

Note – Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some of the members of the Planning Commission, as well as City staff members, may attend this meeting by phone or other remote means. That being said, the Community Development Building will be open for the public to attend. Those that do attend will be asked to watch the meeting from the building’s lobby. Attendees will only be allowed into chambers to make a public comment or to speak during any public hearing on the agenda. Those who do attend should observe the CDC recommendations concerning hygiene and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover, no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing or coughing. Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planning@bentonvillear.com before 3:00 p.m. on the day of the meeting. Those comments will be communicated to the members of the Planning Commission. While email comments are encouraged, accommodation has also been made to allow Bentonville citizens to make “live” public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. To do so, please send an email indicating a desire to make “live” oral public comments to Ali Worley at aworley@bentonvillear.com by at least 3:00pm on the day of the meeting and a reply email will be sent with instructions about how your comments can be made. Making comments will require you to register with your name, address, phone number, and email address. Procedures with respect to oral public comments still apply.



**Planning Commission
Tech Review Agenda
May 5, 2020**

**I. Call to Order
II. Old Business**

- 1. Stratford Assets I, LLC Rezoning***
(R-1, Single Family Residential to DN-1, Downtown Low-Density Residential)
502 NW 3rd Street ([RZ20-0007](#))
- Currently zoned R-1, Single Family Residential
 - The applicant has requested to amend the zoning proposal to DN-1, Downtown Low-Density Residential.
 - Adjacent zonings are R-1 to the north, south, east, and west
 - The Future Land Use Plan depicts this property as Low Density Residential. These areas include detached single-family residential properties.
 - According to the applicant’s narrative, the intent of the proposed rezoning is to allow for future flexibility in redevelopment. Potential future uses could include a single-family attached development or a duplex.
 - The property is located at the intersections of Lefors Street, NW 3rd Street, and NW D Street. All three are classified as Local streets per the Master Street Plan.
 - Staff has received public comment regarding this request.
 - Due to the compatibility with the Future Land Use Plan, as well as surrounding uses and zonings, staff recommends approval.

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

2. Brannon, Esslinger, & Crystal Creek Realty, LLC **Rezoning***
(R-1, Single Family Residential to DN-3, Downtown High-Density Residential)
306 SE 2nd Street ([RZ20-0011](#))

- Currently zoned R-1, Single-Family Residential. The Future Land Use Plan depicts this property as High-Density Residential. All properties east, west, and south of this property share the same Land Use classification. The properties directly north have a Future Land Use classification of Downtown Commercial.
- Adjacent zonings are DC, Downtown Core, to the north, and R-1, Single-Family Residential to the south, east, and west. In addition, an existing multi-family development, zoned R-3, Medium-Density Residential, is located less than 100-feet to the east.
- High-Density Residential areas typically include apartments, townhouses, and other similar, high-density developments. Because of this property's mid-block location, however, the densest allowable residential use would be townhomes.
- According to the applicant's narrative, the intent of the rezoning request is to allow for flexibility in future redevelopment of the property. In their narrative, the applicant references previous rezoning and development approvals within vicinity of their property, such as the Park Central property across the street.
- Planning staff recommends approval of the rezoning request based upon the Future Land Use Plan and the changing context of the surrounding neighborhood.
- Staff has received public comment on the proposed rezoning.

3. Bertrand **Rezoning***
(A-1, Agricultural & R-E, Residential Estate to R-1, Single-Family Residential)
1714 SW 2nd Street ([RZ20-0013](#))

- Currently zoned A-1, Agricultural & R-E Residential Estate. The Future Land Use Plan depicts this property Residential Estate.
- Adjacent zonings are R-E, Residential Estate to the north, R-1, Single-Family Residential to the east and west and A-1, Agricultural to the and south.
- Residential Estate areas include large, detached single-family properties at least one acre in size.
- Applicant intends to develop single-family homes and live on one of the rear lots within the subdivision. Any preliminary plat will be required if this development has more than 3 lots.
- While the request is not consistent with the Future Land Use Plan, it is consistent with the adjacent existing development.

III. New Business

1. Patton

Rezoning*

(A-1, Agricultural to C-2, General Commercial)

1580 East Centerton Blvd. (RZ20-0016)

- Currently zoned A-1, Agricultural. The Future Land Use Plan depicts this property as General Estate.
- Adjacent zonings are R-O, residential office to the north, A-1, Agricultural to the east and west and City of Centerton to the south.
- While the future Land Use Plan General list this property as Residential Estate, the area is suited for a more General Commercial land use classification. General commercial areas include uses that serve both nearby residents and those traveling from other parts of the city as well as the highway travelers.
- According to the applicant's narrative, the intent of the rezoning is to allow the applicant to develop a commercial medical office facility.
- Planning staff recommends approval of the rezoning request based upon the property's location at the intersection of a collector and an arterial street, surroundings uses and zoning districts.
- This rezoning is associate with items #???? on this agenda.

2. Hounds Lounge

Conditional Use*

Animal Kennel

1280 SW Westpark Drive (CU20-0014)

- Currently zoned C-2, General Commercial. Animal kennels or shelters require a Conditional Use Permit in the C-2 zoning district
- According to the applicant's narrative, they intend to construct and operate a canine boarding and daycare facility. They intend to provide services such as daily boarding, overnight boarding, weekend and extended boarding, as well as grooming and other services.
- Hours of operation will be Monday-Friday 7:00am to 7:00pm, Saturday 8:00am-6:00pm, Sunday, 11:00am-5:00pm. Facility will be staffed 24 hours per day for care and monitoring of guests.
- Indoor areas will include reception and support areas, but will mostly lend itself to suites for approximately 100 animals and a 3,520 square-foot indoor play area. Additionally, a 10,575 square-foot outdoor play area is proposed and will be fully screened with privacy fencing. An indoor veterinary clinic space of 1,870 square-feet with an additional 1,250 square-foot outdoor space dedicated to the veterinary clinic
- Proposed parking will be constructed with the building and includes 46 spaces. The applicant anticipates 70 customers per day and approximately 14-16 employees.

- 3. Lots 87-88 of Stonegate Subdivision** **Lot Split**
 1580 East Centerton Boulevard (*LS20-0022*)
- Currently zoned A-1, Agricultural. Lot 88 is pending a rezoning to C-2, included on this agenda as item #1.
 - A lot split of Lot 1 Stonegate Subdivision (+/- 3.85 acres), creating new Lot 87 (+/-1.28 acres) and Lot 88 (+/- 1.79 acres) of Stonegate Subdivision.
 - The plat dedicates cross access and utility easements and 35' of right-of-way along both sides of SW Tater Black will be dedicated for the length of the property by a separate document to meet the requirements of the Master Street Plan. Adequate r/w existing along East Centerton Blvd.
 - These lots do not have access to public sewer therefore this lot split cannot be filed until ADH approval has been received for the sewer main extension plans.
- 4. Lots 30-33, Block 7 of WA Burks Addition** **Property Line Adjustment**
 NE Monroe Street (*PLA20-0015*)
- Currently zoned DN-2, Downtown Medium-Density Residential
 - Property line adjustment of Lots 25-27, Block 7 of WA Burks Addition, creating new Lots 30-33. Lots 30 and 31 are +/- 0.13 acres; Lot 33 is +/- 0.15 acres
 - An alley was vacated per separate ordinance on the south property line of new Lot 30, necessitating the need for this property line adjustment.
 - The plat dedicates a 15-foot utility easement along NE Monroe Street on all lots.
- 5. Lot 16, Block 2 of Armstrong Subdivision** **Property Line Adjustment**
 SE C Street (*PLA20-0022*)
- Currently zoned R-1, Single Family Residential
 - Property line adjustment for parts of Lots 2-4, Block 2 of Armstrong Subdivision, creating new Lot 16 (+/- 0.22 acres)
 - Approximately 661 square feet of r/w is dedicated with this plat for SE C Street to bring it into compliance with the master street plan.
- 4. Lots 1-2 of Park Central Addition** **Property Line Adjustment**
 E Central Avenue and SE 2nd Street (*PLA20-0024*)
- Currently zoned D-C, Downtown Core
 - Property line adjustment for parts of Lots 1A, 2A-1, 3A, Rodney Sanders Addition and Tract B Parkwood Addition and Parcels # 01-00541-002, 01-00398-000, 01-00398-001 creating news Lot 1 (+/- 1.22 acres) and Lot 2 (+/- 1.20 acres) of Park Central Addition.
 - This plat dedicates additional r/w along SE 2 Street and utility easements.
 - This plat also is a part of a land swap with the city of Bentonville to facilitate the redevelopment of Town Branch Park.

5. Intuitive Clinic

Large Scale Development

1580 East Centerton Blvd. (LSD20-0021)

- Currently zoned A-1, Agricultural, seeking a rezoning to C-2, General Commercial.
- Large-scale development of an 11,000 sq. ft. medical office facility with a maximum proposed height of 27 feet.
- 37 parking spaces are required and 44 spaces are provided.
- Adequate interior parking, street frontage, and perimeter landscaping is provided.
- The exterior materials consist of brick, stone, architectural metal panel and glass.
- The development provides three bike racks as site amenities.
- If the road improvement are not installed along SW Tater Black Road with the approved KFC development to the east then this development will be responsible for their portion of the necessary improvements.
- This Large Scale Development is associated with items 1 & 3

6. Arvest - I Street

Large Scale Development

1100 SW Regional Airport Blvd. (LSD20-0023)

- Currently zoned C-2, General Commercial.
- Large-scale development of a 3,000 sq. ft. financial institution with a maximum proposed height of 25 feet.
- 10 parking spaces are required and 34 spaces are provided.
- The exterior materials consist of brick, fiber cement panel, architectural metal panel and glass.
- The development provides a bike rack and bench as site amenities.
- There is one waiver request:
 - *Article 1400, Section 1400.08 Interior Landscaping Requirements. (f) Planting Islands, (2) Internal planting islands (b.) Number of trees required.*

The applicant requests to only plant one of the two required shaded trees in each of the tree required interior planting islands due to security concerns however they are proposing to locate these 3 trees at other location on the site.

6. Park Central Apartments

Large Scale Development

321 SE 2nd Street (LSD20-0022)

- Currently zoned DC, Downtown Core
- A mixed-use large-scale development consisting of 4,000 sq. ft. of first floor office and retail space and 74 residential units on the upper 3 floors with a maximum proposed height of 64 feet.
- 82 parking spaces are required and 79 spaces are provided. Seventeen of these are public spaces provided along SE 2nd Street.
- The exterior materials consist of brick veneer, painted fiber cement panel, architectural metal panel and glass.
- The development provides a bike rack and a large terraced gathering place/pedestrian plaza with site furniture adjacent to the public right of way along E. Central Ave. and Town Branch Park trail.
- There are 3 waiver request:
 - *Article 501, Section 501.06 Number of Off-Street Parking Spaces Required. (d) downtown zoning districts, (1) new structures.*

The applicant request a waiver for 3 of the required 82 parking spaces proposing to provide 79 spaces to serve the development.

- *Article 1100, Section 1100.15 Sidewalk Requirements. (d) requirements/width.*

The applicant request a waiver to construct an 8' wide sidewalk along SE 2nd Street instead of the required 12' in width.

- *Article 1100, Section 1100.23 Downtown Districts Design Standards. (d) materials*

The applicant request a waiver to the approved Downtown Districts Materials list. They are requesting the use of :

- 75% architectural metal panel on the north façade.
- 73% architectural metal panel on the south façade.
- 79% architectural metal panel on the west façade.
- 81% architectural metal panel on the east façade.
- This Large Scale Development is associated with items 1 & 3

7. SOMO Garage

Large Scale Development

701 SE 8th Street (LSD20-0024)

- Currently zoned PUD, Planned Unit Development
- Large Scale Development proposing the development of a 71,272 square foot parking garage
- The development provides 400 total parking spaces and adequate landscaping
- The materials depicted are concrete, glass, and metal panels

8. City U

Large Scale Development Extension

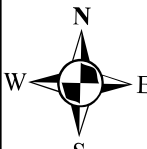
501 SE 3rd Street (LSD19-0021)

- The original LSD was approved on June 18, 2019.



Legend

 Pending Planning Commission Items


1 inch = 100 feet

RZ20-0007
REZONING R-1 TO DN-2
502 NW 3RD ST





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

February 10, 2020

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

RE: 502 NW 3rd Street Rezoning Application

Dear Planning Commission:

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

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

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

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

Alison Worley

From: Jon Stanley
Sent: Monday, April 06, 2020 10:18 AM
To: Dana Davis; Dana Davis; Elaine Kerr; Elaine Kerr; Jim Grider ; Jim Grider; Joe Haynie; Joe Haynie (Jhhaynie1@gmail.com); Mary Jordan (mjordan@nwadg.com); Mike Jones (mjones@nwadg.com); Richard Binns; Richard Binns (Richard.Binns@edwardjones.com); Rod Sanders; Rod Sanders (rsanders@sandprop.com); Scott Eccleston; Scott Eccleston; Tyler Overstreet
Cc: Alison Worley; Brian Bahr; Ellen Norvell
Subject: FW: Opposed - Rezoning of 502 NW 3rd

PC Members,

Please see the below opposition the requested rezoning at this location. These will also be include in your PC agendas.
Thanks



Jon Stanley
Senior Planner
305 SW A Street
Bentonville, AR 72712
Office: 479.271.3122
Fax: 479.271-6807
www.bentonvillear.com

From: Lucy Kelley
Sent: Monday, April 06, 2020 10:08 AM
To: Elaine Kerr ; Jim Grider ; Joe Haynie ; Richard Binns ; Rod Sanders ; Scott Eccleston ; Dana Davis
Cc: Jon Stanley ; Mary Line ; Virginia Germann ; Lucy Kelley
Subject: Opposed - Rezoning of 502 NW 3rd

Dear Bentonville Planning Commission:

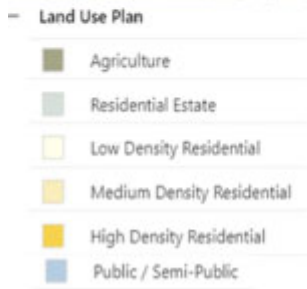
I am **opposed** to the intent to rezone the property at 502 NW 3rd Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-1 because:

1. Property is designated as R1 in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.

2. We want to keep the character of this neighborhood as intended per Master Plan - Our downtown neighborhood is one of the only remaining that has large lots, old canopy trees and a quiet park-like setting...we would like it to remain that way...not every neighborhood downtown needs to be dense.

3. Rezoning to DN-1 has the strong potential of infringing the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.

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



Please consider the broader scope, the precedent, and longer term, negative impact that this decision has on this very special, unique legacy area within the downtown perimeter.

Thank you,

Lucy Kelley

707 Jefferson Street

Alison Worley

From: Ellen Norvell
Sent: Tuesday, April 07, 2020 4:00 PM
To: Alison Worley
Subject: FW: Planning Commission

George has asked that this be forwarded to the Planning Commission members.

Ellen

From: George Spence <george@clarkandspence.com>
Sent: Tuesday, April 07, 2020 3:42 PM
To: Stephanie Orman <SOrman@bentonvillear.com>; Ellen Norvell <enorvell@bentonvillear.com>
Cc: Camille Thompson <CThompson@bentonvillear.com>; Tim Robinson <TRobinson@bentonvillear.com>
Subject: RE: Planning Commission

Same thing I said earlier. People are free to attend (respecting CDC guidelines) and comment. People are free to comment in writing by email (which has the advantage of not having a time limit). People are free to include in their comments that the item(s) they are concerned about should not be considered until we are back to more normal order.

The email as sent to the Mayor is a public comment for the Planning Commission meeting and should be forwarded to the Commission as a whole.

George Spence

From: Stephanie Orman <SOrman@bentonvillear.com>
Sent: Tuesday, April 7, 2020 3:30 PM
To: Ellen Norvell <enorvell@bentonvillear.com>
Cc: George Spence <george@clarkandspence.com>
Subject: FW: Planning Commission

From: Henry Green <henry.green64@gmail.com>
Sent: Tuesday, April 07, 2020 3:27 PM
To: Stephanie Orman <SOrman@bentonvillear.com>
Subject: Fwd: Planning Commission

I am resending this message due to a delivery failure previously. Thanks

----- Forwarded message -----

From: Henry Green <henry.green64@gmail.com>
Date: Tue, Apr 7, 2020 at 3:23 PM

Subject: Planning Commission

To: <trobinson@bentonvillear.com>, <soraman@bentonvillear.com>

Ms. Mayor, Mr. council member, I write to voice my concern over the Planning commissions decision to not provide public electronic access to tonight' commission meeting. I have been told that there will not be electronic access to the meeting, as there was last week for the tech meeting. The only way the public can comment is by appearing in person. If it is too dangerous to hold court, or to allow taxpayers access to the city offices, then how is it ok for the Planning commission to in essence continue the agenda without consideration of public input?

Why do I care? well I am concerned about an agenda item that has generated a great deal of neighborhood dissent. Those families and property owners are in essence being told that they have to risk their health to participate in the process. Is it not the commissions role to hear the voice of the community? And is it not our right to speak at city meetings? And are these agenda items so critical that they cannot be held until the world clears up? or a process is perfected?

Thank you,

--

H.A. "Andy" Green
Chief Experience Officer
Mesa Verde, LLC & Ozark Production Services, LLC
P.O. Box 2584
Bentonville, AR 72712
530-515-0424(cell)

Please remember, an email sent is not necessarily an email received.

--

H.A. "Andy" Green
Chief Experience Officer
Mesa Verde, LLC & Ozark Production Services, LLC
P.O. Box 2584
Bentonville, AR 72712
530-515-0424(cell)

Please remember, an email sent is not necessarily an email received.

Alison Worley

From: Jon Stanley
Sent: Monday, April 06, 2020 10:19 AM
To: Dana Davis; Dana Davis; Elaine Kerr; Elaine Kerr; Jim Grider ; Jim Grider; Joe Haynie; Joe Haynie (Jhhaynie1@gmail.com); Mary Jordan (mjordan@nwadg.com); Mike Jones (mjones@nwadg.com); Richard Binns; Richard Binns (Richard.Binns@edwardjones.com); Rod Sanders; Rod Sanders (rsanders@sandprop.com); Scott Eccleston; Scott Eccleston; Tyler Overstreet
Cc: Alison Worley; Brian Bahr; Ellen Norvell
Subject: FW: Rezoning of 502 NW 3rd, Bentonville

PC Members,

Please see the below opposition the requested rezoning at this location. These will also be include in your PC agendas.
Thanks

Jon Stanley
Senior Planner
305 SW A Street
Bentonville, AR 72712
Office: 479.271.3122
Fax: 479.271-6807
www.bentonvillear.com

-----Original Message-----

From: Jim Ward <flatrockpartners@gmail.com>
Sent: Saturday, April 04, 2020 1:52 PM
To: Elaine Kerr <ekerr@bentonvillear.com>; Jim Grider <jgrider@bentonvillear.com>; Joe Haynie <jhaynie@bentonvillear.com>; Richard Binns <rbinns@bentonvillear.com>; Rod Sanders <rsanders@bentonvillear.com>; Scott Eccleston <seccleston@bentonvillear.com>; Dana Davis <ddavis@bentonvillear.com>; Jon Stanley <JStanley@bentonvillear.com>
Subject: Rezoning of 502 NW 3rd, Bentonville

Dear Bentonville Planning Commission:

As home owners living immediately across the street from 502 NW 3rd Street, we want to strenuously object to the rezoning being considered.

All the surrounding lots are currently R1 larger lots. We understand that we may be in an area of "planning" that encourages dense population but the REALITY of this neighborhood is one of larger houses and larger lots. Many of these, especially east of this proposed split, are new builds.

We have been professional real estate investors for over 20 years so we can understand a developer or owner trying to maximize their return.

However, that desire for more money should not be a deciding factor in zoning or we might as well not even have zoning.

Jim and Vergean Ward

416 NW 3rd

479-461-3890

Alison Worley

From: Jon Stanley
Sent: Monday, April 06, 2020 10:20 AM
To: Dana Davis; Dana Davis; Elaine Kerr; Elaine Kerr; Jim Grider ; Jim Grider; Joe Haynie; Joe Haynie (Jhhaynie1@gmail.com); Mary Jordan (mjordan@nwadg.com); Mike Jones (mjones@nwadg.com); Richard Binns; Richard Binns (Richard.Binns@edwardjones.com); Rod Sanders; Rod Sanders (rsanders@sandprop.com); Scott Eccleston; Scott Eccleston; Tyler Overstreet
Cc: Alison Worley; Brian Bahr; Ellen Norvell
Subject: FW: Rezoning of 503 NW 3rd Street

PC Members,

Please see the below opposition the requested rezoning at this location. These will also be include in your PC agendas.
Thanks



Jon Stanley
Senior Planner
305 SW A Street
Bentonville, AR 72712
Office: 479.271.3122
Fax: 479.271-6807
www.bentonvillear.com

From: Susan Delacruz
Sent: Saturday, April 04, 2020 11:15 AM
To: Jon Stanley ; Elaine Kerr ; Jim Grider ; Joe Haynie ; Richard Binns ; Rod Sanders ; Scott Eccleston ; Dana Davis
Cc: Keith & Mary Line
Subject: Rezoning of 503 NW 3rd Street

Dear Bentonville Planning Commission:

We are opposed to the intent to rezone the property at 502 NW 3rd Street in the Huffman Addition in Bentonville from R-1 Single-family Residence to DN-1 because:

1. Property is designated as R1 in the City Land Use Master Plan as indicated on map and legend below taken from the COB Master Map on-line.

2. We want to keep the character of this neighborhood as intended per Master Plan - Our downtown neighborhood is one of the only remaining that has large lots, old canopy trees and a quiet park-like setting...we would like it to remain that way...not every neighborhood downtown needs to be dense.
3. Rezoning to DN-1 has the strong potential of infringing the legacy Marilyn Bogle spent a lifetime cultivating for this quiet and beautiful neighborhood - an important reason we chose to live here.
4. Current out of state owners have shown little to no interest in maintaining or improving the property since vacated by last occupant i.e. no mowing, repairs, etc. despite numerous requests from neighbors - an indication of their lack of respect for the character of our neighborhood.

We bought our house on NW Jefferson in 2013. It's three houses down from Bogle Park. We were attracted to this street because of it's beauty and charm and are delighted to be a part of this lovely downtown neighborhood. We are saddened to see some of the lots around us that once housed single one or two story homes become crammed with two or three homes that are now up to three stories tall. Please consider all of our neighbors' concerns before making a decision that affects so many of your tax paying constituents. Thank you.

Susan Delacruz, 712 Jefferson Street

Sent from my iPhone

Alison Worley

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

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

Thank you,
Robin Reagan

Sent from my iPhone

NOTICE OF INTENT TO REZONE

Stratford Assets, LLC

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

R-1, Single-family Residential

to

DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

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

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

Proposed land use: Medium Density Residential (MDR)

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

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

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

Signature and Physical Address

701 NW Jackson St
Bentonville, AR
72712

Signature and Physical Address

701 NW Jackson St.
Bentonville, AR
72712

February 24, 2020

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

Dear Jon,

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

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

Signed:

Sam Fuller 310 Huffman St.

Signature & Physical Address



Land Use Plan

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

NOTICE OF INTENT TO REZONE

Stratford Assets, LLC

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

R-1, Single-family Residential

to

DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

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

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

Proposed land use: Medium Density Residential (MDR)

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

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

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

Sam Adams
Signature and Physical Address

205 NW LEFORS
BENTONVILLE AR 72712

Michael
Signature and Physical Address

205 NW LEFORS ST
BENTONVILLE AR 72712

February 24, 2020

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

Dear Jon,

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

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

Signed:

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

Signature & Physical Address



Land Use Plan

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

February 24, 2020

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

Dear Jon,

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

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

Signed:

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



Land Use Plan

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

February 24, 2020

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

Dear Jon,

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

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

Signed:


Signature & Physical Address
303 NW D
Bentonville, AR



Land Use Plan

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

February 24, 2020

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

Dear Jon,

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

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

Signed:


Signature & Physical Address
416 NW 3rd
Bentonville



Land Use Plan

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

February 24, 2020

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

Dear Jon,

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

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

Signed:

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



Land Use Plan

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

February 24, 2020

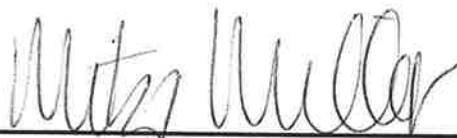
Mr. Jon Stanley
City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

Dear Jon,

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

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

Signed:


Signature & Physical Address
301 Huffman St.



Land Use Plan

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

NOTICE OF INTENT TO REZONE

Stratford Assets, LLC

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

R-1, Single-family Residential

to

DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

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

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

Proposed land use: Medium Density Residential (MDR)

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

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

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

Brenda Compton
Signature and Physical Address

Signature and Physical Address

*209 NW D St
Bentonville, AR
72712*

NOTICE OF INTENT TO REZONE

Stratford Assets, LLC

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

R-1, Single-family Residential

to

DN-2, Downtown Medium-density Residential

The legal description of the property is as follows:

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

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

Proposed land use: Medium Density Residential (MDR)

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

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

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

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

I prefer SFH for our neighborhood...

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

Signature and Physical Address

February 24, 2020

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

Dear Jon,

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

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

Signed:


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



Land Use Plan

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

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

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

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

Thank you.

--

Dave P Burris AIA
LEED AP

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

Mr. Stanley,

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

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

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

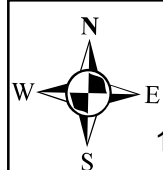
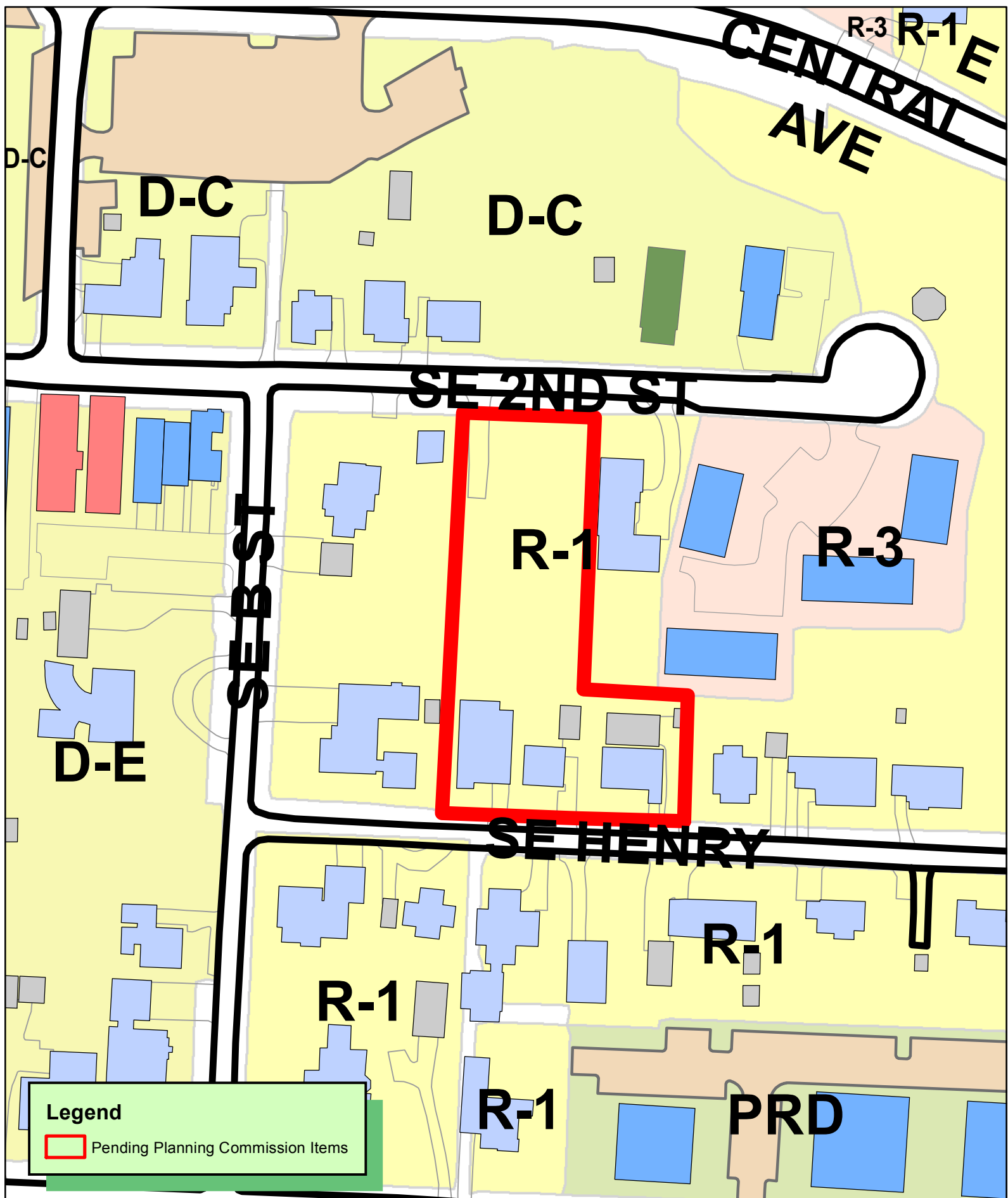
Last, the property on 502 NW 3rd St. already has high-value as a single family dwelling. If the property owner does not wish to have a single family dwelling here, there is a market for someone that will purchase this property without rezoning it. There should not be an expectation that the city will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

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

Scott Crossett
479-464-4375
Cameron Smith & Associates

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





1 inch = 100 feet

RZ20-0011
REZONING R-1 TO DN-3
BRANNON, ESSLINGER, CRYSTAL CREEK REALTY, LLC
306 SE 2ND ST



REZONING APPLICATION NARRATIVE

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

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

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

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

Use: To be addressed in development

Traffic: To be addressed in development

Signage: None required at this time

Appearance: None required at this time

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

Alison Worley

From: sgalen@sbcglobal.net
Sent: Monday, April 06, 2020 9:21 PM
To: Planning
Subject: April 7 Planning Commission meeting item
Attachments: 07 APR 2020 Galen.pdf; SE B and 2nd.jpg

Hello,

Attached is our objection to the rezoning at 306 SE 2nd St., 301, 303 and 305 Henry St. I am also attaching a photo of the street on a recent weekday to document the current lack of parking.

As mentioned in our objection, this property would be better served as DN-2, Downtown Medium-Density.

Thanks for your consideration.

Susie Galen

sgalen@sbcglobal.net
m: (479) 936-1440

NOTICE OF INTENT TO REZONE

Esslinger Trust, Brannon, Crystal Creek Realty LLC Millis, and Brannon has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential

to

DN-3, Downtown High-density Residential

The legal description of the property is as follows:

SEE ATTACHED (back of vicinity map)

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

Proposed land use: Future development

The public hearing

will be held APRIL, 7 2020 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

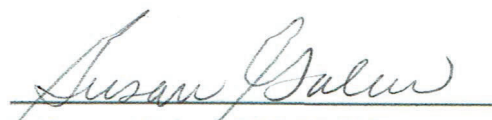
I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

- The property is located between two very narrow streets (SE 2nd and SE Henry). Increasing the traffic on these streets would be detrimental.
 - SE Henry has some sections in which two cars cannot currently pass each other safely.
 - SE 2nd ends in a cul-de-sac, with a senior citizen community
- Existing parking is abominable and adding multi-family housing would only exacerbate that problem. See attached photo of a recent weekday on SE 2nd Street. We are regularly unable to park in front of our own home.
- Surrounding lots are all single-family homes, making DN-3 high-density out of character with the existing neighborhood
- If the future plans are truly for townhomes as the densest residential use, then DN-2 Medium-density residential would be more appropriate


Steven Galen, 200 SE B St.


Susan Galen, 200 SE B St.



Alison Worley

From: patsy rakes <prrraks@hotmail.com>
Sent: Tuesday, April 07, 2020 3:01 PM
To: Planning
Subject: rezoning across from 306 s e henry st

86

Dear sir

Sent from [Mail](#) for Windows 10

I would like to express my concerns about the rezoning on henry street , proposed land use for future development of property at 306 s 2nd st, 301,303, and 305 henry st, I own and reside at 306 se henry which is directly across from the 3 lots being considered for downtown high density residential. I believe I own the most property adjoining the proposed lots – I too own 3 lots and object to the rezoning for a number of reasons. The street on se henry is not adequate for high traffic, not adequate for on street parking. This is a very nice single family residential area and very well kept up by owner residents. I was born on henry st over 86 years ago and hope to remain here and enjoy this current neighborhood for the remainder of my live, signature patsy ruth brewer rakes

Alison Worley

From: Rob Sanders <rvsiii@gmail.com>
Sent: Tuesday, April 07, 2020 4:49 PM
To: Planning
Subject: Rezoning 305 SE Heny

I sent a letter

In case you didn't receive it:

I am opposed to the rezoning

My property is adjacent
307 Se Henry St

I am concerned about water drainage which is already a problem on that street All the water west of my house already drains into my yard and down my driveway and floods my garage. A new structure is probably going to make that worse.

I am concerned about privacy with multi level structure next to my house.

