

To see a full list of all pending Planning Commission items, please visit: <https://arcrs.is/08HvK8>

IV. New Business

1. Dakota Leasing, Inc.

Rezoning*

(C-2, General Commercial to C-3 Central Commercial)

307 S Walton Blvd. (RZ20-0014)

- Currently zoned C-2, General Commercial. Adjacent zonings are C-2 to the north, south, and west, R-1, Single-Family Residential to the east.
- The Future Land Use Plan depicts this property as General Commercial. These areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services and offices. General Commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.
- According to the applicant's narrative, the reason for the proposed rezoning to C-3 is to develop a mixed use development that will include residential, retail, and office uses. The developer is planning a modern/minimalist design aesthetic, and will strive to create a lifestyle center with a sense of place along the Walton corridor.
- The request is consistent with the Future Land Use Plan and with the majority of adjacent zonings and surrounding uses. It will also provide a transition between the single-family to the east and the commercial corridor to the west.

2. City of Bentonville Community Development Building

Rezoning*

(I-1, Light Industrial to C-2, General Commercial)

SW Municipal Drive (RZ20-0015)

- Currently zoned I-1, Light Industrial
- Adjacent zonings are C-2 to the north, south, and east, A-1, Agricultural to the south, and I-1 to the west.
- The Future Land Use Plan depicts this property as Light Industrial. These areas include low-impact manufacturing, large-scale storage, distribution, and warehousing facilities. Light industrial activities are typically characterized as having little or no environmental impact on surrounding properties.
- According to the applicant's narrative, the reason for the request is so that the proposed building can meet the less stringent setbacks of the C-2 zoning district, rather than encroach in to the 30-foot setback as deemed by the current zoning of I-1.
- While the request is not consistent with the Future Land Use Plan, it is consistent with adjacent zonings and surrounding uses.

- 3. New Heights Church** **Conditional Use***
Religious Facility
1705 S Walton Boulevard, Suite 1 (CU20-0005)
- Currently zoned C-2, General Commercial. Religious facilities require a Conditional Use in all zoning districts.
 - According to the applicant's narrative, hours of operation will be Monday-Friday 9:00am to 5:00pm and Sunday 8:00am to 12:00pm.
 - There will be about 50 visitors during the week and around 350 visitors on Sundays, with around six employees.
 - Existing parking will be utilized, with no new parking proposed.
- 4. Featherston Road Church** **Conditional Use***
SW Featherston Road & SW Regional Airport Boulevard (CU20-0011)
- Currently zoned C-2, General Commercial & C-1, Neighborhood Commercial. Religious facilities require a Conditional Use in all zoning districts.
 - The PC approved a lot split for this property on the April 7th agenda. It included three lots one for the church and two out lots for potential future development. Currently the land is undeveloped.
 - The applicant proposes a 40,000 sq. ft. religious facility. A Large Scale Development will be submitted pending approval of the Conditional Use.
 - The church anticipates 730 parishioners and 8 employees.
 - Daily deliveries will be limited to no more than two per day.
 - A 378-space parking lot with parking lot lighting is planned.
 - Hours of operation will be as follows:
 - Saturday service times - 3:00pm to 7:30pm
 - Sunday service times - 8:30am, 10:00am, 11:30am, 1:00pm and 5:30pm.
 - Wednesday service times - 7:00pm
 - Normal weekday office hours - 9:00am to 5:00pm Monday – Friday.
- 5. 306 NE B Street Temporary Office** **Conditional Use***
Temporary Use & Temporary Gravel Parking Lot
306 NE B Street (CU20-0012)
- Currently zoned R-1, Single Family Residential. Temporary uses are conditional in this zoning district.
 - Adjacent zonings are R-1 to the north and east, DE, Downtown Edge, to the west, and DN-3, Downtown High-Density Residential, to the south. It is also important to note that the property immediately to the east is a 4-plex, and the property immediately to the north is currently vacant.
 - According to the applicant's narrative, an expected 8-12 employees are proposed to occupy the building weekdays from 7:00am to 6:00pm, with occasional limited weekend hours.

- The applicant is also requesting approval for placement of a gravel-surface parking area located on the property. Parking needs are expected to be about 5-10 spaces, which includes on-site and off-site parking. Off-site parking will be public parking spaces at the nearby 21C Hotel.
- The applicant requests that this item be accepted for a period of one year from date of issuance of the Conditional Use Permit.

**6. Chabad of Northwest Arkansas
Religious Facility**

Conditional Use*

3400 SE John Rollow Drive (CU20-0013)

- Currently zoned C-1, Neighborhood Commercial. Religious facilities are conditional in all zoning districts.
- A previous Conditional Use was approved on April 3, 2018.
- According to the applicant's narrative, hours of operation will be Tuesday-Thursday from 7:00am to 3:00pm, Friday evenings at sunset, and Saturdays 10:00am to 3:00pm. Sundays and Mondays will be utilized when needed.
- Existing parking will be utilized and no additional parking is requested at this time.
- 2-3 employees will be working on site, with 20 patrons on weekdays, up to 40 on weekends, and 50-60 on Jewish holidays.
- Staff recommends to approve the Conditional Use permit in perpetuity of the business.

7. Lots 148-154 Willowbrook Farms Sub Phase 2

Property Line Adjustment

SW Lucretia Road (PLA20-0021)

- Currently zoned R-1, Single Family Residential
- Property line adjustment of Lots 115-118, 120, 121 and 136 of Willowbrook Farms Subdivision Phase 2, creating new Lots 148 through 154 (all lots +/- 0.37 acres) of Willowbrook Farms Subdivision Phase 2
- The plat dedicates 10-foot and 20-foot utility easements along the adjusted lot lines of Lots 149-151.

8. City of Bentonville Maintenance Annex

Large Scale Development

2401 SW Aviation Street (LSD20-0015)

- Currently zoned C-2, General Commercial. The Future Land Use Plan depicts the property as Light Industrial.
- 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.

- One waiver request from Section 1100.21.e, Building Materials, that requires 75% of each façade of the building to be made up of masonry material.
 - The applicant is requesting that the east and south-facing facades be made up of architectural prefinished metal panels.
 - According to the applicant's narrative, the prefinished metal panel system was recently used on the City of Bentonville Municipal Complex and Osage Creekside Elementary School.
 - Also, according to the applicant's narrative, they state that the north and west-facing facades surpass the 75% requirement. Also, the wall at the east end of the building is planned for future expansion.

9. Elliott Electric

Large Scale Development

320 SW 28th Street (*LSD20-0018*)

- Currently zoned C-2, General Commercial. The Future Land Use Plan depicts the property as Office.
- Large scale development proposing the development of an 8,410 square foot warehouse and storage, 345 square feet of office space, and 2,740 square feet of retail space.
- The development provides 29 total parking spaces and adequate landscaping.
- The property fronts SW D Street, a Collector street as well as SW 28th Street, an Arterial street per the Master Street Plan.
- They are providing cross-shared access to the east, which is Lot 4 Airport Road Addition, and to the north, which is Lot 8 Airport Center Subdivision also known as 2601 SW D Street, the Single Parent Scholarship Fund of Benton County.
- Landscaping meets the requirements of Article 1400 Landscaping.
- The building meets the Section 1100.21, Large Scale Design Standards, with 100% brick three (3) colors for all elevations, to include a 4-foot wainscot, primary red brick and a grey accent strip.

10. Coberly

Waiver

Sidewalk Waiver

103 Devon Green (*WAV20-0005*)

- Waiver from Section 1100.15, Sidewalk Requirements, of the Land Development Code
- According to the applicant's narrative, there are no sidewalks located in Hanover Subdivision.
- In addition, several large trees would have to be removed in order to place the sidewalk properly, according to City specifications

V. Planner's Report

REZONING STAFF REPORT



The Reserve Bentonville

SW Regional Airport Blvd & Greenhouse Road

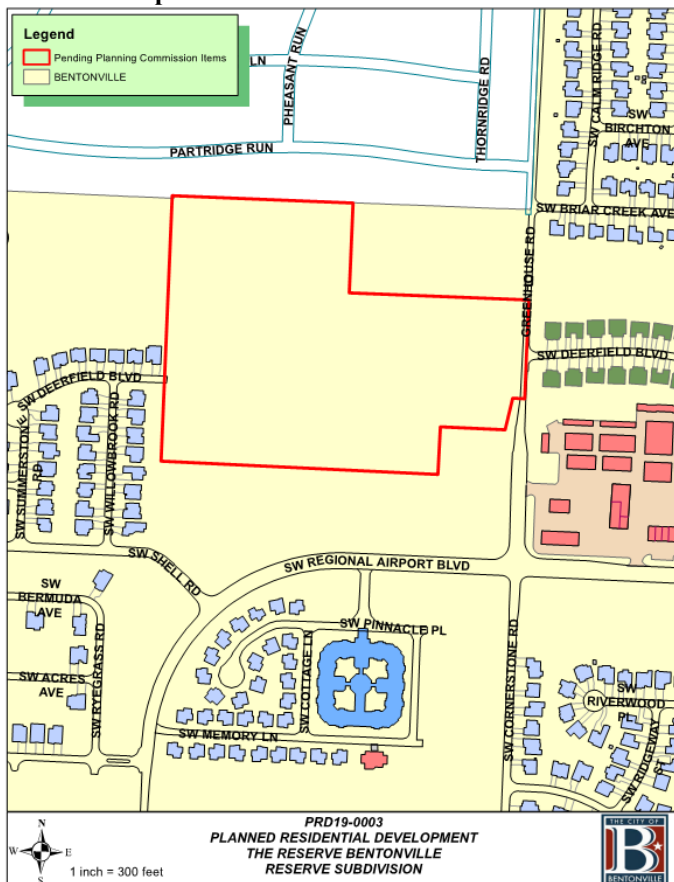
PC Date: 1/21/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	PRD19-0003
Applicant / Current Owner	Paul & Sue Ollar 2822 Highland Drive Rogers, AR 72756
Site Area	+/- 23.50 acres
Current Zoning	A-1, Agricultural
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Open Space

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

Location Map



Property Description

A planned residential development to develop 300 multi-family apartment units and 36 townhome units with a maximum density of 14 units/acre. All housing units are located to the south of Little Osage Creek Tributary 2 and the 300+ feet wide existing vegetative buffer will remain mostly intact. The development intends to utilize the natural beauty of the creek by constructing a portion of a 10' wide trail as depicted in the city's Bicycle & Pedestrian Master Plan. Other site amenities include an on-site community center and various neighborhood park facilities to meet the open space requirements for PRD's. The proposed extension of SW Deerfield Blvd. as a private street will traverse the development from west to east.

Adjacent zonings are a single-family subdivision located in the City of Centerton to the north, PUD and R-2 the east, C-2 and R-O to the south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as open space. Open space areas typically include undeveloped areas that are either actively preserved or have significant challenges to develop, such as flood plains or wetlands. While a portion of this property can be identified as such, there is a large portion of the property that is developable and does not fall within the description of the open space land use designation and lends itself to more intense uses.

At 8-14 units per acre, the density that is proposed within this PRD is consistent with the adjacent medium density residential developments located to the south and east and offers a variety of housing types, including a balance of townhouse and multi-family units. The proposed density and character of this planned residential development is compatible with the existing development within the surrounding area.

Conclusion

The proposed planned residential development is compatible with surrounding uses to the south and east. It will serve as a transition from the arterial streets that border the property to the south and east and single-family developments to the north and west. Staff recommends approval.

**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

February 20, 2020

City of Bentonville City Council
117 W. Central Ave.
Bentonville, AR 72712
479-271-3112
Attn: jhopkins@bentonvillear.com

RE: Appeal of Planning Commission denial of re-zoning Parcel No. 01-07937-010
from A-1 Agricultural to PRD, Planned Residential Development

Dear Council Members:

Paul and Sue Ollar (hereinafter "the Ollars") respectfully request that an appeal of the abovementioned Planning Commission decision be heard by the City Council in their next meeting. The Ollar's requested for Parcel No. 01-07937-010 to be re-zoned from A-1, Agricultural to PRD, Planned Residential Development for a proposed multifamily development, the Reserve (hereinafter "the Project"). The Planning Commission decided the issue at their January 21st meeting and voted 5-2 to deny the request.

The Planning Commission based its decision primarily on concerns about whether Greenhouse Road had the capacity to support the extra traffic associated with the Project. Specifically, when the capacity of Greenhouse Road was raised as an issue, a commissioner asked a City Engineer if he thought Greenhouse Road could handle the added density, to which the Engineer replied, "no." We are of the position that it was improper to ask for a spontaneous opinion from a City Engineer during the meeting without a full report having been done on the issue previously. Concerns about traffic capacity should be addressed during the Large Scale Development process and are not relevant to a determination of whether the proposed PRD is appropriate for that parcel.

The public health, safety, welfare and morals would be better served if the planning commission's action were reversed. The developer plans to leave around 35% of the property as common open space—well above the minimum requirement of 15%—and also plans to include park facilities. The developer also plans to construct a portion of ten (10) foot wide bike trail as depicted in Bentonville's Bicycle and Master Pedestrian plan. Also, the development, as proposed, will provide improved connectivity of Deerfield Boulevard to Greenhouse Road.

The Planning Staff reviewed this submission and recommended approval based on compatibility surrounding uses and the design guidelines for PRD's as provided in the zoning code.

Bentonville City Council
Page 2

We feel that re-zoning this property to PRD, Planned Residential Development is the highest and best use of this property and that the Planning Commission decision should be reversed.

We appreciate your consideration of this matter, and if you have questions or concerns, please do not hesitate to contact me at 479-636-2168.

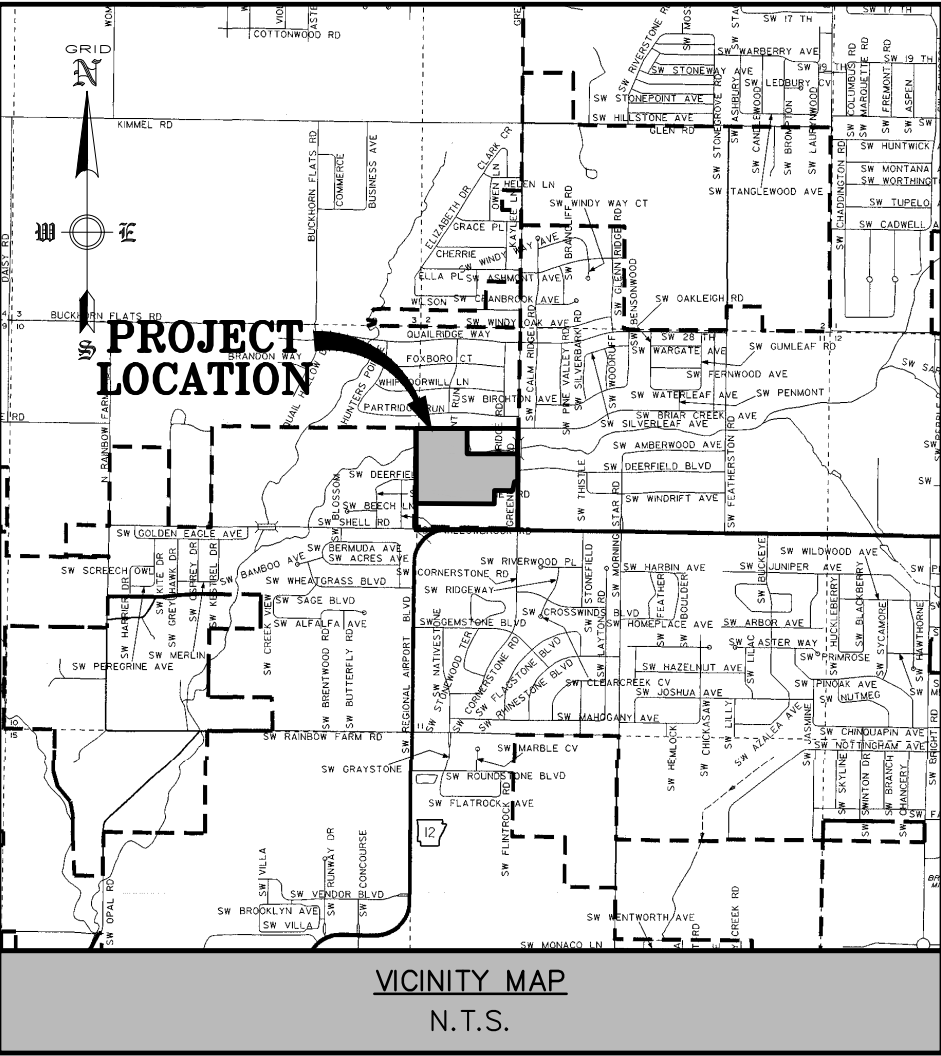
Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

A handwritten signature in dark ink, appearing to read "W. Kellstrom".

Will A. Kellstrom

WK:
pc:



OWNER: OLLAR, PAUL & SUE
2822 HIGHLAND DRIVE
ROGERS, AR 72756-3120

DEVELOPER: THE RESERVE AT BENTONVILLE, LLC
P.O. BOX 10386
FORT SMITH, AR 72917

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

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

SETBACKS: FRONT - 20'
EXTERIOR SIDE - 20'
INTERIOR SIDE - 10'
REAR - 25'

GROSS AREA: 40.15 ACRES±
NET AREA: 23.47 ACRES±

RESIDENTIAL DENSITY: PHASE I APARTMENTS
132 UNITS/7.9 ACRES = 16.7 UNITS/ACRE
PHASE II APARTMENTS
168 UNITS/11.5 ACRES = 14.6 UNITS/ACRE
PHASE III TOWNHOUSES
36 UNITS/4.0 ACRES = 9.0 UNITS/ACRE

	OPEN SPACE:
	- TOTAL NET AREA: 1,022,404 - 23.47 ACRES
	- TOTAL OPEN SPACE PROVIDED: 374,580 SQ. FT. - 8.59 ACRES

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

OPEN SPACE EXHIBIT
THE RESERVE BENTONVILLE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

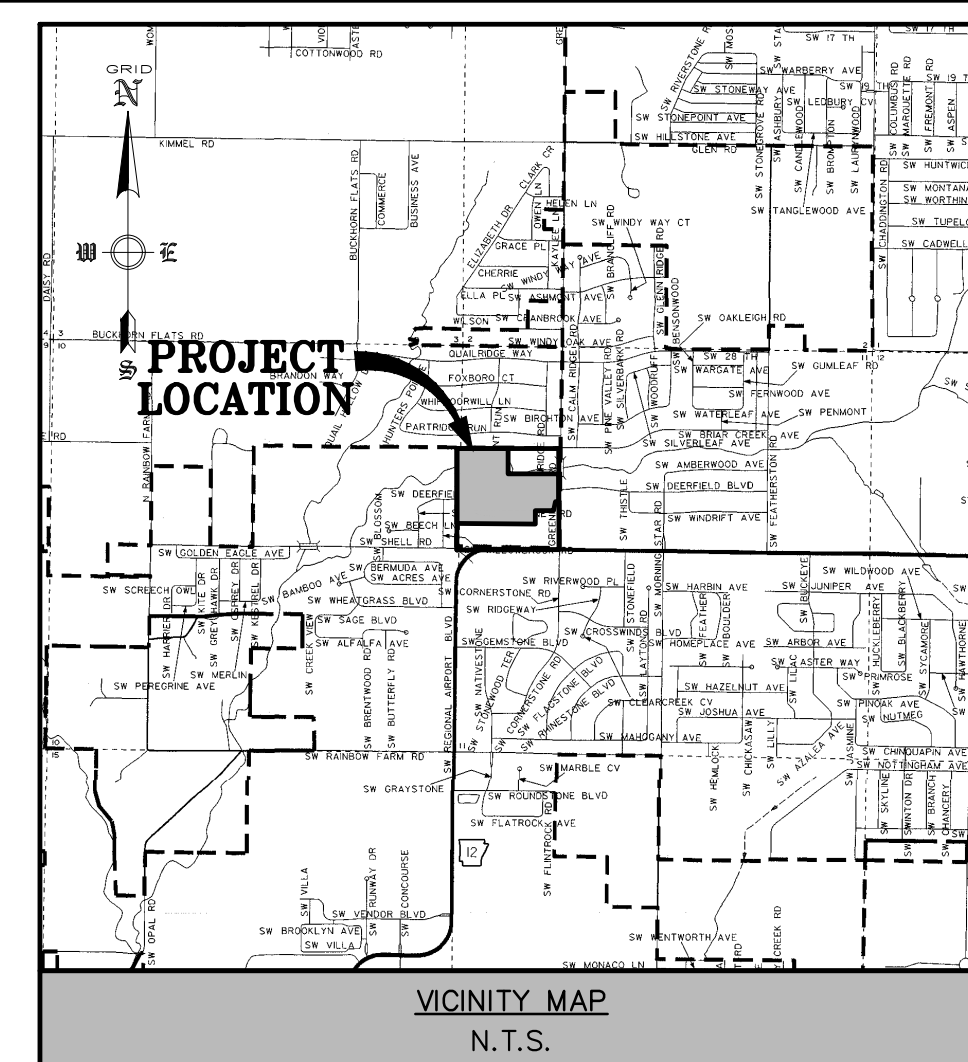
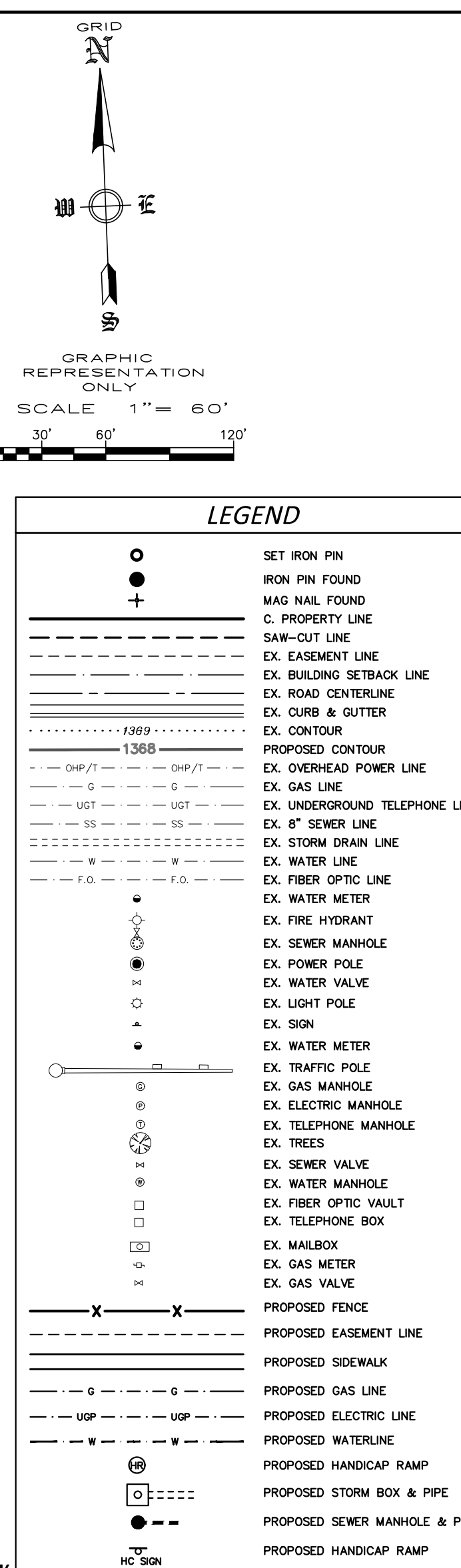
SCALE: 1"=60'

DATE: Jan 6, 2020

ENGINEER: DBB
DRAWN BY: J.S.

W.O. #: 19945

1



PARCEL NUMBER: 01-07937-010

OWNER: OLLAR, PAUL & SUE
2822 HIGHLAND DRIVE
ROGERS, AR 72756-3120

DEVELOPER: THE RESERVE AT BENTONVILLE, LLC
P.O. BOX 10386
FORT SMITH, AR 72917

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

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD – PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

SETBACKS: PRD EXTERIOR BOUNDARY - 20'
PRD INTERIOR BOUNDARY - 10'

WHERE A UTILITY EASEMENT EXIST THE
SETBACK SHALL BE THE UTILITY EASEMENT OR
WHICHEVER IS GREATER.

