

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



**Planning Commission
Agenda
July 7, 2020**

- I. Call to Order**
- II. Approval of the Minutes**
- III. Consent Agenda**

- | | |
|---|-----------------------------------|
| 1. Lots 29-30, Block 1 of Crabtree Addition
NW B Street (PLA20-0020) | Property Line Adjustment |
| 2. Lot 59 of Chardonnay Subdivision
SW Chardonnay Boulevard (PLA20-0032) | Property Line Adjustment |
| 3. Lot 22, Block G of Orchard Addition
409 SE 6 th Street (PLA20-0033) | Property Line Adjustment |
| 4. Lot 19, Block 2, Lincoln & Rice Addition
108 NE F Street (LS20-0028) | Property Line Adjustment |
| 5. Walnut Grove Subdivision Phase 1
SW Barron Road (PP19-0002) | Preliminary Plat Extension |

IV. New Business

- | | |
|---|---|
| 1. Bentonvest Fund IV, LLC
R-1, Single-Family Residential to R-O, Residential Office
SW 5 th Street and SW F Street (RZ20-0020) | Rezoning* |
| 2. Stuckey
R-1, Single-Family Residential to DN-1, Downtown Low Density Residential
107 SW F Street (RZ20-0019) | Rezoning* |
| 3. KCG BV, LLC
C-2, General Commercial & PUD, Planned Unit Development to R-3, Medium Density Residential
SW Buckeye Street & SW Juniper Avenue (RZ20-0021) | Rezoning* |
| 4. Tylluan
DN-2, Medium Density Residential to PRD
NE Fillmore Street (PRD20-0001) | Planned Residential Development* |
| 5. SW 5th Street Parking Lot
Parking Facility
SW 5 th Street and SW F Street (CU20-0022) | Conditional Use* |
| 6. Hail Stop
Temporary Use
2503 S Walton Boulevard (CU20-0024) | Conditional Use* |
| 7. Hail One Solutions
Temporary Use
2503 S Walton Boulevard (CU20-0027) | Conditional Use* |
| 8. Motto Hotel
Right-of-Way and Sidewalk Widths
S Main Street (WAV20-0010) | Waiver |
| 9. Table at the Station
409 SE 6 th Street (LSD20-0040) | Large Scale Development |
| 10. The Enclave at Park Springs
909 C Street (LSD20-0030) | Large Scale Development |

Planning Commission
Minutes
June 16, 2020

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

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

Motion by Mr. Grider, seconded by Mr. Eccleston to approve the minutes of June 2, 2020 as amended
Approved 7-0

Public Hearings

Item #1

Bentonville/Bella Vista Trailblazers: Rezoning, A-1, Agricultural to C-2, General Commercial, 700 SW 16th Street, RZ20-0018

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

Osage Park Outdoor Vendor Park: Conditional Use, Outdoor Vendor Park, 700 SW 16th Street, CU20-0021

Ali Worley reads the staff report.

Opened public hearings

No public comments

Closed public hearing

Approved 7-0

Item #3

Walmart Campus North Central Utility Plant: Conditional Use, Utility Facility, 301 SE P Street, CU20-0019

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #4

Stagecoach Rose Strip Center: Conditional Use, Animal Clinic, 2805 SW 14th Street, CU20-0020

Ali Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Consent Agenda

- | | |
|---|--------------------------|
| 1. Lots 9-10 of Polson's Subdivision | Lot Split |
| 204 SE 6 th Street (LS20-0029) | |
| 2. Lots 5-6 of Northwest Prairie Addition | Lot Split |
| 1701 NW F Street (LS20-0026) | |
| 3. Lot 9 of Griffin Addition | Property Line Adjustment |
| SE Griffin Drive (PLA20-0026) | |
| 4. Lot 9, Block 1 of Scoggan Subdivision | Property Line Adjustment |
| 405 SW C Street (PLA20-0031) | |

Approved 7-0

New Business

Item #1

Walmart Campus North Central Utility Plant: Large Scale Development, 301 SE P Street, LSD20-0031

Tyler Overstreet reads the staff report.

There is some discussion amongst Commissioners and staff.

Approved 7-0

Item #2

The Link: Large Scale Development, 204 SE 6th Street, LSD20-0032

Ali Worley reads the staff report.

Peter Farmer, Staff Engineer, explains the waiver request. Brahm Driver, representative, clarifies the request.

Motion by Mr. Haynie, seconded by Mr. Grider to approve the Waiver Request: Detention Facility Location

Approved 7-0

Large Scale Development

Approved 7-0

Item #3

Peloton Garage: Large Scale Development, 216 NW A Street, LSD20-0034

Tyler Overstreet reads the staff report.

There is some discussion amongst Commissioners, staff, and Nate Bachelor, representative, regarding the waiver request.

Motion by Mr. Sanders, seconded by Mr. Grider to amend and approve the Waiver Request: Building Materials.

The amendment is that the architectural metal panel shall be a minimum 24-gauge.

Approved 7-0

Large Scale Development

Approved 7-0

Meeting adjourned

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

Ali Worley



Consent Agenda Items

For Planning Commission meeting of July 7, 2020

Reviewer: Tyler Overstreet, AICP, Senior Planner

- ❖ At the Technical Review meeting held on June 30, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Property Line Adjustment: Lots 29-30, Block 1 of Crabtree Addition, Philip Cristofaro, NW B Street, R-1, Single Family Residential, PLA20-0020

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 the street frontage, 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.

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

Property Line Adjustment: Lot 59 of Chardonnay Subdivision, Iqbal Singh Makkar, SW Chardonnay Boulevard, R-1, Single Family Residential, PLA20-0032

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)

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

Property Line Adjustment: Lot 22, Block G, Orchard Addition, Table at the Station, LLC, 409 SW 6th Street, DN-4, Downtown Mixed-Use Residential, PLA20-0033

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 street.

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

Property Line Adjustment: Lot 22, Block G, Orchard Addition, Table at the Station, LLC, 409 SW 6th Street, DN-4, Downtown Mixed-Use Residential, PLA20-0033

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 street.

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

Property Line Adjustment: Lot 19, Block 2, Lincoln & Rice Addition, Lawler, 108 NE F Street, R-1, Single-Family Residential, LS20-0028

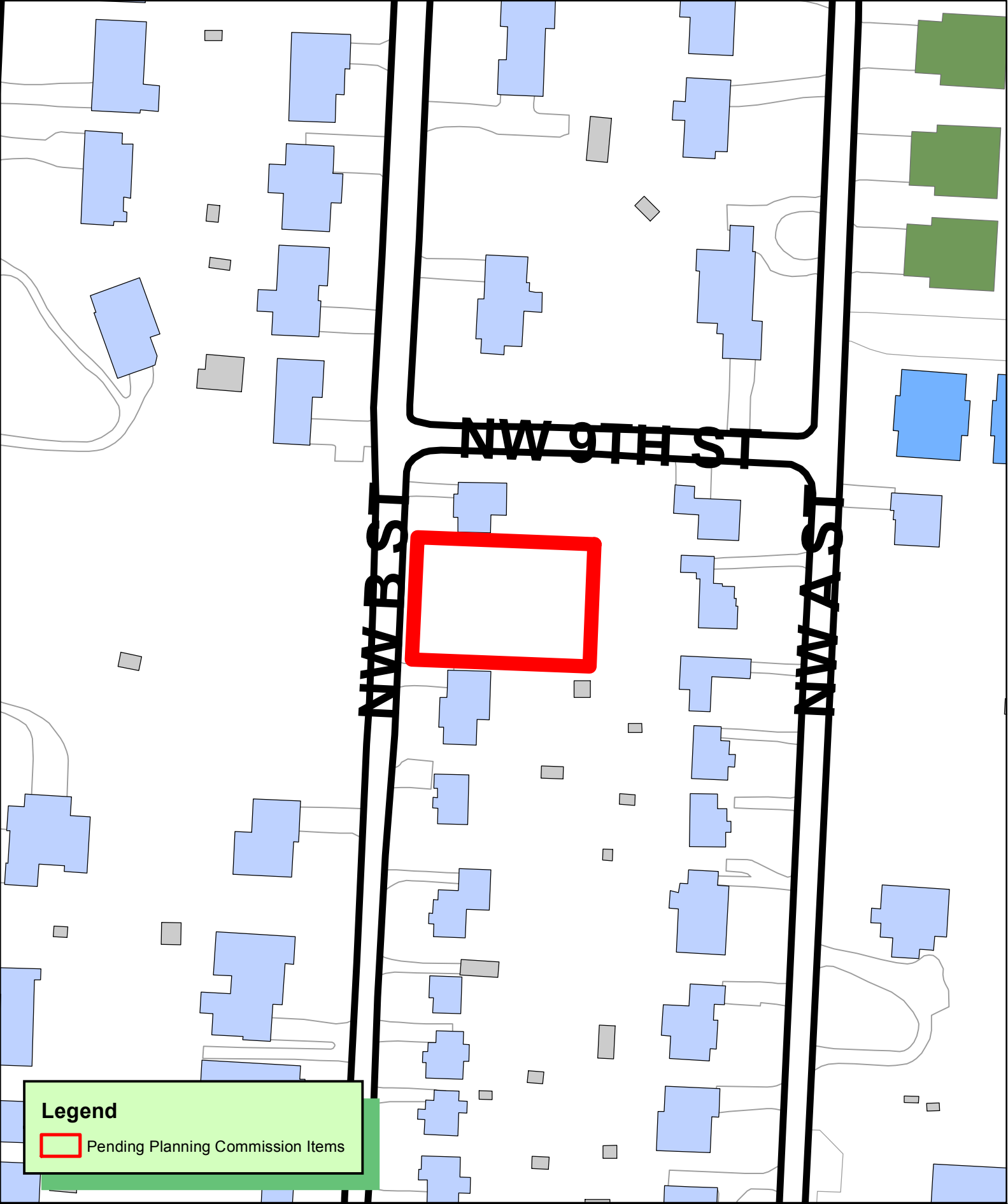
A property line adjustment of parts of Lots 5 and 6, Block 2 of Lincoln & Rice Addition, creating new Lot 19, Block 2 (+/- 0.17 acres). The plat dedicates a 10-foot utility easement along NE F Street and a 5-foot utility easement along NE 2nd Street.

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

Preliminary Plat Extension: Walnut Grove Subdivision Phase I, SW Barron Road, TB Walnut Grove Properties, LLC, R-1, Single-Family Residential, 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.

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



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

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



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

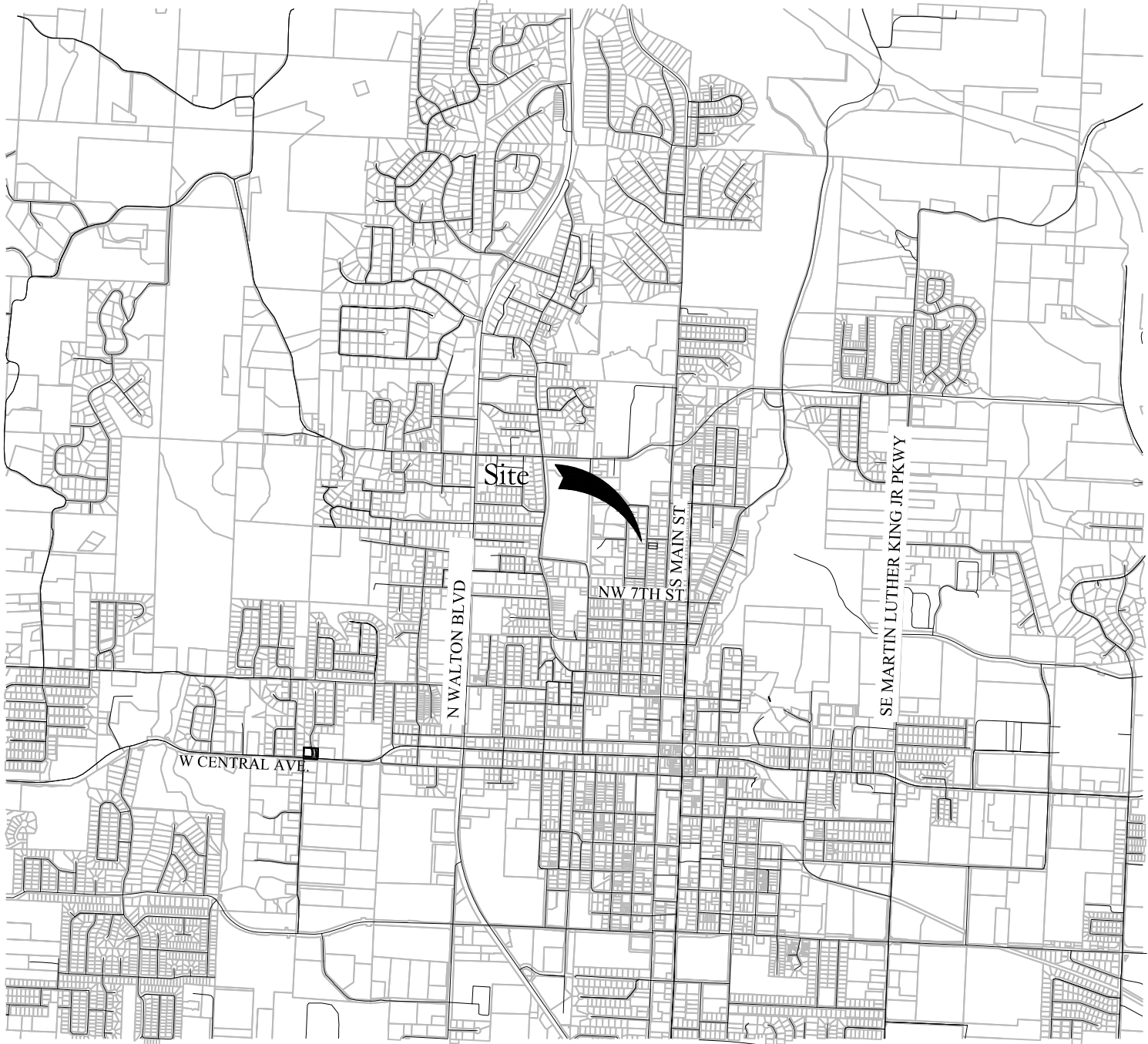
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE
- NO PUBLIC ELECTRIC IMPROVEMENTS ARE PART OF THIS PLAT APPROVAL, ANY FUTURE STRUCTURES MUST BE APPROVED BY BEUD PRIOR TO A BUILDING PERMIT
- 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

**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

MINIMUM SQ FOOTAGE
6000 SQ FT

BUILDING SETBACKS

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.

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.

BEUD REQUIREMENTS

- 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.
- Regarding clearances of primary and secondary from buildings, etc. All proposed structures must maintain minimum of 20' clearances from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.

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: _____

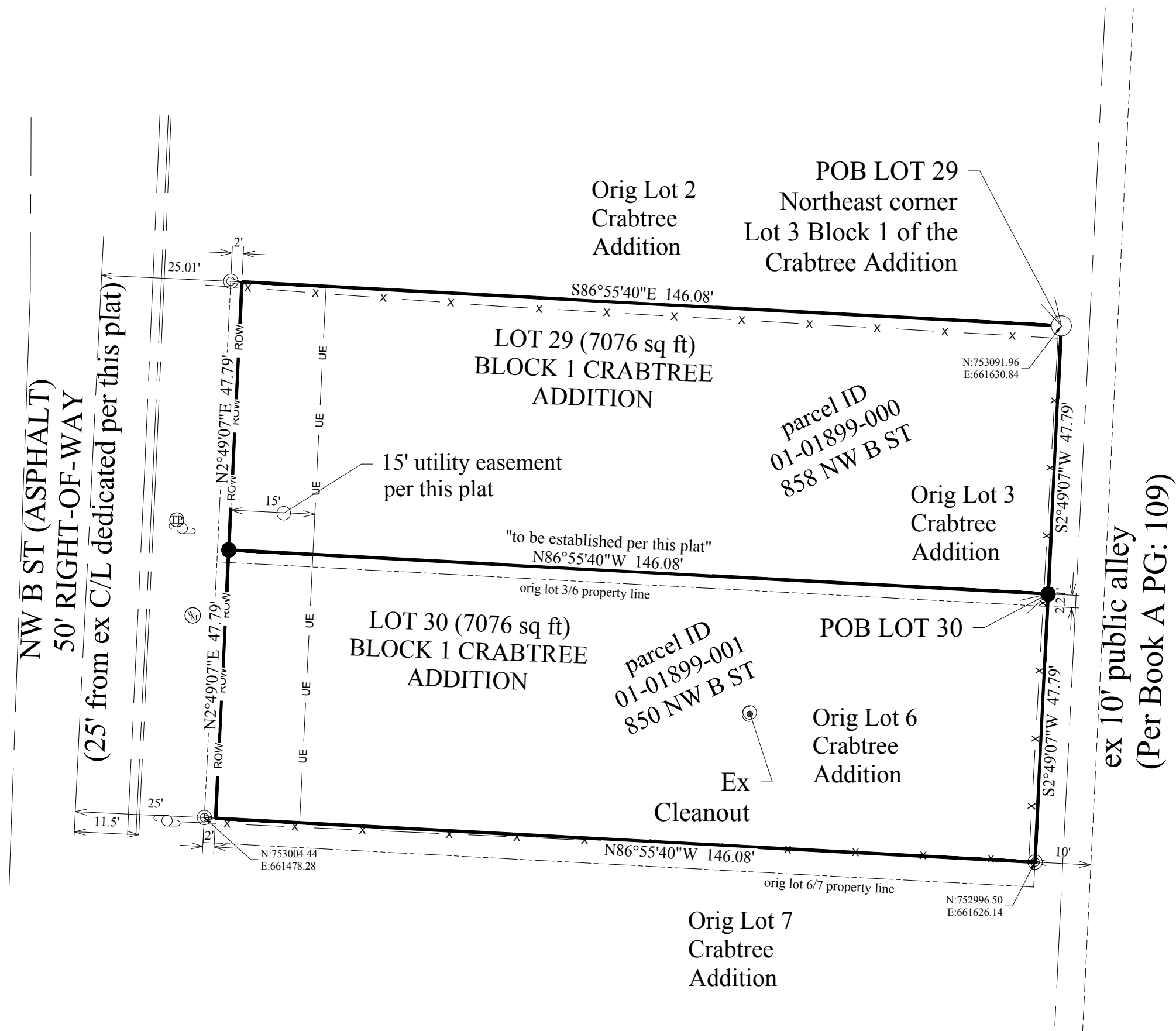
SIGNED: _____
CRISTOFARO, PHILIP

SIGNED: _____
WILLIAMS, DAVID J

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: 8/28/2020 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	

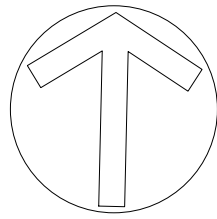
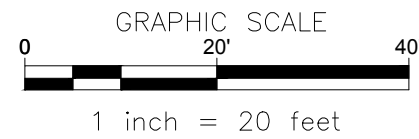
H:\million miracles surveying\2020 Projects\08-PHILLIP B ST\lb-st.dwg Plotted On 2020-06-28 Plotted By Amms

9



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.



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

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.