I am concerned about property values going down

I am concerned about traffic on that narrow street

Robert Sanders

Sent from my iPhone

April 7, 2020

To the Bentonville Planning Commission

RE: Zoning Application #RZ20-0011, Brannon, Esslinger, & Crystal Creek Realty, LLC, R-1 to DN-3.

My name is Robert Stoker. My wife and children and I live at 302 SE 2nd ST, immediately abutting the western boundary of the Esslinger parcel.

As you know, the Esslinger's together with their adjacent property owners to the south of their property are seeking to change their zoning designation from R-1 to DN-3.

We are opposed to this zoning request on the following grounds:

Our home, which was built in 1890, is listed on the National register of Historic Homes and may be negatively impacted by the up-zoning of the Esslinger, Brannon and Crystal Creek properties to a higher density use. Our home was built by a civil war veteran who was a one time treasurer of Benton County, an early merchant of Bentonville who owned several mercantile stores and who, with his business partners, was instrumental in bringing the first railroad into Bentonville, which in significant part contributed to Bentonville's early growth and establishment as an economic and governmental center in the area. The historical exterior architectural features of our home remain intact and unchanged from their initial construction. This property is quickly becoming one of a very few original pre 1910 homes remaining in Bentonville. It is now at threat to become overshadowed and forgotten amongst Bentonville's advance toward the future.

At this time, all homes to the south, east and north of ours are single family homes. Establishing DN-3 zoning will create a "hop-scotch" zoning environment in the vicinity of our home with a mix of R-1 and higher density zones.

We are not opposed to this change for the sake of fighting change. We fully appreciate many of the wonderful changes and developments that have led to a vibrant Bentonville that we all love. However, we are opposed to such continued densification in the vicinity of our home without a clear strategy and vision which specifically addresses and targets the protection of historic neighborhoods and the remaining iconic and culturally important historic homes that are disappearing from the downtown Bentonville landscapes. These homes, including ours, have been a foundational part of Bentonville that in great part are on their own responsible for so much of the interest by many to live in the downtown area. This foundation of historical homes and their immediately surrounding neighborhoods should continue to provide inspiration for a future Bentonville which protects, values, and highlights such important structures, features and neighborhoods.

Historically, across many municipalities around the country that have either pursued or allowed this type of spot or hop-scotch zoning have seen mixed results even with the best intentions. Many times terrible consequences have played out over time as in many cases historic R-1 zoned properties and their neighborhoods have experienced declining values and even blight as they have been surrounded by or infiltrated by higher density, less compatible uses. Too often, this has resulted in the loss of such important historic structures over time as they have been slowly demolished to make way for more "inspired" uses.

We believe the properties immediately to our east and south should be maintained as an important and historic neighborhood of predominantly R-1 zoned properties.

We currently enjoy our property and it's quiet privacy afforded by the R-1 zoning on ours and the surrounding properties to the east and south. We have already been negatively impacted by the higher densities now built up to our west.

The buildings to our west quite literally have blocked our view to the west, our yard is repeatedly infringed upon by inconsiderate drivers parking on our landscaping, bumping into our fence, knocking over a tree.

The high density development on our west has also created a very significant and serious drainage problem resulting from the design and installation of new curb and gutter on the west side of SE B street. That design, in violation of Bentonville development code, has redirected drainage from the west side of SE B street directly across the street and into our yard, changing the pre-existing and established drainage patterns and resulting in repeated flooding of our yard including flooding up against the foundation of our home which never happened prior to the townhome and office development to our west. The City engineering department is aware of this matter.

Further, we now have 24 hour security lighting on the new commercial buildings to our west which shines into our west facing windows all night long. Parking along SE B street forces vehicles to drive upon our lawn regularly and accidents have even occurred at our intersection due to increased traffic and inadequate road infrastructure and road widths which were not addressed by or through the construction to our west.

We are now concerned that new multilevel homes will be built up to 40' tall just across our fence on our east boundary as well and which will look right down into our backyard and home. Literally allowing people to look into our home and lives. This is a literal impact on our privacy.

Finally, there are significant and existing drainage patterns in the area that may be affected by high density development to our east. We need to be assured that development on the Esslinger property will not further adversely impact our property as have the developments which have thus far been built to our west.

Primarily because of the above stated risk of devaluation of our property value, but also due to these additional concerns, we are opposed to this rezoning request.

NOTICE OF INTENT TO REZONE

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

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

R-1, Single-family Residential



to

DN-3, Downtown High-density Residential



The legal description of the property is as follows:

SEE ATTACHED (back of vicinity map)

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

Proposed land use: Future development

The public hearing will be held APRIL, 7 20 20 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

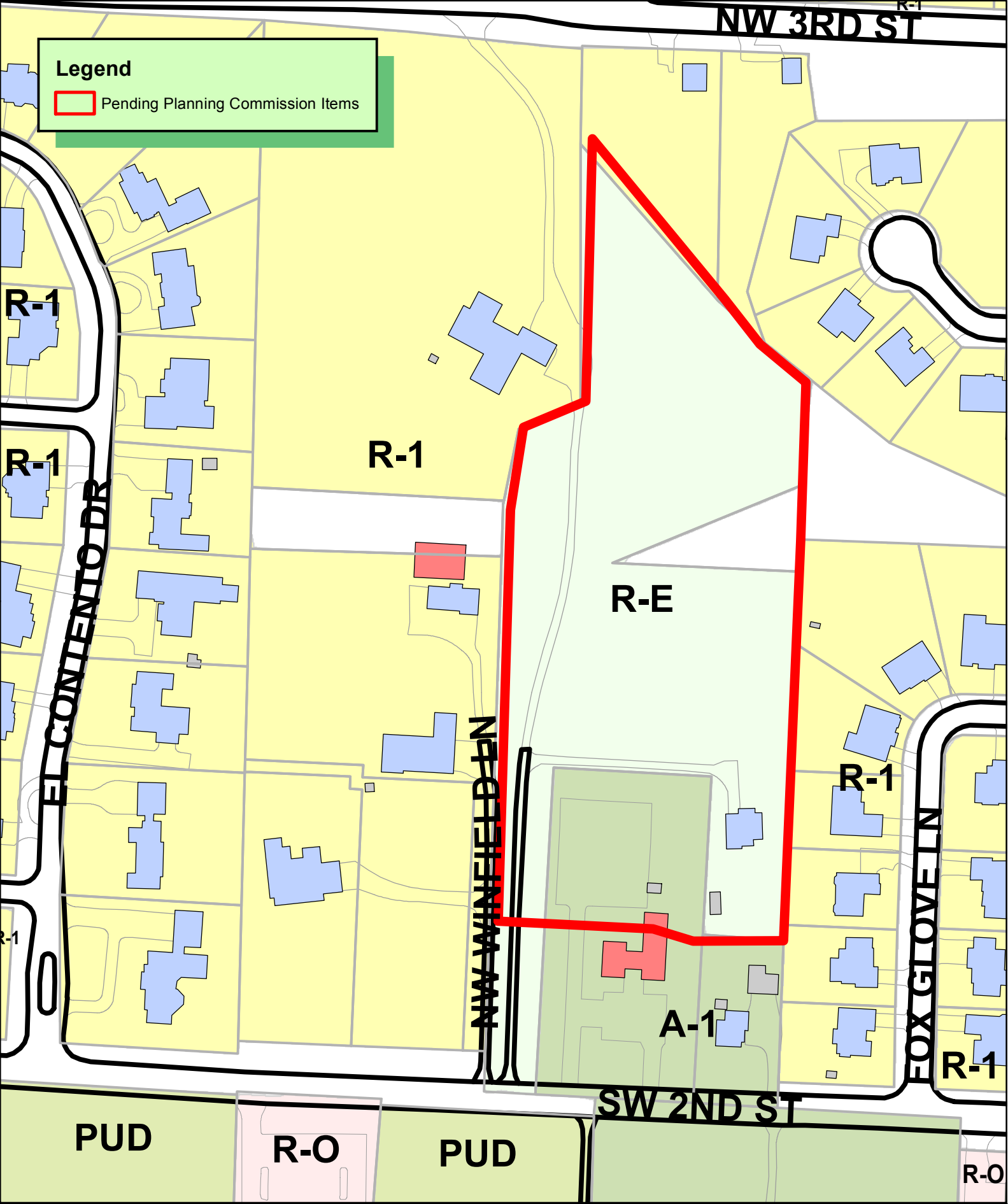
☒ I / we object to the rezoning because:

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

Signature and Physical Address

Katharine Maltz
207 SE 2nd Street
Bentonville, AR 72712

Signature and Physical Address



1 inch = 150 feet

RZ20-0013
REZONING A-1 & R-E TO R-1
BERTRAND
1714 SW 2ND ST





March 2, 2020

City of Bentonville
305 SW A Street
Bentonville, AR 72712

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

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

Respectfully,
Morrison-Shipley Engineers, Inc.

Patrick Foy, PE
Project Manager

Alison Worley

From: Ken Kelly <Ken.Kelly@fishtech.group>
Sent: Monday, April 06, 2020 7:49 PM
To: Planning
Cc: barbarasgardens
Subject: Proposed rezoning of Glynn and Jennifer Bertrand property (Parcels: 01-00899-000; 01-10473-000; & 15-15962-000)

As Bentonville residents for most of our lives, we appreciate the opportunity to share our thoughts with you today. We welcome any opportunity to improve Bentonville and each of its individual neighborhoods, and would like to ensure that this proposal does, indeed, improve surrounding neighborhoods, as well as Bentonville in general. As this proposal is not in line with the Future Land Use Plan, we would request that the committee ensure that this proposal is better for Bentonville than the proposed plan. We would like to use this time to voice a couple of concerns that we would like to be taken into consideration as you move forward. First, there is already a flooding issue for several houses on the west side of the Fox Glove subdivision, so we would kindly ask that you ensure your plans either help alleviate some of those issues or at least do not make them worse. We would also like to highlight the abundant green spaces around this area, and hope that you work to maintain as much green space as possible. Lastly, we would like to request that you keep the proposed housing requirements, at a minimum, in line with surrounding neighborhoods to continue to improve our community. This includes minimum square footage housing requirements, competitive housing prices at least in the current \$350,000 to \$550,000 range, and privacy covenants that maintain current privacy levels for all residents (privacy fencing, privacy screening with evergreens or other similar trees, etc.).

Regarding the proposed office at the front of the property, our primary concern is ensuring that traffic flows are not disruptive, and that the signage is not intrusive or unsightly to surrounding residents. Existing signage for the church already causes excessive lighting issues at night, and we ask that new signage does not add to that issue. Thank you very much for allowing us to voice our opinions and concerns.

Regards,
Ken and Barbara Kelly

Alison Worley

From: Wilson, Kevin <kevin.wilson@philips.com>
Sent: Monday, April 06, 2020 2:06 PM
To: Planning
Subject: Proposed rezoning of Glynn and Jennifer Bertrand property

Planning Commission,

We welcome development that is consistent with the surrounding neighborhoods and increases the value and livability of the area. We ask that any development serves to protect and expand green space and enhances the community we share.

A quick check of Zillow.com indicates that valuations of homes that border this property range anywhere between \$350k and \$550k.

Best regards,

Kevin Wilson

The information contained in this message may be confidential and legally protected under applicable law. The message is intended solely for the addressee(s). If you are not the intended recipient, you are hereby notified that any use, forwarding, dissemination, or reproduction of this message is strictly prohibited and may be unlawful. If you are not the intended recipient, please contact the sender by return e-mail and destroy all copies of the original message.





March 30, 2020

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property for Intuitive Clinic
CTA Job #20101900

Staff,

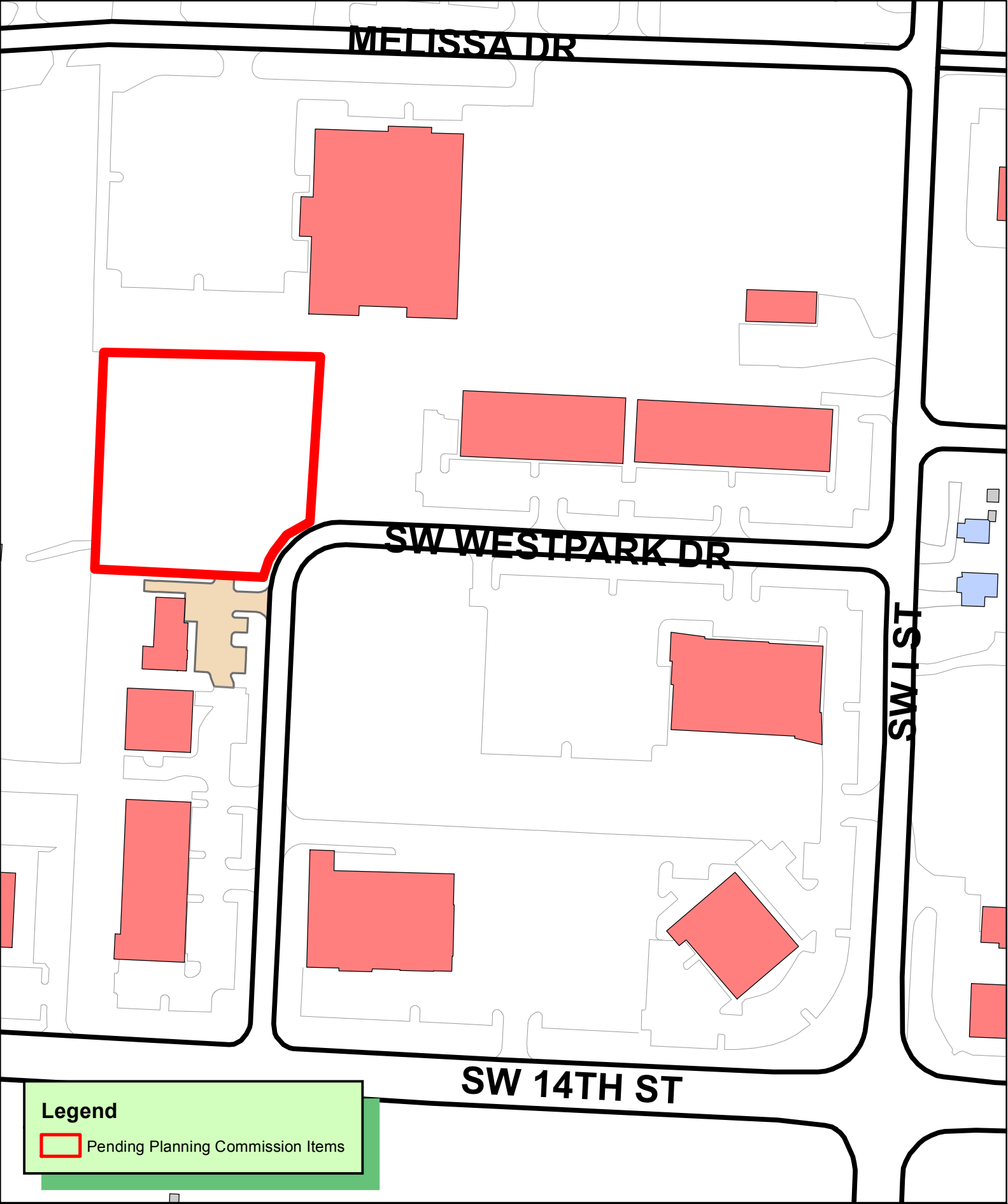
On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to C-2, General Commercial District. The property is currently owned by James M. Patton and Brenda D. Patton, Trustees, The Patton Family Revocable Trust. This group is under contract to sell a portion of their land holdings to Acquisition Advisors, LLC for the purpose of developing and medical office clinic.

Under the current zoning, a medical clinic is not allowed and this has prompted the request to C-2, General Commercial district which would allow a clinic "by right". This property is at the intersection of Tater Black Road and Centerton Blvd. (Hwy 102) where other commercial endeavors are located. Being a clinic, the traffic generated by this facility will be less intense than other sales related businesses in the area. There will be an emergency room at this facility that will be able to handle less critical emergency needs. There will be signage on the building with the possibility of a ground mounted monument sign as well. The building will be predominantly clad in brick and stone with some additional cast stone accents. Due to some other developments in the area and particularly across Tater Black, there is the ability for this property to connect to 8" sanitary sewer service and provide extensions to properties to the west. Additionally there is an 8" water line across Tater Black that will be extended to this site and to other properties to the west.

Overall this parcel is set for development with infrastructure in place, and will be an additional asset to the Bentonville community.

Thank you,

Barry R. Williams, ASLA



MELISSA DR

SW WESTPARK DR

SW 1ST ST

SW 14TH ST

Legend

 Pending Planning Commission Items



CU20-0014
CONDITIONAL USE
HOUNDS LOUNGE
PARCEL 01-09675-000
WESTPARK SQUARE LOT 11





March 30, 2020

City of Bentonville

305 SW A Street
Bentonville, AR 72712

Attn: Planning Department

RE: Hounds Lounge Pet Resort & Spa Conditional Use Request

Dear Staff,

This letter is in regards to a proposed Large-scale Development plan for a Hounds Lounge Pet Resort & Spa to be located at 1280 SW Westpark Drive. The site is a total of 1.56 acres and the applicant is proposing to put in an approximate 13,970 SF building with 46 parking spaces. **On behalf of the owners, we are requesting a conditional use permit to allow for the construction and operation of an animal shelter or kennel within C-2 zoning.** Below is additional information regarding the site development.

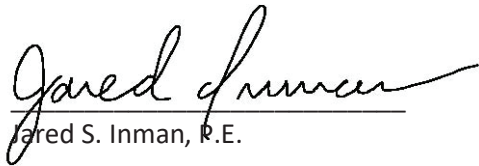
- **Proposed Use:** The intended use for the proposed development is for a canine boarding and daycare facility. The importance of domesticated canine pets in our society necessitates a need for facilities specifically designed and situated to serve the public. Hounds Lounge has developed, and operates, a model that provides for such need with currently four (4) such Hounds Lounge Resort and Spa facilities throughout the state. Three facilities are located in the greater Little Rock market and the newest location is in Fayetteville in NW Arkansas. We see a great need in the Bentonville community to serve the residents and provide for similar services with daily boarding, overnight boarding, weekend and extending boarding, as well as grooming and other such services owners want to provide for their family pets.
- **Site Plan:** A concept site plan is attached with this request, including proposed elevations, aerial imagery of the existing property, current adjacent uses, and an example of current facilities in Little Rock.
- **Hours of operation:**
Monday – Friday: 7:00 AM - 7:00 PM
Saturday: 8:00 AM - 6:00 PM
Saturday: 11:00 AM - 5:00 PM
(Facility will be staffed 24 hours/day for care and monitoring of guests)
- **Indoor/Outdoor Areas to be utilized:** Indoor use areas will include reception and support spaces for staff and customers. The majority of the area inside is planned to be utilized for boarding suites and a considerable indoor play area for dogs to be exercised in the event of inclement weather. The indoor boarding space occupies the majority of the area with suites for approximately 100 animals with indoor play areas of 3,520 sf. Additionally, about 10,575 sf of outdoor play area is proposed. All such areas will be fully screened with privacy fencing. 1,870 sf is allocated inside for a veterinary clinic space with additional outdoor exercise area of 1,250 sf for vet use.
- **Planned Indoor/Outdoor Structural Changes:** The current site is one of several remaining to be developed in this commercial subdivision. We anticipate needing to raise the site several feet to match the surrounding development. No existing structures exist on the site.

- **Proposed parking:** Parking proposed is approximately 46 spaces. 6-8 of these would be for veterinarian staff and customers, while Resort and Spa employees would need a maximum of 12-16 spaces. The remaining spaces would be for customer drop-off and pick-up. The current facilities we operate provide for similar such operations and the number of spaces proposed is more than sufficient for our business needs.
- **Planned Outdoor Lighting Changes:** Outdoor lighting would primarily consist of illumination of parking areas and minor illumination around the building. No outdoor use areas are envisioned being used after dark. All outdoor lighting would adhere to City Ordinance and be fully approved by City staff.
- **Anticipated patrons, clients, deliveries and/or customers (avg. per day):** 70 per day
- **Number of employees:** Approx. 14-16 employees
- **Photographs of Property:** Aerial Photo of empty lot is attached.

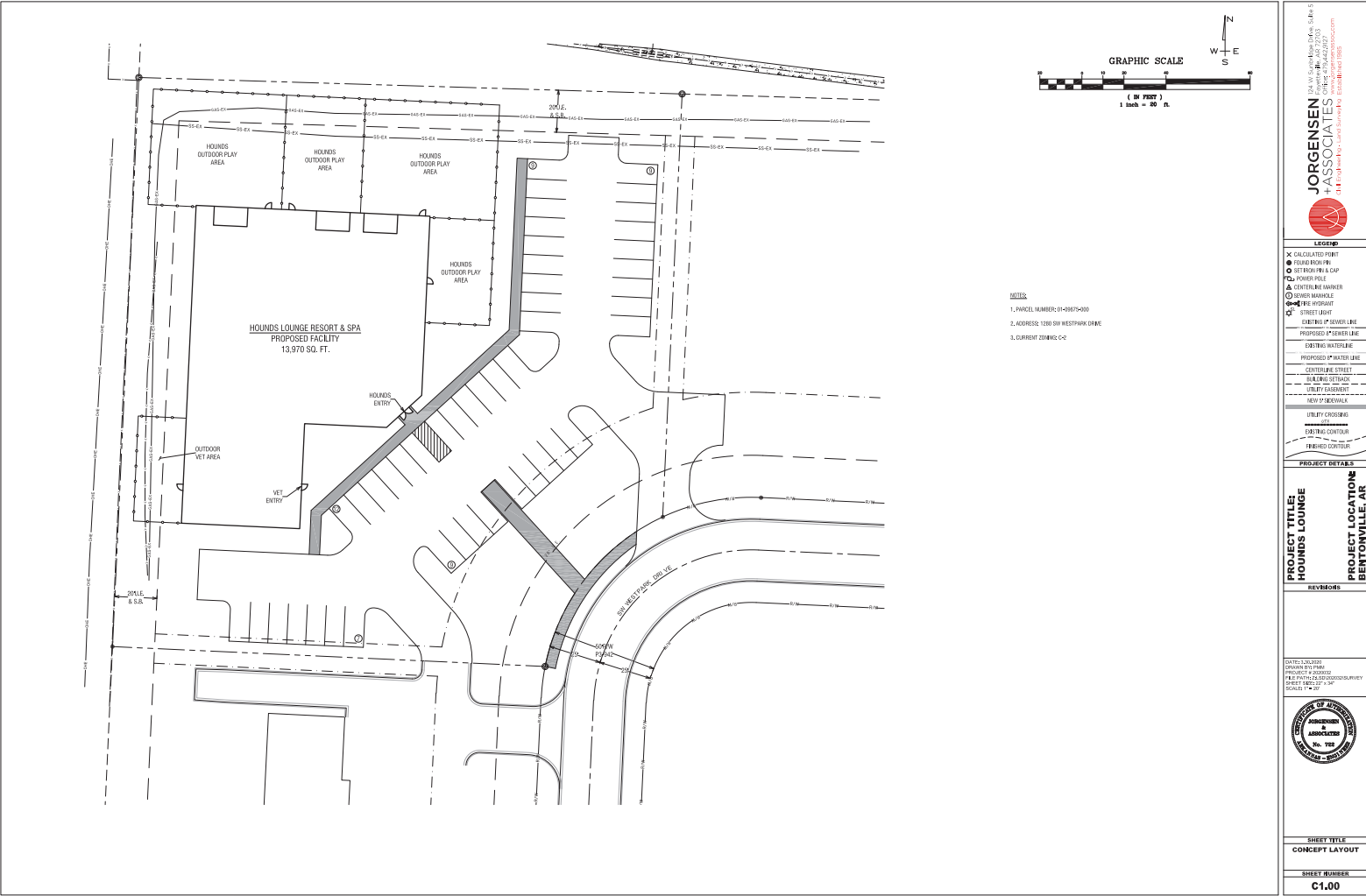
We thank you for your consideration of this proposal and please call with any questions,

Thank you.

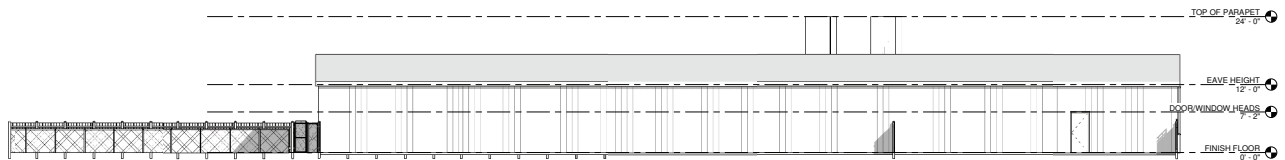
Sincerely;



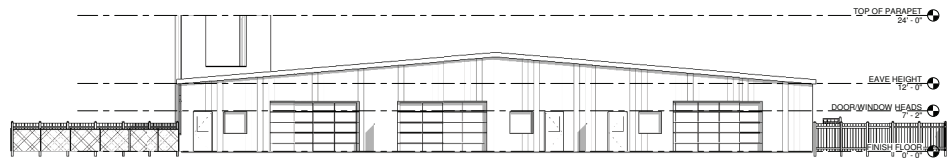
Jared S. Inman, P.E.



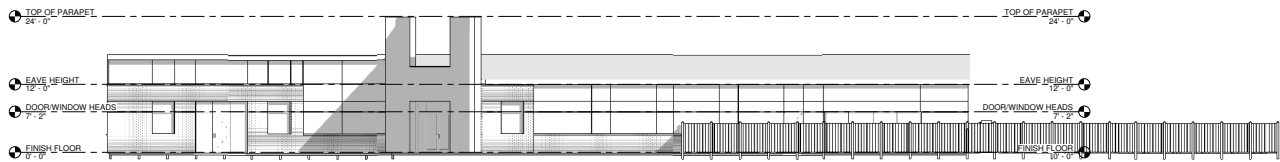
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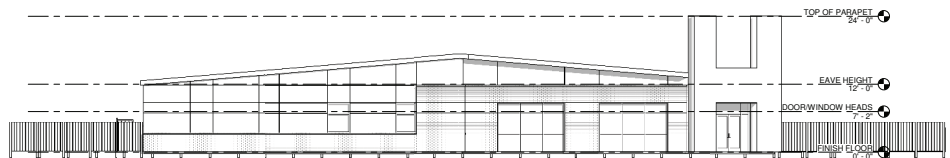
④ WEST ELEVATION
SCALE = 1/8" = 1'-0"



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



② EAST ELEVATION
SCALE = 1/8" = 1'-0"



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

SCALE



PRELIMINARY
NOT FOR
CONSTRUCTION

Revision	Description	Date
1	Initial Design	01/11/11

KEY ARCHITECTURE INC.
LOT 11 - WESTPARK SQUARE
BENTONVILLE, AR 72712
KEY ARCHITECTURE INC.
1818 N. TAYLOR ST. #337
LITTLE ROCK, AR 72207

DATE	DRAWN BY
01/11/11	Designer
PROJECT #	CHECKED BY
2010	Checker

SHEET
A2.1
ELEVATIONS

EXAMPLE OF HOUNDS LOUNGE IN LITTLE ROCK



boarding suites 2.jpg



DIY wash.JPG



NLR interior reception.jpg



North LR facade.jpg

Hounds Lounge Aerial

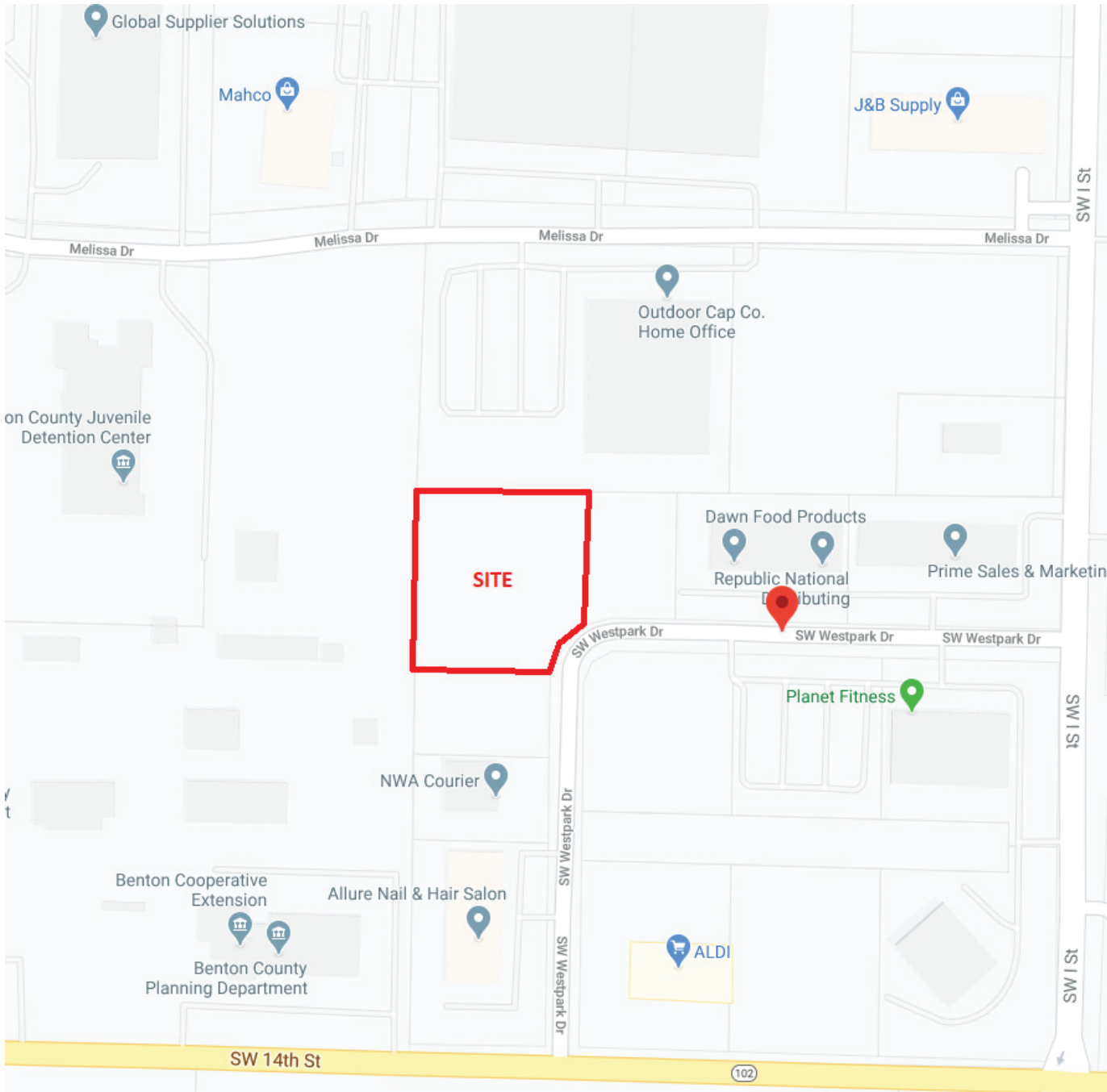


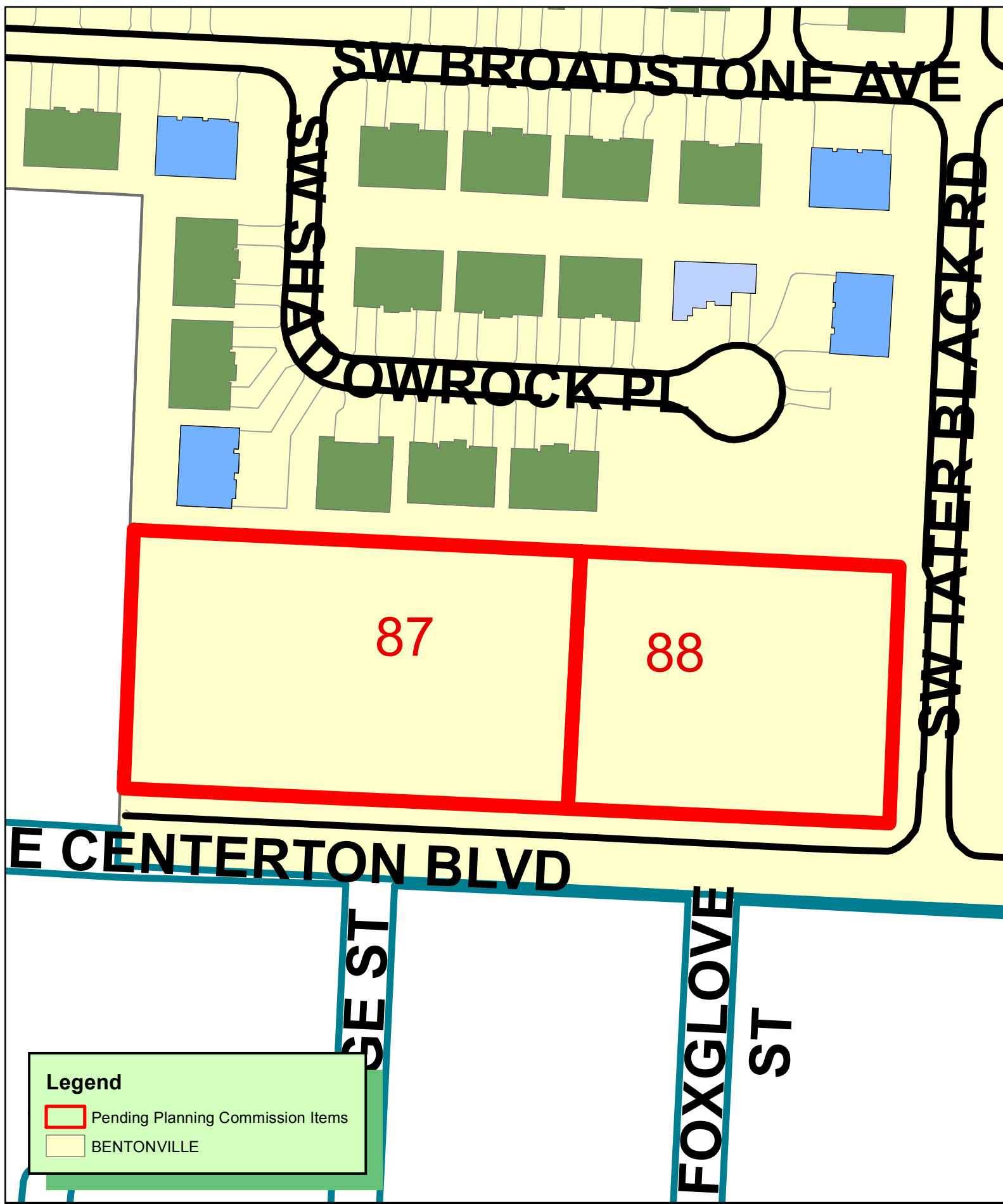
March 26, 2020

ParcelPopUps

1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.06 km

ADJACENT USES EXHIBIT





LS20-0022
LOT SPLIT
STONEGATE SUBDIVISION
LOT 1 CREATING LOTS 87-88



LOT SPLIT PLAT OF PART OF LOT 1 OF STONEGATE SUBDIVISION, CREATING LOT 87 AND LOT 88

DESCRIPTION PARENT:

PART OF LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF S87°13'06"E 665.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE EAST LINE THEREOF S02°15'56"W 211.01 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 41344;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°16'53"W 42.42 FEET;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°23'19"W 622.92 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE ALONG SAID WEST LINE N02°14'44"E 212.91 FEET TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 87:

PART OF LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF S87°13'06"E 368.14 FEET;
THENCE LEAVING SAID NORTH LINE S02°57'28"W 211.81 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 41344;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°23'19"W 365.50 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE ALONG SAID WEST LINE N02°14'44"E 212.91 FEET TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 88:

PART OF LOT 1 OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF S87°13'06"E 368.14 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S87°13'06"E 262.29 FEET;
THENCE LEAVING SAID NORTH LINE S02°15'56"W 211.05 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 41344;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°16'53"W 7.42 FEET;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°23'19"W 257.42 FEET;
THENCE LEAVING SAID NORTH RIGHT-OF-WAY N02°57'28"E 211.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.28 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION OF PROPOSED TATER BLACK RIGHT OF WAY:

PART OF LOT 1 OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF S87°13'06"E 630.43 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S87°13'06"E 35.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE EAST LINE THEREOF S02°15'56"W 211.01 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 41344;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°16'53"W 35.00 FEET;
THENCE LEAVING SAID NORTH RIGHT-OF-WAY N02°15'57"E 211.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

BY: _____
THE PATTON FAMILY REVOCABLE TRUST

(PRINT)

SOURCE OF TITLE: DEED RECORD 2006-2664

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2020
MY COMMISSION EXPIRES:

NOTARY PUBLIC _____

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

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, THIS PROPERTY IS ZONED A-1.