GROSS AREA: 40.15 ACRES±
NET AREA: 23.47 ACRES±

PARKING REQUIRED: APARTMENTS: 2 SPACES/RESIDENTIAL UNIT
300 UNITS X 2 = 600 REQUIRED SPACES
(INCLUDING 2% OF TOTAL REQUIRED SPACES TO
BE A.D.A. COMPLIANT)

TOWNHOUSES: OFF-STREET PARKING PROVIDED
VIA DRIVEWAY/GARAGE

PARKING PROVIDED: 590 SPACES PROVIDED (INCLUDING 12 A.D.A. SPACES)

RESIDENTIAL DENSITY:

PHASE I APARTMENTS
144 UNITS/7.7 ACRES = 18.7 UNITS/ACRE

PHASE II APARTMENTS
156 UNITS/8.6 ACRES = 18.1 UNITS/ACRE

PHASE III TOWNHOUSES
36 UNITS/7.2 ACRES = 5.0 UNITS/ACRE

PROPOSED RESIDENTIAL BUILDINGS	
BUILDING TYPE	TOTAL UNITS
14 BUILDINGS – 1 BEDROOM APARTMENTS	12 UNITS/BUILDING = 168 RESIDENTIAL UNITS
11 BUILDINGS – 2 BEDROOM APARTMENTS	12 UNITS/BUILDING = 132 RESIDENTIAL UNITS
9 BUILDINGS – TOWNHOUSE	4 UNITS/BUILDING = 36 RESIDENTIAL UNITS

FLOOD PLAIN ZONING:

THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0235 K, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS, PANEL 235 OF 560. EFFECTIVE DATE: JUNE 5, 2012.

NOTE:

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



3 SIDE ELEVATION 1
3/16" = 1'-0"

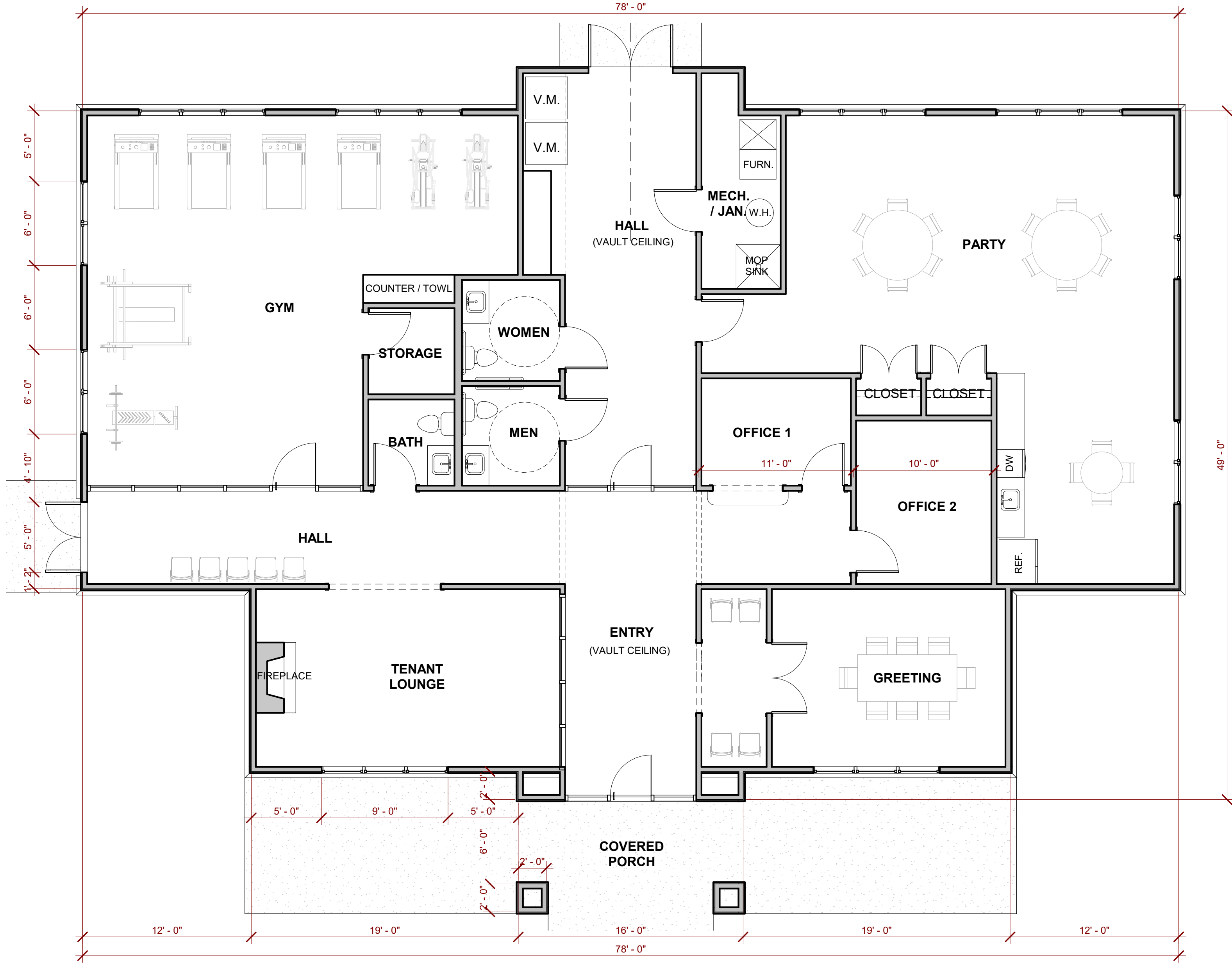


2 FRONT ELEVATION
3/16" = 1'-0"

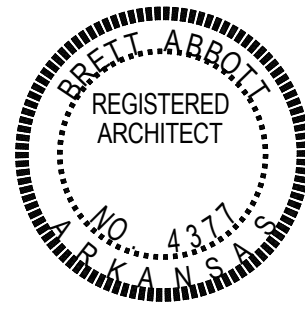
AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
BACK PORCH	FIRST FLOOR PLAN	75 SF	NO
FRONT PORCH	FIRST FLOOR PLAN	523 SF	NO
FLOOR PLAN	FIRST FLOOR PLAN	3428 SF	YES
		4025 SF	



4 FRONT VIEW



1 FIRST FLOOR PLAN Copy 1
3/16" = 1'-0"





1 1 BEDROOM - SIDE ELEVATION.
3/16" = 1'-0"

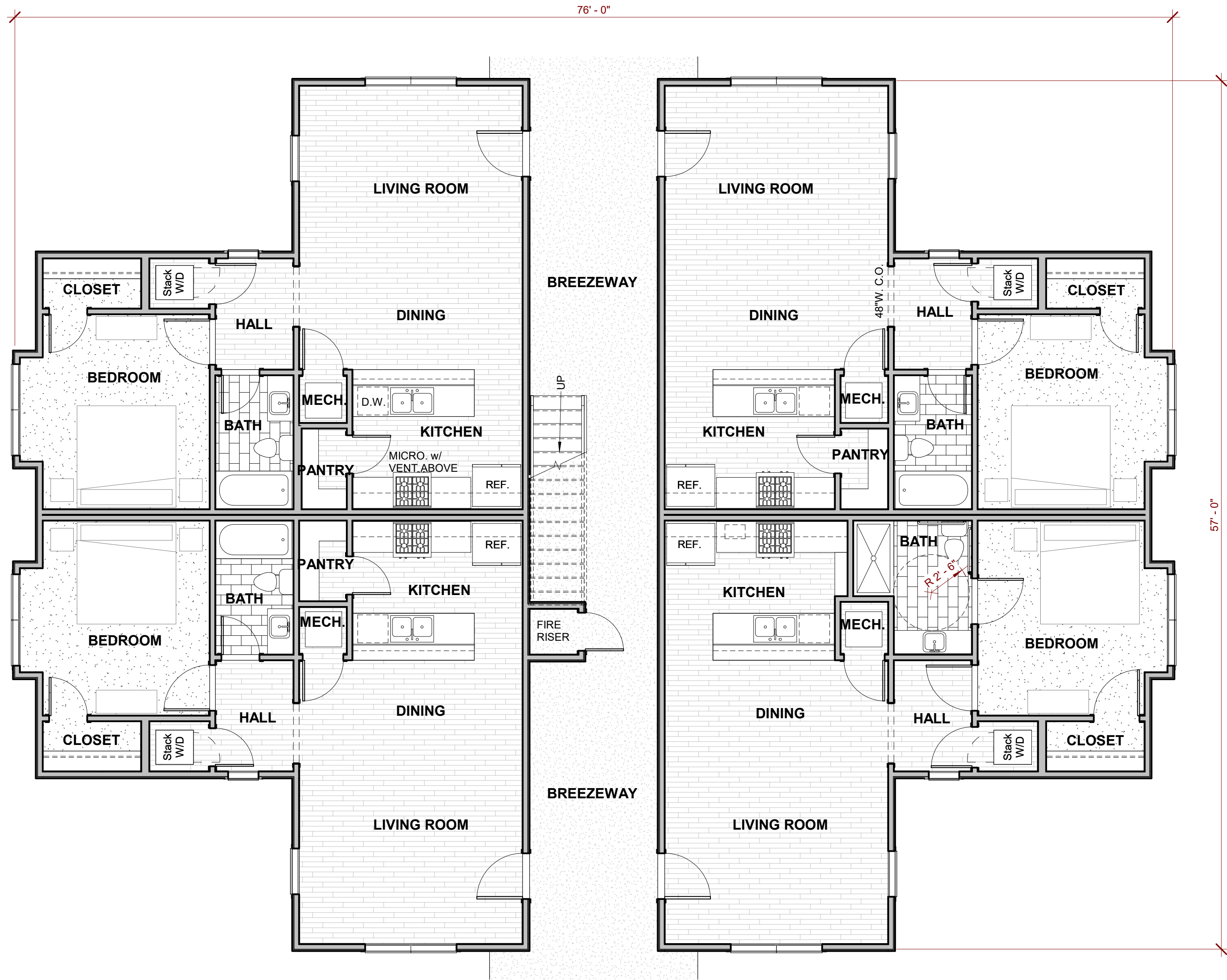


2 1 BEDROOM - FRONT ELEVATION
3/16" = 1'-0"

AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
1 BEDROOM UNIT	FIRST FLOOR PLAN	726 SF	YES
		726 SF	
		726 SF	



3 PERSPECTIVE VIEW - 1 BEDROOM2



4 FIRST FLOOR PLAN.
3/16" = 1'-0"



① SIDE ELEVATION
3/16" = 1'-0"

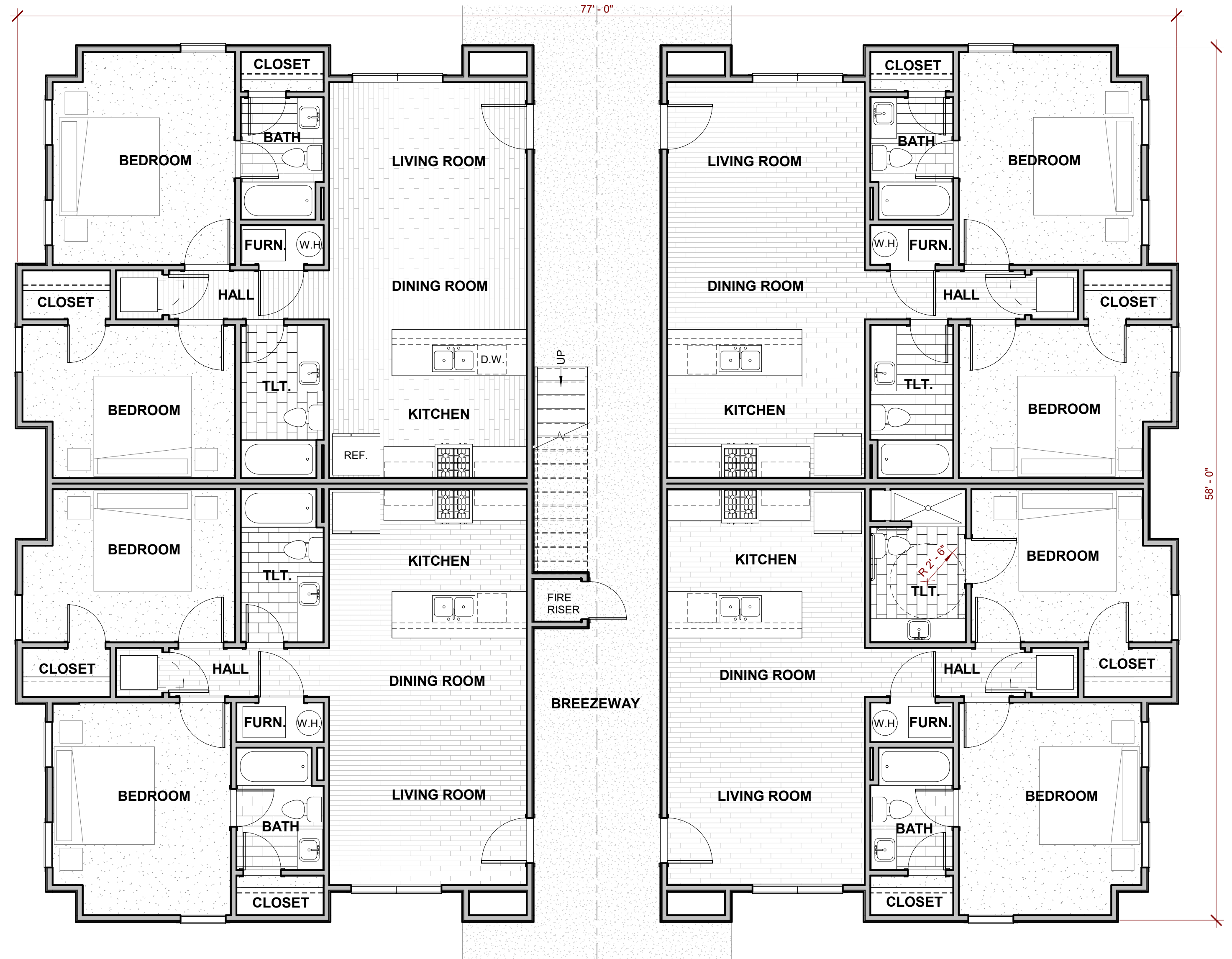


② 2 BEDROOM - FRONT ELEVATION
3/16" = 1'-0"



③ AERIAL VIEW - 2 BEDROOM BUILDING

AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
2 BEDROOM UNIT	FIRST FLOOR PLAN	914 SF	YES
		914 SF	
		914 SF	

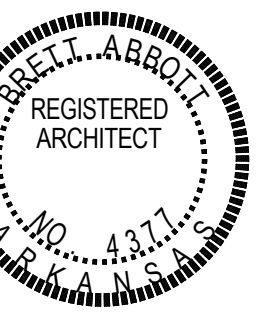


④ FIRST FLOOR PLAN Copy 1
3/16" = 1'-0"

Norris
Est. 2007

PROPOSED PROJECT FOR:
THE RESERVE AT BENTONVILLE

GREENHOUSE RD. BENTONVILLE, ARKANSAS



2 BEDROOM
UNIT - FLOOR
PLAN,
ELEVATIONS &
3D IMAGE

Seal

Revisions

Date
11.7.19

Project 19.100

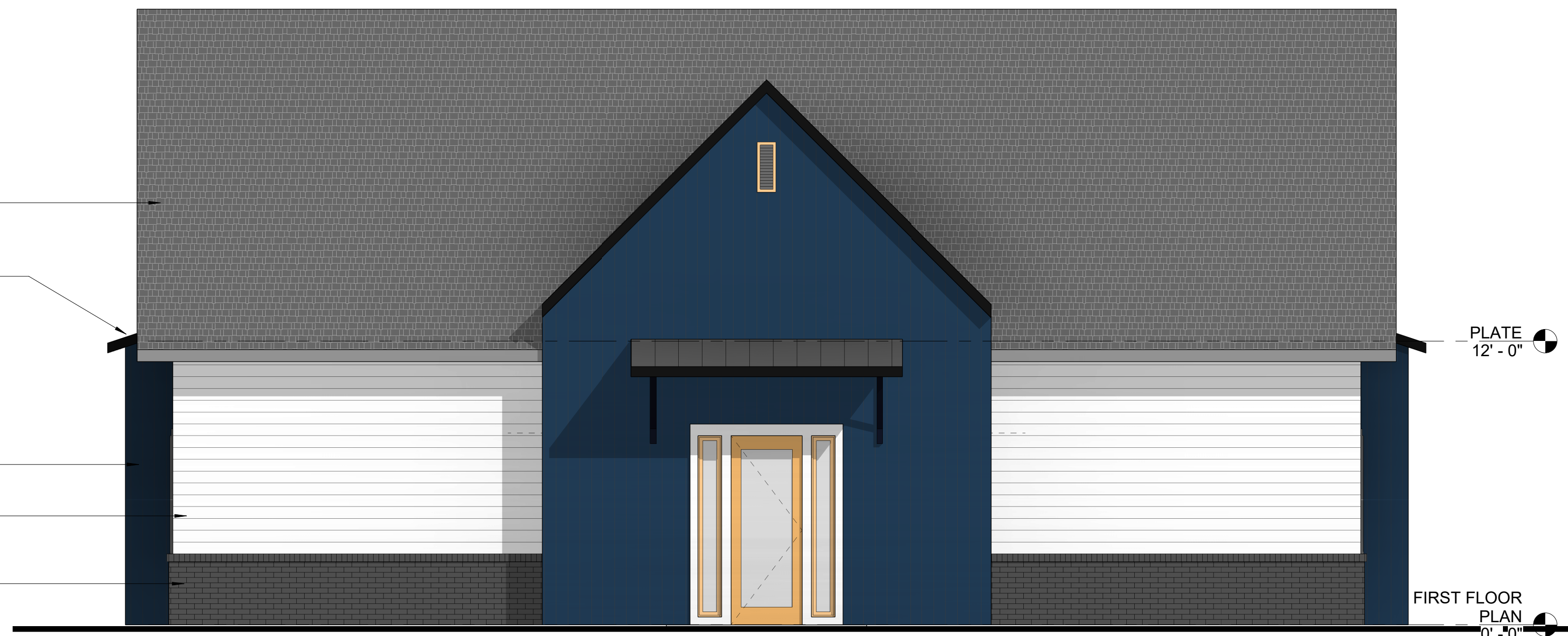
MF2.0

blue ROCK
design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM



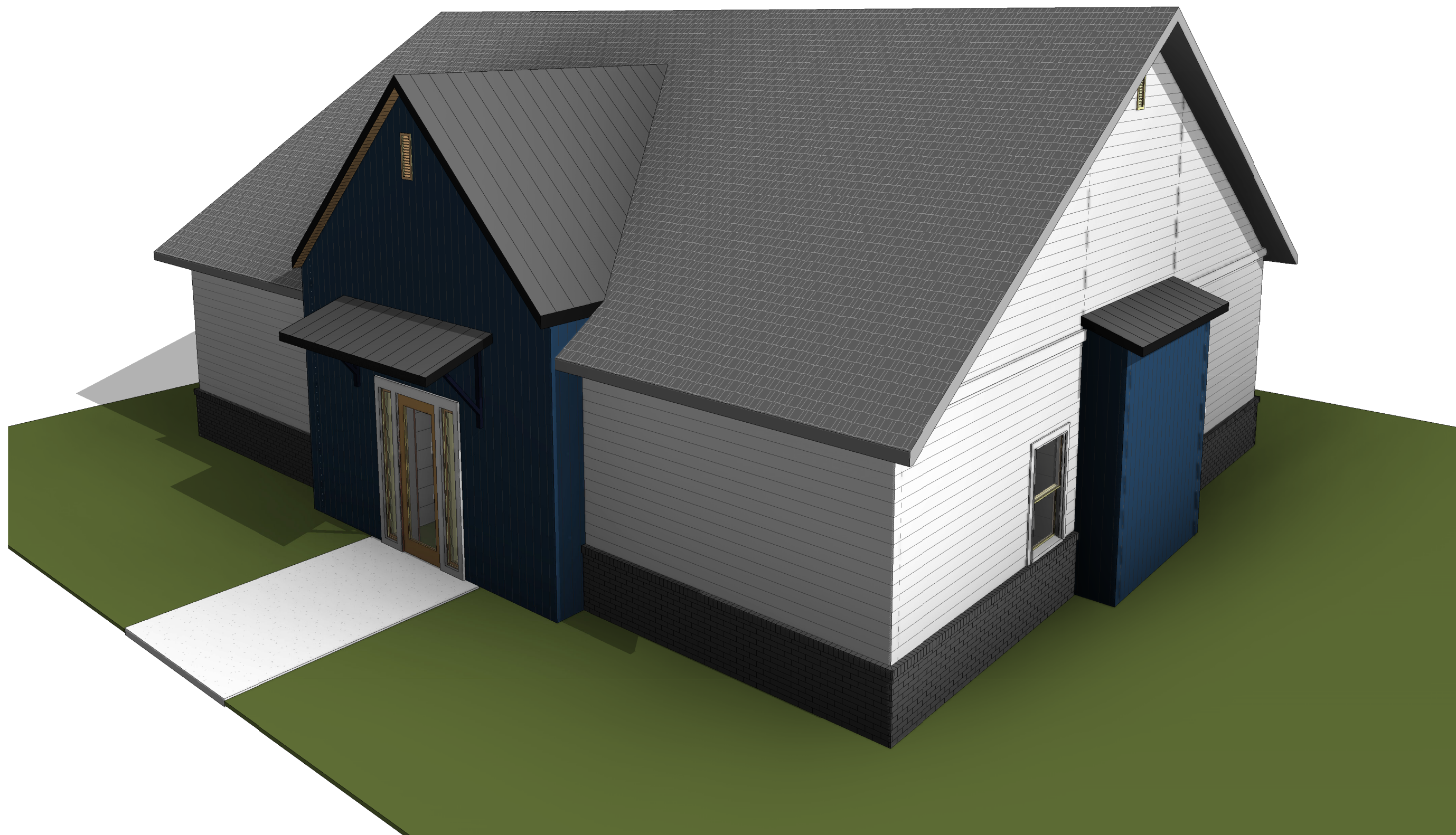
1 SIDE ELEVATION
1/4" = 1'-0"

- ARCHITECTURAL SHINGLES
- METAL SHED ROOF
- WOOD BRACKET
- HARDIE-BOARD SIDING (A)
- HARDIE-BOARD SIDING (B)
- HARDIE-BOARD SIDING (C)
- BRICK (PAINTED)



2 FRONT ELEVATION
1/4" = 1'-0"

AREA SCHEDULE			
NAME	LEVEL	AREA	HT./CL.
FLOOR PLAN	FIRST FLOOR PLAN	2122 SF	YES
		2122 SF	
		2122 SF	



3 FRONT VIEW
1/4" = 1'-0"



5 FIRST FLOOR PLAN Copy 1
1/4" = 1'-0"

RECORD OR FACT.

The common description of the property is: Parcel Number 01-07937-010 (±40 Acre Tract at Intersection of Greenhouse Rd. & SW Regional Airport Blvd.)

Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

Greenhouse road cannot handle the traffic of this magnitude @ drive time!
I don't believe "multi-family residential" units should
be placed in an area of single family homes. Also the auto
traffic created by what would be approx 1000 residents would create
a problem.

Ronald H. Campbell
Signature

Ronald H. Campbell
Printed Name
1531 Partridge Run
Physical Address
Bentonville, AR

RECORD OR FACT.

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Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

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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:

The proposal does not meet criteria for rezoning. It does not adhere to land use plan, it is incompatible with the surrounding properties, and there is insufficient road infrastructure to handle the dramatic increase in traffic that will occur if rezoning is permitted. There is NO circumstance justifying the rezoning.

