

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



**Planning Commission
Tech Review Agenda
August 4, 2020**

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

- 1. Tree and Landscape Committee Amendment** **Public Hearing***
- 2. Woodlands Crossing Temporary Storage Shed** **Conditional Use***
3203 SW Sandalwood Avenue ([CU20-0029](#))
 - Currently zoned R-1, Single Family Residential. Temporary uses require a Conditional Use Permit.
 - According to the applicant’s narrative, they are proposing a 60-foot by 50-foot pole shed to be constructed on Lots 30-31 of the Woodlands Crossing preliminary plat.
 - The proposed shed will be utilized for supply and equipment storage for construction of the subdivision, as well as future homes.
 - The applicant is the sole builder of the subdivision and the narrative states that the shed will be taken down when the subdivision is completed and the final lots are built.

- 3. Food Hub NWA (Outerbike) Conditional Use***
Long-Term Temporary Use, Temporary Gravel Parking Facility
1017 SE 8th Street ([CU20-0028](#))
- Currently zoned I-2, Heavy Industrial and is vacant/undeveloped. Adjacent properties are all either zoned commercial or industrial.
 - A request to allow for a long-term temporary gravel parking area. The purpose of the gravel lot to allow for parking for special events that are planned on this property such as Outerbike, a popular event in the biking industry that showcase the latest and greatest riding technology for the coming year. The event has 17 cities on their circuit and Bentonville is one of their locations.
 - The Outerbike event is a 3 day event occurring from Oct 23rd -25th from 8:00am to 5:00 pm with an anticipated 750 patrons.
 - Egress/Ingress to the site will be from SE 8th Street only.
 - Screening along the public right-of-way should be considered as a condition of approval.
 - Staff has requested a site plan and engineering drawings to be submitted and approved as a condition of approval.
 - Staff recommends this items be accepted for a period of one year from date of issuance of the Conditional Use Permit at which time a Large Scale development shall be submitted to bring the lot into compliance with the Land Development Code requirements or the gravel parking lot be removed.

- 4. Lots 10 & 11, McKeehan's 1st Addition Property Line Adjustment**
701 NW 7th Street ([PLA20-0039](#))
- +/- 1.09 acres
 - Currently zoned C-2, General Commercial and R-O, Residential Office. The Future Land Use Plan depicts the property as Commercial
 - A Property Line Adjustment of Lots 5-8 of McKeehan's 1st Addition, creating new Lots 10 (.26 acres) and 11 (.83 acres).
 - The plat dedicates a variable width utility easement along NW 7th Street. The plat dedicates a 24-foot wide access easement.
 - This plat is related to the previously approved Suite Spaces LSD (LSD19-0060) and right-of-way waiver (WAV19-0005) requests.

- | | |
|---|--|
| <p>5. Lots 13 & 14 Block 15 of Green Oakes Addition</p> <p>902 NW C Street (PLA20-0034)</p> <ul style="list-style-type: none"> • Currently zoned R-1, Single-Family Residential with a Future Land Use Plan designation of Medium Density Residential. • A property line adjustment of existing Lots 11 & 12 that will create new Lot 13 (0.41 acres), and Lot 14 (0.21 acres), of Green Oakes Addition. • The plat dedicates a 15-foot utility easement along the entire frontage along NW C Street. • The plat dedicates a 20 drainage easement across a portion of each lot. • Per the Master Street Plan requirements, right-of-way is being dedicated along NW C Street • Sidewalk will be the responsibility of the owner at time of development. • Planning Dept. comments still remain. Portions of existing structure and driveway must be removed before plat can be filed. | <p>Property Line Adjustment</p> |
| <p>6. Lots 28-30, Block 10, W.A. Burk's Addition</p> <p>NE Monroe Street (LS19-0016)</p> <ul style="list-style-type: none"> • +/- .41 acres • Currently zoned DN-2, Downtown Medium-Density Residential. • A Lot Split of Lots 5 and 6, Block 10, W.A. Burk's Addition, creating new Lots 28-30. • The plat dedicates a 15-foot utility easement along the alley frontage to the north. • The applicant vacated a portion of the right-of-way of NE Monroe Street to the west and an existing alley to the east. | <p>Lot Split</p> |
| <p>7. Lots 5-7, Lewis Foster Addition</p> <p>1209 NW 9th Street (LS20-0016)</p> <ul style="list-style-type: none"> • +/- 2.57 acres • Currently zoned R-1, Single Family Residential. • A Lot Split of 1 and 2, Lewis Foster Addition, creating new Lots 5-7 of Lewis Foster Addition. • The plat dedicates approximately 2-feet of right-of way along NW 9th Street. | <p>Lot Split</p> |
| <p>8. Lots 106-107 of Lochmoor Club Subdivision Phase II</p> <p>4605 SW Hollowbrook Street (LS20-0032)</p> <ul style="list-style-type: none"> • Currently zoned R-1, Single Family Residential • A lot split of Lots 25-26 of Lochmoor Club Subdivision Phase II, creating new Lots 106 (+/- 0.22 acres) and 107 (+/- 0.50 acres). • Lot 106 is labelled as non-buildable and will be used for construction of a trail. As such, the lot width is proposed to be 48.18 feet at its narrowest point, which is less than the 60-foot lot width requirement for the R-1 zoning district. • Board of Adjustment approved this variance request on July 22, 2020. • Adequate right-of-way exists along SW Hollowbrook Street and SW Edinburgh Avenue. | <p>Lot Split</p> |

9. Lots 7-13, Block 2, Scoggan Subdivision

Lot Split

400-420 SW C Street ([LS20-0035](#))

- Currently zoned DN-2, Downtown Medium-Density Residential
- A lot split of Lot 1, Block 2, Scoggan Subdivision, creating new Lots 7-13. Lots 7-12 are split on the common wall of the townhouse structure, while Lot 13 is the remaining common area.
- The plat dedicates a 10-foot utility easement along SW C Street.

10. Harbin North Townhomes

Large Scale Development

2500 SW Juniper Avenue ([LSD20-0039](#))

- Property was rezoned from PUD to R-3, Medium Density Residential on July 7, 2020.
- A Large Scale Development proposing the construction of seven, 36-foot tall, +/- 5,850 sq. ft. , multi-family buildings, totaling 56 units. 84 parking spaces are required, 112 are being provide including the garage space.
- The primary exterior materials of each building consist of brick, stone and fiber cement panel.
- Sidewalk and landscaping are in accordance with the development requirements.

11. Preston Park Phase II

Preliminary Plat

SW Bright Road and SW Gator Boulevard ([PP20-0006](#))

- Currently zoned PRD, Planned Residential Development. The Future Land Use Plan currently depicts this property as Medium-Density Residential.
- A Preliminary Plat for Phase 2 of Preston Park Subdivision. The Phase I Preliminary Plat and Planned Residential Developments were previously approved in January of 2018.
- The plat depicts a total of 78 lots to be constructed with this phase. The plat includes the dedication of a trail easement along the northern common lot.
- The plat depicts street frontage landscaping along SW Bright Road and SW Gator Boulevard. The developer shall be responsible for sidewalk adjacent to all common lots, while the remainder of sidewalk within the subdivision shall be constructed at time of building permit issuance.
- A fee-in-lieu was previously required for the extension of SW Gator Boulevard with Phase I of the Development.
- All non-bondable items and guarantees of improvement must be complete, and a final inspection performed and approved prior to approval of a final plat.

12. Bentonville Plaza Addition Phase 2

Preliminary Plat

1005 South Walton Blvd. [PP20-0007](#)

- Currently zoned C-2, General Commercial and C-3, Central Commercial. A rezoning to C-2 for the entire property is set to be presented on the August 18th PC agenda.
- A preliminary plat proposing the creation of a 6-lot, commercial subdivision along and fronting onto Walton Blvd. to be known as Bentonville Plaza Addition Phase 2.
- The development provides sidewalk adjacent to Walton Blvd. and Redbud SW Redbud Drive.
- Right-of-way is adequate along both street frontages.
- Several utility and drainage easements are being dedicated to serve the development.
- Cross access easements are being provided for the two proposed curb cuts along Walton Blvd. and the one onto SW Redbud Drive.
- The open ditch along Walton Blvd. will be placed into underground storm pipes.
- Adequate street frontage buffer landscaping and trees are being provided.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to approval of a final plat.
- One waiver requested:
 - A waiver from Article 1100, Section 1100.02, Access Management Standards, Subsection 4, Offset.
 - Code required that all curb cuts be either aligned or offset 75-feet from access points on the opposite side of the roadway. This site currently contains six curb cuts, which they are reducing to two. There are currently six curb cuts on the opposite side of the roadway as well, meaning that meeting the offset requirement is near impossible. One of the two new curb cuts for this development will be offset 57-feet as opposed to the 75-feet required by ordinance.

13. Mountainbrook Subdivision

Preliminary Plat

Ginn Road. [PP20-0004](#)

- Currently zoned R-2, Duplex and Patio Home.
- A preliminary plat proposing the creation of a 50 Duplex and Pation Home lots along and fronting onto Ginn Road. to be known as Bentonville Plaza Addition Phase 2.
- The development provides sidewalk in accordance with the Master Street plan adjacent to Gin Road.
- Right-of-way is adequate along Ginn Road.
- Emergency Temp access is being provided.
- Several utility and drainage easements are being dedicated to serve the development.
- Adequate street frontage buffer landscaping and trees are being provided.
- Cross access is being provided by the street stub outs are to the south and east.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to approval of a final plat.
- Three wavier requested:
 - The applicant request a waiver from the maximum velocity requirement of 12 ft/s from the Storm Water Management and Design Manual. The request is to allow pipe 1-7 to 15.67 ft/s and pipe 4-1 to be 16.10 ft/s. Staff does not support this waiver request.
 - The applicant request to waive the requirement for on-site detention from the Storm Water Management and Design Manual. Staff does not support the waiver this request.
 - The applicant request a waiver to the Master Street Plan requirements Section 400.20 Minimum Vertical Curves Coefficient (K-value). Staff does not support this waiver request.

14. Development Code Amendments

IV. Other Business

1. PC Agenda Start Time Proposal

ORDINANCE STAFF REPORT



Title: Ordinance Amendment, Art 1300.04

Establishment of a Tree and Landscape Advisory Committee

PC Date: 8/4/2020

Reviewer: Danielle Semsrott, AICP, Senior Planner

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Article 1300 Tree Protection

Background

A selection committee recently conducted an interview and selection process for one Tree and Landscape Advisory Committee term expiration.

After interviewing six candidates, the selection committee recommends increasing the committee size from five to seven; including one City Council member as a non-voting ex-officio member.

Purpose

The selection committee feels the increased size will benefit the committee by expanding its knowledge base and volunteer capability.

Relationship to Community Plan

Chapter 8, Open Spaces and Environment.

Proposed Changes

See below.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE BENTONVILLE MUNICIPAL CODE TO INCREASE THE MEMBERSHIP SIZE OF THE TREE AND LANDSCAPE ADVISORY COMMITTEE AND ESTABLISH THE EX-OFFICIO AS A CITY COUNCIL MEMBER.

WHEREAS, a selection committee recently conducted an interview and selection process for one Tree and Landscape Advisory Committee term expiration.

WHEREAS, after interviewing six candidates, the selection committee recommends increasing the committee size from five to seven; including one City Council member as a non-voting ex-officio member; and,

WHEREAS, the selection committee feels the increased size will benefit the committee by expanding its knowledge base and volunteer capability.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That Bentonville Municipal Code, Land Development Code, *Art. 1300.04 Establishment of a tree and landscape advisory committee* shall be and is hereby amended with the following, strikethrough text to be deleted and underlined text to be added:

- (a)(2) ~~Five (5)~~ Six (6) of said members shall be appointed by the City Council. The appointees shall consist of: ~~two (2)~~ three (3) persons professionally trained in fields such as forestry, botany, horticulture, and/or landscape architecture; and three (3) persons who are residents of the City of Bentonville. ~~The Community Development Director or his/her assigned~~ The Mayor shall appoint a City Council member ~~shall be~~ as a nonvoting ex-officio member.

Section 2. This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

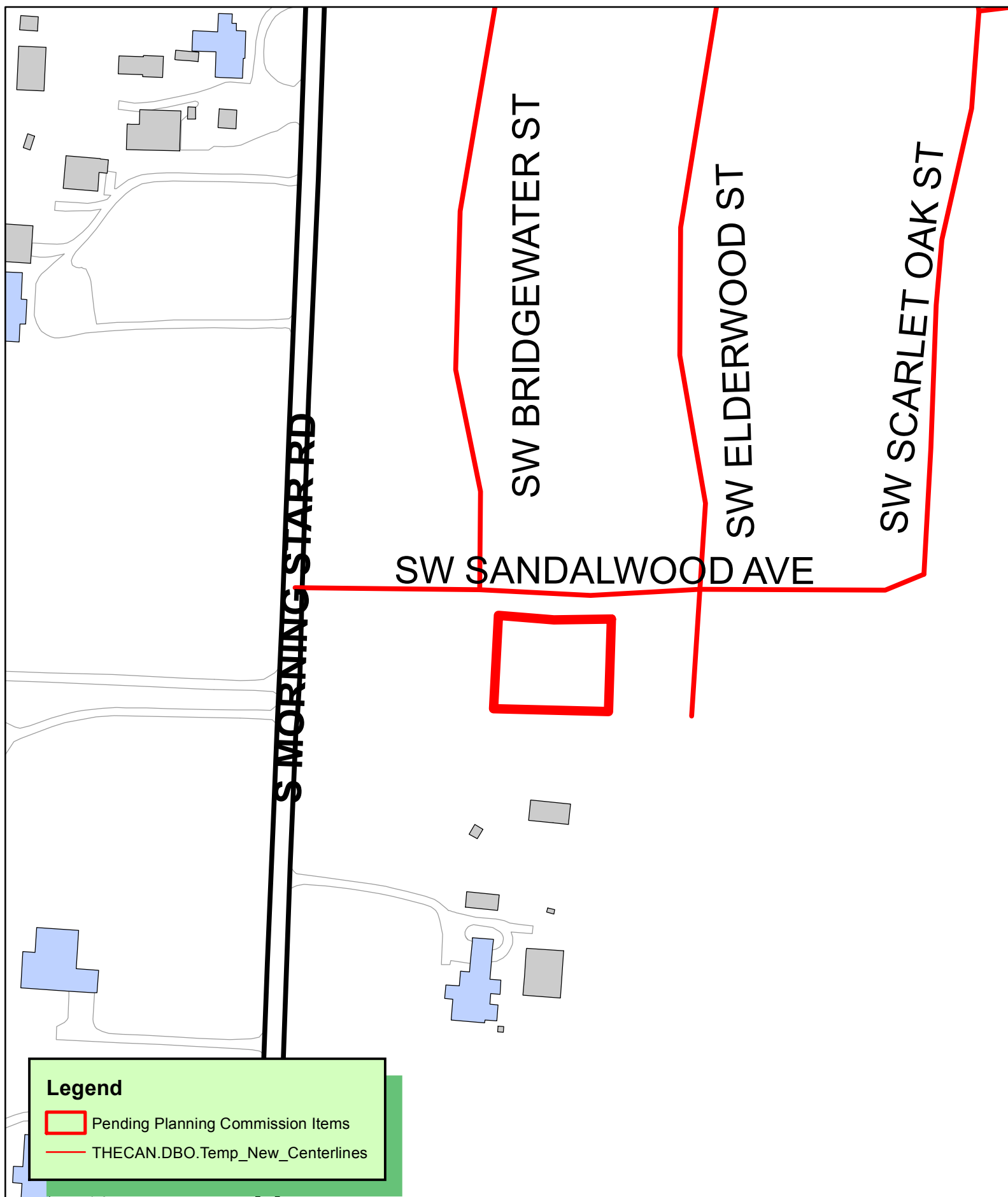
PASSED and APPROVED this ____ day of _____, 2020.

Approved:

Mayor Stephanie Orman

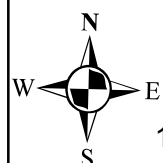
ATTEST:

City Clerk



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines



1 inch = 150 feet

CU20-0029
CONDITIONAL USE
WOODLANDS CROSSING TEMP STORAGE SHED
3203 SW SANDALWOOD AVE



Saturday, June 27, 2020

City of Bentonville
305 SW A Street
Bentonville, AR 72712-5256

Re: Conditional Use of Lots 30 & 31 PP18-0008

To: Planning Commissioners

c/o Mr. Steve Fisher,
Dream Structures LLC

Mr. Fisher is proposing to install a pole shed on lots 30 & 31 of the approved preliminary plat pp18-00008. The proposed use is for supply & equipment storage on-site for both construction of the subdivision and the future homes. As Mr. Fisher is the single builder of homes in the subdivision he will have multiple supplies and equipment on site.

The proposed 60'x50' Pole Shed is for weather protection, security concerns, and a great way to keep the overall property clear of site blemishes that often occur with materials stacked everywhere in typical subdivisions under construction.

In Closing, the shed is temporary & will be taken down when the subdivision is completed & these final lots are built. We ask for your support of this conditional use permit. If you have any questions or concerns, please contact me directly.

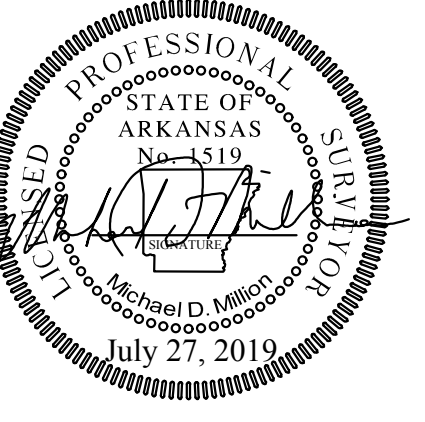
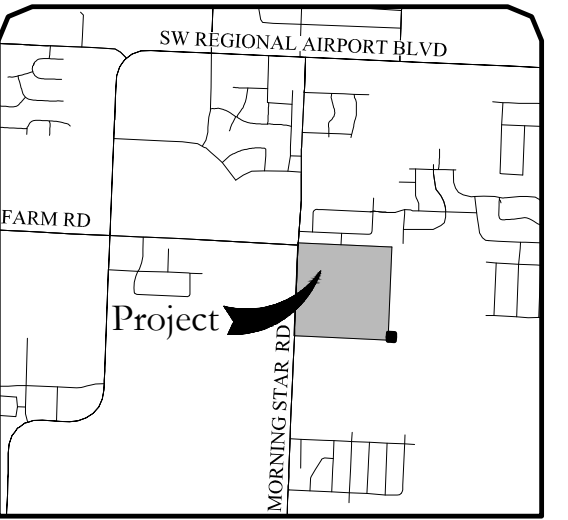
Sincerely,

Eric Heller, Project Manager
A Million Miracles Surveying, PLLC
PH 479-387-4361
EMAIL: eric@amms-pll.com

NB

[illegible]

PH1 LOT 77-NB & 78-NB ARE
PEDESTRIAN NON-BUILDABLE
LOTS, OWNED BY THE POA.

[illegible]

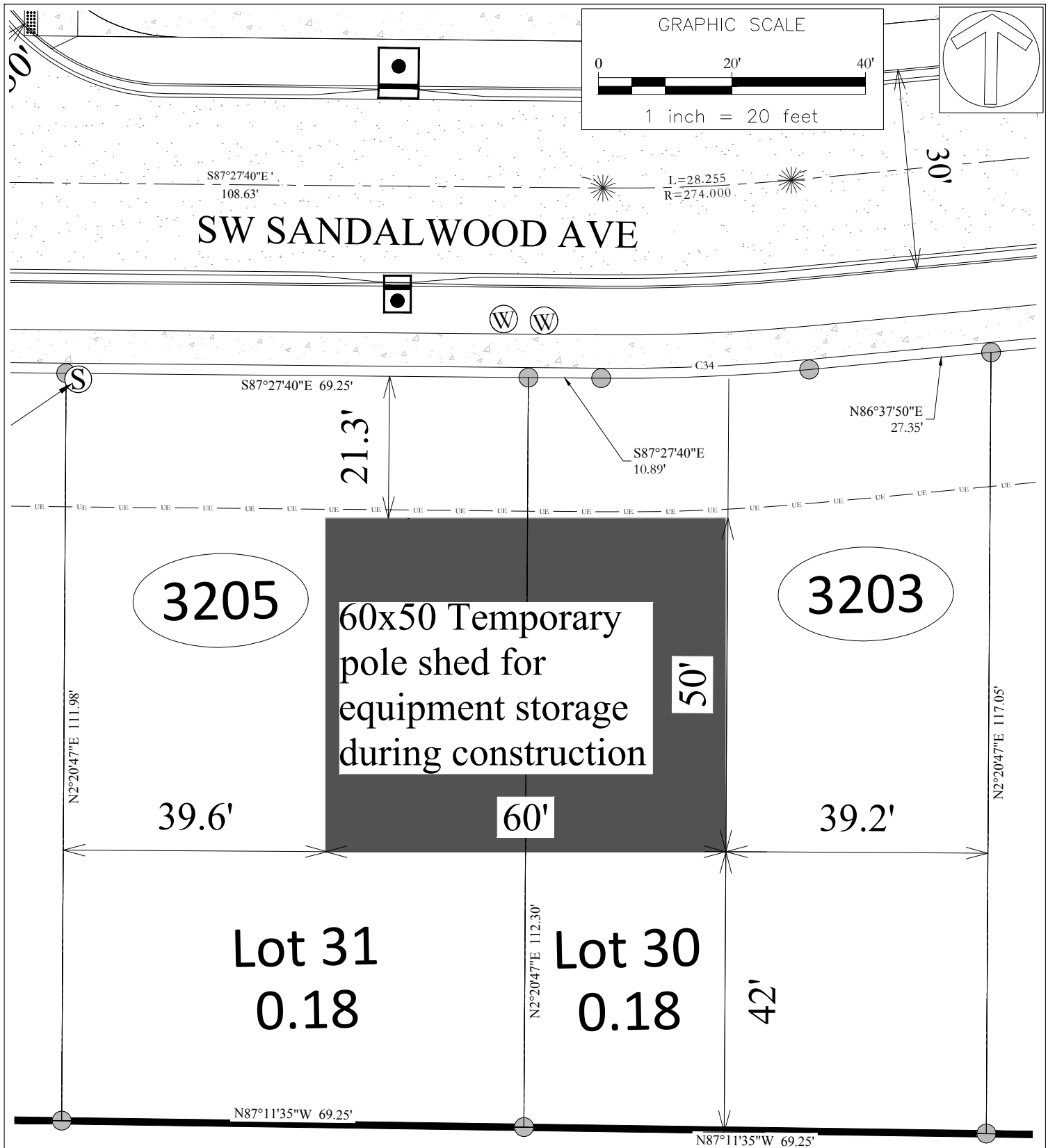
Preliminary Plat of:
WOODLANDS CROSSING
Development by:
DREAM STRUCTURES LLC
PO BOX 39
LOWELL, AR 72745-0039

**A Million Miracles
Surveying, PLLC**
129 W Boles St., Ste A
Fayetteville, Ar. 72701
eric@amms-llc.com
PH (479) 387-4361

Project No. 2018-28	Scale 1"=100'
Date:	

Sheet Description
FINAL PLAT
PHASE I PLAN
Sheet # **C1.3**

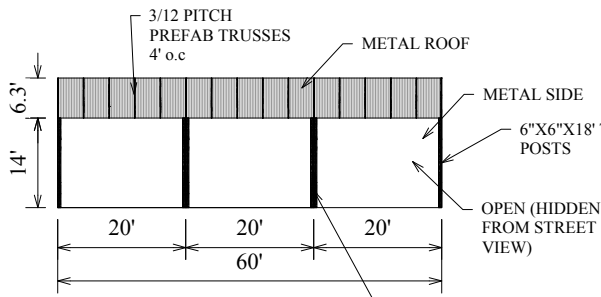
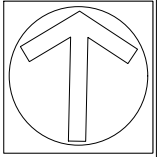
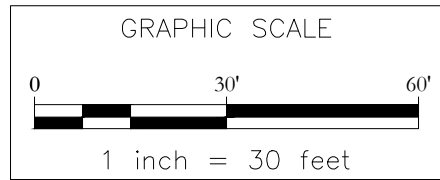
City of Bentonville PP18-0008



