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

Planning Commission
Tech Review Agenda
July 7, 2020

I. Call to Order
II. Old Business
III. New Business

1. **Bentonvest Fund IV, LLC** **Rezoning***
   R-1, Single-Family Residential to R-O, Residential Office
   SW 5th Street and SW F Street *(RZ20-0020)*
   - Currently Zoned R-1, Single-Family Residential. The Future Land Use Plan depicts this property as Medium-Density Residential.
   - Adjacent zonings are RC-2, Central Residential Moderate Density, to the north and east, R-1, Single-Family Residential, to the south, C-2, General Commercial, to the west, and R-O, Residential Office, to the northwest.
   - According to the applicant's narrative, the intent of the rezoning request is to provide parking to surrounding properties through a related Conditional Use Permit.
   - Section 401.07 of the Zoning Code describes the Residential Office zoning district as a transition area where the continuation of residential activity is no longer practical between residential and non-residential uses.

2. **SW 5th Street Parking Lot** **Conditional Use***
Parking Facility
SW 5th Street and SW F Street *(CU20-0022)*
   - Pending rezoning to R-O, Residential Office. Standalone parking facilities require a Conditional Use Permit within this zoning district.
   - According to the applicant's narrative the intent of the Conditional Use Permit is to provide parking to the surrounding area.
   - The parking area will be open to the public at all hours. The applicant included a site plan which depicts screening for adjacent properties to the east and south.

3. **Stuckey** **Rezoning***
R-1, Single-Family Residential to DN-1, Downtown Low Density Residential
107 SW F Street *(RZ20-0019)*
   - Currently Zoned R-1, Single-Family Residential
   - Adjacent Zonings are R-1 to the north, south, east, and west.
   - The requested zoning is compatible with the Future Land Use Plan and the bordering Single-Family residences. DN-1 only allows for single-family construction.
   - Staff has received no public comment on this item.

4. **KCG BV, LLC** **Rezoning***
C-2, General Commercial & PUD, Planned Unit Development to R-3, Medium Density Residential
SW Buckeye Street & SW Juniper Avenue *(RZ20-0021)*
   - Currently zoned C-2, General Commercial, and PUD, Planned Unit Development. The Future Land Use Plan depicts this property as General Commercial and High Density Residential.
   - Adjacent zonings are R-3, Medium Density Residential, to the south, PUD, Planned Unit Development, to the north and west, C-2, General Commercial, to the north, and C-1, Neighborhood Commercial, to the east.
   - According to the applicant's narrative, the owner intends on constructing townhomes at this location. The site is in close proximity to SW Regional Airport Boulevard, an Arterial road per the Master Street Plan. In addition, there are existing townhomes and multi-family units directly south of the property.

5. **Tylluan** **Planned Unit Development***
DN-2, Medium Density Residential to PRD
NE Fillmore Street *(PRD20-0001)*
- The property was recently rezoned to DN-2 on January 21, 2020.
- Adjacent zonings are R-1, Single-Family Residential, to the north, south, and west, and DN-2, Downtown Medium-Density Residential, to the east.
- Medium Density Residential areas typically include a mix of housing types, including single-family, two-family, and townhouse units with a typical density of 8-12 units per acre.
- The proposed PRD is 4.72 acres total. Thirteen (13) individual single-family homes will reside on 3.31 acres with a maximum density of 4 units/acre. The remaining 1.38 acres will be set aside as greenspace that will offer connectivity to existing trials, various proposed community buildings, camping pas and a clubhouse.
- Wood, natural stone, architectural concrete, exposed steel, and glass will comprise the primary materials on the structures within the development.
- The development is proposed to be constructed in phases. The amenities within the PRD will be brought online as the homes that support those amenities are constructed.
- Staff has received no public comment on this item.

6. **Hail Stop** **Conditional Use***
Temporary Use
2503 S Walton Boulevard *(CU20-0024)*
- Currently zoned C-2, General Commercial, with a Future Land Use Plan designation of Mixed-Use Commercial. The property fronts S Walton Boulevard, an Arterial road per the Master Street Plan.
- Temporary uses require a Conditional Use Permit.
- According to the applicant's narrative, they have set up a tent to fix hail damage on vehicles.
- Hours of operation will be Saturday to Sunday from 8am to 8pm.

7. **Hail One Solutions** **Conditional Use***
Temporary Use
2503 S Walton Boulevard *(CU20-0027)*
- Currently zoned C-2, General Commercial, with a Future Land Use Plan designation of General Commercial. The property fronts Highway 102, an Arterial road per the Master Street Plan.
- Temporary uses require a Conditional Use Permit.
- According to the applicant's narrative, they have set up a tent to fix hail damage on vehicles.
- Hours of operation will be Monday to Friday from 9am to 6pm, Saturdays from 10am to 6pm, and by appointment only on Sundays.
- The applicant anticipates four to five drive-ups daily, with two to three employees and technicians.

8. **Lots 29-30, Block 1 of Crabtree Addition** **Property Line Adjustment**
NW B Street *(PLA20-0020)*
- Currently zoned R-1, Single Family Residential, with a Future Land Use Plan designation of Medium Density Residential.
- A property line adjustment of old Lot 3 and the north 45 feet of old Lot 6, Block 1 of Crabtree Addition, creating new Lots 29 and 30 (both approximately 0.16 acres each).
- The plat dedicates a 15-foot utility easement along both street frontages, as well as right-of-way to meet the requirements of the Master Street Plan. NW B Street is classified as a Local street.
- In addition, Board of Adjustment approved a variance for the minimum lot width for both lots on April 22, 2020.

9. **Lot 59 of Chardonnay Subdivision** **Property Line Adjustment**
SW Chardonnay Boulevard *(PLA20-0032)*
- Currently zoned R-1, Single Family Residential, with a Future Land Use Plan designation of Low Density Residential.
- A property line adjustment of Lots 23-25 of Chardonnay Subdivision, creating new Lot 59 (+/- 0.64 acres).
- The plat dedicates right-of-way along SW Chardonnay Boulevard and SW 4th Street to meet the requirements of the Master Street Plan. Both streets are designated as Local streets.

10. **Lot 22, Block G of Orchard Addition** **Property Line Adjustment**
409 SE 6th Street *(PLA20-0033)*
- Currently zoned DN-4, Downtown Mixed-Use Residential.
- A property line adjustment of Lots 18 and 19, Block G of Orchard Addition, creating new Lot 22 (+/- .477 acres).
- The plat dedicates right-of-way along SE 6th Street to meet the requirements of the Master Street Plan.
- This plat is related to the Table at the Station Large Scale Development (LSD20-0040)

11. **Table at the Station** **Large Scale Development**
409 SE 6th Street *(LSD20-0040)*
- Currently zoned DN-4, Downtown Mixed-Use Residential.
- A large scale development proposing an expansion to the existing Table at the Station restaurant. The development also proposes the conversion of the existing temporary gravel parking into a permanent parking lot.
- The development provides a total of 34 parking spaces, with 7 being located on-street.
- The development converts the exterior of the building to pre-finished James Hardie board siding.

12. Lot 19, Block 2, Lincoln & Rice Addition **Property Line Adjustment**

108 NE F Street *(LS20-0028)*

- Currently zoned R-1, Single-Family Residential.
- A property line adjustment of parts of Lots 5 and 6, Block 2 of Lincoln & Rice Addition, creating new Lot 19, Block 2 (+/- 0.17 acres).
- The plat dedicates a 10-foot utility easement along NE F Street and a 5-foot utility easement along NE 2nd Street.

13. Motto Hotel **Waiver**

Right-of-Way and Sidewalk Widths

S Main Street *(WAV20-0010)*

- A waiver from Section 1100.16 Street Standards, subsection (b), item (1), Applicability of the Land Development Code.
    - The applicant requests a 60-foot right-of-way be accepted as opposed to the 70-feet (35-feet from the centerline) required by the current Master Street Plan.
    - According to the applicant's narrative, they have laid out and designed their project with respect to the current Main Street improvements being constructed by the City of Bentonville. The applicant has confirmed with both the Engineering and Planning Departments that additional right-of-way is not needed to bring that project to fruition.
- A waiver from Section 1100.23 Downtown Districts design standards, subsection (s), Sidewalks
    - The applicant requests a reduced width for portions of their sidewalk to provide for a loading zone. At its narrowed point, the applicant requests a 6-foot, 7-inch sidewalk be allowed within public right-of-way with an additional 5-feet of walkable area on private property. Where not impeded by the loading zone, the development will meet the 12-foot minimum width requirement to the north and south.

14. Mountainbrook Subdivision **Preliminary Plat**

Ginn Road *(PP20-0004)*

- Currently zoned R-2, Duplex & Patio Home Residential. The Future Land Use Plan lists this property as Agriculture.
- Preliminary Plat to be with a total of total of 58 lots. 50 lots to be constructed within Phase I and the remaining 33 lots in phase 2.
- The applicant's phase lines shall be final at the time of Preliminary Plat Approval.
- The applicant shall make street improvements to SW Ginn Road within Phase I.
- Two waivers requested:
    - A waiver from the Stormwater Manual Velocity Requirements. The applicant requests 15.67 feet/second and 16.10 feet/second for two storm pipes. The code allows 12 feet/second.
    - A waiver from the Stormwater Manual On-site Detention Requirements. The applicant requests a waiver for the on-site detention pond requirements for the development based on the proximity to the existing floodplain/floodway.

15. Walnut Grove Subdivision Phase 1 **Preliminary Plat Extension**

SW Barron Road *(PP19-0002)*

- The applicant requests a 1 year extension of the preliminary plat that was originally approved on August 6, 2019.
- Currently zoned R-1, Single-Family Residential. The Future Land Use Plan lists this property as Low-Density Residential.
- A preliminary plat to create Walnut Grove Subdivision, a single-family subdivision with a total of 130 lots to be constructed within Phase I.
- The applicant's phase lines shall be final at the time of preliminary plat approval.
- The applicant shall make street improvements to SW Barron Road and SW Piercy Road with Phase I.

16. Been Road Villas Subdivision Phase I **Preliminary Plat**

9549 Glen Road *(PP20-0005)*

- Currently zoned R-2, Duplex and Patio Home Residential.
- A preliminary plat proposing the creation of a 49-lot, two-family subdivision to be known as Been Road Villas Phase I.
- Lots 47, 48, and 49 are reserved as townhouse lots to be constructed with the Been Road Villas Large Scale Development.
- The development provides sidewalk adjacent to all exterior roadways and common lots. In addition, the development provides street frontage landscaping along Glen Road.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to approval of a final plat.

17. Been Road Villas Townhomes **Large Scale Development**

9549 Glen Road *(LSD20-0033)*

- Currently zoned R-2, Duplex and Patio Home Residential.
- A large scale development proposing the development of four clusters of townhomes within the Been Road Villas Subdivision.
- The townhomes shall be oriented towards Been Road, with garages that load off of Expedition Road.
- The development provides street frontage landscaping and sidewalk along Expedition Road.
- The primary materials depicted on the exterior elevations are brick and fiber cement siding.
- The final plat for Been Road Villas Subdivision must be complete prior to pre-construction on the townhomes.

18. The Enclave at Park Springs **Large Scale Development**

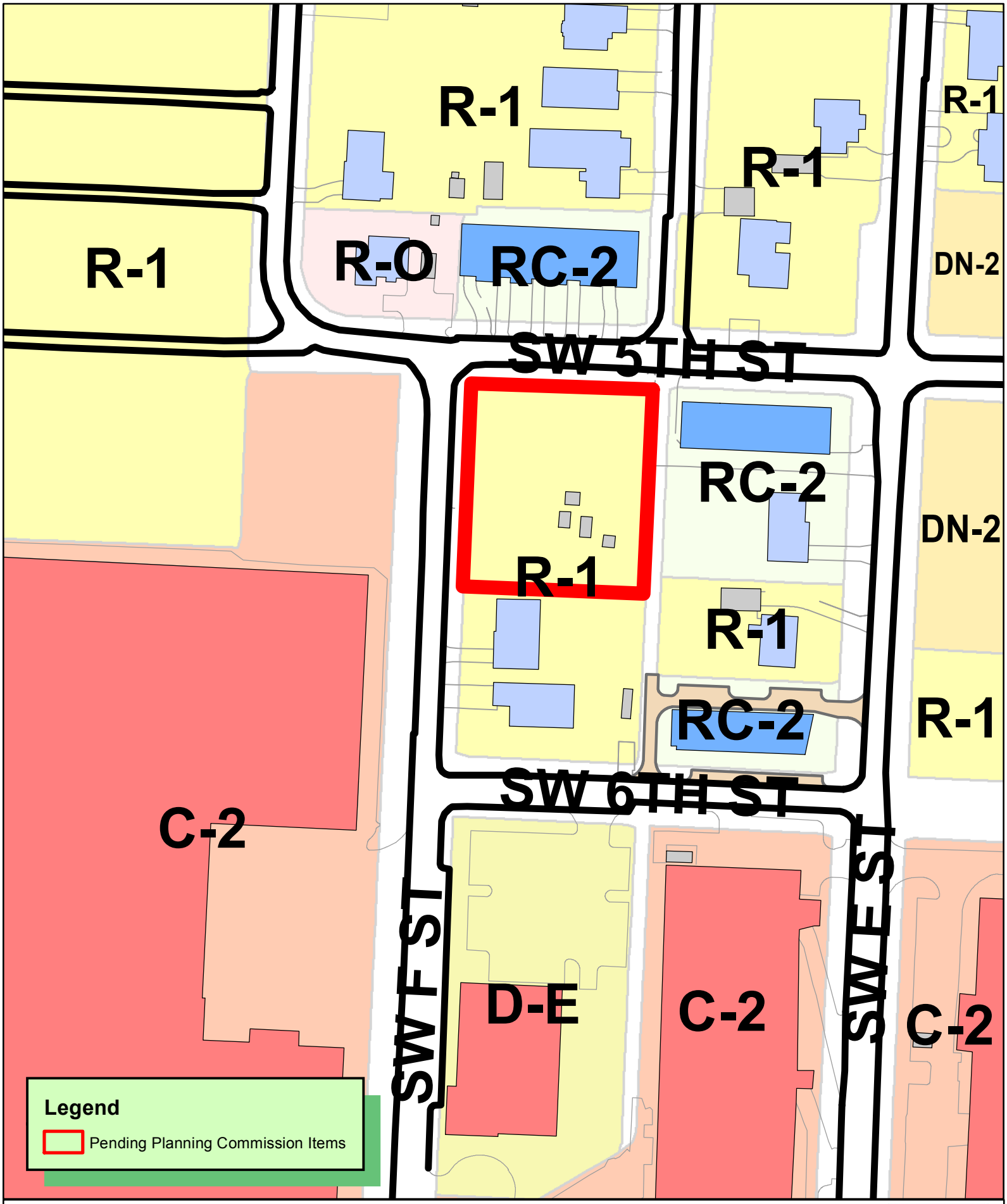
909 C Street *(LSD20-0030)*

- Currently zoned PRD, Planned Residential Development, which was approved by Planning Commission on December 7, 2019.
- A large scale development of a PRD comprised of 13 individual single-family homes with a maximum density of 6 units/acre. Wood, stone, and brick comprise the primary materials on the single-family structures.
- The project will be constructed in four phases with the first phase to include the public and private infrastructure, three pavilions and four of the single family homes, with a maximum height of 30 feet.
- The primary exterior material of each will consist of fiber cement panel, stone, brick, and wood siding.
- Parking, sidewalk, and landscaping are in accordance with the development requirements for the approved PRD and the Land Development Code.
- Street improvements are proposed along NW C Street and Trails End Lane.
- Two waivers requested:
    - A waiver from the Land Development Code, Article 1100, Development Standards, Section 1100.15, Sidewalk Requirements. The applicant requests not to construct a portion of the required sidewalk along Trails End Lane. This is only for the portion that is not adjacent to the proposed road improvements.
    - A waiver from the Land Development Code, Article 1200, Off-Site Improvements, Section 1200.02.b, Determining Necessity for Off-Dite Improvements, Direct Access to Substandard Streets. The applicant requests to widen Trails end Lane 14 feet from the centerline to back of curb instead of the 15 feet that is required for a total of 21 feet in pavement width. Curb and gutter would be installed along the north side of Trails End Lane.

19. Harbin North Townhomes **Large Scale Development**

2500 SW Juniper Avenue *(LSD20-0039)*

- Pending a rezoning to R-3, Medium Density Residential, on this agenda.
- A large scale development proposing the construction of seven, 24-foot tall, approximately 8600 square foot, multi-family buildings, totaling 56 units. 84 parking spaces are required for the office use and 108 are being provided. The primary exterior materials of each building are brick and fiber cement panel.
- Sidewalk and landscaping are in accordance with the development requirements.



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1 inch = 100 feet

RZ20-0020
REZONING R-1 TO R-O
PARCELS -01-02711-000, 01-02712-000 & 01-02714-000
BENTONVEST FUND IV, LLC

THE CITY OF BENTONVILLE

Narrative for Rezoning Application

- The property located a SW 5th Street and SW F Street, Parcel Numbers 01-02712-000, 01-02711-000, and 01-02714-000, is currently Zoned R-1, Single-Family Residential. The proposed zoning designation is R-O, Residential Office. The current owner is Bentonvest Fund IV, LLC, a Delaware limited liability company.

- The request to the proposed zoning designation is needed to obtain a Conditional Use Permit to provide parking for the general area.

- The property would relate to the surrounding properties by providing complementary parking.

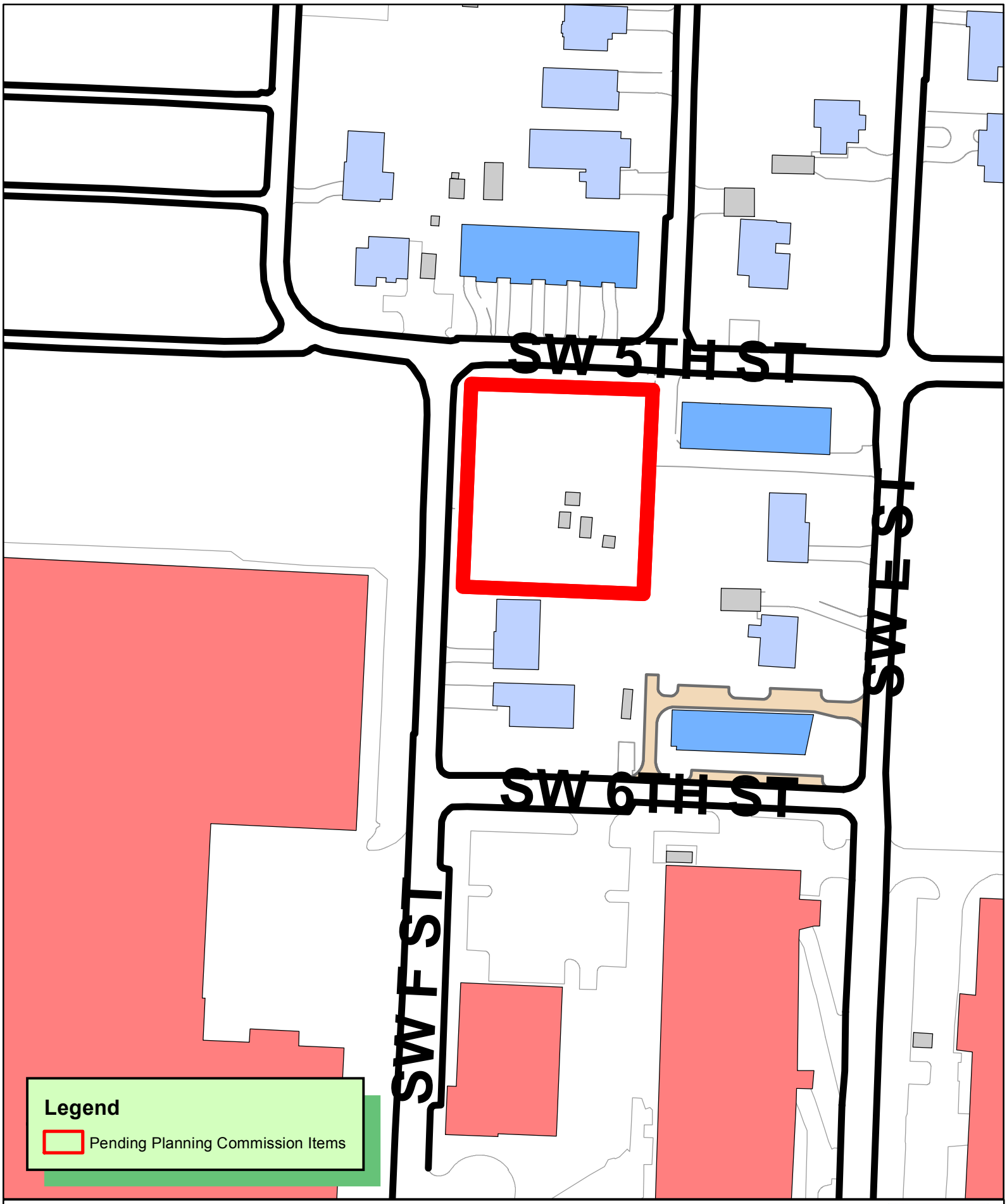
- The proposed use would be parking as a primary use.

- Traffic would be typical for a parking area.

- Signage will be typical with that of a parking area.

- The appearance of the parking area will be typical to that of a parking area.

- No water or sewer connection is required for the proposed use.



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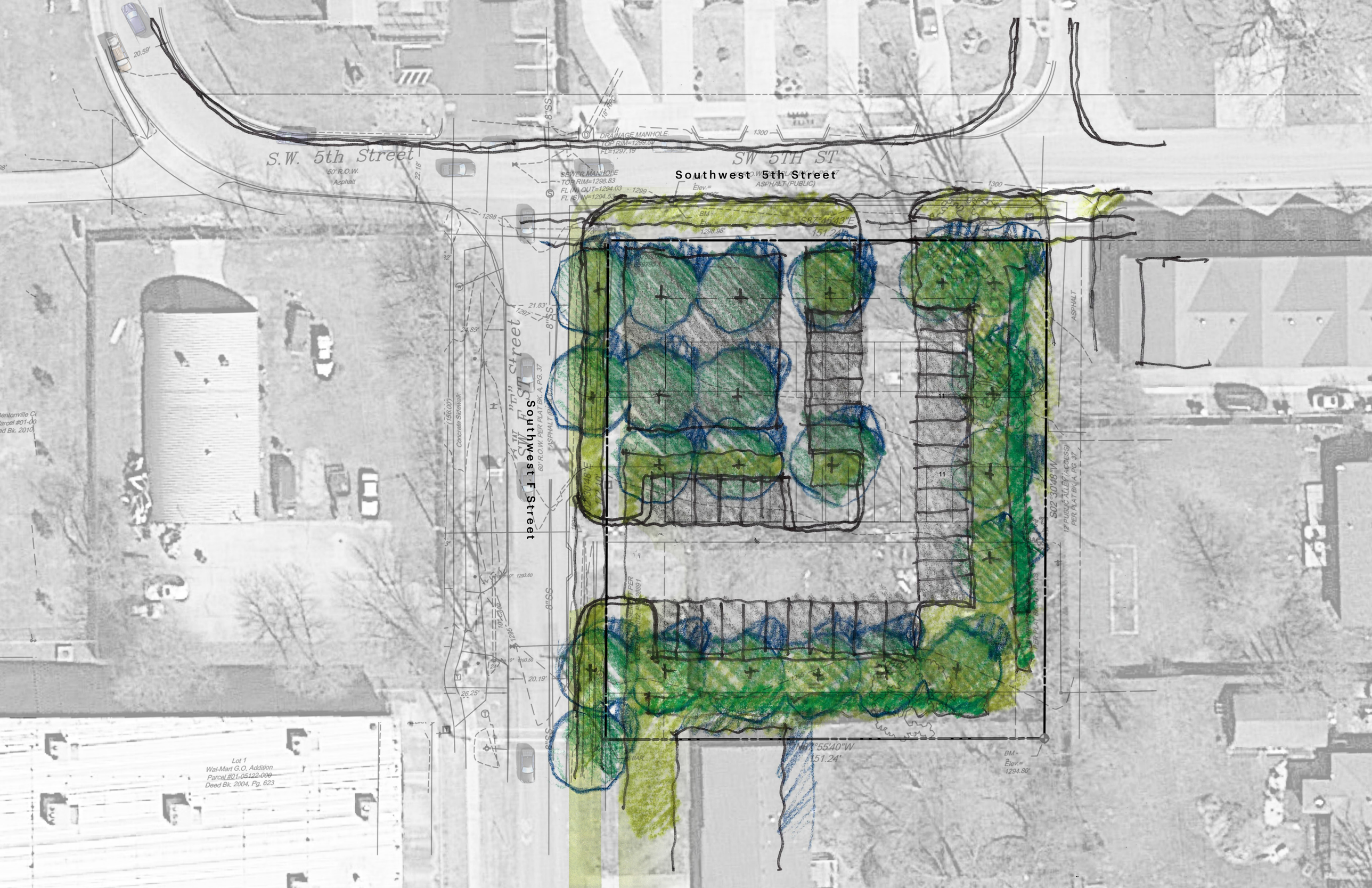
1 inch = 100 feet

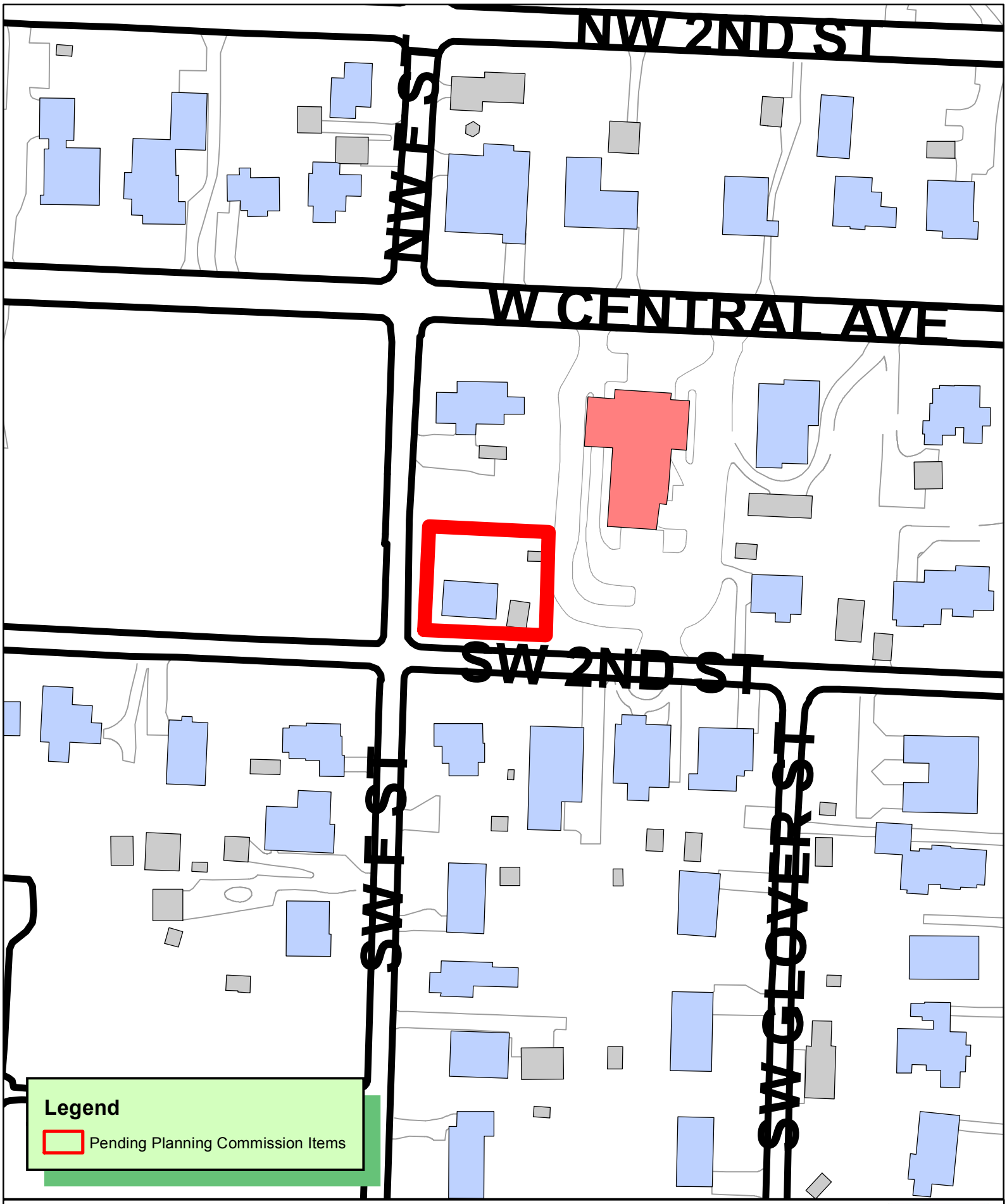
CU20-0022
CONDITIONAL USE
PARCELS -01-02711-000, 01-02712-000 & 01-02714-000
SW 5TH ST PARKING LOT

THE CITY OF BENTONVILLE

Narrative for Conditional Use Permit Application

- The proposed use would be parking as a primary use to provide parking for the general area.
- Please see attached site plan.
- The parking area would be open at all hours and on all days of the week.
- No indoor areas are to be utilized; outdoor areas to be utilized consist of parking areas.
- No indoor or outdoor structural changes are planned.
- No parking needs are required for the proposed use.
- No outdoor lighting changes are planned.
- The average number of anticipated patrons would be customary to those parking in the general area.
- No employees are proposed.
- Please see attached photographs of the property.


Southwest 5th Street
Southwest F Street
S.W. 5th Street
SW 5TH ST
"F" Street
SW F ST
DRAINAGE MANHOLE
SEWER MANHOLE
Lot 1
Wal-Mart G.O. Addition
Parcel #01-05122-000
Deed Bk. 2004, Pg. 623



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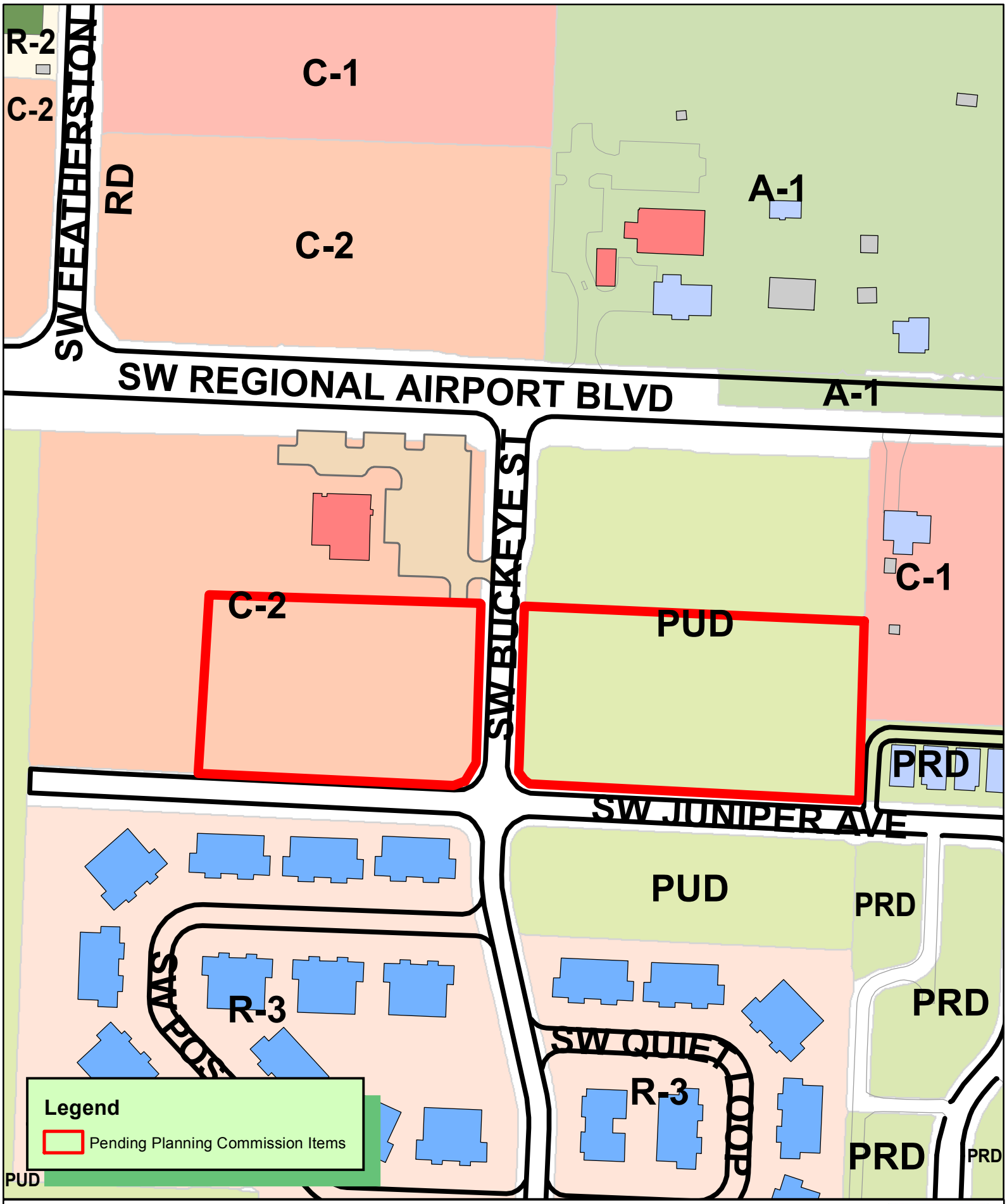
1 inch = 100 feet

RZ20-0019
REZONING R-1 TO DN-1
STUCKEY
107 SW F ST

THE CITY OF BENTONVILLE

Bill and Debbie Stuckey purchased this property with intent to keep. Currently 107 SW F Street is zoned R-1. We are proposing to change to DN-1. This would give us more freedom for designing the home to fit within the charm of Downtown Bentonville. In addition, it would properly zone the property within the guidelines the City of Bentonville Planning Department has placed for the downtown district. The rezone would give us more flexibility with setbacks for the front and side of the property as it is a corner lot. This will allow us to add 5' in the front and side for buildable area reducing the minimum setbacks from 20' to 15'. The plan is to build a craftsman style home that will complement the surrounding properties. The planned use is for a single-family home. There will be very little to no impact on traffic and we do not have any plans for additional signage. The home exterior will be masonry and hardy board and have a craftsman style look. There is a 4" water line running North and South under F St and a gravity sewer line running East and West under 2nd St. However, there was a house previously (Demolished after purchase) on the property that had existing water and sewer. The plan is to use the existing taps.



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1 inch = 150 feet

RZ20-0021
REZONING C-2 & PUD TO R-3
HARBIN NORTH TOWNHOMES

THE CITY OF BENTONVILLE

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

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

June 1, 2020

City of Bentonville
305 SW A Street
Bentonville, AR 72712

Attn: Planning Department
Re: Harbin North Townhomes Rezoning

This letter is in regards to a proposed rezoning for Lots 8 and 10 of Harbin Pointe Addition Phase 2, and the following required information:

- The current zoning of Lot 8 is Commercial Development (C-2). The current zoning of Lot 10 is Planned Unit Development (PUD). The proposed zoning designation for both parcels will be R-3 Medium Density Residential. The current owner of both parcels is KCG BV LLC. The owner intends to submit LSD plans to the City, for review, detailing development of townhomes on the properties.

- We feel that R-3 Medium Density Residential will be compatible with surrounding residential zoning and existing developments.

- For Lot 8, Commercial development borders the north and residential developments border the south. A detention pond immediately borders the west boundary of Lot 8, however the undeveloped property further to the west is zoned PUD and will more than likely develop as medium residential and/or commercial. For Lot 10, residential developments border the south and east. The undeveloped property to the north is zoned PUD and will more than likely develop as commercial. We feel that the R-3 Medium Density Residential will transition well with surrounding properties and future zoning in this area.

- The proposed use after rezoning will be townhomes.

- The property has direct access to SW Buckeye Street and SW Juniper Avenue, which are fairly new streets built to current City Code, and are classified as local streets. SW Regional Airport Blvd. is located approximately 250 feet north of the property and is classified as an arterial street. Both streets have the capacity to handle any increase in traffic due to development.

- Signage may be placed to distinguish the townhome development from surrounding developments. Signage will be approved prior to installation and will meet City Code.

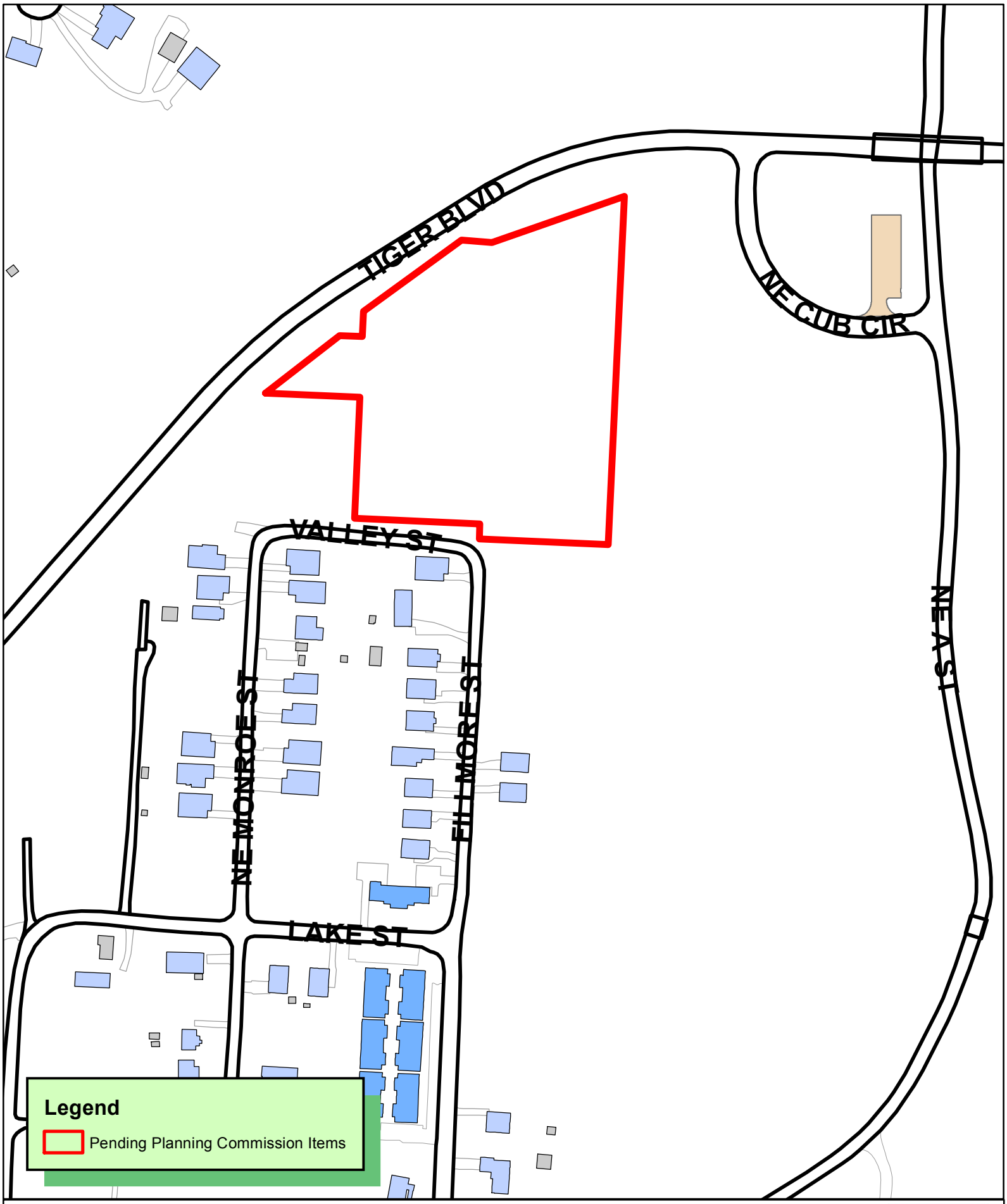
- The appearance of Future Development will be compatible with surrounding developments.

- There is currently an 8-inch water line on the south side of SW Juniper Avenue and on the east side of SW Buckeye Street. There is currently an 8-inch sewer line located on the north side of SW Juniper Avenue and the west side of SW Buckeye Street. Water and Sewer will be connected to this existing infrastructure when future development occurs.

Sincerely,

Jared Inman

Jared S. Inman, PE



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1 inch = 200 feet

PRD20-0001
PLANNED RESIDENTIAL DEVELOPMENT
TYLLUAN PRD

THE CITY OF BENTONVILLE

1) Planned Residential Development Intent

Tylluan LLC, Studio B Architects, Jason Ward Design Studio, Design Workshop, Arkifex Studios, CEI Engineering Associates, GTS, Inc. and Environmental Services Company, Inc. are pleased to submit this urban neighborhood as a new Planned Residential Development (PRD) to the City of Bentonville. Together, we have collaborated to promote modernist architecture set in nature that will positively impact the character of the surrounding community and provide a new, high quality place to live.

Tylluan is a modern, gated neighborhood comprised of 13 individual fee simple lots thoughtfully integrated into the natural setting. The location lies near the intersection of Valley and Fillmore Streets and runs north to Tiger Boulevard. The property falls within the downtown intensification priority area as defined by the 2018 City of Bentonville master plan. The project offers a diverse set of high-quality residential dwelling units that will serve the growing region. The proximity of the site to Town Branch Creek, Crystal Bridges and the Slaughter Pen multi-use trail network provides a unique opportunity for the neighborhood to work in unison with existing community amenities and the natural topography.

Tylluan strives to build a strong community for owners and surrounding residents by providing walking trails and community gardens within the central portion of the neighborhood anchored by a village center. Dwellers are encouraged to connect with their neighbors and strengthen community bonds. The close knit neighborhood has been designed with pedestrian safety in mind by minimizing the slope required to connect to existing sidewalks and trails.

Tylluan intends to use the PRD to "provide a variety of housing types available to the general public, and to promote high quality residential developments," using the following principals:

A) Freedom - Consistent and Creative The project will consist of unique housing types, designed to integrate into the natural landscape and provide a variety of options for potential owners. These differing housing types are designed to promote consistent architecture offering various sizes and price points supporting homeowners at various stages of their lives, whether they are a growing family or an empty nester. At the heart of the community, the residences are supported by accessory components including but not limited to open green space, trails, gardens, event center and guest lodging.

B) Restoration and Preservation The natural quality of the site has been carefully studied and taken into account. The design team aims to diligently minimize tree removal by using the flexibility of the PRD to plan the development and preserve a significant portion of the wooded site. A more dense project, allowed by current zoning would likely result in more extensive tree removal. Removing detritus material located within the central area of the site will restore the landscape to its natural topography and will enhance the location. The neighborhood looks to improve the land by adding storm water retention to handle on-site water and prevent soil erosion. Restoration and remediation investment to support the overall site are designed to protect the inherent natural qualities of the land.

C) Natural Modernism Tylluan not only aims to blend into the site, but also its surrounding Bentonville context. The majority of the dwellings are located down the slope to the north of Valley Street to minimize their impact on the streetscape while remaining screened from Tiger Boulevard by the existing woodlands and topography. The embraced materials such as wood, stone, brick, glass, architectural steel and concrete provide homeowners with a broad palette to work from. The language of the existing neighborhood should blend together with the new dwelling units and not appear foreign to neighboring properties.

2) Description of Land Uses

This PRD is located on approximately 4.72 acres just north of downtown Bentonville.

