

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
Meeting Agenda
May 19, 2020**

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

- | | |
|--|-------------------------|
| 1. Church of Christ of Latter Day Saints
Religious Facility
1101 McCollum Road (CU20-0004) | Conditional Use* |
| 2. Ginn Road Lift Station
Utility Facility
3516 Ginn Road (CU20-0015) | Conditional Use* |
| 3. Annoor Academy
Educational Facility
2300 SE C Street (CU20-0016) | Conditional Use* |
| 4. NWA Classical Academy
Educational Facility
1300 Melissa Drive (CU20-0017) | Conditional Use* |

IV. Consent Agenda

- | | |
|--|--------------------------------|
| 1. Lots 7 & 8, Scoggan Subdivision
403 SW C Street (LS20-0011) | Lot Split |
| 2. Lots 8 & 9, Osage Hills Subdivision
3516 Ginn Road (LS20-0023) | Lot Split |
| 3. Lots 19 & 20, Eversole Addition
SW Regional Airport Boulevard & SW I Street (LS20-0010) | Lot Split |
| 4. Bright Ridge Dental
1603 SW Regional Airport Boulevard (LSD20-0020) | Large Scale Development |

V. New Business

- | | |
|---|--------------------------------|
| 1. Ginn Road Lift Station
3516 Ginn Road. (LSD20-0017) | Large Scale Development |
| 2. Bentonville City Center
224 S Main Street (LSD20-0026) | Large Scale Development |

Planning Commission
Minutes
May 5, 2020

Meeting called to order at 5:00 p.m. by Dana Davis, Chairman. Meeting was held via Zoom video conference.

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

Motion by Mr. Sanders, seconded by Ms. Kerr to approve the minutes of April 21, 2020 as written
Approved 6-0

Public Hearings

Item #1

Stratford Assets I, LLC: Rezoning, R-1, Single Family Residential to DN-1, Downtown Low-Density Residential, 502 NW 3rd Street, RZ20-0007

Ali Worley reads the staff report.

Opened public hearing

Andy Green, 301 Lefors Street, speaks his objection to the rezoning.

Closed public hearing

Mr. Davis and Mr. Sanders ask staff the differences between DN-1 and R-1. Mr. Overstreet states the only differences are the front setback of R-1 is 20 feet vs 15 feet in DN-1, and that garages shall be side or rear-loading.

Approved 6-0

Item #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

Tyler Overstreet reads the staff report. He then reads two additional public comments.

Opened public hearings

Robert Sanders, 307 SE Henry, speaks his objection to the rezoning.

Shawn College, 309 SE Henry, speaks his objection to the rezoning.

Bob Stoker, 302 SE 2nd Street, speaks his objection to the rezoning.

Susan Galen, 200 SE B Street, speaks her objection to the rezoning.

Closed public hearing

Cindy Esslinger, applicant/representative, speaks on the reason for the rezoning request.

There is discussion amongst Commissioners and staff regarding the differences of DN-2, Downtown Medium-Density Residential and DN-3.

Denied 5-1

Mr. Binns votes for the rezoning.

Item #3

Bertrand: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 1714 SW 2nd Street, RZ20-0013

Ali Worley reads the staff report.

Brian Bahr reads objection comments.

Opened public hearings

Reid Pearce, 109 Foxglove Lane, has questions regarding the future development. Mr. Overstreet answers.

Closed public hearing

Approved 6-0

Item #4

Patton Family Trust: Rezoning, A-1, Agricultural to C-2, General Commercial, 1580 E Centerton Boulevard, RZ20-0016

Tyler Overstreet reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved -0

Item #5

Hounds Lounge: Conditional Use, Animal Shelter or Kennel, 1280 SW Westpark Drive, CU20-0014

Ali Worley reads the staff report.

Brian Bahr reads two new public comment letters.

Opened public hearings

Jon Cadieux, 19 Carroll Drive, property owner of a lot on SW Westpark Drive, speaks his objection to the conditional use.

Ed Belto, property owner of 1002 SW Westpark Drive, speaks his objection to the conditional use.

Bryan Sheehan, property owner of 1300 SW Westpark Drive, speaks his objection to the conditional use.

Closed public hearing

Mr. Overstreet provides clarification regarding the conditional use-it is the overnight boarding that necessitates the conditional use request, otherwise the use would be allowed by right.

Bryan Vernetti, representative, gives a presentation to the Commissioners.

Denied 6-0

Consent Agenda

- | | |
|--|-----------------------------------|
| 1. Lots 30-32, Block 7 of WA Burks Addition
NE Monroe Street (PLA20-0015) | Property Line Adjustment |
| 2. Lot 16, Block 16 of Armstrong Addition
305 SE C Street (PLA20-0022) | Property Line Adjustment |
| 3. City U
SE 3 rd Street (LSD19-0021) | Large Scale Development Extension |

Approved 6-0

New Business

Item #1

Lots 87-88 of Stonegate Subdivision: Lot Split, 1580 E Centerton Boulevard, LS20-0022

Ali Worley reads the staff report.

Approved 6-0

Item #2

Lots 1-2 of Central Park Addition: Property Line Adjustment, 321 SE 2nd Street, PLA20-0024

Tyler Overstreet reads the staff report.

Approved 6-0

Item #3

Intuitive Clinic: Large Scale Development, 1580 E Centerton Boulevard, LSD20-0021

Ali Worley reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the waiver request: Offset of Curb Cuts

Approved 6-0

Large Scale Development

Approved 6-0

Item #4

Arvest on I Street: Large Scale Development, 1100 SW Regional Airport Boulevard, LSD20-0023

Tyler Overstreet reads the staff report.

Motion by Mr. Sanders, seconded by Mr. Haynie to approve the waiver request: Number of Trees Required in Internal Planting Islands

Approved 6-0

Large Scale Development

Approved 6-0

Item #5

Park Central Apartments: Large Scale Development, 321 SE 2nd Street, LSD20-0022

Ali Worley reads the staff report.

Jon Stanley reports that one waiver request for building materials was missing from his staff report.

Brahm Driver, representative, informs the Commissioners that the sidewalk waiver request was incorrect-the sidewalk width request should be six feet, rather than eight feet along E Central Avenue.

There is discussion amongst Commissioners and staff regarding parking requirements.

Motion by Mr. Binns, seconded by Mr. Haynie to approve the waiver request: Parking Spaces Required

Approved 6-0

Motion by Mr. Haynie, seconded by Mr. Sanders to approve the waiver request: Sidewalk Requirements Along SE 2nd Street

Approved 6-0

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the waiver request: Sidewalk Requirements Along E Central Avenue

Approved 6-0

There is discussion amongst the Commissioners, staff, and Mr. Driver regarding the building materials. Mr.

Driver states it will be a 22-gauge metal panel.

Motion by Mr. Sanders, seconded by Mr. Eccleston to approve the waiver request: Parking Building Materials

Approved 6-0

Large Scale Development

Approved 6-0

Item #6

SOMO Garage: Large Scale Development, 701 SE 8th Street, LSD20-0024

Mr. Eccleston recuses himself

Tyler Overstreet reads the staff report.

Motion by Mr. Haynie, seconded by Mr. Sanders to approve the waiver request: Building Materials

Approved 5-0

Large Scale Development

Approved 5-0

Meeting adjourned

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

Ali Worley

CONDITIONAL USE STAFF REPORT



Church of Christ of Latter Day Saints

1101 McCollum Road

PC Date: 5/19/2020

Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0004
Applicant / Current Owner	Church of Christ of Latter Day Saints 50 E North Temple Street Salt Lake City, Utah 84150
Site Area	+/- 18.5 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)
Requested Use	Religious Facility
Protective Covenants	N/A

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

Location Map



Property Description

The property is located at 1101 McCollum Road. It is currently zoned C-2, General Commercial. Religious facilities require a Conditional Use Permit in all zoning districts.

Proposed Use Description

According to the applicant's narrative, they are proposing to construct a new facility for members of the church to attend ceremonies, fellowship, and other church-centered activities. Typical patron flow will be about 25-50 at a time for several hours, to be replaced by following groups of similar size. There is a total of approximately 100 employees, but only about 20 will be on site at any given time. The church will follow normal business hours during the week, as well as on Saturdays. While the existing worship center holds services primarily on Sundays, this new facility will hold services during the week and on Saturdays. A net of 55 parking spaces will be provided with the development. The church intends on using the parking at the existing facility for any overflow.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

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

CONDITIONAL USE PERMIT

Narrative

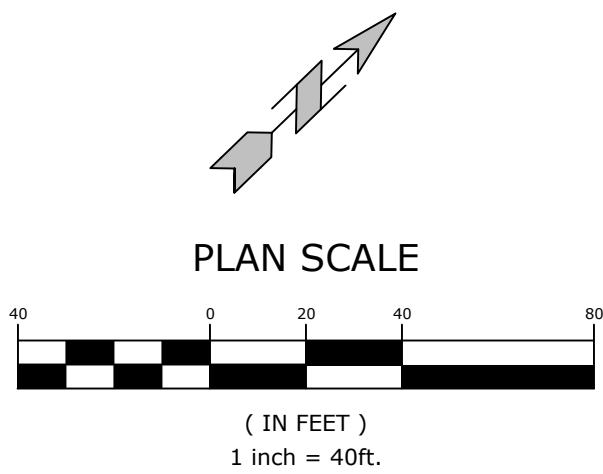
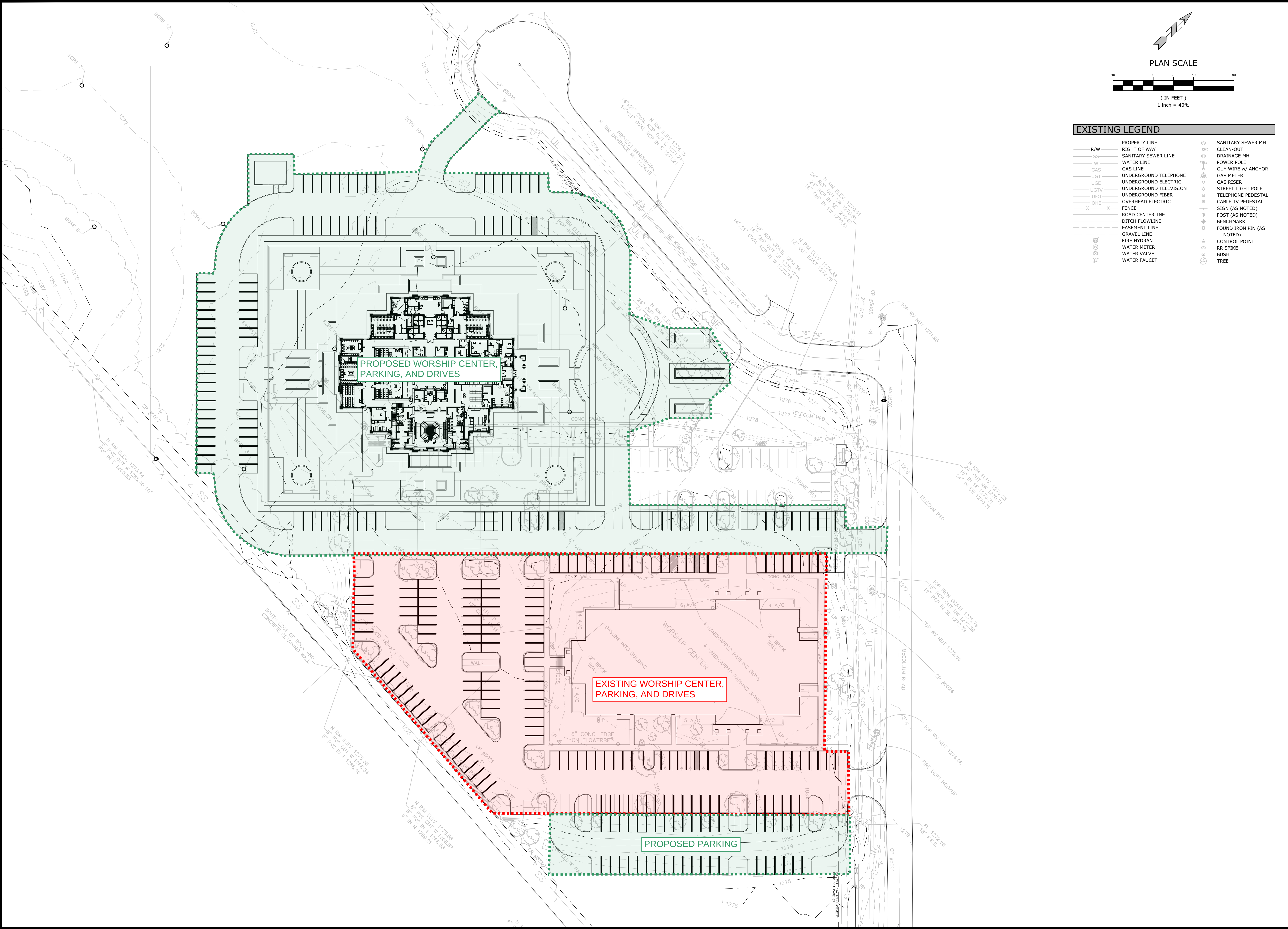
February 10, 2020

McClelland Consulting Engineers, Inc. is seeking a Conditional Use Permit on behalf of The Church of Jesus Christ of Latter-Day Saints for new construction on the existing property located at 1101 McCollum Rd. The use of Religious Facility is proposed in the existing Residential zoning.

The proposed facility will be a place for members of the Church to attend ceremonies, fellowship, and other church-centered activities. The entirety of the proposed building will be utilized as indoor space. There are no explicit outdoor areas to be utilized for the proposed use, but extensive landscaping is proposed that will attract guests. The proposed facility will generally follow standard business hours during the week and Saturday. Where the existing worship center holds services primarily on Sundays, the proposed building will hold services primarily on Saturdays and weekdays. The proposed facility requires maximum parking capacity of approximately 100 parking stalls, though normal operating capacity ranges from 50-60 stalls. A net of approximately 55 parking stalls is being added to the property. As operating hours are the inverse of the existing worship center, the parking facility of the existing worship center will be utilized as overflow parking for the proposed building as needed. Anticipated patrons will be church members and church staff only. Typical patron flow comes in staggering groups of 25-50 at a time for several hours, to be replaced by following groups of similar size. There is a total of approximately 100 employees, though approximately 20 employees will be on site at any given time. No deliveries are expected other than weekly cleaning/maintenance crews and associated vehicles. Exterior lighting of the building and landscape lighting within the City's dark sky requirements will be proposed, as well as street lighting as determined by BEUD.

There are no known protective covenants for the project subdivision.

W:\2020\20-2108 - Bentonville, AR - The Church Of Jesus Christ Of Latter-day Saints Temple\Design Drawings\X-Rel\202108 Base.dwg, PRINTED ON: February 10, 2020 @ 5:51 AM



EXISTING LEGEND

- | | | | |
|-----|---------------|---|---------------------------|
| --- | PROPERTY LINE | ○ | SANITARY SEWER MH |
| --- | R/W | ○ | CLEAN-OUT |
| --- | SS | ○ | DRAINAGE MH |
| --- | W | ○ | POWER POLE |
| --- | W | ○ | GUY WIRE w/ ANCHOR |
| --- | UGT | ○ | GAS METER |
| --- | UGE | ○ | GAS RISER |
| --- | UGTV | ○ | STREET LIGHT POLE |
| --- | UFO | ○ | TELEPHONE PEDESTAL |
| --- | OHE | ○ | CABLE TV PEDESTAL |
| --- | --- | ○ | SIGN (AS NOTED) |
| --- | --- | ○ | POST (AS NOTED) |
| --- | --- | ○ | BENCHMARK |
| --- | --- | ○ | FOUND IRON PIN (AS NOTED) |
| --- | --- | ○ | CONTROL POINT |
| --- | --- | ○ | RR SPIKE |
| --- | --- | ○ | BUSH |
| --- | --- | ○ | TREE |

MCE McCLELLAND CONSULTING ENGINEERS, INC.
1810 N COLLEGE AVE
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

BENTONVILLE CHURCH
CONDITIONAL USE PERMIT
1101 MCCOLLUM RD
BENTONVILLE, AR

811
Know what's below.
Call before you dig.

REVISIONS		DESCRIPTION
REV	DATE	

SITE PLAN FOR
CONDITIONAL
USE PERMIT

DESIGNED BY: SZH	DRAWN BY: SZH
DATE: 2/10/2020	REVISION: REV 0
SCALE: 1"=40'	JOB NUMBER: 202108

C1.0

CONDITIONAL USE STAFF REPORT



Ginn Road Lift Station

3516 Ginn Road

PC Date: 5/19/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	CU20-0015
Applicant / Current Owner	City of Centerton P.O. Box 366 Centerton, AR 72719
Site Area	+/- 1.03 acres
Current Zoning	Expired PUD
Future Land Use Map Designation	Agricultural (A)
Requested Use	Utility Facility – Lift Station
Protective Covenants	N/A

Property Description

This property is located at 3516 Ginn Road. The property is currently zoned expired PUD. Utility Facilities require a Conditional Use Permit in all zoning districts.

Proposed Use Description

According to the applicant's narrative, they are proposing the development of a utility facility consisting of sanitary sewer lift station on a +/-1.03 acre lot that will be a part of the City of Centerton's sewer system. The lift station shall be accessed from a single curb cut onto Ginn Road. The applicant anticipates one truck per day for maintenance and/or repair of the facility. The applicant's included site plan shows the facility to be screened with a Type A Screen.

Public Notice

Staff has NOT received public comment regarding this request.

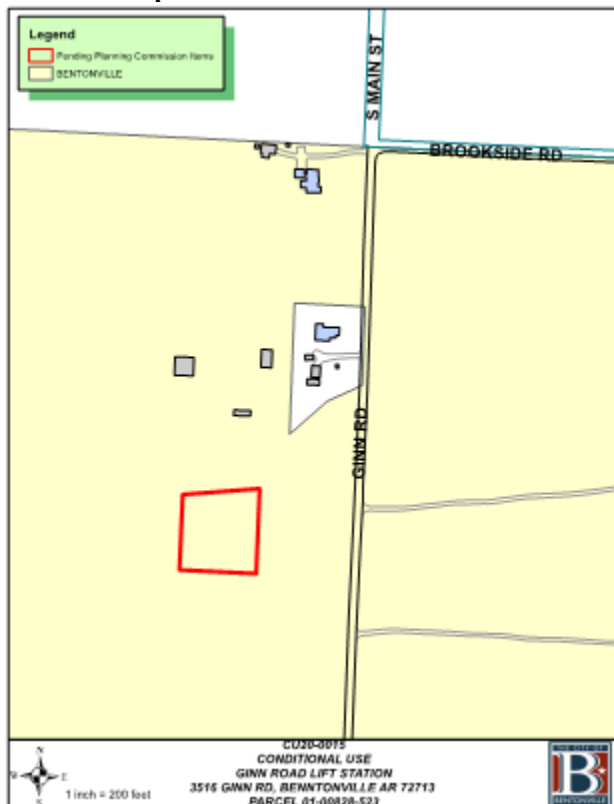
Conditions of Approval

If approved, the following conditions shall apply:

1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. All technical comments must be addressed prior to a pre-construction meeting being scheduled.
4. The Large Scale Development plan associated with this Conditional Use Permit must be approved.
5. The lot split associated with the Conditional Use Permit and the large Scale Development must be approved and recorded.

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

Location Map



**Narrative for Conditional Use
Ginn Road Lift Station
Centerton Waterworks & Sewer Commission**

➤ *Proposed use and reason for the proposed use;*

The property will be used for a sanitary sewage lift station

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

Existing structures – none. Proposed structures – above ground electric equipment, buried wet well, buried valve vault, buried manholes. All access and operations outdoors. No buildings proposed.

➤ *Hours of operation, including days of the week;*

Automatic operation 24-hours/day, 7-days/week

➤ *Indoor and outdoor areas to be utilized;*

All access and operations outdoors.

➤ *Planned indoor and outdoor structural changes;*

None

➤ *Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable);*

Driveway access from Ginn Road & onsite parking areas for utility maintenance trucks.

➤ *Planned outdoor lighting changes*

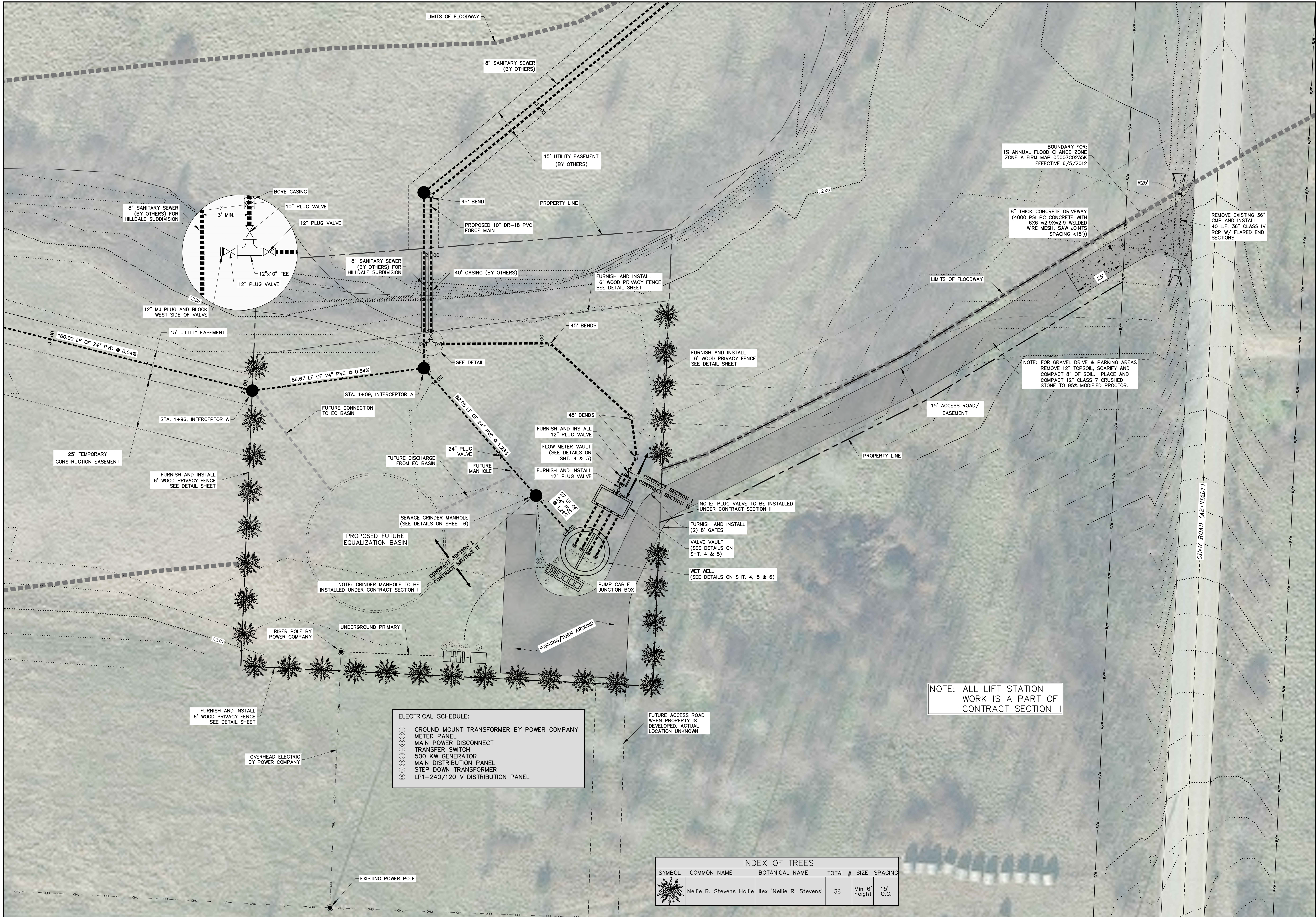
None

➤ *Anticipated patrons, clients, deliveries, and/or customers (average per day);*

None

➤ *Proposed number of employees; and*

Daily visit by one truck with 2 crew members & periodic visits with 2 to 3 trucks with 2 crew members per truck as maintenance and/or repair is warranted



LIFT STATION SITE PLAN
SOUTHWEST BASIN SANITARY SEWER SYSTEM
CONTRACT SECTION II - GINN ROAD SEWAGE LIFT STATION
CENTERTON, BENTON COUNTY, ARKANSAS

CONDITIONAL USE STAFF REPORT



Anoor Academy

SE 22nd Street and SE C Street

PC Date: 5/19/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0016
Applicant / Current Owner	1300 Melissa, LLC 801 SW O Street Bentonville, Arkansas 72712
Site Area	+/- 4.79 acres
Current Zoning	C-3, Central Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Educational Facility
Protective Covenants	N/A

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

Location Map



Property Description

The property is located southwest of the intersection of SE 22nd and SE C Street. It is currently zoned C-3, Central Commercial. Educational facilities require a Conditional Use Permit in all zoning districts.