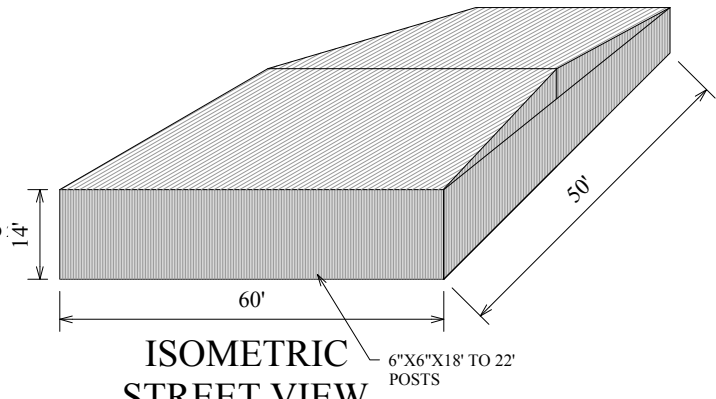
DATE: 6/27/2020	PROJECT:	A MILLION MIRACLES SURVEYING P.L.L.C.
SCALE: 1"=20'	60'x50' Temporary pole shed for equipment storage during construction across Lot 30 & 31 of Woodlands Xing	
DRWN BY: ETH		Eric Heller, Project Manager 129 W Boles St., Ste. A Fayetteville, Arkansas eric@amms-pll.com Phone: (479) 387-4361
JOB: 18-WC-01		
FC: KB		
REVIEW BY: MDM	FOR: Dream Structures, LLC	
SHEET: 1 OF 1	c/o Steve Fisher	



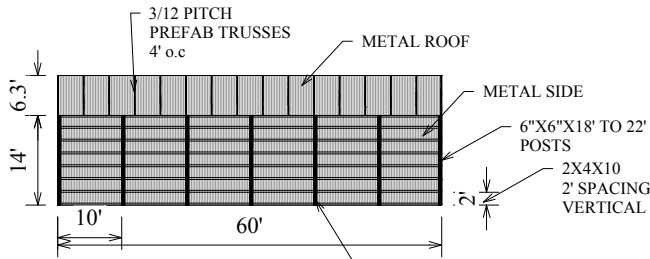
H:\million miracles surveying\2018-Projects\28- 2018-01-01 Steve Fischer Morningstar\Civil Drawings\18-28 MStar-pr.dwg Plotted On 2020-06-27



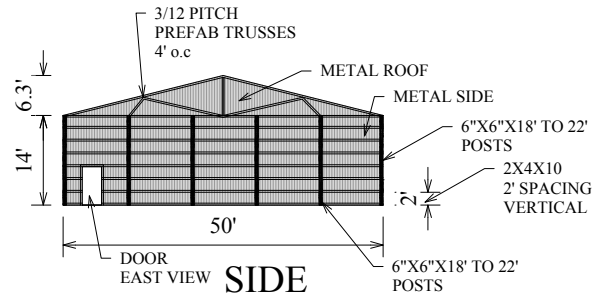
REAR
SOUTH VIEW



ISOMETRIC
STREET VIEW



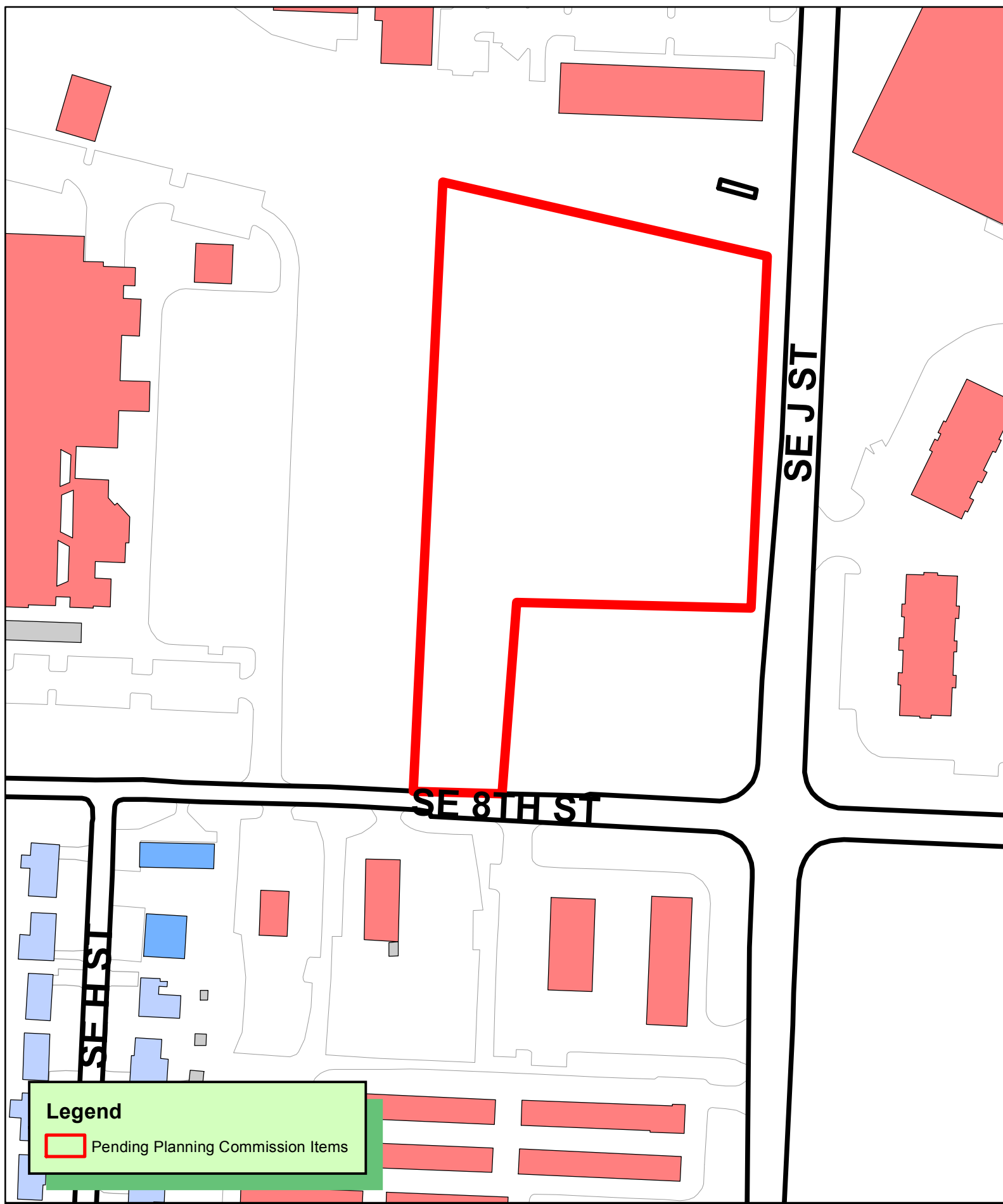
FRONT
STREET VIEW



SIDE
EAST/WEST
VIEW

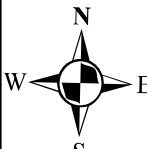
DATE: 6/27/2020	PROJECT:	A MILLION MIRACLES SURVEYING P.L.L.C.
SCALE: 1"=20'	60'x50' Temporary pole shed for equipment storage during construction across Lot 30 & 31 of Woodlands Xing	Eric Heller, Project Manager
DRWN BY: ETH		129 W Boles St., Ste. A
JOB: 18-DS-01		Fayetteville, Arkansas
FC: KB		eric@amms-pll.com
REVIEW BY: MDM	FOR: Dream Structures, LLC	Phone: (479) 387-4361
SHEET: 1 OF 1	c/o Steve Fisher	





Legend

 Pending Planning Commission Items

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W E
S

1 inch = 150 feet

CU20-0028
CONDITIONAL USE
TEMPORARY GRAVEL LOT/EVENT SPACE
1017 SE 8TH ST



Conditional Use Application for Temporary Gravel Lot – 1019 SE 8th Street

EVENT NARRATIVE:

Outerbike is the touted as the best demo bike event in the universe. A traveling circuit of bike industry experts showcasing the latest and greatest in riding technology for the coming year, gives riders a chance to try before they buy. Bentonville is the last stop on their 7 leg tour across the country from Moab, UT to Killington, VT we are honored to be among one of the best destinations in the country to host such a sought after must attend event. Attendance averages about 750 patrons daily Friday – Sunday of the event, to include vendors and paid participants.

Outerbike is a 3-day event spanning October 23-25 (Friday through Sunday). Vendor set up typically begins the Wednesday prior to the Friday morning opening date. Event schedule is as follows:

- Thursday 5 pm – 7 pm (on-site registration)
- Friday & Saturday 8 am – 5pm (demo expo open)
- Sunday 8:30 am – 4 pm (demo expo open)

The temporary gravel lot on the 8th & J Street property will allow for this event and other potential events throughout the year to take place on an environmentally and sustainability developed lot specifically designed with these types of events in mind. NWA Trailblazers will oversee the development of the temporary gravel lot.

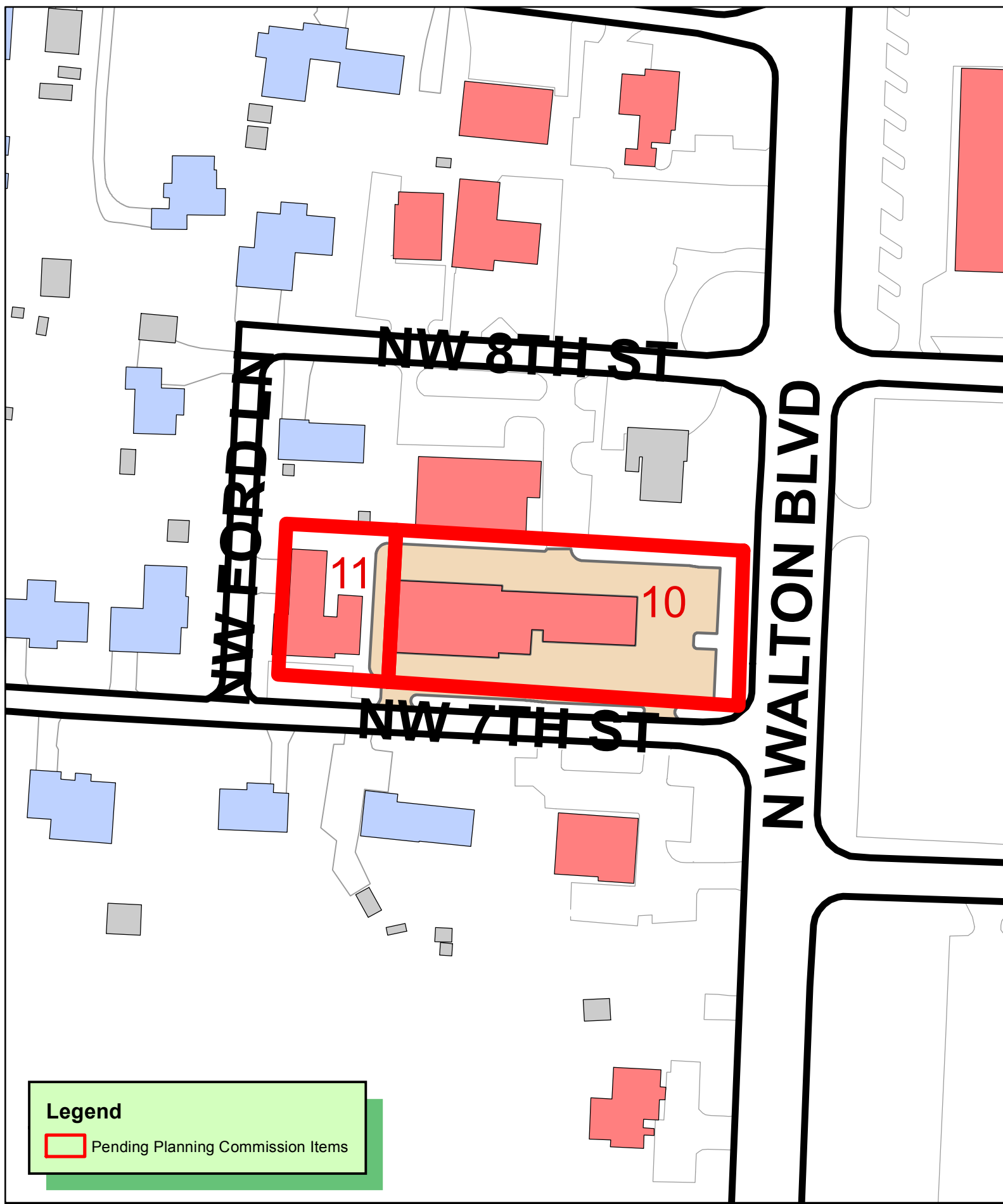
Traffic flow into and out of the lot would happen off SE 8th Street, with two-way traffic as shown (in white lines) on the attached proposed venue map.

Participants will be encouraged to ride their bikes to the event venue utilizing the Razorback Greenway, additionally shuttles will be provided from town square and local hotels to transport attendees.

LOT PHOTOGRAPHS:

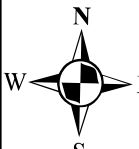
Conditional Use Application for Temporary Gravel Lot – 1019 SE 8th Street





Legend

 Pending Planning Commission Items


1 inch = 100 feet

PLA20-0037
PROPERTY LINE ADJUSTMENT
MCKEEHANS 1ST ADDITION
LOTS 5-6-7-8 CREATING LOTS 10 & 11



GENERAL NOTES:

- **Basis of Bearings:** Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and City of Bentonville GPS Control Monument #74, having published values of: Latitude 36°20'33.00" N; Longitude 94°12'21.11" W; Convergence Angle = -01.17'01" degrees; and a Combined Scale Factor of 0.999965471.
- **Grid North Convergence:** At the southwest corner of Lot 3, Keeling Subdivision, rotate from Grid North 01°17'27" to the left for True (Geodetic) North.
- **Flood Information:** Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number-Panel, 05007C0255K, Map Revised: June 5, 2012, and by graphic plotting only, the subject property, lies within: Zone X, Areas determined to be outside the 0.2% chance floodplain. This surveyor and Morrison Shipley Engineers assume no liability for the correctness or use of the current cited flood map.
- Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Utilities, subsurface or environmental conditions were not examined or considered as a part of this survey. All utilities and subsurface improvements should be verified before any excavations or development.
- **Last Date of Field Survey:** April 16, 2020.

CITY DEVELOPMENT NOTES:

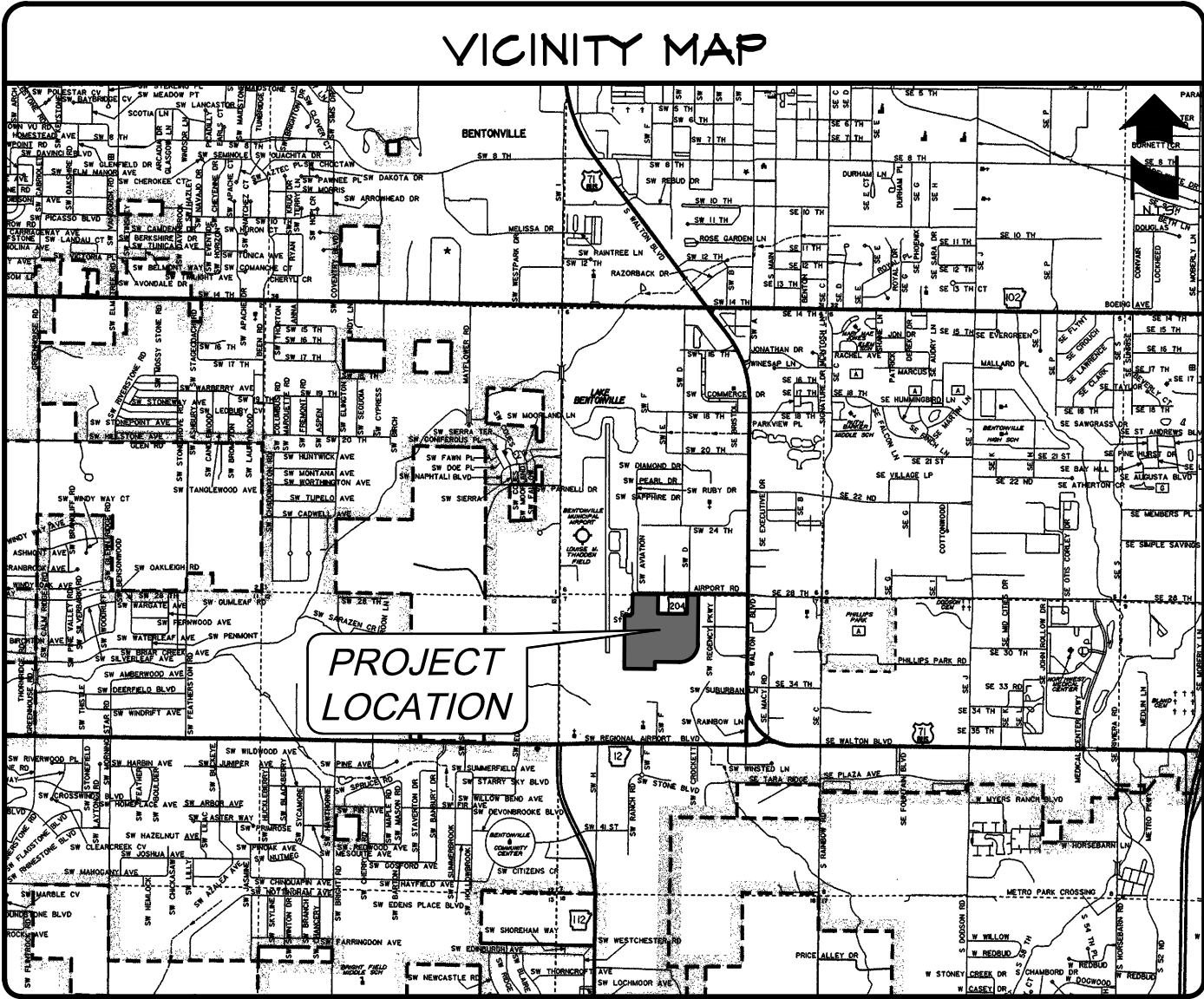
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- There shall be no fences, or any other structures built within any Drainage or Utility easement.
- Current Zoning is I-1. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122

REFERENCES:

- Final Plat of Lot 1, Thaden Addition to the City of Bentonville, Plat Book 2010, pages 188-198, filed May 7, 2010, Benton County, Arkansas.
- Property Line Adjustment Plat creating Lots 3, 4, and 5, Keeling Subdivision to the City of Bentonville, Plat Book 2015, pages 664-665, filed November 9, 2015, Benton County, Arkansas.
- Lot Split Plat creating Lots 2 and 3, Thaden Addition to the City of Bentonville, Plat Book 2016, pages 952-959, filed December 22, 2016, Benton County, Arkansas.
- Property Line Adjustment Plat creating Lot 4, Thaden Addition to the City of Bentonville, Plat Book 2017, pages 81-88, filed January 30, 2017, Benton County, Arkansas.

SURVEYOR
Morrison Shipley Engineers Inc
2407 SE Cottonwood Street
Bentonville, AR 72712
Phone: 479-273-2209

OWNER
City Of Bentonville
117 West Central Avenue
Bentonville, AR 72712
Telephone: (479)-271-3112



PARENT TRACT DESCRIPTION:

Lot 3, Keeling Subdivision to the City of Bentonville, according to Property Line Adjustment filed for record in Plat Book 2015, at pages 664-665, November 9, 2015, Benton County, Arkansas.

SURVEY DESCRIPTION - Lot 6, Keeling Subdivision:

Part of Lot 3, Keeling Subdivision to the City of Bentonville, according to Property Line Adjustment filed for record in Plat Book 2015, at pages 664-665, November 9, 2015, Benton County, Arkansas, being more particularly described as follows:

BEGINNING at an existing 1/2" rebar with PS #1507 cap marking the southwest corner of Lot 3, Keeling Subdivision; thence North 02°13'49" East along the west line thereof a distance of 942.20 feet to a 1/2" rebar with PS #1507 cap; thence leaving said west line, South 86°29'26" East a distance of 94.17 feet to a 1/2" rebar with PS #1507 cap; thence North 49°07'48" East a distance of 56.86 feet to a 1/2" rebar with PS #1507 cap; thence North 02°00'57" East a distance of 342.24 feet to a 1/2" rebar with PS 1507 cap on the south right-of-way line of SW 28th Street; thence South 87°41'53" East along said south right-of-way line a distance of 452.04 feet to a 1/2" rebar with PS #1507 cap at the northwest corner of Lot 4, Keeling Subdivision; thence leaving said south right-of-way line, South 02°12'11" West a distance of 338.61 feet to a 1/2" rebar with PS #1507 cap at the southwest corner of said Lot 4; thence South 87°43'04" East, crossing a 5/8" rebar at the southeast corner of said Lot 4 at a distance of 257.39 feet, in all a distance of 514.78 feet to the southeast corner of Lot 1, Keeling Subdivision, according to record plat filed as P3-153, July 18, 2000; thence North 02°12'11" East a distance of 338.52 feet to a 5/8" rebar with PS #1227 cap marking the northeast corner of said Lot 1 and on the said south right-of-way line of SW 28th Street; thence South 87°43'04" East along said south right-of-way line a distance of 197.41 feet to a 1/2" rebar with PS #1507 cap; thence leaving said south right-of-way line, South 02°12'01" West along the west right-of-way line of SW Municipal Drive a distance of 867.84 feet to a 1/2" rebar with PS #1507 cap; thence 509.41 feet continuing along said west right-of-way line and the arc of a curve to the right, said curve having a radius of 324.00 feet and being subtended by a chord bearing and distance of South 47°14'30" West 458.54 feet to a 1/2" rebar with PS #1507 cap; thence North 87°43'01" West along the north right-of-way line of said SW Municipal Drive a distance of 433.02 feet to a 1/2" rebar with PS #1507 cap; thence South 02°36'43" West along the west right-of-way line of said SW Municipal Drive a distance of 128.98 feet to a 1/2" rebar on the south line of said Lot 3; thence North 87°41'46" West, crossing a 1/2" rebar at a distance of 425.15 feet, in all a distance of 540.88 feet to the Point of Beginning.

Filing Block

CERTIFICATE OF APPROVAL:

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

Date Of Execution: _____

Signed _____
Community Development Director

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.