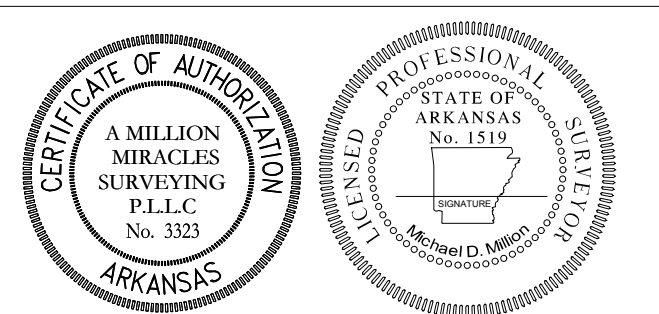
LEGEND	
	FOUND 5/8" IRON PIN
	SET 5/8" IRON REBAR CAP #1519
	EXISTING CENTERLINE
	EXISTING BACK OF CURB
	RIGHT OF WAY LINE
	EXISTING LOT LINES
	PROPOSED PROPERTY LINE
	EXISTING WATER METER
	EXISTING TELEPHONE PEDESTAL
	EXISTING POWER POLE

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



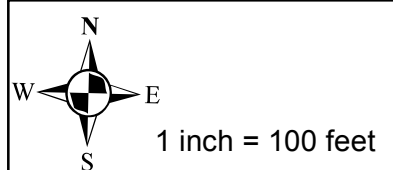
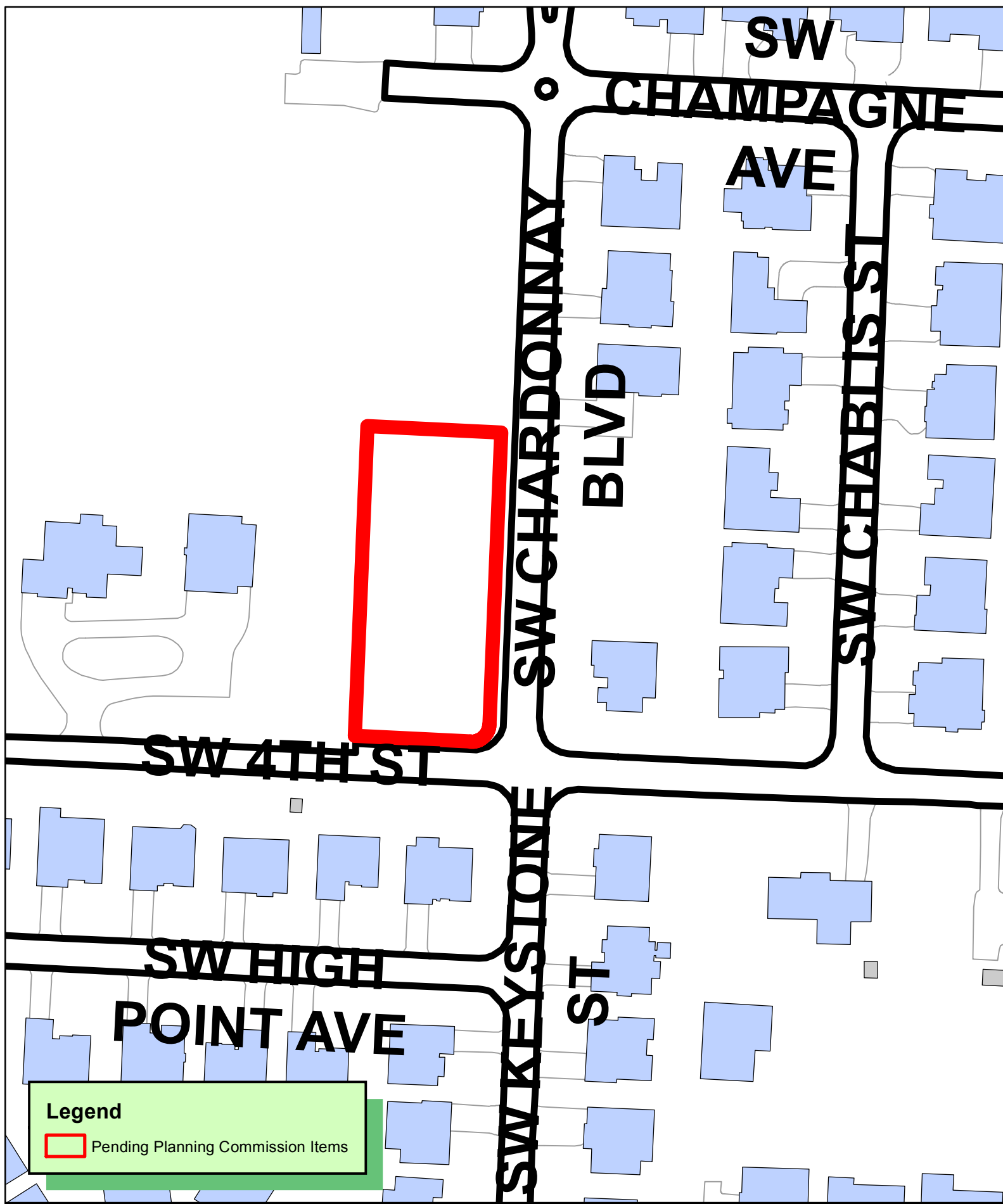
A MILLION MIRACLES SURVEYING P.L.L.C.

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
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PROPERTY LINE ADJUSTMENT

FOR:
CRISTOFARO, PHILIP &
WILLIAMS, DAVID J

DATE: 6/28/2020
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



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



Legend
 Pending Planning Commission Items

Property Line Adjustment Lots 23-25 of Chardonnay Subdivision

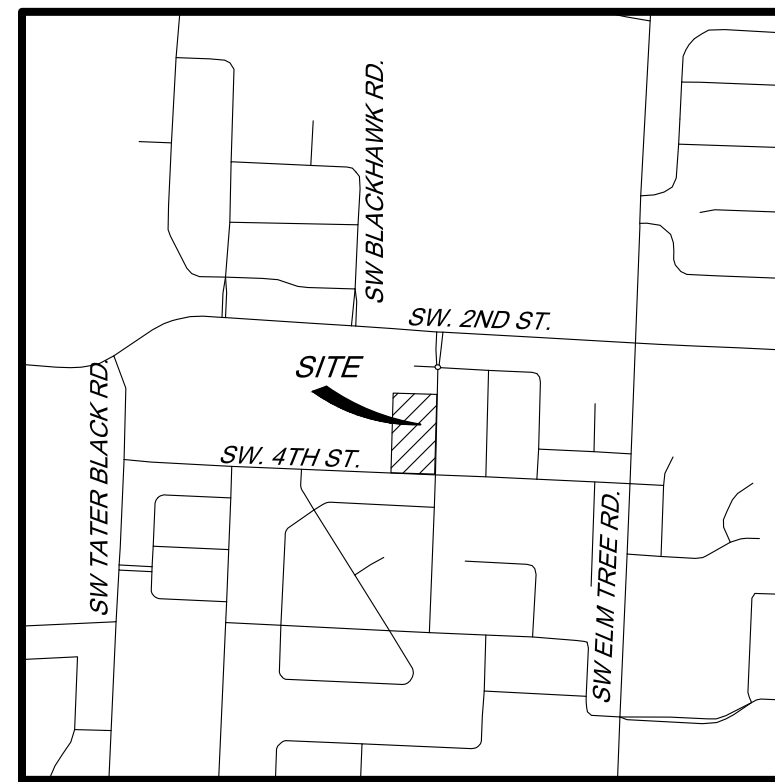
Creating Lot 59

Iqbal Singh Makkar

City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

- 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.
 - This plat represents a Property Line Adjustment of the parcel/s recorded in Deed Records, Instrument #L202021105; L202021106; & L202020651 in the public records of Benton County, Arkansas .
 - The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
 - Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD 83, per GPS observations as established by processing through OPUS.
 - Basis of Elevation: NAVD 88, per GPS observations as established by processing through OPUS.
 - Site Benchmark: See Sheet 2 for benchmark information block.
 - This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.
 - This survey is based on a title search provided by Elite Title Company, Inc. , 20-39339-007 , Order Date: March 24, 2020 .
 - 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.
 - 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.
 - Subsurface and environmental conditions were not examined nor considered a part of this survey.
 - Multiple utility services are located within easements abutting or within the bounds of subject tract.
 - 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.
 - 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.
 - 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.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
 - There may not be fences or any other structures built in any drainage easements.
 - Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
 - 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.
 - 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.
 - 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.
 - It is the responsibility of the developer to coordinate with the New Service Coordinator @ 479-271-3139 to determine if equipment is in conflict.
 - Relocation of any existing electrical facilities shall be at the owner's expense.
 - 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

CEI Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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

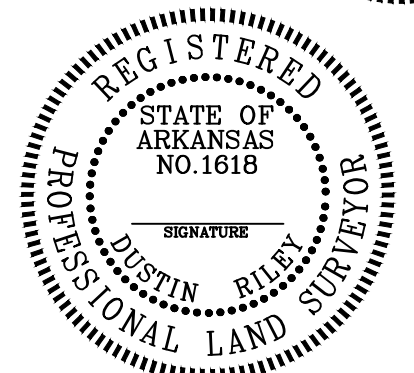
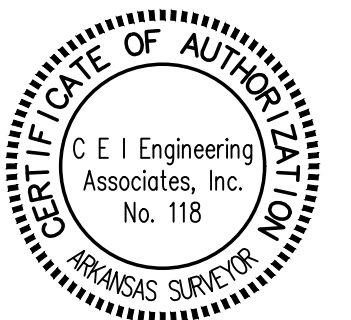
Signed: _____
City Clerk, City of Bentonville

Certificate of 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



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

City of Bentonville Project # PLA20-0032

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

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



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@tablemesabrisko.com

SURVEY NOTES:

- 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.
- 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.
- 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.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: NAD83, Arkansas State Plane Coordinates, North Zone, checking with City of Bentonville Control Monument No. 56.
- Basis of Elevation: NAVD88, checked with City of Bentonville Control Monument No. 56
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
- 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.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- 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
- 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.
- Environmental conditions were not examined nor considered a part of this survey.
- 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.
- 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 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:

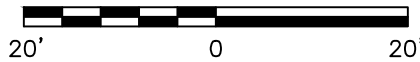
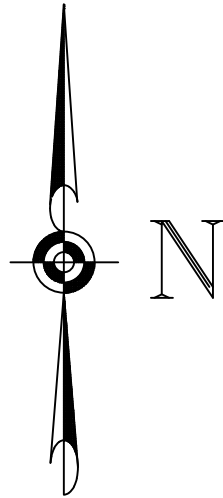
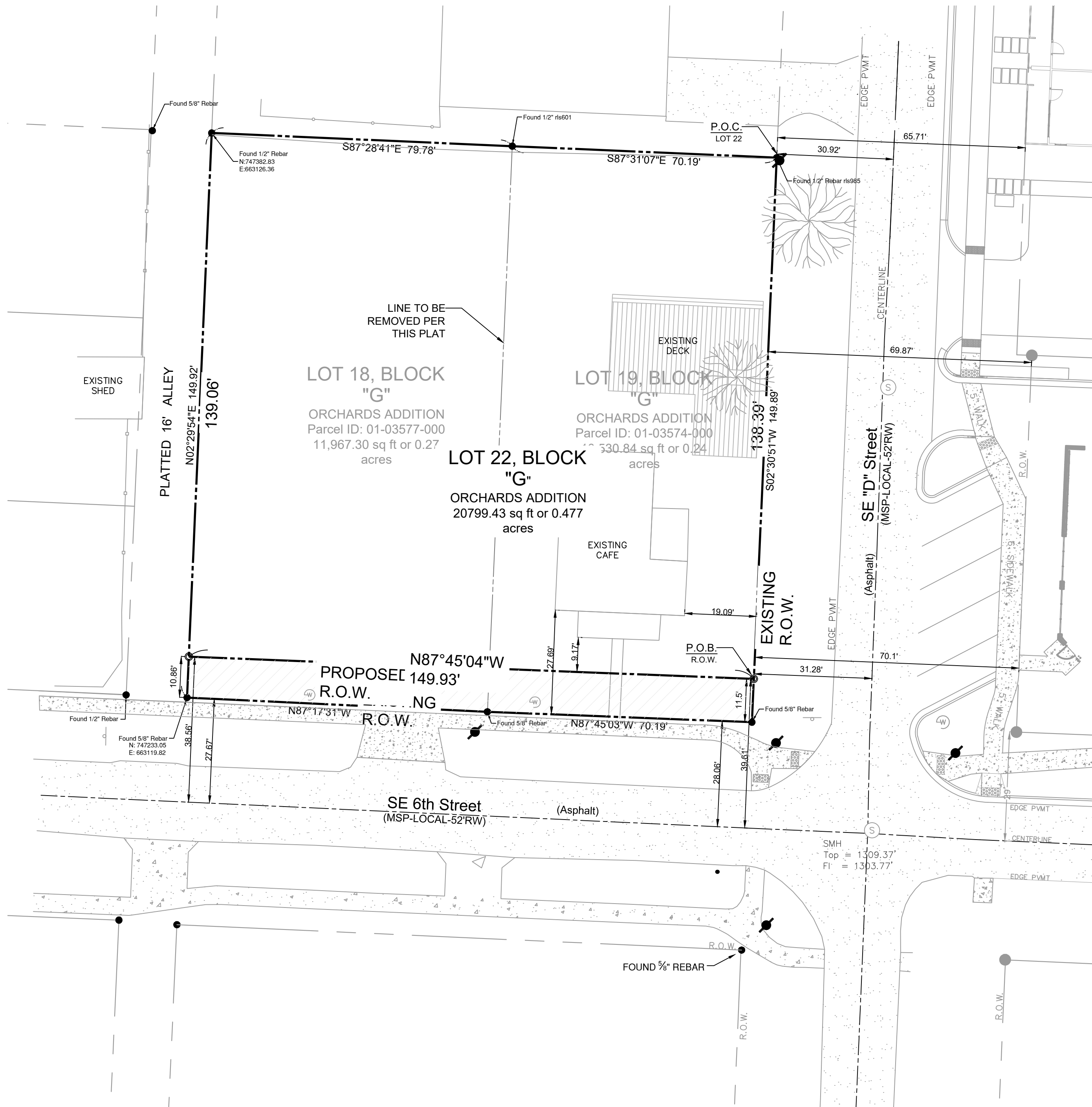
I, C. Ed Gray, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type, and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyor's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

Date of Execution: _____

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



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



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:

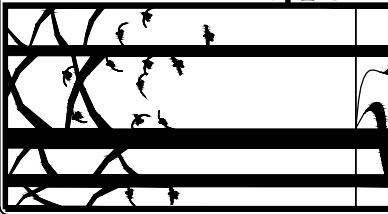
No fence or structure may be constructed within or across drainage easements.

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

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



SAND CREEK
Engineering and Landscape Architecture, Inc.
1507 S.W. 2nd 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

Legend

 Pending Planning Commission Items

NE 2ND ST

**W
H
E
N**

E CENTRAL AVE



1 inch = 75 feet

**LS20-0028
LOT SPLIT**

**PART OF LOTS 5-6 BLOCK 2 CREATING LOT 19 BLOCK 2
LINCOLN & RICE ADDITION**



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.

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:

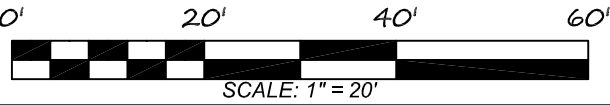
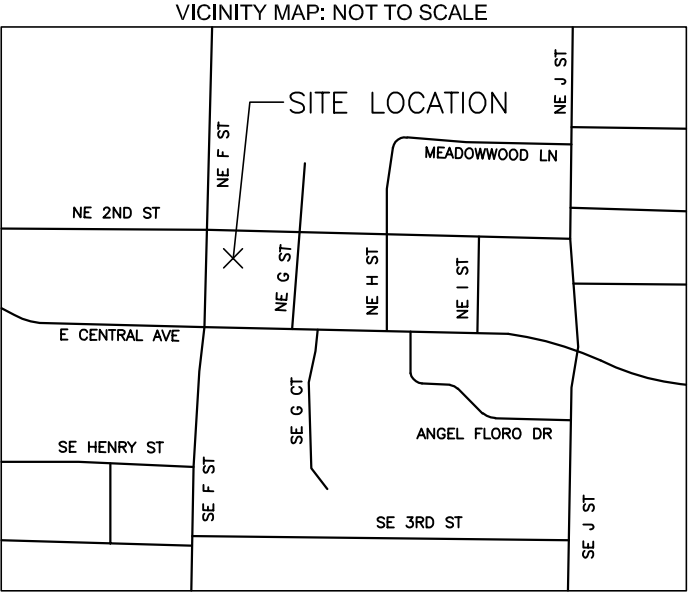
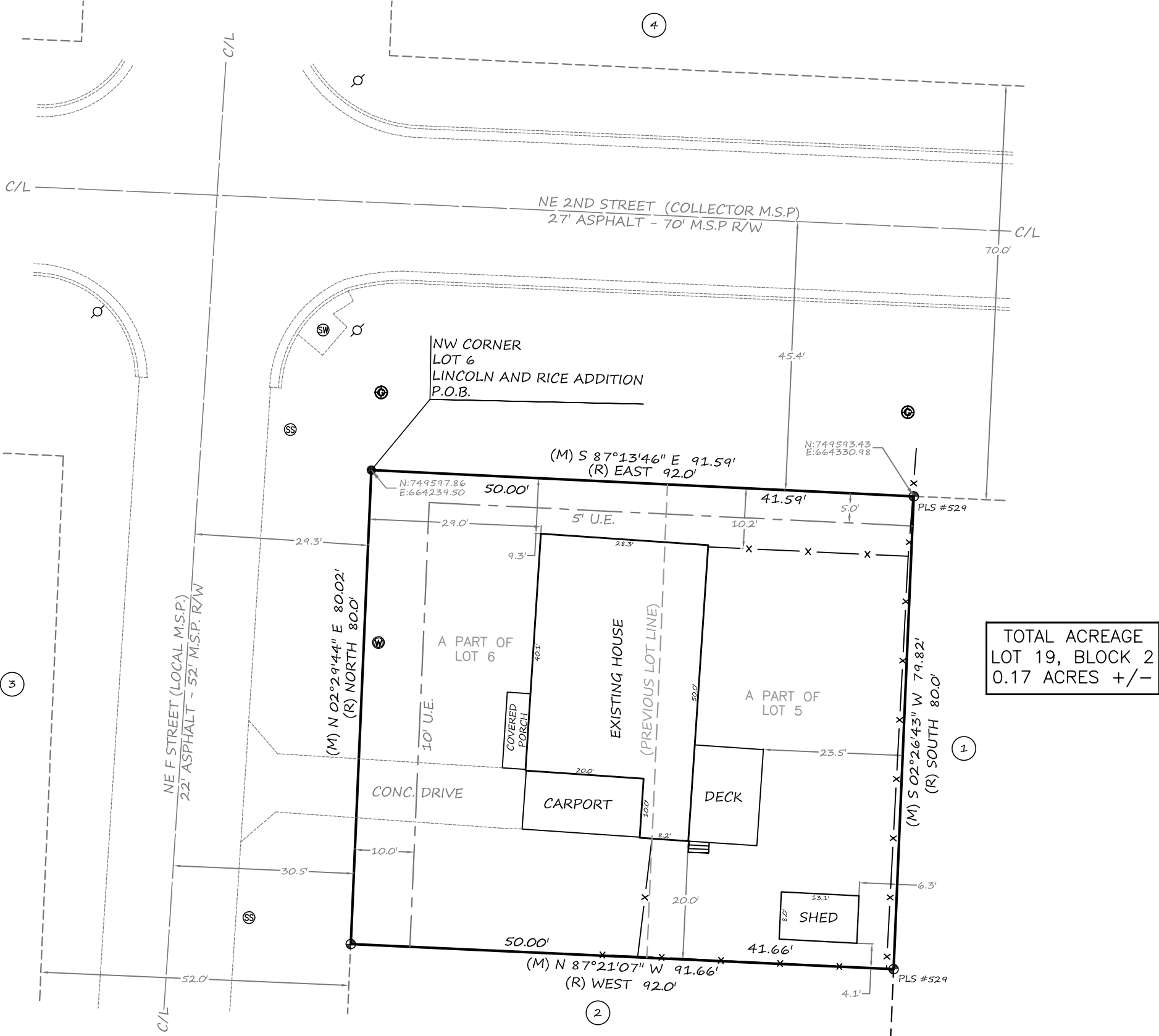
- 1) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 543
2) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 197
3) FINAL PLAT OF LINCOLN AND RICE ADDITION SUBDIVISION FILED IN
PLAT BOOK B AT PAGE 106
4) FINAL PLAT OF LINCOLN AND RICE ADDITION SUBDIVISION FILED IN
PLAT BOOK B AT PAGE 101
5) SCRIVENER'S AFFIDAVIT 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.



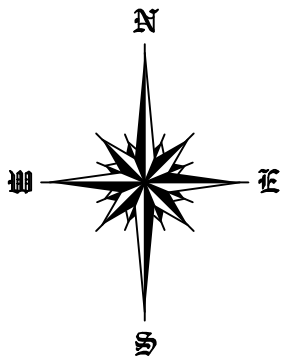
LOT COMBINATION

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



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
--- BOUNDARY LINE
--- PREVIOUS LOT LINE
--- ASPHALT/GRAVEL/CONC.
--- RIGHT-OF-WAY
--- FENCE
--- CENTERLINE ROAD
--- OVERHEAD POWER
--- UTILITY EASEMENT
⊙ (R) RECORD
⊙ (M) MEASURED

ATLAS PROFESSIONAL LAND SURVEYING, LLC COPYRIGHT 2020
ALL GOVERNMENTAL MUNICIPALITIES/AGENCIES INCLUDING GIS DEPARTMENTS ARE EXEMPT FROM
COPYRIGHT. THIS PLAT IS COPYRIGHT MATERIAL AND WAS PROVIDED FOR THE USE OF THE PERSON(S)
NAMED ON THIS PLAT. NO ONE INCLUDING THE PERSON(S) NAMED ON THIS PLAT MAY COPY OR
REPRODUCE ANY PART OF THIS PLAT FOR FINANCIAL GAIN. ONLY ORIGINAL COPIES OF THIS PLAT MAY BE
USED. IF THE SEAL ON THIS PLAT IS NOT RED IN COLOR AND SIGNED IN BLUE INK, IT IS NOT AN ORIGINAL
PLAT AND CONSIDERED AN UNAUTHORIZED COPY.

