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
Agenda
June 16, 2020

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

1. **Bentonville/Bella Vista Trailblazers, LLC** **Rezoning***
   A-1, Agricultural to C-2, General Commercial
   700 SW 16th Street *(RZ20-0018)*

2. **Osage Park** **Conditional Use***
   Outdoor Vendor Park
   700 SW 16th *(CU20-0021)*

3. **Walmart Campus North Central Utility Plant** **Conditional Use***
   Utility Facility
   301 SE P Street *(CU20-0019)*

4. **Stagecoach Rose Strip Center** **Conditional Use***
   Animal Clinic
   2805 SW 14th Street *(CU20-0020)*

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

IV. Consent Agenda

1. **Lots 9 & 10, Polson's Subdivision** — **Lot Split**
   204 SE 6th *(LS20-0029)*

2. **Lot 9, Griffin Addition** — **Property Line Adjustment**
   SE Griffin Drive *(PLA20-0026)*

3. **Lot 9, Block 1, Scoggan Subdivision** — **Property Line Adjustment**
   405 SW C Street *(PLA20-0031)*

4. **Lots 5 & 6, Northwest Prairie Addition** — **Lot Split**
   1701 NW F Street *(LS20-0026)*

V. New Business

1. **Walmart Campus North Central Utility Plant** — **Large Scale Development**
   301 SE P Street *(LSD20-0031)*

2. **The Link** — **Large Scale Development**
   204 SE 6th *(LSD20-0032)*

3. **Peloton Garage** — **Large Scale Development**
   216 NW A Street *(LSD20-0034)*

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

Planning Commission
Minutes
June 2, 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, Jim Grider, Joe Haynie, Elaine Kerr, and Rod Sanders
Staff: Ellen Norvell, Brian Bahr, Jon Stanley, Tyler Overstreet, Ali Worley, Dan Weese, Peter Farmer, and Mark Brightwell

Mr. Davis states there is a typo under Item #4 of the Minutes and should read Approved 7-0
Motion by Mr. Haynie, seconded by Mr. Grider to approve the minutes of May 19, 2020 as amended
Approved 7-0

Public Hearings

Item #1
G&I Properties: General Plan Amendment, Mixed Use to High Density Residential, 1507 SW 14th Street, GPA20-0002
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Motion by Mr. Sanders, seconded by Mr. Haynie to approve the General Plan Amendment
Approved 7-0

Item #2
United Industries: Conditional Use, Temporary Storage Area, 1900 E Central Avenue, CU20-0018
Ali Worley reads the staff report.
Opened public hearings
No public comments
Closed public hearing
There is some discussion amongst Commissioners and staff regarding dust abatement and gravel.
Approved 7-0

Consent Agenda

1. Lots 5-6 of Northwest Prairie Addition — Lot Split
   1701 NW F Street (LS20-0026)
2. Lot 11, Block 2 of Pritchard's Addition — Property Line Adjustment
   703 NW 6th Street (PLA20-0025)
3. Lot 11, Block 4 of Young's Addition — Property Line Adjustment
   802 SE 3rd Street (PLA20-0029)
4. Oz Village — Large Scale Development
   806 NW A Street (LSD20-0029)

Motion by Mr. Grider, seconded by Mr. Eccleston to approve
Approved 7-0

New Business

Item #1
Wedekind: Waiver, Sidewalk Requirements, 715 NW 8th Street, WAV20-0008
Tyler Overstreet reads the staff report.
There is some discussion amongst Commissioners and staff.
Denied 7-0

Item #2
Lots 24-25 of Clark's Addition: Lot Split, 211 SW F Street, LS20-0014
Ali Worley reads the staff report.
Approved 7-0

Item #3
Rolling Acres Phase 3: Final Plat, SW Wheatgrass Boulevard, FP20-0002
Tyler Overstreet reads the staff report.
Approved 7-0

Item #4
Providence Village: Preliminary Plat, SW Nomad Road, PP20-0002
Ali Worley reads the staff report.
Dan Weese, City Engineer, clarifies the waiver request.
Motion by Mr. Grider, seconded by Mr. Sanders to approve the Waiver Request: On-Site Detention
Approved 7-0
Large Scale Development
Approved 7-0

Item #5
Walmart Campus Infrastructure: Preliminary Plat, 301 SE J Street, PP20-0003
Tyler Overstreet reads the staff report.
There is some discussion amongst Commissioners and staff.
Approved 6-0
Mr. Haynie abstains.

Motion by Mr. Grider, seconded by Mr. Haynie to adjourn.
Meeting adjourned

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

REZONING STAFF REPORT

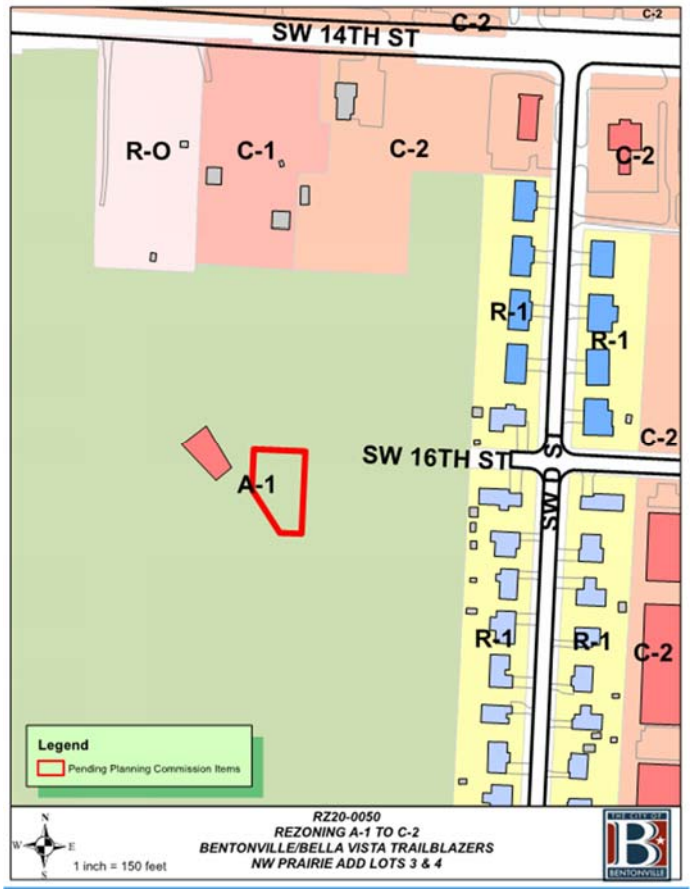
Bentonville/Bella Vista Trailblazers, LLC

700 SW 16th Street
PC Date: 6/16/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0018
Applicant / Current Owner	Bentonville/Bella Vista Trailblazers Association, Inc. PO Box 2821 Bentonville AR, 72712
Site Area	+/- 0.36 Acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 700 SW 16th Street and lies within the Osage Park boundaries. The requested area to be rezoned will remain surrounded by A-1 Agricultural.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas usually include higher density residential uses and may include local amenities for residents such as parks, community centers, and resident-oriented commercial uses.

Public Comment
Staff has not received public comments regarding this request.

Analysis
The requested rezoning lies internal to the park and will allow an additional revenue stream to help support the private park. It is a relatively small piece of property at +/- 0.36 acres in comparison to the, +/- 63 acres that will remain A-1, Agricultural and provide sufficient separation from the single-family residences to the east. Potential future uses could include an outdoor food vendor park.

Conclusion
While C-2, General Commercial is not an appropriate zoning district for the Medium Density Land Use designation, staff recommends approval of the rezoning request due to the site's compatibility with planned activities within the park and existing commercial uses that border the park to the north.

E | D | G

May 11, 2020

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, Arkansas 72712

RE: *Rezoning Request for New Lot 7 of NW Prairie Addition - 700 SE, Bentonville, AR 72712*
(Real parcel# 01-18214-000)

To The City of Bentonville Planning Commission:

On behalf of NWA Trailblazers, Inc., EDG is requesting a zoning change **to C-2 Commercial (proposed) from A-1 Agricultural (current)** for Lot 7 of NW Prairie Addition**.**

Concurrent with this rezoning request, we have submitted a Conditional Use Permit for an outdoor vendor park for food trucks to be located on the property.

The C-2 zoning allows multiple food trucks as an outdoor vendor park with a conditional use permit. The food trucks will complement the Osage Park pavilion and community park and provide an amenity for the park patrons. The Land Use Plan calls for this property to be Medium Density Residential, however, there is C-2 zoning directly north of this property along 14th street. The site infrastructure for the food truck parking area is currently under construction as part of the Osage Park project. There is no other intended use for this property.

Proposed Use

Lot 7 of the NW Prairie Addition is at the end of the extension of the public right-of-way for 16th street and is surrounded by the Osage Park property that is a large open community park, with public amenities. Lot 7 will be used for no more than 4 food trucks that will be parked in an area that will have a plaza like atmosphere with dense landscaping and high-end pavers. This will be a nicely landscaped and maintained public amentity for the park and surrounding area.

Signage

There is no planned signage for this food truck area. Any signage for the park will be part of the park LSD and will be approved via separate sign permit as required by ordinance.

Traffic

Food truck area is not anticipated to increase traffic beyond the traffic that the park will generate. The intention of the food truck area is to support the park users and not create traffic.

E | D | G

Availability of Water and Sewer

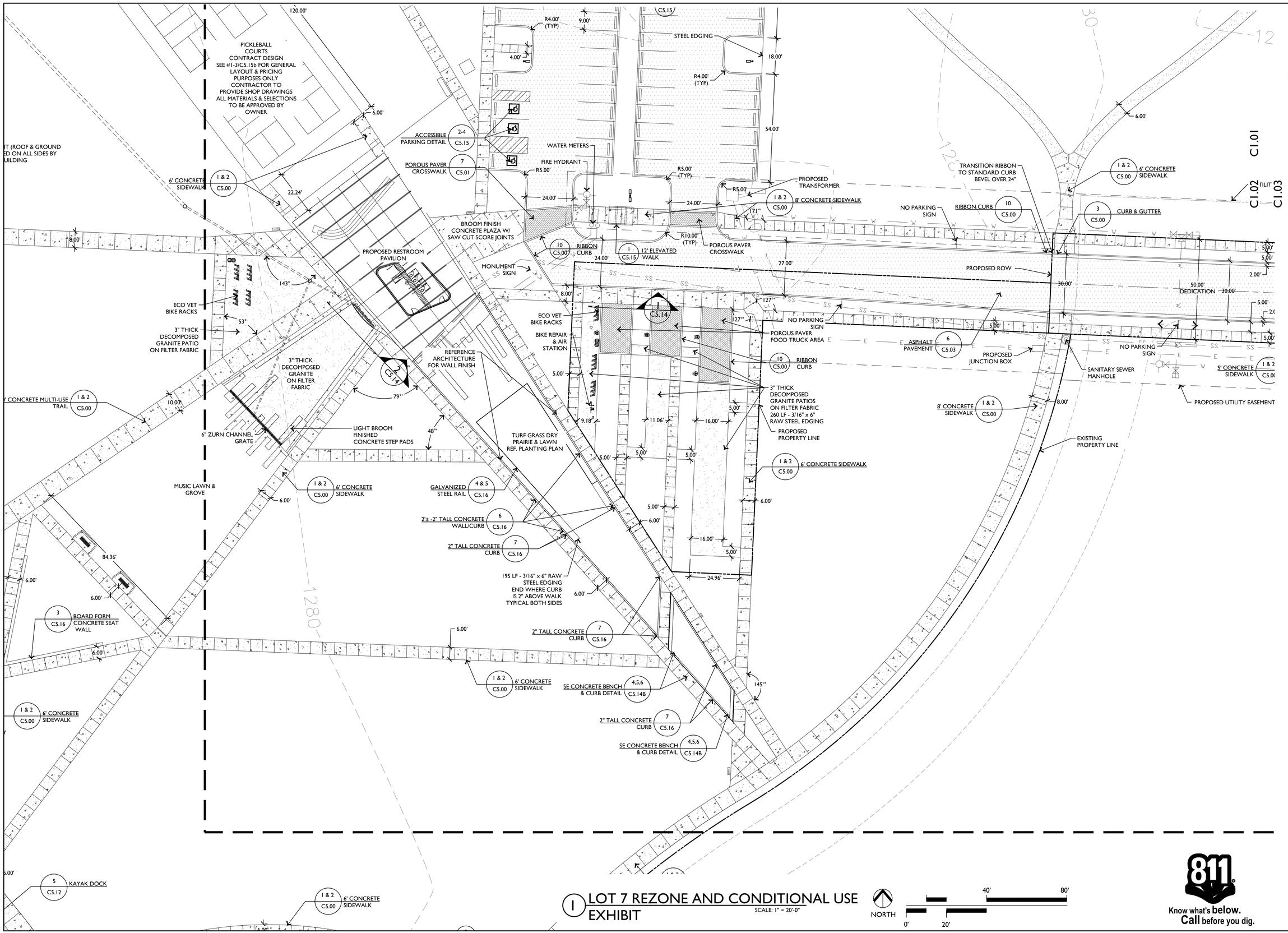
Public water, sewer and electric were extended along 16th street west and provide ample capacity for this development. All food truck will be self-contained for water and sewer and will not need individual hookups for water and sewer.

Attachments

- Property Owner Consent Form
- Warranty Deed
- Legal Description (MS-Word format)

Respectfully submitted,
ECOLOGICAL DESIGN GROUP, INC.

Brahm Driver, PE



1 LOT 7 REZONE AND CONDITIONAL USE EXHIBIT

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

Know what's below. Call before you dig.

EDG
Ecological Design Group, Inc.
120 S. Izard Street, Little Rock, AR 72201 p 501.378.0200 f 501.378.0201
314 South 3rd Street, Rogers, AR 72756 p 479.935.4826
210 E. Merriman Ave., Wynne, AR 72396 p 870.588.6426 f 870.238.8310

OSAGE PARK
Bentonville, Arkansas

STAMP/SEAL

REZONE & CONDITIONAL USE

REVISIONS

SHEET TITLE
LOT 7 REZONE & CONDITIONAL USE

ISSUE DATE
5/11/20

(LSD18-0026)
SHEET NO.
C1.10

CONDITIONAL USE STAFF REPORT

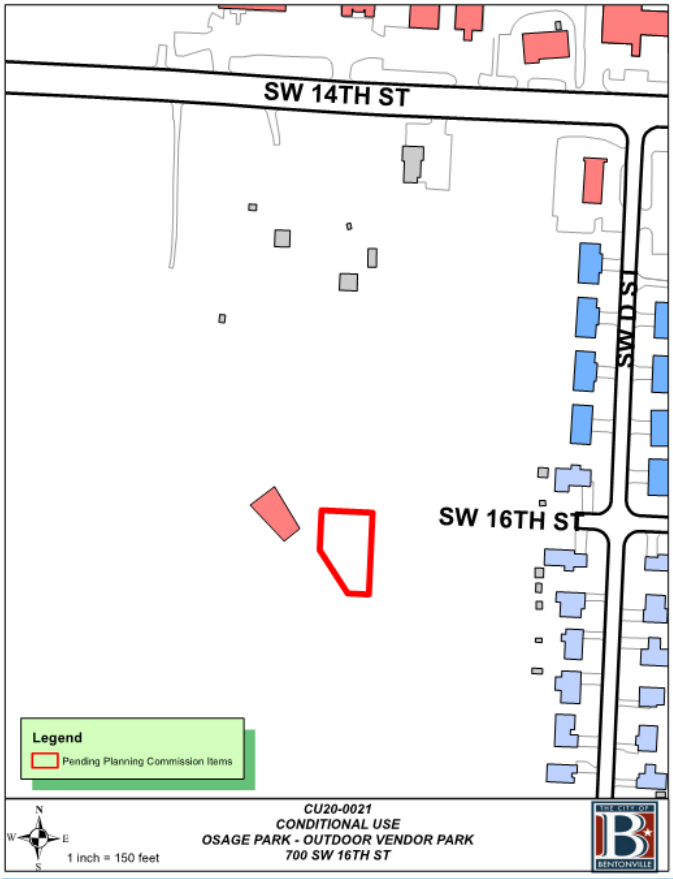
Osage Park Outdoor Vendor Park

700 SW 16th Street
PC Date: 6/16/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	CU20-0021
Applicant / Current Owner	Bentonville/Bella Vista Trailblazers Association, Inc. PO Box 2821 Bentonville AR, 72712
Site Area	+/- 0.36 acres
Current Zoning	A-1, Agricultural, pending rezoning to C-2
Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Use	Outdoor Food Vendor Park
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 700 SW 16th Street and lies within the Osage Park boundaries. The requested area to be utilized is contingent upon the rezoning request to C-2 General Commercial being approved.

Proposed Use Description
Outdoor Vendor Parks require a Conditional Use Permit in Commercial zoning districts. According to the applicant's narrative, the intent of the Conditional Use Permit is to add the use of Outdoor Food Vendor Trucks/Trailers near the Pickle Ball and outdoor music areas that were included as part of the originally approved Large Scale Development on May 5, 2018. The food trucks will provide concessions to the patrons attending the events that are planned for Osage Park. Hours of operation will be during the normal Osage Park hours and occasional after hour's events but will comply with all city ordinances. Sufficient hard surface on-site parking is provided. There is no additional outdoor lighting planned for the vendor park. The applicant anticipates 4 food trucks with 2 employees for each and the vendor park will be open to the public.

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 reconsider the Conditional Use at any time.

E | D | G

Conditional Use Project Narrative

To: City of Bentonville

From: Ecological Design Group, Inc.

Date: Monday, May 11, 2020

Re: Osage Park Outdoor Vendor Park - Conditional Use Project Narrative

---

On behalf of NWA Trailblazer, Inc, Ecological Design Group, Inc. (EDG) is submitting this project narrative as part of the Conditional Use submittal to allow an outdoor vendor park.

Conditional Use Narrative:

- Proposed use and reason for the proposed use;
    - The applicant is seeking one (1) conditional use permit for the following:
        1. To allow for an Outdoor Vendor Park, in the proposed new 0.36 acre lot defined as Lot 7 of the NW Prairie Addition. The application to rezone the property to C-2 has been submitted concurrently with this Conditional Use application. The applicant is requesting to operate no more than 4 food trucks that will support the Osage Park currently under construction.
- Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized
    - Please see the included plat and site plan drawings. The project site is approximately 0.36 acres.
- Hours of operation, including days of the week
    - The food trucks will operate during the daytime on weekdays and weekends and the occasional evening activities and planned events. Hours of operation will follow all required ordinances.
- Indoor and outdoor areas to be utilized
    - The outdoor vendor park will provide an amenity to the Osage Park and will operate within the outdoor area designated for the food trucks.
- Planned indoor and outdoor structural changes
    - Paved surfaces will be provided for the food truck area along with high end landscaping to provide a quality user experience.
- Parking needs required for the proposed use including existing and proposed - provide a sketch of the traffic flow and parking pattern (if applicable)
    - Sufficient onsite parking is provided near the entrance of the park as indicated on the included site plan.
- Planned outdoor lighting changes

- No additional lighting is planned beyond what has been approved for Osage Park.

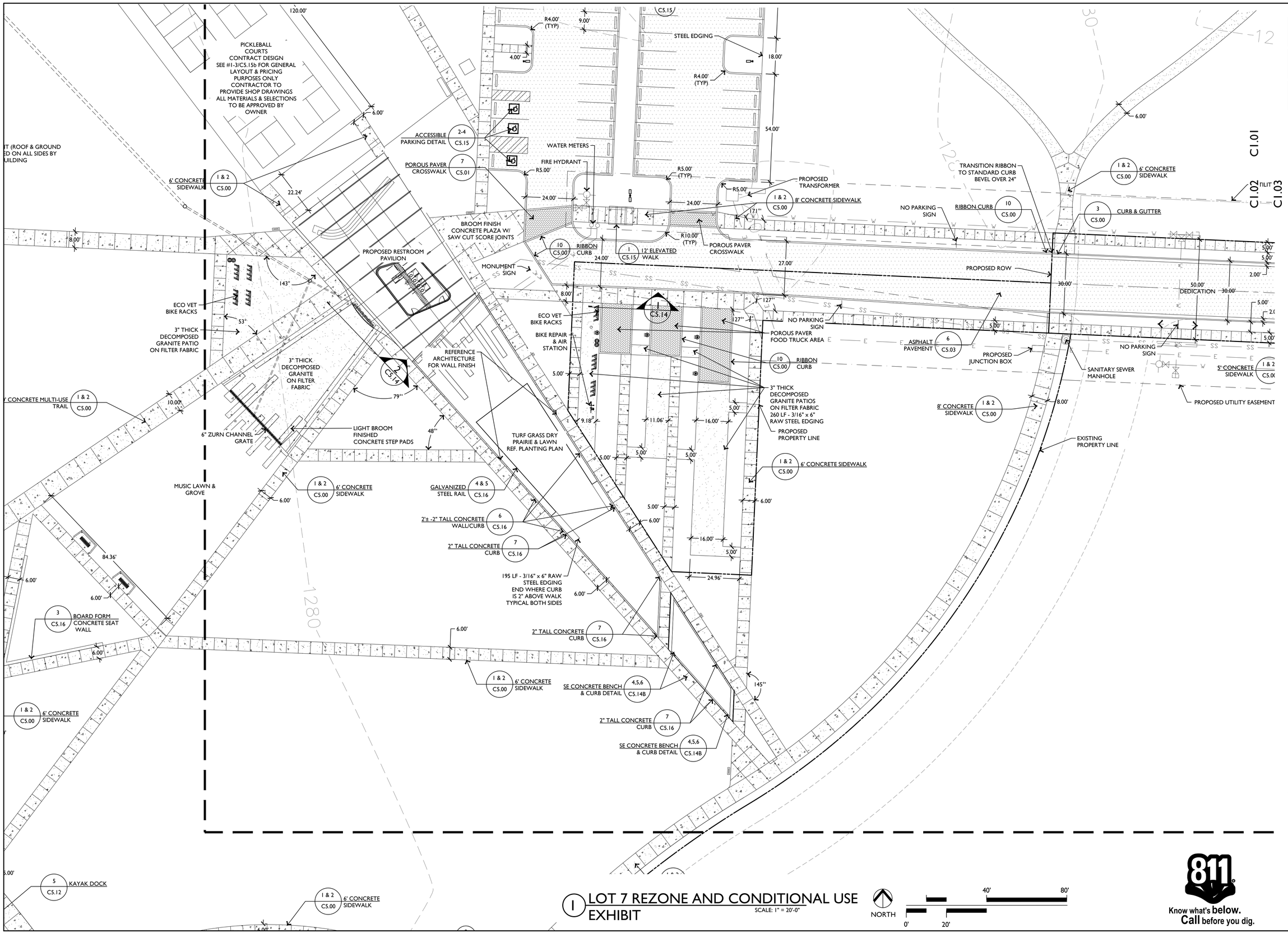
- Anticipated patrons, clients, deliveries, and / or customers (average per day)
  - The Park will be open to the public.
- Proposed number of employees
  - The 4 Food trucks will have at least one or two staff each.

If you need any additional information or have any questions, please do not hesitate to contact me at (501) 944-3090.

Sincerely,

Ecological Design Group, Inc.

Brahm Driver, PE



1 LOT 7 REZONE AND CONDITIONAL USE EXHIBIT

SCALE: 1" = 20'-0"

NORTH

0' 20' 40' 80'

Know what's below. Call before you dig.

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Ecological Design Group, Inc.
120 S. Izard Street, Little Rock, AR 72201 p 501.378.0200 f 501.378.0201
314 South 3rd Street, Rogers, AR 72756 p 479.935.4826
210 E. Merriman Ave., Wynne, AR 72396 p 870.588.6426 f 870.238.8310

OSAGE PARK
Bentonville, Arkansas

STAMP/SEAL

REZONE & CONDITIONAL USE

REVISIONS

SHEET TITLE
LOT 7 REZONE & CONDITIONAL USE

ISSUE DATE
5/11/20

(LSD18-0026)
SHEET NO.
C1.10

CONDITIONAL USE PERMIT STAFF REPORT

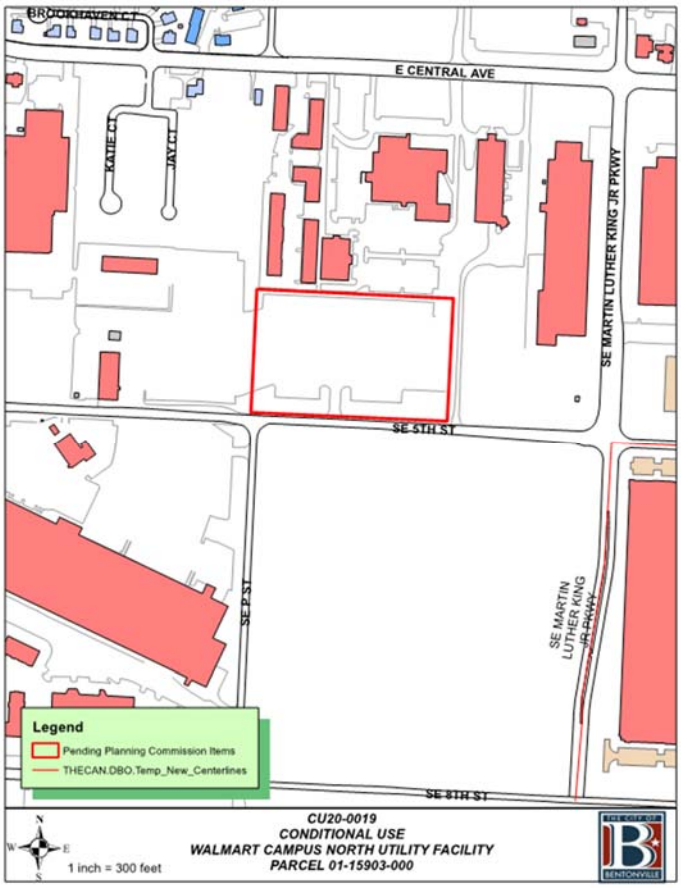
Walmart Campus North Central Utility Plant

301 SE P Street
PC Date: 6/16/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0019
Applicant / Current Owner	North Arkansas Wholesale Company, Inc. PO Box 8050 Bentonville, AR 72716
Site Area	+/- 7.75 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Utility Facility

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 301 SE P Street. The property is currently zoned I-2, Heavy Industrial, with a Future Land Use Classification of Commercial. This item is associated with a Large Scale Development (LSD20-0031) on this agenda.

Proposed Use Description
A conditional use permit to allow for the construction of a 6,345 square foot utility facility to service the planned Walmart Campus. The Conditional Use Permit and associated Large Scale Development include a 258-space parking lot. According to the applicant's narrative, the site is currently utilized to stage and park large tractor trailers. The applicant requests that the Conditional Use Permit be issued in perpetuity.

Public Notice
Staff has not received public comment regarding this request.

Recommendation
The proposed use fits within the surrounding context of the area. Adjacent existing uses, such as United Industries to the east and warehousing to the south, suggest a utility facility should have minimal impact on surrounding properties. As such, staff recommends approval of this Conditional Use Permit.

Conditions of Approval
If approved, the following conditions shall apply:

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

CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

May 8, 2020

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

RE: Walmart Campus North Cup Site
Conditional Use Request
SE 5th Street

To the City of Bentonville Planning Commission:

This is a conditional use request of parcel #01-15903-000 owned by North Arkansas Wholesale Co., Inc.

The proposed use of this property is a parking lot and localized 6,345 sf utility facility for the planned Walmart Campus. Currently, the site is utilized to stage and park 215 large tractor trailers. Due to the utility facility use, a Conditional Use Permit is required.

The Large Scale Plan is included with this narrative along with photos of the property. The hours of operation will be 24 hours a day 7 days a week. The indoor areas will be primarily used for electrical equipment with an office and restroom. The outdoor areas will be utilized as parking with extensive landscaping, filtering the stormwater.

The planned parking for this project is 258 passenger vehicle spaces, which will account for 1 full time employee and the remainder will be used for anticipated patrons, per day visiting the site, as part of the Walmart Campus. The required parking for this project is 1 parking space per 600 sf of net floor are, see Building SF Exhibit. People will be accessing the site via SE 5th and future SE P Street. Deliveries to the site will be infrequent but we would like to plan for 1 delivery a week to establish a number of deliveries to the site. The lighting proposed is periodic parking lot lighting and security lighting, which will not affect adjacent properties negatively.

We appreciate your consideration of this request. If you have any questions or need additional information, please contact me via phone at (479) 273-9472 or email at jeasterling@ceieng.com*.*

Respectfully submitted,
CEI Engineering Associates, Inc.

John Easterling
Project Manager

Enclosed:
Exhibit "A" property photos, Large Scale Plans, and Building Interior Exhibit
.

CONDITIONAL USE PERMIT STAFF REPORT

Stagecoach Rose Strip Center

2805 SW 14th Street
PC Date: 6/16/2020
Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0020
Applicant / Current Owner	Rose Properties, LLC PO Box 65 Bentonville, AR 72712
Site Area	+/- 0.98 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Animal Clinic

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at the southeast corner of SW 14th Street and SW Stagecoach Road. It is currently zoned C-1, Neighborhood Commercial, with a Future Land Use Plan designation of General Commercial. Adjacent zonings are A-1, Agricultural, to the east and west, R-3, Medium Density Residential, to the south, and C-2, General Commercial, to the north. Animal clinics require a Conditional Use Permit in the C-1 zoning district.

Proposed Use Description
According to the applicant's narrative, the owner is intending to utilize part of the structure (currently under construction) for a small animal clinic. Boarding of animals will not be a primary means of business. However, there will be minor instances where an animal will need to be housed overnight for post-operation observation. Hours of operation will be Monday to Friday from 7:30am to 6:00pm, Saturday from 8:00am to 12:00pm, and closed on Sunday. There will be no outside areas utilitzed for housing of animals. In addition, parking and lighting was addressed with the Large Scale Development, approved by Planning Commission on April 2, 2019.

Public Notice
Staff has not received public comment regarding this request.

Recommendation
The proposed use fits within the surrounding context of the vicinity and provides a needed service for residents within the area. In addition, the site fronts Highway 102, classified as an Arterial Road per the Master Street Plan. As such, staff recommends approval of this Conditional Use Permit.

Conditions of Approval
If approved, the following conditions shall apply:

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

CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

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

May 11, 2020

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

RE: LSD 19-0003 - Conditional Use Permit Request
2805 SW 14th Street Temporary Use

Dear Planning Commissioners:

Please accept this letter to accompany a formal application by Rose Properties, LLC, for consideration of this request for a conditional use permit to allow an Animal Clinic to be temporarily located in the Stagecoach Road Strip Center, that is currently under construction. Section 401.05 Sub-section F lists animal clinics as a "use allowed with an approved conditional use permit".

As part of this submittal we are including the City Approved Site Plan from the Large Scale Development, the site plan from the Architect specifying portion of the building to be used, and also the interior layout from the Architect.