Signed: _____ Date: _____
City of Bentonville, Stephanie Orman, Mayor
117 W. Central
Bentonville AR 72712

Attest: _____
Linda Spence, City Clerk

CERTIFICATE OF SURVEYING ACCURACY:

I, Keith A. Sikes, 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: July 17, 2020



Signed: _____

PROPERTY LINE ADJUSTMENT

of Lot 3, Keeling Subdivision

Creating

LOT 6 Keeling Subdivision

Bentonville, Benton County, Arkansas

Bentonville Project #PLA20-0037

Project No. BTV-33

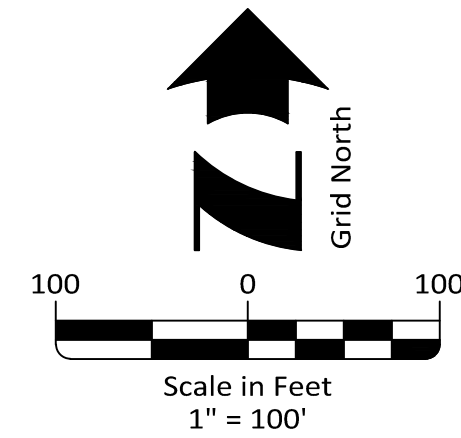
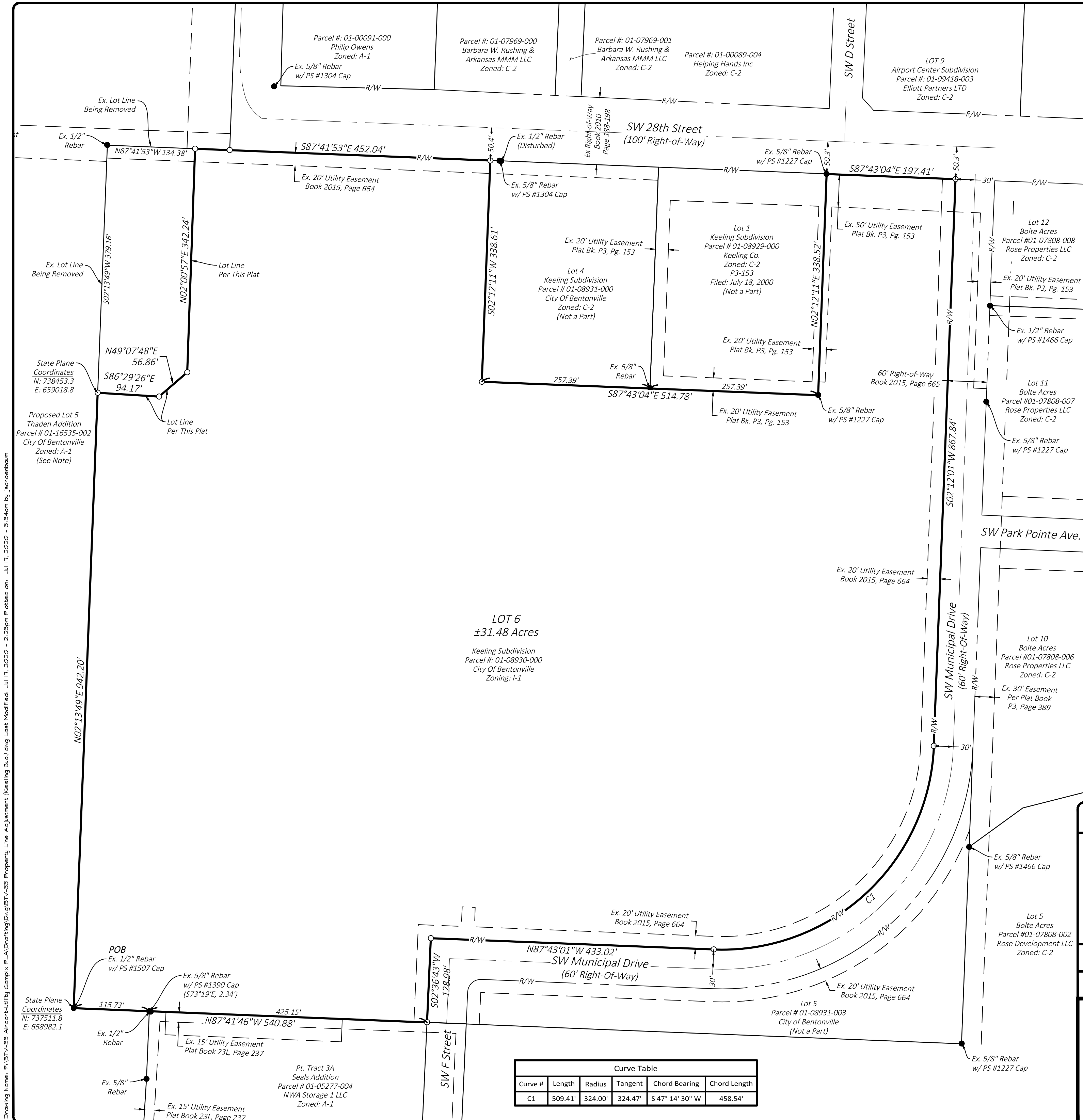
Drawn By JDS
Checked By KAS

Date 07.17.2020

Sheet 1 of 2



Drawing Name: P:\BTV-33 Airport-Utility Complex PLADrafting\DWG\BTV-33 Property Line Adjustment (Keeling Sub).dwg Last Modified: Jul 17, 2020 - 2:23pm Plotted on: Jul 17, 2020 - 9:54pm By: jscornteam



LEGEND

	Boundary Line
	Adjacent Boundary Line
	Right-Of-Way Line
	Road Center Line
	Easement Line
	Existing Monument
	Existing Rebar
	Existing Nail
	Set 1/2" Rebar w/ PS# 1507 Cap

NOTE:

Lot 4, Thaden Addition is being Re-Plated in Conjunction with this Plat, Being Bentonville Project #PLA20-0038

Land Doc # _____

Filed: _____

FOR REVIEW

PROPERTY LINE ADJUSTMENT

of Lot 3, Keeling Subdivision

Creating

LOT 6 Keeling Subdivision

Bentonville, Benton County, Arkansas

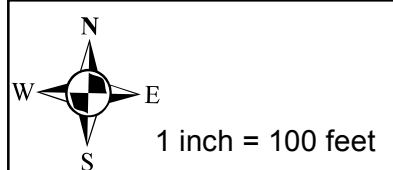
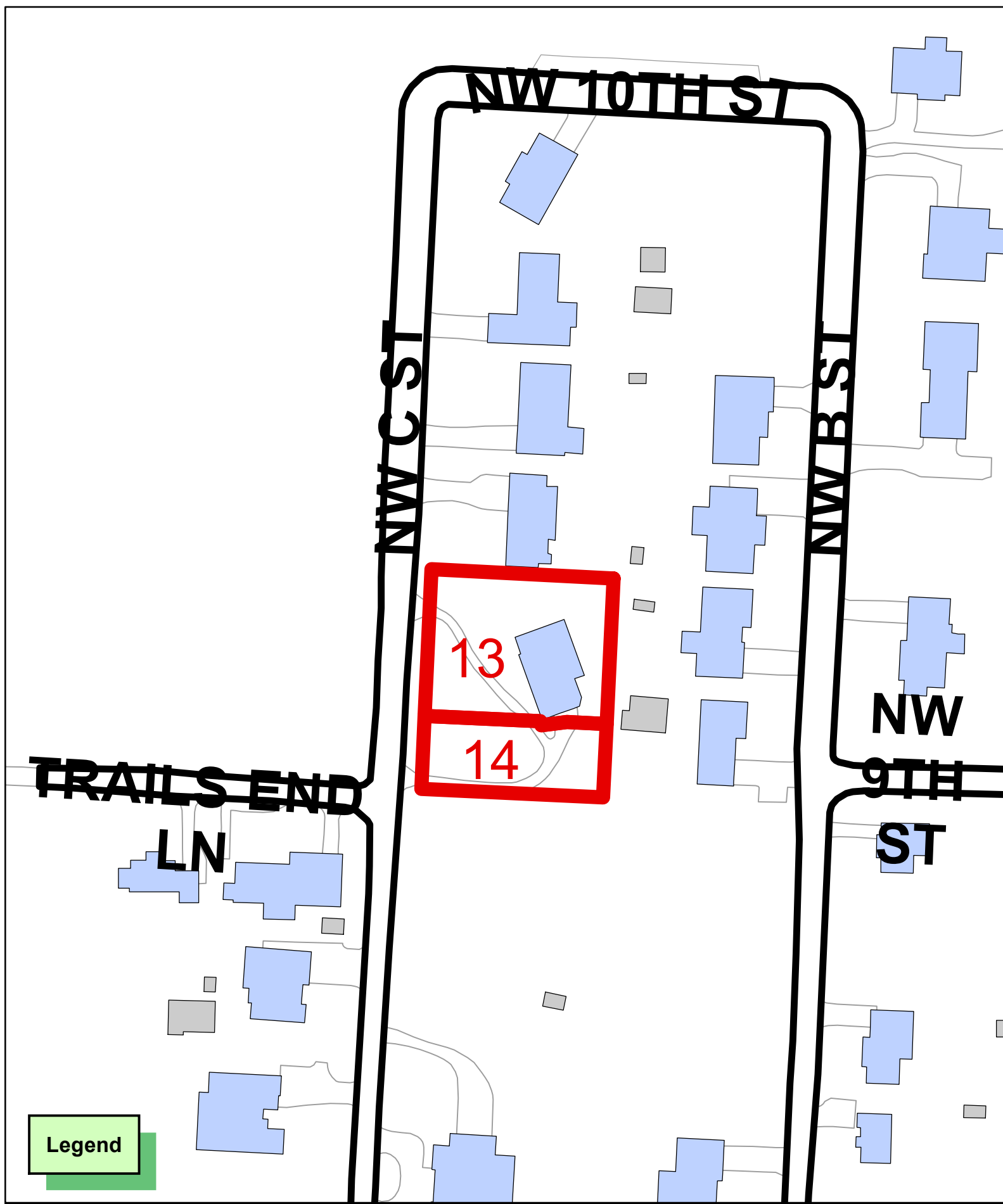
Bentonville Project #PLA20-0037

Project No. BTV-33	Drawn By JDS Checked By KAS
Date 07.17.2020	Sheet 2 of 2

MORRISON SHIPLEY

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

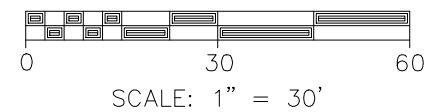
Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	509.41'	324.00'	324.47'	S 47° 14' 30" W	458.54'



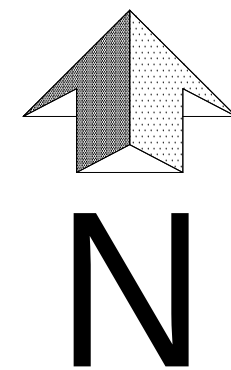
PLA20-0034
PROPERTY LINE ADJUSTMENT
LOTS 11-12 CREATING LOTS 13 & 14
GREEN OAKS ADDITION



PROPERTY LINE ADJUSTMENT OF LOTS 11 & 12,
GREEN OAKES ADDITION CREATING LOTS 13 & 14



SCALE: 1" = 30'



THIS PROPERTY "DOES NOT" LIE WITHIN 100
YEAR FLOOD ZONE AS ESTABLISHED BY THE
FLOOD INSURANCE RATE MAP FOR THE
COMMUNITY PANEL NUMBER 05007C0090 J.
EFFECTIVE DATE: SEPTEMBER 28, 2007.

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, AND SUBDIVIDE SAID
REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND
DO HEREBY DEDICATE TO THE USE OF THE PUBLIC
STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS
SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE: _____

NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (CITY OF BENTONVILLE CONTROL).
- SURVEY REPRESENTS A SURVEY OF PARCEL 01-02765-000.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 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. NO ABSTRACT OF TITLE OR TITLE COMMITMENT WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE SHOWN HEREON OR UNKNOWN.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
- ALL STRUCTURES MUST MAINTAIN MINIMUM 20' CL
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE NIST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
- EXISTING ASPHALT DRIVEWAYS AND EXISTING STRUCTURES ARE TO BE REMOVED FROM ALL PROPERTIES.
- 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 ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRICAL SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- DRAINAGE EASEMENT-THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.

PARENT TRACT:

LOTS 11 AND 12 OF GREEN OAKES ADDITION TO THE CITY OF BENTONVILLE, IN BENTON COUNTY, ARKANSAS. AS FILED AT BOOK J PAGE 76, SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, COVENANT, OR RESTRICTIONS OF RECORD OR FACT.

NEW LOT, 11 TO LOT 13:

COMMENCING AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF SAID LOT 14, THENCE S87°06'20"E 1 FOOT TO A SET IRON PIN FOR THE POINT OF BEGINNING; THENCE S 87°06'20"E 148.63 FOOT TO A SET IRON PIN; THENCE S02°39'51"W 119.82 FEET TO A SET IRON PIN; THENCE N87°19'30"W 32.70 FEET TO A SET IRON PIN; THENCE S83°23'01"W 21.11 FEET TO A SET IRON PIN; THENCE S20°26'00"E 3.33 FEET TO A SET IRON PIN; THENCE N87°19'30"W 91.33 FEET TO A SET IRON PIN ALONG THE PROPOSED EASTERN RIGHT OF WAY OF NW C STREET; THENCE ALONG SAID RIGHT OF WAY N02°5'52"E 120.73 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS, AND SUBJECT TO ANY KNOWN EASEMENTS OR RIGHTS OF WAY OF RECORD OR FACT..

NEW LOT, 12 TO LOT 14:

COMMENCING AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF SAID LOT 13, THENCE ALONG THE PROPOSED EASTERN RIGHT OF WAY OF NW C STREET S02°5'52"W 120.73 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY S87°19'30"E 91.33 FEET TO A SET IRON PIN; THENCE S20°26'00"E 3.33 FEET TO A SET IRON PIN; THENCE N83°23'01"E 21.11 FEET TO A SET IRON PIN; THENCE S87°19'30"E 32.70 FEET TO A SET IRON PIN; THENCE S02°39'51"W 60.34 FEET TO A FOUND IRON PIN; THENCE N87°19'30"W 145.58 FEET TO A SET IRON PIN AT THE PROPOSED RIGHT OF WAY OF NW C STREET; THENCE ALONG SAID RIGHT OF WAY N02°5'52"E 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS, AND SUBJECT TO ANY KNOWN EASEMENTS OR RIGHTS OF WAY OF RECORD OR FACT..

CERTIFICATE OF APPROVAL:

PURSUANT TO THE CITY OF BENTONVILLE SUBDIVISION
REGULATIONS AND ALL OTHER CONDITIONS AND
APPROVALS 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:

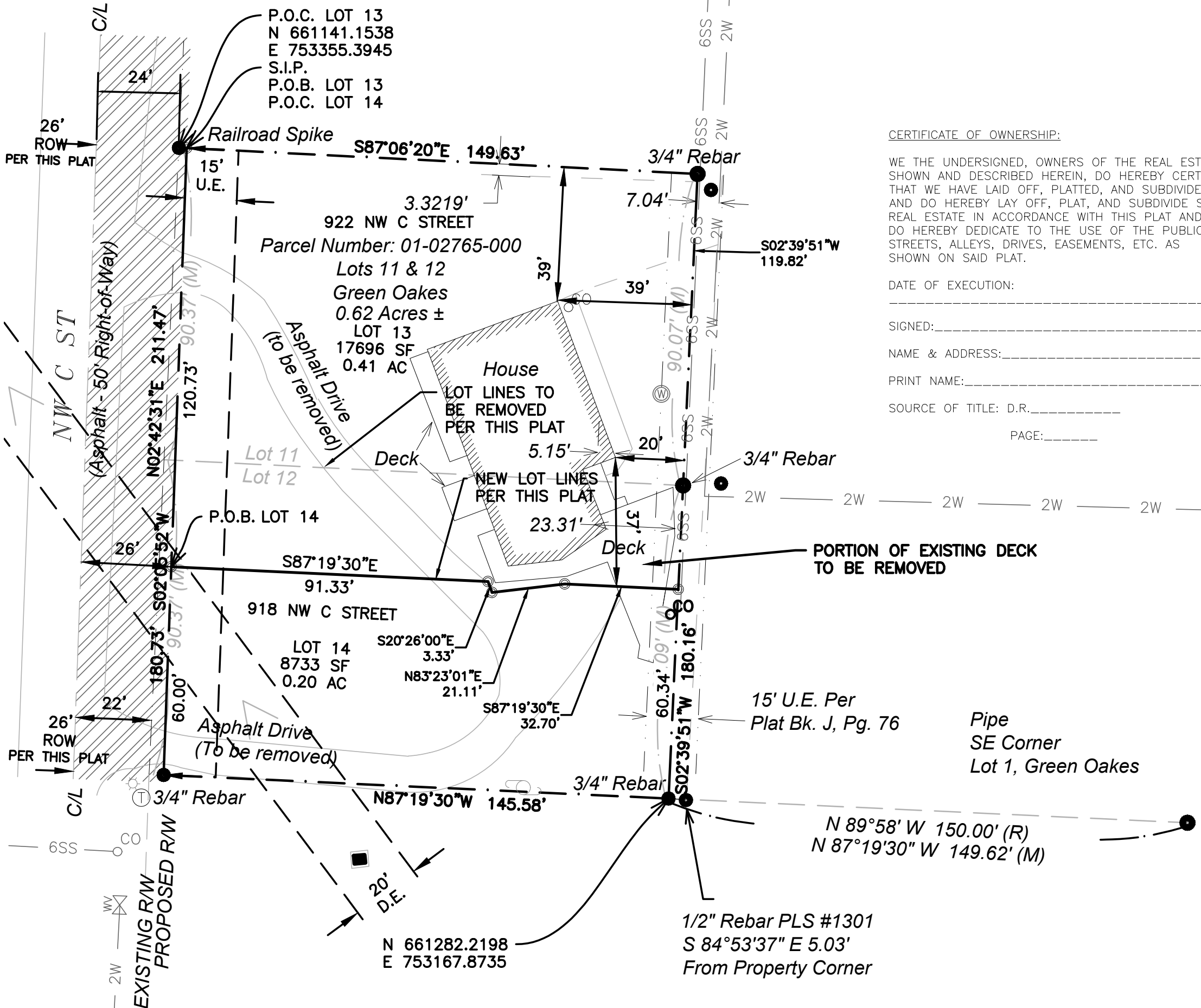
I CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS
AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY
SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE
BEEN MET.

MICHAEL D. MILLION, P.L.S. NO.1519, ARKANSAS

DATE

CITY VIEW PROJECT# PLA20-0034

500-20N-30W-0-30-1400-04-1519



CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO
HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE
PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE
UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY
ESTABLISH, GRANT, AND DEDICATE TO THE CITY OF BENTONVILLE, ARKANSAS THE
RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC
USE, BENEFIT AND ACCESS. THE CITY OF BENTONVILLE IS FURTHER GRANTED THE RIGHTS
OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND
ALLEYS. THE CITY OF BENTONVILLE IS ALSO GRANTED THE RIGHT AND AUTHORITY TO
MAINTAIN, SERVICE AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, ALLEYS AND
THE IMPROVEMENTS CONTAINED HEREIN. ANY TIGHT OR AUTHORITY GRANTED ABOVE
SPECIFICALLY REGARDING MAINTENANCE, SERVICE OR IMPROVEMENT SHALL BE EXERCISED IN
A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF BENTONVILLE. SAID
RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS SHALL BE FOR THE BENEFIT OF THE
CITY OF BENTONVILLE AND ALL OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF
BENTONVILLE AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND
AUTHORITY TO CUT, TRIM OR REMOVE TREES, SHRUBS AND OTHER VEGETATION WITHIN SAID
RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS. THE CITY OF ROGERS AND ALL OF ITS
FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT
THE ERECTION OF BUILDING, STRUCTURES OR FENCES WITHIN SAID RIGHTS-OF-WAY,
EASEMENTS, STREETS AND ALLEYS.

DATE OF EXECUTION: _____

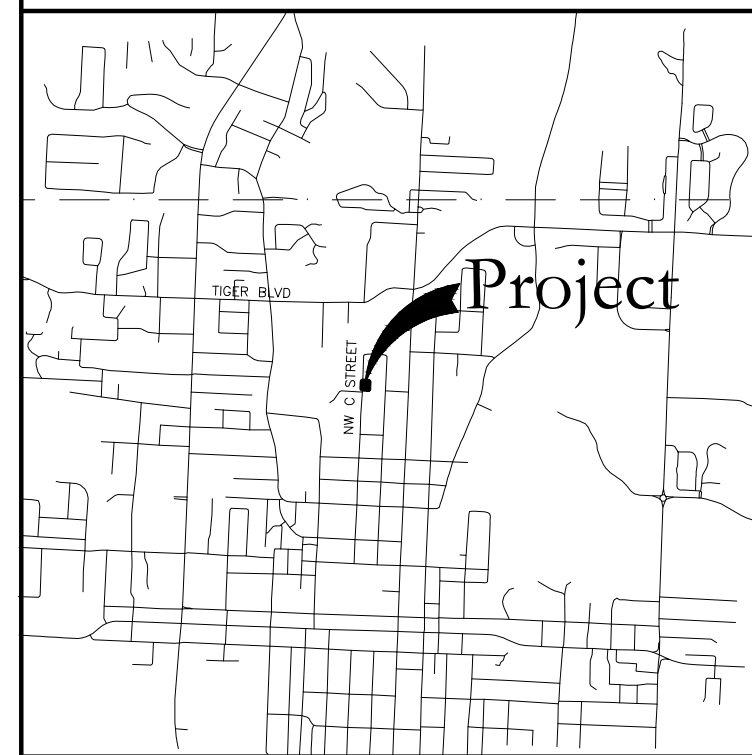
PROPERTY OWNER:
SIGNED: _____
NAME _____
PRINT NAME _____ ADDRESS _____

SOURCE OF TITLE: D.R. _____
PAGE _____

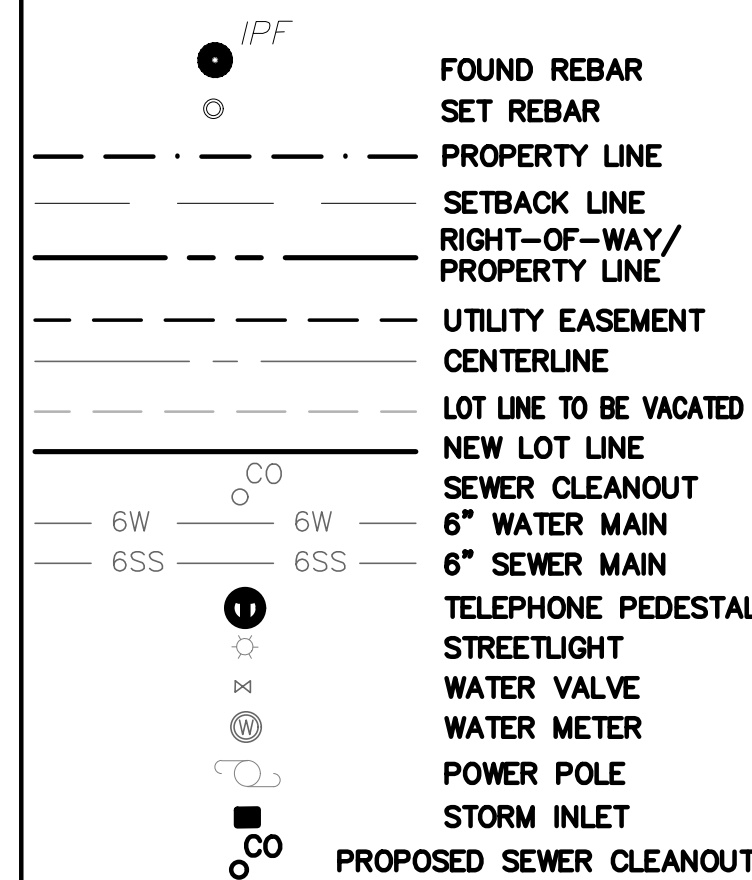
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF
20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES

FILE STAMP



LEGEND



STATE OF ARKANSAS
BENTON COUNTY
CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT OF
LOTS 11 & 12, GREEN OAKES
ADDITION CREATING LOTS 13 & 14
BENTONVILLE, AR

DATE OF LAST REVISION: 7-14-2020

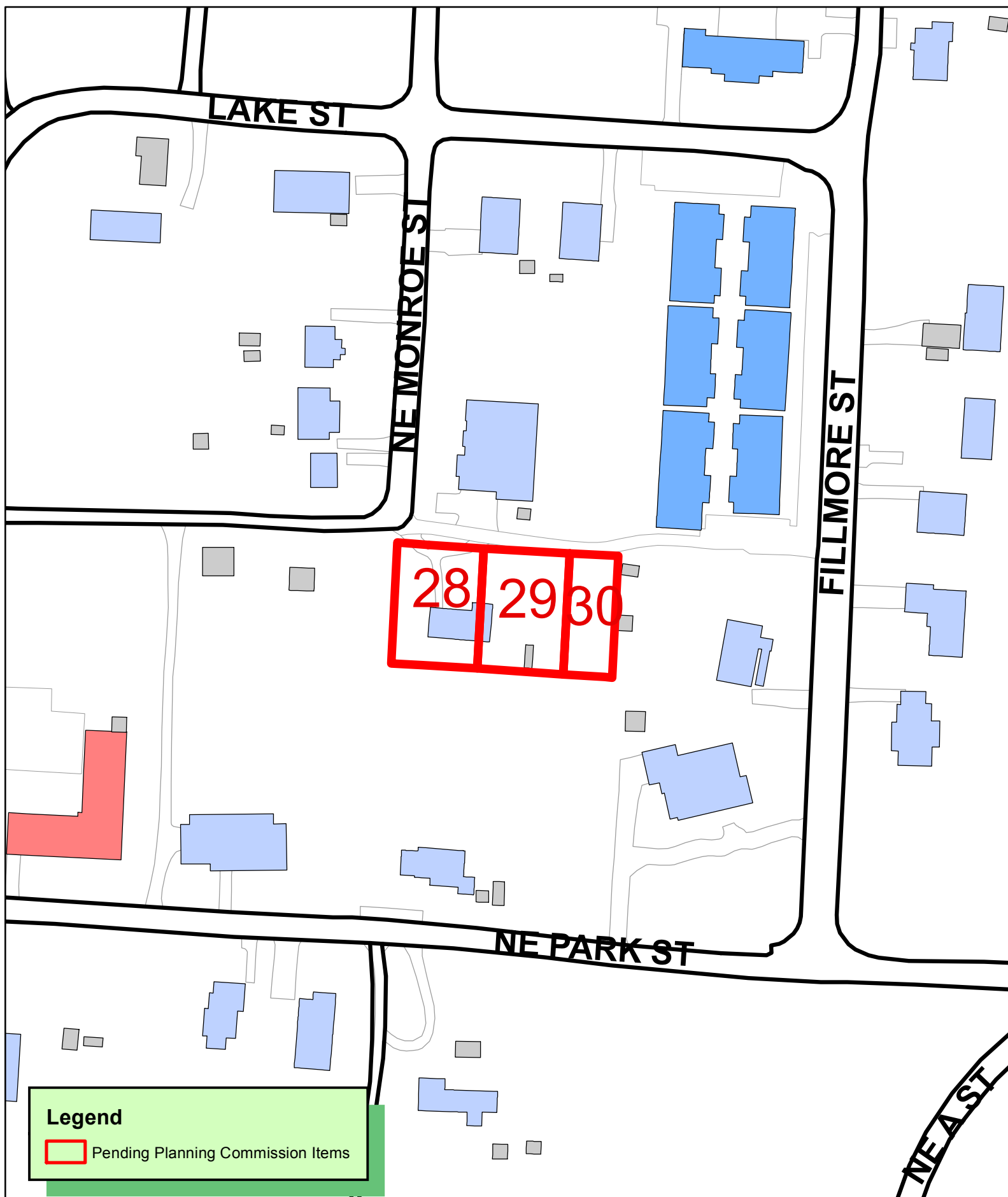
MICHAEL D. MILLION
LAND SURVEYOR

12 NEFFWOOD LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-0654

CHUCK BELL
PHONE: (479) 366-0640

DRAWN BY: JEI	SCALE: 1" = 30'
FIELD CREW: CEB/SM	DATE: JUNE 1, 2020
CHECKED BY: MDM/CEB	DWG: 20-1019

1 OF 1





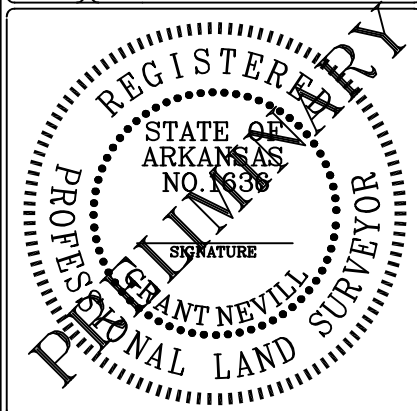
	MONUMENT FOUND (AS NOTED)
	SET 5/8" REBAR W/CAP (PLS #1636)
	UNLESS OTHERWISE NOTED
	UTILITY POLE
	FIRE HYDRANT
	SEWER MANHOLE
	TELEPHONE RISER
	WATER METER
	OVERHEAD ELECTRIC
	OFF SITE LOT LINES
	PROPERTY LINES
	PRIVACY FENCE
	RECORD DATA

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements which are visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. Basis of Bearings: Arkansas State Plane Coordinate System NAD 83 Grid, Arkansas-North,
Convergence -01°16'57.54" N 7556777.78, E 6635422.24
4. This survey is valid only if the drawing includes the seal and signature of the surveyor.
5. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
6. The herein described property is classed Urban.
7. Subsurface and environmental conditions were not examined nor considered a part of this survey.
8. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities other than above ground utilities observed at the time of survey.
9. Flood Hazard Certification: This is to certify that by graphic plotting only, this property (the subject property surveyed) is within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as per FEMA FIRM Map Community Map Number 05007C0090J, effective date, September 28, 2007 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.
10. Record bearing and distance information shown per Plat Record A-81 & 119, W.A. Burk's Addition, Bentonville, Arkansas, unless noted otherwise. (No bearing information is displayed on said Plat A-81 & 119)
11. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2016, Page 76891 at the office of the Circuit Clerk, Benton County, Arkansas.