Signature

Printed Name

Desiree de melo Dare
1700 Partzidera Run - Bentonville - AR

Physical Address

72713

- The proposed rezoning is Inconsistent with the neighborhood context
- There has been no change in the neighborhood justifying the Re-zoning
- Additional traffic created by this proposal can cause safety issues and more accidents

RECORD OR FACT.

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The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

- adverse effects -
a) increased traffic in already congested area b) area is single family homes w/young kids - decrease value in neighborhoods; safety concerns for the area; lighting from apartments detrimental to enjoyment of homes in surrounding areas c) destruction of trees/beauty of area d) over abundance of apartments in area

Vivian Allen Penick
Signature

Vivian Allen Penick
Printed Name
3503 SW Willowbrook Rd.
Physical Address
Bentonville, AR 72713

RECORD OR FACT.

The common description of the property is: Parcel Number 01-07937-010 (±40 Acre Tract at Intersection of Greenhouse Rd. & SW Regional Airport Blvd.)

Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

- ☐ I/we have no objections to the rezoning.
☒ I/we object to the rezoning because:

WE DEFINITELY & STRONGLY OBJECT TO MULTI-FAMILY RESIDENTIAL DEVELOPMENTS OF ANY FORM IN THE ABOVE MENTIONED PARCEL. A RESIDENTIAL SUBDIVISION SIMILAR TO THE ONE WE LIVE IN, QUAILRIDGE, WOULD BE OKAY. THANKS!

Signature

479 276 4853 MOBILE

Printed Name

MANUEL S. CERVANTES / CARMEN E. HERNANDEZ

Physical Address

RECORD OR FACT.

The common description of the property is: Parcel Number 01-07937-010 (±40 Acre Tract at Intersection of Greenhouse Rd. & SW Regional Airport Blvd.)

Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

Area is a flood plain. Why was this area zoned agricultural? Greenhouse road is insufficient for the current traffic level.

Alicia Hoeft
Signature

Alicia Hoeft
Printed Name

1640 Partridge Run
Physical Address

RECORD OR FACT.

The common description of the property is: Parcel Number 01-07937-010 (±40 Acre Tract at Intersection of Greenhouse Rd. & SW Regional Airport Blvd.)

Proposed land use: Multi-Family Residential Development

The public hearing will be held January 21, 2020 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

The complex will essentially be right behind our fence! I'm not sure how they plan to cover the enormous creek bed? Traffic on both Greenhouse and Airport roads is terrible as it is, at a standstill in the mornings and evenings. This will devalue our

Signature

Leslie Brown

Printed Name

1530 Partridge Run, Bentonville 72713

Physical Address

beloved neighborhood! We can't handle another 300 people on these roads. The schools are packed. There is going to be a major traffic issue created on the corner. Please DO NOT PASS THIS!

S WALTON BLVD

SW 2ND ST

SW 3RD ST

SW 4TH ST

Legend

 Pending Planning Commission Items



1 inch = 150 feet

RZ20-0014
REZONING C-2 TO C-3
DAKOTA LEASING, INC
307 S WALTON BLVD



**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

March 16, 2020

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property at 307 S. Walton Boulevard

Dear Planning Staff:

This letter intended to serve as the narrative portion of the application packet for the rezoning of certain property at 307 S. Walton Boulevard, Bentonville, Arkansas.

The current owner of the property is Dakota Leasing, Inc. Casper One, LLC is both the proposed buyer of the property and the applicant in this rezoning application. The parcel is currently zoned C-2, Commercial and the applicant is requesting that it be rezoned to C-3, Mixed-use Commercial. The purpose for rezoning the abovementioned parcel is to allow the buyer to develop the parcel into a mixed use development, including residential, retail and office uses. As stated above, the parcel is currently zoned C-2, which does not allow for residential uses. The development is currently planned to have a modern/minimalist design aesthetic, and will strive to create a lifestyle center with a sense of place on the S. Walton Corridor.

The property is bounded on the West by Walton Boulevard/Hwy 71B, bounded to the North and South by food establishments, and is bounded on the East by the Bentonville Cemetery. Additionally, the property is adjacent to a small residential neighborhood on the Northeast side. The development is compatible with the surrounding commercial uses, and the cemetery, being a public use, is unlikely to be affected either. Likewise, being mixed use, the development will be compatible with the small neighborhood to the northeast.

As for traffic, the property is located on S. Walton Boulevard/Hwy 71B, which is a major arterial roadway. Accordingly, Walton Boulevard should have more than adequate capacity to serve the needs of this project. As for signage, there is an existing pole sign on the property which the buyer would like to retain the use of. Otherwise, the buyer has not determined plans for signage yet. Lastly, as for water and sewer availability, there is a water line which runs along the West side of the property parallel to Walton Boulevard, and there is a eight inch (8") sewer line which runs along the East side of the Property.

Planning Department
Page 2

Thank you for considering this rezoning request. If you have any questions, do not hesitate to contact me at 479-636-2168.

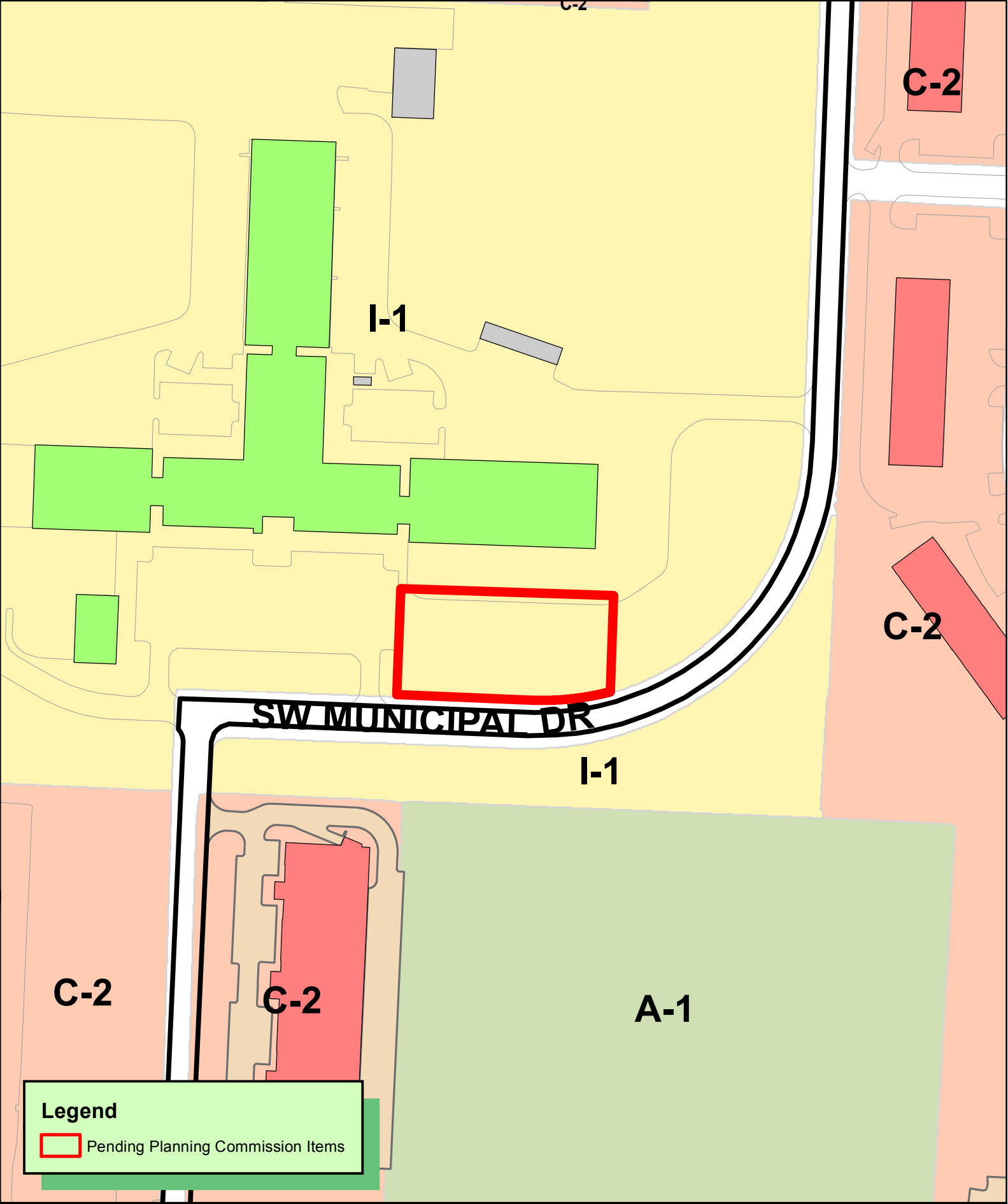
Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC



Will A. Kellstrom

WK:
pc:





Ellen Norvell
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

March 16, 2020

Re: *City of Bentonville - Community Development Building*
 3150 SW Municipal Drive
 Rezone Request

Dear Ms. Norvell:

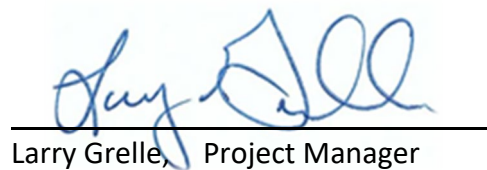
Please accept this letter as a request to rezone a portion of the property described as the Bentonville Municipal Building and Site, Parcel ID 01-08930-000, containing approximately 32.64 acres.

The request for a rezone is due to the desired size and location of the new Community Development Building being placed along the southern portion of the site along the north right-of-way line of SW Municipal Drive and adjacent to the existing parking lot for the Municipal Building.

Current zoning of the property, I-1 light industrial, creates a 30' building setback line. The proposed building location exceeds this setback by approximately 9.4'. Rezoning a portion of the property that would incorporate the proposed building and parking lot addition to C-2, general commercial, would allow the front setback to be set at 20' and avoid encroachment into the setback line by the proposed structure.

If you have any questions or need additional information, please do not hesitate to call, 479-273-2209.

Sincerely,
Morrison Shipley Engineers, Inc.



Larry Grelle, Project Manager



- Narrative.

A typed narrative addressing each of the following items:

- o Proposed use and reason for the proposed use.

A: church

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

A: see pictures attached

- o Hours of operation, including days of the week.

A: Monday-friday 9-5, Sunday 8am-12pm

- o Indoor and outdoor areas to be utilized

Indoor space.

A: indoor- church services, outdoor use-parking

- o Planned indoor and outdoor structural changes.

A: outdoor N/A. Indoor- see plans, non structural changes include, males and females ADA bathroom, and non structural children's ministry rooms

- o Parking needs required for the proposed use including existing and proposed-.

A: N/A as parking stays the same

provide sketch of traffic flow and parking pattern (if applicable)

n/a

- o Planned outdoor lighting changes-

A: N/A

- o Anticipated patrons, clients, deliveries, and/or customers (average per day)

A: Monday-Friday - 50 or less

Sunday -350

- o Proposed number of employees-

A: 6 employees

- o Photographs of the property

A: see pictures attached



PROPERTY INFO

ADD SHAPE



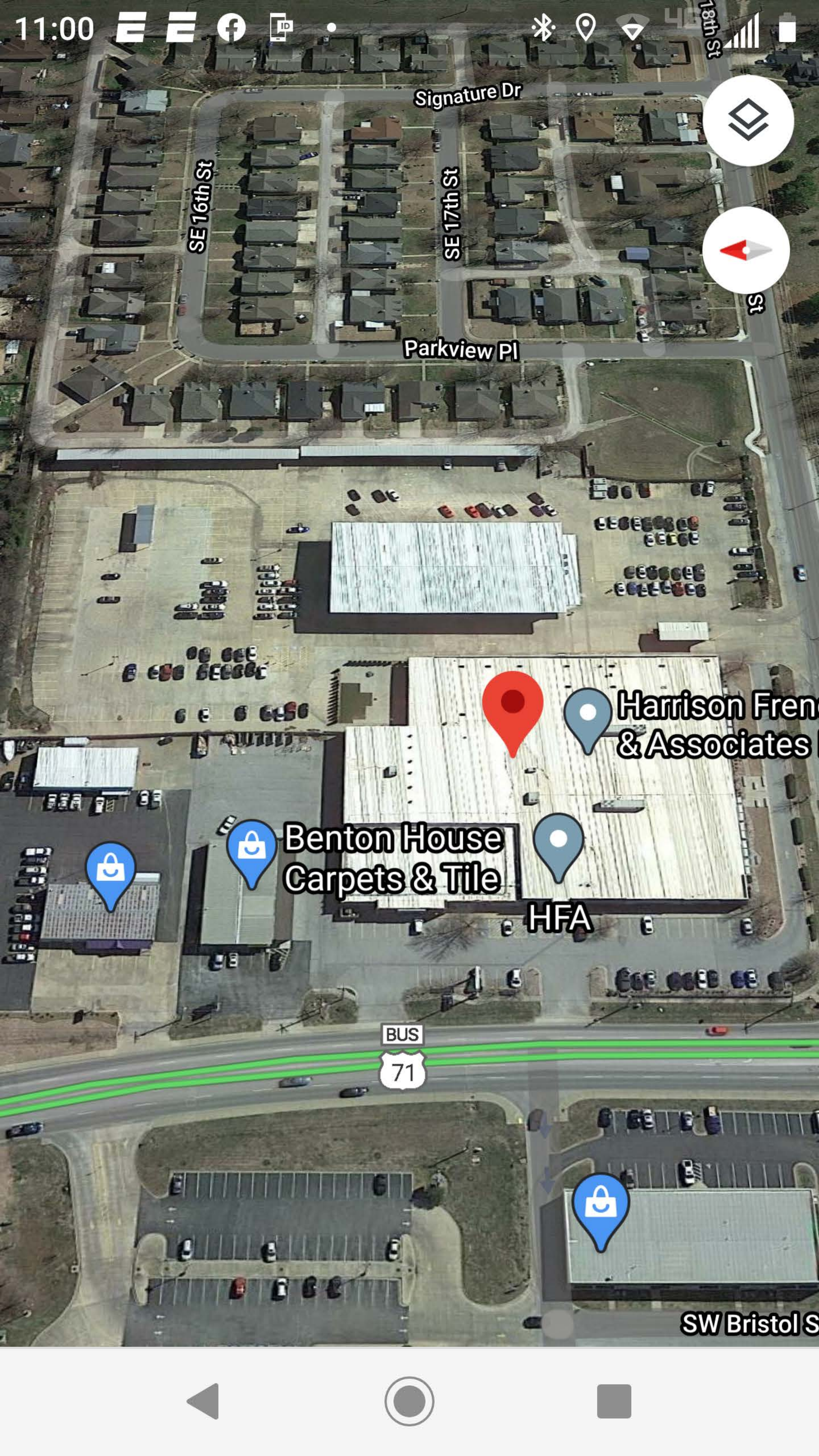
- Owner 1705 LLC
- Address 1705 S WALTON BLVD BENTONVILLE, AR 72712
- Area 7.42 Acres
- Perimeter 0.47 miles



1705 US-71 BUS



1705 US-71 BUS



SE 16th St

SE 17th St

Signature Dr

Parkview Pl

18th St

St

Harrison Fren
& Associates

Benton House
Carpets & Tile

HFA

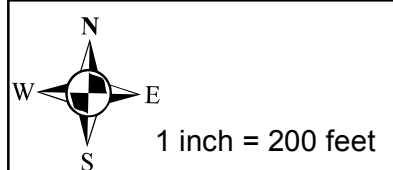
BUS
71

SW Bristol S



Legend

 Pending Planning Commission Items



CU20-0011
CONDITIONAL USE
FEATHERSTON ROAD CHURCH
PARCEL 01-07933-000



**CONDITIONAL USE PERMIT
BENTONVILLE PLANNING COMMISSION
BENTONVILLE, AR
APRIL 21, 2020**



**Submitted by
Featherston Rd. LLC
&**



Members of the Bentonville Planning Commission:

On behalf of Featherston Rd. LLC, Olsson is formally requesting a conditional use permit to allow our client to construct an approximately 40,000 square foot church and associated parking. The site is zoned C-1 and C-2 and is located at the NE corner of SW Regional Airport Blvd and Featherston Rd.

A proposed lot split has been filled by Olsson for the property to split the current lot into three lots, two of which shall be purchased by Featherston Rd. LLC for the development of the church.

The church will be located on an 8.00-acre lot and a 1.11 acre out-lot will be used for future development and/or sale. The remaining 3.58 acres to be kept by the current property owner.

The current use of the land is that of empty pastureland with no existing structures.

Specific to the church, the proposed auditorium seats 730 attendees, employs approximately 8 daily staff members and typically has 3 to 5 volunteers assisting daily. Outside of church service times, daily visitors range anywhere from 1 to 5 visitors.

Daily deliveries are limited and only 1-2 deliveries are expected per day.

Indoor and outdoor uses shall be that of a church and associated parking lot, with proposed wall mounted lights along the building and proposed parking lot light poles adhering to the city of Bentonville's requirements.

The site is proposed to be accessed via SW Regional Airport Blvd. and Featherston Road. Both frontages are limited to one access point each. The preliminary site plan allows for 378 parking spaces. Based on our client's other church locations, an auditorium seating 730 attendees will require approximately 365 to 385 parking spaces.

The church hours shall be as follows:

- Saturday service times 4pm and 5:30pm.
 - Hours of operation approximately 3pm to 7:30pm.
- Sunday service times 8:30am, 10am, 11:30pm, 1pm, and 5:30pm.
 - Hours of operation approximately 7:30am to 7:30pm.
- Wednesday service times 7pm.
 - Hours of operation approximately 5:30pm to 9pm.
- Office hours during the week are 9am to 5pm Monday – Thursday

Accompanying this narrative and application are photographs of the existing site as well as a site plan identifying the location of proposed facilities and associated parking for the project.

Thank you for your time and consideration. For any further information, please contact Olsson so that we may help in any way.

Sincerely,

Dennis Blind, PLA
Senior Landscape Architect
Olsson
302 E. Milsap Road
Fayetteville, AR 72703
479-332-3956

Property Owner Consent Form
City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712
479-271-3122

The COUGHLIN FAMILY LLC is the owner of the property located at the N.E. corner of the intersection of Featherston Road and S.W. Regional Airport Blvd., identified as Parcel Identification Number 01-07933-000, located in Benton County, Arkansas.

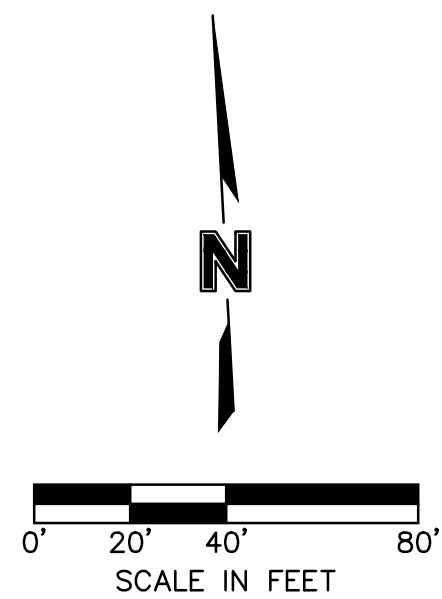
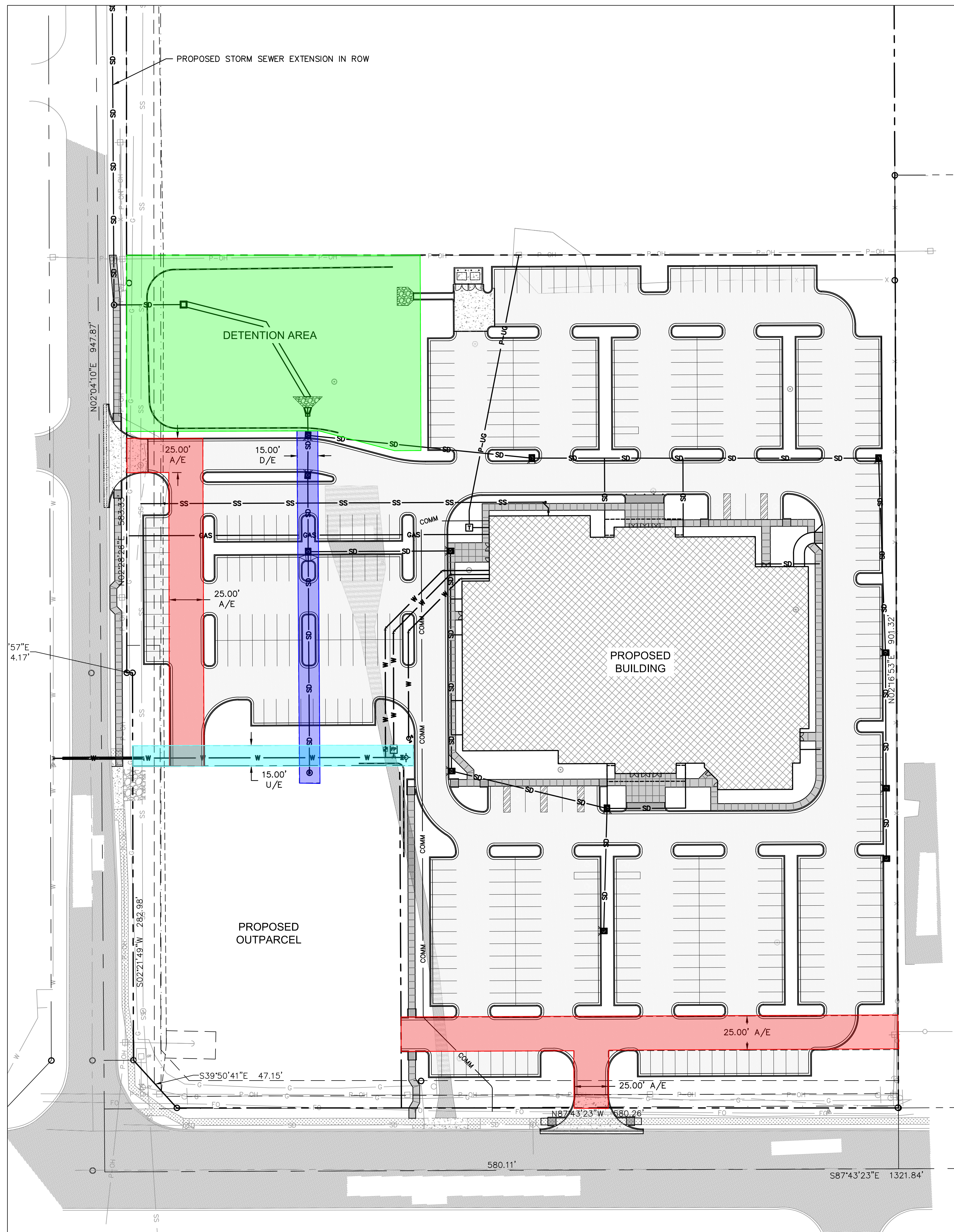
The proposed project for the site is a church.

I certify that I am the owner of the property above and that I have read this form and consent to its filing.