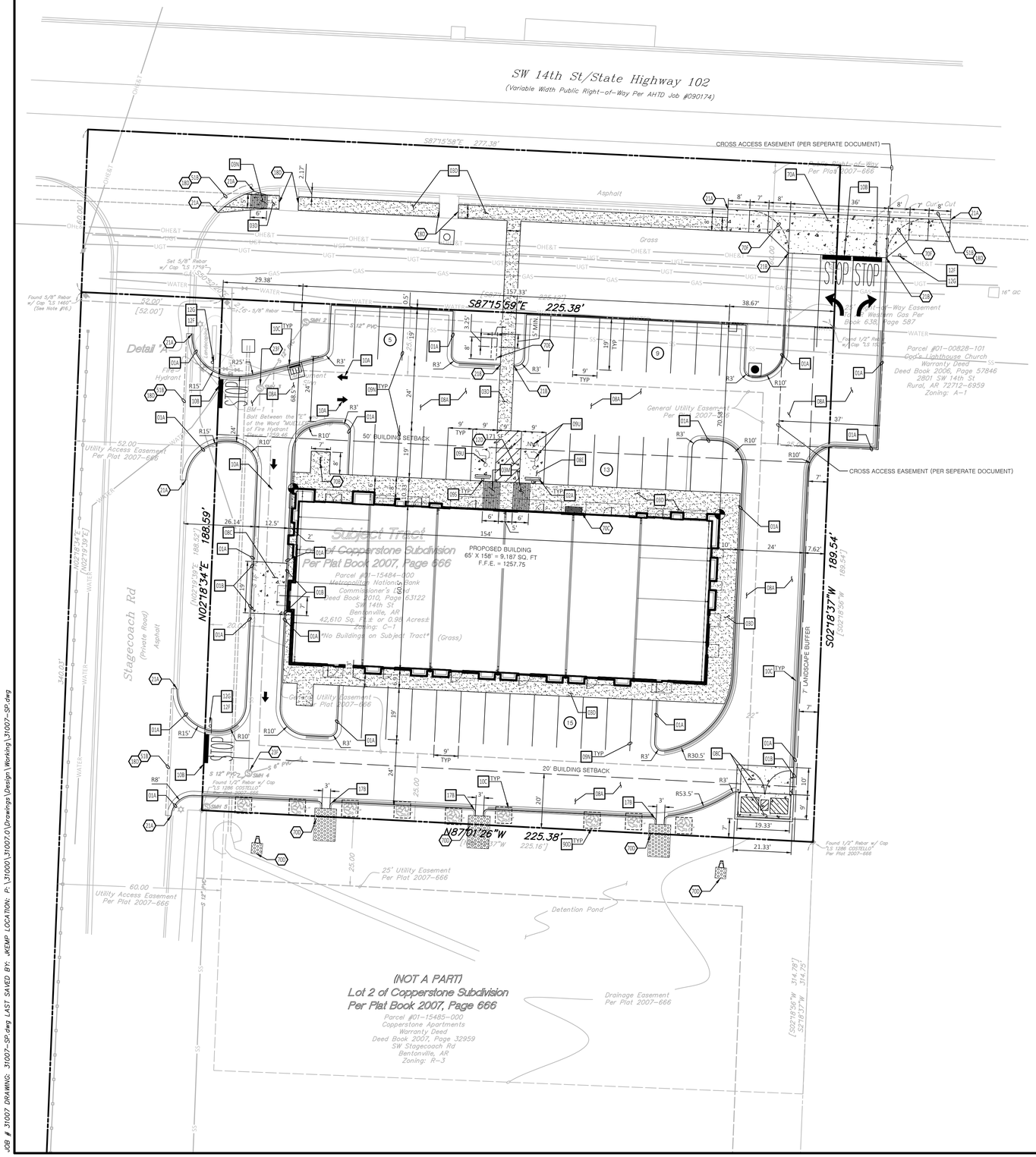
The following are details of this request:

A. The owner is intending to utilize part of the structure for a small animal clinic.
B. This animal clinic will not be used to board or house animals as a primary means of business. There will be minor instances where an animal will need to be housed overnight for post-operation observation.
C. Hours of Operation will be 7:30am to 6pm Monday through Friday; 8am to 12pm Saturday; closed Sunday.
D. All temporary housing of animals will be inside the building with no area for outside housing.
E. There are no planned indoor or outdoor structural changes.
F. The parking needs for this use do not change the parking layout or flow.
G. There are no outdoor lighting changes.
H. Average patrons per day is unknown at this time.
I. This Animal Clinic will require 5 employees.
J. The property is bordered on the north by SW 14th Street and a C2 zoning; on the west by SW Stagecoach Road and A1 zoning; on the East by A1 zoning; on the South by R3 zoning.

Based on the above details regarding this application, we do not believe the requested use will negatively impact adjacent owners, residents, or citizens. Thank you for consideration of this matter. If you need anything further, please do not hesitate to contact me.

Respectfully Submitted,
CEI Engineering Inc.

Zachary Hoyt
Project Manager – Local Development



SITE DATA	
SITE AREA	0.98 ACRES (42,610 ± SF)
BUILDING AREA	9,187 SF (8,803 SF NOT INCLUDING RESTROOMS)
ZONING	C1
PARKING REQUIRED	1/250 = 36 SPACES
PARKING PROVIDED	42 SPACES

SITE BENCHMARK
BOLT BETWEEN THE "E" AND "L" OF THE WORD "MUELLER" ON TOP OF FIRE HYDRANT.
ELEVATION = 1259.46'

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

N

0 20' 30' 40'
SCALE IN FEET

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

CITY OF BENTONVILLE NOTES

A. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREEENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
B. A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING
C. A SEPARATE PERMIT WILL BE REQUIRED FOR SIGNAGE
D. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. REFER TO ASSOCIATED ARCHITECURAL PLANS FOR DUMPSTER DETAIL

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

A. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
B. BEUD DESIGN AND LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE UTILITY PLAN
C. 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.

EXISTING LEGEND

	Property Line		Light pole straight
	Right-of-Way		Electrical riser
	Easement		Sign
W	Chainlink Fence		Deciduous tree
OHE	Overhead Electric Line	eg	Existing Ground
UGE	Underground Electric Line	gb	Grade Break
	Wood Privacy Fence	bb	Bottom bank
G	Underground Gas Line	tbc	Top Back Curb
UTE	Underground Telephone Line	gut	Gutter
	Drainage Pipe	cr	Crown road
S	Sanitary Sewer Line	ec	Edge of concrete
	Found rebar (as noted)	cpp	Corrugated Polyethylene Pipe
	Site benchmark	smh	Sewer manhole
	Set 5/8" Rebar w/ Cap "LS 1759"	dec	Deciduous tree
	Sewer manhole	rcp	Reinforced Concrete Pipe
	Drainage manhole	cif	Curb inlet flow
	Grate inlet(circular)	flp	Pipe flowline
	Fire hydrant	dmh	Drainage manhole
	Water valve	gic	Grate inlet-circular
	Electric meter	tb	Top bank
	Utility Pole	fl	Flow line (Ditch)

PROPOSED LEGEND

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

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09U.
D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
F. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
15A STOP SIGN
16E MONUMENT SIGN (PER ARCH. PLANS)
18D MATCH EXISTING PAVEMENT ELEVATIONS
18E POINT OF RELOCATION
21A TAPER CURB TO MATCH EXISTING CURB
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET
23F ADJUST MANHOLE RIM TO MATCH FINISH GRADE
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
70B BIKE RACK - SINGLE HOOP, DERO SWERVE RACK, BLACK (34" X 21.5")
70C BENCH - VICTOR STANLEY "CLASSIC" SERIES (MODEL #C-10) (OR APPROVED EQUAL) CONTRACTOR TO INSTALL PER MANUFACTURES DETAILS AND SPECIFICATIONS
70D SCOURSTOP (CONTRACTOR TO INSTALL PER MANUFACTURES DETAILS AND SPECIFICATIONS
70E MONUMENT SIGN (PER SIGNAGE PLANS). FOOTING TO BE MINIMUM 5' FROM EXISTING SEWER LINE.
70F 15' RADIUS SHOWN FOR DR-1 DRIVEWAY REFERENCE ONLY

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08A STANDARD DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
08E STANDARD DUTY CONCRETE PAVING
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10A TRAFFIC FLOW ARROW
10B STOP BAR
10C FIRE LANE MARKING
12G STOP SIGN
12F SIGN BASE
17B CONCRETE FLUME
70A DISTRICT NINE DR-1 DRIVEWAY (PER DOT SPECIFICATIONS)
90D TREE PROTECTION FENCE (SEE SHEET L6.1 LANDSCAPE NOTES FOR DETAIL)

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.6672 03/29/2019
THOMAS C. OPPENHOUSER

31007	3/29/19	TCO	JPS	MCM	MCM
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

LSD19-0003

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

STAGECOACH STRIP CENTER

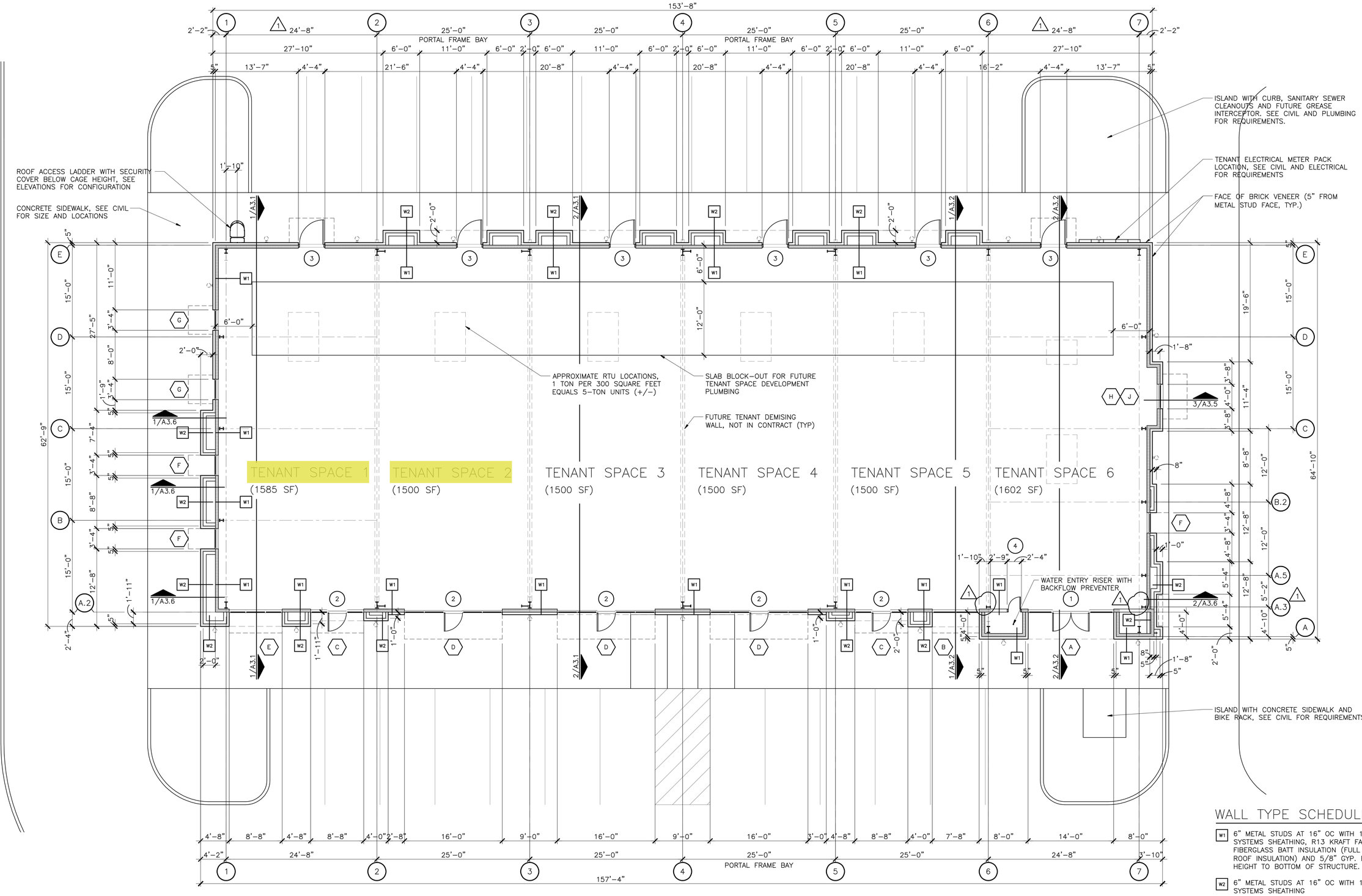
2805 SW 14TH ST
BENTONVILLE ARKANSAS

SITE PLAN

REV DATE	SHEET NO.
3/29/19 REV-2	C2

© 2019 CEI ENGINEERING ASSOCIATES, INC.

JOB # 31007 DRAWING: 31007-SP.dwg LAST SAVED BY: JKEMP LOCATION: P:\31000\31007.0\Drawings\Design\Working\31007-SP.dwg



WALL TYPE SCHEDULE

W1 — 6" METAL STUDS AT 16" OC WITH 1/2" ZIP SYSTEMS SHEATHING, R13 KRAFT FACED FIBERGLASS BATT INSULATION (FULL HT. TO ROOF INSULATION) AND 5/8" GYP. BOARD FULL HEIGHT TO BOTTOM OF STRUCTURE.

W2 — 6" METAL STUDS AT 16" OC WITH 1/2" ZIP SYSTEMS SHEATHING

W3 — 6" METAL STUDS AT 16" OC WITH 5/8" GYP. BOARD EACH FACE FULL HEIGHT TO BOTTOM OF STRUCTURE.

1 W4 — 6" METAL STUDS AT 16" OC WITH 5/8" GYP. BOARD EACH FACE FULL HEIGHT TO TOP OF PARPAPET.

1 OVERALL FLOOR PLAN – 9,187 SF

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

plan north

1 ADDENDUM NO. 1, 09-04-19 : ADD TWO SPANDREL SUPPORT COLUMNS ALONG GRIDLINE "A.2" AT 6 &7 AND ADJUST GRIDLINES 1 & 7 LOCATION; REVISE PARAPET AND STUD WALLS TO MATCH.

COLLINS HAYNES ARCHITECTURE
Post Office Box 787 • Pineville, MO 64856

REGISTERED ARCHITECT H. COLLINS HAYNES License Number 1466 STATE OF ARKANSAS
09-04-19

JOB # ROSE1018

2805 SW 14TH STREET
BENTONVILLE, ARKANSAS

ROSE PROPERTIES - STAGECOACH ROAD

OVERALL FLOOR PLAN

DATE: 07-26-19

A1.1

Consent Agenda Items

For Planning Commission meeting of June 16, 2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

- At the Technical Review meeting held on June 9, 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 9 & 10, Polson's Subdivision, Southeast Sixth Partners, LLC, 204 SE 6th Street, DE, Downtown Edge, *LS20-0029*

A property line adjustment of part of Lot 2 of Polson's Subdivision, creating new Lot 9 (+/- 0.19 acres) & Lot 10 (+/- 0.19 acres) of Polson's Subdivision. 20-foot utility easement will be dedicated by the plat. In addition, the applicant proposed a 20-foot access and drainage easement be dedicated per separate document. The document will need to be filed prior to the issuance of a Certificate of Occupancy for the Link Large Scale Development.

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

Lot Split: Lots 5 & 6, Northwest Prairie Addition, NWA Trailblazers, 1701 NW F Street, A-1, Agricultural, *LS20-0026*

A lot split of Lots 3 & 4 of Northwest Prairie Addition, creating new Lots 5 (+/-55.56 acres) and 6 (+/- 8.61 acres). The plat dedicates additional utility easements of varying sizes and widths. Adequate right-of-way currently exists along SW I Street and SW 14th Street.

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

Property Line Adjustment: Lot 9, Griffin Addition, Rose Properties, LLC, SE Griffin Drive, C-2, General Commercial, *PLA20-0026*

A property line adjustment of Lots 3 and 8 of Griffin Addition, creating new Lot 9 (+/- 2.25 acres). The plat dedicates right-of-way along SE Griffin Drive to meet the requirements of the Master Street Plan. SE Griffin Drive is designated as a Local street, which requires a total of 26-feet of right-of-way from the centerline of the road.

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

Property Line Adjustment: Lot 9, Block 1, Scoggan Subdivision, Marrs Developing, LLC, 405 SW C Street, R-1, Single-Family Residential, *PLA20-0031*

A property line adjustment of part of Lot 4 and part of Lot 5, Block 1, of Scoggan Subdivision, creating new Lot 9, Block 1 (+/- 0.22 acres). The plat dedicates right-of-way along SW C Street to meet the requirements of the Master Street Plan. SW C Street is designated as a Local street. In addition, the plat dedicates a 15-foot utility easement along SW C Street.

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

N
W E
S

1 inch = 100 feet

LS20-0050
LOT SPLIT
POLSONS SUBDIVISION
LOT 2 CREATING LOTS 9 & 10

THE CITY OF BENTONVILLE

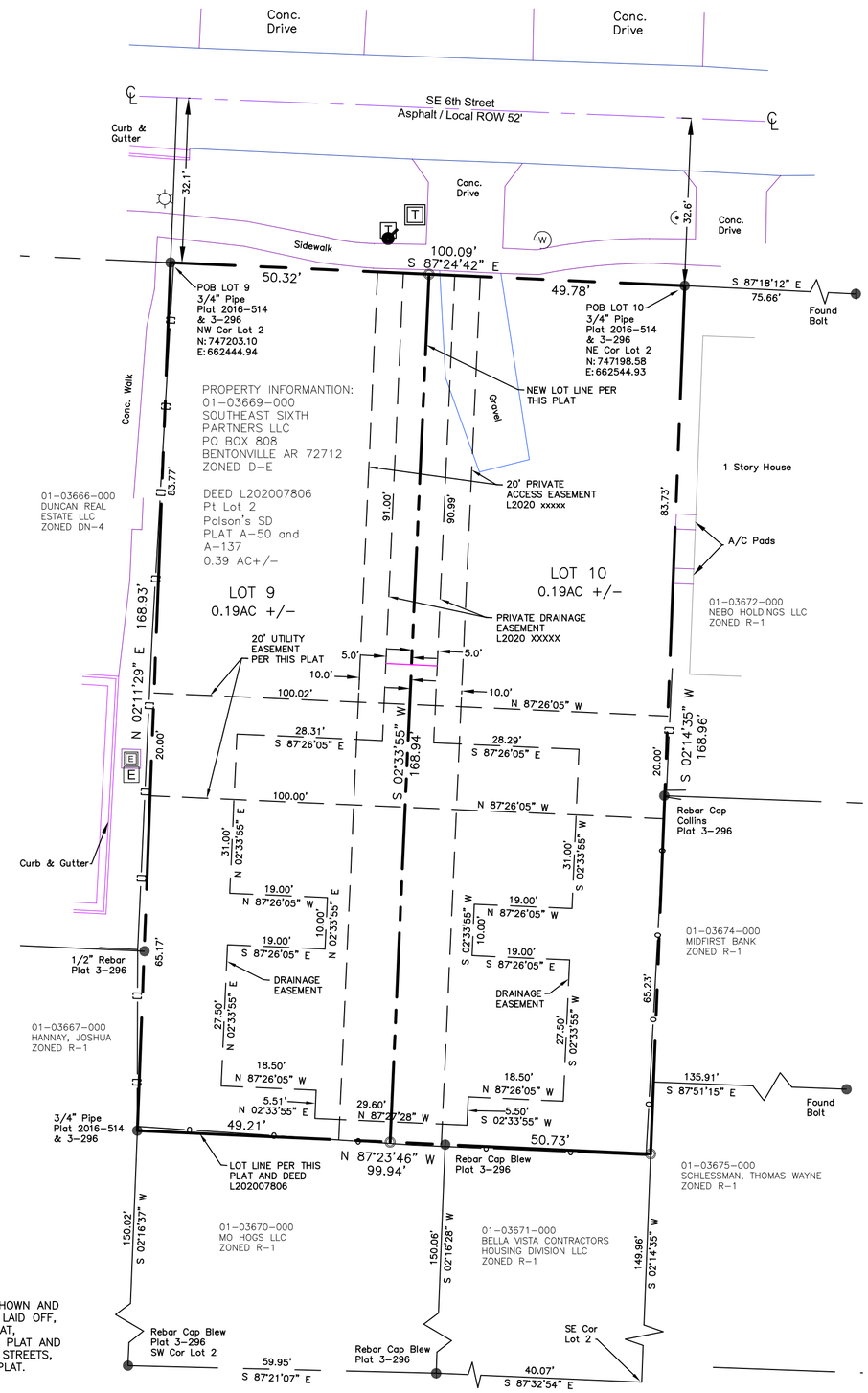
LEGEND

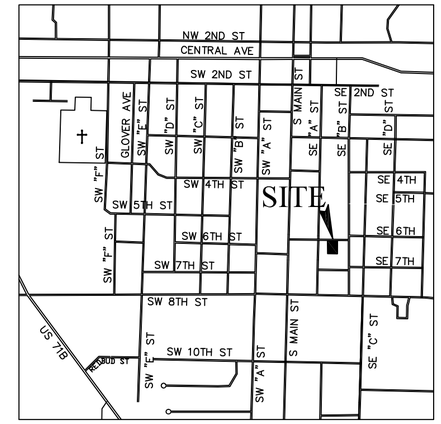
- MONUMENT FOUND (AS NOTED)
- SET 5/8" REBAR W/CAP OR NAIL W/WASHER UNLESS OTHERWISE NOTED
- UTILITY POLE
- LIGHT POLE
- ELECTRIC VAULT
- ELECTRIC RISER
- WATER METER
- TELEPHONE RISER
- TELEPHONE BOX
- CLEANOUT
- SANITARY SEWER MANHOLE
- WOOD FENCE
- CHAIN FENCE
- CENTERLINE
- EASEMENT
- OFFSITE LOT LINES
- LOT LINES

N

20' 0 20'

SCALE: 1" = 20'





VICINITY MAP
N.T.S.

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which are visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. 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.

3. Basis of Bearings: Arkansas State Plane Coordinate system Arkansas-North: Bentonville GPS #1, N 746496.56, E 661509.95, NAVD 88 1289.05, Convergence -01°17'10.54".

4. This survey is valid only if the drawing includes the seal and signature of the surveyor.

5. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

6. The hereon described property is classed Urban.

7. Subsurface and environmental conditions were not examined nor considered a part of this survey.

8. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

9. Flood Hazard Certification: This is to certify that by graphic plotting only, this property (the subject property surveyed) is within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as per FEMA FIRM Map Community Map Number 05007C0255K, effective date, June 5, 2012 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.

NOTE: 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

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

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

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

ZONING NOTE: ZONED DE SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION _____

_____
BENTONVILLE PLANNING COMMISSION CHAIR

_____
MAYOR, CITY OF BENTONVILLE

_____
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: _____

SIGNED: _____

_____

PRINTED OWNER NAME: _____

SOURCE OF TITLE:
W.D. L202007806

01-03669-000 TRACT DESCRIPTION (DEED L202007806)

LOT 2, POLSON'S SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 137.

LESS AND EXCEPT: THE SOUTH 150 FEET OF LOT 2, POLSON'S SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 137.

LOT 9 DESCRIIPTION:
PART OF LOT 2, POLSON'S SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 137 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, POLSON'S SUBDIVISION; THENCE S87°24'42"E A DISTANCE OF 50.32 FEET; THENCE S02°33'55"W A DISTANCE OF 168.94 FEET; THENCE N87°23'46"W A DISTANCE OF 49.21 FEET; THENCE N02°11'29"E A DISTANCE OF 168.93 FEET; TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

LOT 10 DESCRIIPTION:
PART OF LOT 2, POLSON'S SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 137 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, POLSON'S SUBDIVISION; THENCE S02°14'35"W A DISTANCE OF 168.96 FEET; THENCE N87°23'46"W A DISTANCE OF 50.73 FEET; THENCE N02°33'55"E A DISTANCE OF 168.94 FEET; THENCE S87°24'42"E A DISTANCE OF 49.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

CERTIFICATE OF SURVEYING ACCURACY

I, GRANT NEVILL, 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:

SIGNED: _____
ARKANSAS LS NO.1636

CERTIFICATE OF AUTHORIZATION
NEVILL SURVEYING, LLC.
No. 2383
ARKANSAS

CITY PROJECT #LS20-0029

500-20N-30W-0-31-120-04-1636

REVISIONS

NO.	DATE	DESCRIPTION
1.	5/30/20	1st Sub Comments
2.	xxx	

CLIENT:
SOUTHEAST SIXTH PARTNERS LLC
PO BOX 808
BENTONVILLE AR 72712

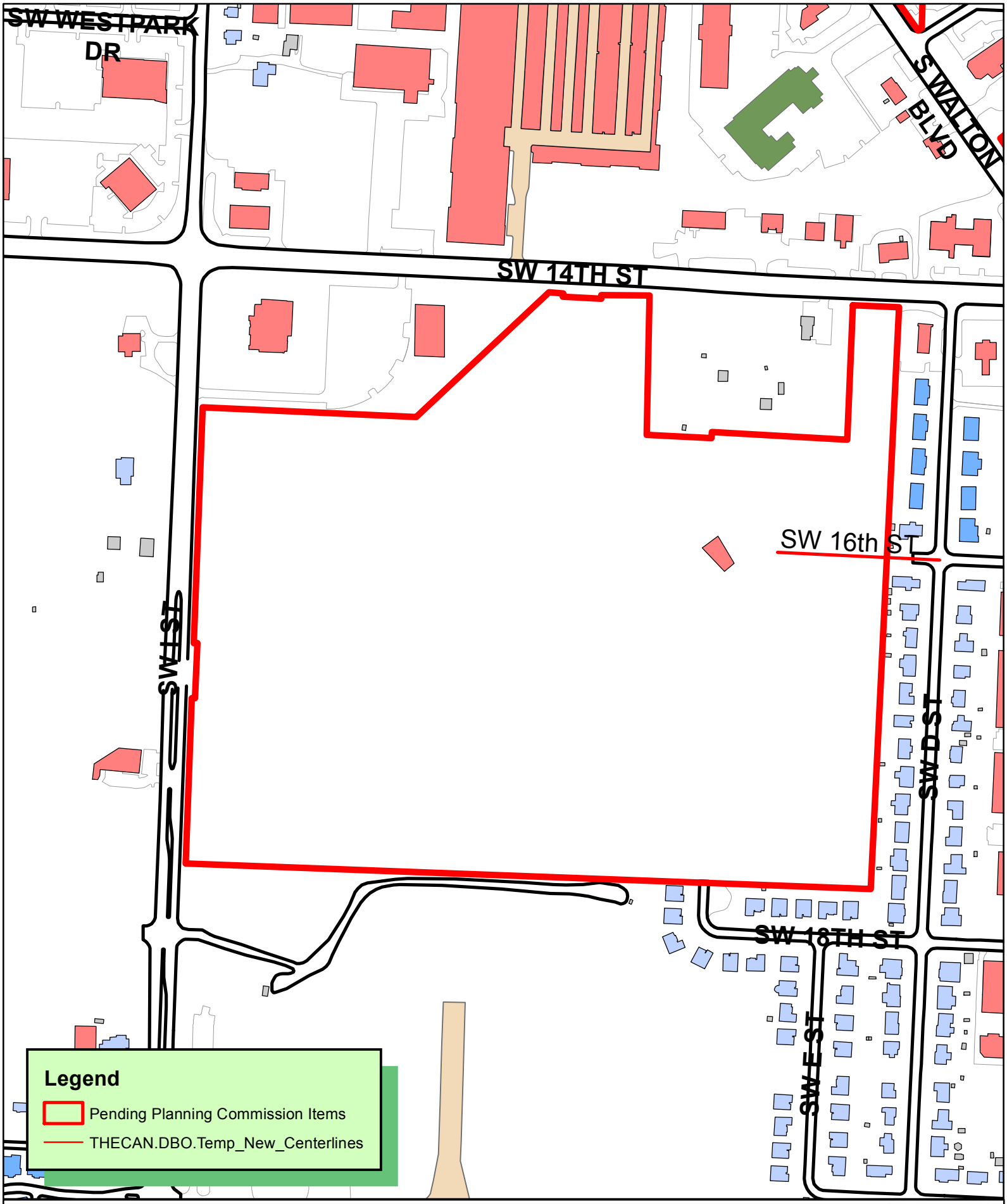
1OT SPLIT

PART OF LOT 2
POLSON'S SUBDIVISION
CREATING LOTS 9 AND 10
POLSON'S SUBDIVISION
BENTONVILLE, ARKANSAS

PRELIMINARY
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1636
SIGNATURE
GRANT NEVILL

SURVEYOR
Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264
edagen@sbcglobal.net

PLS: GEN
CAD: GEN
FIELD: MB
FIELD: GEN
DWG: 19295 SPLIT
DATE: MAY 11, 2020
SHEET: 1 OF 1



N
W E
S

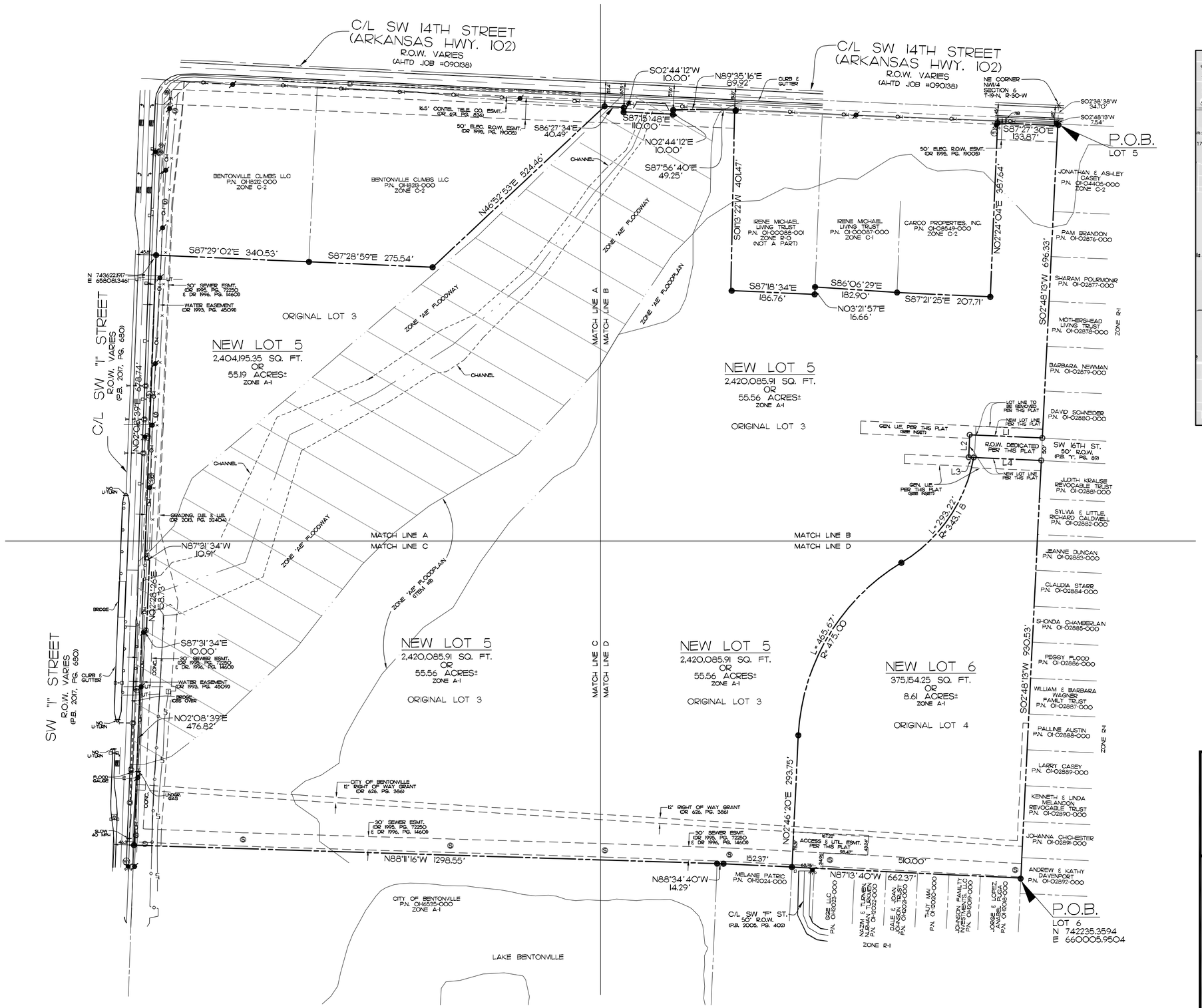
1 inch = 350 feet

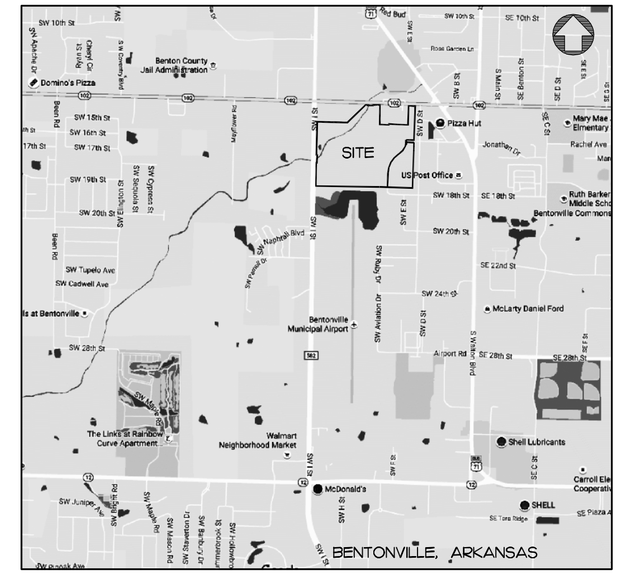
LS20-0026
LOT SPLIT
NORTHWEST PRIAIRIE ADDITION
LOTS 3 & 4 CREATING LOTS 5, 6 & 7

THE CITY OF BENTONVILLE

LOTS 5, 6, & 7

NORTHWEST PRAIRIE ADDITION





VICINITY MAP
(N.T.S.)