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.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD 2006-2664, DEED RECORD 2011-41344, PLAT RECORD 2005-1304 AND PLAT RECORD 2005-1353.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2000880-106, DATED JANUARY 15, 2020, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2000880-106, DATED JANUARY 15, 2020.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AND IS LISTED AS BEING IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0235K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

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

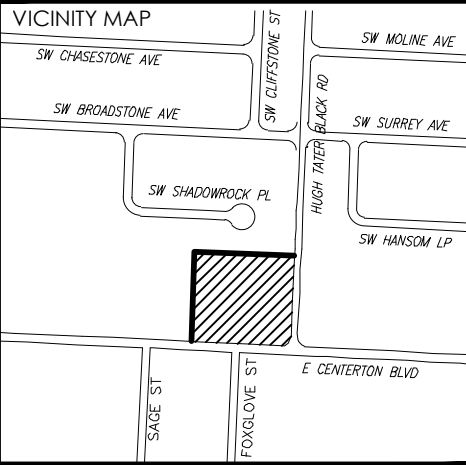
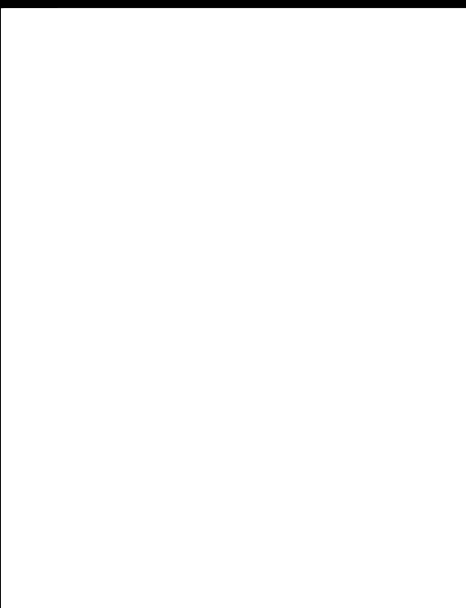
ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20 FEET CLEARANCES FROM ALL ELECTRIC LINES.

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

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

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

RECORD INFORMATION



LOT SPLIT PLAT OF
PART OF LOT 1
STONEGATE SUBDIVISION
CREATING LOT 87 AND LOT 88
BENTONVILLE ARKANSAS

PREPARED FOR:
ACQUISITION ADVISORS, LLC

STATE PLAT CODE:
500-20N-31W-0-34-220-04-1460

DATE: 04/17/2020
PROJECT NO.: 20101900
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 200
Rogers, Arkansas 72756
© 2020 Crafton Tull & Associates, Inc.
architecture | engineering | surveying
479.636.4838 | 479.631.6224 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON TULL & ASSOCIATES, INC.
No. 127
ARIZONA ENGINEER

DELTA	DESCRIPTION	DATE
1	REV PER COMMENTS	04/17/2020

SHEET NO.:

1 OF 2

ATLAS PAGE: 400

CITY OF BENTONVILLE
PROJECT NUMBER: LS20-0022



CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: 04/17/2020

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED: _____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

DRAWING: G:\2010\1900\INTUBEN\INRASTRUCTURE\SURVEY\DWG\20101900_SPLIT.DWG
LAYOUT: LAYOUT2, LAST SAVED: KM676, 4/17/2020 12:28:05 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 4/17/2020 12:28:57 PM [PLOTTED BY: VALID ON HARD COPY ONLY]

ADJOINING PROPERTY OWNER INFORMATION

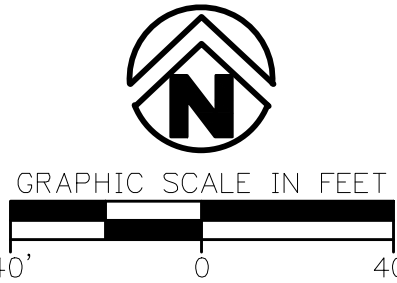
- [A] PARCEL 01-13251-002
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203
DEED RECORD 2011-41344
- [B] PARCEL 06-00085-048
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203
- [C] PARCEL 06-00085-045
SHIM, JAE YOUNG & JUNG SOUK
1011 BRADSHAW ESTATES DR
CANTON GA 30115-6536
- [D] PARCEL 06-00085-046
SHIM, JAE YOUNG & JUNG SOUK
1011 BRADSHAW ESTATES DR
CANTON GA 30115-6536
- [E] PARCEL 01-13267-000
DAKE LIVING TRUST, RONALD G
14717 E AR 72 HWY
GARFIELD AR 72732-9116
- [F] PARCEL PARCEL 01-13268-000
SHADOW ROCK PLACE LLC
7817 OTEKA COVE
AUSTIN TX 78735-1825
- [G] PARCEL 01-13269-000
CHESTER HILLS TOWNHOMES LLC
WELDER, KERRI
PO BOX 5143
SPRINGDALE AR 72764-5143
- [H] PARCEL 01-13270-000
CHESTER HILLS TOWNHOMES LLC
WELDER, KERRI
PO BOX 5143
SPRINGDALE AR 72764-5143
- [I] PARCEL 01-13271-000
NICKELL INVESTMENTS LLC
3232 W DRAKESTONE ST
FAYETTEVILLE AR 72704-6367
- [J] PARCEL 01-00942-186
PATTON FAMILY REVOCABLE TRUST-JAMES M & BRENDA D
3401 SW 4TH ST
BENTONVILLE AR 72712-9139
- [K] PARCEL 01-00942-187
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	42.42'	N87° 16' 53"W
L2	39.95'	N2° 14' 44"E
L3	40.21'	S2° 15' 56"W
L4	19.96'	N2° 46' 54"E
L5	39.79'	S50° 40' 54"E
L6	9.02'	S87° 13' 06"E
L7	15.00'	S2° 46' 54"W
L8	13.98'	N87° 13' 06"W
L9	64.98'	N50° 40' 54"W
L10	26.73'	N87° 13' 06"W
L11	20.00'	N2° 46' 54"E
L12	30.00'	N2° 57' 28"E

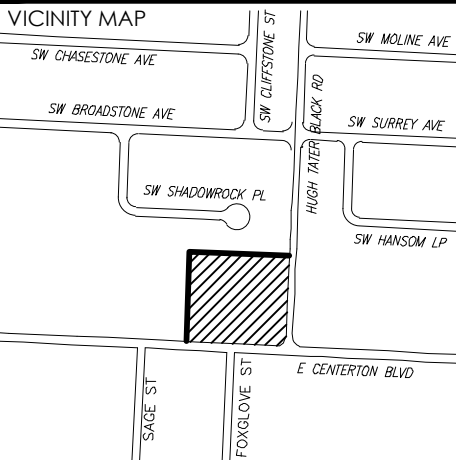
LEGEND

- FOUND IRON PIN
FOUND R/W MONUMENT
CALCULATED
WATER VALVE
FIRE HYDRANT
SEWER MANHOLE
LIGHT POLE
ELEC. TRANSFORMER
TELEPHONE PEDESTAL
STORM INLET
OR JCT BOX
PROPERTY LINE
RIGHT OF WAY LINE
PROPOSED UTILITY EASEMENT
PROPOSED ACCESS EASEMENT
EASEMENT
FENCE LINE
CURB
SIDEWALK

RECORD INFORMATION



BASIS OF BEARING: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83
HORIZONTAL DATUM AND NAVD 88 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON
THE CITY OF BENTONVILLE CONTROL
MONUMENTS USING THEIR PUBLISHED VALUES.



SEAL

LOT SPLIT PLAT OF
PART OF LOT 1
STONEGATE SUBDIVISION
CREATING LOT 87 AND LOT 88
BENTONVILLE ARKANSAS

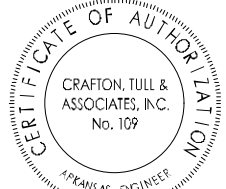
PREPARED FOR:
ACQUISITION ADVISORS, LLC

STATE PLAT CODE:
500-20N-31W-0-34-220-04-1460

DATE: 04/17/2020
PROJECT NO.: 20101900
CONTACT: K MONTGOMERY

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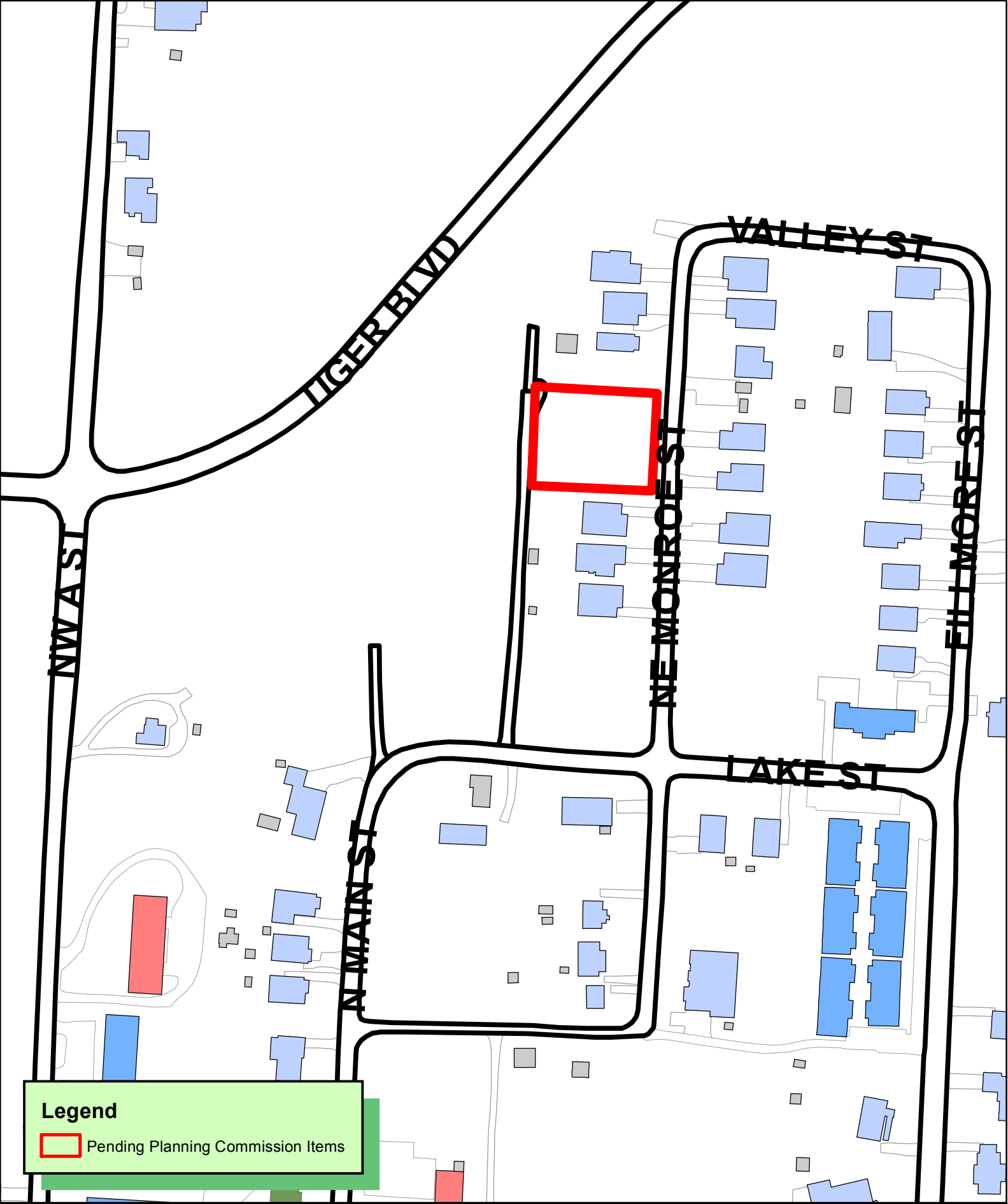
CERTIFICATE OF AUTHORIZATION:



© 2020 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	REV PER COMMENTS	04/17/2020

SHEET NO.:



Legend

 Pending Planning Commission Items



1 inch = 150 feet

PLA20-0015
PROPERTY LINE ADJUSTMENT
W A BURKS ADDITION
LOTS 25-27 BLOCK 7 CREATING LOTS 30-32



PARENT TRACT:

LOTS 25, 26, AND 27, BLOCK 7 OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2016, PAGE 69 OF THE BENTON COUNTY RECORDS.

NEW LOT 30 DESCRIPTION:

PART OF LOT 25, BLOCK 7 AND PART OF A VACATED ALLEY OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2016, PAGE 69 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF SAID LOT 25, THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NE MONROE STREET 500'00.04'E 5.72' FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE 500'00.04'E 40.00' FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N89°17'55"W 145.41' FEET, THENCE N00°08'54"E 40.34' FEET, THENCE S89°09'49"E 145.31' FEET TO THE POINT OF BEGINNING, CONTAINING 5,839.09 SQUARE FEET OR 0.13 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 31 DESCRIPTION:

PART OF LOTS 25 AND 26, BLOCK 7 OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2016, PAGE 69 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SAID LOT 26, THENCE 500'08'54"W 6.00' FEET TO THE POINT OF BEGINNING, THENCE S89°09'49"E 145.20' FEET TO THE WEST RIGHT-OF-WAY LINE OF NE MONROE STREET, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE 500'00.04'E 40.01' FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N89°09'49"W 145.31' FEET, THENCE N00°08'54"E 40.00' FEET TO THE POINT OF BEGINNING, CONTAINING 5,810.43 SQUARE FEET OR 0.13 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 32 DESCRIPTION:

PART OF LOT 26 AND ALL OF LOT 27, BLOCK 7 OF W.A. BURKS ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2016, PAGE 69 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 27, THENCE S89°03'11"E 145.09' FEET TO THE WEST RIGHT-OF-WAY LINE OF NE MONROE STREET, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE 500'00.04'E 45.73' FEET, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N89°09'49"W 145.20' FEET, THENCE N00°08'54"E 46.00' FEET TO THE POINT OF BEGINNING, CONTAINING 6,656.52 SQUARE FEET OR 0.15 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

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

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

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

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

5. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

GARAGE FRONT: 30 FEET
FRONT YARD: 20 FEET
SIDE YARD: 7 FEET (INTERIOR), 20 FEET (EXTERIOR)
REAR YARD: 25 FEET

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

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

8. 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.

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

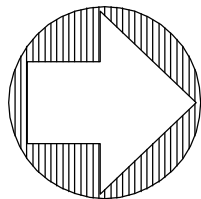
10. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

SURVEYOR'S CERTIFICATE:

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

ROBERT J. CASTER, P.L.S. NO1370, ARKANSAS DATE

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



0 20 40
SCALE 1" = 20 FEET

LEGEND

- SET 1/2" REBAR W/CAP (LS #1370)
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____ BENTONVILLE PLANNING COMMISSION CHAIRMAN

DATE OF EXECUTION: _____

SIGNED _____ MAYOR, CITY OF BENTONVILLE

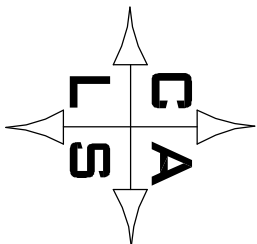
SIGNED _____ CITY CLERK, CITY OF BENTONVILLE

ATLAS PAGE: NO. 319

CITY OF BENTONVILLE PROJECT #PLA 20-0016

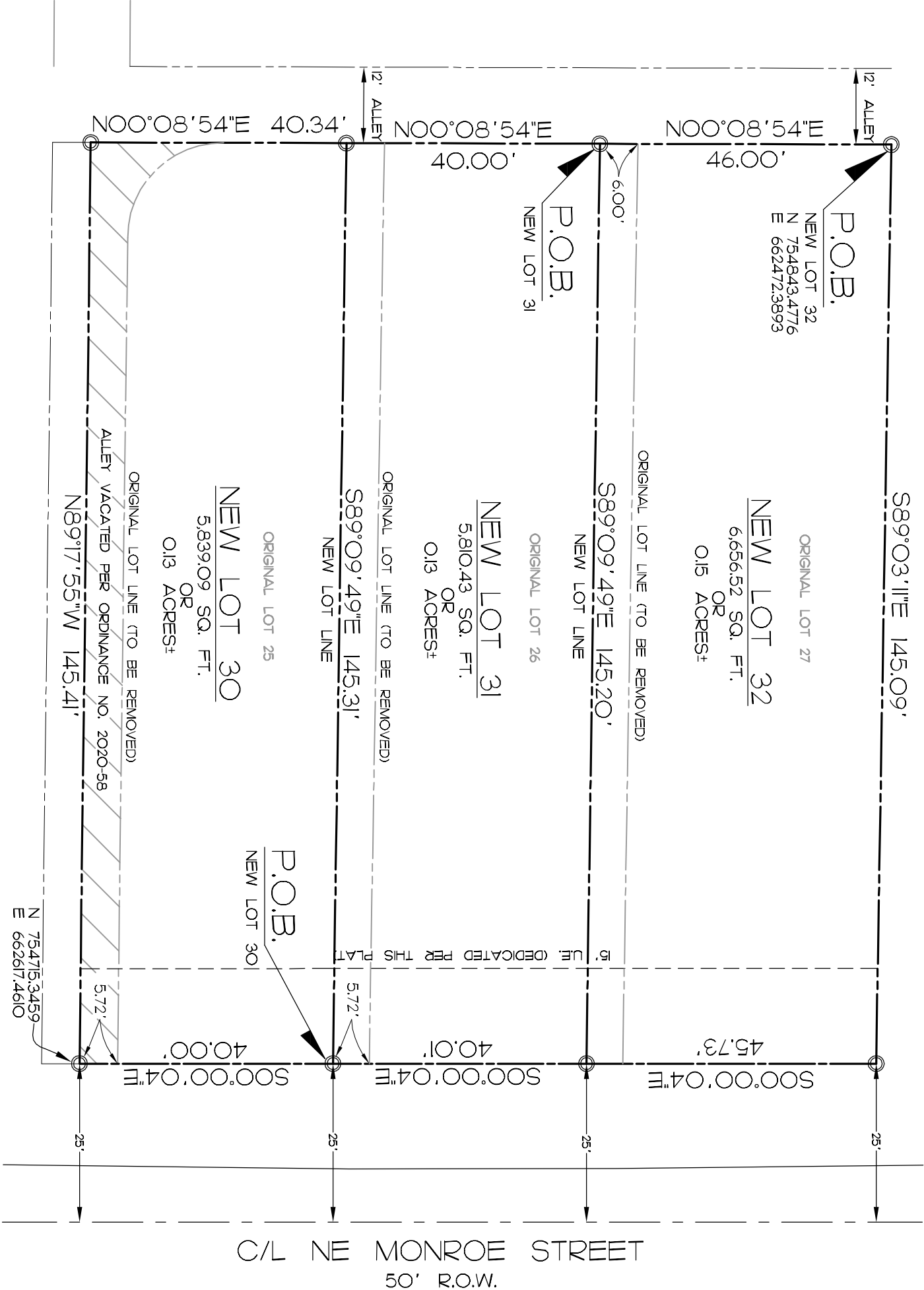
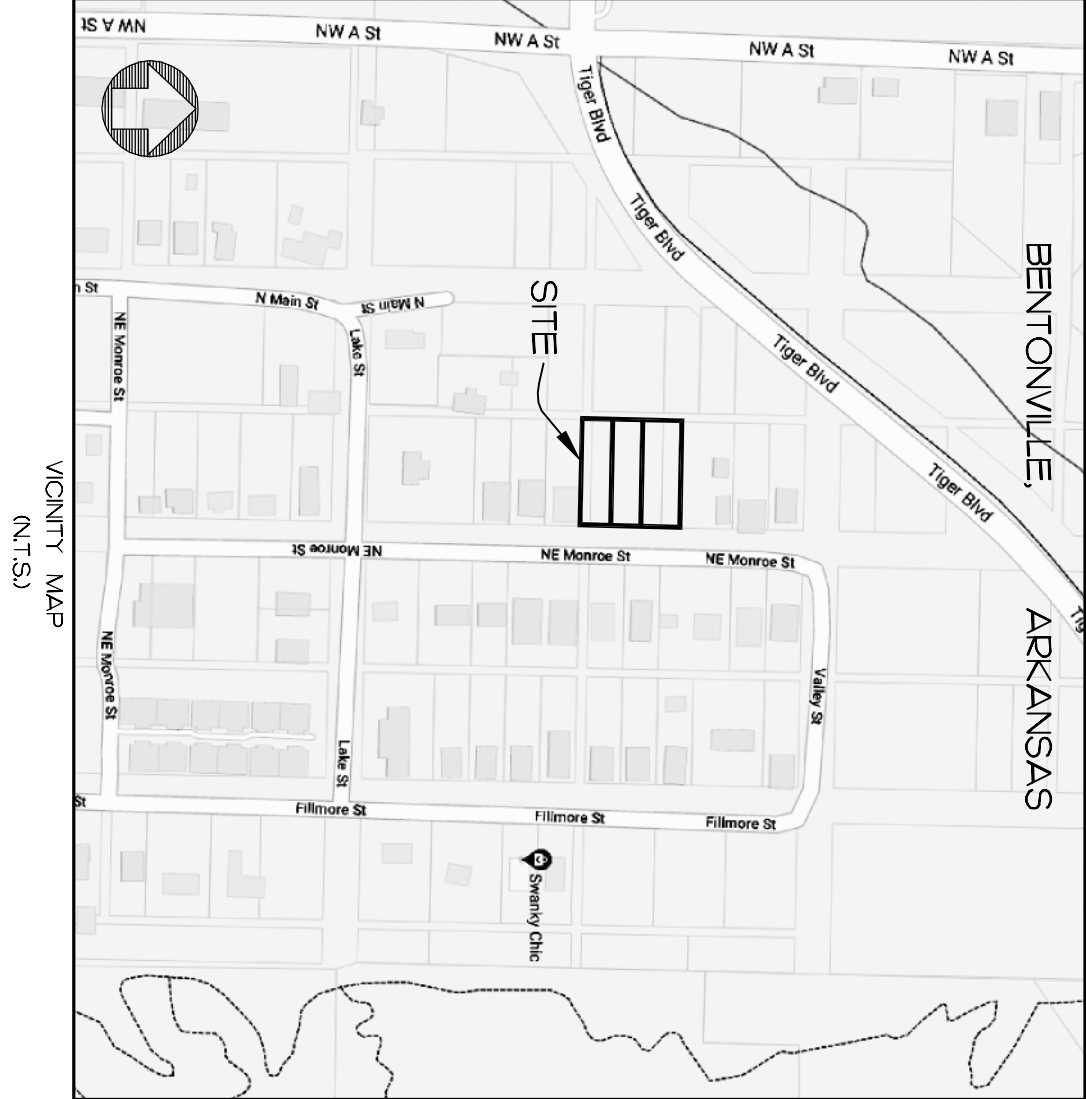
CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE 1st Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 20'		DATE: 4-11-20	
LOT LINE ADJUSTMENT OF LOTS 25, 26 & 27, BLOCK 7 W.A. BURKS ADDITION CREATING LOTS 30, 31 & 32			
NE MONROE STREET BENTONVILLE, BENTON COUNTY, ARKANSAS			
JOB #	DRAWN BY	CHECK'D BY	PAGE
20-026	ASD	RJC	1 OF 1

A circular professional seal for Robert J. Caster, a Registered Professional Land Surveyor in the State of Arkansas. The seal features the text "REGISTERED" at the top, "STATE OF ARKANSAS" in the center, and "NO. 1370" below it. The name "ROBERT J. CASTER" is written along the bottom inner edge, and "PROFESSIONAL LAND SURVEYOR" is written along the bottom outer edge. A line points to the "SIGNATURE" area in the center.

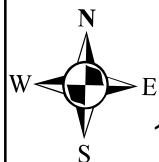


FLOOD CERTIFICATION:
I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP, PANEL NO. 05007000901 (EFFECTIVE DATE) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE 'X', AN AREA HAVING NO SPECIAL FLOOD HAZARDS.



Legend

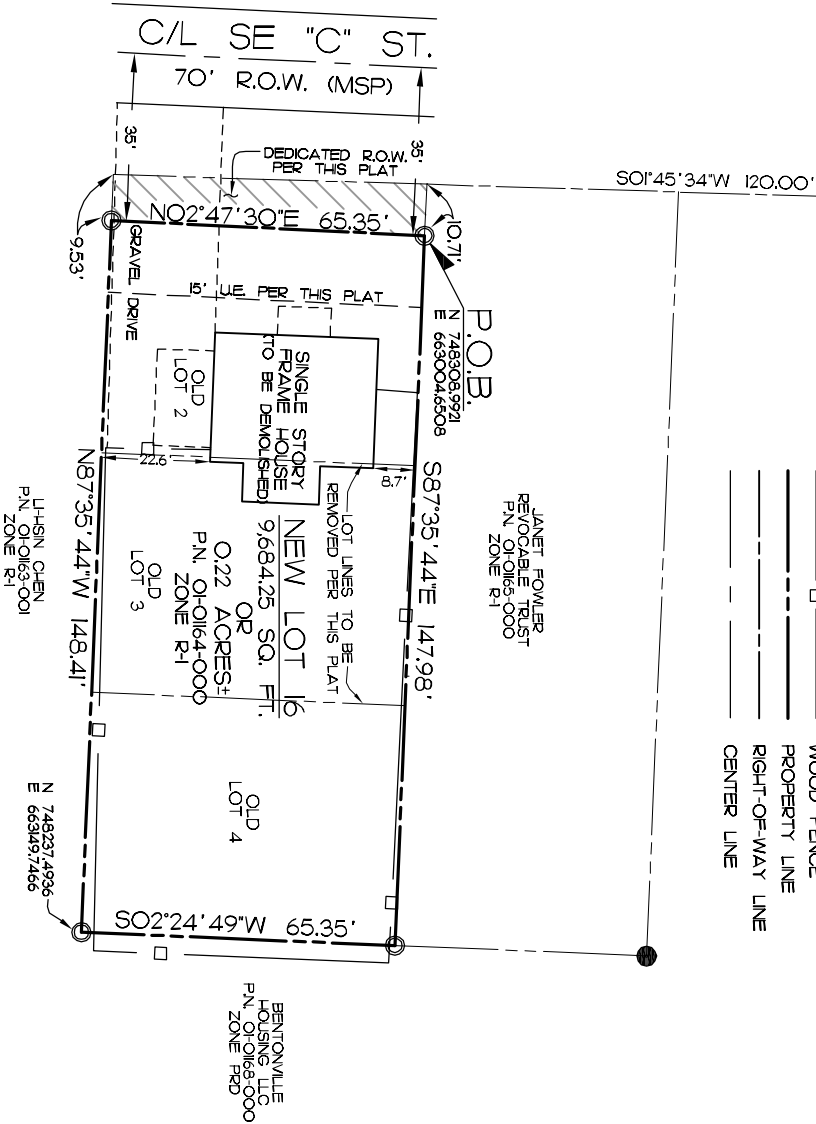
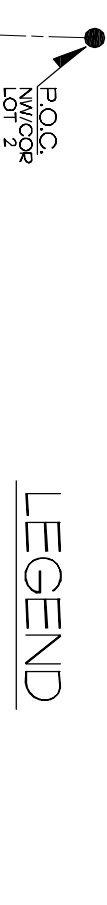
 Pending Planning Commission Items

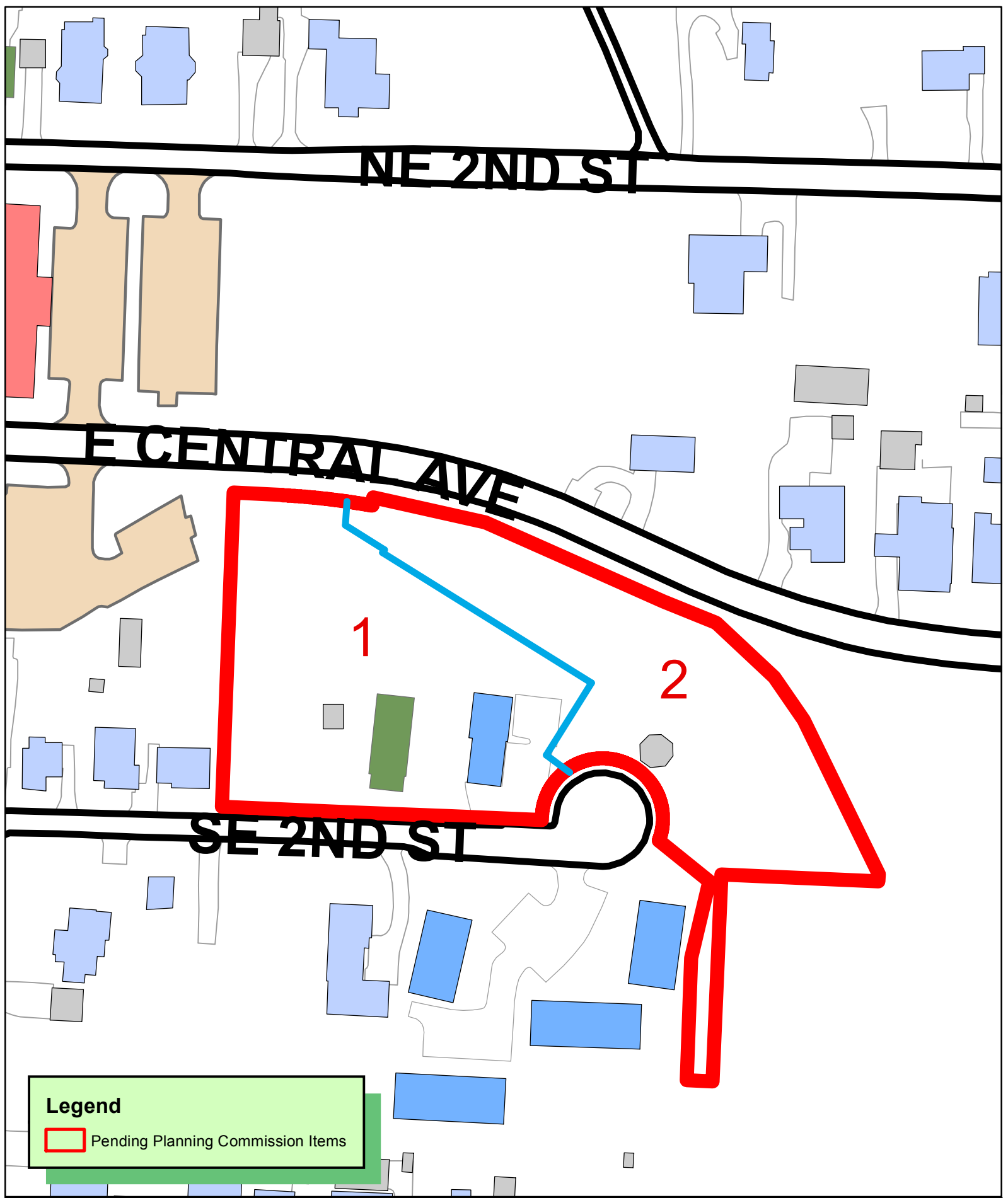


1 inch = 100 feet

PLA20-0022
PROPERTY LINE ADJUSTMENT
ARMSTRONG SUBDIVISION
PART OF LOTS 2-3-4 CREATING LOT 16 BLOCK 2







NE 2ND ST

E CENTRAL AVE

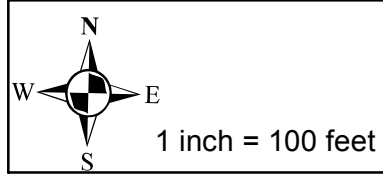
SE 2ND ST

1

2

Legend

 Pending Planning Commission Items



PLA20-0024
PROPERTY LINE ADJUSTMENT
PARK CENTRAL ADDITION
LOTS 1 & 2



GENERAL NOTES:

- Basis of Bearings:** Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, based on Bentonville GPS Monument #7, having a published Latitude of: 36°21'50.51", and Longitude of: 94°11'47.60" West, Combined Scale Factor of 0.999970359 and a Convergence Angle of -1°16'41.42".
- Grid North Convergence:** At the southwest corner of Section 29, rotate from Grid North, 1°17'00" to the left for True (Geodetic) North.
- Flood Information:** Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number-Panel, 05007C0255K, Map Revised: June 5, 2012, and by graphic plotting only, the subject property, or some part thereof, lies within: Zone X, Areas determined to be outside the 0.2% chance floodplain; Zone AE, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood and Floodway Areas in Zone AE. This surveyor and Morrison Shipley Engineers assume 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.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Subsurface or environmental conditions were not examined or considered as a part of this survey, except for underground storm pipes and sanitary sewer pipes marked through the Arkansas One-Call System and observed during the field survey. Existing utilities shown hereon were located by reasonable visual observed surface improvements, unless noted otherwise. Actual locations of utilities shown, or the existence of additional subsurface improvements not shown hereon, should be verified before any excavations. Locations or existence of surface or subsurface improvements may differ from those shown hereon.
- Last Date of Field Survey:** March 13, 2020.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Before any work in the right-of-way commences, contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments of the intent and type of work that will take place within the r-o-w.
- 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.