Proposed Use Description

According to the applicant's narrative, the intent of the Conditional Use Permit is for the relocation of Anoor Academy to a new facility at the corner of SE 22nd Street and SE C Street. The applicant previously applied for and received approval for a Large Scale Development on this site (LSD20-0012). The applicant anticipates servicing 240 children and 24 faculty within their approximately 30,000 square foot facility. The development includes outdoor play areas for the children and parking spaces designated for loading/unloading.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

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



April 10, 2020

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

***Re: Annoor Academy
CUP – 1st Submittal***

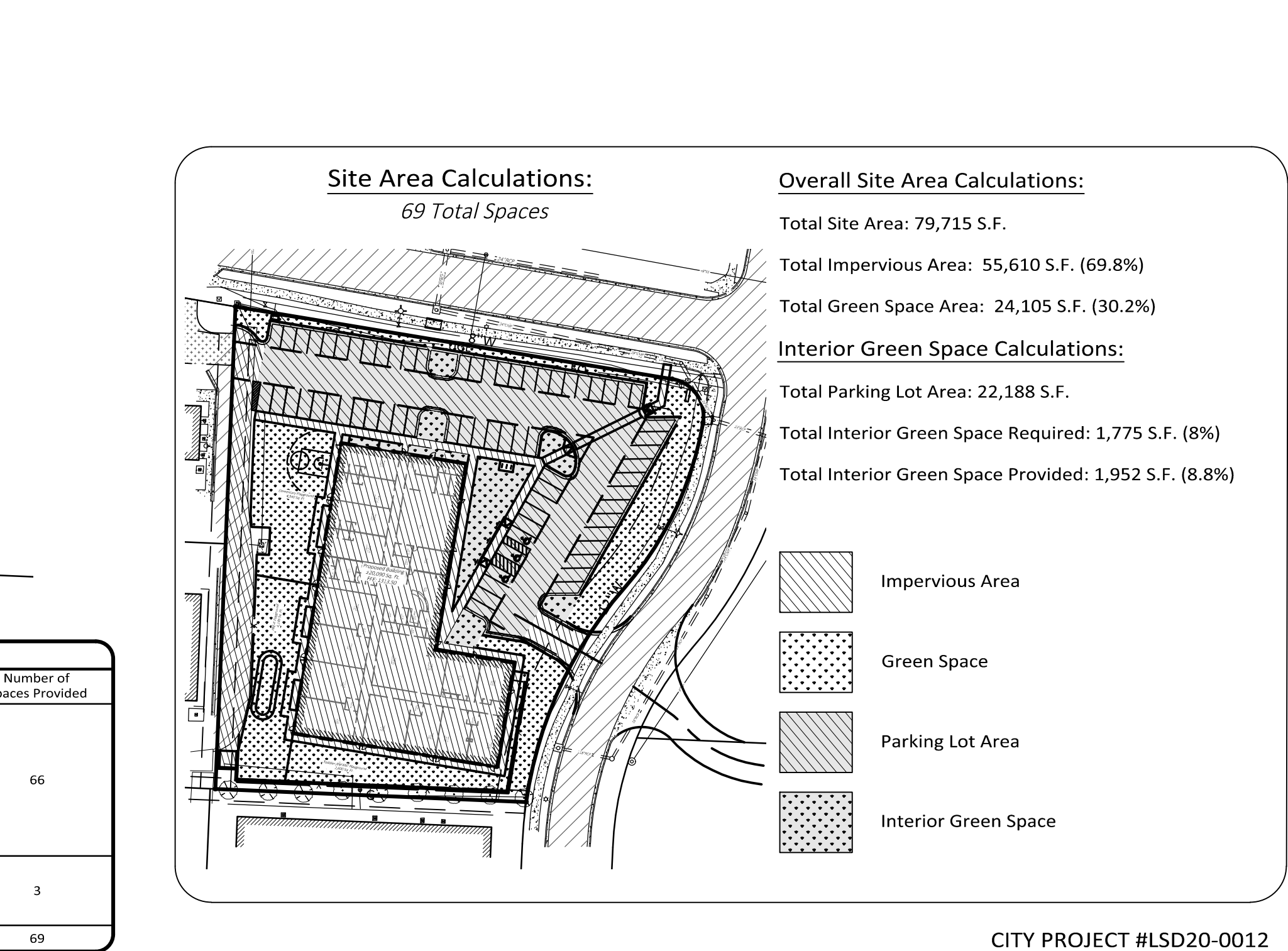
Dear Jon:

Annoor Academy requesting a Conditional Use Permit for their new facility located at 2300 SE “C” Street. Annoor Academy is a private preK and afterschool facility that focuses on faith as well as academics. The proposed facility is a one-story 29,816 SF building with 14 classrooms, accessory rooms, and multiple outdoor playgrounds for approximately 240 children and 24 faculty. This site was chosen specifically to serve the residents who live and work in this section of Bentonville. This facility will be a great asset to the community.

If you have any question, please call me at 273-2209.

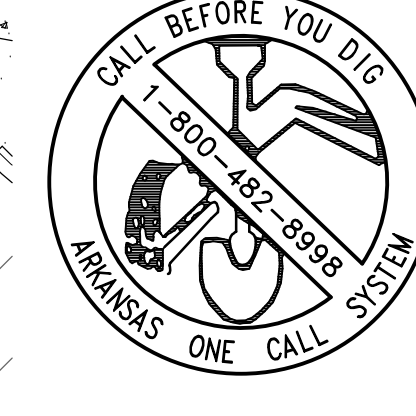
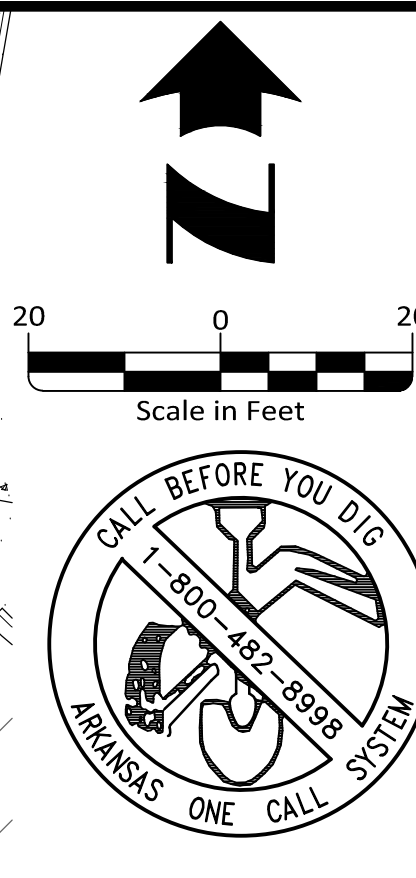
Sincerely,
Morrison-Shipley Engineers, Inc.,

M. Dirk Thibodaux, ASLA PLA
Project Manager



Sheet No.: 2 of 11

Drawing Name: P:\KAR-02\2020\KAR-02 Plan Sheet\Landscaping\Landscaping.dwg Plot Date: 03/19/2020 10:00am Plotted on: Mar 19, 2020 10:24am by dwgplot



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

Landscape Plan General Notes:

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

Site Sodding Note:

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

Landscape Requirements:

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

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

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

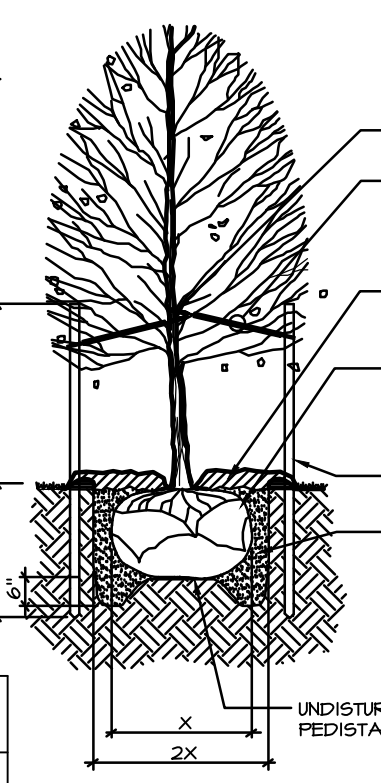
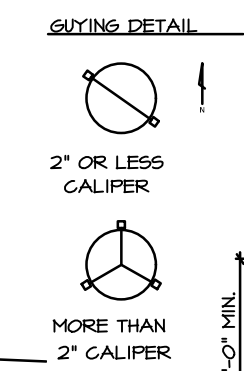
Island trees:
Required: 11
Provided: 11

DECIDUOUS TREE PLANTING LEGEND

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

PLANTING NOTES

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



TREE PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

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

Revision	By	Date

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



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

ANNOOR ACADEMY

at 2300 SE C Street

Bentonville, Benton County, Arkansas

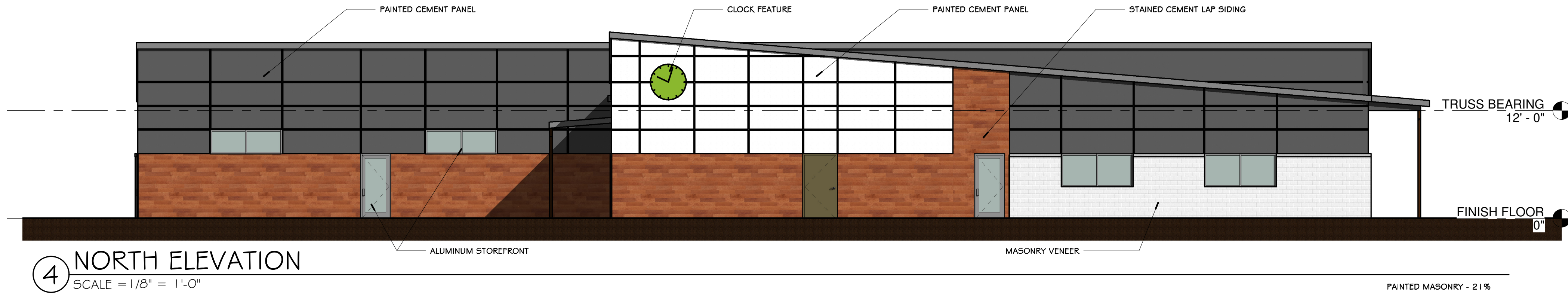
LANDSCAPE PLAN

Issued for Review - 03.19.2020

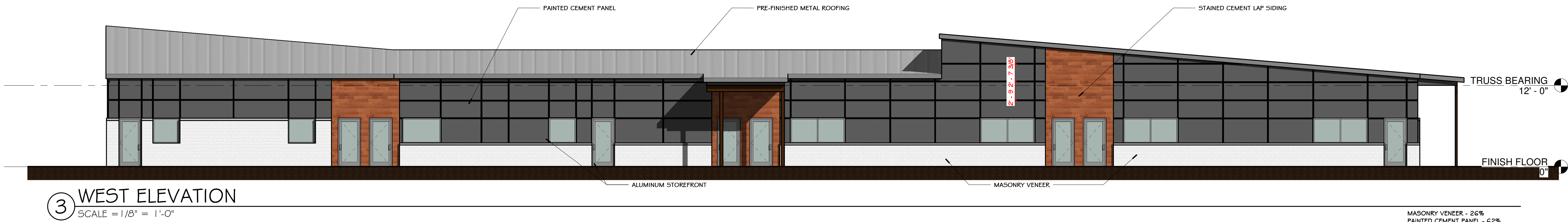
Sheet No:

8

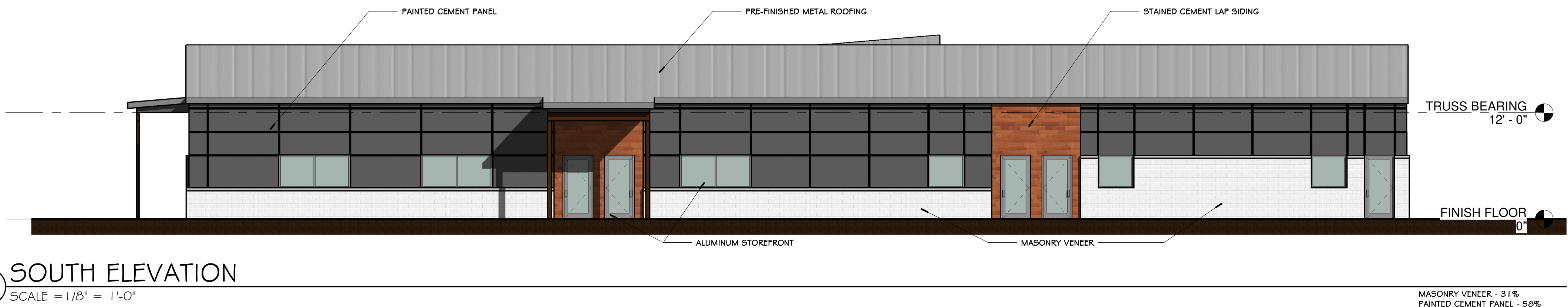
11



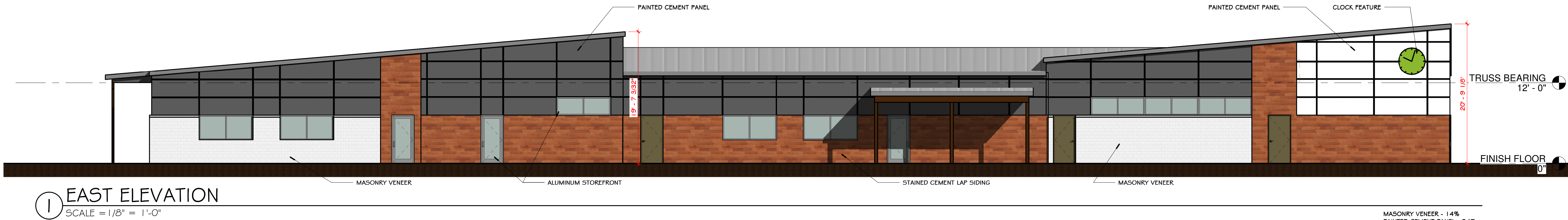
PAINTED MASONRY - 21%
PAINTED CEMENT PANEL - 62%
STAINED CEMENT PANEL - 17%



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



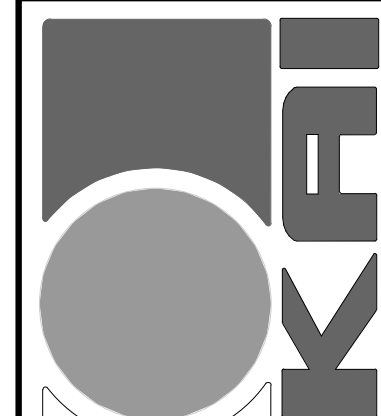
MASONRY VENEER - 31%
PAINTED CEMENT PANEL - 56%
STAINED CEMENT PANEL - 11%



MASONRY VENEER - 14%
PAINTED CEMENT PANEL - 54%
STAINED CEMENT PANEL - 32%

PROJECT: LSD20-0012 - ANNOOR ACADEMY

SEAL



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

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule	
Rev. #	Description

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

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

SHEET
A2.1
ELEVATIONS

These Drawings and Specifications are the exclusive property of Key Architecture Inc. and are protected by Copyright. Use or reproduction is prohibited without written consent.

CONDITIONAL USE STAFF REPORT



NWA Classical Academy

1300 Melissa Drive

PC Date: 5/19/2020

Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0017
Applicant / Current Owner	1300 Melissa, LLC 801 SW O Street Bentonville, Arkansas 72712
Site Area	+/- 4.79 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Industrial (I)
Requested Use	Educational Facility
Protective Covenants	N/A

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

Location Map



Property Description

The property is located at 1300 Melissa Drive. It is currently zoned PUD, Planned Unit Development. Educational facilities require a Conditional Use Permit in all zoning districts.

Proposed Use Description

Planning Commission approved a Conditional Use for NWA Classical Academy on May 7, 2019 for a period of one year.

According to the applicant's narrative, Responsive Education Solutions uses the first floor lobby, half of the first floor office space, and the entire second floor as classrooms for NWA Classical Academy. This area houses 7th through 12th grade students, as well as teachers and staff. Total occupancy is not expected to exceed 200. The school will be open normal school hours, generally no more than Monday through Saturday 7am-7pm. No outdoor areas are to be utilized. Students and staff will walk next door to 1302 Melissa Drive for any outdoor activities.

Public Notice

Staff has NOT received public comment regarding this request.

Conditions of Approval

If approved, the following conditions shall apply:

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

NARRATIVE

Northwest Arkansas Classical Academy

1300 Melissa Drive, Bentonville, AR 72712

Continuing

Proposed Use:

This property was approved for a conditional use as a school on June 10, 2019 (please see attached letter). This is a re-application for a continuation of this use.

Responsive Education Solutions uses the 1st floor lobby, ½ the 1st floor office space and entire 2nd floor as classrooms for NWA Classical Academy with the main building located next door at 1302 Melissa Drive. This area houses 7th through 12th grade students and related teachers and staff. Total occupancy of this 10,810 square foot area would not exceed 200.

Hours of Operation:

Normal School hours, but generally no more than Monday through Saturday 7:00 am to 7:00 pm.

Structural Changes:

Interior previous completed: Add Janitor closet to 2nd floor; Add 1 demise wall; Bentonville Fire Department approved Fire Walls, Fire Alarm system and appropriate door hardware to the space. No other interior improvements currently planned. Exterior: None.

- Site plan, indoor floor plan, parking & traffic flow and photographs attached.
- No outdoor areas to be used. Outdoor areas within 1302 Melissa. Student & teachers to walk to 1302 Melissa for indoor and Outdoor activities. No outdoor lighting changes proposed.
- No Protective Covenants.

Car Line Plan for 2019-2020

Northwest Arkansas Classical Academy

We will be instituting the following plan to accommodate additional students and cars during drop off and pick up times at Northwest Arkansas Classical Academy. This plan will allow for the additional cars and keep vehicles from backing up onto public streets during drop off and pick up times. We believe this plan will alleviate any stacking issues that could occur do to the increase in student enrollment.

- Carpool Lane - Cars picking up two or more families and at least three students may use the more efficient Car Pool Lane / HOV Lane**
- Staggered Start Times - by staggering the start and end times for the upper and lower schools of the day by 30 minutes, we will be able to have the car lines move faster and not spill out onto the street. It will split up the number of cars at any given time in the line.**
- Student Pick Up App - we will purchase an app that notifies the school automatically as to which car is in which lane, we will be able to move students to their cars faster and more efficiently. This will also reduce the time cars spend in line.**

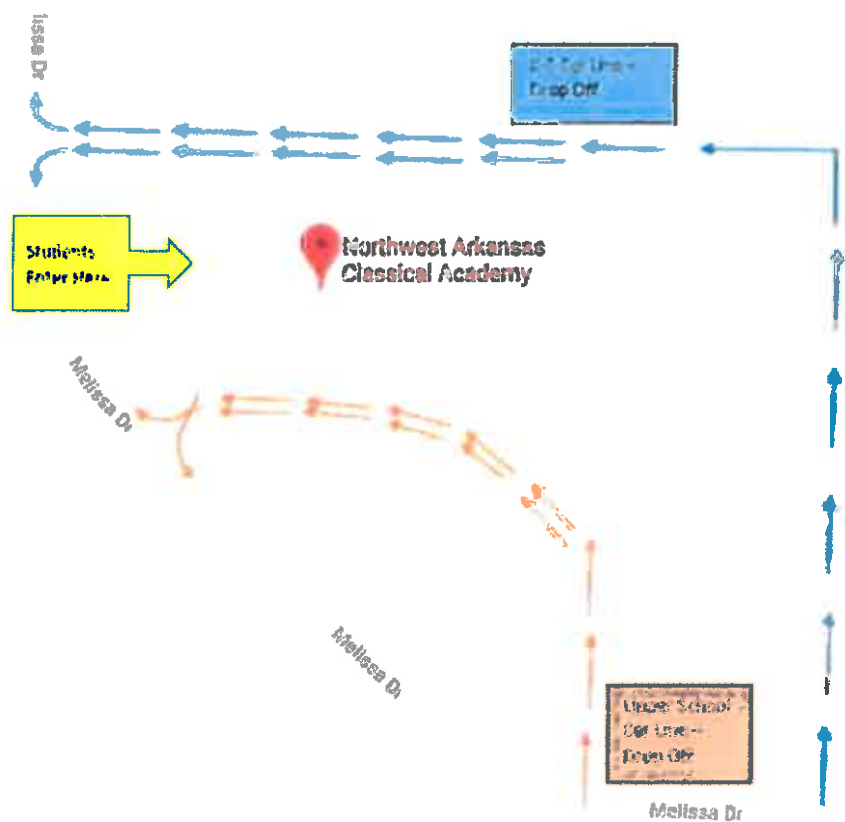
We anticipate adding an additional 10 parking spaces for new staff.



CAR LINE PROCEDURE

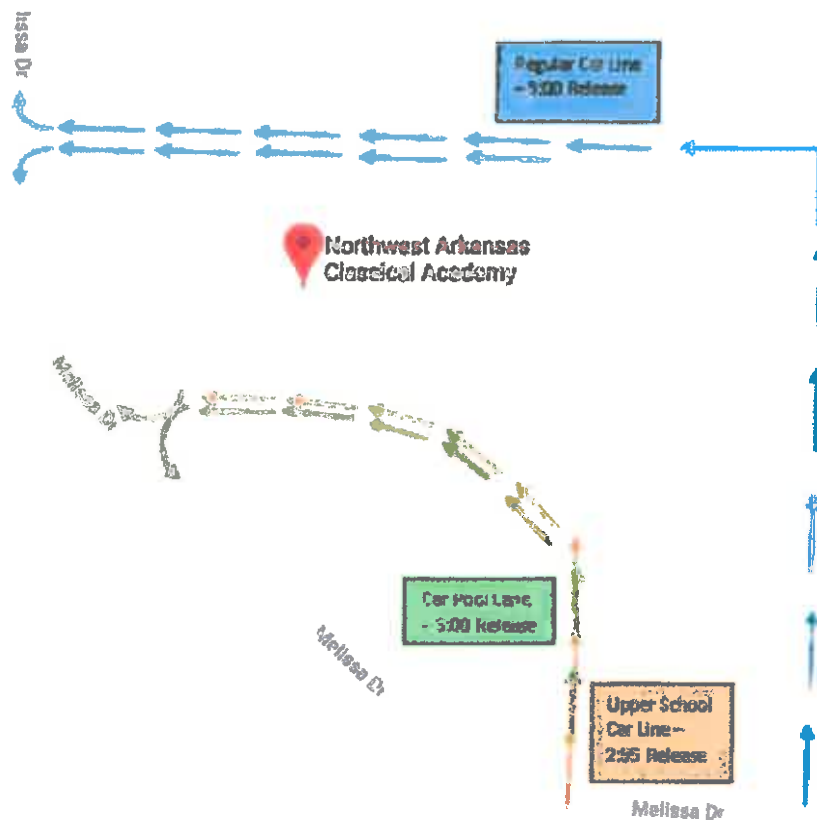
Morning Drop Off:

- The oldest child in the vehicle dictates where students are dropped off.
- During drop off, unless visiting the school, parents should remain in vehicles.