OWNER/DEVELOPER INFORMATION
NWA TRAILBLAZERS 1000 SE 5TH STREET, STE. E BENTONVILLE, ARKANSAS 72712 PH: 479-231-1365 EMAIL: nwatrailblazers.com

N.T.S.

BENTONVILLE PROJECT #LS-20-0026

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464

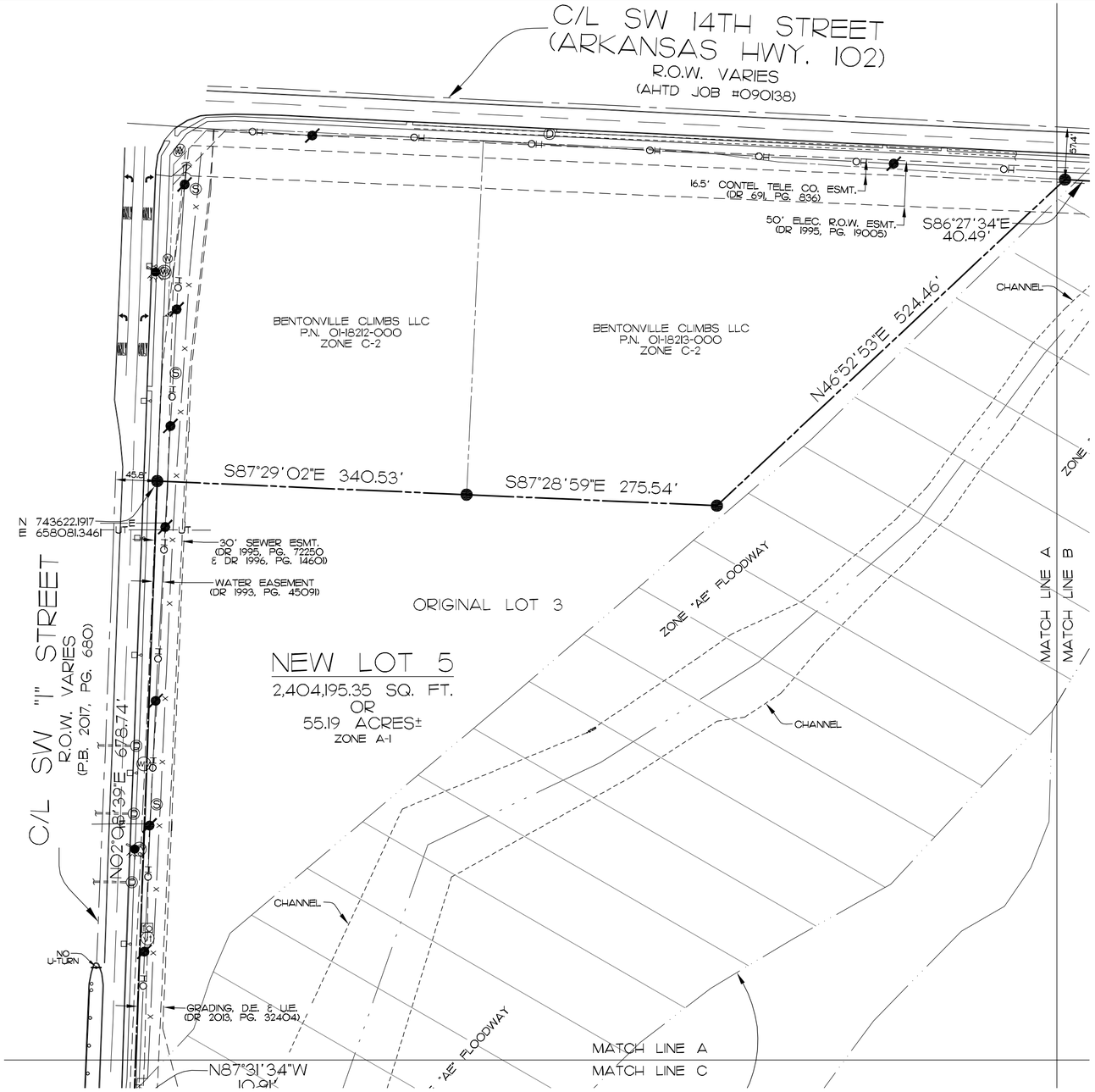
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1370
SIGNATURE
ROBERT J. CASTER

SCALE: 1" = 100'	DATE: 5-18-20

LOT SPLIT OF
LOTS 3 AND 4
CREATING LOTS 5 AND 6
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-074	ASD	RJC	1 OF 5



PARENT TRACT DESCRIPTION:

LOT 3 AND LOT 4 OF NORTHWEST PRAIRIE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGES 680-684 OF THE BENTON COUNTY RECORDS.

LOT 5 DESCRIPTION:

PART OF LOT 3, AND PART OF LOT 4 OF NORTHWEST PRAIRIE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGES 680-684, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE S02°48'13"W 696.33 FEET, THENCE N87°27'27"W 161.87 FEET, THENCE S02°32'33"W 50.00 FEET, THENCE S87°27'27"E 11.10 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 343.18 FEET, AN ARC LENGTH OF 293.22 FEET, A CENTRAL ANGLE OF 48°57'18", AND A CHORD BEARING AND DISTANCE OF S34°27'54"W 284.39 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 465.67 FEET, A CENTRAL ANGLE OF 56°10'13", AND A CHORD BEARING AND DISTANCE OF S30°51'27"W 447.24 FEET, THENCE S02°46'20"W 293.75 FEET, THENCE S7°13'40"W 152.37 FEET, THENCE N88°34'40"W 14.29 FEET, THENCE N88°11'16"W 1298.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW "I" STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N02°08'39"E 476.82 FEET, THENCE S87°31'34"E 10.00 FEET, THENCE N02°28'26"E 158.73 FEET, THENCE N87°31'34"W 10.91 FEET, THENCE N02°08'39"E 678.74 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°29'02"E 340.53 FEET, THENCE S87°28'59"E 275.54 FEET, THENCE N46°52'53"E 524.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW 14TH STREET (ARKANSAS HWY. 102), THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S86°27'34"E 40.49 FEET, THENCE S02°44'12"W 10.00 FEET, THENCE S87°15'48"E 110.00 FEET, THENCE N02°44'12"E 10.00 FEET, THENCE N89°35'16"E 89.92 FEET, THENCE S87°56'40"E 49.25 FEET, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S01°13'22"W 401.47 FEET, THENCE S87°18'34"E 186.76 FEET, THENCE N03°21'57"E 16.66 FEET, THENCE S86°06'29"E 182.90 FEET, THENCE S87°21'25"E 207.71 FEET, THENCE N02°24'04"E 387.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW 14TH STREET (ARKANSAS HWY. 102), THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°27'30"E 133.87 FEET TO THE POINT OF BEGINNING, CONTAINING 2,420,085.91 SQUARE FEET OR 55.56 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANT OF RECORD OR FACT.

LOT 6 DESCRIPTION:

PART OF LOT 4 OF NORTHWEST PRAIRIE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGES 680-684, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH-EAST CORNER OF SAID LOT 4, THENCE N87°13'40"W 510.00 FEET, THENCE N02°46'20"E 293.75 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A OF 475.00 FEET, AN ARC LENGTH OF 465.67 FEET, A CENTRAL ANGLE OF 56°10'13", AND A CHORD BEARING AND DISTANCE OF N30°51'27"E 447.24 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 343.18 FEET, AN ARC LENGTH OF 293.22 FEET, A CENTRAL ANGLE OF 48°57'18", AND A CHORD BEARING AND DISTANCE OF N34°27'54"E 284.39 FEET, THENCE S87°27'27"E 150.55 FEET, THENCE S02°48'13"W 930.53 FEET TO THE POINT OF BEGINNING, CONTAINING 375,154.25 SQUARE FEET OR 8.61 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N87°27'27"W	161.87'
L2	S02°32'33"W	50.00'
L3	S87°27'27"E	11.10'
L4	S87°27'27"E	150.55'

LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- WIRE FENCE
- GUARDRAIL
- ZONE "AE" FLOODWAY

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

0 100 200

SCALE 1" = 100 FEET

BENTONVILLE PROJECT #LS-20-0026

NOTES:

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

2. DECLARATION IS MADE TO THE PARTIES SPECIFIED HEREIN. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

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

5. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVER-HEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

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7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.

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

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 INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

11. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

12. FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464

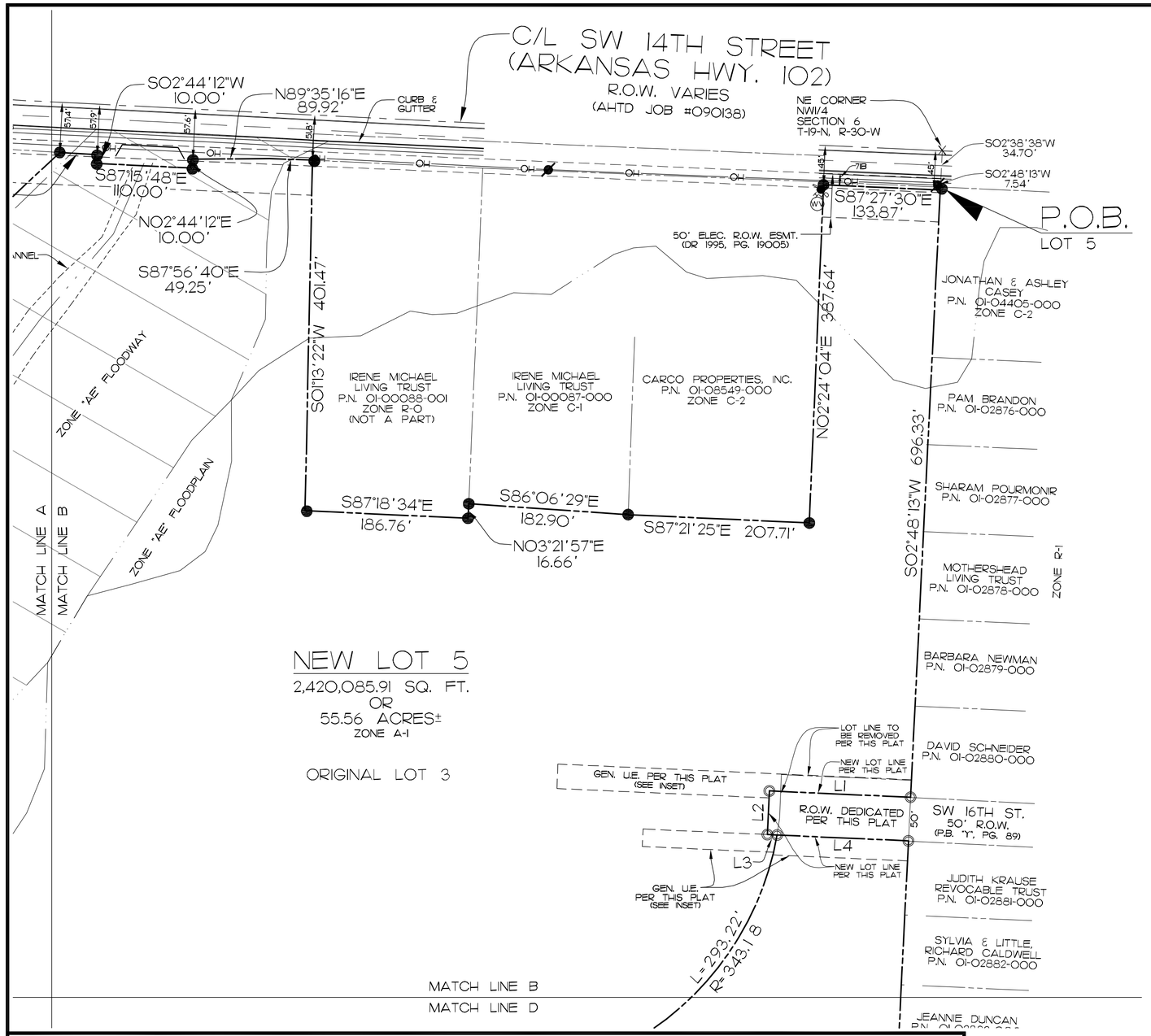
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO.1370
SIGNATURE
ROBERT J. CASTER

SCALE: 1" = 100'	DATE: 5-18-20

LOT SPLIT OF
LOTS 3 AND 4
CREATING LOTS 5 AND 6
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-074	ASD	RJC	2 OF 5



LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- WIRE FENCE
- GUARDRAIL
- ZONE "AE" FLOODWAY

NOTES:

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

2. DECLARATION IS MADE TO THE PARTIES SPECIFIED HEREIN. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

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

5. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVER-HEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

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

7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.

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

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

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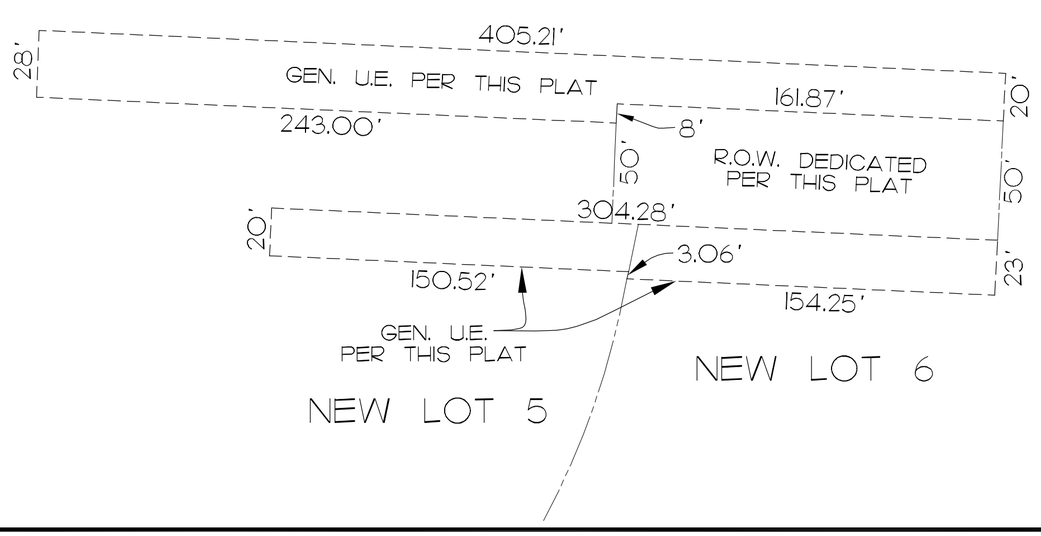
11. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

12. FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N87°27'27"W	161.87'
L2	S02°32'33"W	50.00'
L3	S87°27'27"E	11.10'
L4	S87°27'27"E	150.55'

INSET



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DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

0 100 200

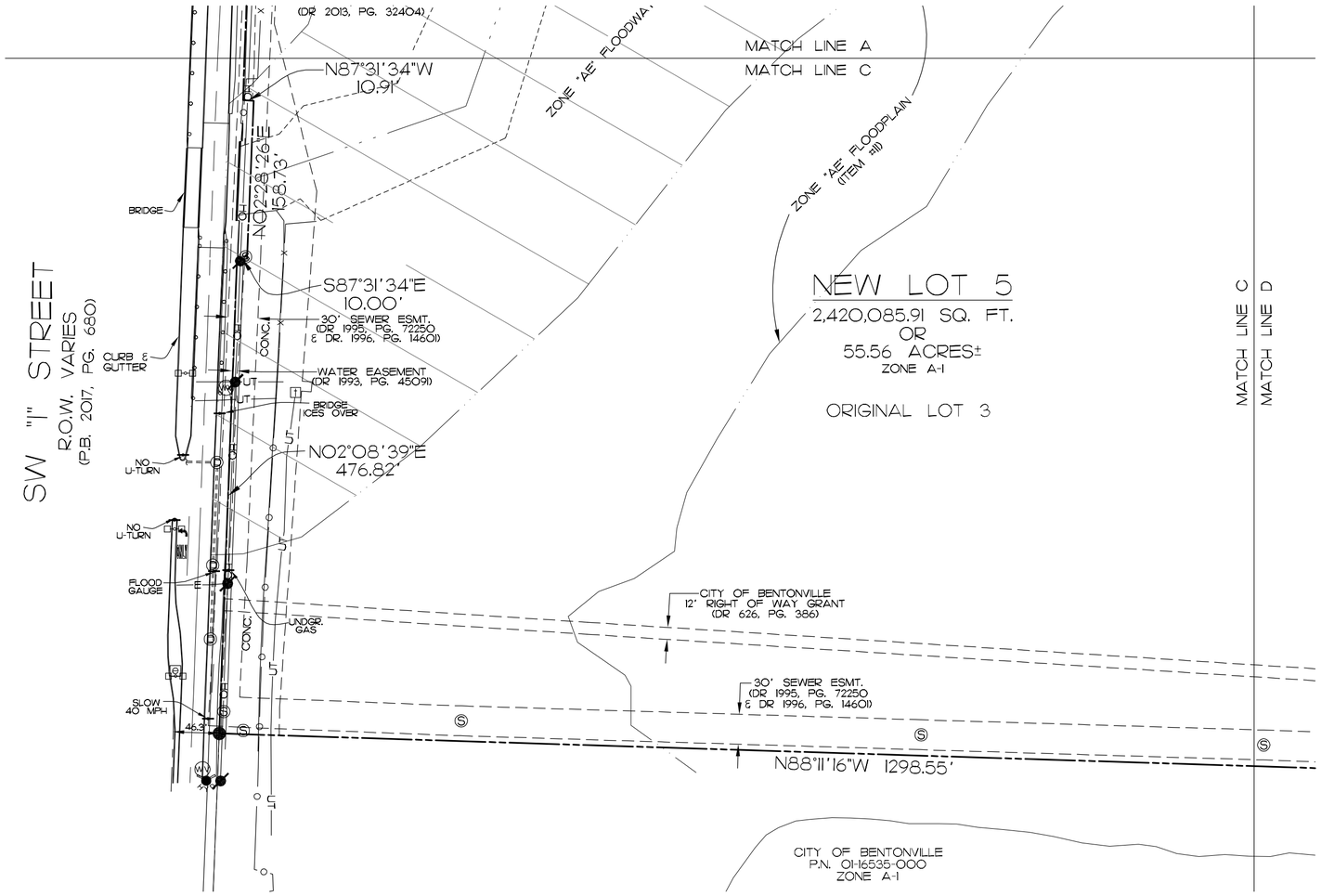
SCALE 1" = 100 FEET

BENTONVILLE PROJECT #LS-20-0026

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1370
SIGNATURE
ROBERT J. CASTER

SCALE: 1" = 100'	DATE: 5-18-20		
LOT SPLIT OF LOTS 3 AND 4 CREATING LOTS 5 AND 6 NORTHWEST PRAIRIE ADDITION			
BENTONVILLE, BENTON COUNTY, ARKANSAS			
JOB # 20-074	DRAWN BY: ASD	CHK'D BY: RJC	PAGE 3 OF 5



LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
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- GUARDRAIL
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STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

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SCALE 1" = 100' FEET

BENTONVILLE PROJECT #LS-20-0026

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SIGNATURE
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LOT SPLIT OF
LOTS 3 AND 4
CREATING LOTS 5 AND 6
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
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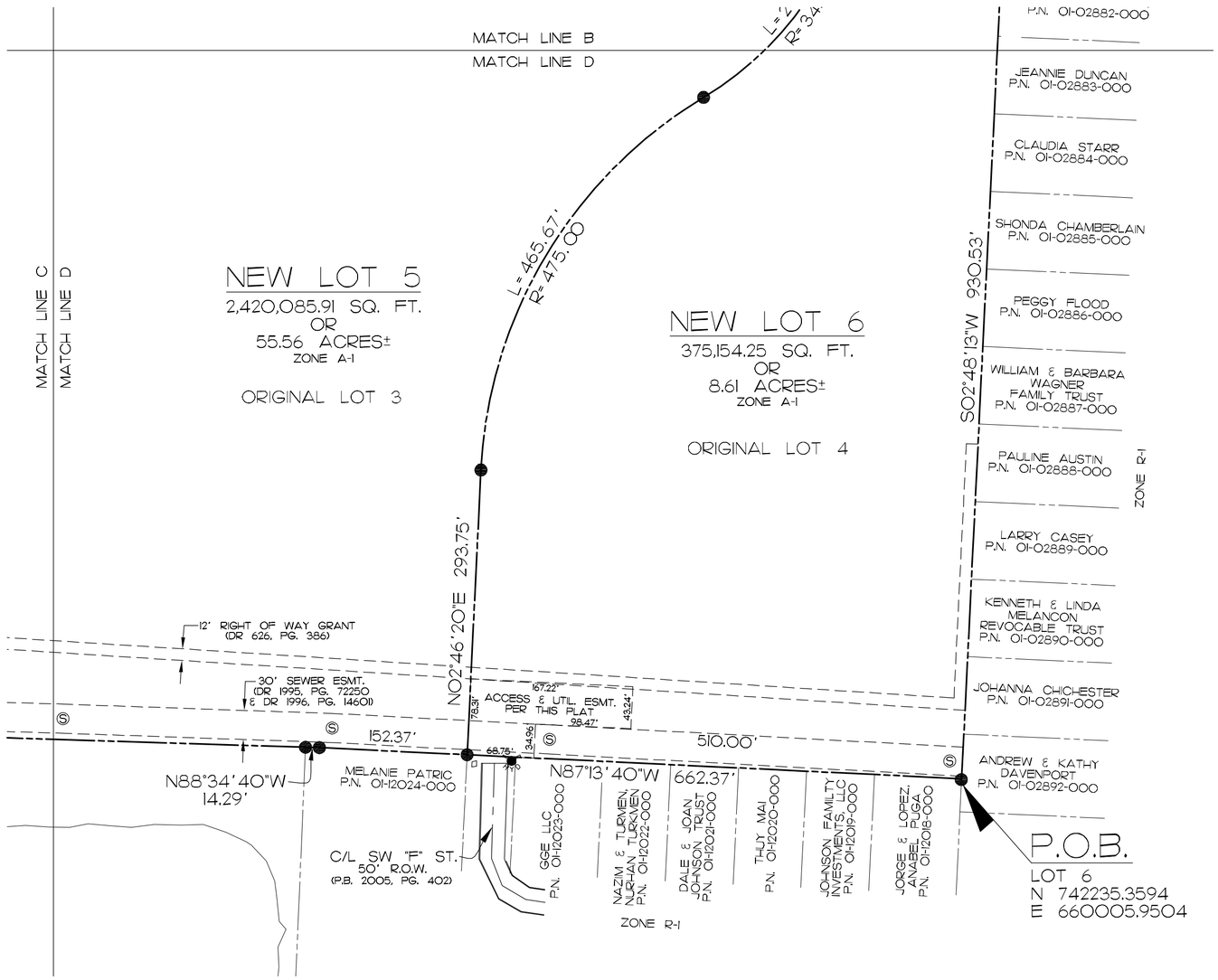

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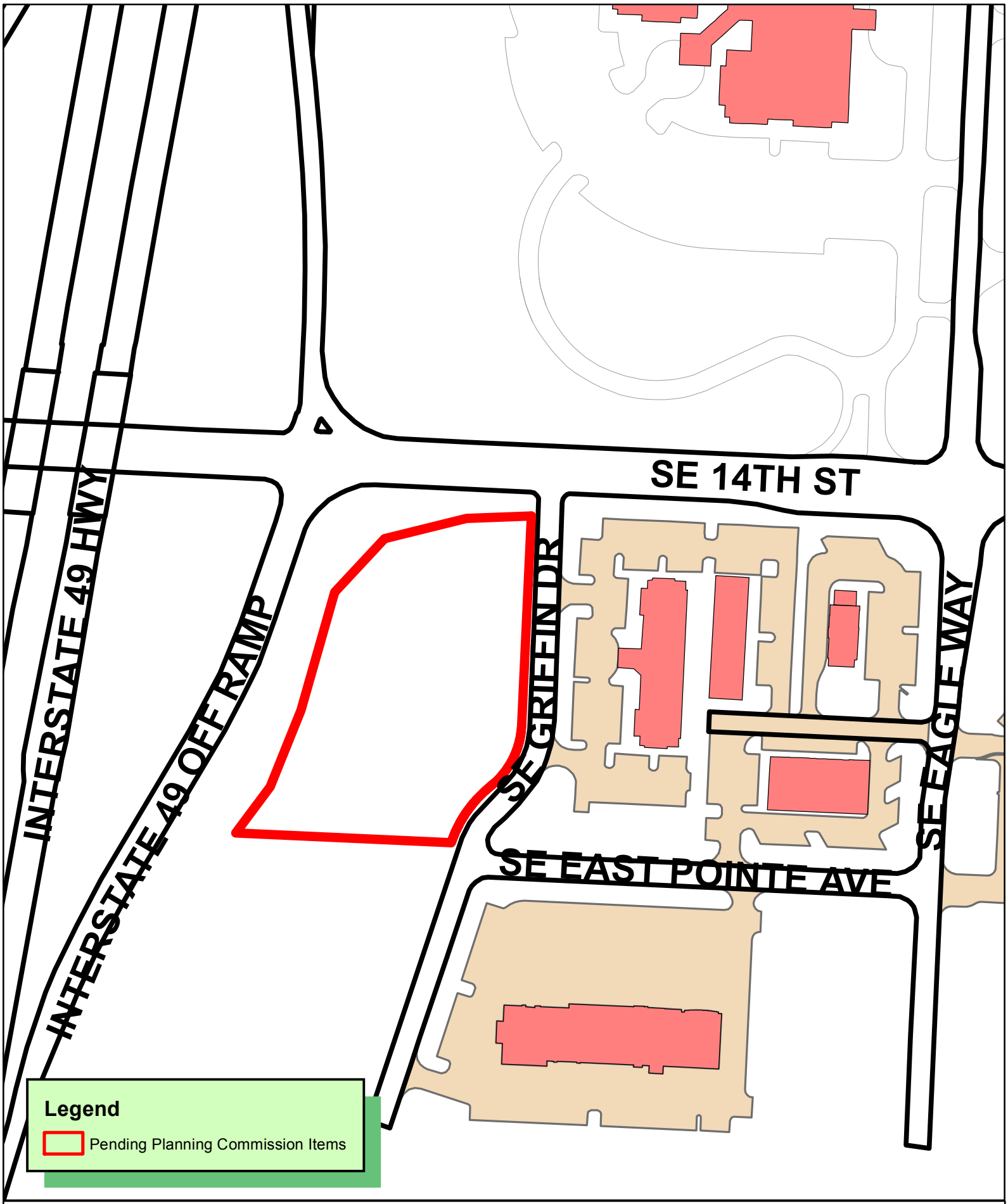
LOT SPLIT OF
LOTS 3 AND 4
CREATING LOTS 5 AND 6
NORTHWEST PRAIRIE ADDITION

BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-074	ASD	RJC	5 OF 5



N
W E
S

1 inch = 150 feet

LSD20-0050
LARGE SCALE DEVELOPMENT
NAME AND OR ADDRESS

THE CITY OF BENTONVILLE

Property Line Adjustment of Lots 3 & 8 of Griffin Addition, creating, Lot 9 of Griffin Addition

City of Bentonville, Benton County, Arkansas

Lot 3 Description

Lot 3, Final Plat of Griffin Addition to the City of Bentonville, Benton County, Arkansas, as shown in Plat Record Book "18" at Page 182.

Lot 8 Description

Lot 8, a Replat of Lot 2, Final Plat of Griffin Addition to the City of Bentonville, Benton County, Arkansas as shown on Plat Record Book "22L" at Page 30.

Overall (Lot 9) Description:

All of Lot 3 of Griffin Addition in Plat Book 18, Page 182 and All of Lot 8 of the Replat of Lot 2 Griffin Addition in Plat Book 22L, Page 30 both recorded in the public records of Benton County, Arkansas, being more particularly described as follows:

BEGINNING at a found 1/2" rebar at the Northeast corner of said Lot 3 and on the West Right-of-Way line of SE Griffin Drive per Plat Book 18, Page 182;
THENCE with said West Right-of-Way line of SE Griffin Drive the following three (3) courses:

1. South 02°39'40" West, 259.76 feet to a found 5/8" rebar with cap #1181 at the Eastern common corner of said Lot 3 and aforementioned Lot 8, being the P.C. of an 84.98-foot curve to the right;
2. Along said curve to the right having a central angle of 48°41'34", a radius of 100.00 feet, and a chord that bears South 27°07'02" West with a chord distance of 82.45 feet to a found 5/8" rebar, being the P.C. of an 87.53-foot curve to the left;
3. Along said curve to the left having a central angle of 33°26'00", a radius of 150.00 feet, and a chord that bears South 35°02'50" West with a chord distance of 86.29 feet to a found 1/2" rebar at the Eastern common corner of said Lot 8 and Lot 7 of Griffin Addition as recorded in Plat Book 21L, Page 30 of the public records of Benton County, Arkansas;

THENCE leaving said West Right-of-Way line and along the common boundary of said Lots 7 and 8, North 87°18'39" West, 265.93 feet to a found 5/8" rebar on the East Right-of-Way line of the Off-Ramp of I-49 per AHTD Job #1534 at the Western common corner of said Lots 7 and 8;
THENCE with said East Right-of-Way line the following four (4) courses:

1. North 37°04'05" East, 71.03 feet to a 2" AHTD aluminum cap;
2. North 21°38'30" East, at 94.20 feet passing through the Western common corner of Lot 8 and aforementioned Lot 3 for a total distance of 102.04 feet to a found 2" AHTD aluminum cap;
3. North 15°59'05" East, 151.02 feet to a found 2" AHTD aluminum cap;
4. North 42°55'53" East, 90.08 feet to a set 5/8" rebar stamped "J BARNETT", "AR 1666" on the South Right-of-Way line of U.S. Hwy. No. 102 (AKA SE 14th St.);

THENCE with said South Right-of-Way line of said U.S. Hwy. No. 102 (AKA SE 14th St.) the following two (2) courses:

1. North 76°02'49" East, 104.53 feet to a found 2" AHTD aluminum cap;
2. North 87°43'33" East, 80.06 feet to the POINT OF BEGINNING and containing 97,838 square feet or 2.25 acres, more or less.