A) PRD Zone 1: +/- 80% of Proposed PRD

The western and eastern portion of the PRD consists of 13 single-family homes, all with their own garage (two car minimum) implemented into their respective layouts. All units will address existing public streets or new private drives as their front, allowing public connection to the front and more private connection to the natural environment towards the back. Renowned leaders in high quality design have integrated the highest standards in architecture into the neighborhood. Exiting zoning uses such as dwelling accessory units, home occupations (type A and B), child care, bed and breakfast and solar energy systems will be supported and managed through the property owners association. The western portion of this zone will be the first phase once improvements to site infrastructure are complete.

B) PRD Zone 2: – +/- 20% of Proposed PRD

The central portion of the site is designed to provide accessory use to the homeowners and make efficient use of the open green space by providing common usable open space. Traditional neighborhood design promotes a mixture of land uses. The community will be supported by walking trails connected to a central gathering place. A multi purpose community building acts as the central hub and is intended to support the community by offering a variety of programming. Permitted uses within this space shall include but are not limited to community and/or botanical gardens and greenhouse, commercial indoor and outdoor recreation, outdoor music, cultural studio, catered events, mobile food and beverage outdoor vending and vehicles, open porches, hobby chickens, small scale retail, artisan shop, ATM, broadcasting studio, recreational vehicle park, temporary structures, art and sculpture open porches, and guest lodging. The property homeowners association will govern covenants, conditions and restrictions throughout the PRD zone.

3) Description of Compliance with PRD Criteria

The PRD shall not modify the following zoning and development standards:

A) Sign Requirements
B) Grading and drainage
C) Access Management
D) Outdoor Lighting
E) Landscape and Screening
F) Residential Light Standards
G) Flood Damage Protection

TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020

Prepared By:

CEI Engineering Associates, Inc

Project Team:

Developer: **Tylluan, LLC**
Christian J Sohosky
PO Box 31
Turners, Missouri 65765
479.544.5107

Architect: **Studio B**
Scott Lindenau, FAIA
ARC.00202914
501 Rio Grande Place
Suite 104
Aspen, Colorado 81611
970.920.9428

Landscape Architect: **Design Workshop**
Paul Squadrito
LA #0000189
Design Workshop, Inc.
120 E. Main Street
Aspen, Colorado 81611
970.925.8354

Civil Engineer **CEI Engineering Associates, Inc**
Nate Bachelor, PE #14021
3108 SW Regency Parkway
Suite 2
Bentonville, AR 72712
479.273.9472

Master Planner **Jason Ward, Assoc. AIA**
Bachelor of Architecture,
Fay Jones School of Architecture
Master in Architecture,
Harvard University
970.379.4396

Ozark Modernism **Arkifex Studios**
Tyler Hellweg, #2015000181
221 South Avenue
Springfield, Missouri 65804
417.773.1605

Geotechnical Services: **GTS, Inc.**
Andrew Beekman, PE #14967
1915 N. Shiloh Drive
Suite 1
Fayetteville, Arkansas 72704
479.521.7645

Environmental Assessment: **Environmental Services Company, Inc.**
Debra B. Woosley
13715 West Markham
Little Rock, Arkansas 72211
501.221.2565

CEI

Studio B
Singular Modern.

DESIGNWORKSHOP

4) Written Description of PRD
Total Acreage 4.72 acres

Density
PRD Zone 1:
13 lots / 3.31 acres = 4.0 units per acre requested

PRD Zone 2:
1.38 acres
Green space offering connectivity to existing trails, community buildings, open porch for guest accommodation.

Building height max 30'0"

Overall site setbacks

Valley Street	20'
Fillmore Street	N/A
Tiger Boulevard	5'
East Side	5'
West Side	5'

Minimum lot setbacks*

Front	10'
Rear	10'
Side	5'

*Eves must remain 10' apart or be fire rated
*Where utility easements exceed the minimum setback, the utility easement shall become the setback.

Public Street Frontage - none

Minimum lot width 50'

Minimum lot area 6,000 SF

Parking distribution
PRD – Zone 1 Garage: 26 one garage/unit (two car minimum)

PRD – Zone 2 Guest Surface Parking – 5 spaces

Percentage of open space:
PRD – Zone 1 (lot area counts 5% toward total)

PRD – Zone 2

Total Provided = 40,931 sqft
15% required = 30,840 sqf

5) Phasing of Amenities:
Construction of PRD amenities in PRD Zone 2 will be brought online in phases as the homes supporting those amenities are constructed in the following sequence:
1.) Guest parking & recreational greenspace
2.) Walking trails to Tiger and east property
3.) Camping pads or similar outdoor spaces
4.) Clubhouse structure (requires Large Scale Development approval)

TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020

LEGEND

- ZONE 1: PROPOSED LOTS
- ZONE 2: GREENSPACE
- LOT SETBACK LINES
- PROPERTY LINES
- DETENTION POND
- CAMPING PAD
- TRAIL RIGHT OF WAY
- CLUBHOUSE

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TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020

NORTH ELEVATION

ARCHITECTURAL ELEVATIONS OF CLUBHOUSE PROTOTYPE

PROPOSED BUILDING FACADE FINISH MATERIALS

WOOD SIDING PANELS OR PLANKS

NATURAL STONE MASONRY

ARCHITECTURAL CONCRETE

EXPOSED STEEL OR DECORATIVE METAL

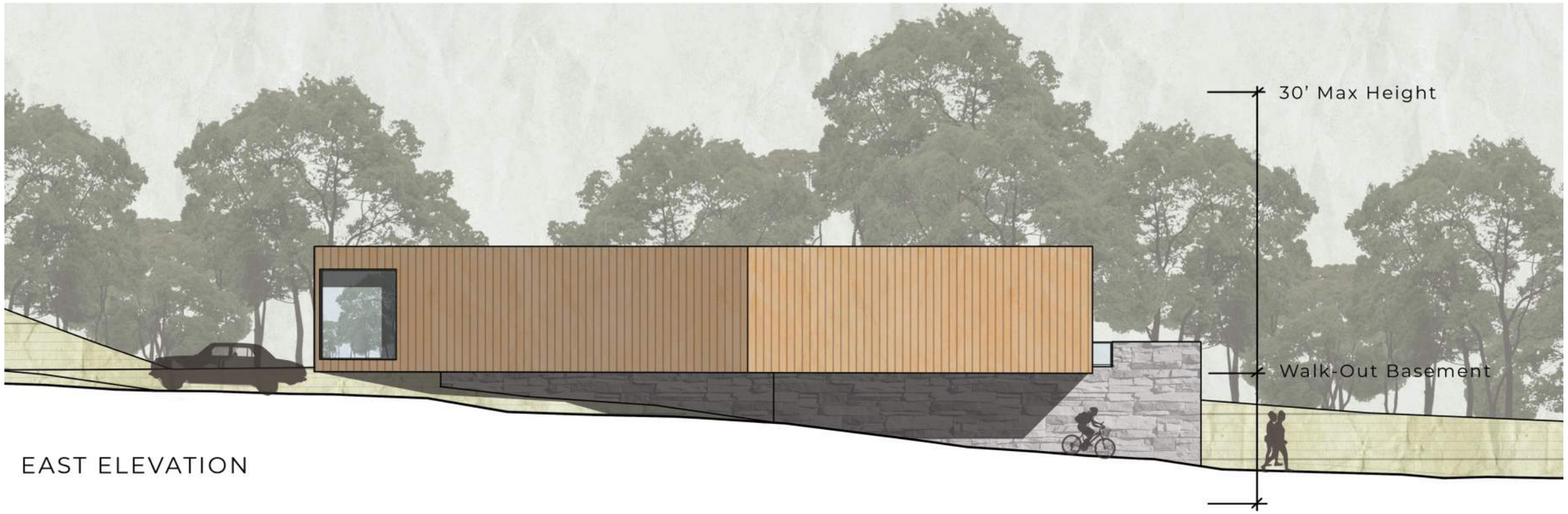
GLASS WINDOW WALL SYSTEM

ARKIFEX STUDIOS

Studio B
Singular Modern.
DESIGNWORKSHOP

TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020



EAST ELEVATION

ARCHITECTURAL ELEVATIONS OF CLUBHOUSE PROTOTYPE

PROPOSED BUILDING FACADE FINISH MATERIALS

WOOD SIDING PANELS OR PLANKS

NATURAL STONE MASONRY

ARCHITECTURAL CONCRETE

EXPOSED STEEL OR DECORATIVE METAL

GLASS WINDOW WALL SYSTEM

ARKIFEX STUDIOS

Studio B
Singular Modern.
DESIGNWORKSHOP

TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020

SOUTH ELEVATION

ARCHITECTURAL ELEVATIONS OF CLUBHOUSE PROTOTYPE

PROPOSED BUILDING FACADE FINISH MATERIALS

WOOD SIDING PANELS OR PLANKS

NATURAL STONE MASONRY

ARCHITECTURAL CONCRETE

EXPOSED STEEL OR DECORATIVE METAL

GLASS WINDOW WALL SYSTEM

ARKIFEX STUDIOS

Studio B
Singular Modern.
DESIGNWORKSHOP

TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020

WEST ELEVATION

ARCHITECTURAL ELEVATIONS OF CLUBHOUSE PROTOTYPE

PROPOSED BUILDING FACADE FINISH MATERIALS

WOOD SIDING PANELS OR PLANKS

NATURAL STONE MASONRY

ARCHITECTURAL CONCRETE

EXPOSED STEEL OR DECORATIVE METAL

GLASS WINDOW WALL SYSTEM

ARKIFEX STUDIOS

Studio B
Singular Modern.
DESIGNWORKSHOP

TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020

REAR ELEVATION

SIDE ELEVATION

ARCHITECTURAL ELEVATIONS OF DWELLING UNIT PROTOTYPE

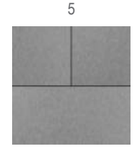
1 Architectural Concrete

2 Natural Stone Masonry or Monolithic Panels

OR

3 Brick Masonry

4 Wood Siding Panels or Planks

5  Architectural Metal Siding Panels or Planks

6 Architecturally Exposed Steel & Decorative Metals

7 Glass Window Wall Systems and Window/Door Units

8 Deck Rail Systems: Framed or Frameless glass, Steel tube, bar, cables

PROPOSED BUILDING FACADE FINISH MATERIALS

TYLLUAN LLC
Bentonville, Arkansas

JASON WARD DESIGN STUDIO
Saint Louis, Missouri

CEI

Studio B
Singular Modern.
DESIGNWORKSHOP

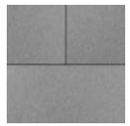
TYLLUAN

PRD 20-0001
City of Bentonville, AR
June 22, 2020

FRONT ELEVATION

SIDE ELEVATION

ARCHITECTURAL ELEVATIONS OF DWELLING UNIT PROTOTYPE

1	2		3	4	5	6	7	8
		OR						
Architectural Concrete	Natural Stone Masonry or Monolithic Panels		Brick Masonry	Wood Siding Panels or Planks	Architectural Metal Siding Panels or Planks	Architecturally Exposed Steel & Decorative Metals	Glass Window Wall Systems and Window/Door Units	Deck Rail Systems: Framed or Frameless glass, Steel tube, bar, cables

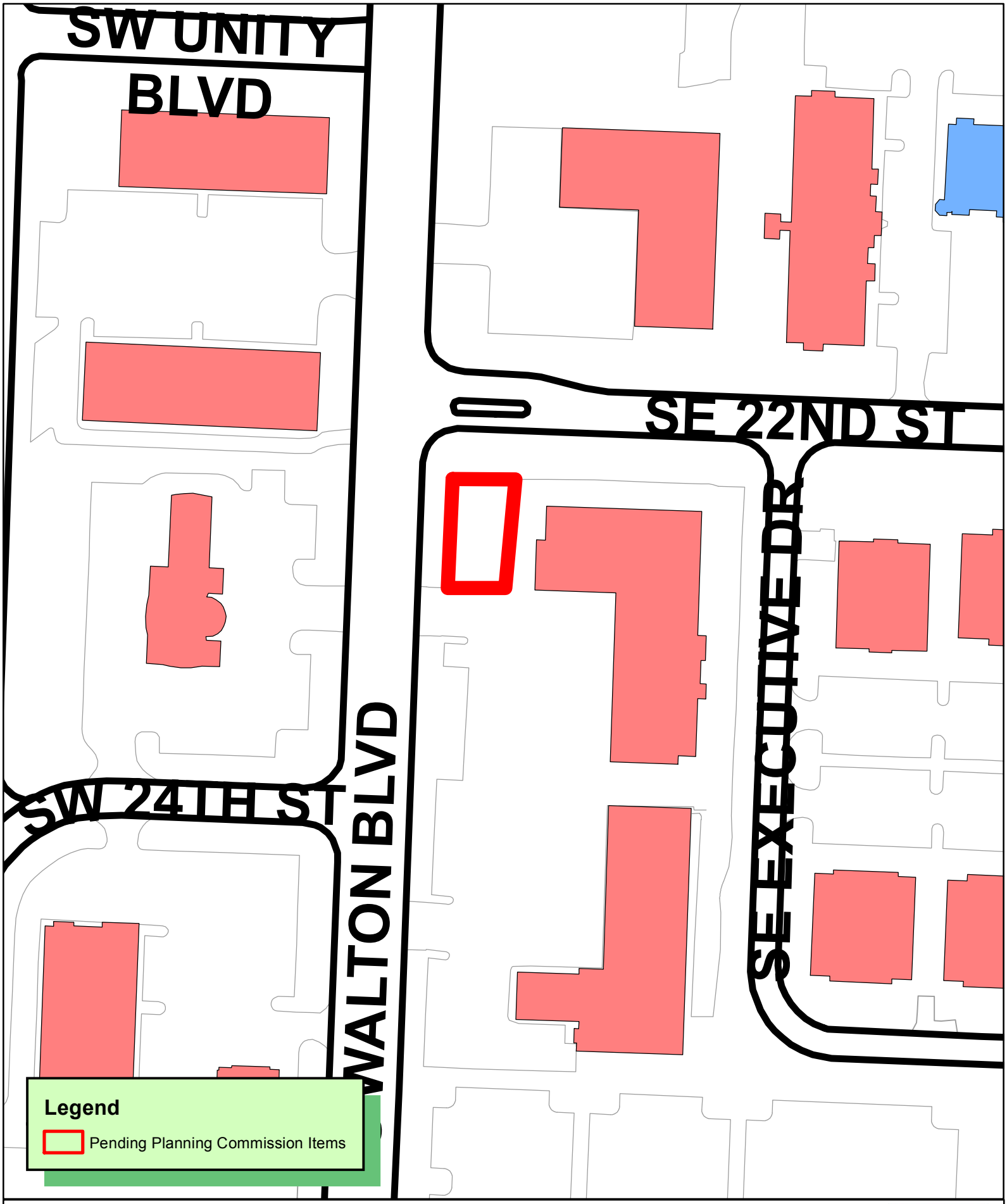
PROPOSED BUILDING FACADE FINISH MATERIALS

TYLLUAN LLC
Bentonville, Arkansas

JASON WARD DESIGN STUDIO
Saint Louis, Missouri

CEI

Studio B
Singular Modern.
DESIGNWORKSHOP



N
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1 inch = 100 feet

CU20-0024
CONDITIONAL USE
THE HAIL STOP
2503 S WALTON BLVD

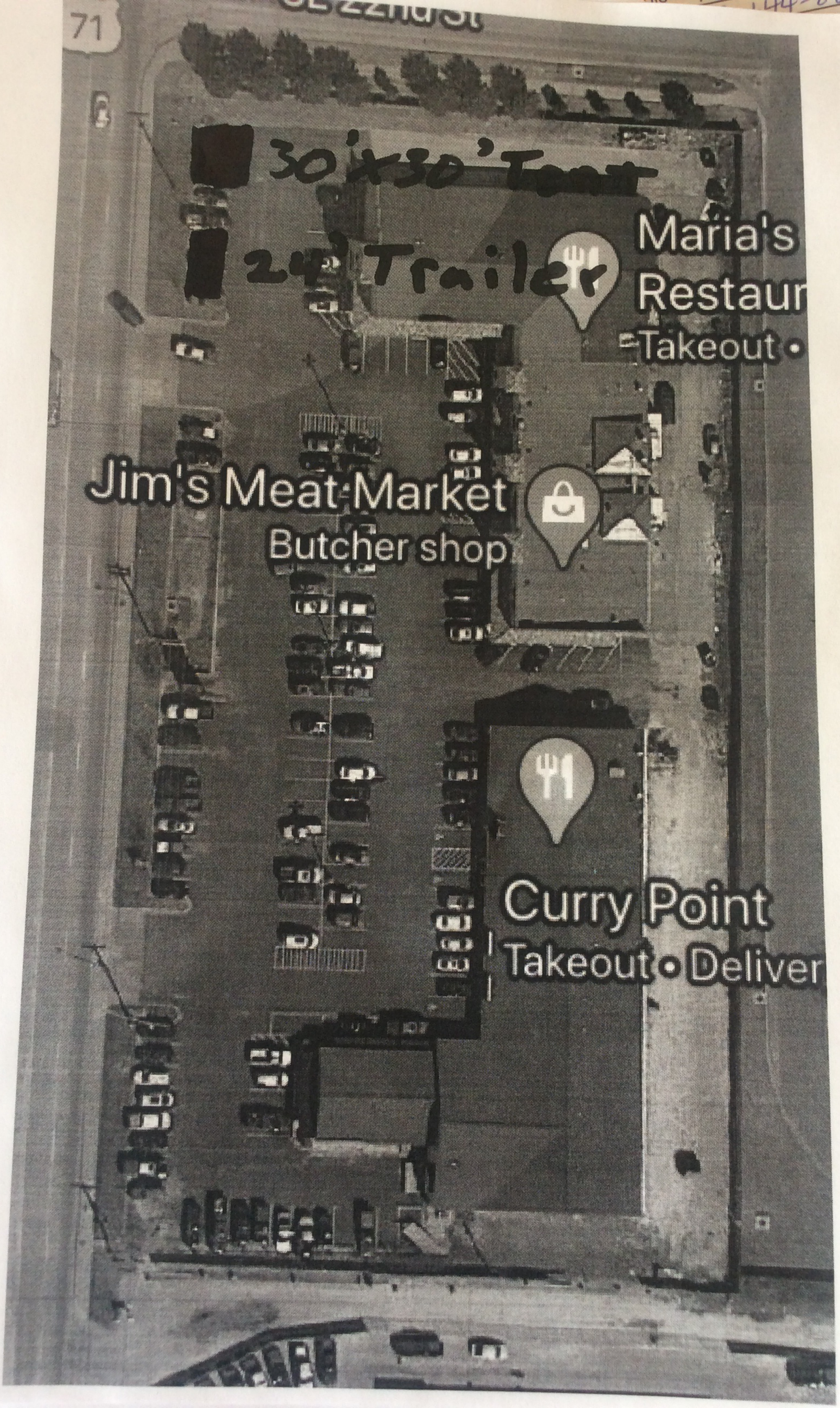
THE CITY OF BENTONVILLE

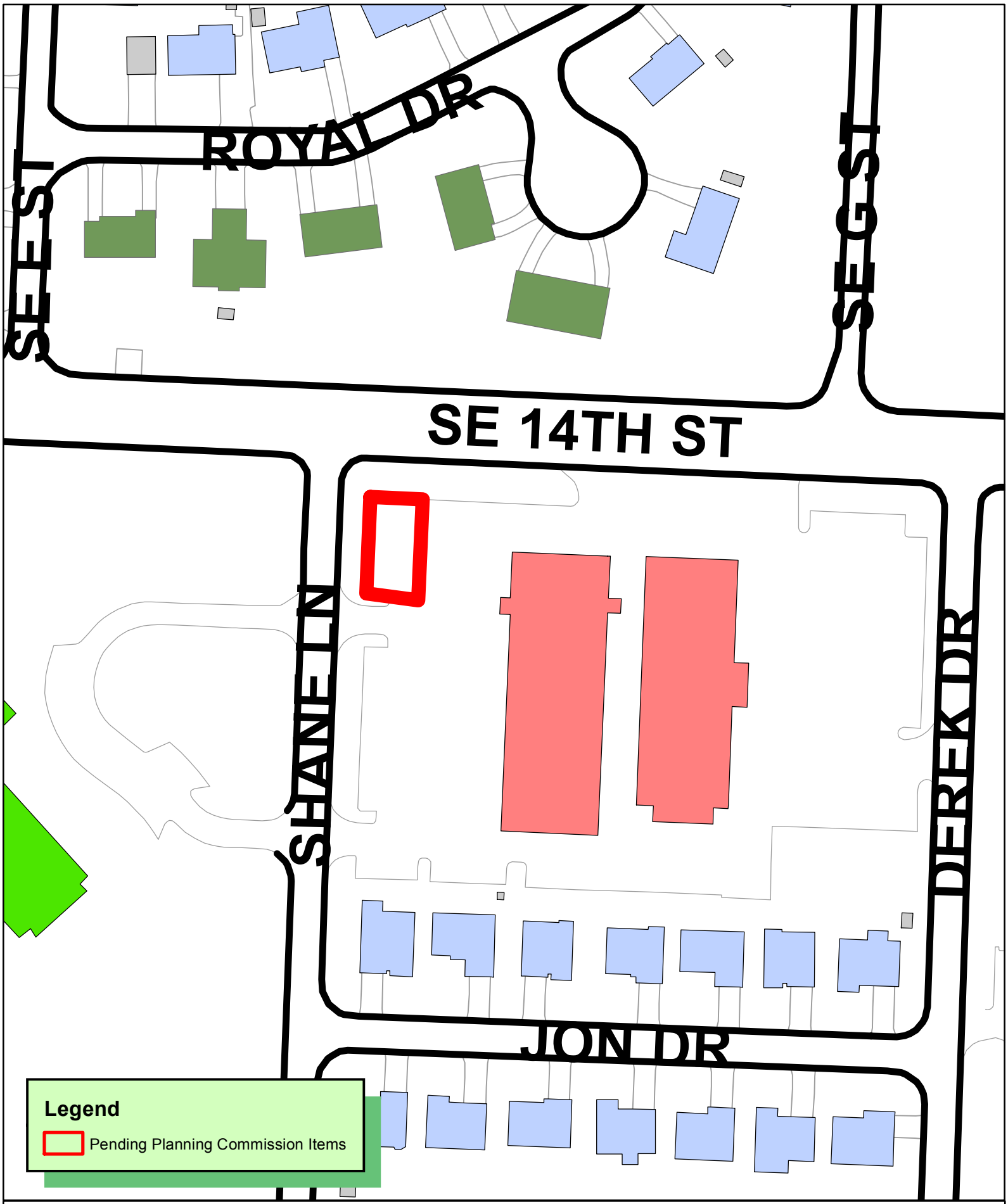
Narrative for The Hail Stop —

We will be Fixing Hail Damage on Vehicles. Thank you.

Tammy Faath
The Hail Stop
407-954-9613

Hours of Operation
S-S
8am - 8pm


71
[redacted] 30'x30' Tent
[redacted] 24' Trailer
Maria's
Restaur
Takeout •
Jim's Meat Market
Butcher shop
Curry Point
Takeout • Deliver



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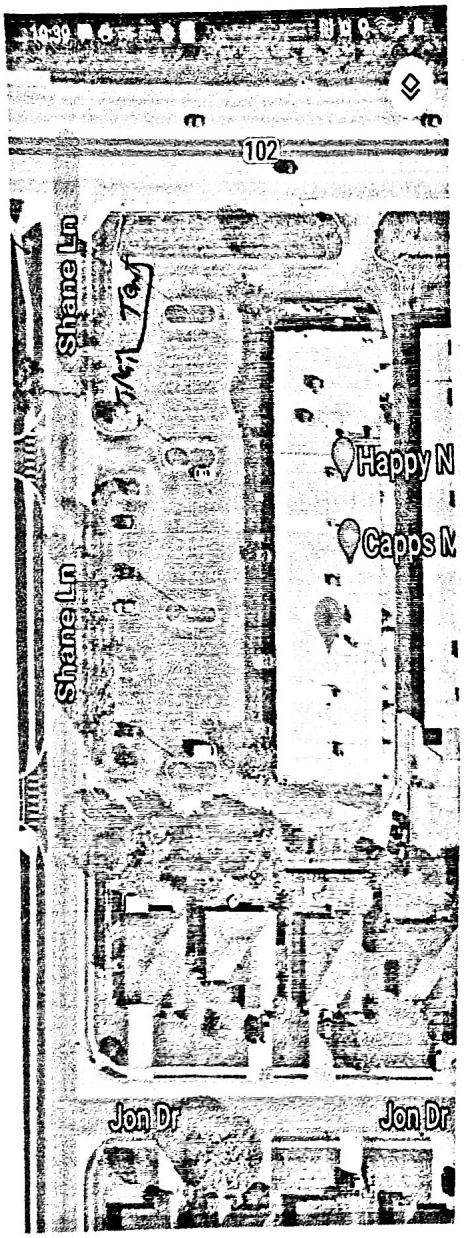
1 inch = 100 feet

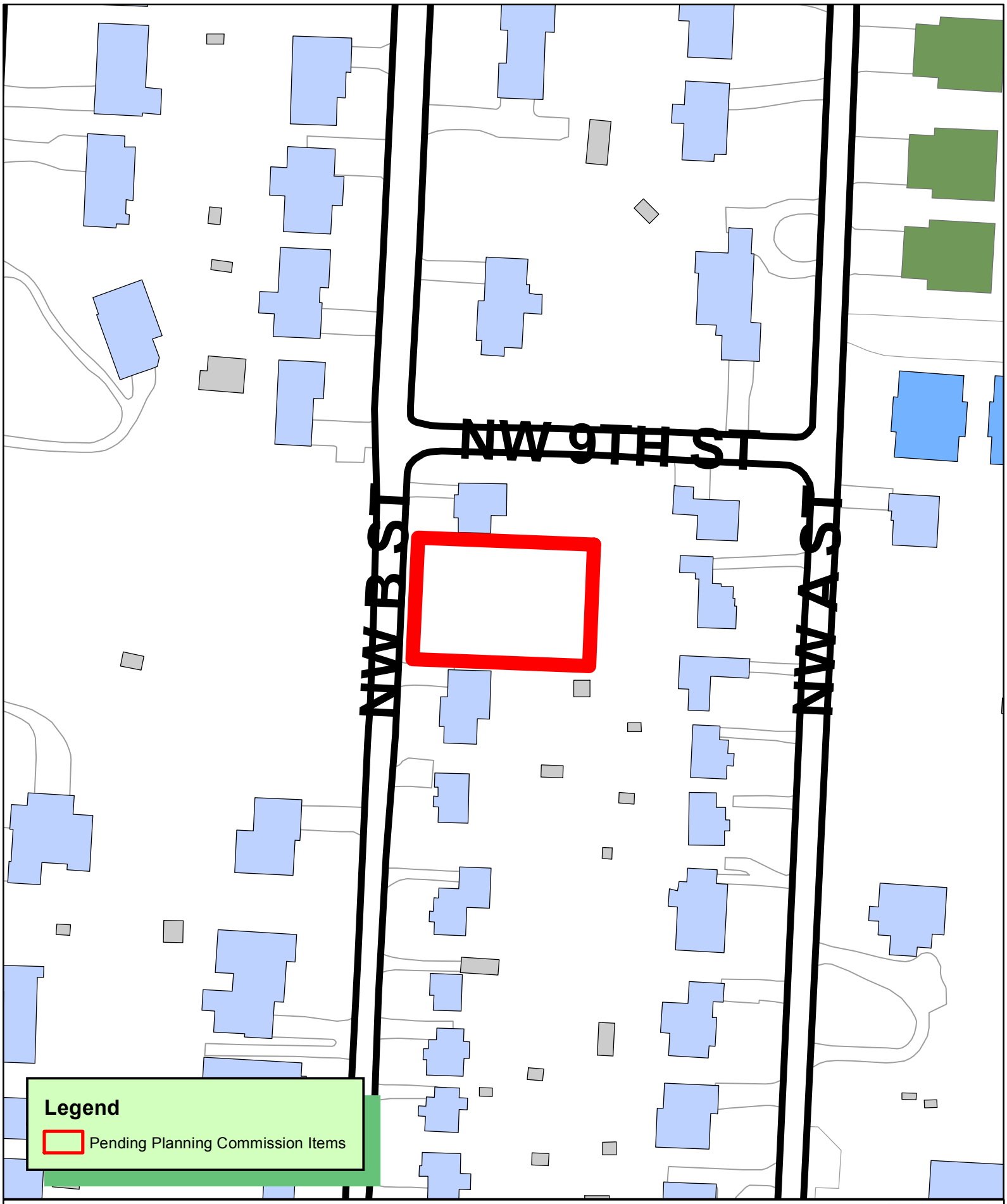
CU20-0027
CONDITIONAL USE
HAIL ONE SOLUTIONS
1402 SHANE LN PARKING LOT

THE CITY OF BENTONVILLE



Tent Narrative
1402 Shane Ln
Bentonville Arkansas
.Auto Hail Repair
Hail One llc
9 to 6 M-fri
10 to 6 Sat
Sunday by appointment
Aprox 8 parking spots
No structural changes
Parking cars under tent
Trailer parked on side of tent
No outdoor lighting changes
4 to 5 drive up estimates daily
2 to 3 employees and techs

102
Shane Ln
Shane Ln
Happy N
Capps M
Jon Dr
Jon Dr



N
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1 inch = 100 feet

PLA20-0020
PROPERTY LINE ADJUSTMENT
CRABTREE ADD
CREATING LOTS 29 & 30

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT OF LOT 3 AND THE NORTH 45 FEET OF LOT 6, BLOCK 1

OF THE FINAL PLAT OF CRABTREE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK A, PAGE 109 (09/25/1947), AS FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER.

CREATING LOT 29 & 30

GENERAL NOTES

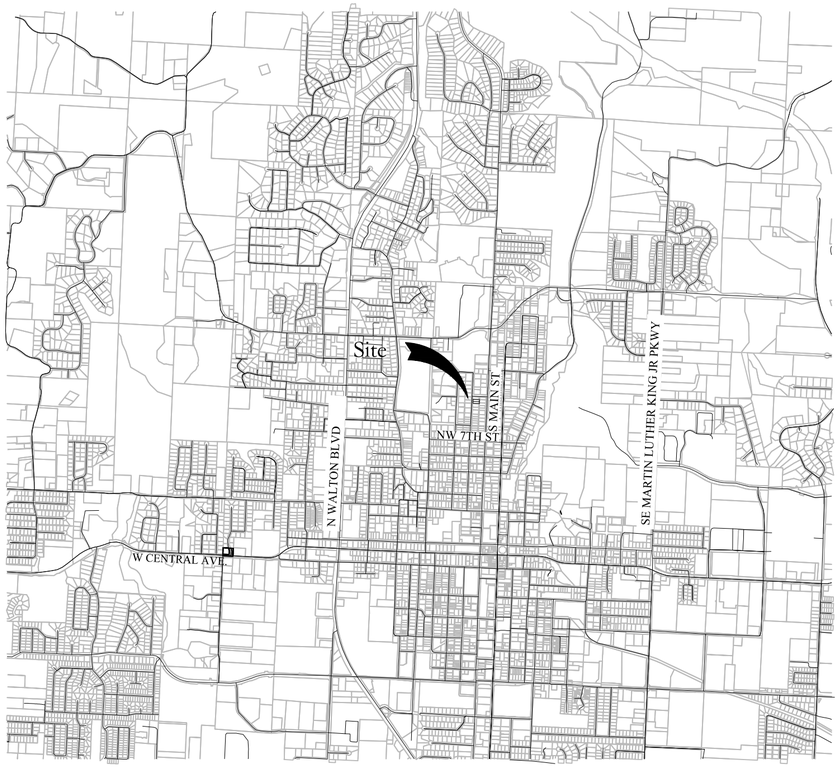
1. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
2. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE
4. NO PUBLIC ELECTRIC IMPROVEMENTS ARE PART OF THIS PLAT APPROVAL, ANY FUTURE STRUCTURES MUST BE APPROVED BY BEUD PRIOR TO A BUILDING PERMIT
5. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

Variance approval @ 856 NW B Street VAR20-0007

- New Lots 29 & 30 were approved for a minimum lot width of 47.79 feet each, which is a variance of 12.21 feet on each lot.
- The northern setback of 850 NW B Street was approved for a 5 foot setback, which is a variance of 2 feet.
- The southern setback of 856 NW B Street was approved for a 5 foot setback, which is a variance of 2 feet.

The following conditions apply:

- The approved variance shall be for the proposed layout and setbacks, as provided by the applicant within this application.
- The applicant shall be required to obtain an approved incidental subdivision through the Planning Commission.
- The applicant shall be required to obtain an approved building permit prior to construction.
- Any eave or projection that encroaches closer than 5-feet to the property line would have to be fire-rated with no openings on the adjacent wall.



CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

_____
MAYOR, CITY OF BENTONVILLE

_____
CITY CLERK, CITY OF BENTONVILLE

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

SEC-30, T-20-N, R-30W
ATLAS PAGE #361
BENTONVILLE, AR

I, Mike Million , 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: _____
Mike Million Registered Land Surveyor
No. 1519
State of Arkansas

PROPERTY USE R-1:
Single Family Residential

MINIMUM SQ FOOTAGE
6000 SQ FT

BUILDING SETBACKS
FRONT YARD.....20'
SIDE (INTERIOR).....7'
SIDE (EXTERIOR).....20'
REAR.....25'
STREET FACING GARAGE ....30'
SIDE OR REARING LOADING GARAGE SETBACK.....20'

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN ZONE X, BEING OUTSIDE THE 100-YEAR FLOOD ZONE, AS GRAPHICALLY DEPICTED ON F.I.R.M. MAP NUMBER 05007C0090J DATED SEPT 9, 2007.

PROPERTY LINE ADJUSTMENT CREATES TWO BUILD-ABLE LOT

PROPERTY OWNER
01-01899-000
CRISTOFARO, PHILIP & JENNIFER
PO BOX 764
BENTONVILLE AR 72712

PROPERTY OWNER
01-01899-001
WILLIAMS, DAVID JAMES & MELINDA LONG
905 NE ARLETA GARDENS
BENTONVILLE AR 72712

BEUD REQUIREMENTS

1. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
2. Regarding clearances of primary and secondary from buildings, etc. All proposed structures must maintain minimum of 20' clearances from all electric lines.
3. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.

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: _____ _____
CRISTOFARO, PHILIP

SIGNED: _____ _____
WILLIAMS, DAVID J

CERTIFICATE OF AUTHORIZATION
A MILLION MIRACLES SURVEYING P.L.L.C.
No. 3323
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1519
SIGNATURE
Michael D. Million

A MILLION MIRACLES SURVEYING P.L.L.C.

Eric Heller, Project Manager
129 W Boles St., Apt. A
eric@amms-pllc.com
PHONE: (479) 387-4361

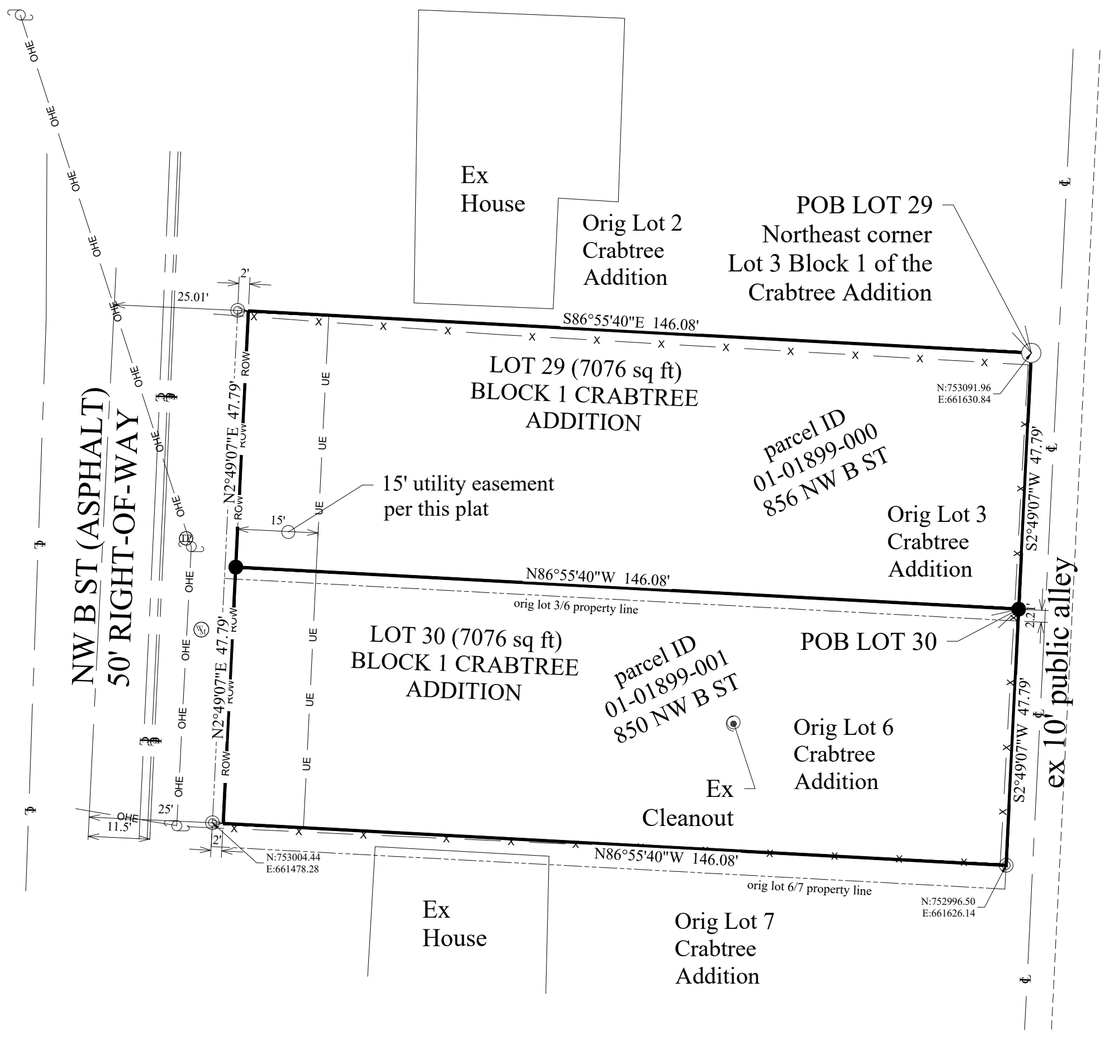
Mike Million, Project Manager
129 W Boles St., Apt. A
mike@amms-pllc.com

PROPERTY LINE ADJUSTMENT

FOR:
CRISTOFARO, PHILIP & WILLIAMS, DAVID J

DATE:	6/13/2020
SCALE:	N/A
DRWN BY:	ETH
JOB:	2020-08 PC
FC:	ETH
REVIEW BY:	MDM
SHEET:	1 OF 2
City of Bentonville Project #	PLA2020-0020

H:\million miracles surveying\2020 Projects\08-PHILLIP B ST\b-st.dwg Plotted On 2020-06-13 Plotted By Amms



GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

ORIGINAL DEED DESCRIPTION
ALL OF LOT 3 AND THE NORTH 45 FEET OF LOT 6 BLOCK 1 OF THE CRABTREE ADDITION FINAL PLAT, TO THE CITY OF BENTONVILLE, BENTON COUNTY, AR. AS SHOWN ON PLAT RECORD BOOK A PAGE 109 (09/25/1947), AS FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER

Variance approval @ 856 NW B Street VAR20-0007

- New Lots 29 & 30 were approved for a minimum lot width of 47.79 feet each, which is a variance of 12.21 feet on each lot.
- The northern setback of 850 NW B Street was approved for a 5 foot setback, which is a variance of 2 feet.
- The southern setback of 856 NW B Street was approved for a 5 foot setback, which is a variance of 2 feet.

The following conditions apply:

- The approved variance shall be for the proposed layout and setbacks, as provided by the applicant within this application.
- The applicant shall be required to obtain an approved incidental subdivision through the Planning Commission.
- The applicant shall be required to obtain an approved building permit prior to construction.
- Any eave or projection that encroaches closer than 5-feet to the property line would have to be fire-rated with no openings on the adjacent wall.

LEGEND

- FOUND 5/8" IRON PIN
- SET 5/8" IRON REBAR CAP #1519
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- OHE — EXISTING ELECTRIC LINE
- ROW — RIGHT OF WAY LINE
- EXISTING LOT LINES
- PROPOSED PROPERTY LINE
- EXISTING WATER METER

PROPERTY OWNER
01-01899-000
CRISTOFARO, PHILIP & JENNIFER
PO BOX 764
BENTONVILLE AR 72712

PROPERTY OWNER
01-01899-001
WILLIAMS, DAVID JAMES & MELINDA LONG
905 NE ARLETA GARDENS
BENTONVILLE AR 72712

01-01899-000 LOT 29 DESCRIPTION

THE NORTH 47.49 FEET (7076 SQ FT) OF LOT 3 BLOCK 1 OF THE CRABTREE ADDITION FINAL PLAT, TO THE CITY OF BENTONVILLE, BENTON COUNTY, AR. AS SHOWN ON PLAT RECORD BOOK A PAGE 109 (09/25/1947), AS FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A 5/8" REBAR CAP #1519 LOCATED AT THE NORTHEAST CORNER OF SAID LOT 3 BLOCK 1 OF THE CRABTREE ADDITION, THENCE S02°49'07"W 47.79' ALONG THE EAST LINE OF SAID LOT 3 TO A 5/8" REBAR CAP#1519; THENCE LEAVING SAID EAST LINE AND RUNNING N86°55'40"W 146.08' TO THE EAST RIGHT-OF-WAY LINE OF NW B ST. THENCE N02°49'07"E 47.79' ALONG SAID EAST RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 3 BLOCK 1 OF THE CRABTREE ADDITION; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING S86°55'40"E 146.08' TO THE POINT OF BEGINNING, CONTAINING 7076 SQ FT, MORE OR LESS.
SUBJECT TO ANY EASEMENTS, DEED RESTRICTIONS, COVENANTS, OR RIGHTS-OF-WAY OF RECORD OR FACT.

01-01899-001 LOT 30 DESCRIPTION

THE NORTH 45 FEET OF LOT 6 AND THE SOUTH 2.21 FEET (7076 SQ FT) OF LOT 3 BLOCK 1 OF THE CRABTREE ADDITION FINAL PLAT, TO THE CITY OF BENTONVILLE, BENTON COUNTY, AR. AS SHOWN ON PLAT RECORD BOOK A PAGE 109 (09/25/1947), AS FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A 5/8" REBAR CAP #1519 LOCATED SOUTH S02°49'07"W 47.79' FROM THE NORTHEAST CORNER OF SAID LOT 3 BLOCK 1 OF THE CRABTREE ADDITION, THENCE S02°49'07"W 47.79' ALONG THE EAST LINE OF SAID LOT 3 AND 6 TO A 5/8" REBAR CAP#1519; THENCE LEAVING SAID EAST LINE AND RUNNING N86°55'40"W 146.08' TO THE EAST RIGHT-OF-WAY LINE OF NW B ST. THENCE N02°49'07"E 47.79' ALONG SAID EAST RIGHT-OF-WAY TO A 5/8" REBAR CAP #1519; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING S86°55'40"E 146.08' TO THE POINT OF BEGINNING, CONTAINING 7076 SQ FT, MORE OR LESS.
SUBJECT TO ANY EASEMENTS, DEED RESTRICTIONS, COVENANTS, OR RIGHTS-OF-WAY OF RECORD OR FACT.

CERTIFICATE OF AUTHORIZATION — A MILLION MIRACLES SURVEYING P.L.L.C. No. 3323 — ARKANSAS
LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS No. 1519 — SIGNATURE — Michael D. Million

A MILLION MIRACLES SURVEYING P.L.L.C.

