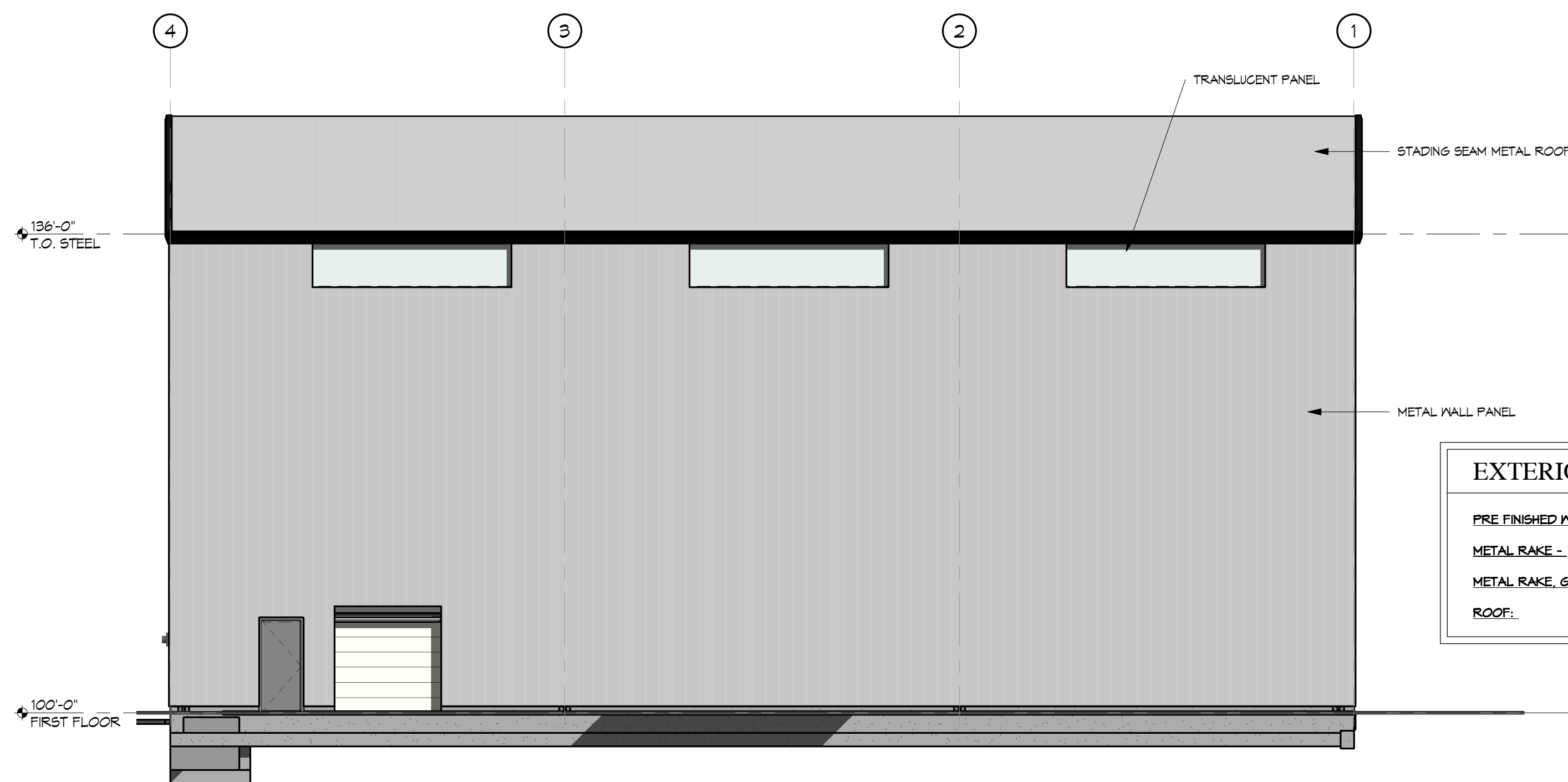
VBT EAST HANGAR
SW AVIATION DR
BENTONVILLE, AR

DATE
3-2-20
JOB NO.
19089
REVISIONS

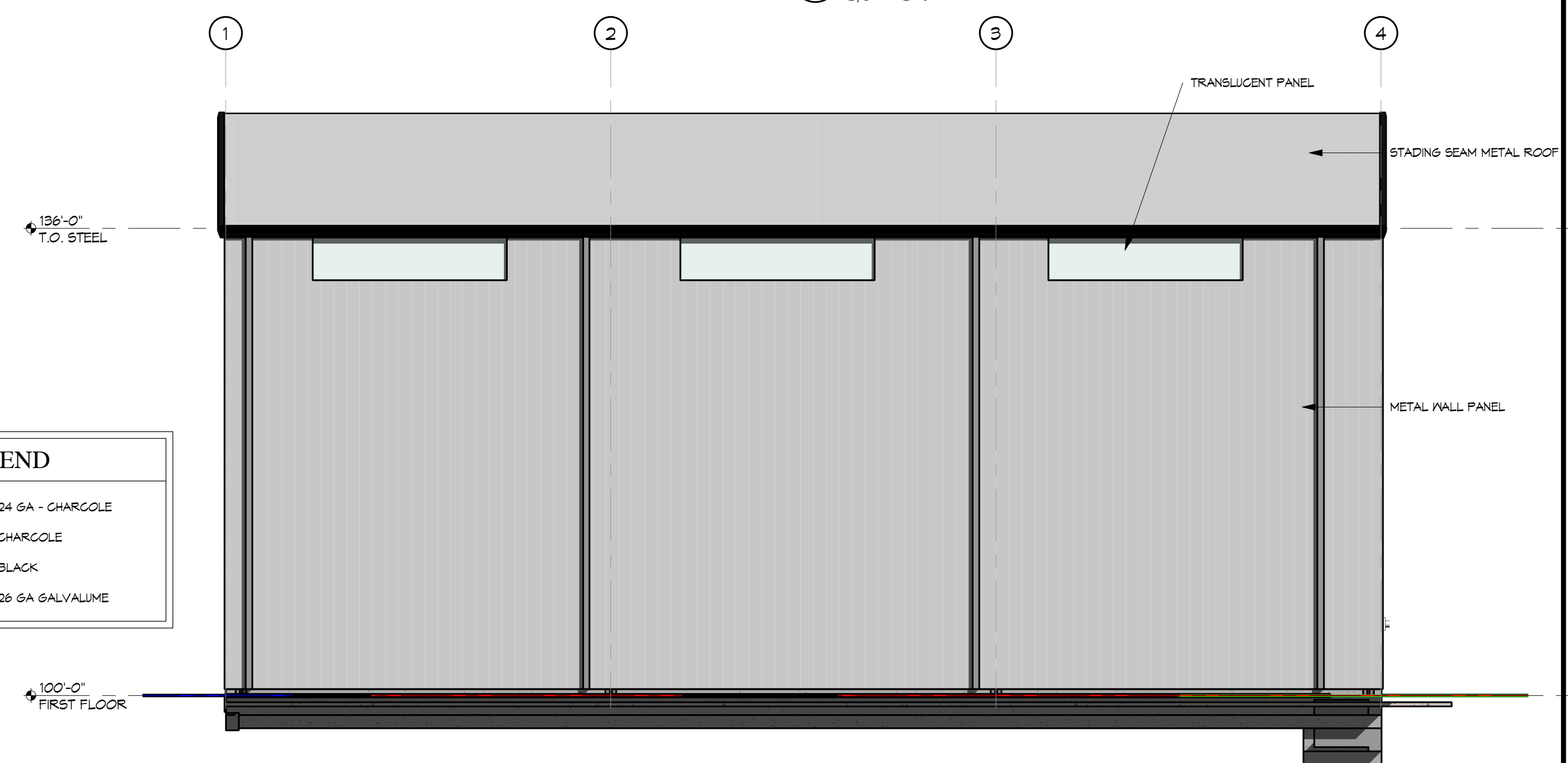
A7.0
COLOR ELEVATIONS



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



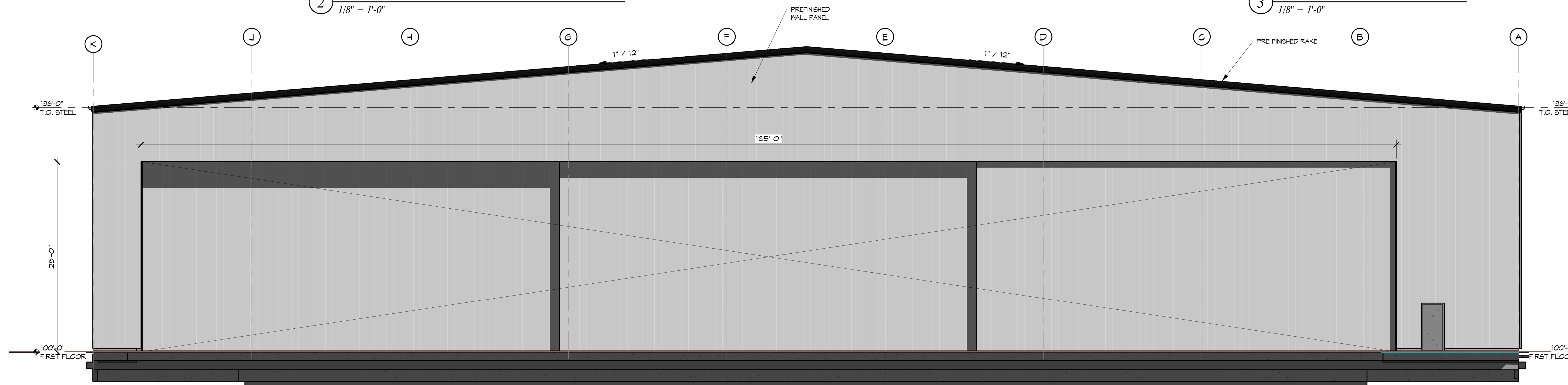
2 NORTH ELEVATION COLOR
1/8" = 1'-0"



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

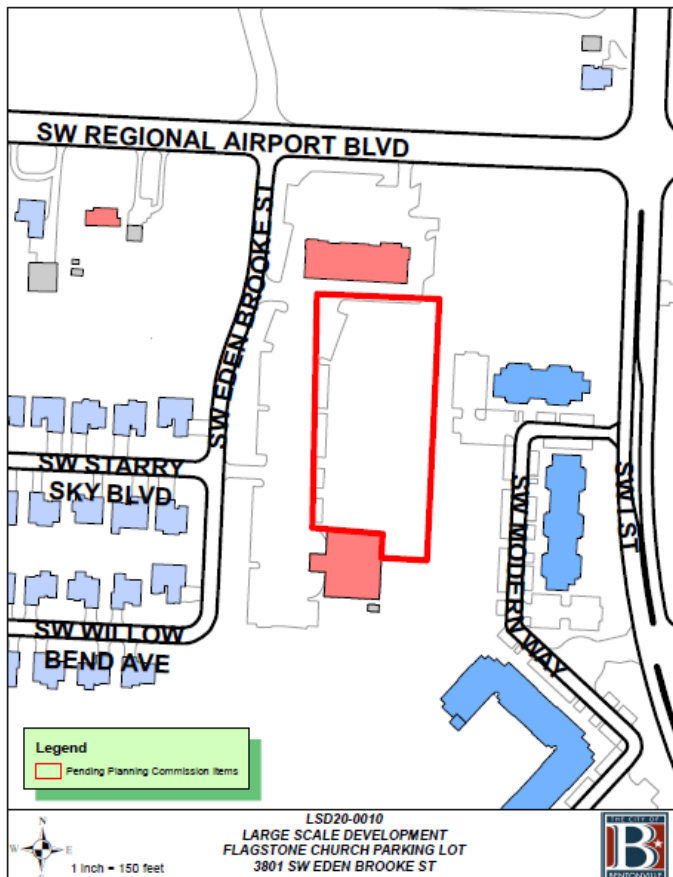
PC Date: 3/17/2020

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

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

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:

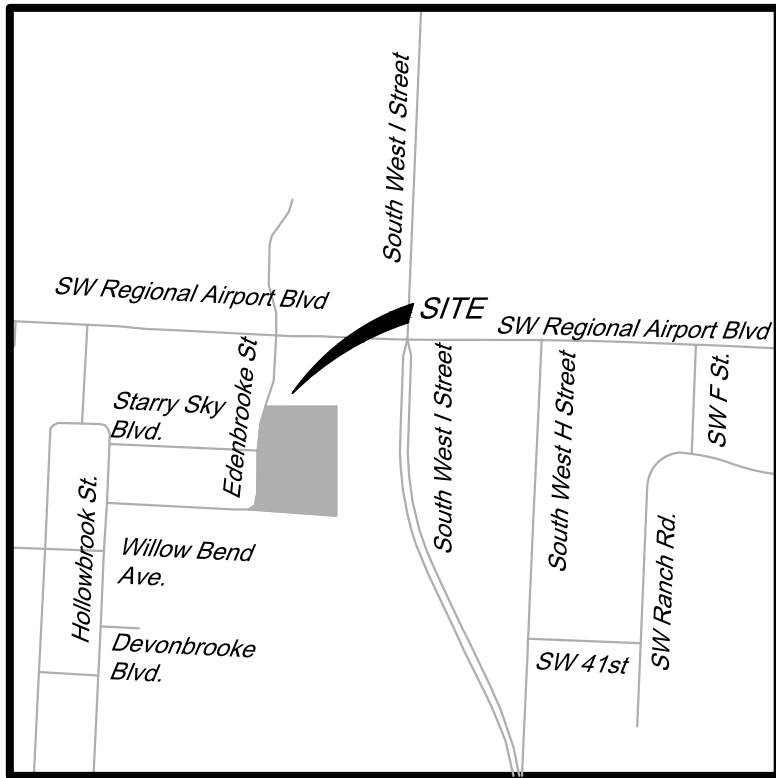
BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0255K MAP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