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 Property Line Adjustment of Lot 3 of Griffin Addition to the City of Bentonville,recorded in , Plat 18, Page 182 and Lot 8 of a Replat of Lot 2 of Griffin Additions to City of Bentonville per Plat 22L & Page 30 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: NAD83, Arkansas State Plane Coordinate System, North Zone, based on City of Bentonville GPS Monuments #54 & #68 dated 01/08/2010.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."*
7. *This survey is based on a title commitment provided by Old Republic National Title Insurance Company , File No: 18-008032A-180 countersigned by Lenders Title Company , Commitment Date: March 11, 2020 ,Updated: 3/23/2020 .*
8. *Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.*
9. *No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
10. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
11. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
12. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
13. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
14. *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: 05007C0260K
    Map Revised: June 5, 2012
15. *Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information, visit www.BentonvillePlanning.com or call the Planning Department at 479-271-3122.*
16. *There may not be fences or any other structures built in any drainage easements.*
17. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
18. *Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.*
19. *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 / Owners / Developer

Parcel Number #01-06089-000
Parcel Number #01-06088-004
Rose Development, LLC
Box 65
Bentonville, AR 72712
Larry Rose
479-621-3904

Engineers/Surveyors:

CEI Engineering Associated, Inc.
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72758
Phone: (479) 273-9472
Fax:(479) 271-0536
Engineering Contact: Zach Hoyt, PM
Surveyor: James "Tex" Barnett, AR, PS

Certificate of Approval:

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

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Certificate of Ownership & Dedication:

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

Date of Execution: _____

Signed: _____

Name & Address: _____

Print Name: _____

Source of Title: D.R. _____, *Page* _____

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

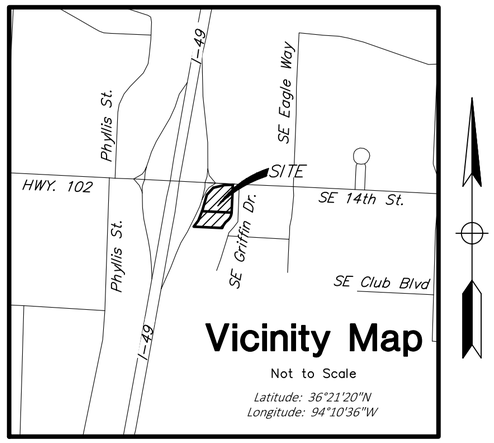
_____ _____
Notary Public *My Commission Expires*

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.

Date of Execution: _____

Signed: _____
James Barnett
No.1666
State of Arkansas



SHEET INDEX:

SHEET 1: Cover
SHEET 2: Property Line Adjustment

CERTIFICATE OF AUTHORIZATION
C E I Engineering Associates, Inc. No. 118
ARKANSAS SURVEYOR

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY
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

PLAT FOR REVIEW

ATLAS PAGE: 446

City of Bentonville Project # PLA20-0026

ARIZONA ▪ ARKANSAS ▪ CALIFORNIA ▪ FLORIDA ▪ MINNESOTA ▪
NORTH CAROLINA ▪ PENNSYLVANIA ▪ TEXAS

State Survey Code: 500-19N-30W-0-04-100-04-1666

NO.	DATE	DESCRIPTION
1	04/25/20	Revised per City Comments dated 04/22/2020

REVISIONS

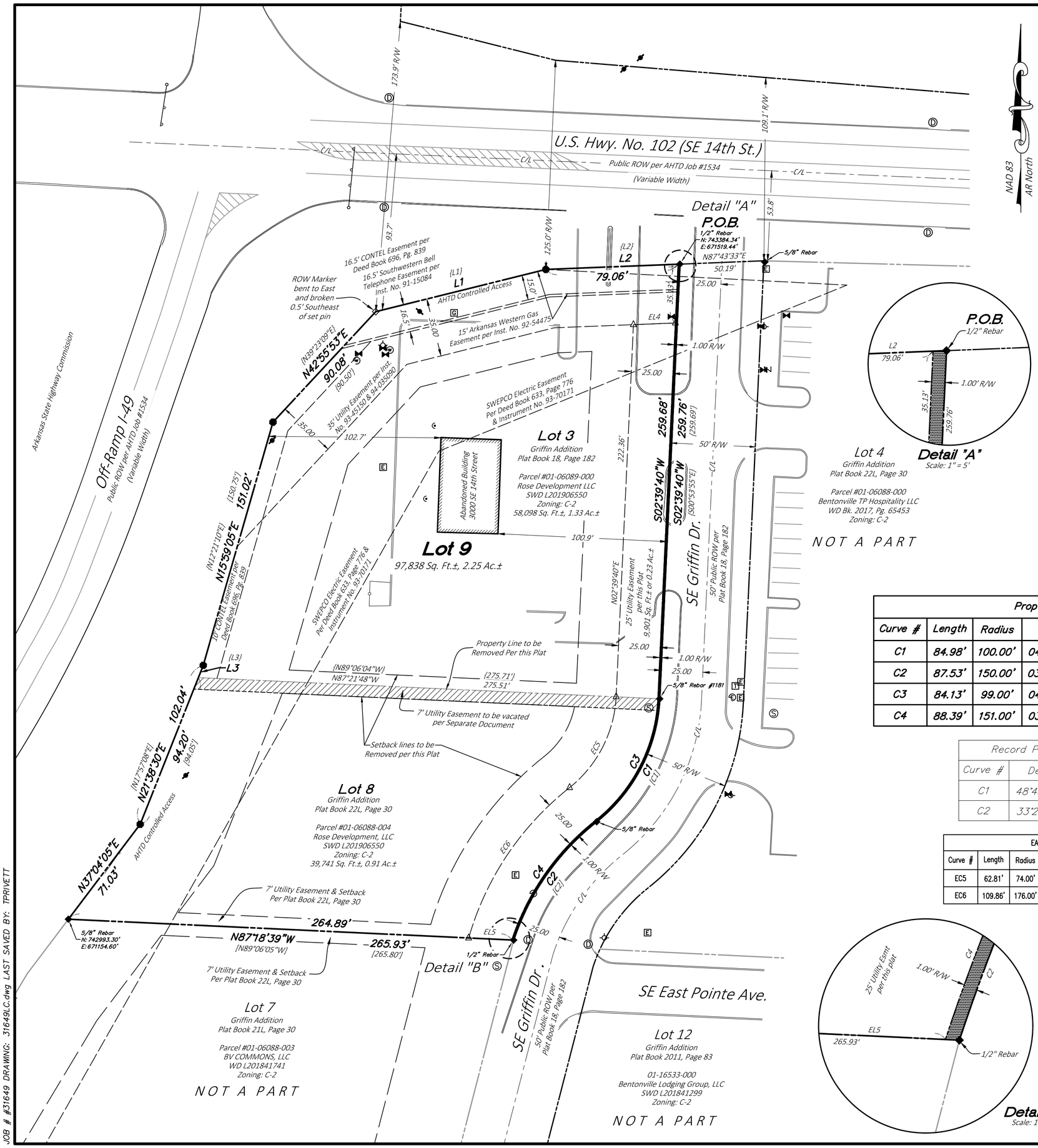
JOB NO.:#31649
DWG NAME:31649LC

DATE 5/20/2020 2:45 PM REV-1

SHEET NO. 1 OF 2

PROJECT: 3000 SE 14th Street City of Bentonville, Benton County, Arkansas

© 2020 CEI ENGINEERING ASSOCIATES, INC.



Convergence -1°15'58.89950"
Combined Scale Factor: 0.999968434
Computed at the Found 5/8" Rebar (LS 1181)
at the Southeast corner of Lot 3.

Northing 743124.86 Ft.
Easting 671507.38 Ft.
Elevation 1304.67 Ft.

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Setback Line (removed per this plat)
- C/L — Centerline
- SS — Sanitary Sewer Line
- (Size) — Storm Drainage Pipe
- Barb Wire Fence Line
- Chainlink Fence Line
- Found Monument (As Noted)
- Set 5/8" Rebar BARNETT AR 1666
- 2" AHTD Aluminum Cap
- Drainage Manhole (DMH)
- Sewer Manhole (SMH)
- Sewer Clean Out
- Electric Meter
- Water Meter
- Fire Hydrant
- Backflow Preventer
- Light on Utility Pole
- Light Pole (1 Lamp)
- Light Pole (2 Lamps)
- Traffic Light (2 Lamps)
- Traffic Light (3 Lamps)
- G — Gas Riser
- E — Electric Riser
- T — Telephone Riser
- Water Valve
- Warning Fiber Optic Line Sign
- Warning Telephone Line Sign
- {XXXX} — Per Plat Bk. 18, Pg. 182
- [XXXX] — Per Plat Bk. 22L, Pg. 30
- 7' Utility Esmt to be removed by separate Document
- 1' R/W Dedication per this Plat 432 Sq. Ft.± or 0.01 Ac.±

Property Line Table

Line #	Bearing	Distance
L1	N76° 02' 49"E	104.53'
L2	N87° 43' 33"E	80.06'
L3	N21° 38' 30"E	7.84'

Record Property Line Table

Line #	Bearing	Distance
L1	N72°29'03"E	104.40'
L2	N84°25'13"E	80.30'
L3	N17°57'08"E	7.93'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL4	N87°43'33"E	25.09'
EL5	N87°18'39"W	25.81'

Property Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	84.98'	100.00'	048°41'34"	S27°07'02"W	82.45'
C2	87.53'	150.00'	033°26'00"	S35°02'50"W	86.29'
C3	84.13'	99.00'	048°41'26"	S27°07'01"W	81.62'
C4	88.39'	151.00'	033°32'18"	N34°59'37"E	87.13'

Record Property Curve Table

Curve #	Delta	Length	Radius
C1	48°45'04"	85.09'	100.00
C2	33°22'10"	87.36'	150.00

EASEMENT CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
EC5	62.81'	74.00'	048°37'41"	N27°06'10"E	60.94'
EC6	109.86'	176.00'	035°45'56"	N33°51'23"E	108.09'

PLAT FOR REVIEW

City of Bentonville Project # PLA20-0026

State Survey Code: 500-19N-30W-0-04-100-04-1666

NO.	DATE	DESCRIPTION
1	04/25/20	Revised per City Comment dated 04/22/2020

REVISIONS

CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R
#31649	03/20/2020	JKB	TLP	KCD	CSS

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY
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

Lots 3 & 8 of Griffin Addition,

3000 SE 14th Street

City of Bentonville, Benton County Arkansas

Property Line Adjustment

REV DATE 5/20/2020 REV-1

SHEET NO. 2 OF 2

© 2020 CEI ENGINEERING ASSOCIATES, INC.

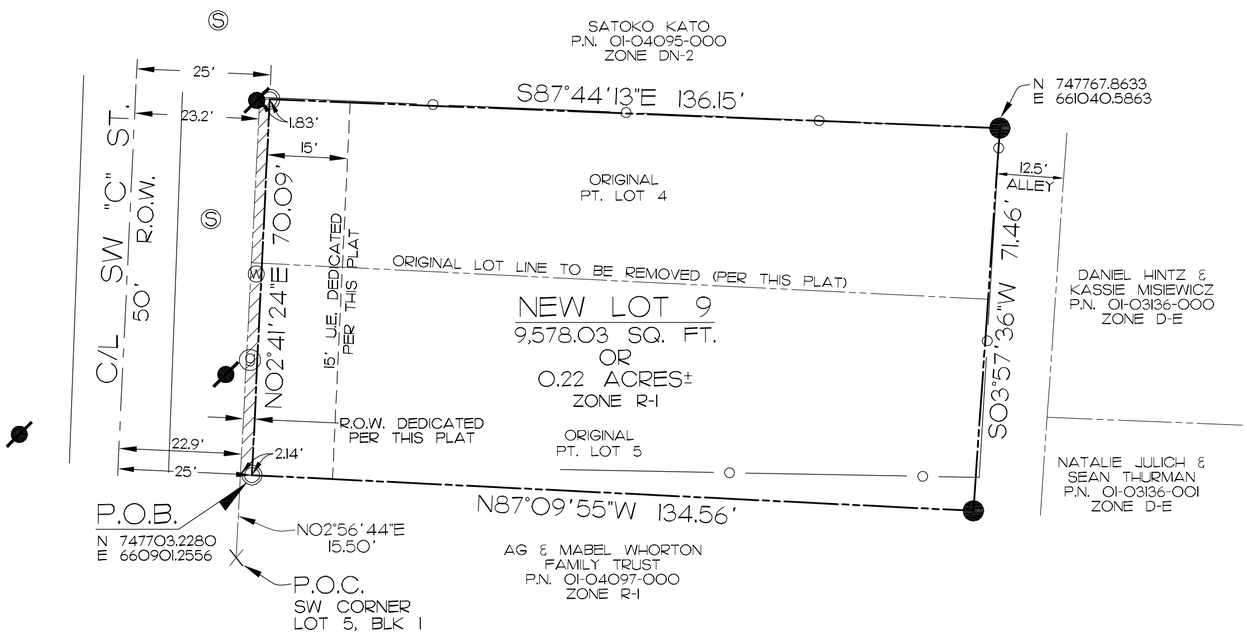
JOB # #31649 DRAWING: 31649LC.dwg LAST SAVED BY: TPRIVETT

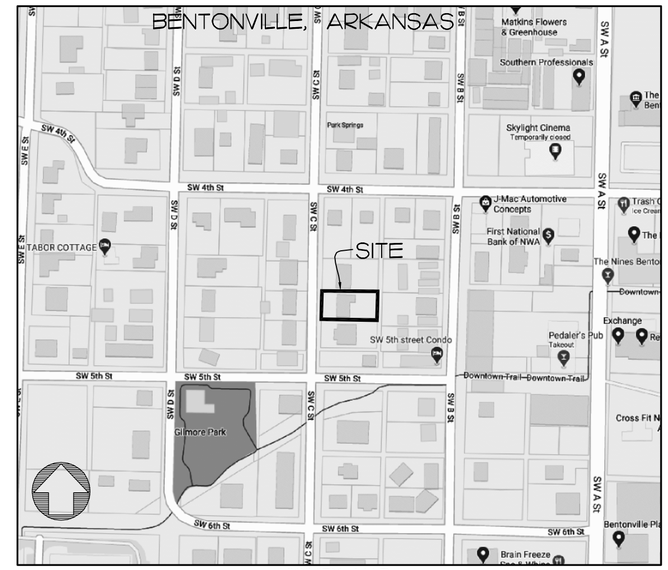
N
W E
S

1 inch = 100 feet

PLA20-0031
PROPERTY LINE ADJUSTMENT
SCOGGAN SUBDIVISION
LOTS 4 & 5 CREATING LOT 9 BLOCK 1

THE CITY OF BENTONVILLE





VICINITY MAP
(N.T.S.)

LEGEND

- FOUND REBAR
- SET 1/2" REBAR (W/CAP LS #1370)
- SANITARY SEWER MANHOLE
- WATER METER
- GAS METER
- UTILITY POLE
- CHAINLINK FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE

NOTES:

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

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

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

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

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

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

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

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

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

10. 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.

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

PARENT TRACT:

THE SOUTH 30.50 FEET OF LOT 4, BLOCK 1, AND THE NORTH 39.50 FEET OF LOT 5, BLOCK 1 OF SCOGGAN SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN THE BENTON COUNTY RECORDS.

NEW LOT 9 DESCRIPTION:

PART OF LOT 4, BLOCK 1, AND PART OF LOT 5, BLOCK 1 OF SCOGGAN SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF SAID LOT 5, THENCE N02°56'44"E 15.50 FEET, THENCE S87°09'55"E 2.14 FEET TO THE POINT OF BEGINNING, THENCE N02°41'24"E 70.09 FEET, THENCE S87°44'13"E 136.15 FEET, THENCE S03°57'36"W 71.46 FEET, THENCE N87°09'55"W 134.56 FEET TO THE POINT OF BEGINNING, CONTAINING 9,578.03 SQUARE FEET OR 0.22 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

FLOOD CERTIFICATION:

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

0 20 40

SCALE 1" = 20 FEET

CITY OF BENTONVILLE PROJECT #PLA20-0031

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1370
SIGNATURE
ROBERT J. CASTER

SCALE: 1" = 20'	DATE: 6-1-20		
LOT LINE ADJUSTMENT OF PT. LOT 4 & PT. LOT 5 BLOCK 1, SCOGGAN SUB. CREATING LOT 9			
405 SW "C" STREET BENTONVILLE, BENTON COUNTY, ARKANSAS			
JOB # 20-089	DRAWN BY: ASD	CHK'D BY: RJC	PAGE 1 OF 1

LARGE SCALE DEVELOPMENT STAFF REPORT

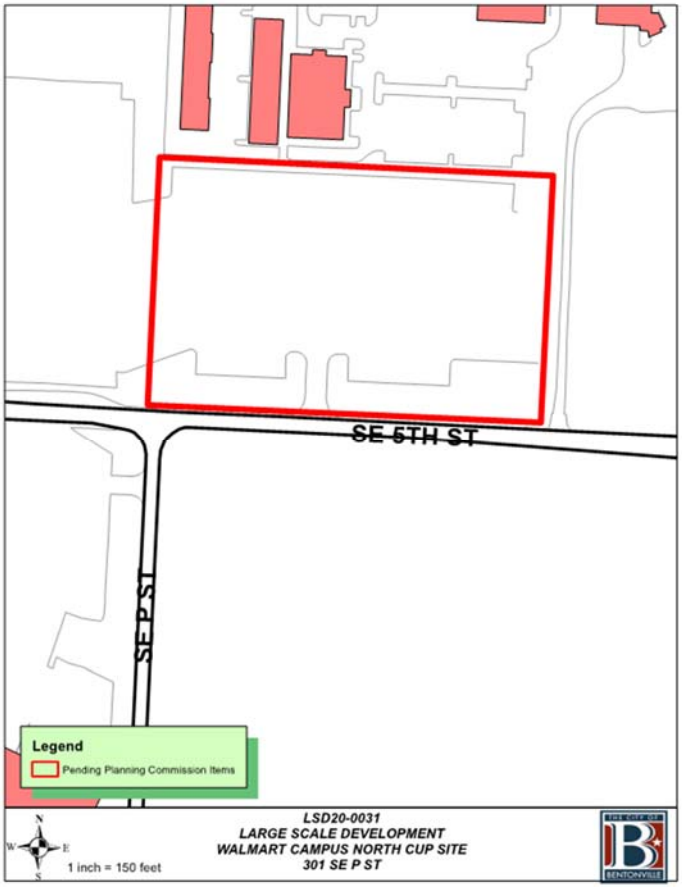
Walmart Campus North Central Utility Plant

301 SE P Street
PC Date: 6/16/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0031
Applicant / Current Owner	North Arkansas Wholesale Company, Inc. PO Box 8050 Bentonville, AR 72716
Site Area	+/- 7.75 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Utility Facility

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 301 SE P Street. The property is currently zoned I-2, Heavy Industrial, with a Future Land Use Classification of Commercial. In order to approve this Large Scale Development, the associated Conditional Use Permit (CU20-0019) must first be approved.

Project Details
A large scale development to construct an approximately 6,300 square foot utility facility to service the planned Walmart Campus. The interior of the structure is primarily electrical equipment with an office and a restroom. The development provides a total of 258 parking spaces to serve the utility facility and the future campus at large.

Adjacent roadway improvements along SE 5th Street and SE P Street shall be completed with the Campus Infrastructure Preliminary Plat. Both of these roadways, as previously discussed with the Campus Infrastructure Preliminary Plat, shall be private.

The development provides adequate landscaping with a mix of red maples, thornless honeylocusts, and littleleaf lindens. The development is primarily comprised of masonry products, including brick and concrete panel. The development also provides architectural metal panel as an architectural detail.

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, as well as the future vacation of SE P Street and SE 5th Street, should accommodate any increases in traffic to the area..

Waivers
There are no waivers associated with this development.

Conclusion
In conclusion, this large scale development does meet the minimum requirements of the City of Bentonville's Land Development Code. As a result, staff recommends approval.

Walmart Stores, INC

Walmart

FACILITY # XXX-XXX

NORTH CENTRAL UTILITY PLANT

301 SOUTHEAST P STREET

VOLUME: I, II, III

LSD - 2ND SUBMISSION

JUNE 01, 2020

BENTONVILLE, AR

BUILDING ID - #C-01

ID	VOL	Sheet Number	Sheet Name	LSD - FIRST SUBMISSION	LSD - SECOND SUBMISSION
GENERAL					
C-Z01	V1-	G00.000	COVER SHEET	X	X
C-Z01	V1-	G00.001	LIFE SAFETY AND CODE SUMMARY		
C-Z01	V1-	G00.500	STANDARD ADA DETAILS		
C-Z01	V1-	G00.501	STANDARD ADA DETAILS		
C-Z01	V1-	G00.502	STANDARD ADA DETAILS		
CIVIL					
C-Z01	V1-	C01.000	C-01 GENERAL NOTES AND LEGEND	X	X
C-Z01	V1-	C02.000	C-01 OVERALL LAYOUT PLAN	X	X
C-Z01	V1-	C02.001	C-01 LAYOUT PLAN	X	X
C-Z01	V1-	C03.000	C-01 GRADING PLAN	X	X
C-Z01	V1-	C04.000	C-01 UTILITY PLAN	X	X
C-Z01	V1-	C04.001	STORM SEWER CROSSING PROFILE		X
C-Z01	V1-	C05.000	C-01 DRAINAGE AREA MAP	X	X
C-Z01	V1-	C05.001	C-01 STORM SEWER CALCULATIONS	X	X
C-Z01	V1-	C06.000	C-01 UTILITY- MEP PLAN	X	X
C-Z01	V1-	C07.000	C-01 DETAILS	X	X
C-Z01	V1-	C07.001	C-01 DETAILS	X	X
C-Z01	V1-	C07.002	C-01 DETAILS	X	X
C-Z01	V1-	C07.003	C-01 DETAILS	X	X
C-Z01	V1-	C07.004	C-01 DETAILS	X	X
C-Z01	V1-	C07.005	C-01 DETAILS	X	X
C-Z01	V1-	C07.006	C-01 DETAILS	X	X
C-Z01	V1-	C07.007	C-01 DETAILS	X	X
C-Z01	V1-	C07.008	C-01 DETAILS	X	X
C-Z01	V1-	C07.009	C-01 DETAILS	X	X
C-Z01	V1-	C07.010	C-01 DETAILS	X	X
C-Z01	V1-	C07.011	C-01 DETAILS	X	X
C-Z01	V1-	C07.012	C-01 DETAILS	X	X
C-Z01	V1-	C07.013	C-01 DETAILS	X	X
C-Z01	V1-	C07.014	C-01 DETAILS		X
EROSION CONTROL					
C-Z01	V1-	C08.000	SWPPP NOTES	X	X
C-Z01	V1-	C08.001	SWPPP OVERALL SITE PLAN	X	X
C-Z01	V1-	C08.002	PHASE 1 SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK	X	X
C-Z01	V1-	C08.003	PHASE 2 SWPPP IMPLEMENTATION SEQUENCE AND LIMITS OF WORK	X	X
C-Z01	V1-	C08.004	PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN	X	X
C-Z01	V1-	C08.005	PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN	X	X
C-Z01	V1-	C08.006	SWPPP INFORMATION	X	X
C-Z01	V1-	C08.007	SWPPP DETAILS - SHEET 1	X	X
C-Z01	V1-	C08.008	SWPPP DETAILS - SHEET 2	X	X
C-Z01	V1-	C08.009	SWPPP DETAILS - SHEET 3	X	X
LANDSCAPE					
C-Z01	V1-	L00.000	COVER SHEET	X	X
C-Z01	V1-	L00.001	GENERAL NOTES & SHEET LIST	X	X
C-Z01	V1-	L00.002	LEGENDS & SCHEDULES	X	X
C-Z01	V1-	L01.001	LAYOUT PLAN	X	X
C-Z01	V1-	L01.002	LAYOUT PLAN ENLARGEMENT	X	X
C-Z01	V1-	L02.001	GRADING PLAN	X	X
C-Z01	V1-	L03.001	PAVING & MATERIALS PLAN	X	X
C-Z01	V1-	L04.001	IRRIGATION PLAN (not included)	X	X
C-Z01	V1-	L05.001	PLANTING PLAN - TREES	X	X
C-Z01	V1-	L05.002	PLANTING PLAN - UNDERSTORY	X	X
C-Z01	V1-	L06.001	SITE SECTIONS	X	X
C-Z01	V1-	L06.002	SITE SECTIONS	X	X
C-Z01	V1-	L07.001	PAVING DETAILS	X	X
C-Z01	V1-	L07.002	PLANTING DETAILS	X	X
STRUCTURAL					
C-Z01	V1-	S0.001	GENERAL NOTES		
C-Z01	V1-	S0.002	SPECIAL INSPECTIONS		
C-Z01	V1-	S0.003	ROOF LOADING		
C-Z01	V1-	S1.001	FOUNDATION PLAN		
C-Z01	V1-	S2.001	TYP FOUNDATION DETAILS		
C-Z01	V1-	S2.002	FOUNDATION SECTIONS		
C-Z01	V1-	S3.001	ROOF FRAMING PLAN		
C-Z01	V1-	S4.001	TYP FRAMING DETAILS		
C-Z01	V1-	S4.002	FRAMING SECTIONS		
C-Z01	V1-	S4.003	FRAMING SECTIONS		
C-Z01	V1-	S5.001	WALL ELEVATIONS		
C-Z01	V1-	S5.002	WALL ELEVATIONS NORTH MECH. PENTHOUSE		
C-Z01	V1-	S5.003	WALL ELEVATIONS SOUTH MECH. PENTHOUSE		
ARCHITECTURAL					
C-Z01	V1-	A01.000	ARCHITECTURAL SITE PLAN		
C-Z01	V1-	A02.101	FIRST FLOOR PLAN		
C-Z01	V1-	A02.102	ROOF PLAN		
C-Z01	V1-	A02.103	FINISH FLOOR PLAN		
C-Z01	V1-	A02.301	ACCESS CONTROL / SECURITY		
C-Z01	V1-	A03.100	AXONOMETRIC VIEWS	X	X
C-Z01	V1-	A03.101	AXONOMETRIC VIEWS	X	X
C-Z01	V1-	A03.200	BUILDING ELEVATIONS	X	X
C-Z01	V1-	A03.201	BUILDING SECTIONS		
C-Z01	V1-	A05.000	GENERAL DETAILS		
C-Z01	V1-	A05.101	FIRST FLOOR ENLARGED PLANS		
C-Z01	V1-	A07.100	DOOR SCHEDULE, HARDWARE, AND FRAME TYPES		
C-Z01	V1-	A07.101	FINISH SCHEDULE, MILLWORK, AND INTERIOR PARTITION TYPES		
PLUMBING					
C-Z01	V2-	P00.001	PLUMBING LEGEND, GENERAL NOTES, AND ABBREVIATIONS		
C-Z01	V2-	P01.101	PLUMBING SITE PLAN		
C-Z01	V2-	P02.101	PLUMBING PLAN - UNDERGROUND & LEVEL 1		
C-Z01	V2-	P02.102	PLUMBING PLAN - ROOF		
C-Z01	V2-	P05.101	PLUMBING RISER DIAGRAMS		
C-Z01	V2-	P05.102	PLUMBING RISER DIAGRAMS		
C-Z01	V2-	P06.101	PLUMBING SCHEDULES		
C-Z01	V2-	P07.101	PLUMBING DETAILS		
C-Z01	V2-	P07.102	PLUMBING DETAILS		
MECHANICAL					
C-Z01	V2-	M00.001	MECHANICAL LEGEND, GENERAL NOTES, AND ABBREVIATIONS		
C-Z01	V2-	M02.101	MECHANICAL DUCTWORK PLAN LEVEL 1 & ROOF		
C-Z01	V2-	M02.102	MECHANICAL DUCTWORK PLAN - ROOF LEVEL		
C-Z01	V2-	M03.101	MECHANICAL PIPING PLAN LEVEL 1		
C-Z01	V2-	M06.101	MECHANICAL EQUIPMENT SCHEDULES		
C-Z01	V2-	M07.101	MECHANICAL DETAILS		
ELECTRICAL					
C-Z01	V2-	E00.001	ELECTRICAL SYMBOLS LEGEND, GENERAL NOTES, AND ABBREVIATIONS		
C-Z01	V2-	E01.101	ELECTRICAL SITE PLAN		
C-Z01	V2-	E02.101	ELECTRICAL LIGHTING PLAN - GROUND LEVEL		
C-Z01	V2-	E03.101	ELECTRICAL POWER PLAN - GROUND AND ROOF LEVELS		
C-Z01	V2-	E04.101	ELECTRICAL ENLARGED PLANS		
C-Z01	V2-	E04.102	ELECTRICAL ENLARGED PLANS		
C-Z01	V2-	E05.000	SINGLE LINE DIAGRAM SCHEDULES AND NOTES		
C-Z01	V2-	E05.101	MEDIUM VOLTAGE SINGLE LINE DIAGRAM		
C-Z01	V2-	E05.102	SINGLE LINE DIAGRAM		
C-Z01	V2-	E05.200	GROUNDING RISER DIAGRAM		
C-Z01	V2-	E07.100	ELECTRICAL DETAILS		
C-Z01	V2-	E07.200	GROUNDING DETAILS		
FIRE PROTECTION					
C-Z01	V2-	FP00.001	FIRE PROTECTION LEGEND, GENERAL NOTES, AND ABBREVIATIONS		
C-Z01	V2-	FP02.101	FIRE PROTECTION PLAN LEVEL 1		
C-Z01	V2-	FP05.101	FIRE PROTECTION ISO DIAGRAM AND ZONING PLAN		
FIRE ALARM					
C-Z01	V2-	FA00.001	FIRE ALARM LEGEND, GENERAL NOTES AND ABBREVIATIONS		
C-Z01	V2-	FA03.101	FIRE ALARM PLAN - GROUND LEVEL AND ROOF		
C-Z01	V2-	FA05.101	FIRE ALARM RISER DIAGRAM		
C-Z01	V2-	FA05.102	FIRE ALARM DETAILS		
LIGHTING					
C-Z01	V3-	LT00.000	COVER SHEET	X	X
C-Z01	V3-	LT01.000	LIGHTING PLAN	X	X
C-Z01	V3-	LT02.000	PHOTOMETRIC STUDIES	X	X