SURVEY REFERENCES:

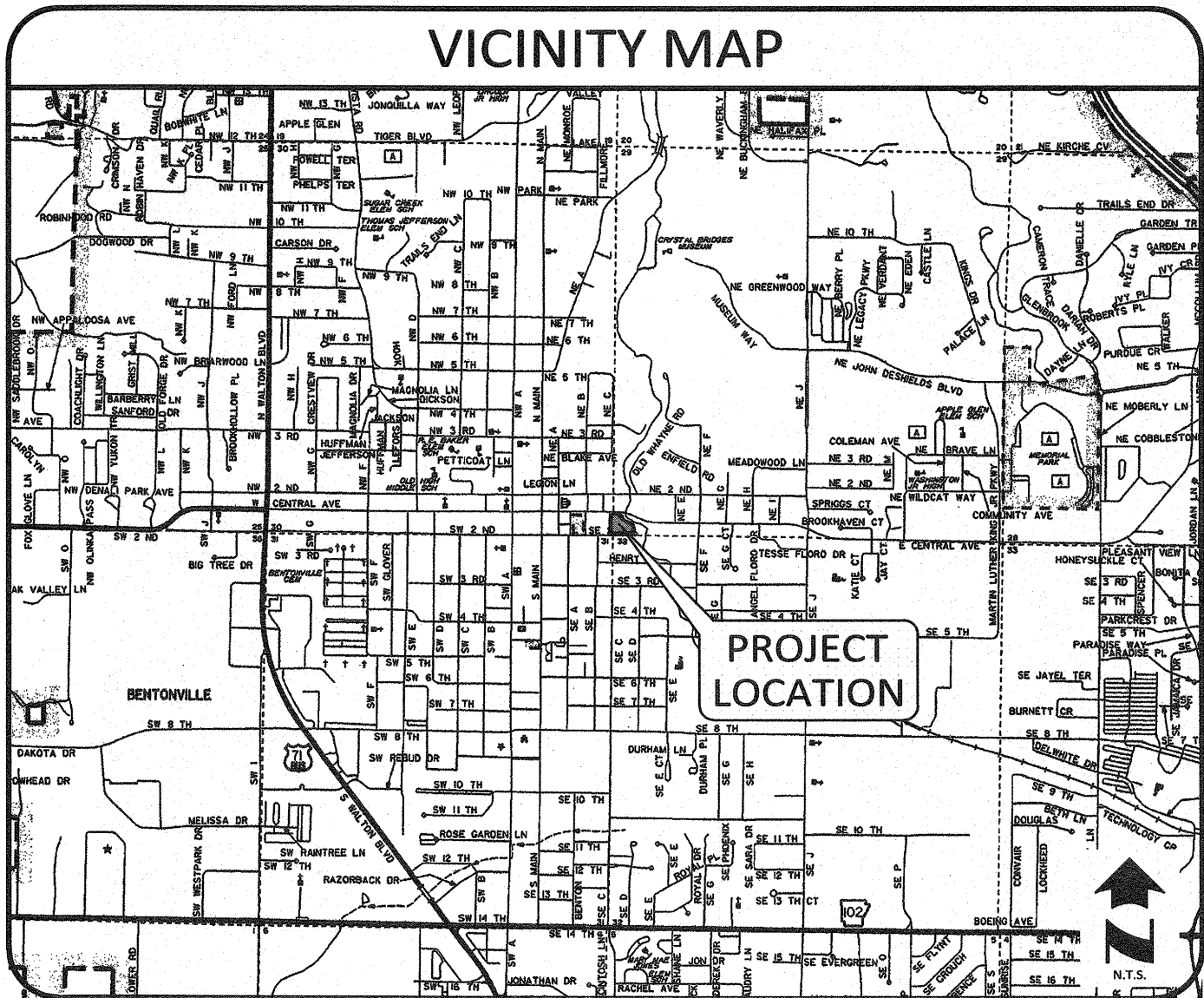
- Boundary Survey for Jack Hutcheson, prepared by Ronald L. Ridout, AR PS #529, Plat Book 2, page 137, filed April 28, 1981, Benton County, Arkansas.
- Boundary Survey for Dorothy Hudson, prepared by Ronald L. Ridout, AR PS #529, Plat Book 2, page 139, filed April 28, 1981, Benton County, Arkansas.
- Boundary Survey for Adeamae R. Stephens, prepared by Ronald L. Ridout, AR PS #529, Plat Book Z, page 139, filed April 28, 1981, Benton County, Arkansas.
- Survey and Replat, Lots 1, 2, and 3, Rodney Sanders Addition, prepared by Copelin Land Surveying and Thomas W. Copelin, AR PS #944, Plat Book 22L, page 197, filed March 14, 1997, Benton County, Arkansas.
- Informal Plat, Lots 1A, 2A, 3A, Rodney Sanders Addition, prepared by Northstar Engineering Consultants, Inc., and F. Lewis Steenken, AR PS #910, Plat Book 1, page 575, filed September 8, 1998, Benton County, Arkansas.
- Parkwood Addition Plat, Tracts A, B, C, & D, prepared by EDA and Michael B. Marie, AR PS #1174, Plat Book 2, page 152, filed May 28, 1999, Benton County, Arkansas.
- Replat of Lot 2A, Rodney D. Sanders Addition, prepared by EDA and Michael B. Marie, AR PS #1174, Plat Book 2, page 153, filed May 28, 1999, Benton County, Arkansas.
- Parkwood Addition Plat (Lot Line Adjustment), Tracts A, B, C, & D, prepared by EDA and Michael B. Marie, AR PS #1174, Plat Book 4, page 4, filed July 18, 2001, Benton County, Arkansas.
- Informal Plat, Bud's Addition, Lots 1, 2, 2A, 2B, & 3, prepared by Thomas W. Copelin, AR PS #944, Plat Book 4, page 598, filed March 26, 2002, Benton County, Arkansas. (See Surveyor's Note)
- Boundary & Topographic Survey for Prime Time Housing, LLC, prepared by Grant Nevill, AR PS #1636, State Plat Document #201312120007, date April 10, 2013.
- Boundary Survey for Specialized Real Estate, prepared by Morrison Shipley Engineers, Inc., and James L. Payne, AR PS #1698, State Plat Document #20171181246, date January 13, 2017.

SURVEYOR'S NOTE:

Corner monuments recovered during this retracement survey were found to agree with all referenced surveys, with the exception of the Bud's Addition Plat, Plat Book 4, page 598, prepared by Thomas W. Copelin.

The perimeter boundary and the description created from the survey of Bud's Addition describes course elements to be along and in harmony with the south and east lines of Parcel B, Parkwood Addition Plat Book 2, page 152. The corner monuments recovered for Bud's Addition were found to agree with the courses of that plat but were found to also create a survey gap of approximately foot feet (4'), initially being at the southeast corner of Lot 2, Howard's Addition, as monumented during survey by Ronald L. Ridout, Plat Book 2, page 139, filed 4/28/1981, and again along the easterly boundary of Parcel or Tract B, Parkwood Addition, Plat Book 2, page 152.

The survey and monuments found marking the boundary of Bud's Addition were not accepted for east boundary of Tract "B", Parkwood Addition, and Lot 2 of this plat.

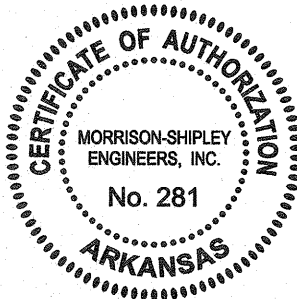


OWNER
Trailside Partners, LLC
PO Box 808
Bentonville, AR 72712

OWNER
City of Bentonville
117 W. Central Avenue
Bentonville, AR 72712

ENGINEER
EDG
216 W. Birch Street
Rogers, AR 72756
Contact: Brahm Driver
Telephone: (501) 944-3090

SURVEYOR
Morrison Shipley Engineers Inc
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Keith Sikes
Telephone: (479)-273-2209



MORRISON SHIPLEY

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CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed: _____
Community Development Director

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

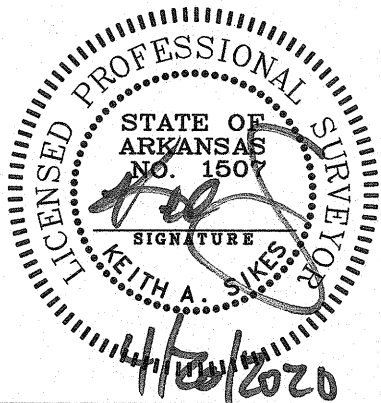
Signed _____
Mayor City of Bentonville

Signed _____
City Clerk,

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 20, 2020



Arkansas Professional Surveyor, #1507

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: Warranty Deed L201924178

TRAILSIDE PARTNERS, LLC

Osment Investments, LLC, Member of TRAILSIDE PARTNERS, LLC

Signed: _____ Date: _____

Ray Osment, Member of Osment Investments, LLC

State Of Arkansas

County Of _____

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

Notary Public: _____

My Commission Expires: _____

Woodard Properties, LLC, Member of TRAILSIDE PARTNERS, LLC

Signed: _____ Date: _____

Randy Woodard, Member of Woodard Properties, LLC

State Of Arkansas

County Of _____

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

Notary Public: _____

My Commission Expires: _____

Cadence Group, LLC, Member of TRAILSIDE PARTNERS, LLC

Signed: _____ Date: _____

Jacob Newell, Member of Cadence Group, LLC

State Of Arkansas

County Of _____

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

Notary Public: _____

My Commission Expires: _____

INFORMAL PLAT / LOT COMBINATION PLAT

creating Lot 1 & Lot 2
PARK CENTRAL ADDITION

Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA20-0024

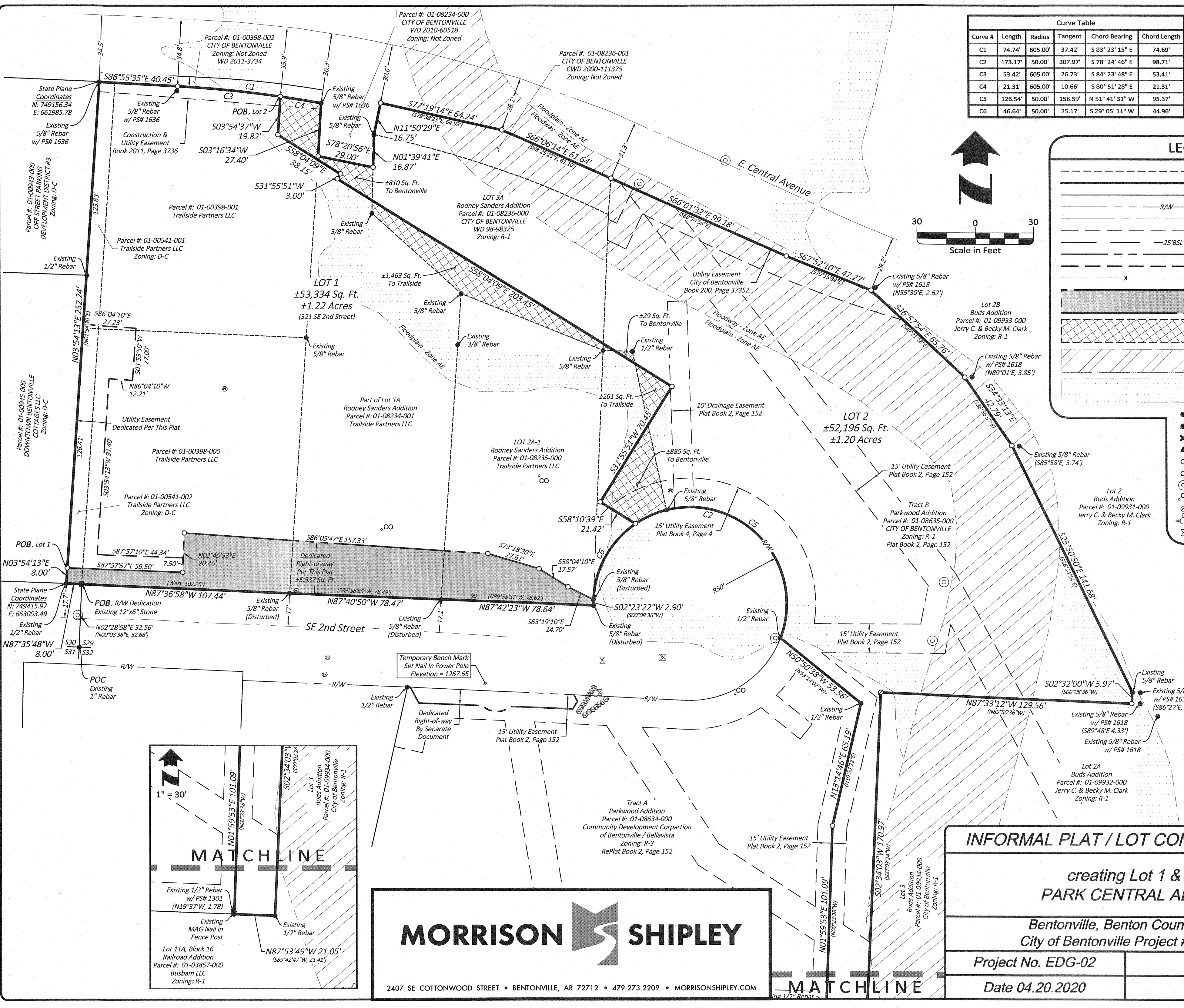
Project No. EDG-02

Drawn By JDS
Checked By KAS

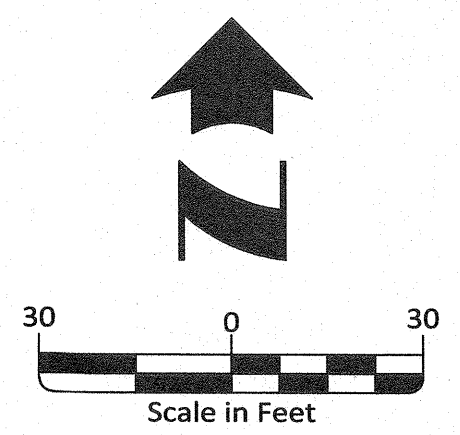
Date 04.20.2020

Sheet 1 of 3

Drawing Name: F:\EDG-02\dwg\EDG-02 Platting Lot Modified: Apr. 20, 2020 - 10:55am by KSK/lee



Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	74.74'	605.00'	37.42'	S 83° 23' 15" E	74.69'
C2	173.17'	50.00'	307.97'	S 78° 24' 46" E	98.71'
C3	53.42'	605.00'	26.73'	S 84° 23' 48" E	53.41'
C4	21.31'	605.00'	10.66'	S 80° 51' 28" E	21.31'
C5	126.54'	50.00'	158.59'	N 51° 41' 31" W	95.37'
C6	46.64'	50.00'	25.17'	S 29° 05' 11" W	44.96'



LEGEND

Ex. Boundary Line Being Removed

Ex. Boundary Line

Ex. Adjacent Boundary Line

Ex. Right of Way Line

Ex. Road Centerline

Ex. Easement Line

Ex. Building Setback Line

Dedicated Right of Way Line

Dedicated Easement Line

Ex. Fence Line

Right-of-Way Dedication

Land Swap Areas

Ex. FEMA Floodway

Ex. FEMA Floodzone "AE"

Ex. Rebar

Ex. Nail

Ex. Chiseled "X"

Ex. Monument

Set 1/2" Rebar w/ PS# 1507 Cap

Set Mag Nail w/ PS# 1507 Washer

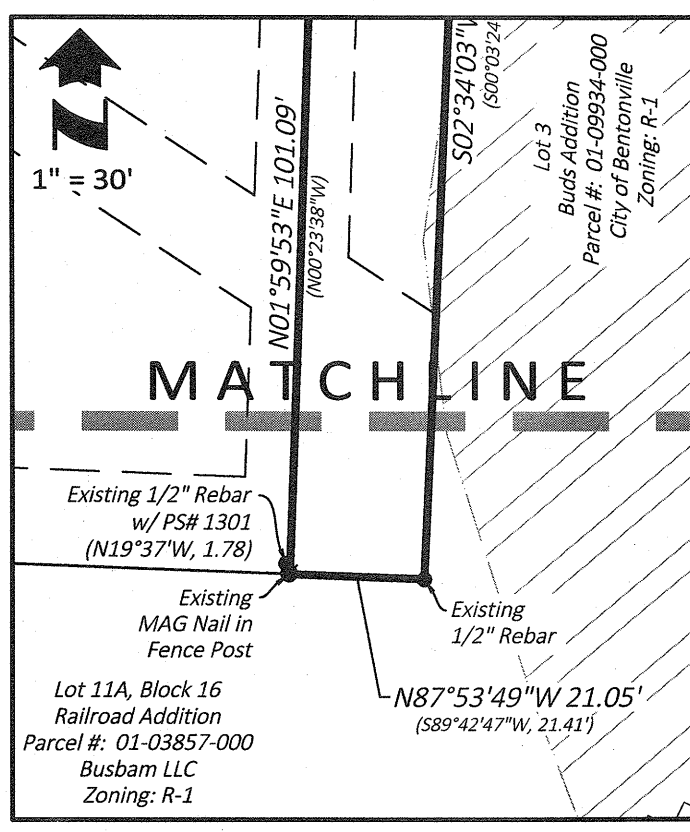
Ex. Sewer Manhole

Ex. Sewer Clean-Out

Ex. Water Meter

Ex. Fire Hydrant

Ex. Water Valve



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INFORMAL PLAT / LOT COMBINATION PLAT

creating Lot 1 & Lot 2
PARK CENTRAL ADDITION

Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA20-0024

Project No. EDG-02

Date 04.20.2020

Drawn By JDS
Checked By KAS

Sheet 2 of 3

PARENT TRACT LEGAL DESCRIPTIONS - Warranty Deed L201924178:

Tract 1:

Part of the SW1/4 of the SW1/4 of Section 29, and part of the SE1/4 of the SE1/4 of Section 30, with all being located in Township 20 North, Range 30 West, Bentonville, Benton County, Arkansas, and being more particularly described as follows: Beginning at a point which is located N 00°08'36" E 32.68 feet from the SW corner of the SW1/4 of the SW1/4 of said described Section 29; thence West 8.00 feet; thence N 01°34'30" E 132.605 feet along the centerline of 16.00 feet in width vacated alley; thence East 115.25 feet; thence S 01°34'30" W 132.605 feet; thence West 107.25 feet to the point of beginning, as shown as Parcel One in Plat Record Z at page 139.

Tract 2:

A part of the SW 1/4 of the SW 1/4 of Section 29, and a part of the SE 1/4 of the SE 1/4 of Section 30, with all being located in Township 20 North, Range 30 West in the City of Bentonville, Benton County, Arkansas, and being more particularly described as follows, to wit: From the Southwest corner of the SW 1/4 of the SW 1/4 of said Section 29, run N00°08'36"E 32.68 feet; thence West 8.00 feet; run thence N01°34'30"E 132.61 feet to the Point of Beginning; thence N01°34'30" E 132.61 feet; thence S87°56'06"E 115.32 feet along the South right-of way line of East Central Street; thence S01°34'30"W 128.46 feet; thence West 115.25 feet to the Point of Beginning, with the East 8.00 feet of a 16.00 feet in width vacated alley along the West side of subject property included in description, as shown on Plat Record 29 Page 230.

LESS AND EXCEPT:

A part of the SW 1/4 of the SW 1/4 of Section 29, and a part of the SE 1/4 of the SE 1/4 of Section 30, with all being located in Township 20 North, Range 30 West in the City of Bentonville, Benton County, Arkansas, being described in Warranty Deed 2004 10109 of the Circuit Clerk records, Benton County, Arkansas, Right of Way being described as follows: Beginning at a point on the South right-of-way line of East Central Avenue also being the Northwest Corner of the above said parcel of land; thence along the above said South line S 88°00'40"E 57.18 feet; thence continuing along the above said South line along a horizontal curve to the right, said curve having a radius of 497.00 feet, a length of 57.92 feet, a delta angle of 06°39'51" and a chord bearing and distance of S84°39'01"E 57.89 feet; thence leaving the above said South line S04°42'44"W 6.85 feet; thence along a horizontal curve to the left, said curve having a radius of 605.00 feet, a length of 74.74 feet, a delta angle of 07°04'40" and a chord bearing and distance of N84°02'09"W 40.13 feet; thence N01°54'35"E 4.75 feet to the Point of Beginning.

Tract 3:

Lot 1A, Rodney D. Sanders Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record P1 at page 575.

AND

Lot 2A-1, Rodney D. Sanders Addition to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record P2 at page 153.

LESS AND EXCEPT

A part of Lot 1A of a Replat of Rod Sander's Addition to tbc City of Bentonville filed for record in the office of the Circuit Clerk in Benton County, Arkansas in Plat Book 1 at page 575, and referenced in WD 94-021224; right of way being described as follows: Beginning at a point on the South right of way line of East Central Avenue also being the Northwest corner of the above said Lot 1A; thence along the above said South line and along a horizontal curve to the right, said curve having a radius of 498.05 feet, a length of 31.95 feet, a delta angle of 03°40'31" and a chord bearing and distance of S79°28'51"E 31.94 feet; thence continuing along the above said South line S12°21'25"W 20.00 feet; thence leaving the above said South line S00°05'20"W 15.35 feet; thence N77°32'00"W 30.64 feet; thence N04°42'44"E 34.22 feet to the point of beginning and containing 1053 square feet.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

PARENT TRACT LEGAL DESCRIPTION - Corrective Warranty Deed Book 2000, page 111375:

Part of the SW¼ of the SW¼ of Section 29, Township 20 North, Range 30 West, more particularly described as follows:

From the Southwest corner of said SW¼ of the Southwest ¼ of Section 29, Township 20 North, Range 30 West North 0 degrees 8' 36" East 32.68', South 89 degrees 59' 12" East 107.32', North 1 degree 33' 40" East 132.65', North 1 degree 35' 22" East 128.41', and South 79 degrees 38' 23" East 30.75' to the point of beginning; Thence South 9 degrees 31' 11" West 16.75'; Thence along a nontangent curve having a radius of 522.95' and an arc length of 128.33'; Thence North 0 degrees 4' 13" East 18.97'; Thence North 68 degrees 25'23" West 61.40'; Thence North 79 degrees 38' 23" West 64.93' to the point of beginning containing .05 acres more or less.

PARENT TRACT LEGAL DESCRIPTION - Warranty Deed Book 1998, page 98325:

LOT 3A of Rodney Sanders Addition, Bentonville, Benton County, Arkansas as recorded in Plat Record P-001 575.

PARENT TRACT LEGAL DESCRIPTION - Warranty Deed Book 2000, page 69671:

Tract "B" of Parkwood Addition to Bentonville, Arkansas, as shown in Plat Record 2 at page 152, also described as follows: A certain tract of land, located within the corporate limits of the City of Bentonville, being a part of Lots 5 & 6, Block 16, Railroad Addition; and part of the Easterly 115 feet of Lot 1, and part of Lot 2, both in Howard's Addition; and part of an abandoned alleyway between Railroad Addition and Howard's Addition, all as shown on a plat of survey, recorded in Plat Book 2, Page 139; and Tract "B" is also situated in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, and the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 32, all in Township 20 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit: Commencing at the Southwest Corner of Section 29, thence South 00°08'36" West 6.97 feet to a point; thence South 89°15'37" East 264.52 feet to a point; thence North 00°08'36" East 175.34 feet to the Point-of-Beginning; thence North 00°08'36" East 89.03 feet to a point; thence South 68°24'56" East 99.18 feet to a point; thence South 70°15'34" East 47.27 feet to a point; thence South 49°21'18" East 65.76 feet to a point; thence South 36°56'37" East 42.79 feet to a point; thence South 28°14'14" East 141.68 feet to a point; thence South 00°08'36" West 5.97 feet to a point; thence North 89°56'36" West 129.56 feet to a point; thence South 00°03'24" West 170.97 feet to a point; thence South 89°42'47" West 21.41 feet to a point; thence North 00°23'38" West 101.09 feet to a point; thence North 10°51'22" East 65.19 feet to a point; thence North 53°14'02" West 53.56 feet to a point; thence 108.68 feet along a non-tangential curve to the left, having a radius of 50.00 feet, an interior angle of 124°32'07", and a chord bearing and distance of North 43°50'57" West 88.51 feet to a point; thence non-tangent to the previous curve, North 14°22'07" West 83.80 feet to a point; thence North 89°56'36" West 15.00 feet to the Point-of-Beginning, containing 0.96 acres (41,969 sq. ft.), more or less, subject to all rights-of -way, servitudes, and easements, of record or fact .

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LOT 1 - Survey Description:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, and part of the East-half (E 1/2) of a 16' Alley vacated by Ordinance No. 266, Book 315, page 84, filed October 12, 1956, said 16' Alley being in part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 30, all in Township 20 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at an one-inch (1") rebar marking the Southwest Corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29; thence by bearing and distance (basis of bearing, Grid North) North 02°28'58" East a distance of 32.56 feet to a 12" x 6" stone; thence North 87°35'48" West a distance of 8.00 feet to a one-half inch (1/2") rebar marking the centerline of said 16' Alley vacated by Ordinance No. 266; thence North 03°54'13" East along said centerline a distance of 8.00 feet to the POINT OF BEGINNING; thence North 03°54'13" East continuing along said centerline a distance of 252.24 feet to a five-eighths inch (5/8") rebar with PS #1636 cap on the south right-of-way line of E. Central Avenue; thence leaving said centerline, South 86°55'35" East along said south right-of-way line a distance of 40.45 feet; thence 53.42 feet continuing along said south right-of-way line and the arc of a curve to the right, said curve having a radius of 605.00 feet and being subtended by a chord bearing and distance of South 84°23'48" East 53.41 feet; thence leaving said south right-of-way line, South 03°54'37" West a distance of 19.82 feet; thence South 58°04'09" East a distance of 38.15 feet; thence South 31°55'51" West a distance of 3.00 feet; thence South 58°04'09" East a distance of 203.45 feet; thence South 31°55'51" West a distance of 70.45 feet; thence South 58°10'39" East a distance of 21.42 feet to the north right-of-way line of SE 2nd Street, as that currently exist; thence 46.64 feet along said north right-of-way line and the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet and being subtended by a chord bearing and distance of South 29°05'11" West 44.96 feet; thence leaving said north right-of-way line, North 63°19'10" West along the proposed north right-of-way line of SE 2nd Street a distance of 14.70 feet; thence North 58°04'10" West continuing along said proposed north right-of-way line a distance of 17.57 feet; thence North 73°18'20" West continuing along said proposed north right-of-way line a distance of 27.61 feet; thence North 86°05'47" West continuing along said proposed north right-of-way line a distance of 157.33 feet; thence South 02°45'53" West continuing along said proposed north right-of-way line a distance of 20.46 feet; thence North 87°57'57" West continuing along said proposed north right-of-way line a distance of 59.50 feet to the Point of Beginning.

LOT 2 - Survey Description:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, Township 20 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at an one-inch (1") rebar marking the Southwest Corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29; thence by bearing and distance (basis of bearing, Grid North) North 02°28'58" East a distance of 32.56 feet to a 12" x 6" stone; thence North 87°35'48" West a distance of 8.00 feet to a one-half inch (1/2") rebar marking the centerline of 16' Alley vacated by Ordinance No. 266, Book 315, page 84, filed October 12, 1956; thence North 03°54'13" East along said centerline a distance of 260.24 feet to a five-eighths inch (5/8") rebar with PS #1636 cap on the south right-of-way line of E. Central Avenue; thence leaving said centerline, South 86°55'35" East along said south right-of-way line a distance of 40.45 feet; thence 53.42 feet continuing along said south right-of-way line and the arc of a curve to the right, said curve having a radius of 605.00 feet and being subtended by a chord bearing and distance of South 84°23'48" East 53.41 feet to the POINT OF BEGINNING; thence 21.31 feet continuing along said south right-of-way line and the arc of a curve to the right, said curve having a radius of 605.00 feet and being subtended by a chord bearing and distance of South 80°51'28" East 21.31 feet; thence South 03°16'34" West continuing along said south right-of-way line a distance of 27.40 feet; thence South 78°20'56" East continuing along said south right-of-way line a distance of 29.00 feet; thence North 01°39'41" East continuing along said south right-of-way line a distance of 16.87 feet; thence North 11°50'29" East continuing along said south right-of-way line a distance of 16.75 feet; thence South 77°19'14" East continuing along said south right-of-way line a distance of 64.24 feet; thence South 66°06'14" East continuing along said south right-of-way line a distance of 61.64 feet; thence South 66°01'32" East continuing along said south right-of-way line a distance of 99.18 feet; thence South 67°52'10" East continuing along said south right-of-way line a distance of 47.27 feet; thence leaving said south right-of-way line, South 46°57'54" East a distance of 65.76 feet; thence South 34°33'13" East a distance of 42.79 feet; thence South 25°50'50" East a distance of 141.68 feet; thence South 02°32'00" West a distance of 5.97 feet; thence North 87°33'12" West a distance of 129.56 feet; thence South 02°34'03" West a distance of 170.97 feet; thence North 87°53'49" West a distance of 21.05 feet; thence North 01°59'53" East a distance of 101.09 feet; thence North 13°14'46" East a distance of 65.19 feet; thence North 50°50'38" West a distance of 53.56 feet to the easterly right-of-way of SE 2nd Street, as that currently exist; thence 126.54 feet along said easterly right-of-way line and the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet and being subtended by a chord bearing and distance of North 51°41'31" West 95.37 feet; thence leaving said easterly right-of-way, North 58°10'39" West a distance of 21.42 feet; thence North 31°55'51" East a distance of 70.45 feet; thence North 58°04'09" West a distance of 203.45 feet; thence North 31°55'51" East a distance of 3.00 feet; thence North 58°04'09" West a distance of 38.15 feet; thence North 03°54'37" East a distance of 19.82 feet to the Point of Beginning.