Eric Heller, Project Manager
129 W Boles St., Apt. A
eric@amms-pllc.com
PHONE: (479) 387-4361

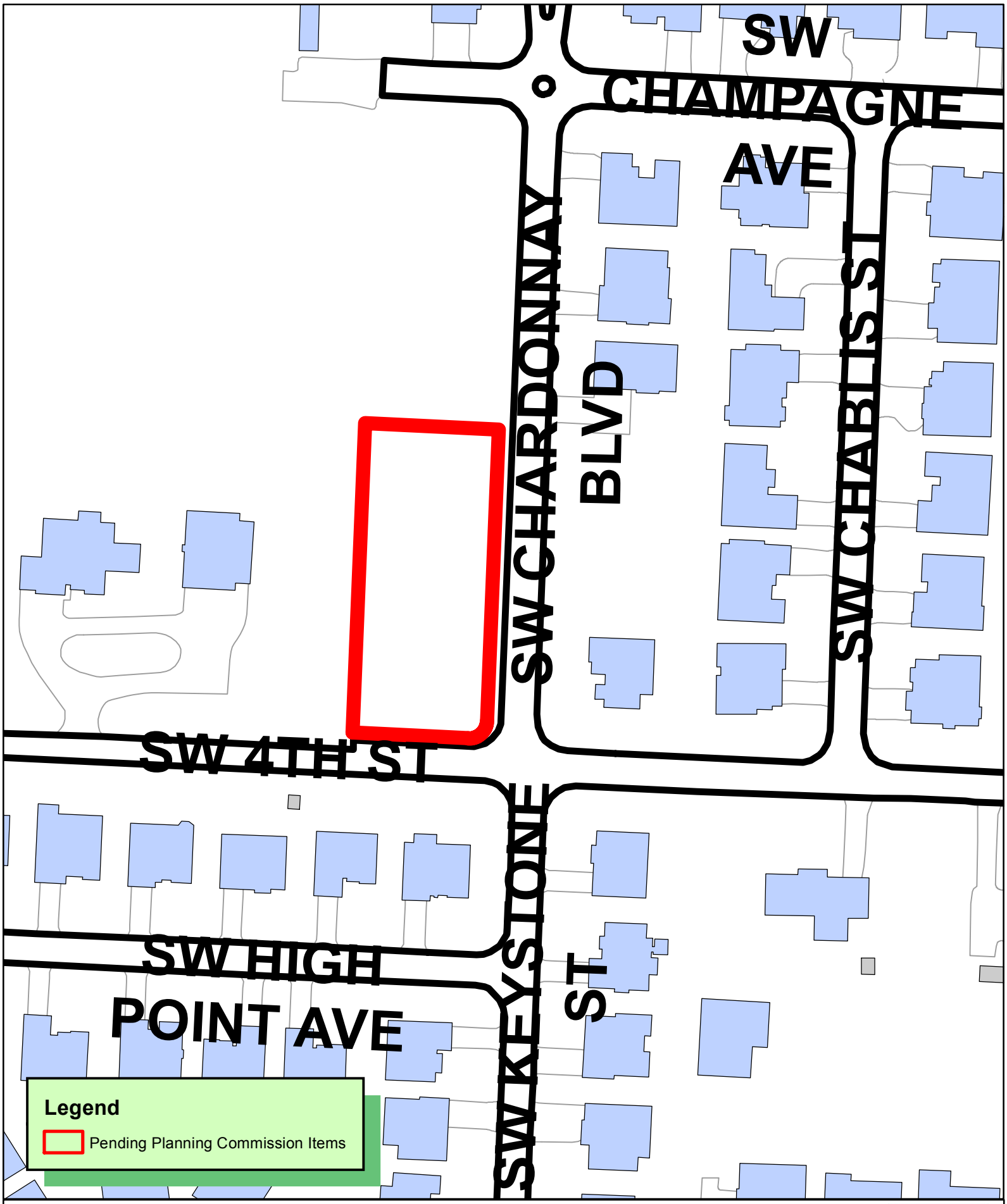
Mike Million, Project Manager
129 W Boles St., Apt. A
mike@amms-pllc.com

PROPERTY LINE ADJUSTMENT

FOR:
CRISTOFARO, PHILIP & WILLIAMS, DAVID J

DATE:	6/13/2020
SCALE:	1"=20'
DRWN BY:	ETH
JOB:	2020-08 PC
FC:	ETH
REVIEW BY:	MDM
SHEET:	1 OF 2
City of Bentonville Project #	PLA2020-0020

H:\million miracles surveying\2020 Projects\08-PHILLIP B ST\REV-1 PLA20-0020 2020-06-15.dwg Plotted On 2020-06-13 Plotted By Amms



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1 inch = 100 feet

PLA20-0032
PROPERTY LINE ADJUSTMENT
CHARDONNAY SUBDIVISION
LOTS 23, 24 & 25 CREATING LOT 59

THE CITY OF BENTONVILLE

Property Line Adjustment Lots 23-25 of Chardonnay Subdivision

Creating Lot 59

Iqbal Singh Makkar

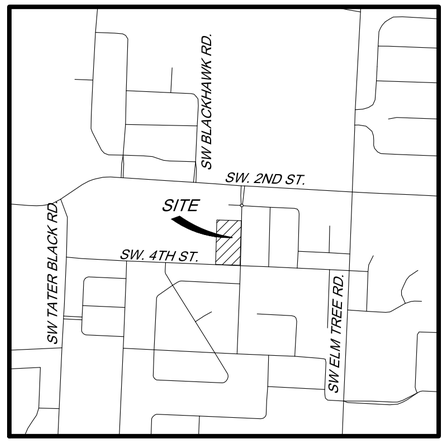
City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
2. This plat represents a Property Line Adjustment of the parcel's recorded in Deed Records, Insturment #L202021105; L202021106; & L202020651 in the public records of Benton County, Arkansas .
3. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
4. Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD 83, per GPS observations as established by processing through OPUS.
5. Basis of Elevation: NAVD 88, per GPS observations as established by processing through OPUS.
6. Site Benchmark: See Sheet 2 for benchmark information block.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.
9. This survey is based on a title search provided by Elite Title Company, Inc. , 20-39339-007 , Order Date: March 24, 2020 .
10. Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.
11. No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
12. Subsurface and environmental conditions were not examined nor considered a part of this survey.
13. Multiple utility services are located within easements abutting or within the bounds of subject tract.
14. 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.
15. 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.
16. 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: 05007C0235K
    Map Revised: June 5, 2012

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. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
17. There may not be fences or any other structures built in any drainage easements.
18. 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.
19. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
20. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line. All structures must maintain minimum of 20' clearances from all electric lines.
21. It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
22. It is the responsibility of the developer to coordinate with the New Service Coordinator @ 479-271-3139 to determine if equipment is in conflict.
23. Relocation of any existing electrical facilities shall be at the owner's expense.
24. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



Vicinity Map

Not to Scale

Latitude: 36°22'8.61"N
Longitude: 94°15'8.54"W

Owner
Parcel #'s: 01-10242-000, 01-10243-000 and 01-10244-000 Name: Iqbal Singh Makkar Address: SW 4th and SW Chardonnay St. Bentonville, Arkansas, 72712

Parent Tract Descriptions:

Lots 23, 24, and 25 of Chardonnay Subdivision recorded at Plat Bk. P4, Pg. 814 in the public records of Benton County, Arkansas.

Survey Description-

A tract of land according to Plat Book P4, Page 814 and Instrument #'s L202021105, L202021106, and L20202051 being Lots 23, 24, and 25 of Chardonnay Subdivision, Bentonville, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at a found mag nail and the Southwest corner of said Lot 25;
THENCE North 02°18'18" East along the East boundary of Lots 3 & 4 of Patton Addition to the City of Bentonville according to Plat Book 2012, Page 328 in the public records of Benton County, Arkansas, a distance of 0.80 feet and the **POINT OF BEGINNING;**
THENCE North 02°18'18" East along the said East boundary, a distance of 254.23 feet to a found 1/2" rebar capped with LS #1286 being the Northwest corner of aforementioned Lot 23;
THENCE leaving said East boundary, South 87°09'32" East along the North boundary of said Lot 23, a distance of 109.28 feet to the West Right-of-Way of S.W. Chardonnay Blvd. per Master Street Plan;
THENCE leaving said North boundary, South 02°18'22" West along said West Right-of-Way, a distance of 239.86 feet;
THENCE along a curve to the Right, with a radius of 14.08 feet at a length of 22.20 feet, which chord bears South 47°40'16" West and a chord distance of 19.97 feet to the North boundary of S.W. 4th Street per Master Street Plan;
THENCE North 87°16'57" West along said South boundary, a distance of 95.07 feet and the **POINT OF BEGINNING** containing 27,725 square feet or 0.64 acres, more or less.

Certificate of Ownership & Dedication:

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

Date of Execution: _____
Signed: _____
Name & Address: _____
Print Name: _____
Source of Title: D.R. _____ Page: _____

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

_____ _____
Notary Public My Commission Expires

Certificate of Approval

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of 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 AUTHORIZATION
C E I Engineering Associates, Inc.
No. 118
ARKANSAS SURVEYOR

Certificate of Surveying Accuracy

I, Dustin Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. 1618
State of Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

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

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

City of Bentonville Project # PLA20-0032

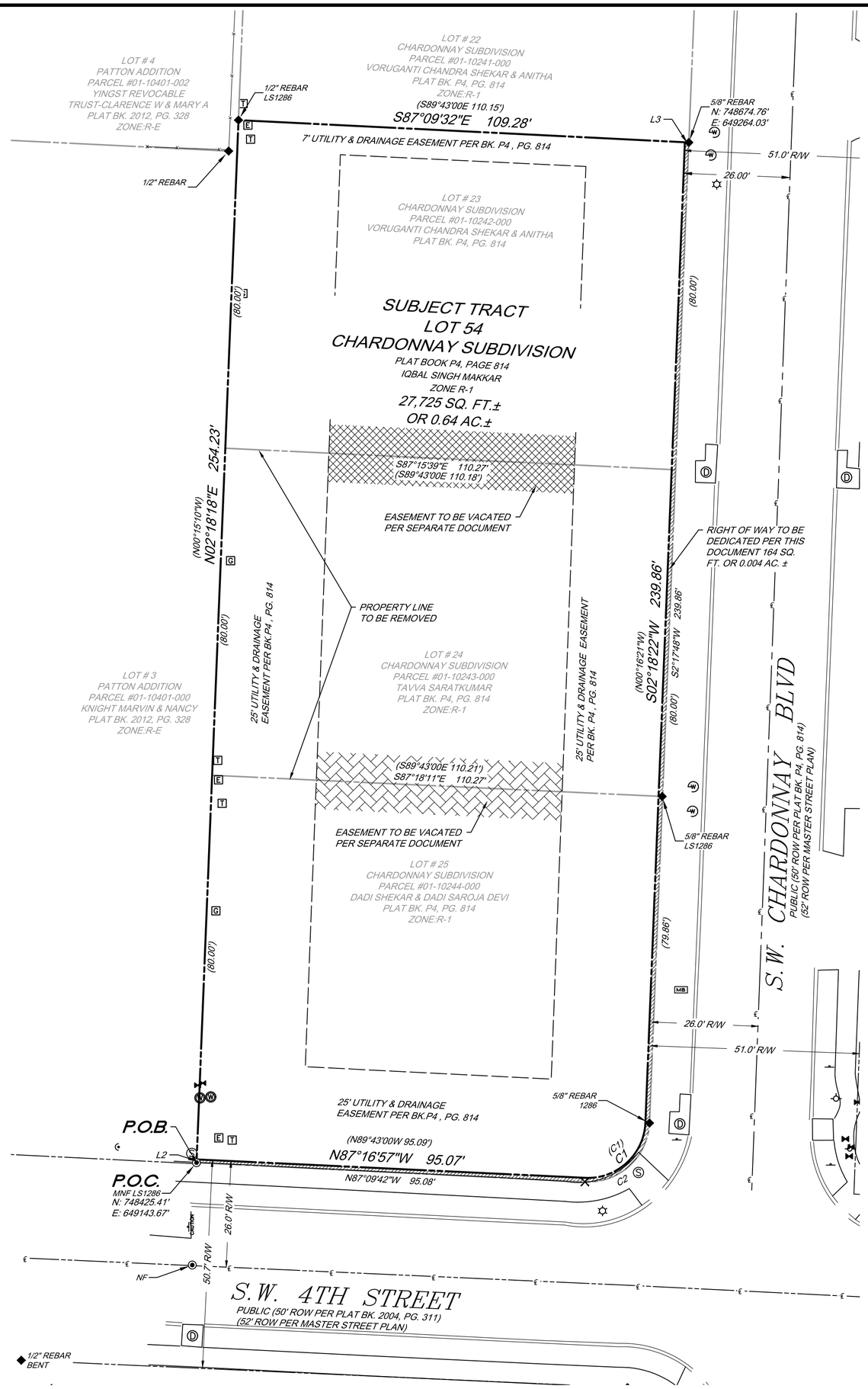
NO.	DATE	DESCRIPTION
1	6/11/20	1st Submit Comments

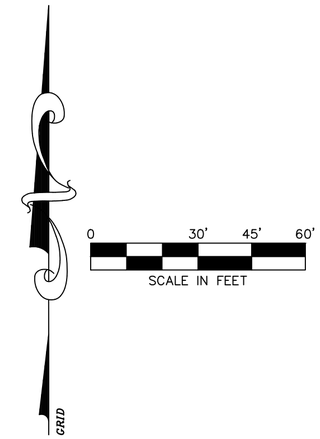
REVISIONS

JOB NO.:31705
DWG NAME:31705LC
DATE 6/11/2020 1:36 PM REV 0
SHEET NO. 1 OF 2

31705, LOT COMBO, CHARDONNAY SUBDIVISION

© 2020 CEI ENGINEERING ASSOCIATES, INC.





Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	14.08'	22.20'	90°20'20"	S47°40'16"W	19.97'

Record Property Curve Table		
Curve #	Radius	Length
C1	15.00'	23.71'

Lot Line Table		
Line #	Direction	Length
L2	N02°18'18"E	0.80'
L3	S87°09'32"E	0.96'

Benchmark Information

Benchmark #1: 5/8" rebar
N: 748592.50'
E: 649310.46'
Elev: 1268.38'

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Benchmark (BM)
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1618"
- Found Nail (As Noted)
- Water Meter
- Drainage Manhole (DMH)
- Fire Hydrant
- Sewer Manhole (SMH)
- Water Valve
- Sewer Clean Out
- Gas Riser
- Electric Riser
- Telephone Riser
- Utility Pole
- Light Pole Straight
- Traffic Sign (Type of Sign)
- Mail Box
- (XXXX) Record Bearing & Distance per Plat Bk. P4, Pg. 814
- Water Meter Stubout
- Right of Way per this plat

City of Bentonville Project # PLA20-0032

NO.	DATE	DESCRIPTION
1	6/11/20	1st Submit Comments

REVISIONS

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

31705	4/28/20	DGR	SWG	JCF	DGR
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

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

Iqbal Singh Makkar

SW 4th & SW Chardonnay St.

City of Bentonville, Benton County, Arkansas

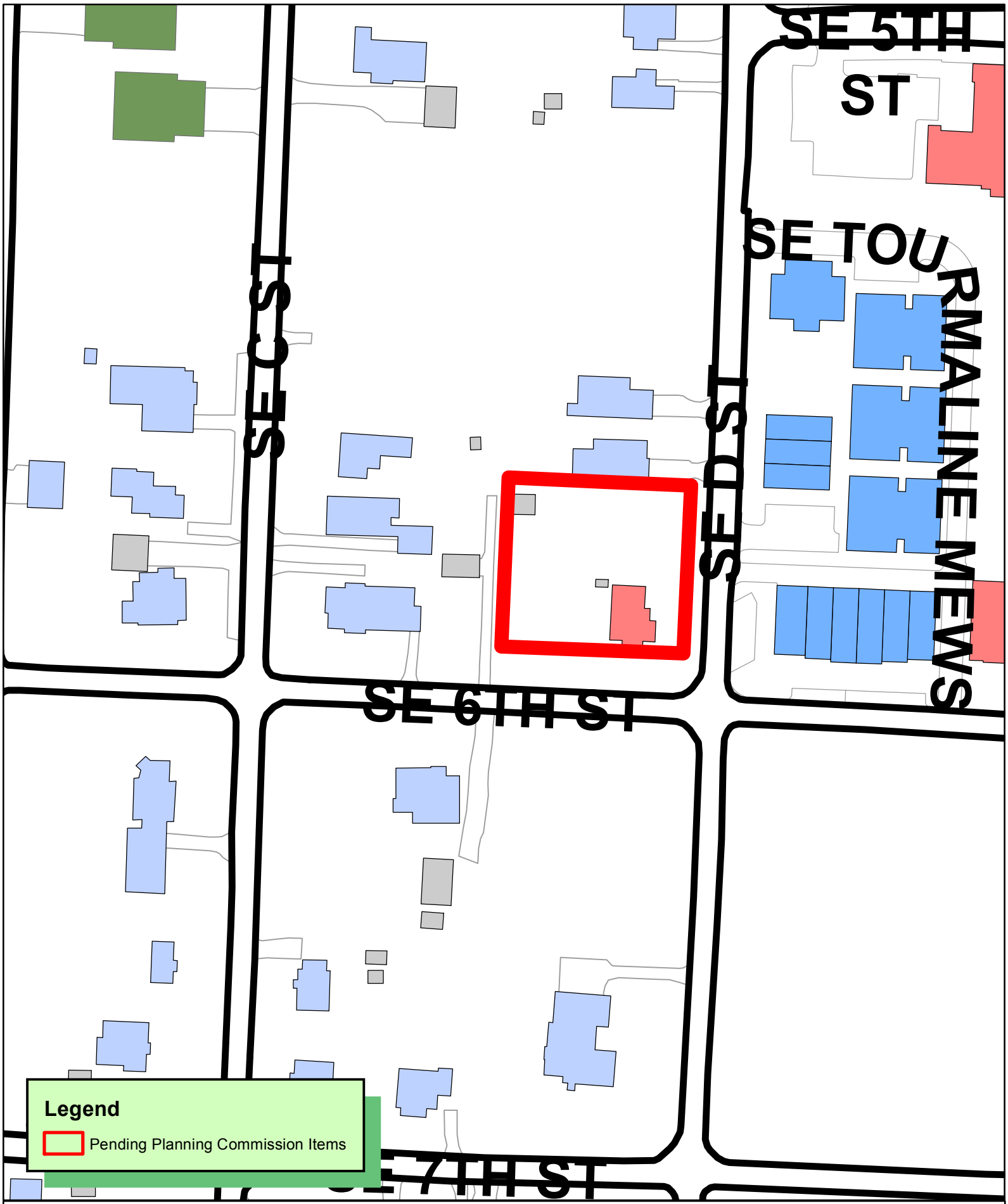
Lot Combination Plat

REV DATE 6/11/2020 REV 0

SHEET NO. 2 OF 2

© 2020 CEI ENGINEERING ASSOCIATES, INC.

JOB # 31705 DRAWING: 31705LC.dwg LAST SAVED BY: JCHRISTIANSEN



N
W E
S

1 inch = 100 feet

PLA20-0033
PROPERTY LINE ADJUSTMENT
LOTS 18-19 BLOCK G CREATING LOT 22 BLOCK G
ORCHARD ADDITION

THE CITY OF BENTONVILLE

LOT COMBINATION & R.O.W. DEDICATION

LOTS 18 & 19, BLOCK G, ORCHARD ADDITION TO CREATE LOT 22, BLOCK G BENTONVILLE, ARKANSAS

TABLE MESA, INC
Carl Garrett
1507 S.W. 2nd Street,
Bentonville, AR 72712
(206) 372-2400
carl@tablemesabristo.com

SURVEY 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 were visible at the time of making of 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 the surveyor.

3. This plat represents a Lot Combination and R.O.W. Dedication of parcels 01-03574-000, 01-03577-000 recorded in Deed Records, Book 2011, Page 342 at the courthouse in Benton County, Arkansas.

4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.

5. Basis of Bearings: NAD83, Arkansas State Plane Coordinates, North Zone, checking with City of Bentonville Control Monument No. 56.

6. Basis of Elevation: NAVD88, checked with City of Bentonville Control Monument No. 56

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

8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".

9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.

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

11. Building setbacks shall be per the current zoning as stated in the most recent City fo Bentonville Zoning Code. For current information visit www.bentonvilleplanning.com or call the Planning Department at 479-271-3122

13. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.

14. Environmental conditions were not examined nor considered a part of this survey.

15. No attempt was made, as part of this Lot Combination & R.O.W. Dedication to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

16. All areas of asphalt and curb & gutter are in "good" condition unless otherwise noted.

VICINITY MAP
Scale: 1" = 2,000'
ATLAS PAGE 404

LOT 18 & 19 DESCRIPTION:

Lot 18 and 19, Block "G" in Orchards Addition to the City of Bentonville, Arkansas, as shown in Plat Book 2011 at Page 342 in the office of the Circuit Clerk and Recorder of Benton County Arkansas.

R.O.W. DEDICATION:

Part of Lots 18 and 19, Block "G" in Orchards Addition to the City of Bentonville, Arkansas, as shown in Plat Book 2011 at Page 342, being a part of the SW 1/4, NW 1/4, Section 32, T-20-N, R-30-W, Fifth Principal Meridian, County of Benton, State of Arkansas;

Commencing at the NE Corner of Lot 19, Block "G" of Orchard Addition to the City of Bentonville, being a Found 1/2" Rebar RLS 985;

Thence South 02°30'51" West a distance of 138.39 feet to a Set 5/8" Rebar W/Cap (AR1002); for the Point of Beginning.

Thence South 02°30'51" West a distance of 11.50 feet to Found 5/8" Rebar;

Thence North 87°45'03" West a distance of 70.19 feet to a Found 5/8" Rebar;

Thence North 87°17'31" West a distance of 79.73 feet to a Found 5/8" Rebar;

Thence North 02°29'54" East a distance of 10.86 feet to a Set 5/8" Rebar W/Cap (AR 1002);

Thence South 87°45'04" East a distance of 149.93 feet to the Point of Beginning, Containing 1,699.00 Square Feet or 0.039 Acres, more or less.

NEW LOT 22 DESCRIPTION:

Being all of Lots 18 and 19, Block "G" in Orchard Addition to the City of Bentonville, Arkansas, and being a part of the SW 1/4, NW 1/4, Section 32, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas;

Beginning at the NE corner of Lot 19, Block "G" of Orchard Addition to the City of Bentonville being a Found 1/2" Rebar AR 985;

Thence South 02°30'51" West a distance of 138.39 feet to a Set 5/8" Rebar W/Cap (AR 1337);

Thence North 87°45'04" West a distance of 149.93 feet to a Set 5/8" Rebar W/Cap (AR 1002);

Thence North 02°29'54" East a distance of 139.06 feet to a Found 1/2" Rebar;
Thence South 87°28'41" East a distance of 79.78 feet to a Found 1/2" Rebar AR 601;

Thence South 87°31'07" East a distance of 70.19 feet to the Point of Beginning, containing 19,246 Square Feet or 0.44 Acres. Subject to Easements, Rights-of-Way, and Covenants of Record, or of fact.

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER NION

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1
C. ED GRAY
PRELIMINARY

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

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: _____

Name & Address: _____

Print Name: _____

Source of Title: D.R.: 2019 Page: 59726

State of Arkansas }
County of Benton }
Sworn to and subscribed before me this _____ day of _____ 2020.

_____
Notary Public Signature

CERTIFICATE OF APPROVAL:

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

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

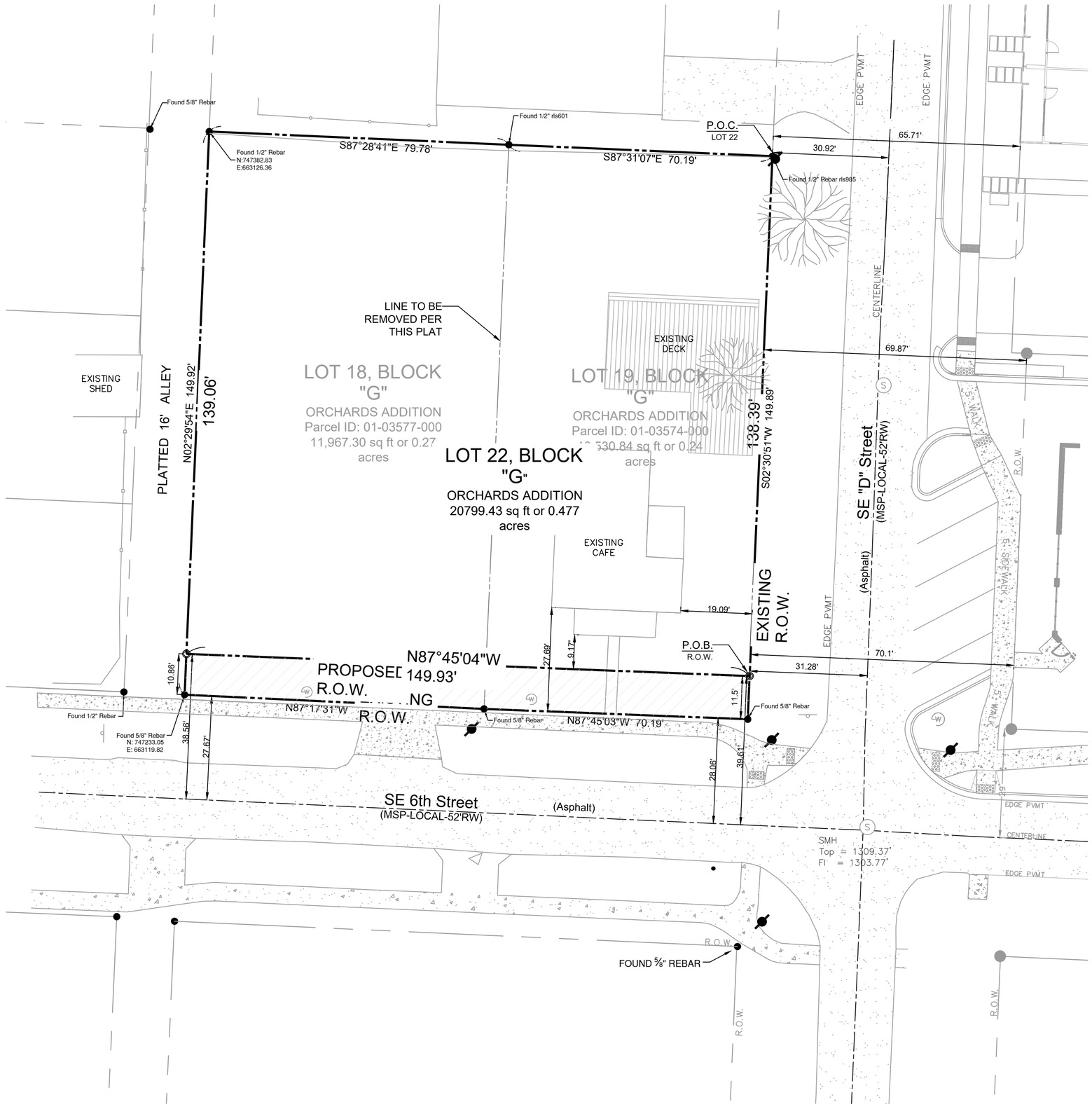
Signed _____
City Clerk, City of Bentonville

SURVEYOR'S CERTIFICATE:

I, C. Ed Gray, 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 Surveyor's have been met.

Date of Execution: _____

Signed: _____
C. Ed Gray
Registered Land Surveyor
Registration No. 1002
State of Arkansas



N

20' 0 20'

SCALE: 1" = 20'

SITE LEGEND

- MONUMENT SET (5/8" Rebar w/cap PLS1002)
- MONUMENT FOUND (AS NOTED)
- UTILITY POLE
- TELEPHONE RISER
- GAS METER
- WATER METER
- SEWER MANHOLE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- (CL) CENTER LINE OF ROAD
- FENCE (WOOD)
- FENCE (CHAINLINK)
- CONCRETE
- ASPHALT
- RIGHT OF WAY DEDICATION AREA

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 05, 2012.

SIDEWALK NOTE:

Sidewalks are required with any development or home construction and shall be the responsibility of the lot owner or building contractor to install sidewalks according to the City of Bentonville requirements and specifications. A plot plan or development plan showing the lot improvements and sidewalk location shall be submitted and approved before a building permit will be issued.

UTILITY NOTE:

Owner/Developer/Builder shall coordinate with local utility providers to ensure that each lot has utility services.
Water and sewer service is available along both SE "D" Street or SE 6th Street.
Coordinate with the Electric Department for extension of power.
For Electric service contact the New Service Coordinator at (479) 271-3139.
A Utility Easement along the rear alley is dedicated for public utilities
All structures must maintain minimum 20' clearance from overhead electric lines. Clearance from Transformers, secondary pedestals, junction boxes, etc. to new buildings must meet minimum requirements. Contact the Electric Department prior to construction.

STREET IMPROVEMENT NOTE:

Before any work in the right-of-way commences, contractor or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.

DRAINAGE EASEMENT/FENCE NOTE:

No fence or structure may be constructed within or across drainage easements.

CLIENT: TABLE MESA, INC
Carl Garrett
1507 S.W. 2nd Street,
Bentonville, AR 72712
(206) 372-2400
carl@tablemesabristo.com

SHEET: LOT COMBINATION & R.O.W. DEDICATION

PROJECT: LOT 18 & 19, BLOCK "G" OF ORCHARD ADDITION TO BE KNOWN AS LOT 22, BLOCK "G" OF ORCHARD ADDITION BENTONVILLE, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1802
ED GRAY
PRELIMINARY

SAND CREEK
Engineering and Landscape Architecture, Inc.
1610 NW 12th Street
Bentonville, Arkansas 72712
Ph.(479) 464-9282 Fax(479) 464-9284

PLS:	EG
CAD:	KB
FIELD:	MJH
SCE PROJECT #:	19118
DATE:	06/22/2020
SHEET:	2 of 2

N
W E
S

1 inch = 100 feet

LSD20-0040
LARGE SCALE DEVELOPMENT
TABLE AT THE STATION
409 SE 6TH ST

THE CITY OF BENTONVILLE

LARGE SCALE DEVELOPMENT
TABLE at the STATION
PARKING AND BLDG ADDITION
409 S.E. 6th STREET
BENTONVILLE, ARKANSAS

CONTACT LIST

OWNER/DEVELOPER
TABLE MESA, INC
Carl Garrett
1507 S.W. 2nd Street,
Bentonville, AR 72712
(206) 372-2400
carl@tablemesabristo.com

SURVEYOR
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282

CIVIL ENGINEER
SAND CREEK ENGINEERING
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282

PLANNING DEPARTMENT
CITY OF BENTONVILLE
305 SW "A" STREET
BENTONVILLE, AR 72712
JON STANLEY
(479) 271-3122

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
DAN WEESE, PE
(479) 254-2024

STREET DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
TONY DAVIS
(479) 271-3130

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

ELECTRIC DEPARTMENT
CITY OF BENTONVILLE
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
TRAVIS MATLOCK
(479) 271-3135

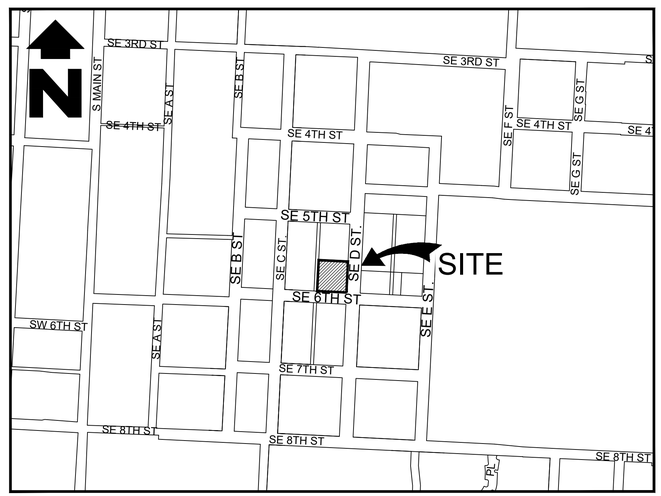
WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
1901 N.E. "A" STREET
BENTONVILLE, AR 72712
NANCY BUSEN
(479) 271-3160

FIRE DEPARTMENT
CITY OF BENTONVILLE
800 S.W. "A" STREET
BENTONVILLE, ARKANSAS 72712
BRENT BOYDSTON
(479) 271-5927

GAS COMPANY
BLACK HILLS COOPERATION
1301 FEDERAL WAY PO BOX 2129
LOWELL, ARKANSAS 72745
JOSH KNIGHT
(479) 333-7005

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
TIM BUSEY
(479) 717-3796

TELEPHONE COMPANY
AT&T
627 WHITE ROAD
SPRINGDALE, AR. 72756
SCOTT SEAMAN
(479) 442-1967



VICINITY MAP
NOT TO SCALE
ATLAS PAGE # 404

SHEET LIST

1 COVER SHEET
2 SURVEY/DEMO PLAN
3 SITE PLAN
4 GRADING/EROSION CONTROL
5 LANDSCAPE PLAN
6 DETAIL SHEET

LEGAL DESCRIPTION:

LOT 18 & 19 DESCRIPTION:

Lot 18 and 19, Block "G" in Orchards Addition to the City of Bentonville, Arkansas, as shown on Plat BK. 2011 PG. 342 in the office of the Circuit Clerk and Recorder for Benton County Arkansas.

NEW LOT 22 DESCRIPTION:

Lot 22, Block "G" in Orchards Addition to the City of Bentonville, Arkansas, more particularly described as:

Being a part of the SW 1/4, NW 1/4, Section 32, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, County of Benton, State of Arkansas;

Beginning at the NE corner of Lot 19, Block "G" of Orchard Addition to the City of Bentonville a Found 1/2" Rebar RLS 985;

Thence South 02°30'51" West a distance of 138.39 feet to a Set 5/8" Rebar W/Cap (PLS 1337);

Thence North 87°45'04" West a distance of 149.93 feet to a Set 5/8" Rebar W/Cap (PLS 1337);

Thence North 02°29'54" East a distance of 139.06 feet to a Found 1/2" Rebar;

Thence South 87°28'41" East a distance of 79.78 feet to a Found 1/2" Rebar RLS 601;

Thence South 87°31'07" East a distance of 70.19 feet to the Point of Beginning, containing 19,246.35 Square Feet or 0.44 Acres. Subject to Easements, Rights-of-Way, and Covenants of Record, if any.

REVISION CHART

#	TITLE	DATE	NOTES:
	REV-0	6/1/20	FIRST SUBMITTAL
1	REV-1	6/22/20	SECOND SUBMITTAL
2			
3			

CITY NOTES

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 ANY 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.

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

PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date September 28, 2007.

NOT FOR CONSTRUCTION
ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.9253
PRELIMINARY
NOT FOR CONSTRUCTION

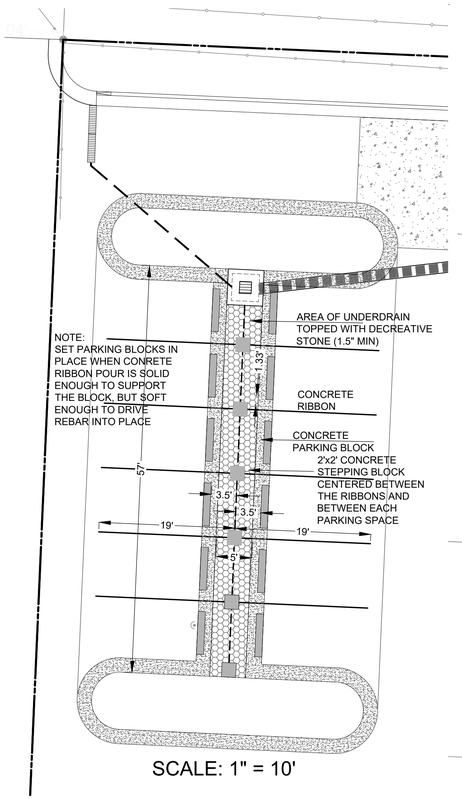
CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER NO.

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

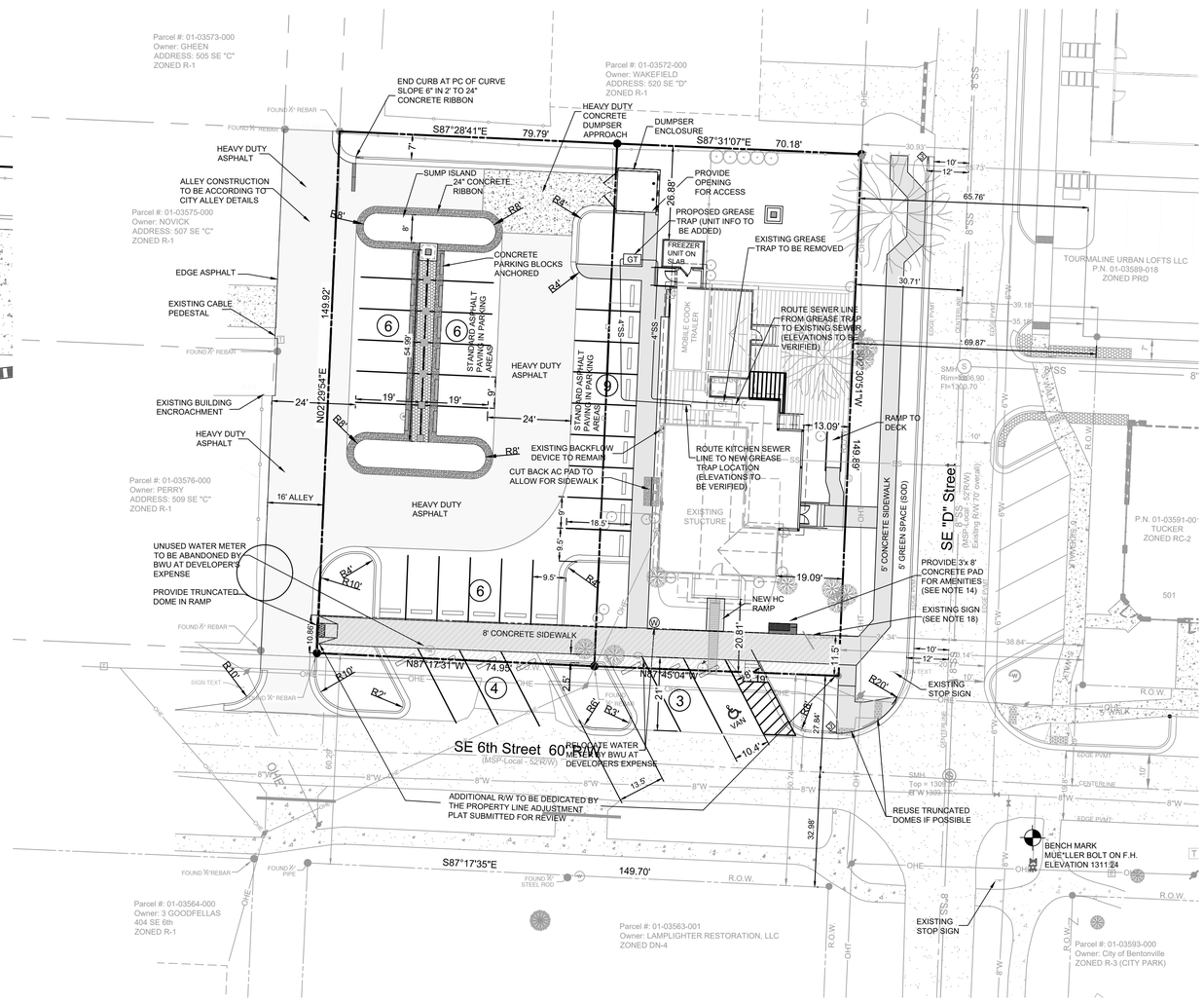
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

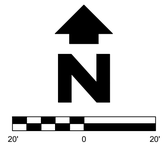
19118 TABLE BUILDING EXPANSION

CITY OF BENTONVILLE PROJECT # LSD 20-0040



SCALE: 1" = 10'





SCALE: 1" = 20'

BENCHMARK:

FIRE HYDRANT TOP OF BOLT IN THE WORD MUE"LLER - ELEVATION 1311.24

SITE DATA

SITE ACREAGE = 0.44 ACRES
PARCEL #01-03577-000 & 01-03574-000
EXISTING ZONING: DN-4
TOTAL LOT AREA: 19,246.35 sf (0.44 AC)
AMOUNT OF PERVIOUS: 5,852sf
AMOUNT OF IMPERVIOUS: 13,394.35sf
GREEN SPACE PROVIDED: 30.4%

BUILDING INFORMATION:
EXISTING SQUARE FOOTAGE = 1171
PROPOSED ADDITIONAL SQUARE FOOTAGE = 1624
TOTAL SQUARE FOOTAGE = 2795

PARKING AREA GREENSPACE:
TOTAL PARKING AREA - 11,071sf
TOTAL INTERIOR GREEN - 1142sf = 9.69%

PARKING CHART

ZONING - DN-4 (APPROVED CONDITIONAL USE FOR RESTAURANT)

MINIMUM PARKING REQUIREMENT:
1 SPACE PER 4 SEATS 94 SEATS = 24 SPACES
1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 10 SPACES
TOTAL SPACES REQURIED = 34

TOTAL SPACES PROVIDED: 33 REGULAR SPACES
1 ADA SPACES
34 SPACES PROVIDED

SITE SETBACK DATA

ZONING - DN-4, DOWNTOWN NEIGHBORHOOD DISTRICT

SETBACKS - FRONT - 0' MIN, 15' MAXIMUM
REAR - 15'
SIDE (ADJACENT TO NON-RESIDENTIAL) - 0'
SIDE (ADJACENT TO RESIDENTIAL) - 12'

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- WATER METER
- WATER VALVE
- CLEANOUT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- TELEPHONE METER
- LIGHTPOLE
- DRAIN SPOUT
- SIGN
- UTILITY POLE
- HVAC
- BOLLARD
- GASLINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- FENCE (WOODEN FENCE)
- CENTERLINE
- CONCRETE
- ASPHALT

PROPOSED LEGEND

- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- SCREENING FENCE
- PARKING COUNT
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE RIBBON (2')
- CONRETE SIDEWALK

UTILITY NOTES:

1. COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
2. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
3. CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING TO THE CITY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS.
6. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
7. TRENCHES FOR ALL PRIVATE AND PUBLIC UTILITY LINES AND DRAINAGE PIPES UNDER PRIVATE OR PUBLIC PAVED AREAS ARE TO RECEIVE FULL DEPTH CRUSHED STONE BACK FILL AND COMPACTED IN PLACE.
8. REFER TO ARCHITECTURAL PLANS FOR INTERIOR PLUMBING DETAIL. ADJUST SERVICE CONNECTIONS AS NECESSARY COORDINATING WITH THE ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
9. REFER TO BUILDING PLANS FOR EXTERIOR LIGHTING. NO POLE OR OVERHEAD LIGHTS ARE PLANNED. WALL MOUNTED LIGHTS AND DARK SKY FIXTURES ONLY.
10. MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER OR SANITARY SEWER LINES.
11. 3-PHASE POWER IS REQUESTED FOR THIS SITE.
12. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE/UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD"S DRAWING WHEN INSTALLING FACILITIES. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
13. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THIS SITE UTILITY PLAN.
15. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16. EXISTING WATER METER AND SERVICE LINE ARE EXPECTED TO REMAIN IN SERVICE AND EXTENDED TO SERVE THE EXPANSION.
17. EXISTING SEWER SERVICE IS PLANNED TO REMAIN AS LONG AS THE DEPTH WILL SERVE THE NEW GREASE TRAP LOCATION. SPOT DIGS TO VERIFY DEPTH WILL BE DONE.