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

REZONING STAFF REPORT



Bentonvest Fund IV, LLC

SW 5th Street and SW F Street

PC Date: 7/7/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0020
Applicant / Current Owner	Bentonvest Fund IV, LLC PO Box 13005 Fayetteville, AR 72703
Site Area	+/- .59 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-O, Residential Office
Future Land Use Map Designation	Medium-Density Residential

<https://arcris/08HvK8>

Location Map



Property Description

This property is located at the southeast of the corner of SW 5th Street and SW F Street. It is currently zoned R-1, Single-Family 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.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Medium Density Residential. According to the Bentonville Community Plan, Medium-Density Residential areas typically include townhome, duplex, or multi-family uses. These areas may also include local amenities for residents.

Public Comment

Staff has not received public comment regarding this request.

Analysis

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.

Conclusion

Residential Office zoning districts are meant to serve as a buffer between lower density, residential uses and higher density residential and commercial uses. This property can serve as a buffer between residential uses, such as the multi-family developments to the north and east, and the existing Walmart Home Office.

In addition, the allowable uses within the R-O zoning district, such as duplexes, small-scale commercial, and amenities such as parks or parking lots, align well with the Future Land Use designation of Medium-Density Residential.

As such, staff recommends approval of the rezoning request.

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.

REZONING STAFF REPORT



Stuckey

107 SW F Street

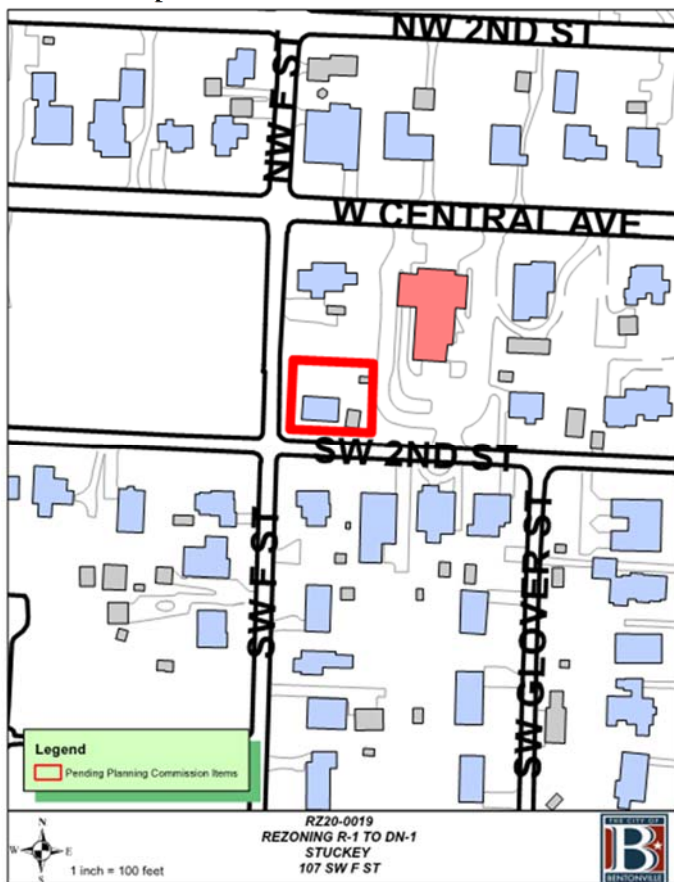
PC Date: 7/7/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0019
Applicant / Current Owner	William & Debra Stuckey 1109 Adelaide Ave. Fort Smith AR, 72901
Site Area	0.19 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

This property is located at 107 SW F Street and is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1 to the north, south, east, and west.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties and align with the City's Comprehensive Plan for this area.

Public Comment

Staff has not received public comments regarding this request.

Analysis

The site's previous single-family residential use and being surrounded by single-family residential development may justify a rezoning to DN-1, Downtown Low Density Residential. According to the applicant's narrative, they intend to construct their personal single-family home at this location. The DN-1 zoning district only allows for single-family homes.

Conclusion

Due to the site's compatibility with the Future Land Use Plan and compatibility to surrounding uses, staff recommends approval of the rezoning request to DN-1, Downtown Low-Density Residential.

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.

REZONING STAFF REPORT



KCG BV, LLC

SW Buckeye Street & SW Juniper Avenue

PC Date: 7/7/2020

Reviewer: Ali Worley, Planning Technician

Project Number	RZ20-0021
Applicant / Current Owner	KCG BV, LLC 2 Stonegate Cir Texarkana, TX 75503
Site Area	+/- 3.85 acres
Current Zoning	PUD, Planned Unit Development & C-2, General Commercial
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	High Density Residential (HDR) & Commercial (C)

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

Location Map



Property Description

This property is located at the northeast and northwest corners of SW Buckeye Street and SW Juniper Avenue. It is currently zoned PUD, Planned Unit Development, and C-2, General Commercial. Adjacent zonings are R-3, Medium Density Residential, to the south, PUD to the north and west, C-2 to the north, and C-1, Neighborhood Commercial, to the east.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as General Commercial and High Density Residential. High Density Residential areas include multi-family housing with varying densities. General Commercial areas include uses that serve both nearby residents and those coming from other parts of the community.

Public Comment

Staff has not received public comment regarding this request.

Analysis

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.

Conclusion

Due to the site's general compatibility with the Future Land Use Plan, its proximity to an Arterial road, as well as surrounding uses and zoning districts, staff recommends approval of the rezoning request.



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 S. Inman, PE

REZONING STAFF REPORT



Tylluan

Fillmore Street & Valley Street

PC Date: 12/17/2019

Reviewer: Jon Stanley, Senior Planner,

Project Number	PRD20-0001
Applicant / Current Owner	Chris & Jamie Sohosky 13336 Mary Lou Lane Garfield, AR 72732
Site Area	+/- 4.72 acres
Current Zoning	DN-2, Downtown Medium Density Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium Density Residential (MDR)

<https://arcris.org/08HvK8>

Location Map



Property Description

A Planned Residential Development to develop 13 individual single-family homes with a maximum density of 4 units/acre. The development utilizes the natural beauty of the topography, a trail, community buildings, camping pads and a clubhouse to meet the open space requirements for PRD's.

Adjacent zonings are R-1, Single-Family Residential to the north, south, and west and DN-2, Medium Density Residential to the east and south.

Relationship to the General Plan

The Future Land Use Plan currently depicts this property as Medium Density Residential. 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. At 4 units per acre, the proposed density and character of this Planned Residential Development is compatible with the Future Land Use Plan.

Conclusion

Because the proposed Planned Residential Development is compatible with surrounding single-family uses in the neighborhood and the Future Land Use Plan, staff recommends approval.

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

Total Acreage 4.72 acres

PRD Zone 1:

PRD Zone 2:

Green space offering connectivity to existing trails, community buildings, open porch for guest accommodation.

Overall site setbacks

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

Front	10'
Rear	10'
Side	5'

*Where utility easements exceed the minimum setback, the utility easement shall become the setback.

Minimum lot width 50'

Parking distribution

PRD – Zone 1

Garage: 26 one garage/unit
(two car minimum)

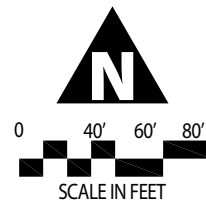
PRD – Zone 2 Guest Surface Parking – 5 spaces

PRD – Zone 1 (lot area counts 5% toward total)

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

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)



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

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



CEI
Studio B
Singular Modern.
DESIGNWORKSHOP



NORTH ELEVATION

ARCHITECTURAL ELEVATIONS OF CLUBHOUSE PROTOTYPE

PROPOSED BUILDING FACADE FINISH MATERIALS



WOOD SIDING
PANELS OR PLANKS



NATURAL STONE
MASONRY



ARCHITECTURAL
CONCRETE

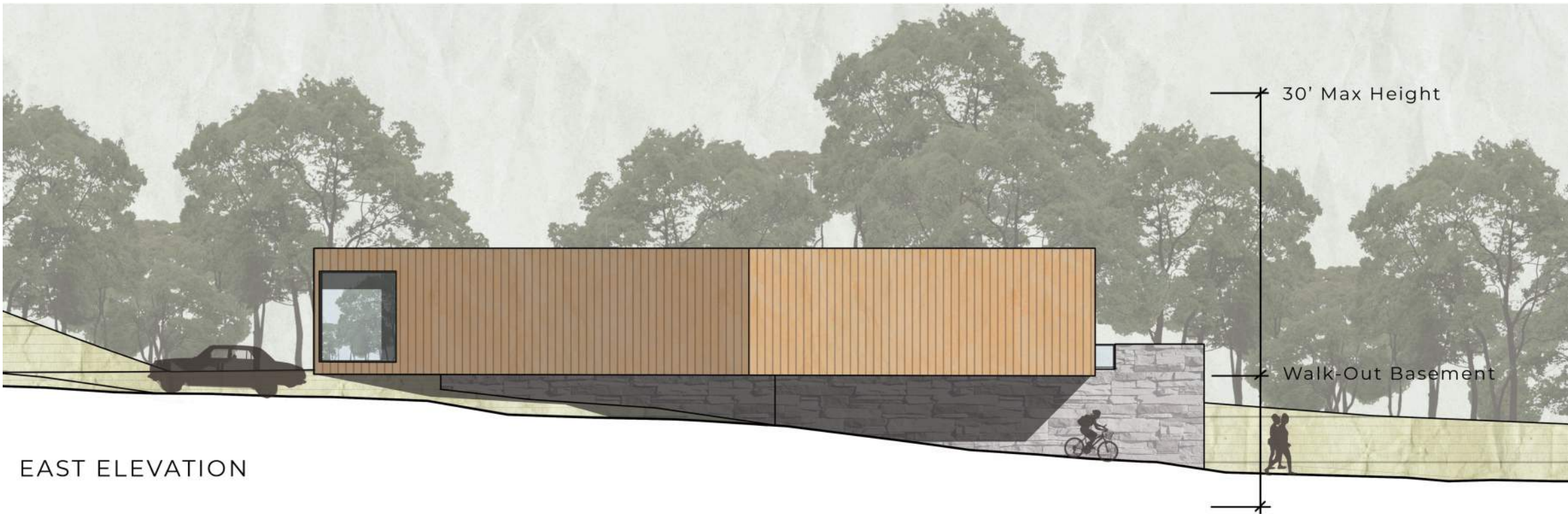


EXPOSED STEEL OR
DECORATIVE METAL



GLASS WINDOW
WALL SYSTEM





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





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





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



TYLLUAN

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



REAR 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

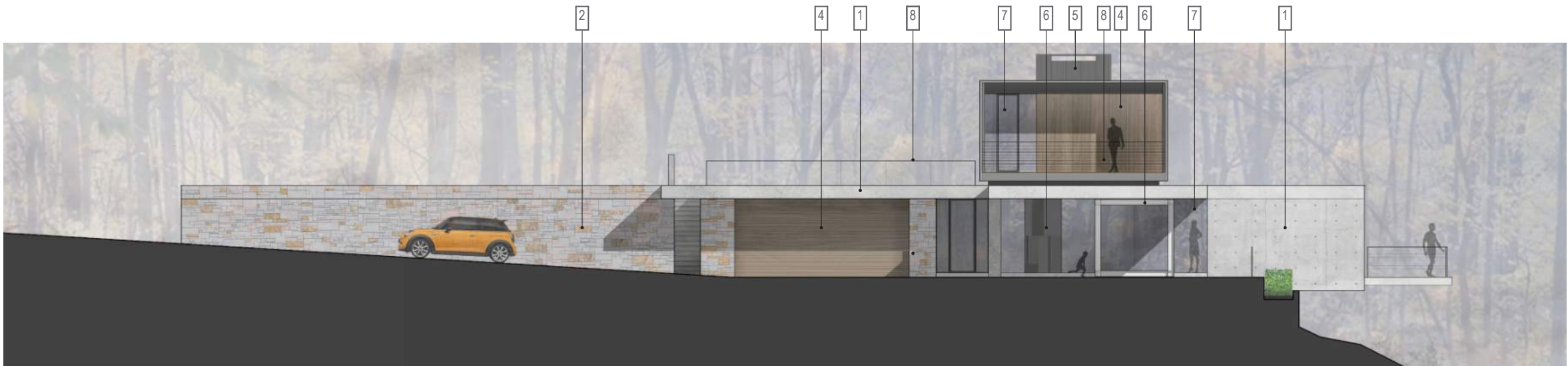
JASON WARD DESIGN STUDIO
Saint Louis, Missouri

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

CONDITIONAL USE STAFF REPORT



SW 5th Street Parking Facility

SW 5th Street and SW F Street

PC Date: 7/7/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0022
Applicant / Current Owner	Bentonvest Fund IV, LLC PO Box 13005 Fayetteville, AR 72703
Site Area	+/- .59 acres
Current Zoning	R-1, Single Family Residential (Pending Rezoning to R-O, Residential Office)
Future Land Use Map Designation	Medium Density Residential (MDR)
Requested Use	Parking Facility

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

Location Map



Property Description

This property is located at the southeast of the corner of SW 5th Street and SW F Street. It is currently zoned R-1, Single-Family Residential, pending rezoning to R-O, Residential Office (RZ20-0020). Surrounding uses include multi-family residential to the north and east, the Bentonville Cemetery to the west, and the Walmart Home Office to the southwest.

Parking Facilities require a Conditional Use Permit in zoning district R-O.

Proposed Use Description and Analysis

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.

A parking facility could serve as an amenity to surrounding residents and visitors of the Bentonville Cemetery to the west. The applicant's proposed screening and use could serve as a buffer between surrounding residential uses and the Walmart Home Office to the southwest.

Staff recommends approval of the Conditional Use Permit.

Public Notice

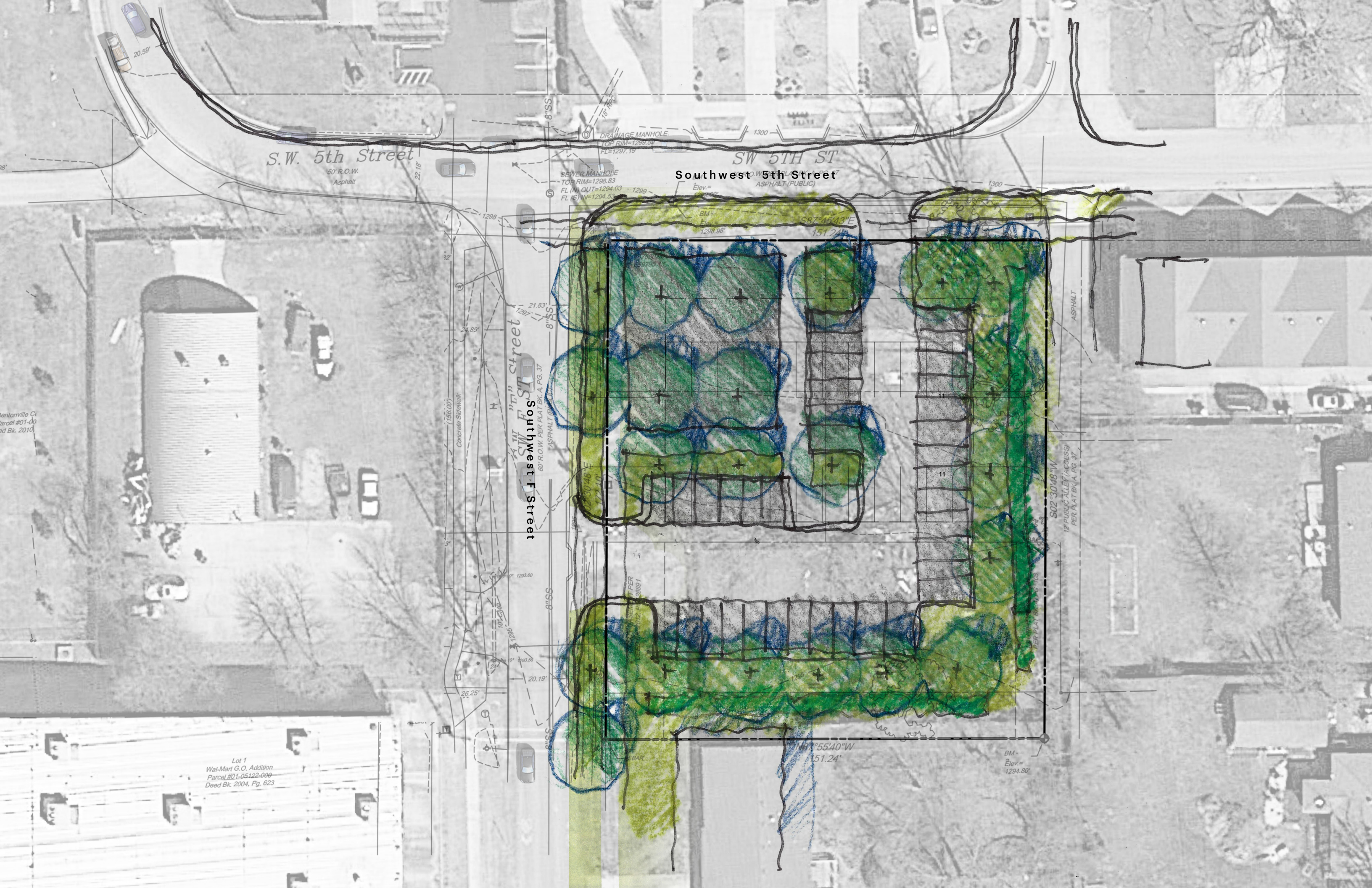
Staff has not received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.
3. The applicant will be required to receive Large Scale Development approval prior to construction of the parking lot.
4. The parking lot drive aisles and stalls shall be hard surface (i.e. concrete, asphalt, etc.).

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.









CONDITIONAL USE STAFF REPORT



Hail Stop

2503 S Walton Boulevard

PC Date: 7/7/2020

Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0024
Applicant / Current Owner	Escorpion, LLC 2303 S Walton Boulevard Bentonville, Arkansas 72712
Site Area	+/- 0.10 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)
Requested Use	Temporary Use
Protective Covenants	N/A

Property Description

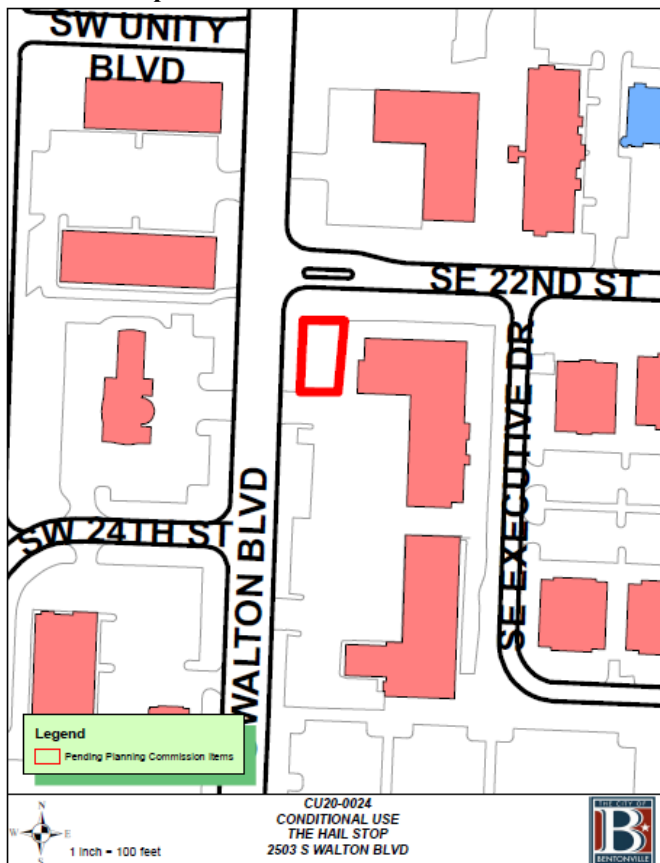
The property is located at 2503 S Walton Boulevard. The area to be utilized is located in the northwest corner of the parking lot. The property is currently zoned C-2, General Commercial, with a Future Land Use Plan designation of Mixed-Use Commercial. Temporary uses require a Conditional Use Permit regardless of zoning district.

Proposed Use Description

According to the applicant's narrative, they have set up a tent to fix hail damage on vehicles. The hours of operation will be Sunday to Saturday from 8:00am to 8:00pm.

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

Location Map



Public Notice

Staff has not received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid 60 days from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.