Sybil Coughlin
for Coughlin Family, LLC

3 - 4 - 2020
Date

- ** If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**
- ** If the property is owned by an LLC or similar type of entity please provide a Letter of Authorization verifying that the person who is signing this document is authorized to do so.**

[illegible]







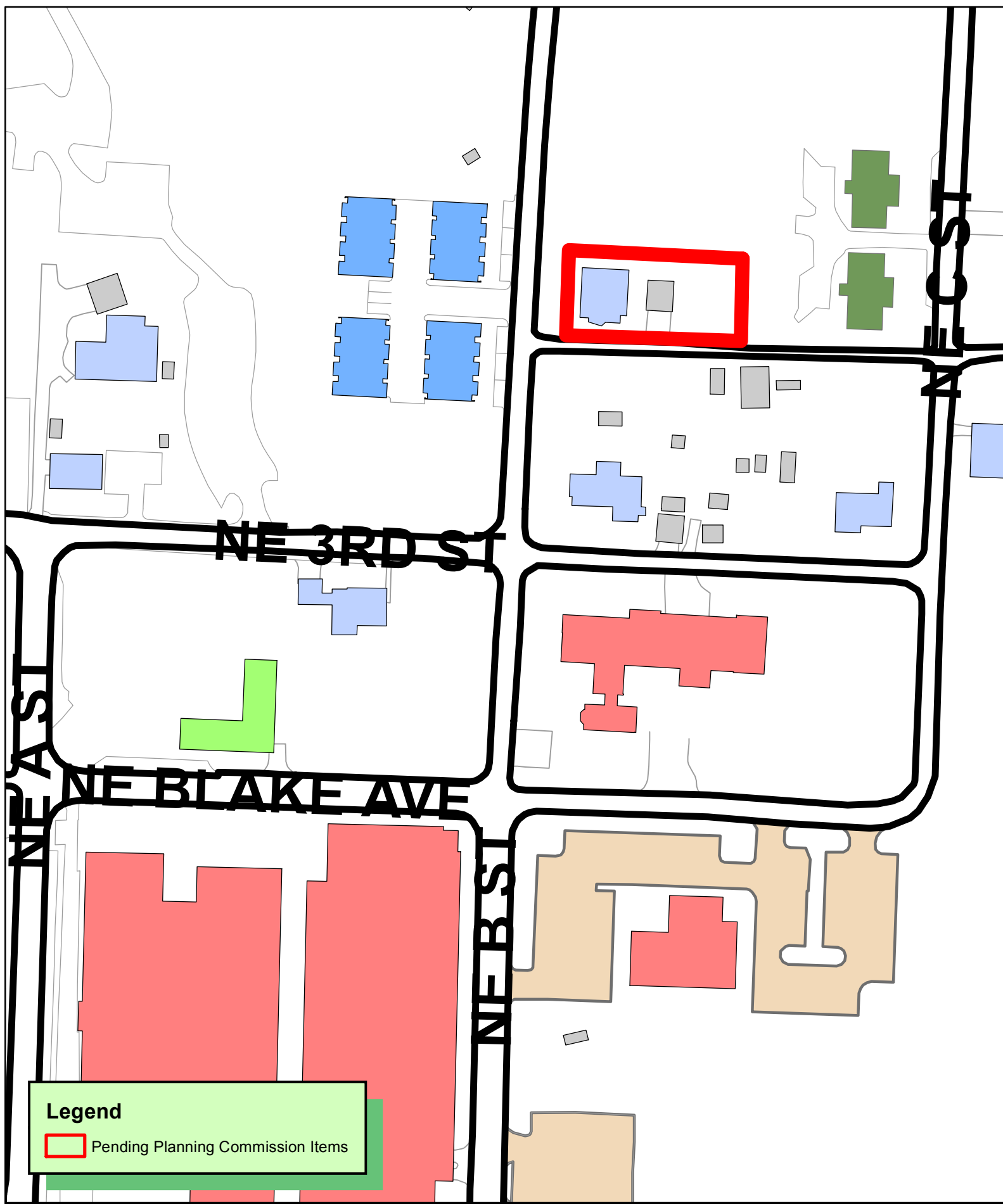






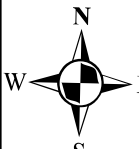






Legend

 Pending Planning Commission Items


1 inch = 100 feet

CU20-0012
CONDITIONAL USE
306 NE B ST
TEMPORARY OFFICE





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 16, 2020

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

**RE: Conditional Use Permit Request
306 NE B St. Temporary Use**

Dear Planning Commissioners:

Please accept this letter to accompany a formal application by 302 NE B Street LLC, a Walton family entity, for consideration of this request for a conditional use permit to allow a Long-Term Temporary Use of an existing single-family residential structure located at 306 NE B Street. Following are details of this request:

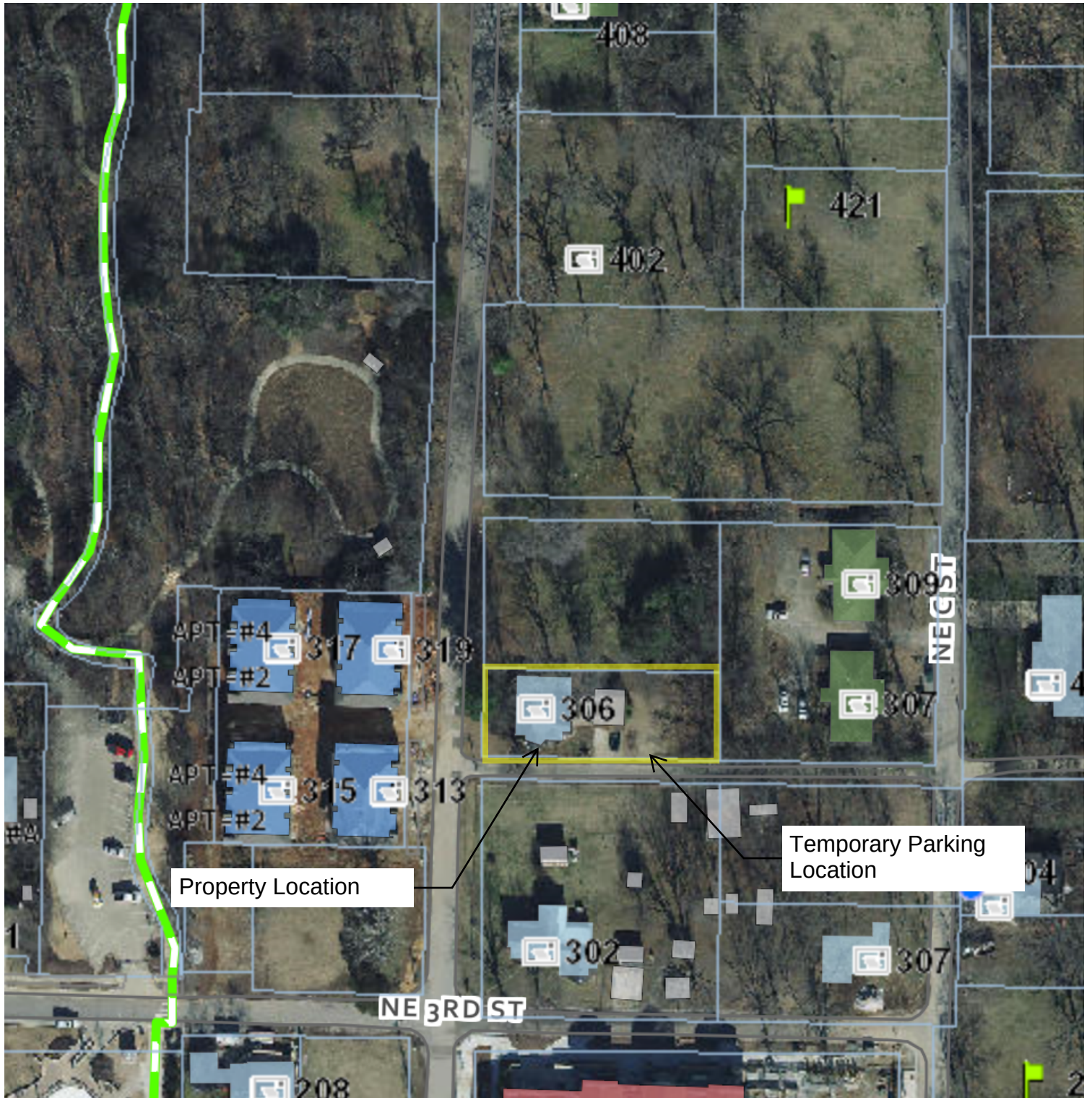
- A. The owner is intending to utilize the structure as a temporary office for a period not to exceed 12 months from the time of issuance of the requested Conditional Use Permit.
- B. The subject lot and surrounding properties are currently zoned R1, but none of the surrounding adjacent properties is currently permanently occupied or used as a single-family residence. See attached property Site Plan.
- C. Applicant expects employees will generally be working within the hours of 7 AM to 6 PM with occasional limited weekend hours.
- D. Employees will be working within the structure with no activities planned outdoors
- E. No exterior modifications or renovations are intended. Only minor interior renovations, if any, are planned inside the structure other than the installation of typical office furnishings and related data cabling for computer networking.
- F. Applicant intends to utilize the public parking accommodations at the nearby 21C Hotel. Applicant requests approval for placement of a gravel-surface parking area on the property for use when 21C is not available. Parking needs expected to be 5 to 10 spaces, whether onsite or offsite, with some employees utilizing alternative transportation (cycling or walking).
- G. No outdoor lighting additions or modifications are planned.
- H. Site is intended only for use of applicant's employees and consultants. Occasional visitors for meetings, building cleaning and maintenance, deliveries, and similar visits are expected.
- I. Facility is planned for 8 to 12 employees.
- J. Aerial imagery and site photographs are attached.

Based on the limited number of permanent residents in the neighborhood and its proximity to the downtown core of Bentonville, we do not believe the requested use will negatively impact adjacent owners, residents, or citizens. Accompanying this letter and application are drawings demonstrating the location of the proposed facilities and the 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,
CEI Engineering Inc.

Thomas C. Oppenheim, P.E.
Department Manager – Local Development

Solutions for Land and Life



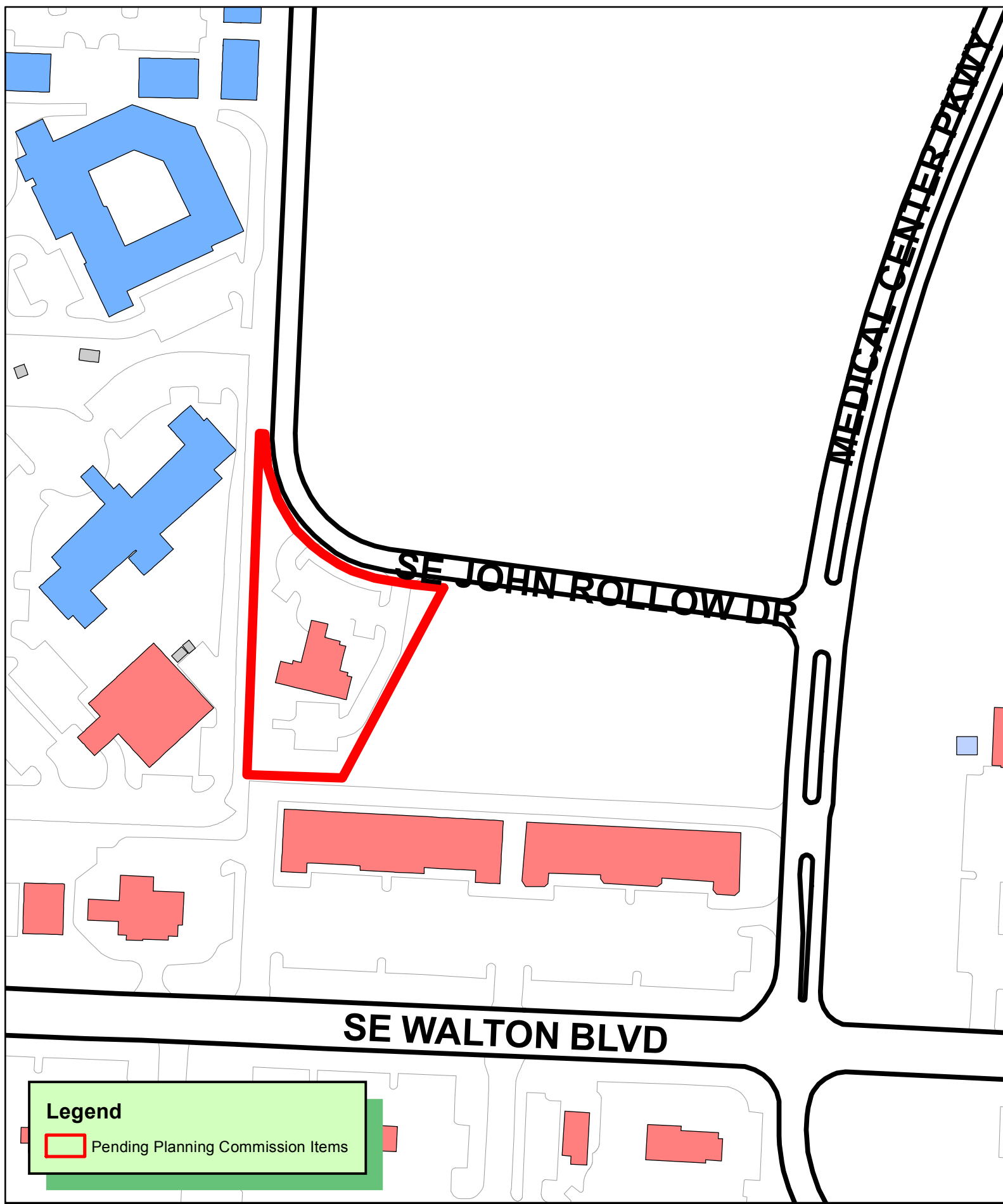
306 NE B Street Conditional Use Permit Application, Temporary Use.



306 NE B looking northeast



306 NE B looking southeast



SE WALTON BLVD

SE JOHN ROLLOW DR

MEDICAL CENTER PKWY

Legend

 Pending Planning Commission Items



1 inch = 150 feet

CU20-0013
CONDITIONAL USE
CHABAD OF NORTHWEST ARKANSAS
3400 SE JOHN ROLLOW DR



By the Grace of G-d

Narrative
Chabad of Northwest Arkansas

- A. Chabad of Northwest Arkansas, Inc. proposes use of the property at 3400 SE John Rollow Drive, Bentonville, AR 72712 to be a House of Warship, providing prayer services, educational programs and social services. We propose the use of this building to be a place for the Jewish community to gather to pray; a place to have community educational and social programs through classes, programs and shared community meals.
- B. See attached survey of the property, following the pictures.
- C. Hours of operation will be Tue-Thu 7am-3pm. Friday evenings at sunset and Saturday 10am-3pm. possible usage on Sunday and Monday when needed for communal prayers.
- D. The synagogue will use all of the indoor space, the outdoor patio and parking areas.
- E. No further structural changes anticipated at this time. Renovations were completed to city's satisfaction. Landscaping requirements were met to city's satisfaction.
- F. There are currently 26 existing parking spaces and 2 handicap spaces on site. Additional parking is not currently planned.
- G. No further outdoor lighting is planned.
- H. Anticipated patrons of 20 per weekday, up to 40 on weekends and 50-60 on Jewish holidays.
- I. 2-3 employees will be working on site.
- J. See attached photos. These photos predate the renovations. But only minor relocation of a few doors has taken place. Landscaping photos are current to prove meeting requirements.

Photo a. front of building with proposed sign.

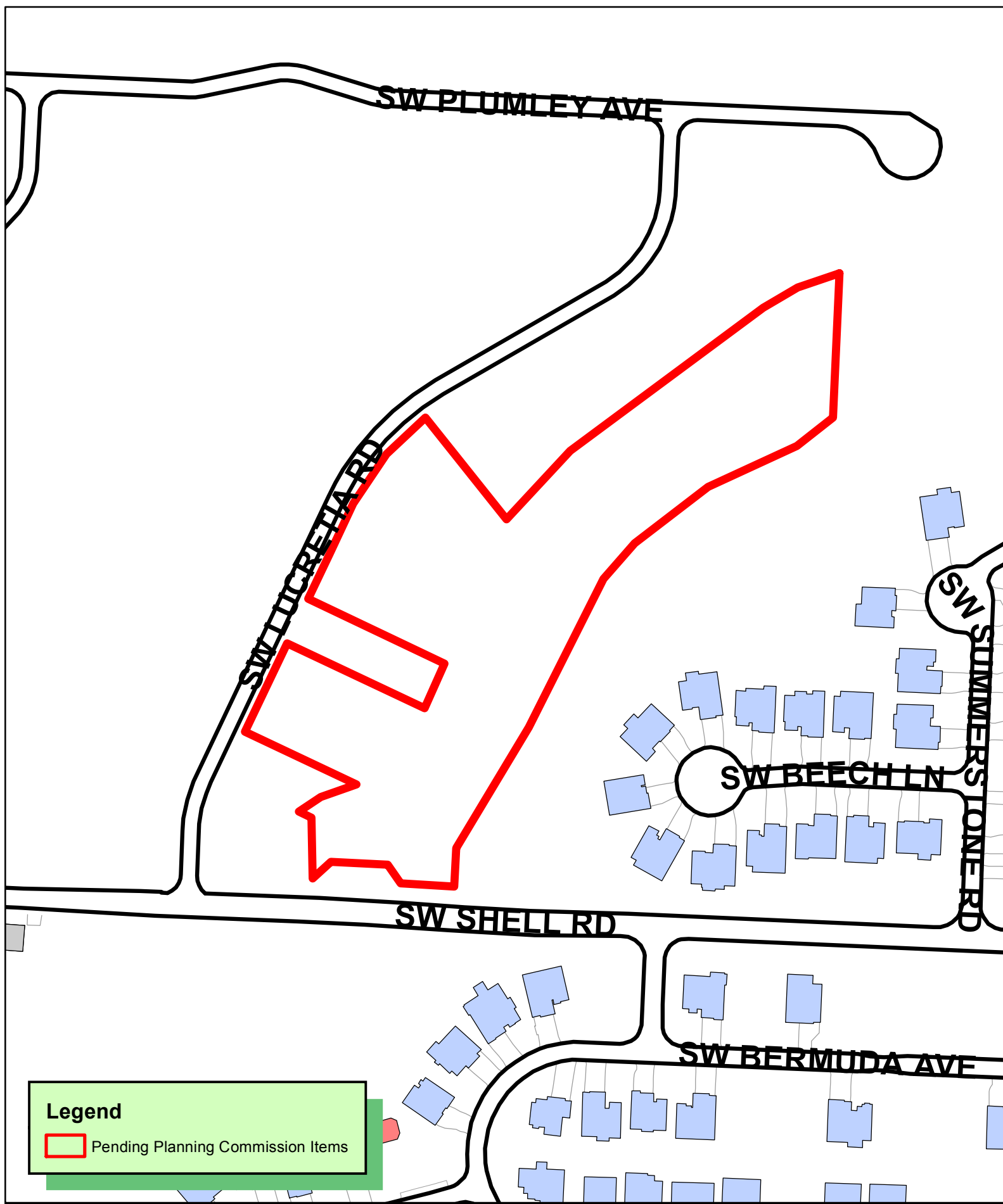






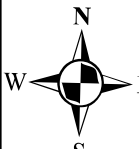






Legend

 Pending Planning Commission Items

 1 inch = 174 feet

PLA20-0021
PROPERTY LINE ADJUSTMENT
WHILLOWBROOKE FARMS SUB PHASE 2



PLA20-0021

Willowbrook Lots 148-154

Water-Sewer

1. Show sewer structures. Sewer structures are there, just difficult to see due to being built right on the lot corner. There is a SSMH at the west corner between 123/135; at the west corner between 150/151; and at the west corner between 148/149.
2. Why is there a 20' utility easement (inset B)? Storm structures? Just confirming that we need to show it. CATV is located in the 20' UE behind all of these lots. This easement dedication provides a continuous easement to service this lot.

Planning

1. IF ALL FIRST SUBMITTAL COMMENTS ARE NOT ADDRESSED WITH SECOND SUBMITTALS THEN THIS PROJECT WILL NOT BE PLACED ON THE PLANNING COMMISSION AGENDA
 - a. This item is not approved until all technical review comments are addressed.
 - b. Please contact the appropriate department regarding questions with particular comments
 - c. Attach an updated .dwg file in Trakit for review by Electric and GIS. Please use proper naming convention.
 - d. Please submit plans for 2nd submittals due on Monday, April 6th, by 12:00 noon. LATE PLANS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES – PLEASE PLAN YOUR TIME ACCORDINGLY.
2. Remove the setback table and provide a note instead stating: Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122. [Done](#).
3. The side setback is 7' for the R-1 zoning district. All existing structures shall meet the setback requirements of the zoning district. New Lot 150 shows a 6.8' setback and new lot 153 shows a 6.6' setback. [Revised to reflect the distance from lot line to calculated frame line of structure](#).
4. Please add a light hatch pattern to any of the existing sidewalk. It is hard to tell what is what. [Added](#)
5. Add COB project number the bottom right corner of each page (LSD20-0018). [Added](#)
6. Please provide a comment response letter stating how you addressed each 1st submittal comment and upload it to eTrakit. If no comment response letter is provided with your resubmittal then the project will not move forward until the requested letter is provided. Thank you
7. Tech review meeting is April 14th @ 4:30pm. PC meeting is April 21st @ 5:00pm. Please make sure project representation is present at both meetings.

Engineering

Confirm need for UE's per Water/Sewer comment, particularly the one between old lots 116 & 117. [This easement dedication is necessary to provide a continuous easement corridor for service across proposed 154 to proposed Lots 148, 149, & 150.](#)

GENERAL NOTES:

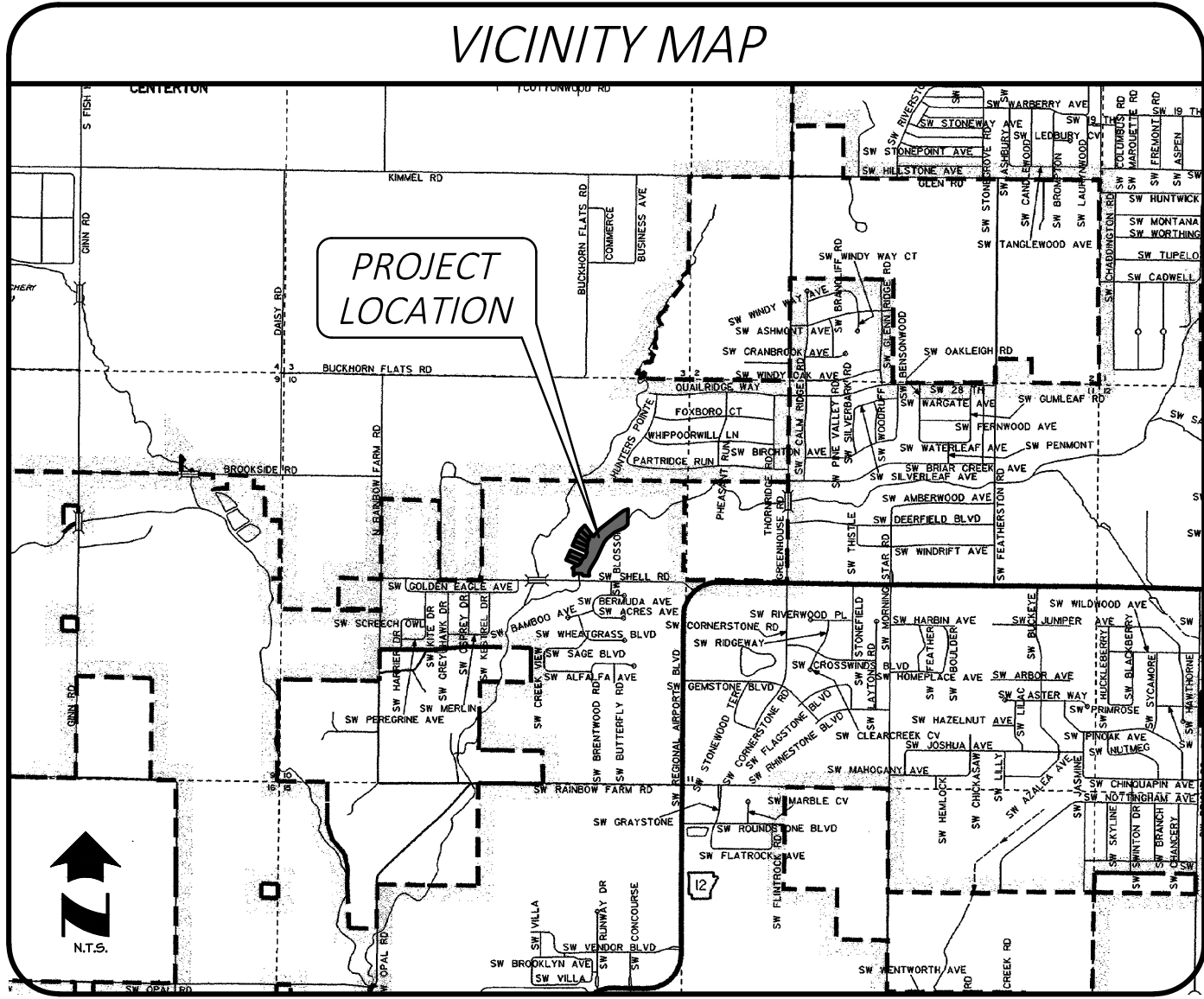
- **Basis of Bearings:** Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, based on RT Kinematic (RTK) GNSS Observations from City of Bentonville GPS Monument #84, having published values of: Lat 36°20'09.79" N / Long 94°15'30.90" W and a Combined Scale Factor (Ground to Grid) = 0.999966638.
- **Grid North Convergence:** At the Northeast corner of the S1/2 NE1/4, Section 10, T19N, R31W, rotate from Grid North 01°18'51" to the Left for True North.
- **Vertical Datum:** NAVD88 (Geoid 12B). Site elevations are based on RTK GNSS observations from the City of Bentonville GPS Monument #84, having a published elevation of 1248.11 feet.
- **Flood Information:** Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number 05007C0235K, Map Revised June 5, 2012, and by graphic plotting only; Lots 148-151 and Lots 152 and 153, all lie within Zone X, Areas determined to be outside the 0.2% annual chance floodplain. By graphic plotting only, Lot 154 lies within Zone X, Other Flood Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; Zone AE, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; and Zone X, Areas determined to be outside the 0.2% annual chance floodplain. This Land Surveyor and Morrison Shipley Engineers, Inc., assumes no liability for the correctness or use of the current cited flood map, or any available digital flood hazard data utilized to delineate the limits of potential flood hazard areas. Flood Hazard Maps are subject to be changed, updated, and revised, and the purchaser or other interested parties of any lots or lands along or adjacent to any flood hazard areas, should review current maps and satisfy themselves of the location and limits of any potential flood hazard areas, and any associated risk.
- Lot 154 is Common Area and will be owned and maintained by either the developer or the Property Owners Association.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences or any other structures built within any Drainage or Utility Easement.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has made no investigation or independent search for easements or other encumbrances or facts that an accurate and current title search would disclose. There may exist other documents of record or facts affecting this parcel.