[illegible]

PUBSIDE HOLDINGS LLC
101 SE G COURT
BENTONVILLE AR 72712

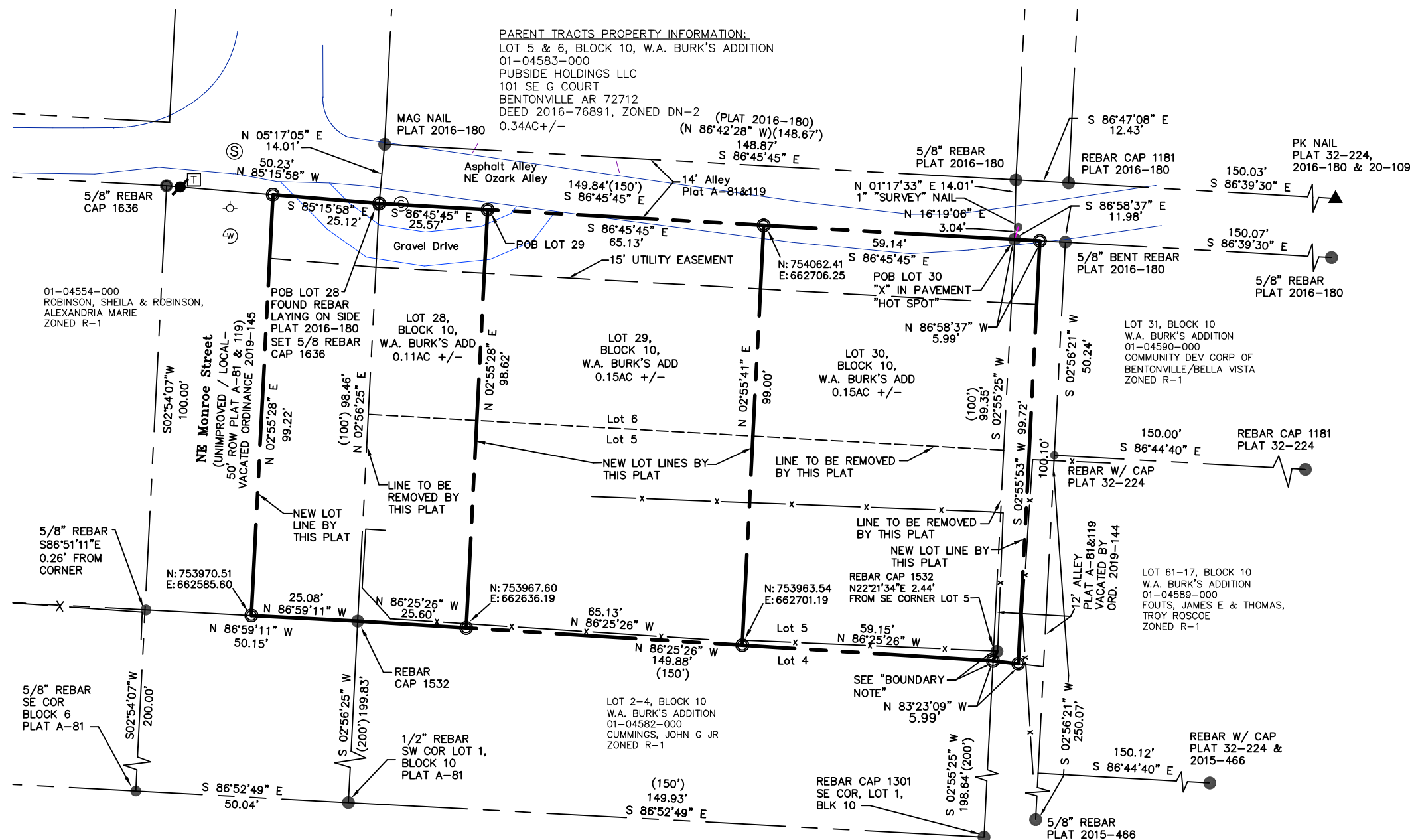
LOTS 5 & 6, BLOCK 10,
W.A. BURK'S ADDITION
CREATING LOTS 28-30, BLOCK 10, W.A.
BURK'S ADDITION
BENTONVILLE, ARKANSAS



edagen@sbcglobal.net

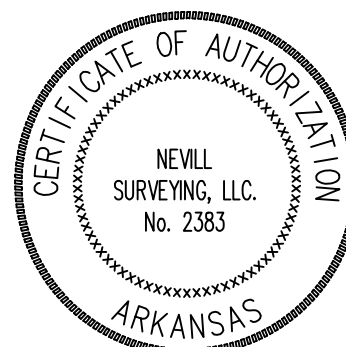
SHEET: 1 OF 1

ZONING NOTE: ZONED DN-2
SETBACKS SHALL BE PER THE
CURRENT ZONING DISTRICT AS
STATED IN THE MOST RECENT CITY
OF BENTONVILLE ZONING CODE. FOR
MORE INFO VISIT
WWW.BENTONVILLEPLANNING.COM OR
CALL THE PLANNING DEPARTMENT @
479-271-3122.



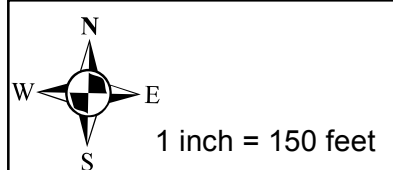
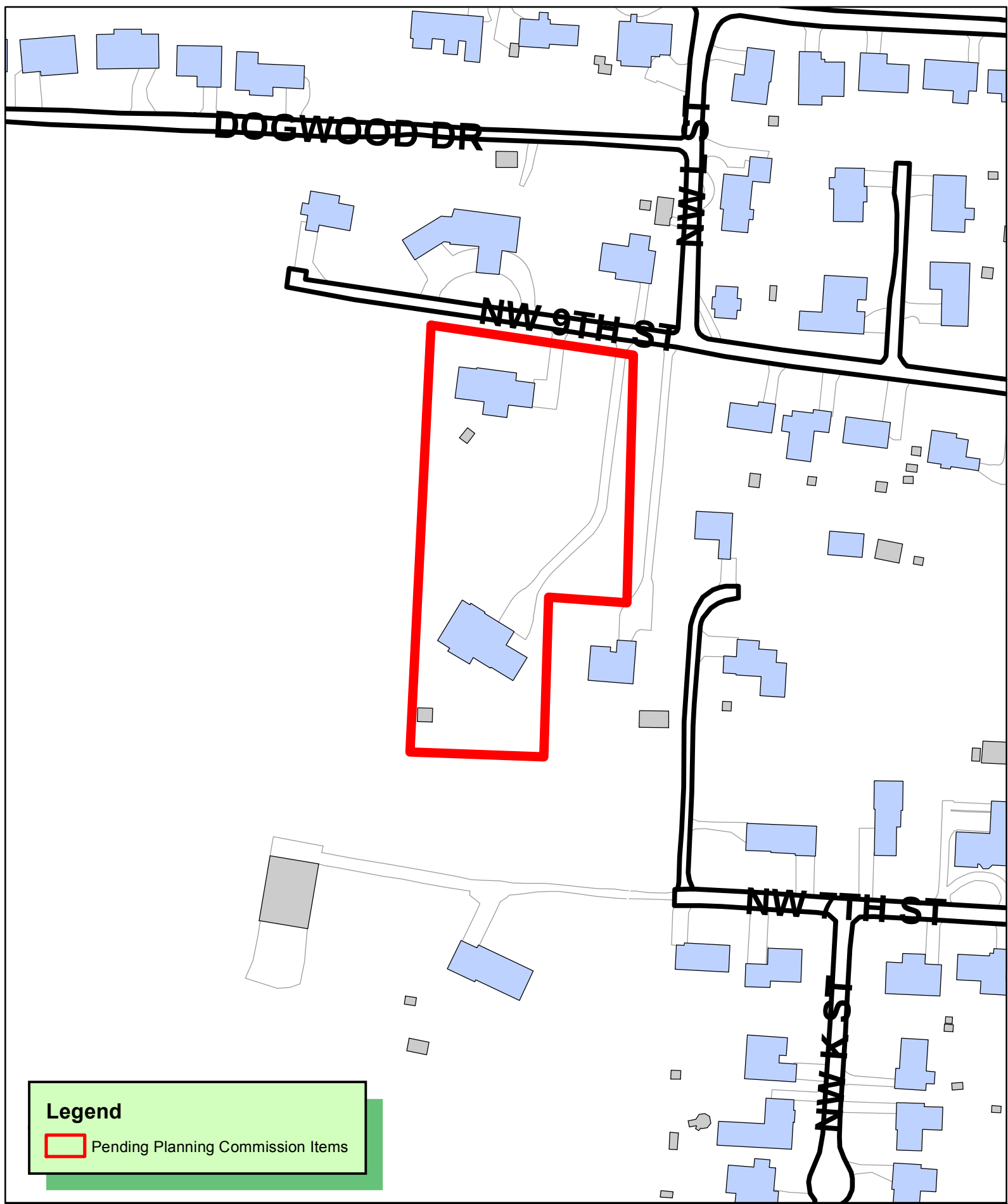
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE S86°58'37"E 5.99 FEET; THENCE S02°55'53"W 99.72 FEET; THENCE N83°23'09"W 5.99 FEET; THENCE N86°25'26"W 59.15 FEET; THENCE N02°55'41"E 99.00 FEET; THENCE S86°45'45"E 59.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

NOTARY PUBLIC SIGNATURE



CITY PROJECT #LS19-0016

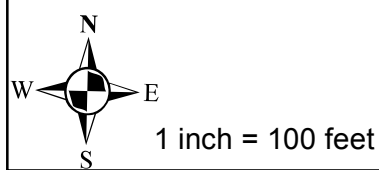
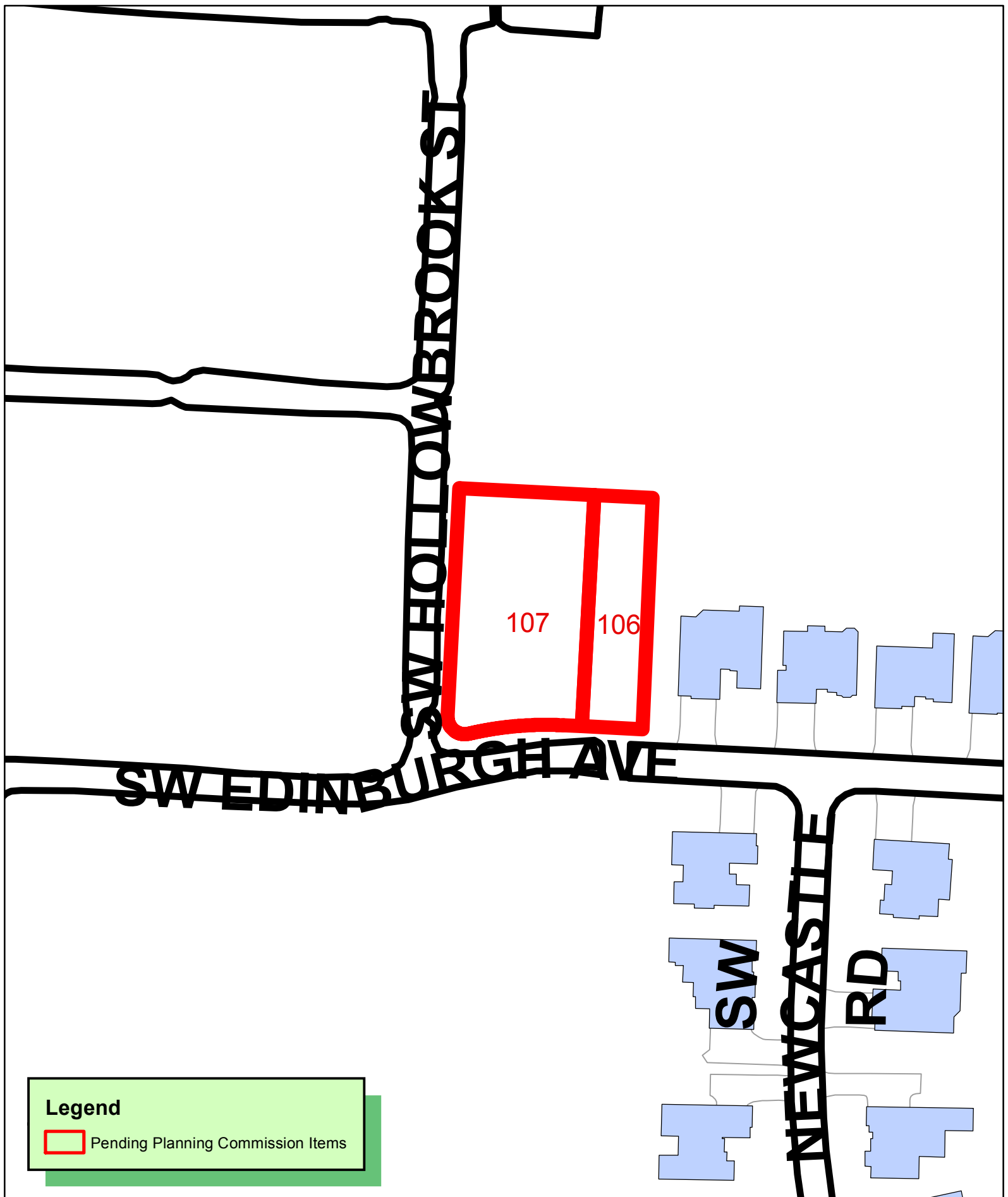
500-20N-30W-0-30-110-04-1636



LS20-0016
LOT SPLIT
LEWIS FOSTER ADDITION
OLD LOTS 1-2 CREATING LOTS 5-7



SHEET: 1 OF 1



LS20-0032
LOT SPLIT
LOCHMOOR CLUB PHASE 2
OLD LOTS 25-26 CREATING LOTS 106-107



(LOT SPLIT LOTS 25 & 26 LOCHMOOR CLUB SUBDIVISION PHASE 2 CREATING LOTS 106 & 107)

NOTES:

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

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

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

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

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: PLAT RECORD 2017-833

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

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF PLAT RECORD 2017-833

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

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

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AND IS LISTED AS BEING IN ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

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

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

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

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

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

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

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

REGARDING THE EXISTING METERS: METER SETS TO BE SWITCHED OUT TO SINGLE METERS AND ONE SHALL BE USED FOR DOMESTIC WATER AND THE OTHER FOR IRRIGATION.

DESCRIPTION PARENT:

PART OF LOT 25 AND 26 OF A FINAL PLAT OF LOCHMOOR CLUB SUBDIVISION PHII, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017 AT PAGE 833;

DESCRIPTION LOT 107:

PART OF LOT 25 AND 26 OF A FINAL PLAT OF LOCHMOOR CLUB SUBDIVISION PHII, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017 AT PAGE 833, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 25 OF SAID LOCHMOOR CLUB SUBDIVISION; THENCE ALONG THE NORTH LINE THERE OF S87°09'02"E 111.15 FEET; THENCE LEAVING SAID NORTH LINE S03°04'34"W 190.75 FEET TO THE NORTH RIGHT-OF-WAY SW EDINBURGH AVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY N86°55'26"W 15.17 FEET; THENCE ALONG SAID RIGHT-OF-WAY 78.77 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 276.01 FEET AND A LONG CHORD OF S84°54'02"W 78.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY 25.93 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 14.00 FEET AND A LONG CHORD OF N50°12'17"W 22.38 FEET TO THE EAST RIGHT-OF-WAY SW HOLLOWBROOK ST; THENCE ALONG SAID EAST RIGHT-OF-WAY N02°51'56"E 188.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 106:

PART OF LOT 25 AND 26 OF A FINAL PLAT OF LOCHMOOR CLUB SUBDIVISION PHII, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017 AT PAGE 833, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 25 OF SAID LOCHMOOR CLUB SUBDIVISION; THENCE ALONG THE NORTH LINE THERE OF S87°09'02"E 111.15 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE THERE OF S87°09'02"E 48.18 FEET; THENCE LEAVING SAID NORTH LINE S02°31'50"W 190.95 FEET TO THE NORTH RIGHT-OF-WAY OF SW EDINBURGH AVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY N86°55'26"W 50.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY N03°04'34"E 190.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

BY: _____
(PRINT)

SOURCE OF TITLE: PLAT RECORD 2017-833

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

NOTARY PUBLIC. _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

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

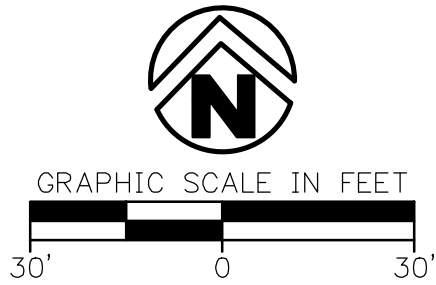
DATE OF EXECUTION: _____

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

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

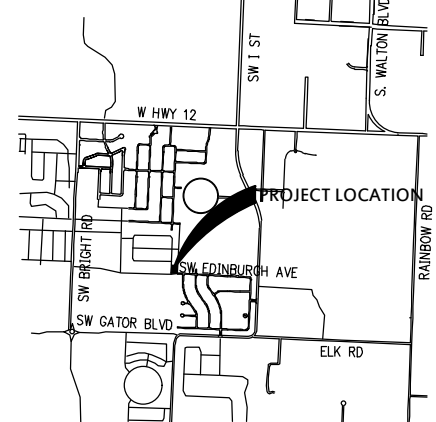
ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

RECORD INFORMATION



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

VICINITY MAP



SEAL



LOT SPLIT LOTS 25 & 26
LOCHMOOR CLUB SUBDIVISION
PHASE 2
CREATING LOTS 106 & 107
BENTONVILLE ARKANSAS

PREPARED FOR:
NWA TRAILBLAZERS

STATE PLAT CODE:
500-19N-31W-0-13-140-04-1460

DATE: 06/10/2020
PROJECT NO: 20104100
CONTACT: K. MONTGOMERY



CERTIFICATE OF AUTHORIZATION

DELTA	DESCRIPTION	DATE

SHEET NO.:

1 OF 1

DRAWING: G:\2010\0400 - PROJECTS\INFRASTRUCTURE\SURVEY\DWG\LOT LINE ADJUSTMENT LOT 25 AND 26.DWG
LAYOUT: LAYOUT1, LAST SAVED: C:\05072, 7/7/2020, 1:43:43 PM
LAST PLOTTED BY: CHRISTIAN UMANA, 7/7/2020, 1:44:29 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



r:\-swope\17-204 the district\external references\17-204su.dwg - Plotted on 7/22/2020 9:09:55 AM @ a scale of 1:1 to dwg to pdf.pc3 by Cassey

THE DISTRICT

LOT SPLIT, LOT 1, BLOCK 2, SCOGGAN SUBDIVISION, CREATING LOTS 7-13

400-420 SW C STREET

BENTONVILLE, ARKANSAS 72712



BASIS OF BEARING
Arkansas State Plane
Coordinate System,
(NAD-83) North Zone.

COVER SHEET
FOR

THE DISTRICT

400-420 SW C STREET, BENTONVILLE, ARKANSAS 72712

Breck Kelley/DT Development

4600 Northgate,
Roger, AR 72758

479-366-7515



3511 SE J Street, Suite 9
Bentonville, Arkansas 72712

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

479.685.8399 office
479.250.4285 fax

Certificate of Authorization No. 2831

DRAWN BY:	CWD	JOB NUMBER	17-204su
-----------	-----	------------	----------

SUBMITTAL DATE:	06/15/2020	SCALE	AS NOTED
-----------------	------------	-------	----------

DRAWING NAME:	17-204su.dwg
---------------	--------------

SHEET NUMBER:

1

OF

2

PROJECT #LS20-0035

Parent Tract 1
SURVEY DESCRIPTION

LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, CONTAINING 0.37 OF AN ACRE AND SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LOT 7
SURVEY DESCRIPTION

PART OF LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN MARKING THE NW CORNER OF LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, S 87°41'48" E, 103.91 FEET TO A SET NAIL MARKING THE NE CORNER OF LOT 1; THENCE ALONG SAID EAST LINE, S 02°16'56" W, 32.61 FEET TO A SET NAIL; THENCE LEAVING SAID EAST LINE, N 88°14'11" W, 103.96 FEET TO A ½" SET REBAR WITH CAP ON THE WEST LINE OF LOT 1; THENCE ALONG SAID WEST LINE, N 02°21'47" E, 33.59 FEET TO THE POINT OF BEGINNING; CONTAINING 0.08 OF AN ACRE AND SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LOT 8
SURVEY DESCRIPTION

PART OF LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN MARKING THE NW CORNER OF LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, S 02°21'47" W, 33.59 FEET TO ½" SET REBAR WITH CAP MARKING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, S 88°14'11" E, 103.96 FEET TO A SET NAIL ON THE EAST LINE OF LOT 1; THENCE ALONG SAID EAST LINE, S 02°16'56" W, 20.02 FEET TO A SET NAIL; THENCE LEAVING SAID EAST LINE, N 88°14'11" W, 103.99 FEET TO A ½" SET REBAR WITH CAP ON THE WEST LINE OF LOT 1; THENCE ALONG SAID WEST LINE, N 02°21'47" E, 20.02 FEET TO THE POINT OF BEGINNING; CONTAINING 0.05 OF AN ACRE AND SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LOT 11
SURVEY DESCRIPTION

PART OF LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN MARKING THE NW CORNER OF LOT 1; THENCE ALONG SAID WEST LINE THROUGH THE FOLLOWING COURSES: S 02°21'47" W, 33.59 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 20.02 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP MARKING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, S 88°14'11" E, 104.04 FEET TO A SET NAIL ON THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE, S 02°16'56" W, 20.09 FEET TO A SET NAIL; THENCE LEAVING SAID EAST LINE, N 88°11'00" W, 104.07 FEET TO A ½" SET REBAR WITH CAP ON THE WEST LINE OF LOT 1; THENCE ALONG SAID WEST LINE, N 02°21'47" W, 19.99 FEET TO THE POINT OF BEGINNING; CONTAINING 0.05 OF AN ACRE AND SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LOT 9
SURVEY DESCRIPTION

PART OF LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN MARKING THE NW CORNER OF LOT 1; THENCE ALONG THE WEST LINE THROUGH THE FOLLOWING COURSES: S 02°21'47" W, 33.59 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 20.02 FEET TO A ½" SET REBAR WITH CAP MARKING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, S 88°14'11" E, 103.99 FEET TO A SET NAIL ON THE EAST LINE OF LOT 1; THENCE ALONG SAID EAST LINE, S 02°16'56" W, 19.99 FEET TO A SET NAIL; THENCE LEAVING SAID EAST LINE, N 88°14'11" W, 104.01 FEET TO A ½" SET REBAR WITH CAP ON THE WEST LINE OF LOT 1; THENCE ALONG SAID WEST LINE, N 02°21'47" E, 19.99 FEET TO THE POINT OF BEGINNING; CONTAINING 0.05 OF AN ACRE AND SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LOT 10
SURVEY DESCRIPTION