Right-of-way Dedication - Survey Description:

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29, and part of the East-half (E 1/2) of a 16' Alley vacated by Ordinance No. 266, Book 315, page 84, filed October 12, 1956, said 16' Alley being in part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 30, all in Township 20 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows:

COMMENCING at an one-inch (1") rebar marking the Southwest Corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 29; thence by bearing and distance (basis of bearing, Grid North) North 02°28'58" East a distance of 32.56 feet to a 12" x 6" stone and the POINT OF BEGINNING; thence North 87°35'48" West a distance of 8.00 feet to a one-half inch (1/2") rebar marking the centerline of said 16' Alley vacated by Ordinance No. 266; thence North 03°54'13" East along said centerline a distance of 8.00 feet; thence leaving said centerline, South 87°57'57" East a distance of 59.50 feet; thence North 02°45'53" East a distance of 20.46 feet; thence South 86°05'47" East a distance of 157.33 feet; thence South 73°18'20" East a distance of 27.61 feet; thence South 58°04'10" East a distance of 17.57 feet; thence South 63°19'10" East a distance of 14.70 feet; thence South 02°23'22" West a distance of 2.90 feet; thence North 87°42'23" West a distance of 78.64 feet; thence North 87°40'50" West a distance of 78.47 feet; thence North 87°36'58" West a distance of 107.44 feet to the Point of Beginning.

INFORMAL PLAT / LOT COMBINATION PLAT

creating Lot 1 & Lot 2
PARK CENTRAL ADDITION

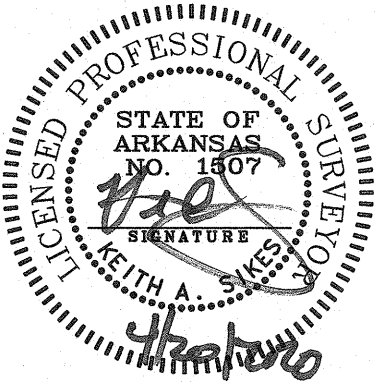
Bentonville, Benton County, Arkansas
City of Bentonville Project # PLA20-0024

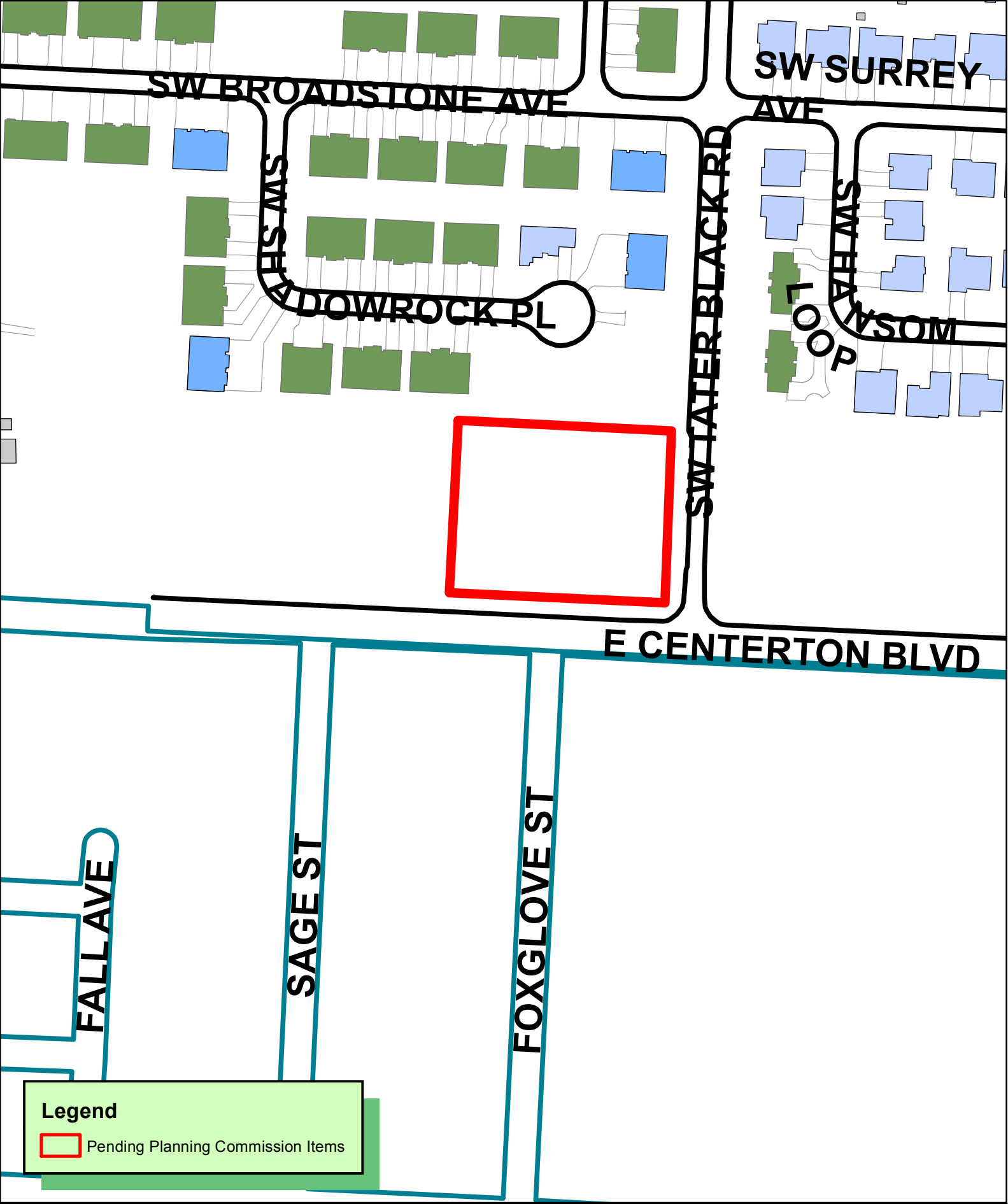
Project No. EDG-02

Drawn By JDS
Checked By KAS

Date 04.20.2020

Sheet 3 of 3





INTUITIVE CLINIC

BENTONVILLE, ARKANSAS

1580 E. CENTER TON BOULEVARD

LARGE SCALE DEVELOPMENT PLANS

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UGT
GAS VALVE	UNDERGROUND TELEPHONE
STORM SEWER PIPE	UGT
DOWN GUY	UNDERGROUND ELECTRIC
WATER VALVE	OHE
FIRE HYDRANT ASSEMBLY	OVERHEAD ELECTRIC
AIR RELEASE VALVE	UGTV
FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
WATER METER	OHTV
SPRINKLER HEAD	OVERHEAD TELEVISION
ELECTRIC PEDESTAL	CHAIN LINK FENCE
GRATED INLET	WOOD FENCE
DROP INLET	BARBED WIRE FENCE
TREE	FIBER OPTIC
TREE TO BE REMOVED	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UGT
GAS VALVE	UNDERGROUND TELEPHONE
STORM SEWER PIPE	UGT
STRUCTURE NUMBER	UNDERGROUND ELECTRIC
WATER VALVE	OHE
FIRE HYDRANT ASSEMBLY	OVERHEAD ELECTRIC
AIR RELEASE VALVE	UGTV
FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEVISION
WATER METER	OHTV
BACK FLOW PREVENTER	CHAIN LINK FENCE
REDUCER	WOOD FENCE
RECTANGULAR DROP INLET	BARBED WIRE FENCE
GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	FIBER OPTIC
CIRCULAR DROP INLET	RIGHT OF WAY
GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE
	BUILDING SET BACK
	PROPERTY LINE

COVER SHEET: GENERAL NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, CASON WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATIONS OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- 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.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, POSTOFFICES, OR OBSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS BEYOND THAT SCOPE CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON TULL & ASSOCIATES AND THE OWNER.
- ENRIGED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST 11-5-307 AND 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC PERTAINING TO ANY WORK, INCIDENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGETIC ELECTRICAL LINE.

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
BEN PETERS
315 S.W. "A" STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3168

STREET DEPARTMENT
CITY OF BENTONVILLE
117 W. CENTRAL
BENTONVILLE, AR 72714
PHONE: (479) 271-3130

WATER
CITY OF BENTONVILLE
501 SE 3RD
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

ELECTRIC
BENTONVILLE ELECTRIC UTILITY DEPT. (BEUD)
501 SE 3RD
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

PROJECT INFORMATION

BUILDING SETBACK: FRONT 20'
SIDE 7'
REAR 30'

FINISHED FLOOR ELEV. 1266.73

SITE AREA: 1.97 AC. (85,247 SQ.FT.)

BUILDING SIZE: 11,000 SQ. FT.

BUILDING USAGE: MEDICAL CLINIC

ZONING: A-1

ATLAS PAGE # 400

BUILDING HEIGHT: 27'-3"

ADDRESS: 1580 E. CENTER TON BLVD

OWNER: ACQUISITION ADVISORS LLC
661 UNIVERSITY BLVD, SUITE 200
JUPITER, FL 33458

SITE ENGINEER: CRAFTON TULL
DANIEL ELLIS P.E.
901 N. 47TH ST., SUITE 200
ROGERS, AR 72756
479-636-4838

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ON-SITE AND OFF-SITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

FLOOD NOTE

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 0500702035K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS. IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

Sheet List Table

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C-002	PROJECT CONTROL PLAN
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C-102	SITE PLAN (EAST)
C-103	SITE PLAN (WEST)
C-104	UTILITY PLAN (COLOR)
C-105	GRADING PLAN (EAST)
C-106	GRADING PLAN (WEST)
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C-108	PAVING PLAN (COLOR)
C-109	EROSION CONTROL - PHASE 1 (EAST)
C-110	EROSION CONTROL - PHASE 1 (WEST)
C-111	EROSION CONTROL - PHASE 2 (EAST)
C-112	EROSION CONTROL - PHASE 2 (WEST)
C-201	STORM SEWER LINE 1 & 2 PLAN & PROFILES (COLOR)
C-202	SANITARY SEWER LINE 1 PLAN & PROFILE (COLOR)
C-501	EROSION CONTROL DETAILS - SHT 1
C-502	EROSION CONTROL DETAILS - SHT 2
C-503	EROSION CONTROL DETAILS - SHT 3
C-504	STANDARD DETAILS - SHT 1
C-505	STANDARD DETAILS - SHT 2
C-506	STANDARD DETAILS - SHT 3
C-507	STANDARD DETAILS - SHT 4
C-508	BENTONVILLE ELECTRICAL DETAILS - SHT 1
C-509	BENTONVILLE ELECTRICAL DETAILS - SHT 2
C-510	BENTONVILLE ELECTRICAL DETAILS - SHT 3
SD-1	SCHEMATIC - FLOOR PLAN
SD-4	SCHEMATIC ARCHITECTURAL ELEVATIONS (COLOR)
L-101	PLANTING PLAN (EAST)
L-102	PLANTING PLAN (WEST)
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS (2)

PROPERTY DESCRIPTION

TITLE COMMITMENT DESCRIPTION:
LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304.

LESS AND EXCEPT THAT PORTION DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION, DATED AUGUST 10, 2011 IN DEED BOOK/PAGE 2011 4344, BEING MORE PARTICULARLY DESCRIBED AS PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 35, ALL BEING IN TOWNSHIP 20 NORTH, RANGE 10 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT USED AS THE EAST SOUTHWEST CORNER OF SECTION 34, THENCE N 89°50'00" E ALONG THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34 A DISTANCE OF 38.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AUTO JOB 1482;
THENCE S 87°42'27" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 680.25 FEET TO THE POINT OF BEGINNING;
THENCE N 89°50'00" E A DISTANCE OF 23.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AUTO JOB 1482;
THENCE S 87°23'00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 622.02 FEET TO A POINT;
THENCE S 89°50'00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 85.00 FEET TO A POINT;
THENCE S 89°50'00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 693.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AUTO JOB 1482;
THENCE S 89°50'00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 24.38 FEET TO A POINT;
THENCE S 87°23'00" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 137.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.69 ACRES OR 29.862 SQUARE FEET, MORE OR LESS, AS SHOWN ON PLANS PREPARED BY AUTO REFERENCE AS JOB 08074.

SURVEY DESCRIPTION:
PART OF LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;
THENCE ALONG THE NORTH LINE THEREOF S87°23'00" E 465.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE ALONG SAID EAST LINE THEREOF S87°23'00" E 215.19 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 4344;
THENCE ALONG SAID NORTH RIGHT-OF-WAY THEREOF N87°23'00" E 45.42 FEET;
THENCE ALONG SAID NORTH RIGHT-OF-WAY THEREOF N87°23'00" E 222.82 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE ALONG SAID WEST LINE THEREOF N87°23'00" E 212.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR IN FACT.

ALSO:
PART OF LOT 1 OF A LOT SPLIT OF STONEGATE SUBDIVISION, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 1304, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID STONEGATE SUBDIVISION;
THENCE ALONG THE WEST LINE THEREOF N07°44'45" E 39.95 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY FOR HIGHWAY 102 AS DESCRIBED IN DEED RECORD 2011 AT PAGE 4344;
THENCE ALONG SAID SOUTH LINE S07°44'45" E 665.34 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE ALONG SAID EAST LINE S07°44'45" E 40.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE SOUTH LINE THEREOF N87°23'00" E 665.52 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF HIGHWAY 102 AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR IN FACT.

Arkansas One Call

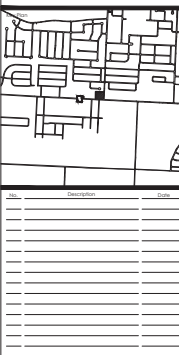


Know what's below.

Call before you dig.



INTUITIVE CLINIC
BENTONVILLE, ARKANSAS



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PROJECT NO. 20121003
ISSUE DATE: 04/12/2015
CONTRACT: B. WELLFORD
DRAWN BY:
CHECKED BY:
APPROVED BY:
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COVER SHEET

C-001



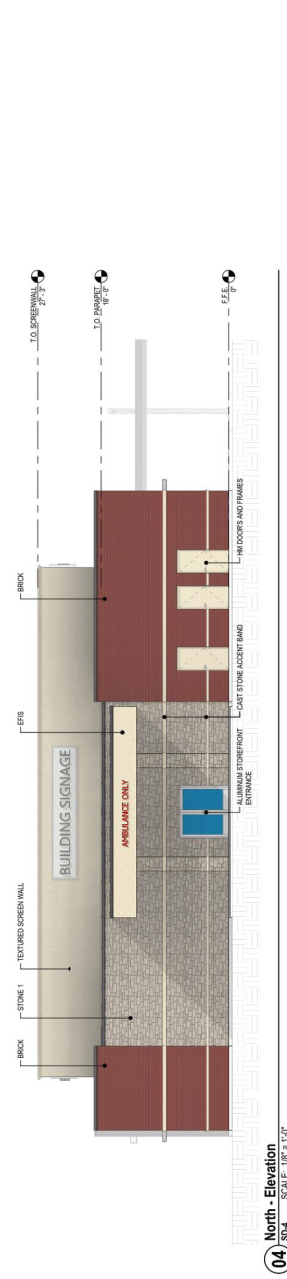
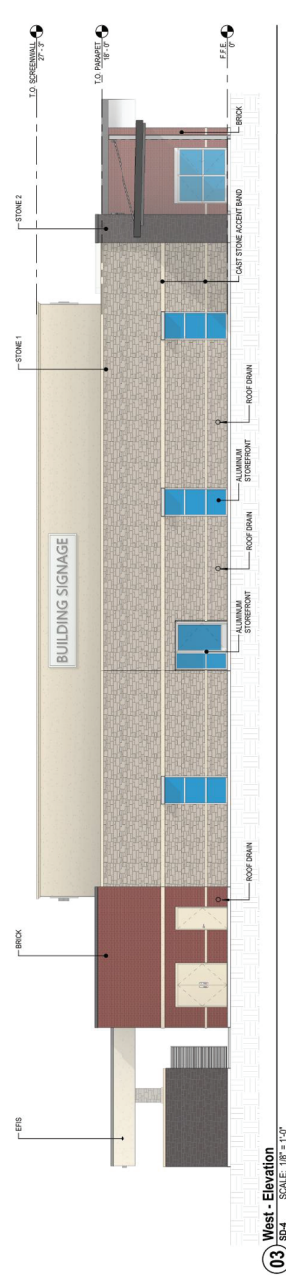
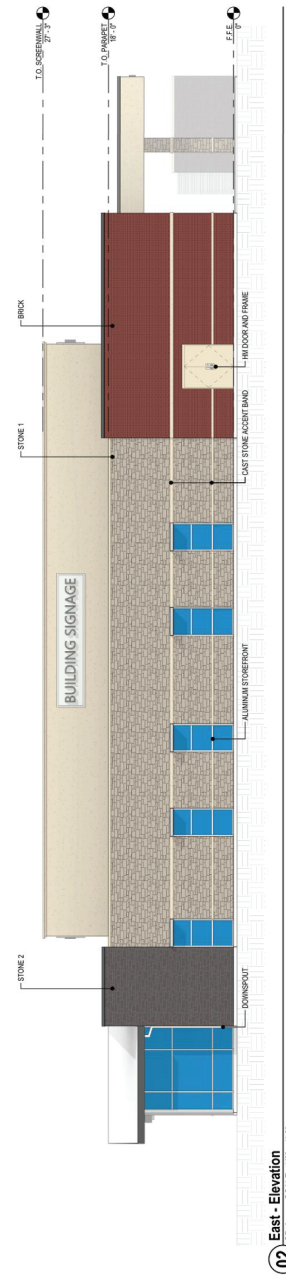
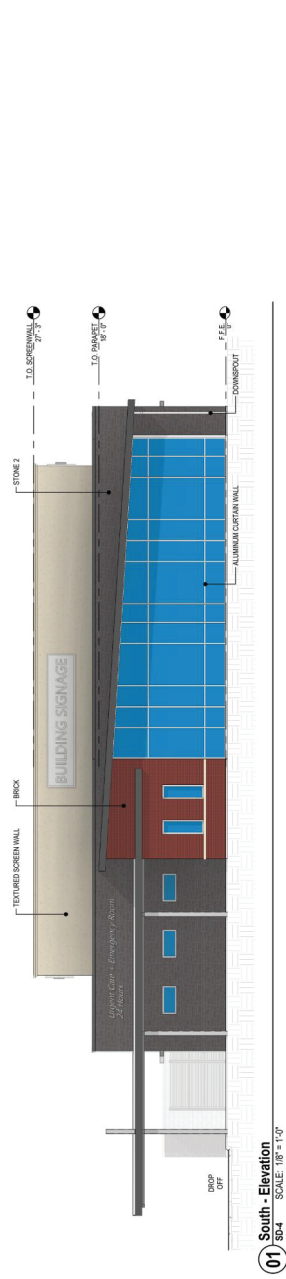
C-103

REV	DESCRIPTION	DATE

NOT FOR
CONSTRUCTION

SHEET TITLE AND NUMBER
SD-4

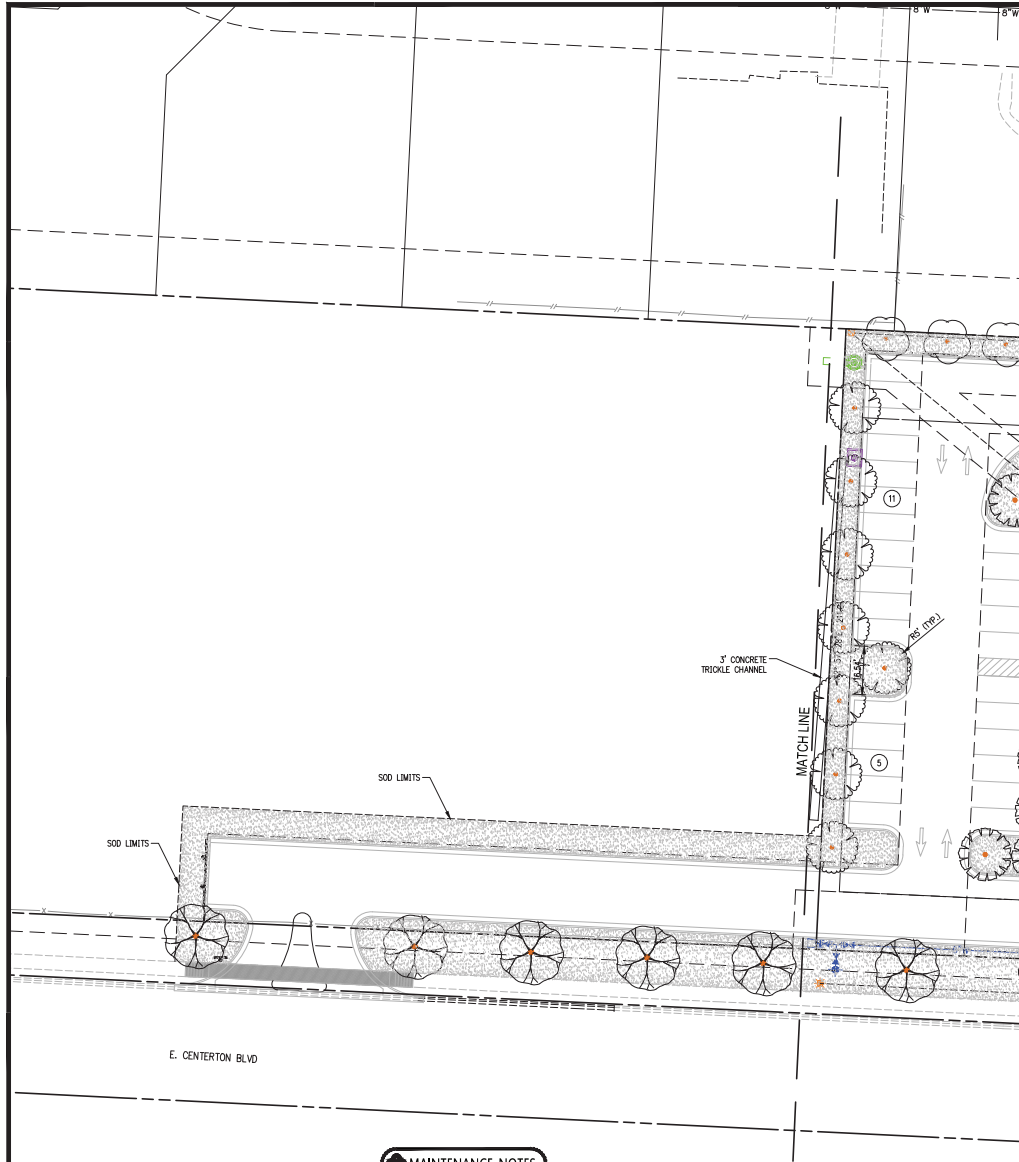
SCHMATIC ARCHITECTURAL
ELEVATIONS





1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. DEAD TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERCULEANUS GROUNDCOVER LIKE JUNKER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

L-101



MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

PLANT LEGEND

DECIDUOUS ORNAMENTAL		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
		12	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	B & B	2" CAL	8' HT. MIN.
		1	COTINUS OBOVATUS / AMERICAN SMOKE TREE	B & B	2" CAL	8' HT. MIN.
		3	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	2.5" CAL	8'-10' HT.
		8	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	B & B	2.5" CAL	8'-10' HT.
EVERGREEN TREES		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
		6	JUNIPERUS VIRGINIANA 'BROCKE' / BROCKE COLUMNAR CEDAR	B & B	2" CAL	6'-8' HT.
		14	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	B & B	2" CAL	
PARKING LOT TREES		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
		12	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2.5" CAL	8'-10' HT.
STREET TREES		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
		6	QINGQI BILBOA / MAIDENHAIR TREE	B & B	2.5" CAL	8'-10' HT.
		11	QUERCUS RUBRA / RED OAK	B & B	2.5" CAL	8'-10' HT.
SHRUBS		QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	HEIGHT
		10	AZALEA GLENN DALE HYBRID 'FASHION' / FASHION AZALEA	3 GAL		
		14	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	3 GAL	24" HT. MIN.	15' SPREAD MIN.
		3	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA	5 GAL		
		7	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY	3 GAL	18" HT. MIN.	18' SPREAD MIN.
		30	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	3 GAL	18" HT. MIN.	18' SPREAD MIN.
		7	JUNIPERUS CONFERTA 'GOLDEN PACIFIC' / GOLDEN PACIFIC SHORE JUNIPER	7 GALLON		
		79	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURT	1 GAL	12" HT. MIN.	9' SPREAD MIN.
		8	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO GRASS	3 GAL	30" HT. MIN.	18' SPREAD MIN.
GROUND COVERS		QTY	BOTANICAL / COMMON NAME	CONT	FIELD	SPACING
		22,019 SF	ZOYSIA JAPONICA 'EL TORO' / EL TORO	S.F.		

SITE CALCULATIONS

TOTAL SITE AREA= 1.28± ACRES (55,768 SQ.FT)
GREENSPACE AREA= 0.33± ACRES (14,263 SQ.FT)
TOTAL IMPERVIOUS AREA= 0.95± ACRES (41,505 SQ.FT)
GREENSPACE PERCENTAGE= 26%

TREE REQUIREMENTS

STREET TREES REQUIRED: 476 LF / 20 = 24 TREES
STREET TREES PROVIDED: 19 TREES

WEST PERIMETER TREES REQUIRED: 210 LF / 40 = 5 TREES
WEST PERIMETER TREES PROVIDED: 7

NORTH PERIMETER TREES REQUIRED: 265 LF / 40 = 7 TREES
NORTH PERIMETER TREES PROVIDED: 12

PARKING LOT TREES REQUIRED: INTERIOR GREEN SPACE = 3,960 SQ.FT.
3,960 SQ.FT. / 125 SQ.FT. = 32 TREES REQUIRED
PARKING LOT TREES PROVIDED: = 13 TREES

TOTAL SHADE TREES REQUIRED = 68
TOTAL SHADE TREES PROVIDED = 75

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ANY PUBLIC UTILITY.
3. WHERE POTENTIAL LANDSCAPE AND UTILITY CONFLICTS MAY OCCUR, THE CONTRACTOR SHALL FIELD VERIFY THE UTILITY LOCATIONS.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
5. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
7. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
8. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
9. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" SHREDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SHAKER PER DETAIL.
10. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
12. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERBERIS GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE. IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
13. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
14. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.

CERTIFICATE OF AUTHORIZATION



GRAPHIC SCALE IN FEET
20' 0 20'

INTUITIVE CLINIC
BENTONVILLE, ARKANSAS



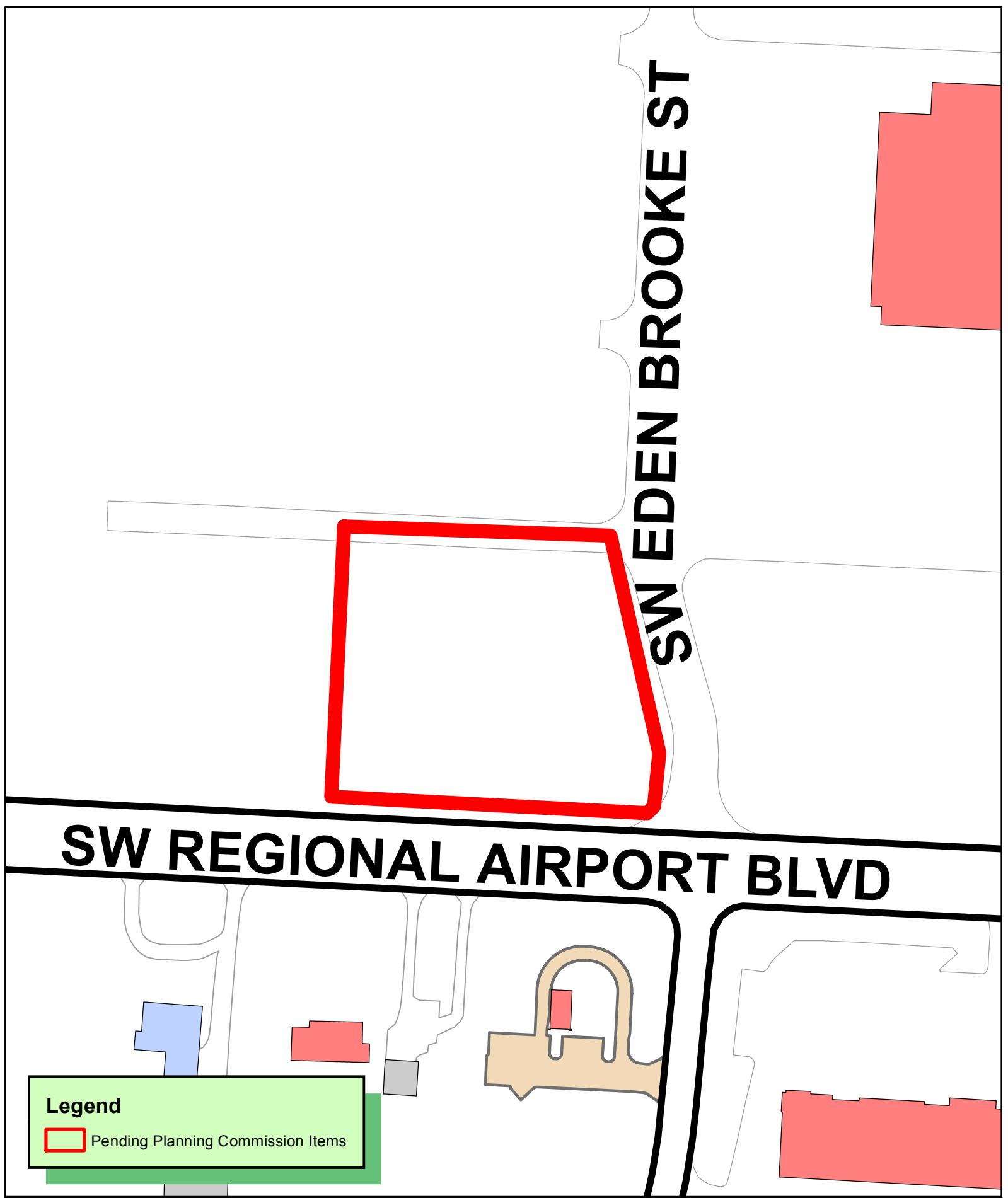
DATE	DESCRIPTION	DATE

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PROJECT NO. 20101000
SHEET NO. 04/20/2008
DESIGNED BY: B. WELLS
CHECKED BY: B. WELLS
DATE: 04/20/2008
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
CITY PROJECT #152 20-XXXX

PLANTING PLAN (WEST)

L-102



Legend

 Pending Planning Commission Items


1 inch = 100 feet

LSD20-0023
LARGE SCALE DEVELOPMENT
I STREET ARVEST
1100 SW REGIONAL AIRPORT BLVD





ENGINEERS ■ SURVEYORS ■ PLANNERS
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

3108 S.W. Regency Parkway, Suite 2
Bentonville, AR 72712

479.273.9472 Fax 479.273.0844

April 16, 2020

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

Project #: LSD20-0023
Request: Large Scale Development – Landscape Waiver
Proj. Name: I Street Arvest

Bentonville Planning Commissioners,

This is a formal request for a waiver of City Code, Sec. 1400.08 Interior parking lot landscaping required. (f) *Planting islands*. (2) *Internal planting islands*. (b.) *Number of trees required*. "Internal planting islands shall contain a minimum of two (2) shade trees." We formally petition the Planning Commission for a waiver of the use of one (1) shade trees within the islands and one (1) shade tree located elsewhere on the site due to light poles within each island presenting a utility conflict. Having two (2) shade trees within these interior planting islands will also create a security concern for the proposed financial services business by limiting visibility. We are proposing one (1) tree from each island be relocated elsewhere on site. One (1) is proposed in addition to the western perimeter tree count, and the other two (2) are proposed to flank the sidewalk near the seating plaza. These placements will gain similar benefits to the site by increasing the tree canopy along the western parking stalls and by providing additional tree canopy near the drive isle and sidewalk towards Southwest corner of parking lot. Furthermore, we are proposing four (4) additional trees to our landscape plan. These trees will flank the southern building corners and either side of the building entrance.

Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.