NIELSEN ARCHITECTURE
1710 SW COMMERCE DRIVE
BENTONVILLE, AR 72756
USA
Tel 479.254.0112

WALTER P MOORE AND ASSOCIATES, INC
1301 McKINNEY, SUITE 1100
HOUSTON, TEXAS 77010
USA
Tel 713.630.7300

SWA GROUP
811 W 7TH STREET, 8TH FLOOR
LOS ANGELES, CALIFORNIA 90017-3419
USA
Tel 1.213.236.9090

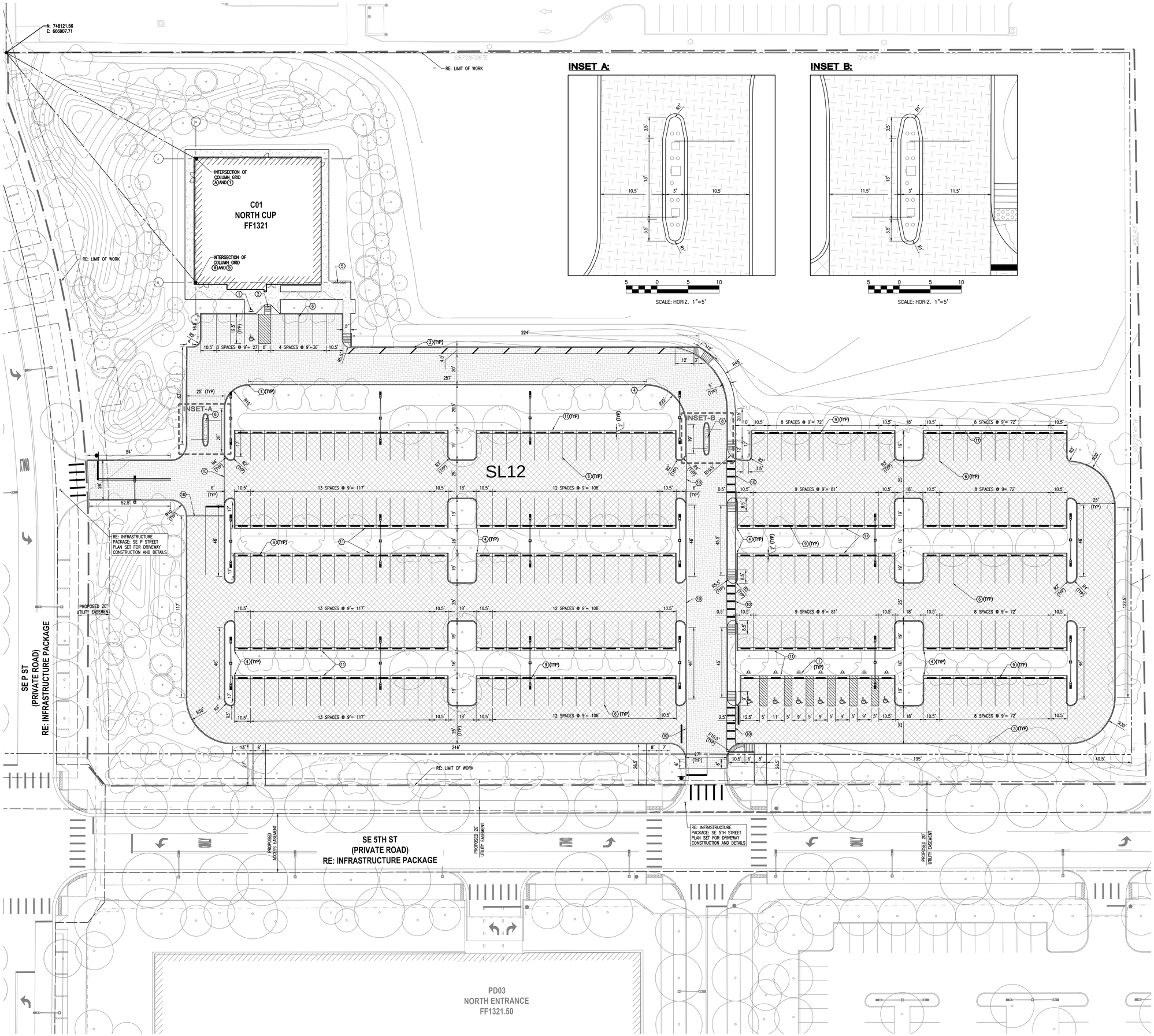
ROBBINS ENGINEERING AND CONSULTANTS
10018 WESTER MARKHAM STREET
LITTLE ROCK, AR 72205
USA
Tel 501.664.7575
Fax 501.664.7474

ARUP NORTH AMERIDA LTD
560 MISSION STREET, STE 700
SAN FRANCISCO, CA 94105
USA
Tel 415.957.9445
Fax 415.957.9096

4B TECHNOLOGY GROUP, LLC
390 GLENBOROUGH DR
HOUSTON, TEXAS 77010
USA
Tel 832.249.9379

ISP DESIGN
17225 S DIXIE HWY. STE. 201
MIAMI, FL 33157
USA
Tel 305.278.1565

City of Bentonville Project No. LSD20-0031



20 0 20 40

SCALE:1"=20'

Sheet Notes:

A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT

B. RE: ARCHITECTURAL PLANS FOR BUILDING LAYOUT

C. RE: LANDSCAPE ARCHITECT PLANS FOR LANDSCAPED AREAS AND/OR SOFTSCAPE

D. RE: SITE LIGHTING PLANS FOR LIGHTING DETAILS AND LOCATION. RE: C07.012 FOR LIGHT POLE FOUNDATION DETAILS AND REQUIREMENTS.

E. RE: T01.000 FOR ALL PAVEMENT MARKINGS AND SIGNAGE

F. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT

Key Notes:

- 3" ASPHALT PAVEMENT. RE: SHEET C07.000.
- 4" CONCRETE SIDEWALK. RE: SHEET C07.001.
- 7" CONCRETE PAVEMENT. RE: SHEET C07.000.
- 1 ACCESSIBLE PARKING SIGN. RE: SHEET C07.000.
- 2 CURB RAMP. RE: SHEET C07.000.
- 3 6" MONOLITHIC CURB AND GUTTER/ 6" CONCRETE CURB. RE: SHEET C07.000.
- 4 TAPPERED CURB. RE: SHEET C07.001.
- 5 BIKE RACK. RE: LANDSCAPE ARCHITECT PLANS FOR CONSTRUCTION AND DETAILS
- 6 PAVEMENT STRIPING. RE: SHEET C07.000.
- 7 SECURITY FENCE BY OTHERS
- 8 GATE ARMS AND EQUIPMENT BY OTHERS. RE: INSET 'A' AND 'B' FOR LAYOUT
- 9 WHEEL STOP. RE: SHEET C07.001.
- 10 HEADER. RE: SHEET C07.001.
- 11 RIBBON CURB. RE: SHEET C07.001.

WALMART CAMPUS

Walmart

BENTONVILLE, AR
FACILITY #

NIELSEN ARCHITECTURE
1710 SW COMMERCE DRIVE
STE #25
BENTONVILLE, AR 72712
Tel 479.254.0112

walter p moore
Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300 main

KEY PLAN

Date	Description
04.01.2020	SITE PERMIT SUBMISSION
05.11.2020	1ST PLANNING COMMISSION SUBMISSION
06.01.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 06/01/2020
ASBL COA NO. 719

Project Name
NORTH CENTRAL UTILITY PLANT

Project Number
2019-0074

Description
C-01 LAYOUT PLAN

Scale
1"=20'

ID	VOLUME	SHEET
C-Z01	V1	C02.001

City of Bentonville Project No. LSD20-0031

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

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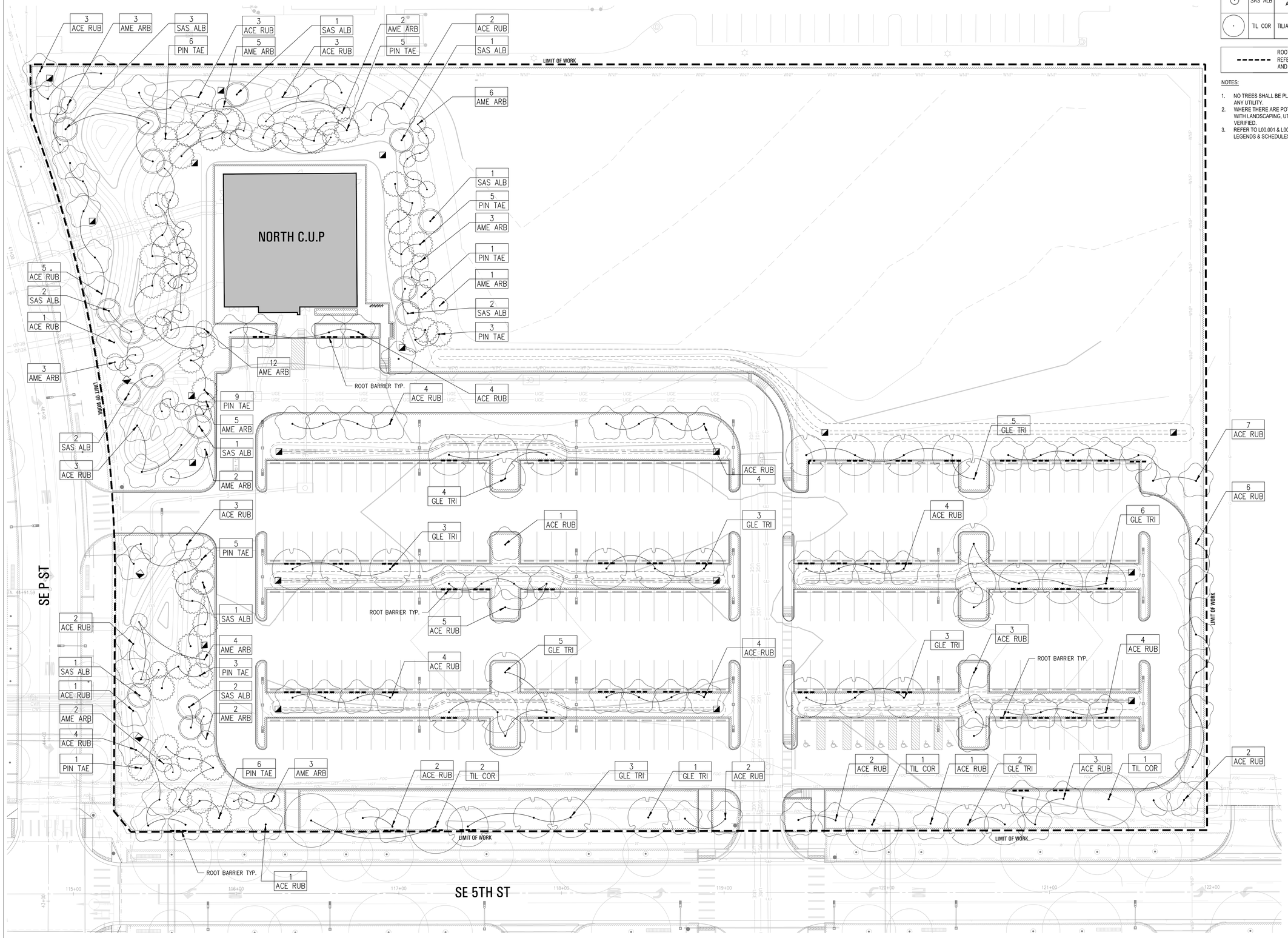
May 28, 2020 - 7:26pm X:\MO\2018\180531-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Sitet\01\WMC_C01_WPM_C_LA_M031803109.dwg



TREE SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME
	ACE RUB	ACER RUBRUM	RED MAPLE
	AME ARB	AMELANCHIER ARBOREA	COMMON SERVICEBERRY
	GLE TRI	GLEDITSIA TRIACANTHOS VAR. 'INERMIS'	THORNLESS HONEYLOCUST
	PIN TAE	PINUS TAEDA	LOBLOLLY PINE
	SAS ALB	SASSAFRAS ALBIDUM	SASSAFRAS
	TIL COR	TILIA CORDATA	LITTLELEAF LINDEN

ROOT BARRIER
REFER TO DETAIL (C/L07.002) AND SPECIFICATION

NOTES:

1. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
2. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.
3. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES

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FACILITY # C01-Z01

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811 W 7th Street, 8th Floor
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United States
www.swagroup.com
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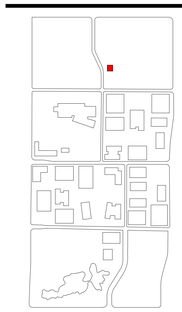
KEY PLAN



Date	Description
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09.23.2019	100% SCHEMATIC DESIGN
03.02.2020	100% DESIGN DEVELOPMENT
04.01.2020	SITE PERMIT SUBMISSION
05.11.2020	1ST PLANNING COMMISSION SUBMITTAL
06.01.2020	2ND PLANNING COMMISSION SUBMITTAL

Seal / Signature

REGISTERED LANDSCAPE ARCHITECT
GERDO AQUINO
License No. 9504
06.01.20
STATE OF ARKANSAS

Project Name

NORTH CENTRAL UTILITY PLANT

Project Number

2019-0074

Description

PLANTING PLAN - TREES

Scale

0 10' 20'
1" = 20'

ID	VOLUME	SHEET
C-Z01	V-1	L05.001

City of Bentonville Project No. LSD20-0031

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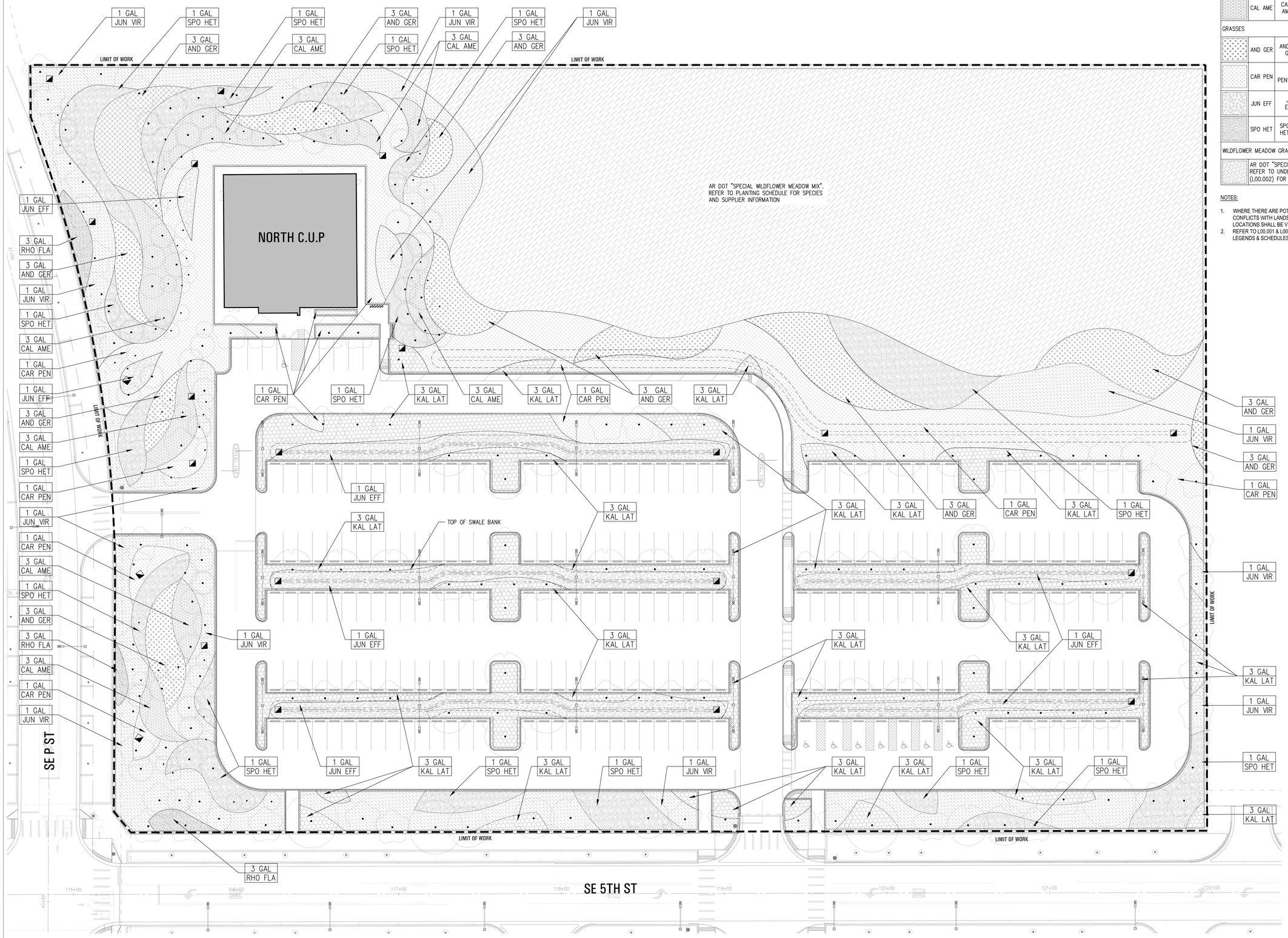

UNDERSTORY SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME
EVERGREEN SHRUBS			
	KAL LAT	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL
	JUN VIR	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
	RHO FLA	RHODODENDRON X FLAME CREPPER	AZALEA FLAME 'FLAME CREEPER'
DECIDUOUS SHRUBS			
	CAL AME	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
GRASSES			
	AND GER	ANDROPOGON GERARDII	BIG BLUESTEM
	CAR PEN	CAREX PENSYLVANICA	OAK SEDGE, OR PENNSYLVANIA SEDGE
	JUN EFF	JUNCUS EFFUSUS	COMMON RUSH
	SPO HET	SPOROLOBUS HETEROLEPIS	PRAIRIE DROPSEED
WILDFLOWER MEADOW GRASS			
	AR DOT "SPECIAL WILDFLOWER MIX" REFER TO UNDERSTORY PLANT SCHEDULE (L00.002) FOR FULL SPECIES LIST		

NOTES:

1. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.
2. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES

WALMART CAMPUS

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BENTONVILLE, AR

FACILITY # C01-Z01

NIELSEN ARCHITECTURE
1710 SW COMMERCE DRIVE
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KEY PLAN

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06.01.2020	2ND PLANNING COMMISSION SUBMITTAL

Seal / Signature

REGISTERED LANDSCAPE ARCHITECT
GERDO AQUINO
License No. 9504
06.01.20
STATE OF ARKANSAS

Project Name

NORTH CENTRAL UTILITY PLANT

Project Number

2019-0074

Description

PLANTING PLAN - UNDERSTORY

Scale

0 10' 20'
1" = 20'

ID	VOLUME	SHEET
C-Z01	V-1	L05.002

City of Bentonville Project No. LSD20-0031

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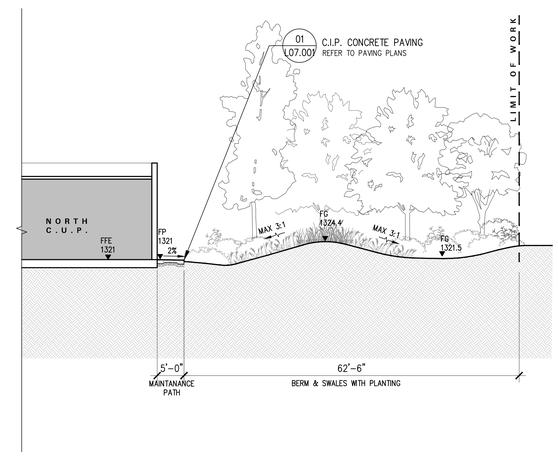
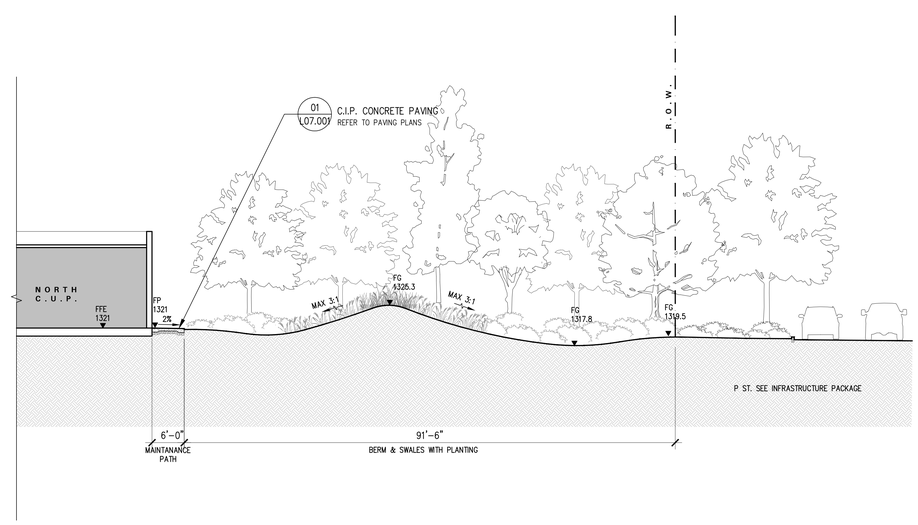


02 SECTION – NORTH SIDE (LOOKING WEST)
1" = 10'



01 SECTION – WEST SIDE (LOOKING SOUTH)
1" = 10'

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FACILITY # C01-Z01

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Los Angeles, California
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United States
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KEY PLAN

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Seal / Signature

REGISTERED LANDSCAPE ARCHITECT
GERDO AQUINO
License No. 9504
06.01.20
STATE OF ARKANSAS

Project Name

NORTH CENTRAL UTILITY PLANT

Project Number

2019-0074

Description

SITE SECTIONS

Scale

AS INDICATED

ID	VOLUME	SHEET
C-Z01	V-1	L06.001

City of Bentonville Project No. LSD20-0031

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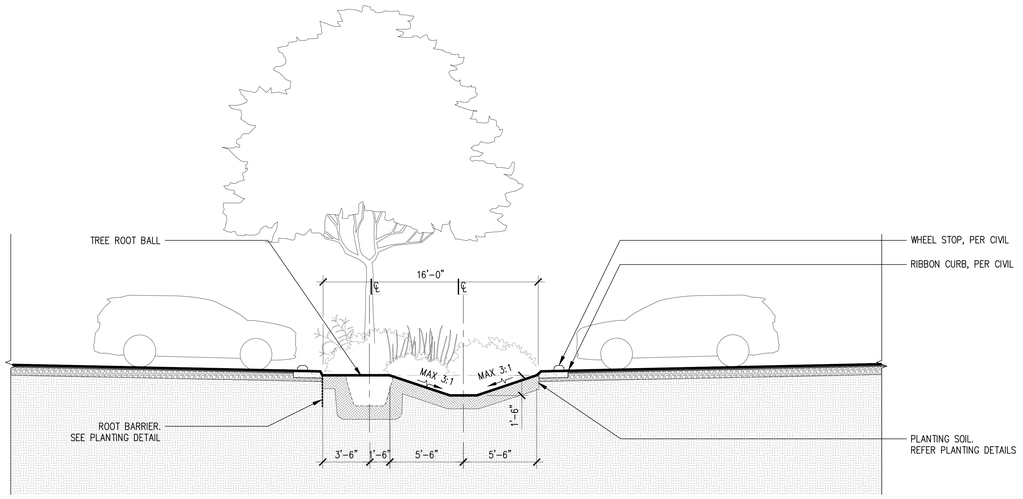
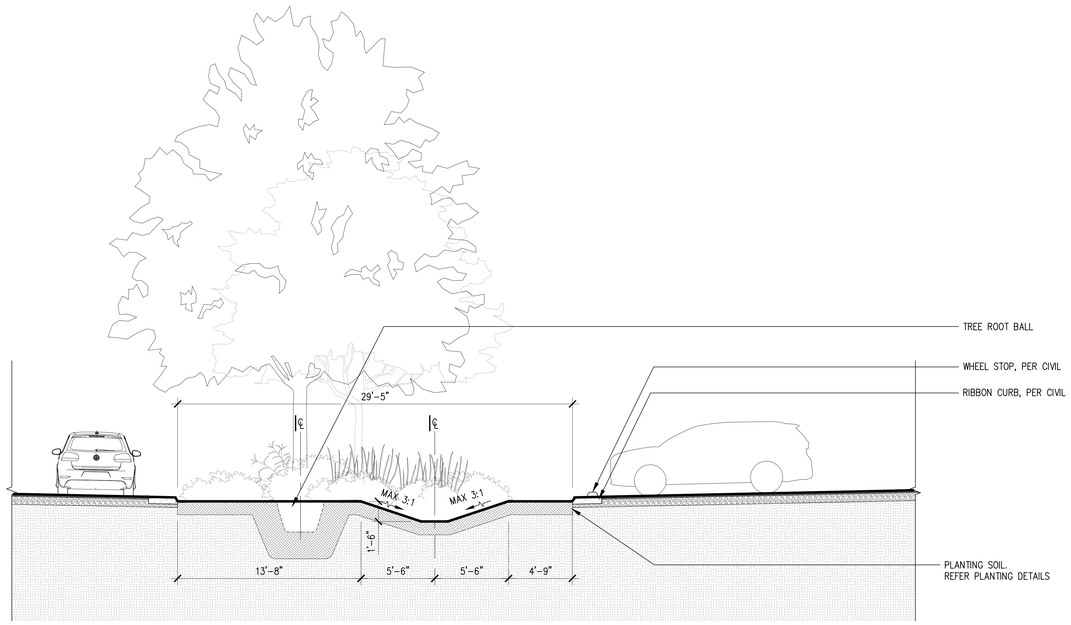
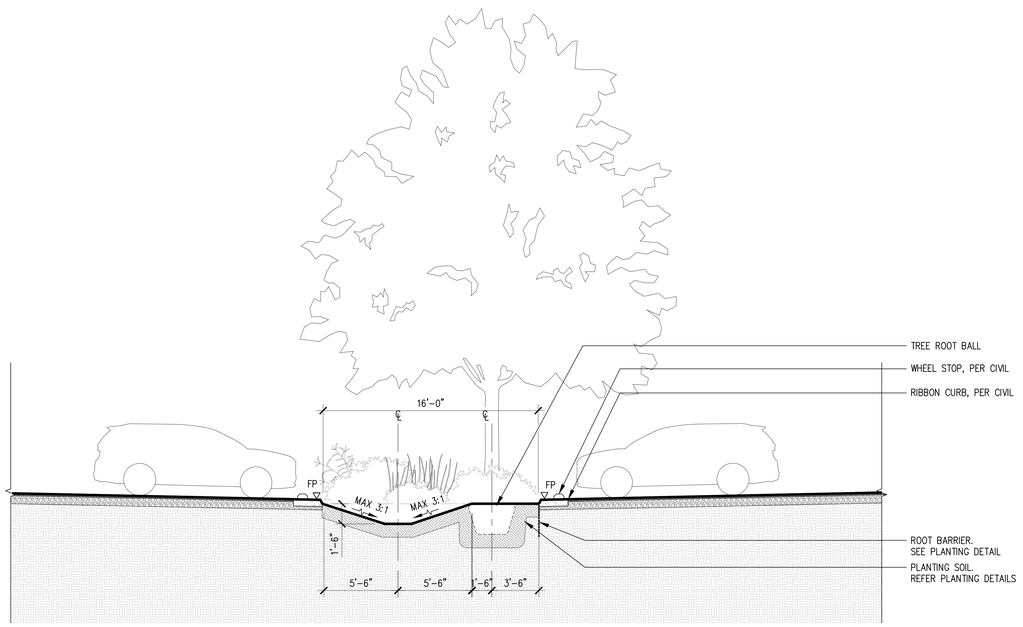


02 NORTH CUP PARKING BIOSWALE – SECTION B
1/4" = 1'-0"



03 NORTH CUP PARKING BIOSWALE SECTION – C
1/4" = 1'-0"



01 NORTH CUP PARKING BIOSWALE SECTION – A
1/4" = 1'-0"

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # C01-Z01

NIELSEN ARCHITECTURE
1710 SW COMMERCE DRIVE
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Tel 479.254.0112

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KEY PLAN

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06.01.2020	2ND PLANNING COMMISSION SUBMITTAL