71

30' x 30' Tent

24' Trailer

Maria's
Restaur
Takeout •

Jim's Meat Market
Butcher shop

Curry Point
Takeout • Deliver

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

CONDITIONAL USE STAFF REPORT



Hail One Solutions

1402 Shane Lane

PC Date: 7/7/2020

Reviewer: Ali Worley, Planning Technician

Project Number	CU20-0027
Applicant / Current Owner	Johnston Revocable Trust PO Box 8022 Fayetteville, Arkansas 72703
Site Area	+/- 0.08 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Temporary Use
Protective Covenants	N/A

Property Description

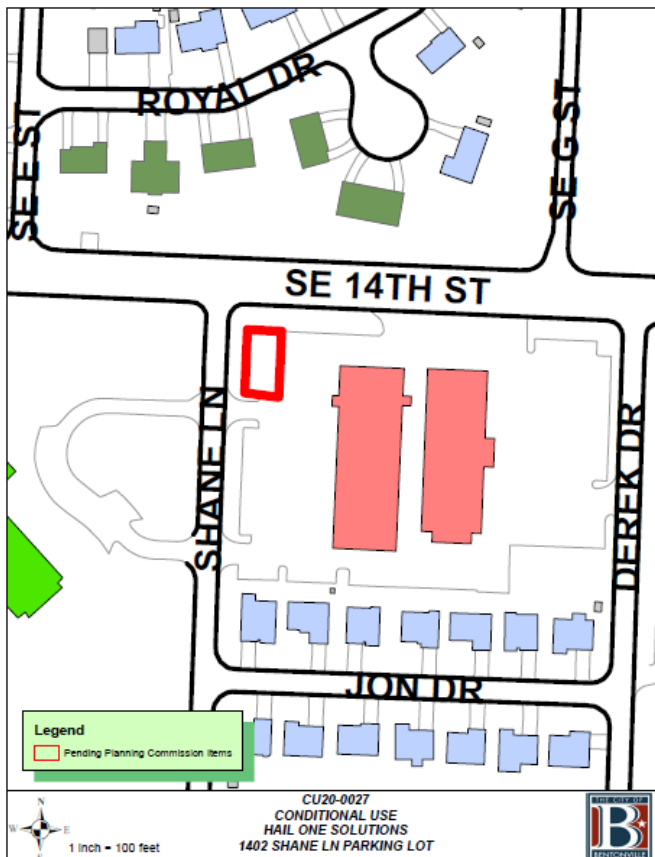
The property is located at 1402 Shane Lane. The area to be utilized is located in the northwest corner of the parking lot. The property is currently zoned C-2, General Commercial, with a Future Land Use Plan designation of General Commercial. Temporary uses require a Conditional Use Permit regardless of zoning district.

Proposed Use Description

According to the applicant's narrative, they have set up a tent to fix hail damage on vehicles. The hours of operation will be Monday to Friday from 9:00am to 6:00pm, Saturdays from 10:00am to 6:00pm, and by appointment only on Sundays. The application anticipates four to five drive-ups daily, with two to three employees and technicians.

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

Location Map

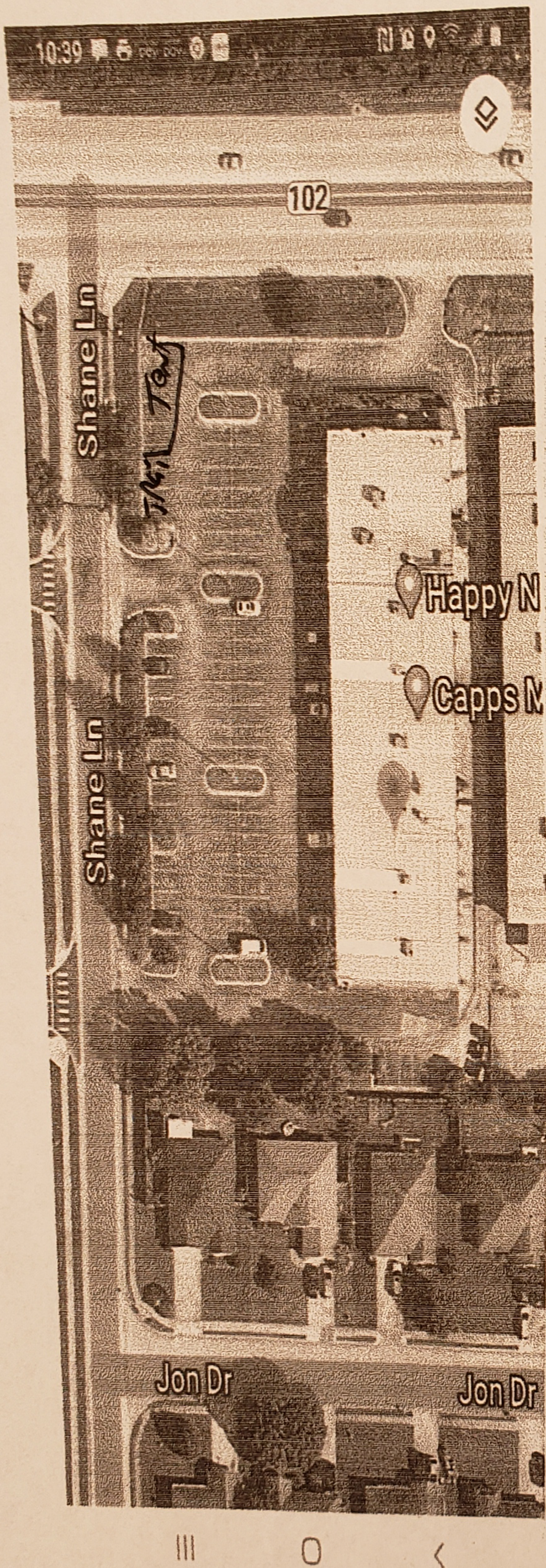


Public Notice

Staff has not received public comment regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid 60 days from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.



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



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1-855-442-4587

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WAIVER REQUEST STAFF REPORT



Motto Hotel

S Main Street

PC Date: 7/7/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	WAV20-0010
Applicant / Current Owner	Osage Hospitality, LLC 40 W Broad Street, Suite 500 Greenville, SC 29601
Site Area	+/- .66 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Waiver Request	Section 1100.16 Street Standards Section 1100.23 Downtown Districts design standards

<https://arcgis/08HvK8>



Property Description

This property is located on S Main Street, approximately 200 feet north of SE 3rd Street. The property is currently zoned DC, Downtown Core with a Future Land Use Classification of Downtown Commercial.

Waiver Request

- 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-foot (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. Adjacent to the loading zone, 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.

Analysis & Recommendation

Section 1100.16 Waiver:

- The applicant has designed their project with respect to the future S Main Street Improvements. Because the street will be improved within the existing right-of-way, Engineering and Planning Staff agreed that the right-of-way dedication is not warranted at this time. Staff recommends approval of this waiver.

Section 1100.23 Waiver:

- The applicant has attempted to balance the public need of pedestrian connection and their private need for a loading zone. In providing additional walkable surface on their property, clearly delineating their private property vs. the public right-of-way with their canopy, and providing a 12-foot sidewalk where possible, the applicant has effectively met the intent of the Land Development Code. Staff recommends approval of the waiver request.



*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.

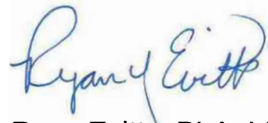
**Section 1100.23 Downtown (D) districts design standards, subsection (s)
Sidewalks.**

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

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

LARGE SCALE DEVELOPMENT STAFF REPORT



Table at the Station

409 SE 6th Street

PC Date: 7/7/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0040
Applicant / Current Owner	Table at the Station, LLC 409 SE 6 th Street Bentonville, AR 72712
Site Area	+/- .51 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Restaurant

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

Location Map



Property Description

This property is located at 409 SE 6th Street. The property is the current location of the Table at the Station restaurant. The property is currently zoned DN-4, Downtown Mixed-Use Residential.

Project Details

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. This Large Scale Development was a condition of approval of a 2019 Conditional Use Permit (CU19-0014)

The development provides a total of 34 parking spaces, with 7 being located on-street. The addition to the building is composed of James Hardie cement board siding. The existing structure shall retain its existing wood siding.

Projected Traffic Impact

As an existing use, this development should not generate any additional trips than its current conditions. Bringing the existing parking lot into compliance with the Land Development Code should improve conditions within the area.

Waivers

There are no waivers associated with this request.

Conclusion

The Bentonville Community Plan notates that as development occurs within the DN-4 district, a “creative and flexible blend of residential, commercial, and cultural uses can be expected.” The Table at the Station development provides a restaurant in an unique, residential-style building. The addition to the building and the parking lot meet all requirements of the Land Development Code. Staff recommends approval of the Large Scale Development.

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

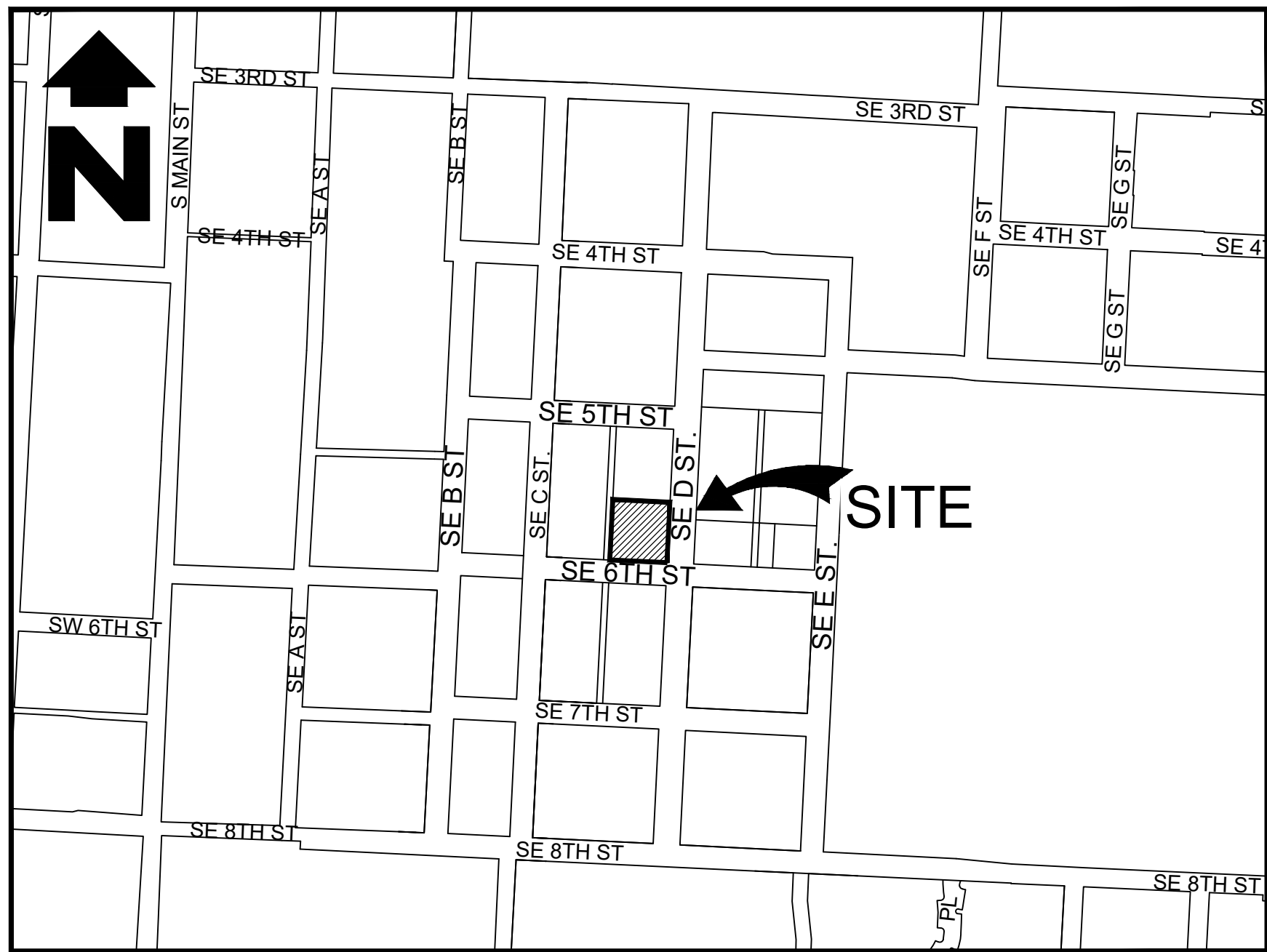
WASTEWATER DEPARTMENT
CITY OF BENTONVILLE
1901 N.E. "A" STREET
BENTONVILLE, AR 72712
NANCY BUSEN
(479) 271-3160

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



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

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
△	REV-1	6/22/20	SECOND SUBMITTAL
△			
△			

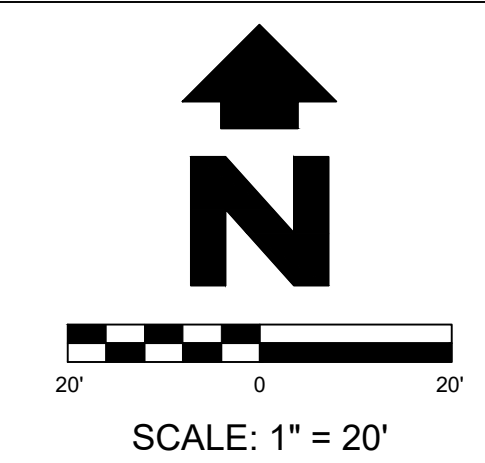
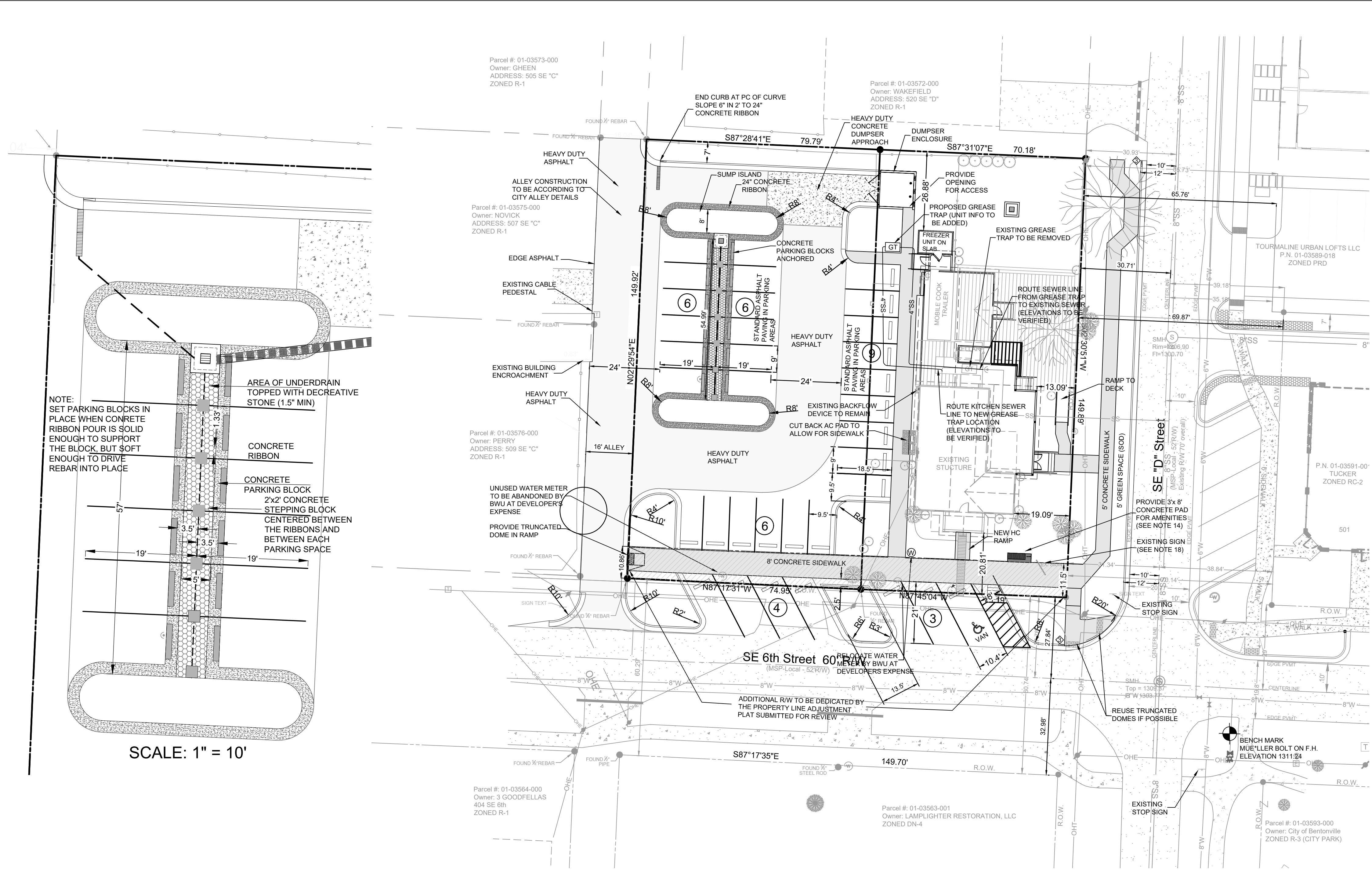
FLOOD STATEMENT:

(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.



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.



BENCHMARK:
FIRE HYDRANT TOP OF BOLT IN THE WORD
MUELLER - 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 = 9.89%

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 REQUIRED = 34

TOTAL SPACES PROVIDED: 33 REGULAR SPACES
1 ADA SPACE
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)
 - CONCRETE SIDEWALK

UTILITY NOTES:

- COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
- ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
- CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING TO THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
- 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.
- REFER TO ARCHITECTURAL PLANS FOR INTERIOR PLUMBING DETAIL. ADJUST SERVICE CONNECTIONS AS NECESSARY COORDINATING WITH THE ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
- REFER TO BUILDING PLANS FOR EXTERIOR LIGHTING. NO POLE OR OVERHEAD LIGHTS ARE PLANNED. WALL MOUNTED LIGHTS AND DARK SKY FIXTURES ONLY.
- MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER OR SANITARY SEWER LINES.
- 3-PHASE POWER IS REQUESTED FOR THIS SITE.
- 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.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THIS SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- EXISTING WATER METER AND SERVICE LINE ARE EXPECTED TO REMAIN IN SERVICE AND EXTENDED TO SERVE THE EXPANSION.
- 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.