Afternoon Pick Up:

- Upper School (7-12) students released at 2:35.
- K-6 Students released at 3:00.
- The latest child's pick up time dictates which line you are in.
- K-6 Car Pool Lane cannot line up until 3:00, when the upper school line has cleared.





Consent Agenda Items

For Planning Commission meeting of May 19, 2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

- ❖ At the Technical Review meeting held on May 12, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 7 & 8, Scoggan Subdivision, Kato, 403 SW C Street, DN-2 Downtown Medium-Density Residential, LS20-0011

Lot split of Lots 3 and 4 of Scoggan Subdivision, creating new Lots 7 and 8 (both +/- 0.13 acres). The plat dedicates a 20-foot utility easement along SW C Street, as well as right-of-way to meet the requirements of the Master Street Plan. SW C Street is designated a Local street.

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

Lot Split: Lots 8 & 9, Osage Hills Subdivision, Centerton Waterworks & Sewer Commission, 3516 Ginn Road, Expired PUD & R-2, Duplex and Patio Home Residential, LS20-0023

A lot split of Lot 4 of Osage Hills Subdivision, creating new Lots 8 (+/- 35.15 acres) & 9 (+/- 1.17 acres). The plat dedicates additional utility easements to provide utility service to the lift station.

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

Lot Split: Lots 19 & 20, Eversole Addition, Eversole, SW Regional Airport Boulevard & SW I Street, C-2, General Commercial, LS20-0010

Lot split of Lot 14 of Eversole Addition, creating new Lots 19 (+/- 1.31 acres) and 20 (+/- 0.91 acres). New Lot 19 is the future home of Plaza Tire, a large scale development approved by Planning Commission on April 7, 2020. The plat dedicates an access easement off SW Regional Airport Boulevard along the eastern portion of new Lot 19 to give access to new Lot 20. The plat also dedicates an access easement off SW I Street along the shared lot line of both lots. In addition, the plat dedicates a 20 foot drainage easement along the eastern portion of new Lot 20.

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

Large Scale Development: Brightbridge Dental, Dietz, 1603 SW Regional Airport Boulevard, R-O, Residential Office, LSD20-0020

Large Scale Development proposing a 1,775 square foot addition to the existing Bright Ridge Dental. The development provides a bike rack and a patio seating area as site amenities. There are 22 existing parking spaces; 9 parking spaces are proposed. Landscaping meets the requirements of Article 1400 of the Land Development Code.

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

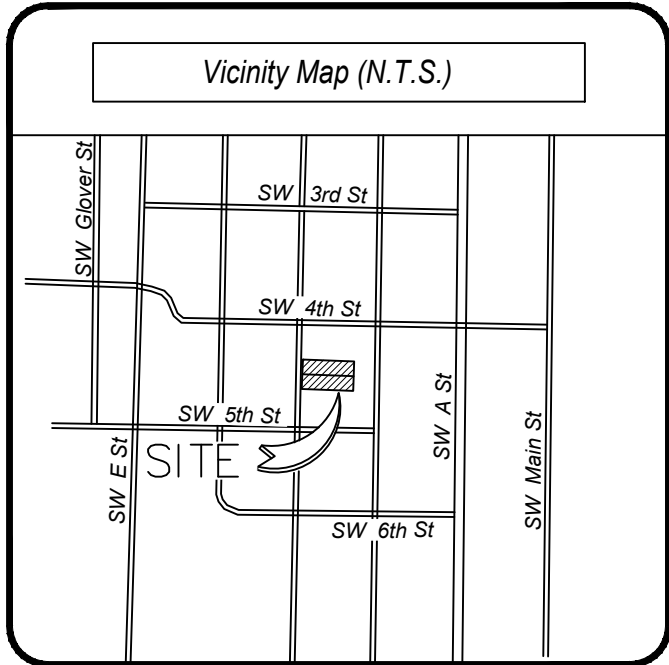


1 inch = 100 feet

LS20-0011
LOT SPLIT
SCOGGAN SUBDIVISION
403 SW C ST



LOT SPLIT - LOTS 3 & 4 OF SCOGGAN SUBDIVISION CREATING LOTS 7 & 8



BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH
FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE,
NAD 83. CONVERGENCE ANGLE= -1°17'15.10722"

DISTANCES SHOWN HEREON ARE GRID. COMBINED
SCALE FACTOR (GRID TO GROUND) = 1.000022936526072

LAT:36°22'03.4526" LON:94°12'45.4801"

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-31-130-04-1826

COMPLETED FIELD WORK:
MARCH 5, 2020

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK L2017 AT PAGE 066421.
2. SUBDIVISION PLAT FILED IN PLAT BOOK Y AT PAGE 134.
3. VAR17-0107 APPROVED ON 12-13-17.

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

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

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS
PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL NO.
05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF
06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD
AREA.

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

PROPOSED USE IS RESIDENTIAL.

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

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

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

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

ANY FUTURE DEVELOPMENT IS SUBJECT TO REQUIRING
MORE UE.

A VAR17-0107 FOR LOT WIDTH HAS BEEN APPROVED ON
12-13-17.

Owner/Developer

SATOKO KATO
403 SOUTHWEST C STREET,
BENTONVILLE, ARKANSAS 72712

Parcel #01-04098-000
DT DEVELOPMENT LLC
PO BOX 739
LOWELL AR 72745-0739
Zoned: RC-2
Lot 1, Block 2
Scoggan Subdivision

Parcel #01-04099-000
STAMPS, ANITA P
424 SW C ST
BENTONVILLE AR 72712-5851
Zoned: R-1
Lot 2 and the North 18.5 feet of Lot 3, Block 2
Scoggan Subdivision

Parcel #01-04100-000
NICHOLS, GLEANNA
436 SW C ST
BENTONVILLE AR 72712-5851
Zoned: R-1
Pt of Lot 3, Block 2
Scoggan Subdivision

Survey Description

PARENT TRACT
ALL OF LOT 3 AND THE NORTH 24 1/2 FEET OF LOT 4, BLOCK 1,
SCOGGAN SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON
COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD A AT PAGE
134.

LOT 7
LOT 7, BLOCK 1, SCOGGAN SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON
COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,
TO-WIT: BEGINNING AT A FOUND 1/2" REBAR BEING THE NORTHEAST CORNER OF
SAID LOT 3 AND RUNNING S02°20'33"W 39.73' TO A SET 1/2" REBAR, THENCE
N87°42'20"W 137.97' TO A SET 1/2" REBAR ON THE EASTERLY RIGHT-OF-WAY OF
SOUTHWEST C STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°18'04"E 39.74' TO
A FOUND 5/8" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S87°41'55"E 138.00' TO
THE POINT OF BEGINNING. CONTAINING 0.13 ACRES MORE OR LESS. SUBJECT TO
EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 8
LOT 8, BLOCK 1, SCOGGAN SUBDIVISION BLOCK 1, TO THE CITY OF BENTONVILLE, BENTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND
1/2" REBAR BEING THE NORTHEAST CORNER OF SAID LOT 3 AND RUNNING S02°20'33"W 39.73' TO A SET
1/2" REBAR BEING THE TRUE POINT OF BEGINNING THENCE S02°20'33"W 39.74' TO A FOUND 1" PIPE,
THENCE N87°42'45"W 137.94' TO A FOUND 1/2" REBAR LOCATED ON THE RIGHT-OF-WAY OF SOUTHWEST
C STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°18'04"E 39.76' TO A SET 1/2" REBAR, THENCE
LEAVING SAID RIGHT-OF-WAY S87°42'20"E 137.97' TO THE POINT OF BEGINNING. CONTAINING 0.13
ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Zoning & Setback Information

CURRENT ZONING:

DN-2 (DOWNTOWN NEIGHBORHOOD 2)

BUILDING SETBACKS:

SINGLE-FAMILY AND TWO-FAMILY

FRONT MINIMUM: 12'
FRONT MAXIMUM: 25'
EXTERIOR CORNER SIDE YARD MINIMUM: 12'
EXTERIOR CORNER SIDE YARD MINIMUM: 25'
INTERIOR SIDE DETACHED YARD: 7'
INTERIOR SIDE ATTACHED YARD: 0'
REAR: 25'

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

CONTACT:
BENTONVILLE PLANNING SERVICES
ADDRESS: 305 SW A ST, BENTONVILLE, AR 72712
PHONE: (479) 271-3122

Parcel#01-04094-000
CONWAY, CHRISTOPHER E TRUSTEE
1803 SW BROMPTON ST
BENTONVILLE AR 72713
Zoned: DN-2
Lot 2, Block 1
Scoggan Subdivision

Parcel #01-04093-000
ROBINSON, LISA DHIRU &
REGINALD LAMONT
307 SW 4TH ST
BENTONVILLE AR 72712
Zoned: R-1
Lot 1, Block 1
Scoggan Subdivision

NE Corner
Lot 7, Block 1
Scoggan Subdivision
1/2" Rebar
PLS #1532
P.O.B.
Parent Tract & Lot 7
P.O.C. Lot 8

Parcel #01-03134-000
RUSH, REEDA M TRUSTEE
HABITAT FOR HUMANITY OF BENTON
1212 N WALTON BLVD
BENTONVILLE AR 72712-4131
Zoned: R-1
Lot 3, Block 2 - TJ Hollands Subdivision

Parcel #01-03135-000
BLOODWORTH, RUSSELL E & KATIE E STILWELL
103 RIDGEFIELD ST
BENTONVILLE AR 72712-4074
Zoned: RC-3
Lot 14, Block 2 - TJ Hollands Subdivision

Parcel #01-03135-002
MOTTET, BRIAN
408 SW B ST #2
BENTONVILLE AR 72712-5880
Zoned: RC-3
Lot 15, Block 2 - TJ Hollands Subdivision

Parcel #01-03135-001
MCGEE, PETER & LAI, YEE-LIN
650 N LONGFELLOW LN
FAYETTEVILLE AR 72704
Zoned: RC-3
Lot 16, Block 2 - TJ Hollands Subdivision

Parcel #01-03135-003
KINSLEY, MARK & TARA
3702 SPRING HILL RD
JOPLIN MO 64804-8121
Zoned: RC-3
Lot 17, Block 2 - TJ Hollands Subdivision

Parcel #01-03136-000
HINTZ, DANIEL M & MISIEWICZ, KASSIE M
412 SW B ST
BENTONVILLE AR 72712-5880
Zoned: D-E
Lot 9, Block 2 - TJ Hollands Subdivision

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION _____

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

CERTIFICATE OF FINAL APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

Utility Notes

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

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

BEUD'S STANDARD PRACTICE IS TO PLACE
UNDERGROUND EQUIPMENT
(TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION
BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY
ADJUSTMENTS TO THE
PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT
BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER
TO PAY FOR THE COST OF
BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

ALL UTILITY LOCATIONS OF BEEN FIELD VERIFIED.

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

Surveyor's Note

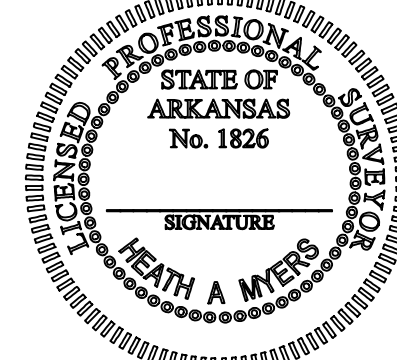
HOUSE TO BE DEMOLISHED IF
PARTY WALL NOT ESTABLISHED

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD (CL)
- RIGHT-OF-WAY (RW)
- FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING TELEPHONE LINE
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR & CAP
- COMPUTED POINT
- EXISTING POWER POLE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEAN OUT
- EXISTING UTILITY VAULT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- M.S.P. MASTER STREET PLAN
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT

0 20 40
1 INCH = 20 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 12TH DAY OF MARCH, 2020.



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

FIRM:

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

Certificate of Authorization No 1534

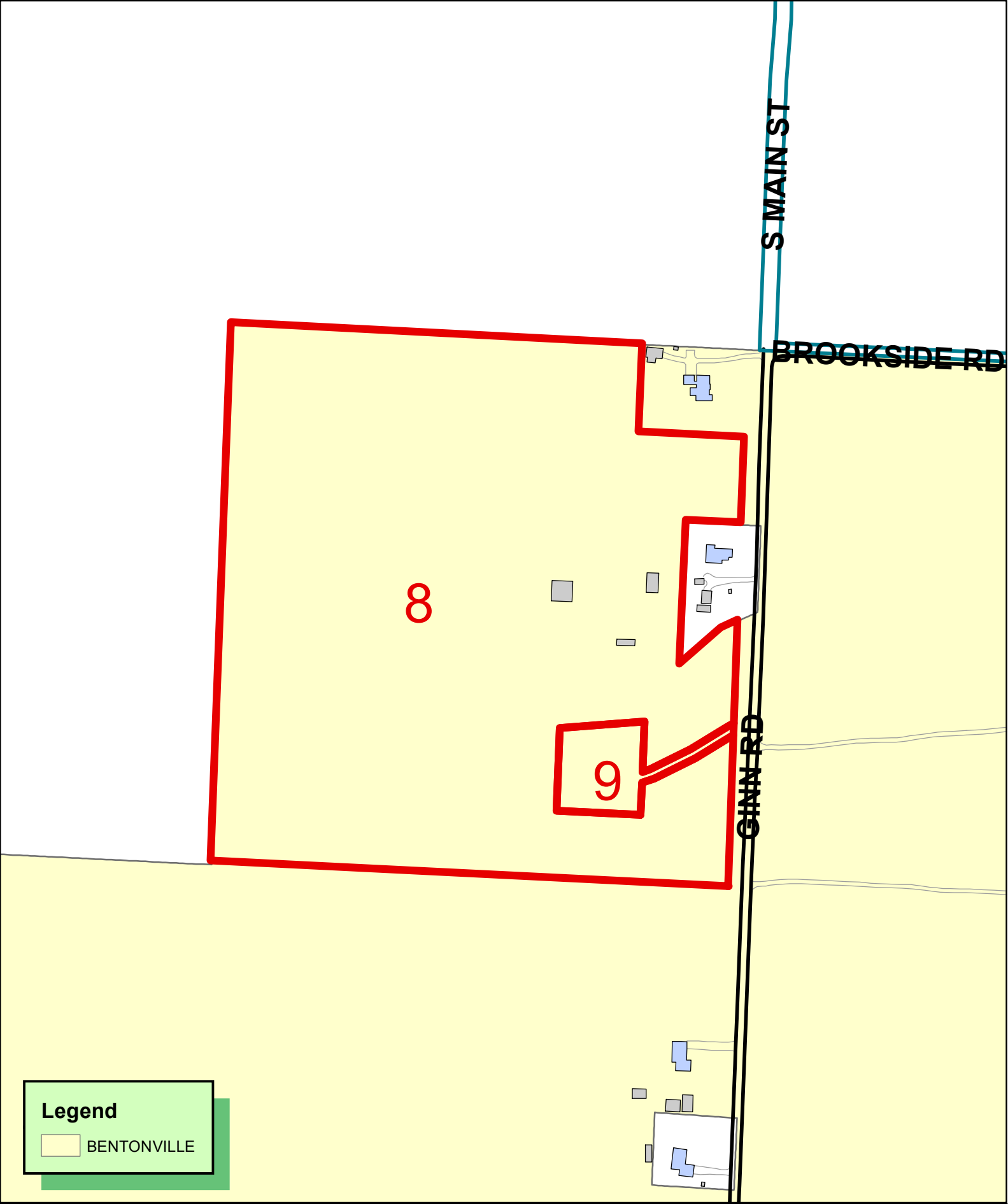
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
M.B. 03-12-2020	T.P.N.	R.S.
COUNTY & STATE:	JOB NUMBER:	
BENTON COUNTY, ARKANSAS	20-1222	
LOCATION:	403 SW C ST, BENTONVILLE, AR	

FOR THE USE AND BENEFIT OF:

SATOKO KATO

LS20-0011

DATE	REVISION



Legend

 BENTONVILLE

 1 inch = 300 feet

**LS20-0023
LOT SPLIT
OSAGE HILLS SUBDIVISION
LOT 4 CREATING LOTS 8 & 9**



RECORDING BLOCK



GENERAL NOTES:

1. BEFORE ANY WORK IN THE RIGHT OF WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND THE TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE RIGHT OF WAY. WORK IN THE RIGHT OF WAY MAY REQUIRE A SEPERATE PERMIT.
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

CERTIFICATE OF RECORDING:

THIS DOCUMENT FILED FOR RECORD ON
THIS _____ DAY OF _____, 2020,
IN PLAT BOOK NO. _____ AT PAGE _____

SIGNED _____
CIRCUIT CLERK

CERTIFICATE OF APPROVAL:

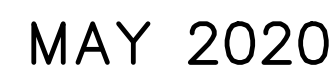
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



BY

ENGINEERING SERVICES INC.



SPRINGDALE, ARKANSAS

PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

OWNER:

WM 63 RE 1 LLC (LOT 8)
885 3RD AVENUE, STE 2403
NEW YORK, NY 10022-4834

CITY OF CENTERTON (LOT 9)
CENTERTON WATERWORKS &
SEWER COMMISSION
P.O. BOX 366
CENTERTON, AR 71719
UTILITIES DIRECTOR
(FRANK HOLZKAMPER)
(479) 795-0222

SURVEYOR:

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

WORK ORDER #:

18811

CITY ZONING:

R-1 (SINGLE FAMILY RESIDENTIAL)

SETBACKS:

PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	COVER STREET
2	LOT CONFIGURATION KEY
3	LOT SPLIT

CERTIFICATE SURVEYING ACCURACY:

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

DATE OF EXECUTION:

SIGNED: _____
S. CRAIG DAVIS
REGISTERED LAND SURVEYOR NO. 1156
STATE OF ARKANSAS

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.

WM 63 RE 1 LLC

CITY OF CENTERTON, ARKANSAS

DATE: _____

BENTONVILLE, AR.

SOURCE OF TITLE: D.R. L201809637, L201920123 & 202012776



**LOT 4 OSAGE HILLS SUB
LOT CONFIGURATION KEY
BENTONVILLE, ARKANSAS**

REVISION	DATE	DESCRIPTION

© Cambridge International Engineering Services Ltd. 2014

SCALE: 1"=100'

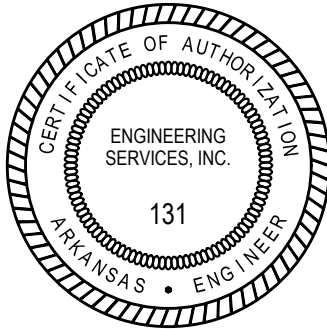
DATE: May 3, 2020

ENGINEER: MCJ

DRAWN BY: JAL

W.O. #: 18811

02



LOT 4

DESCRIPTION LOT 4.

LOT 4 OF OSAGE HILLS SUBDIVISION AS RECORDED ON JANUARY 9, 2019 IN
DOCUMENT L201901294, IN THE RECORDS OF BENTON COUNTY, ARKANSAS

LOT 8

DESCRIPTION LOT 8:

A PART OF LOT 4 OF USAGE HILLS SUBDIVISION AS RECORDED ON JANUARY 9, 2019 IN DOCUMENT L201901294 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 ON THE WESTERLY RIGHT OF WAY OF GINN ROAD; THENCE N 87°01'51" W, 1271.80 FEET; THENCE N 02°09'55" E, 1322.55 FEET; THENCE S 87°01'42" E, 1009.93 FEET; THENCE S 02°10'38" W, 215.69 FEET; THENCE S 87°01'04" E, 258.77 FEET; THENCE S 01°59'59" W, 210.37 FEET; THENCE N 87°23'27" W, 135.15 FEET; THENCE S 02°36'36" W, 353.48 FEET; THENCE N 48°44'38" E, 135.93 FEET; THENCE N 65°24'56" E, 44.63 FEET; THENCE S 01°59'59" W, 254.03 FEET; THENCE S 59°46'34" W, 19.27 FEET; THENCE S 58°50'15" W, 104.62 FEET; THENCE S 63°26'24" W, 110.68 FEET; THENCE S 71°26'04" W, 20.47 FEET; THENCE N 02°22'24" E, 123.65 FEET; THENCE S 85°37'09" W, 208.28 FEET; THENCE S 02°22'44" W, 202.92 FEET; THENCE S 87°11'33" E, 206.84 FEET; THENCE N 02°22'24" E, 78.57 FEET; THENCE N 71°26'04" E, 31.77 FEET; THENCE N 63°26'24" E, 113.44 FEET; THENCE N 58°50'15" E, 105.42 FEET; THENCE N 59°46'34" E, 3.31 FEET; THENCE S 01°59'59" W, 371.32 FEET TO THE POINT OF BEGINNING CONTAINING 35.15 ACRES, MORE OR LESS.