Seal / Signature

REGISTERED LANDSCAPE ARCHITECT
GERDO AQUINO
License No. 9524
06.01.20
STATE OF ARKANSAS

Project Name
NORTH CENTRAL UTILITY PLANT

Project Number
2019-0074

Description
SITE SECTIONS

Scale
AS INDICATED

ID	VOLUME	SHEET
C-Z01	V-1	L06.002

City of Bentonville Project No. LSD20-0031

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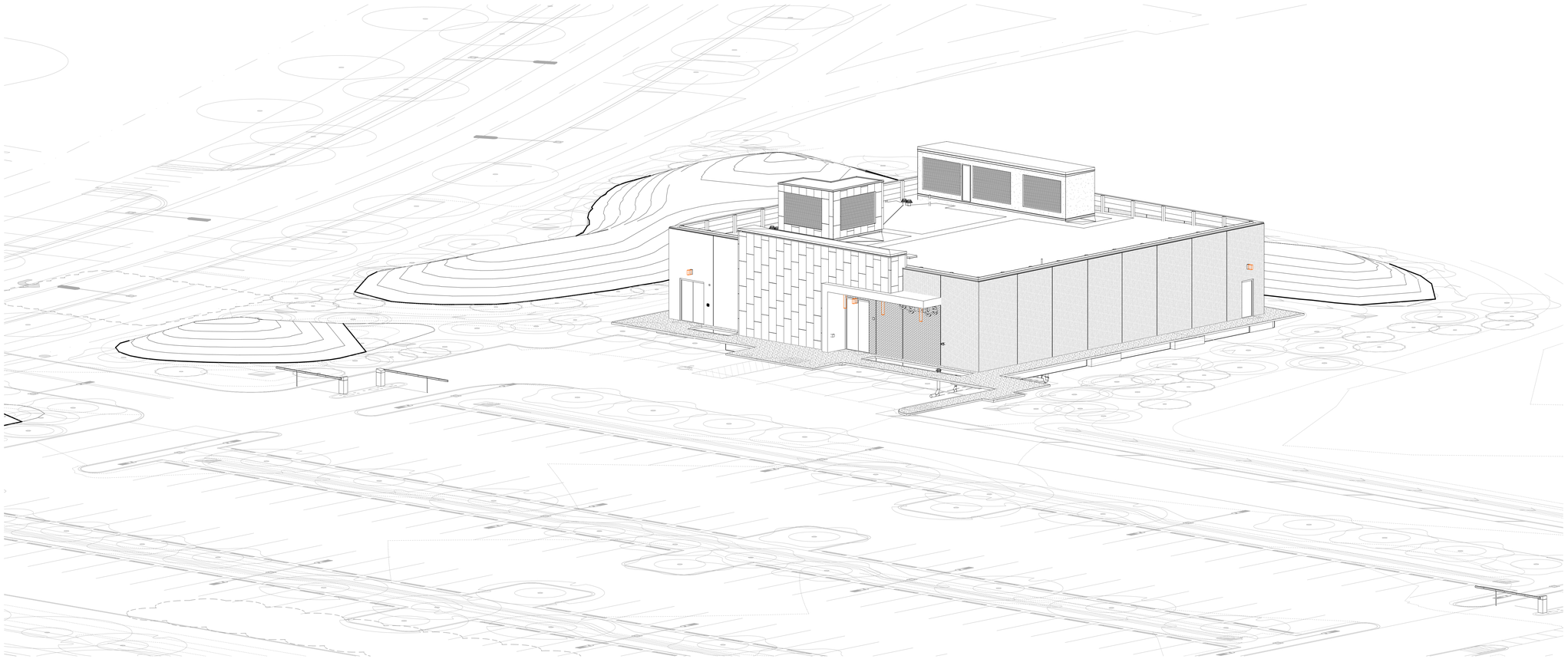
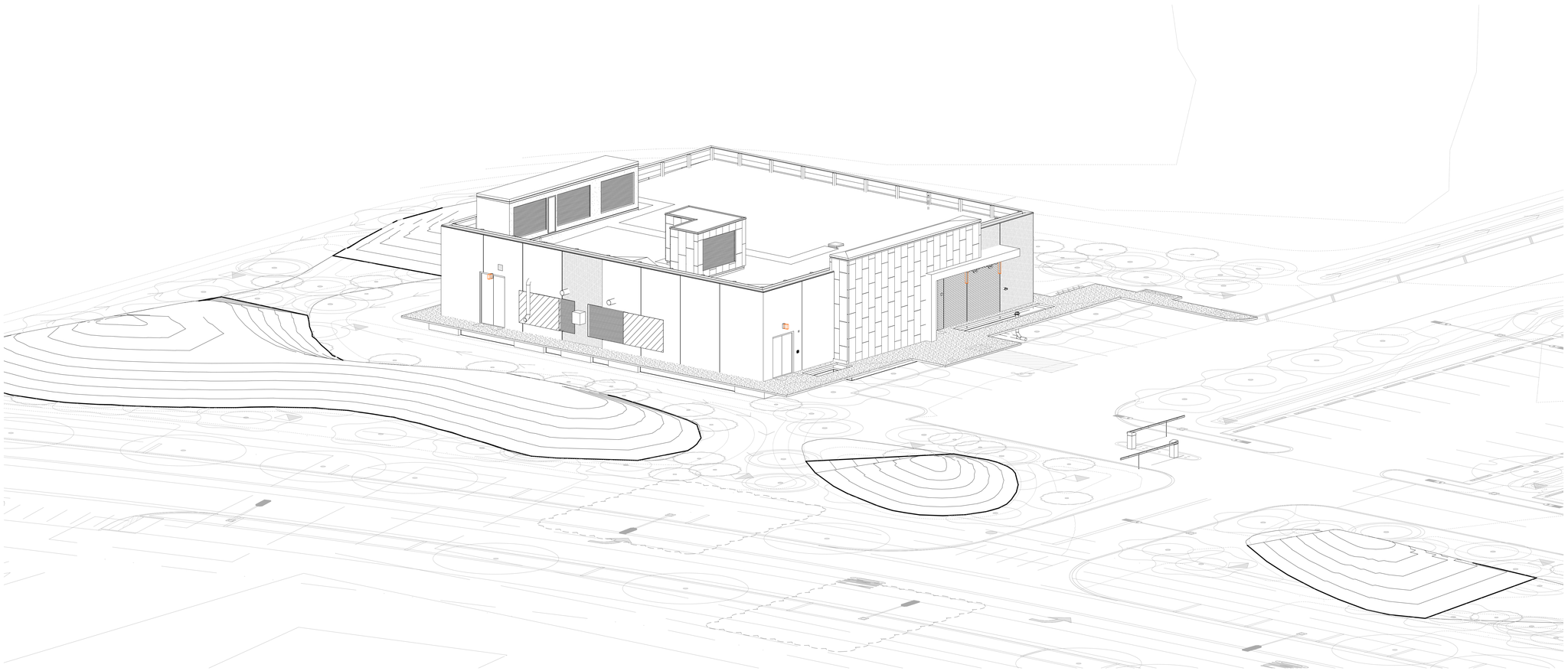


22 AXON LOOKING NORTHWEST
SCALE:
REF: /



24 AXON LOOKING NORTHEAST
SCALE:
REF: /

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXX-XXX

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

NIELSEN ARCHITECTURE

1710 SW COMMERCE DRIVE
STE #25
BENTONVILLE, AR 72712

Tel 479.254.0112

KEY PLAN

△ Date	Description
09.06.2019	90% SCHEMATIC DESIGN
09.23.2019	100% SCHEMATIC DESIGN
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05.11.2020	1st PLANNING COMMISSION SUBMISSION
06.01.2020	2nd PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY

Project Name

NORTH CENTRAL UTILITY PLANT

Project Number

2019-0074

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
C-Z01	V1	A03.100

City of Bentonville Project No. LSD20-0031

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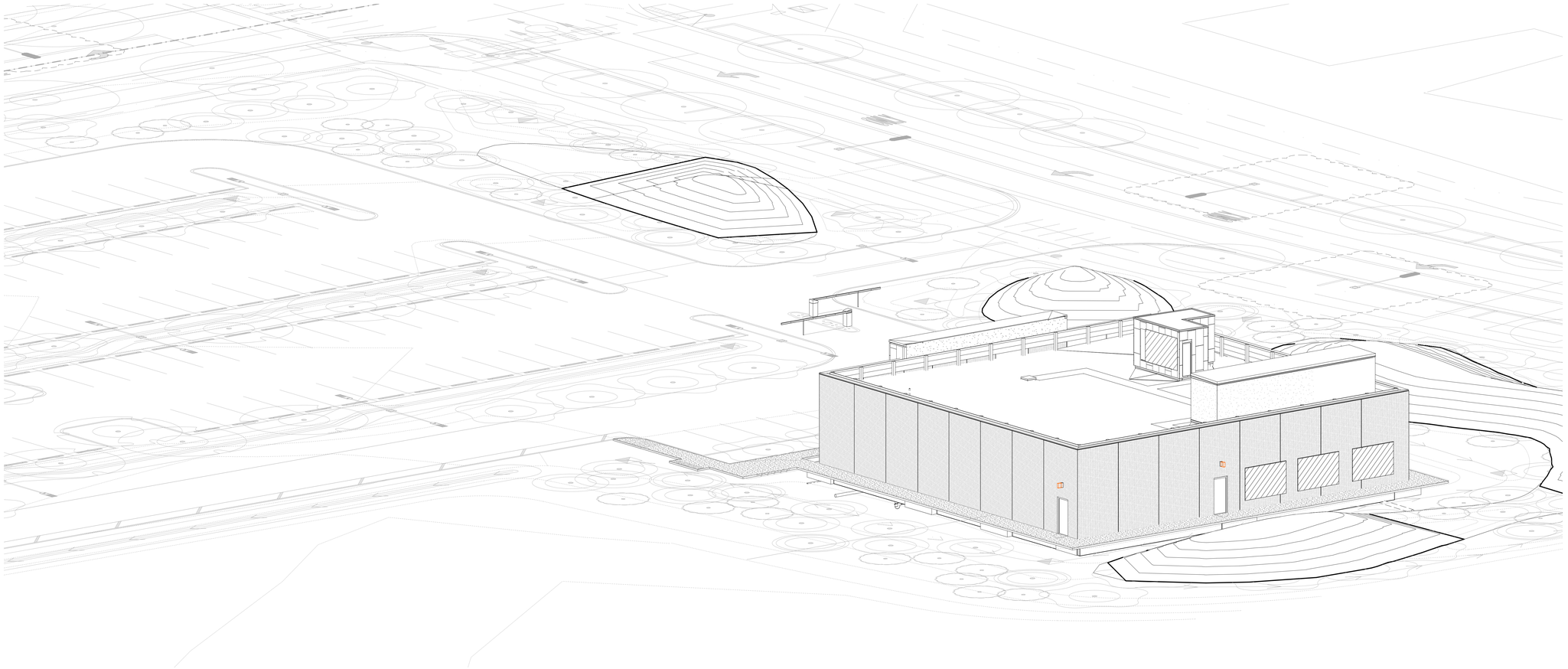
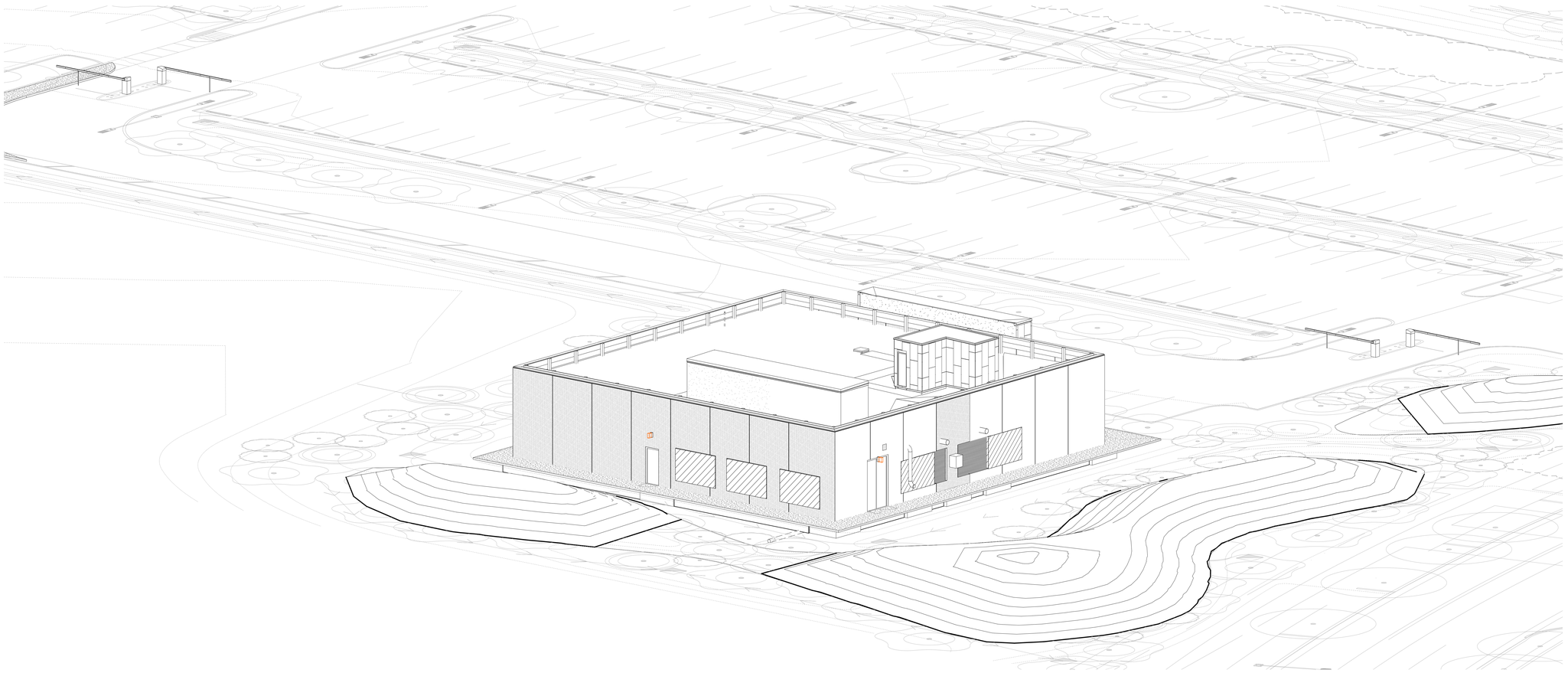


22 AXON LOOKING SOUTHWEST
SCALE:
REF: /



24 AXON LOOKING SOUTHEAST
SCALE:
REF: /

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

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BENTONVILLE, AR

FACILITY # XXX-XXX

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

NIELSEN ARCHITECTURE

1710 SW COMMERCE DRIVE
STE #25
BENTONVILLE, AR 72712

Tel 479.254.0112

KEY PLAN

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Seal / Signature

PRELIMINARY

Project Name

NORTH CENTRAL UTILITY PLANT

Project Number

2019-0074

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
C-Z01	V1	A03.101

City of Bentonville Project No. LSD20-0031

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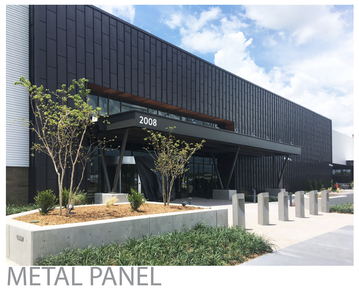
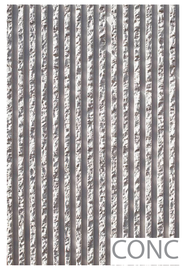
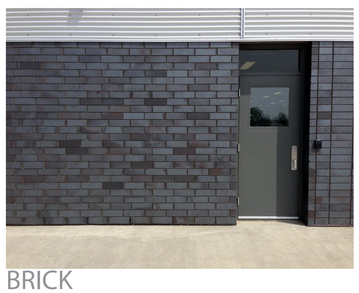


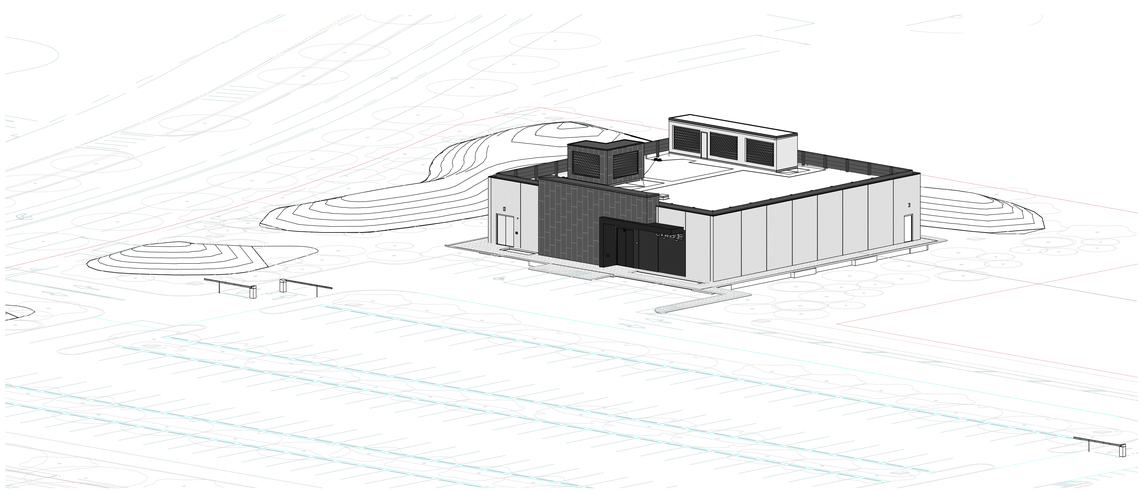
METAL PANEL
STANDING SEAM PANEL SYSTEM
COLOR: DARK BRONZE

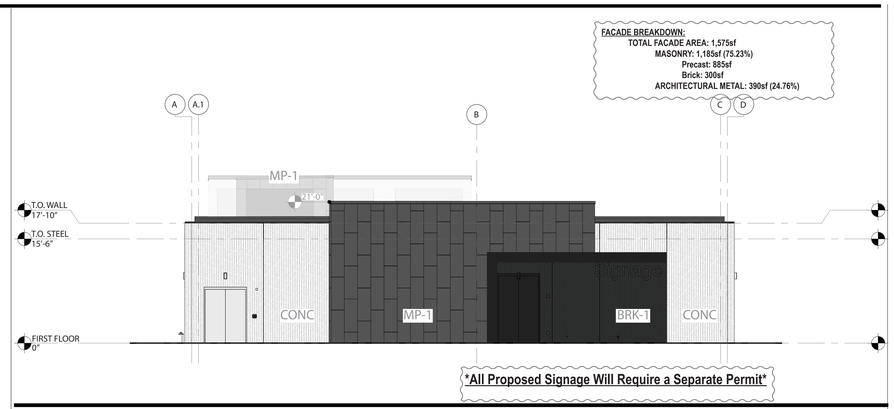


CAST-IN-PLACE CONCRETE
FORM-LINER FINISH

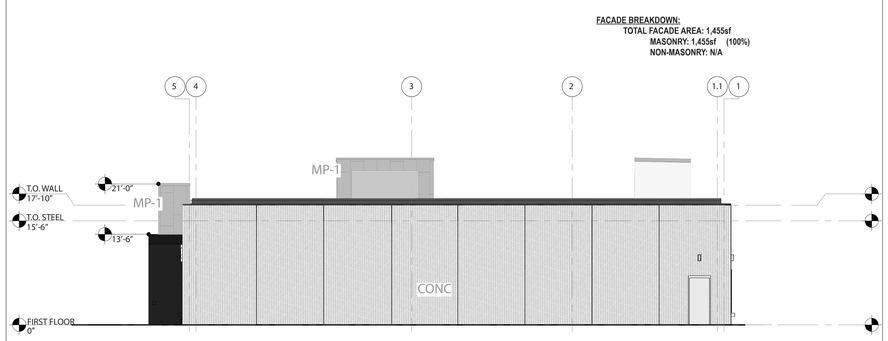


BRICK
THIN-BRICK INSET INTO PRECAST PANEL
COLOR: EBONITE VELOUR

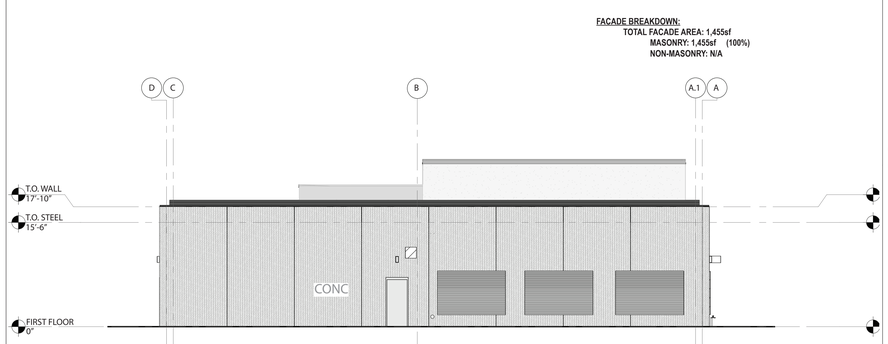




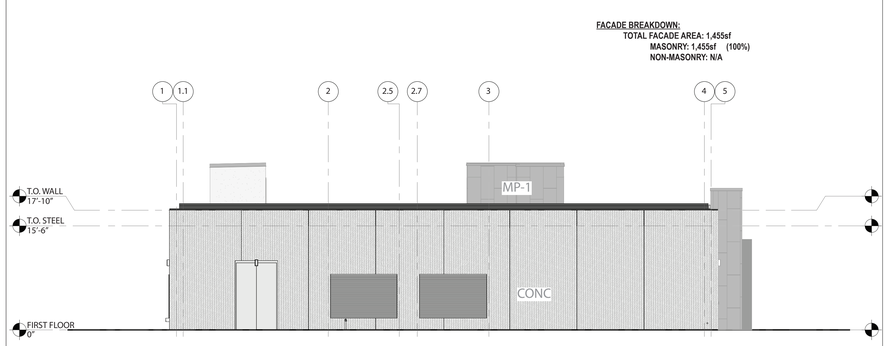
12 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



11 EAST ELEVATION
SCALE: 1/8" = 1'-0"



10 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



09 WEST ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

NIELSEN ARCHITECTURE
1710 SW COMMERCE DRIVE
STE#25
BENTONVILLE, AR 72712
Tel 479.254.0112

KEY PLAN

△ DATE	DESCRIPTION
09.06.2019	90% SCHEMATIC DESIGN
09.23.2019	100% SCHEMATIC DESIGN
03.02.2020	100% DESIGN DEVELOPMENT
05.11.2020	1st PLANNING COMMISSION SUBMISSION
06.01.2020	2nd PLANNING COMMISSION SUBMISSION

SEAL / SIGNATURE

PRELIMINARY

PROJECT NAME
NORTH CENTRAL UTILITY PLANT

PROJECT NUMBER
2019-0074

DESCRIPTION
BUILDING ELEVATIONS

SCALE

ID	VOLUME	SHEET
C-Z01	V1	A03.200

City of Bentonville Project No. LSD20-0031

LARGE SCALE DEVELOPMENT STAFF REPORT

The Link

204 SE 6th Street
PC Date: 6/16/2020
Reviewer: Jon Stanley, Senior Planner, ASLA

Project Number	LSD20-0032
Applicant / Current Owner	Southeast Sixth Street Partners, LLC PO Box 808 Bentonville, AR 72712
Site Area	+/- 0.39 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Office

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at 204 SE 6th Street, resides in a Downtown Commercial land use classification and is currently zoned DE, Downtown Edge. The site is adjacent to a commercial development to the west and a single-family home to the east.

Project Details
The applicant is proposing the development of two 24-feet tall office buildings each being approximately 4,300 square feet. Eight parking spaces are required and ten are being provided.

All sidewalk and landscaping are in accordance with the development standards for the DE, Downtown Edge zoning district.

The primary exterior materials for the office building consist of brick and the exterior walls meet articulation requirements. The development provides a bench and trash receptacle as site amenities.

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 is one waiver requested with this development:

- The applicant has requested a waiver from the Drainage Manual, Section V, Stormwater Detention, 5.4.1 General Location: Detention Facilities shall be located within the parcel limits of the project under construction. The applicant proposes to share the underground detention system and center it on the common lot line between the two structures and has agreed to provide covenants and deed restrictions that define the roles and responsibilities of maintenance for each lot owner.

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, located along a developing urban corridor has an inviting streetscape and traditional architectural style, meets the intent of the design standards of the Land Development Code and the vision of the Bentonville Community Plan. Planning Staff therefore recommends approval of both the Large Scale Development and the waiver request.

E | D | G

Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

Drainage Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of Southeast Sixth Partners LLC

Date: June 01, 2020

Re: LSD 20-0032 – The Link – Office Buildings – 202 & 204 SE 6th St.

On behalf of Trailside Partners LLC, Ecological Design Group, Inc. (EDG) is submitting this Drainage Waiver Request as part of the LSD Submittal. This waiver is requested to allow the construction of one shared underground detention system on two properties.

Drainage Waiver Requests

- City of Bentonville:
  - City of Bentonville – Drainage Manual – Section V – Stormwater Detention – 5.4.1 General Location: *"Detention facilities shall be located within the parcel limits of the project under consideration. No detention or ponding will be permitted within public road right-of-ways. Location of detention facilities immediately upstream or downstream of the project will be considered by special request if proper documentation is submitted with reference to practicality, feasibility, and proof of ownership or right-of-use of the area proposed. Conditions for general location of detention facilities are identified in the following sections."*
  - The proposed shared underground detention system is centered on a shared property line between the two properties, and is therefore, not contained within the parcel limits of each property. The system is designed and sized to meet the drainage requirements for both properties. It is located under a shared drive and parking area. The owner has agreed to provide covenants and deed restrictions protecting the private drainage easement area and defining roles and responsibilities of maintenance. These will be submitted to the City of Bentonville for approval.

If you have any further questions or concerns, please contact me at bdriver@ecologicaldg.com or 501.944.3090.

Sincerely,

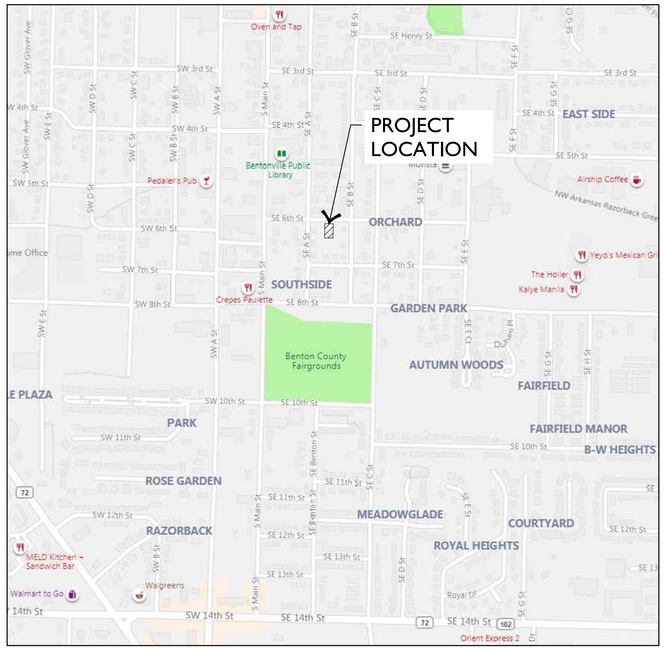
Ecological Design Group, Inc.

Brahm Driver, PE

LARGE SCALE DEVELOPMENT

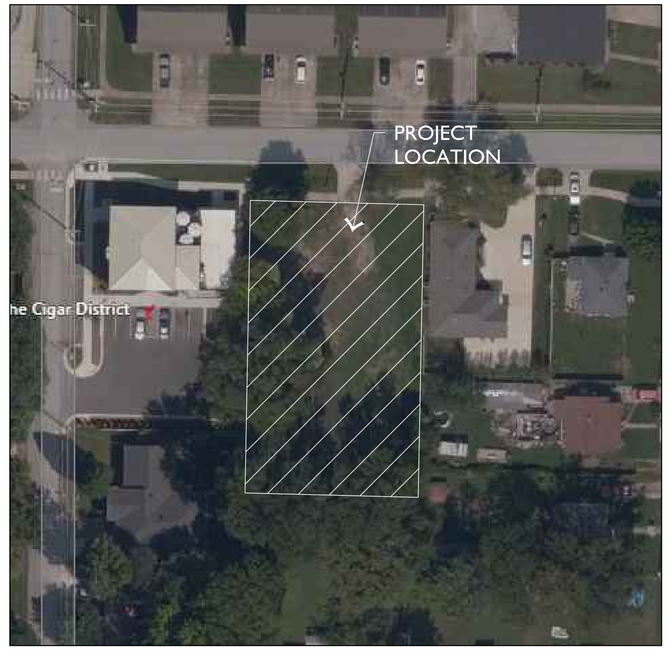
THE LINK - OFFICE BLDGS.
202- 204 SE 6TH STREET, BENTONVILLE, AR
(LSD #20-0032)

50% CONSTRUCTION DOCUMENTS **JUNE 01, 2020**



VICINITY MAP
1" = 500'-0"

NORTH



AERIAL MAP
NOT TO SCALE

NORTH

DRAWING LIST

COVER	COVER SHEET
C0.01	GENERAL NOTES & LEGEND
C0.10	DEMOLITION PLAN
C1.00	SITE PLAN
C1.01	SITE LAYOUT PLAN
C2.00	UTILITY PLAN
C3.00	GRADING & DRAINAGE PLAN
C3.01	SPOT ELEVATION PLAN
C4.00	EROSION CONTROL PLAN
C4.01	EROSION CONTROL DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
C5.04	SITE DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE NOTES & DETAILS

SUPPLEMENTAL SHEETS

SHEET 1	EXISTING SURVEY
SHEET 1 OF 2	WATER / SEWER DETAILS
SHEET 2 OF 2	WATER / SEWER DETAILS
SHEET 1 OF 2	WATER DETAILS
SHEET 2 OF 2	WATER DETAILS
SHEET 1 OF 2	SANITARY SEWER DETAILS
SHEET 1	ELECTRIC DETAILS
SHEET 2	ELECTRIC DETAILS
SHEET 3	ELECTRIC DETAILS

UTILITY AND CITY CONTACTS

Black Hills Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479)333-7005, joshua.knight@blackhillscorp.com

AT&T: Scott Seaman, 627 White Road, Springdale AR 72766, (479) 442-1967 or Layne Rhodes, lr159@att.com, (479) 442-1977

Cox Communications: Kip Smith, 4901 S. 48th Street, Springdale, AR 72762, (479)717-3796 kip.smith@cox.com

Fire Dept.: City of Bentonville, W. Jake Feemster CBO CFM CFEI, Division Chief / Fire Marshal, Bentonville Fire Department, (479)271-3108

Street Dept.: City of Bentonville, Dennis Birge, PE, Transportation Engineer, City of Bentonville, 3200 SW Municipal Drive, Bentonville, Arkansas 72712, (479)271-6840, dbirge@bentonvillear.com

Water Dept.: City of Bentonville, Preston Newbill, Manager, City of Bentonville Water Utilities, (479)-271-3140, pnewbill@bentonvillear.com

Wastewater Dept.: City of Bentonville, Nancy Busen, Manager, City of Bentonville Wastewater Utilities, (479)-271-3161, nbusen@bentonvillear.com

Electric Dept.: City of Bentonville, Travis Matlock, PE Engineering Director, City of Bentonville, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-5941

Planning Dept.: City of Bentonville, Jon Stanley, Senior Planner, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122

City Engineer: City of Bentonville, Dan Weese, City Engineer, (479)-271-3168, dweese@bentonvillear.com

Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaith@bentonvillear.com

PROPERTY DESCRIPTION:

LOT 9 DESCRIPTION:

PART OF LOT 2, POLSON'S SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 137 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, POLSON'S SUBDIVISION; THENCE S 87°24'42" E A DISTANCE OF 50.32 FEET; THENCE S02°33'55"W A DISTANCE OF 168.94 FEET; THENCE N 87°23'46" W A DISTANCE OF 49.21 FEET; THENCE N 02°11'29" E A DISTANCE OF 168.93 FEET; TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

LOT 10 DESCRIPTION:

PART OF LOT 2, POLSON'S SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGE 137 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, POLSON'S SUBDIVISION; THENCE S 02°14'35" W A DISTANCE OF 168.96 FEET; THENCE N 87°23'46" W A DISTANCE OF 50.73 FEET; THENCE N 02°33'55" E A DISTANCE OF 168.94 FEET; THENCE S 87°24'42" E A DISTANCE OF 49.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

FLOOD DATA:

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

PROJECT NOTES

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BELLA VISTA ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE COMMUNITY DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. ALL SIGNAGE AND STRIPING SHALL BE UN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD A ND AASHTO TRAIL GUIDELINES.