1 SITE NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. TIE PROPOSED DRIVES TO EXISTING PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
3. TAPER BACK OF CURB FROM 6" TO 0" IN 24"
4. HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
5. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
6. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR PARKING LOT LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
7. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
8. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
9. TIE PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER. TRANSITION THE LAST 10' (FEET) TO MATCH IN GRADE AND ALIGNMENT.
10. ALL CURB RADII SHALL BE MEASURED AT THE BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLANS.
11. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF THE BUILDING IMPROVEMENTS.
17. AMENITIES SHALL BE INSTALLED PER THE CITY OF BENTONVILLE APPROVED DESIGN STANDARDS
BENCH - VICTOR STANLEY "CLASSIC" SERIES (MODEL # C-10), MINIMUM 6' IN LENGTH OR APPROVED ALTERNATIVE.
BIKE RACK - SINGLE HOOP, DERO SWERVE RACK, BLACK OR APPROVED EQUAL, OR APPROVED ALTERNATIVE.
18. EXISTING SIGN MUST BE BROUGHT UP TO THE REQUIREMENTS OF ARTICLE 801 OF THE ZONING CODE AND PERMITTED.

AMENITIES

PARK BENCH - VICTORY STANLEY CLASSIC MODEL C-10
BIKE RACK – DERO SWERVE (BLACK)

MECHANICAL EQUIPMENT SCREENING

ALL MECHANICAL EQUIPMENT, WHETHER GROUND OR ROOF MOUNTED, WILL BE SCREENED FROM VIEW BY FENCE OR MATERIAL SIMILAR TO BUILDING, OR EVERGREEN PLANTINGS.

TRASH COLLECTION

TRASH DUMPSTER LOCATED AS SHOWN WITH A SCREENING ENCLOSURE FACED WITH SIMILAR MATERIALS AND COLORS AS THE BUILDING.

NOTE

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

WATER/SEWER INSPECTION CONTACT INFORMATION

WATER UTILITIES IS DOING THEIR OWN INSPECTIONS FOR INSPECTIONS OR SITE ISSUES WITH WATER AND/OR SEWER CALL 479-271-3140 OR EMAIL WATERSEWER@BENTONVILLEAR.COM

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

DEVELOPER:
TABLE at the STATION, LLC
Carl Garrett
1507 S.W. 2nd Street,
Bentonville, AR 72712
(206) 372-2400
carl@tablemeasbristo.com

SHEET: SITE / UTILITY PLAN

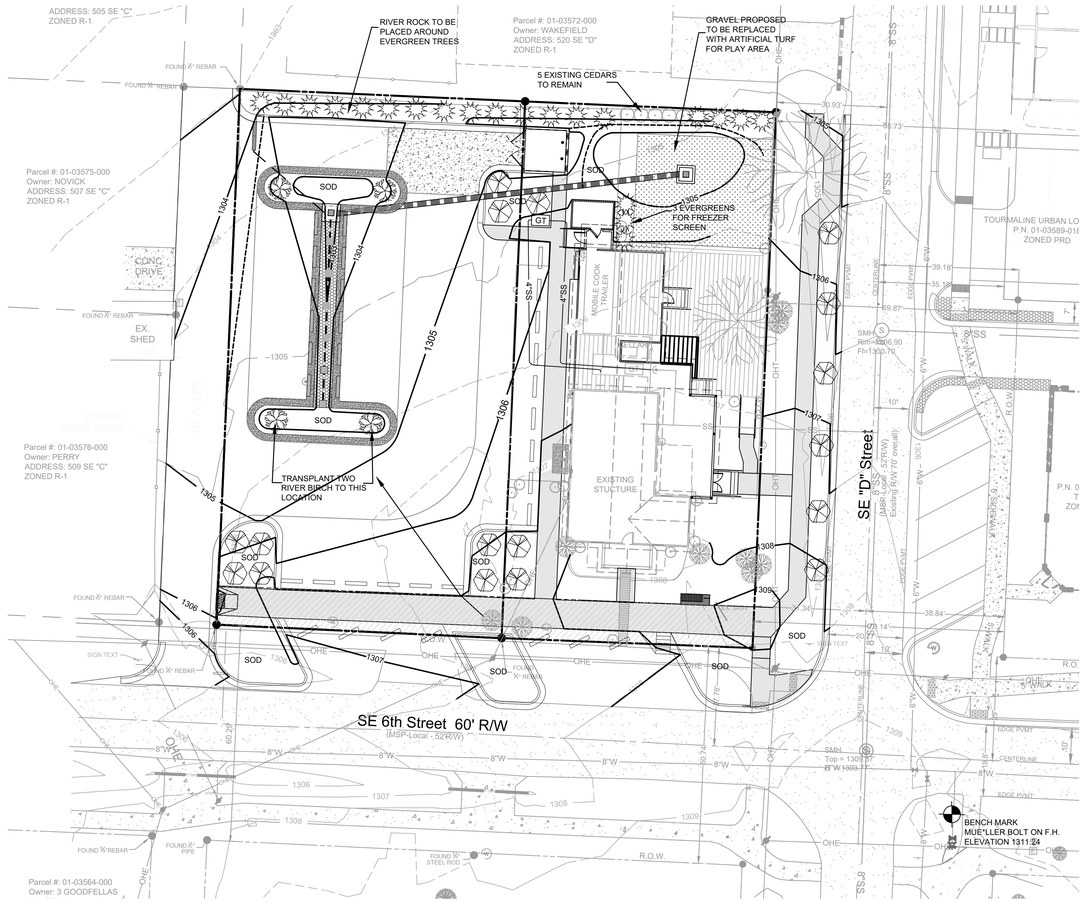
PROJECT: TABLE AT THE STATION CAFE
409 SE 6th STREET
BENTONVILLE, ARKANSAS

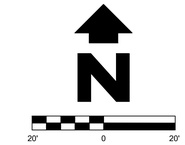
NOT FOR CONSTRUCTION
ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.9253
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
Bentonville, Arkansas 479-271-9202

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
PROJECT #:	19118
CURRENT REVISION:	REV-0
DATE:	6/20/20
SHEET:	3 OF 6

19118_TABLE AT THE STATION





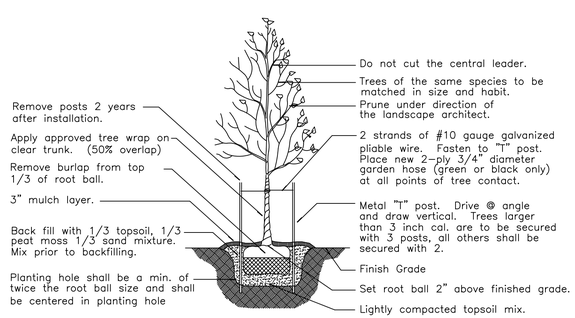
SCALE: 1" = 20'

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- WATER METER
- WATER VALVE
- CLEANOUT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- TELEPHONE METER
- LIGHTPOLE
- DRAIN SPOUT
- SIGN
- UTILITY POLE
- HVAC
- BOLLARD
- GASLINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OHE — OVERHEAD ELECTRIC LINE
- 6"W — WATER LINE
- 8"W
- 8"SS — SEWER MAIN LINE
- SS — SEWER SERVICE LINE
- FENCE (WOODEN FENCE)
- CENTERLINE
- CONCRETE
- ASPHALT
- CONCRETE RIBBON
- CONCRETE SIIDEWALK

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
2. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
3. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS. LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK.
4. MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER SANITARY SEWER LINES.
5. ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
6. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOD, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 8 LBS PER 1000 SF. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
7. PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR.
8. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
9. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK. PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
10. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL, BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REGULATES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER)
14. BASIN MUST BE SOLID SODDED IF TURF IS NOT UTILIZED.
15. ANY SUPPLEMENTAL IRRIGATION REQUIRED TO SUSTAIN PLANTING MATERIALS SHALL BE PROVIDED BY THE OWNER/OPERATOR FORM PROPOSED HOSE BIBS LOCATED ON THE BUILDING.
16. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
17. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
18. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OG ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSE.
19. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET AWAY FROM ALL PUBLIC UTILITIES. WHERE POTENTIAL CONFLICTS ARISE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY UTILITY LOCATIONS
20. ANY TRANSPLANTED TREES THAT DO NOT SURVIVE MUST BE REPLACED WITH NEW PLANTINGS OF THE SAME TYPE AND REQUIRED SIZE.



Water thoroughly, immediately after installation.

TREE PLANTING DETAIL

NTS

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Planting Size (min)	TYPE
6		River Birch	Betula nigra 'Heritage'	2.5" Caliper B&B	Large Shade
17		Armstrong Maple	Acer rubrum	2.5" Caliper B&B	Large Shade
21		Arborvitae (Green Giant)	Thuja occidentalis 'Smaragd'	20 Gallon	Evergreen

5 EXISTING RIVER BIRCH ARE PLANNED TO REMAIN ALONG THE SOUTH SIDE AND 3 EXISTING EVERGREEN CEDAR'S
(1) 24" PECAN ON SITE, 2-RIVER BIRCH PLANTED BY LAMPLIGHTER IN THE "D" STREET R/W, AND (1) 40" TREE ALSO IN THE "D" STREET R/W EXISTS AND ARE TO REMAIN

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
CONTRACTOR SHALL GUARANTEE PLANT MATERIALS TO THE DEVELOPER FOR 18 MONTHS FROM THE DATE OF PROVISIONAL ACCEPTANCE BY OWNER.
CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE.
OWNER TO MAINTAIN AND PROTECT PLANT MATERIAL AFTER ACCEPTANCE TO MEET CITY OF BENTONVILLE REQUIREMENTS.

DEVELOPER:
TABLE MESA, INC
Carl Garrett
1507 S.W. 2nd Street,
Bentonville, AR 72712
(206) 372-2400
carl@tablemesabristo.com

SHEET: LANDSCAPE PLAN

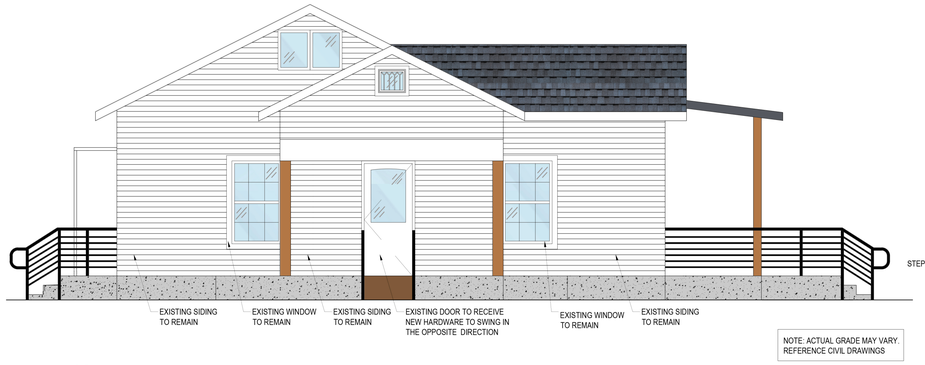
PROJECT: TABLE AT THE STATION CAFE
409 SE 6th STREET
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

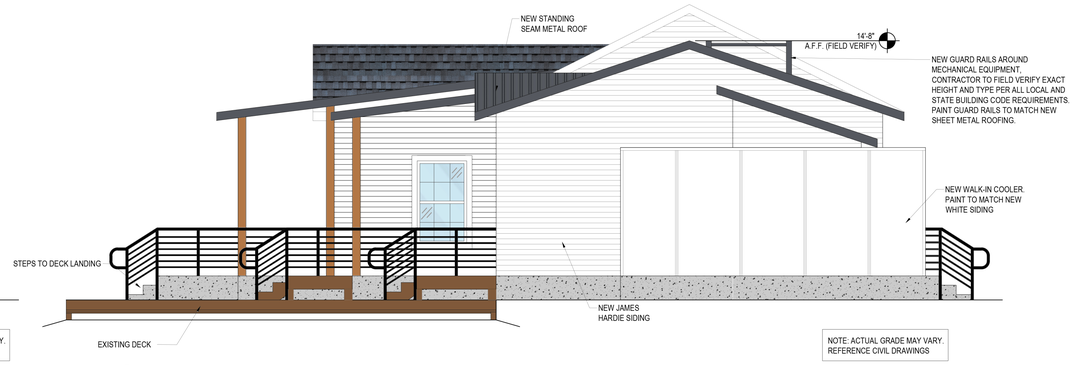
SAND CREEK
Bentonville, Arkansas (479) 464-3262

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	19118
CURRENT REVISION:	REV-3
DATE:	6/20/20
SHEET:	5 OF 7

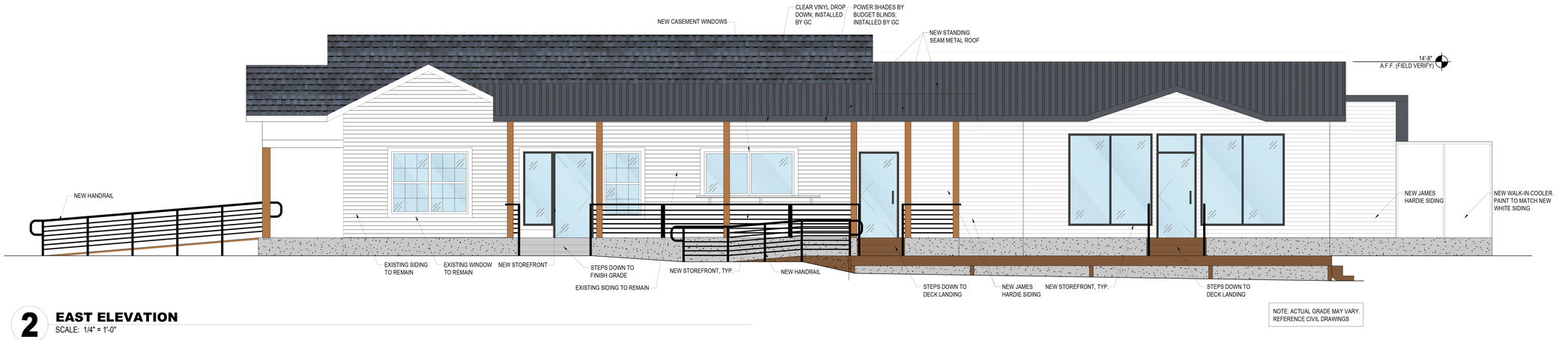
19118_TABLE AT THE STATION



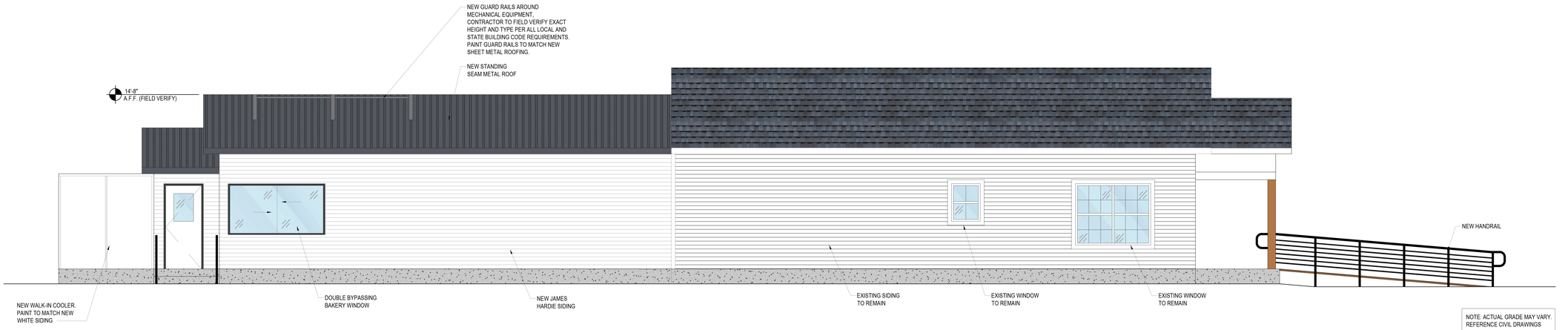
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

CESO
WWW.CESOINC.COM
1305 NE McClain Road, Suite 7, Bentonville, AR 72712
PHONE: (479) 321-3224

No.	Revisions/Submissions	Date

TABLE at the Station

TABLE AT THE STATION
409 SE 6TH STREET
BENTONVILLE, AR 72712

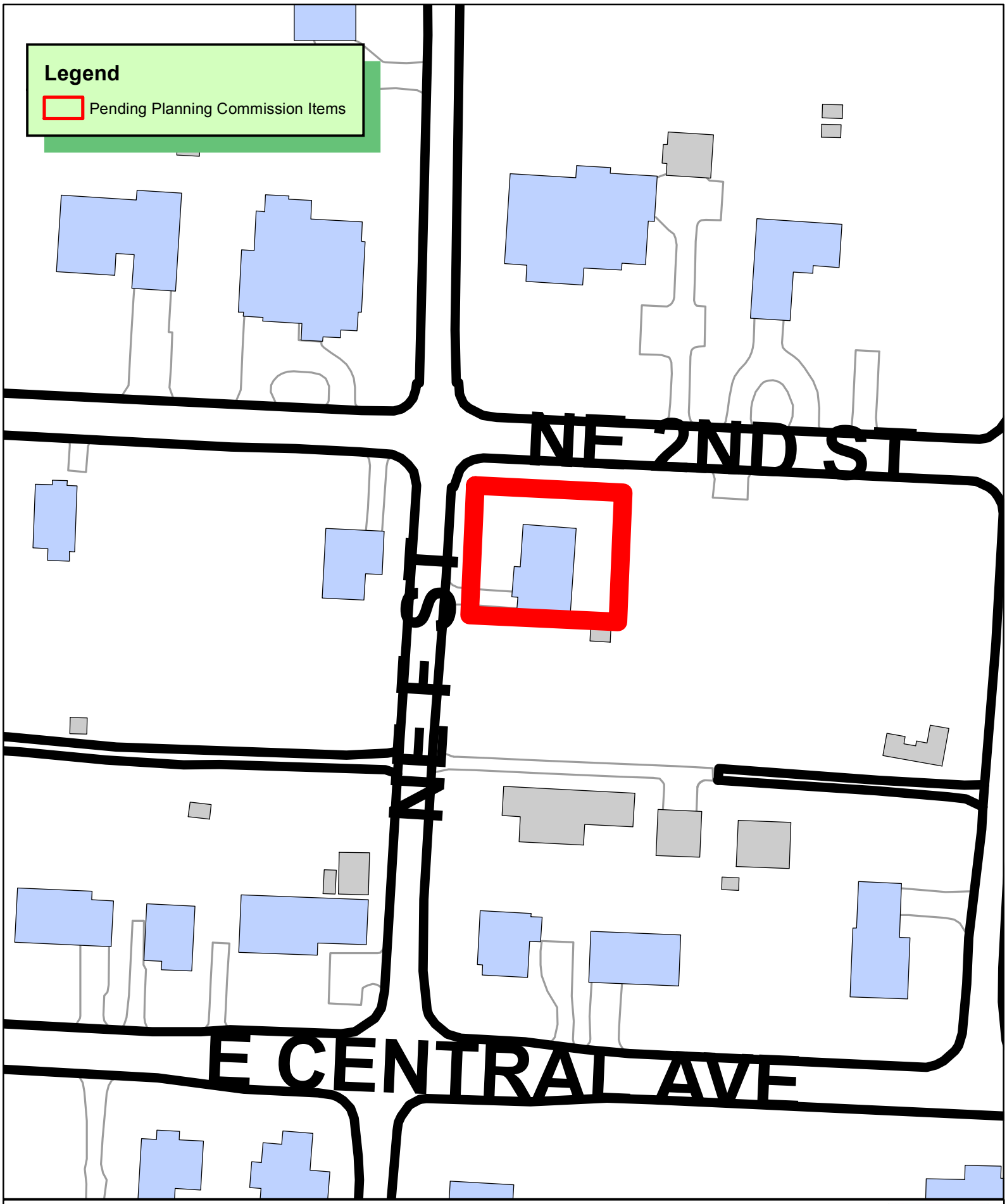
Project No.	757477-01
Scale	AS NOTED
Drawn	JT
Checked	ELM
Date	04-01-20

Drawing Title

EXTERIOR ELEVATIONS

Drawing No.

A3.0



N
W E
S

1 inch = 75 feet

LS20-0028
LOT SPLIT
PART OF LOTS 5-6 BLOCK 2 CREATING LOT 19 BLOCK 2
LINCOLN & RICE ADDITION

THE CITY OF BENTONVILLE

SUBJECT PROPERTY OWNER:
LAWLER, DWAYNE G & GARDNER CHRISTA J,
108 NE F STREET BENTONVILLE ARKANSAS 72712
PHONE NUMBER: 1 203-570-6229

LOT SPLIT FOR PART OF LOTS 5 & 6 BLOCK 2 OF LINCOLN & RICE ADDITION CREATING LOT 19 BLOCK 2

ADJACENT PROPERTY OWNERS:

1) MCMAHAN, SANDRA L, 660 W SOUTH ST NEOSHO MO 64850-2160, Parcel Number: 01-03246-000, ZONED: R-1

2) EDWARDS, PHILIP, 353 CHASE CT DUNEDIN FL 34698, Parcel Number: 01-03247-000, ZONED: R-1

3) STEWART, CHARLES & THERESA, 401 MEGAN ST, BENTONVILLE AR 72712-5090, Parcel Number: 01-03236-000, ZONED: R-1

4) SHORT, DAVID A & DEBORAH A, 703 NE 2ND ST, BENTONVILLE AR 72712-5406, Parcel Number: 01-03287-000, ZONED: R-1

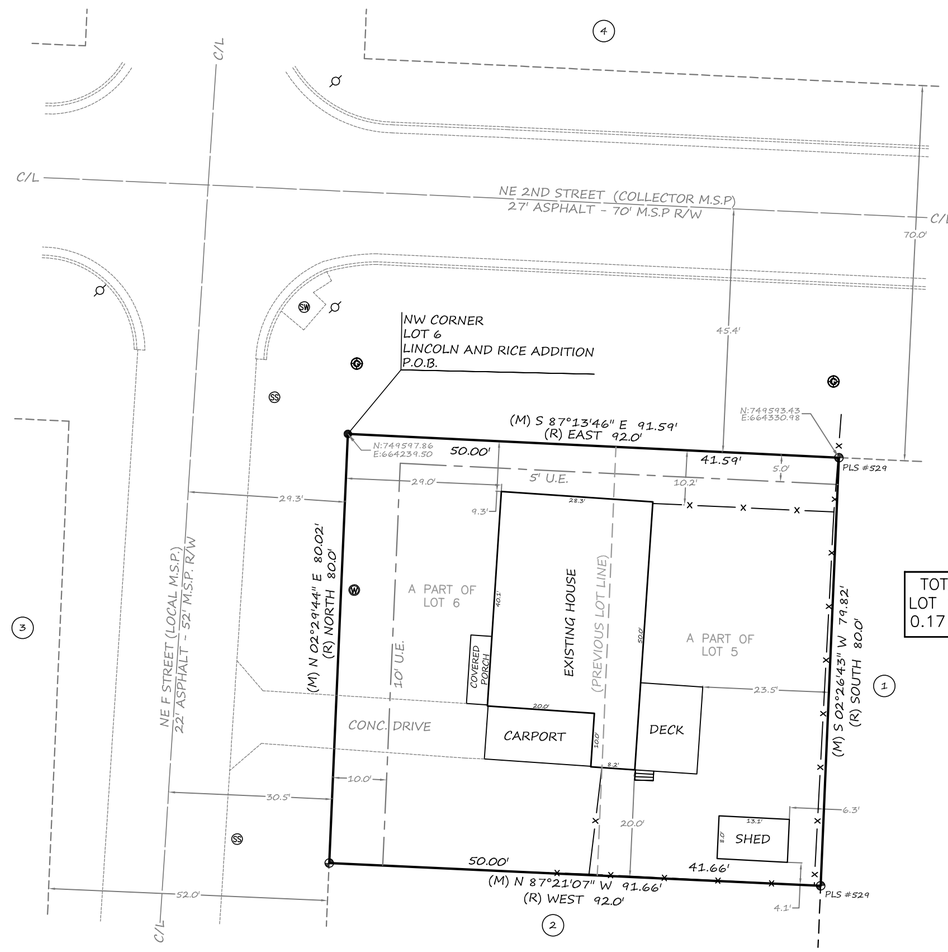
NOTE:
ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES

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/DEVOLPMENT SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

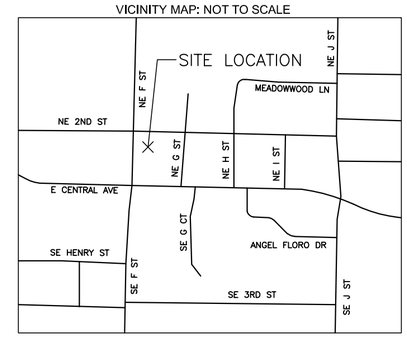
NOTE:
SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

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



TOTAL ACREAGE
LOT 19, BLOCK 2
0.17 ACRES +/-

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

THIS IS A BOUNDARY SURVEY OF A PARCEL OF LAND AS PER SCRIVENER'S AFFIDAVIT BOOK 2015, PAGE 24936 AND WARRANTY DEED FILED IN BOOK 2011 AT PAGE 27481 ON FILE IN THE COURTHOUSE OF BENTON COUNTY, ARKANSAS.

LAST SITE VISIT:
APRIL 08, 2019

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

ATLAS PAGE:
362

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 543
2) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 197
3) FINAL PLAT OF LINCOLN AND RICE ADDITION SUBDIVISION FILED IN PLAT BOOK B AT PAGE 106
4) FINAL PLAT OF LINCOLN AND RICE ADDITION SUBDIVISION FILED IN PLAT BOOK B AT PAGE 101
5) SCRIVENER'S AFFIDAVIT FILED IN BOOK 2015 AT PAGE 24936
6) WARRANTY DEED FILED IN BOOK 2011 AT PAGE 27481

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

FLOOD INFORMATION:
BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "A" OR "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM (NFIP). PER THE FLOOD INSURANCE RATE MAP (FIRM) #05007C0255K DATED JUNE 05, 2012.

LOT 19, BLOCK 2 SURVEY DESCRIPTION):
A PART OF THE LOT 5 AND A PART OF LOT 6 OF THE LINCOLN AND RICE ADDITION TO THE CITY OF BENTONVILLE ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING #4 REBAR MARKING THE NW CORNER OF SAID LOT 6 AND RUNNING THENCE ALONG THE NORTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 5 S87°13'46"E 91.59 FEET TO AN EXISTING #5 REBAR PLS #529, THENCE LEAVING SAID NORTH LINE S02°26'43"W 79.82 FEET TO AN EXISTING #5 REBAR PLS #529, THENCE N87°21'07"W 91.66 FEET TO AN EXISTING #5 REBAR ON THE WEST LINE OF SAID LOT 6, THENCE ALONG SAID WEST LINE N02°29'44"E 80.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES, MORE OR LESS. SUBJECT TO ALL RECORD AND NON RECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, MINERAL RIGHTS AND RIGHTS-OF-WAY, IF ANY.

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1756
SIGNATURE
04/08/19
TIMOTHY D. WEST

0' 20' 40' 60'
SCALE: 1" = 20'

LOT COMBINATION

FOR USE OF:
DWAYNE LAWLER

LOCATION:	108 NE F STREET BENTONVILLE BENTON COUNTY, ARKANSAS SEC 29, T-20-N, R-30-W
CREW CHIEF: G.F.	DRAWN BY: J.N. SHEET SIZE: 18x24
PLAT No. 19-070	DATE: 04/09/2019

N W E S

ATLAS
PROFESSIONAL LAND SURVEYING
P.O. BOX 1026
425 N CENTENNIAL AVENUE #2
WEST FORK, AR. 72774
PH. 479.294.6177
PS #1756
COA #2875

LEGEND
- EXISTING #5 REBAR
- EXISTING #4 REBAR
- WATER METER
- UTILITY POLE
- GAS METER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- (R) RECORD
- (M) MEASURED
- BOUNDARY LINE
- PREVIOUS LOT LINE
- ASPHALT/GRAVEL/CONC.
- RIGHT-OF-WAY
- FENCE
- CENTERLINE ROAD
- OVERHEAD POWER
- UTILITY EASEMENT

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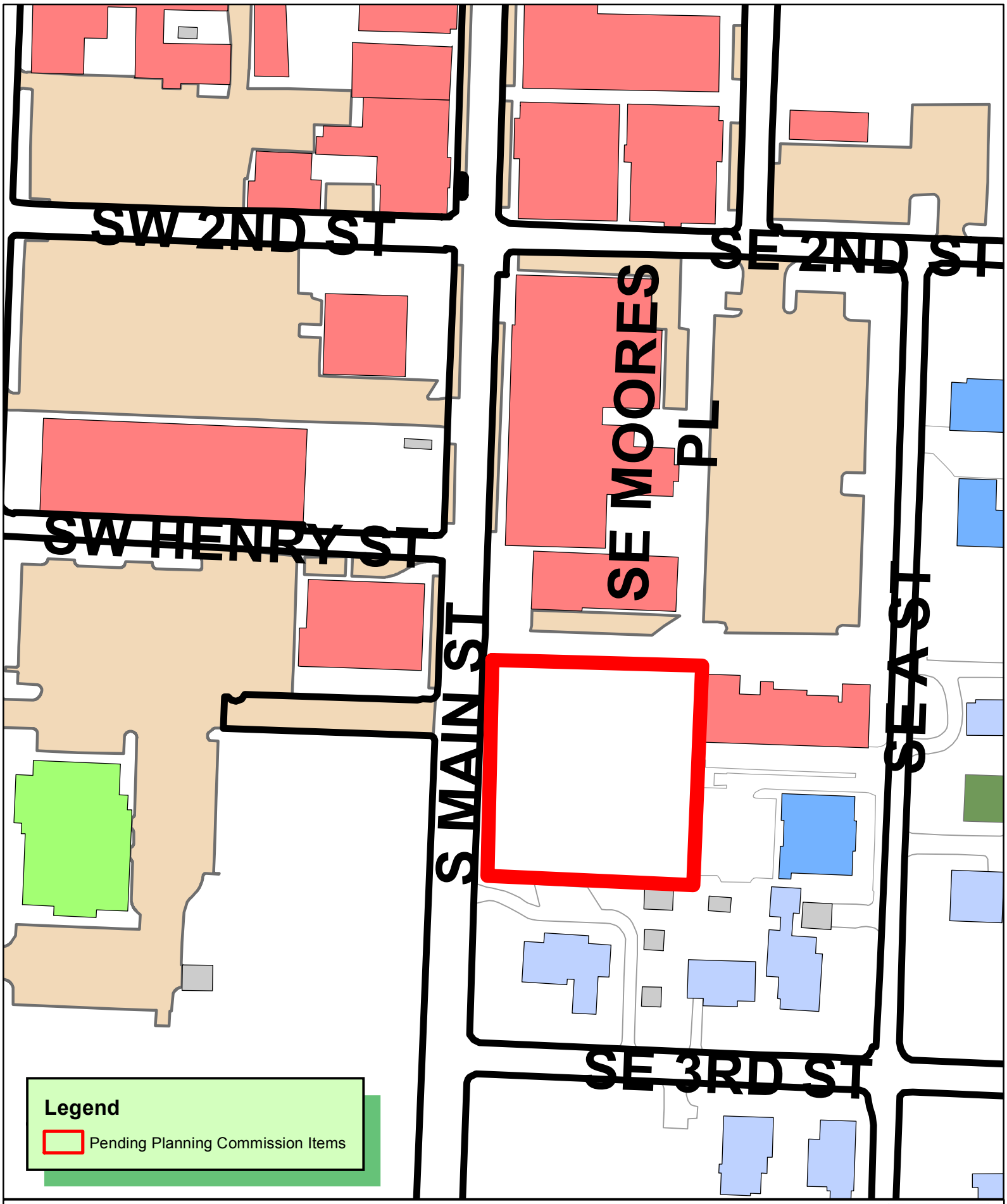
NOTES:
LAND USE/LAND RESTRICTIONS:
EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT REFLECT ANY EASEMENTS (OTHER THAN APPARENT EASEMENTS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, LAND-USE REGULATIONS, OR FACTS IN WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
UTILITIES:
EXCEPT AS SHOWN HEREON, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC FACILITY. CONTACT ALL UTILITY PROVIDERS FOR THIS INFORMATION.
FLOOD INFORMATION:
ANY INFORMATION (TEXT, LINES, SYMBOLS, HATCHES, ETC) ON THIS PLAT THAT MAKE REFERENCE TO FLOOD ZONES ARE APPROXIMATE AND DERIVED FROM A FLOOD INSURANCE RATE MAP (FIRM) BY GRAPHICAL PLOTTING ONLY. THIS PLAT DOES NOT REPRESENT THE SURVEYOR'S OPINION ON THE PROBABILITY OF FLOODING.

CITY OF BENTONVILLE
PROJECT #LS20-0028



N
W E
S

1 inch = 100 feet

WAV20-0010
WAIVER
MOTTO HOTEL
RAILROAD ADD LOTS 6 & 10 BLOCK 2

THE CITY OF BENTONVILLE

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 25, 2020

City of Bentonville
Attn: Tyler Overstreet, AICP
Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Motto Hotel Non-Development Waivers: Lesser ROW & Reduced Sidewalk Width
223/225 S. Main St, Bentonville, AR
CEI Project # 30678

Dear Mr. Overstreet,

On behalf of Windsor Aughtry Company (Developer), CEI Engineering (Engineer) is submitting project waivers for a proposed hotel development located within the Downtown Core zoning district. The subject property is located at 223 / 225 South Main Street. The text below provides the requirements of the ordinance and our request in bold.

Lesser Right of Way Dedication

Section 1100.16 Street Standards, subsection (b), item (1) Applicability.

To the extent their addition has a nexus to an impact on City streets, subdivisions and large-scale developments shall dedicate sufficient right-of-way to bring those streets which the Master Street Plan shows to abut or intersect the development into conformance with the right-of-way requirements of the most recently adopted Master Street Plan for said streets; provided the planning commission may recommend a lesser dedication in the event of undue hardship or practical difficulties. Such lesser dedication shall be subject to approval by the city council. If the city determines that a right-of-way dedication does not apply, planning department shall record the reason for such decision in the case file.

The current Master Streets Plan identifies South Main Street as a collector road requiring 70' of right of way, whereas, the right of way is currently 60' in width. The applicant is aware the City's Engineering Department in process of development of constructions plans for South Main Street proposing roadway improvements that fit within the existing right-of-way (60'). The applicant has discussed the proposed development with Planning and Engineering Departments and has confirmed that no additional right-of-way is required to accommodate the City's proposed improvements along the property frontage. The applicant is proposing and requesting that no right-of-way be dedicated in association with the proposed large-scale development.

Section 1100.23 Downtown (D) districts design standards, subsection (s) Sidewalks.

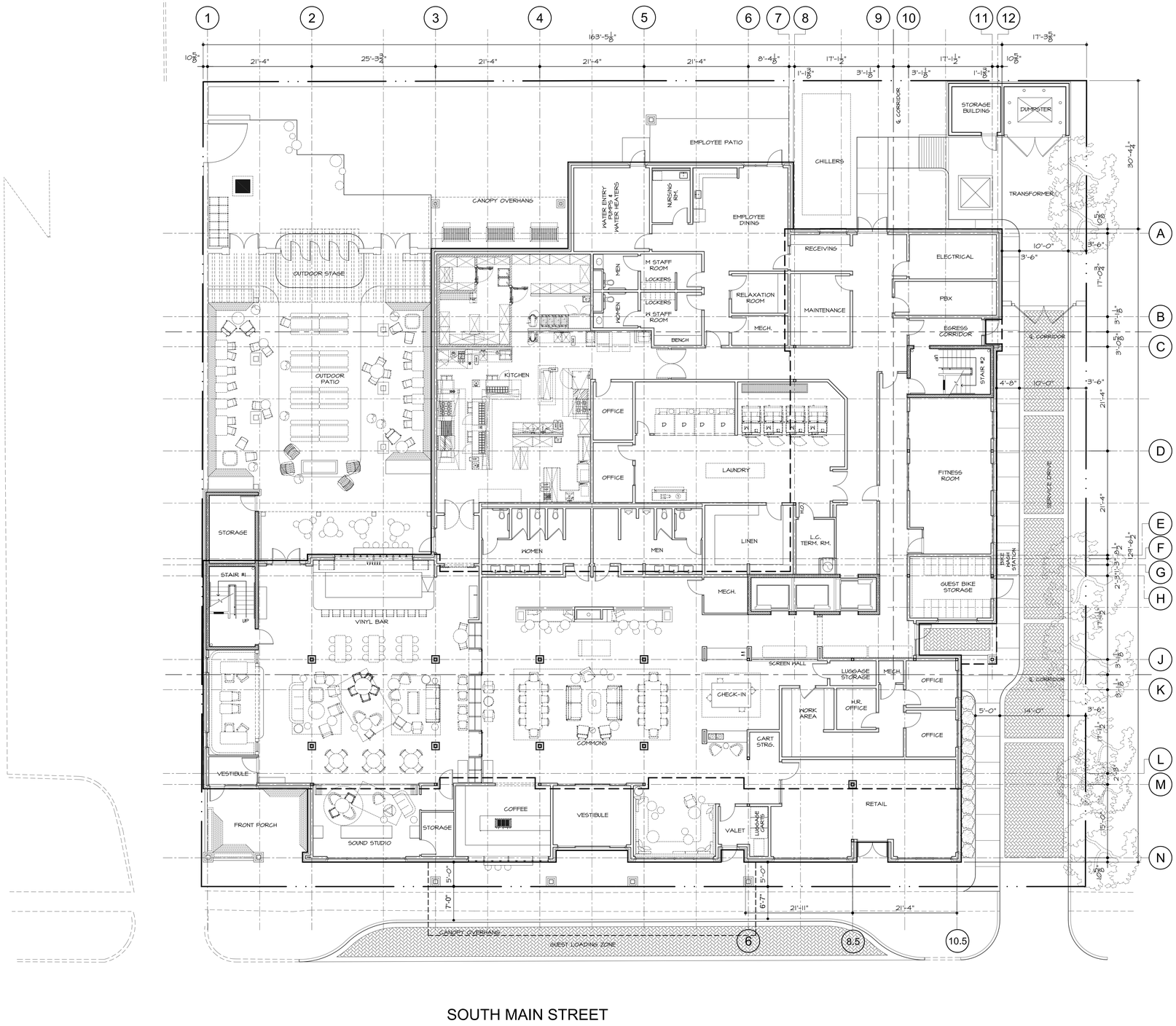
The table included in the development code establishes minimum width, material and color requirements for sidewalks in the Downtown districts. Sidewalks should fill the space between the back-of-curb and the building. The table references 12' minimum sidewalk width adjacent to a primary street.

This request is in consideration of the lesser right-of-way and request for no dedication which results in a reduced right-of-way which will accommodate a proposed 6'-7" sidewalk width be provided completely within the existing public right of way. The applicant is proposing this reduced sidewalk width be provided along a portion of property frontage to accommodate a temporary loading zone. The building is proposed to be articulated which will provide additional sidewalk internal to the site to obtain a 11-7" sidewalk width between the loading zone and building. Additionally, the sidewalk width will be increased to the required 12-ft minimum width on either side of the temporary loading zone for pedestrian use.

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: revitts@ceieng.com for further discussion as needed.

Respectfully requested,
CEI Engineering Associates, Inc.

Ryan Evitts, PLA, LI
Project Manager



1 GROUND FLOOR PLAN - ALTERNATE

SCALE: 3/32" = 1'-0"

FLOOR SQUARE FOOTAGE (GROSS): 17,625 S.F.

BOUNDS GILLESPIE KILLEBREW TUSHEK
ARCHITECTS, PLLC • MEMPHIS • HOUSTON
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
T. (901) 377-6603 F. (901) 388-5765
http://www.bgktarchitects.com

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These plans were derived from the Hilton Hotel Corporation, Motto design and construction standards and are confidential and proprietary to Hilton Hotel Corporation and may not be reproduced, disclosed, distributed or used without the express permission of an authorized representative of BGKT Architects, PLLC.