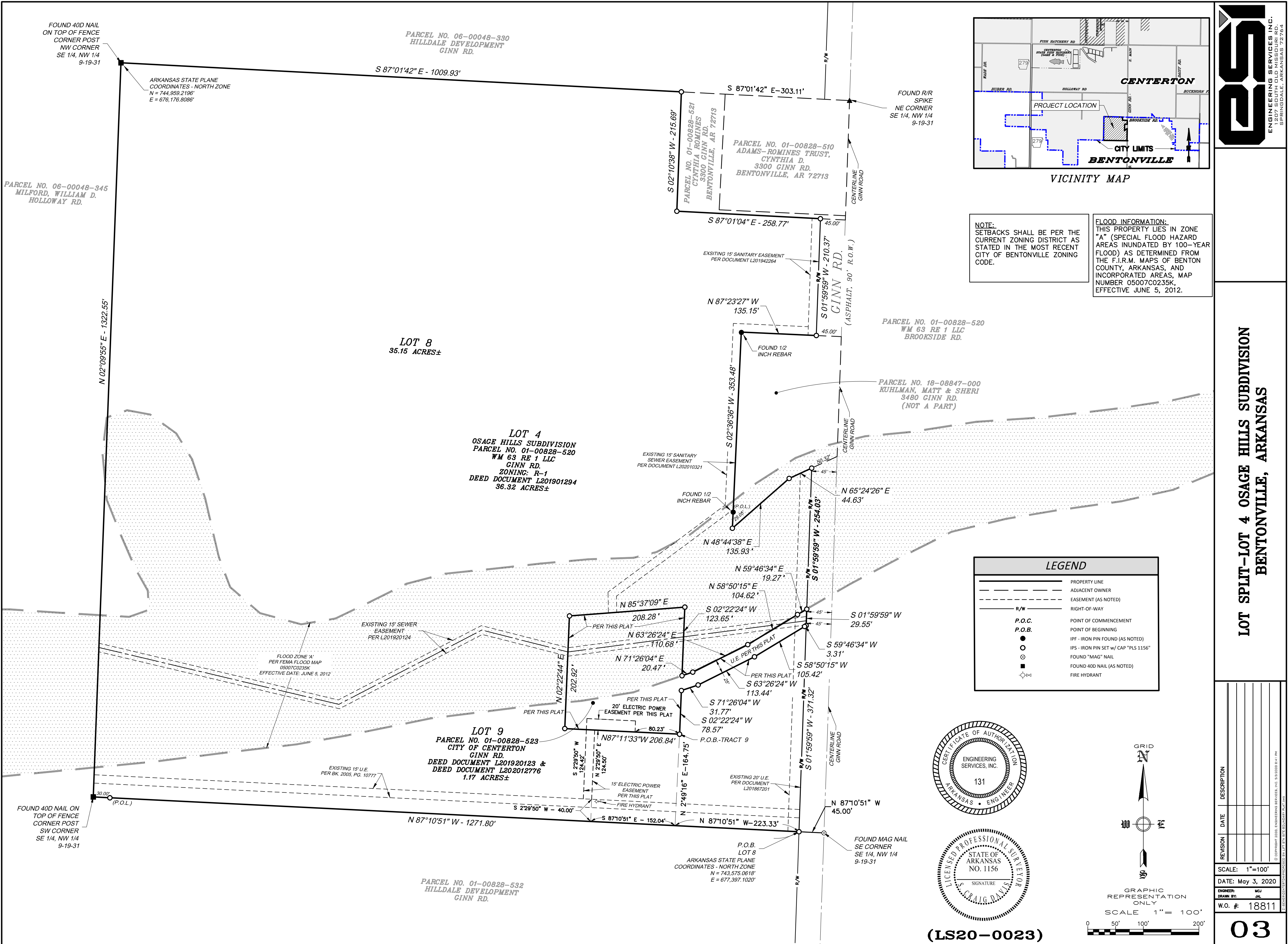
LOT 9

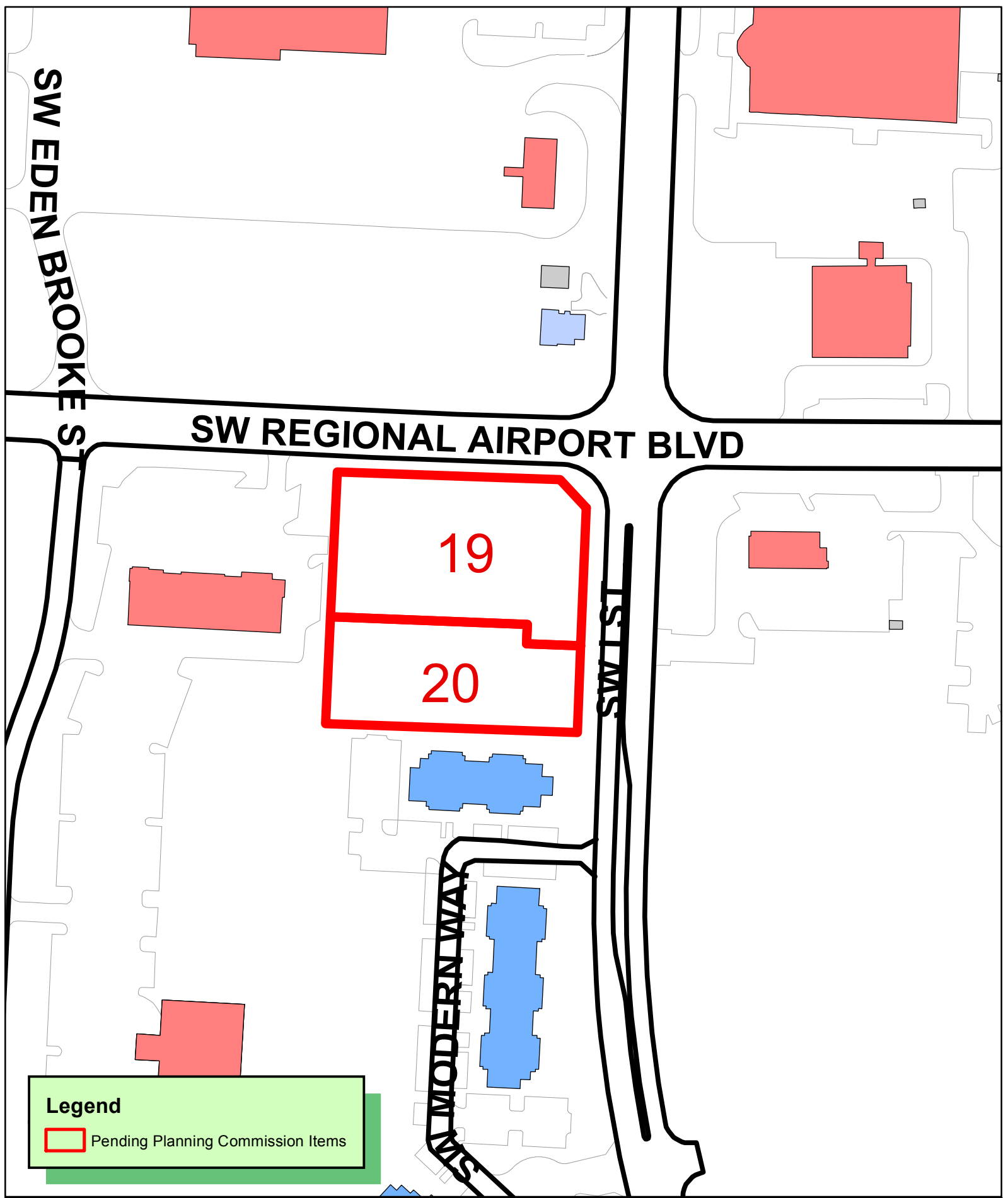
DESCRIPTION LOT 9:

A PART OF LOT 4 OF OSAGE HILLS SUBDIVISION AS RECORDED ON JANUARY 9, 2019 IN DOCUMENT L201901294, IN THE RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 ON THE WESTERLY RIGHT OF WAY OF GINN ROAD; THENCE WITH THE SOUTH LINE OF SAID LOT 4, N 87°10'51" W, 223.33 FEET; THENCE LEAVING SAID SOUTH LINE OF SAID LOT 4, N 02°49'16" E, 164.75 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED IN QUIT CLAIM DEED FILED FOR RECORD APRIL 29, 2019 AT L201920123 IN THE RECORDS OF BENTON COUNTY, ARKANSAS; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT N 87°11'33" W, 206.84 FEET; THENCE ALONG THE WESTERLY LINE OF SAID TRACT N 02°22'24" E, 202.92 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT N 85°37'09" E, 208.28 FEET; THENCE ALONG THE EASTERLY LINE OF SAID TRACT S 02°22'24" W, 123.65 FEET; THENCE LEAVING SAID EASTERLY LINE N 71°26'04" E, 20.47 FEET; THENCE N 63°26'24" E, 110.68 FEET; THENCE N 58°50'15" E, 104.62 FEET; THENCE N 59°46'34" E, 19.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GINN ROAD; THENCE ALONG SAID RIGHT-OF-WAY S 01°59'59" W, 29.55 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S 59°46'34" W, 3.31 FEET; THENCE S 58°50'15" W, 105.42 FEET; THENCE S 63°26'24" W, 113.44 FEET; THENCE S 71°26'04" W, 31.77 FEET TO SAID EASTERLY LINE OF SAID TRACT; THENCE WITH SAID EASTERLY LINE S 02°22'24" W, 78.57 FEET TO THE POINT OF BEGINNING, CONTAINING 1.17 ACRES MORE OR LESS.

(LS20-0023)





Lot Split of Lot 14 of Eversole Addition,
Creating Lots 19 & 20 of Eversole Addition
SW Regional Airport Ave.
City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
2. This plat represents an Lot Split of the parcel recorded in Plat Records, Lot 14 of Eversole Addition Book 2016, Pages 611 and 612 in the public records of Benton County Arkansas.
3. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
4. Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.
5. This survey is valid only if the drawing includes the seal and signature of the surveyor on the cover sheet, and all sheets in their entirety.
6. This survey meets current Arkansas Minimum Standards of Practice for Property Boundary Surveys and Plats.
7. Subsurface and environmental conditions were not examined nor considered a part of this survey.
8. By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County Arkansas .
Map Number: 05007C0255K
Map Revised: June 5, 2012
9. No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from City of Bentonville GIS. This property is zoned C-2 (General Commercial) per Ordinance No. 2019-121, on August 13th, 2019. Building setbacks for zone C-2 are as follows:
- | | |
|---------------------------------------|---------|
| Front: | |
| Parking in front: | 50 Feet |
| No parking in front: | 20 Feet |
| Side: | |
| Adjacent to non-residential District: | 07 Feet |
| Adjacent to residential District: | 30 Feet |
| Rear: | |
| Adjacent to non-residential District: | 00 Feet |
| Adjacent to residential District: | 30 Feet |
- | | |
|---------------------|---------|
| Height Regulations: | 60 Feet |
|---------------------|---------|
15. Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
16. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.
17. Sidewalk shall be the responsibility of the builder/owner at time of building permit issuance.
18. Fences or any other structures may not be built in any drainage easements.
19. Work in the Right-of-Way to be reviewed and approved by the City Engineer.

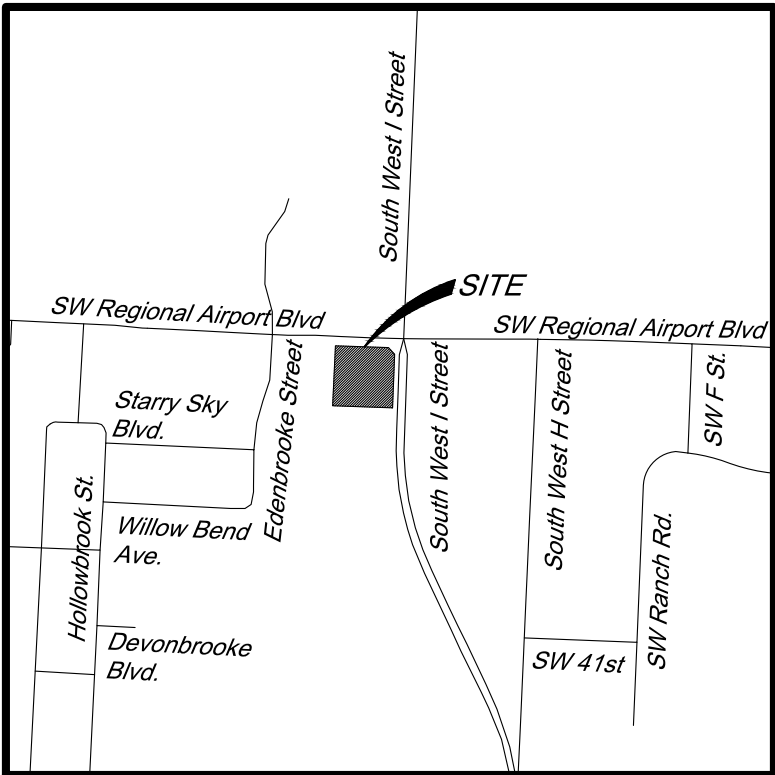
Parent Tract Description:

Lot 14 of Eversole Addition to the City of Bentonville, Arkansas as recorded in Plat Book 2016, Page 611, in the public records of Benton County, Arkansas.

Lot 19 Description

A portion of Lot 14 of Eversole Addition as recorded in Plat Book 2016, Page 611 in the public records of Benton County, Arkansas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar with cap PLS #1789, being the Northeast corner of said Lot 14 on the West Right-of-Way line of SW I Street per Deed Book 2009, Page 47852;
THENCE with said West Right-of-Way, South 02°14'14" West 171.33 feet to a set 5/8" rebar with cap stamped J. BARNETT AR 1666;
THENCE leaving said West Right-of-Way, North 87°45'46" West 67.03 feet to a set 5/8" rebar with cap stamped J. BARNETT AR 1666;
THENCE North 02°14'14" East 24.21 feet to a set 5/8" rebar with cap stamped J. BARNETT AR 1666;
THENCE North 87°45'46" West 244.23 feet to a set 5/8" rebar with cap stamped J. BARNETT AR 1666 on the West boundary of aforementioned Lot 14;
THENCE with said West line, North 02°43'45" East 179.48 feet to a found 5/8" rebar with cap (destroyed) on the North boundary line of said Lot 14 and South Right-of-Way of SW Regional Airport Blvd.;
THENCE with said North line, South 88°01'15" East 276.14 feet to a found 5/8" rebar with cap PLS 1304;
THENCE South 42°45'46" East 47.51 feet to the POINT OF BEGINNING and containing 56,997 square feet or 1.31 acres, more or less.



Vicinity Map

Not to Scale
Latitude: 36°20'5.82"N
Longitude: 94°13'23.44"W

Lot 20 Description

A portion of Lot 14 of Eversole Addition as recorded in Plat Book 2016, Page 611 in the public records of Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" rebar with cap PLS #1789, being the Northeast corner of said Lot 14 on the West Right-of-Way line of SW I Street per Deed Book 2009, Page 47852;
THENCE with said West Right-of-Way, South 02°14'14" West 171.33 feet to a set 5/8" rebar with cap stamped J. BARNETT AR 1666 and the POINT OF BEGINNING;

THENCE continuing with said West Right-of-Way, South 02°14'14" West 107.39 feet to a found 5/8" rebar with cap stamped PLS #1666 at the Southeast corner of aforementioned Lot 14;
THENCE with the South line of said Lot 14, North 88°01'15" West 312.41 feet to a found 5/8" rebar with cap PLS 1789 on the West boundary line said Lot 14;
THENCE with said West line, North 02°43'45" East 133.01 feet to a set 5/8" rebar with cap stamped J. BARNETT AR 1666;
THENCE leaving said West line, South 87°45'46" East 244.23 feet to a set 5/8" rebar with cap stamped J. BARNETT AR 1666;
THENCE South 02°14'14" West 24.21 feet to a set 5/8" rebar with cap stamped J. BARNETT AR 1666;
THENCE South 87°45'46" East 67.03 feet to the POINT OF BEGINNING and containing 39,634 square feet or 0.91 acres, more or less.



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500
3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

Owner / Owners
Parcel Number #01-16606-000
Name: Rhodes Development Company
PO Box 779
Cape Girardeau, MO 63702

Engineers/Surveyors:

CEI Engineering Associates, Inc.
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72758
Phone: (479) 273-9472
Fax: (479) 271-0536
Engineering Contact: Nate L. Bachelor, PE
Surveyor: James G. Temple, PLS

Certificate of Approval:

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

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

Certificate of Ownership:

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

Date of Execution: _____

Print: _____

Signed : _____
Rhodes Development Company, L.L.C.
PO Box 779
Cape Girardeau, MO 63702

Source of Title: Doc. #L202005683

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

Notary Public _____ My Commission Expires _____

PLAT FOR REVIEW

Certificate of Surveying Accuracy:

I, James Barnett, 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.

Signed: _____
Professional Land Surveyor No. 1666
State of Arkansas

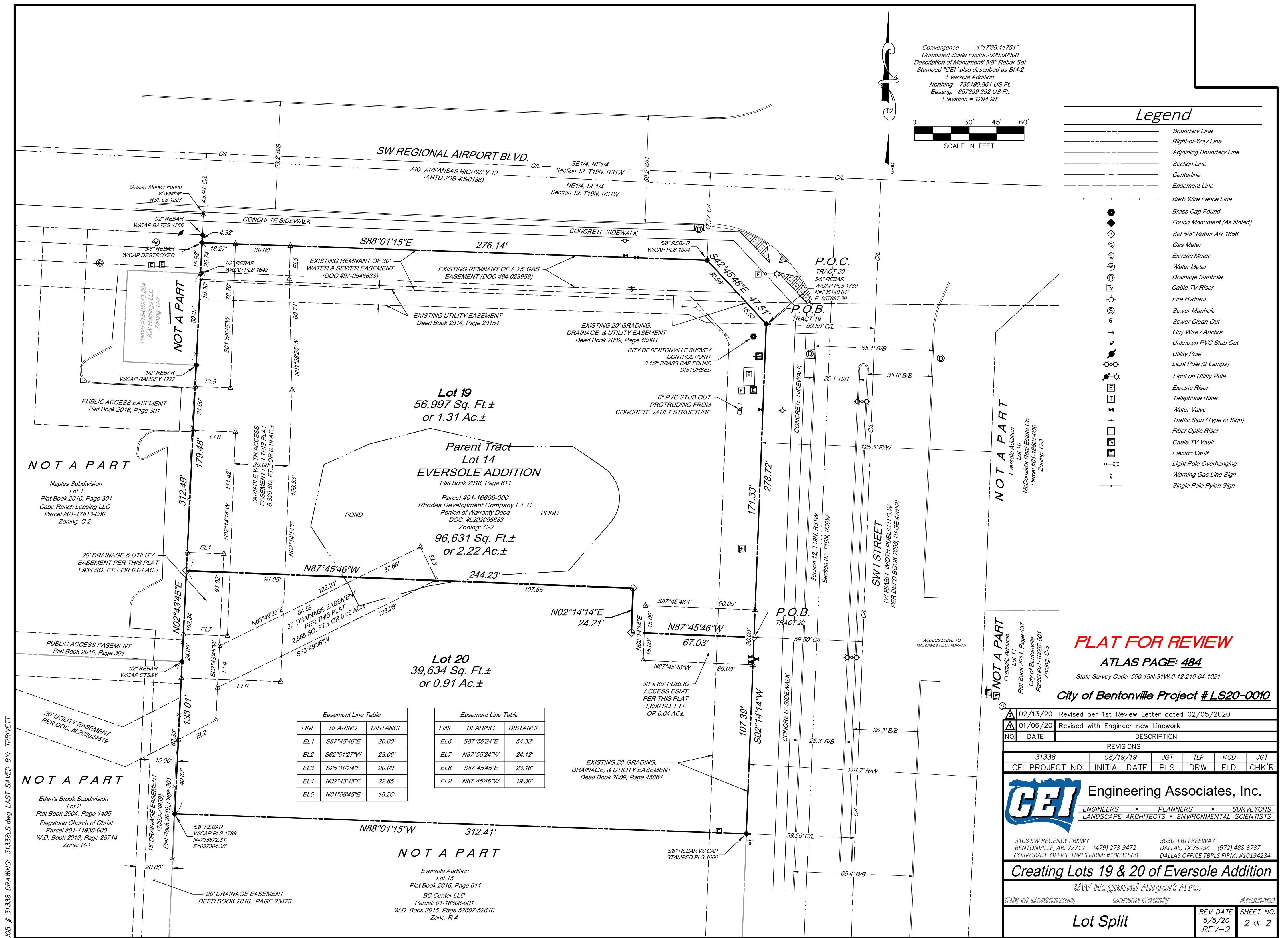
ATLAS PAGE: 484

Date of Execution: _____

State Survey Code: 500-19N-31W-0-12-210-04-1021

City of Bentonville Project # LS20-0010

02/13/20	Revised per 1st Review Letter dated 02/05/2020	JOB NO.: 31338	DWG NAME: 31338LS
01/06/20	Revised with Engineer new Linework	DATE	SHEET NO.
NO.	DATE	DESCRIPTION	1 OF 2
REVISIONS			
REV-2			



Legend

 Pending Planning Commission Items

SW REGIONAL AIRPORT BLVD

SW BANBURY DR

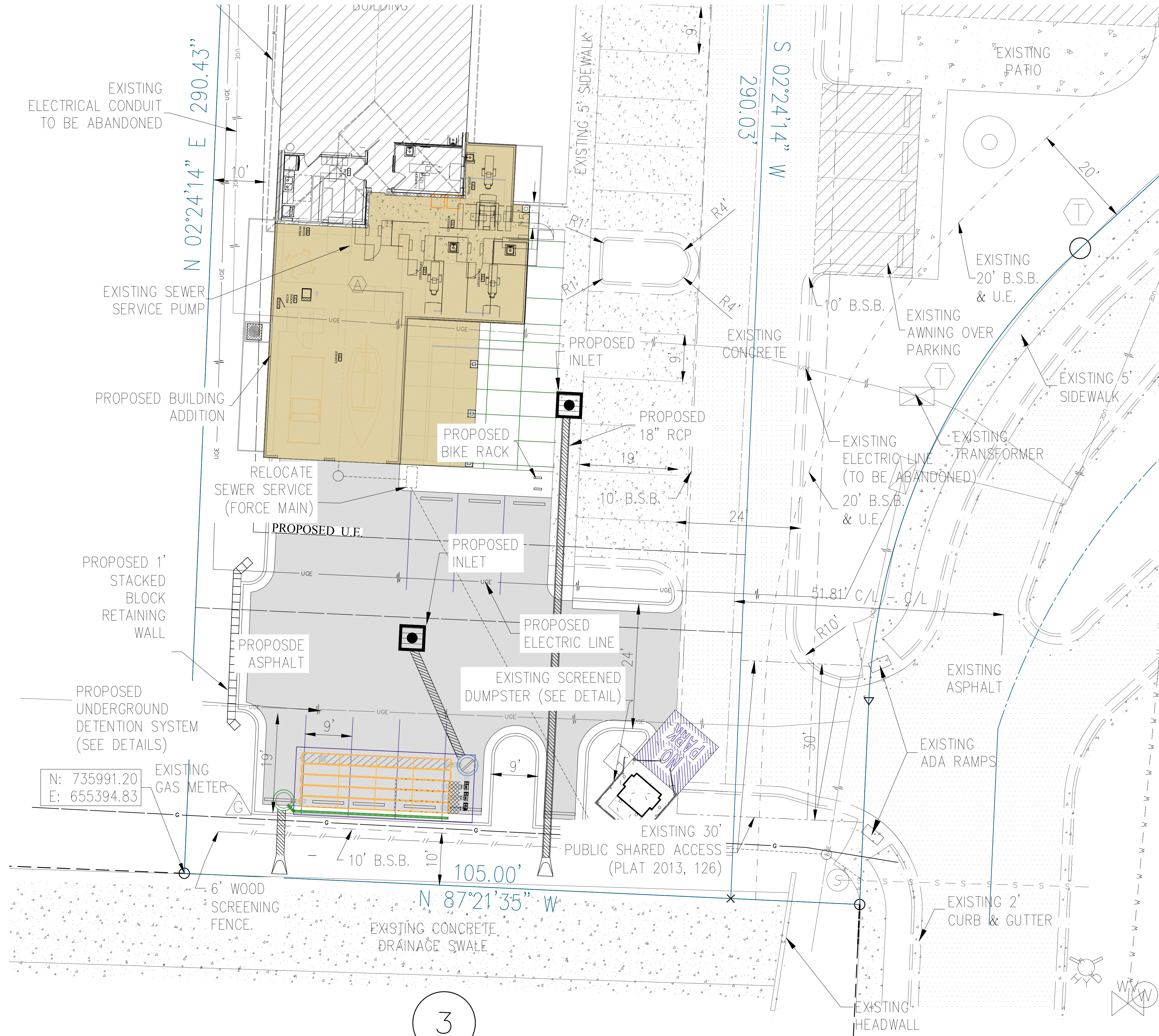
STAVERTON DR



1 inch = 100 feet

LSD20-0020
LARGE SCALE DEVELOPMENT
BRIGHT RIDGE DENTAL
1603 SW REGIONAL AIRPORT BLVD





- SITE AMENITIES:**
- PATIO SEATING AREA
 - BIKE RACK

ADJACENT LAND OWNERS

- 1) PARCEL #18-08905-000
DENNIS HARMON
1662 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712-7359
ZONED: COUNTY
- 2) PARCEL #01-12366-002
SIMPSON, JAMES C AND JANNA M
3908 SW BANBURY DR
BENTONVILLE, AR 72712
ZONED: R-1
- 3) PARCEL #01-12537-000
OXFORD RIDGE POA
PO BOX 1731
BENTONVILLE, AR 72712-1731
ZONED: R-1
- 4) PARCEL #01-07951-030
CHARLTON DEVELOPMENT COMPANY
905 SE 28TH ST SUITE 2
BENTONVILLE, AR 72712-3882
ZONED: R-0

SITE AND UTILITY NOTES:

- ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
- ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED. ALL ROOF MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS. SMALLER GROUND MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.
- ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
- TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
- DENTAL PRACTICES THAT REMOVE AND/OR PLACE AMALGAM FILLINGS SHOULD USE APPROVED AMALGAM MANAGEMENT PRACTICES. INSTALLATION OF AN AMALGAM SEPARATOR IN ADDITION TO CHAIR-SIDE TRAPS AND VACUUM FILTERS IS RECOMMENDED. THE SEPARATOR SHOULD BE ISO-CERTIFIED TO REMOVE 95% OF AMALGAM PARTICLES.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PROPOSED FENCING AND SIGNAGE.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- ANY NEW LIGHTING WILL REQUIRE TAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

EXISTING	LEGEND	EXISTING	DESCRIPTION
		ASPHALT (EDGE)	
		ASPHALT (SURFACE)	
		BOLLARD	
		BUILDING	
		BUILDING SETBACK LINE	
USTV		CABLE TV (UNDERGROUND)	
OWT		CABLE TV (OVERHEAD)	
		CONCRETE (EDGE)	
		CONCRETE (SURFACE)	
		CONDUIT	
		CONTOURS	
		CURB & CUTTER	
		DRAINAGE FLOW	
		DUMPSTER	
		EASEMENT	
UGE		ELECTRICAL (UNDERGROUND)	
ONE		ELECTRICAL (OVERHEAD)	
		ELECT. TRANSFORMER	
		EROSION CONTROL BALES	
		EROSION CONTROL FENCE	
		EROSION CONTROL RIP-RAP	
		FENCE (WIRE/WOOD/CHAIN)	
		FIBER OPTIC CABLE	
		FIRE HYDRANT ASSEMBLY	
		FLOWLINE	
		FORCE MAIN	
		GAS	
		GAS MAIN	
		GAS METER/VALVE	
		GRAVEL (EDGE)	
		GRAVEL (SURFACE)	
		IRON PIN - (RE-BAR)	
		LANDSCAPE EDGING	
		LIGHT	
		MONUMENT (CONCRETE)	
		POND	
		POWER POLE	
		PROPERTY LINE (EXTERNAL)	
		RETAINING WALL	
		RIGHT-OF-WAY	
		SANITARY SEWER MANHOLE	
		SANITARY SEWER PIPE	
		SANITARY SEWER SERVICE	
		CENTERLINE	
		SIDEWALK	
		STOP SIGN / FLAG POLE	
		SPOT ELEVATION	
		STABILIZED CONSTRUCTION ENT.	
		AC UNIT	
		STORM SEWER PIPE	
		STRIPES (PAINTED OR STICKY)	
		TELEPHONE RED/MANHOLE	
		TELEPHONE (UNDERGROUND)	
		TELEPHONE (OVERHEAD)	
		TREE LINE CANOPY	
		TREE/TREE TO BE REMOVED	
		WATER MAIN BLOWOFF VALVE	
		WATER MAIN FIRE DEPT. CONN.	
		WATER MAIN PIPE	
		WATER MAIN REDUCER	
		WATER MAIN THRUST BLOCK	
		WATER METER	
		WATER METER (IRRIGATION)	
		WATER VALVE	

ENGINEER: G. Bates

DRAWN BY: K. Watts, J. Chavis

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

Copyright © 2018 Bates & Associates, Inc.