OWNER:
SOUTHEAST SIXTH PARTNERS LLC
PO BOX 808
BENTONVILLE, AR 72712

DEVELOPER:
NEWELL DEVELOPMENT
JAKE NEWELL
402 SW A ST
BENTONVILLE, AR 72712
JAKE@NEWELLDEVELOPMENT.COM
479.208.5046

ARCHITECT:
BURRIS ARCHITECTURE
DAVE BURRIS, AIA
820 TIGER BLVD. #4
BENTONVILLE, AR 72712
DAVE@BURRISARCH.COM
479.319.6045

SITE SUMMARY

ZONING:	
202 SE 6TH ST	DOWNTOWN EDGE (DE)
204 SE 6TH ST	DOWNTOWN EDGE (DE)
USE:	
202 SE 6TH ST	OFFICE BUILDING
204 SE 6TH ST	OFFICE BUILDING
AREA:	
202 SE 6TH ST	.19 AC
204 SE 6TH ST	.19 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

202 SE 6TH ST

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	.19 AC
LOT AREA MAX:	NONE	.19 AC
LOT WIDTH MIN:	NONE	49.21' / 50.32'
LOT DEPTH MIN:	NONE	168.94' +/-
LOT COVERAGE MIN:	NONE	53%
LOT COVERAGE MAX:	80%	53%

204 SE 6TH ST

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	.19 AC
LOT AREA MAX:	NONE	.19 AC
LOT WIDTH MIN:	NONE	49.78' / 50.73'
LOT DEPTH MIN:	NONE	168.94' +/-
LOT COVERAGE MIN:	NONE	53%
LOT COVERAGE MAX:	80%	53%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	NONE	0'
FRONT YARD MAX:	0'	0'
SIDE YARD MIN:	7'	7'
SIDE YARD MAX:	NONE	7'
REAR (RESIDENTIAL) MIN:	12'	85' +/-
REAR (RESIDENTIAL) MAX:	NONE	85' +/-

LANDSCAPE + CIVIL:
ECOLOGICAL DESIGN GROUP, INC.
TANNER WEEKS, ASLA
120 SOUTH IZARD STREET
LITTLE ROCK, AR 72201
TWEEKS@ECOLOGICALDG.COM
501.772.5269

CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP, INC.
BRAHM DRIVER, PE
216 W BIRCH ST.
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

SURVEYOR:
SURVEY 1, INC.
GRANT NEVILL
2620 MELODY LANE
SPRINGDALE, AR 72762
EDAGEN@SBCGLOBAL.NET
479.750.1608

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

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

THE LINK - OFFICE BLDGS.
202-204 SE 6th Street
Bentonville, Arkansas
LARGE SCALE DEVELOPMENT (LSD #20-0032)

EDG PROJECT NO.	20-002
DATE	2020.06.01

REVISIONS

Number	Date

PHASE	50% CONSTRUCTION DOCUMENTS
TITLE	Cover Sheet
SHEET NO.	C0.00

LSD20-0032

copyright EDG, Inc. 2020

SITE SUMMARY

ZONING:	
202 SE 6TH ST	DOWNTOWN EDGE (DE)
204 SE 6TH ST	DOWNTOWN EDGE (DE)
USE:	
202 SE 6TH ST	OFFICE BUILDING
204 SE 6TH ST	OFFICE BUILDING
AREA:	
202 SE 6TH ST	.19 AC
204 SE 6TH ST	.19 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

202 SE 6TH ST

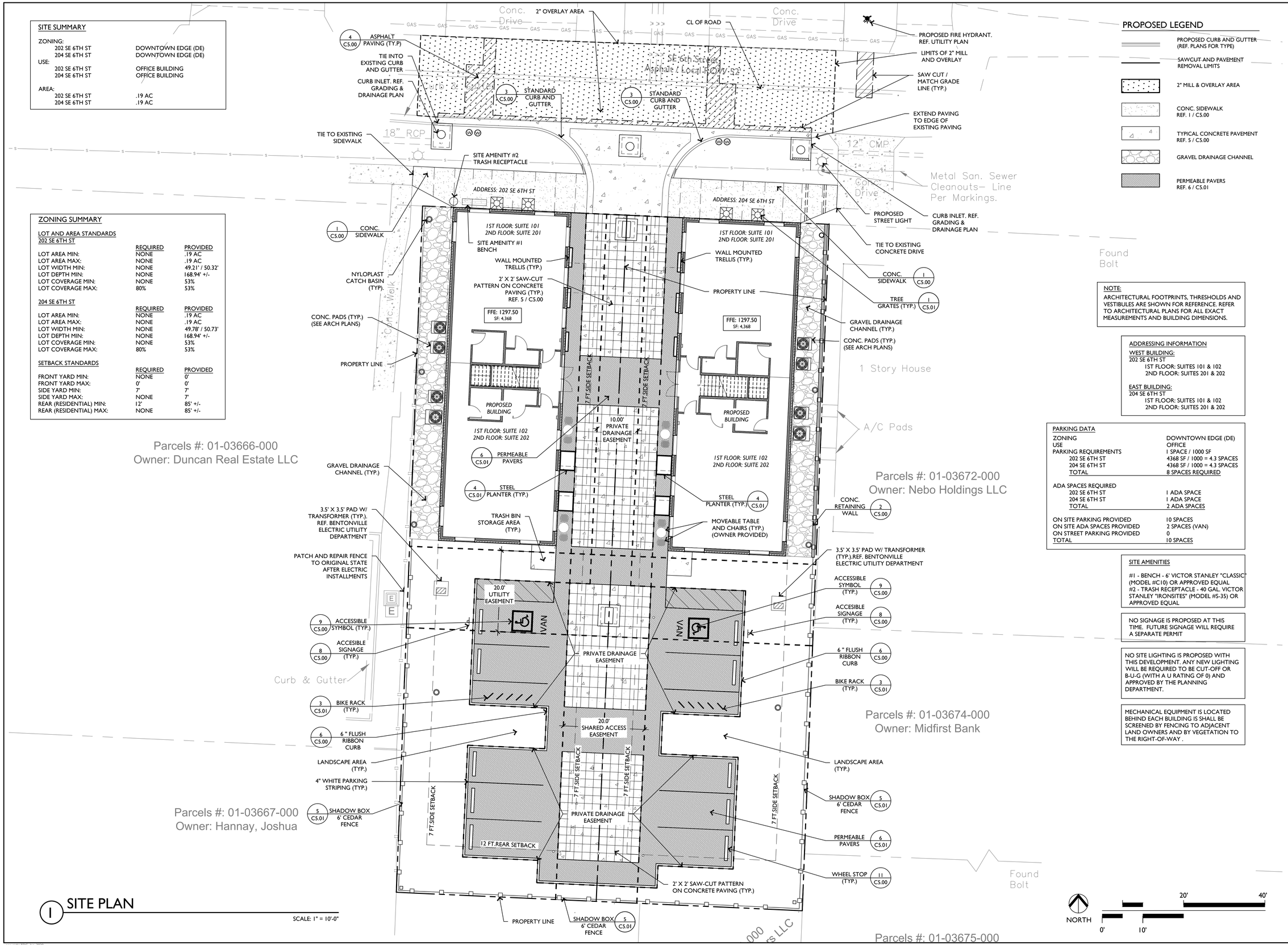
	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	.19 AC
LOT AREA MAX:	NONE	.19 AC
LOT WIDTH MIN:	NONE	49.21' / 50.32'
LOT DEPTH MIN:	NONE	168.94' +/-
LOT COVERAGE MIN:	NONE	53%
LOT COVERAGE MAX:	80%	53%

204 SE 6TH ST

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	.19 AC
LOT AREA MAX:	NONE	.19 AC
LOT WIDTH MIN:	NONE	49.78' / 50.73'
LOT DEPTH MIN:	NONE	168.94' +/-
LOT COVERAGE MIN:	NONE	53%
LOT COVERAGE MAX:	80%	53%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	NONE	0'
FRONT YARD MAX:	0'	0'
SIDE YARD MIN:	7'	7'
SIDE YARD MAX:	NONE	7'
REAR (RESIDENTIAL) MIN:	12'	85' +/-
REAR (RESIDENTIAL) MAX:	NONE	85' +/-



PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT AND PAVEMENT REMOVAL LIMITS
- 2" MILL & OVERLAY AREA
- CONC. SIDEWALK REF. 1 / C5.00
- TYPICAL CONCRETE PAVEMENT REF. 5 / C5.00
- GRAVEL DRAINAGE CHANNEL
- PERMEABLE PAVERS REF. 6 / C5.01

NOTE:
ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.

ADDRESSING INFORMATION

WEST BUILDING:
202 SE 6TH ST
1ST FLOOR: SUITES 101 & 102
2ND FLOOR: SUITES 201 & 202

EAST BUILDING:
204 SE 6TH ST
1ST FLOOR: SUITES 101 & 102
2ND FLOOR: SUITES 201 & 202

PARKING DATA

ZONING	DOWNTOWN EDGE (DE)
USE	OFFICE
PARKING REQUIREMENTS	1 SPACE / 1000 SF
202 SE 6TH ST	4368 SF / 1000 = 4.3 SPACES
204 SE 6TH ST	4368 SF / 1000 = 4.3 SPACES
TOTAL	8 SPACES REQUIRED
ADA SPACES REQUIRED	
202 SE 6TH ST	1 ADA SPACE
204 SE 6TH ST	1 ADA SPACE
TOTAL	2 ADA SPACES
ON SITE PARKING PROVIDED	10 SPACES
ON SITE ADA SPACES PROVIDED	2 SPACES (VAN)
ON STREET PARKING PROVIDED	0
TOTAL	10 SPACES

SITE AMENITIES

#1 - BENCH - 6' VICTOR STANLEY "CLASSIC" (MODEL #C10) OR APPROVED EQUAL
#2 - TRASH RECEPTACLE - 40 GAL. VICTOR STANLEY "IRONSITES" (MODEL #S-35) OR APPROVED EQUAL

NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT

NO SITE LIGHTING IS PROPOSED WITH THIS DEVELOPMENT. ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

MECHANICAL EQUIPMENT IS LOCATED BEHIND EACH BUILDING IS SHALL BE SCREENED BY FENCING TO ADJACENT LAND OWNERS AND BY VEGETATION TO THE RIGHT-OF-WAY .

EDG
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
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THE LINK - OFFICE BLDGS.
202-204 SE 6th Street
Bentonville, Arkansas
LARGE SCALE DEVELOPMENT (LSD #20-0032)

EDG PROJECT NO.	20-002
DATE	2020.06.01

REVISIONS

Number	Date

PHASE	50% CONSTRUCTION DOCUMENTS
TITLE	Site Plan
SHEET NO.	C1.00

LSD20-0032

1 SITE PLAN

SCALE: 1" = 10'-0"

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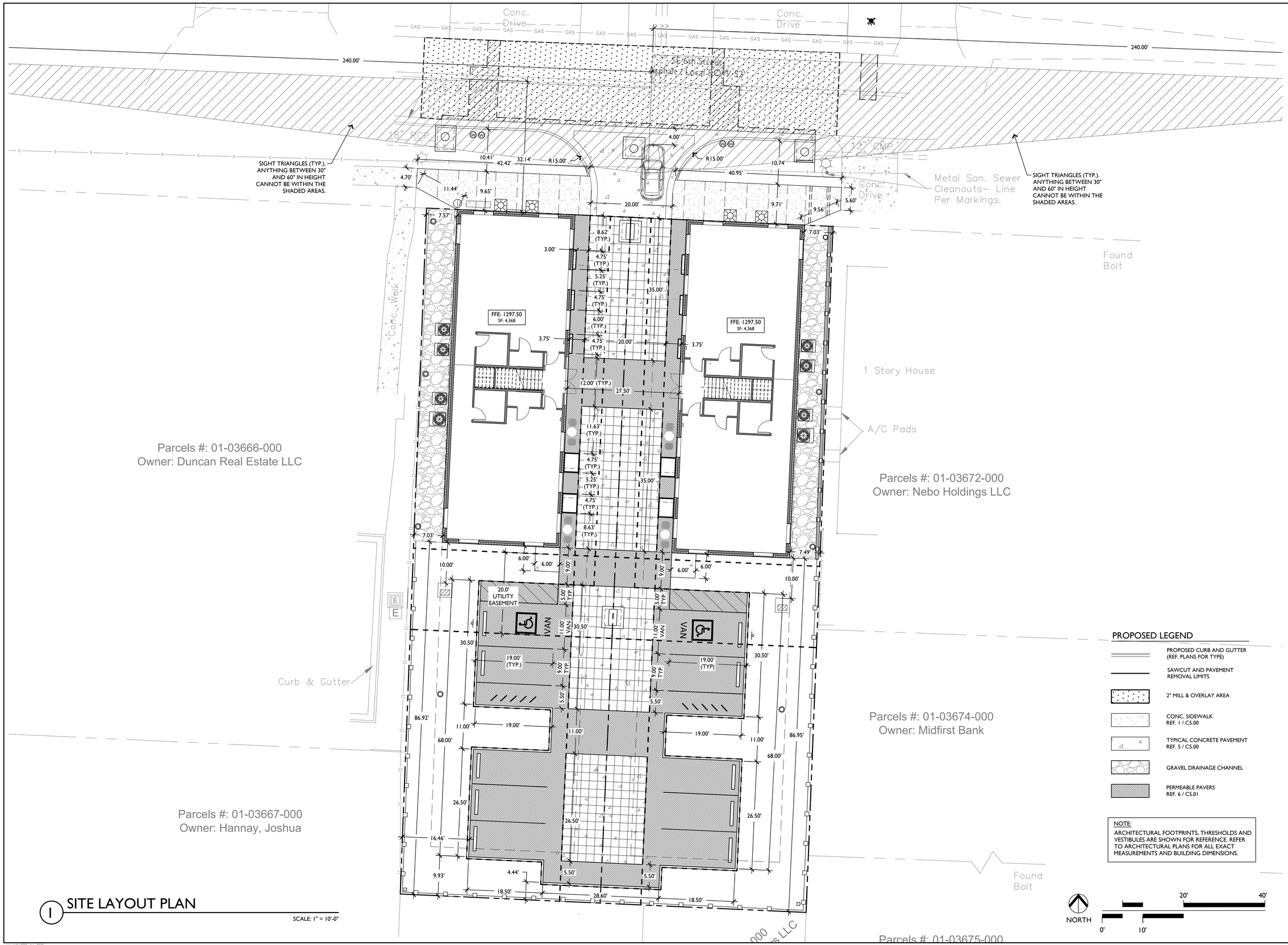

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT AND PAVEMENT REMOVAL LIMITS
- 2" MILL & OVERLAY AREA
- CONC. SIDEWALK REF. 1 / C5.00
- TYPICAL CONCRETE PAVEMENT REF. 5 / C5.00
- GRAVEL DRAINAGE CHANNEL
- PERMEABLE PAVERS REF. 6 / C5.01

NOTE:
ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.

1 SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

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phone: 501 378 0200
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THE LINK - OFFICE BLDGS.

202-204 SE 6th Street
Bentonville, Arkansas
LARGE SCALE DEVELOPMENT (LSD #20-0032)

EDG PROJECT NO.	20-002
DATE	2020.06.01

REVISIONS

Number	Date

PHASE	50% CONSTRUCTION DOCUMENTS
TITLE	Site Layout Plan
SHEET NO.	C1.01

LSD20-0032

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CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SE 6TH STREET	MIN. 5 FT BUFFER	YES	YES
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 100.09 LF / 25 = 4.00 ~ 4 TREES REQUIRED	4 TREES	4 NEW TREES
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 99.93 / 50 = 2.00 ~ 2 TREES REQUIRED	2 TREES	4 NEW TREES
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 168.93 / 50 = 3.38 ~ 3 TREES REQUIRED	3 TREES	3 NEW TREES
EASTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 168.96 / 50 = 3.38 ~ 3 TREES REQUIRED	3 TREES	3 NEW TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 4,618.60 8% * 4,618.60 = 369.49 SF	369.49 SF	378.00 SF
	ONE (1) TREE PER 125 SF OF REQUIRED LANDSCAPE AREA: 379.76 / 125 = 3.04 ~ 3 TREES	3 TREES	4 NEW TREES
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	YES	NO
	MIN. 2 TREES EACH	YES	YES
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	NO	NO
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	YES	YES
	ONE (1) SHADE TREE PER 6 SPACES	YES	YES
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE	SINGLE FAMILY / COMMERCIAL USES: TYPE A SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 6' HEIGHT	YES	NEW FENCE + NEW TREES
WESTERN LOT LINE	SINGLE FAMILY / COMMERCIAL USES: TYPE A SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 6' HEIGHT	YES	EXISTING FENCE + NEW FENCE + EXISTING TREES
EASTERN LOT LINE	SINGLE FAMILY / COMMERCIAL USES: TYPE A SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 6' HEIGHT	YES	NEW FENCE + NEW TREES
TREE PRESERVATION CREDITS			
	TBD		
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	NO
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

NOTE:
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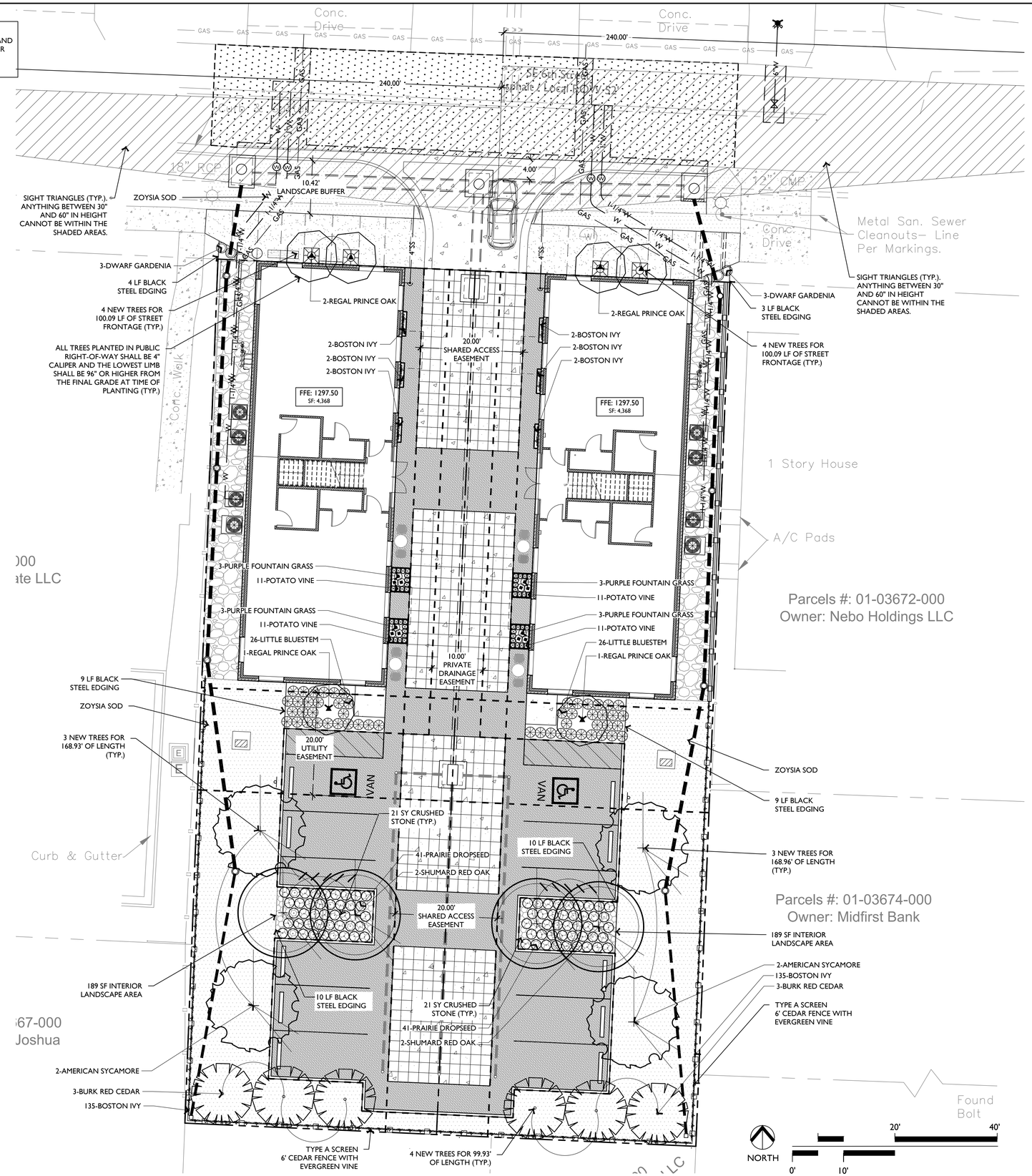

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING
	6	JUNIPERUS VIRGINIANA `BURKII`	BURK RED CEDAR	2.5" CAL	65 GALLON	AS SHOWN
	4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL	65 GALLON	AS SHOWN
	4	QUERCUS SHUMARDII	SHUMARD RED OAK	2.5" CAL	65 GALLON	AS SHOWN
	6	QUERCUS X WAREI `REGAL PRINCE`	REGAL PRINCE OAK	4" CAL	65 GALLON	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING
	6	GARDENIA JASMINOIDES `PROSTRATA`	DWARF GARDENIA	---	1 GALLON	24" O.C.
	147	PARTHENOCISSUS TRICUSPIDATA `VEITCHII`	BOSTON IVY	---	1 GALLON	24" O.C.
	12	PENNISETUM SETACEUM	PURPLE FOUNTAIN GRASS	---	1 GALLON	18" O.C.
	52	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	---	1 GALLON	24" O.C.
	44	SOLANUM JASMINOIDES	POTATO VINE	---	1 GALLON	18" O.C.
	82	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	---	1 GALLON	24" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	3,792 SF	ZOYSIA	ZOYSIA GRASS	FLAT		
MISCELLANEOUS	QTY	DESCRIPTION	REMARKS			
	42 sy	Crushed Stone	Place on filter fabric, cover entirely			
	45 lf	Black Steel Edging	Commercial Grade 3/16" x 4"; ref detail x/L2.00			
	Ref. Plan	Hardwood Mulch	4" depth all planting beds and beneath tree dripline. Keep 6" clear around trunks, TYP. -- native color triple hammered			
	Ref. Plan	Planting Mix	8" all beds, 40% Topsoil, 60% Organic Compost			

1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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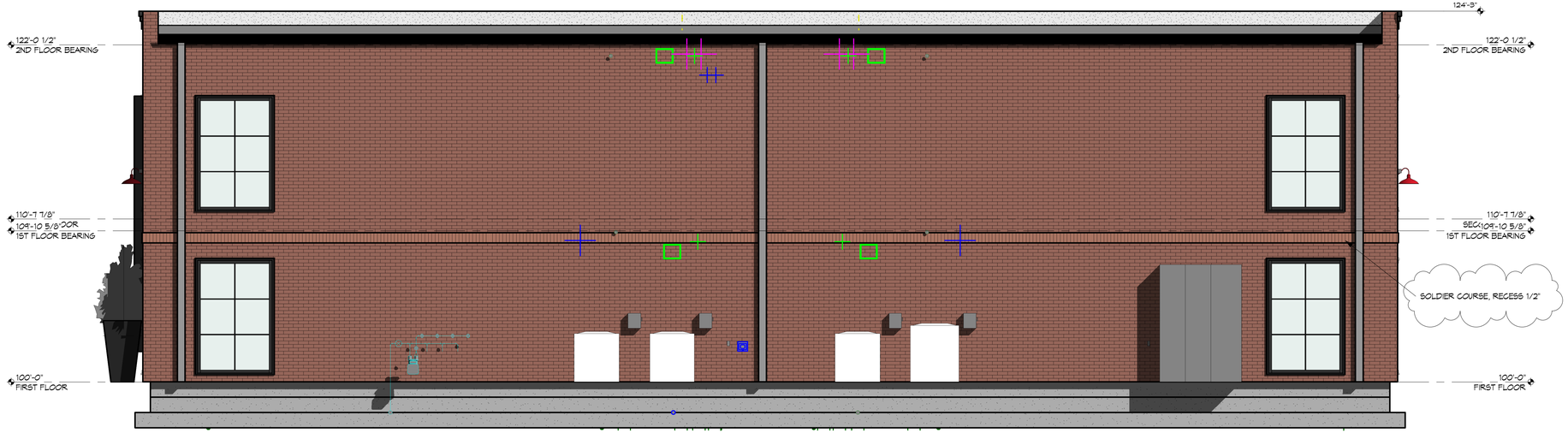
THE LINK - OFFICE BLDGS.

202-204 SE 6th Street
Bentonville, Arkansas
LARGE SCALE DEVELOPMENT (LSD #20-0032)

EDG PROJECT NO.	20-002
DATE	2020.06.01
REVISIONS	
Number	Date
PHASE	50% CONSTRUCTION DOCUMENTS
TITLE	Landscape Plan
SHEET NO.	L1.00

LSD20-0032

copyright EDG, Inc. 2020

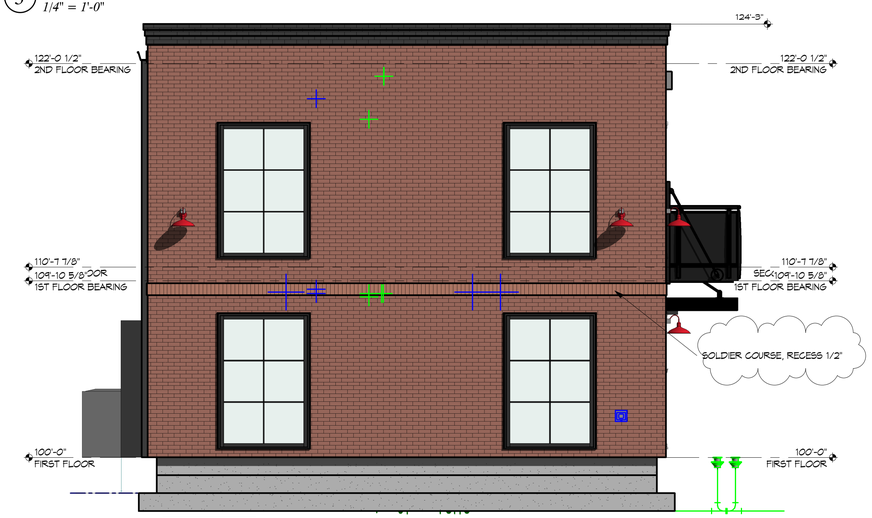


4 WEST ELEVATION COLOR
1/4" = 1'-0"

MASONRY 100 %

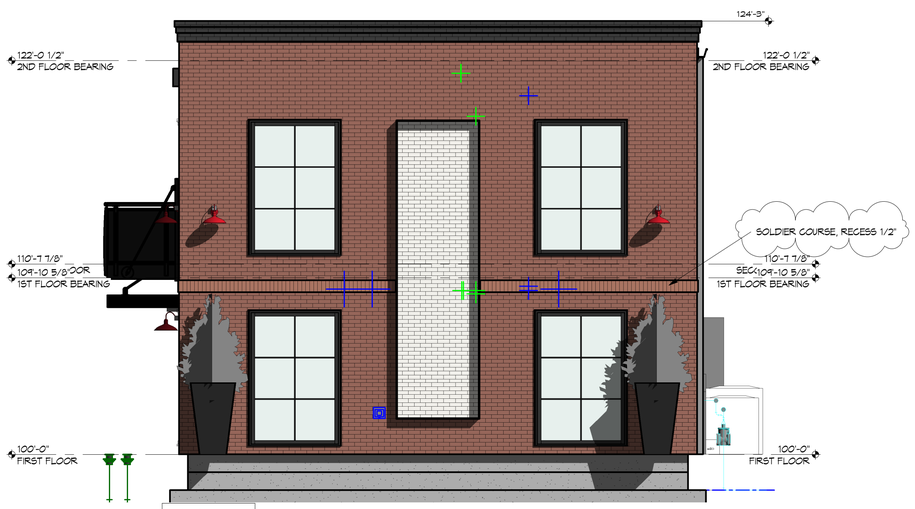
3 EAST ELEVATION COLOR
1/4" = 1'-0"

MASONRY 100 %



2 SOUTH ELEVATION COLOR
1/4" = 1'-0"

MASONRY 100 %



1 NORTH ELEVATION COLOR
1/4" = 1'-0"

MASONRY 100 %

(LSD20-0032)

4-30-20
Registered Architect
David Paul Burris
No. 4116
Arkansas

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

THE 202 LINK
202 SE 6TH ST
BENTONVILLE, AR

DATE 4-30-20
JOB NO. 19164
REVISIONS 5-8-20

A7.0
COLOR ELEVATIONS

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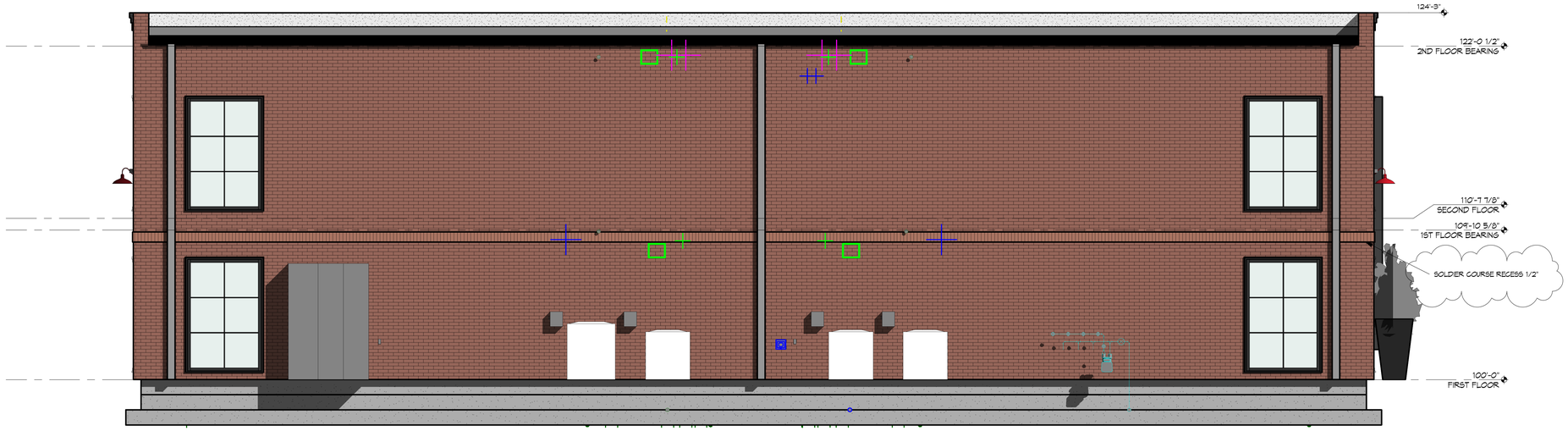
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

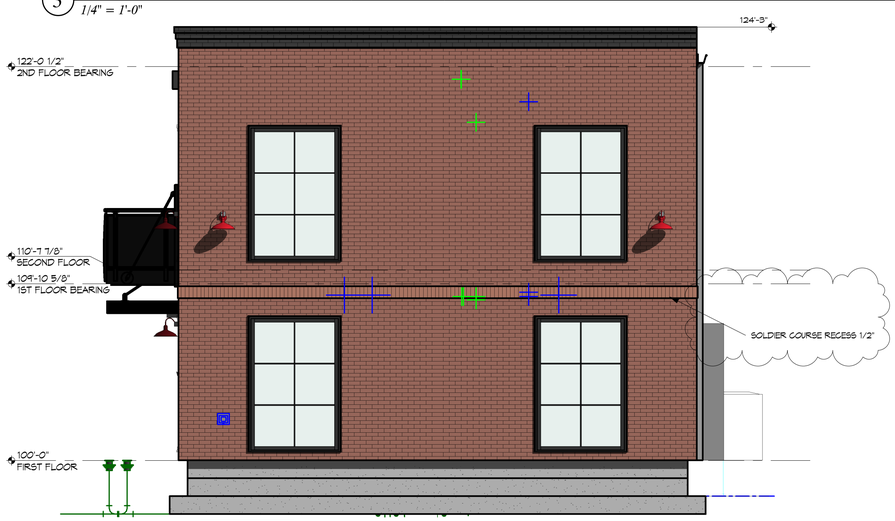


4 EAST ELEVATION COLOR
1/4" = 1'-0"

MASONRY 100 %

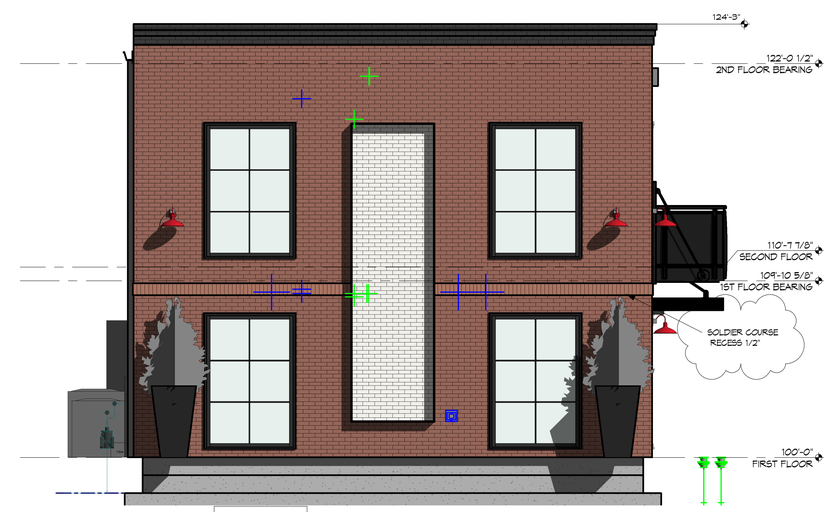
3 WEST ELEVATION COLOR
1/4" = 1'-0"

MASONRY 100 %



2 SOUTH ELEVATION COLOR
1/4" = 1'-0"

MASONRY 100 %



1 NORTH ELEVATION COLOR
1/4" = 1'-0"

MASONRY 100 %

(LSD20-0032)

5-4-20
Registered Architect
David Paul Burris
No. 4116
Arkansas

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

THE 204 LINK
204 SE 6TH ST
BENTONVILLE, AR

DATE 5-4-20
JOB NO. 19164
REVISIONS 5-8-20

A7.0
COLOR ELEVATIONS

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LARGE SCALE DEVELOPMENT STAFF REPORT

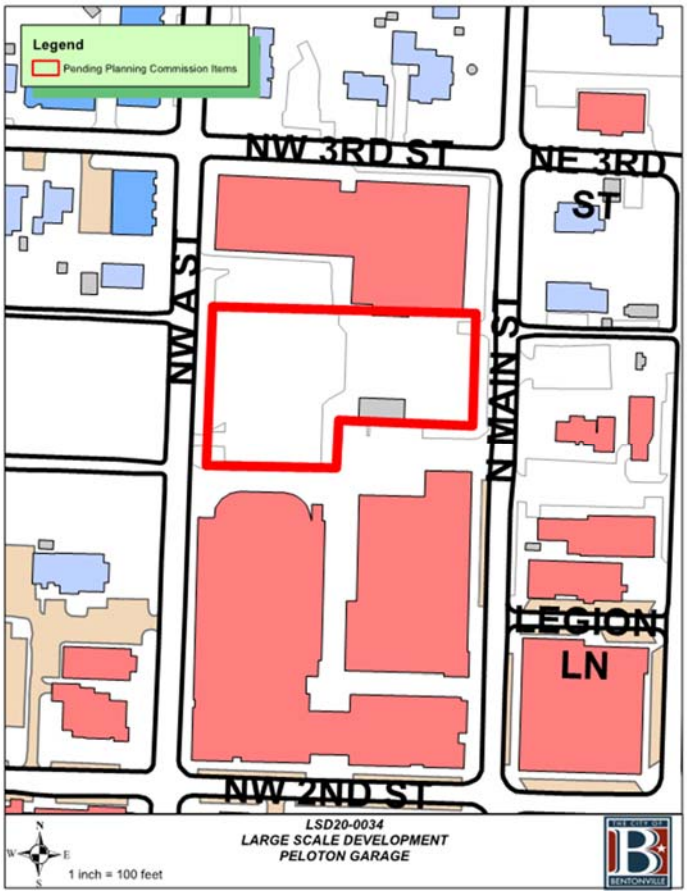
Peloton Garage

216 NW A Street
PC Date: 6/16/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0034
Applicant / Current Owner	Bentonville Church of the Nazarene 220 NW A Street Bentonville, AR 72712
Site Area	+/- 1.21 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Mixed-Use Parking Garage

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 216 NW A Street, north of the existing Neighborhood Market and south of the Bentonville Church of the Nazarene. The property currently serves as a parking lot for the church. The property is zoned DC, Downtown Core, with a Future Land Use Classification of Downtown Commercial.