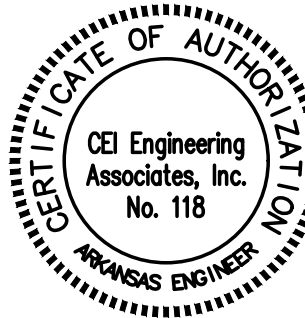
NAME: FLAGSTONE CHURCH OF CHRIST
CHRIS HORTON
CHURCH ELDER
PHONE: (479) 254-0329



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

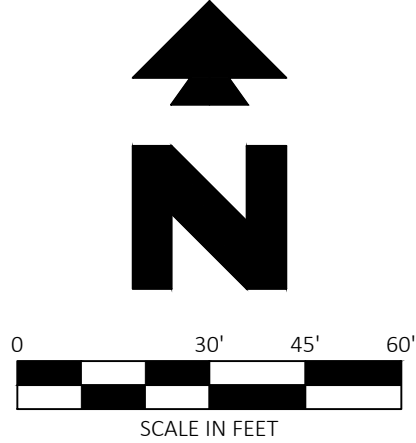
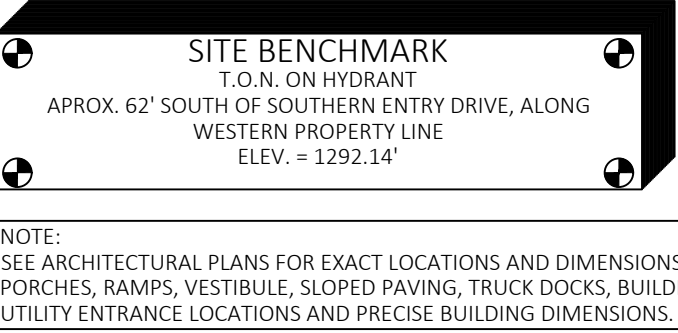
JOB NO.: 31562 DWG NAME: 31562-CS	SHEET NO.
DATE 3/2/20 8:52 AM REV-0	C0

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



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



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	GAS	5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CROOKY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

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

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. COVER THE ENTIRE PARKING LOT AREA AND ALL ADJACENT 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

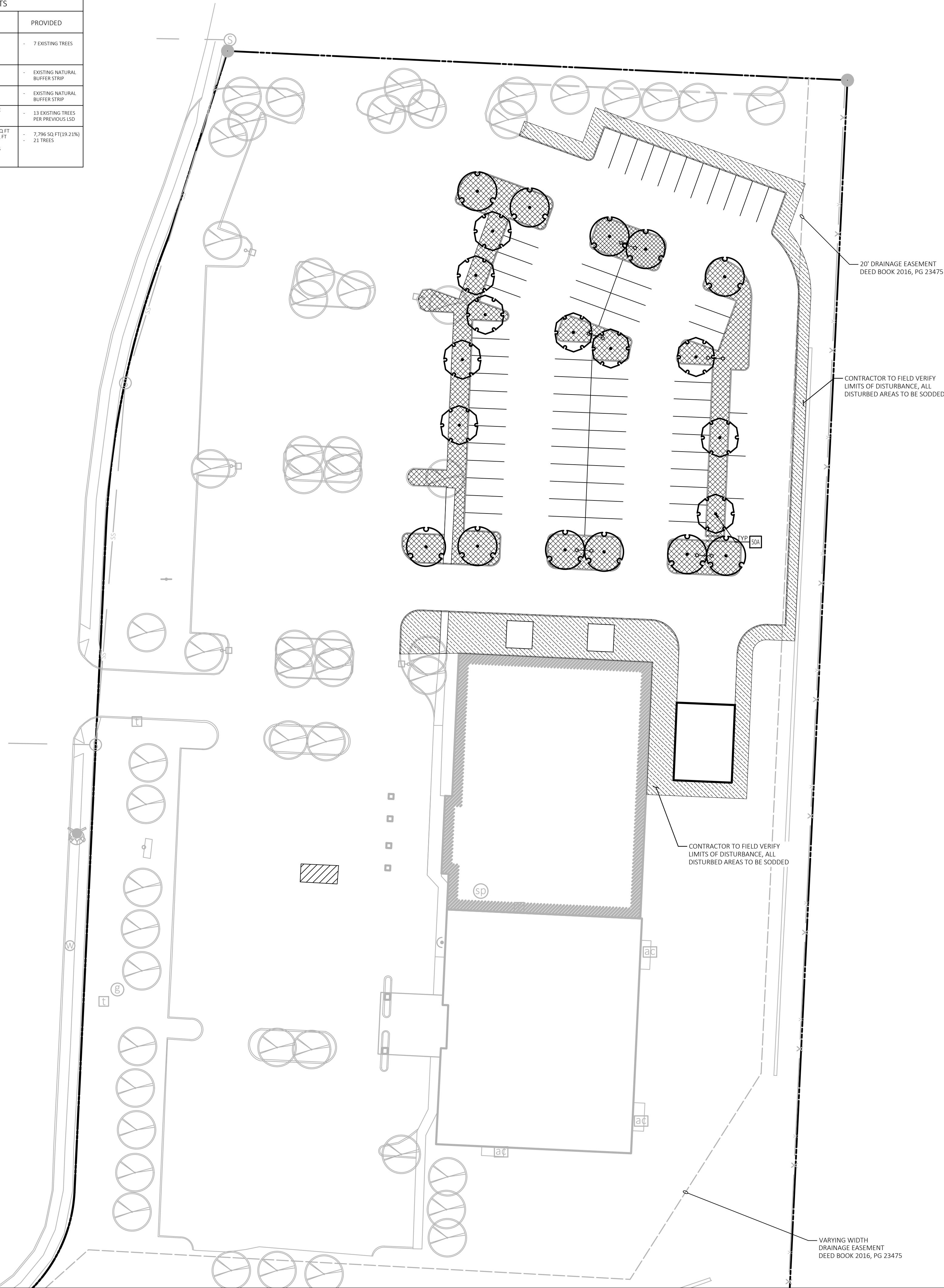
- | | |
|-----|--|
| 01A | TYPE A CONCRETE CURB AND GUTTER |
| 03N | WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN) |
| 08A | STANDARD DUTY ASPHALT PAVING |
| 09B | NINETY DEGREE PARKING SPACE STRIPING |
| 09C | PARALLEL PARKING SPACE STRIPING |
| 09F | 90 DEGREE ACCESSIBLE PARKING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



31562	3/2/20	TCO	NLB	PTT	PTT
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
 Engineering Associates, Inc. <u>ENGINEERS • PLANNERS • SURVEYORS</u> <u>LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS</u>					
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



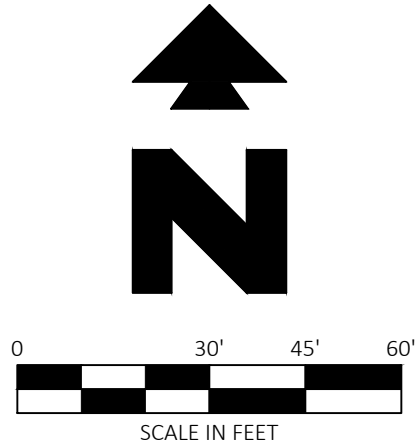
SITE BENCHMARK

T.O.N. ON HYDRANT

APROX. 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.



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
---	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
CEI PROJECT NO.