ENGINEERING NOTES - From Final Plat Book 2017, Page 937:

- **Minimum Finish Floor Elevations:** Minimum Finish Floor Elevations (FFE) are provided for lots that are adjacent to a public drainage structures, drainage easements, or flood hazard areas. The elevations shown are three-feet (3') above predicted 100-year flood elevation or one-foot (1') above the highest planned adjacent back of curb elevation. These Minimum Finish Floor Elevations (FFE) are intended to protect structures from damage from the adjacent public storm drainage facilities within drainage easements or adjacent flood hazard areas. However, sound engineering judgement should be utilized for each structure and each lot to prevent localized flooding due to inadequate site design.
- Any fill place in the building pad areas shall be tested for appropriate compaction by a Geotechnical Engineer.

SURVEYOR'S NOTES:

1. The distance annotated to the existing structures on Lots 150 and 153 is calculated, being a four-inch (4") offset from the as-surveyed exterior brick veneer and is a calculated measure to frame line per request by the client.
2. The Top of Foundation Finish Floor Elevation (FFE) of the existing structure on Lot 150 (previously Lot 117), Building Permit No. 19-0119, 3503 SW Lucretia Road, FFE Certification Report issued 4/29/2019, is 1230.0 feet (NAVD88).
3. The Top of Foundation Finish Floor Elevation (FFE) of the existing structure on Lot 153 (previously Lot 121), Building Permit No. 19-0150, 3603 SW Lucretia Road, FFE Certification Report issued 5/28/2019, is 1225.0 feet (NAVD88).



PARENT TRACT DESCRIPTION:

Lots 115, 116, 117, 118, 120, and 121 of Willowbrook Farms Phase II, per record plat filed for record at Plat Book 2017 Page 937 and Lot 136 of Willowbrook Farms Phase II, per record plat filed as Land Document L201951024, Bentonville, Benton County, Arkansas.

CERTIFICATE OF APPROVAL:

Pursuant To The Bentonville Subdivision Regulations And All Other Conditions And Approval having Been Completed, This Document Is Hereby Accepted. This Certificate Is Hereby Executed Under The Authority Of The Said Rules And Regulations.

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor, City Of Bentonville

Signed _____
City Clerk, City Of Bentonville

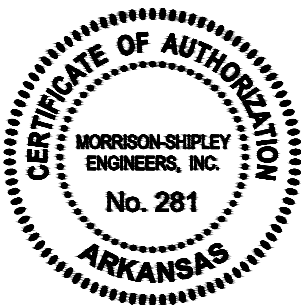
CERTIFICATE OF SURVEY ACCURACY

I, Keith A. Sikes, Hereby Certify That This Plat Correctly Represents A Boundary Survey made By Me Or Under My Supervision, And Boundary Markers And Lot Corners Shown Hereon Actually Exist And Their Location, Type And Material Are Correctly Shown And To The Best Of My Knowledge, All Minimum Requirements Of The Arkansas Minimum Standards For Land Surveyors Have Been Met.

Date of Execution: April 06, 2020

FOR REVIEW

Arkansas Professional Surveyor, #1507



Owner
RLP Developments, LLC
PO Box 3207
Bentonville, AR 72712
Telephone: (479) 530-2337

Owner
RLP Investments Inc
PO Box 3207
Bentonville, AR 72712
Telephone: (479) 530-2337

Engineer/Surveyor
Morrison-Shipley Engineers Inc.
2407 SE Cottonwood Street
Bentonville, AR 72712
Telephone: (479) 273-2209

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.

CERTIFICATE OF OWNERSHIP

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

Source Of Title: Special Warranty Deed 2015 Page 13646

Source Of Title: PLAT 2017 Page 937

Source Of Title: PLAT L201951024

Signed: _____ Date of Execution: _____
Russel Lee Plumley, Manager
RLP Developments, LLC

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day ____ of _____, 2020.

Notary Public: _____

My Commission Expires: _____

Source Of Title: LLC Warranty Deed L201911354
Source Of Title: LLC Warranty Deed L201917840

Signed: _____ Date of Execution: _____
Russel L. Plumley, President
RLP Investments Inc

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day ____ of _____, 2020.

Notary Public: _____

My Commission Expires: _____

Filing Block

ATLAS PAGE 452

PROPERTY LINE ADJUSTMENT

*being a Replat of Lots 115-118, 120, 121, & 136
Willowbrook Farms Subdivision, Phase II
Creating LOTS 148-154*

WILLOWBROOK FARMS SUBDIVISION, PHASE II

*Bentonville, Benton County, Arkansas
City of Bentonville Project # LSD20-0018*

Project No. RLP-01

*Drawn By JDS
Checked By KAS*

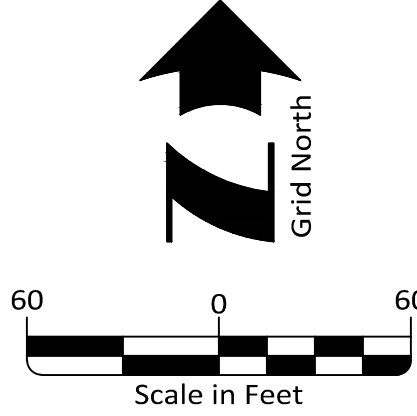
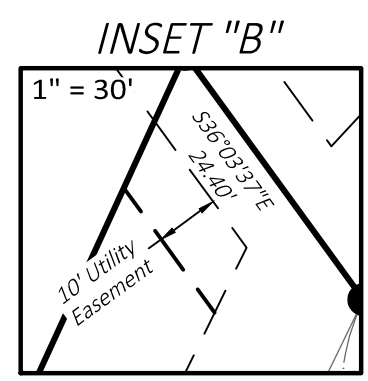
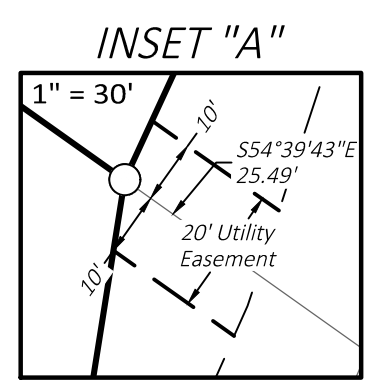
Date 04.06.2020

Sheet 1 of 2

MORRISON SHIPLEY

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

Drawing Name: P:\NLP-01\Wg\RLP-01 Property Line Adjustment.dwg Last Modified: Apr 06 2020 - 10:30am Plotted on: Apr 06 2020 - 10:30am by jacobtown



Filing Block

- 2 Chiseled "X" on SW Corner of Storm Box
Elevation = 1209.82
- 7 Chiseled "X" on Front NE Corner of Storm Box
Elevation = 1229.31
- 8 3" AHDT Aluminum Monument
East End of Headwall
Elevation = 1210.94

LEGEND

- Boundary Line
- Right-Of-Way Line
- Road Center Line
- Ex. Easement Line
- Base Flood Elevation
- Proposed Easement Line
- Existing Floodzone, Zone AE
- Existing Floodway, Zone AE
- Ex. 6' Wood Privacy Fence
- Existing Nail w/ 1507 Washer
- Existing 1/2" Rebar w/ PS# 1507 Cap
- Set Nail w/ PS# 1507 Washer
- Set 1/2" Rebar w/ PS# 1507 Cap
- Street Address
- Existing Water Meter
- Existing Fire Hydrant
- Existing Water Valve
- Existing Fiber Optic Pedestal
- Existing Television Pedestal
- Existing Electric Pedestal
- Existing Sewer Manhole
- Existing Light Pole
- Existing Transformer
- Existing Sign
- Existing Tree

Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	9.56'	350.00'	4.78'	N 26° 07' 22" E	9.56'
C2	83.88'	350.00'	42.14'	N 33° 46' 17" E	83.68'
C3	84.55'	350.00'	42.48'	N 47° 33' 29" E	84.35'

Minimum Finished Floor Elevation

Lot #	Elevation
Lot 148 (115)	1230.45'
Lot 149 (116)	1228.33'
Lot 150 (117)	See Note
Lot 151 (118)	1226.54'
Lot 152 (120)	1224.60'
Lot 153 (121)	See Note

ATLAS PAGE 452

FOR REVIEW

PROPERTY LINE ADJUSTMENT

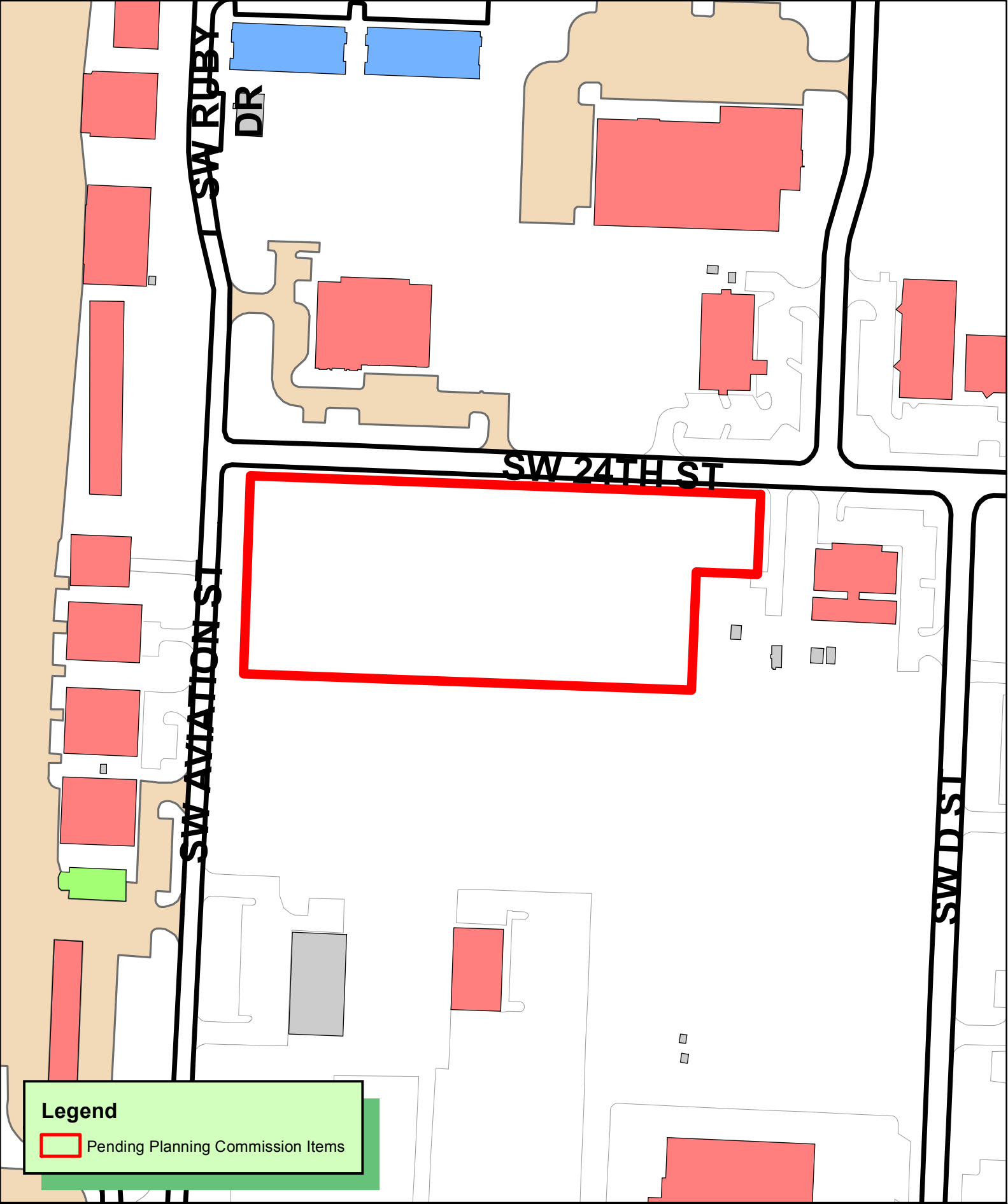
being a Replat of Lots 115-118, 120, 121, & 136
Willowbrook Farms Subdivision, Phase II
Creating LOTS 148-154
WILLOWBROOK FARMS SUBDIVISION, PHASE II

Bentonville, Benton County, Arkansas
City of Bentonville Project # LSD20-0018

Project No. RLP-01	Drawn By JDS Checked By KAS
Date 04.06.2020	Sheet 2 of 2

MORRISON SHIPLEY

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Legend

 Pending Planning Commission Items


1 inch = 150 feet

LSD20-0015
LARGE SCALE DEVELOPMENT
BENTONVILLE MAINTENANCE ANNEX
2401 SW AVIATION ST



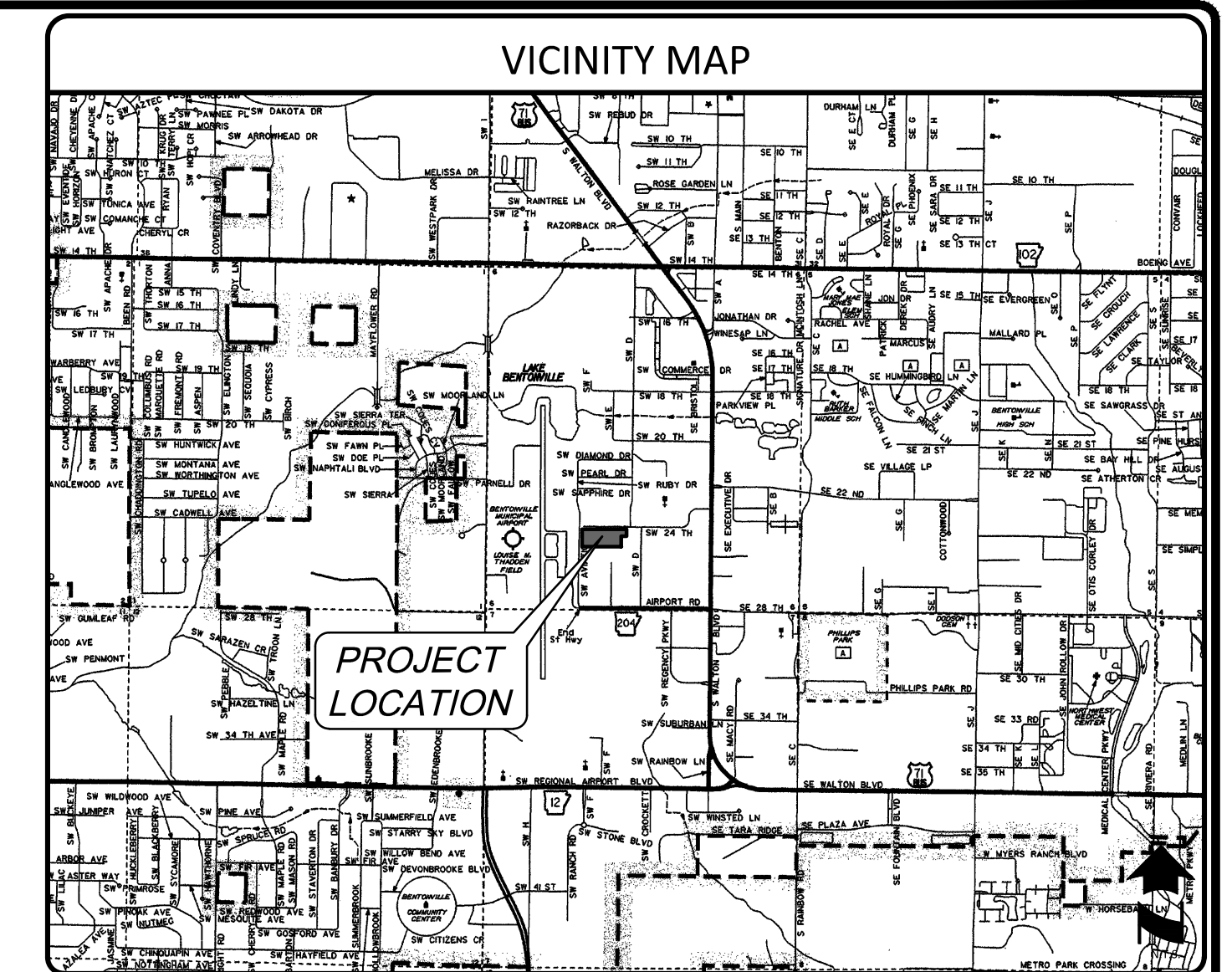
April 2020

Large Scale Development Plans

for

CITY OF BENTONVILLE MAINTENANCE COMPLEX ANNEX 2401 Southwest Aviation Street

Bentonville, Benton County, Arkansas



INDEX OF SHEETS

- C0.0 Cover Sheet & Vicinity Map
- C1.0 Construction Notes
- C2.0 Demolition Plan
- C3.0 Site Dimension Plan
- C4.0 Grading Plan
- C4.1 Drainage Plan
- C4.2 Storm Drainage Profiles
- C5.0 Erosion Control Plan
- C5.1 Erosion Control Details
- C6.0 Utility Plan
- C7.0 Miscellaneous Details
- C7.1 Outlet Structure Details
- L1.0 Landscape Plan And Details

- * Bentonville Water & Sewer Standard Details
- ** Bentonville Electric Layout Sheet & Standard Details

UTILITY CONTACTS

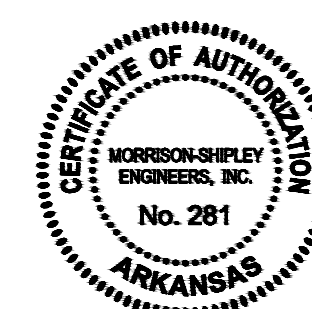
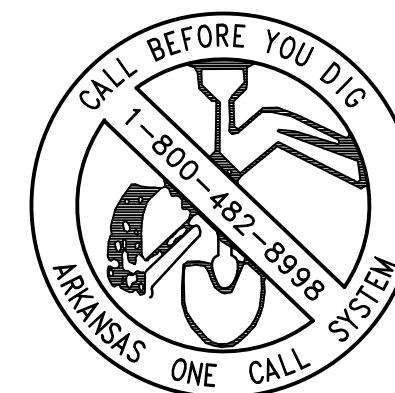
NATURAL GAS BLACK HILLS ENERGY CONTACT: JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: 479-333-7005 Email: Joshua.knight@blackhillscorp.com	CABLE TELEVISION COX COMMUNICATIONS CONTACT: KIP SMITH 4901 S. 48th STREET SPRINGDALE, ARKANSAS PHONE: 479-717-3796 Email: kip.smith@cox.com
TELEPHONE AT&T CONTACT: SCOTT SEAMAN PHONE: 479-442-1967 CONTACT: LAYNE RHODES PHONE: 479-442-1977 627 WHITE ROAD SPRINGDALE, ARKANSAS 72766	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	

Issued For Review - 04.06.2020

FOR
REVIEW



MORRISON SHIPLEY

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

Zoning - General Commercial (C-2)
City Atlas Page #444

CITY PROJECT #LSD20-0015

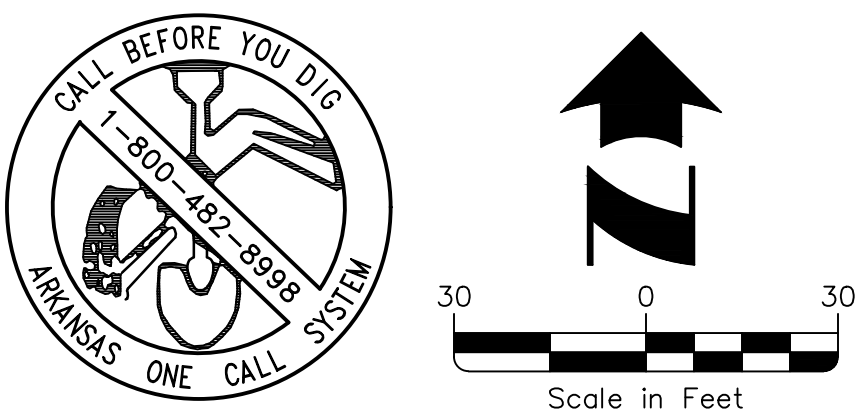
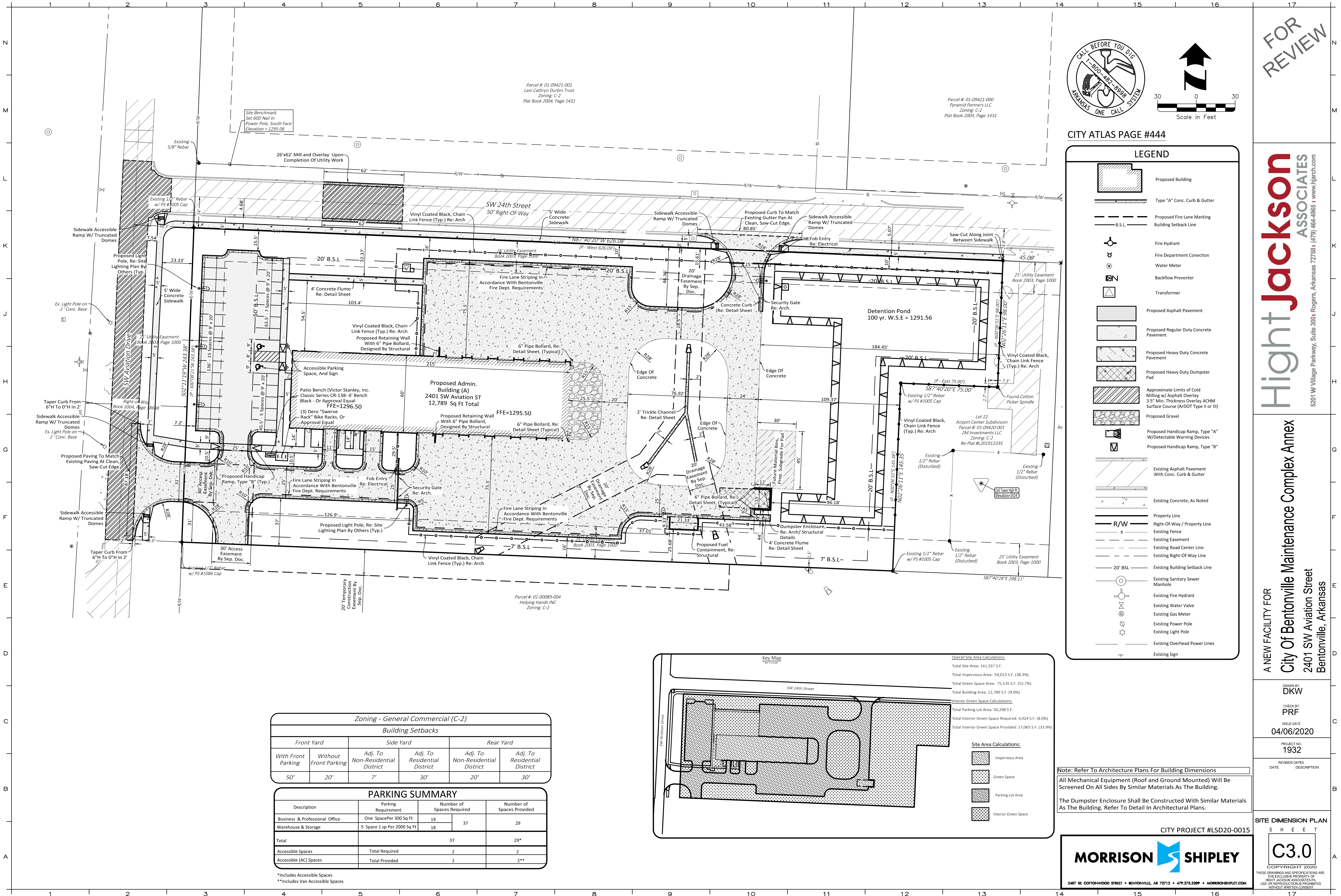
FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas The Subject Property Lies In Zone X - Areas Determined To Be Outside The 0.2% Annual Chance Floodplain. At The Current State Of The Property, Stagnant Water (Approximately .2' Deep) Lies In Predominantly The South Portion Of The Property After Significant Rain Events At The Time Of Survey.