DATE	REVISIONS
3/16/20	
1st SUBMITTAL	

**BRIGHT RIDGE DENTAL
BUILDING ADDITION LSD PLAN**

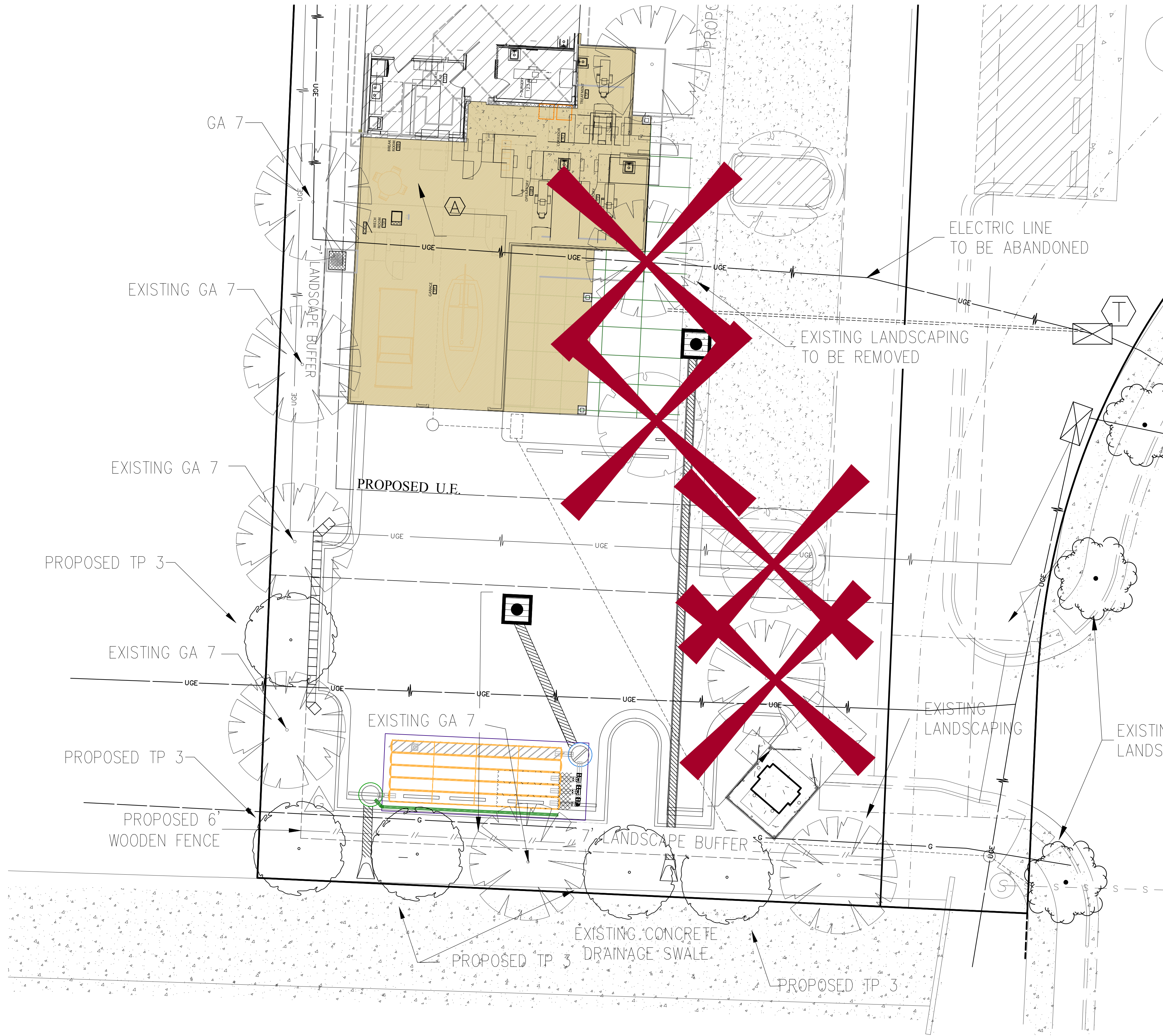
SITE & UTILITY PLAN

BENTONVILLE, ARKANSAS

Bates & Associates, Inc.

www.batesandassociates.com
Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.621.9350



PROPOSED PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOTMIN. SIZE	NOTES
4	RC	EASTERN RED CEDAR Juniperous virginiana	CONT.	8' HT

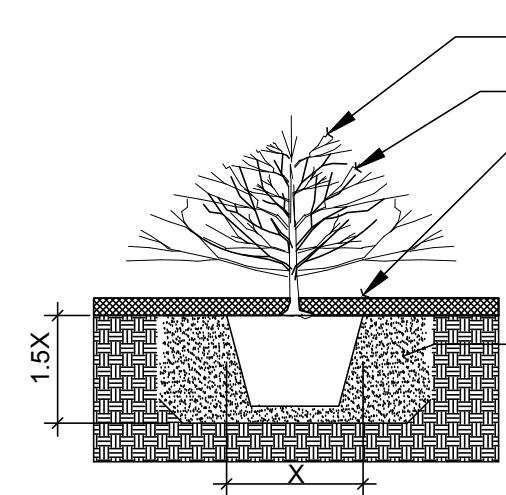
LANDSCAPE REQUIREMENTS:

LANDSCAPED STREET FRONTAGE BUFFER
1. TEN FOOT BUFFER STRIP WITH ONE (1) SHADE TREE, ONE (1) ORNAMENTAL TREE, AND TEN (10) SHRUBS PER 25 LF. OF STREET FRONTAGE, 50% BEING EVERGREEN
- 105' OF TOTAL STREET FRONTAGE
4 SHADE TREES REQUIRED
4 ORNAMENTAL TREES REQUIRED
40 SHRUBS REQUIRED

INTERIOR PARKING LOT LANDSCAPING
REQUIREMENT OF 8% OF PARKING AREA DEDICATED TO INTERIOR LANDSCAPING
- PARKING LOT AREA: 7,700 SQ. FT.
616 SQ. FT. REQUIRED FOR INTERIOR LANDSCAPING
663 SQ. FT. PROVIDED
ONE (1) SHADE TREE REQUIRED PER PARKING ISLAND
- 2 PARKING ISLAND
2 TREES REQUIRED

LANDSCAPED PERIMETER
A FIVE (5) FOOT LANDSCAPED STRIP IS REQUIRED ALONG SIDE AND REAR LOT LINES THAT SEPARATE USES, WITH ONE (1) TREE PER FIFTY (50) LINEAR FEET.
- 375 TOTAL LINEAR FEET OF SIDE AND REAR USE CHANGES

1. INSTALL MULCH OVER WOVEN WEED BARRIER IN ALL BED AREAS, EXCEPT THE ANNUAL FLOWER BEDS, AND IN HEAVILY SHADED AREAS.
2. MULCH UNDER ALL TREES WITH A MINIMUM DEPTH OF 3", IN A MINIMUM DIAMETER CIRCLE OF 3 FEET.
3. USE A STEEL EDGE, 1/8" X 3" TO BORDER THE MULCH AREAS WHERE THEY ARE ADJACENT TO THE LAWN AREAS.
4. DIG DOWN THE EDGE OF ALL BEDS WHERE THEY ARE ADJACENT TO WALLS, WALKWAYS OR CURBS, SO THAT THE WALL WALKWAY OR CURB WILL WORK AS A BED EDGE TO CONTAIN THE MULCH OR GRAVEL.
5. SPREAD 4" OF TOPSOIL AND SOLID SOD THE FRONT LAWN AREAS WITH BERMUDAGRASS.
6. SPREAD 4" OF TOPSOIL AND SEED THE BACK OF BUILDING WITH K-31 FESCUE OR BERMUDAGRASS.
7. TREAT ALL LANDSCAPE AREAS TO CONTROL WEED GROWTH PRIOR TO STARTING CONSTRUCTION.
8. IRRIGATIONS TO BE PROVIDED BY HOSE BIBS.
9. MULCH TO BE 2"-3" AWAY FROM TRUNK.
10. ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
11. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
12. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACIOUS GROUNDCOVERS LIKE JUNIOR OR LIRIOPE, ECT. SHALL COVER A MINIMUM OF 80% OF THE PLANTING ISLANDS. 100% OF LIVING MATERIAL IS STRONGLY ENCOURAGED.
13. HEALTHY TREES SHALL NOT BE REMOVED OR TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OD ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
14. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.



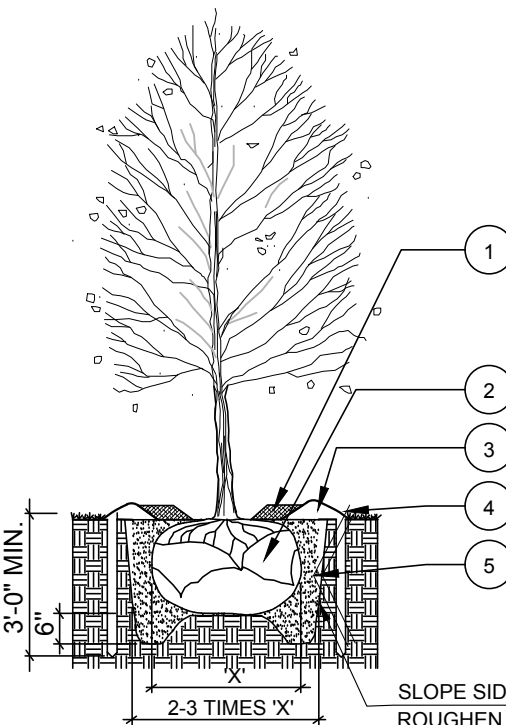
SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING
2	PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH
4	PREPARED BACKFILL. TAMP AND SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

- A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.

SHRUB PLANTING DETAIL N.T.S.



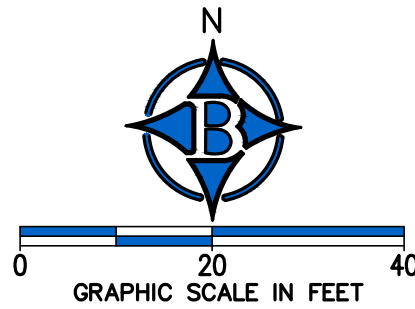
DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	4" ORGANIC MULCH. 3'-4" AWAY FROM TRUNK
2	REMOVE BALL WRAP FROM TOP 1/3 OF BALL
3	ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
4	TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
5	EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

TREE PLANTING DETAIL N.T.S.



DATE	REVISIONS
3/15/20	
1st SUBMITTAL	

BRIGHT RIDGE DENTAL BUILDING ADDITION LSD PLAN LANDSCAPE PLAN BENTONVILLE, ARKANSAS

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

Although every effort has been made to accurately communicate this project's requirements in these documents, the General Contractor and Owner are obligated to notify the Architect promptly if discrepancies or concerns arise regarding the drawings, specifications, code requirements, or any General Project Requirements as listed below. All such concerns must be resolved before proceeding with Work or ordering/purchasing related items.

All Work shall conform to applicable codes and ordinances as referenced in these documents and as adopted in the project jurisdiction. See Code Summary for additional information. The Contractor shall be responsible for all permits, fee inspections and approvals required for construction by all applicable local, state, and federal codes. All Contractors must comply with the rules and regulations of agencies having jurisdiction and shall conform to all city, state, and federal construction safety and sanitary laws, codes, statutes and ordinances.

The Contractor and subcontractors shall purchase and maintain certifications of insurance with respect to Workmen's Compensation, Public Liability, and property damage for the limits as required by law or Owner.

The General Contractor is obligated to inspect the existing conditions and available information prior to beginning work. The foundation design represented under this cover is based on specified soil bearing capacities. The Contractor is responsible for obtaining and submitting soil bearing tests to Architect.

The Contractor shall retain floatable, wind blown materials on site by storing all trash and building material waste in enclosures until proper disposal at an off-site facility. The Contractor shall examine adjacent areas daily and pick up construction waste materials and debris that have blown or washed off site.

Drawings are not to be scaled. Dimensional data shall be obtained from written information only. Verify all dimensions before proceeding. Unless specifically noted, all framing dimensions witness the faces of studs or the center of window/door openings. Contractor must coordinate final rough-in requirements with actual window/door units ordered. Mechanical, Plumbing, and Electrical drawings are diagrammatic and are governed by the requirements of the architectural plans and Owner-provided equipment.

The General Contract shall coordinate the prerequisite and rough-in requirements of all doors, windows, electrical and plumbing fixtures, and accessories indicated on these drawings. This includes, but is not limited to, providing solid blocking in frame walls for wall-hung accessories, door stops, embedded equipment supports, backing and coordination of dental equipment, finish work and millwork, etc, whether or not specifically indicated on

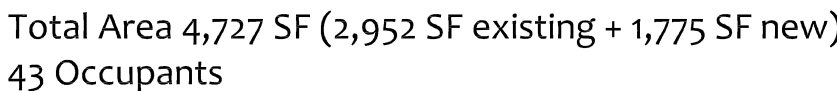
The General Contractor shall verify the Electrical and Plumbing requirements of all accessories, fixtures, dental and other equipment indicated on all drawings prior to rough-in, including point-of-connection requirements. All glass on this project shall be safety glazing. All materials shall be new, unused and of the highest quality in every respect, unless otherwise noted, or to be used for forms and/or temporary structures.

All materials, finishes and equipment required for the completion of this project shall be installed in accordance with the manufacturer's instructions and recommendations, as well as guidelines set forth in these documents.

The Contractor shall be responsible for supplying the Owner with all maintenance and operation manuals, warranties, and guarantees on all equipment and materials. All materials, equipment and labor shall carry a minimum of one (1) year written warranty/guarantee against defect starting from the date of approval for final payment.

Information under this cover concerning type and location of underground and other utilities is not guaranteed to be accurate or all inclusive. The Contractor is responsible for making his own determination as to the type and location of underground and other utilities as may be necessary to avoid damage thereto.

It is the Contractor's responsibility to contact the proper authorities of the City and State to mark any and all locations of their respective utilities in the ground, before excavation is to begin, including, but not limited to, the Arkansas One-Call System, see Site/Civil Design (by others under separate cover) for additional information.



NORTH (Front):	
Brick:	51%
Split faced CMU:	14%
Glass doors & windows:	12%
Rough sawn cedar (stained):	6%
Fiber cement siding and trim:	10%
Metal fascias:	7%

EAST (Toward Parking Lot):	
Brick:	56%
Split faced CMU:	22%
Glass doors & windows:	12%
Rough sawn cedar (stained):	2%
Fibercement siding and trim:	1%
Metal fascias:	7%

WEST:

Brick:	57%
Split faced CMU:	29%
Glass doors & windows:	5%
Rough sawn cedar (stained):	1%
Metal fascias:	9%

SOUTH:	
Brick:	27%
Split faced CMU:	11%
Glass doors & windows:	2%
Overhead doors (painted):	25%
Rough sawn cedar (stained):	2%
Fiber cement siding and trim:	25%
Metal fascias:	5%

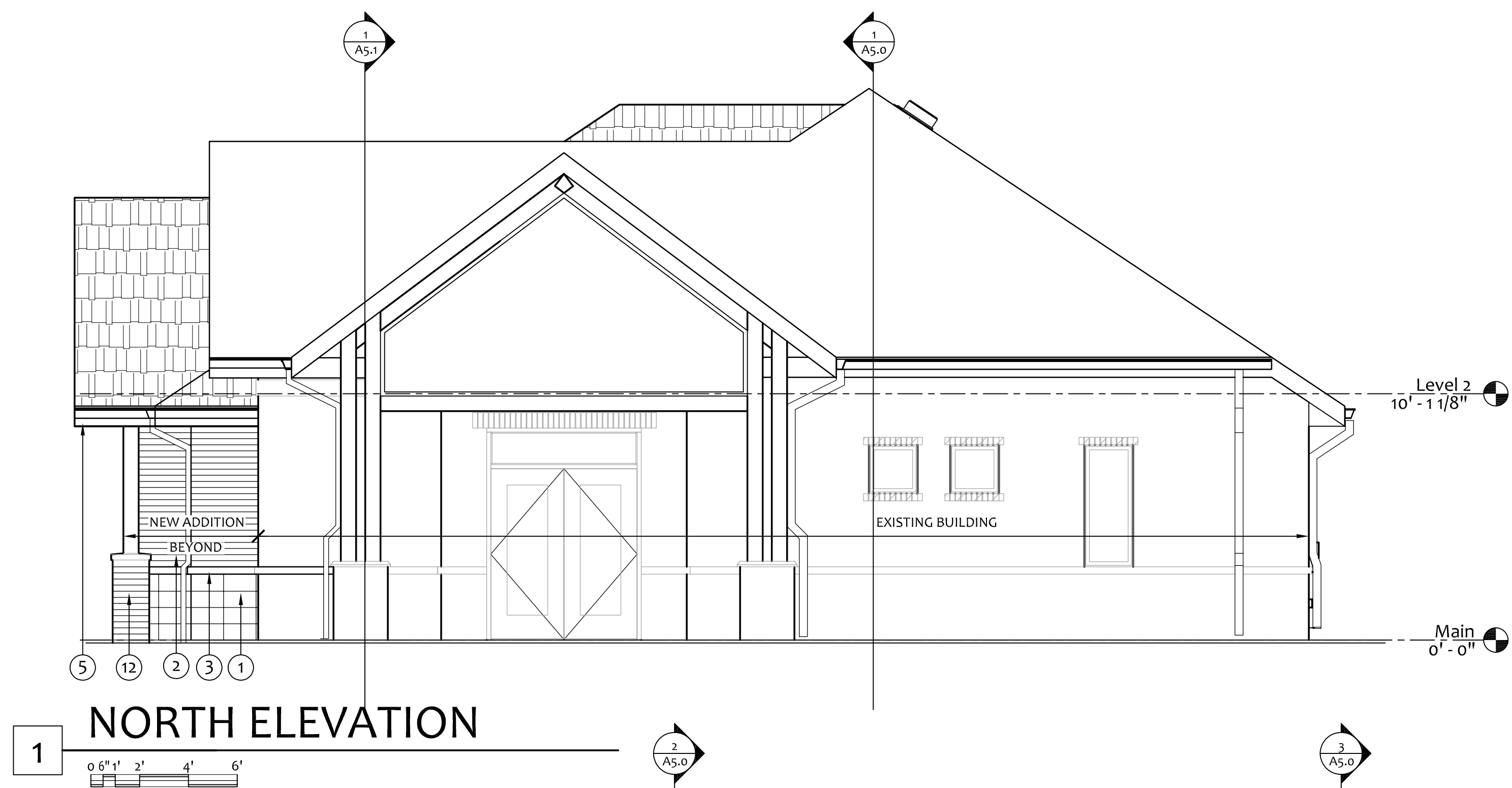
OVERALL (entire building):	
Brick:	51%
Split faced CMU:	21%
Glass doors & windows:	8%
Overhead doors (painted):	4%
Rough sawn cedar (stained):	2%
Fibercement siding and trim:	7%
Metal fascias:	7%

2,000 SF	ROOM SQUARE FOOTAGE
	BUSINESS OCCUPANT LOAD AT 100 SQ. FT. PER PERSON
	ACCESSORY STORAGE, MECHANICAL AT 300 SQ. FT. PER PERSON
	ROOM OCCUPANT LOAD NOT COUNTED: UNOCCUPIED
	EXIT CAPACITY (BASED ON WIDTH)
	OCCUPANTS USING EXIT BASED ON OCCUPANCY PLAN
	EGRESS ACCESS TRAVEL DISTANCE TABLE 1016.2 = BUSINESS, S-1- FOR BUILDINGS NOT EQUIPPED W/ FIRE SPRINKLER SYSTEM.