3/2/20
INITIAL DATE

TCO
DPOR

NLB
PM

PTT
DES

PTT
DRW

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

(479)273-9472
FAX (479)273-0844

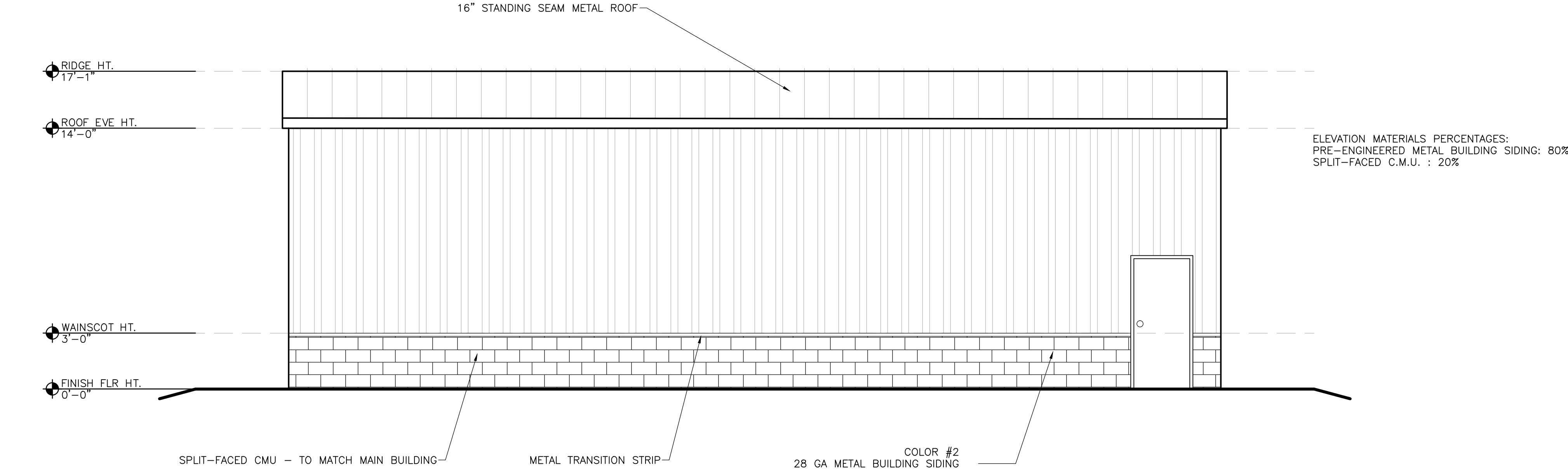
FLAGSTONE CHURCH OF CHRIST

3801 EDEN BROOKE STREET
BENTONVILLE, ARKANSAS

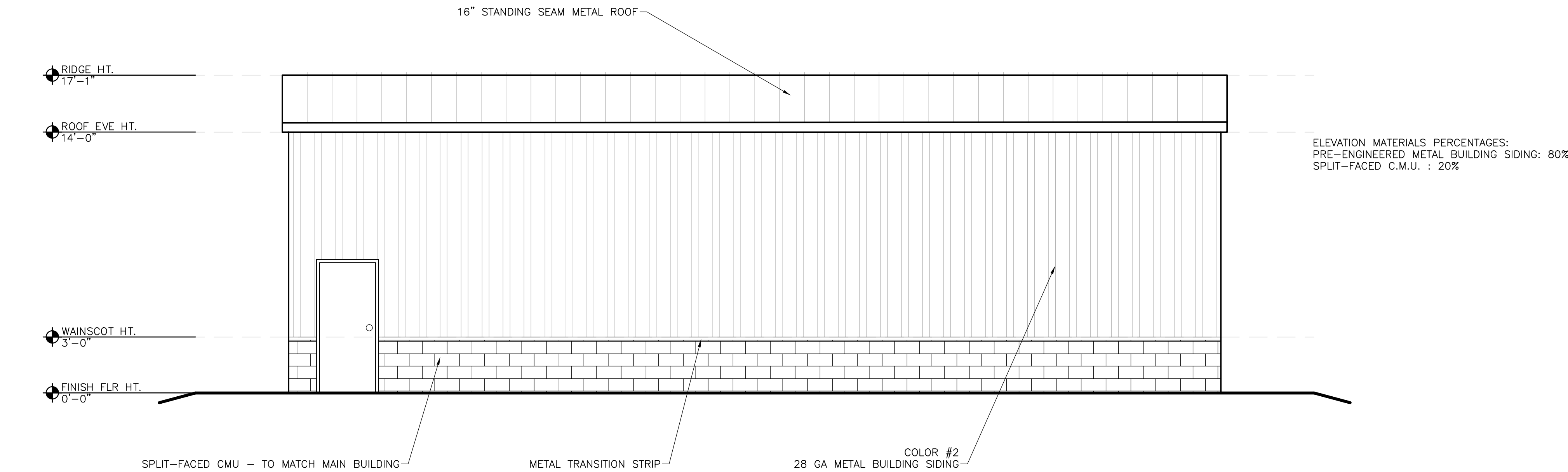
LANDSCAPE PLAN

REV DATE
3/2/20
REV-0

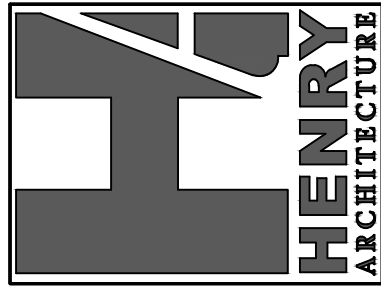
SHEET NO.
C4



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



HENRY ARCHITECTURE

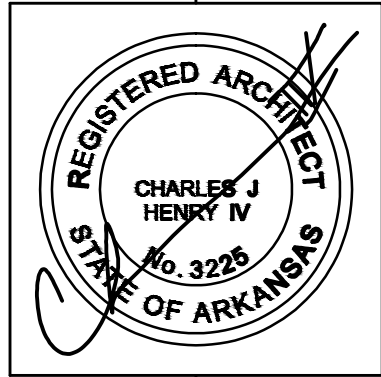
122 N COLEGE AVE, SUITE C BOX 1

CALETTE, AR

PHONE ENA ENT ARC Itec

REV NO DATE DESC

DRAWN BY CHECKED BY



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2

BENTON, ARKANSAS

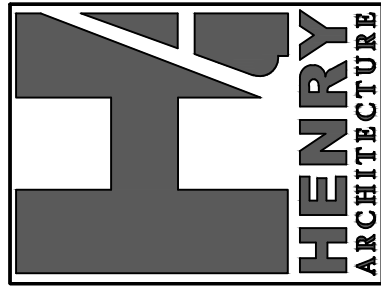
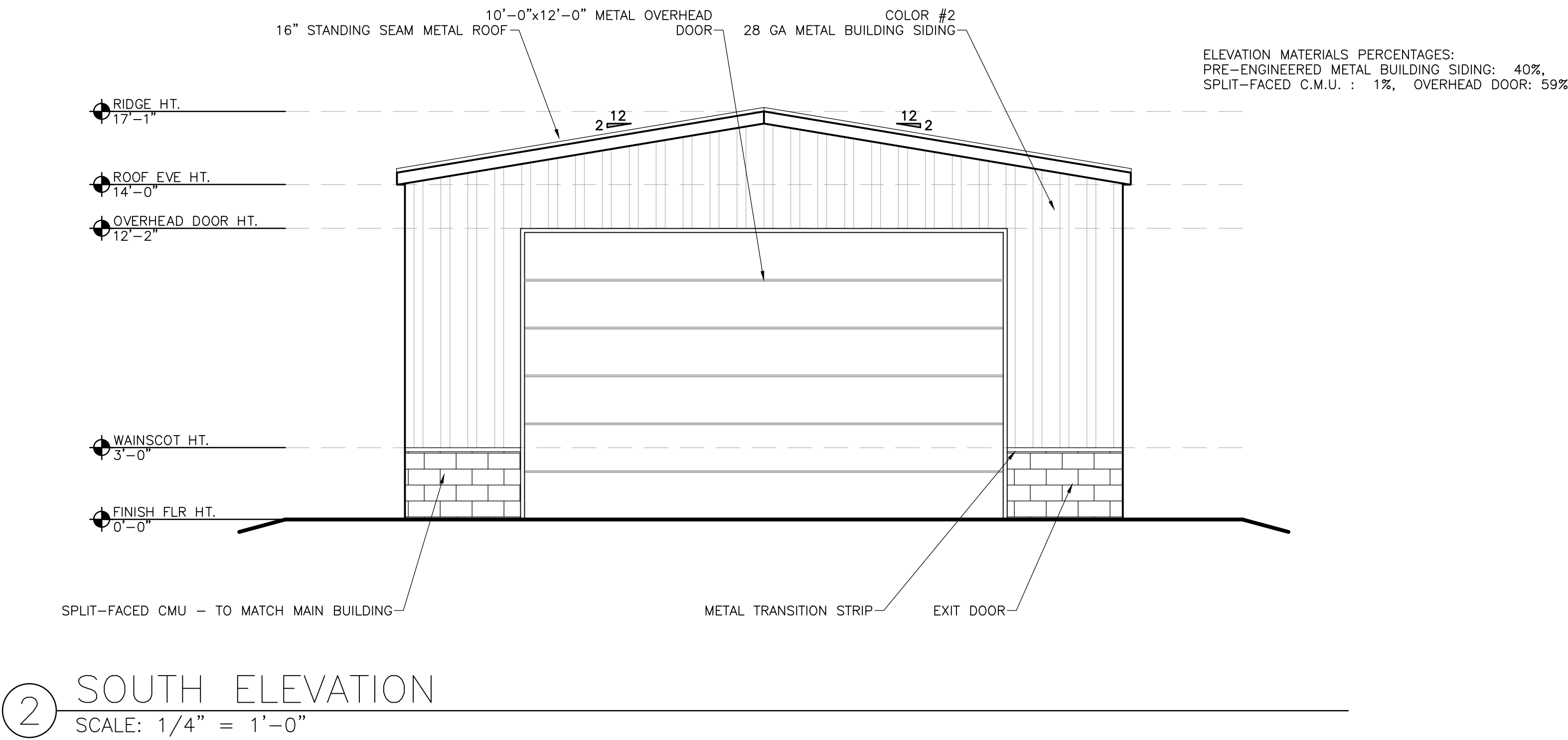
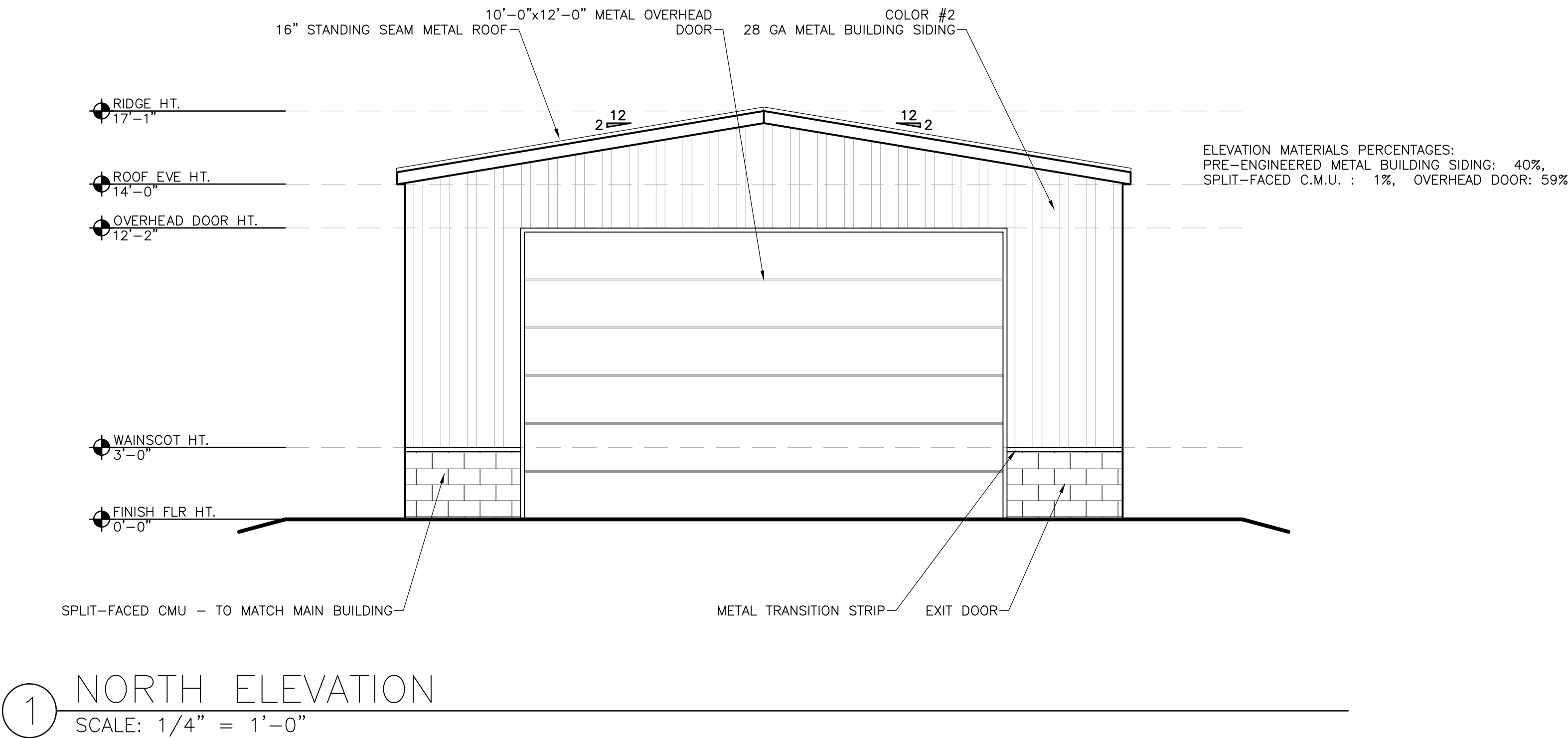
DESIGN REVIEW SET 1 FEB 2022

AGSTONE CHURCH BARN

ELEVATIONS DETAILS

DATE JAN 2022

A2.



HENRY ARCHITECTURE

1222 N College Ave., Suite C Box 100

Little Rock, AR 72205

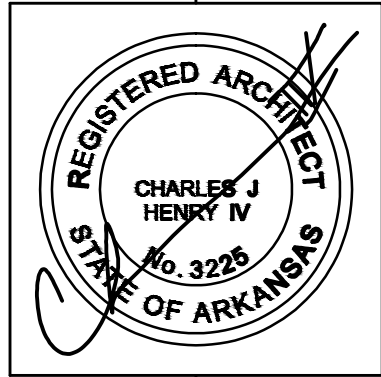
PHONE (501) 325-1111 FAX (501) 325-1112 EMAIL info@henryarchitects.com

DRAWN BY: CCH CHECKED BY: CCH

DATE

REV. NO.

DESC.



OB

2

BENTON ARKANSAS

DESIGN REVIEW SET 1 FEB 2022

AGSTONE CHURCH BARN

ELEVATIONS DETAILS

DATE 22 JAN 2022

A2.1

LARGE SCALE DEVELOPMENT STAFF REPORT



Annoor Academy

2300 SE C Street

PC Date: 4/7/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	LSD20-0012
Applicant / Current Owner	Serenity Group of Hotels, LLC SE 22 nd Street Bentonville, AR 72713
Site Area	+/- 1.83 acres
Current Zoning	C-3, Central Commercial
Future Land Use Map Designation	Office (O)
Development Type / Use	Educational facility/ Pre-K & Private School

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

Location Map



Property Description

This project is located at 2300 SE C Street. The property is currently zoned as C-3, Central Commercial, with a Future Land Use Map designation of Commercial. The Central commercial allows for a wide variety of commercial uses and does specifically allow for an educational facility by obtaining a Conditional Use Permit.

Project Details

A large scale development proposing the development of an 20,090 square foot education facility/pre-k & private school. The development provides 69 total parking spaces, 66 spaces are required. Adequate landscaping is being provided. It also provides three bike racks as site amenities. The primary material depicted on the architectural elevations are painted cement panel, painted masonry veneer, stained cement lap siding and glass.

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

There are no waivers requested with this development.

Conclusion

In conclusion, this large scale development does meet the minimum requirements of the City of Bentonville's Land Development Code. As such, staff recommends approval of the large scale development. Please note that all educational facilities require a conditional use permit and the applicant shall submit an application for a conditional use permit and obtain approval prior to a pre-construction meeting being scheduled.

March 2020

Large Scale Development Plans

for

ANNOOR ACADEMY at 2300 SE C Street

Bentonville, Benton County, Arkansas

Issued For Review - 03.19.2020

Owner/Developer
Amreen and Parvez Musani
606 NE Green Creek Road
Bentonville, Arkansas 72712

FLOOD CERTIFICATION:

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

Map Number: 05007C0255K
Effective Date: June 05, 2012

MORRISON SHIPLEY

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

FOR
REVIEW

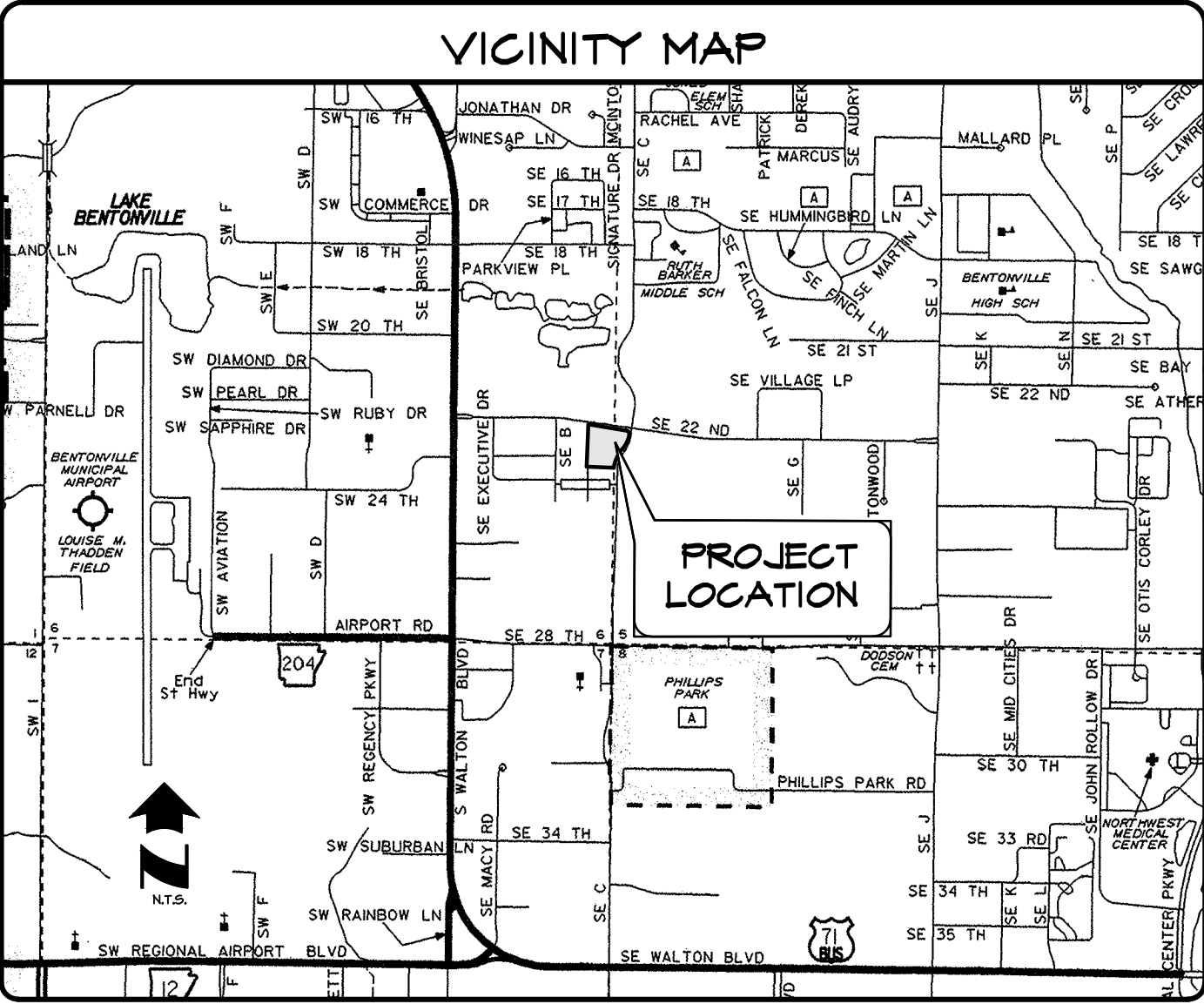


The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications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