We appreciate your consideration in this matter, and if you have questions or concerns, please do not hesitate to call.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor, PE
Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ ARIZONA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA

1100 SW REGIONAL AIRPORT BLVD BENTONVILLE, AR, 72713

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY: DEVELOPMENT CONSULTANTS, INC.
609 W. DICKSON ST, SUITE 205A
FAYETTEVILLE, AR 72701
(479) 444-7880

CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM

- | | |
|----|--|
| A. | ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER'S DEVELOPER SITE WORK SPECIFICATIONS. |
| B. | CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, EXISTING UTILITIES, EXISTING FOUNDATIONS, EXISTING EROSION CONTROL MEASURES AND OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS. |
| C. | CONTRACTOR SHALL BE REMOVAL AND DISPOSAL OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF MATERIALS WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING DISPOSAL. |
| D. | THE GENERAL CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID SOLELY DAMAGE TO ADJACENT PROPERTIES AND ADJACENT UTILITIES. |
| E. | BARRICADE/CLOSURE: THE DESIGNING ENGINEER IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN OF BARRICADES AND CLOSURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENGINEER NOT ITS PERSONNEL CAN OR DO BARRICADE THESE DESIGNS OR PLANS AS THEY SEE FIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTINGENT BASIS AT THE SITE. |
| F. | GIVE NOTICE TO CONTRACTOR IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, STRUCTURES AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY TO ALL PHASES OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBLIGATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO BE A GUARANTEE OF THE ACCURACY OF THE CONTRACTOR'S MEASUREMENTS, IN OR ON NEAR THE CONSTRUCTION SITE. |
| G. | ALL CONSTRUCTION IS STATE HIGHWAY DEPARTMENT HIGHWAY OR MAY BE CLASSIFIED AS SUCH. |

NORTH SETBACK	20'
EAST SETBACK	7'
SOUTH SETBACK	50'
WEST SETBACK	7'

WETLANDS NOT ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPUS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR REGULATIONS AND ANY VIOLATION WILL BE SUBJECT TO THE SAME PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/COMPANY, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

2. **RESIDENT ENGINEERING SERVICES:** WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND MATERIALS BASIS) ACCESS TO THE PROJECT SITE FOR THE PURPOSES OF INSPECTIONS TO WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS. THE ENGINEER'S FEE FOR THESE DIRECT EXPENSE SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY VIOLATION / CONSTRUCTION CONCERNS AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

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

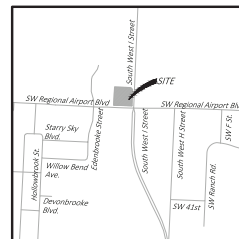
LOT 20, UPTOWN VILLAGE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN
ON REPLAT OF LOTS 1 - 10 OF UPTOWN VILLAGE SUBDIVISION, AS RECORDED IN PLAT BOOK 2013 AT
PAGE 317.

THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE
ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN
(479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE
BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
FOR WATER UTILITIES, CALL 479-271-3140 OR EMAIL
WATERSEWER@BENTONVILLEAR.COM

THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

CURRENT ZONING	C-2
PROPOSED ZONING	C-2
CONSTRUCTION TYPE	5-B
SPRINKLERED	NO



Vicinity Map

Latitude: 36°20'5.82"N
Longitude: 94°13'23.44"W

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

NAME: DEREK HILEMAN
CONSTRUCTION COORDINATOR
DHILEMAN@CEIENG.COM
PHONE: (479) 502-6823

NAME: LORRIE SMITH
EMAIL: LSMITH@HJARCH.COM
ADDRESS: HIGHT JACKSON ASSOCIATES
5201 W VILLAGE PARKWAY, SUITE 300
ROGERS, AR 72758
PHONE: (479) 464-4965

NAME: JEFF MEAD
EMAIL: JMEAD@ARVEST.COM
ADDRESS: ARVEST BANK
201 NE A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-1294

- C0.0 - COVER SHEET
- C1.0 - EROSION CONTROL PLAN
- C2.0 - SITE PLAN
- C2.1 - DIMENSION PLAN
- C2.2 - UTILITY PLAN
- C3.0 - GRADING & DRAINAGE PLAN
- C4.0 - LANDSCAPE PLAN
- C4.1 - LANDSCAPE ENLARGEMENTS
- C4.2 - LANDSCAPE SCHEDULES & DETAILS
- C5.1 - EROSION & DRAINAGE DETAILS
- C5.2 - SITE DETAILS

1. SURVEY	6. CITY OF BENTONVILLE STANDARD
2. CITY OF BENTONVILLE STANDARD	SEWER DETAIL SHEET 2
3. CITY OF BENTONVILLE STANDARD	7. BEUD ELECTRIC DETAIL SHEET 1
WATER & SEWER GENERAL	8. BEUD ELECTRIC DETAIL SHEET 2
DETAILS SHEET 1	9. BEUD ELECTRIC DETAIL SHEET 3
4. CITY OF BENTONVILLE STANDARD	10. BEUD ELECTRIC LAYOUT SHEET E
WATER & SEWER GENERAL	
DETAILS SHEET 2	
5. CITY OF BENTONVILLE STANDARD	
WATER DETAIL SHEET 1	
6. CITY OF BENTONVILLE STANDARD	
WATER DETAIL SHEET 2	

PLANNING	ALBANY DEPARTMENT OF HEALTH COMMUNICATIONS
CITY OF BENTONVILLE 800 S. STATE STREET BENTONVILLE, AR 72712 ELLEN NORVELL PHONER (479) 273-3122	4001 W. MARSHALL, SUITE #3 BENTONVILLE, AR 72705 PHONER 501-661-5662 FAX 501-661-5663 ADAM PARKER KIP SMITH KIP@BENTONVILLCOM.COM
CITY ENGINEER	WATER DEPT.
CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONER (479) 273-5983 DAN WEESE	CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PRECISION NORTON PHONER (479) 273-1144 PAUL@BENTONVILLCOM.COM
STREET DEPT.	STORM WATER
CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONER (479) 273-3130 TOM DAVIS	CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 JAMIE PHONER 479-273-5052 JPA@BENTONVILLCOM.COM
FIRE DEPT.	BENTONVILLE ELECTRIC
CITY OF BENTONVILLE 800 S. STATE STREET BENTONVILLE, AR 72712 PHONER (479) 273-5957 BRENT BROWN, FIRE CHIEF	3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 CHARLIE BARNES PHONER (479) 273-3158
WASTEWATER DEPT.	GAS
CITY OF BENTONVILLE 1901 NE 10TH STREET BENTONVILLE, AR 72712 PHONER (479) 273-6140 NANCY BUSEN NANCY@BENTONVILLCOM.COM	BLACK HILLS ENERGY 1302 FLORIDA WAY, PO BOX 1229 LOWELL, AR 72746 PHONER (479) 333-7005 JOSH RINGH JOSHA@RINGH@BACHOF.COM



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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472
Bentonville, AR 72713 FAX (479)273-0844



04/20/2020

Arkansas * California * Minnesota * Pennsylvania * Texas

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72759 | (479) 464-9865 | www.hjarch.com

A NEW BRANCH FOR
ARVEST - 1 STREET
Bentonville, AR 72713

DRAWN BY:
ALH

CHECK BY:
NLB

ISSUE DATE

03/04/20

PROJECT NO.
1953

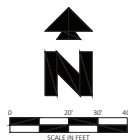
SHEET
C0.0

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USE OR REPRODUCTION IS PROHIBITED
WITHOUT WRITTEN CONSENT

PROJECT: A NEW BRANCH FOR --- 1100 SW REGIONAL AIRPORT BLVD BENTONVILLE, AR, 72713

SITE BENCHMARK
PK NAIL APPROXIMATELY 250' ALONG EXISTING UNNAMED
ASPHALT DRIVE, WEST OF SW EDEN BROOK STREET
ELEV = 1286.33

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



Know what's below.
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EXISTING LEGEND		
—	NORTH OR ELECTRIC	— OH17 — OVERHEAD TELEPHONE
—	W	— OH17 — OVERHEAD TV
—	OVERHEAD	— TSY — SANITARY SINKER
—	SOUTH OR SEWER	— UGE UNDERGROUND ELECTRIC
—	T	— UGE UNDERGROUND TELEPHONE
—	UNDERGROUND	— UGE17 UNDERGROUND ELECTRIC AND TELEPHONE
—	WEST OR WATER	— UGT UNDERGROUND TELEPHONE
—	PROPERTY LINE	— LGTV UNDERGROUND TV
—	RIGHT OF WAY LINE	— X"W — WATER
—	STORM DRAIN	
—		
—	"X"O GAS	5' - 10-11' 50.5' TREE
—	OH1E OVERHEAD ELECTRIC	10' - 20' DEPTH OF TREE IN FEET
—	OH1E17 OVERHEAD ELECTRIC AND TELEPHONE	1' - CROWN DENSITY OF TREE IN FEET
		50.5' - ELEVATION AT BASE OF TREE

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE		CURB INLET
	CONCRETE CURB AND GUTTER. SEE DETAIL GLA/018.		
	BUILDING CONTROL POINT		
	PROPOSED PARKING SPACES		
	LIMITS OF SIDEWALKS AND CONCRETE APRONS		LIMITS OF PAVERS

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADIUS SHALL BE 3" OR 10", AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SPECIFIED, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 01C. OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVEWAYS. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 01D.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 095.

02B TRANSFORMER PAD PER ELECTRIC COMPANY AND/OR ARCHITECTURAL PLANS.
02E TRUMP DUMPSITE ENCLOSURE PER ARCH PLANS AND DETAILS.
14E MONUMENT SIGN (PRINTED/STAMPED SEPARATELY).
21E TAPER CURB FROM 6 INCHES TO 10 INCHES OVER 2 FEET.
70A FLAG POLE AND UP-LIGHT PER ARCH PLANS AND DETAILS.
70B BRICK BEATING, 6" VICTOR STANLEY CLASS (MODEL 8C-10) OR APPROVED EQUAL.
SITE SIGNAGE PER ARCH PLANS AND DETAILS.
70D ELECTRICAL TRANSFORMER ENCLOSURE
70E BIVE RACE AND CONCRETE PAD PER ARCH PLANS AND DETAILS.
70F BRICK PAVES PAD PER ARCH PLANS AND DETAILS.
70I SITE LIGHTING PER ARCH PLANS AND DETAILS.

01A	TYP E & CONCRETE CURB AND GUTTER
01B	TYP E & CONCRETE INTEGRAL CURB AND GUTTER
02A	PRECAST CONCRETE WHEEL STOP
03D	CONCRETE SIDEWALK
03H	WHEELCHAIR RAMP IN SIDEWALK
08C	HEAVY CUTOB CONCRETE PAVING
08E	STANDARD CUTOB CONCRETE PAVING
08H	NO DEGREE PARKING SPACE STRIPING
09F	90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
09S	ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U	ACCESSIBLE PARKING SYMBOL
10H	STOP BAR
12C	STOP SIGN
70H	DO NOT ENTER PAVEMENT MARKING
70N	BRICK PAVEMENT INLAY

CITY OF BENTONVILLE NOTES:

1. ANY NEW BUILDING WILL REQUIRE THAT IT BE CUT-OFF 8-1/2" (WITH A U RATING OF Q) AND APPROVED BY THE PLANNING DEPARTMENT.
2. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
4. ALL FENCING WILL REQUIRE A SEPARATE PERMIT.
5. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
6. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

15020-0023

11463	07/20/20	REV.	NUM.
CEI PROJECT NO.	INITIAL DATE	REV DATE	PKT

CEI Engineering Associates, Inc.

ENGINEER PLANNER SURVEYOR
ARCHITECT SPECIALIST ENVIRONMENTAL

3105 S. W. REGENCY PARKWAY, SUITE 2
BIRMINGHAM, AL 35233

(479) 673-9672
FAX (479) 673-0884

SITE PLAN

04/20/2020

13 14 15 16

* 3 OF THE PARKING ISLAND TREES HAVE BEEN LOCATED ELSEWHERE ON SITE AND WINTER WAS BEEN REQUEST

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



Know what's **below**.
Call before you dig.

0	EAST OR ELECTRIC	OH	OVERHEAD TELEPHONE
1	NORTH	OHV	OVERHEAD TV
2	OVERHEAD	XSS	SANITARY SEWER
3	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
4	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
5	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
6	WEST OR WATER	UGTV	UNDERGROUND TV
7	PROPERTY LINE	XW	WATER
8	RIGHT OF WAY LINE		
9	STORM DRAIN		
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 BOUNDARY LINE
 STORM DRAIN
 INTERIOR GREENSPACE

A. SEE LANDSCAPE SCHEDULES & DETAILS (SHEET C4.2) FOR LANDSCAPE NOTES AND DETAILS.
B. SEE LANDSCAPE PLAN - ENLARGEMENTS (SHEET C4.1) FOR PLANT SCHEDULE AND QUANTITIES

76C 4" PVC IRRIGATION SLEEVE
77A BENCH; SEE SITE PLAN
77B NATIVE FIELDSTONE BOULDER: SIZE VARIES, MUST BE APPROVED BY OWNER
77C BROWN STEEL EDGING MUST BE APPROVED BY OWNER
77D NATIVE FLAGSTONE STEPPING STONES

50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL
50F GROUND COVER PLANTING DETAIL
50Q STEEL EDGING; PAINTED BROWN WITH ENDS CUT AT 45 DEGREE ANGLE WHERE
ADJACENT TO SIDEWALK
51A GRAVEL PERIMETER TRENCH AND DRAINPIPE DETAIL
77B HACKETT STONE EDGING DETAIL
77C BOULDER DETAIL

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. SEE SCHEDULE D.

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400 S.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUE 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 LIROPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC

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

ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.

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

31463	4/20/20	REV-1	N
CEI PROJECT NO.	INITIAL DATE	REV DATE	F

 Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72713

LANDSCAPE PLAN

A horizontal number line with tick marks at 14, 15, and 16. The tick mark at 15 is shaded.

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 3001, Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

A NEW BRANCH FOR
ARVEST - I STREET

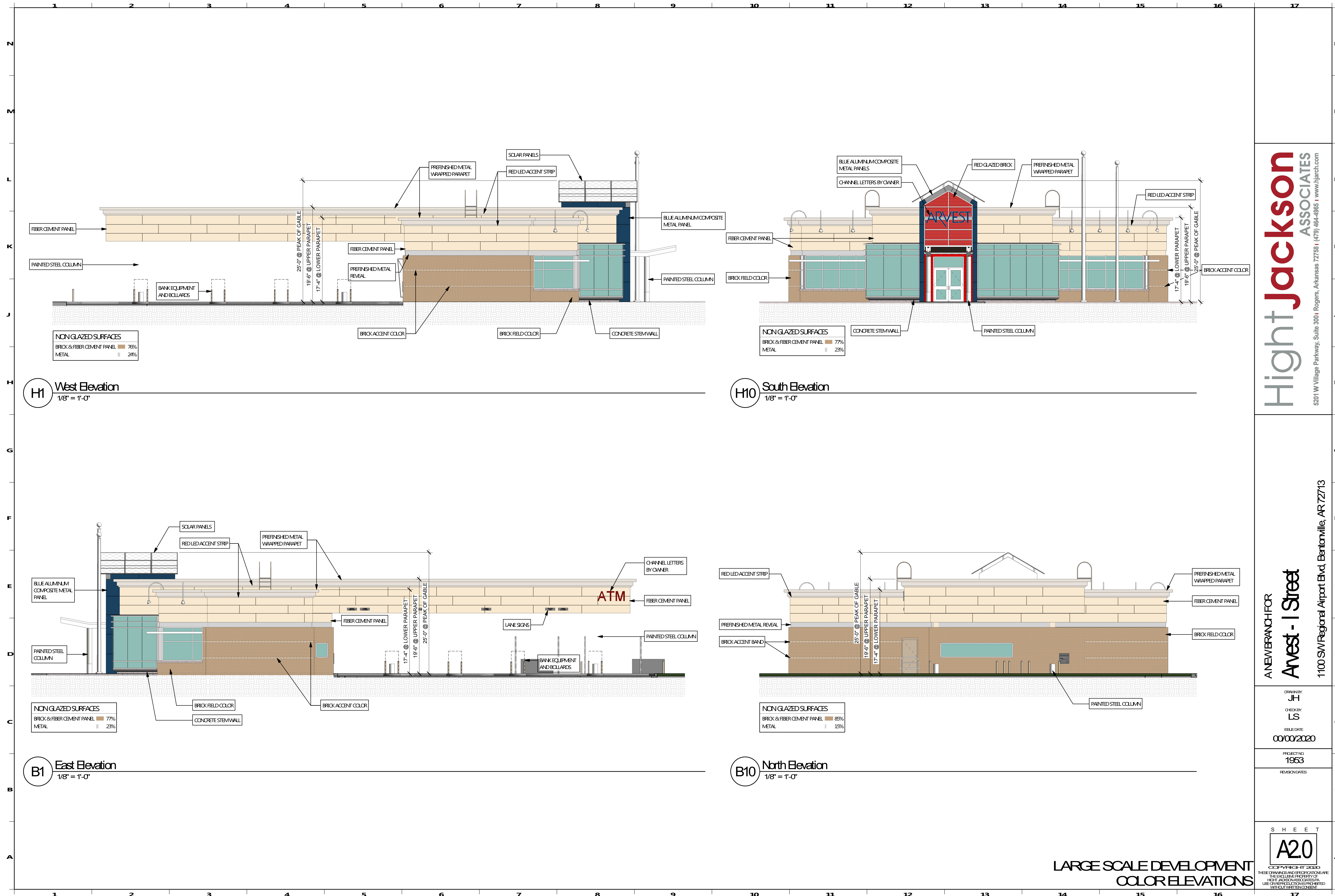
DRAWN BY: ALH CHECK BY: NLB ISSUE DATE: 03/04/20 PROJECT NO: 1953	
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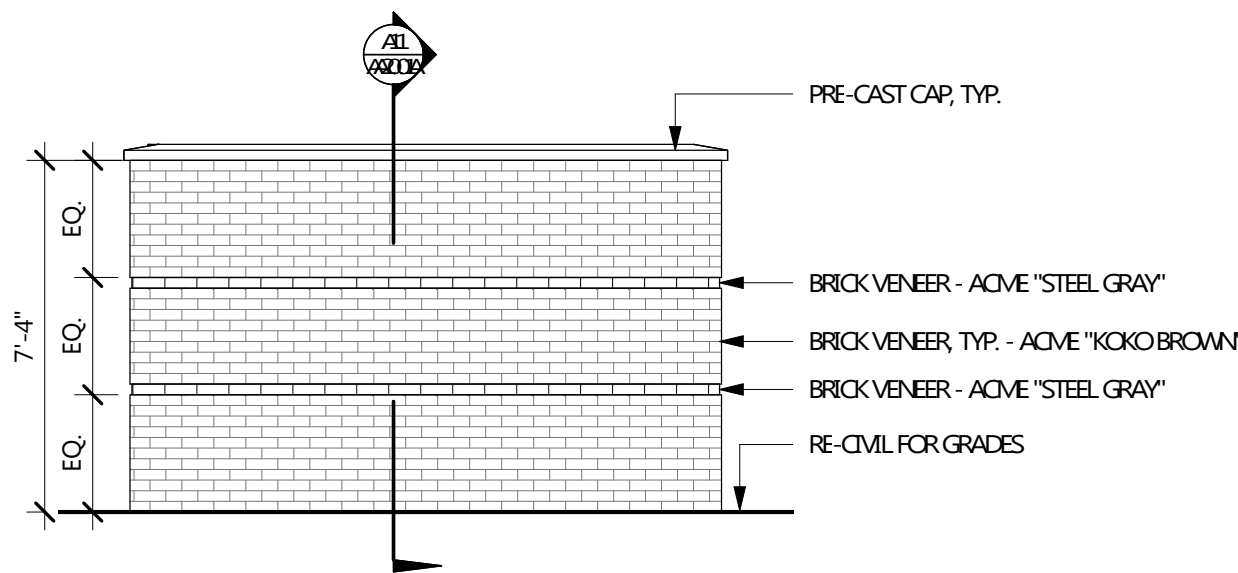
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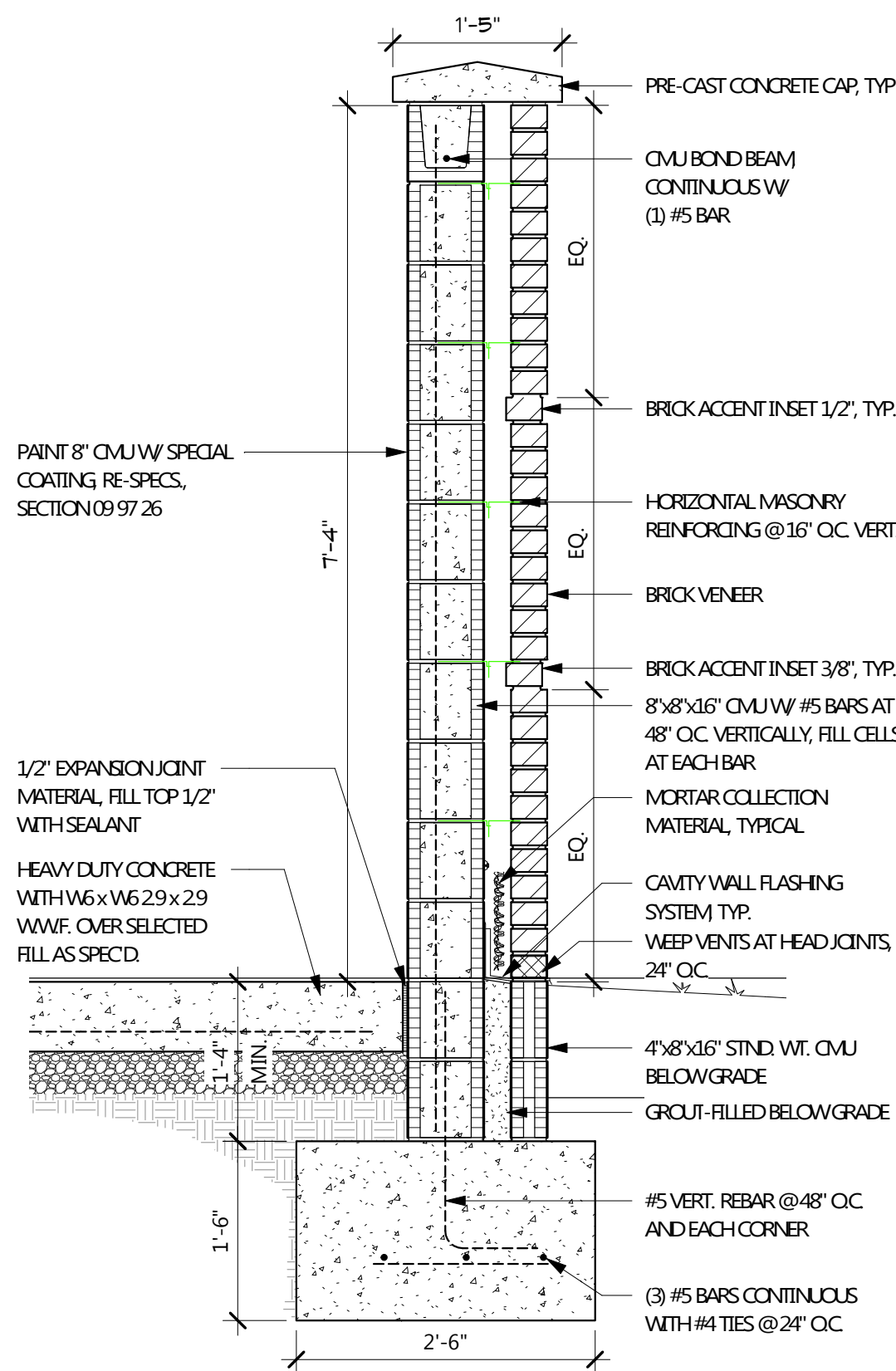
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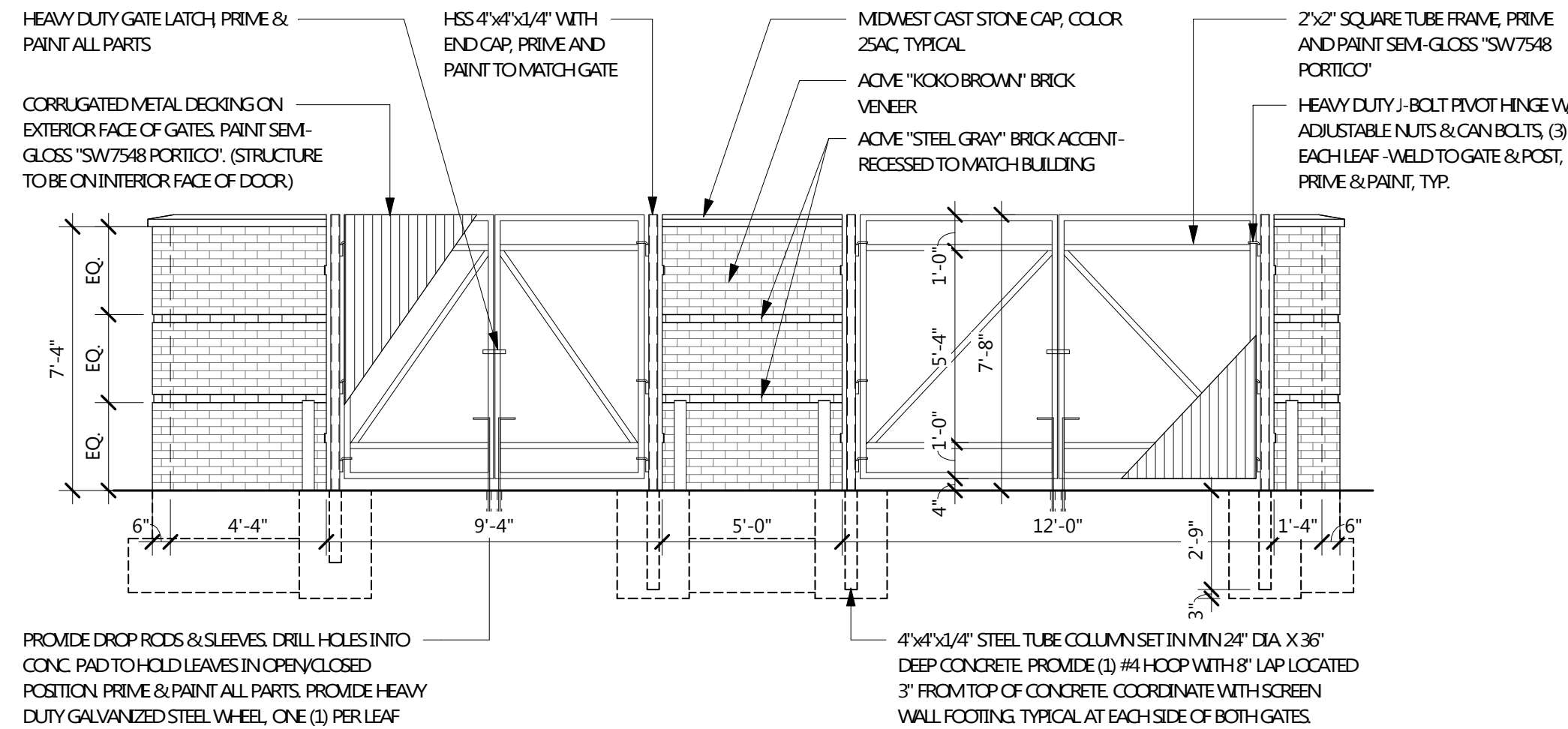
Dumpster/Generator Enclosure Elevation

1/4" = 1'-0"



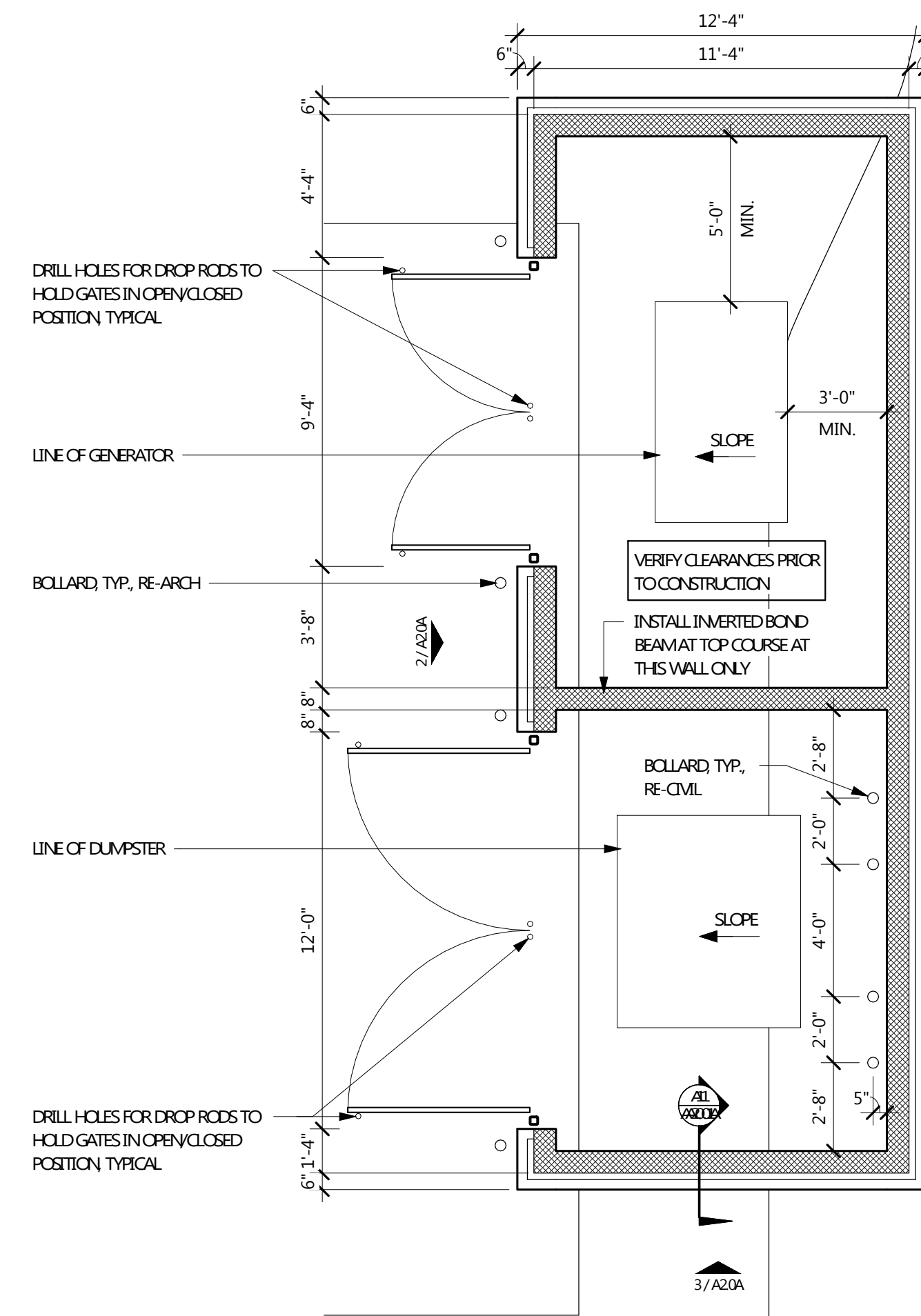
Dumpster Enclosure Wall Section

3/4" = 1'-0"



Dumpster/Generator Enclosure Elevation

1/4" = 1'-0"



Dumpster/Generator Enclosure

1/4" = 1'-0"

LARGE SCALE DEVELOPMENT
DUMPSTER ENCLOSURE

Hight Jackson
ASSOCIATES

5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72788 | (479) 464-4965 | www.hjarch.com

AN NEW BRANCH FOR

Avest - I Street

1100 SW Regional Airport Blvd, Bentonville, AR 72713

DRAWN BY:

JH

CHECKED BY:

LS

ISSUE DATE:

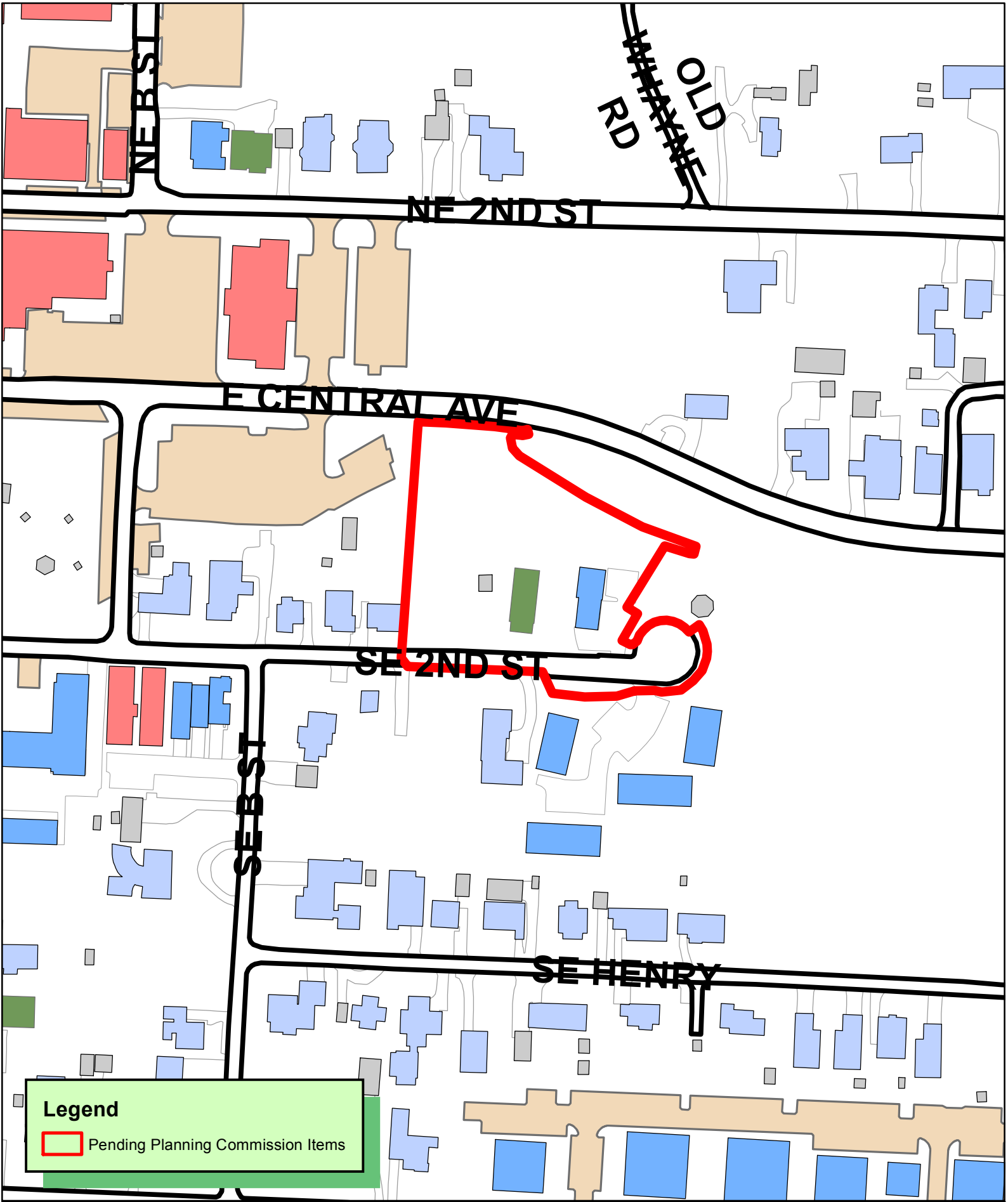
00/00/2020

PROJECT NO:

1953

REVISION DATES:

SHEET
A20A
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OLD
RD

NE 2ND ST

E CENTRAL AVE

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SEB ST

Legend

 Pending Planning Commission Items



1 inch = 150 feet

LSD20-0022
LARGE SCALE DEVELOPMENT
PARK CENTRAL APARTMENTS
321 SE 2ND ST





April 20, 2020

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

RE: Park Central Apartments Large-Scale Development Material Waiver

Dear City of Bentonville Planning Commission:

I'm writing on behalf of our client, Newell Development, to request a waiver from the City of Bentonville Land Development Code *building material requirements* for the Park Central Apartments located on East Central St. However, it is unclear to us if a waiver is required. It is our understanding that the material selections for the project follow the requirements listed as acceptable in the code. It is our recommendation, as design professionals, that the proposed materials be approved for the following reasons:

The material selections meet the requirements for Downtown Districts. The proposed primary building material for the project is an architectural steel panel, which is listed as an approved material in the Land Development code section *1100.23 Downtown District design standards, (d) Building Material*. The proposed material is a high quality, 22 gauge, smooth panel (not-corrugated or embossed), concealed fastener panel. This material is located on all facades, starting at the second level, and continuing vertically to the top level. The ground level façade, which is a secondary material, is a vertically articulated concrete masonry unit. The third accent material is painted fiber cement siding, this is located at building insets. No materials listed as "prohibited" in the aforementioned section of the development code, (aluminum, vinyl, or fiberglass) will be used on the project.