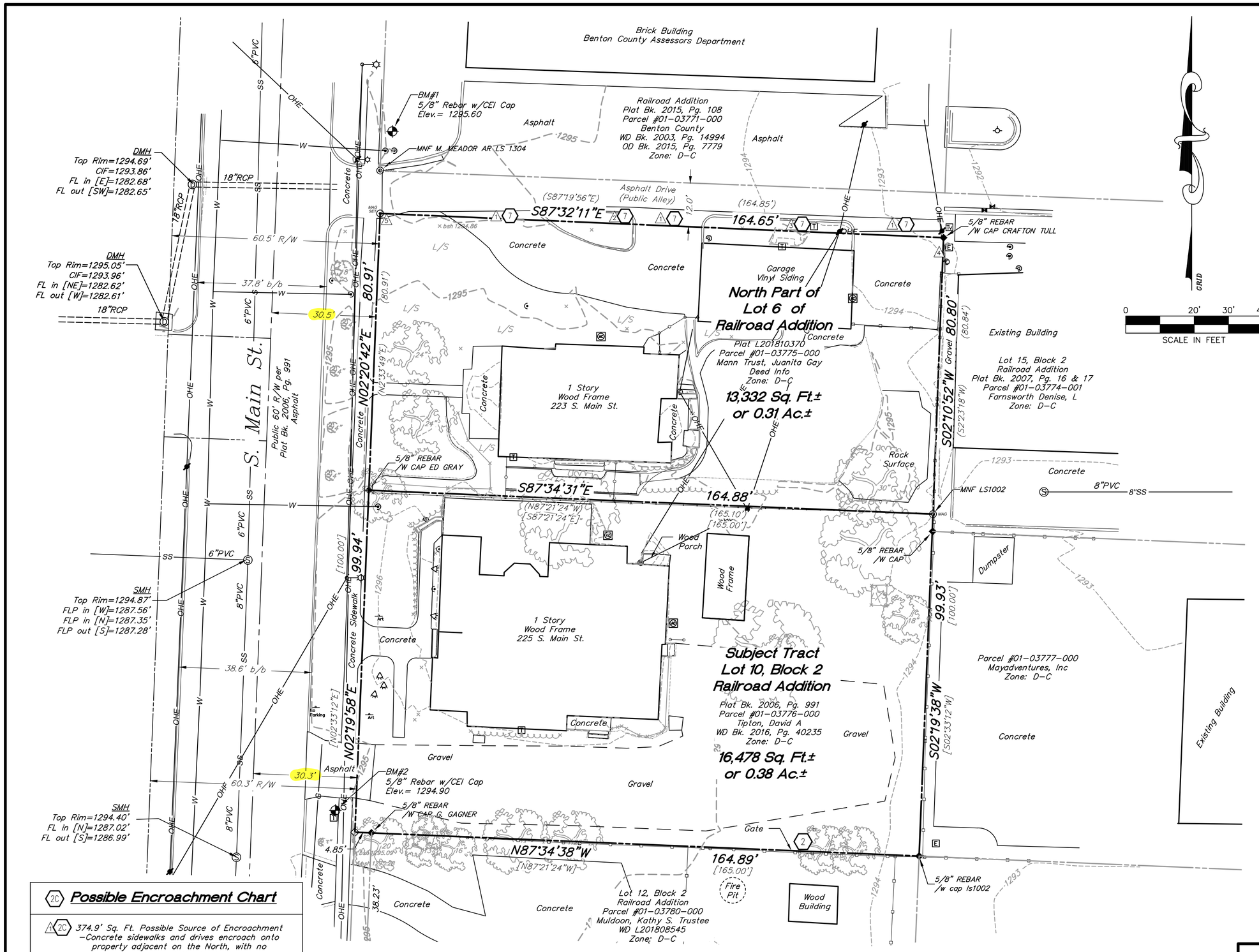
Mark	Date	Revision

motto by Hilton

BENTONVILLE ARKANSAS

GROUND FLOOR PLAN - ALTERNATE

Project No:	011907
Date:	06-19-20
Sheet:	A-201a



LEGEND

	Boundary Line
	Adjoiner Boundary Line
	Right-of-Way Line
℄	Center Line
OHE	Overhead Electric Line
SS	Sanitary Sewer Line
(SIZE)	Storm Drain Pipe
W	Water Line
	Chainlink Fence Line
	Wood Fence Line
	Metal Fence Line
	Tree Line
	Benchmark
	Found Monument (as noted)
	Set 5/8" Rebar "LS#1618"
MAG SET	Set Nail w/Washer "LS#1618"
MAG	Found Mag Nail (as noted)
	Gas Meter
	Electric Meter
	Water Meter
	Drainage Manhole
	Fire Hydrant
	Sewer Manhole
	Sewer Cleanout
	Utility Pole
E	Electric Riser
T	Telephone Riser
TV	Cable TV Riser
AC	Air Conditioner Unit
FDC	Fire Department Connection
	Ground Light
	Lightpole Overhang
	Light on Utility Pole
	Water Valve
	Traffic Sign (type of sign)
(Size)	Tree (Deciduous)
b/b	Back to Back of Curb
Bk. & Pg.	Book & Page
DMH	Drainage Manhole
L/S	Landscape Area
OD	Other Document (Surveyor's Notes)
PVC	Polyvinyl Chloride Pipe
RCP	Reinforced Concrete Pipe
R/W	Right-of-Way
SMH	Sanitary Sewer Manhole
WD	Warranty Deed
(XXXX)	Record Bearing & Distance per Plat L201810370
[XXXX]	Record Bearing & Distance per Plat Bk. 2006, Page 991

2C Possible Encroachment Chart

1 2C 374.9' Sq. Ft. Possible Source of Encroachment –Concrete sidewalks and drives encroach onto property adjacent on the North, with no Easement Provided–

2 2C 94.4' Sq. Ft. Possible Source of Encroachment –Curb, Gutter & Landscape encroach onto property adjacent on the North, with no Easement Provided–

3 2C 162.2' Sq. Ft. Possible Source of Encroachment –Curb, Gutter & Landscape encroach onto property adjacent on the North, with no Easement Provided–

4 5.2' Sq. Ft. Possible Source of Encroachment –Concrete encroach onto property adjacent on the East, with no Easement Provided–

5 4.1' Sq. Ft. Possible Source of Encroachment –Concrete & Asphalt encroaching on Northwest corner of subject tract, with no Easement Provided–

Certificate of Survey to:
Windsor Aughtry Company, Inc.
Elite Title Company, Inc.
Fidelity National Title Insurance Company

I, Dustin G. Riley, hereby certify that this plat correctly represents a Boundary and Topographical 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 Property Boundary Surveys and Plats have been met. This Plat is also a true representation of the topographic and physical features as found in the field.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. 1618
State of Arkansas

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1618
SIGNATURE
DUSTIN RILEY

State Plat Code: 500-20N-31W-0-31-110-04-1618

30678	12/13/18	DGR	TLP	KCD/CTH	DGR
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW Regency Prkwy, Suite 2
Bentonville, AR 72712
PH: (479) 273-9472
Fax: (479) 273-0844

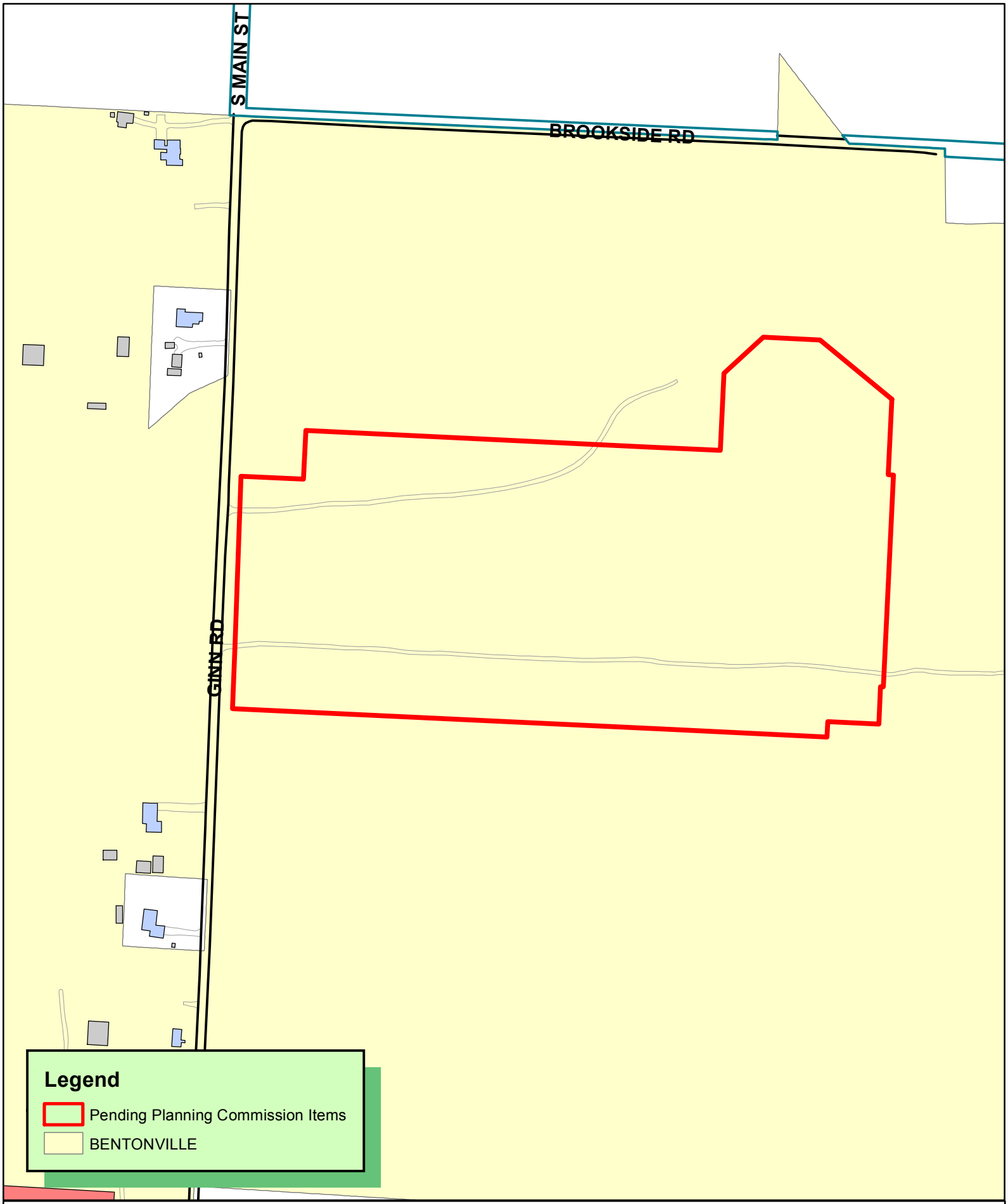
Windsor Aughtry Company, Inc.
223 S. Main St.
Bentonville, Benton County, Arkansas

18X24

REV DATE	SHEET NO.
12/13/18 REV-3	1 OF 2

© 2018 CEI ENGINEERING ASSOCIATES, INC.

JOB # 30678 DRAWING: 30678ALTA_R3.dwg LAST SAVED BY: DRILEY



N
W E
S

1 inch = 300 feet

PP20-0004
PRELIMINARY PLAT
GINN ROAD

THE CITY OF BENTONVILLE

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

June 22, 2020

Bentonville Engineering Department
305 SW A Street
Bentonville, AR 72712

Re: Mountainbrook Subdivision
Bentonville, AR
CTA No. 19112300

To whom it may concern,

We are requesting two waivers from the City of Bentonville's Stormwater Management and Drainage Manual. The first is to waive the maximum velocity requirement of 12 ft/s in a storm sewer pipe. There are two pipes that will exceed this velocity requirement: Pipe 1-7 will be at 15.67 ft/s and pipe 4-1 will be at 16.10 ft/s. These two pipes must be sloped this steep to avoid excessively tall curb inlet boxes at the upstream side of the pipe. The pipes downstream have lesser slopes and the water's velocity will be significantly lower when discharged from the network. Rip rap is shown to be installed at the discharge to further reduce velocity. Granting this waiver will not cause any negative impacts onsite.

The second waiver is to waive the requirement for onsite detention. As shown in the drainage report, we conducted multiple analyses to show the impact downstream of the development. Due to the proximity to two tributaries, the downstream analysis was crucial in determining how the development impacted the overall drainage basin. We concluded that a stormwater pond is less efficient when near the outlet of a larger drainage basin or when the study point is further downstream. The pond offered no benefit that a traditional storm sewer network with riprap at the discharge locations could not. It actually increased flows 0.5 miles downstream for a few storm events. By eliminating the pond, peak flows are not affected and the city/developer removes added construction/maintenance burdens. We request that the requirement for on-site detention be waived.

If you have any additional questions or concerns, please contact us at your earliest convenience. Thank you in advance for your consideration of this request.

Sincerely,

Taylor Lindley, P.E.

MOUNTAINBROOK
BENTONVILLE, ARKANSAS
PRELIMINARY PLAT

COVER SHEET; GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. 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.
11. TO SCHEDULE AN INSPECTION OR TEST WITH TEH CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED DIN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
12. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
13. ALL LOTS WITH A FLOODPLAIN/FLOODWAY ENCROACHMENT (LOTS 11, 13, & 14 IN PHASE 2) MUST HAVE LOMR APPROVED BY FEMA PRIOR TO PULLING THE BUILDING PERMIT WITH THE CITY.

UTILITY CONTACTS

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
DAN WEESE
3200 SW MUNICIPAL DRVIE
BENTONVILLE, AR. 72712
PHONE: (479) 271-5993

STREET DEPARTMENT
CITY OF BENTONVILLE
TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3130

WATER
CITY OF BENTONVILLE
PRESTON NEWBILL
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

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

ELECTRIC
CITY OF BENTONVILLE (BEUD)
CHALRES BARNS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-3159

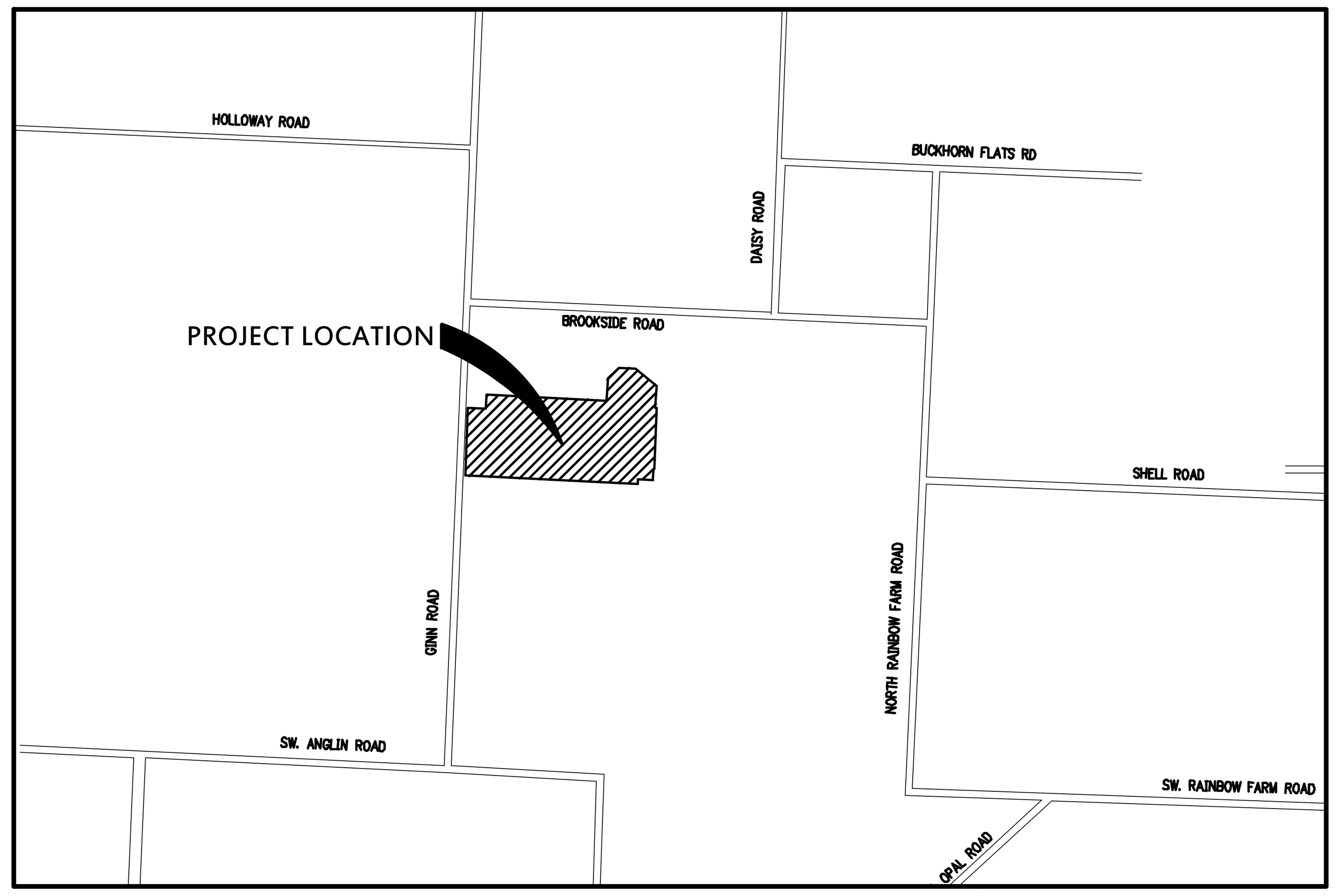
PHONE
AT&T
SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, AR 72766
PHONE: (479) 422-1967

PLANNING
CITY OF BENTONVILLE
JOHN STANLEY
305 S.W. A STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3122

STORM WATER
CITY OF BENTONVILLE
JANET PAITH
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR. 72712
PHONE: (479) 271-5002

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

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



VICINITY MAP
NTS

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

PROJECT INFORMATION

BUILDING SETBACK: FRONT 20'
FRONT GARAGE 30'
INTERIOR SIDE 7'
SIDE 7'
REAR 25'
EXTERIOR SIDE 20'

SITE AREA: 27.30 AC. (1189195 SQ.FT.)
ZONING: R-2
PROPERTY USAGE: RESIDENTIAL (DUPLEXES)
ADDRESS: GINN RD BENTONVILLE, AR 72713
OWNER: WM 63 RE 1 LLC
885 3RD AVE, SUITE 2403
NEW YORK, NY 10022
SITE ENGINEER: CRAFTON TULL
TAYLOR LINDLEY P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
SITE DEVELOPER: MY STRATEGIC REALTY
812 MAIN ST
VAN BUREN, AR 72956

FLOOD NOTE:

A POTION OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0235K, EFFECTIVE DATE JUNE 5TH, 2012.

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

LEGEND (EXISTING SYMBOLS)

SYMBOLS
- FOUND IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SPRINKLER HEAD
- ELECTRIC PEDESTAL
- GRATED INLET
- DROP INLET
- TREE
- TREE TO BE REMOVED

LINEWORK
- EASEMENT
- CURB
- 1206 INTERMEDIATE CONTOUR
- 1205 INDEX CONTOUR
- SS SANITARY SEWER LINE
- G GAS LINE
- W WATER LINE (SPECIFY SIZE & TYPE)
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- UGTV UNDERGROUND TELEVISION
- OHTV OVERHEAD TELEVISION
- CHAIN LINK FENCE
- // WOOD FENCE
- X BARBED WIRE FENCE
- FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS
- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- (X-X) STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK
- EASEMENT
- CURB
- 1206 INTERMEDIATE CONTOUR
- 1205 INDEX CONTOUR
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEVISION
- OHTV OVERHEAD TELEVISION
- CHAIN LINK FENCE
- // WOOD FENCE
- X BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

PROPERTY DESCRIPTION

OVERALL

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER, OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 87°16'14"WEST A DISTANCE OF 163.23 FEET; THENCE NORTH 87°15'54"WEST A DISTANCE OF 807.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°44'05"WEST A DISTANCE OF 19.70 FEET; THENCE NORTH 87°15'55"WEST A DISTANCE OF 7.00 FEET; THENCE SOUTH 02°44'05"WEST A DISTANCE OF 92.00 FEET; THENCE NORTH 87°15'59"WEST A DISTANCE OF 126.01 FEET; THENCE SOUTH 02°44'05"WEST A DISTANCE OF 38.00 FEET; THENCE NORTH 87°16'03"WEST A DISTANCE OF 1468.15 FEET TO THE EAST RIGHT OF WAY OF GINN ROAD; THENCE ALONG SAID RIGHT OF WAY, NORTH 02°22'47" EAST A DISTANCE OF 149.77 FEET; THENCE NORTH 02°00'07"EAST A DISTANCE OF 423.72 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 87°15'55"EAST A DISTANCE OF 154.24 FEET; THENCE NORTH 02°44'05"EAST A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°15'55"EAST A DISTANCE OF 1023.31 FEET; THENCE NORTH 02°44'05"EAST A DISTANCE OF 190.28 FEET; THENCE NORTH 47°34'45"EAST A DISTANCE OF 131.77 FEET; THENCE SOUTH 87°15'55"EAST A DISTANCE OF 139.60 FEET; THENCE SOUTH 50°29'36"EAST A DISTANCE OF 230.21 FEET; THENCE SOUTH 02°44'05"WEST A DISTANCE OF 186.04 FEET; THENCE SOUTH 87°15'55"EAST A DISTANCE OF 13.01 FEET; THENCE SOUTH 02°44'05"WEST A DISTANCE OF 503.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.30 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

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C-214	STORM SEWER LINE 2 P&P (C)
C-215	STORM SEWER LINE 2 & 3 P&P (C)
C-216	STORM SEWER LINE 4 P&P (C)
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C-218	STORM SEWER LINE 6 P&P (C)
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C-220	STORM SEWER LINE 6 P&P (C)
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C-507	CITY OF BENTONVILLE ELECTRIC DETAILS 1 OF 3
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L-501	PLANTING DETAILS

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Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
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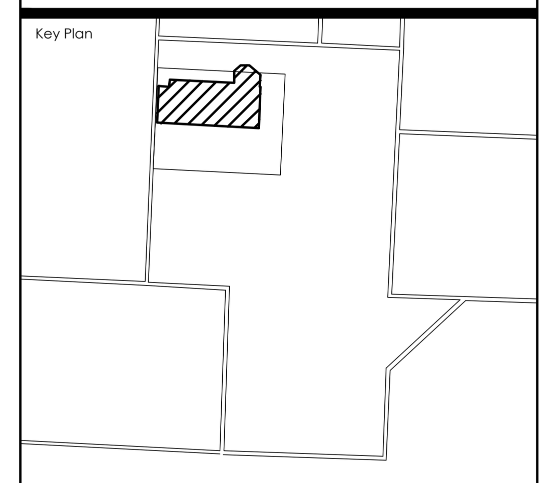
MOUNTAINBROOK
BENTONVILLE, AR

Key Plan



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PROJECT NO: 19112300
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CHECKED BY:

PRELIMINARY PLANS

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PP20-0004

COVER SHEET

C-001

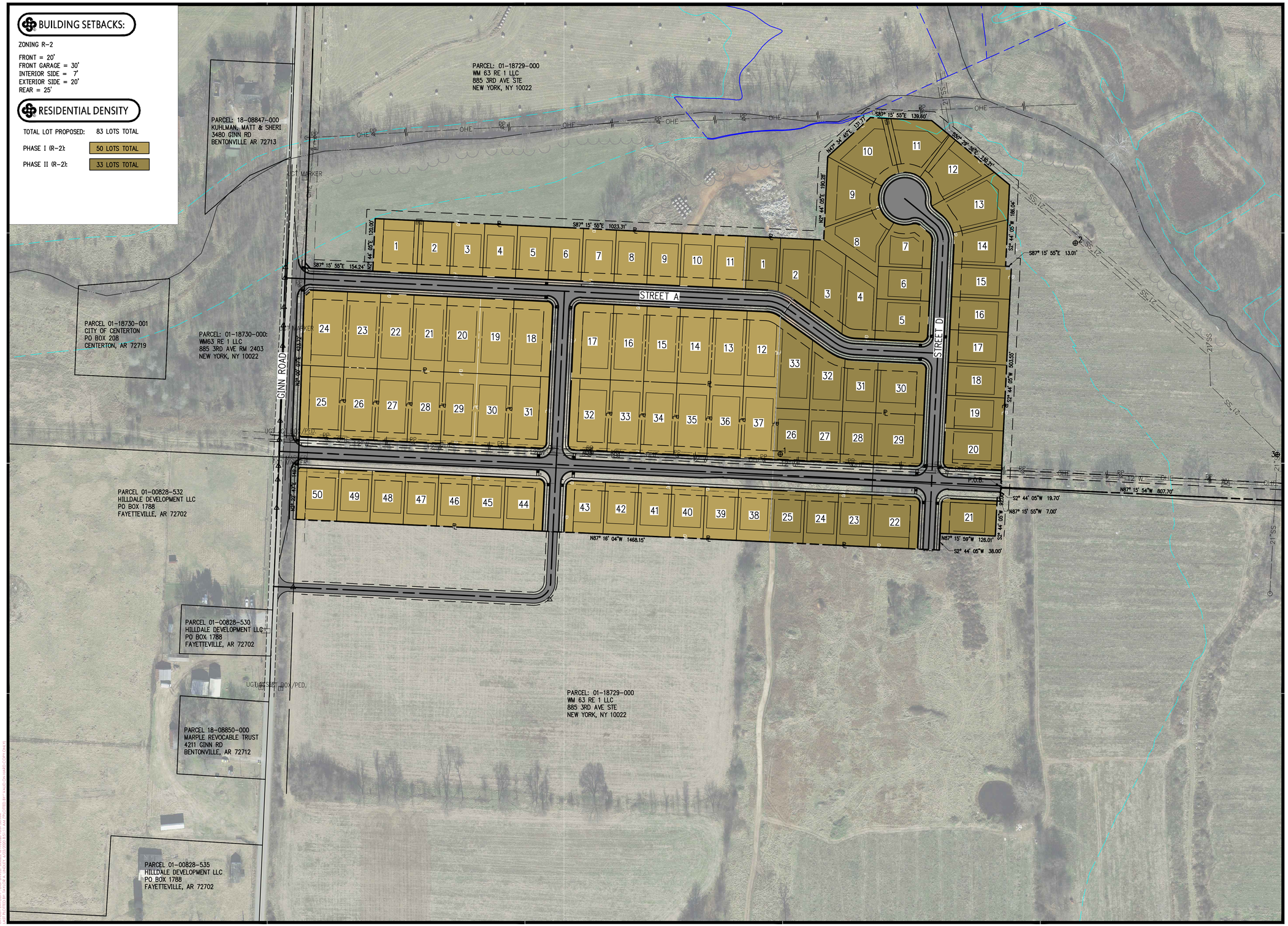
BUILDING SETBACKS:

ZONING R-2

FRONT = 20'
FRONT GARAGE = 30'
INTERIOR SIDE = 7'
EXTERIOR SIDE = 20'
REAR = 25'

RESIDENTIAL DENSITY

TOTAL LOT PROPOSED:	83 LOTS TOTAL
PHASE I (R-2):	50 LOTS TOTAL
PHASE II (R-2):	33 LOTS TOTAL



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GRAPHIC SCALE IN FEET
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MOUNTAINBROOK
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Key Plan

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PP20-0004

OVERALL SITE PLAN

C-101

DRAWING: C:\19112300_STONEBRIDGE\INFRASTRUCTURE\CIVIL\DWG\OVERALL SITE PLAN.DWG
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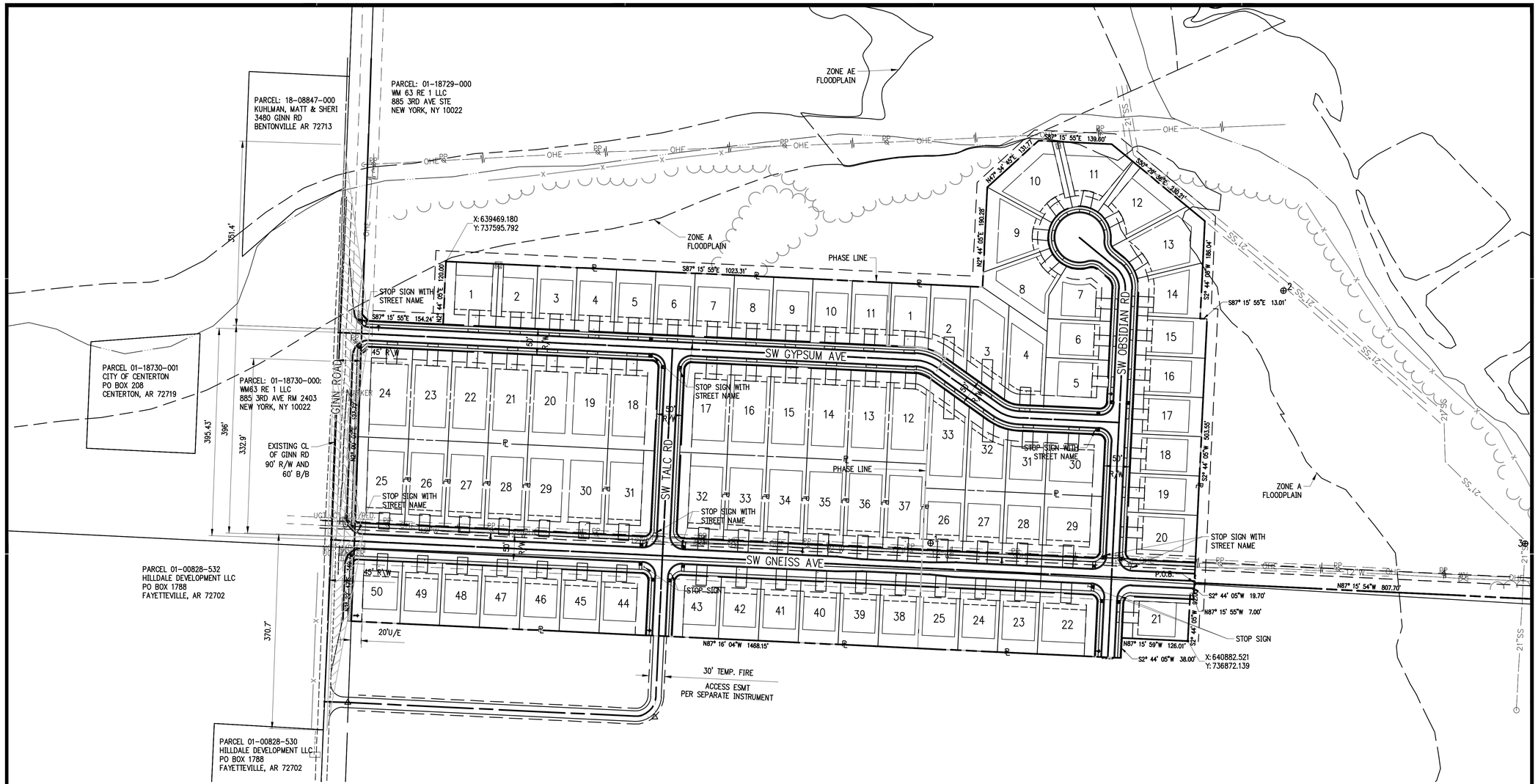

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
12. ALL LOTS WITH A FLOODPLAIN/FLOODWAY ENCROACHMENT (LOTS 11, 13, & 14 IN PHASE II) MUST HAVE LOMR APPROVED BY FEMA PRIOR TO PULLING THE BUILDING PERMIT WITH THE CITY.
13. FENCING REQUIRED ALONG GINN RD R/W. SEPARATE PERMIT REQUIRED.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
POWER POLE	SANITARY SEWER LINE
TV PEDESTAL	UNDERGROUND ELECTRIC
MANHOLE	OVERHEAD ELECTRIC
GAS METER	BARBED WIRE FENCE
GAS VALVE	RIGHT OF WAY
DOWN GUY	ROAD CENTERLINE
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
TREE	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	CONCRETE SIDEWALK TO BE CONSTRUCTED BY LOT OWNER
	CONCRETE SIDEWALK TO BE CONSTRUCTED UNDER THIS CONTRACT
	FLOODPLAIN

CERTIFICATE OF SURVEYING ACCURACY

I, _____ HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: _____

_____

REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO. _____

PROPERTY DESCRIPTION

OVERALL

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER, OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 87°16'14"WEST A DISTANCE OF 163.23 FEET; THENCE NORTH 87°15'54"WEST A DISTANCE OF 807.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°44'05"WEST A DISTANCE OF 19.70 FEET; THENCE NORTH 87°15'55"WEST A DISTANCE OF 7.00 FEET; THENCE SOUTH 02°44'05"WEST A DISTANCE OF 92.00 FEET; THENCE NORTH 87°15'59"WEST A DISTANCE OF 126.01 FEET; THENCE SOUTH 02°44'05" WEST A DISTANCE OF 38.00 FEET; THENCE NORTH 87°16'03"WEST A DISTANCE OF 1468.15 FEET TO THE EAST RIGHT OF WAY OF GINN ROAD; THENCE ALONG SAID RIGHT OF WAY, NORTH 02°22'47"EAST A DISTANCE OF 149.77 FEET; THENCE NORTH 02°00'07"EAST A DISTANCE OF 423.72 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 87°15'55"EAST A DISTANCE OF 154.24 FEET; THENCE NORTH 02°44'05"EAST A DISTANCE OF 120.00 FEET; THENCE SOUTH 87°15'55"EAST A DISTANCE OF 1023.31 FEET; THENCE NORTH 02°44'05"EAST A DISTANCE OF 190.28 FEET; THENCE NORTH 47°34'45"EAST A DISTANCE OF 131.77 FEET; THENCE SOUTH 87°15'55"EAST A DISTANCE OF 139.60 FEET; THENCE SOUTH 50°29'36"EAST A DISTANCE OF 230.21 FEET; THENCE SOUTH 02°44'05"WEST A DISTANCE OF 186.04 FEET; THENCE SOUTH 87°15'55"EAST A DISTANCE OF 13.01 FEET; THENCE SOUTH 02°44'05"WEST A DISTANCE OF 503.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.30 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

RESIDENTIAL DENSITY

TOTAL LOT PROPOSED:	83 LOTS TOTAL
PHASE I (R-2):	50 LOTS TOTAL
PHASE II (R-2):	33 LOTS TOTAL

BUILDING SETBACKS:

ZONING R-2

FRONT = 20'
FRONT GARAGE = 30'
INTERIOR SIDE = 7'
EXTERIOR SIDE = 20'
REAR = 25'

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No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

MOUNTAINBROOK
BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 19112300
ISSUE DATE: 06/22/20
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

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PP20-0004

OVERALL PRELIMINARY PLAT

C-102

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PLOTTED BY: TYLER DEHARDE PLOT STYLE: PLOT BY VALUE.CTB PAGE SETUP: NONE

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" DOUBLE GROUND SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUDA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. ALL SOD ON 4:1 SLOPES OR GREATER SHALL BE STAPLED IN PLACE.
13. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.
14. AT THE TIME OF BUILDING PERMIT ISSUANCE, NEWLY CONSTRUCTED SINGLE AND TWO-FAMILY RESIDENTIAL STRUCTURES SHALL REQUIRE ONE (1) 2.5' CALIBER SHADE TREE SHALL BE PLANTED IN EACH YARD ADJACENT TO THE ROADWAY. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL TO COMPLETE LANDSCAPE REQUIREMENTS.
15. WHERE POTENTIAL UTILITY CONFLICTS ARE POSSIBLE WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
16. THERE CANNOT BE ANYTHING BETWEEN 42" AND 96" IN HEIGHT WITHIN THE SHADED AREA AT THE ENTRANCES.
17. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
18. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

PLANT SCHEDULE

STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	10	CARPINUS BETULUS / EUROPEAN HORNBEAM	B & B	4"CAL	10' HT. MIN.

MAINTENANCE NOTES

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

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GRAPHIC SCALE IN FEET
60' 0 60'

MOUNTAINBROOK

BENTONVILLE, AR

Key Plan

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CONTACT: T. LINDLEY
CHECKED BY:

REGISTERED LANDSCAPE ARCHITECT — BARRY RICHMOND WILLIAMS — No. 5026 — STATE OF ARKANSAS

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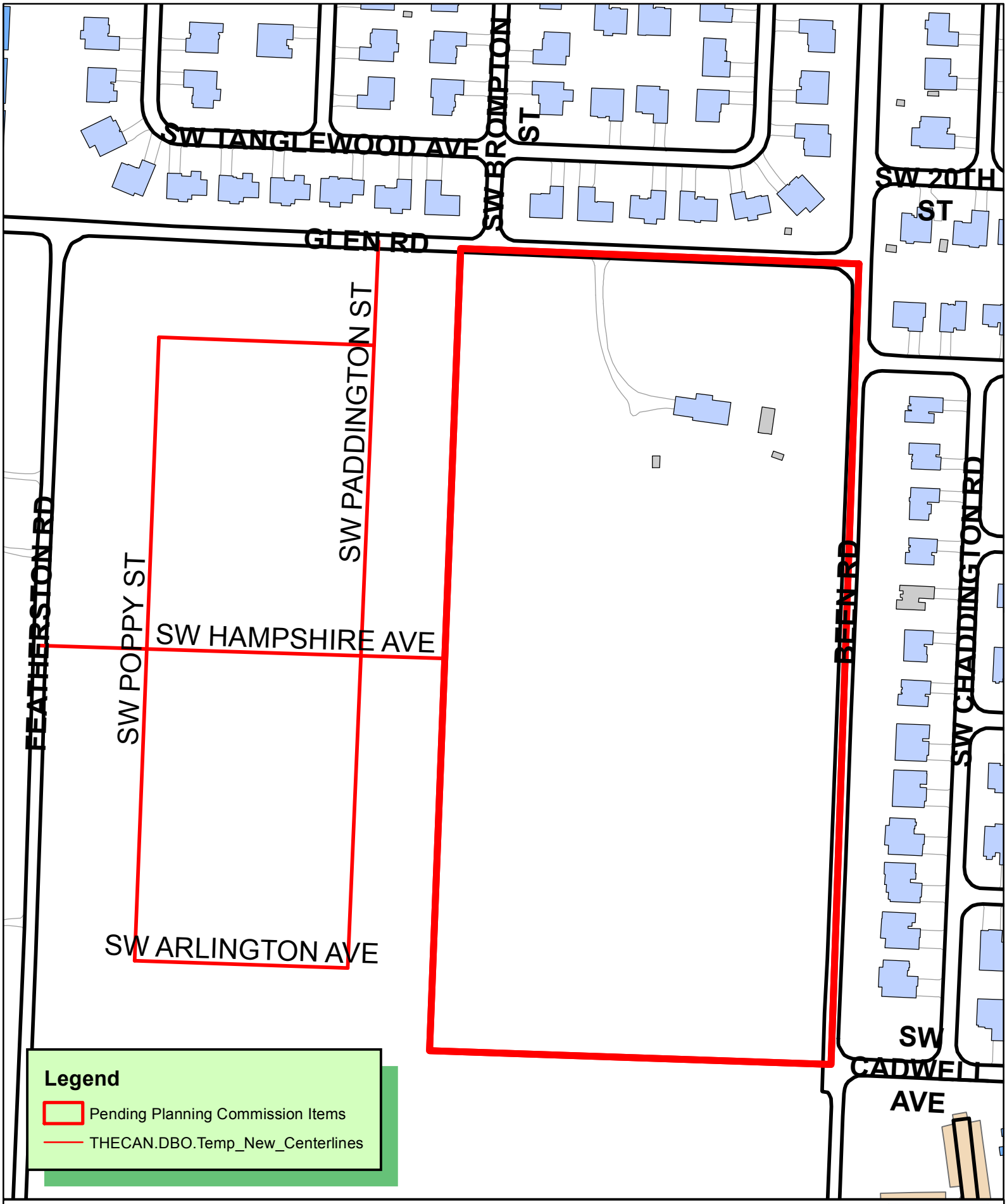
PP20-0004

PLANTING PLAN

L-101

DRAWING: G:\19112300_STONEBROOK\INFRASTRUCTURE\CIVIL\DWG\PLANTING PLAN.DWG
LAYOUT: PLANTING PLAN - LAST SAVED: 2020.06.22 PLOTTED: 6/22/2020 11:13:33 AM
XREFS: XREF: 19112300-BASE, XREF: 19112300-EXISTING, XREF: 19112300-PLAN, IMAGES: 19112300-PLAN (ON HARD COPY ONLY)



N
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1 inch = 200 feet

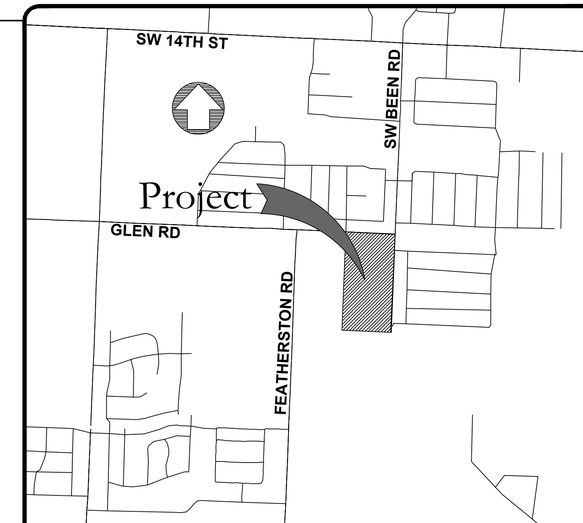
PP20-0005
PRELIMINARY PLAT
BEEN ROAD VILLAS

THE CITY OF BENTONVILLE

BEEN ROAD VILLAS SUBDIVISION

PRELIMINARY PLAT - PHASE 1

9549 GLEN RD
BENTONVILLE, AR 72713



VICINITY MAP
N.T.S.

GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF BENTONVILLE AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.
- IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF BENTONVILLE.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
- BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
- A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
- THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
Parcel #: 01-00828-070
610 Towson Avenue
PO Box 2207
Fort Smith, AR 72902
479.783.5191

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

City of Bentonville - Engineering Department
Attn: Dan Weese, City Engineer
3200 SW Municipal Drive
Bentonville, AR,
Ph: (479) 271-5993
dweese@bentonvillear.com

City of Bentonville - Stormwater
Attn: Janet Paith
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5002
jpaith@bentonvillear.com

City of Bentonville - Planning Department
Attn: Brian Bahr, Planning Director
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Brent Boyddston, Fire Chief
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-5927

City of Bentonville - Street Department
Attn: Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3130
todavis@bentonvillear.com

City of Bentonville - Water Department
Attn: Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3140
pnewbill@bentonvillear.com

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3159

City of Bentonville - Wastewater Department
Attn: Nancy Busen
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3160
nbusen@bentonvillear.com

CITY OF Bentonville MAYOR
117 W. Central Avenue
Bentoville, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
(479) 271-5966 OFFICE

UTILITY INFORMATION:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 72766
PH: 479-442-1967 (SCOTT SEAMAN)
PH: 479-442-1977 (LAYNE RHODES)
SS7513@ATT.COM
LR159@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

LEGAL DESCRIPTION

PART OF THE NE CORNER OF THE SE 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 2;
THENCE S 02°06'40" W 1321.13 FEET TO A FOUND COTTON PICKER SPINDLE;
THENCE N 87°41'02" W 662.70 FEET TO A FOUND IRON PIN;
THENCE N 02°13'23" E 1320.38 FEET TO A FOUND IRON PIN;
THENCE S 87°44'57" E 660.12 FEET TO THE POINT OF BEGINNING CONTAINING 873557.12 SQUARE FEET OR 20.05 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

SWOPE ENGINEERING
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

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

*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION 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 CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11426 PHILLIP R. SWOPE

6/22/2020

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

CERTIFICATE OF AUTHORIZATION SWOPE ENGINEERING No. 2831 ARKANSAS

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

SHEET LIST TABLE

Sheet Number	Sheet Title
C1.0	Cover Sheet
C1.1	General Notes
C2.0	Preliminary Plat
C2.1	Preliminary Plat
C2.2	Landscaping Plan
C3.0	Demolition and Erosion Control Phase 1 Plan
C3.1	Erosion Control Phase 2 Plan
C3.2	Erosion Control Details
C5.0	Utility Plan
C5.1	Utility Plan
C6.0	Storm Line A Plan and Profile
C6.1	Storm Line B Plan and Profile
C6.2	Storm Line A.1, A.2, and A.3
C6.3	Storm Lines B.1, B.2, and B.3
C6.4	North and East Pond Plan and Profile
C7.0	Endurance Way Plan and Profile
C7.1	Shackleton Road and Street 4 Plan and Profile
C7.2	Expedition Street Plan and Profile
C7.3	Hurley Boulevard Plan and Profile
C7.4	Glen Road Plan and Profile
C7.5	Been Road Plan and Profile
C7.6	Intersection Grading Details
C7.7	Intersection Grading Details
C8.0	Sanitary Sewer Line A Plan and Profile
C8.1	Sanitary Sewer Line A Plan and Profile - Continued
C8.2	Sanitary Sewer Line B Plan and Profile
C9.0	Waterline A Plan and Profile
C9.1	Waterline A Plan and Profile continued
C9.2	Waterline B Plan and Profile
C9.3	Waterline B.1, B.2, and B.3 Plan and Profile
C10.0	Roadway and Signage Details
C10.1	Roadway and Signage Details
C10.2	BWSD
C10.3	BWSD
C10.4	BWSD
C10.5	BWSD
C10.6	BWSD

PP 20-0005
DATE: 06/22/2020
REVISED: XX-XX-XXXX

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PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- 8" W — C-900 DR-14 CLASS 200 PVC WATERLINE
- ELECTRICAL CONDUIT
- 8" SS — SDR-26 PVC CLASS 12454-B SANITARY SEWER
- FLOW LINE
- GAS — GAS LINE
- FO — FIBER OPTIC
- TELE — TELEPHONE LINE

SYMBOLS

- OUTFALL STRUCTURE
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
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- WATER METER
- POWER POLE
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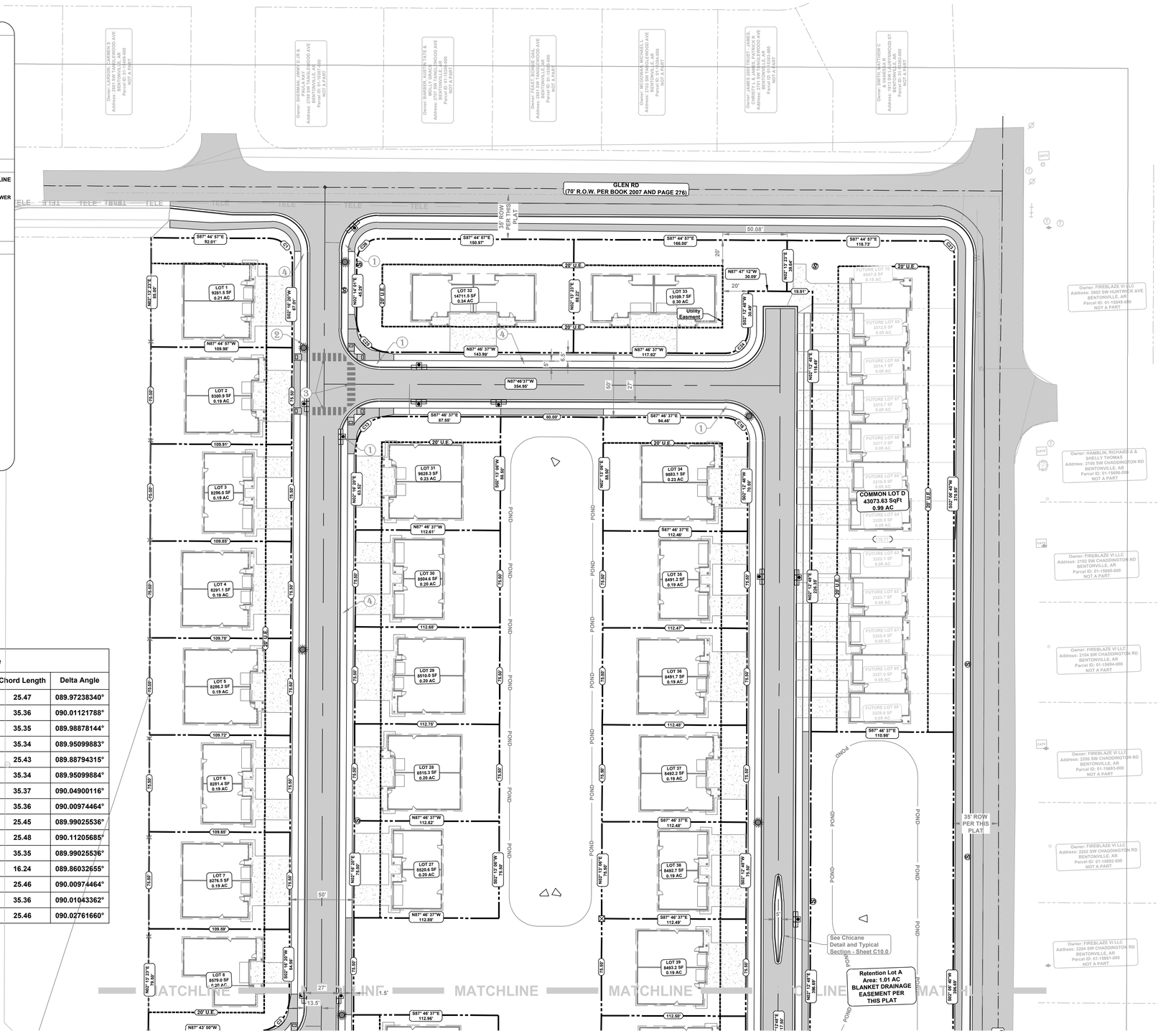
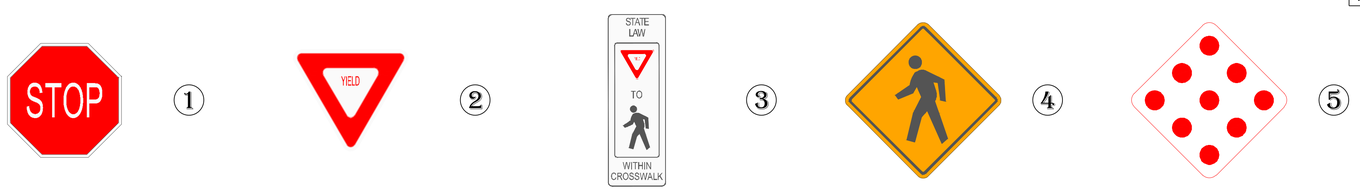
- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND



Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length	Delta Angle
C1	28.29	18.02	S42° 49' 08"E	25.47	089.97238340°
C2	39.27	25.00	S47° 16' 40"W	35.36	090.01121788°
C3	39.27	25.00	S42° 43' 20"E	35.35	089.98878144°
C4	39.25	25.00	N47° 14' 51"E	35.34	089.95099883°
C5	28.24	18.00	S42° 49' 58"E	25.43	089.88794315°
C13	39.25	25.00	N47° 14' 51"E	35.34	089.95099884°
C14	39.29	25.00	N42° 45' 09"W	35.37	090.04900116°
C15	39.27	25.00	S47° 13' 06"W	35.36	090.00974464°
C16	28.27	18.00	S42° 46' 54"E	25.45	089.99025536°
C21	28.31	18.00	S47° 10' 02"W	25.48	090.11205685°
C22	39.27	25.00	N42° 46' 54"W	35.35	089.99025536°
C23	18.04	11.50	S42° 49' 09"E	16.24	089.86032655°
C24	28.28	18.00	S47° 13' 06"W	25.46	090.00974464°
C25	39.27	25.00	N42° 46' 18"W	35.36	090.01043362°
C26	28.28	18.00	N47° 14' 13"E	25.46	090.02761660°



PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

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

GRAPHIC SCALE
0 40' 80'
1 inch = 40 feet

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

Owner's Certification and Dedication

All public streets and public rights-of-way/easements shall be dedicated to the public using the following language:
We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Bentonville, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Bentonville is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Bentonville is also granted the right and authority to maintain, service, and improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Bentonville. Said rights-of-way, easements, streets, and alleys shall be for the benefit of the City of Bentonville and all of its franchised utility providers. The City of Bentonville and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Bentonville and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Owner _____ Date _____

Owner _____ Date _____

State of Arkansas
County of Benton
Subscribed and sworn before me this _____day of_____,2019.

Notary Public _____

My commission expires _____

CERTIFICATE OF SURVEYING ACCURACY

I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1301
STATE OF ARKANSAS

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, effective June 5, 2012.

Zone: R-1, Single-Family Building Setbacks

Front	20'
Side, Interior/Exterior	7'/20'
Rear	25'
Front facing garage	30'

SITE INFORMATION

PROPERTY INFORMATION		
Gross Site area	805,389.52 sf	18.49 acres
Proposed Dedicated R.O.W.	68,147.52 sf	1.56 acres
Net Site Area	873,537.12 sf	20.05 acres
Zoning	R-3 Residential	
ZONING REGULATIONS		
Front Yard		20 ft
Rear Yard		25 ft
Side Yard		7 ft
Side Yard (Street Side)		20 ft
Minimum Lot Width		75.50 ft
PHASE II SUBDIVISION INFORMATION		
Buildable Lots		50
Non-Buildable Lots		4
Total Lots		54

PRELIMINARY PLAT

BEEN ROAD VILLAS SUBDIVISION

PHASE 1
BAXTER PROPERTIES, INC.
GLEN AND BEEN ROAD
BENTONVILLE, ARKANSAS

NO.	DATE	REVISION
1	05/28/2020	XXXXXXXXXXX

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.280.4285 fax

DRAWN BY: DUFF	JOB NUMBER: 19-126
SUBMITTAL DATE: 04/15/2020	CITY NUMBER: PP20-0005
DRAWING NAME: 19-126 - PR.DWG	
SHEET NUMBER: C2.0	

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PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

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- ELECTRICAL CONDUIT
- 8" SS — SDR-26 PVC CLASS 12454-B SANITARY SEWER
- FLOW LINE
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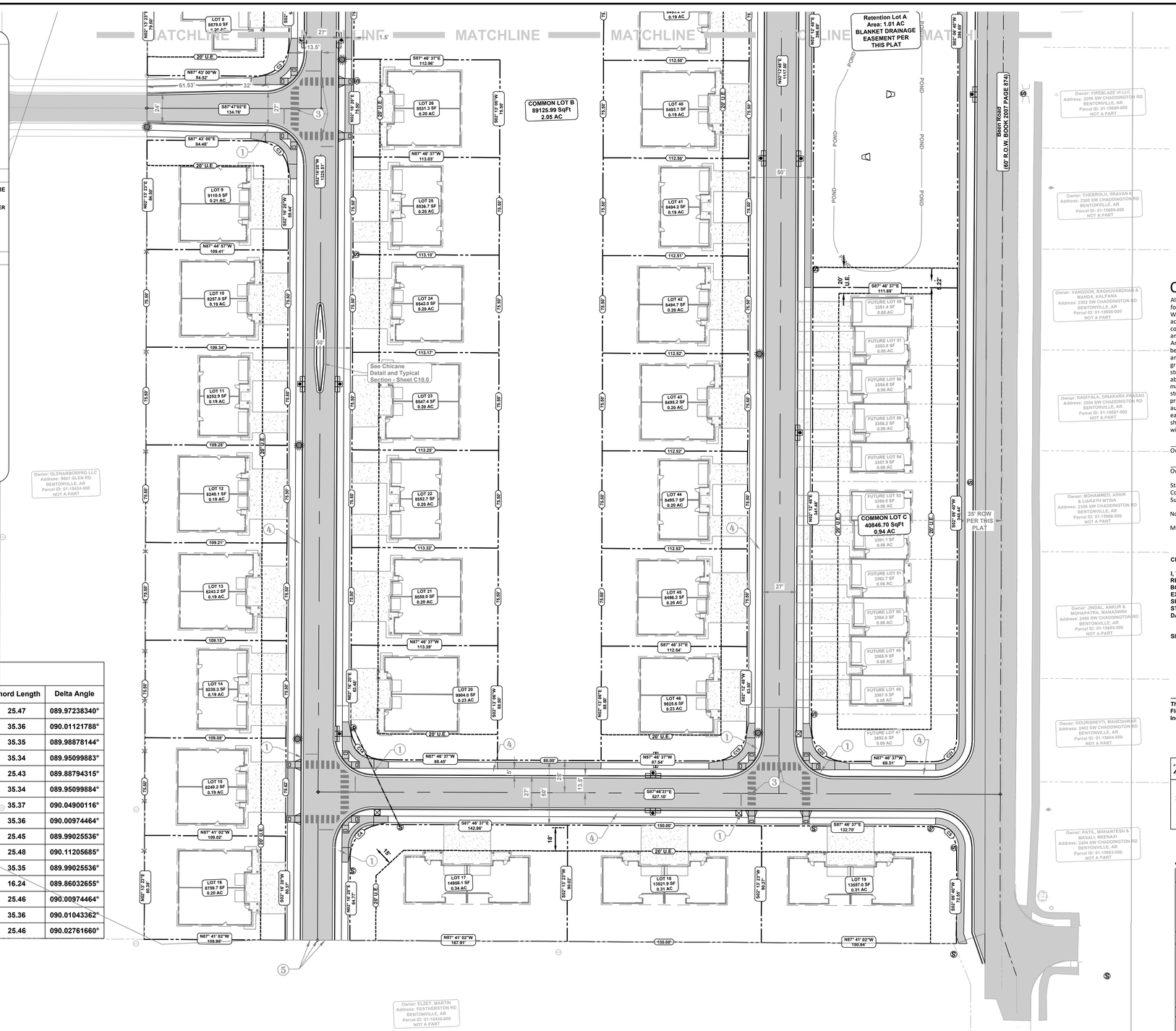

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C14	39.29	25.00	N42° 45' 09"W	35.37	090.04900116°
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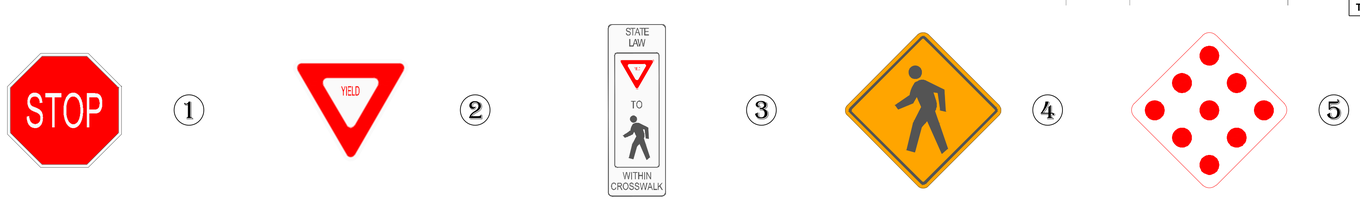
C21	28.31	18.00	S47° 10' 02"W	25.48	090.11205685°
C22	39.27	25.00	N42° 46' 54"W	35.35	089.99025536°
C23	18.04	11.50	S42° 49' 09"E	16.24	089.86032655°
C24	28.28	18.00	S47° 13' 06"W	25.46	090.00974464°
C25	39.27	25.00	N42° 46' 18"W	35.36	090.01043362°
C26	28.28	18.00	N47° 14' 13"E	25.46	090.02761660°



PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE

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

GRAPHIC SCALE
0 40' 80'
1 inch = 40 feet

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATE SYSTEM, (NAD-83) NORTH ZONE.

Owner's Certification and Dedication

All public streets and public rights-of-way/easements shall be dedicated to the public using the following language:
We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Bentonville, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Bentonville is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Bentonville is also granted the right and authority to maintain, service, and improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Bentonville. Said rights-of-way, easements, streets, and alleys shall be for the benefit of the City of Bentonville and all of its franchised utility providers. The City of Bentonville and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Bentonville and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Owner _____ Date _____

Owner _____ Date _____

State of Arkansas
County of Benton
Subscribed and sworn before me this _____day of_____,2019.

Notary Public _____

My commission expires _____

CERTIFICATE OF SURVEYING ACCURACY

I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1301
STATE OF ARKANSAS

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, effective June 5, 2012.

Zone: R-1, Single-Family Building Setbacks	
Front	20'
Side, Interior/Exterior	7'/20'
Rear	25'
Front facing garage	30'

SITE INFORMATION

PROPERTY INFORMATION		
Gross Site area	805,389.52 sf	18.49 acres
Proposed Dedicated R.O.W.	68,147.52 sf	1.56 acres
Net Site Area	873,537.12 sf	20.05 acres
Zoning	R-3 Residential	
ZONING REGULATIONS		
Front Yard		20 ft
Rear Yard		25 ft
Side Yard		7 ft
Side Yard (Street Side)		20 ft
Minimum Lot Width		75.50 ft
PHASE II SUBDIVISION INFORMATION		
Buildable Lots		53
Non-Buildable Lots		1
Total Lots		54

PRELIMINARY PLAT

BEEN ROAD VILLAS SUBDIVISION

PHASE 1
BAXTER PROPERTIES, INC.
GLEN AND BEEN ROAD
BENTONVILLE, ARKANSAS

NO.	DATE	REVISION
1	05/28/2020	XXXXXXXXXXX

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.230.4238 fax

DRAWN BY: DUFF	JOB NUMBER: 19-126
SUBMITTAL DATE: 04/15/2020	CITY NUMBER: PP20-0005
DRAWING NAME: 19-126 - PR.DWG	
SHEET NUMBER: C2.1	

r:\~swope\19-126 been road villas\civil drawings\19-126 - pr.dwg , Plotted on 6/22/2020 6:36:00 AM @ a scale of 1:1 to _dwg to pdf.pc3 by Duff

PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- 8" W — C-900 DR-14 CLASS 200 PVC WATERLINE
- ELECTRICAL CONDUIT
- 8" SS — SDR-26 PVC CLASS 12454-B SANITARY SEWER
- FLOW LINE
- GAS — GAS LINE
- FO — FIBER OPTIC
- TELE — TELEPHONE LINE

SYMBOLS

- OUTFALL STRUCTURE
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- ELECTRICAL METER
- TELEPHONE PEDESTAL

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

LANDSCAPE REQUIREMENTS:
TOTAL STREET FRONTAGE = 1906 FT
1 SHADE TREE PER 20 FT

1906 / 20 = 95.3
95 SHADE TREES REQUIRED
95 SHADE TREES PROVIDED

PLANT SCHEDULE

NO.	SYM.	COMMON NAME / Botanical Name	SIZE/SPACING/ REMARKS
14		NORWEGIAN SUNSET MAPLE A. Truncatum	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 35 FT & 35 FT
16		EUROPEAN HORNBEAM Betula nigra	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 50 FT & 35 FT
32		FRUITLESS SWEETGUM Liquidambar styracifua	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 70 FT & 55 FT
33		TRIDENT MAPLE Acer buergerianum	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 30 FT & 25 FT
4		CHERRY TREE Prunus × yedoensis	2.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 25 FT & 30 FT

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

SEEDING AND SODDING NOTE:

1. ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
2. ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
3. ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
4. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

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

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE 2020

LANDSCAPING PLAN

BEEN ROAD VILLAS SUBDIVISION

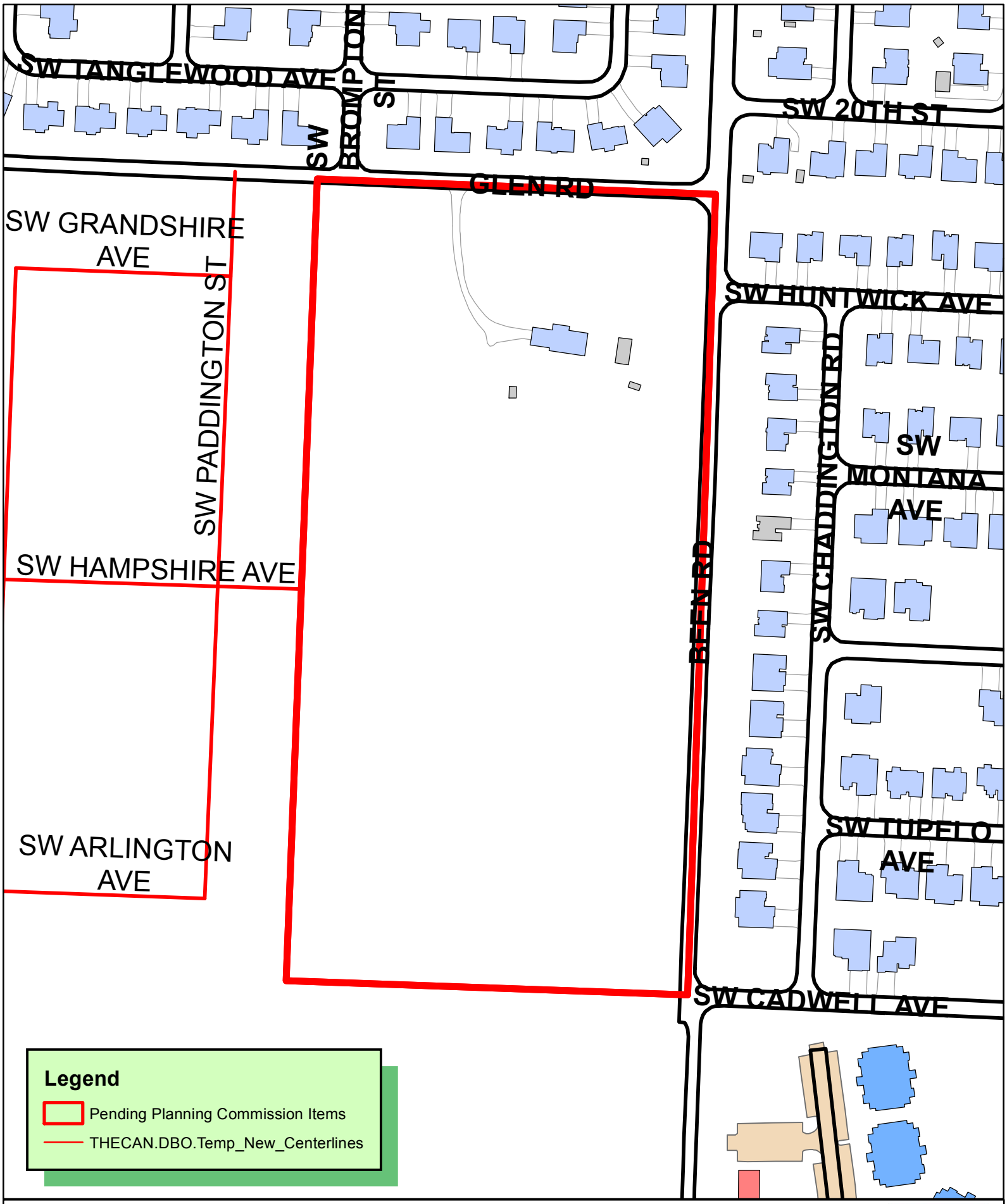
PHASE 1
RIVERWOOD HOMES
EAST APPLE BLOSSOM AVENUE
LOWELL, AR

NO.	DATE	REVISION
1	05/28/2020	XXXXXXXXXXX

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.365.8399 office
479.250.4285 fax

DRAWN BY: DUFF	JOB NUMBER: 19-126
SUBMITTAL DATE: 06/01/2020	CITY NUMBER: PP20-0005
DRAWING NAME: 19-126 - PR.DWG	
SHEET NUMBER: C2.2	

r:\~swope\19-126 been road villas\civil drawings\19-126 - pr.dwg , Plotted on 6/22/2020 6:36:23 AM @ a scale of 1:1 to .dwg to pdf.pc3 by Duff



N
W E
S

1 inch = 200 feet

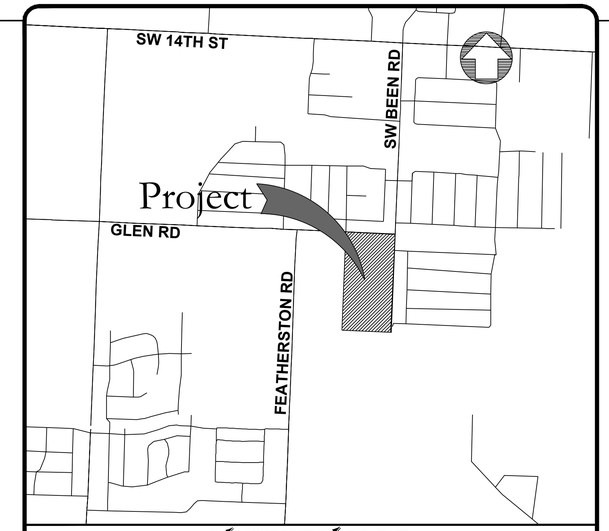
LSD20-0033
LARGE SCALE DEVELOPMENT
BEEN ROAD VILLAS

THE CITY OF BENTONVILLE

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT (LSD20-0033)

9549 GLEN RD
BENTONVILLE, AR 72713



VICINITY MAP
N.T.S.

GENERAL NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 18", WHICHEVER IS LESS, CONTACT SWOPE CONSULTING AT 479-268-6099 PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. SWOPE CONSULTING, ACCEPTS NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS. CALL THE ARKANSAS STATE ONE-CALL UTILITY LOCATION CENTER (1-800-522-6543) BEFORE YOU DIG.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES AND CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT.
- ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF BENTONVILLE AND ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY SPECIFICATIONS.
- IF APPLICABLE TO THIS PROJECT, THE LAND DISTURBANCE PERMIT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY CITY OF BENTONVILLE.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY AND ALL COST ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON-SITE IF THE CONTRACTOR DOES NOT ADEQUATELY HANDLE STORMWATER MANAGEMENT FACILITIES AND A PROFESSIONAL ENGINEER IS REQUIRED BY A GOVERNING AGENCY DURING THE CONSTRUCTION OF SAID FACILITIES.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES, INCLUDED IN THIS PLAN. SAID OWNER IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS OF WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
- THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATIONS.
- BUILDING CONTRACTOR SHALL INSTALL ALL UTILITY SERVICE LINES, METERS, AND OTHER UTILITY APPURTENANCES NECESSARY FOR THE CONNECTION OF BUILDING UTILITIES.
- A MINIMUM OF FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR GRADING, CONTRACTOR SHALL CONTACT THE STATE ONE-CALL SYSTEM AT 811TO LOCATE ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY IN THE EVENT THAT UNDERGROUND UTILITIES ARE NOT SHOWN ON PLAN AND / OR CONFLICT WITH PROPOSED CIVIL WORKS.
- THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING PROPERTIES DURING CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS PRIOR TO ANY CONSTRUCTION, AND NOTIFY THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES THAT MAY OCCUR ON THE DRAWINGS. ALL WORK SHALL DISCONTINUE UNTIL SUCH TIME THAT THE ENGINEER OF RECORD HAS RESOLVED SAID DISCREPANCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF CONSTRUCTION WASTE MATERIALS INCLUDING BUT NOT LIMITED TO DEMOLITION MATERIALS, DEBRIS, CONTAMINATED SOILS / MATERIALS, ETC. IN A LAWFUL MANNER, AT STATE AND FEDERALLY ACCEPTED DISPOSAL SITES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CONSTRUCTING IN ACCORDANCE WITH THE STRICTER OF: THESE CONSTRUCTION DOCUMENTS AND ANY ASSOCIATED DETAILS & SPECIFICATIONS; AND ALL MUNICIPALITIES / GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- NO EVIDENCE IS FOUND ON-SITE OF WETLANDS OR OTHER "WATERS OF THE U.S."
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE. IF ANY DISCREPANCIES ARE FOUND ON PLANS OR IN THE FIELD WHICH WOULD PREVENT POSITIVE DRAINAGE, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY TO AVOID ADDITIONAL COST TO THE OWNER.

CONTACT INFORMATION:

DEVELOPER / PROPERTY OWNER:
Parcel #: 01-00828-070
610 Towson Avenue
PO Box 2207
Fort Smith, AR 72902
479.783.5191

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

City of Bentonville - Engineering Department
Attn: Ellen Norvell, City Engineer
3200 SW Municipal Drive
Bentonville, AR,
Ph: (479) 271-5993
enorvell@bentonvillear.com

City of Bentonville - Stormwater
Attn: Janet Paith
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-5002
jpaith@bentonvillear.com

City of Bentonville - Planning Department
Attn: Brian Bahr, Planning Director
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Brent Boydston, Fire Chief
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-5927

City of Bentonville - Street Department
Attn: Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3130
todavis@bentonvillear.com

City of Bentonville - Water Department
Attn: Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3140
pnewbill@bentonvillear.com

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3159

City of Bentonville - Wastewater Department
Attn: Mike Roberts
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3160
mroberts@bentonvillear.com

CITY OF Bentonville MAYOR
117 W. Central Avenue
Bentovilla, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
(479) 271-5966 OFFICE

UTILITY INFORMATION:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 7276
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

LEGAL DESCRIPTION

PART OF THE NE CORNER OF THE SE 1/4 SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 2;
THENCE S 02°06'40" W 1321.13 FEET TO A FOUND COTTON PICKER SPINDLE;
THENCE N 87°41'02" W 662.70 FEET TO A FOUND IRON PIN;
THENCE N 02°13'23" E 1320.38 FEET TO A FOUND IRON PIN;
THENCE S 87°44'57" E 660.12 FEET TO THE POINT OF BEGINNING CONTAINING 873557.12 SQUARE FEET OR 20.05 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

CITY APPROVAL STAMP

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

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION 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 CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11426 PHILLIP R. SWOPE
06/22/2020

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

CERTIFICATE OF AUTHORIZATION SWOPE ENGINEERING No. 2831 ARKANSAS

SWOPE ENGINEERING
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

DATE: 06/22/2020
REVISED: XX-XX-XXXX

C1.0

r:\~swope\19-126\been road villas\civil drawings\19-126 - cvd - lsd.dwg - Plotted on 6/22/2020 7:52:47 AM @ a scale of 1:1 to _dwg to pdf.pc3 by Duff

PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
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- X — FENCE
- ACCESS EASEMENT
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- SANITARY SEWER
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- WATER VALVE
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- POWER POLE
- LIGHT
- ELECTRICAL BOX
- ELECTRICAL METER
- TELEPHONE PEDESTAL

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

GRAPHIC SCALE

0 20' 40'

1 inch = 20 feet

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE

SITE PLAN

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
BAXTER PROPERTIES, INC.
GLEN AND BEEN ROAD
BENTONVILLE, ARKANSAS

NO.	DATE	REVISION
1	05/26/2020	XXXXXXXXXX

SWOPE ENGINEERING

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.683.8399 office
479.250.4285 fax

DRAWN BY: DUFF	JOB NUMBER: 19-126
SUBMITTAL DATE: 04/15/2020	CITY PROJECT NUMBER: LSD20-0033
DRAWING NAME: 19-126 - PR_LSD.DWG	
SHEET NUMBER: C2.0	

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PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- 8" W — C-900 DR-14 CLASS 200 PVC WATERLINE
- ELECTRICAL CONDUIT
- 8" SS — SDR-26 PVC CLASS 12454-B SANITARY SEWER
- FLOW LINE
- GAS — GAS LINE
- FO — FIBER OPTIC
- TELE — TELEPHONE LINE

SYMBOLS

- OUTFALL STRUCTURE
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- ELECTRICAL METER
- TELEPHONE PEDESTAL

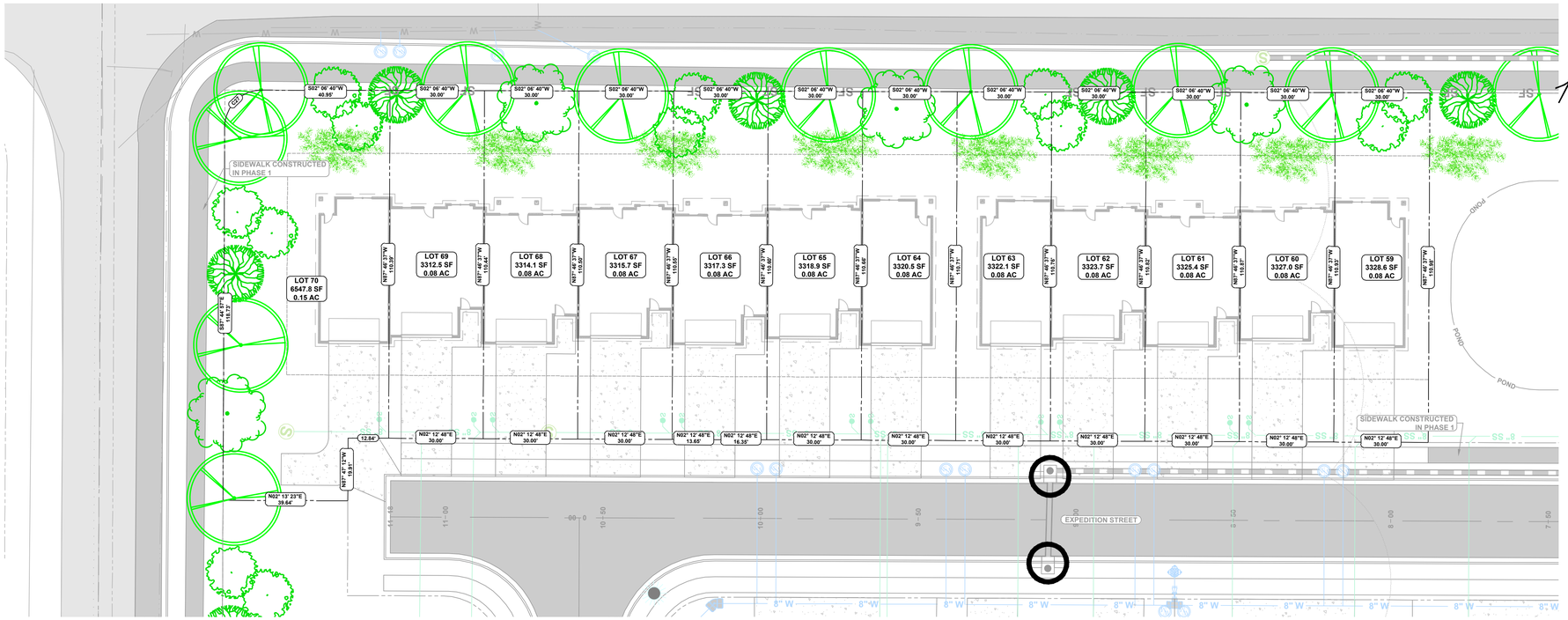
HATCHES

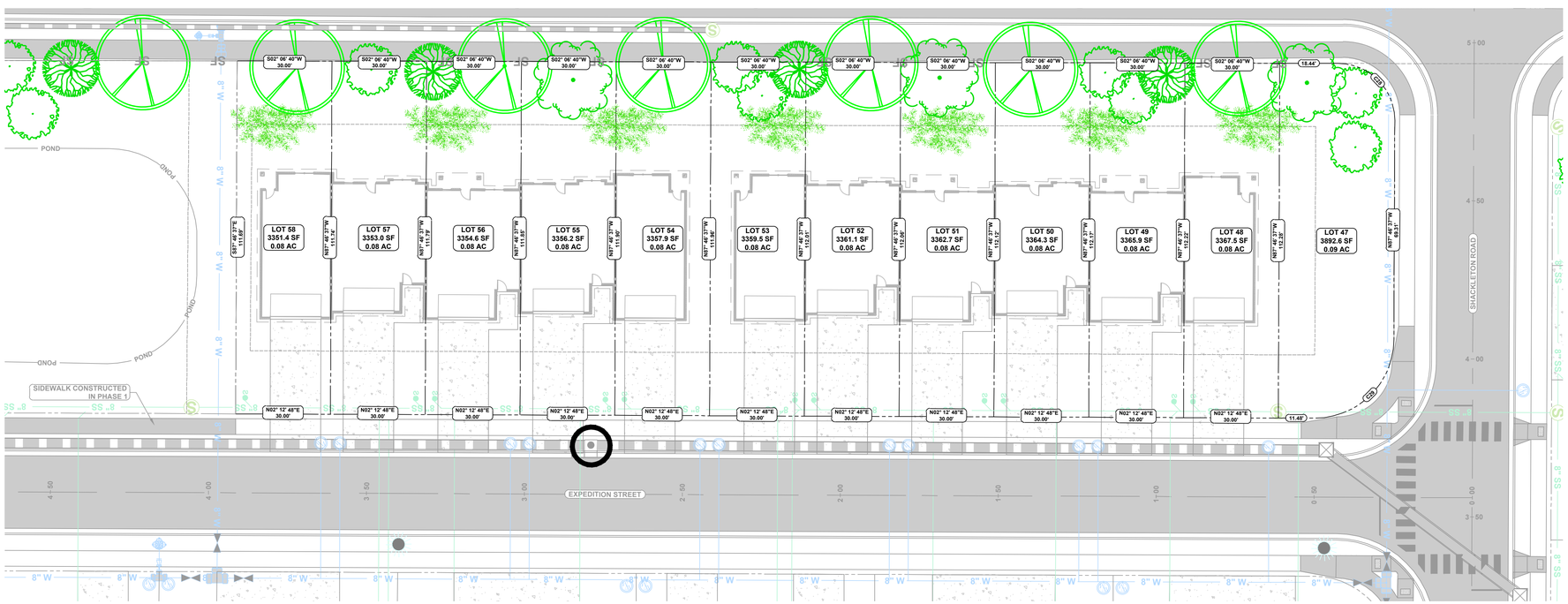
- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

GRAPHIC SCALE

0 20' 40'

1 inch = 20 feet





LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. TREE TOPPING GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
8. TREE REMOVAL GUARANTEE STATEMENT, HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

SEEDING AND SODDING NOTE:

1. ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
2. ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
3. ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
4. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

Know what's below. Call before you dig.

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILLIP R. SWOPE

LANDSCAPING PLAN - LSD

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
RIVERWOOD HOMES
EAST APPLE BLOSSOM AVENUE
LOWELL, AR

NO.	DATE	REVISION
1	05/28/2020	XXXXXXXXXXX

SWOPE ENGINEERING
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8399 office
479.250.4285 fax

DRAWN BY: DUFF	JOB NUMBER: 19-126
SUBMITTAL DATE: 06/11/2020	CITY PROJECT NUMBER: PP20-0005
DRAWING NAME: 19-126 - PR_LSD.DWG	
SHEET NUMBER: C6.0	

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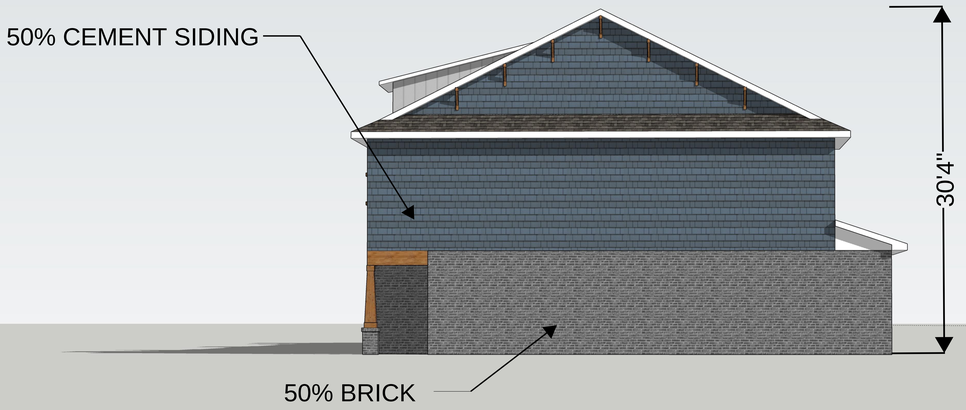
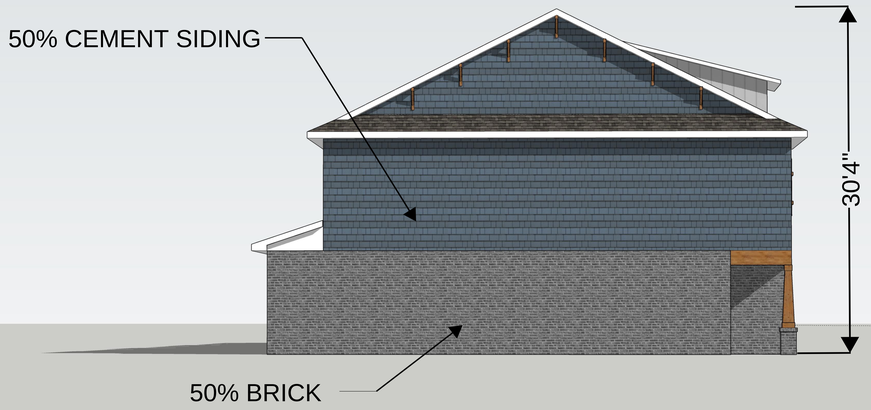
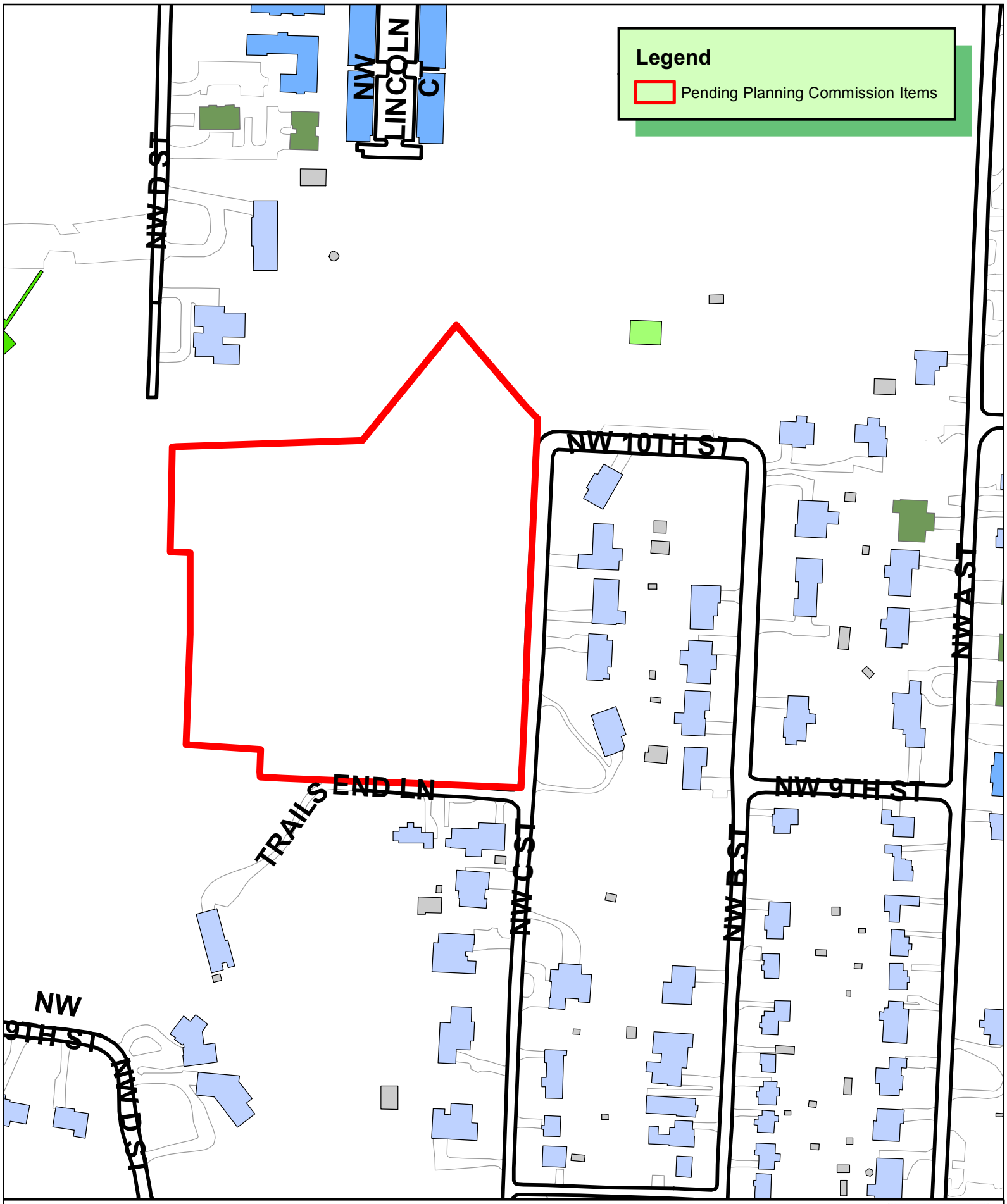
50% CEMENT SIDING
50% BRICK
30'4"


50% CEMENT SIDING
30'4"
50% BRICK

50% CEMENT SIDING
50% BRICK
30'4"


50% CEMENT SIDING
30'4"
50% BRICK



N
W E
S

1 inch = 200 feet

LSD20-0030
LARGE SCALE DEVELOPMENT
THE ENCLAVE AT PARK SPRINGS

THE CITY OF BENTONVILLE

Issued For Review - 6.22.2020

June 2020

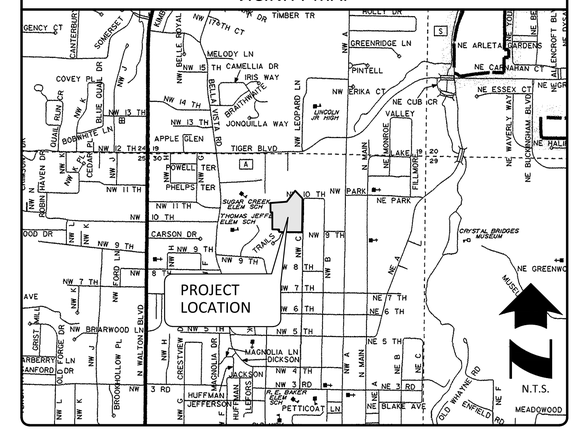
Large Scale Development Plans

for

THE ENCLAVE AT PARK SPRINGS

Bentonville, Benton County, Arkansas

VICINITY MAP



INDEX OF SHEETS

C0.00 Cover Sheet, Vicinity Map, & Index of Sheets
C1.00 General Notes and Legend
C2.00 Preliminary Plat
C3.00 Overall Site Plan
C4.00 Demolition Plan
C5.00 Site Dimension Plan
C5.10 Trails End Lane and NW "C" St. Street Plans
C5.20 Trails End Lane Typical Section
C6.00 Overall Grading Plan
C6.10 Trails End Land and NW "C" Street Grading Plans
C7.00 Erosion Control Plan
C7.10 Erosion Control Details
C8.00 Utility Plan
C8.10 Storm Drain Line A and Sanitary Sewer Lines A & B Profiles
C9.00 Miscellaneous Details
C9.10 Miscellaneous Details
L1.01 Landscape Demo Plan
L1.02 Tree Preservation- Tree Migration Notes
L1.03 Tree Preservation- Tree Migration Plan
L1.04 Planting Plans

- City Utility Details
- BEUD Layout
- BEUD Details

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: 479-333-7005

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

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: PRESTON NEWBILL
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-3140

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: 479-271-3159

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48th STREET
SPRINGDALE, ARKANSAS
PHONE: 479-717-3796
EMAIL: kip.smith@cox.com

WASTEWATER
CITY OF BENTONVILLE
CONTACT: NANCY BUSEN
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: 479-271-3160

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BRENT BOYDSTON (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: 479-271-5927

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: 501-661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

CITY ENGINEER/PLANNING
CONTACT: ELLEN NORVELL
PHONE: 479-271-5993

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: 479-271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: 479-271-6720

BUILDING INSPECTION
PHONE: 479-271-3125

STORMWATER
CONTACT: JANET PAITH
PHONE: 479-271-5002
jpaith@bentonvillear.com

Zoning - PRD Zone 1 Minimum Building Setbacks			
Front Yard	Side Yard		Rear Yard
	Interior	Exterior	
10'	5'	20'	0'

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

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

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

All work within the City of Bentonville right-of-way will meet the City of Bentonville street specifications.