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

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

CITY PROJECT #LSD20-0012
CITY ATLAS PAGE #444/445



INDEX OF SHEETS

- 1. Cover Sheet, Vicinity Map, & Index of Sheets
 - 2. Site Dimension Plan
 - 3. Site Grading, Drainage
 - 4. Drainage Profiles
 - 5. Drainage Profiles
 - 6. Erosion Control Plan
 - 7. Site Utility Plan
 - 8. Landscape Plan
 - 9. Erosion Control Details
 - 10. Miscellaneous Details
 - 11. Miscellaneous Details
- Bentonville Water & Sewer Standard Details
 - Bentonville Electric Layout Sheet & Standard Details

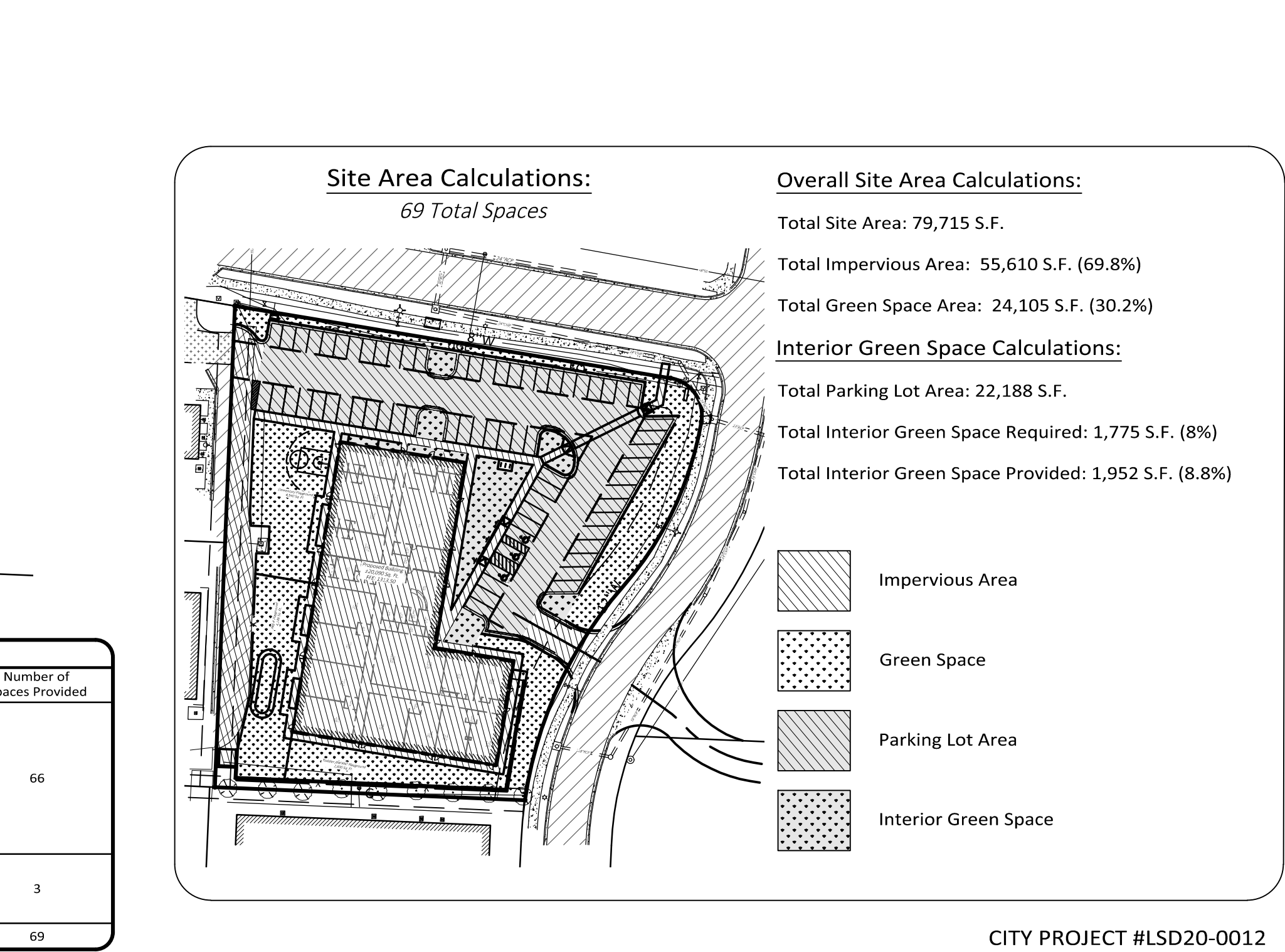
SITE UTILITY CONTACTS

NATURAL GAS BLACK HILLS ENERGY CONTACT: JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 721-4543 EMAIL: joshua.knight@blackhillscorp.com	TELEPHONE AT&T CONTACT: SCOTT SEAMAN PHONE: 479-442-1967 CONTACT: LAYNE RHODES PHONE: (479) 442-1977 627 WHITE ROAD SPRINGDALE, ARKANSAS 72766
CABLE TELEVISION COX COMMUNICATIONS CONTACT: KIP SMITH 4901 S. 48th STREET SPRINGDALE, ARKANSAS PHONE: (479) 717-3796 EMAIL: kip.smith@cox.com	WASTEWATER CITY OF BENTONVILLE CONTACT: NANCY BUSEN 1901 NE A STREET BENTONVILLE, ARKANSAS PHONE: (479) 271-3160
WATER & SEWER CITY OF BENTONVILLE CONTACT: PRESTON NEWBILL 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-3140	FIRE DEPARTMENT CITY OF BENTONVILLE CONTACT: BRENT BOYDSTON (FIRE CHIEF) 800 SW "A" STREET BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-5927
ELECTRIC CITY OF BENTONVILLE CONTACT: CHARLIE BARNES 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: (501) 661-2623

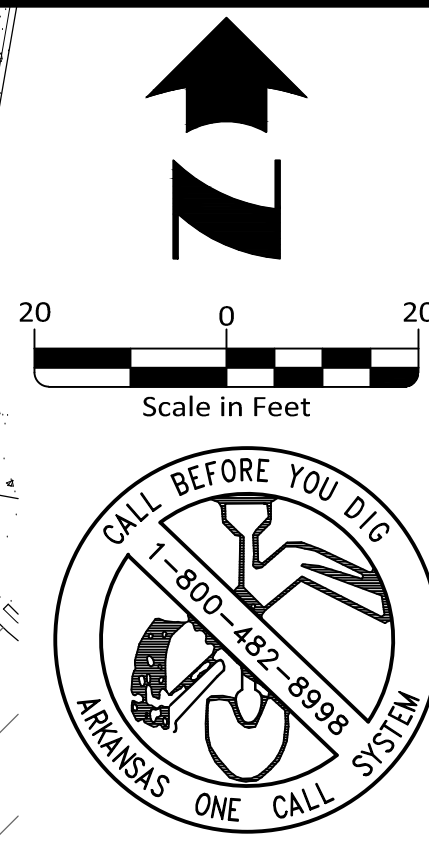
GOVERNING AGENCIES

CITY OF BENTONVILLE 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	CITY ENGINEERING CONTACT: DAN WEESE PHONE: (479) 271-5993
CITY PLANNING CONTACT: ELLEN NORVELL 305 SW A St, Bentonville, Ar 72712 PHONE: (479) 271-5993	BUILDING INSPECTION PHONE: (479) 271-3125
STREET DEPARTMENT CONTACT: TONY DAVIS PHONE: (479) 271-3130	STORMWATER CONTACT: JANET PAITH PHONE: (479) 271-5002 jpaith@bentonvillear.com
PUBLIC WORKS CONTACT: MIKE BENDER PHONE: (479) 271-6720	

ANNOOR ACADEMY
BENTONVILLE, ARKANSAS



Sheet No.:
2
of 11



LEGEND

	Proposed Lot Line		Ex. Boundary Line
	Proposed Right of Way Line		Ex. Adjacent Boundary Line
	Proposed Road Centerline		Ex. Right of Way Line
	Proposed Easement Line		Ex. Road Centerline
	Proposed Building Setback Line		Ex. Easement Line
	Proposed Type "A" Curb & Gutter		Ex. Building Setback Line
	Proposed Fire Lane Striping on Curb		Ex. Asphalt
	Proposed Concrete Sidewalk		Ex. Concrete
	Proposed Asphalt		Ex. Water Line
	Proposed Concrete		Ex. Sanitary Sewer Line
	Proposed Heavy Duty Concrete Dumpster Pad		Ex. Telephone Line
	Proposed Water Line W/Size		Ex. Fiber Optic Line
	Proposed Dry Fire Line W/Size		Ex. Gas Line
	Proposed Fire Line W/Size		Ex. Underground Electric Line
	Proposed Sanitary Sewer Line W/Size		Ex. Overhead Electric Line
	Proposed Gas Line		Ex. Storm Drain Pipe
	Proposed Underground Electric Line		Ex. Contours
	Proposed Fence Line		Ex. Water Meter
	Proposed Conduit		Ex. Fire Hydrant
	Proposed Water Meter		Ex. Water Valve
	Proposed Water Valve		Ex. Water Spigot
	Proposed Fire Department Connection		Ex. Gas Meter
	Proposed RPZ Backflow Preventer		Ex. Telephone Pedestal
	Proposed Clean-Out		Ex. Fiber Optic Pedestal
	Proposed Gas Meter		Ex. Electric Pedestal
	Proposed Electric Transformer		Ex. Electric Transformer
			Ex. Vault Box
			Ex. Air Conditioner
			Ex. Tree

Landscape Plan General Notes

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.
6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.
7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.
9. Hardwood Mulch And Weed Barrier Fabric ,shall Be Applied To All Planting Beds Shown On This Plan.
10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.
13. Contractor Shall Replace All Dead, Diseased, And Damaged Trees On Site. Coordinate with the Landscape Architect.
14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)
15. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec.1400.5. C-11)
16. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec. 1400.5. C-12)
17. Living Materials, Such As Lawn, Grass Or Herbaceous Groundcovers Like Juniper Or Liriope, Etc., Shall Cover A Minimum Of Eighty Percent (80%) Of The Planting Islands. One Hundred Percent (100%) Of living Material Is Strongly Encouraged. (Sec. 1400.6.A-8 & 1400.8.G-7)
18. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.
19. All trees Planted In The Right-Of-Way Shall Be 4" Caliper And The Lowest Limb Shall Be 60" Or Higher From Final Grade At Time Of Planting.