PART OF LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN MARKING THE NW CORNER OF LOT 1; THENCE ALONG SAID WEST LINE THROUGH THE FOLLOWING COURSES: S 02°21'47" W, 33.59 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 20.02 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP MARKING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, S 88°14'11" E, 104.01 FEET TO A SET NAIL ON THE EAST LINE OF SAID LOT 1; THENCE ALONG SAID EAST LINE, S 02°16'56" W, 19.99 FEET TO A SET NAIL; THENCE LEAVING SAID EAST LINE, N 88°14'11" W, 104.04 FEET TO A ½" SET REBAR WITH CAP ON THE WEST LINE OF LOT 1; THENCE ALONG SAID WEST LINE, N 02°21'47" E, 19.99 FEET TO THE POINT OF BEGINNING; CONTAINING 0.05 OF AN ACRE AND SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LOT 12
SURVEY DESCRIPTION

PART OF LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN MARKING THE NW CORNER OF LOT 1; THENCE ALONG SAID WEST LINE THROUGH THE FOLLOWING COURSES: S 02°21'47" W, 33.59 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 20.02 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP MARKING THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, N 88°11'00" W, 104.07 FEET TO A SET NAIL ON THE EAST LINE OF LOT 1, THENCE ALONG SAID EAST LINE, S 02°16'56" W, 22.20 FEET TO A SET NAIL; THENCE LEAVING SAID EAST LINE, N 87°42'34" W, 72.98 FEET TO A SET NAIL; THENCE S 02°04'30" W, 15.00 FEET TO A SET NAIL ON THE SOUTH LINE OF LOT 1; THENCE ALONG SAID SOUTH LINE, N 87°42'34" W, 31.19 FEET TO A FOUND IRON PIN MARKING THE SW CORNER OF LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, N 02°21'47" E, 36.34 FEET TO THE POINT OF BEGINNING; CONTAINING 0.06 OF AN ACRE AND SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LOT 13
SURVEY DESCRIPTION

PART OF LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN MARKING THE NW CORNER OF LOT 1; THENCE ALONG SAID WEST LINE THROUGH THE FOLLOWING COURSES: S 02°21'47" W, 33.59 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 20.02 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 36.34 FEET TO A FOUND IRON PIN MARKING THE SW CORNER OF LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S 87°42'34" E, 31.19 FEET TO A SET NAIL MARKING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N 02°04'30" E, 15.00 FEET TO A SET NAIL; THENCE S 87°42'34" E, 72.98 FEET TO A SET NAIL ON THE EAST LINE OF LOT 1; THENCE ALONG SAID EAST LINE, S 02°16'56" W, 15.00 FEET TO A SET NAIL MARKING THE SE CORNER OF LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, N 87°42'34" W, 73.93 FEET TO THE POINT OF BEGINNING; CONTAINING 0.03 OF AN ACRE AND SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LOT 13
SURVEY DESCRIPTION

PART OF LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN MARKING THE NW CORNER OF LOT 1; THENCE ALONG SAID WEST LINE THROUGH THE FOLLOWING COURSES: S 02°21'47" W, 33.59 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 20.02 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 36.34 FEET TO A FOUND IRON PIN MARKING THE SW CORNER OF LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S 87°42'34" E, 31.19 FEET TO A SET NAIL MARKING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N 02°04'30" E, 15.00 FEET TO A SET NAIL; THENCE S 87°42'34" E, 72.98 FEET TO A SET NAIL ON THE EAST LINE OF LOT 1; THENCE ALONG SAID EAST LINE, S 02°16'56" W, 15.00 FEET TO A SET NAIL MARKING THE SE CORNER OF LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, N 87°42'34" W, 73.93 FEET TO THE POINT OF BEGINNING; CONTAINING 0.03 OF AN ACRE AND SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

RECREATION EASEMENT
SURVEY DESCRIPTION

A RECREATION EASEMENT BEING PART OF LOT 1, BLOCK 2, OF SCOGGAN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIN MARKING THE NW CORNER OF LOT 1; THENCE ALONG SAID WEST LINE THROUGH THE FOLLOWING COURSES: S 02°21'47" W, 33.59 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 20.02 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.99 FEET TO A ½" SET REBAR WITH CAP, S 02°21'47" W, 19.45 TO THE POINT OF BEGINNING; THENCE S 87°42'35" E, 10.00 FEET; THENCE N 02°16'56" E, 1.00 FOOT, THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 4.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 47°16'56" E, 5.66 FEET; THENCE S 87°43'04" W, 13.12 FEET; THENCE S 02°23'07" W, 5.27 FEET; THENCE S 87°21'11" E, 4.00 FEET; THENCE S 02°04'29" W, 16.80 FEET; THENCE N 87°42'34" W, 31.19 FEET TO A FOUND IRON PIN MARKING THE SW CORNER OF LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, N 02°21'47" E, 16.89 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR
NO.1301
STATE OF ARKANSAS

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, DRIVES, EASEMENTS, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE: _____

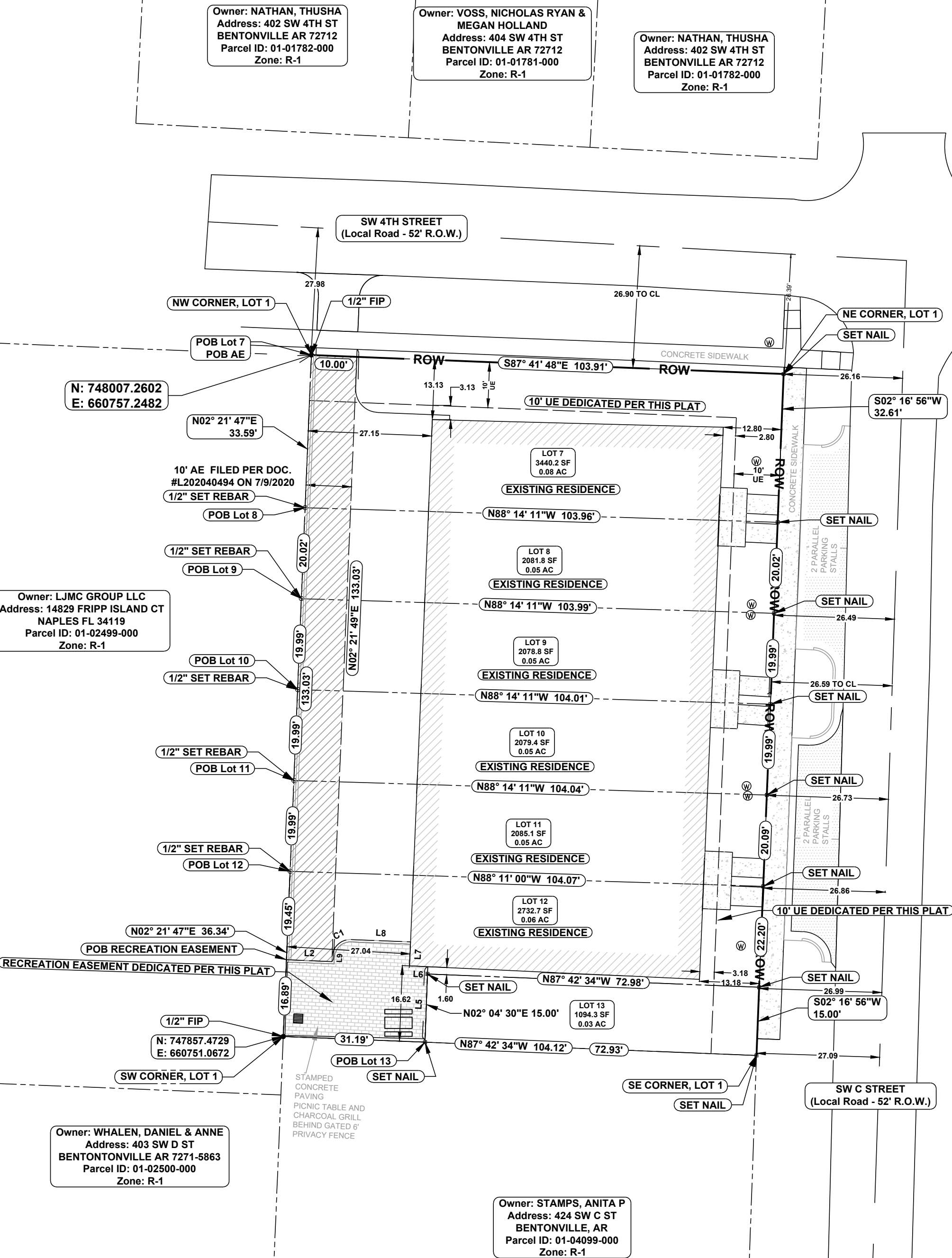
Parcel Line Table		
Line #	Length	Direction
L2	10.00	S87° 42' 35"E
L5	16.60	S02° 04' 29"W
L6	4.00	S87° 21' 11"E
L7	5.27	S02° 23' 07"W
L8	13.12	S87° 43' 04"E
L9	1.00	N02° 16' 56"E

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	6.28'	4.00	N47° 16' 56"E	5.66'

GENERAL NOTES

- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- 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.

r:\swope\17-204 the district\external references\17-204su.dwg - Plotted on 7/22/2020 9:01:07 AM @ a scale of 1:1,000 to dwg to pdf.pc3 by Cassey

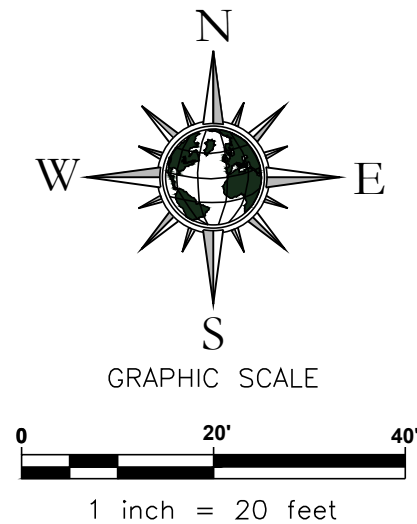


Zone RC-2 Building Setbacks

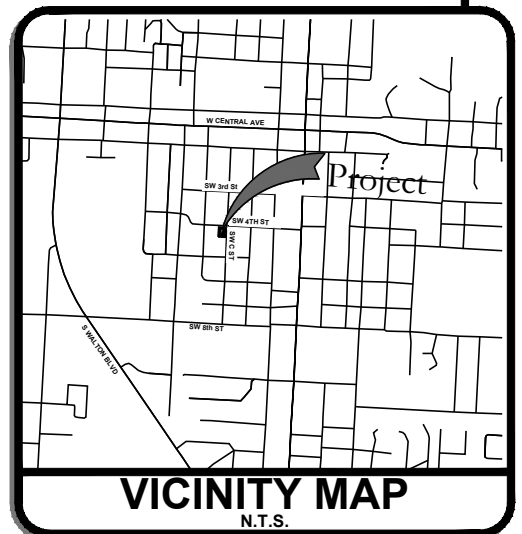
Front/Exterior Side	10'
Side	0'
Rear	15'

LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	SET/FOUND 1/2" REBAR
SECTION LINE	SET/FOUND NAIL
CENTERLINE OF ROAD	SET X IN CONCRETE
RIGHT-OF-WAY	FOUND STONE
FENCE	STATE MONUMENT
TREE LINE	FOUND PIPE
(M) FIELD MEASUREMENT	COMPUTED POINT
(R) RECORDED MEASUREMENT	
EASEMENTS	UTILITY SYMBOLS
ACCESS EASEMENT	SANITARY SEWER
BUILDING SET BACK	MANHOLE
UTILITY EASEMENT	POWER POLE
	WATER VALVE
	GAS METER
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	WATER METER
	IRRIGATION METER
	FIRE HYDRANT
	STORM WATER
	TRANSFORMER
SURVEY FEATURE HATCHES	
ASPHALT	CONCRETE
GRAVEL	FLOOD ZONE
	POND



Recording Block



BASIS OF BEARING
Arkansas State Plane
Coordinate System,
(NAD-83) North Zone.

LOT SPLIT, LOT 1, BLOCK 2, SCOGGAN SUBDIVISION
CREATING LOTS 7, 8, 9, 10, 11, 12, & 13

THE DISTRICT
400-420 SW C STREET, BENTONVILLE, ARKANSAS 72712
BRECK KELLEY/DT DEVELOPMENT
4600 NORTHGATE RD
ROGERS, AR 72758
479-366-7515



Owner: KATO, SATOKO
Address: 403 SW C ST
BENTONVILLE AR 72712-5850
Parcel ID: 01-04095-000
Zone: DN-2

FLOOD INFORMATION

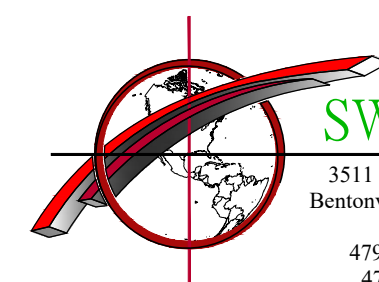
This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, effective June 6, 2012.

CERTIFICATE OF SURVEYING ACCURACY

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

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

PROJECT #LS20-0035



SWOPE ENGINEERING

3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

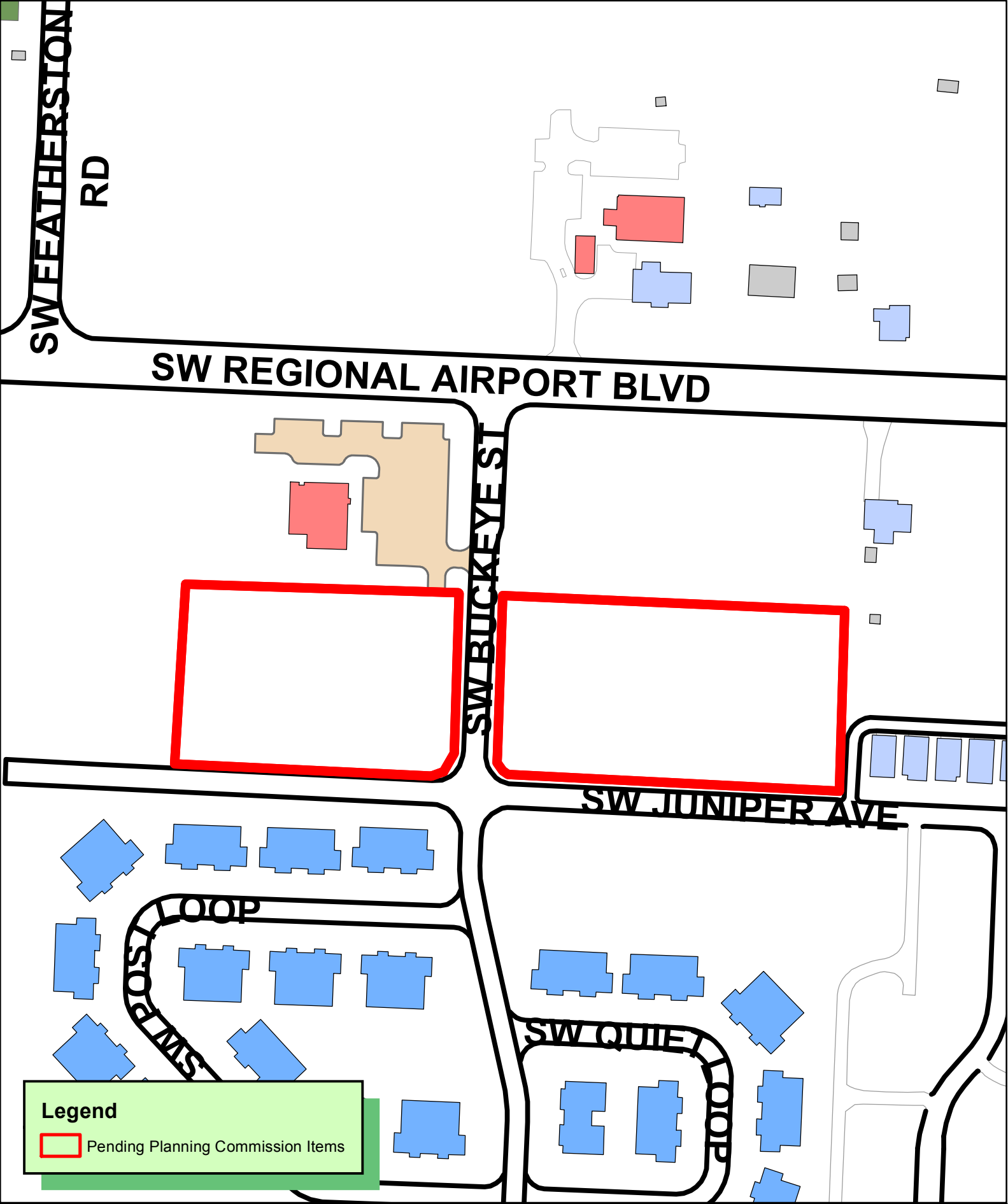
Certificate of Authorization No. 2831

DRAWN BY:	CWD	JOB NUMBER	17-204su
SUBMITTAL DATE:	06/15/2020	SCALE	AS NOTED
DRAWING NAME:	17-204su.dwg		
SHEET NUMBER:			

2

OF

2



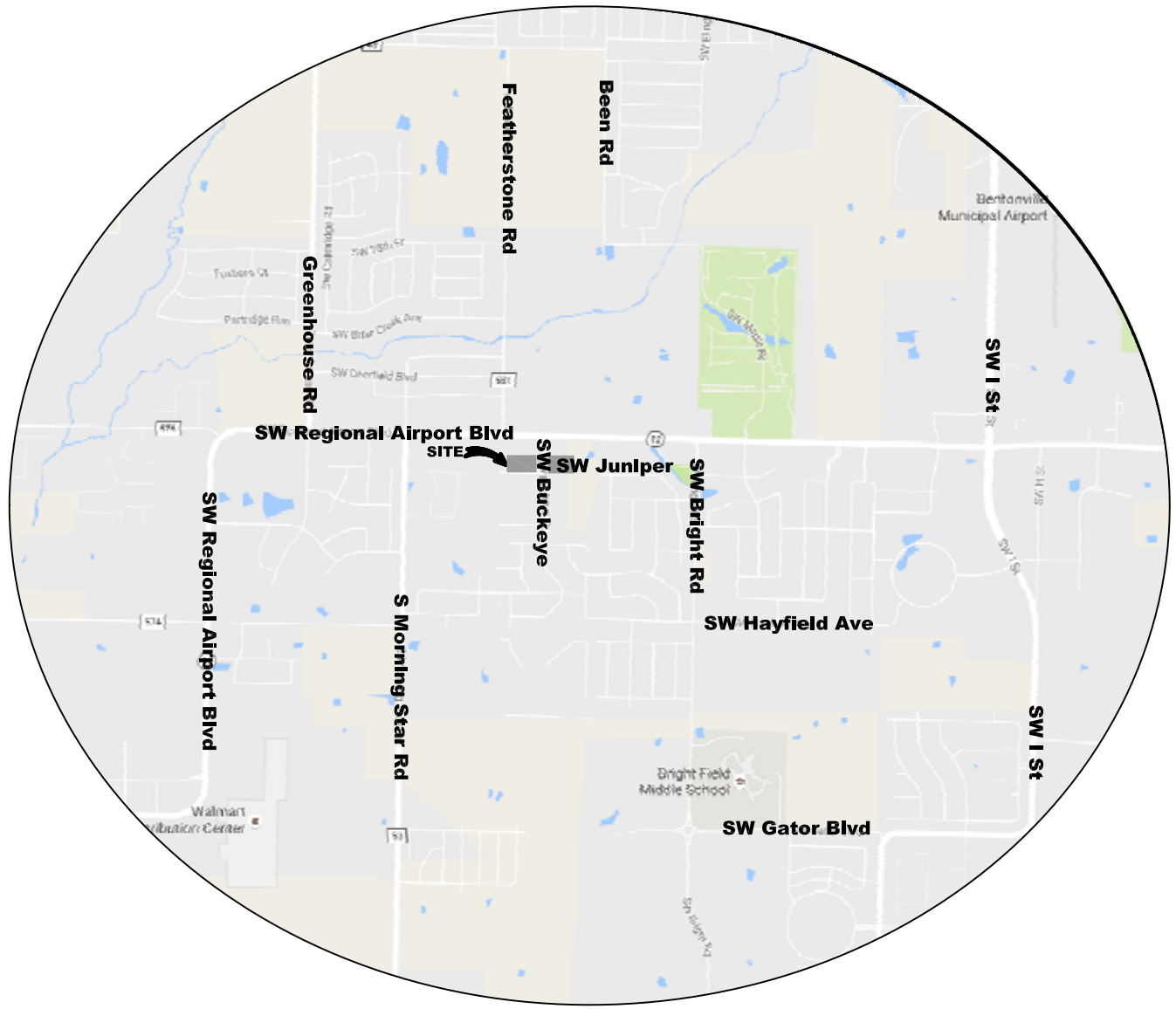
Legend

 Pending Planning Commission Items

 1 inch = 150 feet

LSD20-0039
LARGE SCALE DEVELOPMENT
HARBIN NORTH TOWNHOMES





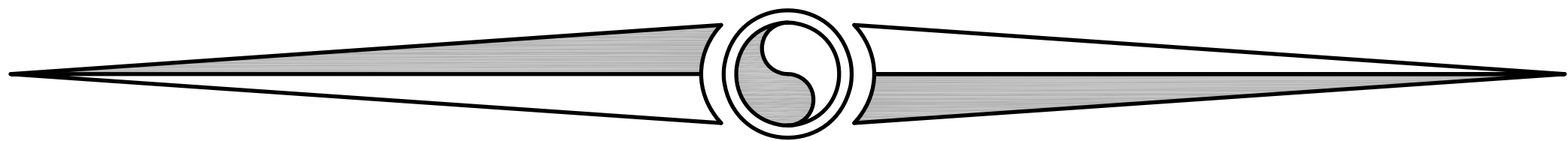
HARBIN NORTH TOWNHOMES LSD

LARGE-SCALE DEVELOPMENT

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

INCLUDING

LSD, GRADING, & LANDSCAPE PLAN



JULY 2020

OWNER

KCG BV LLC
2 STONEGATE CIR
TEXARKANA TX 75503-5418

DEVELOPER

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

PREPARED BY:



JORGENSEN
+ASSOCIATES
Civil Engineering Surveying

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

GENERAL NOTES

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
- TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
- BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
- ALL PROCEDURES, MATERIAL AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE WATER DEPARTMENT.
- THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE WATER & SEWER SPECIFICATIONS.
- CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
- RESTORATION AND CLEAN-UP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
- SEE DETAILS/SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FIRE CHIEF.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
- ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
- ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY WILL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS

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



INDEX OF SHEETS

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

* CONTRACTOR TO COORDINATE WITH CITY
PRIOR TO ANY WORK BEGINNING

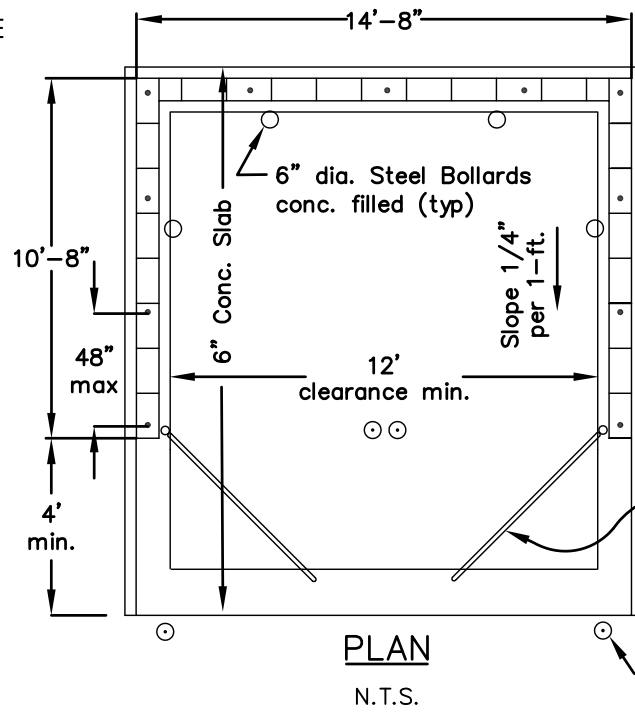
- The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.
- To schedule an inspection or test with the City of Bentonville, they must be called (479-271-3168) in by the Engineer of Record 24 hours in advance before 10am for 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.