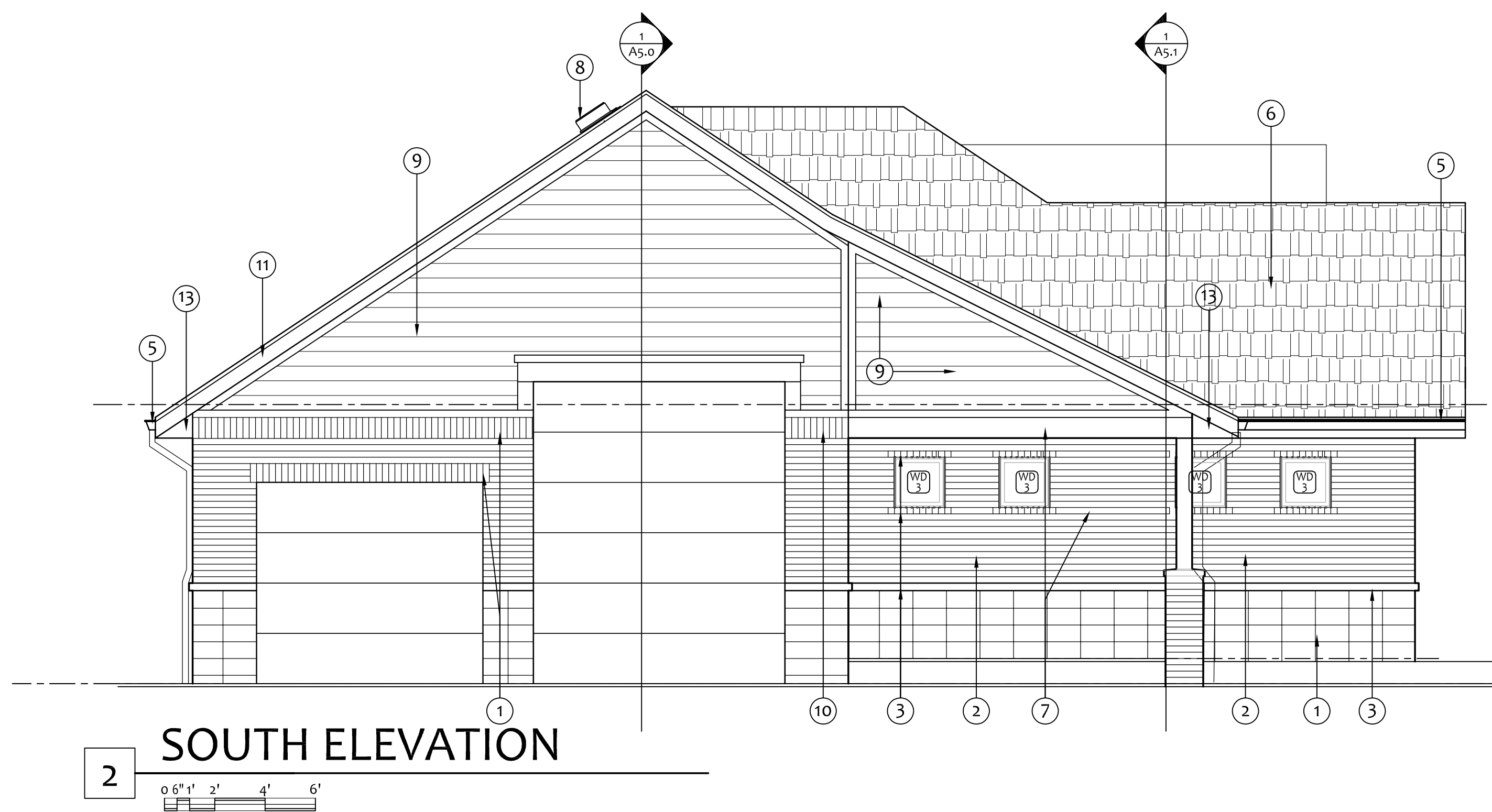
This project shall comply with the 2012 Arkansas Fire Prevention Code, which includes the 2012 ICC International Building Code and 2012 International Fire Code. It shall also comply with the 2017 National Electric Code, the 2010 Arkansas State Mechanical Code, the 2006 Arkansas State Plumbing and Fuel Gas Codes, and the 2003 ANSI A117.1 Accessibility Standards.

The drawing pages listed in the table of contents were prepared to illustrate design geometry and relevant code compliance for permitting requirements. Limited specifications are provided on the drawing sheets. See the project owner / contractor for additional specifications relating to material quality, installation, and workmanship.

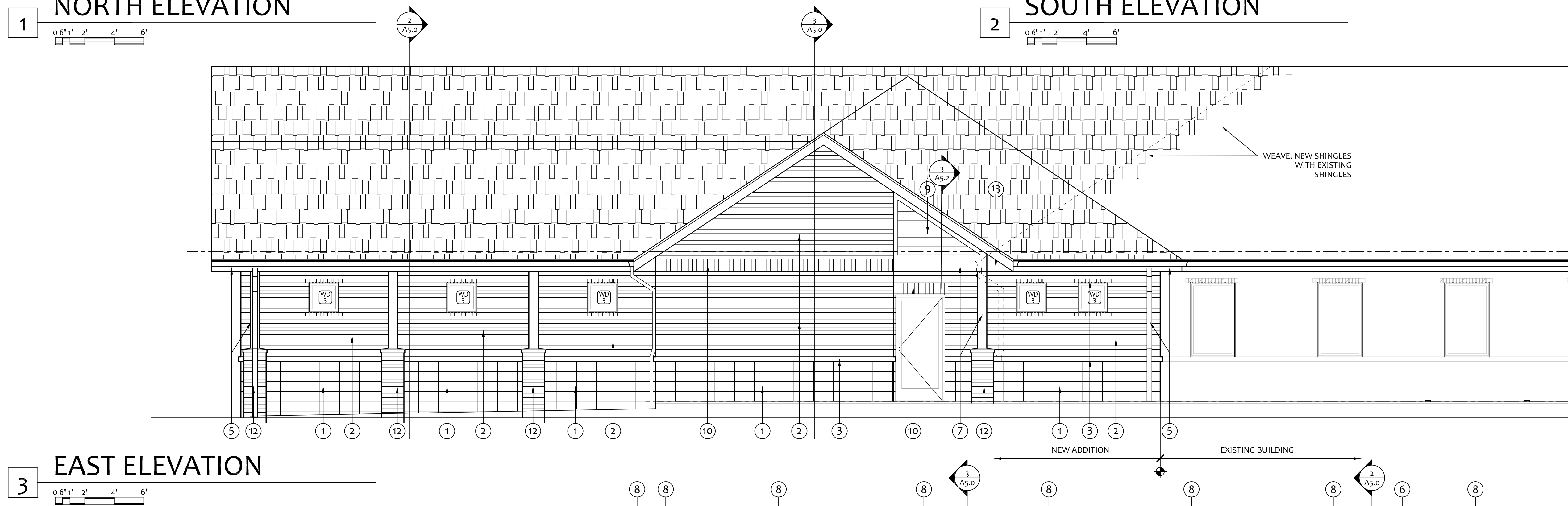
SECTION:	COMMENTS:
304	“B” Business (Professional Services, Dental Clinic)
311.3	S-2 Low-hazard storage (Parking garages, open or
501.2	Building shall be provided with address signage of contrasting color min 4" high with min ½" stroke, typ.
Table 503	Tabular Height and Building Areas: 2 Stories and At = 9,000 SF (B Occupancy - most restrictive) Design Complies at 1 Story and 4,727 SF (2,952 SF existing + 1,775 SF new)
Table 508.2	No separation required between B and S-2 Occupancy
602.5	Construction Type V-B (5B Combustible Unprotected)
Table 602	No rating required for exterior walls when separation distance is greater than 10'
Table 803.5	Interior wall and ceiling finishes shall be as follows: All Areas: Min Class C, Flame Spread 76-200 Smoke Enveloped 0-450 (Exit Enclosures and Corridors are not a part of this design.)
903	An Automatic Sprinkler system is not required on this project.
907.2.2	A manual fire alarm system is not required on this project.
Table 1004.1.1	See Occupancy Diagram on this page for occupant load distribution and basic floor areas.



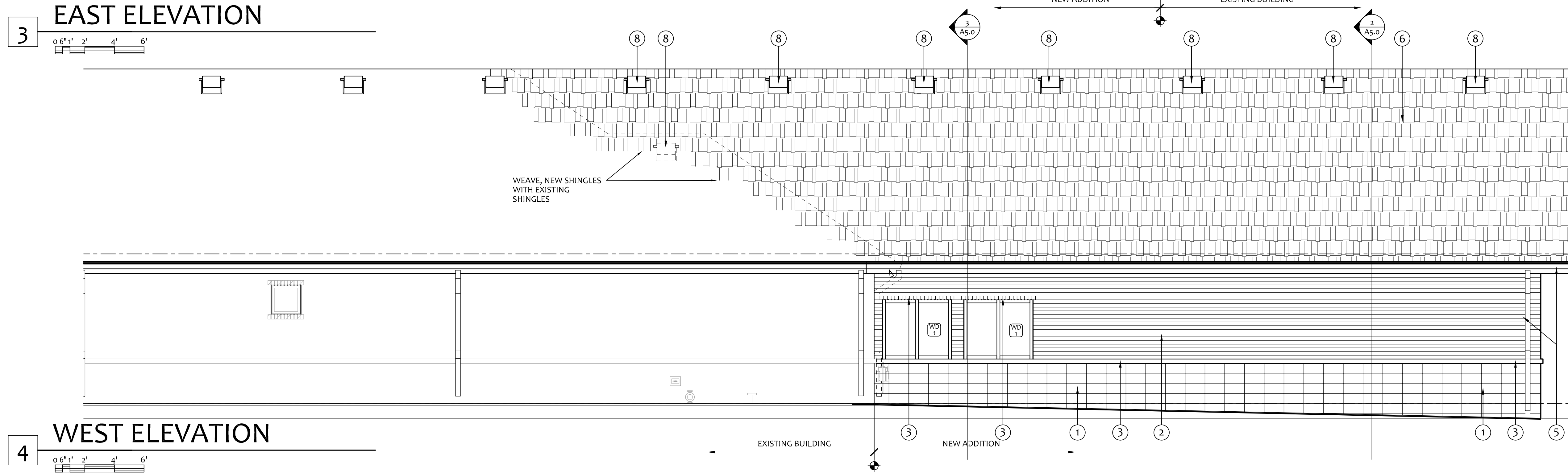
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION

GENERAL NOTES:

- (A) NOTIFY ARCHITECT IMMEDIATELY IF QUESTIONABLE, CONFLICTS, OR UNFORESEEN CONDITIONS ARE ENCOUNTERED.
- (B) NOT ALL PLUMBING AND MECHANICAL PENETRATIONS ARE SHOWN. COORDINATE WITH MEP. PROVIDE FLASHING, CRICKETS, AND CURBS AS REQUIRED.

KEYED NOTES:

- (1) SPLIT FACE CMU STACK BOND. MATCH EXISTING.
- (2) BRICK VENEER RUNNING BOND. MATCH EXISTING.
- (3) BRICK VENEER ROWLOCK COURSE AT TOP OF CMU AND AT HEAD AND SILL OF WINDOWS. SEE DETAILS FOR FLASHING. MATCH EXISTING.
- (4) METAL WINDOW. - NOT USED?
- (5) PREFINISHED METAL GUTTERS AND DOWNSPOUTS. PROVIDE SPLASH BLOCK.
- (6) ARCHITECTURAL SHINGLES.
- (7) STAINED HEAVY TIMBER CONSTRUCTION. SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION. STAIN TO MATCH EXISTING.
- (8) ROOF VENTS. SEE ROOF PLAN FOR VENTILATION REQUIREMENTS.
- (9) FIBER CEMENT BOARD SIDING WITH SURROUNDING TRIM. MATCH EXISTING.
- (10) BRICK VENEER SOLDIER COURSE WITH METAL FLASHING ABOVE. MATCH EXISTING.
- (11) METAL FASCIA - MATCH EXISTING COLOR & PROFILE.
- (12) BRICK PIER - SEE STRUCTURAL & MATCH EXISTING.
- (13) PRE-FINISHED METAL RETURN, MATCH EXISTING COLOR AND CONFIGURATION.

LARGE SCALE DEVELOPMENT STAFF REPORT



Ginn Road Lift Station

3516 Ginn Road

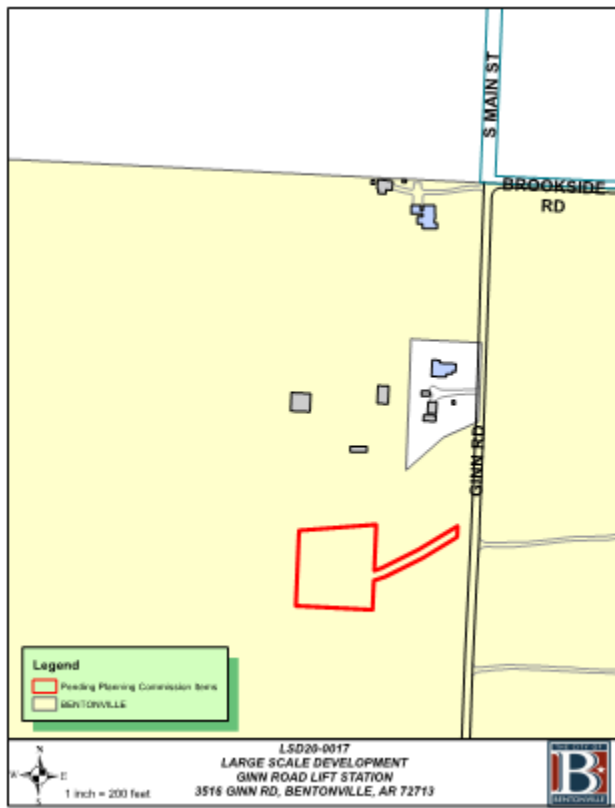
PC Date: 5/19/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	LSD20-0017
Applicant / Current Owner	City of Centerton P.O. Box 366 Centerton, AR 72719
Site Area	+/- 1.03 acres
Current Zoning	Expired PUD, Planned Unit Development
Future Land Use Map Designation	Agricultural
Development Type / Use	Utility Facility – Lift Station

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

Location Map



Property Description

This property is located at 3516 Ginn Road and is currently zoned expired PUD, Planned Unit Development. This project is associated with a pending Conditional Use Permit (CU20-0015).

Project Details

The applicant is proposing the development of a utility facility consisting of a sanitary sewer lift station on a +/-1.03 acre lot. The lift station is within the City of Centerton's sewer service boundary and Bentonville city limits. The development provides adequate landscaping to screen the facility from public view.

Projected Traffic Impact

The proposed large scale development does not have the potential to impact traffic in this area.

Waivers

There is one waiver requested with this development for a fee-in-lieu:

- The applicant has submitted a fee-in-lieu request for their 57 feet of off-site street improvements along Ginn Road in the amount of \$19,380.07. The applicant has requested to waive the five year deadline for fees-in-lieu leaving a total of 10-years for the construction of the road.

Conclusion

In conclusion, this large scale development does not meet the minimum requirements of the City of Bentonville's Land Development Code due to the waiver request. Engineering and Planning staff feel the required street improvements are not warranted at this time and would be better served as future development takes place in the area. As such, staff recommends acceptance of the fee-in-lieu and approval of the large scale development.

IN-HOUSE LARGE SCALE DEVELOPMENT PLANS FOR

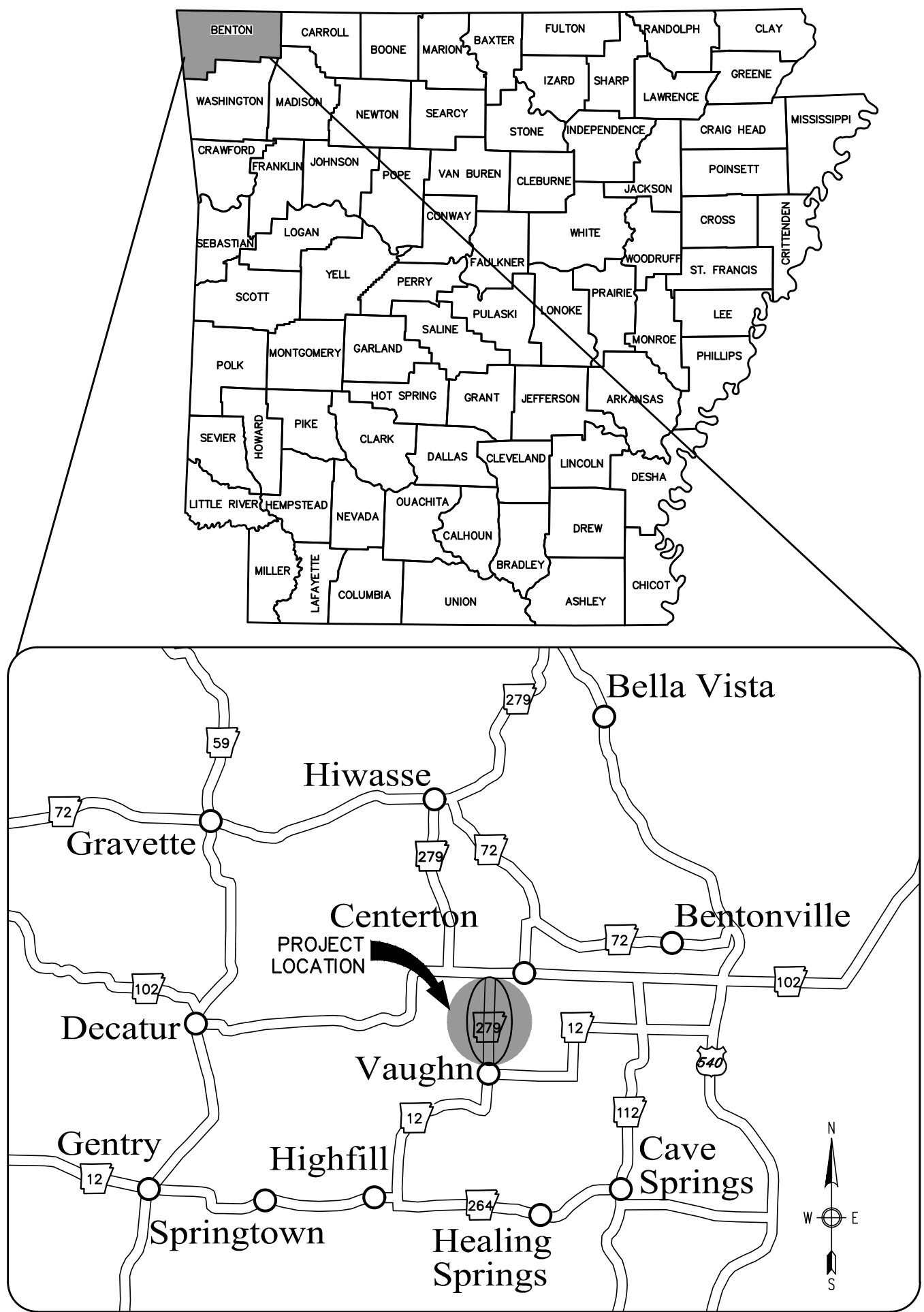
SOUTHWEST BASIN SANITARY SEWER SYSTEM CONTRACT SECTION II - GINN ROAD SEWAGE LIFT STATION

PREPARED FOR

CENTERTON WATERWORKS AND SEWER COMMISSION BENTONVILLE, BENTON COUNTY, ARKANSAS



CURRENT PROPERTY ZONING: R-1



VICINITY MAP



MAY, 2020

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

INDEX OF SHEETS

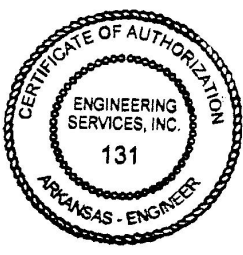
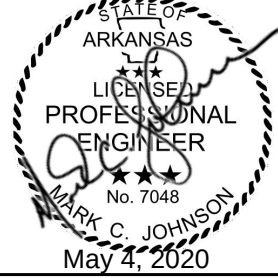
SHEET No.	DESCRIPTION
1	COVER SHEET
2	GENERAL LAYOUT
3-5	LIFT STATION & FORCE MAIN PLANS
6	ELECTRICAL PANEL AND GRINDER PUMP DETAILS
7	DETAILS
8	BEUD ELECTRIC LAYOUT
9-11	BEUD ELECTRIC DETAILS
12	EROSION CONTROL PLAN

CITY OF BENTONVILLE CONTACT INFORMATION:

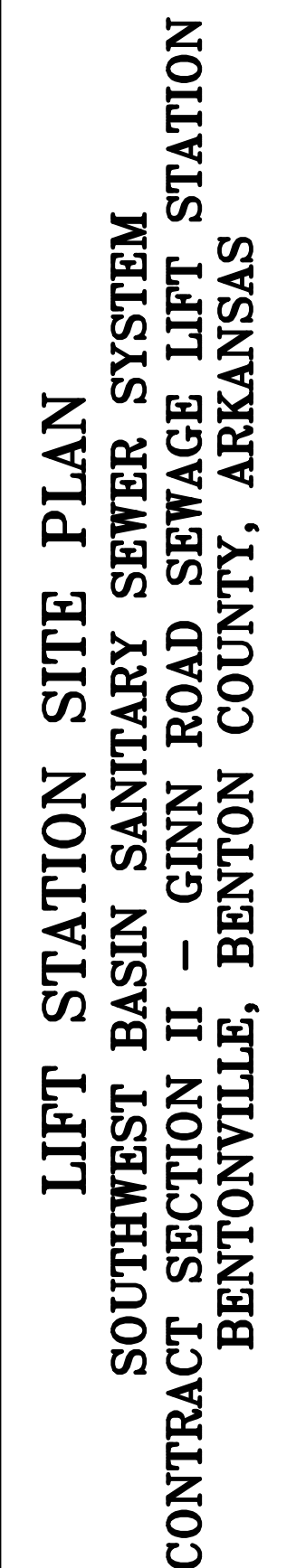
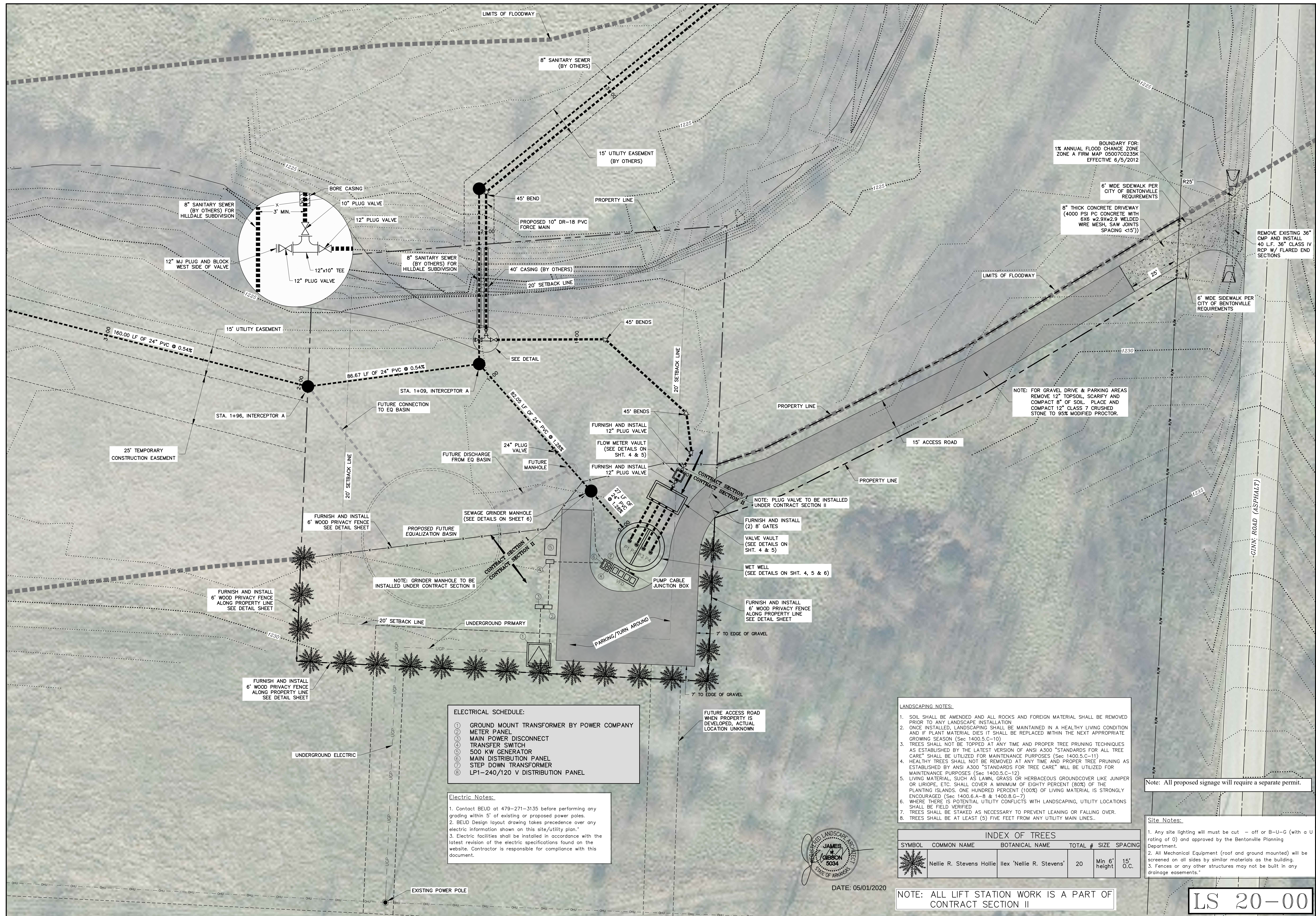
A. Black Hill Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 333-7005, joshua.knight@blackhillscorp.com
B. AT&T: Scott Seaman, 627 White Road, Springdale AR 72766, (479) 442-1967 or Layne Rhodes, lr159@att.com, (479) 442-1977
C. Cox Communications: Kip Smith, 4901 S. 48th Street, Springdale, AR 72762, (479) 717-3796, kip.smith@cox.com
D. Fire Dept.: City of Bentonville, Brent Boydston, Fire Chief, 800 S.W. 'A' Street, Bentonville, AR 72712, (479) 271-5927
E. Street Dept.: City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130
F. Water Dept.: City of Bentonville, Preston Newbill, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140
G. Electric Dept.: City of Bentonville, Charlie Barnes, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3159
H. Wastewater Dept.: City of Bentonville, Nancy Busen, 1901 N.E. 'A' Street, Bentonville, AR 72712, (479) 271-3160
I. Planning Dept.: City of Bentonville, Ellen Norvell, 305 S.W. 'A' Street, Bentonville, AR, (479) 271-3122
J. City Engineer: City of Bentonville, Dan Weese, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5993
K. Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5002, jpaith@bentonvillear.com

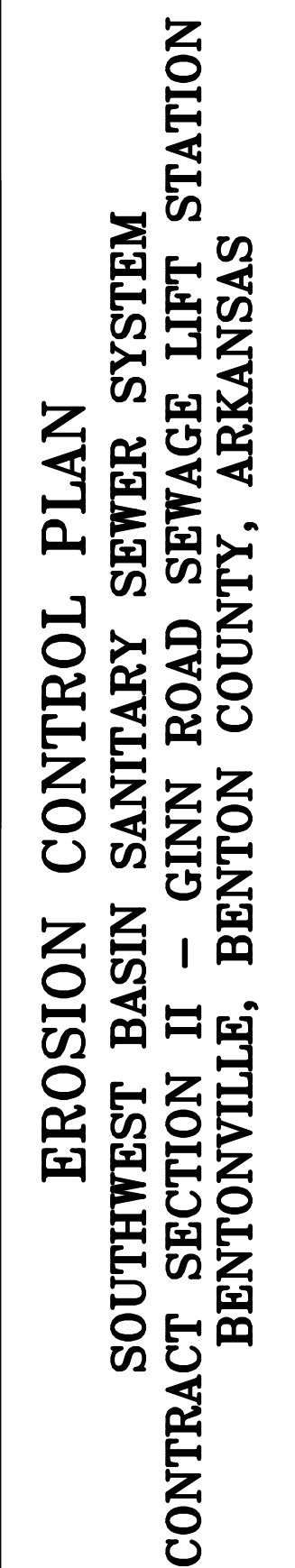
Note: All work within the City of Bentonville right-of-way will meet the City of Bentonville Street specifications.