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

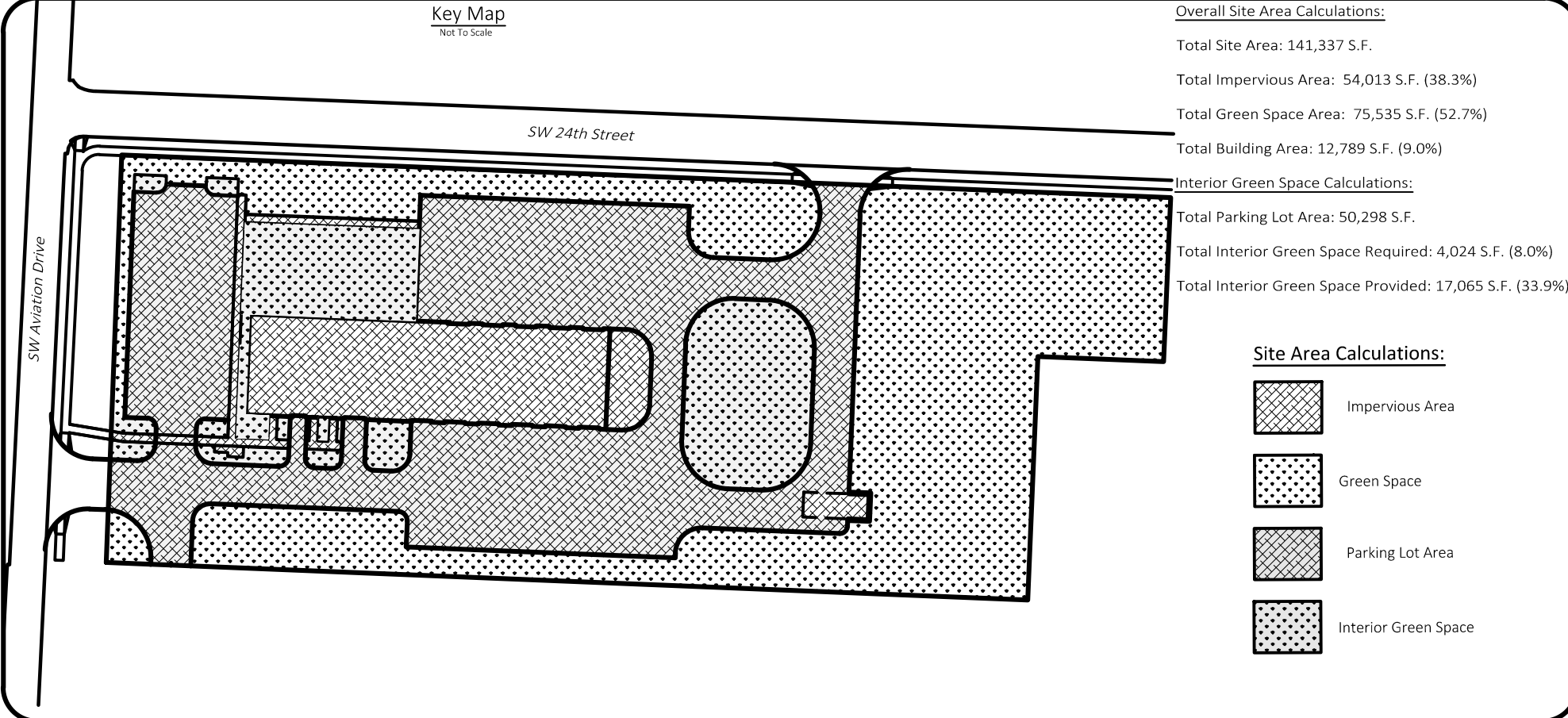
Owner/Developer
City Of Bentonville
Public Works Depart.
Contact: Mike Bender
3200 SW Municipal Drive
Phone: (479) 271.6873

CITY OF BENTONVILLE
MAINTENANCE COMPLEX ANNEX



CITY ATLAS PAGE #444

- LEGEND**
- Proposed Building
 - Type "A" Conc. Curb & Gutter
 - Proposed Fire Lane Marking
 - Building Setback Line
 - B.S.L.
 - Fire Hydrant
 - Fire Department Connection
 - Water Meter
 - Backflow Preventer
 - Transformer
 - Proposed Asphalt Pavement
 - Proposed Regular Duty Concrete Pavement
 - Proposed Heavy Duty Concrete Pavement
 - Proposed Heavy Duty Dumpster Pad
 - Approximate Limits of Cold Milling w/ Asphalt Overlay
 - 3.5" Min. Thickness Overlay ACHM Surface Course (ArDOT Type II or III)
 - Proposed Gravel
 - Proposed Handicap Ramp, Type "A" w/Detectable Warning Devices
 - Proposed Handicap Ramp, Type "B"
 - Existing Asphalt Pavement With Conc. Curb & Gutter
 - Existing Concrete, As Noted
 - Property Line
 - Right-Of-Way / Property Line
 - Existing Fence
 - Existing Easement
 - Existing Road Center Line
 - Existing Right-Of-Way Line
 - Existing Building Setback Line
 - Existing Sanitary Sewer Manhole
 - Existing Fire Hydrant
 - Existing Water Valve
 - Existing Gas Meter
 - Existing Power Pole
 - Existing Light Pole
 - Existing Overhead Power Lines
 - Existing Sign



Overall Site Area Calculations:

Total Site Area: 141,337 S.F.

Total Impervious Area: 54,013 S.F. (38.3%)

Total Green Space Area: 75,535 S.F. (52.7%)

Total Building Area: 12,789 S.F. (9.0%)

Total Parking Lot Area: 50,298 S.F.

Total Interior Green Space Required: 4,024 S.F. (8.0%)

Total Interior Green Space Provided: 17,065 S.F. (33.9%)

Site Area Calculations:

- Impervious Area
- Green Space
- Parking Lot Area
- Interior Green Space

Zoning - General Commercial (C-2)					
Building Setbacks					
Front Yard		Side Yard		Rear Yard	
With Front Parking	Without Front Parking	Adj. To Non-Residential District	Adj. To Residential District	Adj. To Non-Residential District	Adj. To Residential District
50'	20'	7'	30'	20'	30'

PARKING SUMMARY			
Description	Parking Requirement	Number of Spaces Required	Number of Spaces Provided
Business & Professional Office	One Space Per 300 Sq Ft	19	37
Warehouse & Storage	5 Space 1 sp Per 2000 Sq Ft	18	
Total		37	29*
Accessible Spaces	Total Required	2	2
Accessible (AC) Spaces	Total Provided	2	2**

*Includes Accessible Spaces
**Includes Van Accessible Spaces

Note: Refer To Architecture Plans For Building Dimensions

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building. Refer To Detail In Architectural Plans.

CITY PROJECT #LSD20-0015



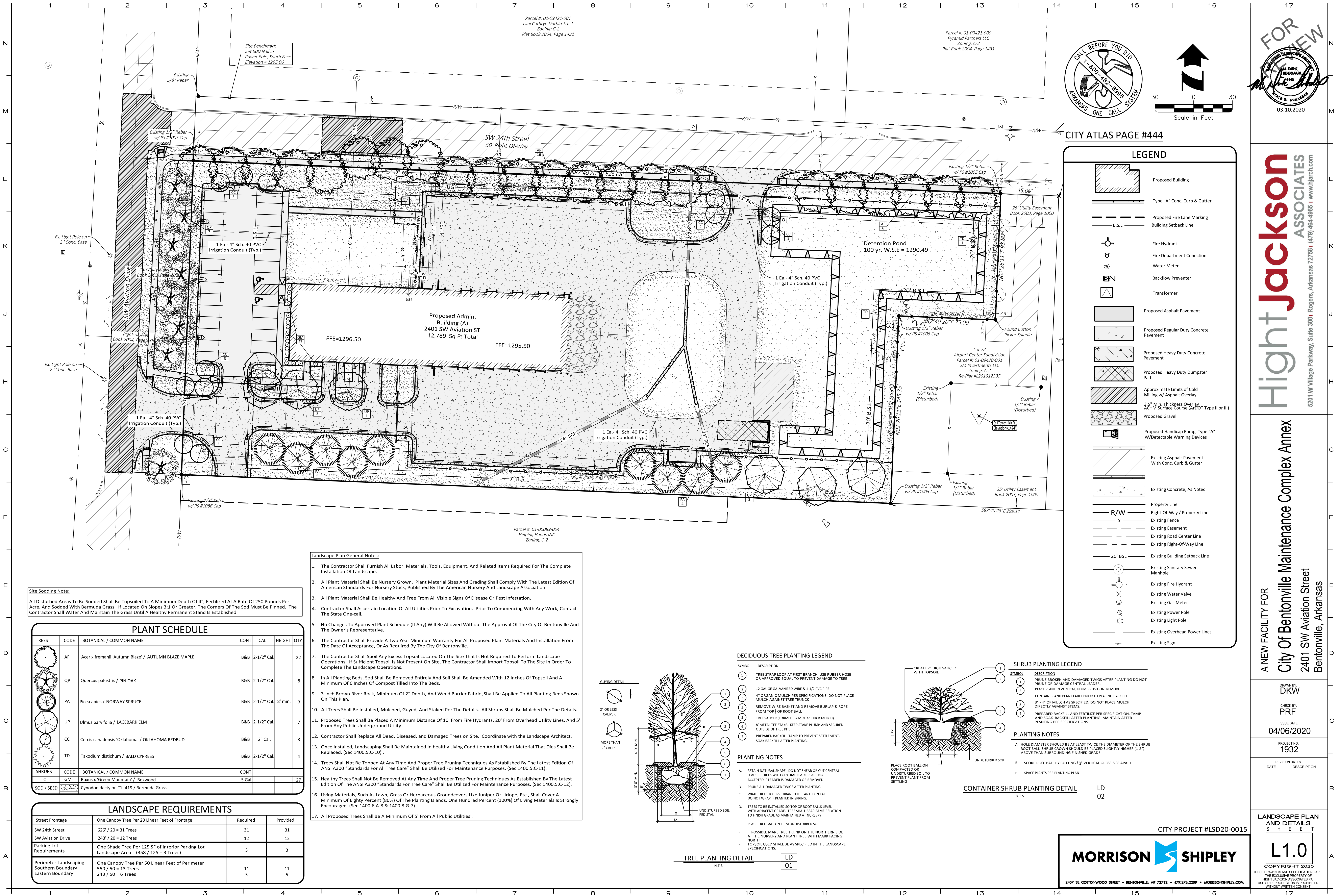
Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 • Rogers, Arkansas 72781 • (479) 464-9865 • www.hjarch.com

A NEW FACILITY FOR
City Of Bentonville Maintenance Complex Annex
2401 SW Aviation Street
Bentonville, Arkansas

DRAWN BY:
DKW
CHECK BY:
PRF
ISSUE DATE:
04/06/2020
PROJECT NO.:
1932

REVISION DATES
DATE DESCRIPTION

SITE DIMENSION PLAN
SHEET
C3.0
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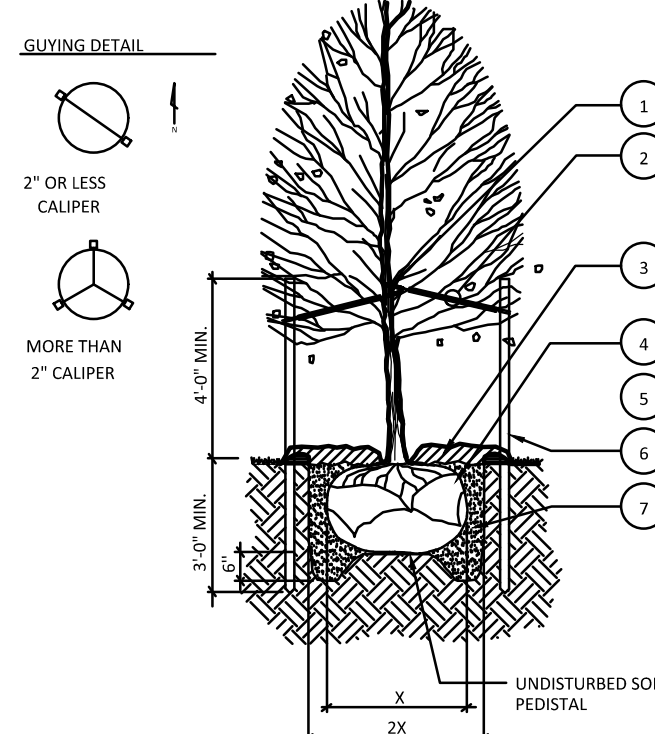


Site Sodding Note:
All Disturbed Areas To Be Sodded Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Sodded With Bermuda Grass. If Located On Slopes 3:1 Or Greater, The Corners Of The Sod Must Be Pinned. The Contractor Shall Water And Maintain The Grass Until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

PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	QTY
	AF	Acer x fremanii 'Autumn Blaze' / AUTUMN BLAZE MAPLE	B&B	2-1/2" Cal.		22
	QP	Quercus palustris / PIN OAK	B&B	2-1/2" Cal.		8
	PA	Picea abies / NORWAY SPRUCE	B&B	2-1/2" Cal.	8' min.	9
	UP	Ulmus parvifolia / LACEBARK ELM	B&B	2-1/2" Cal.		7
	CC	Cercis canadensis 'Oklahoma' / OKLAHOMA REDBUD	B&B	2" Cal.		8
	TD	Taxodium distichum / BALD CYPRESS	B&B	2-1/2" Cal.		4
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT			
	GM	Buxus x 'Green Mountain' / Boxwood	5 Gal			27
SOD / SEED		Cynodon dactylon Tif 419 / Bermuda Grass				

LANDSCAPE REQUIREMENTS			
Street Frontage	One Canopy Tree Per 20 Linear Feet of Frontage	Required	Provided
SW 24th Street	626' / 20 = 31 Trees	31	31
SW Aviation Drive	243' / 20 = 12 Trees	12	12
Parking Lot Requirements	One Shade Tree Per 125 SF of Interior Parking Lot Landscape Area (358 / 125 = 3 Trees)	3	3
Perimeter Landscaping Southern Boundary Eastern Boundary	One Canopy Tree Per 50 Linear Feet of Perimeter 550' / 50 = 11 Trees 243' / 50 = 6 Trees	11 5	11 5

- Landscape Plan General Notes:**
- The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
 - 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.
 - All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
 - Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
 - No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.
 - 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.
 - 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.
 - 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.
 - 3-inch Brown River Rock, Minimum Of 2" Depth, And Weed Barrier Fabric, Shall Be Applied To All Planting Beds Shown On This Plan.
 - All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
 - 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.
 - Contractor Shall Replace All Dead, Diseased, And Damaged Trees On Site. Coordinate with the Landscape Architect.
 - Once Installed, Landscaping Shall Be Maintained In healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec 1400.5.C-10).
 - Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Edition Of ANSI A300 "Standards For All Tree Care" Shall Be Utilized For Maintenance Purposes. (Sec 1400.5.C-11).
 - Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Edition Of The ANSI A300 "Standards For Tree Care" Shall Be Utilized For Maintenance Purposes. (Sec 1400.5.C-12).
 - Living Materials, Such As Lawn, Grass Or Herbaceous Groundcovers Like Juniper Or Liriope, Etc., Shall Cover A Minimum Of Eighty Percent (80%) Of The Planting Islands. One Hundred Percent (100%) Of Living Materials Is Strongly Encouraged. (Sec 1400.6.A-8 & 1400.8.G-7).
 - All Proposed Trees Shall Be A Minimum Of 5' From All Public Utilities'.



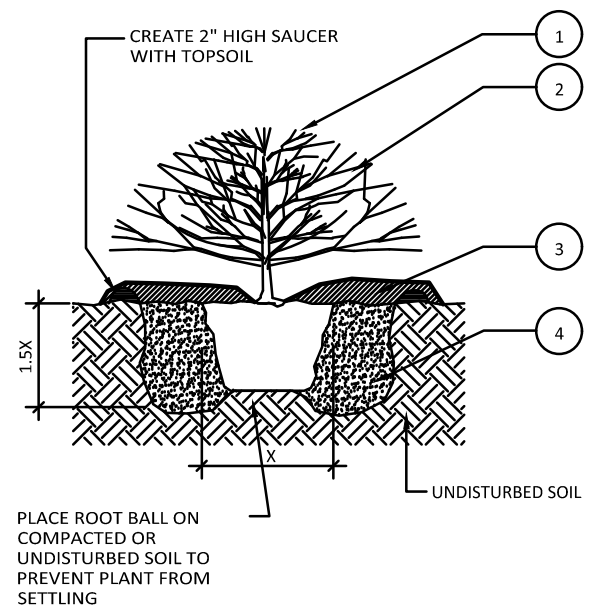
TREE PLANTING DETAIL
LD 01
N.T.S.

DECIDUOUS TREE PLANTING LEGEND

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

PLANTING NOTES

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- 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.
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH.
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.



CONTAINER SHRUB PLANTING DETAIL
LD 02
N.T.S.

SHRUB PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER. |
| 2 | PLACE PLANT IN VERTICAL PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL. |
| 3 | 3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS. |
| 4 | PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION, TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS. |

PLANTING NOTES

- HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
- SCORE ROOTBALL BY CUTTING 1/2" VERTICAL GROVES 3" APART.
- SPACE PLANTS PER PLANTING PLAN.

FOR REVIEW

03.10.2020

Hight Jackson ASSOCIATES

5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72781 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR

City Of Bentonville Maintenance Complex Annex

2401 SW Aviation Street

Bentonville, Arkansas

DRAWN BY: **DKW**

CHECK BY: **PRF**

ISSUE DATE: **04/06/2020**

PROJECT NO.: **1932**

REVISION DATES

DATE	DESCRIPTION
------	-------------

LANDSCAPE PLAN AND DETAILS SHEET

L1.0

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March 30, 2020

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

RE: Waiver Request for Commercial Design Standards
Maintenance Bays Building
Bentonville Maintenance Facility Annex

Dear Commissioners;

On behalf of the City of Bentonville, Hight Jackson Associates respectfully requests a waiver of the Commercial Design Standards on a portion of the complex required for Commercial Zoned properties. The property for this project is located to the southeast of the intersection of SW24th Street, and SW Aviation Drive. This waiver is in regard to the east and south facades of the building. Based on multiple factors, we believe adhering to the requirement of 75% primary material (masonry and painted fiber cement panels) for facades of the building is not practical for this building type. These façades (east and south face) of the building are not facing a street. The elevations currently shows a 3'-4" high brick wainscot with architectural prefinished metal panels above along with coiling overhead doors and man doors. The south end of the building is designed for future expansion. The building provides maintenance for vehicles and equipment along with office support space.

I would like to request a waiver to provide architectural prefinished metal panel system on the east and south sides of the building above the 3'-4" high brick wainscot as shown on the accompanying rendered elevations. There would also be some exposed architectural prefinished metal panels on the north and west side, but would be less than 25% of the primary finishes. This architectural prefinished metal panel system is visually attractive and was used on the recently completed Bentonville Public Works project. We have also provided architectural prefinished metal panel in several high profile projects in the area such as Bentonville Osage Creekside Elementary School, and Fayetteville High School just to mention a couple.

We provide the following conditions to support this waiver request:

- The north and west facing facades that face public streets surpasses the 75% acceptable materials per ordinance.
- The wall at the east end of the building is planned for future expansion. It would not be practical to install brick and fiber cement panels that will be removed. The proposed architectural prefinished metal panel system along with the 3'-4" high brick wainscot would be provided on this façade as well as the south face.

I greatly appreciate your consideration of this request. If you have any questions or need additional information, please contact me at your convenience.

Sincerely,



Brian Jackson
Hight Jackson Associates

24'-0" TOP OF ROOF

18'-0" TOP OF WALL

0" FINISH FLOOR

STANDING SEAM METAL ROOF

METAL GUTTER

PAINTED FIBER CEMENT PANEL

ACCENT BRICK

ALUMINUM WINDOWS

FIELD BRICK

1 North Elevation

NTS

MATERIAL PERCENTAGES:
BRICK AND FIBER CEMENT PANELS = 75%
ARCH. METAL PANELS = 25%

24'-0" TOP OF ROOF

18'-0" TOP OF WALL

0" FINISH FLOOR

STANDING SEAM METAL ROOF

METAL GUTTER

METAL WALL PANEL

OVERHEAD COILING DOOR

FIELD BRICK

2 South Elevation

NTS

MATERIAL PERCENTAGES:
BRICK = 18%
ARCH. METAL PANELS = 82%

24'-0" TOP OF ROOF

18'-0" TOP OF WALL

0" FINISH FLOOR

STANDING SEAM METAL ROOF

METAL GUTTER

PAINTED FIBER CEMENT PANEL

ACCENT BRICK

ALUMINUM WINDOWS

FIELD BRICK

3 West Elevation

NTS

MATERIAL PERCENTAGES:
BRICK AND FIBER CEMENT PANELS = 86%
ARCH. METAL PANELS = 14%

24'-0" TOP OF ROOF

18'-0" TOP OF WALL

0" FINISH FLOOR

STANDING SEAM METAL ROOF

METAL GUTTER

METAL WALL PANEL

EXTERIOR METAL DOOR

FIELD BRICK

4 East Elevation

NTS

MATERIAL PERCENTAGES:
BRICK = 17%
ARCH. METAL PANELS = 83%

B'VILLE MAINT. FACILITY ANNEX

Hight Jackson

ASSOCIATES

5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

ISSUE DATE

03/19/2020

REVISION DATE

PROJECT NO.