Site Sodding Note:

All Disturbed Areas To Be Sodded Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Sodded With Bermuda Grass. If Located On Slopes 3:1 Or Greater, The Corners Of The Sod Must Be Pinned. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

Landscape Requirements:

Street Frontage: 1 tree per 20 LF
SE 22 Street 293 / 20 = 15 required street trees
Provided: 8 existing and 7 required = 15

SE "C" Street 312 LF / 20 = 16 required street trees
Provided: 6 existing, 1 being removed, 11 required = 16

Perimeter Landscaping: 1 tree per 50 LF
526 LF / 50 = 11 required perimeter trees
Provided: 10 existing and 1 required = 11

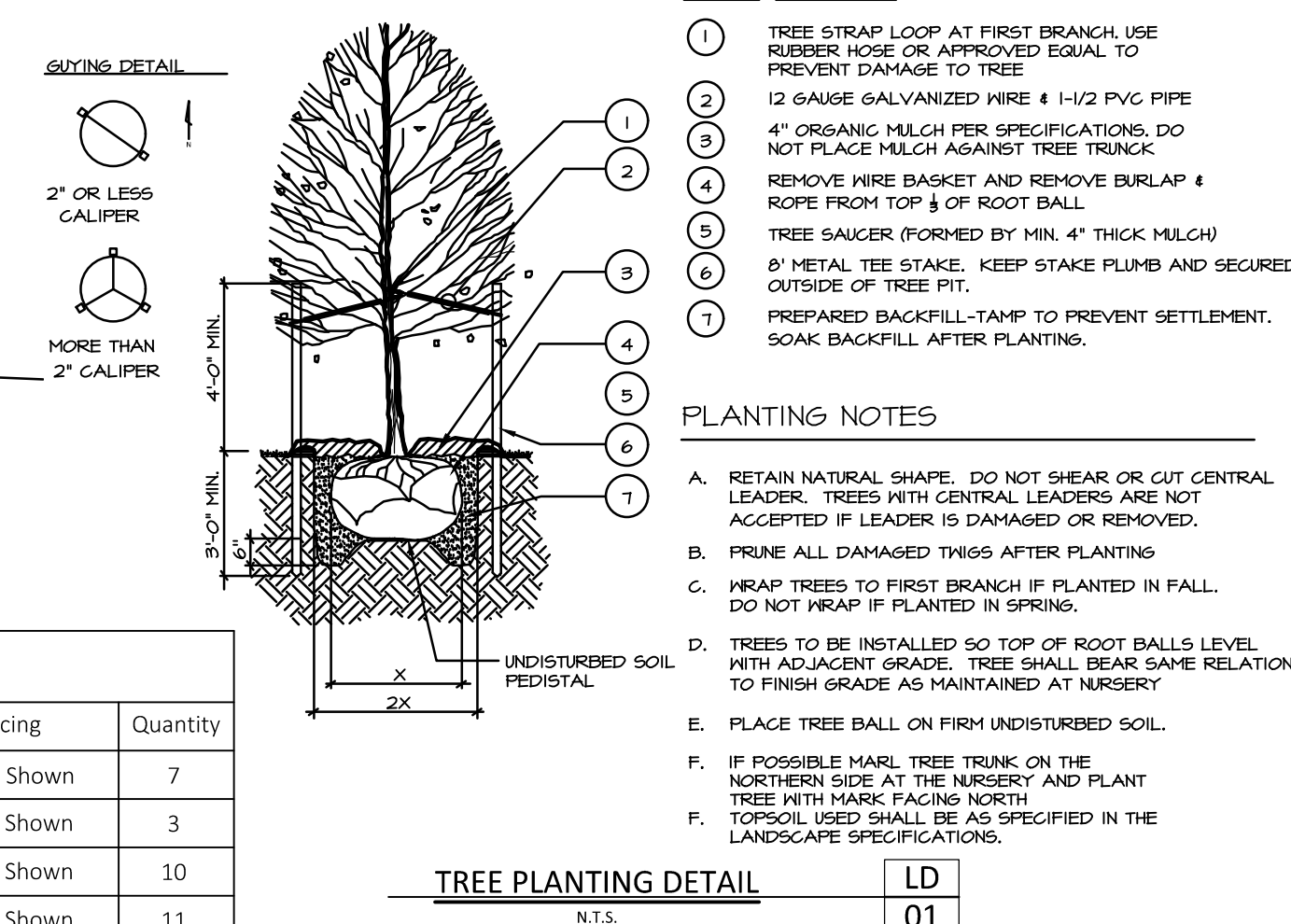
Island trees:
Required: 11
Provided: 11

DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
①	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUIV. TO PREVENT DAMAGE TO TREE
②	12 GAUGE GALVANIZED WIRE & 1/2" PVC PIPE
③	4" ORANGE MULCH PEST SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
④	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 3' OF ROOT BALL
⑤	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
⑥	8" METAL TEE STAKE. KEEP STAKE PLUMBS AND SECURED OUTSIDE OF TREE
⑦	PREPARED BACKFILL--TAMP TO PREVENT SETTLEMENT. SCOOP BACKFILL AFTER PLANTING.

PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TRIM ONLY GENERAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NORTHERN END AND PLANT TREE WITH MARK FACING NORTH
- F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE SPECIFICATIONS



PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
PA	NORWAY SPRUCE	<i>Picea abies</i>	6'-8' B&B (Min.)	As Shown	7
PC	CHINESE PISTACHE	<i>Pistacia chinensis</i>	2-1/2" Cal. B&B	As Shown	3
AF	AUTUMN BLAZE MAPLE	<i>Acer x frematii</i> 'Autumn Blaze'	2-1/2" Cal. B&B	As Shown	10
UP	LACEBARK ELM	<i>Ulmus parvifolia</i>	2-1/2" Cal. B&B	As Shown	11

[illegible]

MORRISON  **SHIPLEY**

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



Drawn By:	Vertical Scale:
DKW	—
Approved By:	Horizontal Scale:
MDT	1" = 20'
Date:	Plotting Scale:
03.02.2020	1
Project No.:	Drawing Name:
KAR-02	PLAN SHEET

ANNOOR ACADEMY

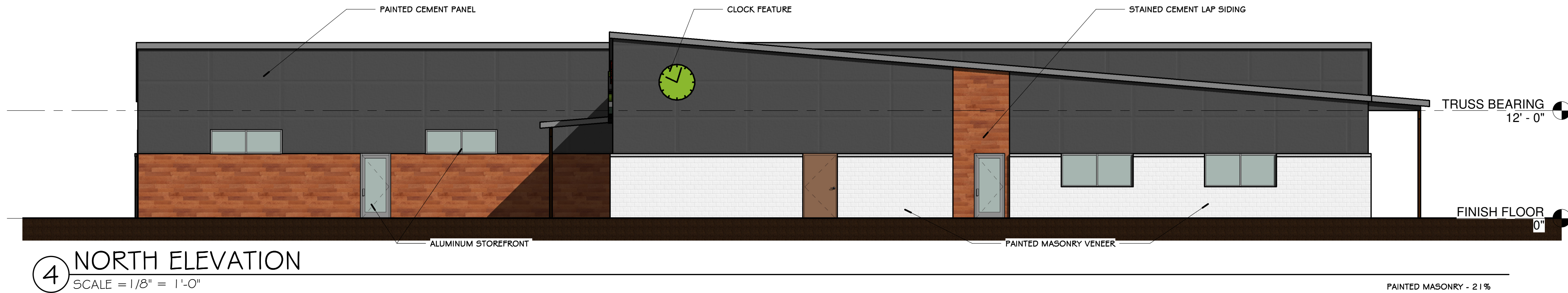
at 2300 SE C Street

Bentonville, Benton County, Arkansas

LANDSCAPE PLAN

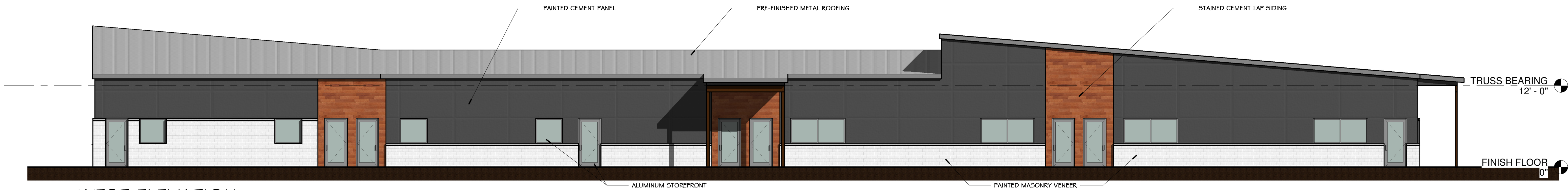
Issued for Review - 03.19.2020

Sheet No.:
8
of 11



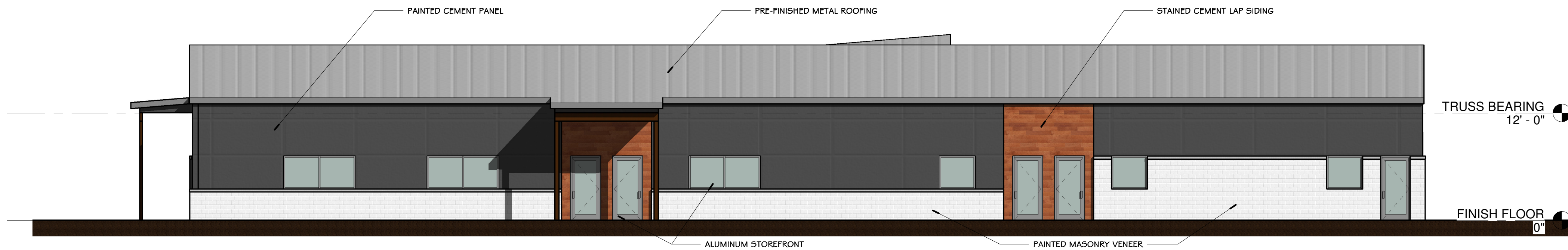
④ NORTH ELEVATION
SCALE = 1/8" = 1'-0"

PAINTED MASONRY - 21%
PAINTED CEMENT PANEL - 60%
STAINED CEMENT PANEL - 19%



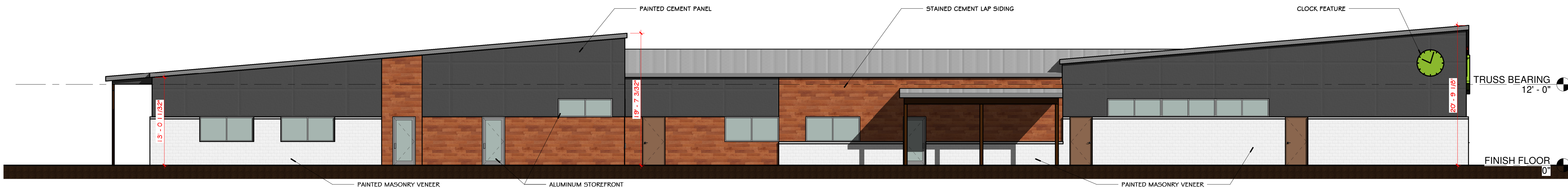
③ WEST ELEVATION
SCALE = 1/8" = 1'-0"

PAINTED MASONRY - 26%
PAINTED CEMENT PANEL - 62%
STAINED CEMENT PANEL - 12%



② SOUTH ELEVATION
SCALE = 1/8" = 1'-0"

PAINTED MASONRY - 31%
PAINTED CEMENT PANEL - 56%
STAINED CEMENT PANEL - 11%



① EAST ELEVATION
SCALE = 1/8" = 1'-0"

PAINTED MASONRY - 26%
PAINTED CEMENT PANEL - 47%
STAINED CEMENT PANEL - 27%

PROJECT: LSD20-0012 - ANNOOR ACADEMY

SEAL



KEY ARCHITECTURE INC.

P.O. BOX 748 FAYETTEVILLE, ARKANSAS 72702
PH: 479.444.6066 FAX: 479.444.1445

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule
Rev. # Date Description

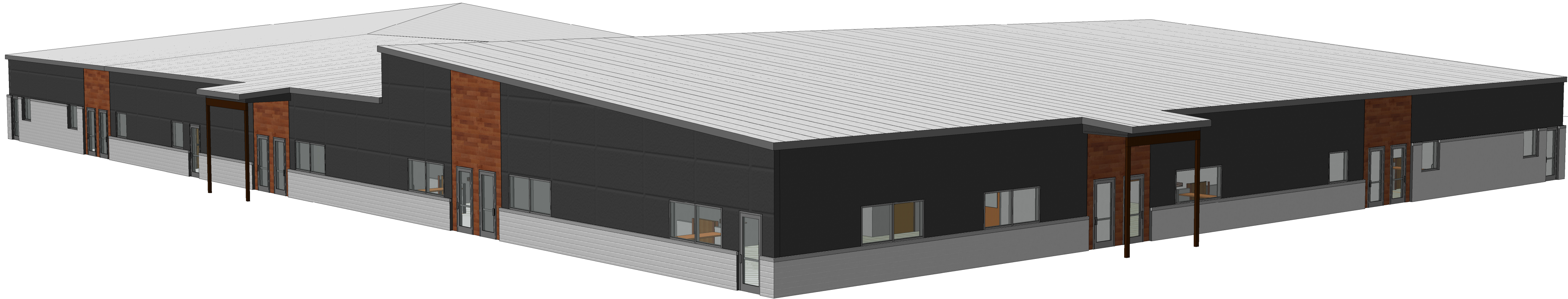
NEW ANNOOR ACADEMY
3200 SE C STREET
BENTONVILLE, AR

AMREEN AND PARVEZ MUSANI
606 NE GREEN CREEK ROAD
BENTONVILLE, AR 72712

DATE 01/31/20
PROJECT # 1934
DRAWN BY ELP
CHECKED BY JTK

SHEET
A2.1
ELEVATIONS

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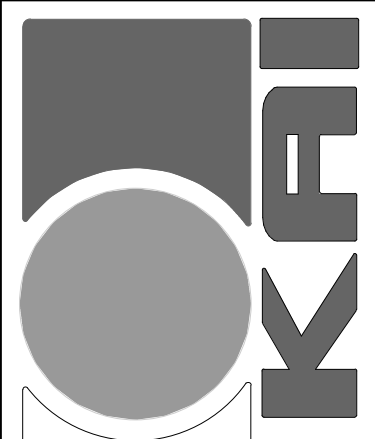
2 SOUTHWEST PERSPECTIVE
SCALE =



1 NORTHEAST PERSPECTIVE
SCALE =

PROJECT: LSD20-0012 - ANNOOR ACADEMY

SEAL



KEY ARCHITECTURE INC.