SITE NOTES:

- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
- TIE PROPOSED DRIVES TO EXISTING PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
- TAPER BACK OF CURB FROM 6" TO 0" IN 24"
- HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
- BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
- 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.
- 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.
- ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- TIE PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER. TRANSITION THE LAST 10' (FEET) TO MATCH IN GRADE AND ALIGNMENT.
- ALL CURB RADI SHALL BE MEASURED AT THE BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLANS.
- ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF THE BUILDING IMPROVEMENTS.
- 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.
- 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 DISCREPANCIES 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@tablemesabristo.com

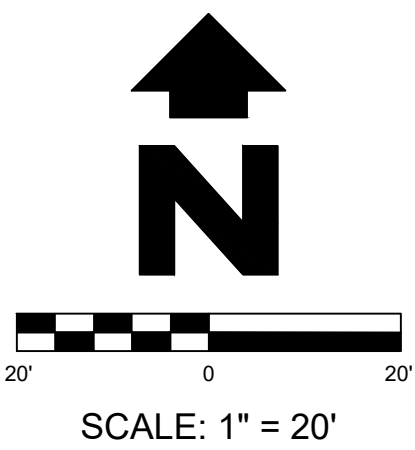
SITE / UTILITY PLAN

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

NOT FOR CONSTRUCTION
AR 19-001
REGISTERED PROFESSIONAL ENGINEER
No. 9253
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
1918_TABLE AT THE STATION

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



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
- SEWER MAIN LINE
- SEWER SERVICE LINE
- FENCE (WOODEN FENCE)
- CENTERLINE
- CONCRETE
- ASPHALT
- CONCRETE RIBBON
- CONCRETE SIDEWALK

LANDSCAPE NOTES:

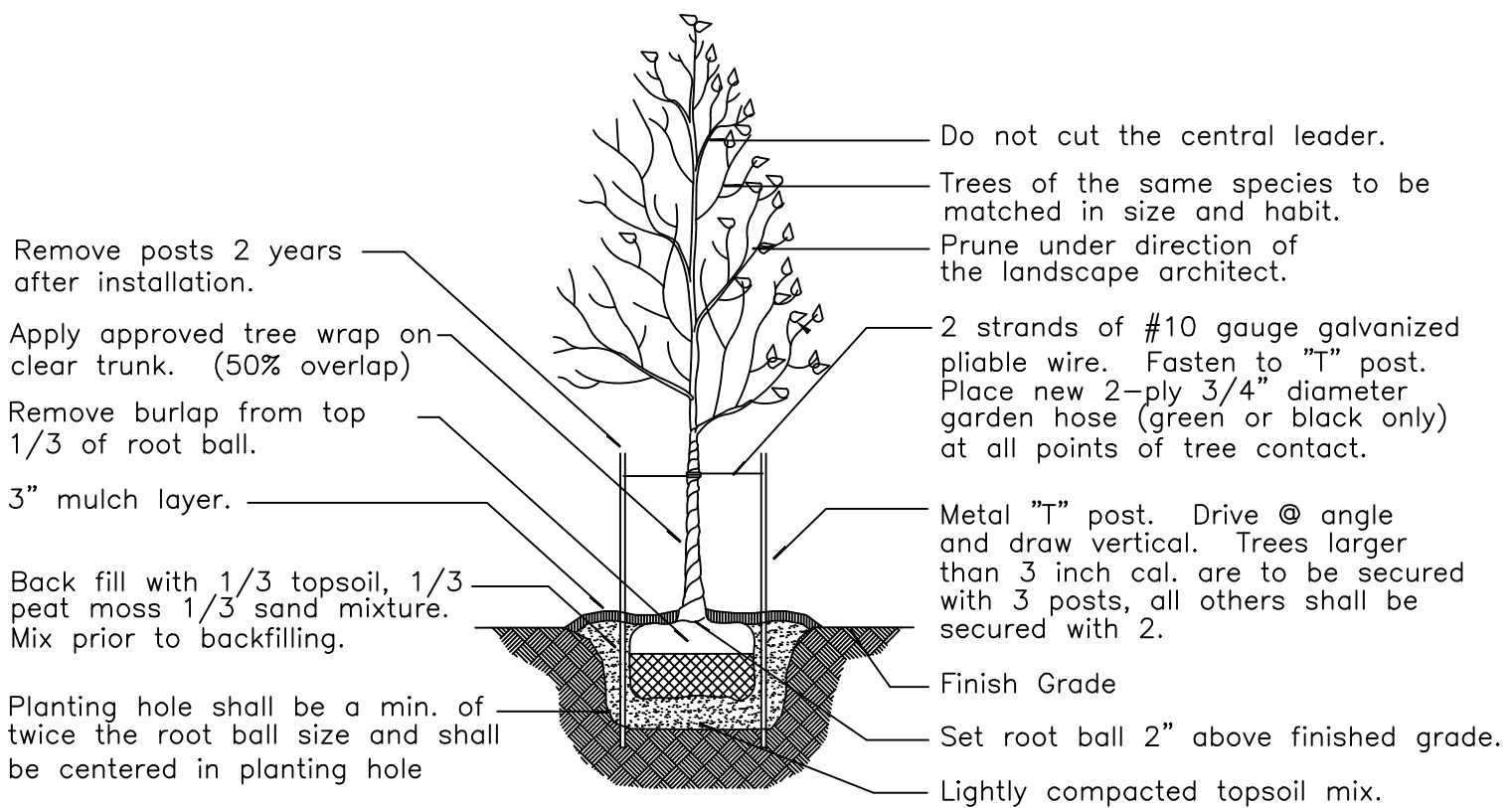
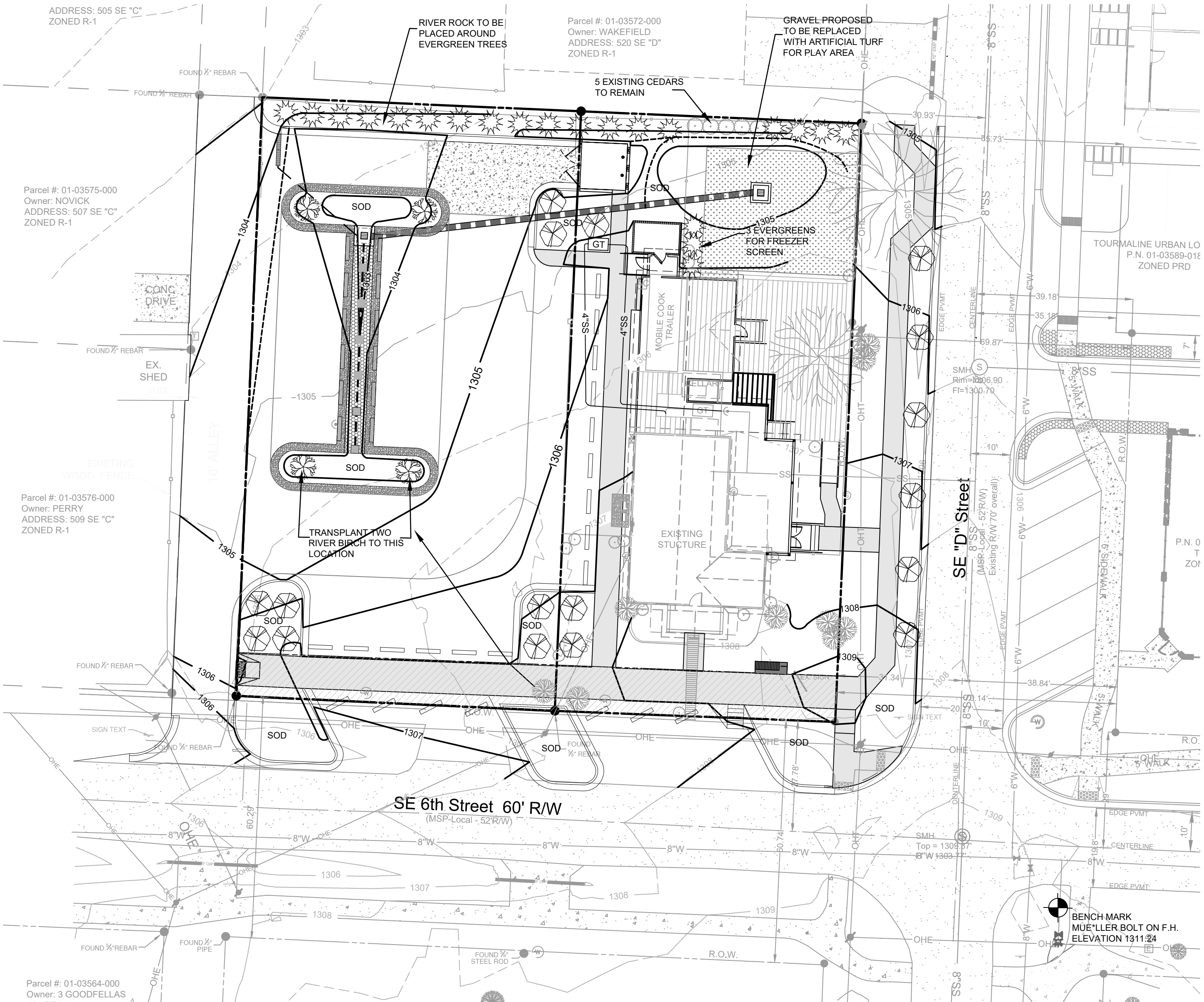
1. ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
2. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
3. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS. LANDSCAPE CONTRACTOR TO CONTACT 'ONE CALL' PRIOR TO BEGINNING WORK.
4. MAINTAIN 5' MIN HORIZONTAL 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 OF ANSI A300 'STANDARD FOR TREE CARE' SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
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.

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 CEDARS (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.



Water thoroughly, immediately after installation.

TREE PLANTING DETAIL

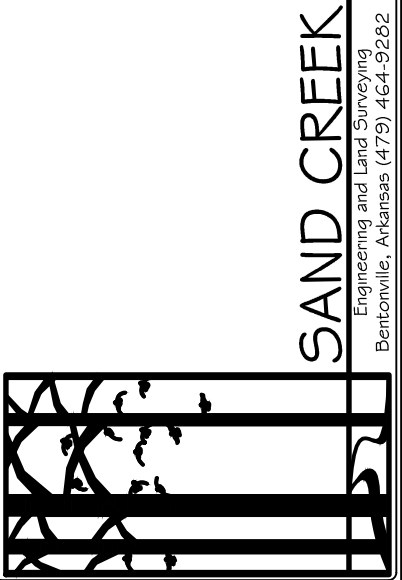
NTS

LANDSCAPE PLAN

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

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

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION



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



409 SE 6TH STREET
BENTONVILLE, AR 72712

LARGE SCALE DEVELOPMENT STAFF REPORT



The Enclave at Park Springs

909 NW C Street

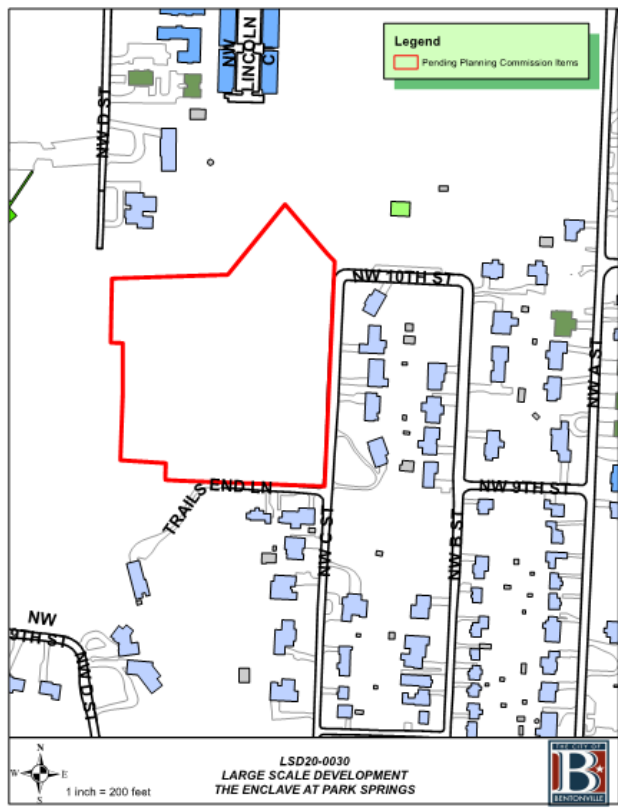
PC Date: 7/7/2020

Reviewer: Jon Stanley, Senior Planner, ASLA

Project Number	LSD20-0030
Applicant / Current Owner	Black Apple Creek, LLC PO Box 1860 Bentonville, AR 72712
Site Area	+/- 7.96 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium Density Residential
Development Type / Use	Single Family Residential

<https://arcgis/08HvK8909>

Location Map



Property Description

This property is located at the intersection of NW C Street and Trails End Lane. It is currently vacant and undeveloped. It resides in the Medium Density Land Use classification and is currently zoned PRD, Planned Residential Development (12-7-19). The site is adjacent to single-family homes to the north, east and south and a public school to the west. Park Springs Park also borders the property on the northeast corner.

Project Details

The applicant is proposing the development of a Planned Unit Development that consists of 13 individual single-family homes with a maximum density of 6 units/acre.

All sidewalk, parking and landscaping are in accordance with the development standards for the PRD and the Land Development Code.

The project will be constructed in 4 phases with the first phase to include the public and private infrastructure, street improvements to NW C Street and Trails End Lane. Three pavilions and four of the single-family homes.

Per the approved PRD, the maximum height of the structure within the development shall not exceed 30 feet in height.

Projected Traffic Impact

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

Waivers

There are two waivers requested with this development:

1. 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.
2. A waiver from the Land Development Code, Article 1200, Off-Site Improvements, Section 1200.02.b, Determining Necessity for off-site improvements, direct access to substandard streets. The applicant requests to widen Trails End Lane 14' from centerline to back of curb instead of the 15' that is required for a total of 21' in pavement width. Curb and gutter would be installed along the north side of Trails End Lane.

Conclusion

The Planned Residential Development zoning designation is appropriate for this urban property. The proposed density and housing types are consistent with the surrounding neighborhoods. The proposed zoning designation will create a "close-knit", walkable neighborhood while preserving the natural features around Park Springs Park. Additional details of the Large Scale Development can be found in the attached documents.

Recommendation

Staff has reviewed this application and based on the findings presented in this report, staff recommends approval of the 2 waivers and the Large Scale Development.

Issued For Review - 6.22.2020

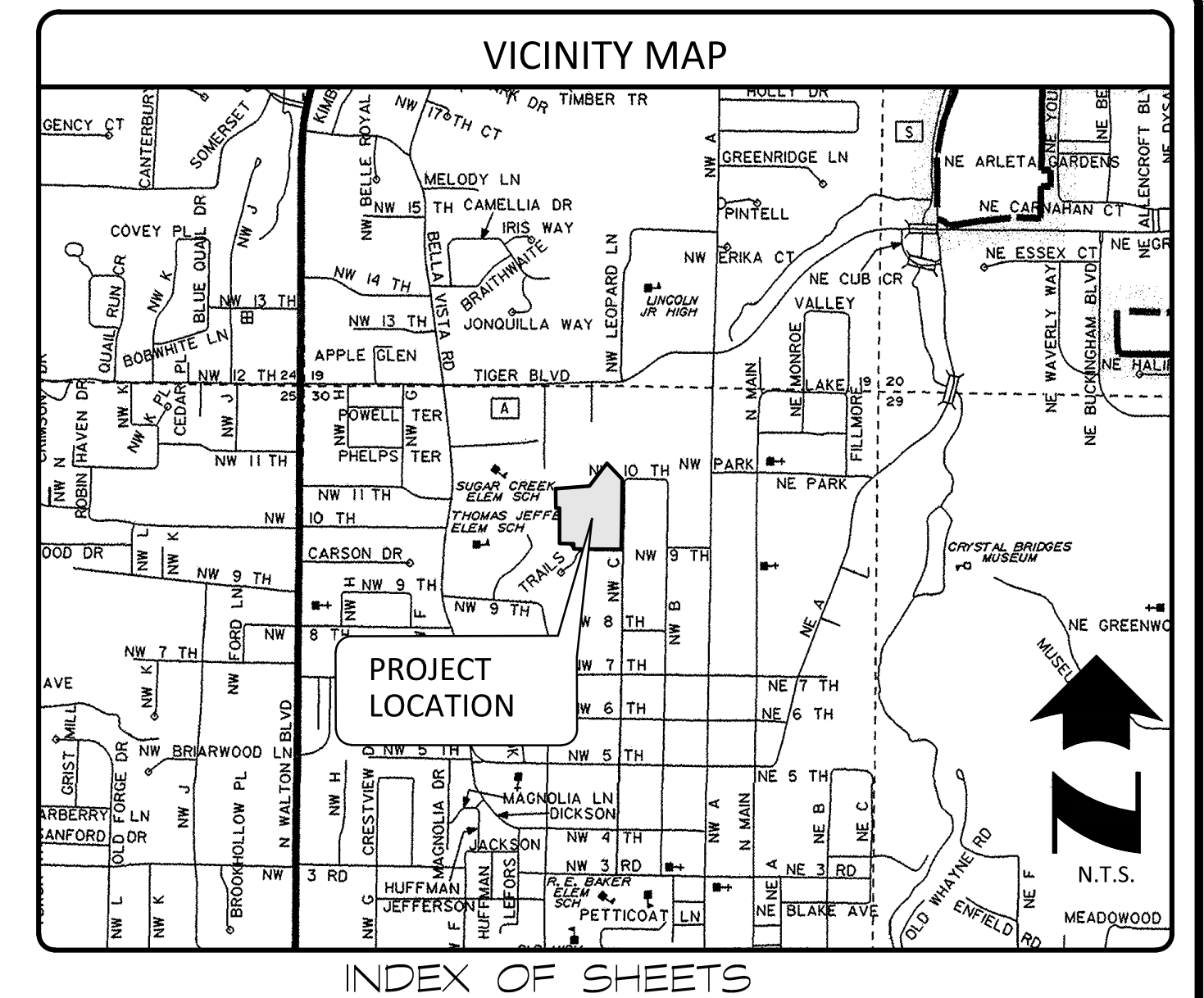
June 2020

Large Scale Development Plans

for

THE ENCLAVE AT PARK SPRINGS

Bentonville, Benton County, Arkansas



- 00.00 Cover Sheet, Vicinity Map, & Index of Sheets
01.00 General Notes and Legend
02.00 Preliminary Plat
03.00 Overall Site Plan
04.00 Demolition Plan
05.00 Site Dimension Plan
05.10 Trails End Lane and NW 'C' St. Street Plans
05.20 Trails End Lane Typical Section
06.00 Overall Grading Plan
06.10 Trails End Land and NW 'C' Street Grading Plans
07.00 Erosion Control Plan
07.10 Erosion Control Details
08.00 Utility Plan
08.10 Storm Drain Line A and Sanitary Sewer Lines A & B Profiles
09.00 Miscellaneous Details
09.10 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

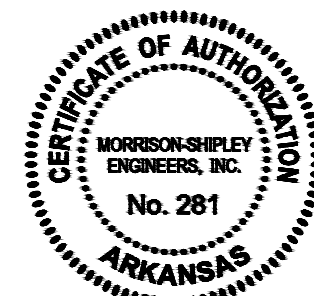
BUILDING INSPECTION
PHONE: 479-271-3125

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

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



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.