The development and building design meet the purpose and intent of the Large Scale Development design standards. Section 1100.21 of the Land Development Code states the purpose and intent of the design guidelines are to *improve the overall quality of development with surrounding land uses and enhance pedestrian safety and walkability*. The orientation, site design, building form, and material selections all contribute to the design of this project not only meeting, but exceeding the purpose and intent of the design guidelines. Specifically, the site design on the north east side of the building greatly enhances pedestrian safety and walkability, creating a valuable asset for the community that improves the quality of urban life. The building frontage, scale of the ground level, and terraced outdoor spaces create a seamless integration between the building and the trail and bring a significant enhancement to the pedestrian experience along the Razorback Greenway and Central Street.

Similar materials have been approved in Downtown Districts. The Thaden School development, located at 800 SE C Street, is zoned Downtown Core, and utilizes a similar architectural steel



panels. This site is similar to the Park Central site, to the extent that it is adjacent to a primarily residential neighborhood, and a primary masonry façade would not be compatible with the surrounding area.

The material selections are compatible with the surrounding area. *Section 1100.21(g) Building Compatibility* of the Land Development Code require that buildings are to be compatible with structures in the surrounding vicinity. While most of the Downtown Core zoning is found adjacent to or near the downtown square, which has distinct commercial and urban characteristics, such as primary masonry façade materials that front an urban streetscape, this particular site is in a unique location, that makes it different from other Downtown Core zoning locations. The location is in a transitional zone between Residential and Downtown Core, and it's proximity and frontage on the Town Branch Creek is unique since the building does not front a typical urban sidewalk and street scape.

The material type, scale, and articulation of the architectural steel panel are compatible with the surrounding residential building types. The surrounding residential structures are clad with horizontal or vertically articulated siding, with exposed seams and shadow lines. To this extent, the proposed architectural steel panel is compatible, in that it is scaled appropriately and shares a similar language as the surrounding residential materials. Likewise, the materials are appropriate to the building's location adjacent to Town Branch Creek. The ground level masonry base, and vertically articulated siding is a reference to the materiality found in historic mill structures that are often found in vernacular buildings in the region. This is similar to historic structures found at the Shiloh Museum of Natural History, also located along a waterway (Spring Creek) and the Razorback Greenway.

This building concept brings historic and cultural relevance to the project, creating an architectural language that is not only compatible with the surrounding neighborhood, but also works to establish a much larger regional vernacular that is specific to Northwest Arkansas and establishes a deep sense of place that is critically important in establishing and maintaining the unique character Northwest Arkansas, cherished by residents and visitors alike.

In summary, it is our professional recommendation that the materials for the Park Central Apartments be approved as designed. If you have any questions or would like to discuss specific aspects of the project, please don't hesitate to contact me.

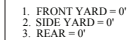
Respectfully,

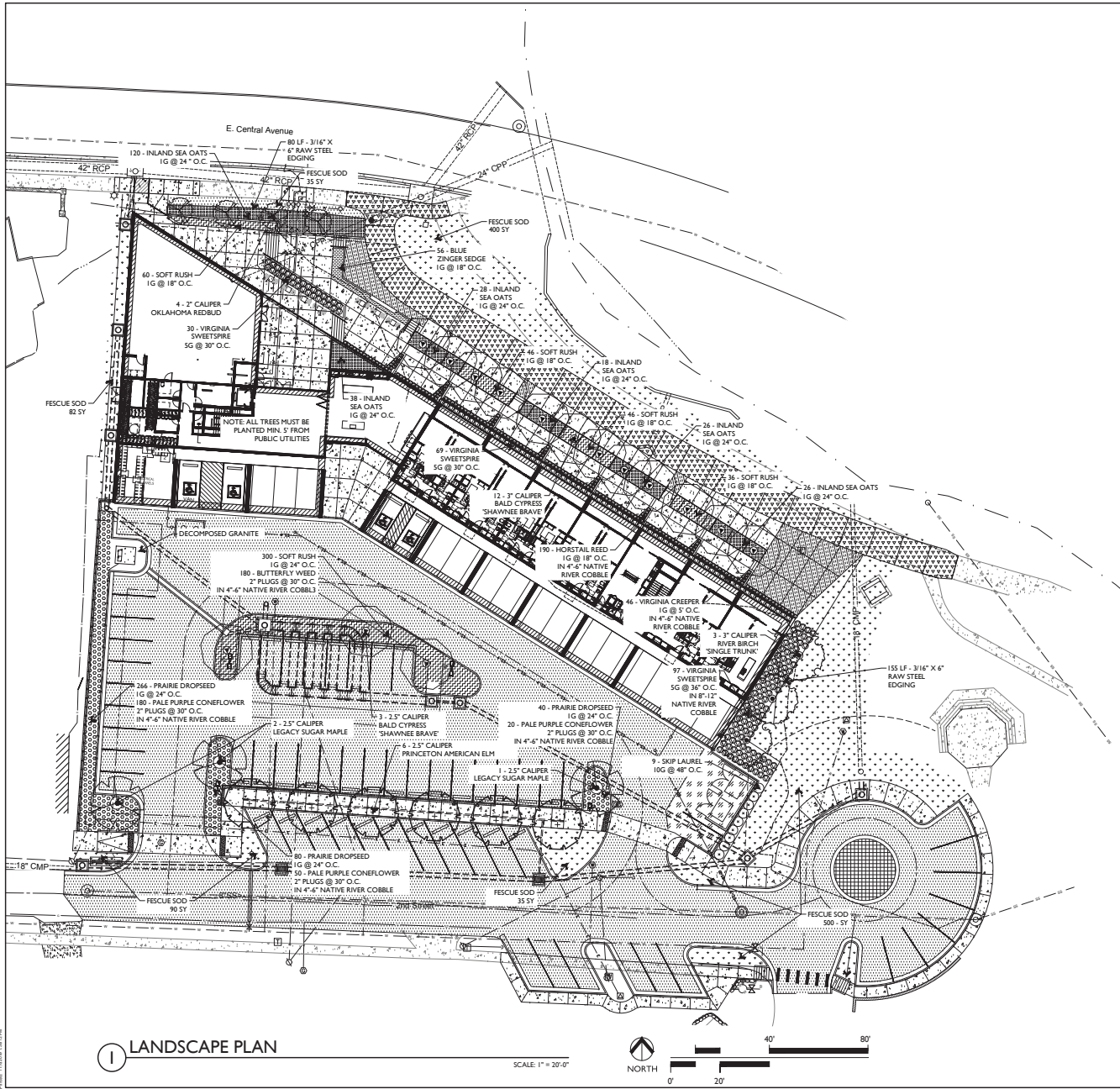
A handwritten signature in black ink that reads "Brad Kingsley".

Brad Kingsley, AIA
Hufft
bkingsley@hufft.com

2nd SUBMITTAL

C0.00
LSD20-0022





GENERAL NOTES:

- EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY CASTER & ASSOCIATES LAND SURVEYING, INC. AND DATED JANUARY 4, 2017.
- SURVEY DATA IS BASED UPON NAD 83, STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
- ELEVATIONS ARE BASED UPON NATIONAL GEOIDETIC VERTICAL DATUM.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES.
- THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT AND TRAFFIC DEPARTMENT.
- ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
- THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
- EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
- SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
- ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C.10)
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- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMBS SHALL BE 6" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.

PLANT LIST			All numbers to be verified by landscape contractor		
Symbol	Trees	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION	SPACING
	3	Super Maple	Acer saccharum 34603	2.5" caliper 10' ht. 4" sp.	As Shown
	6	American Elm 'Princeton'	Ulmus americana 'Princeton'	2.5" caliper 10' ht. 4" sp.	As Shown
	3	River Birch 'single trunk'	Betula nigra	3" caliper 12' ht. 4" sp.	As Shown
	4	Oklahoma Redbud	Magnolia virginiana 'Sweetbark'	2" caliper 8' ht. 4" sp.	As Shown
	15	Bald Cypress	Taxodium distichum Shawnee Brave	2.5" caliper 10' ht. 4" sp.	As Shown
Shrubs, Grasses & Perennials					
	9	Skip Laurel	Prunus laurocerasus 'Schipkaensis'	10 gallon, 30" ht. 24" sp.	48" O.C.
	196	Virginia Sweetgum	Illex virginica 'Little Henry'	5 gallon, 18" ht. 12" sp.	30" 36" O.C.
	190	Horizontal Reed	Equisetum hyemale	1 gallon, 12" ht. 6" sp.	
	46	Virginia Creeper	Parthenocissus quinquefolia	1 gallon, 12" ht. 6" sp.	
	56	Blue Zinger Sedge	Carex laxa 'Blue Zinger'	1 gallon, 12" ht. 6" sp.	18" O.C.
	256	Inland Sea Oats	Chamaenerion latifolium	1 gallon, 12" ht. 6" sp.	24" O.C.
	386	Prairie Dropseed	Sporobolus heterophyllus	1 gallon, 12" ht. 6" sp.	24" O.C.
	488	Soft Rush	Juncus effusus	1 gallon, 12" ht. 6" sp.	18" O.C.
	250	Pale Purple Coneflower	Echinacea pallida	2" deep cell plug	30" O.C.
	180	Butterfly Weed	Asclepias tuberosa	2" deep cell plug	30" O.C.
Miscellaneous					
QTY.	DESCRIPTION		REMARKS		
Ref. Plan	Planting Mix		Provide 4" organic compost tilted to a depth of 12" in existing soils		
Ref. Plan	Steel Edging		Commercial Grade 314" x 4" RAW		
Ref. Plan	Hardwood Mulch		4" depth at planting beds and beneath tree drip-line - keep 6" clear around trunks, top black dyed, color light tan/brown		
Ref. Plan	Fescue Solid Soil		Solid, weed free soil - 3" topsoil in all areas		
Ref. Plan	Native River Cobble		4-6"		



PROJECT INFORMATION
534 - PARK CENTRAL

321 SE 2nd Street

OWNER:

TRAILSIDE PARTNERS LLC.
P.O. Box 808
Bentonville, AR 72715

ARCHITECT:

HUFF EDC
400 S. Main St.
Bentonville, AR 72715
P: 479-632-0002
www.huff.com

CIVIL/LANDSCAPE:

ECOLOGICAL DESIGN GROUP
244 South 10th Street
Bentonville, AR 72715
P: 501-574-0005

ENGINEER:

MARTIN & MARTIN ENGINEERS
100 S. Main St.
Bentonville, AR 72715
P: 479-403-0005

MEP:

OMNI ENGINEERS
244 South 10th Street
Bentonville, AR 72715
P: 501-574-0005

KEY PLAN:

DATE:

LARGE SCALE DEVELOPMENT
04/20/2020

REVISIONS:

NO. DATE REVISION

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LANDSCAPE PLAN

L1.00
LSD20-0022

Hufft

PROJECT INFORMATION:
MAR 30, 2020- PARK
CENTRAL APARTMENTS
300 SE 2nd Street

OWNER:
TRILSIDE PARTNERS LLC
215 Elm Street
Baltimore, MD 21202

ARCHITECT:
HUFFT
413 SE 5th Street
Baltimore, MD 21202
P: 410-552-0800
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CIVIL & LANDSCAPE:
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STRUCTURAL:
MARTIN & MARTIN ENGINEERS
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MEP:
OMNI ENGINEERS
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Rivers, MD 20715
P: 410-588-7073

S CONSULTANT DISCIPLINE:
CONSULTANT
Address

E CONSULTANT DISCIPLINE:
CONSULTANT
Address

KEY PLAN

ISSUE:
LARGE SCALE
DEVELOPMENT
MAR 30, 2020

REVISION SCHEDULE

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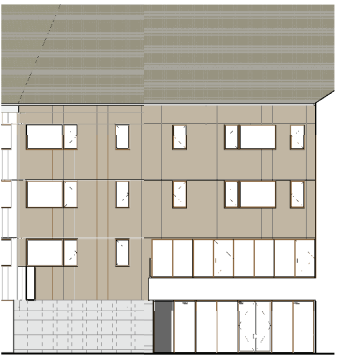
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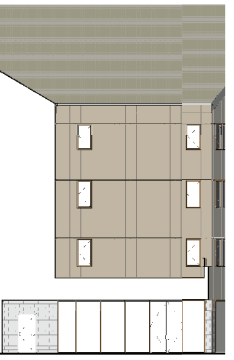
Drawn by Author

EXTERIOR ELEVATIONS

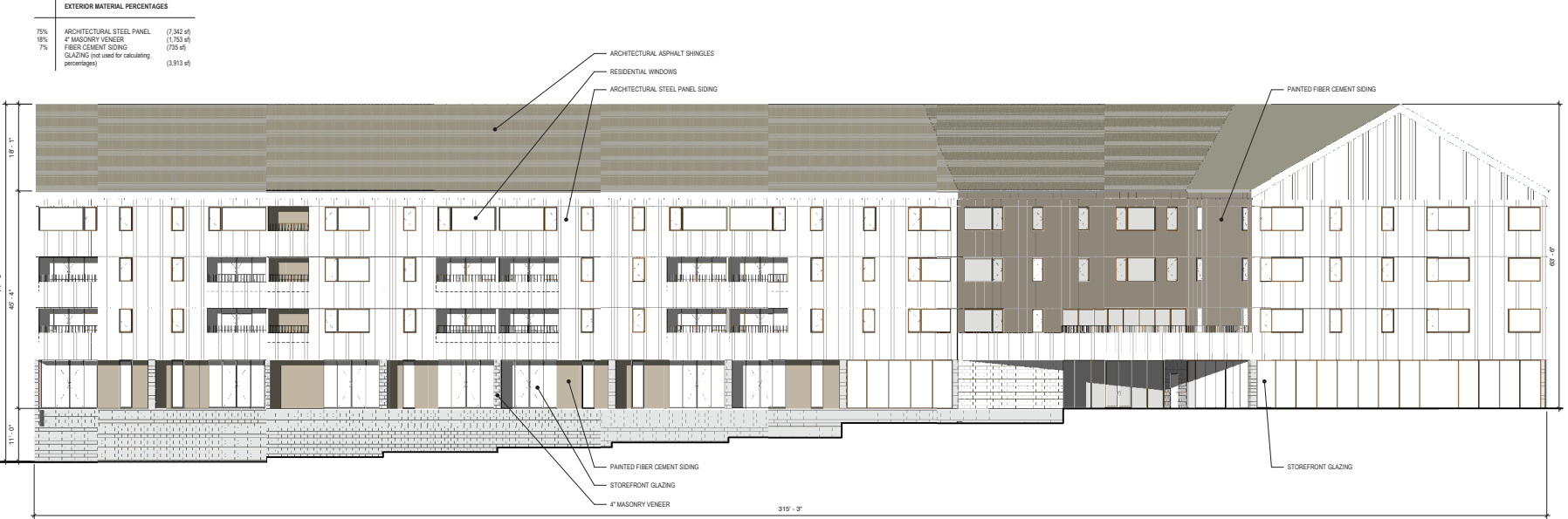
xLSD01



3 LSD - NORTH COURTYARD ELEVATION
1/32" = 1'-0" RE: 1/A101



2 LSD - EAST COURTYARD ELEVATION
1/32" = 1'-0" RE: 1/A101



1 LSD - NORTHEAST ELEVATION
1/32" = 1'-0" RE: 1/A101

EXTERIOR MATERIAL PERCENTAGES		
75%	ARCHITECTURAL STEEL PANEL	(7,342 sf)
15%	4" MASONRY VENEER	(1,753 sf)
7%	FIBER CEMENT SIDING	(735 sf)
	GLAZING (not used for calculating percentages)	(3,913 sf)

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Drawn By: eb

EXTERIOR ELEVATIONS

xLSD02

Architectural elevation drawing of a building facade. The drawing includes the following material callouts and dimensions:

- 4" MASONRY VENEER (883 sf)
- FIBER CEMENT SIDING (118 sf)
- GLAZING (not used for calculating percentages)
- (759 sf)
- ARCHITECTURAL ASPHALT SHINGLES
- RESIDENTIAL WINDOWS
- ARCHITECTURAL STEEL PANEL SIDING
- FIBER CEMENT SIDING
- 60' - 0"
- 117' - 10"
- 4" MASONRY VENEER

3/32" = 1'-0" RE: 1/A101

3/32" = 1'-0" RE: 1/A101

2 $\frac{3}{32}'' = 1'-0''$ RE: 1/A101

Architectural elevation drawing of the building facade. The drawing shows a long, multi-story structure with a grid of windows. The width is dimensioned as 177' - 6" and the height as 68' - 0". The facade features a dark base and a series of windows arranged in a regular pattern. A small, dark, rectangular feature is visible on the right side of the upper portion of the facade.

1 $3/32" = 1'-0"$ RE: 1/A101



NORTHWEST CORNER

Hufft

PROJECT INFORMATION		
MAR 30, 2020 PARK CENTRAL APARTMENTS 300 SE 2nd Street		
OWNER		
TRAILSIDE PARTNERS LLC. 215 Main St. Baltimore, MD 21201		
ARCHITECT		
HUFFT 413 SE 5th Street Baltimore, MD 21212 P: 410-652-0865 www.hufft.com		
CIVIL & LANDSCAPE		
ECOLOGICAL DESIGN GROUP 141 South 1st Street Rivers, MD 21215 P: 410-370-0263		
STRUCTURAL		
MARTIN & MARTIN ENGINEERS 100 E Main St. Baltimore, MD 21213 P: 410-457-0845		
MEP		
OMNI ENGINEERS 300 N. 1st St. Rivers, MD 21215 P: 410-588-7073		
S CONSULTANT DISCIPLINE:		
CONSULTANT Address		
E CONSULTANT DISCIPLINE:		
CONSULTANT Address		
KEY PLAN		
ISSUE		
LARGE SCALE DEVELOPMENT MAR 30, 2020		
REVISION SCHEDULE		
NO.	DATE	ISSUE
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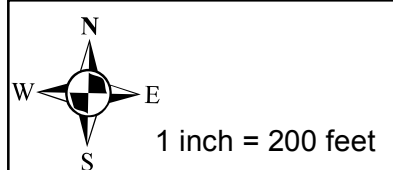
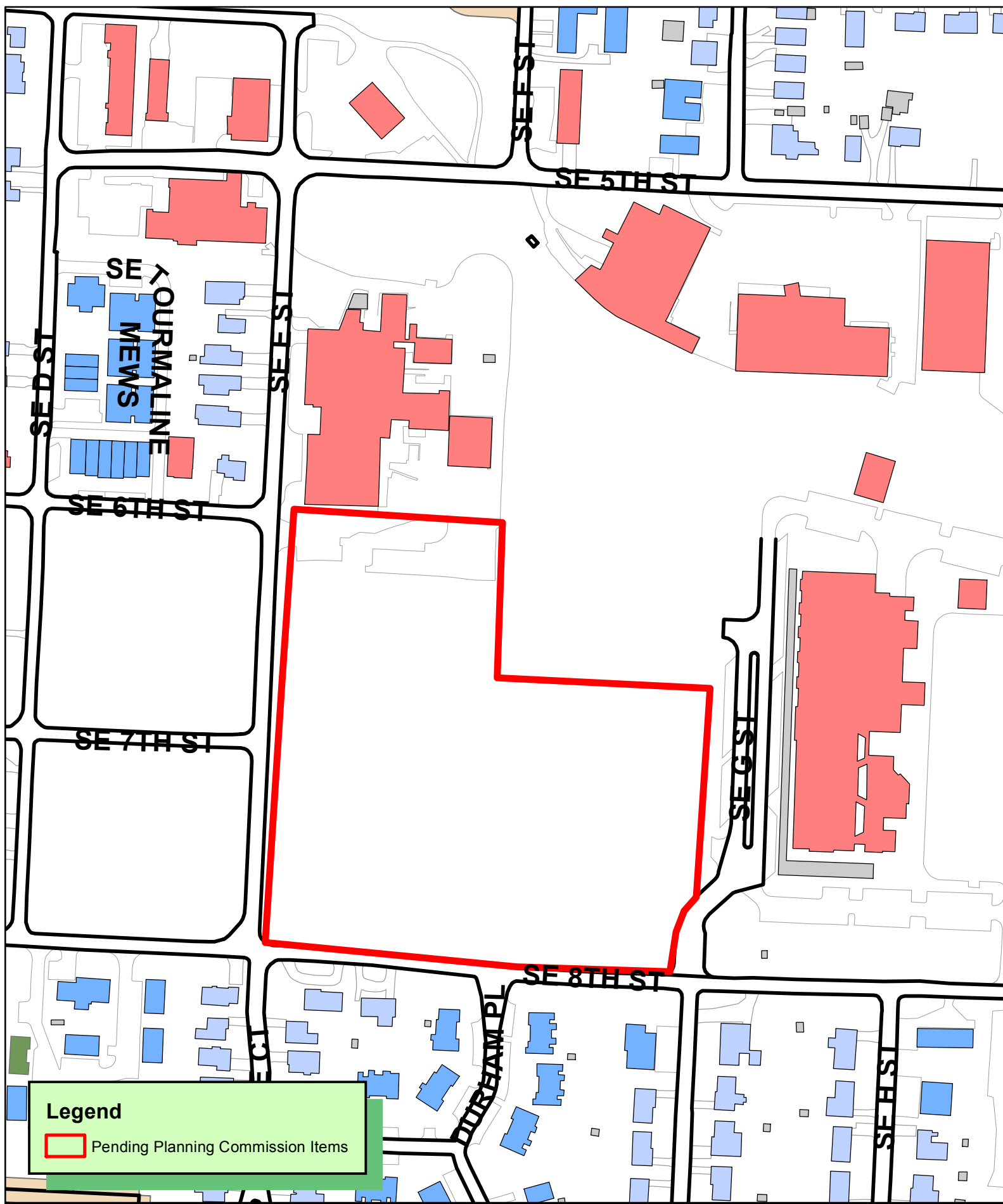
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CONSTRUCTION
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Drawn by: 40

RENDERINGS

xLSD03

**xLSD05**



LSD20-0024
LARGE SCALE DEVELOPMENT
SOMO GARAGE
701 SE 8TH ST



LARGE SCALE DEVELOPMENT PLANS

SOMO GARAGE

701 SE 8TH STREET

BENTONVILLE, ARKANSAS

GENERAL NOTES:

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

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X" OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTONVILLE, ARKANSAS. MAP NUMBER: 050500200A. MAP REVISED: 06/05/2011.

LEGAL DESCRIPTION

PARENT TRACT: LEGAL DESCRIPTION: HENCEFORTH KNOWN AS LOT 7 OF ACQUITTARY ADDITION

A 10.75 acre tract of land situated in the NW 1/4 of Section 32, Township 20 North, Range 30 West, being all of Block "O" and the North Half of Block "N" of Orchard Addition, described in Deed Book 2016, Page 1080, a portion of the south half of "O" described in Instrument Deed 2010080120, aforementioned Lot 2 of Market Addition as recorded in Plat Book 2016, Page 430, all of Lot 4 of Market Addition, Plat Instrument L20180126, a portion of Block M and N of Orchard Addition, described in Deed Instrument L20180126, all being within the City of Bentonville and recorded in records of Benton County, Arkansas, more particularly shown as, and being described by metes and bounds with the bearings based on NAD 83, Arkansas State Plane Coordinate System, North Zone, derived from an observation from CEI base and compared to Trimble RTK Real-time processing service from an on-the-ground survey performed on 04/10/2024 after plat is approved by CEI Engineering Associates, Inc. as follows:

COMMENCING at the Northeast corner of SE "O" Street per Plat Book 2017, Page 775 being a mag nail with washer (S 1789) found;

THENCE along the North Right-of-Way line, North 87°57'45" West, 89.00 feet to a found mag nail with washer (S 1883), being the common corner of three tracts, Lot 4 of Orchard Addition to the City of Bentonville recorded in aforementioned Instrument Deed L20180126, aforementioned Lot 2 of Market Addition, and said Right-of-Way of SE "O" Street, also being the POINT OF BEGINNING;

THENCE along said Right-of-Way the following as (R) courses:

1. North 87°57'12" West, 68.48 feet to a set rebar (all set rebar described herein are 5/8" rebar with cap stamped "1 BARNETT AR 1666")

2. South 02°05'57" West, 48.21 feet to a 5/8" Rebar found, continuing for a total distance of 420.59 to a 5/8" Rebar (S 1789) found, being the common point of a tangent curve to the right having a central angle of 49°27'30", a radius of 27.50 feet, and a chord that bears South 24°46'50" West with a chord distance of 21.21 feet;

3. Along the arc of said curve Southwesterly 21.78 feet to a 5/8" Rebar (S 1789) found;

4. South 47°28'18" West, 33.61 feet to a 5/8" Rebar (S 1789) found, being the common point of a tangent curve to the left having a central angle of 53°54'30", a radius of 111.50 feet, and a chord that bears South 30°40'50" West with a chord distance of 64.41 feet;

5. Along the arc of said curve Southwesterly 65.34 feet to a 5/8" Rebar (S 1789) found, being the common point of a tangent curve to the right having a central angle of 78°46'05", a radius of 10.00 feet, and a chord that bears South 49°25'27" West with a chord distance of 12.40 feet;

6. Along the arc of said curve Southwesterly 13.75 feet to a set rebar, being a point on the North Right-of-Way line of SE "O" Street;

THENCE along said Right-of-Way line, North 87°57'12" West, 103.86 feet to a set rebar;

THENCE North 78°18'26" West, 10.60 feet to a set rebar, being a point on the East Right-of-Way line of SE "O" Street;

THENCE along said Right-of-Way line, North 87°57'12" East, 471.07 feet to a set rebar;

THENCE North 02°07'12" East, 775.21 feet to a set rebar, being a point on the South Right-of-Way line of SE "O" Street;

THENCE along said Right-of-Way line, South 87°27'27" East, 278.60 feet to a set rebar, being a point on the Western boundary of a tract of land granted to the City of Bentonville, Arkansas as described and recorded in Deed Book 98, Page 680B, Records of Benton County, Arkansas;

THENCE along said Western boundary the following as (R) courses:

1. South 02°15'38" West, 102.30 feet to a set rebar;

2. South 02°15'38" West, 92.44 feet to a set rebar;

3. South 74°30'58" East, 112.37 feet to a set rebar;

4. South 44°14'07" East, 109.35 feet to a set rebar;

5. South 74°34'58" East, 251.27 feet to a set rebar;

6. South 79°57'31" East, 267.59 feet to a set rebar, being the northern most northwest corner of aforementioned Lot 4 of Food Hub Addition;

THENCE along the western boundary of said Lot 4, the following:

1. South 14°40'07" West, 121.67 feet to a mag nail S 15165 found;

2. North 78°18'26" West, 240.86 feet to a set rebar;

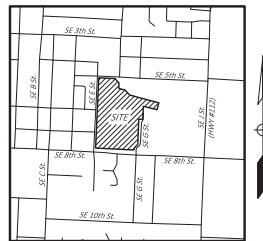
3. South 02°14'57" West, 12.33 feet to a set rebar;

4. South 02°15'47" West, 142.13 feet to a set rebar (all set rebar described are 5/8" rebar with cap stamped "1 BARNETT AR 1666")

THENCE South 02°15'47" West, 66.24 feet to the POINT OF BEGINNING and containing 817.37 square feet or 18.76 acres, more or less.

LSD20-0024

CURRENT ZONING	PUD
PROPOSED ZONING	PUD
CONSTRUCTION TYPE	1B
SPRINKLERED	YES



Vicinity Map

Not to Scale
Latitude: 36°21'58"N
Longitude: 94°12'7"W

CEI CONTACT:

NATE BACHELOR, PE
ENGINEER OF RECORD
NATE@CEIENGINEERING.COM
(479) 273-9472

TOM BURRY, PE
CONSTRUCTION ENGINEER
TOM@CEIENGINEERING.COM
(479) 866-7018

TED MORDRELL
CONSTRUCTION OBSERVER
TMORDRELL@CEIENGINEERING.COM
(479) 225-6556

CLIENT CONTACT:

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
SCOTT ELLISTON, DIRECTOR OF OPERATIONS
SCOTT.ELLISTON@CRYSTALBRIDGES.ORG
(479) 468-5751

ARCHITECT CONTACT:

WE ARCHITECTS
CALLY KARNAR, AIA
CALL@WEARCHITECTS.COM
(512) 574-5079

PLAN INDEX:

- C1.0 COVER SHEET
C1.0 DEMOLITION PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C3.1 STORM PROFILE
C4.0 EROSION CONTROL PLAN 1
C4.1 EROSION CONTROL PLAN 2
C4.2 EROSION CONTROL NOTES & DETAILS
C5.0 UTILITY PLAN
C5.1 UTILITY PLAN & PROFILE 1
C5.2 UTILITY PLAN & PROFILE 2
C6.0 DETAIL SHEET 1

ASSOCIATED PLAN INDEX

1. SURVEY
2. LANDSCAPE PLAN
3. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 1
4. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 2
5. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 1
6. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 2

RESOURCE LIST:

CITY OF BENTONVILLE	WASTEWATER DEPARTMENT	STREET DEPARTMENT
PAVING & RECREATION	DANNY RIZZO	TERRY DAVIS
DAVID WRIGHT	3200 SW MUNICIPAL DR	3200 SW MUNICIPAL DR
215 SW A ST	BENTONVILLE, AR 72712	BENTONVILLE, AR 72712
PHONE: (479) 273-3160	PHONE: (479) 273-3160	PHONE: (479) 273-3130
CITY OF BENTONVILLE	ELECTRIC DEPARTMENT	NATURAL GAS
CITY ENGINEER	PHONE: (479) 444-7275	BRICK FLEX ENERGY
DAN WEESE	3200 SW MUNICIPAL DR	JOSHUA KNIGHT
3200 SW MUNICIPAL DR	BENTONVILLE, AR 72712	1361 FEDERAL HWY
BENTONVILLE, AR 72712	PHONE: (479) 273-3159	LOWELL, AR 72465
PHONE: (479) 273-5993	STORMWATER	PHONE: (479) 333-9005
JOE PRUITT	3200 SW MUNICIPAL DR	TELEPHONE
PLANNING DEPARTMENT	AT&T	627 WEST ROAD
ELLEN POWELL	BENTONVILLE, AR	SPRINGDALE, AR 72766
305 S.W. A STREET	PHONE: (479) 273-5002	SCOTT SKAMAN
BENTONVILLE, AR 72712	FIRE DEPARTMENT	PHONE: (479) 442-1967
PHONE: (479) 273-3122	FIRE CHIEF	LAINE RUCKER
WATER DEPARTMENT	800 S.W. A STREET	PHONE: (479) 442-1977
PRETOR BOWMAN	BENTONVILLE, AR 72712	CABLE
3200 SW MUNICIPAL DR	PHONE: (479) 273-3140	COMUNICATIONS
BENTONVILLE, AR 72712		KIP SMITH
PHONE: (479) 273-3140		4801 S. 4TH STREET
		SPRINGDALE, AR 72762
		PHONE: (479) 273-1796



Know what's below.
Call before you dig.