P.O. BOX 748 FAYETTEVILLE, ARKANSAS 72702
PH: 479.444.6066 FAX: 479.444.1445

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule		Description
Rev. #	Date	

NEW ANNOOR ACADEMY 3200 SE C STREET BENTONVILLE, AR	AMREEN AND PARVEZ MUSANI 606 NE GREEN CREEK ROAD BENTONVILLE, AR 72712

DATE 03/18/20	DRAWN BY ELP
PROJECT # 1934	CHECKED BY JTK

SHEET A2.2
PERSPECTIVES

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LARGE SCALE DEVELOPMENT STAFF REPORT



614 Bella Vista Road

614 Bella Vista Road

PC Date: 4/7/2020

Reviewer: Ali Worley, Planning Technician

Project Number	LSD20-0013
Applicant / Current Owner	Hurricane WA, LLC PO Box 1285 Bentonville, AR 72712
Site Area	+/- 0.34 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium Density Residential (MDR)
Development Type / Use	Mixed-Use Development

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

Location Map



Property Description

The property is located at 614 Bella Vista Road and is currently zoned PRD, Planned Residential Development. The Future Land Use Plan currently depicts this property at Medium Density Residential.

Project Details

The applicant is proposing the construction of two single-family homes, a three-unit townhome cluster, and community amenities. This layout was previously approved under the Bella Vista Road Housing PRD. The applicant intends to sell the units individually through a Horizontal Property Regime. The primary materials depicted on the exterior elevations are composite panel and brick. The development provides a Type A screen along the northern and eastern property lines and London Plane shade trees to meet the requirements of Article 1400 of the Land Development Code.

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 is requested:

- Waiver from the Bentonville Drainage Manual that requires 20 feet of horizontal separation between detention and structures.
 - The applicant is requesting only 10 feet of horizontal separation be allowed.
 - Engineering staff supports the waiver request.

Conclusion

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



JORGENSEN
+ASSOCIATES
Civil Engineering • Land Surveying

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Fayetteville, AR 72703
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www.jorgensenassoc.com
Established 1985

March 23, 2020

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

Re: 614 Bella Vista Rd (LSD20-0013) Waiver of Horizontal Separation of Detention and Structure

Dear Commissioners:

During review of the above referenced project, the engineering department referred to 5.4.2 Dry Reservoirs of the City of Bentonville Stormwater Management and Drainage Manual, that sets guidelines on location of detention facilities and their 100-year water service elevation (WSE) in relation to structures. The following comment was logged into the eTrakit system by the department:

"PLEASE LOOK TO RECONFIGURE SO THE MINIMUM REQUIRE HORIZONTAL SEPARATION FROM A DETENTION POND TO A STRUCTURE IS MET (20-FT) OR SUBMIT A WAIVER TO THIS REQUIREMENT OF THE BENTONVILLE DRAINAGE MANUAL."

Due to site limitations, we are requesting a waiver of this requirement. The proposed detention facility is approximately 10 feet from the garage structure. The proposed finished floor of this garage is 1269.00. The 100-year WSE of the detention pond is 1264.00. The 5-ft of vertical difference between these two structures along with the grade of the surrounding terrain shows that the garage will never be in danger of flooding due to a failure of the detention pond; in any scenario, water would overtop the pond and continue eastward before it ever achieved the same elevation as the garage. Furthermore, I believe this detached garage would be considered an accessory structure and would not be in the same category for flood protection as the residential structures.

Thank you for reviewing our request and we apologize for any inconvenience. If you have any questions, please let us know.

Sincerely;

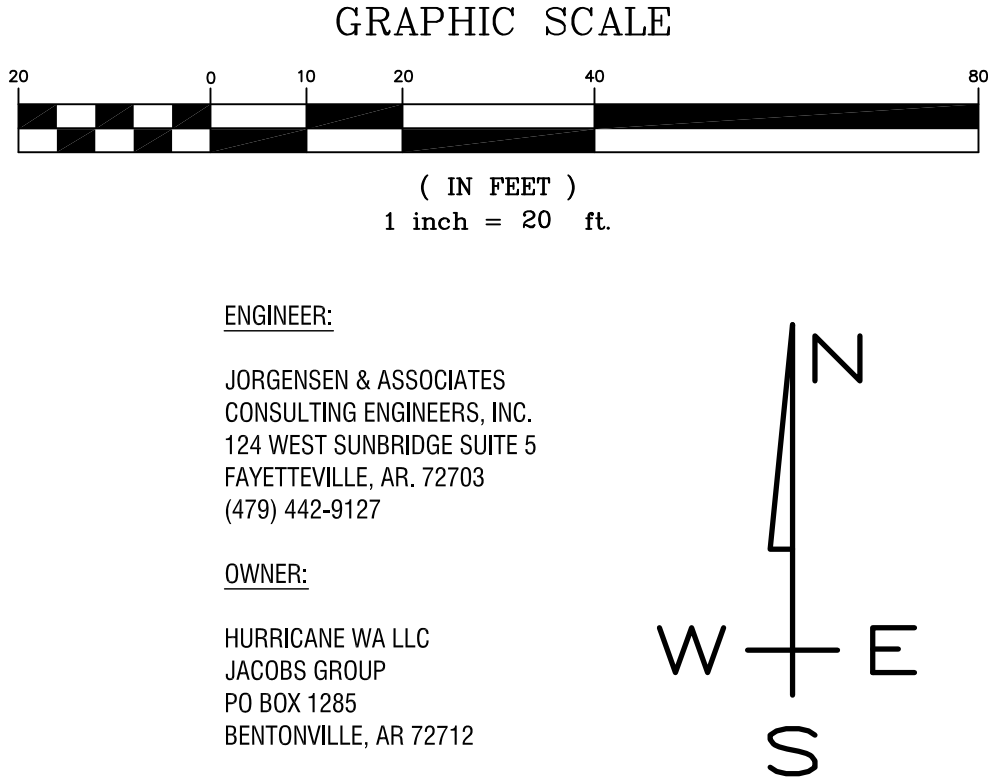
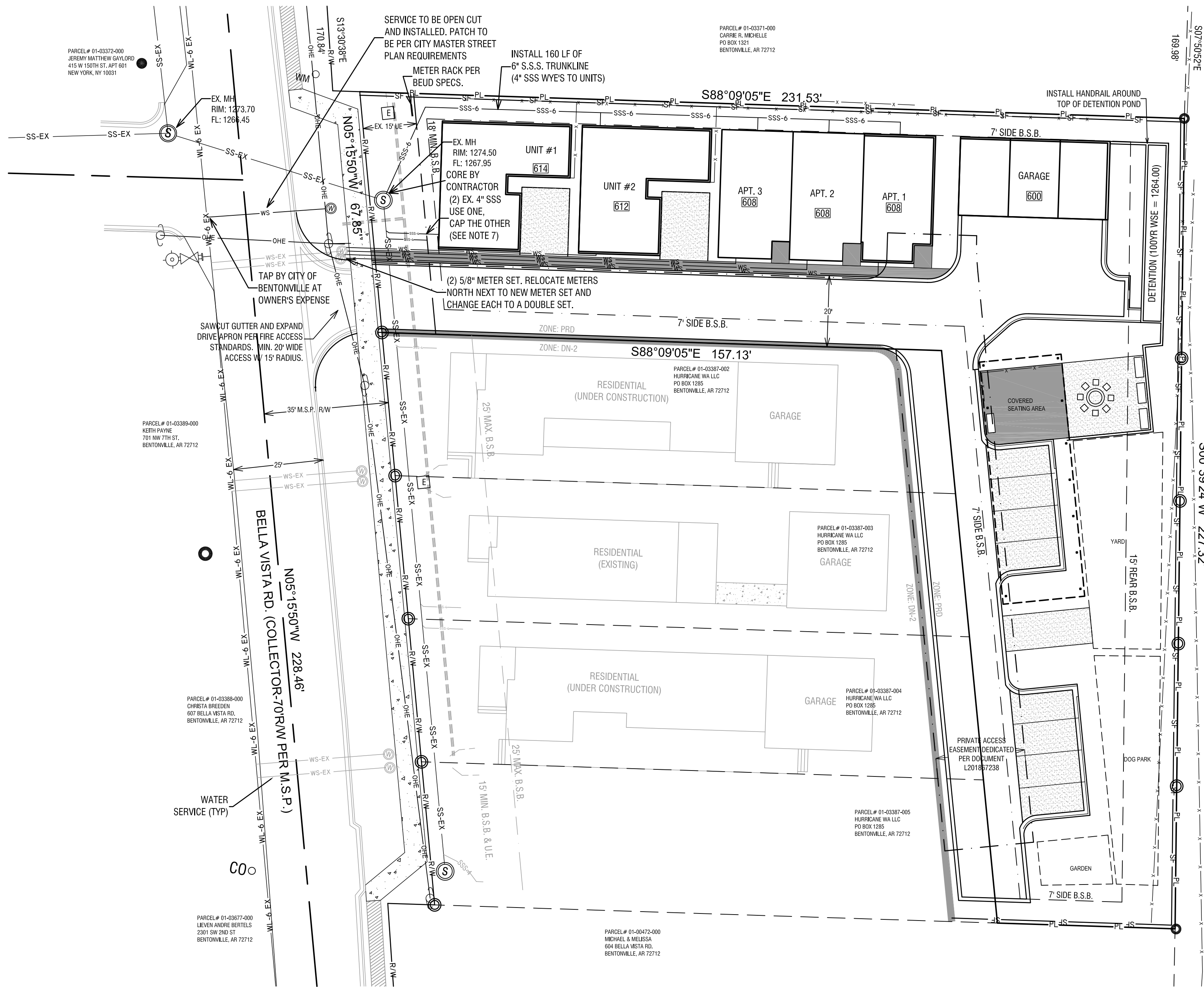
Jared S. Inman, PE



COVER



COVER



ENGINEER:

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

OWNER:

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

NOTES:

- 1) PARCEL NUMBER: 01-03387-001
- 2) ADDRESS - 610 BELLA VISTA RD.
- 3) CURRENT ZONING = PRD
- 4) BASIS OF ROTATION - ARKANSAS STATE PLANE
- 6) BENCHMARK = 1276.54
- 7) PLAT OF RECORD = MCANDREWS & JACKSONS ADDITION L201901262

GENERAL NOTES:

- 1) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0090J DATED SEPTEMBER 28, 2007.
- 2) BELLA VISTA ROAD (COLLECTOR): 70' RIGHT-OF-WAY.
- 3) NEW TREES SHALL BE LOCATED 5' FROM UTILITIES AND STORM DRAINAGE.
- 4) NO FENCES SHALL BE BUILT IN DRAINAGE EASEMENTS.
- 5) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.

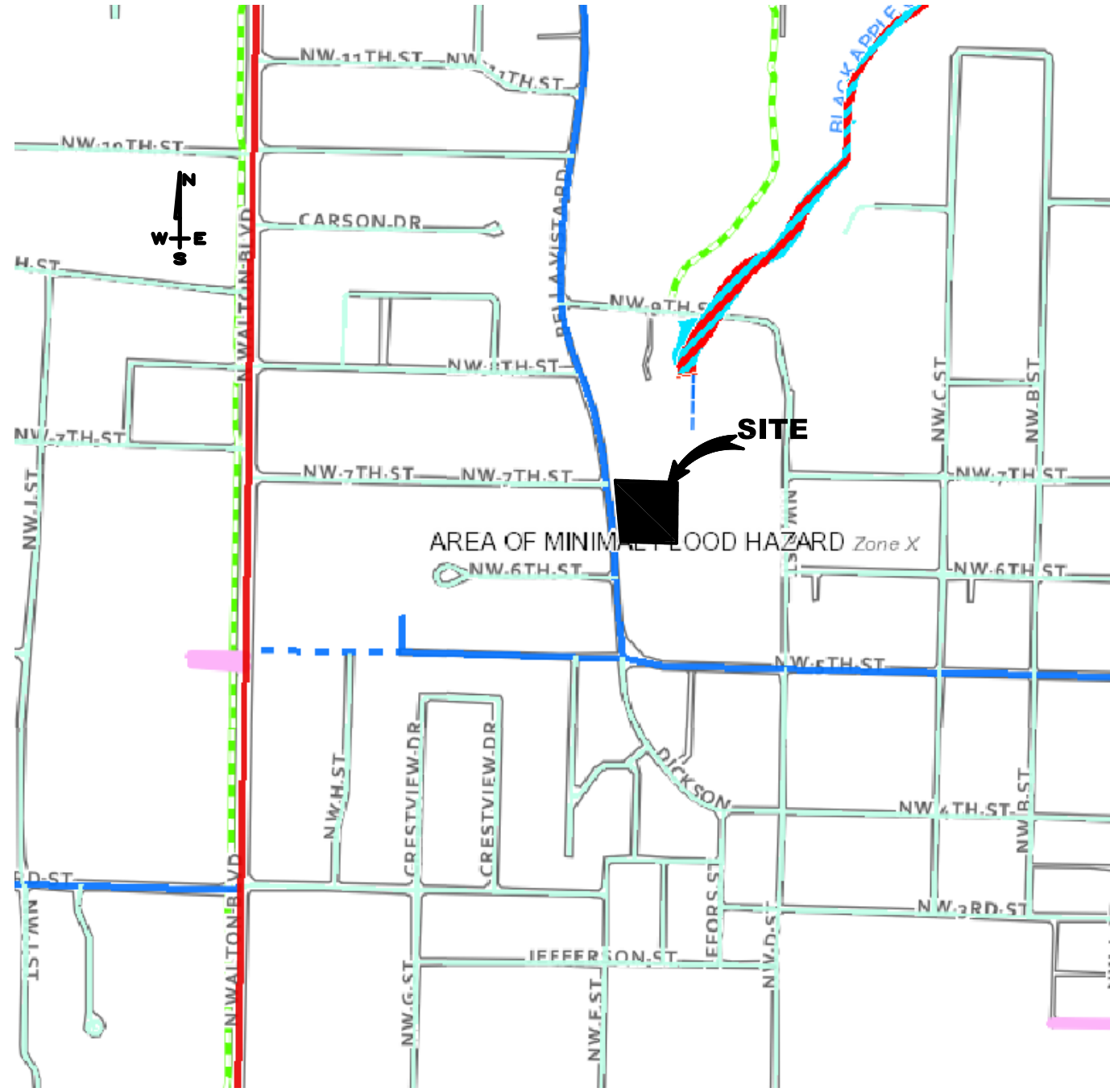
PARKING REQUIREMENTS PER APPROVED PRD19-0004:

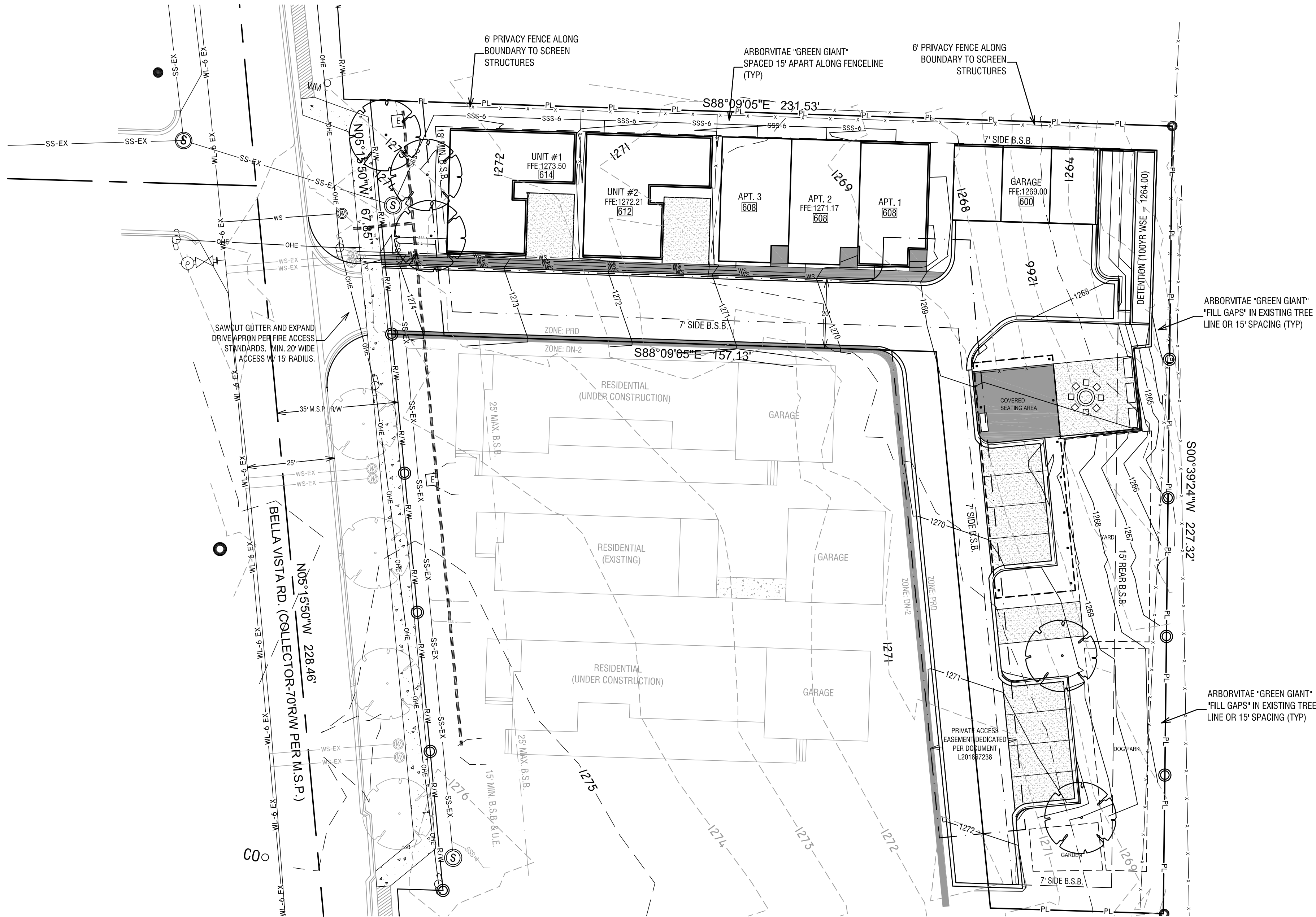
GARAGE - 5 SPACES

SURFACE PARKING - 8 SPACES

LEGAL DESCRIPTION:

Lot 33 and a part of lots 34-37 of McAndrew & Jackson Addition, Old Lots 28-29, Creating Lots 33-37 of the City of Bentonville, Benton County, Arkansas as Filed in L201901262, being more particularly described as follows: Beginning at the NE Corner of said Lot 33, thence S00°39'24\"/>





LANDSCAPE REQUIREMENTS:

STREET FRONTAGE:
-TREES: 1 PER 30' OF R.O.W. (1 SHADE TREE)
50' OF USABLE R.O.W = 3 STREET TREES REQ.
(3 STREET TREES PROVIDED)

INTERIOR PARKING:
2 TREES

PERIMETER:
SCREENING MULTI-FAMILY FROM ADJACENT RESIDENTIAL
REQUIREMENT IS SCREEN TYPE A (OPAQUE SCREEN)
WOOD FENCING IN CONJUNCTION WITH ARBORVITAE (GREEN GIANT) IS PROPOSED ALONG PROPERTY LINE TO SCREEN DEVELOPMENT
ALSO PROPOSED IS A ROW OF ARBORVITAE (GREEN GIANT) TO "FILL THE GAPS" ON THE EASTERN BOUNDARY

LANDSCAPE NOTES:

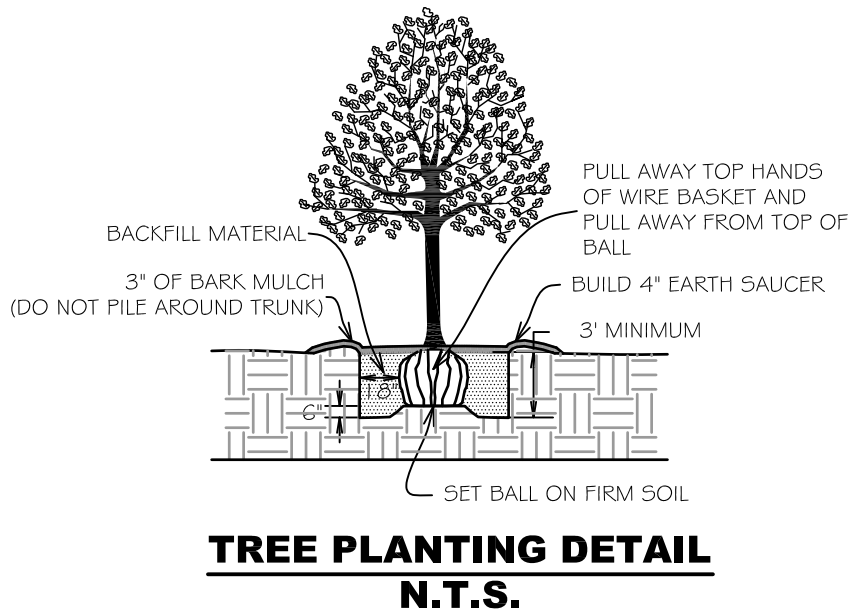
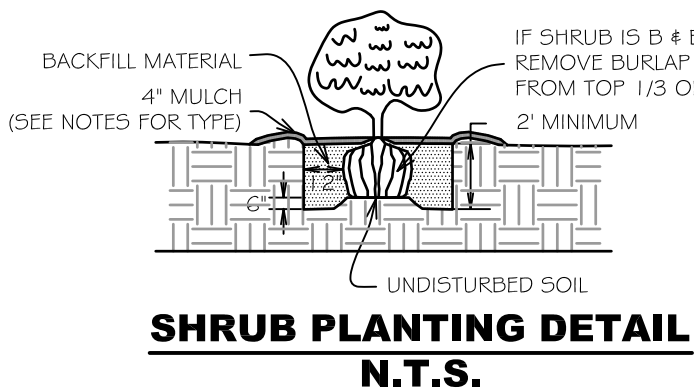
ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AUTOMATIC SPRINKLERS OR WATER SPIGOTS AT MINIMUM 100' RADIUS INTERVALS. MAINS SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS.

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

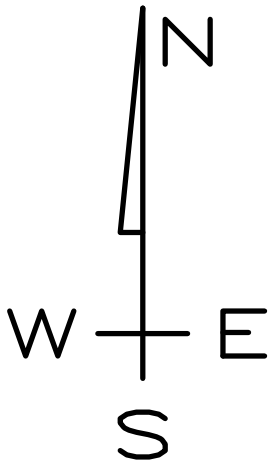
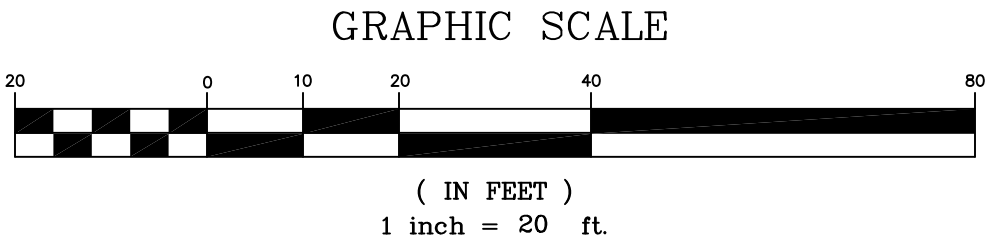
ALL LANDSCAPING WILL BE GUARANTEED BY THE DEVELOPER FOR 36 MONTHS FROM THE TIME OF INSTALLATION. IF ANY VEGETATION SHOULD FAIL TO SURVIVE DURING THAT TIME IT WILL NEED TO BE REPLACED DURING THE APPROPRIATE PLANTING SEASON.

ALL TREES SHALL BE PLANTED 5' FROM UTILITY LINES.

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



PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
5	LP	LONDON PLANE TREE Platanus x acerifolia	B&B	2.5" CAL.	



LEGEND

- ✕ CALCULATED POINT
- ⊙ FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- ⊙ POWER POLE
- △ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ✱ STREET LIGHT

- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

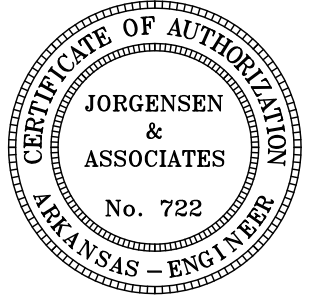
PROJECT DETAILS

PROJECT TITLE:
**614 BELLA VISTA RD
LSD**

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 03.23.20
DRAWN BY: JSA
PROJECT # 2017041
FILE PATH: Z:\LOTS\DWG\B\WAY
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'



SHEET TITLE

**LANDSCAPE
PLAN**

SHEET NUMBER

L1.00

LSD20-0013

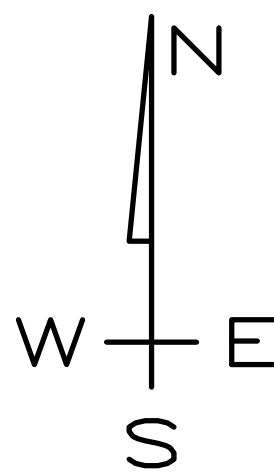
**JORGENSEN
+ ASSOCIATES**
Civil Engineering • Surveying