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



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PRD 19-0002

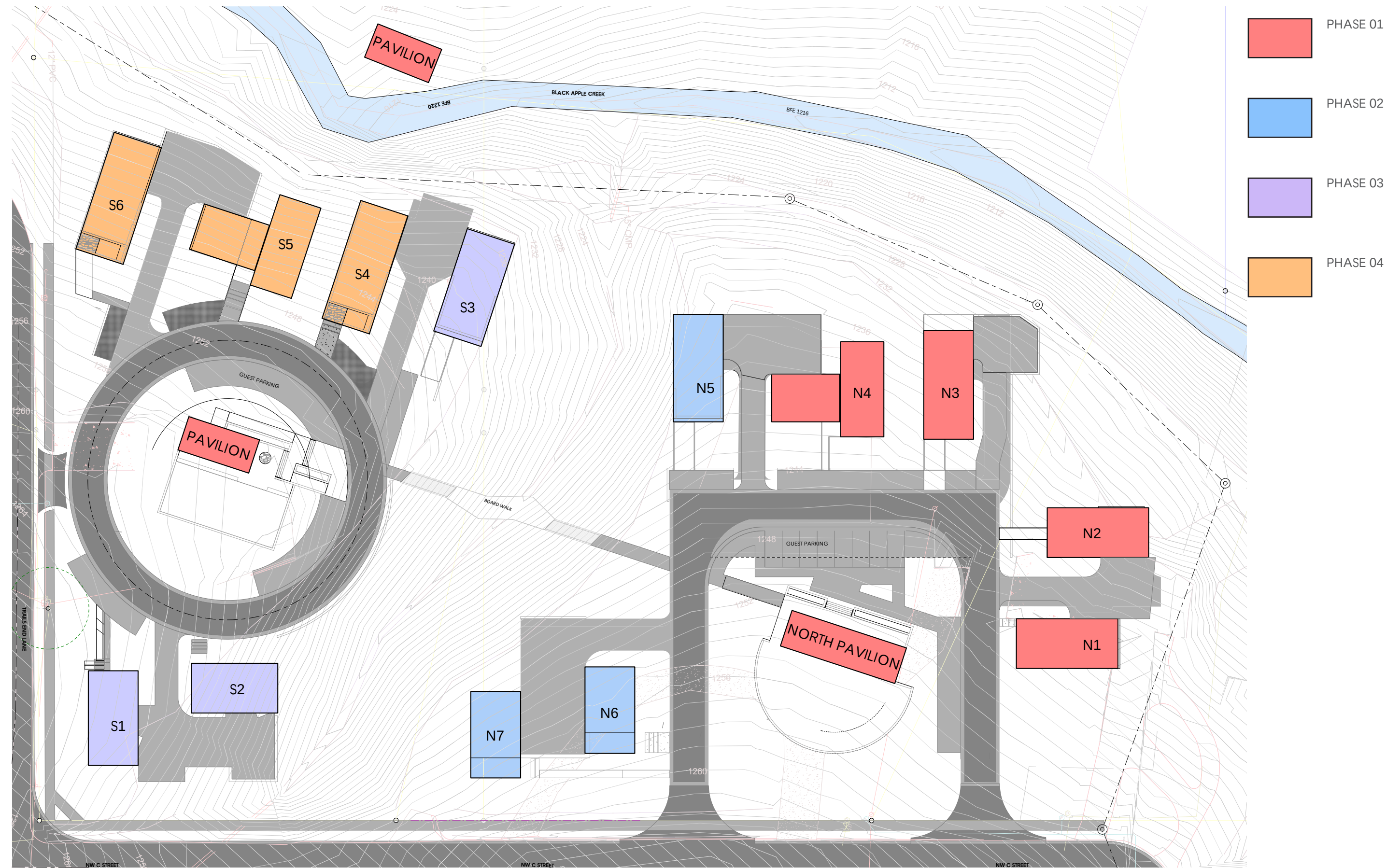
LS2 20-0030

CITY ATLAS PAGE #361

The Enclave At
Park Springs

ARCHITECTURAL PHASING PLAN

LSD 20-0030



ARCHITECTURAL ELEVATIONS OF SINGLE FAMILY DWELLING TYPE 01

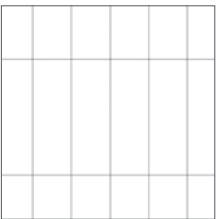
LSD 20-0030



proposed materials for single family buildings


WS wood siding

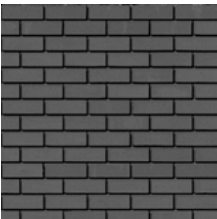
or


fiber cement panel

or

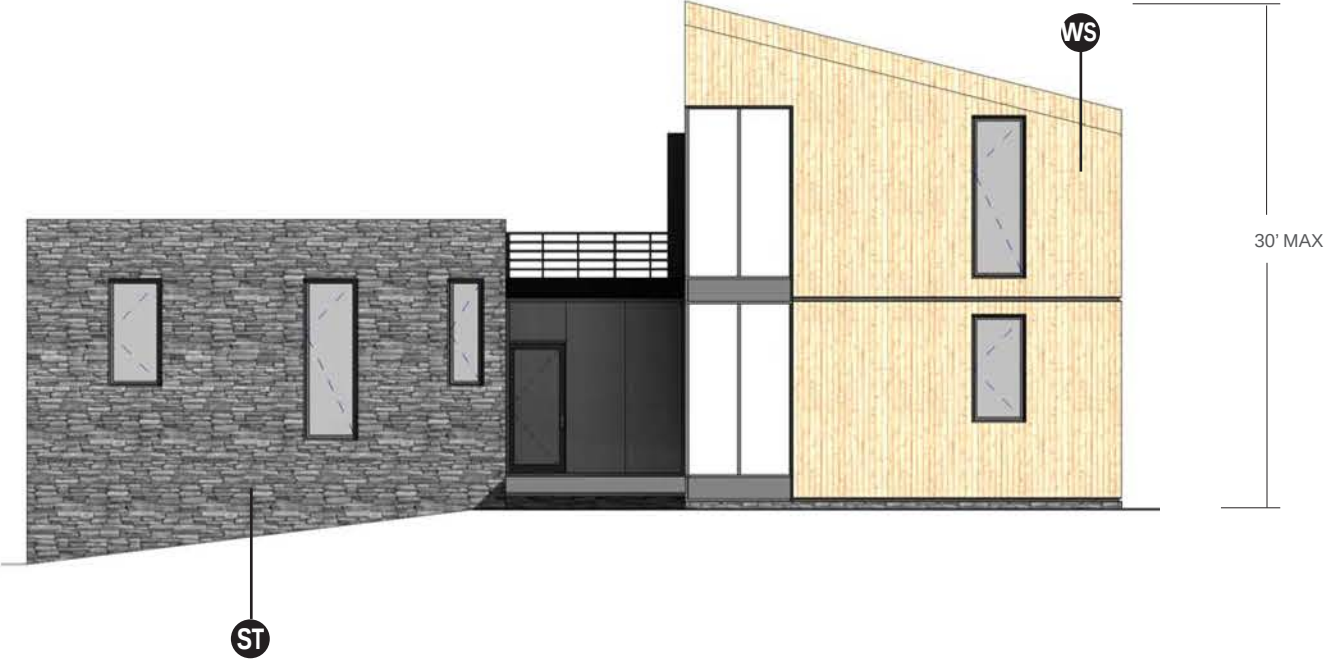
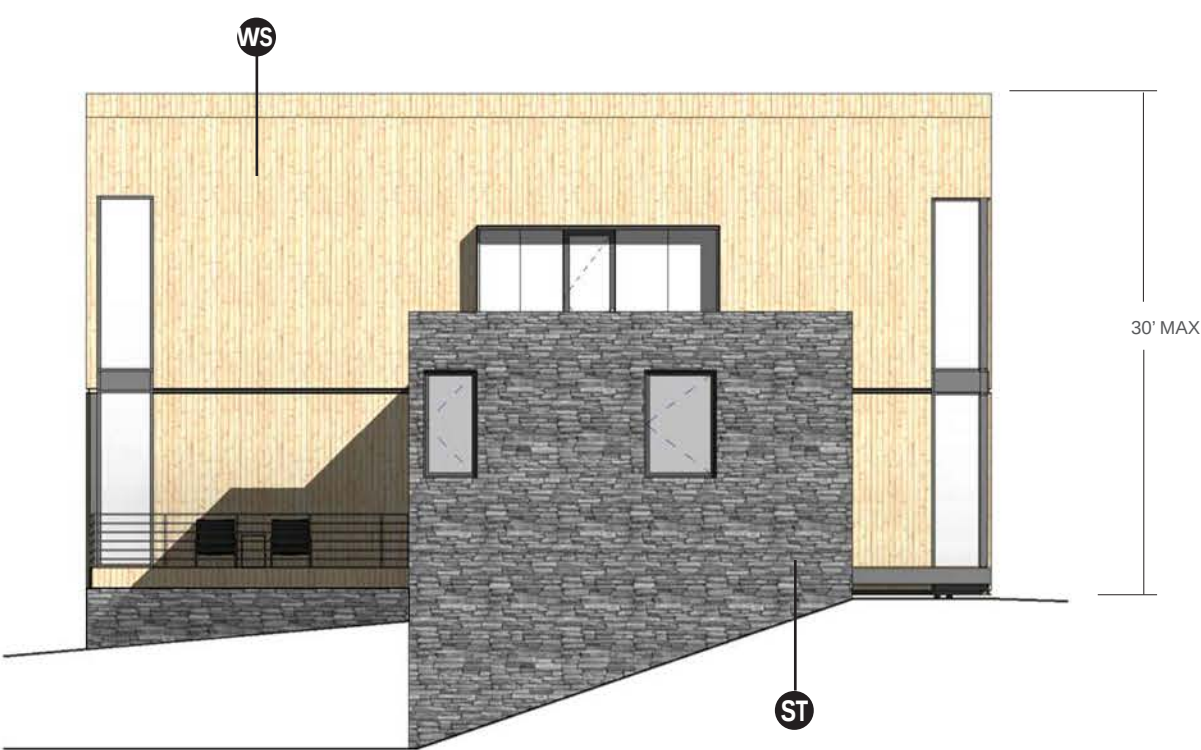
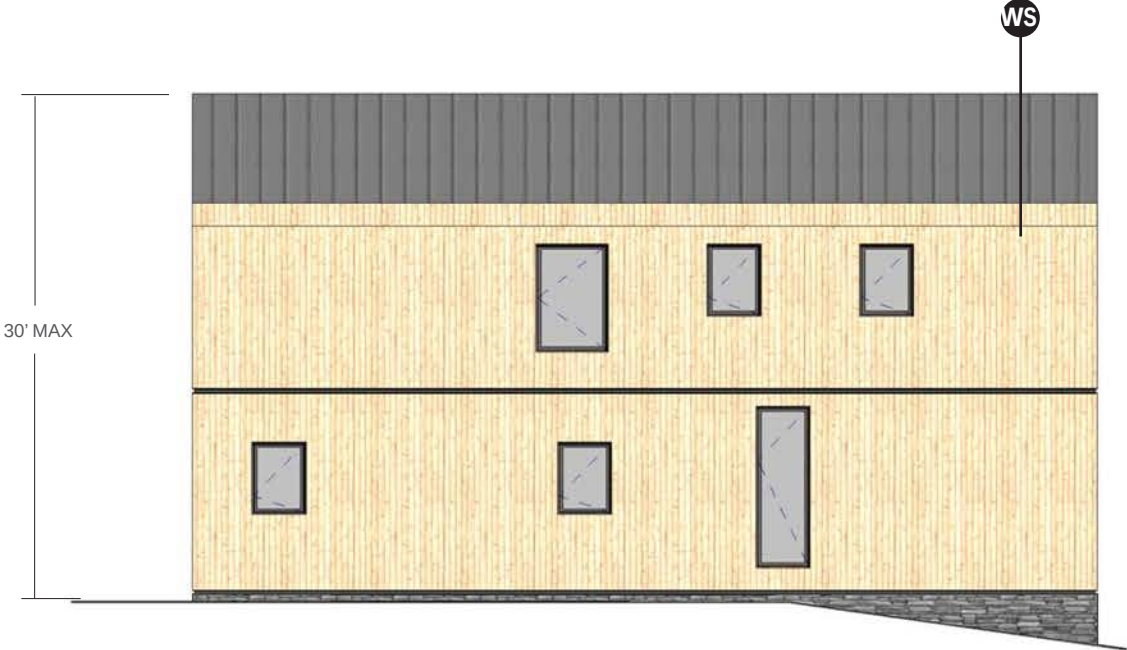

ST stone

or

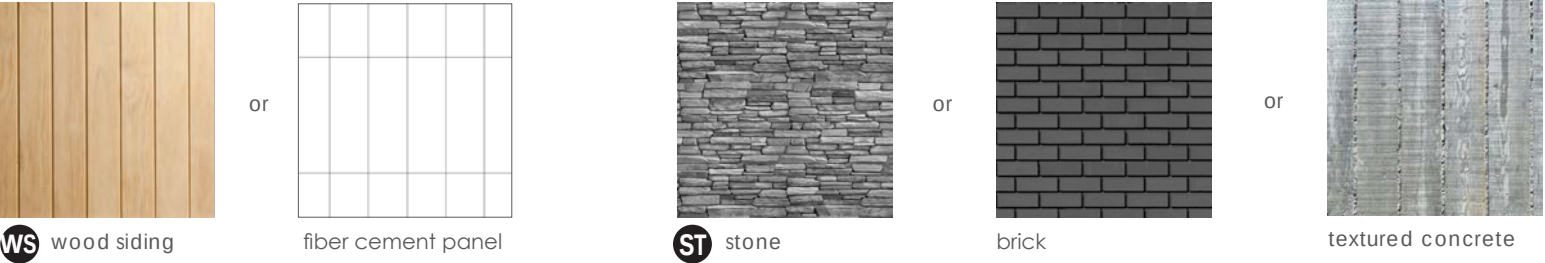

brick

or


textured concrete

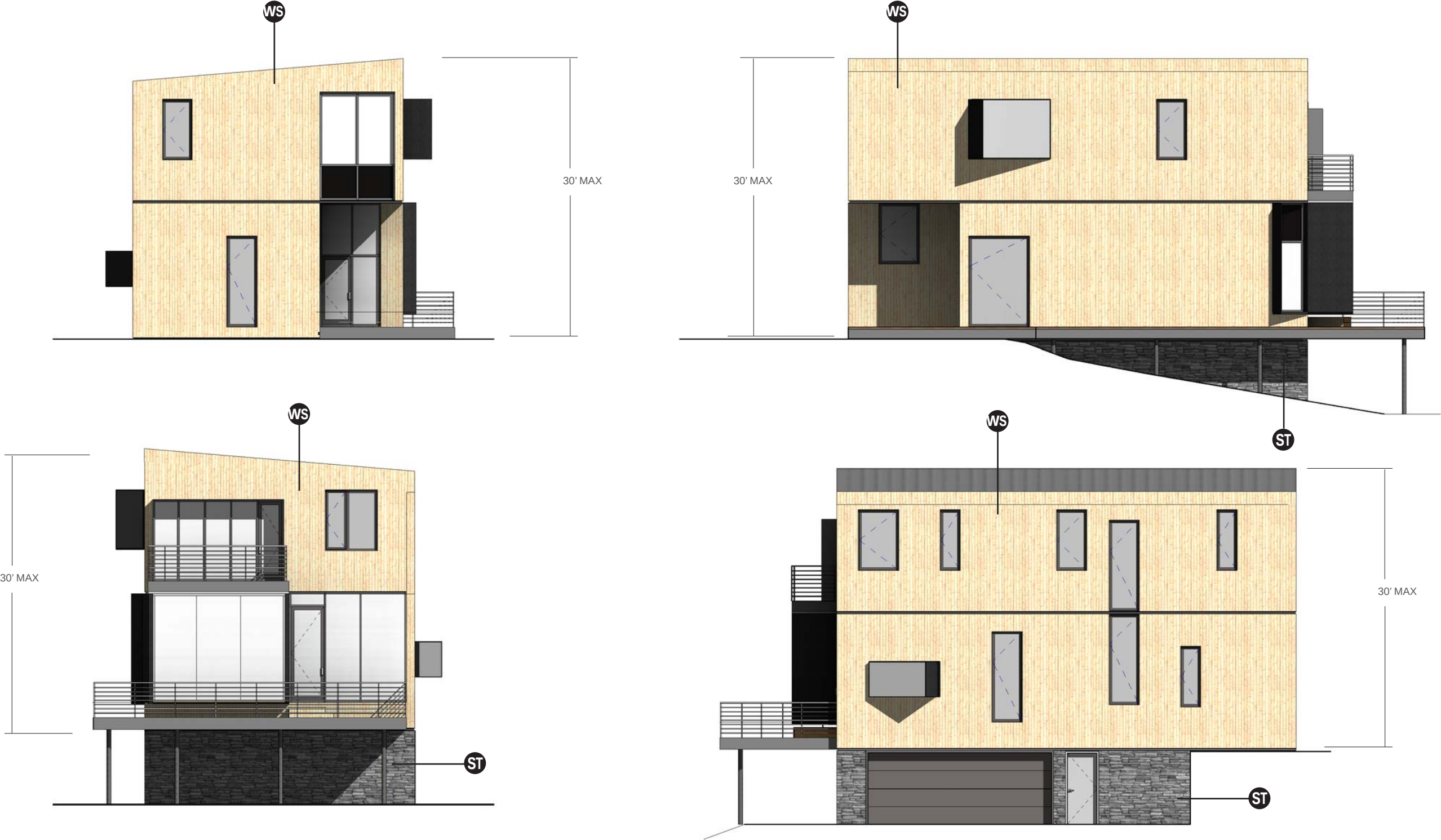


proposed materials for single family buildings



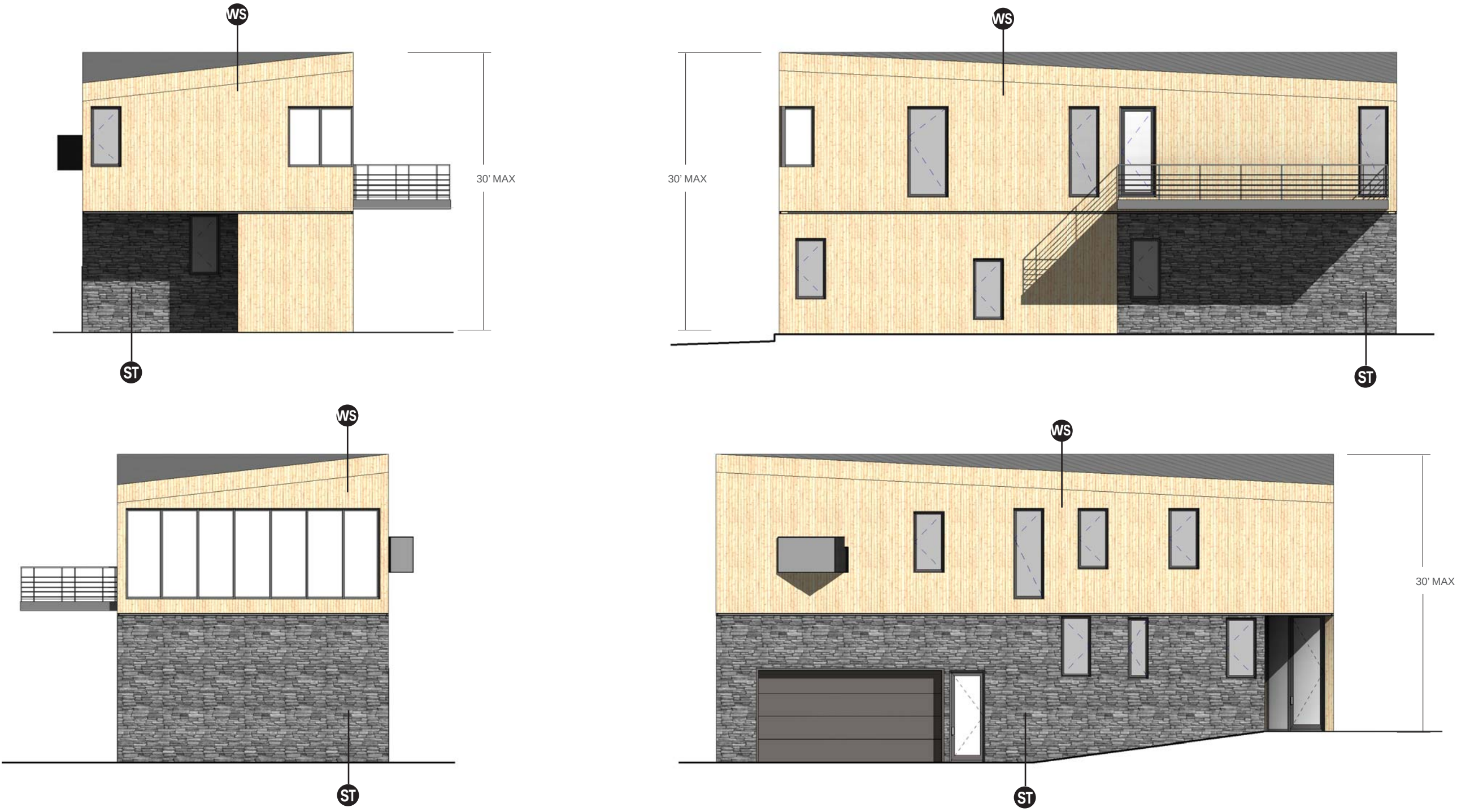
ARCHITECTURAL ELEVATIONS OF SINGLE FAMILY DWELLING TYPE 03

LSD 20-0030



proposed materials for single family buildings



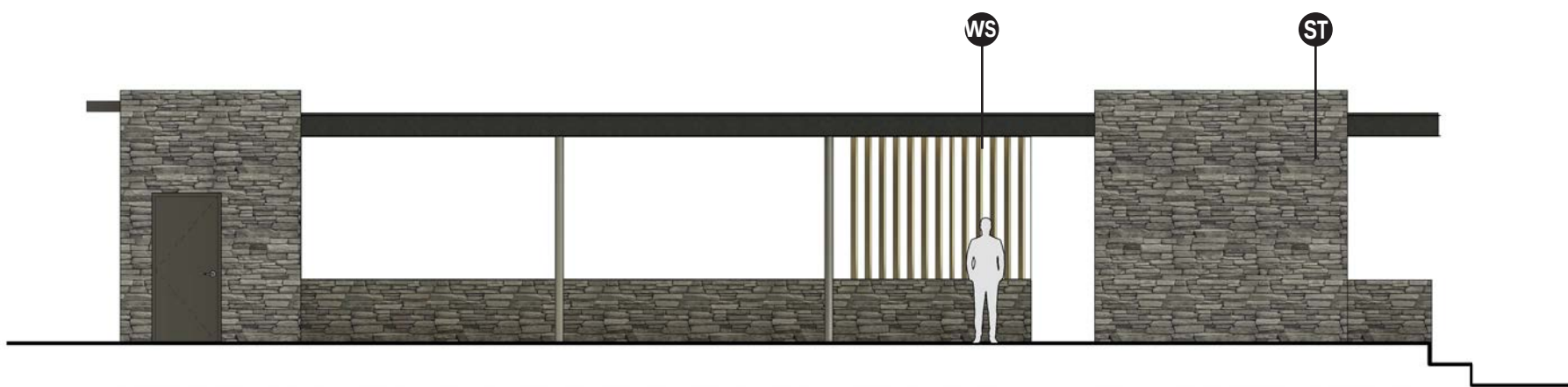
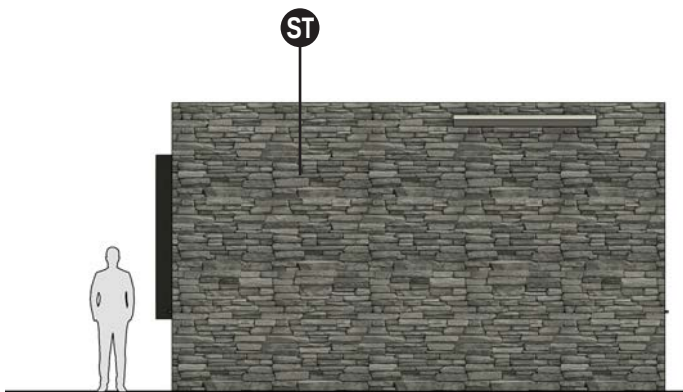
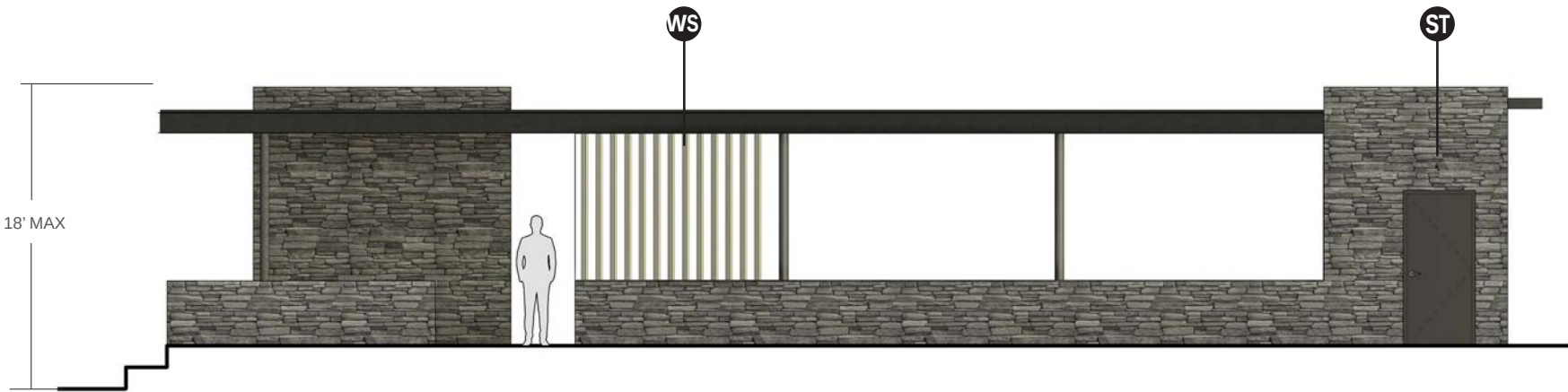
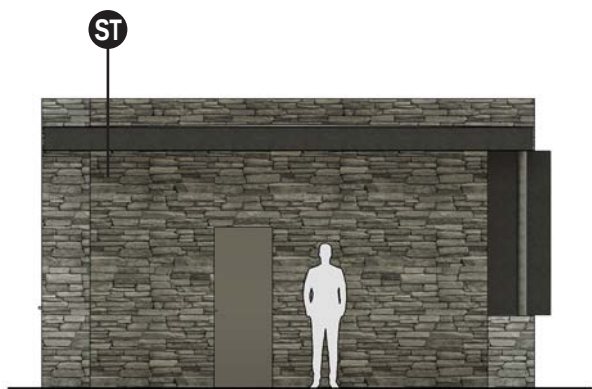