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



04/20/2024

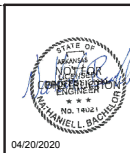
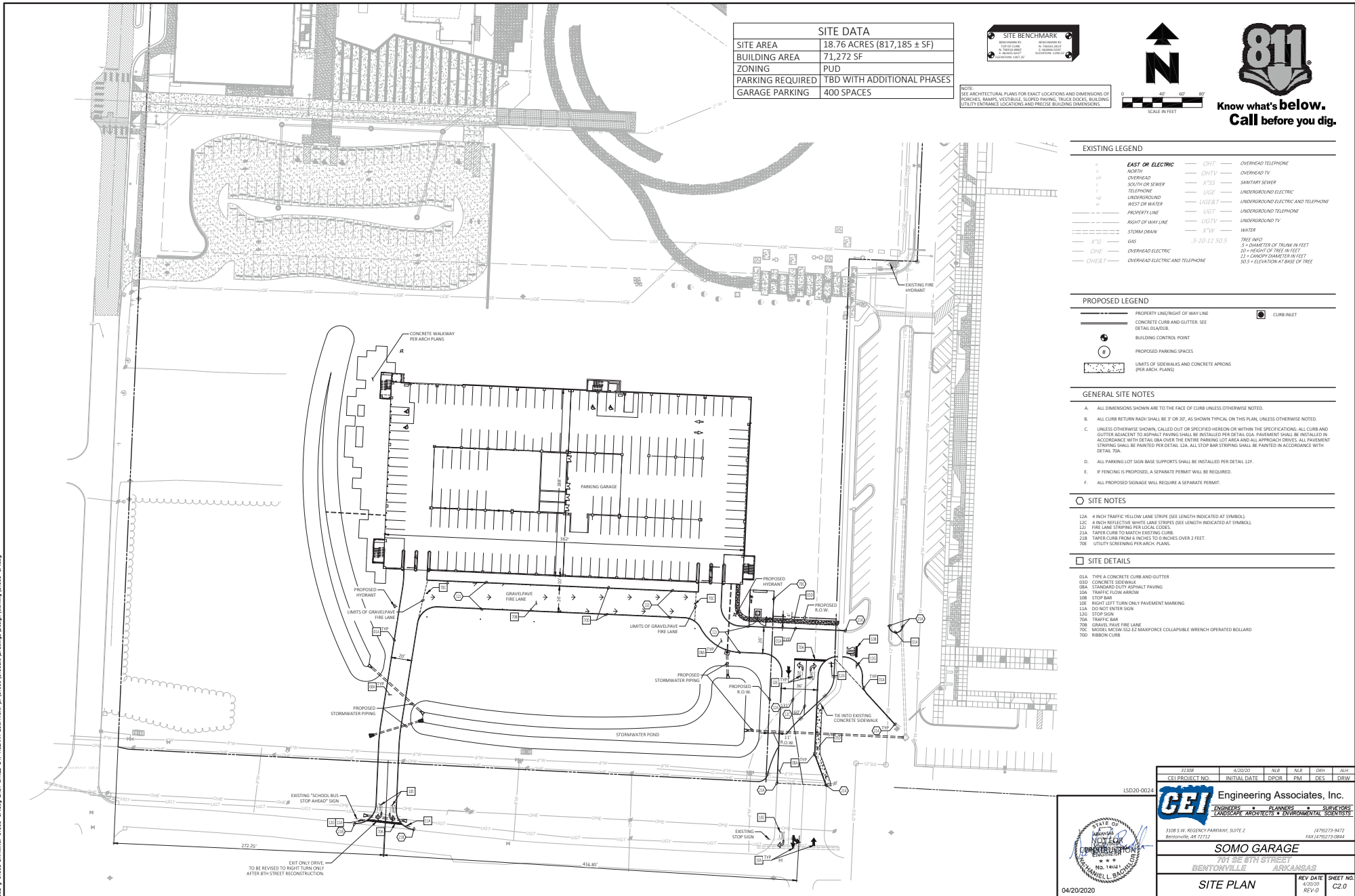
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DATE: 4/26/24
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LSD20-0024

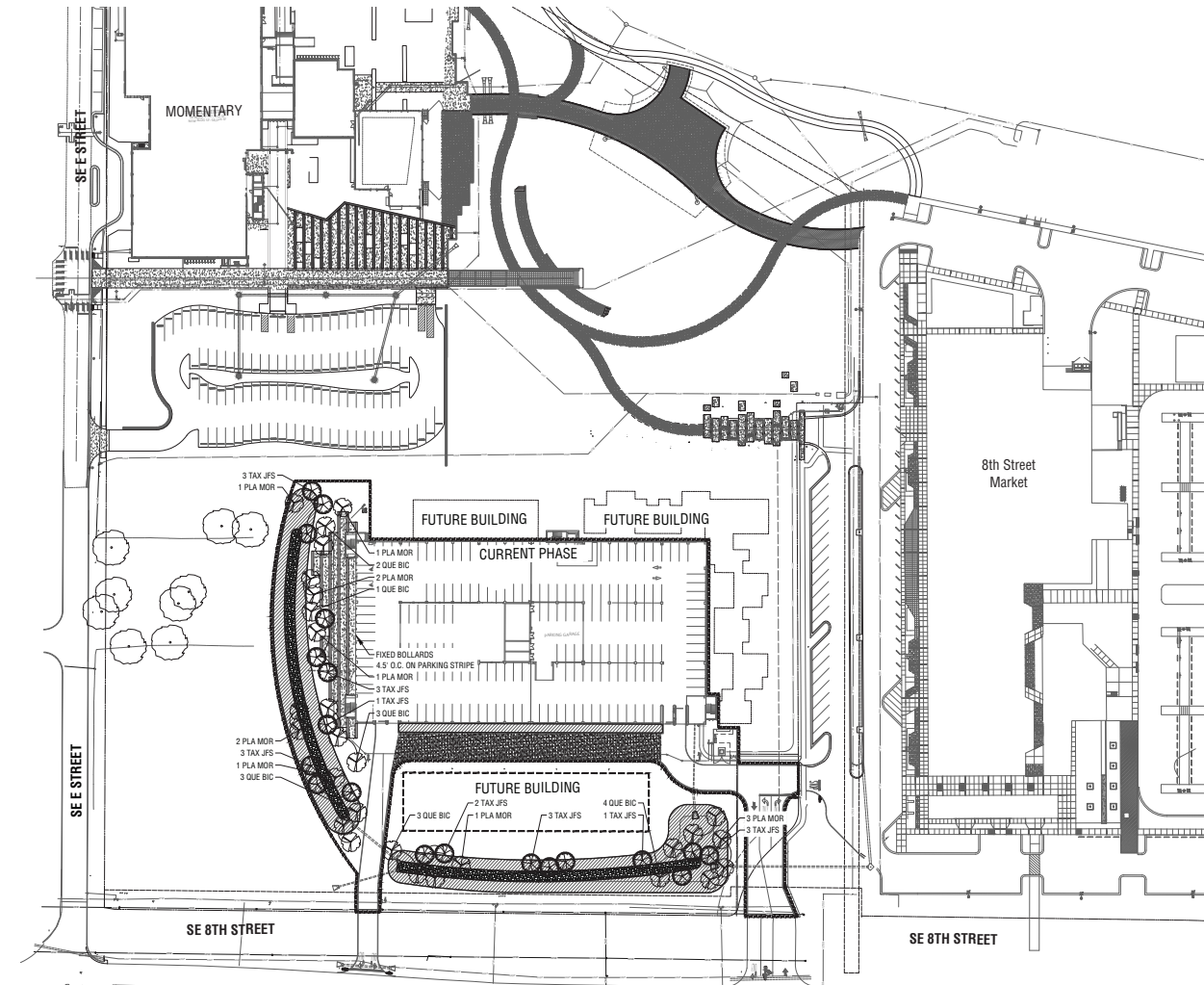
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PROJECT: SOMO GARAGE 701 SE 8TH STREET BENTONVILLE, ARKANSAS

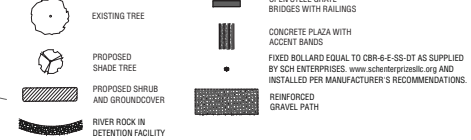
2020 21008 GARAGE 21008-SP-002 LAST SALVED BY: ALCAN LCC/21008-SP-002 21008-01 Garage Design Working 21008-SP-002



21008	4/20/20	N/D	N/D	ORH	ALW
CEI PROJECT NO.	INITIAL DATE	DPOR	PA	DES	DRW
LS020-0024					
CEI Engineering Associates, Inc. ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3109 S.W. REGENCY PARKWAY, SUITE 2 BENTONVILLE, AR 72712 (479) 273-9472 FAX (479) 273-0844					
SOMO GARAGE 701 SE 8TH STREET BENTONVILLE, ARKANSAS					
SITE PLAN		REV DATE 4/20/20	SHEET NO. C2.0		
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LEGEND



LANDSCAPE REQUIREMENTS

1400.6 STREET FRONTAGE BUFFER LANDSCAPING

PROPOSED - THE PARKING STRUCTURE IS LOCATED 175' FROM THE 8TH STREET R.O.W. AND 260' FROM THE SE STREET R.O.W. BASED ON THE INTENT OF THE LANDSCAPE ORDINANCE. PLANTING IS PROPOSED NEAR THE BASE OF THE BUILDING AND ALONG THE DETENTION FACILITY AT 8TH STREET. IN ORDER TO ACCOMMODATE THE FINAL DESIGN AND LAYOUT OF THE FUTURE BUILDINGS AND THEIR EFFICIENT CONSTRUCTION ON THE SITE, STREET FRONTAGE BUFFER AND PERIMETER LANDSCAPING AND SCREENING (PER THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, ARTICLE 1400 - LANDSCAPING) WILL BE PROVIDED ALONG 8TH STREET IN THE PROPORTION OF THE DEVELOPED AREA OF THE SITE IN THIS PHASE 130,000 SF. OF THE 340,000 SF. SITE. (38.2%)

REQUIRED - 20'-0" LANDSCAPE BUFFER
PROVIDED - 30'-50' VARIABLE WIDTH LANDSCAPE BUFFER

REQUIRED - (1) SHADE TREE PER (20) L.F. OF STREET FRONTAGE
- 8TH STREET: 705 L.F.
- SE STREET: 448 L.F.
- 705 L.F. + 448 L.F. = 1153 L.F. x 38.2% = 448 L.F. / 20 = 23 TREES REQUIRED
PROVIDED - 8TH STREET: 23 TREES WITHIN LANDSCAPE BUFFER

1400.7 PERIMETER LANDSCAPING AND SCREENING
REQUIRED - NOT REQUIRED IN THIS PHASE

1400.11 TREE PRESERVATION CREDITS
EXISTING TREES ARE NOT CREDITED TOWARDS CALCULATION BECAUSE THEY MAY BE REMOVED FOR FUTURE DEVELOPMENTS.

ADDITIONAL SITE LANDSCAPING
PROVIDED - 24 SHADE TREES
- 700+ FEET OF PLANTED BIOSWALE

GENERAL NOTES:

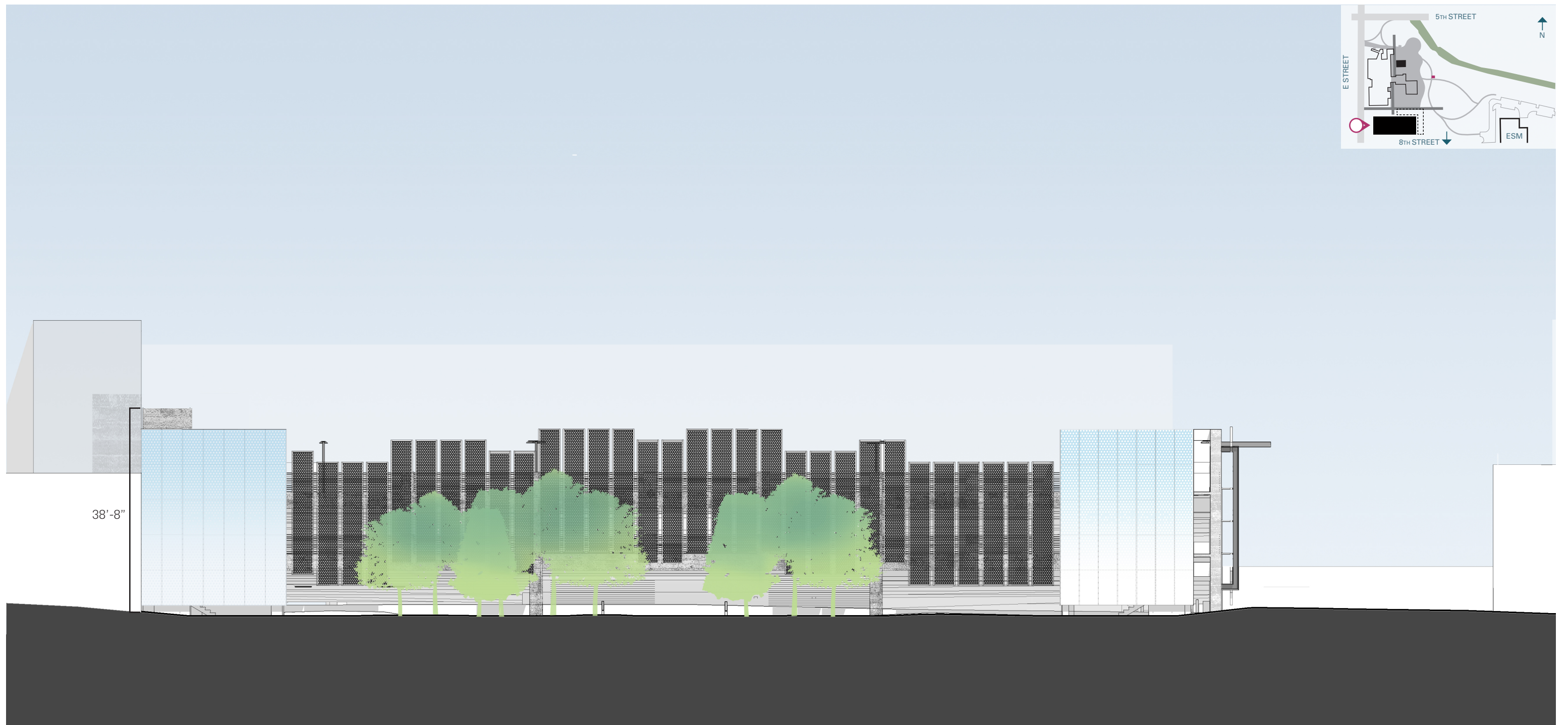
- CONTRACTOR TO ASCERTAIN LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION AND BE RESPONSIBLE FOR DAMAGE RESULTING FROM PLANTING OPERATIONS. REPAIRS SHALL BE MADE AT NO COST TO THE OWNER.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE SURVEY. CONTACT THE LOCAL UTILITY LOCATION SERVICES PRIOR TO COMMENCING CONSTRUCTION OPERATIONS.
- BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES THAT HE HAS VISITED THE SITE AND BECOME FAMILIAR WITH THE CONDITIONS RELATED TO THE INSTALLATION OF SITE IMPROVEMENTS.
- ALL AREAS NOTED AS "LAWN ON PLAN" AND ALL OTHER AREAS ON SITE WHICH ARE NOT OTHERWISE DESIGNATED AND ARE DAMAGED BY CONSTRUCTION, ARE TO BE PLANTED WITH SOLID SOO BERMUDA GRASS.
- FINISH GRADE FOR SHRUB, GROUND COVER, AND LAWN AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENT AND CURBS UNLESS OTHERWISE NOTED ON DRAWINGS.
- IRRIGATION SYSTEM SHALL BE INSTALLED PER THE CITY OF BENTONVILLE CODES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TREES, SHRUBS AND GROUND COVER AREAS SHALL BE IRRIGATED ON SEPARATE ZONES FROM LAWN AREAS, AND DRIP ZONES SHALL BE SEPARATE FROM SPRAY/ROTARY ZONES.
- IRRIGATION SERVICE LINE BY C.O.B. TO BE AT OWNER'S EXPENSE.
- FOLLOWING THE CONTRACTORS MAINTENANCE AGREEMENT, THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPING IN HEALTHY LIVING CONDITION WITH THE REPLACEMENT OF ALL DEAD PLANT MATERIAL.
- NO TREES TO BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 STANDARDS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 STANDARDS FOR TREE CARE SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- NO TREE MAY BE PLANTED WITHIN 5'-0" OF A PUBLIC UTILITY LINE.
- NOTHING SHALL BE PLACED WITHIN THE SIGHT TRIANGLES INDICATED ON THE DRAWINGS BETWEEN THE HEIGHTS OF 30' AND 60'.
- TREES WITHIN RIGHT OF WAY TO BE LIMBED TO 6'-0" MINIMUM.
- FOR ADDITIONAL PLANTING REQUIREMENTS REFER TO SPECIFICATIONS.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THAT WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

PLANT LIST

KEY	QUAN	UNIT	NAME	SIZE	ROOT	REMARKS
PLA MOR	12	EA.	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	3" CP	B&B	
QUE BIC	16	EA.	QUERCUS BICOLOR	3" CP	B&B	
TAX JFS	19	EA.	TAXODIUM DISTICHUM 'JFS-SSDPN'	3" CP	B&B	
			GREEN WHISPER SALICODENDRON (BS)			

- HEIGHT: CP: CALIPER, C: CONTAINER, MT: MULTI-TRUNK, FTL: FULL TO GROUND
- O.C. INDICATES APPROXIMATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON SITE CONDITIONS.
- MATCHED: SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 0% RANGE.
- QUANTITIES ON PLANT LIST ARE FOR CONFORMANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
- 4" CALIPER TREES AND LARGER TO BE LIMBED 8" MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
- ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.
- TREES MARKED WITH (BS) AFTER NAME TO BE SELECTED FROM BOLD SPRINGS NURSERY CURRENT STOCK. 1306 COLUMBUS HWY., HAWKINSVILLE, GA 31038 478.783.4075





28% Glass - 7% Concrete - 45% Metal Panels - 20% Open Air

K. West Elevation

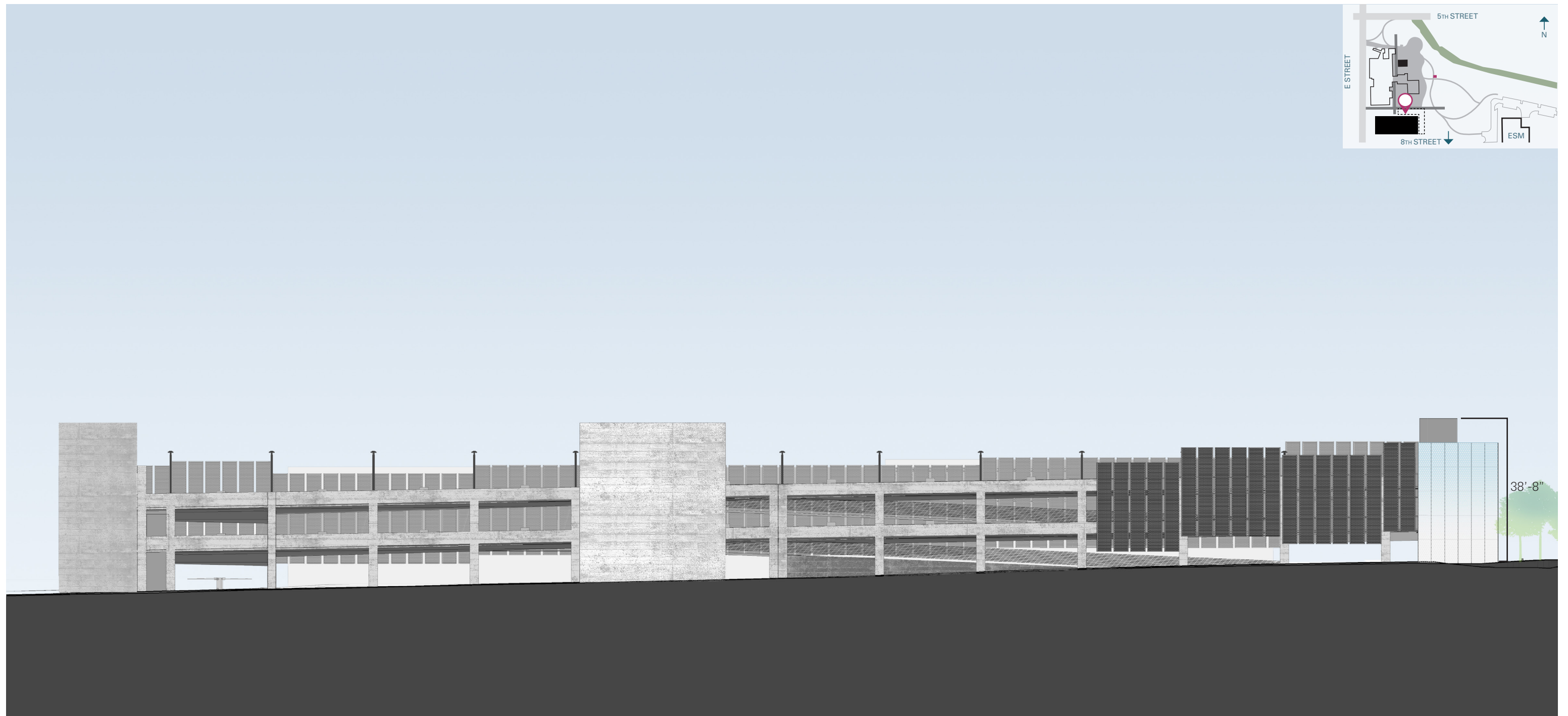
SOMO Parking Garage



6% Glass - 4% Concrete - 64% Metal Panels - 26% Open Air

K. South Elevation

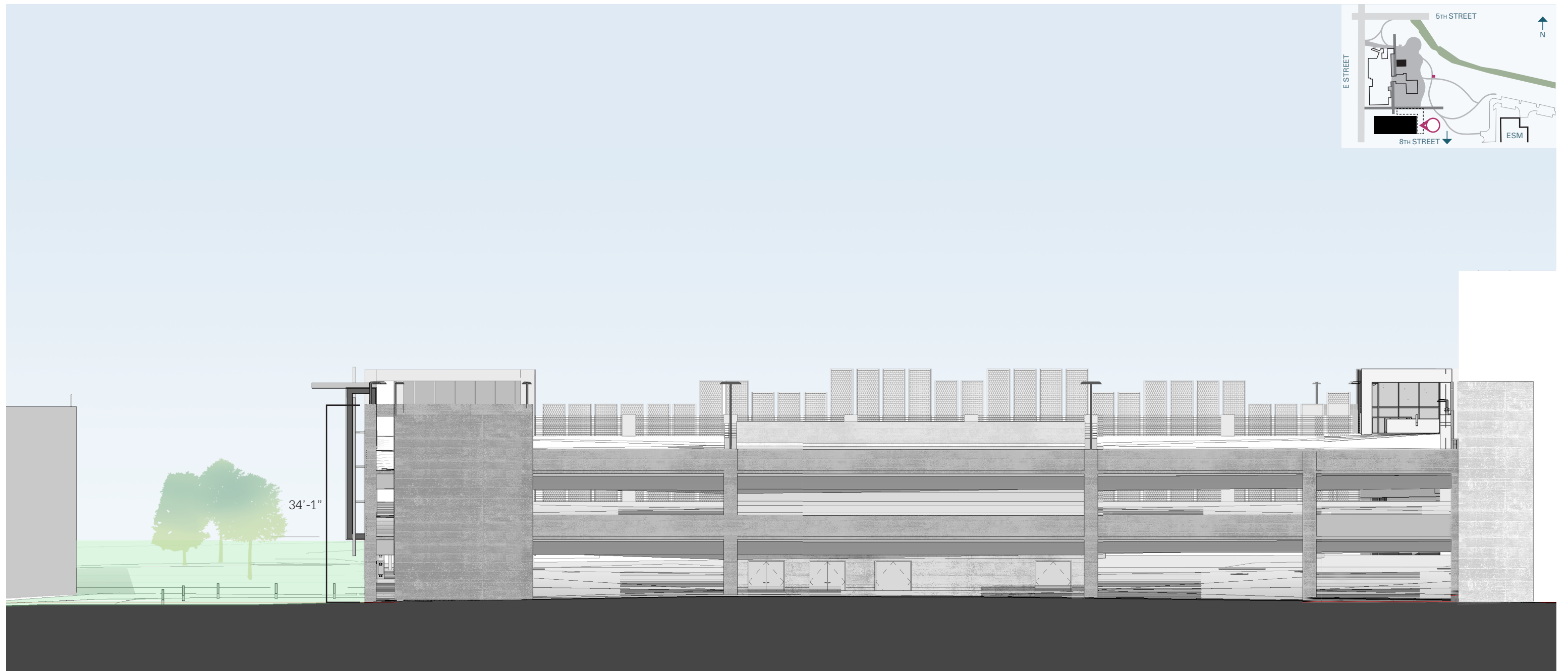
SOMO Parking Garage



4% Glass - 36% Concrete - 17% Metal Panels - 43% Open Air

K. North Elevation

SOMO Parking Garage



K. East Elevation

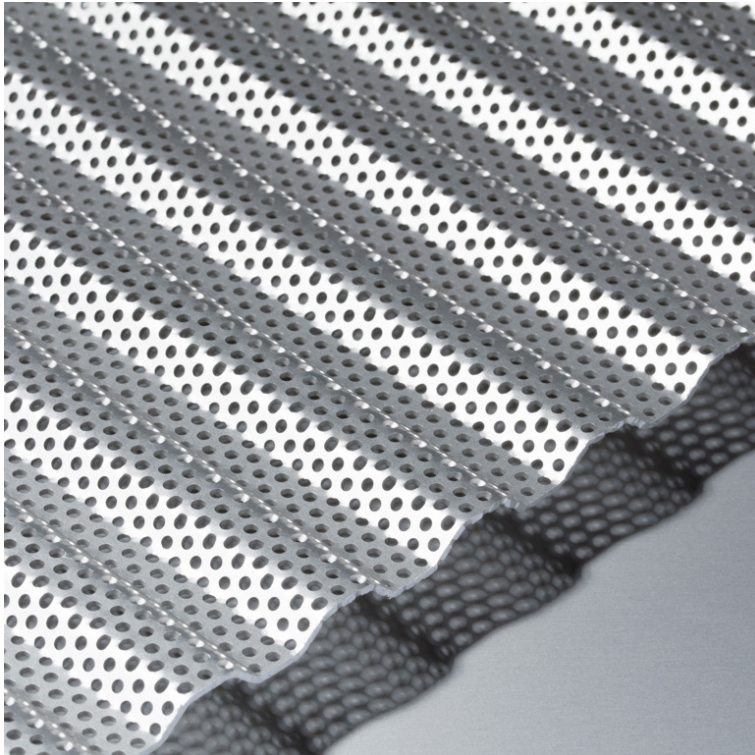
SOMO Parking Garage



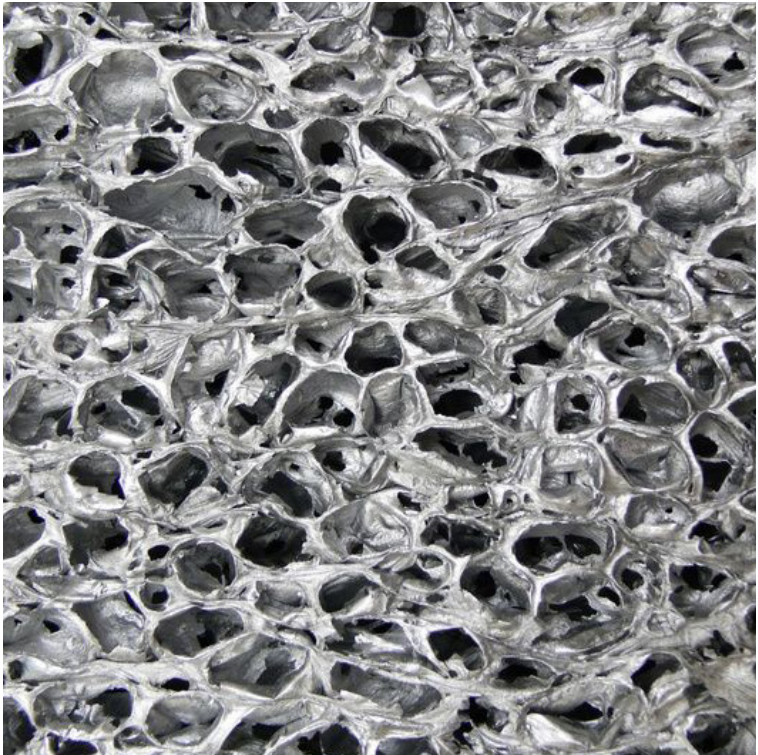
Clear Glass



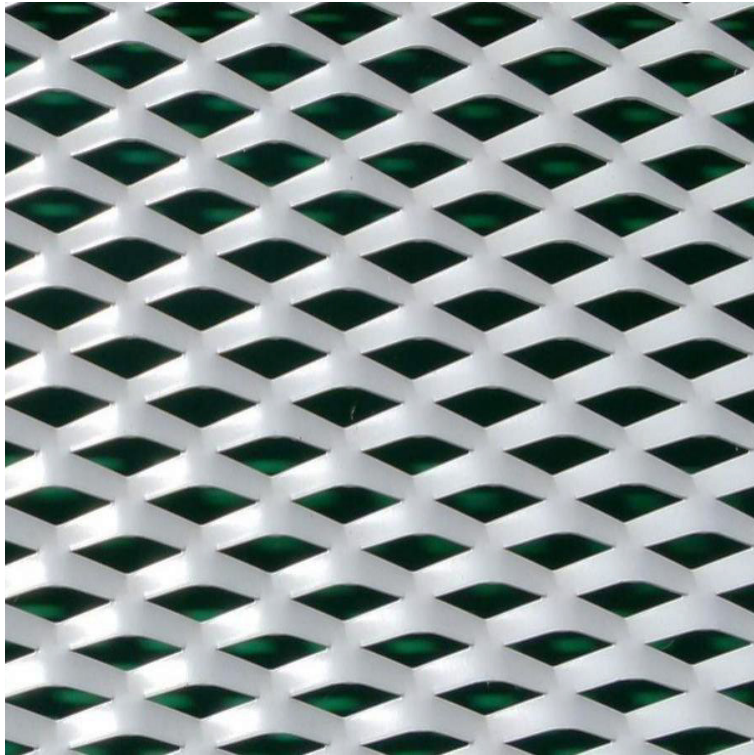
Concrete



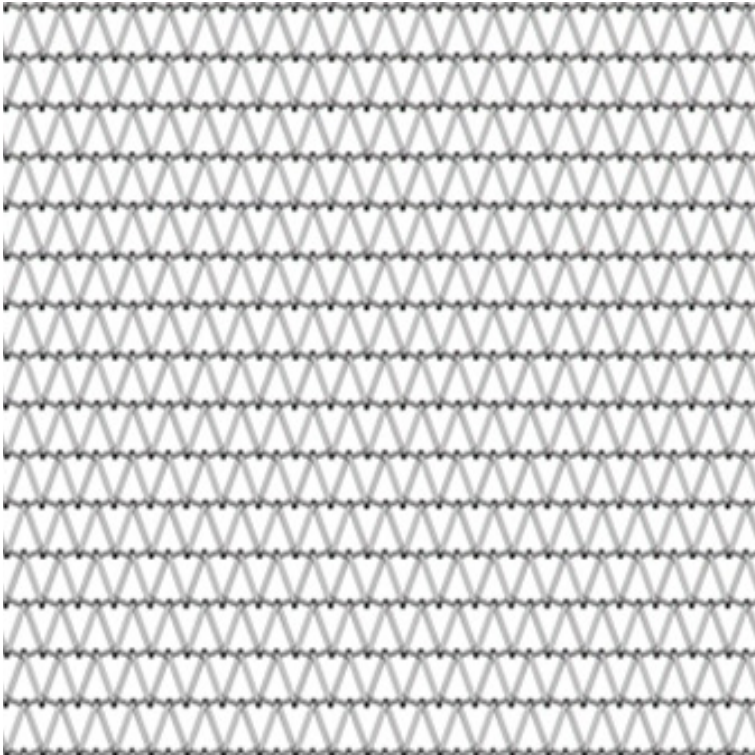
Corrugated Perforated Panels



Aluminum Foam Panels



Expanded Metal Mesh



GKD Metal Fabric

K. Proposed New Materials & Colors

SOMO Parking Garage