FRANK HOLZKAMPER, UTILITIES DIRECTOR
CENTERTON UTILITIES



MARK C. JOHNSON, P.E. No. 7048
ENGINEERING SERVICES, INC.

03

[illegible]

May 8, 2020

Planning Department
City of Bentonville
Bentonville, Arkansas 72712

RE: Ginn Road Lift Station

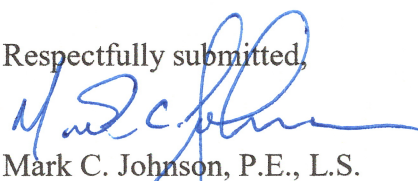
Dear Sirs:

We acknowledge the requirement for constructing street improvements adjacent to new development within Bentonville. However, given that the property containing the referenced lift station is configured as a flag lot with a 25-foot wide strip extending at angle to the Ginn Road right-of-way, it does not appear practicable to improve a portion of the street just for the length of the 29.55-foot frontage of the property on the road right-of-way.

With this in mind we respectfully request per Bentonville's Development Code Section 1200.03 'Fee-in Lieu for Delayed Improvements' that the Centerton Waterworks and Sewer Commission be allowed to pay to the City of Bentonville "an amount determined by the Planning Commission in accordance with the standards prescribed in subsection 1200.1 above to be the developer's proportionate share of the cost of said off-site improvements as of the date of final plat approval."

We thank you for your consideration of this matter. If further information is required please do not hesitate to contact us.

Respectfully submitted,



Mark C. Johnson, P.E., L.S.
Project Engineer

Copy: CWSD T. Mays, file
Fee-in lieu Request to Planning Dept. LSD Ginn Rd Lift Station 050820.docx

May 8, 2020

Planning Department
City of Bentonville
Bentonville, Arkansas 72712

RE: Ginn Road Lift Station

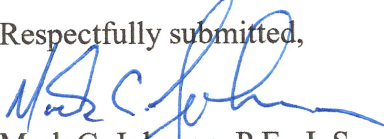
Dear Sirs:

Please see the following estimate of street construction cost per foot of a Bentonville Arterial Street.

Ginn Road Lift Station			
Street Construction Cost Estimate /Foot of Street			
For Bentonville Arterial Street			
56'-Pavement Width with 2'-Curb & Gutter, 6'-concrete sidewalk & 10'-green space both sides			
Item	Unit	Unit Cost	Cost/Ft
Pavement			
2"HMAC Surface Course @ 6.22-sq yd/ft	sq yd	\$9.70	\$60.36
4" HMAC Binder Course @ 6.22-sq yd/ft	sq yd	\$16.30	\$101.42
8" Crushed Stone Base @ 6.22-sq yd/ft	sq yd	\$8.80	\$54.76
Excavation @ 3-cu yd/ft	cu yd	\$8.00	\$24.00
Fill @ 3-cu yd/ft	cu yd	\$8.50	\$25.50
Undercut 4.15-cu yd/ft	cu yd	\$16.50	\$68.48
Grass surface cover both sides @ 4-sq yd/ft	sq yd	\$10.00	\$40.00
2' Curb & Gutter - both sides @ 2-ft/ft	feet	\$14.00	\$28.00
Storm Drainage - both sides @ 2-ft/ft	feet	\$100.00	\$200.00
Sidewalk - 6' both sides = 4/3-sq yd/ft	sq yd	\$40.00	\$53.33
Total Estimated Construction Cost per Foot of Street			\$655.84

For the 29.55-feet frontage of the lift station property along the Ginn Road right-of-way the total amount we recommend for the Centerton Waterworks and Sewer Commission to pay Bentonville in lieu of constructing the required street improvements is \$19,380.07(29.55 x \$655.84). We thank you for your consideration of this matter. If further information is required please do not hesitate to contact us.

Respectfully submitted,



Mark C. Johnson, P.E., L.S.
Project Engineer

Copy: CWSD T. Mays, file

Street Construction Cost Estimate to Planning Dept. LSD Ginn Rd Lift Station 050820.docx

LARGE SCALE DEVELOPMENT STAFF REPORT



Bentonville City Center

226 & 240 South Main Street

PC Date: 5/19/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0026
Applicant / Current Owner	City Center, LLC 108 South Main Street Bentonville, AR 72712
Site Area	+/- 2.0 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial & Public/Semi-Public
Development Type / Use	Mixed-Use Development

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

Location Map



Property Description

This property is located at 226 and 240 South Main Street. The property is currently zoned DC, Downtown Core. The site is adjacent to the existing Downtown Activity Center.

Project Details

The applicant is proposing the development of an approximately 230,000 square foot, eight story, 80-foot tall office building and associated approximately 170,000 square foot, three story, 76-foot tall parking garage, consisting of 452 parking spaces.

The primary exterior materials for the office building consist of glass, 22-gauge pre-weathered copper panel, and 18-gauge architectural metal panel. The primary exterior materials for the parking garage consist of pre-cast concrete, 20-gauge perforated ribbed aluminum panel, and a flush aluminum panel at the base. The development provides benches and planters as site amenities. In addition, the development provides a large public gathering space, consisting of a 30-foot wide trail section. This trail section connects to a pedestrian breezeway which leads to the existing park adjacent to the Downtown Activity Center and Community Development Building.

Projected Traffic Impact

The proposed large scale development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management standards, as outlined within the Zoning and Land Development Codes, should accommodate any increases in traffic to the area. In addition, the site is designed to encourage multi-modal transportation which should help discourage car traffic.

Waivers

There are two waivers requested with this development:

- Article 1100, Section 1100.23 Downtown Districts Design Standards. (d) materials. The applicant requests a waiver to the approved Downtown Districts Materials list for the office building. They are requesting the use of the following materials for the office building:
 - 66.6% glass, 23.5% copper, and 10% perforated ribbed panel on the east façade.
 - 63% glass, 24.2% copper, 10% perforated ribbed panel, and 2.1% flush aluminum panel on the west façade.
 - 56.3% glass, 23.5% copper, 7% perforated ribbed panel, and 12.7% flush aluminum panel on the south façade.
 - 60.7% glass, 23.6% copper, 7% perforated ribbed panel, and 7.6% flush aluminum panel on the south façade.
 - 94% ribbed aluminum panel on the north façade.

LARGE SCALE DEVELOPMENT STAFF REPORT

- *Article 1100, Section 1100.23 Downtown Districts Design Standards (d) materials* The applicant request a waiver to the approved Downtown Districts Materials list for the parking garage. They are requesting the use of the following materials for the parking garage:
 - 86% ribbed aluminum panel on the west façade.
 - 78% ribbed aluminum panel & 6.7% flush aluminum panel on the south façade.
 - 94% ribbed aluminum panel on the north façade.

Conclusion

The intent of the design standards for downtown districts are to implement the city's vision from the Downtown Master Plan, while improving the overall quality of development and enhance pedestrian walkability. This development, with it's unique character and mix of materials and variety of pedestrian oriented amenities, meets the intent of the design standards of the Land Development Code. Planning Staff therefore recommends approval of both of the waiver requests.

The Downtown Bentonville Subarea Plan of the 2015 Comprehensive Plan depicts this property within the South Gateway Corridor. The plan envisions these properties as "mixed-use redevelopment completing the feel of a 'civic campus...' maximizing the opportunity for mixed-use commerce, living and working" (p. 128). This proposed development helps complete that vision. As such, planning staff recommends approval of the Large Scale Development.

LETTER OF TRANSMITTAL

Date: May 4, 2020

Reference: Bentonville City Center Large Scale Development LSD20-0026

To: Planning Commission
City of Bentonville
305 Southwest 'A' Street
Bentonville, AR

From: Ryan Camp, AIA

Remarks: Request for Waiver from Design Standards on behalf of Bentonville City Center.

Waivers Requested:

Subdivision Code, SEC 1100.23 –Building Materials

Bentonville City Center is an office building development which includes retail space and a detached parking garage. This LSD application covers both the office building and parking garage.

The site is zoned **DC Downtown Core**, we are requesting a building material Wavier from the commercial design standards in **Section 1100.23**.

Wavier 1 Wavier from exterior material requirements per Section 1100.23 at Bentonville City Center Office Building

The primary material on the Bentonville City Center Office Building is glass. We recognize that glass is not currently listed as an allowable primary building material, but we are looking ahead to the next evolution of the Bentonville Development Standards which we understand will provide this recognition for glazing systems. Our team was hopeful for this update prior to today, and we expect this adjustment to be fully enacted prior to the completion of the building. We consider glass to be an upgrade to masonry materials in terms of longevity and maintenance, and it also gives the building more vitality. This is very important for an office building in the downtown context as it will provide for a resonance between activity happening within the building and pedestrian activity along the sidewalk.

The secondary material we have chosen is a pre-weathered copper panel. This 22 gauge material is durable, corrosion resistant, and requires very little maintenance. The color of the panel features a range of earth tones that is consistent with Development Standards guidelines.

The office building also features a couple of tertiary metal panel finishes. The north, west, and south facades include a flush metal panel at the base of the building. This is a 10" wide vertical panel with a 1" reveal at each joint for added texture. These panels are 18 gauge for added durability and will include a dark bronze finish. The roof of the building features a perforated

ribbed metal panel screen wall similar to what is described for the parking garage below, but with a dark bronze finish.

Wavier 2

Wavier from exterior material requirements per Section 1100.23 at Bentonville City Center Parking Garage

The primary material on the Bentonville City Center Parking Garage is a perforated ribbed metal panel. This will have metallic paint finish with warm copper color to reference the office building. The perforated facade provides required ventilation for the parking garage and adds texture and a sense of depth to the building. The panel thickness will be a minimum of 20 gauge to allow for greater spans and overall durability.

The secondary material for the garage is precast concrete which occurs on the east façade. This material is consistent with the architectural concrete which is approved under the current guidelines.

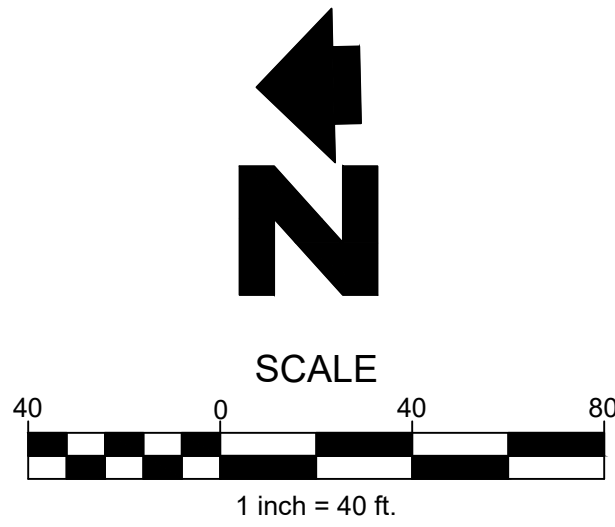
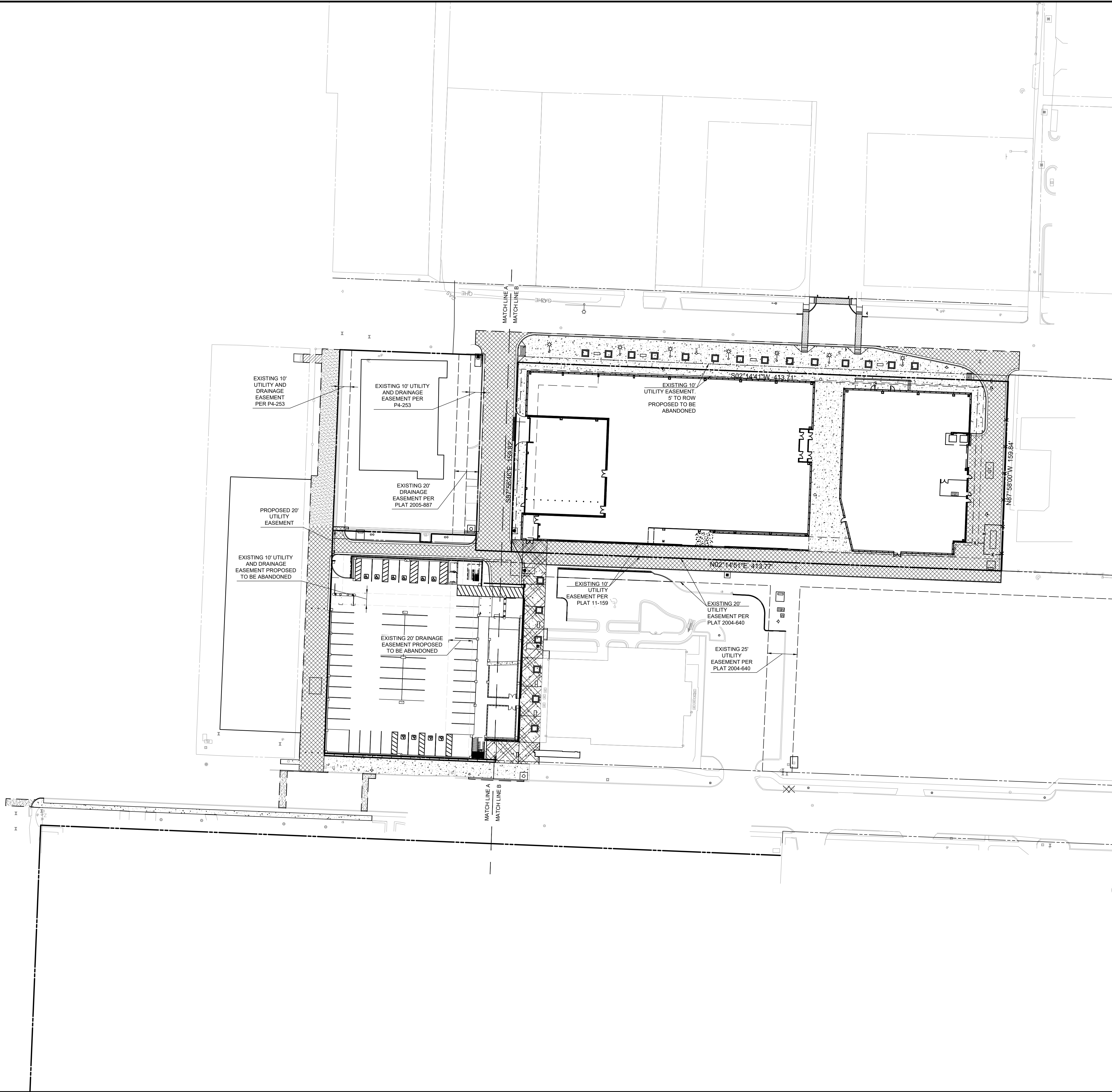
The south façade of the parking garage also features the same flush metal panel at the base, similar to the office building. This material usage speaks to the pedestrian scale of the alleyway between the garage and the Parks and Recreation building and provides a stronger relationship to the Bentonville City Center Office Building.

Sincerely,

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long, sweeping horizontal stroke at the bottom.

Ryan Camp AIA, Project Architect (MBA)

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ZONING:
**DOWNTOWN CORE
(NON RESIDENTIAL)**

FRONT SETBACK	0 Ft
SIDE SETBACK	0 Ft
REAR SETBACK	0 Ft

PROPOSED LEGEND

- PROPERTY LINE
- === CURB & GUTTER
- ☐ CURB INLET
- ☐ JUNCTION BOX
- ☐ GRATE INLET
- ☐ GAS METER
- ☐ TRANSFORMER
- ☐ WATER METER
- ☐ TREE GRATE
- ☐ STREET LIGHT
- ☐ BENCH SEATING

DETAILS

- ☐ CONCRETE SIDEWALK, SEE DETAIL 1/C10.1
- ☐ HEAVY DUTY CONCRETE, SEE DETAIL 2/C10.1
- ☐ HEAVY DUTY ASPHAT, SEE DETAIL 3/C10.1
- ☐ MEDIUM DUTY CONCRETE, SEE DETAIL 2/C10.1

CITY OF BENTONVILLE NOTES

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT
4. WATER SERVICE TAP SHALL BE BY THE CITY OF BENTONVILLE AT THE OWNER'S EXPENSE
5. TREES MUST BE 5' FROM ALL PUBLIC UTILITIES
6. A MIN. OF 4' OF CLEARANCE SHALL BE MAINTAINED AT ALL TIMES BETWEEN SITE FURNITURE ALONG THE PUBLIC WAY TO ALLOW PROPER CLEARANCE FOR PEDESTRIAN TRAFFIC
7. NO PROPOSED SITE SIGNAGE AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
8. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING
9. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
11. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE

CITY OF BENTONVILLE PROJECT NUMBER: LSD20-0026

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**BENTONVILLE CITY CENTER
LARGE SCALE DEVELOPMENT PLANS**

240 & 226 SOUTH MAIN ST.
BENTONVILLE, AR 72712

PROJ. NUMBER: 18-19-00047

ISSUE BLOCK		
#	TITLE	DATE
1	80%	04/08/2020
2	OTP	04/13/2020
3	REV-1	05/04/2020

DOCUMENT DATE:	5/1/2020
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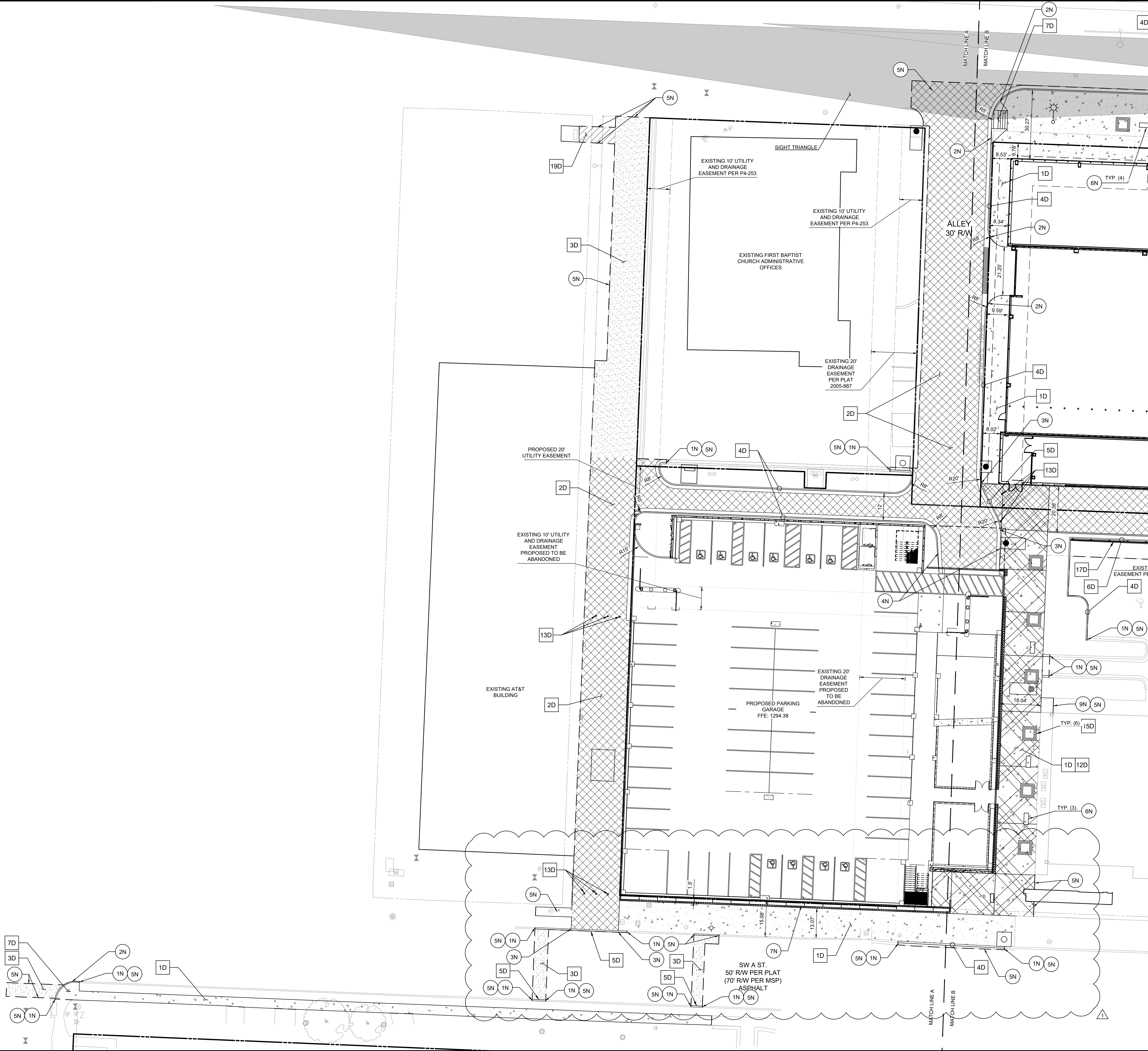
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DANIEL RYAN GILL, PE
LICENSE #: 12539