PRD 19-0002

LSD 20-0030

CITY ATLAS PAGE #361

Owner/Developer
Black Apple Creek LLC
PO Box 30000, PMB 496
Jackson, WY 83002
Contact: JoAnn Shannon
760-801-0440

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

FOR REVIEW

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

FLOOD CERTIFICATION:

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

Map Number: 05007C0090J
Effective Date: September 28, 2007

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

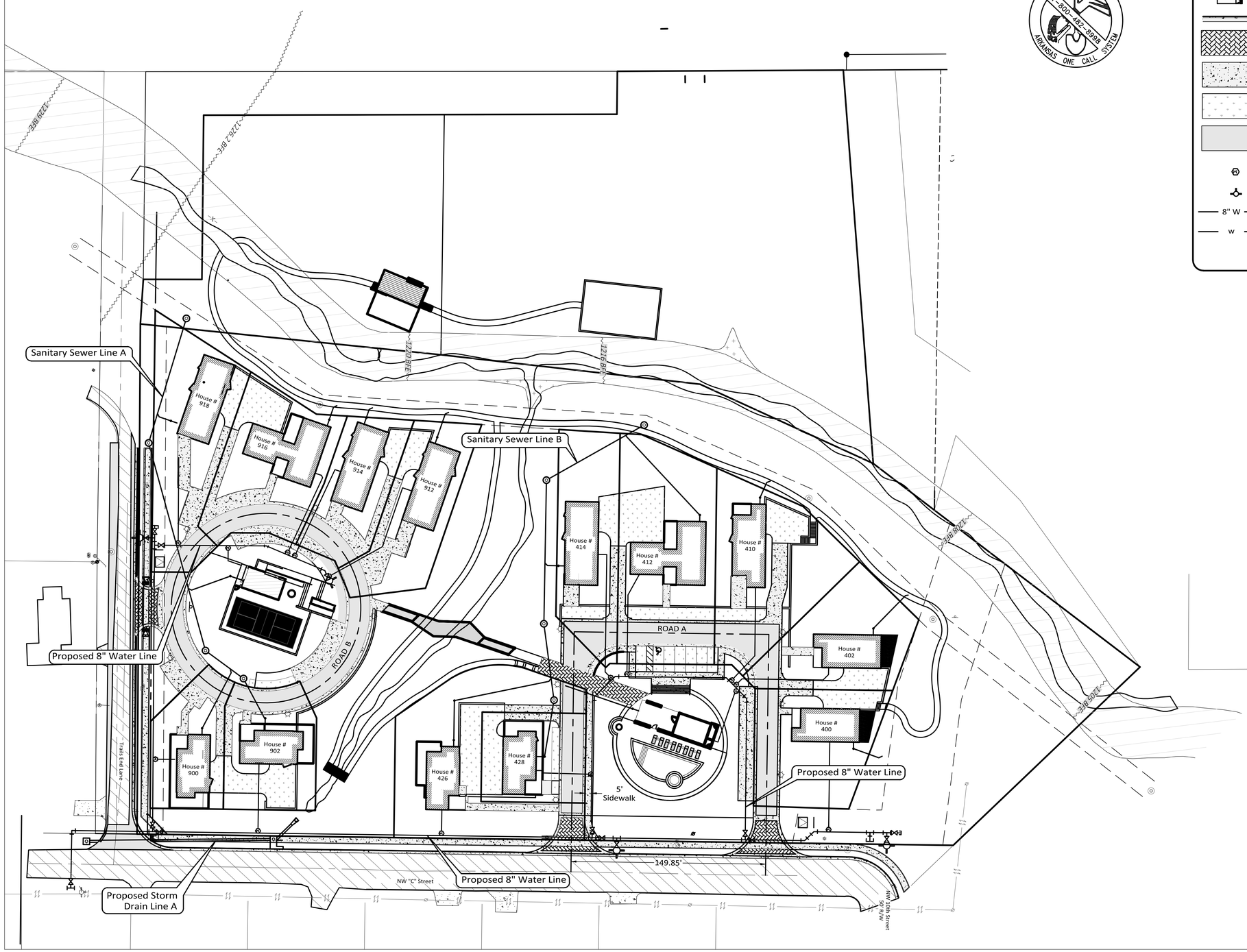
The Enclave At Park Springs

Drawing Name: P:\JN-0114\dwg\JN-01-PLANSHEETS.dwg Last Modified: Jun 19, 2020 - 12:50pm Plotted on: Jun 19, 2020 - 12:50pm by tlowe

The Enclave at Park Springs

Bentonville Arkansas

06.22.2020



40 0 40

Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

LEGEND

- Property Line
- Proposed Easement
- Proposed Building
- Proposed Light Duty Concrete Sidewalk Proposed Handicap Ramp W/Detectable Warning Devices
- 6" Type "A" Conc. Curb & Gutter
- Enhanced Vehicular Pavement Re: Landscape Architect For Detail
- Concrete Drives and Sidewalks
- Grass Pave Re: Landscape Architect For Detail
- Asphalt
- Proposed Double 5/8" Domestic Water Meter Sets
- Proposed Fire Hydrant
- 8" W — Proposed PVC Water Line w/ Size (AWWA C900 Class 150)
- W — Proposed 1" Water Service Line
- Existing Asphalt Pavement With Conc. Curb & Gutter
- Existing Concrete, As Noted
- BFE = 1263' — Ex. Base Flood Elevation Line
- Ex. FEMA Floodway
- Ex. FEMA Floodplain
- Existing Fire Hydrant
- Existing Water Meter
- Existing Power Pole
- X — Existing Chain Link Fence
- Proposed Transformer
- Site Lighting Re: Landscape Architect
- Proposed Flared End Section
- Proposed Curb Inlet
- 6"SS> — Proposed PVC Sanitary Sewer Line W/Size (SDR-26)
- Proposed Sewer Manhole
- S — Proposed PVC Sanitary Sewer Service Line

issue for review:
06.22.2020

issue for pricing:

issue for construction:

revisions:

mark	date	description

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contact@modusstudio.com
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The Enclave at Park Springs

Bentonville Ar

contents.
Overall Site Plan

design. Project Status
date. 06.22.2020
project. LSD 20-0030

C3.00

The Enclave at Park Springs

Bentonville Arkansas

06.22.2020

No Known Signage At This Time.

Trash Service Is Curbside Pickup.

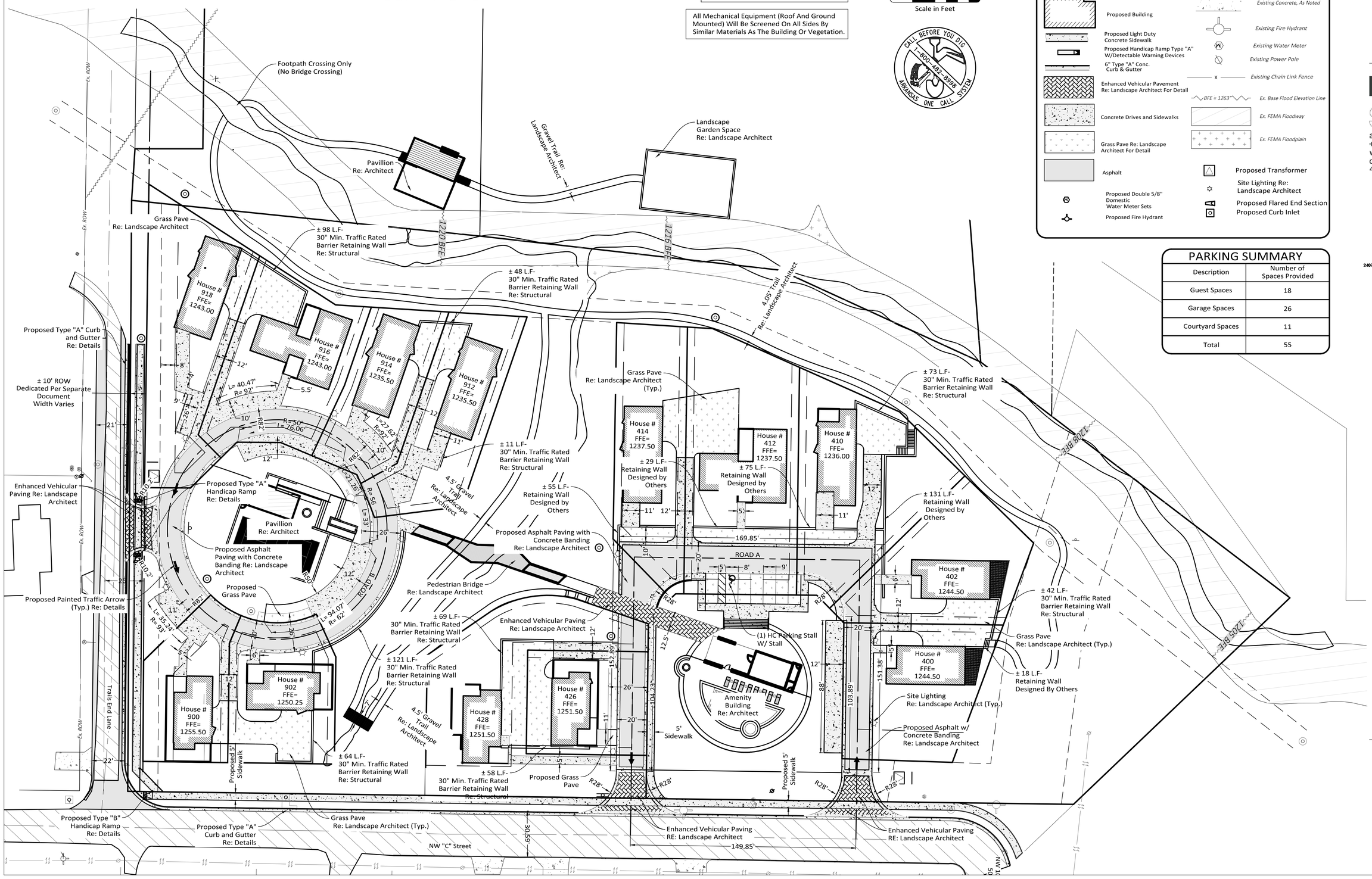
There May Not Be Fences Or Any Other Structure Built In Any Drainage Easements.

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

30 0 30

Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM



LEGEND

- Property Line
- Proposed Easement
- Proposed Building Setback Line
- Proposed Road Center Line
- Proposed Building
- Proposed Light Duty Concrete Sidewalk
- Proposed Handicap Ramp Type "A" W/Detectable Warning Devices
- 6" Type "A" Conc. Curb & Gutter
- Enhanced Vehicular Pavement Re: Landscape Architect For Detail
- Concrete Drives and Sidewalks
- Grass Pave Re: Landscape Architect For Detail
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- Proposed Double 5/8" Domestic Water Meter Sets
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- Ex. FEMA Floodway
- Ex. FEMA Floodplain
- Proposed Transformer
- Site Lighting Re: Landscape Architect
- Proposed Flared End Section
- Proposed Curb Inlet

PARKING SUMMARY

Description	Number of Spaces Provided
Guest Spaces	18
Garage Spaces	26
Courtyard Spaces	11
Total	55

issue for review: 06.22.2020

issue for pricing:

issue for construction:

revisions:

mark	date	description

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The Enclave at Park Springs

Bentonville Ar

contents.
Site Dimension Plan

design. Project Status

date. 06.22.2020

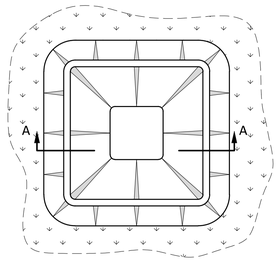
project. LSD 20-0030

C5.00

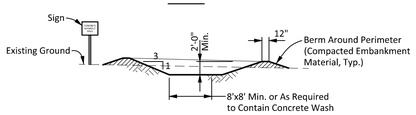
The Enclave at Park Springs

Bentonville Arkansas

06.22.2020



PLAN



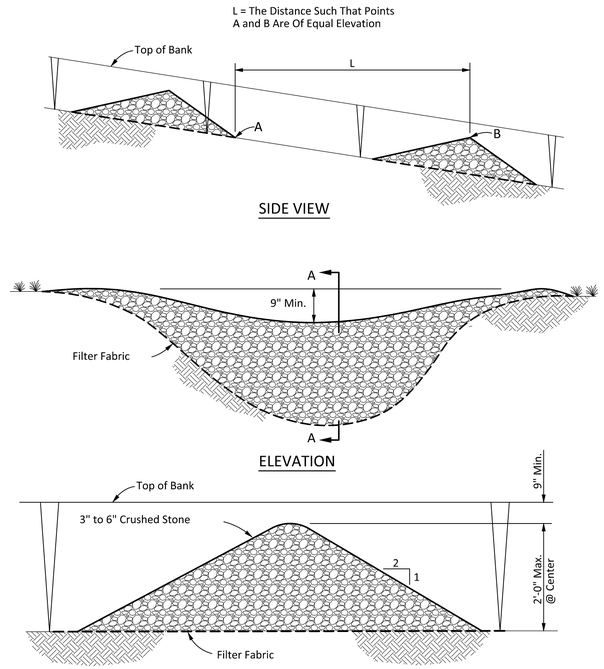
SECTION "A-A"

NOTES:

1. Concrete Washout Area Shall be Installed Prior to Any Concrete Placement on Site.
2. Vehicle Tracking Control is Required at Concrete Washout Entrance if Access to Concrete Washout Area is Off Pavement.
3. The Concrete Washout Area Shall Be Repaired and/or Enlarged as Necessary to Maintain Capacity for Waste Concrete.
4. Waste Material From Concrete Washout Operations Must Be Removed and Legally Disposed of When it has Accumulated Two-Thirds of the Wet Storage Capacity of the Structure.
5. At the End of Construction, All Concrete Shall Be Removed From the Site and Legally Disposed of at an Approved Waste Site.
6. When the Concrete Washout Area is Removed, the Disturbed Area Shall Be Seeded and Mulched or Otherwise Stabilized.

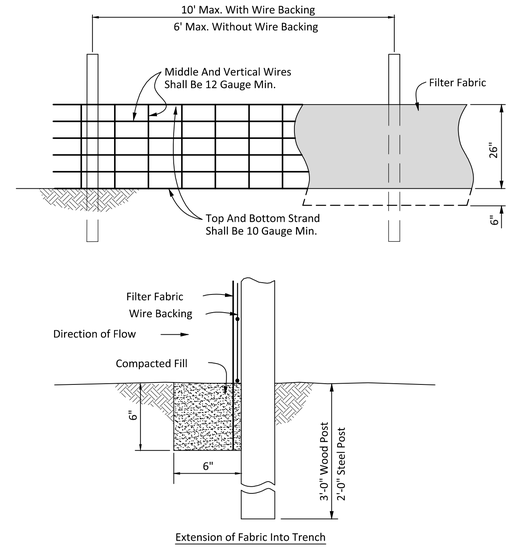
EC-50: CONCRETE WASHOUT AREA

Not to Scale 4-21-10



EC-60: TEMPORARY ROCK CHECK DAM

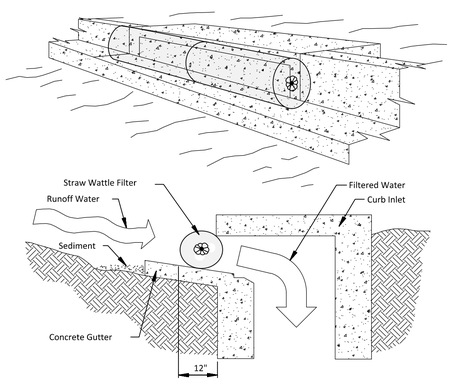
Not to Scale 9-20-10



Extension of Fabric Into Trench

EC-12: SILT FENCE

Not to Scale 4-23-10

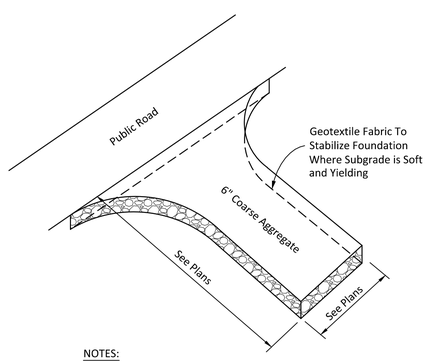


SPECIFIC APPLICATION

This Method of Protection is Applicable at Curb Inlets Where Ponding in Front of the Structure is not Likely to Cause Inconvenience or Damage to Adjacent Structures and Unprotected Areas.

TEMPORARY STRAW WATTLE CURB INLET SEDIMENT FILTER

N.T.S.

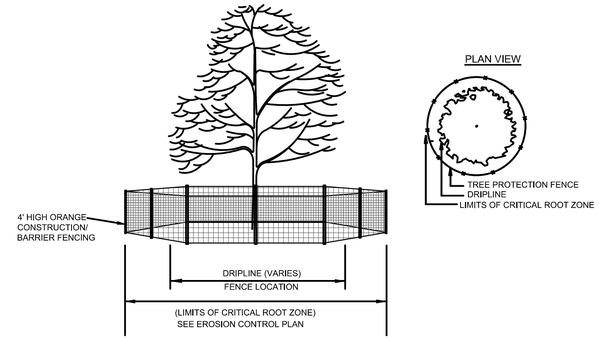


NOTES:

1. Coarse Aggregate Shall be 3" to 6" Crushed Stone.
2. Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate to Grade.
3. Place The Aggregate to the Grade and Dimensions Shown On The Plans.
4. Maintain The Gravel Pad In A Condition To Prevent Mud Or Sediment From Leaving The Site. Immediately Remove All Objectionable Materials Spilled, Washed, Or Tracked Onto Public Roadways.

EC-30: TEMPORARY CONSTRUCTION ENTRANCE

Not to Scale 12-3-10



Notes For Tree And Natural Area Protection:

1. All Trees And Natural Areas Shown To Be Preserved On This Plan Shall Be Protected During Construction With Temporary 4' High Orange Construction/ Barrier Fencing.
2. Protective Fences Shall Be Installed According To Common Standards For Tree Protection.
3. Protective Fences Shall Be Installed Prior To The Start Of Any Site Preparation Work (clearing, Grubbing, Or Grading) And Shall Be Maintained Throughout All Phases Of The Construction Project.
4. Erosion And Sedimentation Control Barriers Shall Be Installed Or Maintained In A Manner Which Does Not Result In Soil Build-up Within Tree Driplines.
5. Protective Fences Shall Surround The Trees Or Group Of Trees, And Will Be Located At The Dripline. For Natural Areas, Protective Fences Shall Follow The Limit Of Construction Line In Order To Prevent The Following:
   A. Soil Compaction In The Root Zone Area Resulting From Vehicular Traffic Or Storage Of Equipment Or Materials;
   B. Root Zone Disturbances Due To Grade Changes (Greater Than 6 Inches Of Cut Or Fill) Or Trenching;
   C. Wounds To Exposed Roots, Trunks, Or Limbs By Mechanical Equipment;
   D. Other Activities Detrimental To Trees Such As Chemical Storage, Concrete Truck Cleaning, And Fires.
6. Exceptions To Installing Fences At Tree Driplines May Be Permitted In The Following Cases:
   A. Where There Is To Be An Approved Grade Change, Permeable Paving Surface, Tree Well, Or Other Such Site Development.
   B. Where Permeable Paving Is To Be Installed Within A Tree's Dripline, Erect The Fence At The Outer Limits Of The Permeable Paving Area (prior To Site Grading So That This Area Is Graded Separately Prior To Paving Installation To Minimize Root Damage)
   C. Where Trees Are Close To Proposed Buildings, Erect The Fence To Allow 6 To 10 Feet Of Work Space Between The Fence And The Building.
   D. Where There Are Severe Space Constraints Due To Tract Size, Or Other Special Requirements.
7. Where Any Of The Above Exceptions Result In A Fence Being Closer Than 4 Feet To A Tree Trunk, Protect The Trunk With Strapped On Planing To A Height Of 8 Feet (or Limits Of Lower Branching) In Addition To The Reduced Fencing Provided.
8. Trees Approved For Removal Shall Be Removed In A Manner Which Does Not Impact Trees To Be Preserved.
9. Any Trenching Required For The Installation Of Utilities Shall Be Placed As Far From Existing Tree Trunks As Possible.
10. No Landscape Topsoil Dressing Greater Than 4 Inches Shall Be Permitted Within The Driplines Of Trees. No Soil Is Permitted On The Root Flare Of Any Tree.
11. Pruning To Provide Clearance For Structures, Vehicular Traffic, And Equipment Shall Take Place Before Construction Begins.
12. Deviations From The Above Notes May Be Considered Ordinance Violations If There Is Substantial Non-compliance Or If A Tree Sustains Damage As A Result.
13. All Pruning Shall Be In Accordance With Certified Arborist Standards And ANSI 300 Pruning Standards.

TREE PRESERVATION FENCING

issue for review:
06.22.2020

issue for pricing:

issue for construction:

revisions:

mark	date	description

modus studio
architecture +prototyping
www.modusstudio.com
contact@modusstudio.com
4 7 9 4 5 5 5 5 7 7

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712
479.273.2309 • MORRISONSHIPLEY.COM

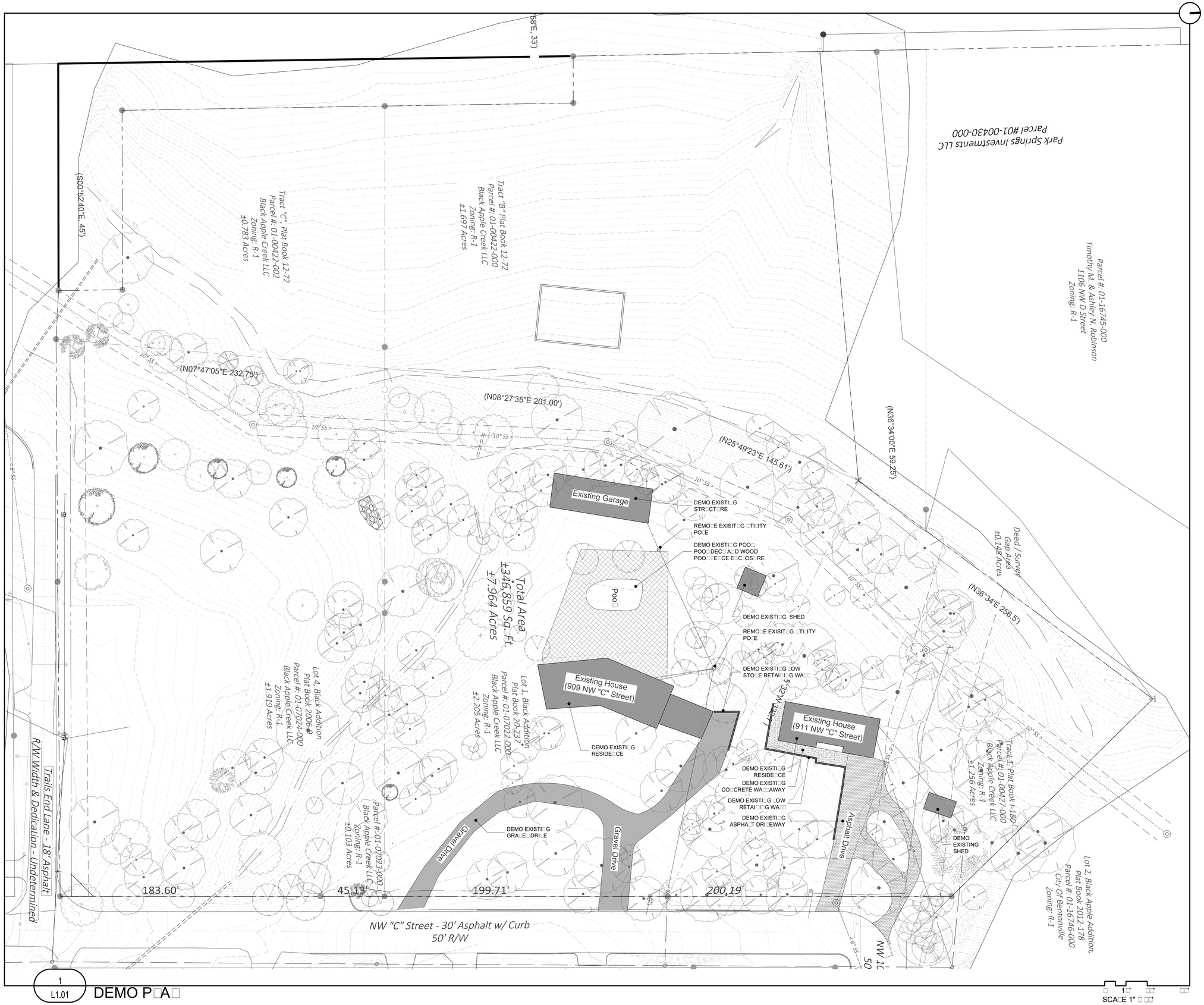
The Enclave at Park Springs

Bentonville Ar

contents.
Erosion Control Details

design. Project Status
date. 06.22.2020
project. LSD 20-0030

C7.10



1
L1.01
DEMO PLAN

SCALE 1" = 1'

KEVIN SLOAN STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LSD 20-0030

SUBMITTAL STATUS: LSD PACKAGE

DATE: MAY 8, 2019

DESIGN BY: JP

DRAWN BY: LD

JOB NUMBER:

SEAL

REGISTERED LANDSCAPE ARCHITECT
KEVIN W. SLOAN
2296
STATE OF TEXAS

05.08.2019

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DRAWINGS, WRITTEN MATERIAL, AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM OR FORMAT WITHOUT PRIOR WRITTEN CONSENT OF KEVIN SLOAN STUDIO, LLC. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

DEMO PLAN

SHEET NUMBER

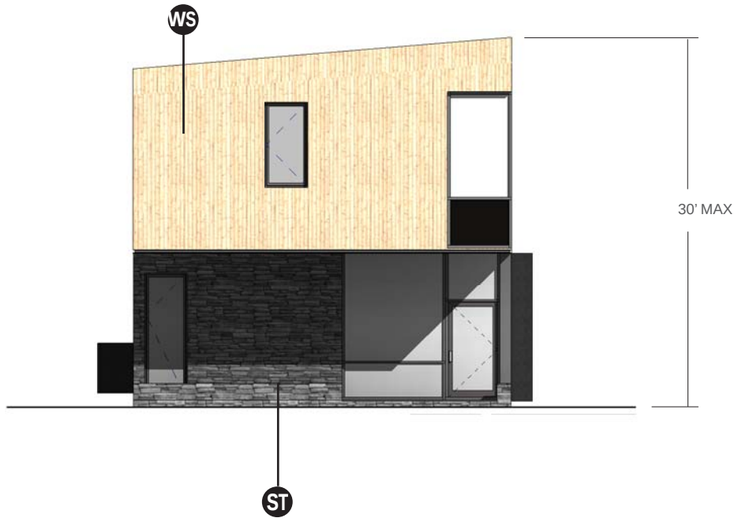
L1.01

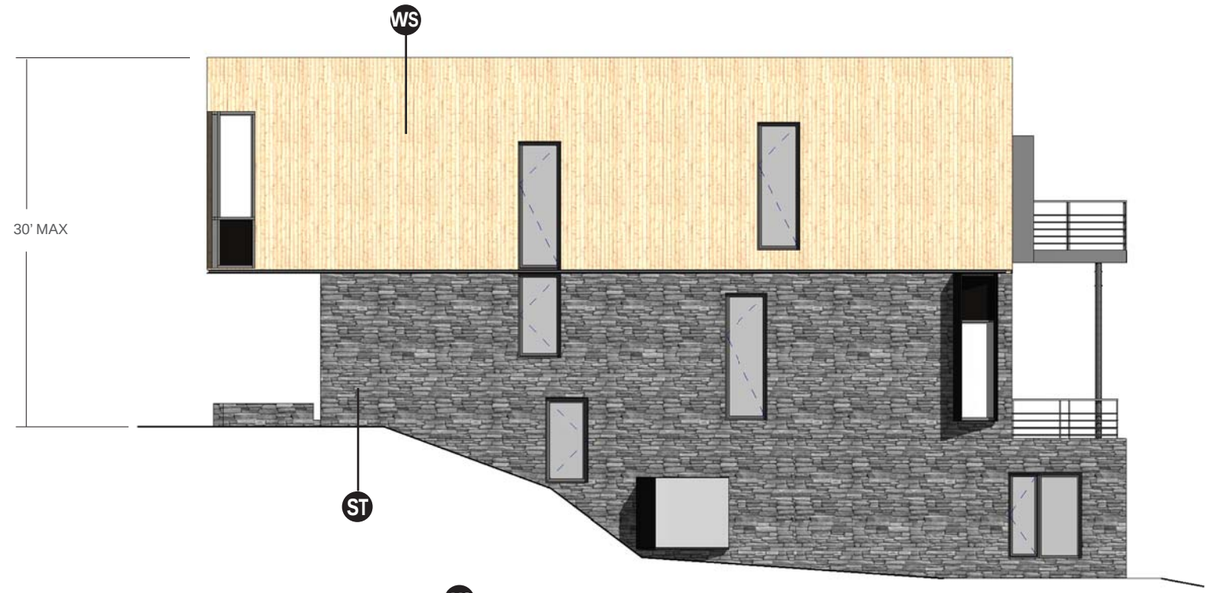
BLACK APPLE SPRINGS | BENTONVILLE, ARKANSAS

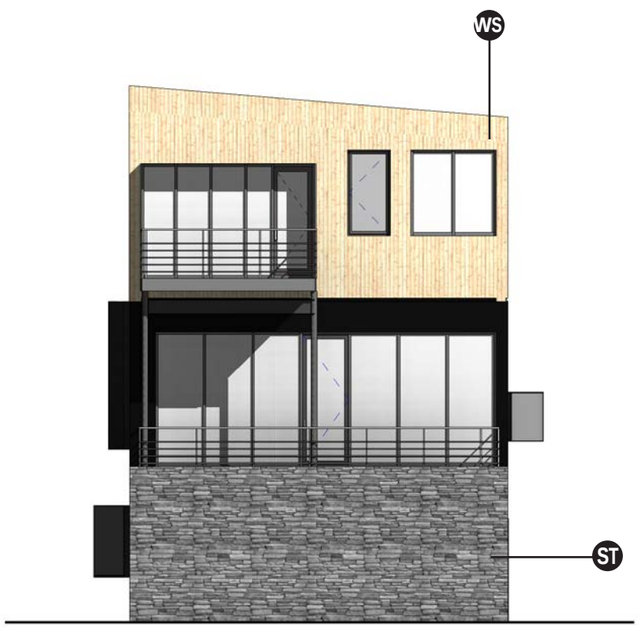
MORRISON SHIPLEY | KEVIN SLOAN STUDIO | modus studio architecture + prototyping

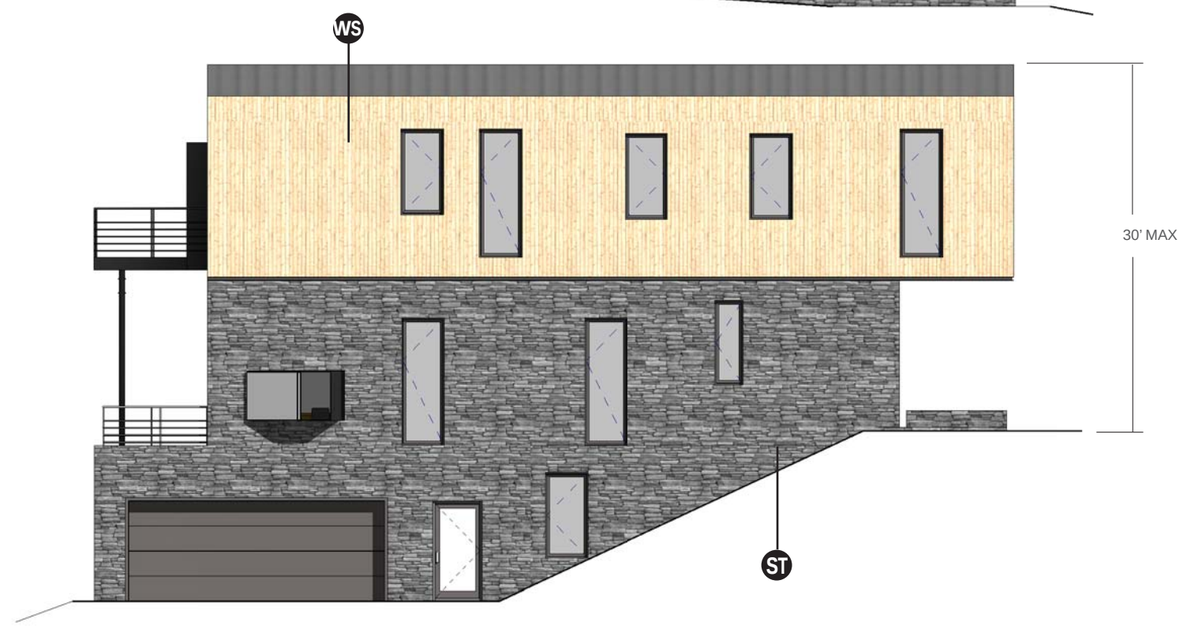
ARCHITECTURAL ELEVATIONS OF SINGLE FAMILY DWELLING TYPE 01

LSD 20-0030









proposed materials for single family buildings

WS wood siding | or | fiber cement panel

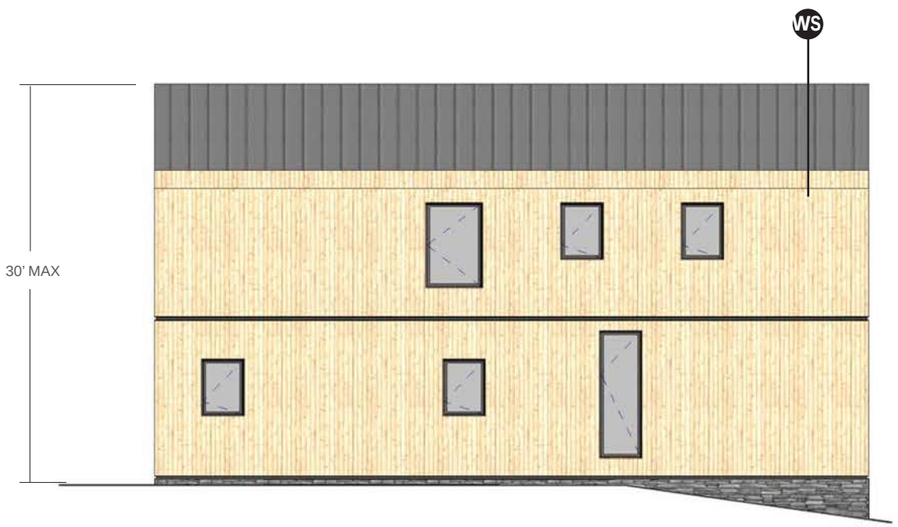
ST stone | or | brick | or | textured concrete

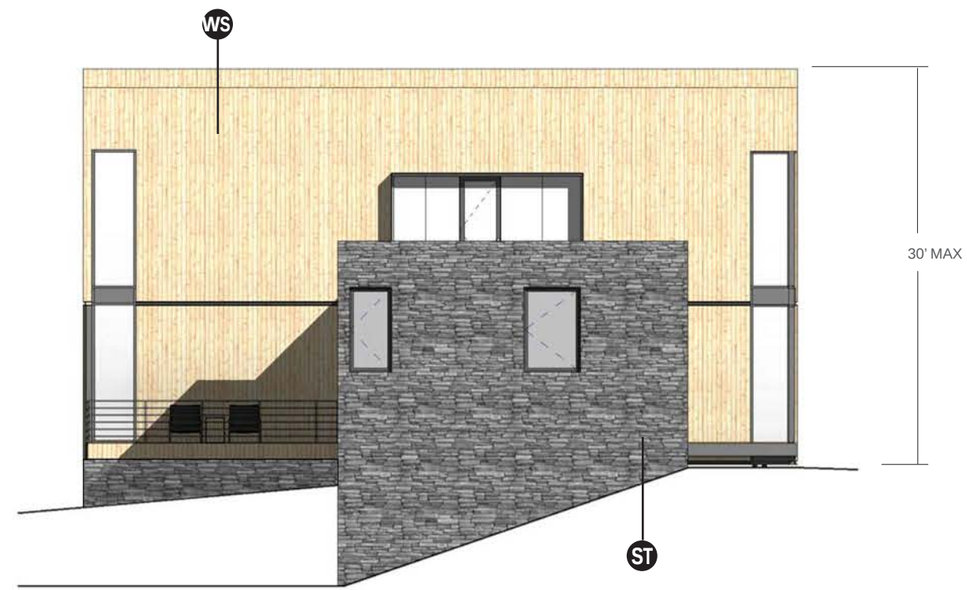
BLACK APPLE SPRINGS | BENTONVILLE, ARKANSAS

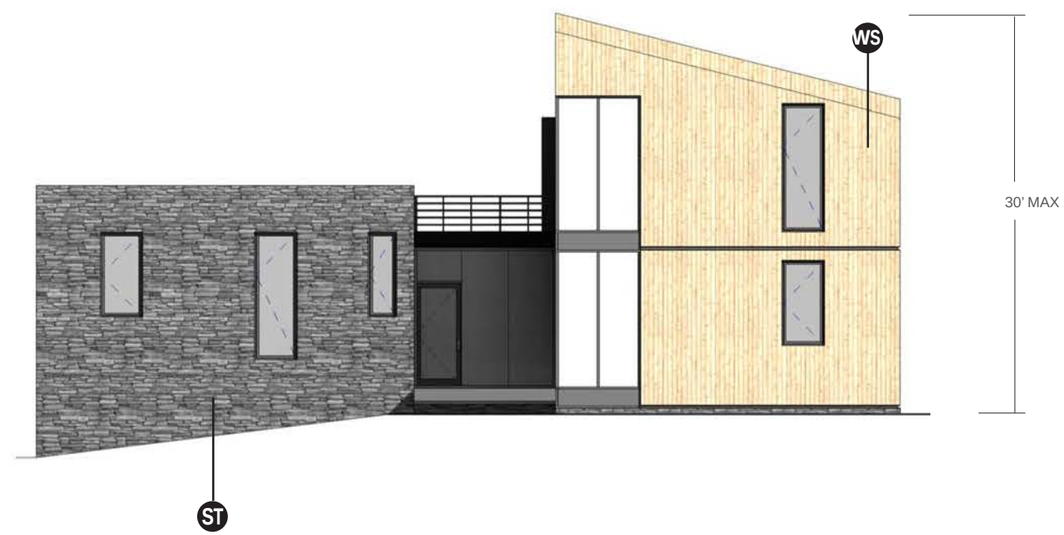
MORRISON SHIPLEY | KEVIN SLOAN STUDIO | modus studio architecture + prototyping

ARCHITECTURAL ELEVATIONS OF SINGLE FAMILY DWELLING TYPE 02

LSD 20-0030







proposed materials for single family buildings

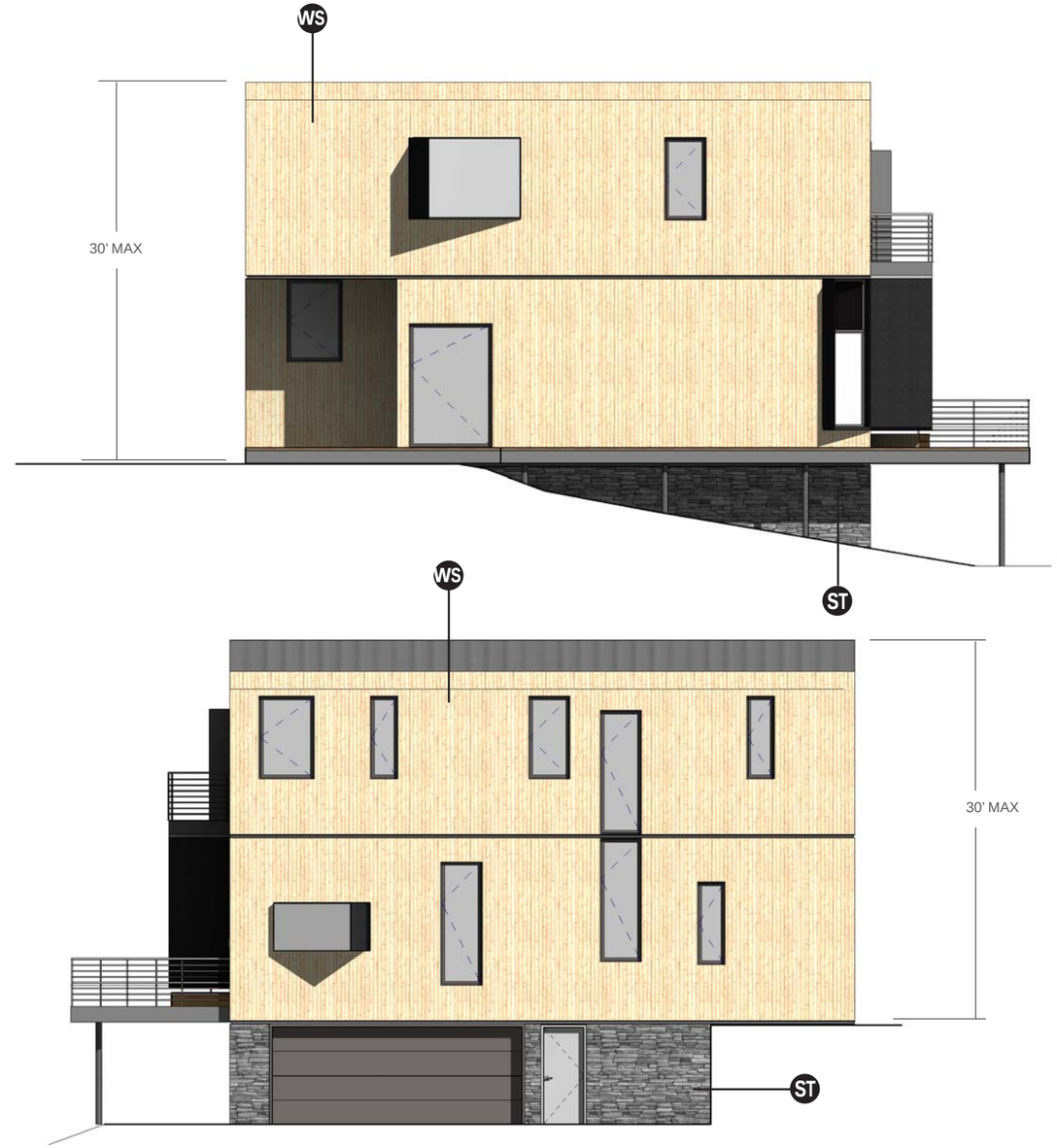
WS wood siding | or | fiber cement panel | ST stone | or | brick | or | textured concrete