Project Details
A large scale development proposing the construction of a 71-foot tall, mixed-use, parking garage. The development includes 6,000 square feet of office space, 2,300 square feet of retail space, and a total of 507 parking spaces.

The development provides sidewalk and landscaping in accordance with the development requirements for Downtown Zoning districts. The development clearly dileniates between the first and second floors through articulation and provides glass storefront on the bottom level of the parking garage, as required within the Downtown Core. The development provides brick masonry and an architectural metal screening wall as the materials on the building.

Projected Traffic Impact
The proposed large scale development has the potential to impact traffic in the area. However, the site's nature as a parking garage should alleviate parking congestion within the surrounding area. Presumably, this should accommodate increases in traffic in the area.

Waivers
- One waiver requested:
  - A waiver from Article 1100, Development Standards, Section 21, Large scale development design standards, Subsection e, Building material, of the Land Development Code. The developer is requesting an architectural metal panel screen be used in conjunction with their brick masonry veneer.
  - According to the applicant's architectural elevations, the western, northern, eastern and southern facades consist of 62%, 68%, 70%, and 68% perforated metal screening respectively.
  - The intent of the perforated metal is to allow the garage to remain open air, while providing an architectural detail and screening the cars from adjacent developments. As such, staff recommends approval of the waiver request.

Conclusion
The City of Bentonville's Comprehensive Plan's Downtown Subarea Plan depicted this property as the site of a potential parking structure. This development is one more step towards bringing that subarea plan to fruition. Staff recommends approval of the Large Scale Development.

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

June 1, 2020

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

Project #: **LSD20-0034**
Request: **Waiver of Land Development Code**
Proj. Name: **Peloton Garage Package**

To: City of Bentonville, Planning Commission

This letter is presented regarding the proposed architectural metal panel screen for the Peloton Parking Garage as presented in the architectural elevations. The developer of the property, 211, 213, 215 NW A, LLC is requesting a waiver from Article 1100.21-e "Building Material" of the Land Development Code. The Code states that "The primary exterior material shall consist of a combination of brick, textured concrete block, or natural stone." Developer is requesting a waiver for this section of the Ordinance to allow for a metal panel, specifically a perforated architectural metal panel screen, to be used in conjunction with the proposed brick masonry veneer on the garage.

We believe the addition of the perforated metal panel provides a cleaner aesthetic for the garage while also screening the vehicles inside the garage from public view. In addition, the porosity of the metal panel used allows the garage to appear somewhat enclosed while also complying with the openness requirements for an open-air garage.

Thank you for considering our request.

Nate Bachelor

Nate Bachelor, PE
Project Manager

LARGE SCALE DEVELOPMENT PLANS

PELOTON PARKING GARAGE

216 NW A STREET

BENTONVILLE, ARKANSAS

LSD20-0034

GENERAL NOTES:

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

TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

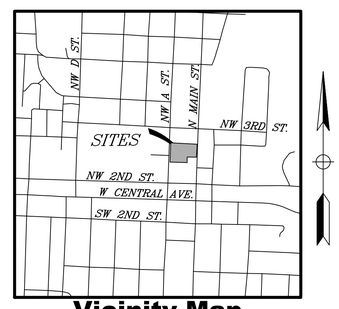
BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0255K
MAP REVISED: 06-05-2012

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 30, TOWNSHIP 20N, RANGE 30W, IN BENTON COUNTY, ARKANSAS, BEING LOT 215 OF THE ORIGINAL TOWN OF BENTONVILLE AS SHOWN IN INSTRUMENT #L2020222286, AND BEING DESCRIBED BY METES AND BOUNDS FROM AN ON-THE-GROUND SURVEY BASED ON BEARINGS ESTABLISHED USING NAD83, BOUNDARY LINE PERFORMED ON NOVEMBER 20,2019 BY CEI ENGINEERING ASSOCIATES, INC. AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR CAP 1642, BEING THE SOUTHEAST CORNER OF SAID LOT 208;
THENCE NORTH 87°23'28" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 208, 162.68 FEET TO A FOUND 5/8" REBAR CAP 1642;
THENCE SOUTH 01°40'50" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 208, 60.84 FEET TO A FOUND CHISELED "X";
THENCE NORTH 88°19'38" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 208 159.29 FEET TO A FOUND MAG NAIL WITH WASHER LS#1618;
THENCE NORTH 02°15'37" EAST ALONG THE EAST RIGHT-OF-WAY OF NW A STREET, 196.43 FEET TO A SET REBAR CAPPED WITH LS#1618;
THENCE SOUTH 87°35'55" EAST ALONG THE NORTH BOUNDARY OF SAID PROPERTY, 320.19 FEET TO A SET 5/8" REBAR CAPPED WITH LS#1618;
THENCE SOUTH 01°45'58" WEST ALONG THE WEST RIGHT-OF-WAY OF N MAIN STREET, 134.17 FEET TO FOUND 5/8" REBAR CAPPED WITH LS#1542 AND THE PONT OF BEGINNING;
CONTAINING 52,725 SQUARE FEET OR 1.21 ACRES, MORE OR LESS.

CURRENT ZONING	D-C
PROPOSED ZONING	D-C
FLOOR 1	
CONSTRUCTION TYPE	I-A
SPRINKLERED	ASSEMBLY & MERCHANTILE SPACES
FLOORS 1-5	
CONSTRUCTION TYPE	I-B
NON-SPRINKLERED	S-2 OPEN PARKING GARAGE



Vicinity Map
Not to Scale
Latitude: 36.374149°
Longitude: -94.210488°

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

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

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

PLAN INDEX:

C0 COVER SHEET
C100 DEMOLITION PLAN
C200 SITE PLAN
C300 GRADING PLAN
C400 PHASE 1 ESCP
C410 PHASE 2 ESCP
C420 EROSION CONTROL NOTES
C500 UTILITY PLAN
C600 LANDSCAPE PLAN
C610 LANDSCAPE NOTES
C700 DETAILS SHEET 1
C800 DETAILS SHEET 2
C900 DETAILS SHEET 3

ASSOCIATED PLAN INDEX

1. SURVEY
2. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 1
3. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 2
4. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 1
5. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 2
6. BEUD ELECTRIC DETAIL SHEET 1
7. BEUD ELECTRIC DETAIL SHEET 2
8. BEUD ELECTRIC DETAIL SHEET 3
9. BEUD ELECTRIC LAYOUT SHEET E1

RESOURCE LIST:

CITY OF BENTONVILLE
PARKS & RECREATION
DAVID WRIGHT
215 SW A ST
BENTONVILLE, AR 72712
PHONE: (479) 464-7275

CITY OF BENTONVILLE
CITY ENGINEER
DAN WEESE
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-5993

PLANNING DEPARTMENT
ELLEN NORVELL
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BENTONVILLE, AR 72712
PHONE: (479) 271-3122

WATER DEPARTMENT
PRESTON NEWBILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

WASTEWATER DEPARTMENT
NANCY BUSEN
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3160

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

STORMWATER
JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR
PHONE: (479) 271-5002

FIRE DEPARTMENT
BRENT BOYDSTON,
FIRE CHIEF
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

STREET DEPARTMENT
TONY DAVIS
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BENTONVILLE, AR 72712
PHONE: (479) 271-3130

NATURAL GAS
BLACK HILLS ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
LOWELL, AR 72745
PHONE: (479) 333-7005

TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
SCOTT SEAMAN
PHONE: (479) 442-1967
LAYNE RHODES
PHONE: (479) 442-1977

CABLE
COX COMMUNICATIONS
KIP SMITH
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 717-3796

CEI CONTACT:

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ENGINEER OF RECORD
NBACHELOR@CEIENG.COM
(479) 531-8787

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

TED NORDSELL
CONSTRUCTION OBSERVER
TNORDSELL@CEIENG.COM
(479) 295-4596

CLIENT CONTACT:

NAME: DAVID SWAIN
EMAIL: DSWAIN@WEIOFFICE.COM
PHONE: (479) 464-3282

ARCHITECT CONTACT:

NAME: MARK HERRMANN
EMAIL: MHERRMANN@POLKSTANLEYWILCOX.COM
PHONE: (479) 444-0473

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
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Bentonville, AR 72712 FAX (479)273-0844

CERTIFICATE OF AUTHORIZATION NO. 118
CEI Engineering Associates, Inc.
No. 118
ARKANSAS ENGINEER

*Arkansas * California * Minnesota * Pennsylvania * Texas*

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www.polkstanleywilcox.com

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14021
NATHANIEL L. BACHELOR

contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501.378.0878 office

consultants:

CIVIL:
CEI Engineering | Bentonville, AR

STRUCTURAL:
Martin/Martin | Bentonville, AR

MEPFP:
Bernhard TME | Fayetteville, AR

PARKING:
Walker Consultants | Houston TX

LANDSCAPE:
... | ...

project name:

PROJECT PELOTON
Bentonville, AR
PACKAGE 3
Garage Package

issue date | revisions:

06.01.2020

#	date	description

psw job number:

885A

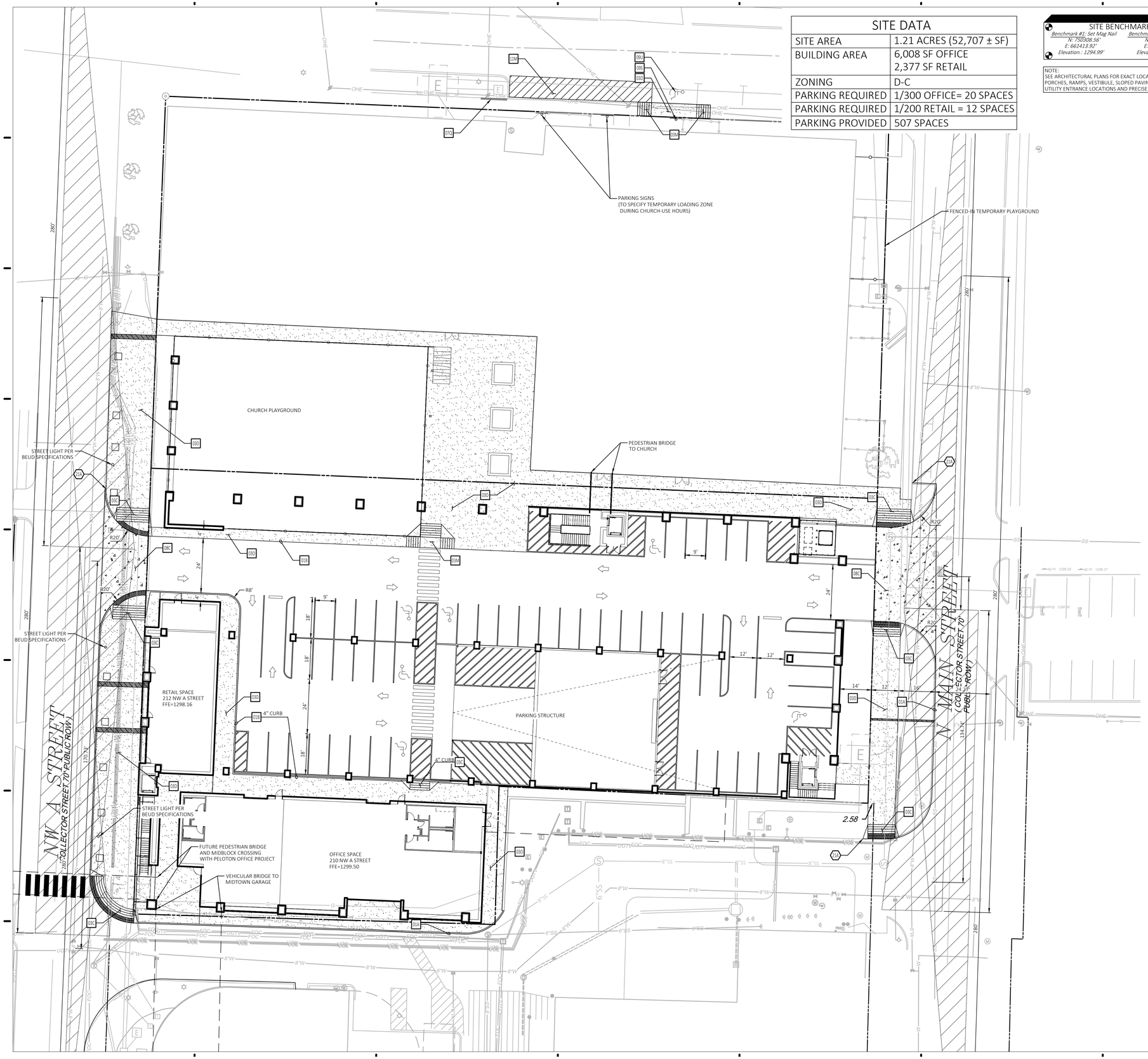
contents:

COVER SHEET

C0

PROJECT: PELOTON PARKING GARAGE 216 NW A STREET BENTONVILLE, ARKANSAS

REV-1 5/31/20



SITE DATA	
SITE AREA	1.21 ACRES (52,707 ± SF)
BUILDING AREA	6,008 SF OFFICE 2,377 SF RETAIL
ZONING	D-C
PARKING REQUIRED	1/300 OFFICE= 20 SPACES
PARKING REQUIRED	1/200 RETAIL = 12 SPACES
PARKING PROVIDED	507 SPACES

SITE BENCHMARK

Benchmark #1: Set Mag Nail	Benchmark #2: Set Mag Nail
N: 750308.56'	N: 750281.11'
E: 661413.92'	E: 661705.35'
Elevation: 1294.99'	Elevation: 1297.43'

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

N

0 20' 30' 40'
SCALE IN FEET

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

EXISTING LEGEND

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

PROPOSED LEGEND

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

GENERAL SITE NOTES

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

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09N.

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

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

F. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

G. ALL STREET TREES SHOWN WITHIN THE SIGHT TRIANGLES MUST BE LIMBED SO THAT THERE ARE NO SIGHT OBSTRUCTIONS BETWEEN 42" AND 80" IN HEIGHT.

H. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

I. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

SITE NOTES

21A TAPER CURB TO MATCH EXISTING CURB.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
03C WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN) WITH TRUNCATED DOMES
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
07Q HAND RAIL WITH TOUCH BAR
08C HEAVY DUTY CONCRETE PAVING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
11M LOADING ZONE PAVEMENT MARKING

31410	6/1/2020 REV-1	NLB	NLB	RJC	RJC
CEI PROJECT NO.	REVISION/DATE	DPOR	PM	DES	DRW

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LSD20-0034

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MEPFP:
Bernhard TME | Fayetteville, AR

PARKING:
Walker Consultants | Houston TX

LANDSCAPE:
... | ...

project name:

PROJECT PELOTON

Bentonville, AR

PACKAGE 3

Garage Package

issue date | revisions:

06.01.2020

#	date	description

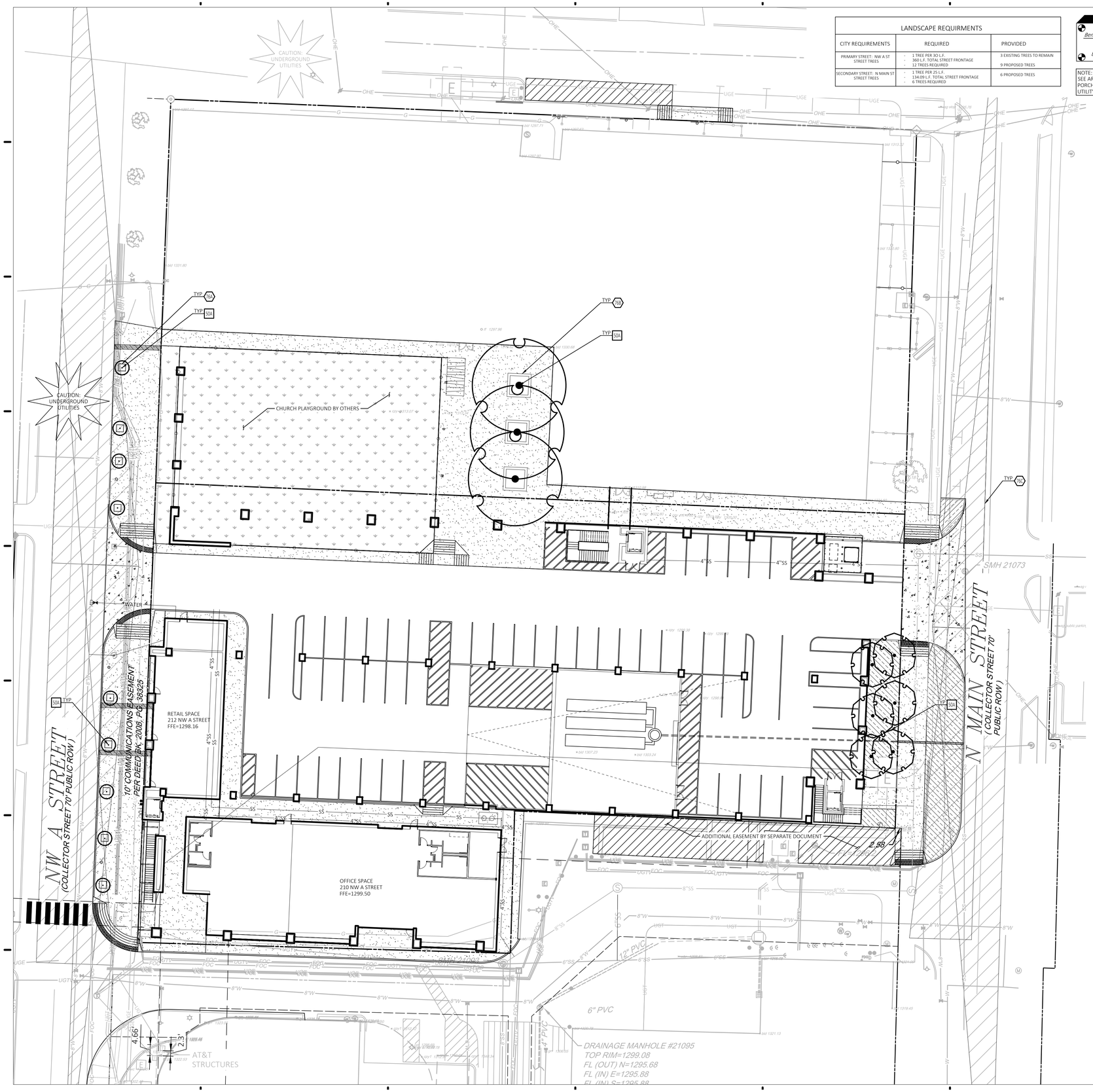
psw job number:

885A

contents:

SITE PLAN

C200



LANDSCAPE REQUIRMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
PRIMARY STREET: NW A ST STREET TREES	- 1 TREE PER 30 L.F. - 360 L.F. TOTAL STREET FRONTAGE - 12 TREES REQUIRED	3 EXISTING TREES TO REMAIN 9 PROPOSED TREES
SECONDARY STREET: N MAIN ST STREET TREES	- 1 TREE PER 25 L.F. - 134.09 L.F. TOTAL STREET FRONTAGE - 6 TREES REQUIRED	6 PROPOSED TREES

SITE BENCHMARK

Benchmark #1: Set Mag Nail
N: 750308.56'
E: 661413.92'
Elevation: 1294.99'

Benchmark #2: Set Mag Nail
N: 750281.11'
E: 661705.35'
Elevation: 1297.43'

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

N

0 20' 30' 40'
SCALE IN FEET

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

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
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	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

BOUNDARY LINE
STORM DRAIN

GENERAL NOTES

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

SITE DETAILS

50A TREE PLANTING

SITE NOTES

76A 3X3 TREE GRATES APPROVED BY CITY OF BENTONVILLE
76B RAISED PLANTER; SEE ARCH. PLANS
76C SIGHT TRIANGLE

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	9	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / COLUMNAR SWEET GUM	B & B	3"CAL
	6	PISTACIA CHINENSIS 'PEARL STREET' / PEARL STREET CHINESE PISTACHE	B & B	2.5"CAL
	3	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	B & B	2.5"CAL

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE
	2,234 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD

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LSD20-0034

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9456
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06/01/2020

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PROJECT PELOTON

Bentonville, AR

PACKAGE 3

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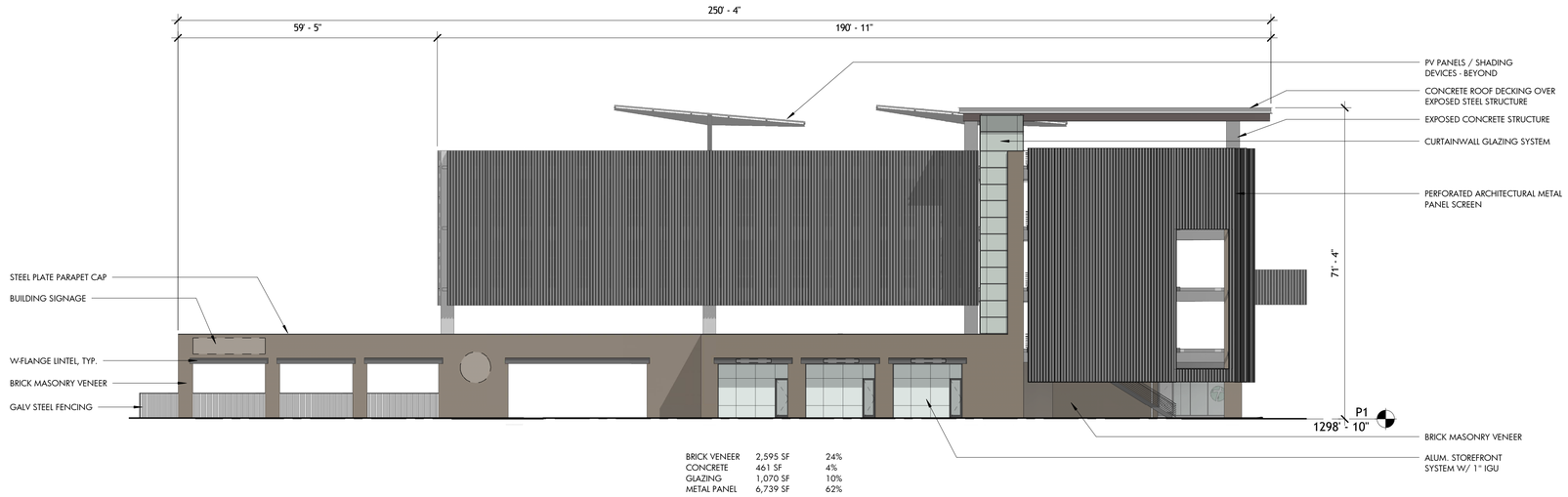
LANDSCAPE PLAN

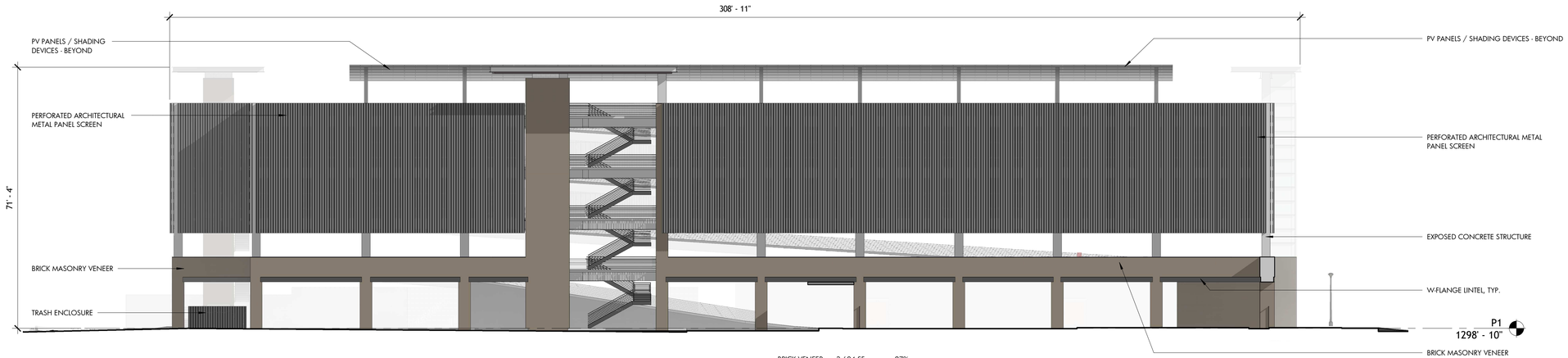
C600



BRICK VENEER	2,595 SF	24%
CONCRETE	461 SF	4%
GLAZING	1,070 SF	10%
METAL PANEL	6,739 SF	62%

1 WEST ELEVATION - LSD

1/16" = 1'-0"



BRICK VENEER	3,604 SF	27%
CONCRETE	684 SF	5%
METAL PANEL	9,280 SF	68%

2 NORTH ELEVATION - LSD

1/16" = 1'-0"

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LANDSCAPE:
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Bentonville, AR

PACKAGE 2

Utility Relocation

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LSD ELEVATIONS

A201.1

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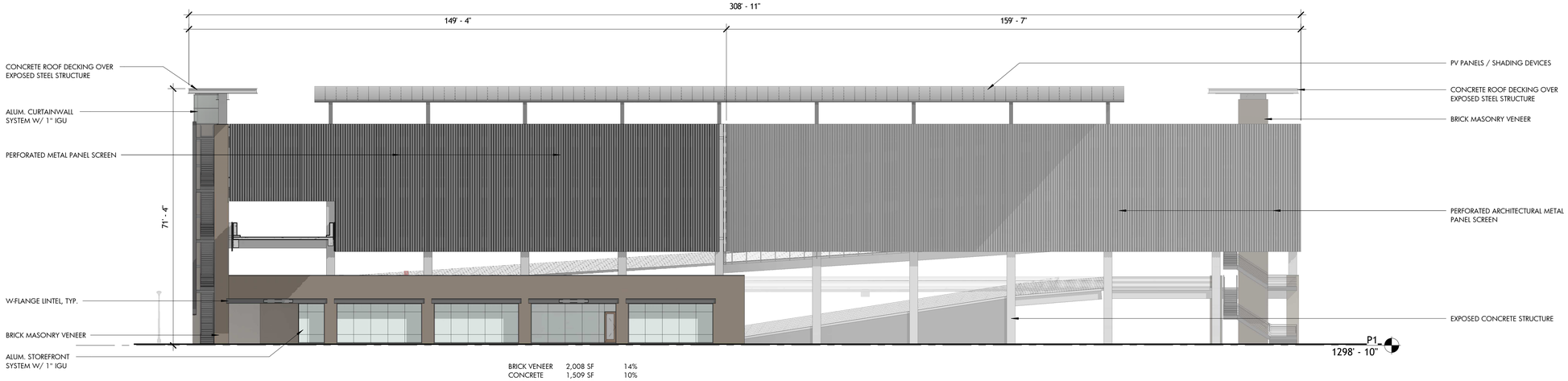
BRICK VENEER	1,408 SF	23%
CONCRETE	410 SF	7%
METAL PANEL	4,365 SF	70%

1 EAST ELEVATION - LSD

1/16" = 1'-0"



BRICK VENEER	2,008 SF	14%
CONCRETE	1,509 SF	10%
GLAZING	1,123 SF	8%
METAL PANEL	10,119 SF	68%

2 SOUTH ELEVATION - LSD

1/16" = 1'-0"

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Bentonville, AR

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LSD ELEVATIONS

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