CONTACT INFORMATION:

- A. BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 333-7005, JOSHUA.KNIGHT@BLACKHILLSCORP.COM
- B. AT&T: SCOTT SEAMAN, 627 WHITE ROAD, SPRINGDALE AR 72766, (479) 442-1967 OR LAYNE RHODES, LR159@ATT.COM , (479) 442-1977
- C. COX COMMUNICATIONS: KIP SMITH, 4901 S. 48TH STREET, SPRINGDALE, AR 72762, (479) 717-3796. KIP.SMITH@COX.COM
- D. FIRE DEPT.: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 S.W. 'A' STREET, BENTONVILLE, AR 72712, (479) 271-5927
- E. STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3130
- F. WATER DEPT.: CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3140
- G. ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3159
- H. WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 N.E. 'A' STREET, BENTONVILLE, AR 72712, (479) 271-3160
- I. PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 S.W. 'A' STREET, BENTONVILLE, AR, (479) 271-3122
- J. CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5993
- K. STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5002, JPAITH@BENTONVILLEAR.COM

ELECTRIC, WATER & SEWER UTILITY NOTES:

- ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- THE CONTRACTOR MAY ONLY INSTALL THE METER SETTER. CITY WILL INSTALL THE METER WITH HOME CONSTRUCTION.
- DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
- TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
- ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY OF BENTONVILLE WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
- SEWER SERVICE NOT USED MUST BE CAPPED AT THE MAIN AND VERIFIED BY THE CITY.
- TRASH SERVICE TO BE PROVIDED WITH CARTS.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES.
- CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING AROUND POWER POLES WITHIN 5' BASED ON THE FOLLOWING CONDITIONS:
 - PLACEMENT OF ANY FILL GREATER THAN 1'
 - ANY EXCAVATION
- PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- TREE GRATES SHALL BE 3' X 3' PER CITY OF BENTONVILLE SPECIFICATIONS.
- 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.
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- PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND BE "VICTOR STANLEY 'CLASSIC' (MODEL #C-10)" OR APPROVED EQUAL.
- RELOCATION OF ELECTRICAL FACILITIES WILL BE AT THE OWNER'S EXPENSE.
- ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- CITY SHALL MAKE ALL TAPS ON EXISTING MAINS AT OWNER'S EXPENSE.**
- BENTONVILLE WATER UTILITIES HANDLES WATER UTILITY INSPECTIONS. PLEASE CALL 271-3140 OR EMAIL WATERSEWER@BENTONVILLEAR.COM TO SETUP INSPECTIONS.
- EAVES NOT TO BE GREATER THAN 30".



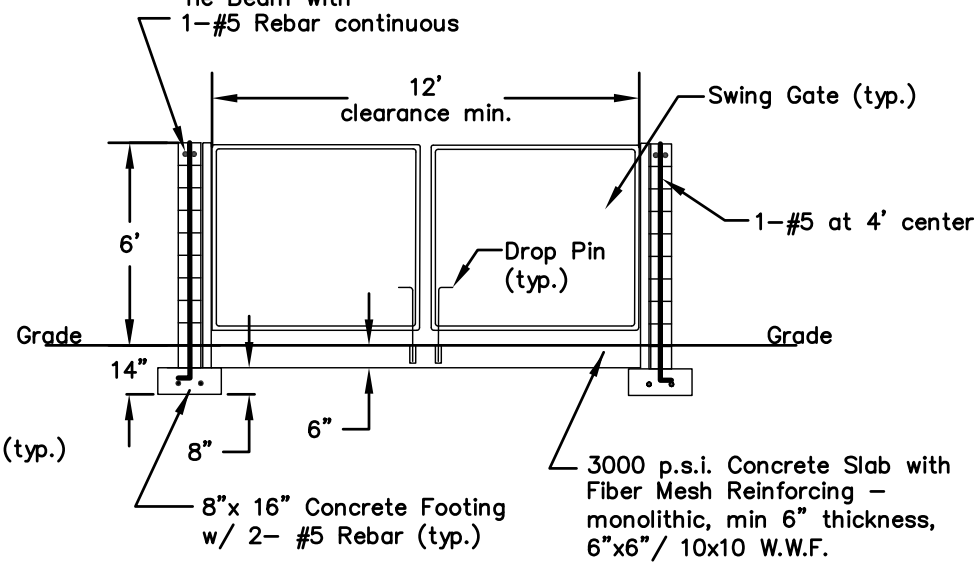
DUMPSTER ENCLOSURE DETAIL
NTS

PARKING REQUIREMENTS (MULTI-FAMILY):

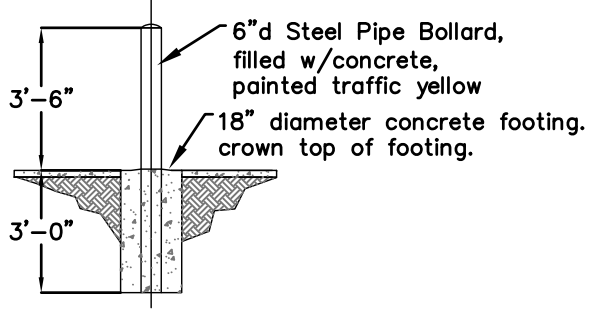
3 SPACES PER EACH TWO DWELLING UNITS

56-UNITS = 84 SPACES REQUIRED

THERE ARE 56-UNITS WITH GARAGE & 1 SPACE IN DRIVEWAY.
TOTAL PARKING = 56 UNITS X 2 SPACES PER UNIT = 112 SPACES



ELEVATION
N.T.S.



BOLLARD DETAIL
N.T.S.

OWNER:

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

LEGAL DESCRIPTION:

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

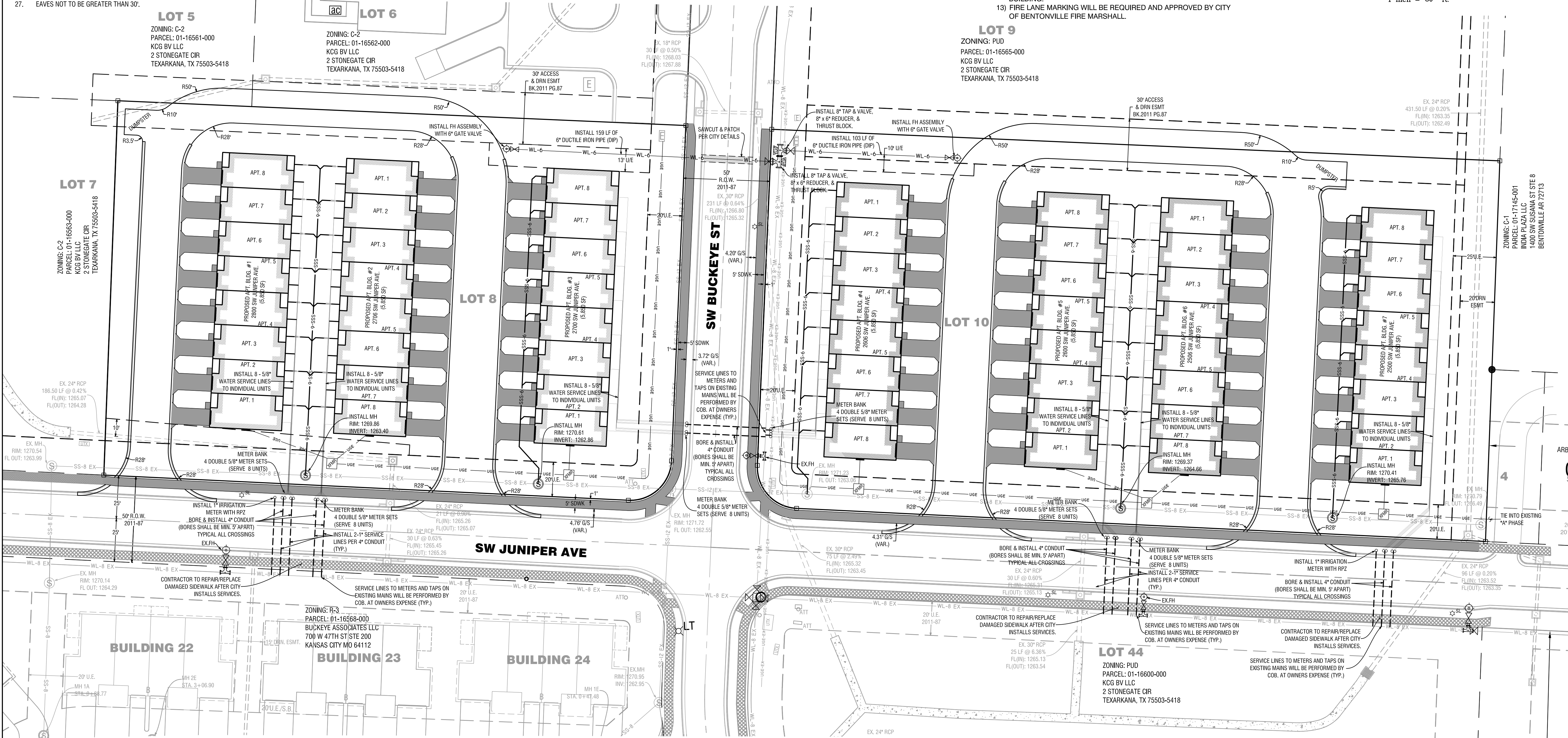
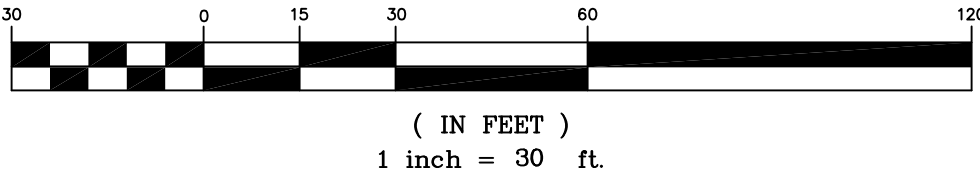
NOTES:

- ZONING = C-2 (LOT 8) & PUD (LOT 10)
- LOT 8 (PARCEL: 01-16564-000) & LOT 10 (PARCEL: 01-16566-000)
- EXISTING SW JUNIPER AVE.: 52' RIGHT-OF-WAY.
- EXISTING SW BUCKEYE ST.: 52' RIGHT-OF-WAY.
- THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #050007C235K DATED JUNE 5, 2012.
- FRONT UTILITY EASEMENTS ARE RESERVED FOR CITY UTILITIES AND REAR EASEMENTS ARE RESERVED FOR GENERAL UTILITIES.
- NEW TREES SHALL BE LOCATED 5' FROM UTILITIES AND STORM DRAINAGE.
- A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING. NO FENCES OR OTHER STRUCTURES SHALL BE BUILT IN DRAINAGE EASEMENTS.
- TRASH SERVICE TO DUMPSTER. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND DETAIL SHALL BE PROVIDED TO PLANNING FOR APPROVAL.
- ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT - OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
- ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
- FIRE LANE MARKING WILL BE REQUIRED AND APPROVED BY CITY OF BENTONVILLE FIRE MARSHALL.



BENTONVILLE, ARKANSAS

GRAPHIC SCALE



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

JORGENSEN + ASSOCIATES
Civil Engineering - Surveying

LEGEND

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

PROJECT DETAILS

PROJECT TITLE:
HARBIN NORTH LSD

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

NO.	DATE	DESCRIPTION
1	07-17-2020	DRAWN BY: JSA
2	07-20-2020	PROJECT # 2020038
3	07-20-2020	FILE PATH: Z:\LSD\2020038\NORTH3
4	07-20-2020	SHEET SIZE: 22" x 34"
5	07-20-2020	SCALE: 1" = 30'

CERTIFICATE OF AUTHORIZATION

JORGENSEN
ASSOCIATES
No. 722
ARKANSAS - ENGINEER

SHEET TITLE
LARGE SCALE
DEVELOPMENT &
UTILITY PLAN

SHEET NUMBER
C1.01

LSD20-0039

LANDSCAPE NOTES:

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

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

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

ALL TREES SHALL BE PLANTED 5' FROM UTILITY LINES.

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

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

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

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

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

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

SIGHT DISTANCE CALCULATIONS:

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

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

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE:

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

INTERIOR PARKING:

WEST SIDE:

TOTAL AREA = 18,026 SF (8% REQ'D)
GREENSPACE = 3,826 SF (21.22%)
1 TREE PER 125 SF = 8% X 18,026 SF = 1,442 SF
1,442 SF/125 SF = 12 TREES PROVIDED

EAST SIDE:

TOTAL AREA = 22,790 SF (8% REQ'D)
GREENSPACE = 5,824 SF (25.56%)
1 TREE PER 125 SF = 8% X 22,790 SF = 1,823 SF
1,823 SF/125 SF = 15 TREES PROVIDED

PERIMETER:

1 TREE PER 50 LINEAR FEET

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

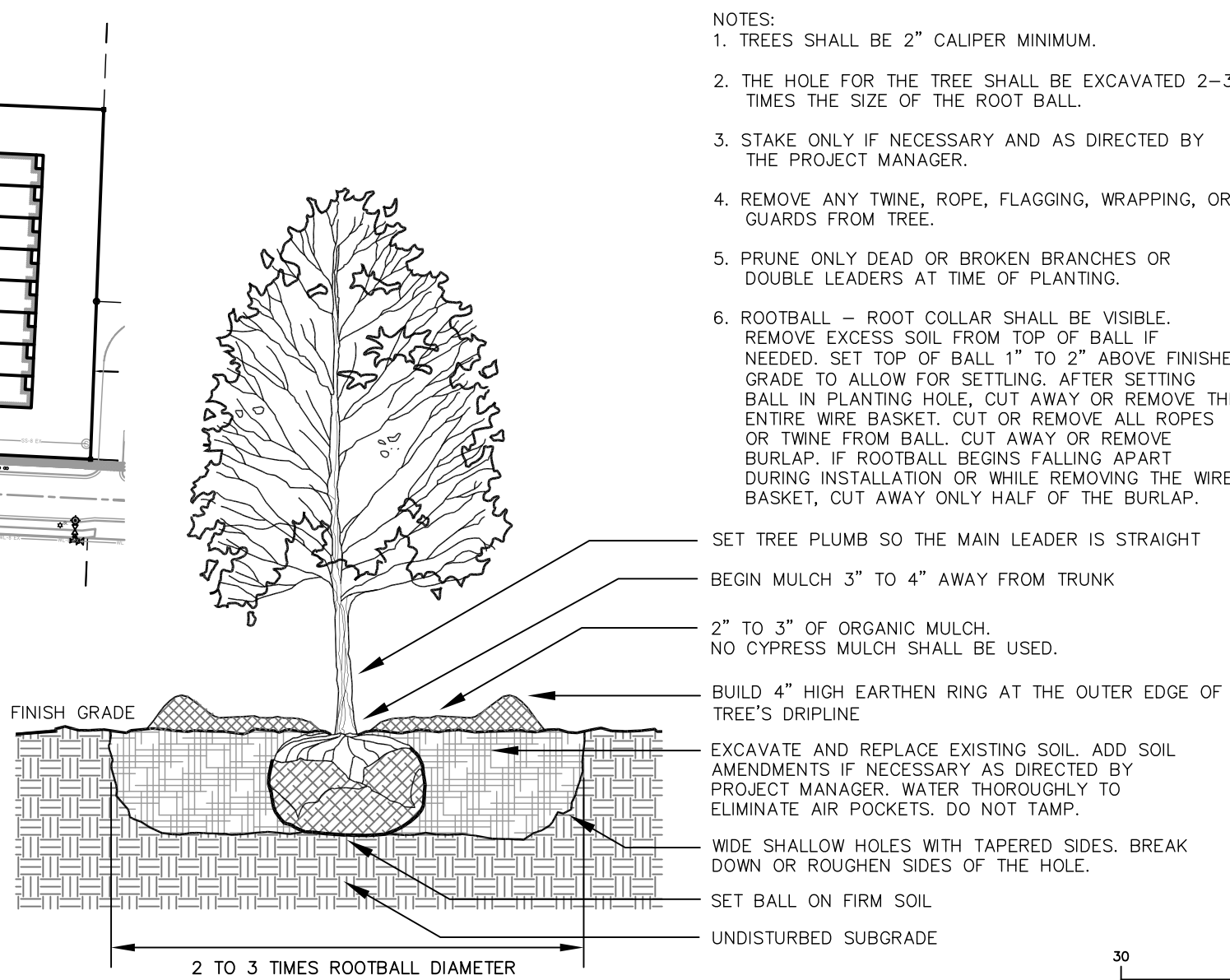
SCREENING MULTI-FAMILY FROM COMMERCIAL = SCREEN TYPE B (SEMI-OPAQUE SCREEN)



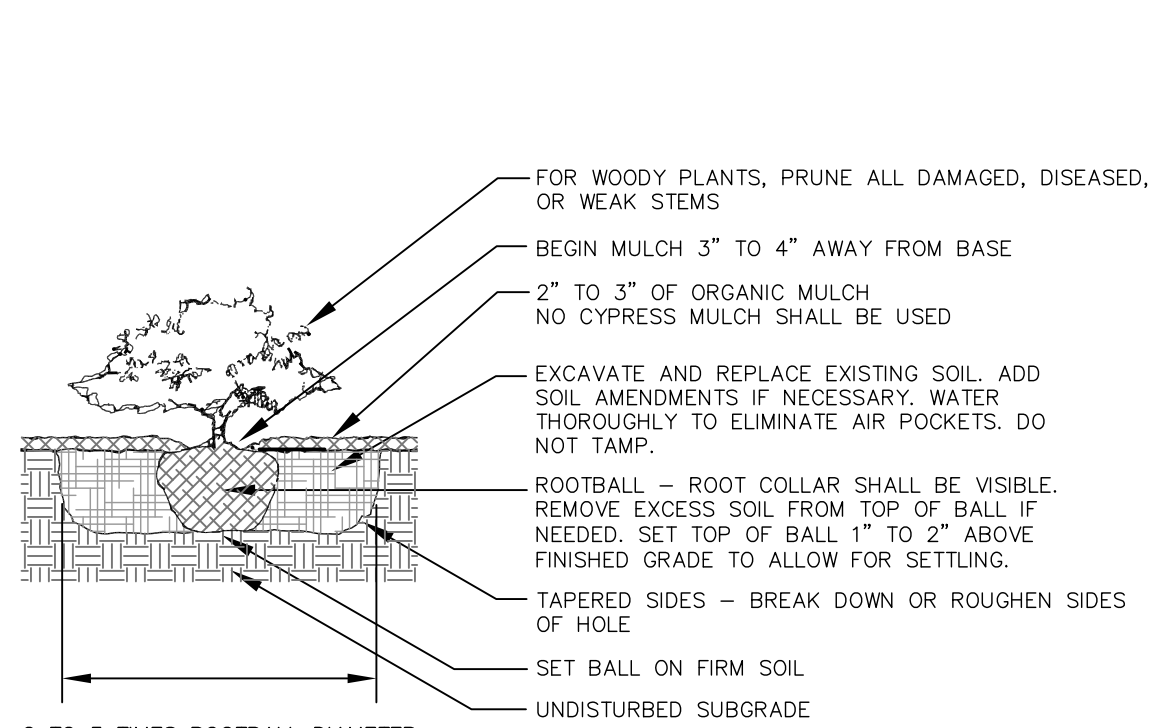
INTERIOR PARKING LOT LANDSCAPING EXHIBIT

PLANT LIST

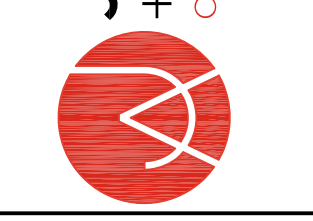
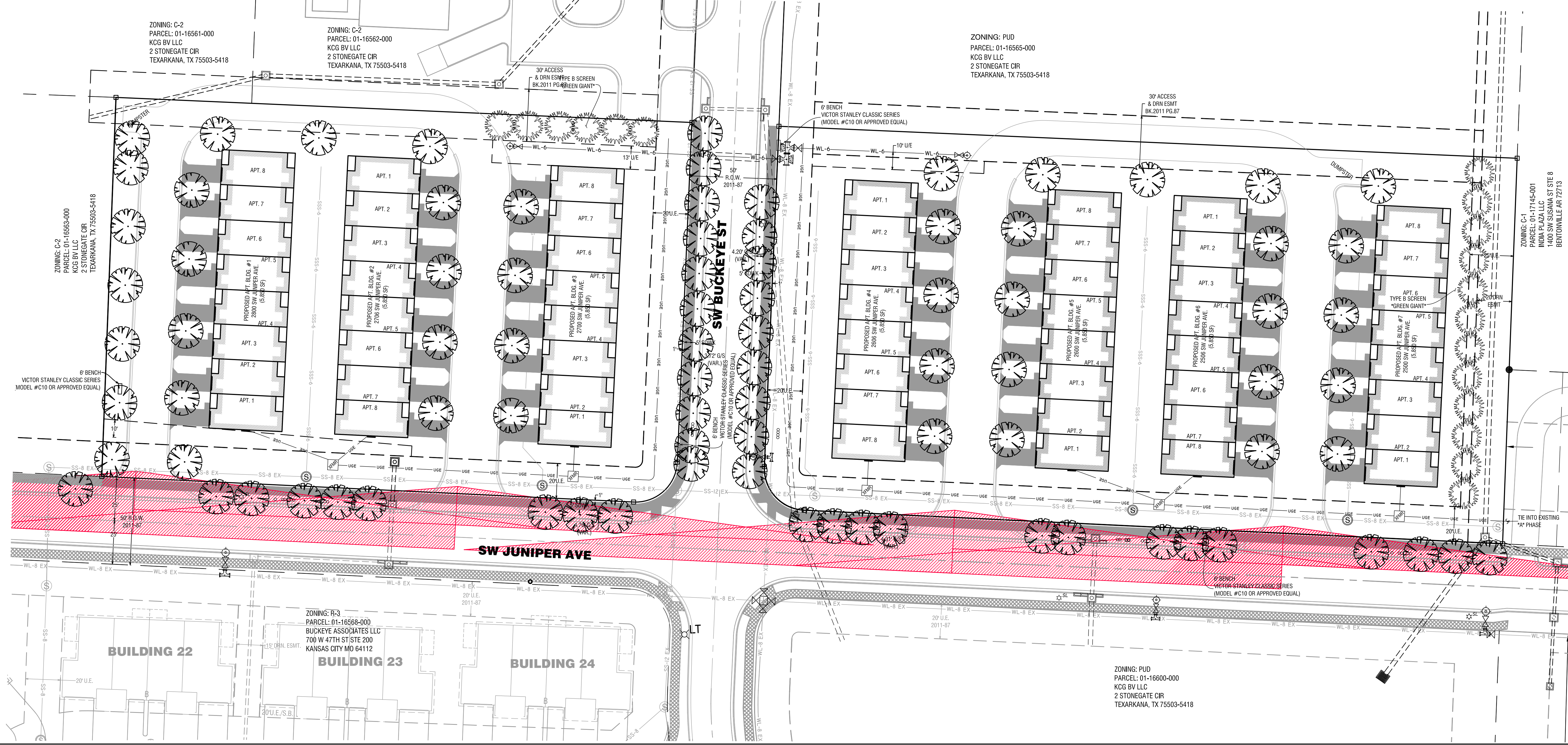
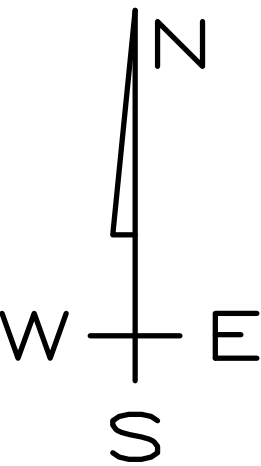
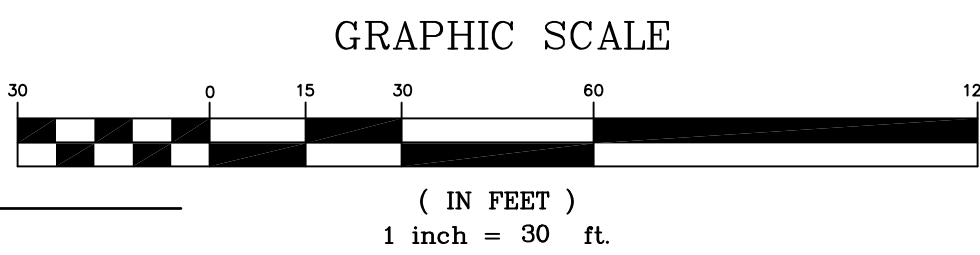
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
86	VAR	VARIETY OF SHADE TREES (BELOW) ZELKOVA Zelkova serrate 'Green Vase' LONDON PLANETREE Platanus x acerifolia BLACK OLM Nysa sylvatica 'Red Rage'	B&B	3.0" CAL.	
18	GG	GREEN GIANT ARBORVITAE Thuja standishii x plicata "Green Giant"	B&B	1 GAL.	