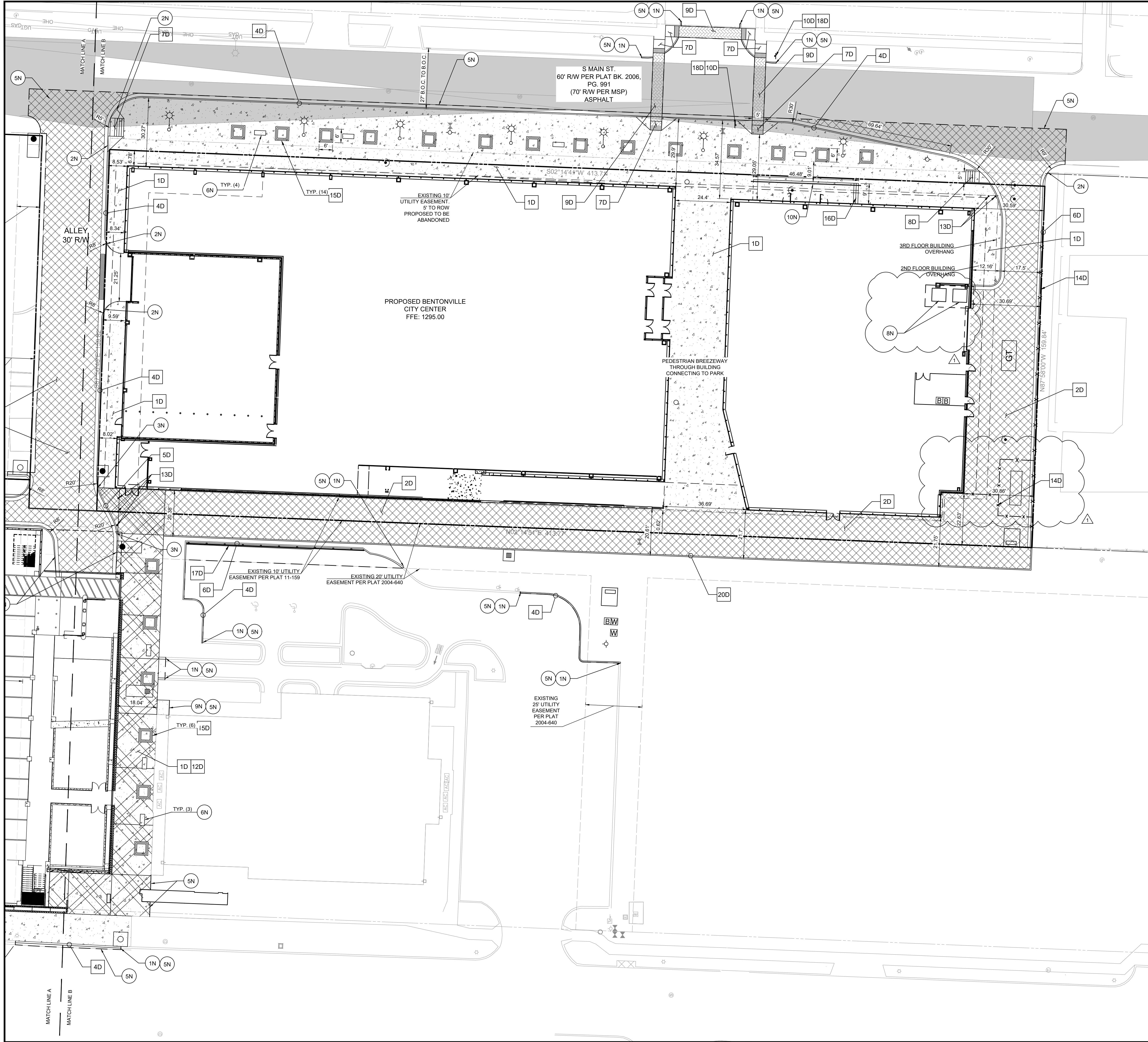
**SITE
PLAN
OVERALL**

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PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- CURB INLET
- JUNCTION BOX
- GRATE INLET
- GAS METER
- TRANSFORMER
- WATER METER
- TREE GRATE
- STREET LIGHT
- BENCH SEATING

NOTES

- 1N. TAPER CURB TO MATCH EXISTING
- 2N. TRANSITION CURB FROM 6" TO 0" OVER 2'
- 3N. TRANSITION CURB FROM 6" TO 3" OVER 2'
- 4N. TRANSITION CURB FROM 6" TO 0" OVER 14'
- 5N. FULL DEPTH COMPLETE SAWCUT LINE
- 6N. BENCH SEATING - MIN. 6' IN LENGTH, VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL
- 7N. PLANTERS. SEE ARCH PLANS FOR DETAIL
- 8N. DUMPSTERS LOCATED WITHIN BUILDING
- 9N. CONCRETE TURNDOWN STEP
- 10N. HANDRAIL TO MATCH ARCHITECTURAL RAILINGS

DETAILS

- 1D. CONCRETE SIDEWALK, SEE DETAIL 1/C10.1
- 2D. HEAVY DUTY CONCRETE, SEE DETAIL 2/C10.1
- 3D. HEAVY DUTY ASPHAT, SEE DETAIL 3/C10.1
- 4D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 4/C10.1
- 5D. MOUNTABLE CURB AND GUTTER, SEE DETAIL 5/C10.1
- 6D. CONCRETE CURB/WALL, SEE DETAIL 6/C10.1
- 7D. ADA CURB RAMP, SEE DETAIL 8/C10.1
- 8D. ADA RAMP IN SIDEWALK, SEE DETAIL 9/C10.1
- 9D. MNEAR BRICK CROSSWALK, SEE DETAIL ON C10.4
- 10D. FLASHING CROSSWALK SIGN, SEE DETAIL ON C10.4
- 11D. CONCRETE TURNDOWN STEP, SEE DETAIL 10/C10.1
- 12D. DECORATIVE SCORED CONCRETE, SEE DETAIL 11/C10.1
- 13D. COLLAPSIBLE BOLLARDS, SEE DETAIL ON C10.4
- 14D. SCREENING FENCE, SEE DETAIL 13/C10.1
- 15D. TREE GRATE, SEE DETAIL ON C10.4
- 16D. STAIRS, SEE DETAIL 12/C10.1
- 17D. GUARDRAIL, SEE DETAIL ON C10.4
- 18D. SITE SIGN BASE, SEE DETAIL 7/C10.1
- 19D. MEDIUM DUTY CONCRETE, SEE DETAIL 2/C10.1
- 20D. CONCRETE RIBBON CURB, SEE DETAIL 14/C10.1

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BENTONVILLE CITY CENTER LARGE SCALE DEVELOPMENT PLANS

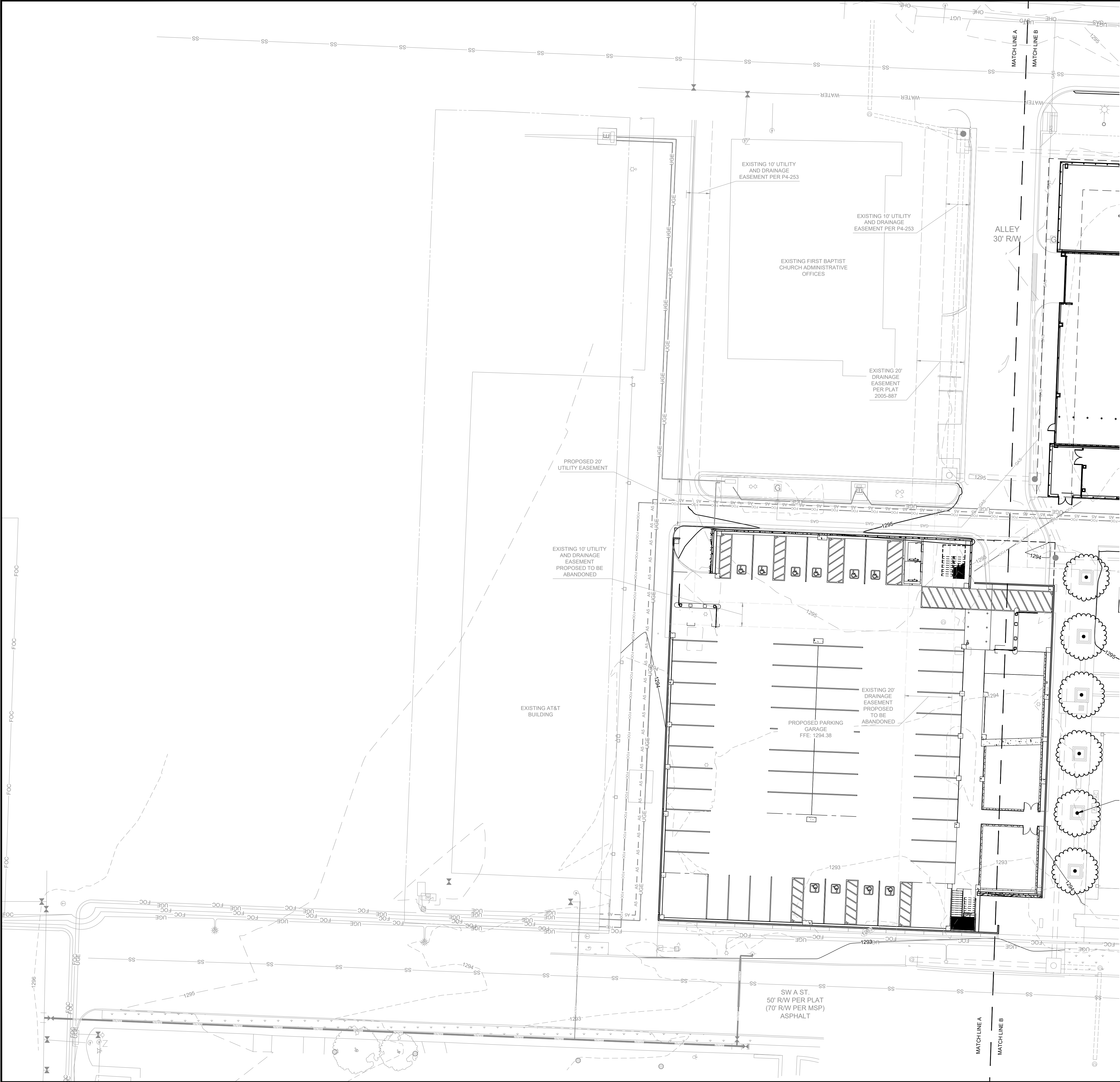
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DOCUMENT DATE: 5/3/2020
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DRAWN BY: WDW

NOT FOR CONSTRUCTION
DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN SOUTH



GENERAL LANDSCAPE NOTES:

- THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.
- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.
- SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.
- MAINTENANCE:
SEEDING AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).
- ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH; THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
- ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"
- LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.
- THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	CC	6	Columnar European Hornbeam / Carpinus betulus 'Columnaris'	B & B	4"C
	CC2	7	Eastern Redbud / Cercis canadensis	B & B	4"C
	GB	4	Maidenhair Tree / Ginkgo biloba	B & B	4"C
	UL	3	Chinese Lacebark Elm / Ulmus parvifolia	B & B	4"C
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	CD	7,884 sf	Bermuda Grass / Cynodon dactylon	sod	

CITY OF BENTONVILLE PLANTING REQUIREMENTS
DOWNTOWN CORE

		REQUIRED	PROVIDED
STREET TREES	1 TREE / 30 LF OF PRIMARY STREET MAIN STREET - 418 LF OR 14 TREES A STREET - 180 LF / 30 = 6 TREES (TREES CANNOT BE LOCATED ALONG A ST. DUE TO UTILITY CONFLICTS)	14 TREES 6 TREES	14 TREES 6 TREES

CITY OF BENTONVILLE LANDSCAPE NOTES:

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSE 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 ANSE A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- WHERE POTENTIAL UTILITIES CONFLICT WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- FIELD VERIFY ALL UTILITY LOCATIONS.
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING

HFA
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BENTONVILLE CITY CENTER
LARGE SCALE DEVELOPMENT PLANS

240 & 226 SOUTH MAIN ST.
BENTONVILLE, AR 72712

PROJ. NUMBER: 18-15-00047

ISSUE BLOCK			
	TITLE	DATE	
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DOCUMENT DATE:	4/29/2020
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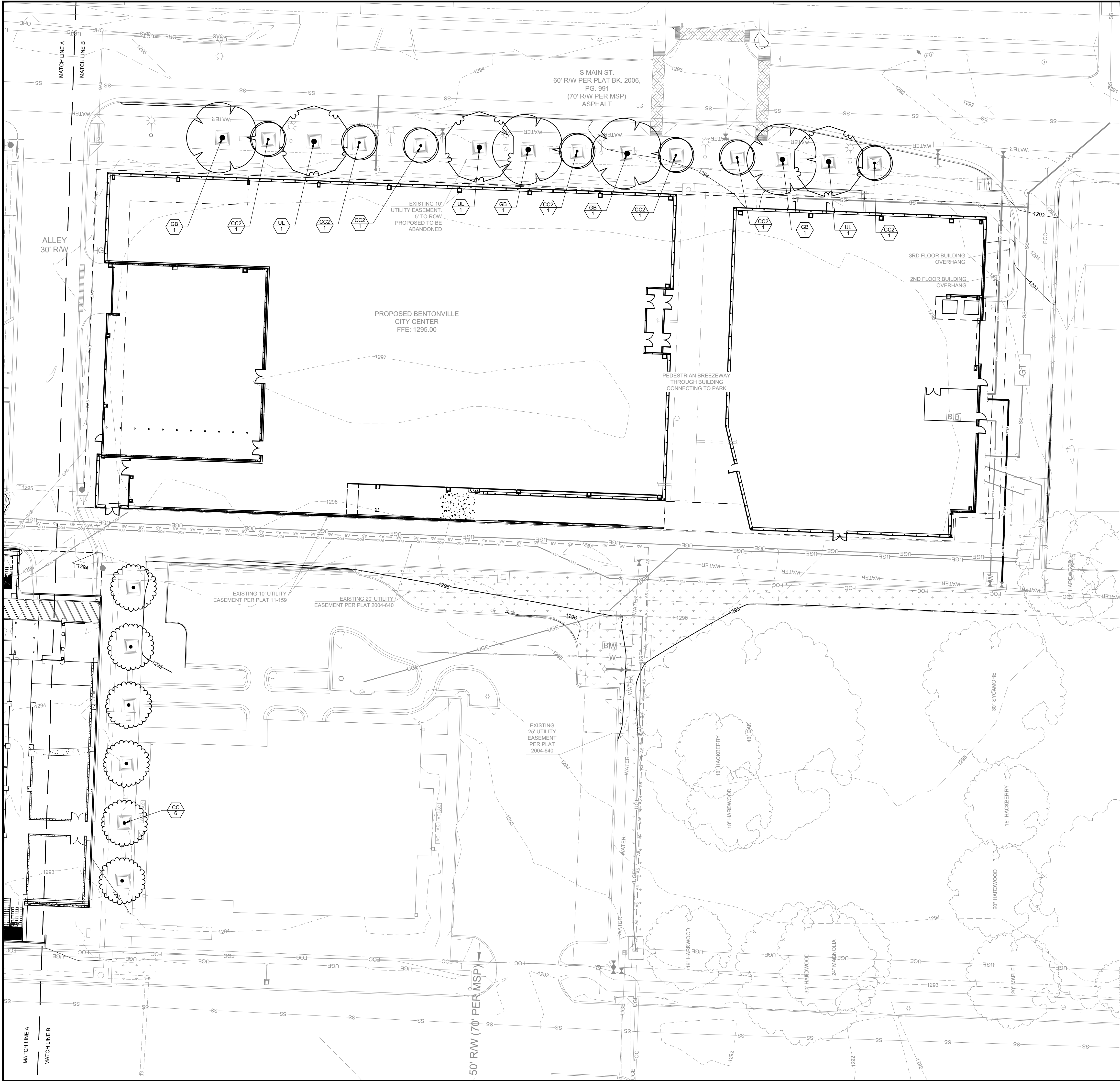
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LICENSE # : 8967

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GENERAL LANDSCAPE NOTES:

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CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDING OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDING AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR FINISH PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12".

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
	CC	6	Columnar European Hornbeam / Carpinus betulus 'Columnaris'	B & B	4"C
	CC2	7	Eastern Redbud / Cercis canadensis	B & B	4"C
	GB	4	Maidenhair Tree / Ginkgo biloba	B & B	4"C
	UL	3	Chinese Lacebark Elm / Ulmus parvifolia	B & B	4"C
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	
	CD	7,884 sf	Bermuda Grass / Cynodon dactylon	sod	

CITY OF BENTONVILLE PLANTING REQUIREMENTS DOWNTOWN CORE			
		REQUIRED	PROVIDED
STREET TREES	1 TREE / 30 LF OF PRIMARY STREET MAIN STREET - 418 LF OR 14 TREES A STREET - 180 LF / 30 = 6 TREES (TREES CANNOT BE LOCATED ALONG A ST. DUE TO UTILITY CONFLICTS)	14 TREES 6 TREES	14 TREES 6 TREES

- CITY OF BENTONVILLE LANDSCAPE NOTES:
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSE 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 ANSE A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. WHERE POTENTIAL UTILITIES CONFLICT WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
 - FIELD VERIFY ALL UTILITY LOCATIONS.
 - LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
 - ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

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BENTONVILLE CITY CENTER
LARGE SCALE DEVELOPMENT PLANS

240 & 226 SOUTH MAIN ST.
BENTONVILLE, AR 72712

PROJ. NUMBER: 18-19-00047

ISSUE BLOCK		
NO.	TITLE	DATE
1	80%	04/08/2020
2	OTP	04/13/2020
3	REV-1	05/04/2020

DOCUMENT DATE: 4/29/2020
CHECKED BY: DRG
DRAWN BY: WDW

THESE DOCUMENTS ARE FOR INTERIM
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BIDDING, PERMIT, OR CONSTRUCTION
PURPOSES

WORTH F. MCGRAW IV
LANDSCAPE ARCHITECT
LICENSE #: 8967

LANDSCAPE
PLAN SOUTH

SHEET:
C6.1

Color		Park Island Panel		Flush Aluminum Panel		Copper		TOTAL SQUARE FT.	
Unit	22012	15.00%	20000	15.00%	20000	15.00%	20000	15.00%	20000
Area	10000	15.00%	20000	15.00%	20000	15.00%	20000	15.00%	20000
Perim	22012	15.00%	20000	15.00%	20000	15.00%	20000	15.00%	20000
Perim	22012	15.00%	20000	15.00%	20000	15.00%	20000	15.00%	20000

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BENTONVILLE CITY CENTER

224 S MAIN STREET
BENTONVILLE, ARKANSAS
72715

25% CONSTRUCTION DOCUMENTS

ISSUED	04/01/20
PROJECT #	1502
DATE	04/01/20
BY	WENHUA
CHECKED	WENHUA
APPROVED	WENHUA

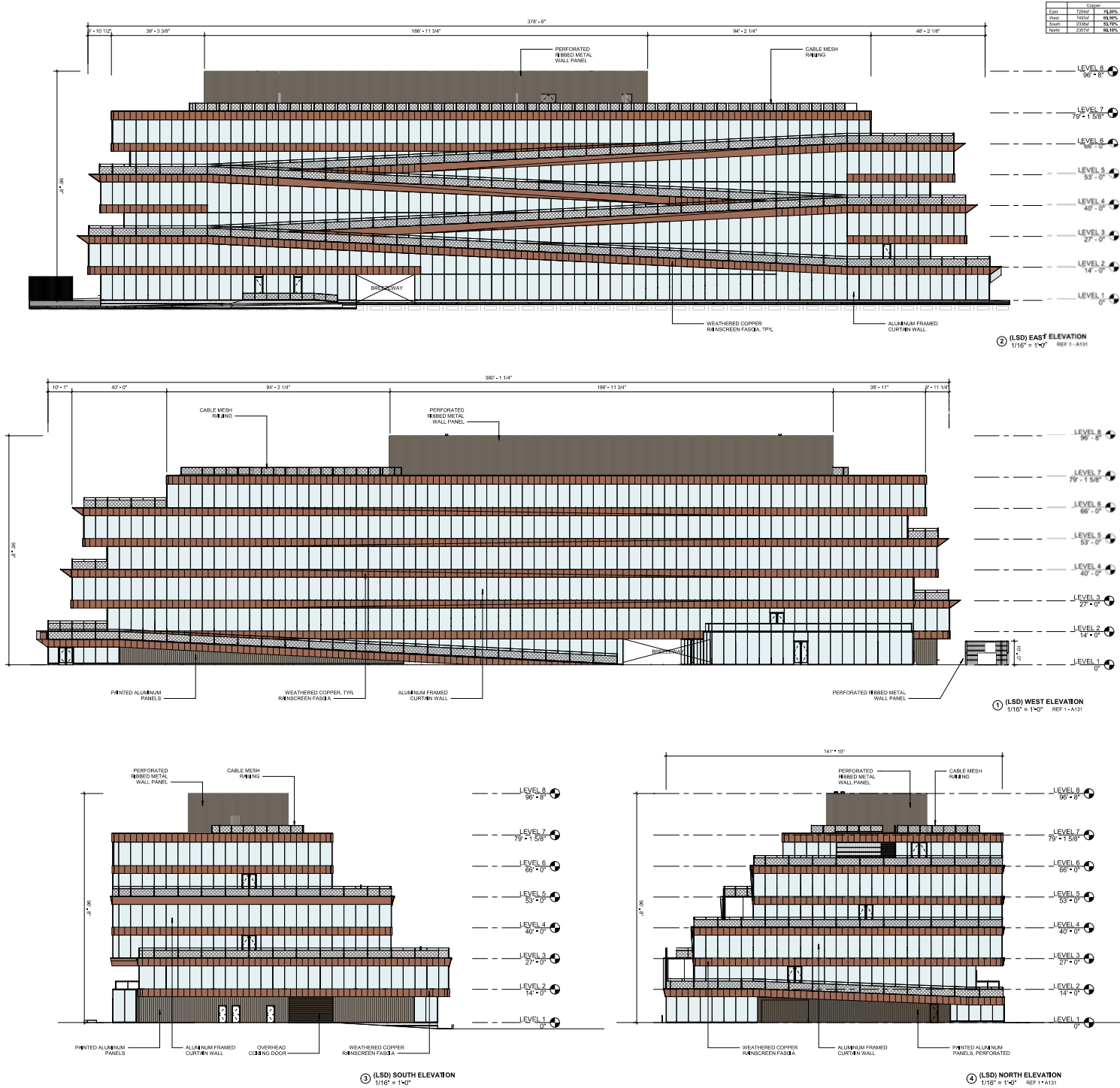
LARGE SCALE DEVELOPMENT

DESIGNED BY: WENHUA
CHECKED BY: WENHUA
APPROVED BY: WENHUA

REVISIONS

SHEET

LSD01





	Material	Quantity	Unit	Cost	Material	Quantity	Unit	Cost	Material	Quantity	Unit	Cost	Material	Quantity	Unit	Cost	TOTAL NONGLASS SF
East	20'x24'	24.00%	60.00	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%
West	20'x24'	24.00%	60.00	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%
South	20'x24'	24.00%	60.00	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%
North	20'x24'	24.00%	60.00	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%	13.44%

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BENTONVILLE CITY CENTER PARKING DECK
03/20/2020

100% DESIGN DEVELOPMENT

ISSUED: 04/02/20
PROJECT #: 1902

REVISIONS

LARGE SCALE DEVELOPMENT

REVISIONS

SHEET

LSD01