124 W Sunbriar Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

PER EX. 9-55 INTERSECTION SIGHT DISTANCE FOR PASSENGER CARS (CALC) = 275.6 FT

PER EX. 9-55 INTERSECTION SIGHT DISTANCE FOR PASSENGER CARS (CALC) = 275.6 FT



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

HURRICANE WA LLC
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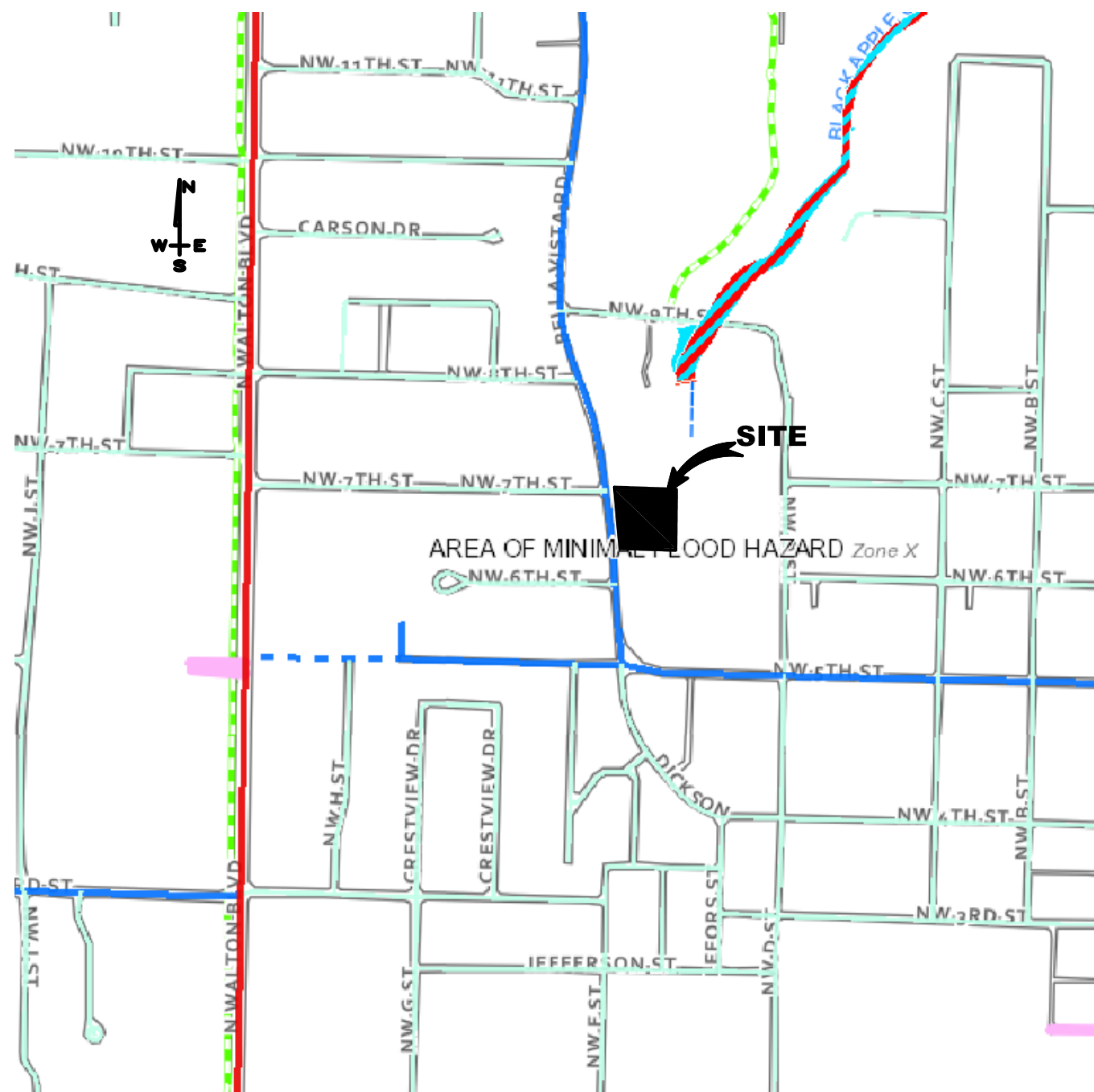
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GARAGE - 5 SPACES

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**VICINITY MAP
BENTONVILLE, AR**

BUILDING SETBACK TABLE	
PRD ZONING	
PRD19-004	
FRONT	18' MIN.
CORNER SIDE	7' MIN.
INTERIOR SIDE	7' MIN.
TOTAL MIN.	15% REQUIRED
REAR	15'

ELECTRIC, WATER & SEWER UTILITY NOTES

1. ALL EXISTING UTILITIES BELOW 12"KLY SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
2. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
3. THE CONTRACTOR MAY ONLY INSTALL THE METER SETTER. CITY WILL INSTALL THE METER WITH HOME CONSTRUCTION.
4. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
5. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
6. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY OF BENTONVILLE WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
7. SEWER SERVICE NOT USED MUST BE CAPPED AT THE MAIN AND VERIFIED BY THE CITY.
8. WATER SERVICE CHANGE FROM SINGLE TO DOUBLE BY CITY OF BENTONVILLE AT OWNER/DEVELOPER'S EXPENSE.
9. TRASH SERVICE TO BE PROVIDED WITH CARTS.
10. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES.
11. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING AROUND POWER POLES WITHIN 5' BASED ON THE FOLLOWING CONDITIONS:
 - A) PLACEMENT OF ANY FLL GREATER THAN 1'
 - B) **ANY** EXCAVATION
12. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
13. ALL MECHANICAL (ROOF AND GROUND MOUNTED) MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. TREE GRATES SHALL BE 3' X 3' PER CITY OF BENTONVILLE SPECIFICATIONS.
15. 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.
16. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
17. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
18. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING. PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
19. PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND BE "VICTOR STANLEY 'CLASSIC' (MODEL #C-10)" OR APPROVED EQUAL.
20. RELOCATION OF ELECTRICAL FACILITIES WILL BE AT THE OWNER'S EXPENSE.
21. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
22. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
23. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
24. ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE.
25. **CITY SHALL MAKE ALL TAPS ON EXISTING MAINS AT OWNER'S EXPENSE.**
26. EAVES NOT TO BE GREATER THAN 30'.
27. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
28. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
29. ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

**JORGENSEN
+ ASSOCIATES**
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LEGEN

- ✕ CALCULATED POINT
- ⦿ FOUND RAILROAD SPIKE
- ⊙ SET IRON PIN & CAP
- ⤵ POWER POLE
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- ⊙ SEWER MANHOLE
- ⦿ FIRE HYDRANT
- ⦿^{SL} STREET LIGHT

EXISTING 8" SEWER LINE

PROPOSED 8" SEWER LINE

EXISTING WATERLINE

PROPOSED 8" WATER LINE

CENTERLINE STREET

BUILDING SETBACK

UTILITY EASEMENT

NEW 3' SIDEWALK

UTILITY CROSSING
UTILITY

EXISTING CONTOUR



FINISHED CONTOUR

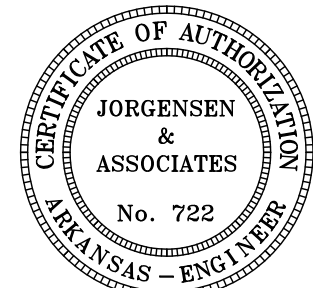
PROJECT DETAILS

PROJECT TITLE:
614 BELLA VISTA RD

**PROJECT LOCATION:
BENTONVILLE, AR**

REVISIONS

DATE: 03.23.20
DRAWN BY: JSI
PROJECT # 2017041
FILE PATH: Z:\LOTS\DWG\BVWAY
SHEET SIZE: 22" x 34"
SCALE: N/A



SHEET TITLE
SIGHT DISTANCE
EXHIBIT

SHEET NUMBER

LSD20-0013

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

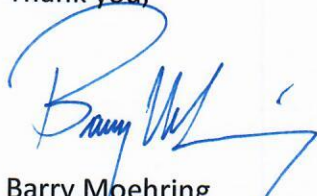
Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

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

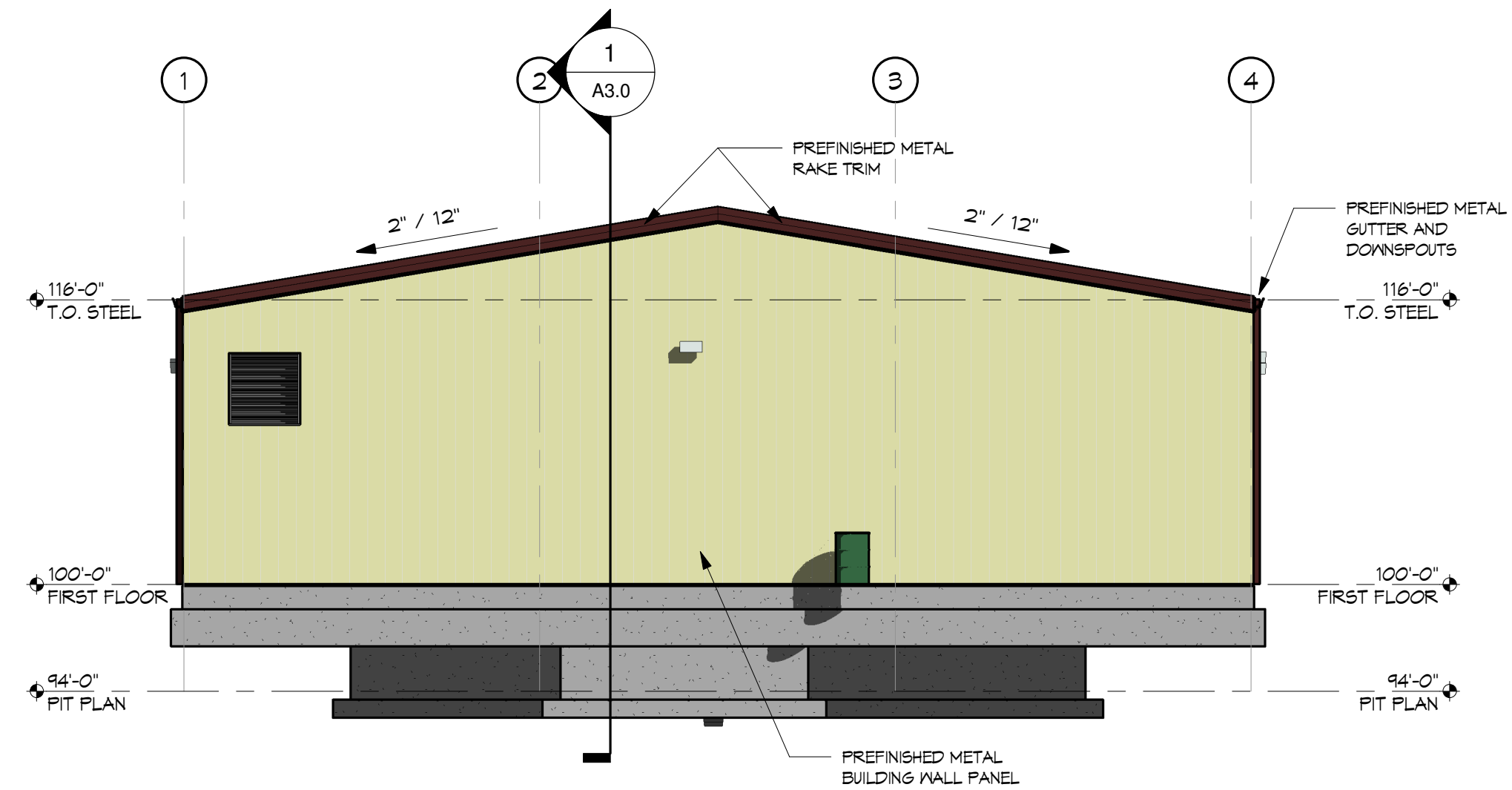
BUILDING TO BE DEMOLISHED AND REMOVED FROM SITE



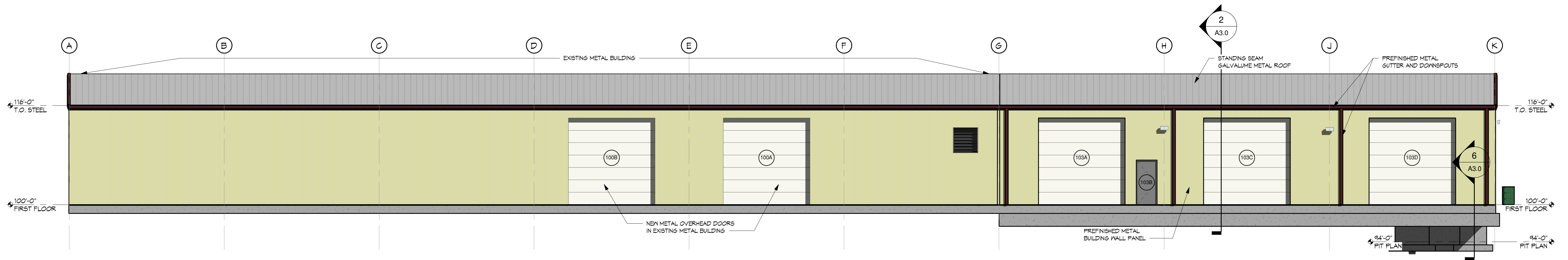
**BUILDING TO BE EXPANDED
WITH ADDITIONAL SERVICE BAYS**

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

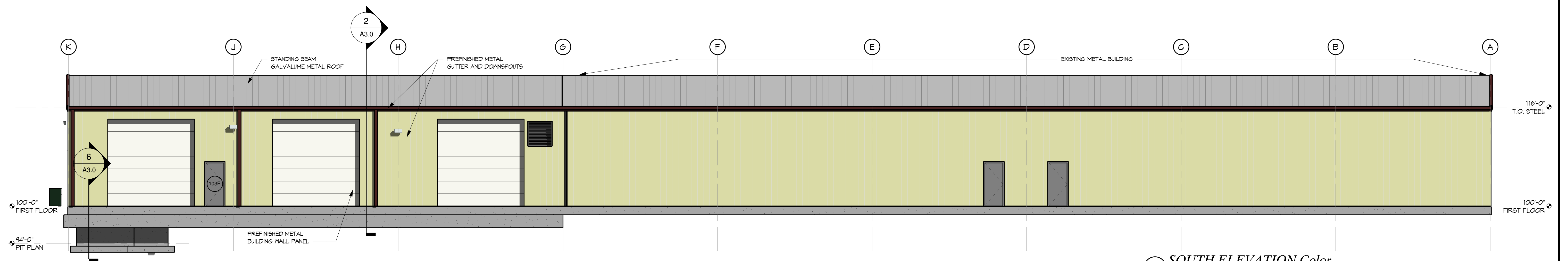




1 WEST ELEVATION Color
1/8" = 1'-0"



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



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