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



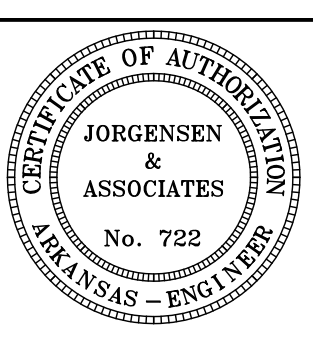
LEGEND
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— BUILDING SETBACK
— UTILITY EASEMENT
— NEW 5' SIDEWALK
— UTILITY CROSSING
— EXISTING CONTOUR
— FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: HARBIN NORTH LSD
PROJECT LOCATION: BENTONVILLE, AR

REVISIONS

DATE: 5-29-20
DRAWN BY: PMM/JSI
PROJECT # 2020038
FILE PATH: Z:\LSD\2020038\NORTH3
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'



SHEET TITLE
LANDSCAPE PLAN
SHEET NUMBER
L1.00
LSD20-0039



BLDG. FRONT ELEV.
SHADOW BROOKS PHASE 4

TYPE A FRONT ELEVATION

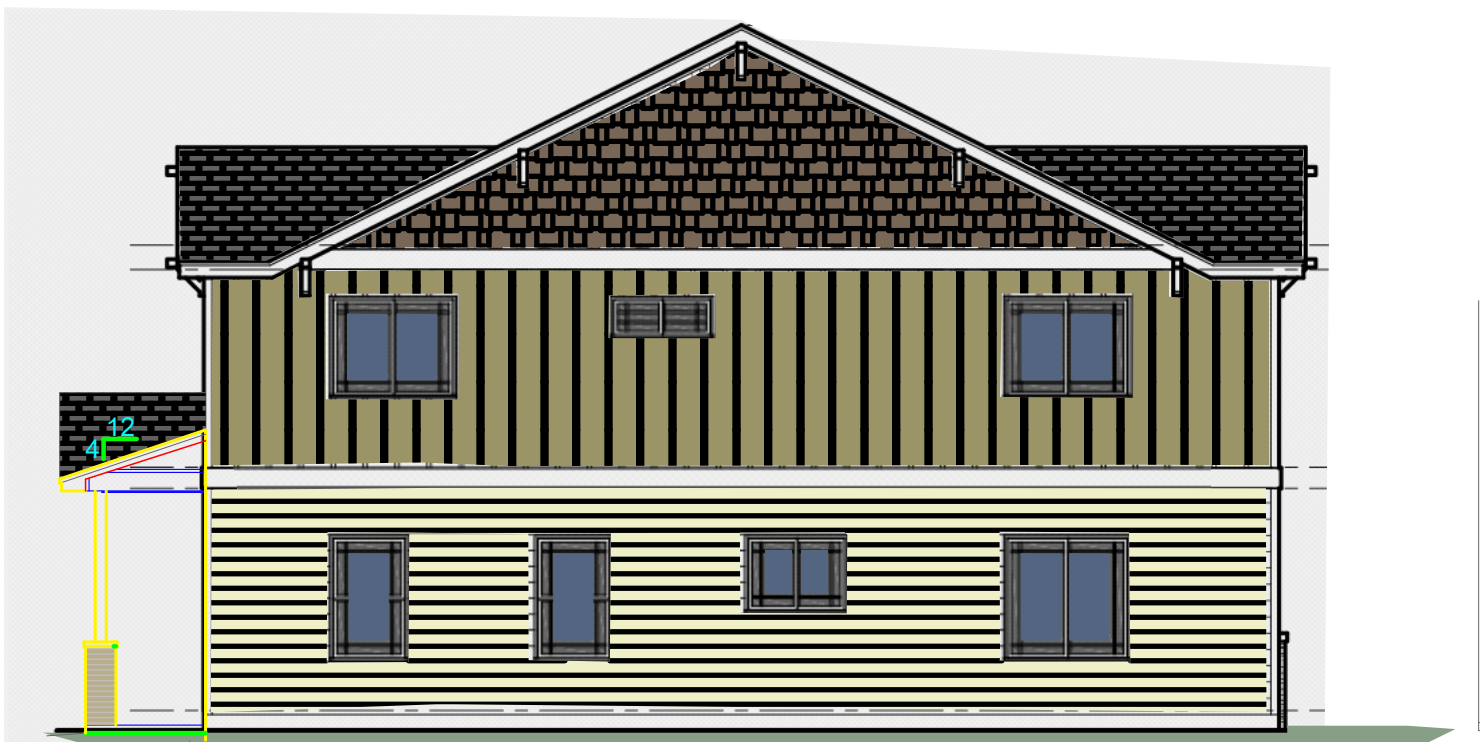
1/8" = 1'-0"

- SHINGLES: WEATHERWOOD ARCHITECTURAL SHINGLES
- BRICK VENEER: ACME BORDEAUX - NOMINAL, RUNNING BOND
- STAIN
- STONE TYPE 1: S-1 (CENTRION STONE MILLWOOD RUBBLE #25033320) BUFF COLOR MORTAR
- STONE TYPE 2: S-2 (CENTRION STONE PENNSYLVANIA RUBBLE #25080025) BUFF COLOR MORTAR
- PAINT TYPE 1: P-1 (BENJAMIN MOORE - NORTHAMPTON PUTTY 150%)
- PAINT TYPE 4: P-4 (BENJAMIN MOORE - COASTAL FOG 150%)

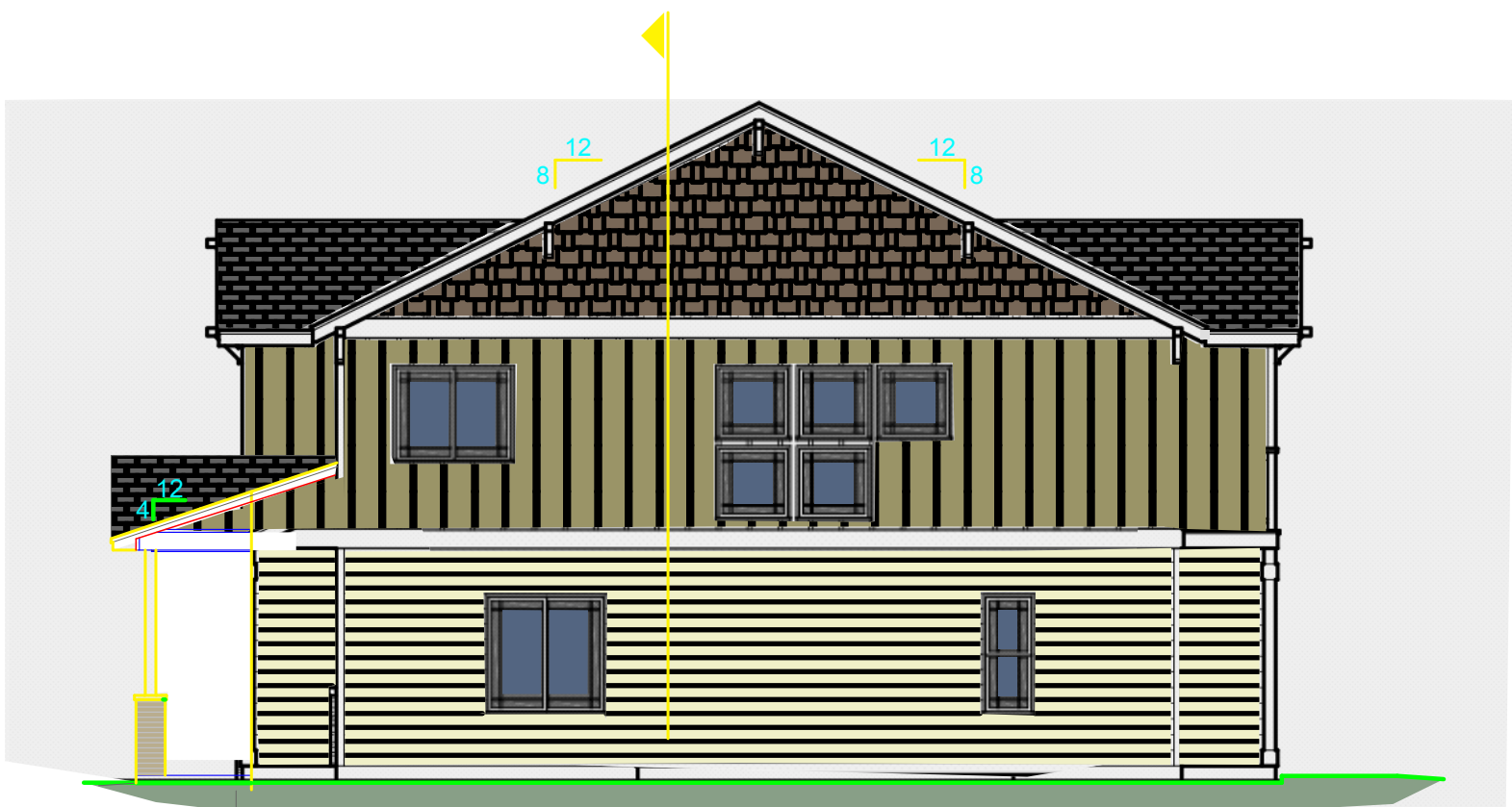


TYPE A REAR ELEVATION

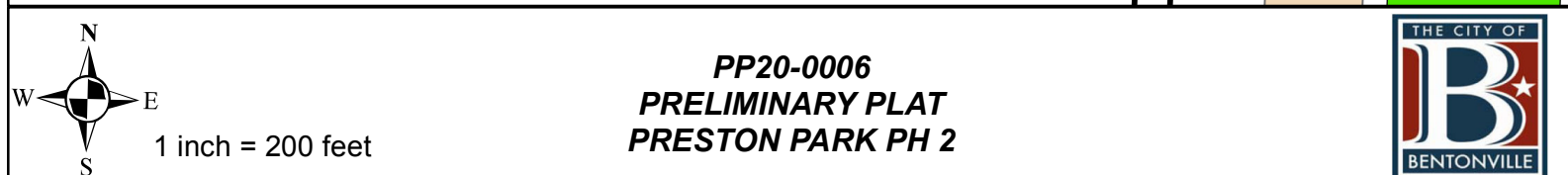
1/8" = 1'-0"



BLDG. LEFT SIDE ELEV. (RIGHT SIDE OPP. HAND)
OWNER VERIFIED



BLDG. RIGHT SIDE ELEV. (LEFT SIDE OPP. HAND)





July 20, 2020

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

RE: PP20-0006 - Preston Park Phase 2
CTA Job No. 17107601
Waiver Letter

To whom it may concern,

City of Bentonville minimum standard specifications for streets (Section 400.6) states "the minimum grades outside of the 100 feet intersection requirement shall be 1% for the street unless otherwise approved by the City." We would like to request a waiver from this requirement and the approval of a minimum running slope of 0.5%.

The phase two side of the property slopes generally from southeast to northwest towards the creek that runs through the middle of the site. Due to the creek, a large amount of fill is necessary to build the site up so that lots adjacent to the creek are above the 100-year flood plain and to provide cover to the storm sewer system that is being installed. Streets where possible have been designed to meet this standard and others are currently designed at 0.5% or above. The only way we would be able to meet this requirement would be to bring in additional fill to build the site up even higher along southern and eastern property line. We feel this to be a reasonable request seeing as it is an accepted minimum slope within nearby cities in northwest Arkansas.

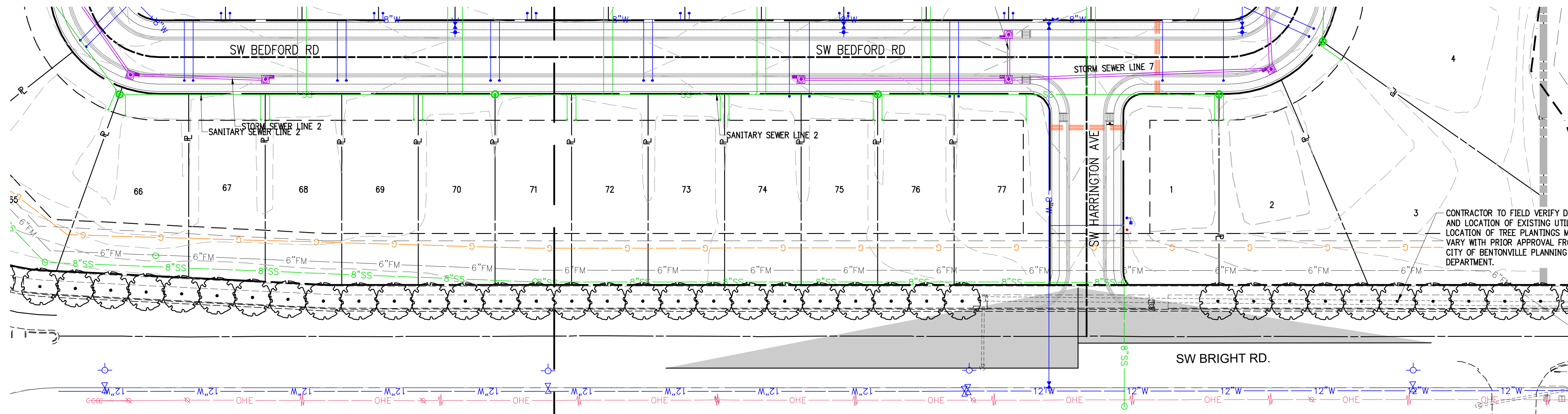
We look forward to your review and comments. Should you have any additional questions, please feel free to contact us.

Sincerely,

Joseph Fifer, PE
Project Manager

The key plan shows the study area (shaded) located in the center of the city, near the river. The city center is marked with a star, and the river is shown as a winding line. The study area is situated between the city center and the river, with a road network connecting them.

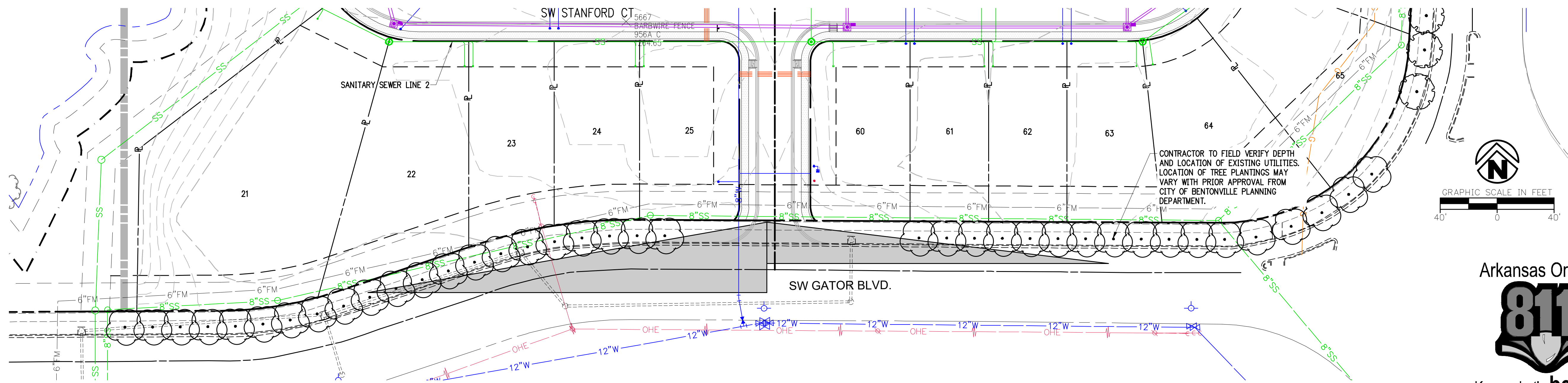
[illegible]



1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT/DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY THE OWNER.
5. ANY CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOO/WEEDES SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
7. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" DOUBLE GROUND SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
9. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.

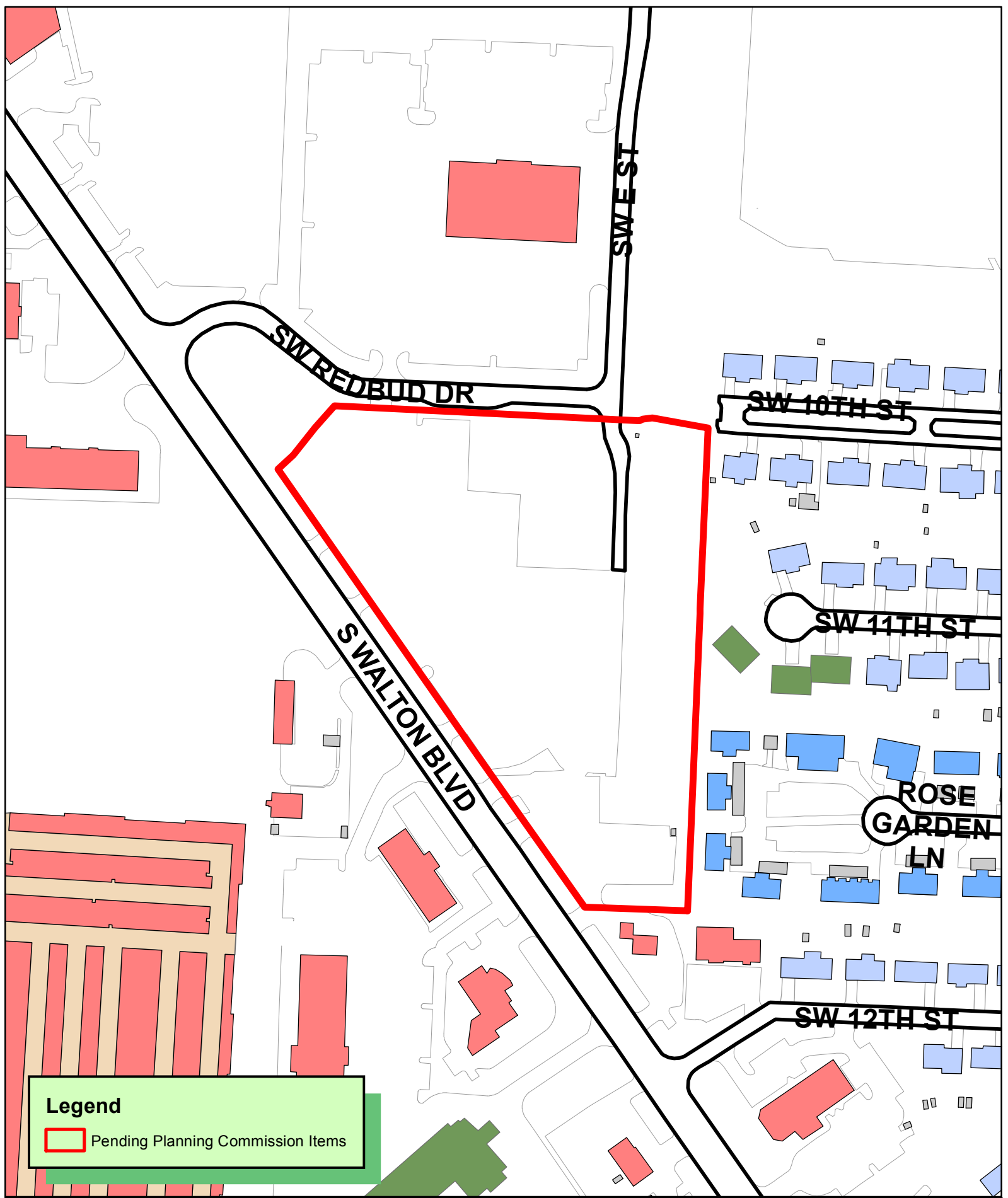
10. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUDA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 S' DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
11. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
12. ALL SOD ON 4:1 SLOPES OR GREATER SHALL BE STAPLED IN PLACE.
13. NO PLANTINGS SHALL BE WITHIN 10' OF THE DOORS OF GROUND MOUNTED TRANSFORMERS AND ELECTRICAL GEAR.
14. AT THE TIME OF BUILDING PERMIT ISSUANCE, NEWLY CONSTRUCTED SINGLE AND TWO-FAMILY RESIDENTIAL STRUCTURES SHALL REQUIRE ONE (1) 2.5' CALIBER SHADE TREE SHALL BE PLANTED IN EACH YARD ADJACENT TO THE ROADWAY. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL TO COMPLETE LANDSCAPE PLANTINGS.
15. WHERE POTENTIAL UTILITY CONFLICTS ARE POSSIBLE WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
16. THERE CANNOT BE ANYTHING BETWEEN 42" AND 96" IN HEIGHT WITHIN THE SHADED AREA AT THE ENTRANCES.
17. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
18. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

<u>STREET TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	36	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B # B	4" CAL	8'-10" HT.
	41	QUERCUS RUBRA / RED OAK	B # B	4" CAL	8'-10" HT.



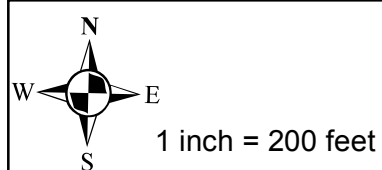
Know what's **below**.
Call before you dig.

DRAWING: G:\17107601_PRRSRKPH2\INFRASTRUCTURE\CIVIL\DWG\PLANTING PLAN.DWG
LAYOUT: PLANTING PLAN . LAST SAVED: JF5153, 7/17/2020 4:33:27 PM
LAST PLOTTED BY: CODY ROSENBAUM, 7/17/2020 4:58:22 PM [PLOTTED BY: VALID ON HARD COPY ONLY]



Legend

 Pending Planning Commission Items



PP20-0007
PRELIMINARY PLAT
BENTONVILLE PLAZA ADDITION PHASE 2





July 20, 2020

**Re: Bentonville Plaza Addition Phase 2
1005 S. Walton Blvd.
Bentonville, AR 72712
PP20-0007**

Dear Bentonville Planning Commission,

HFA has submitted a preliminary plat for Bentonville Plaza Land, LLC for an approximately 8.64 acre site located at the SE intersection of S. Walton Blvd. & Redbud Drive. During the initial review of this plat, the following comment was received from the Planning Review:

"Please show the drive cuts on the west side of Walton and assure that your proposed drive align or are offset by a minimum of 75' in either direction."

HFA respectfully request a waiver from Sec. 1100.02, Access Management Standards (4) Offsets. Currently there are six (6) curb-cuts along the west side of Walton Blvd. and HFA is proposing to reduce the total number of offsets down from six (6) to two (2). Due the existing number of curb-cuts on the west side of Walton Blvd, placing driveways that meet the above criteria would create lots within the project that have odd acreages and lot lines that don't align with the overall layout.

Currently, there are six (6) existing curb-cuts on this property and we are proposing to reduce the total number of curb-cuts down from six (6) to two (2). Our most southern proposed driveway meets the 75-foot offset requirement with it being 89' from the centerline of the southern drive and 98' from the centerline of the northern drive on the west side of Walton Blvd (see included exhibit below.) Our northern proposed driveway is the only proposed driveway that does not meet the 75' offset requirement, and that is only on the south side where we are 57' from centerline to centerline. The north side is 247' from centerline to centerline.

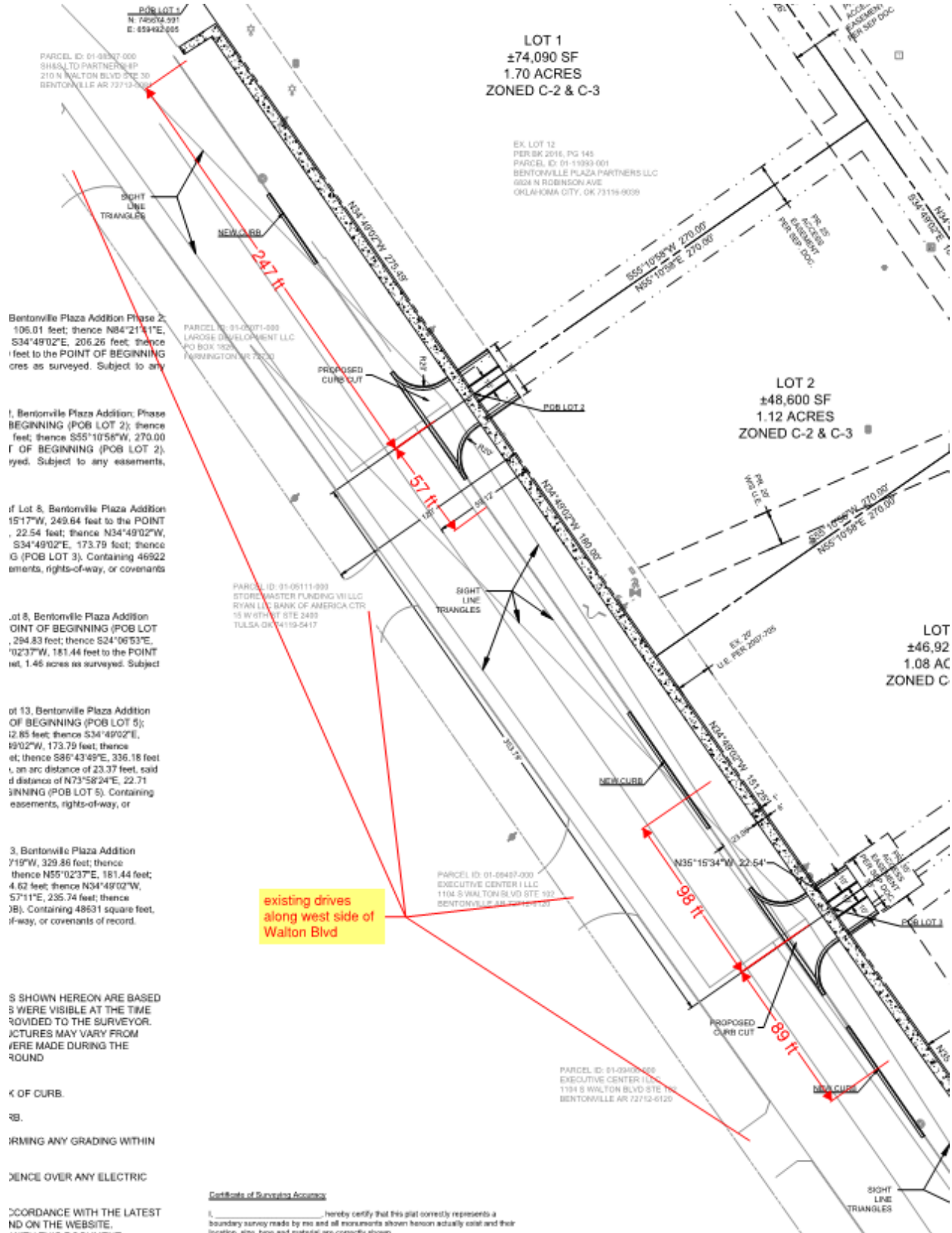
Given that only one side of one driveway doesn't meet the 75' offset requirement, and we are reducing the total number of curb-cuts down from six (6) to two (2), we feel a waiver is justified in this particular case.