BLACK APPLE SPRINGS | BENTONVILLE, ARKANSAS

MORRISON SHIPLEY | KEVIN SLOAN STUDIO | modus studio architecture + prototyping

ARCHITECTURAL ELEVATIONS OF SINGLE FAMILY DWELLING TYPE 03

LSD 20-0030



proposed materials for single family buildings

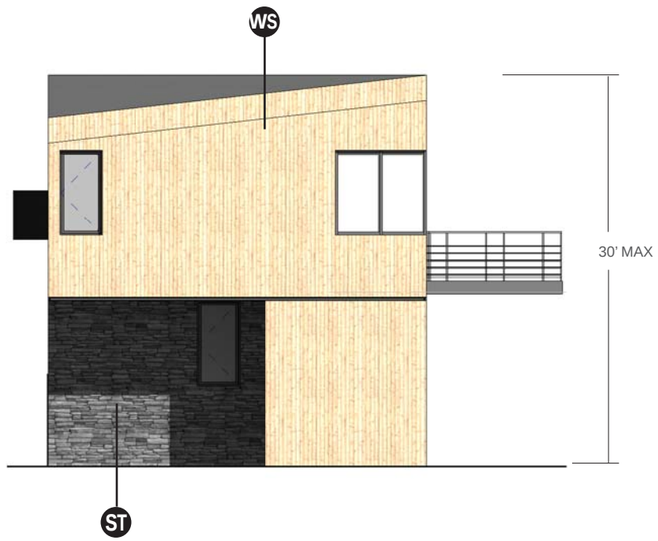
WS wood siding | or | fiber cement panel | ST stone | or | brick | or | textured concrete

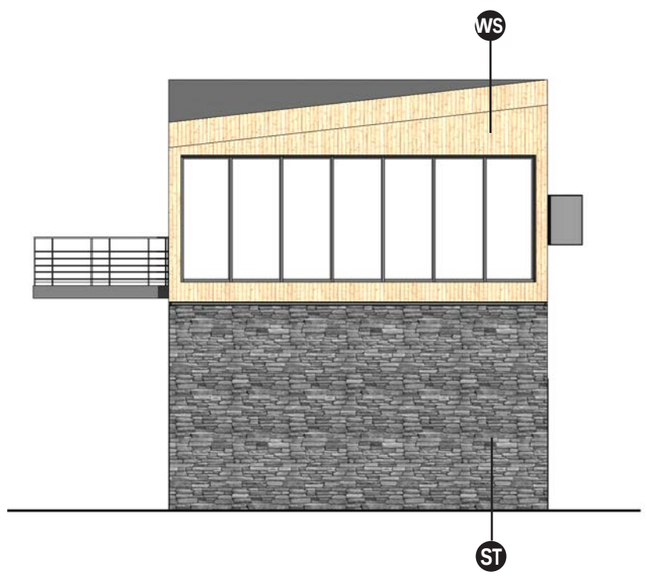
BLACK APPLE SPRINGS | BENTONVILLE, ARKANSAS

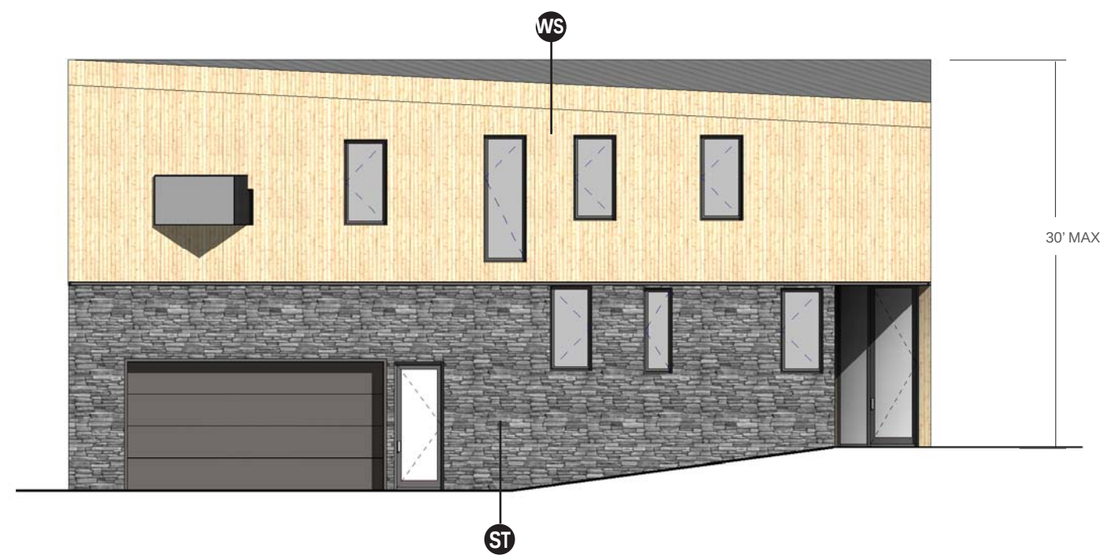
MORRISON SHIPLEY | KEVIN SLOAN STUDIO | modus studio architecture + prototyping

ARCHITECTURAL ELEVATIONS OF SINGLE FAMILY DWELLING TYPE 04

LSD 20-0030



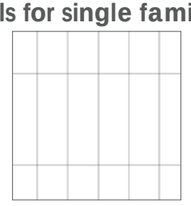




proposed materials for single family buildings

WS wood siding

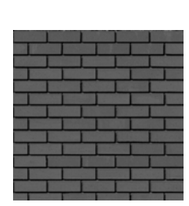
or



fiber cement panel

ST stone

or



brick

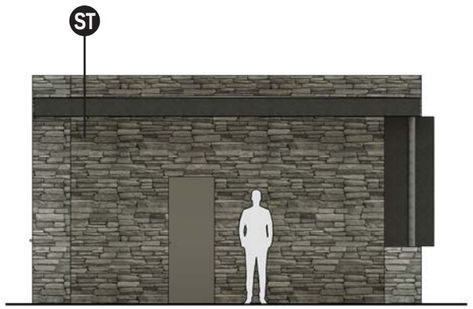
or

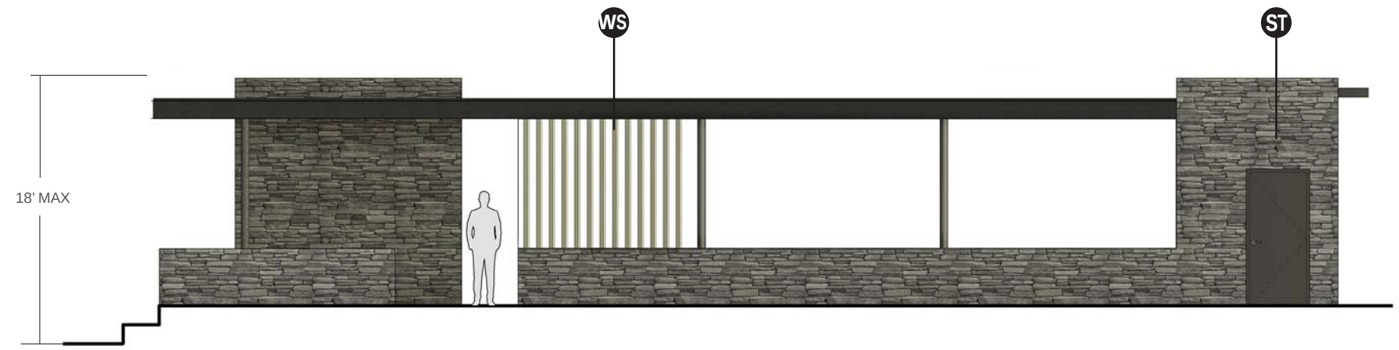
textured concrete

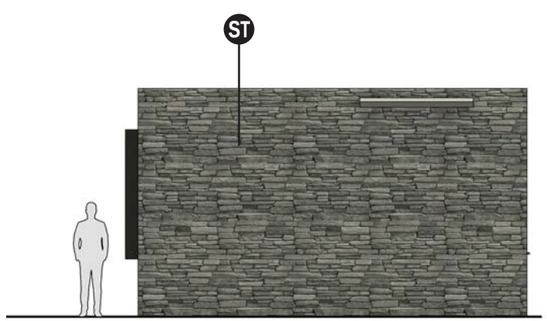
BLACK APPLE SPRINGS | BENTONVILLE, ARKANSAS

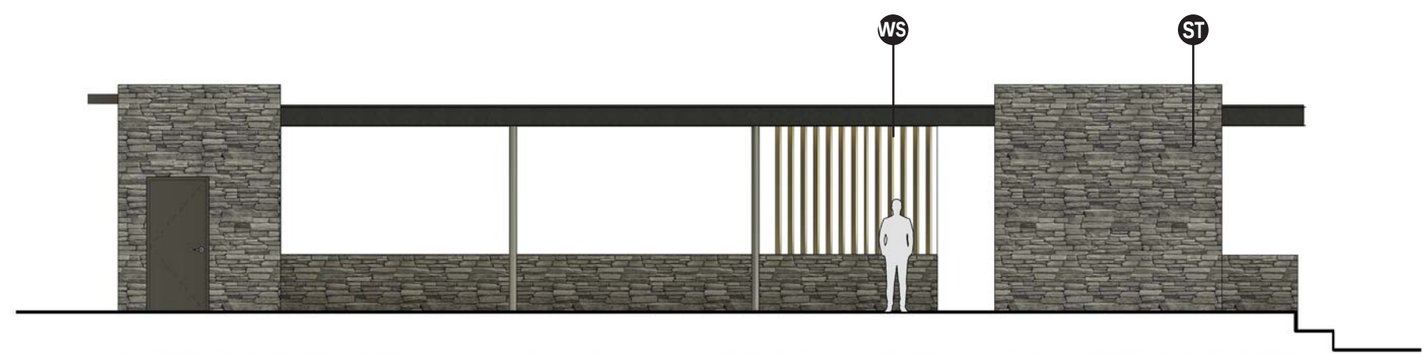
ARCHITECTURAL ELEVATIONS OF NORTH PAVILION

LSD 20-0030







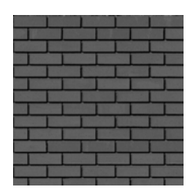


proposed materials for pavilion buildings

WS wood siding

ST stone

or



brick

or

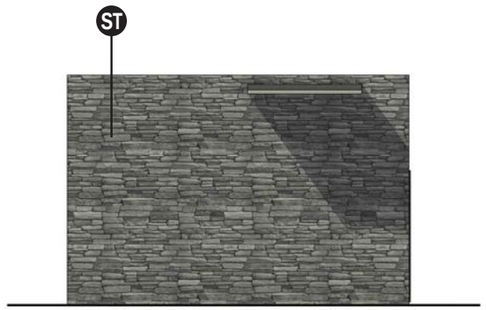
textured concrete

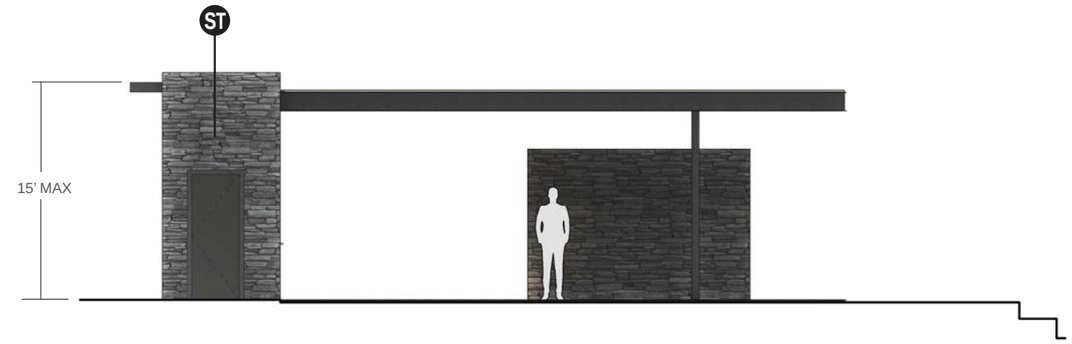
BLACK APPLE SPRINGS | BENTONVILLE, ARKANSAS

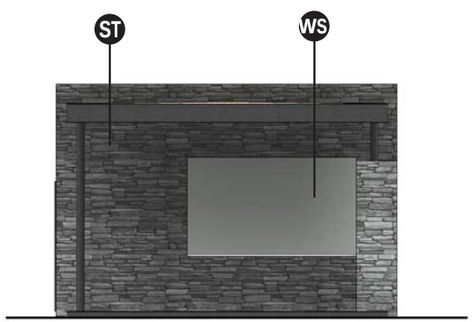
ARCHITECTURAL ELEVATIONS OF PAVILION BUILDINGS

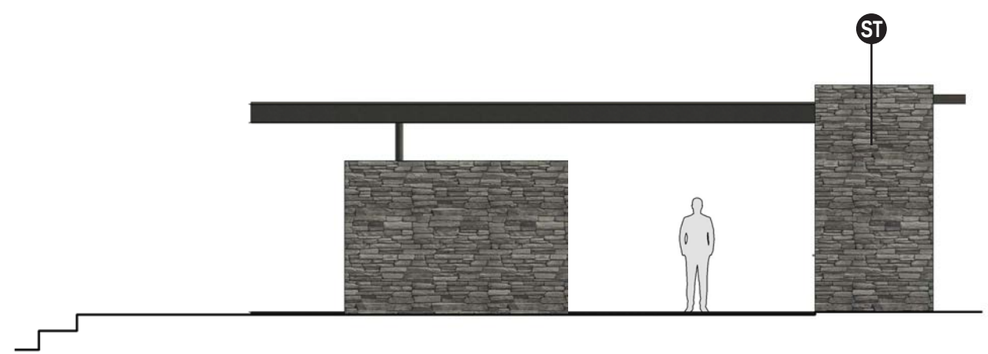
MORRISON SHIPLEY | KEVIN SLOAN STUDIO | modus studio architecture + prototyping

LSD 20-0030









proposed materials for pavilion buildings

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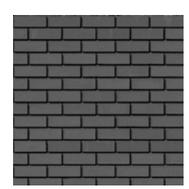
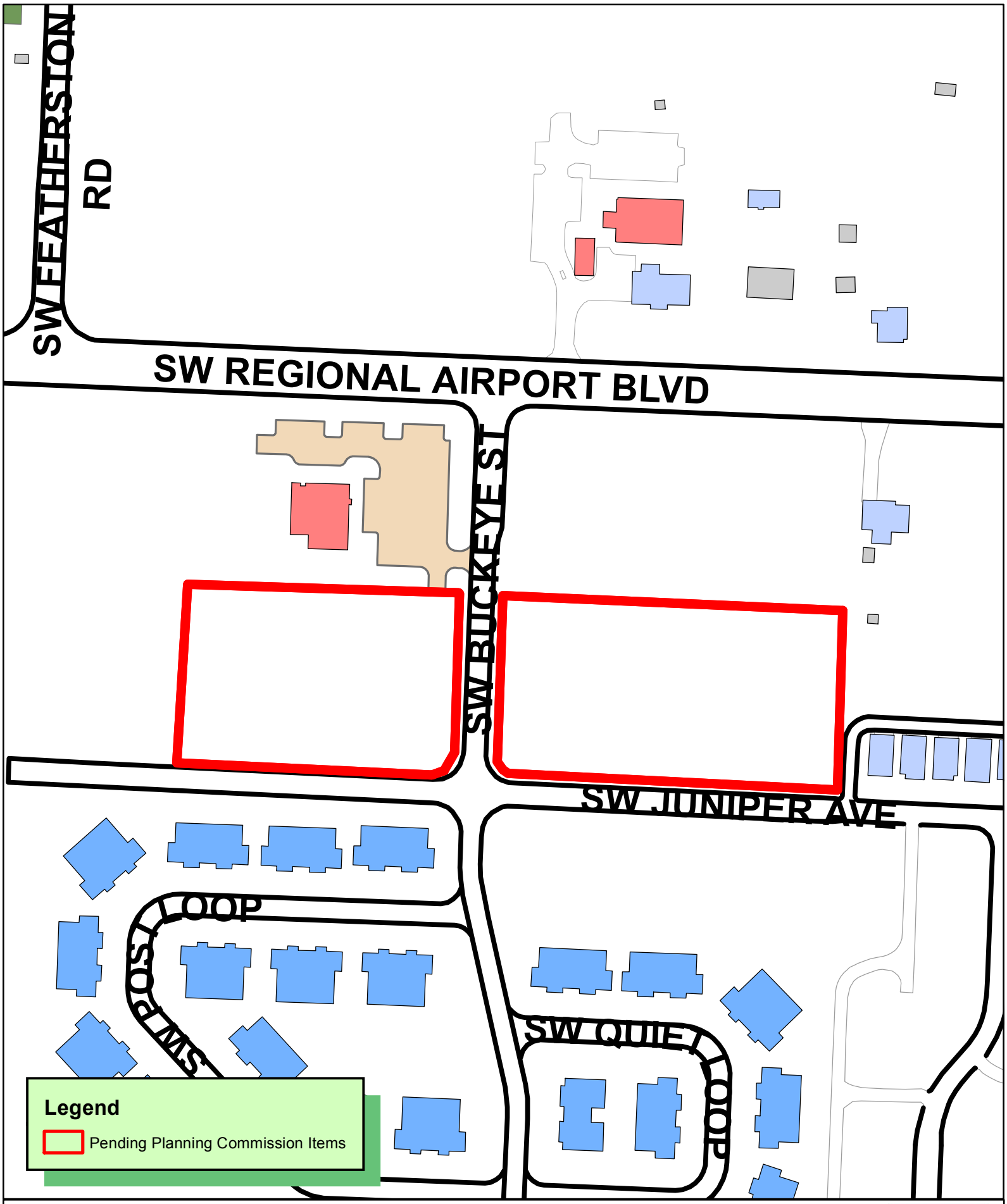
or



brick

or

textured concrete

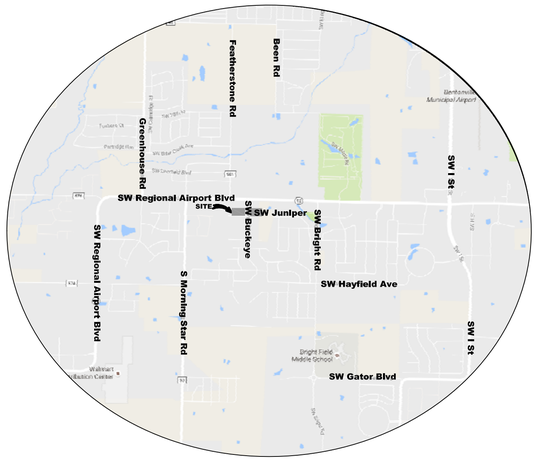


N
W E
S

1 inch = 150 feet

LSD20-0039
LARGE SCALE DEVELOPMENT
HARBIN NORTH TOWNHOMES

THE CITY OF BENTONVILLE



HARBIN NORTH TOWNHOMES LSD

LARGE-SCALE DEVELOPMENT

2500, 2506, 2600, 2606, 2700, 2706, & 2800 SW JUNIPER AVE.
BENTONVILLE, ARKANSAS

INCLUDING

LSD, GRADING, & LANDSCAPE PLAN

JUNE 2020

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 Bentonville 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, they must be called (479-271-3168) in by the Engineer of Record 24 hours in advance before 10am for 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 Building Final Inspection.**

CONTACT INFORMATION:

A. BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 333-7005, JOSHUA.KNIGHT@BLACKHILLSCORP.COM

B. AT&T: SCOTT SEAMAN, 627 WHITE ROAD, SPRINGDALE AR 72766, (479) 442-1967 OR LAYNE RHODES, LR159@ATT.COM , (479) 442-1977

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

D. FIRE DEPT.: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 S.W. "A" STREET, BENTONVILLE, AR 72712, (479) 271-5927

E. STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3130

F. WATER DEPT.: CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3140

G. ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3159

H. WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 N.E. "A" STREET, BENTONVILLE, AR 72712, (479) 271-3160

I. PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 S.W. "A" STREET, BENTONVILLE, AR, (479) 271-3122

J. CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5993

K. STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5002, JPAITH@BENTONVILLEAR.COM

OWNER

KCG BV LLC
2 STONEGATE CIR
TEXARKANA TX 75503-5418

DEVELOPER

J & M INVESTMENTS OF NWA, LLC
4034 N OLD WIRE RD
FAYETTEVILLE, AR 72703

PREPARED BY:

JORGENSEN +ASSOCIATES
Civil Engineering Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

GENERAL 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 BENTONVILLE 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 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.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
5. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
7. ALL PROCEDURES, MATERIAL AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE WATER DEPARTMENT.
8. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER & SEWER SPECIFICATIONS.
10. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
11. RESTORATION AND CLEAN-UP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
12. SEE DETAILS/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FIRE CHIEF.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
15. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
16. ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY WILL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS

R-3 BUILDING SETBACK TABLE	
FRONT	20'
SIDE INTERIOR	10'
SIDE EXTERIOR	20'
REAR	25'

CALL BEFORE YOU DIG
1-800-482-8998
ARKANSAS ONE CALL SYSTEM

INDEX OF SHEETS

C0.00 COVER SHEET
C1.01 LARGE-SCALE DEVELOPMENT & UTILITY PLAN
C1.02 GRADING & EROSION CONTROL PLAN
L1.00 LANDSCAPE PLAN
C5.01 STREET & DRAINAGE DETAILS I
C5.02 STREET & DRAINAGE DETAILS II
C5.03 EROSION CONTROL DETAILS
BENTONVILLE WATER & SEWER DETAILS (6)
E1 ELECTRIC LAYOUT*
E2 ELECTRIC LAYOUT*
1, 2, 3 ELECTRIC DETAILS*

* CONTRACTOR TO COORDINATE WITH CITY PRIOR TO ANY WORK BEGINNING

JORGENSEN +ASSOCIATES
Civil Engineering Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

LEGEND

PROJECT DETAILS

PROJECT TITLE: HARBIN NORTH LSD

PROJECT LOCATION: BENTONVILLE, AR

REVISIONS

DATE: 06.22.20
DRAWN BY: JSI
PROJECT # 2020038
FILE PATH: Z:\LSD\DWG\NORTH3
SHEET SIZE: 22" x 34"
SCALE: N/A

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

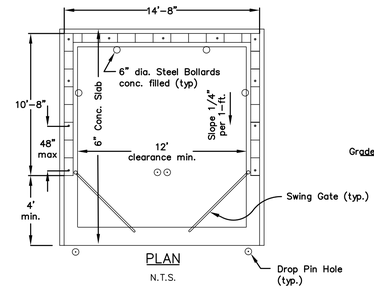
SHEET TITLE
COVER

SHEET NUMBER
C0.00

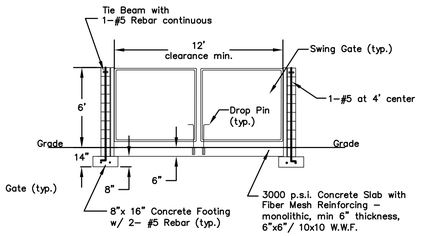
LSD20-0039

ELECTRIC, WATER & SEWER UTILITY NOTES:

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

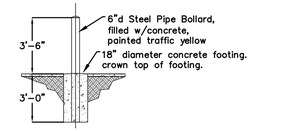


PLAN
N.T.S.



ELEVATION
N.T.S.

DUMPSTER ENCLOSURE DETAIL
NTS



BOLLARD DETAIL
N.T.S.

PARKING REQUIREMENTS (MULTI-FAMILY):

3 SPACES PER EACH TWO DWELLING UNITS

56-UNITS = 84 SPACES REQUIRED (108 SHOWN)

5 ADA SPACES REQUIRED (7 ADA SPACES PROVIDED)

OWNER:

KCG BV LLC
2 STONEGATE CIR
TEXARKANA, TX 75503-5418

R-3 BUILDING SETBACK TABLE	
FRONT	20'
SIDE INTERIOR	10'
SIDE EXTERIOR	20'
REAR	25'

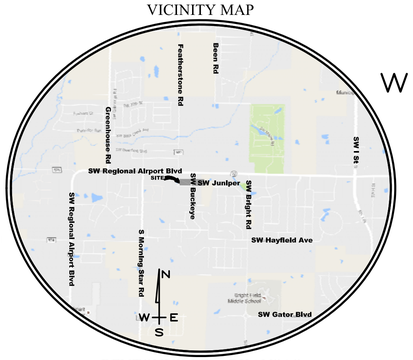
LEGAL DESCRIPTION:

Lots 8 and 10 of the Harbin Pointe Addition Phase 2 in Benton County, Arkansas, as per plat of said subdivision recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas.

NOTES:

1) ZONING = C-2 (LOT 8) & PUD (LOT 10)
2) LOT 8 (PARCEL: 01-16564-000) & LOT 10 (PARCEL: 01-16566-000)
3) EXISTING SW JUNIPER AVE.: 52' RIGHT-OF-WAY.
4) EXISTING SW BUCKEYE ST.: 52' RIGHT-OF-WAY.
5) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C235K DATED JUNE 5, 2012.
6) FRONT UTILITY EASEMENTS ARE RESERVED FOR CITY UTILITIES AND REAR EASEMENTS ARE RESERVED FOR GENERAL UTILITIES.
7) NEW TREES SHALL BE LOCATED 5' FROM UTILITIES AND STORM DRAINAGE.
8) A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING. NO FENCES OR OTHER STRUCTURES SHALL BE BUILT IN DRAINAGE EASEMENTS.
9) TRASH SERVICE TO DUMPSTER. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND DETAIL SHALL BE PROVIDED TO PLANNING FOR APPROVAL.
10) ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
11) 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.
12) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
13) FIRE LANE MARKING WILL BE REQUIRED AND APPROVED BY CITY OF BENTONVILLE FIRE MARSHALL.

VICINITY MAP

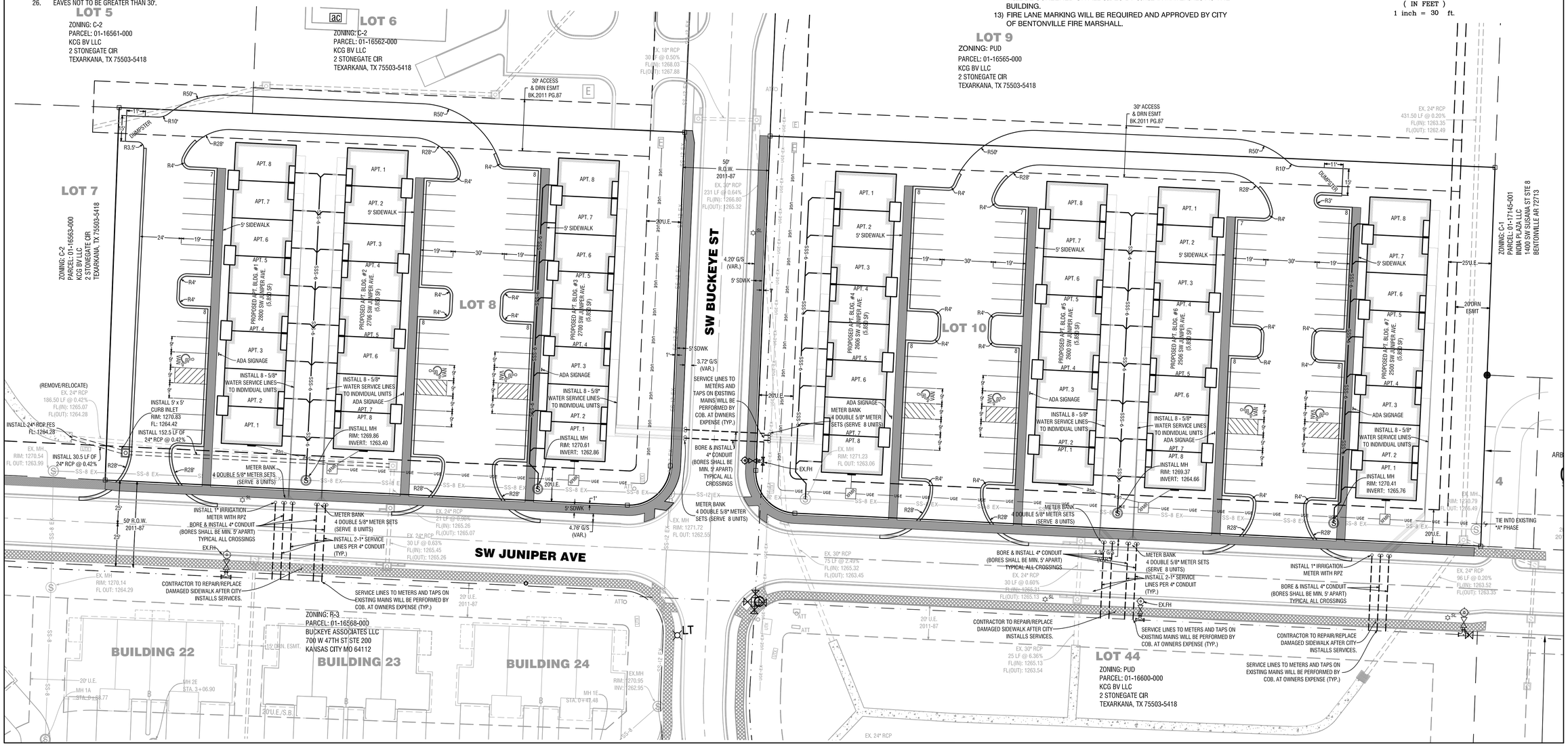


BENTONVILLE, ARKANSAS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



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Civil Engineering · Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
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Fax: 479.582.4807
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LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- 5' SIDEWALK (EXISTING / NEW / FUTURE)
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: HARBIN NORTH LSD

PROJECT LOCATION: BENTONVILLE, AR

REVISIONS

DATE: 06-29-20
DRAWN BY: JSI
PROJECT # 2020038
FILE PATH: Z:\LSD\2020038\NORTH3
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE

LARGE SCALE DEVELOPMENT & UTILITY PLAN

SHEET NUMBER

C1.01

LSD20-0039

LANDSCAPE NOTES:

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

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

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

ALL TREES SHALL BE PLANTED 5' FROM UTILITY LINES.

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

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B-12)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.B-13)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B-14)

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

ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING. OR PLANT THE 3" IN THE GREENSPACE BEHIND THE SIDEWALK BUT YOU MUST MAINTAIN 5' OF SEPARATION FROM PUBLIC UTILITIES. THESE CAN BE STAGGERED.

SIGHT DISTANCE CALCULATIONS:

CASE B1 - LEFT-TURN FROM STOP
FOR DESIGN SPEED OF 25 MPH A 280 SIGHT DISTANCE IS REQUIRED

CASE B2 - RIGHT-TURN FROM STOP
FOR DESIGN SPEED OF 25 MPH A 240 SIGHT DISTANCE IS REQUIRED

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE:
-TREES: 1 TREE PER 20' OF R.O.W.
1172' OF USABLE R.O.W = 59 STREET TREES REQD.
(40 STREET TREES PROVIDED AT STREET 19 ADDITIONAL PROVIDED AROUND SITE)

INTERIOR PARKING:
WEST SIDE:
TOTAL AREA = 20,487 SF
GREENSPACE = 2,367 SF (11.55%)
1 TREE PER 125 SF = 2,367 SF/125 SF = 19 TREES PROVIDED

EAST SIDE:
TOTAL AREA = 24,184 SF
GREENSPACE = 2,022 SF (8.35%)
1 TREE PER 125 SF = 2,022 SF/125 SF = 17 TREES PROVIDED

PERIMETER:
1 TREE PER 50 LINEAR FEET

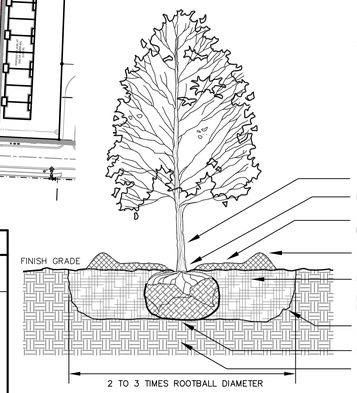
SCREENING MULTI-FAMILY FROM MULTI-FAMILY = SCREEN TYPE D (NO DEFINED SCREEN)

SCREENING MULTI-FAMILY FROM COMMERCIAL = SCREEN TYPE B (SEMI-OPAQUE SCREEN)

INTERIOR PARKING LOT LANDSCAPING EXHIBIT

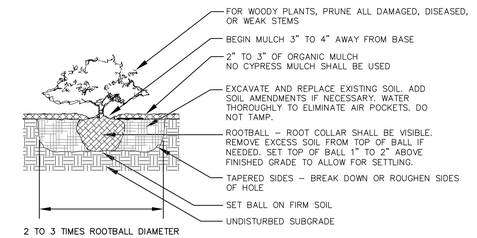
PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
95	VAR	VARIETY OF SHADE TREES (BELOW)	B&B	3.0" CAL.	
		ZELKOVA Zelkova serrate "Green Vase"			
		LONDON PLANETREE Platanus x acerifolia			
		BLACK GUM Nyssa sylvatica "Red Rage"			
18	GG	GREEN GIANT ARBORVITAE Thuja standishii x plicata "Green Giant"	B&B	1 GAL.	



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP.



SHRUB PLANTING DETAIL
NOT TO SCALE

GRAPHIC SCALE
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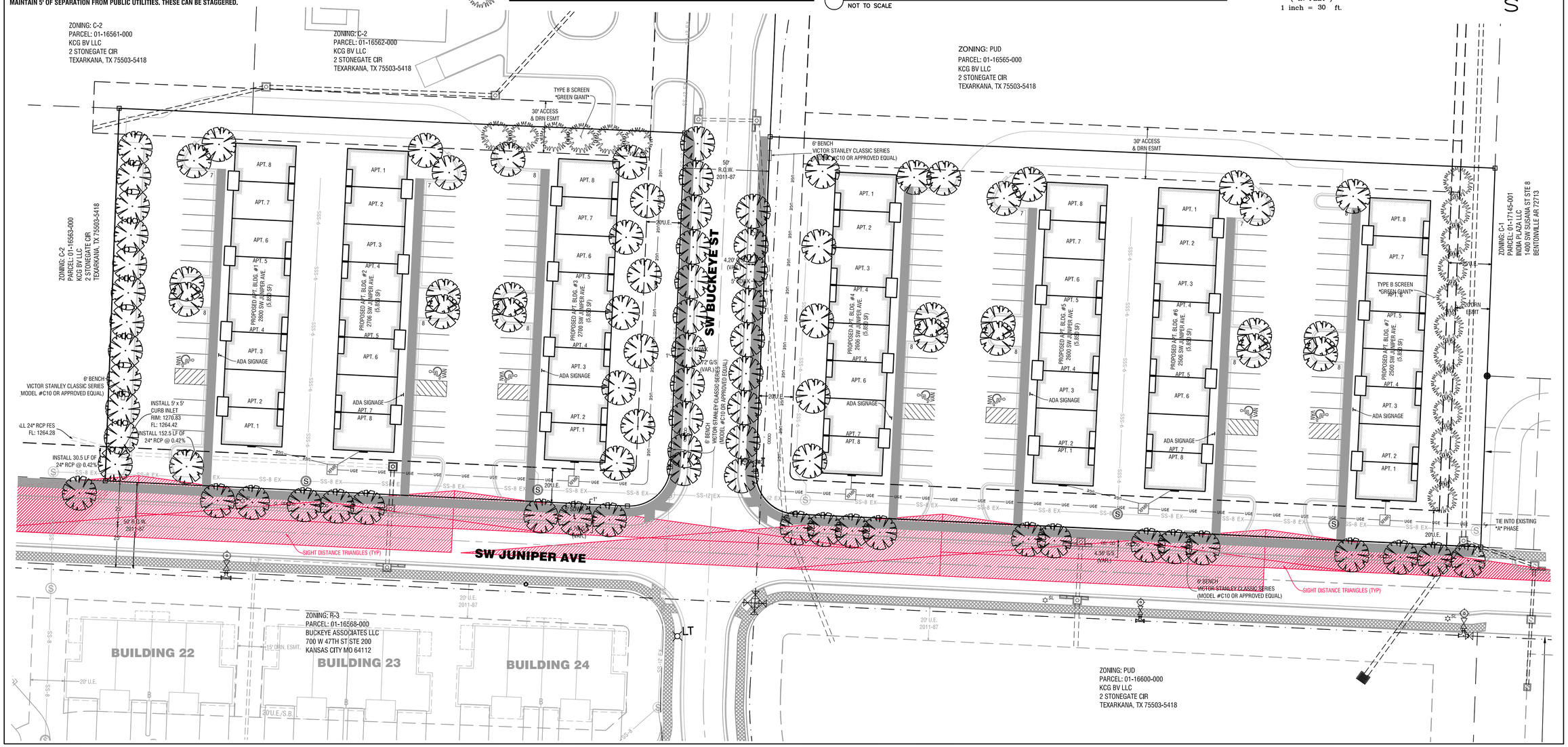
(IN FEET)
1 inch = 30 ft.

N W E S



JORGENSEN +ASSOCIATES
Civil Engineering · Surveying
124 W Sunbridge Drive, Suite 5
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- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
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No. 722
ARKANSAS ENGINEERING

SHEET TITLE

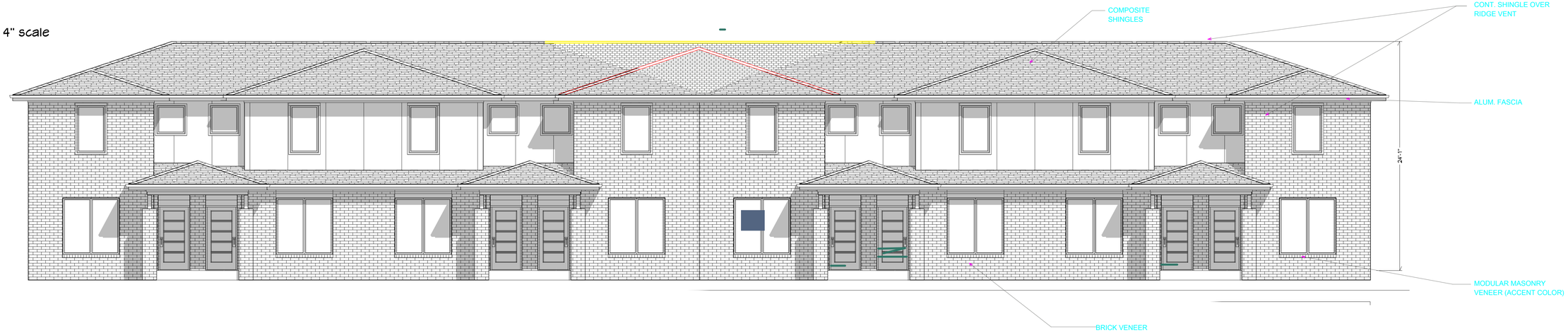
LANDSCAPE PLAN

SHEET NUMBER

L1.00

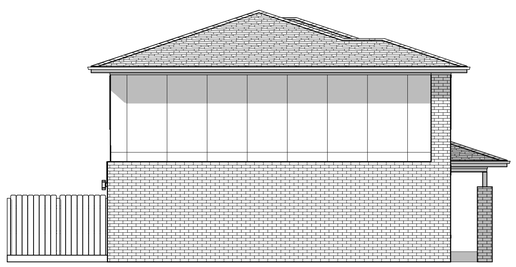
LSD20-0039

4" scale



1 EXTERIOR ELEVATION

3/16" = 1'-0"



2 REAR & SIDE ELEVATIONS

1/8" = 1'-0"

ARCHITECT

IMA
architecture planning design

400 east new hope road
rogers.arkansas 72758

isaac@ima-arch.com
479.445.4595
ima-arch.com

architecture engineering

PROJECT

REGISTERED ARCHITECT
LAWRENCE C UZEGBU
STATE OF ARKANSAS

PROPOSED 8 - PLEX:
HARBIN POINTE
BUCKEYE & JUNIPER STREET
BENTONVILLE, ARKANSAS 72758

CONSTRUCTION DOCUMENTS

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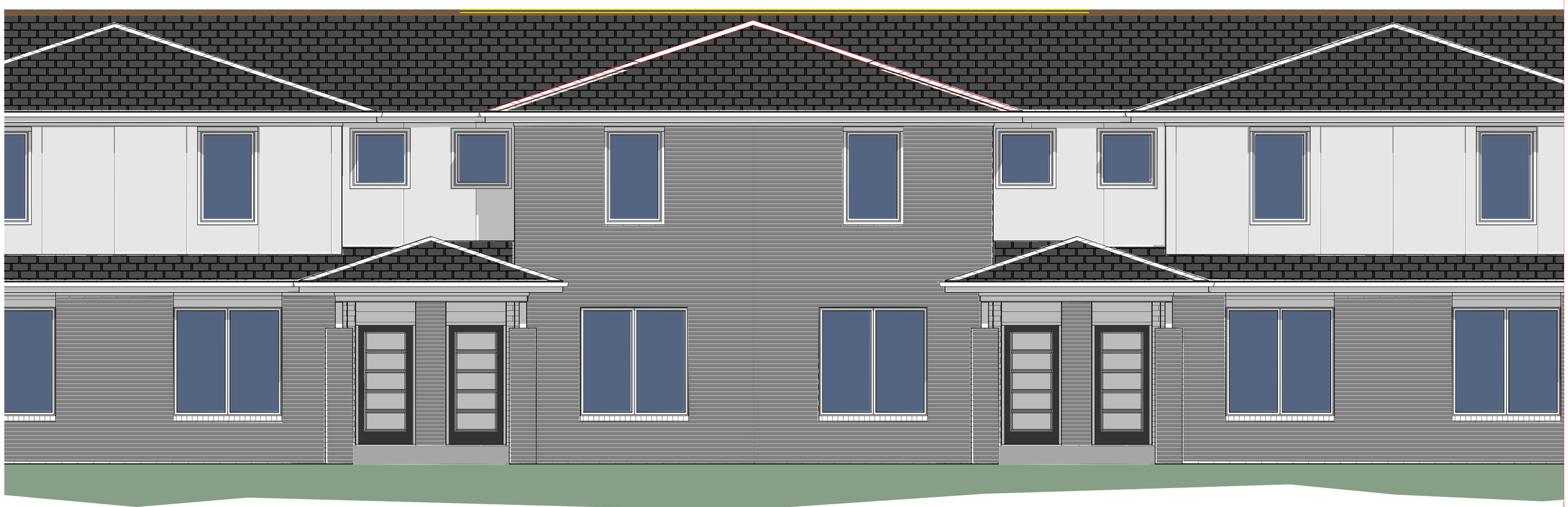
ISSUE DATE
3/15/19

SHEET CONTENTS
EXTERIOR ELEVATIONS

SHEET
A5

1 EXTERIOR ELEVATION

3/16" = 1'-0"



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isaac@ima-arch.com
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PROJECT

REGISTERED ARCHITECT
LAWRENCE C UZEGBU
STATE OF ARKANSAS

PROPOSED 8 - PLEX:
HARBIN POINTE
BUCKEYE & JUNIPER STREET
BENTONVILLE, ARKANSAS 72758

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ISSUE DATE
3/15/19

SHEET CONTENTS
COLOR ELEVATION

SHEET
A5.1