proposed materials for single family buildings



ARCHITECTURAL ELEVATIONS OF NORTH PAVILION

LSD 20-0030



proposed materials for pavilion buildings

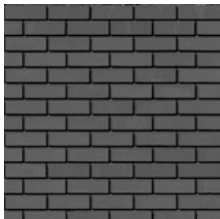


WS wood siding



ST stone

or

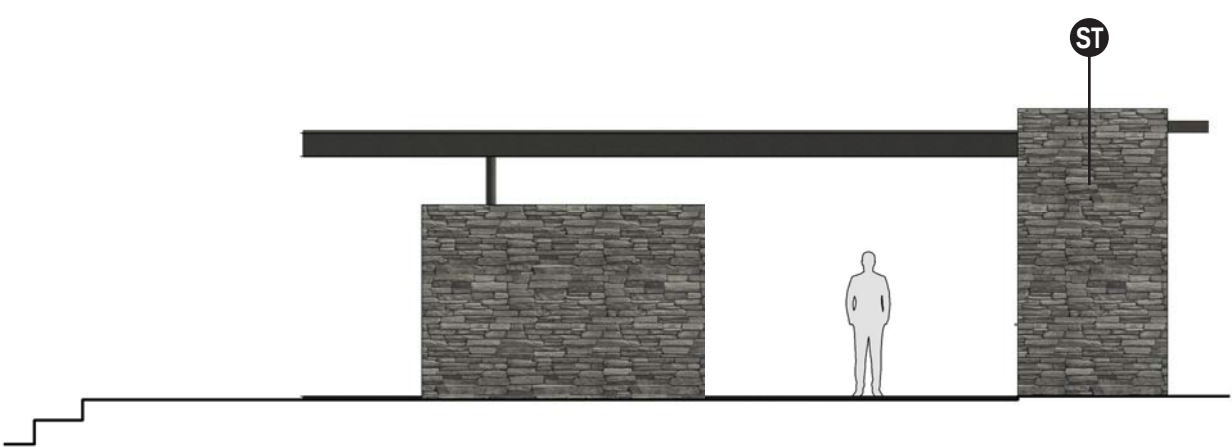
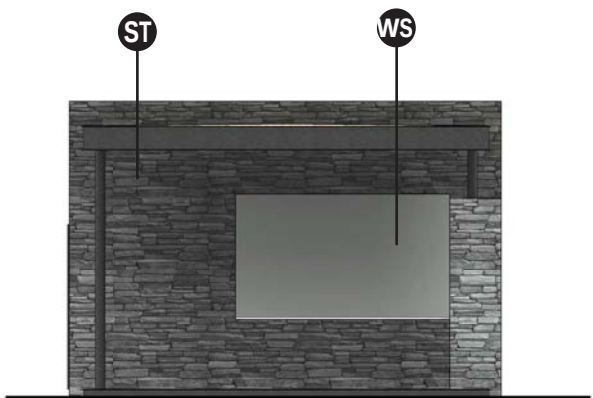
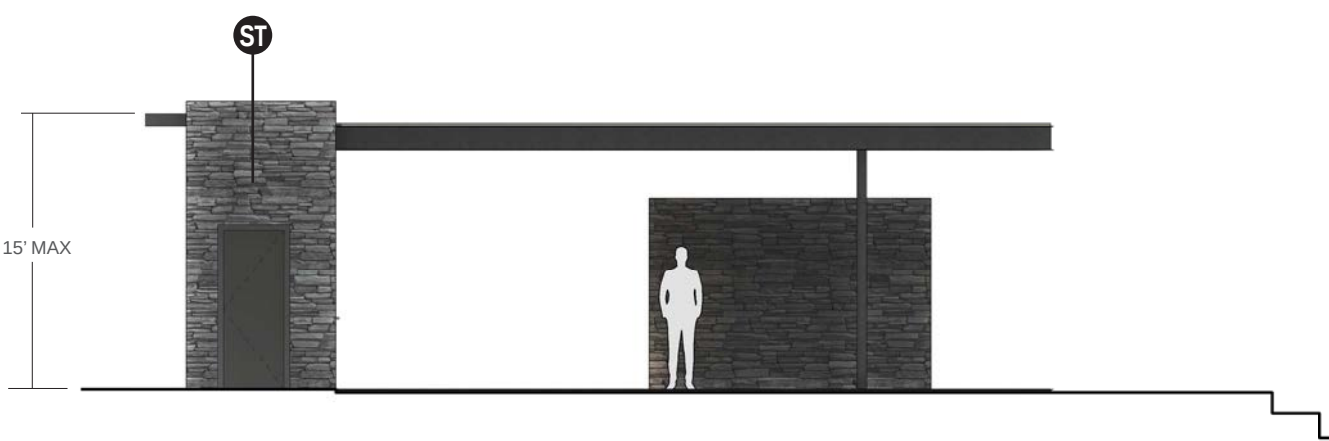
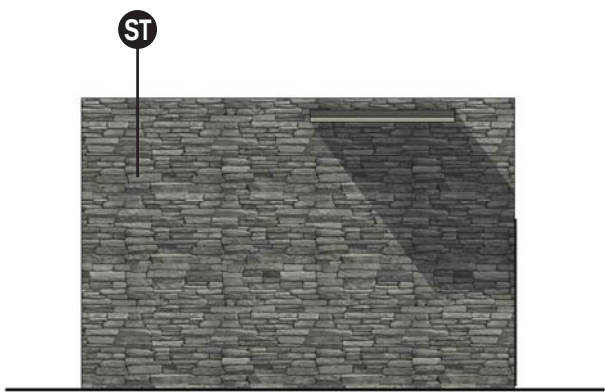


brick

or



textured concrete



proposed materials for pavilion buildings

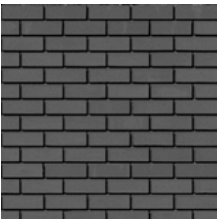


WS wood siding



ST stone

or



brick

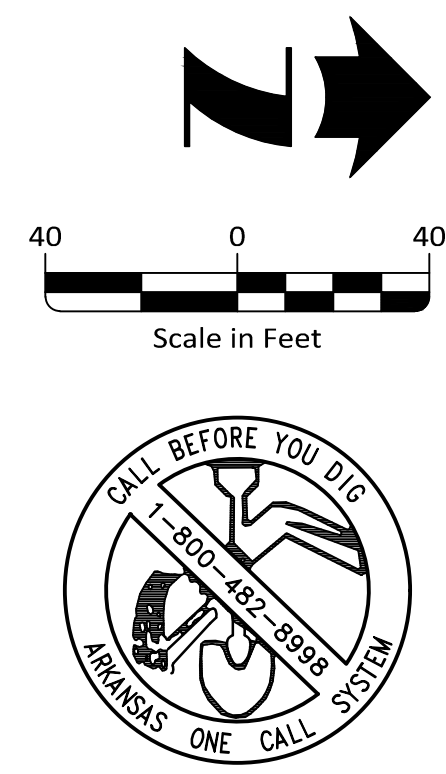
or



textured concrete

The Enclave at Park Springs

Bentonville Arkansas 06.22.2020



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

Proposed PVC Water Line w/ Size (AWWA C900 Class 150)

Proposed 1" Water Service Line

Existing Asphalt Pavement With Conc. Curb & Gutter

Existing Concrete, As Noted

Ex. Base Flood Elevation Line

Ex. FEMA Floodway

Ex. FEMA Floodplain

Existing Fire Hydrant

Existing Water Meter

Existing Power Pole

Existing Chain Link Fence

Proposed Transformer

Site Lighting Re: Landscape Architect

Proposed Flared End Section

Proposed Curb Inlet

6"SS>>

Proposed PVC Sanitary

W/Size (SDR-26)

Proposed Sewer Manhole

S

Proposed PVC Sanitary

Sewer Service Line

Proposed 8" W PVC Water Line w/ Size (AWWA C900 Class 150)

Proposed 1" Water Service Line

Proposed 6" Type "A" Conc. Curb & Gutter

Proposed Handicap Ramp W/Detectable Warning Devices

Proposed Light Duty Concrete Sidewalk

Proposed Building

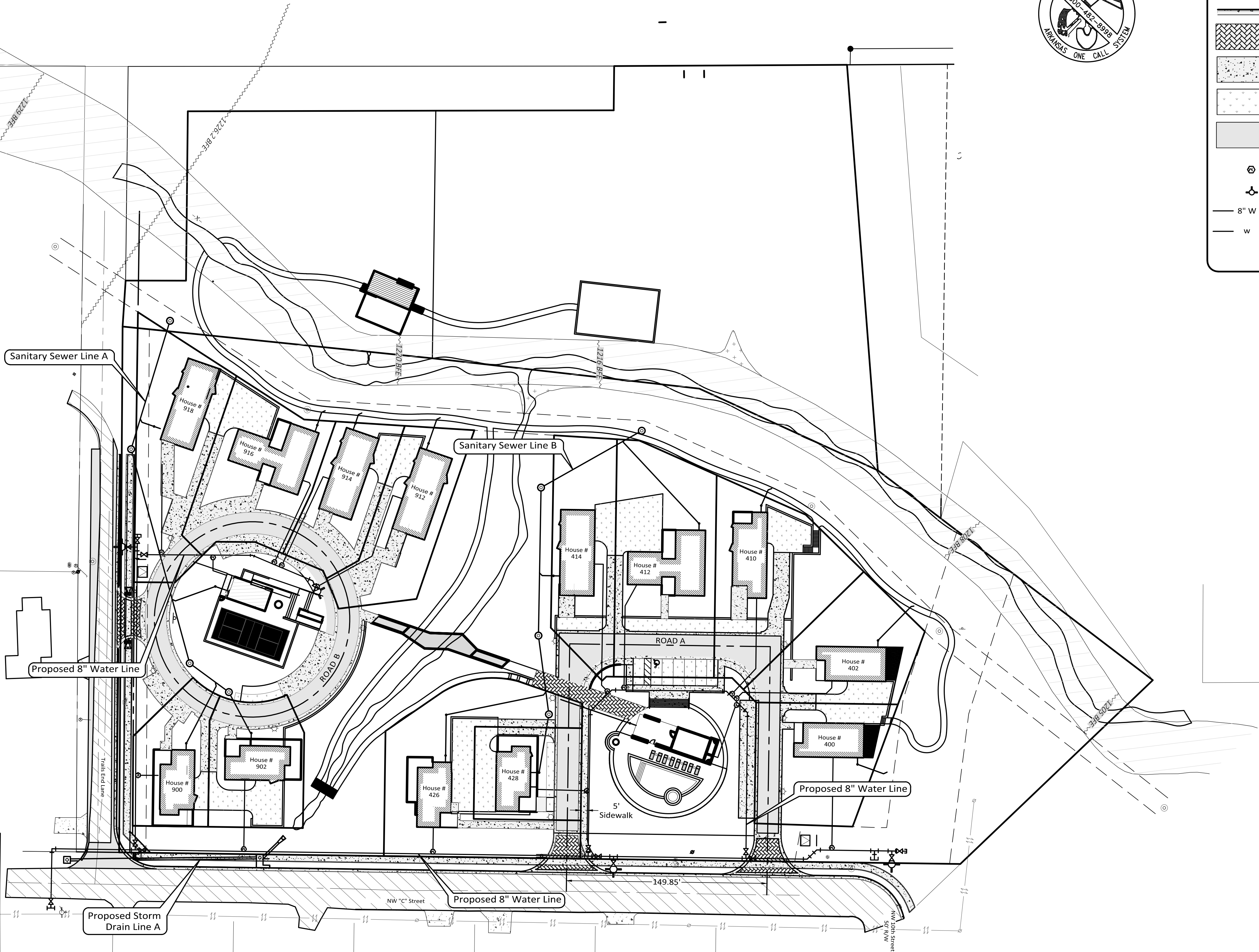
Proposed Easement

Property Line

Issue for review: 06.22.2020		
Issue for pricing:		
Issue for construction:		
revisions:	mark	date description

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contents:	Overall Site Plan
design:	Project Status
date:	06.22.2020
project:	LSD 20-0030

C3.00

The Enclave at Park Springs

Bentonville Arkansas

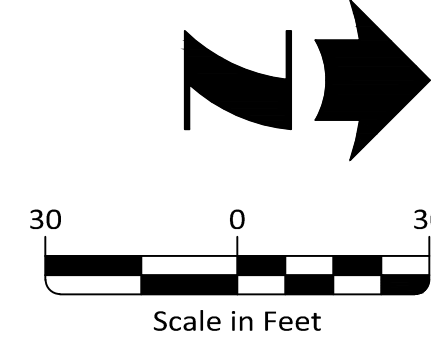
06.22.2020

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.



LEGEND

Property Line		Existing Asphalt Pavement With Conc. Curb & Gutter
Proposed Easement		Existing Concrete, As Noted
Proposed Building		Existing Fire Hydrant
Proposed Light Duty Concrete Sidewalk		Existing Water Meter
Proposed Handicap Ramp Type "A" W/Detectable Warning Devices		Existing Power Pole
6" Type "A" Conc. Curb & Gutter		Existing Chain Link Fence
Enhanced Vehicular Pavement Re: Landscape Architect For Detail		Ex. Base Flood Elevation Line
Concrete Drives and Sidewalks		Ex. FEMA Floodway
Grass Pave Re: Landscape Architect For Detail		Ex. FEMA Floodplain
Asphalt		Proposed Transformer
Proposed Double 5/8" Domestic Water Meter Sets		Site Lighting Re: Landscape Architect
Proposed Fire Hydrant		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

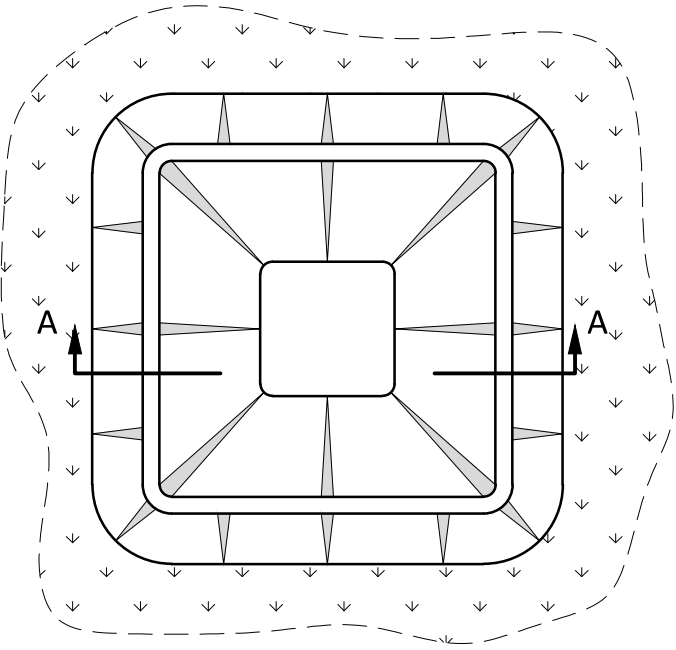
The Enclave at Park Springs

Bentonville Arkansas

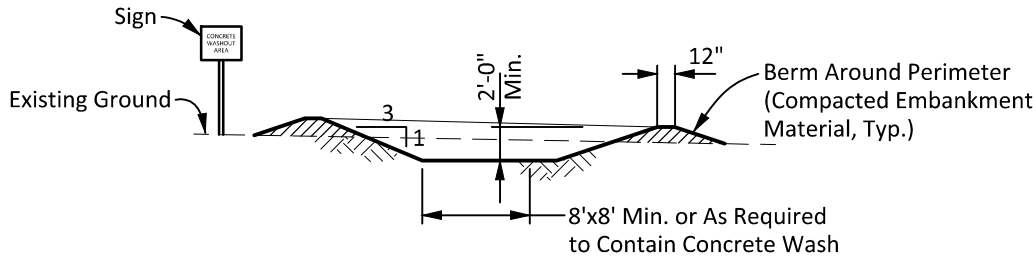
06.22.2020

NOTES:

- Concrete Washout Area Shall be Installed Prior to Any Concrete Placement on Site.
- Vehicle Tracking Control is Required at Concrete Washout Entrance if Access to Concrete Washout Area is Off Pavement.
- The Concrete Washout Area Shall Be Repaired and/or Enlarged as Necessary to Maintain Capacity for Waste Concrete.
- 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.
- At the End of Construction, All Concrete Shall Be Removed From the Site and Legally Disposed of at an Approved Waste Site.
- When the Concrete Washout Area is Removed, the Disturbed Area Shall Be Seeded and Mulched or Otherwise Stabilized.