1932.1

DRAWING REFERENCE

Approver

SUPPLEMENTAL DRAWING

A9.1

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SW 28TH ST

SW D ST

SW MUNICIPAL DR

Legend

 Pending Planning Commission Items



1 inch = 100 feet

LSD20-0018
LARGE SCALE DEVELOPMENT
ELLIOTT ELECTRIC
PARCEL 01-09418-003



ELLIOTT ELECTRIC

320 SW 28TH ST - BENTONVILLE, ARKANSAS

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

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

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

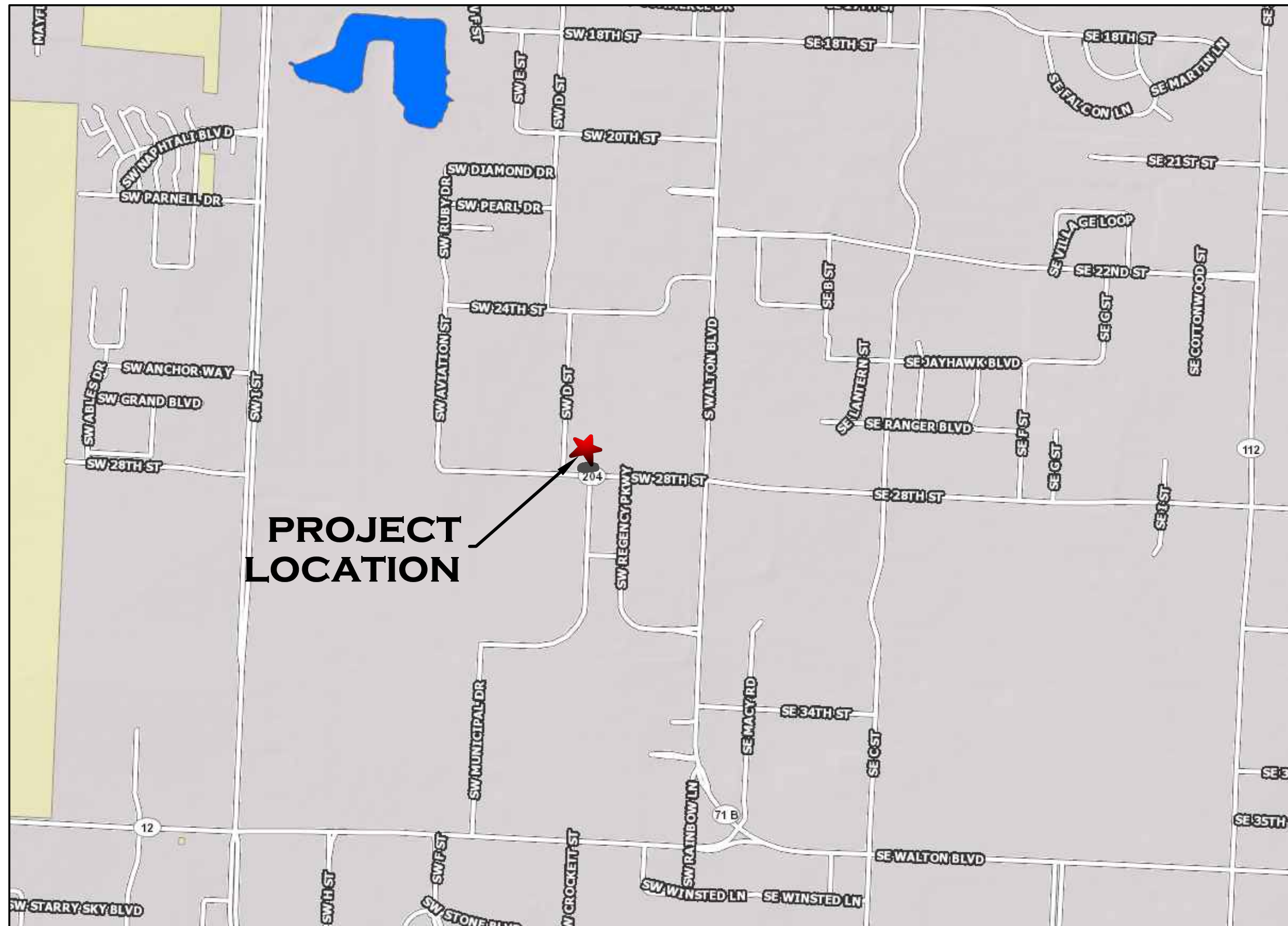
SAFETY NOTICE TO CONTRACTOR

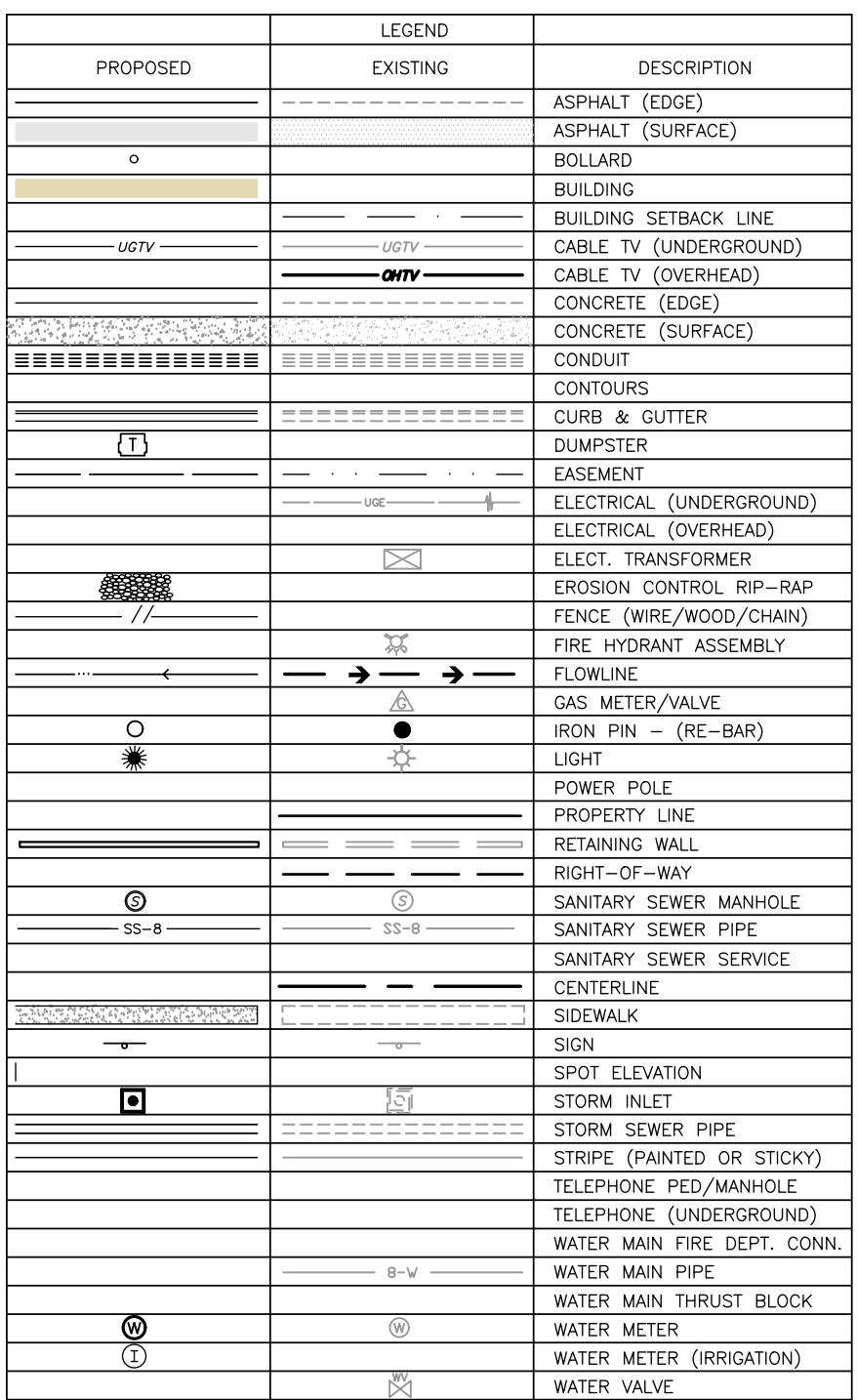
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING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

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

ENGINEER'S NOTICE TO CONTRACTOR

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





<u>PARKING TABLE:</u>	
<u>501.6.F OFF-STREET PARKING STANDARDS</u>	
WAREHOUSE AND STORAGE:	
- 5 SPACES PLUS 1 SPACE PER 2,000 SQ. FT. OF NET FLOOR AREA UP TO 50,000 SQ. FT.	
WAREHOUSE SQUARE FOOTAGE:	8410
SPACES REQUIRED:	9
BUSINESS AND PROFESSIONAL OFFICE:	
- 1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA	
OFFICE SQUARE FOOTAGE:	345
SPACES REQUIRED:	1
GENERAL BUSINESS AND RETAIL SALES:	
- 1 SPACE PER 250 SQ. FT. OF NET FLOOR AREA	
GENERAL BUSINESS SQUARE FOOTAGE:	2740
SPACES REQUIRED:	11
TOTAL SPACES REQUIRED:	21
STANDARD SPACES PROVIDED:	27
ADA PARKING REQUIRED/PROVIDED:	2
TOTAL PARKING PROVIDED:	29

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



- ADJACENT LAND OWNERS:
- 1) SINGLE PARENT SCHOLARSHIP FUND OF BENTON COUNTY
2601 SW D ST
BENTONVILLE AR 72712-8357
PARCEL #01-09418-002
ZONED: C-2
 - 2) 28TH STREET VENTURE LLC
1417 N ADDINGTON AVE
FAYETTEVILLE AR 72703
PARCEL #01-15873-001
ZONED: C-2
 - 3) ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
PARCEL #01-15873-001
ZONED: C-2
 - 4) ERIC D & KENDRA A TRUSTEES
1705 NW 3RD
BENTONVILLE AR 72712
PARCEL #01-08931-010
ZONED: N/A (R.O.W.)
 - 5) ERIC D & KENDRA A TRUSTEES
1705 NW 3RD
BENTONVILLE AR 72712
PARCEL #01-08930-000
ZONED: C-2
 - 6) KEELING COMPANY
PO BOX 15310
LITTLE ROCK AR 72231-5310
PARCEL #01-08929-000
ZONED: C-2
 - 7) CITY OF BENTONVILLE
117 W CENTRAL AVE
BENTONVILLE AR 72712-5256
PARCEL #01-16535-200
ZONED: N/A (R.O.W.)
 - 8) HELPING HANDS INC
2602 SW D ST
BENTONVILLE AR 72712-6780
PARCEL #01-00089-004
ZONED: C-2

SITE AND UTILITY NOTES:

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

SITE COVERAGE NOTE - C-2 ZONING		
	SQUARE FEET	PERCENTAGE
IMPERVIOUS SURFACE	35416	70%
PERVIOUS SURFACE	15271	30%
TOTAL SQUARE FEET	50417	100%

PARKING LOT LANDSCAPE ARE REQUIREMENTS: _____

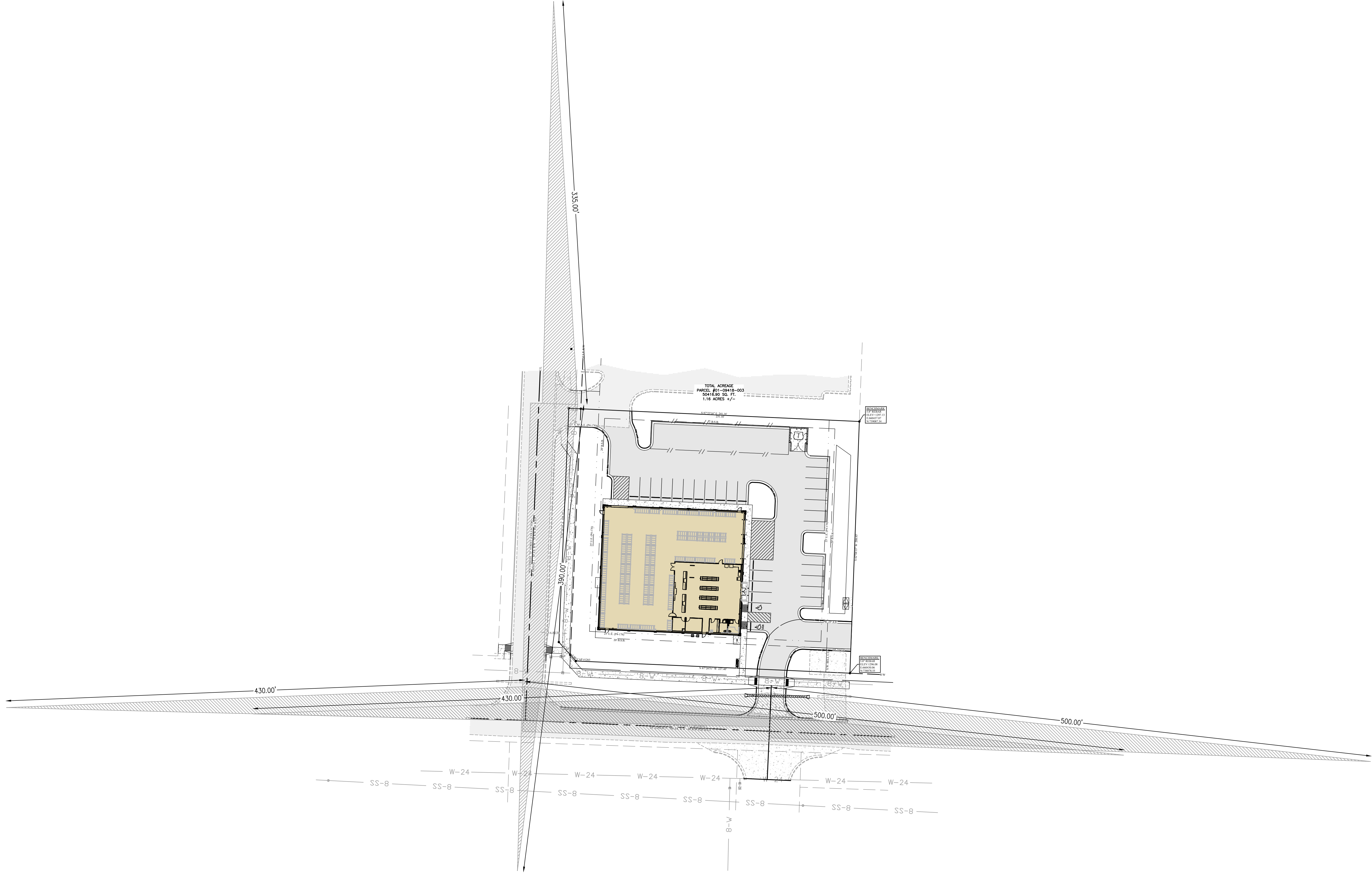
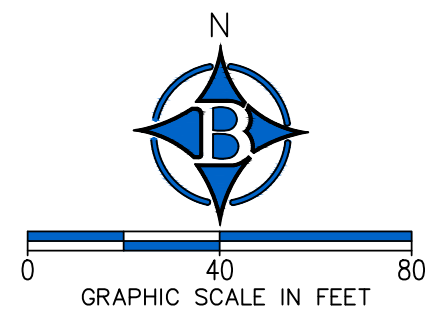
SEC. 1400.08 - INTERIOR PARKING LOT LANDSCAPING REQUIRED:

TOTAL AREA OF PARKING LOT:	12571 SQ. FT
LANDSCAPING AREA REQUIRED:	8.0% (1006 SQ. FT.)
LANDSCAPING AREA PROVIDED:	8.2% (1038 SQ. FT.)

SITE AMENITY NOTE:
PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE
VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.



Time: 2:18 pm
Scale: 1"=20' (P-S)
Date: 1/20/2017
Drawing Name: 16\100\16-100\Engineering\02 site plan.dwg
Xrefs Used: base, COA BBA, 24X36



LSD20-0018

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

ELLIOTT ELECTRIC SUPPLY
LARGE SCALE DEVELOPMENT PLANS
SIGHT TRIANGLE
BENTONVILLE, ARKANSAS

REVISIONS	DATE
PRE-APPLICATION CONFERENCE SUBMITAL	2/21/2020
REVISIONS PER PRE-APPLICATION CONFERENCE COMMENTS	3/16/2020
REVISIONS PER TECHNICAL REVIEW COMMENTS	4/2/2020

DRAWN BY: J. YOUNG
ENGINEER: G. BATES
4/2/2020
CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER
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LANDSCAPE CALCULATIONS:

FRONTAGE AT RIGHT OF WAY: 439 LF
RATIO OF 1 TREE PER 20' FRONTAGE = 22 STREET TREES REQUIRED

PROPERTY LINE LENGTH AT BACK & SIDES: 440 LF
RATIO OF 1 TREE PER 50' BACK & SIDES = 9 TREES REQUIRED

PROPERTY ZONING: C-2 GENERAL COMMERCIAL
SCREENING REQUIRED: TYPE D
TYPE D ALLOWS LANDSCAPING AS SCREENING

TREE INVENTORY: NO TREES EXISTING ON- SITE

PARKING AREA: SPACES & ADJOINING AISLE AREA: 12,570 SF
INTERIOR GREENSPACE REQUIREMENT BY CODE METRIC = 8%
INTERIOR GREENSPACE REQUIRED = 1,006 SF
29 PARKING SPACES = (2) 9' X 19' LANDSCAPE ISLANDS

TOTAL: 33 TREES REQUIRED UNDER CODE
33 TREES PLANTED

NO TREE PRESERVATION CREDITS APPLIED FOR

LANDSCAPE NOTES:

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

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

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

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

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

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

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

IRRIGATION TO BE PROVIDED BY HOSE BIB

ALL DISTURBED GROUND TO BE SODDED FULL COVERAGE WITH BERMUDA SOD

INSTALL STEEL EDGING TO DELINEATE PLANTER BED

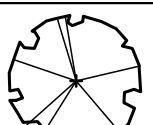
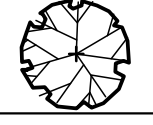
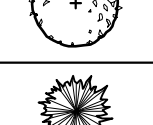
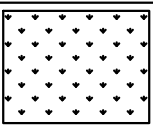
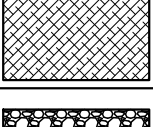
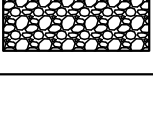
PLANT ISLAND PREPARATION: PLANT ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 3' AND BACKFILLED WITH GRADE A LOAMY TOPSOIL. PERFORM DRAINAGE PERK TEST PRIOR TO BACKFILLING TOPSOIL 6" OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS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

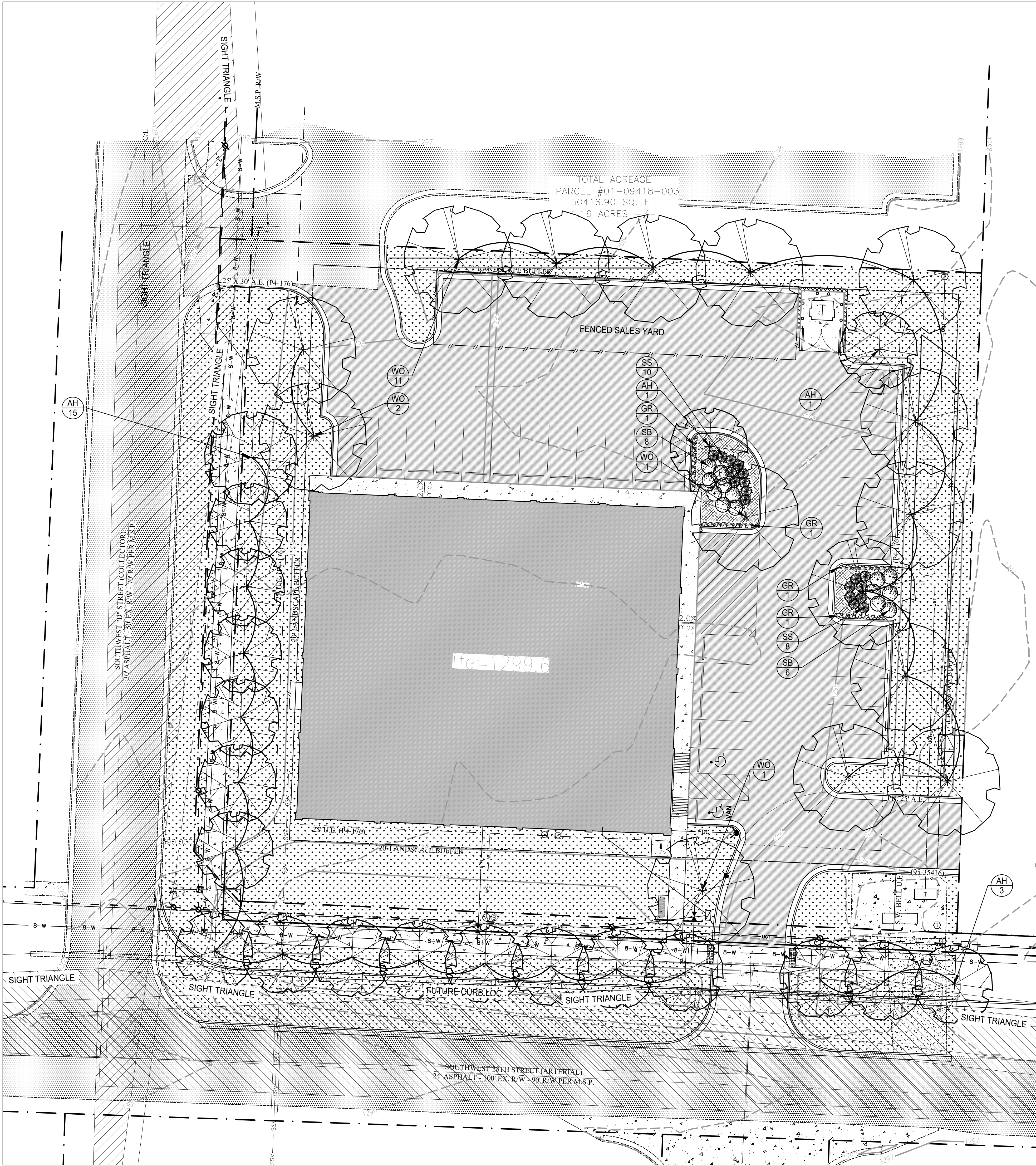
ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING

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

NO LANDSCAPING SHALL BE WITHIN SIGHT TRIANGLES WITHIN 42" AND 90" ABOVE FINISH GRADE

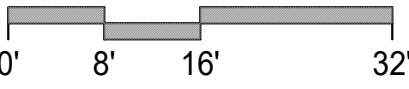
PLANTING SCHEDULE & SYMBOL KEY

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY	NOTE
	WO	WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	2.5" CAL.	15	
	AH	AMER. HORNBEAM	CARPINUS CAROLINIANA	2.5" CAL.	20	
	SB	SPICE BUSH	LINDERA BENZOIN	3 GAL. & 18" TALL	14	
	SS	SWEETSPIRE	ITEA VIRGINICA	3 GAL. & 18" TALL	18	
	GR	SEED, SOD, OR EX'G GRASS			23,677 SF	
	MU	MULCHED PLANTING BED			800 SF	
	GR	GRAVEL "STEP STRIP"	18" WIDE BY 3" DEEP		100 SF	.75" TO 1.25" DIAM. BROWN RIVER GRAVEL A.K.A. "CHOCOLATE ROCK"

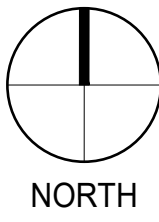


Outdoor Rooms, PLLC
Alan Ostner, ASLA, PLA
Professional Landscape Architect
Ark. License #5204
Fayetteville, AR
C: 479.387.7900
E: alan.72701@gmail.com

Date: APRIL 6, 2020



Scale: 1/16" = 1'



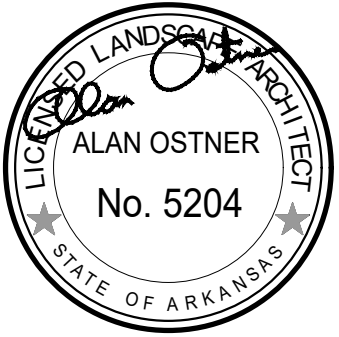
Revisions:

Elliott Electric

Bentonville, AR

FOR APPROVAL
PURPOSES ONLY

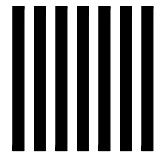
NOT FOR CONSTRUCTION



TREE &
LANDSCAPE PLAN

SHEET NUMBER

L-01



Date: APRIL 6, 2020

Scale:

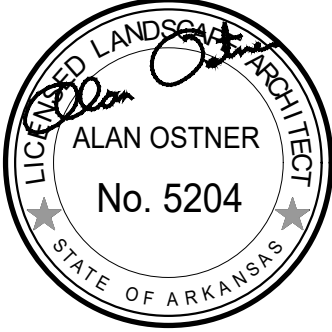
Revisions:

Elliott Electric

Bentonville, AR

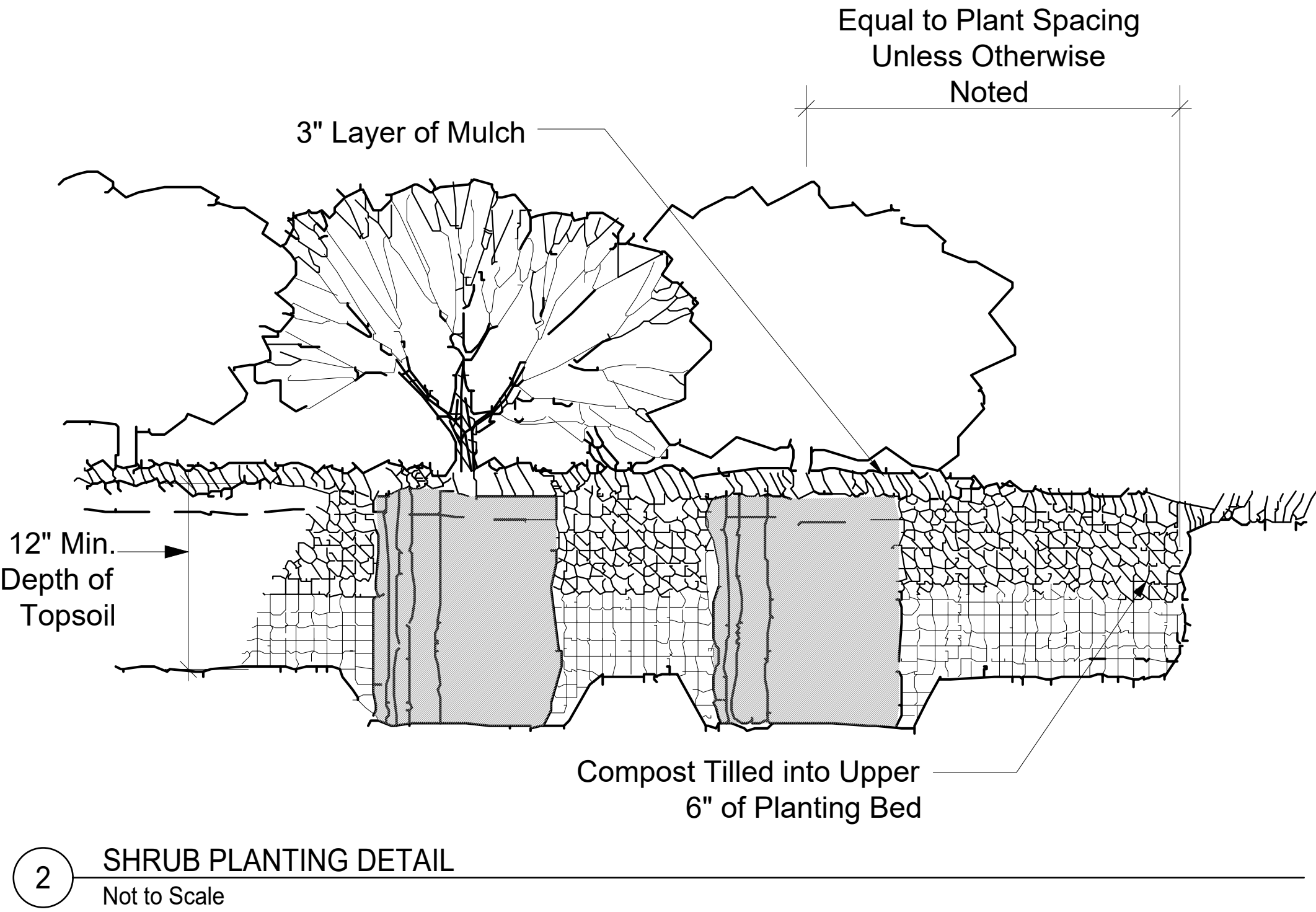
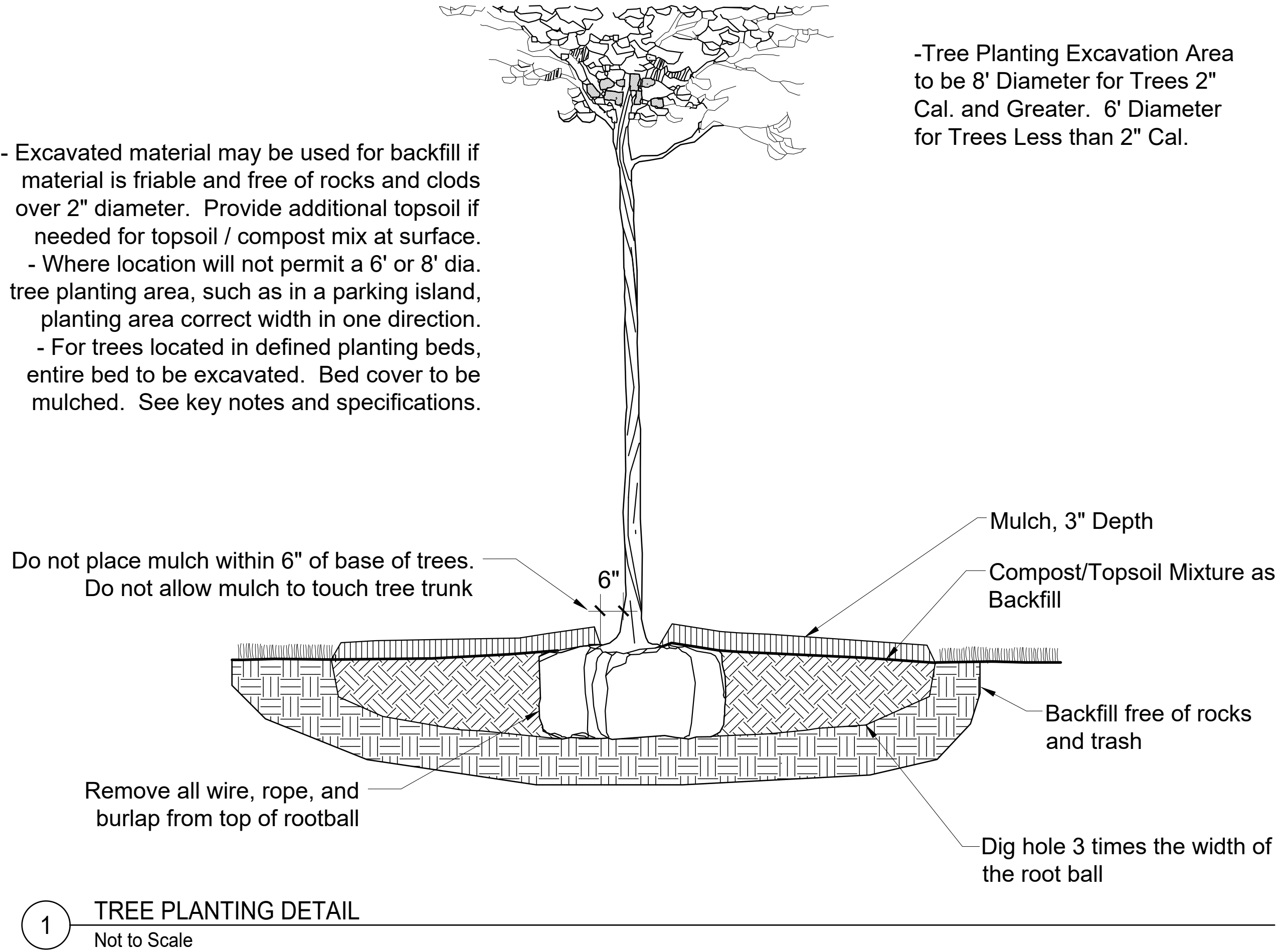
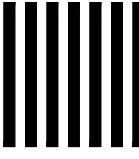
FOR APPROVAL
PURPOSES ONLY

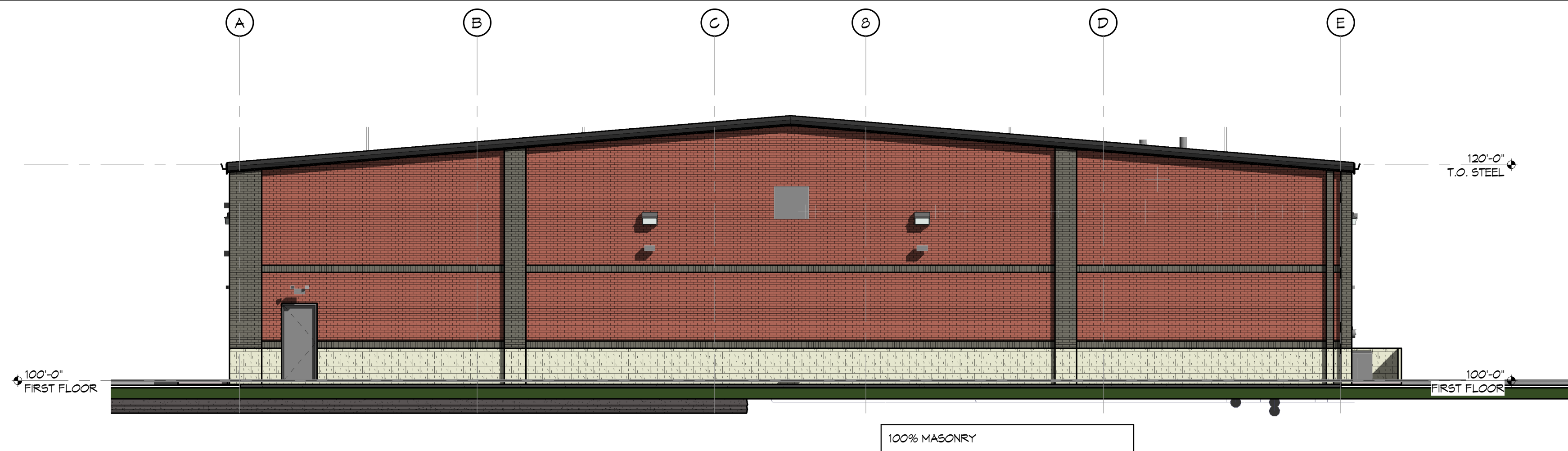
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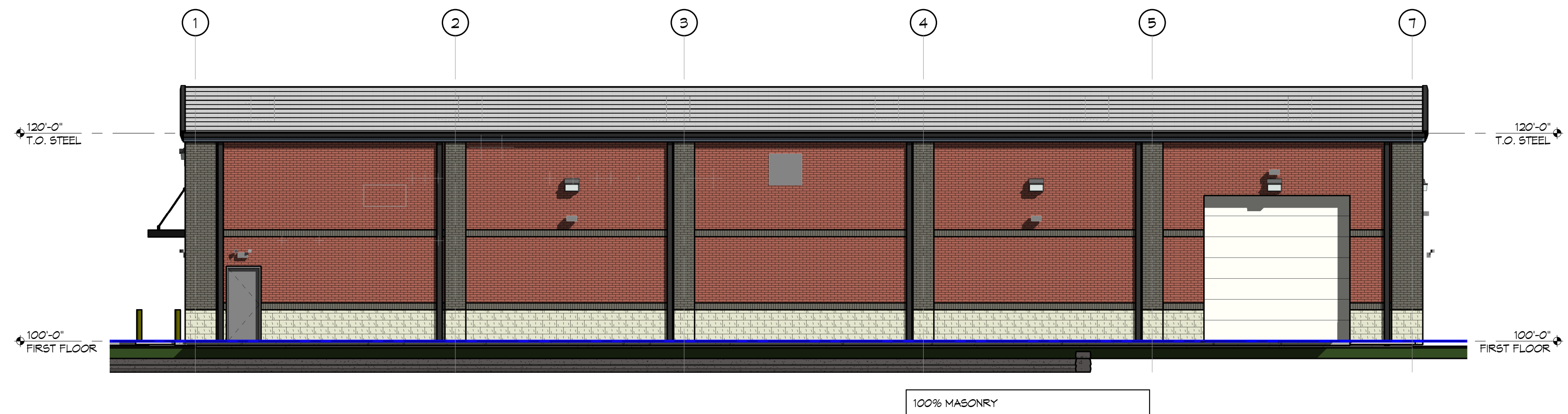
DETAILS

SHEET NUMBER
L-02

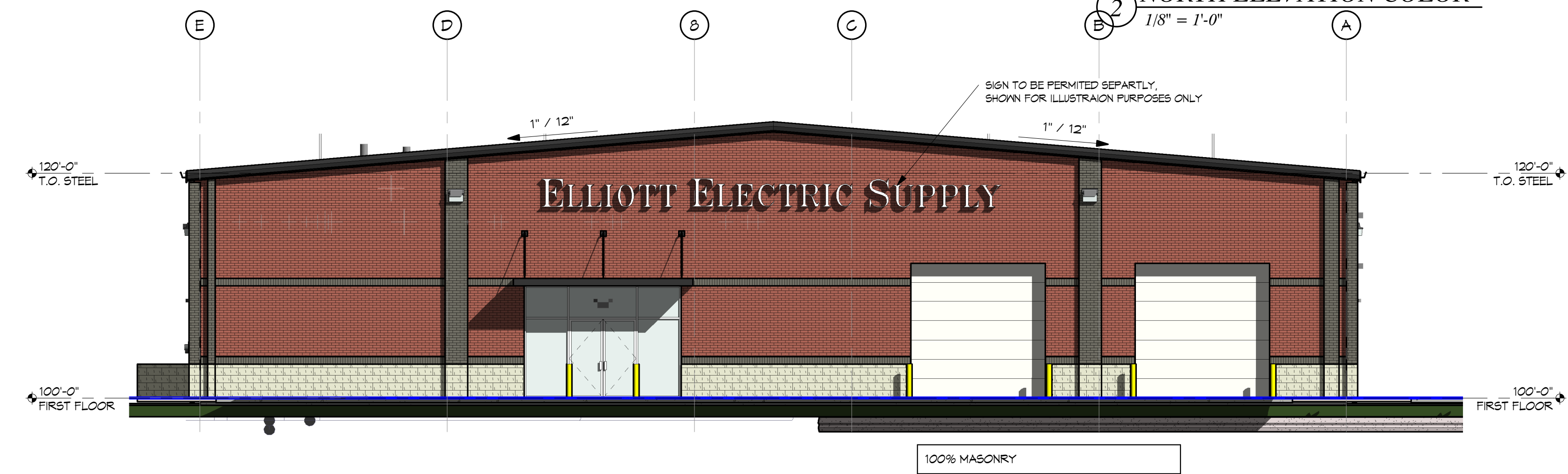




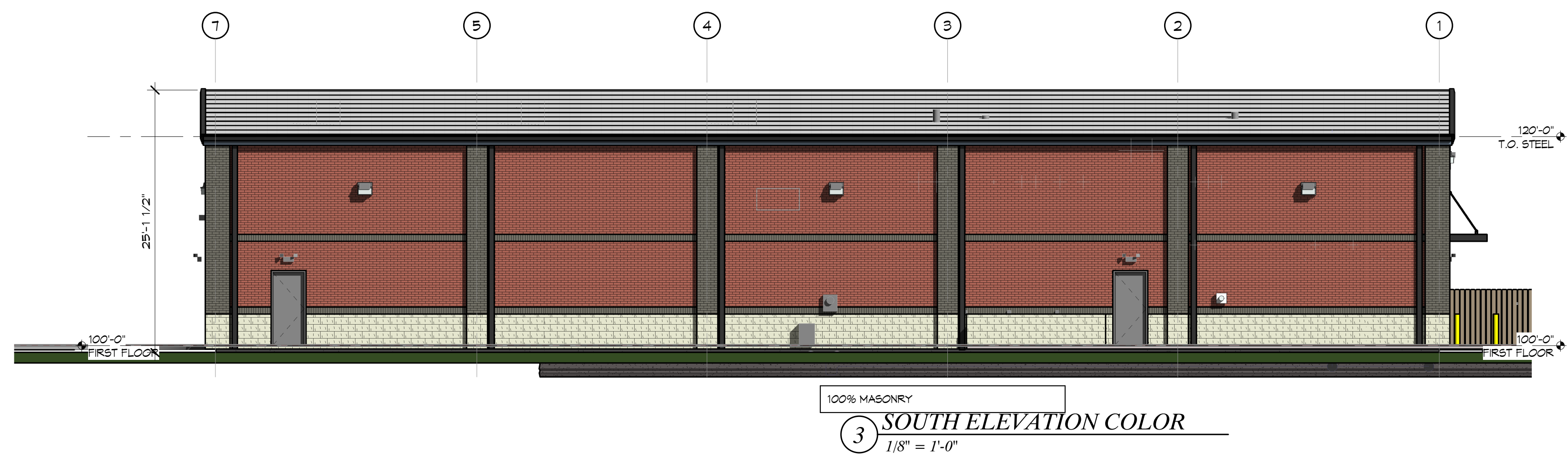
4 WEST ELEVATION COLOR
1/8" = 1'-0"



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



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



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

EXTERIOR MATERIAL & COLOR LEGEND

- INTEGRALLY COLORED FACE BRICK - COLOR 1 - ACME BRICK - OKP BORDEAUX - KINGSIZE
- INTEGRALLY COLORED FACE BRICK - COLOR 2 - ACME BRICK - TUP ALLENTOWN - KINGSIZE
- INTEGRALLY COLORED SPLIT-FACED CMU - COLOR 3 - BUFF
- METAL GUTTER AND DOWNSPOUT COLOR - HARBOR BLUE
- METAL RAKE TRIM COLOR - HARBOR BLUE
- METAL CANOPY FACIA AND DRIP COLOR - SLATE GRAY

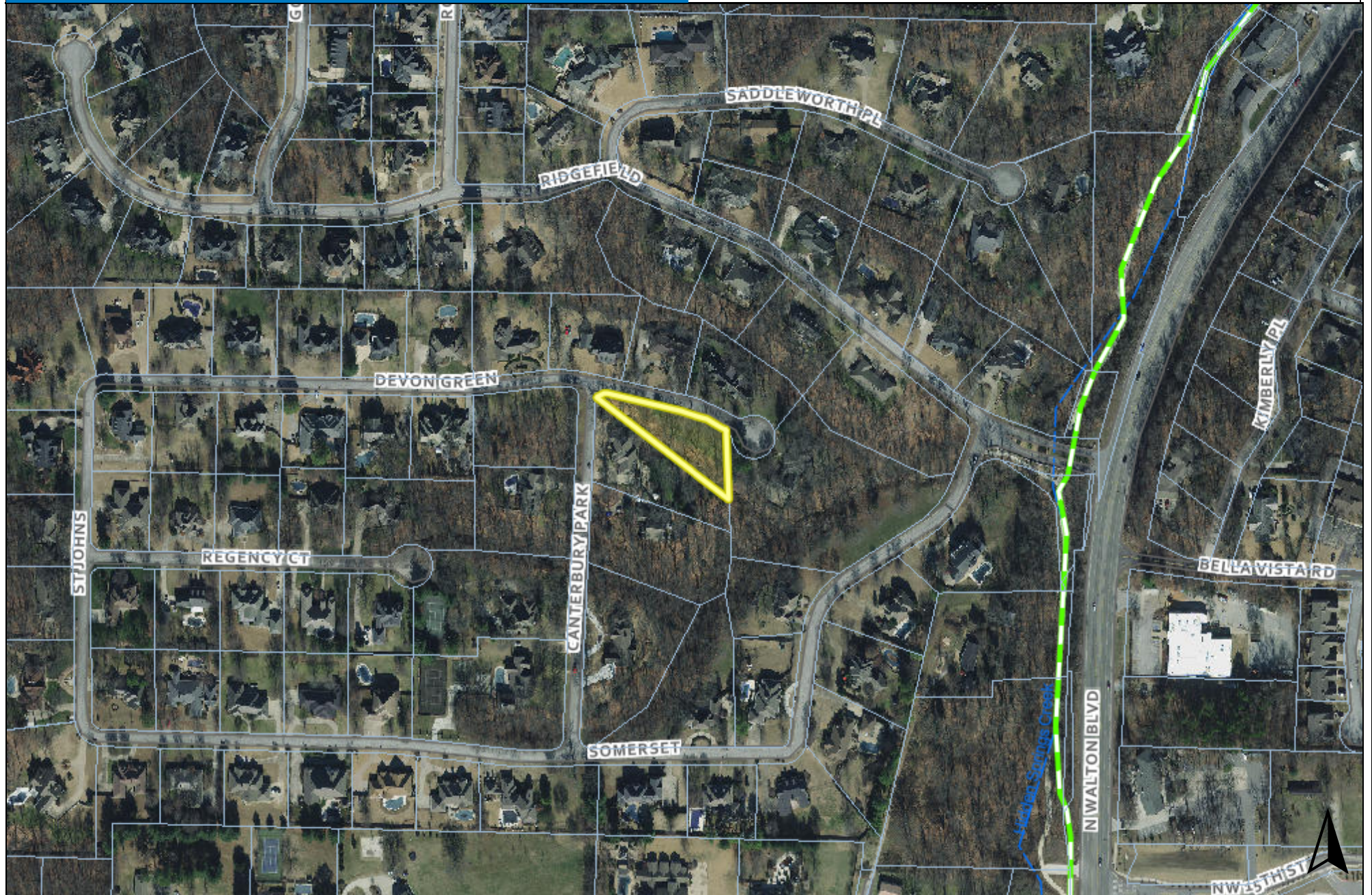
PRELIMINARY
NOT FOR CONSTRUCTION

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

ELLIOTT ELECTRIC
LOT 9
BENTONVILLE, AR

DATE
3-27-20
JOB NO.
19160
REVISIONS

A7.0
COLOR ELEVATIONS



Virgil Knight
439 E. Henri De Tonti
Springdale, Arkansas 72762
479 957 5615

To:
Annette Brightwell
Permit Administrator
305 SW A Street
Bentonville, Ark 72712

Waiver for sidewalk for 103 Devon Green, Bentonville (lot 38 Hanover)

103 Devon Green, Bentonville is in the old section of Hanover subdivision in which there are NO sidewalks. The installing of a sidewalk in front of this house would be of no use to anyone. It is the last lot on the south side of the street.

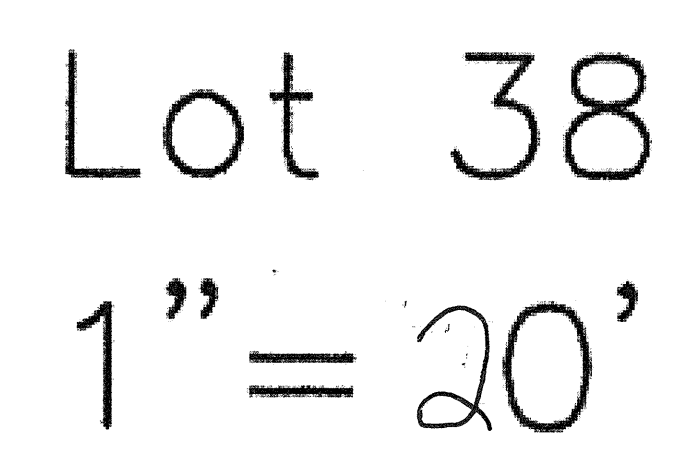
The alignment of a sidewalk to city standards would require the removal of several large trees from the property in order to Place the sidewalk in the normal required location.

The granting of this waiver will help the owners to have a consistent yard looking like all the others in this neighborhood.

Thanks for your understanding in this matter.

Virgil Knight

Building Contractor



Water
Elec
Future Gas