PLAN

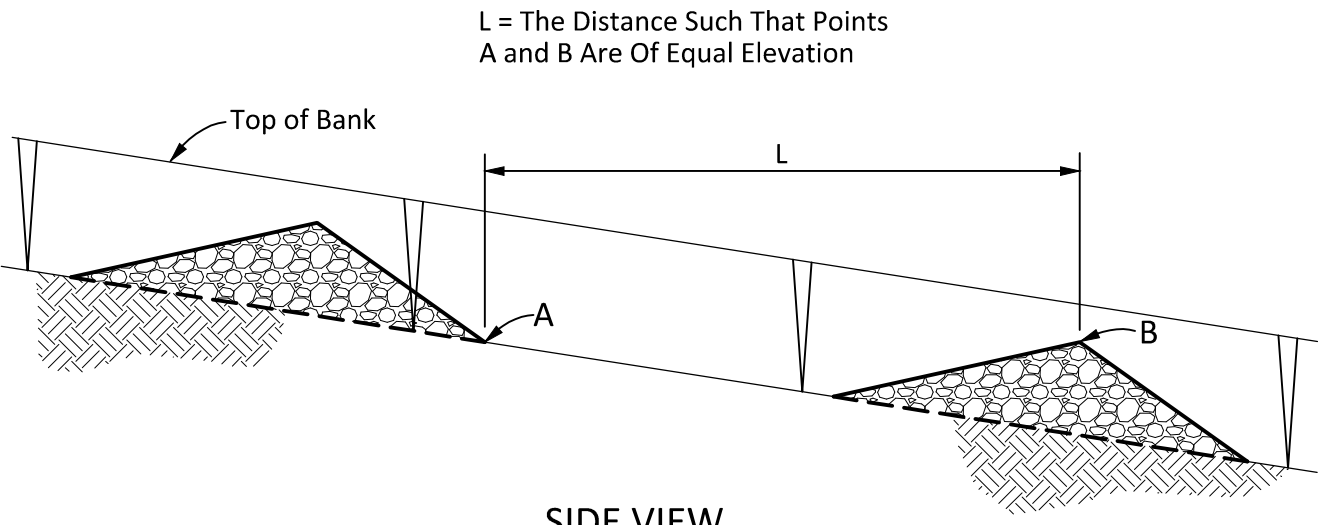


SECTION "A-A"

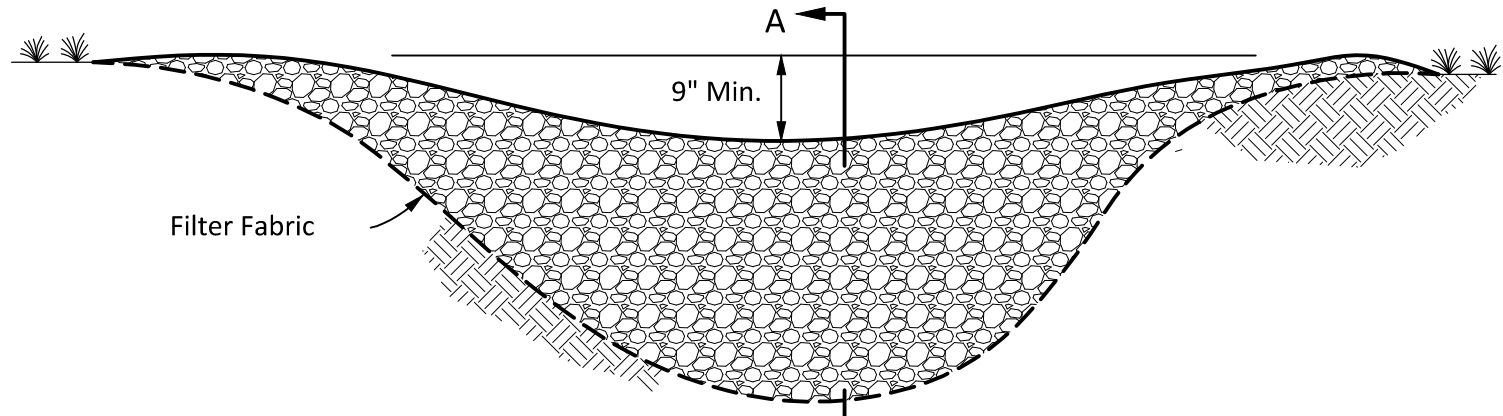
EC-50: CONCRETE WASHOUT AREA

Not to Scale

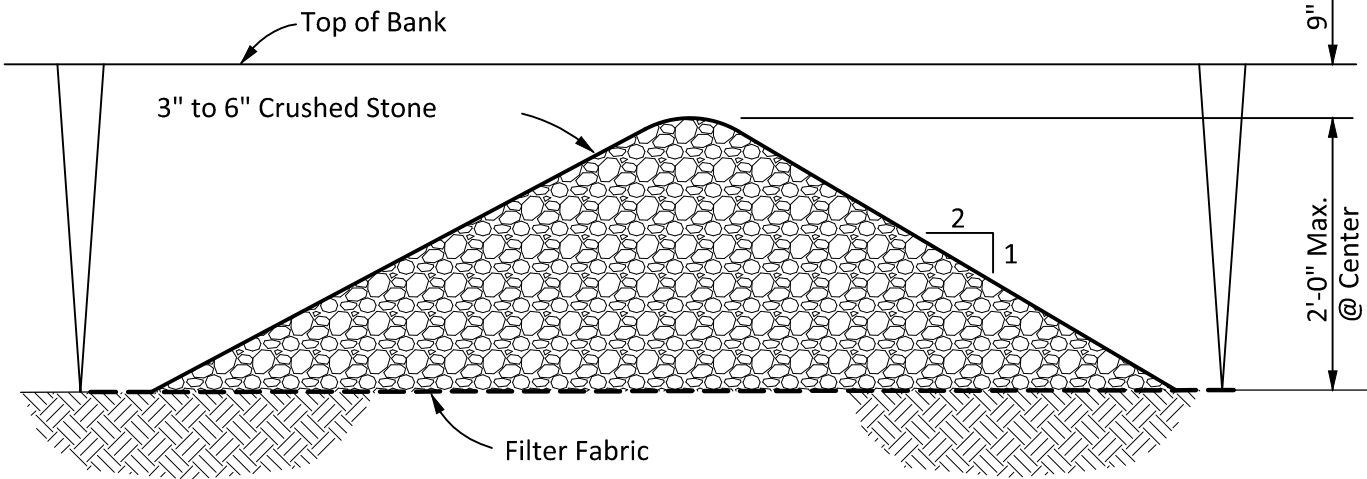
4-21-10



SIDE VIEW



ELEVATION

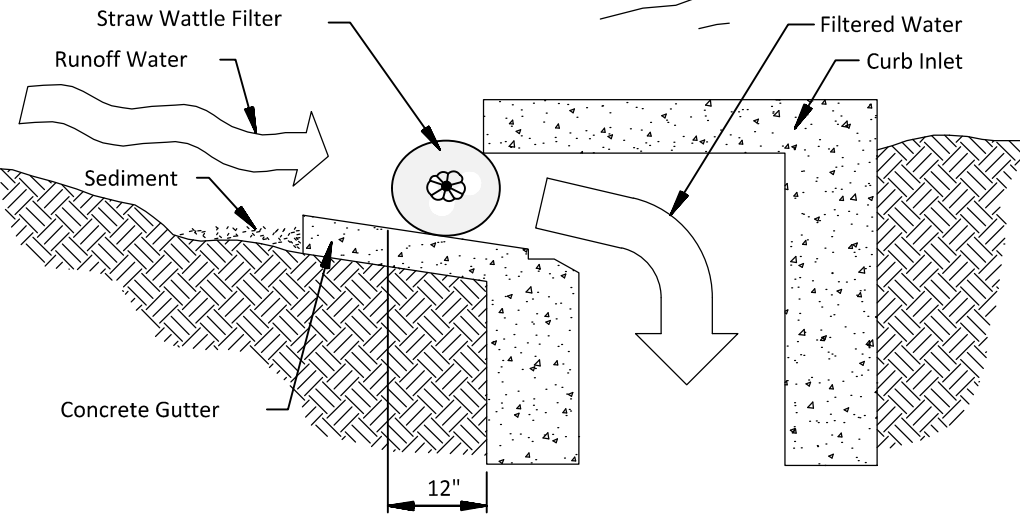
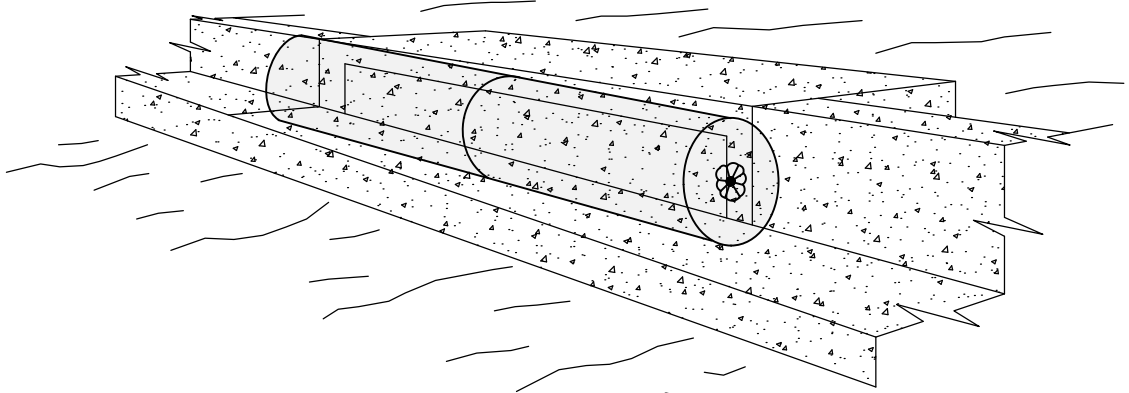


SECTION A-A

EC-60: TEMPORARY ROCK CHECK DAM

Not to Scale

9-20-10

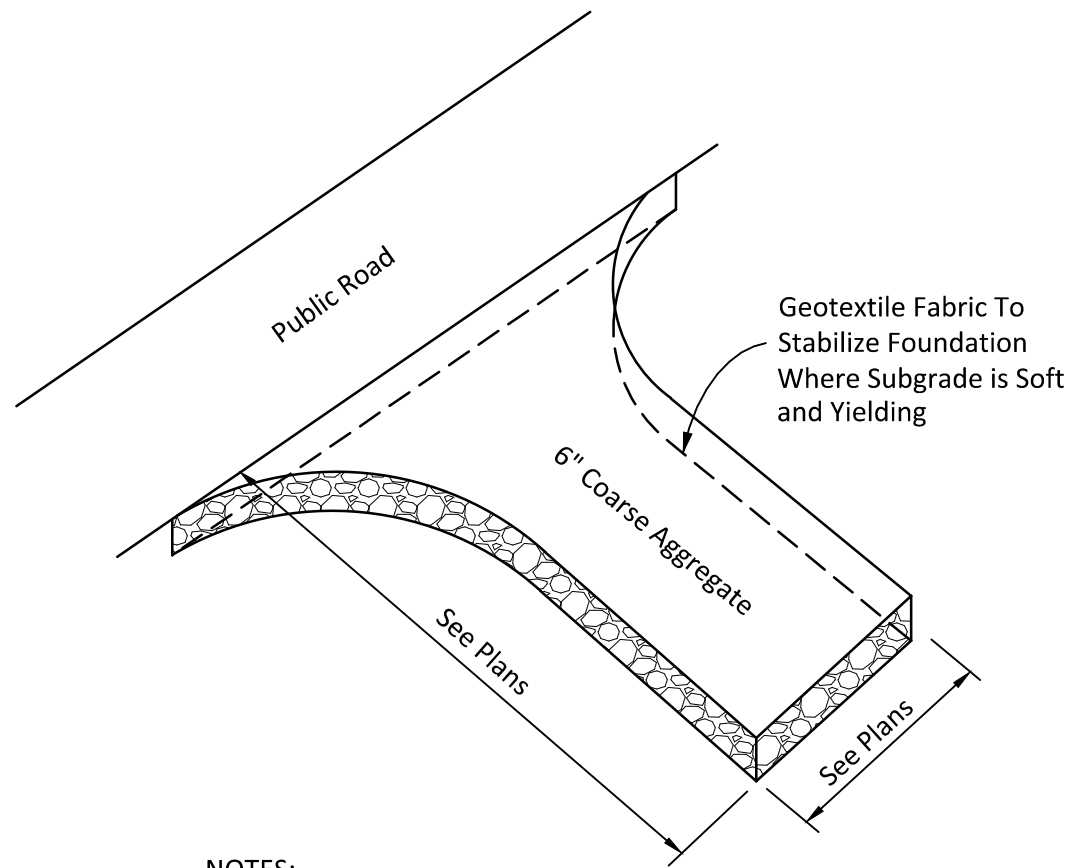


SPECIFIC APPLICATION

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.



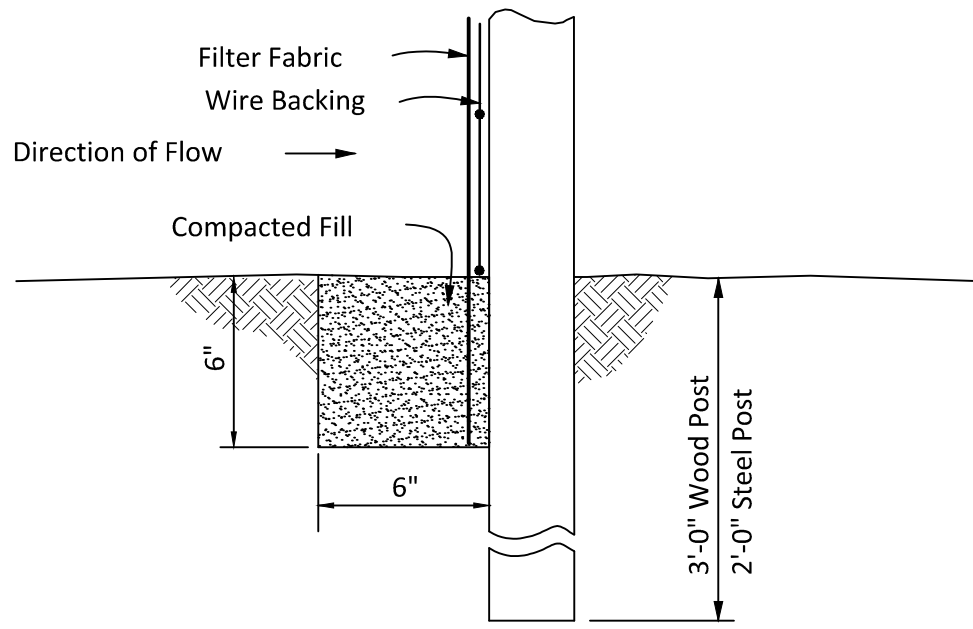
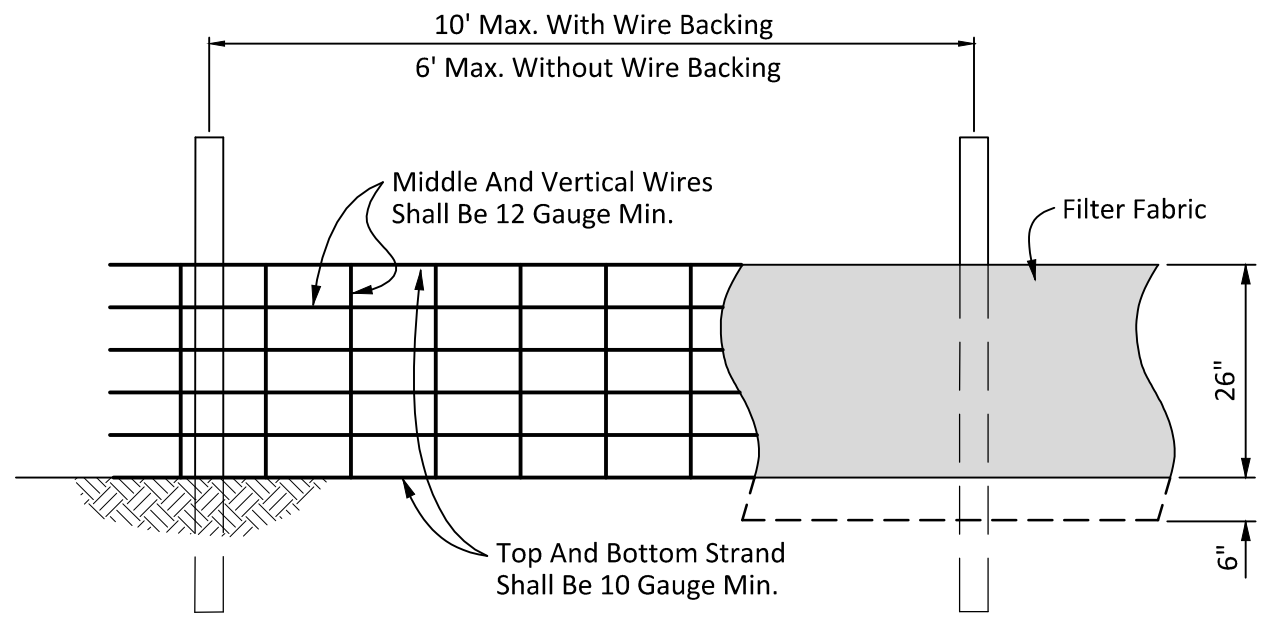
NOTES:

- Coarse Aggregate Shall be 3" to 6" Crushed Stone.
- Clear The Entrance Or Exit Area Of All Vegetation, Roots, And Other Objectionable Material And Excavate to Grade.
- Place The Aggregate to the Grade and Dimensions Shown On The Plans.
- 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

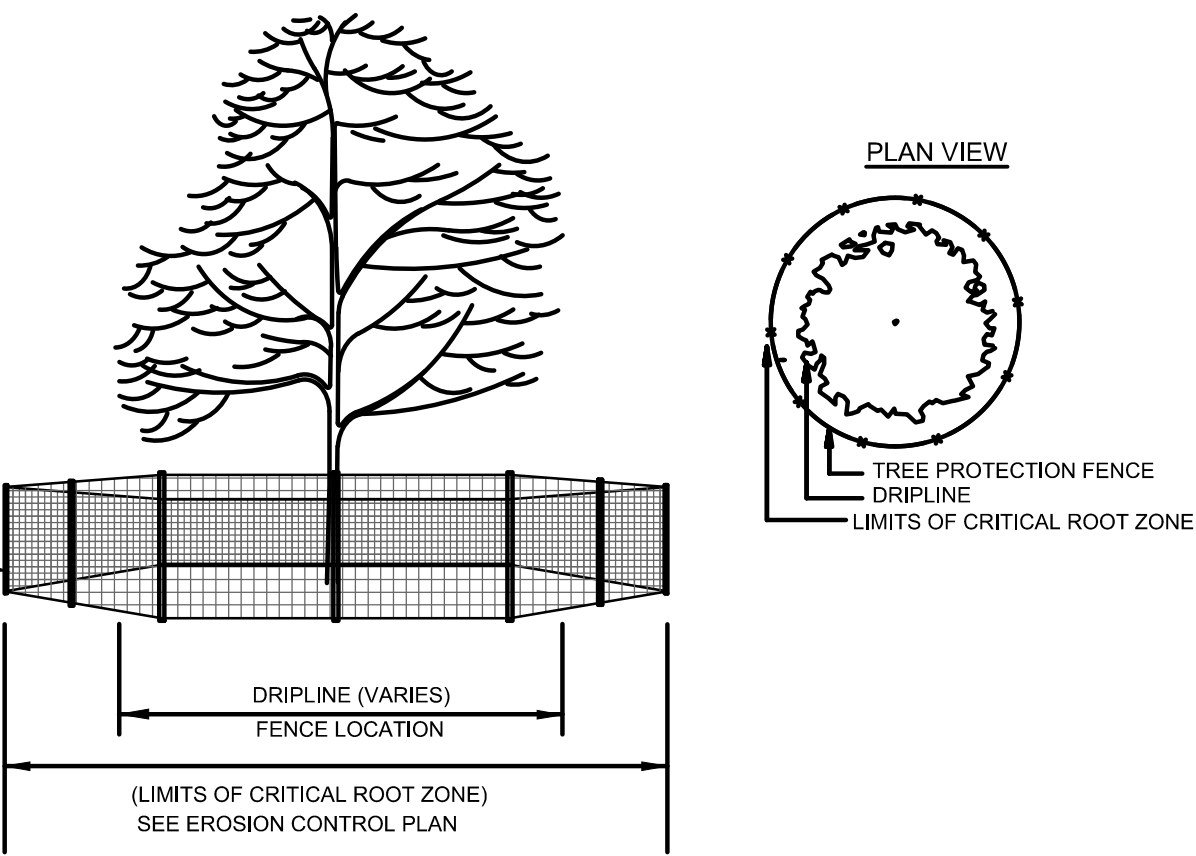
12-3-10



EC-12: SILT FENCE

Not to Scale

4-23-10



Notes For Tree And Natural Area Protection:

- 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.
- Protective Fences Shall Be Installed According To Common Standards For Tree Protection.
- 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.
- Erosion And Sedimentation Control Barriers Shall Be Installed Or Maintained In A Manner Which Does Not Result In Soil Build-up Within Tree Driplines.
- 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:
 - Soil Compaction In The Root Zone Area Resulting From Vehicular Traffic Or Storage Of Equipment Or Materials;
 - Root Zone Disturbances Due To Grade Changes (Greater Than 6 inches Of Cut Or Fill) Or Trenching;
 - Wounds To Exposed Roots, Trunks, Or Limbs By Mechanical Equipment;
 - Other Activities Detrimental To Trees Such As Chemical Storage, Concrete Truck Cleaning, And Fires.
- Exceptions To Installing Fences At Tree Driplines May Be Permitted In The Following Cases:
 - Where There Is To Be An Approved Grade Change, Permeable Paving Surface, Tree Well, Or Other Such Site Development.
 - 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)
 - 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.
 - Where There Are Severe Space Constraints Due To Tract Size, Or Other Special Requirements.
- 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.
- Trees Approved For Removal Shall Be Removed In A Manner Which Does Not Impact Trees To Be Preserved.
- Any Trenching Required For The Installation Of Utilities Shall Be Placed As Far From Existing Tree Trunks As Possible.
- 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.
- Pruning To Provide Clearance For Structures, Vehicular Traffic, And Equipment Shall Take Place Before Construction Begins.
- 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.
- 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

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The Enclave at Park Springs

Bentonville Ar

contents,
Erosion Control Details

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

C7.10



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LSD 20-0030

SUBMITTAL STATUS: LSD PACKAGE

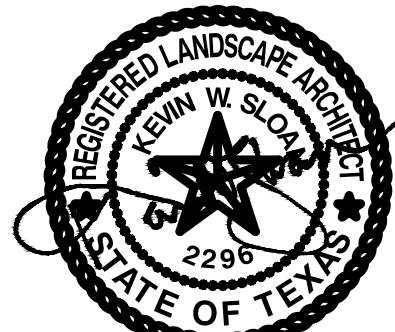
DATE: MAY 8, 2019

DESIGN BY: JP

DRAWN BY: LD

JOB NUMBER:

SEAL



05.08.2019

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

DEMO PLAN

SHEET NUMBER

L1.01