Sincerely,

A handwritten signature in blue ink that reads 'Rick McGraw'.

Rick McGraw PLA, ASLA, CLARB Certified
Team Lead / Landscape Architect
(479) 273-7780

DRIVEWAY EXHIBIT



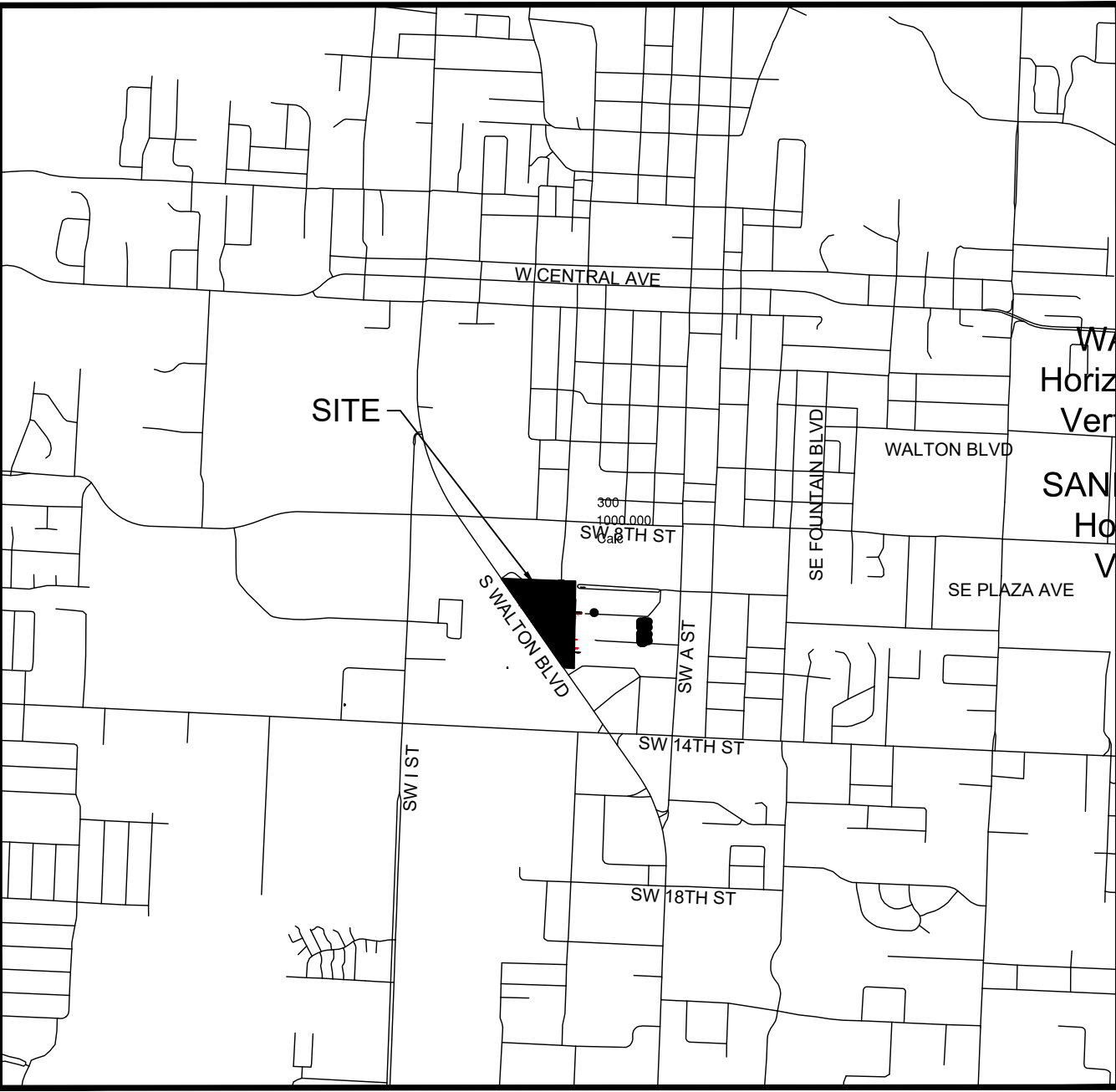
BENTONVILLE PLAZA ADD. PHASE 2

1005 S. WALTON BLVD.

BENTONVILLE, AR 72712

BENTON COUNTY

PRELIMINARY PLAT



VICINITY MAP

NO SCALE

CITY OF BENTONVILLE PROJECT NUMBER: PPL 20-0007

CONTACTS

OWNER
DIRECTOR OF NEW DEVELOPMENT
COLLIERS INTERNATIONAL AR
501-551-6508
BRADFORD GAINES

SURVEYOR
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
JIM COLLINS

CIVIL ENGINEERING
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
RYAN GILL

FIRE
THE CITY OF BENTONVILLE
FIRE DEPARTMENT
800 SW "A" STREET BENTONVILLE, AR
72712
479-271-5927
BRENT BOYDSTON, FIRE CHIEF

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

PLANNING DEPARTMENT
THE CITY OF BENTONVILLE
PLANNING DEPARTMENT
305 SW "A" STREET.
BENTONVILLE, AR 72712
479-271-3122
ELLEN NORVELL

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

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

CITY ENGINEER
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5993
DAN WEESE

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL HWY, P.O. BOX 2129
LOWELL, AR 72745
479-333-7005
JOSH KNIGHT

ELECTRIC
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3159
CHARLIE BARNES

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

STORM WATER
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5002
JPAITH@BENTONVILLAR.COM
JANET PAITH

CABLE
COX COMMUNICATIONS
48TH STREET
SPRINGDALE, AR 72762
479-717-3796
KIP.SMITH@COX.COM
KIP SMITH

PROPERTY ZONED

C-2 & C-3

BUILDING SETBACKS

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

HEIGHT REQUIREMENTS (C-2)

MAXIMUM HEIGHT: 60FT

LOT REQUIREMENTS (C-2)

MIN LOT AREA: 7,000 SQ FT
MIN LOT WIDTH: 70 FT
MAX LOT COVERAGE: 60%

HEIGHT REQUIREMENTS (C-3)

MAXIMUM HEIGHT: 60FT

LOT REQUIREMENTS (C-3)

MIN LOT AREA: NONE
MIN LOT WIDTH: 14 FT (TOWNHOUSES: 25 FT)
MAX LOT COVERAGE: 100%

LEGAL DESCRIPTION

LOT 8, 12 AND 13 OF THE PROPERTY LINE ADJUSTMENT CREATING LOTS 8-13, BENTONVILLE PLAZA ADDITION PHASE 2, PLAT BOOK 2016 AT PAGE 145 AT THE CIRCUIT CLERK'S OFFICE, BENTON COUNTY, ARKANSAS.

FLOOD NOTE

PART OF THIS PROPERTY IS LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RAT MAPS FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0255K, MAP REVISED JUNE 5, 2012.

BENCHMARK

BENCHMARK 1: CP 106 5/8 W/ CONTROL CAP
Northing: 745490.84
Easting: 659502.50
Elev: 1281.94

BENCHMARK 2: CP 105 5/8 W/ CONTROL CAP
Northing: 745285.69
Easting: 659647.39
Elev: 1281.98

SHEET LIST

- C0.0 COVER SHEET
- C0.1 SURVEY(ASSOCIATED PLAN)
- C1.0 EROSION & SEDIMENT CONTROL PLAN
- C2.0 DEMOLITION PLAN
- C3.0 PRELIMINARY PLAT
- C4.0 GRADING PLAN
- C4.1 STORM PROFILES 1
- C4.2 STORM PROFILES 2
- C5.0 UTILITY PLAN
- C5.1 SANITARY PROFILE 1
- C5.2 SANITARY PROFILES 2 & 3
- C5.3 WATER PROFILES
- C6.0 LANDSCAPE PLAN
- C10.0 EROSION DETAILS
- C10.1 SITE DETAILS
- C10.2 UTILITY DETAILS
- C11.0 CITY WATER DETAILS 1
- C11.1 CITY WATER DETAILS 2
- C11.2 CITY WATER/SEWER DETAILS 1
- C11.3 CITY WATER/SEWER DETAILS 2
- C11.4 CITY SANITARY SEWER DETAILS 1

REVISION CHART

△	TITLE	DATE	NOTES:



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.

HFA

ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT:
CONTEMPORANEOUSLY WITH ITS ISSUE DATE OF: 07/19/20
THIS DRAWING IS THE PROPERTY OF HFA. THE USE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HFA IS PROHIBITED. THE REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HFA IS PROHIBITED. THE REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HFA IS PROHIBITED.

BENTONVILLE PLAZA
ADDITION PHASE 2
PRELIMINARY PLAT
1005 S. WALTON BLVD.
BENTONVILLE, AR 72712

PROJ NUMBER: 18-19-00120

△	TITLE	DATE
	80%	5/29/2020
	OTP	6/29/2020
	OTP	7/20/2020

DOCUMENT DATE:	07/19/20
CHECKED BY:	WFM
DRAWN BY:	ELN



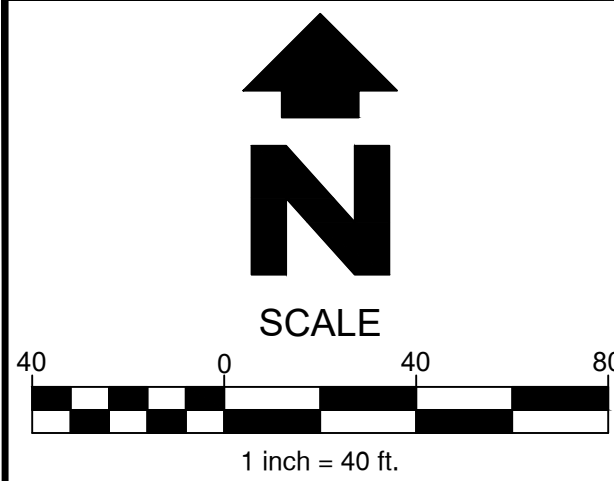
PROFESSIONAL CERTIFICATION:
HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION, I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

COVER SHEET

SHEET:

C0.0

J:\2020-11-22am - User: david.buff
M:\1616-10-0120 Bentonville Plaza - Bentonville, AR\Disciplines\Civil\Survey\Current\preliminary plat db-16-19-00120 Proj.dwg



SURVEY DESCRIPTION:

LOT 1
BEGINNING (POB LOT 1) at the West corner of Lot 12 Bentonville Plaza Addition Phase 2; thence N47°24'00"E, 33.92 feet; thence N39°56'51"E, 106.01 feet; thence N84°21'41"E, 17.40 feet; thence S86°43'49"E, 151.08 feet; thence S34°49'02"E, 206.26 feet; thence S55°10'58"W, 270.00 feet; thence N34°49'02"W, 275.49 feet to the POINT OF BEGINNING (POB LOT 1). Containing 74090 square feet, 1.70 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 2
Commencing (POC LOT 2) at the West Corner of Lot 12, Bentonville Plaza Addition; Phase 2 thence S34°49'02"E, 275.49 feet to the POINT OF BEGINNING (POB LOT 2); thence N55°10'58"E, 270.00 feet; thence S34°49'02"E, 180.00 feet to the POINT OF BEGINNING (POB LOT 2). Containing 48600 square feet, 1.12 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 3
Commencing (POC LOT 3) at the Southwest Corner of Lot 8, Bentonville Plaza Addition Phase 2; thence N35°27'42"W, 6.00 feet; thence N35°15'17"W, 249.64 feet to the POINT OF BEGINNING (POB LOT 3); thence N35°15'34"W, 22.54 feet; thence N34°49'02"W, 151.25 feet; thence N55°10'58"E, 270.00 feet; thence S34°49'02"E, 173.79 feet; thence S55°10'58"W, 269.83 feet to the POINT OF BEGINNING (POB LOT 3). Containing 46922 square feet, 1.08 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 4
Commencing (POC LOT 4) at the Southwest Corner of Lot 8, Bentonville Plaza Addition Phase 2; thence N35°27'42"W, 6.00 feet to the POINT OF BEGINNING (POB LOT 4); thence N35°15'17"W, 249.64 feet; thence N55°10'58"E, 294.83 feet; thence S24°06'53"E, 134.62 feet; thence S01°40'19"W, 145.43 feet; thence S55°02'37"W, 181.44 feet to the POINT OF BEGINNING (POB LOT 4). Containing 63640 square feet, 1.46 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 5
Commencing (POC LOT 5) at the Northeast Corner of Lot 13, Bentonville Plaza Addition Phase 2; thence N81°30'33"E, 27.81 feet to the POINT OF BEGINNING (POB LOT 5); thence S02°57'11"W, 235.74 feet; thence S55°10'58"W, 162.85 feet; thence S34°49'02"E, 115.52 feet; thence S55°10'58"W, 25.00 feet; thence N34°49'02"W, 173.79 feet; thence N34°49'02"W, 180.00 feet; thence N34°49'02"W, 206.26 feet; thence S86°43'49"E, 336.18 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 23.37 feet, said curve having a radius of 28.20 feet and a chord bearing and distance of N73°58'24"E, 22.71 feet; thence S81°30'33"E, 63.41 feet to the POINT OF BEGINNING (POB LOT 5). Containing 94278 square feet, 2.16 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 6
Beginning (POB LOT 6) at the Northeast Corner of Lot 13, Bentonville Plaza Addition Phase 2; thence S02°57'11"W, 471.75 feet; thence S01°40'19"W, 329.86 feet; thence N88°25'15"W, 167.99 feet; thence N35°27'42"W, 6.00 feet; thence N55°02'37"E, 181.44 feet; thence N01°40'19"E, 145.43 feet; thence N24°06'53"W, 134.62 feet; thence N34°49'02"W, 115.52 feet; thence N55°10'58"E, 162.85 feet; thence N02°57'11"E, 235.74 feet; thence S81°30'33"E, 27.81 feet to the POINT OF BEGINNING (POB). Containing 48631 square feet, 1.12 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

UTILITY NOTES:

1) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SUCH ABOVE ABOVE GROUND STRUCTURES AS WERE VISIBLE AT THE TIME OF SURVEY, AND/OR FROM RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.

2) ALL FIRE HYDRANTS SHALL BE 3'-9" BEHIND BACK OF CURB.

3) ALL DIMENSIONS TO CURB ARE TO BACK OF CURB.

4) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.*

5) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

6) 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.

CONDUIT NOTES:

- ALL CONDUIT RUNS SHALL BE SCHEDULE 40, ELECTRICAL GRADE, RIGID PVC, NON METALLIC AND OF SIZES INDICATED.
- INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE ELECTRICAL UTILITY SPECIFICATIONS.

Certificate of Surveying Accuracy

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: _____

Registered Land Surveyor

State of Arkansas

Registration No. _____

PROPOSED LEGEND

- CURB & GUTTER
- PROPOSED EASEMENT
- PROPOSED ACCESS EASEMENT

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- CALCULATED POSITION
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- PHONE RISER
- FIBER OPTIC RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- FLOW LINE

SURVEY NOTES:

- The boundary configuration shown on this survey does not purport to be a tract split, replat or any other subdivision of land as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
- 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:

Easement, 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 boundary survey of parcels 8, 12, and 13, Bentonville Plaza Addition, as recorded in Plat 2016-145 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 North Zone US Foot, checking with the Bentonville reference station. Convergence angle: -1° 17' 19.82" at the Northeast Corner, SE 1/4, SW 1/4, Section Thirty-one (31), Township Twenty (20) North, Range Thirty (30) West.
- Basis of Elevation: NAVD88, checking with the Bentonville reference station.
- 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.
- This property is zoned C-2 and C-3.
- 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 @ 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.
- Subsurface and environmental conditions were not examined nor considered as a part of this survey.
- The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- There may not be fences or any other structures built in any drainage easements.
- Proposed utility easements shown on this plat will be dedicated per this plat.

ACCESS EASEMENTS:

ALL ACCESS EASEMENTS WILL BE PRIVATE. THEY SHALL BE DEDICATED BY SEPARATE DOCUMENT WITH THE RECORDED INSTRUMENT NUMBER LISTED ON THE FINAL PLAT. THEY SHALL BE IN PLACE BEFORE THE FINAL PLAT.

CITY NOTES:

- THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATION 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.
- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. THE CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- 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.
- ALL TAPS ON EXISTING WATER MAINS SHALL BE DONE BY THE CITY OF BENTONVILLE AT THE OWNER'S EXPENSE.
- NO FIRE PUMP IS PROPOSED
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- ALL FENCING WILL REQUIRED A SEPARATE PERMIT.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE

CITY OF BENTONVILLE PROJECT NUMBER: PP 20-0007

HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: _____, AR 2712
CONTEMPORANEOUSLY WITH ITS ISSUE DATE: 07/20/20
THIS DRAWING IS THE PROPERTY OF HFA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HFA ARCHITECTS, ENGINEERS & INTERIORS IS PROHIBITED. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF HFA ARCHITECTS, ENGINEERS & INTERIORS. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HFA ARCHITECTS, ENGINEERS & INTERIORS IS PROHIBITED. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF HFA ARCHITECTS, ENGINEERS & INTERIORS. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HFA ARCHITECTS, ENGINEERS & INTERIORS IS PROHIBITED. THE USER OF THIS DRAWING FOR ANY OTHER PROJECT REQUIRES THE SERVICES OF HFA ARCHITECTS, ENGINEERS & INTERIORS.

BENTONVILLE PLAZA
ADDITION PHASE 2
PRELIMINARY PLAT
1005 S. WALTON BLVD.
BENTONVILLE, AR 72712

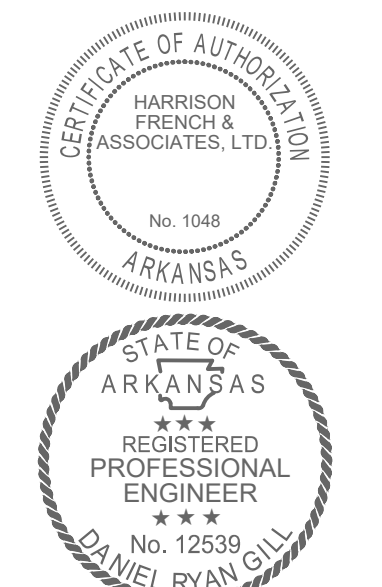
PROJ. NUMBER: 16-19-00120

ISSUE BLOCK		
Δ	TITLE	DATE
	80%	05/29/2020
	OTP	06/29/2020

DOCUMENT DATE: 07/20/20

CHECKED BY: WFM

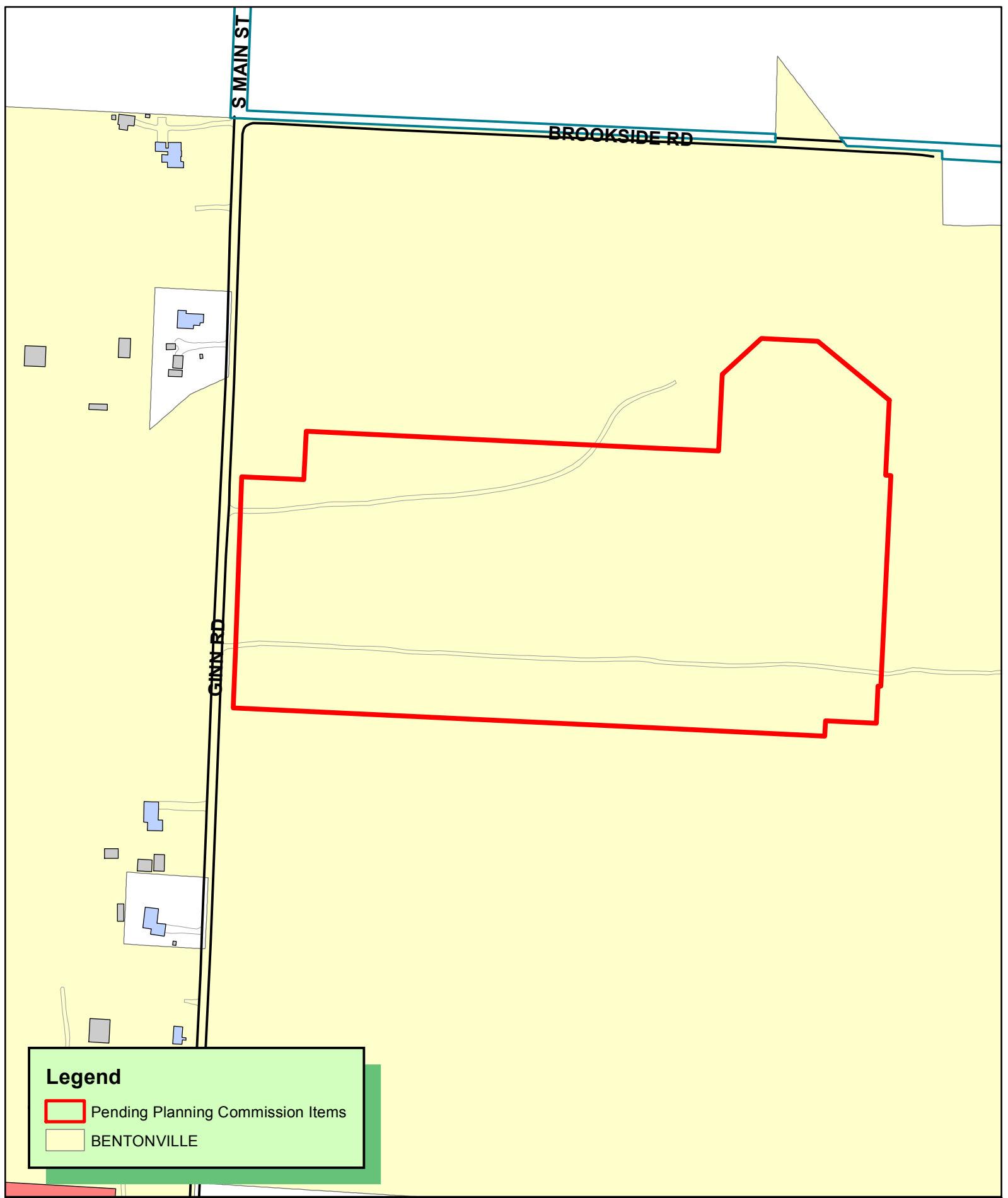
DRAWN BY: ELN



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

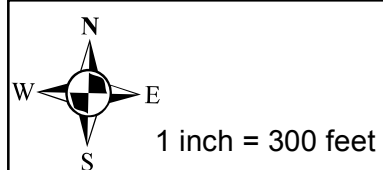
PRELIMINARY
PLAT

SHEET:
C3.0



Legend

-  Pending Planning Commission Items
-  BENTONVILLE



**PP20-0004
PRELIMINARY PLAT
GINN ROAD**





June 22, 2020

Bentonville Engineering Department
305 SW A Street
Bentonville, AR 72712

Re: Mountainbrook Subdivision
Bentonville, AR
CTA No. 19112300

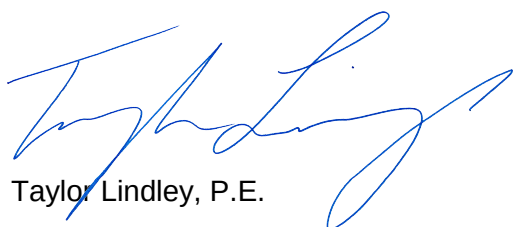
To whom it may concern,

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

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

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

Sincerely,



Taylor Lindley, P.E.



July 20, 2020

Bentonville Engineering Department
305 SW A Street
Bentonville, AR 72712

Re: Mountainbrook Subdivision
Bentonville, AR
CTA No. 19112300

To whom it may concern,

We are requesting a waiver from the City of Bentonville Code Section 400.2 for minimum vertical curve coefficients (K-value). The city's code outlines a design speed of 25mph with minimum crest K-value of 20 and a minimum sag K-value of 30.

K-value is defined as the "rate of vertical curvature" and is calculated by dividing the length of the vertical curve by its percent algebraic difference in the intersecting grades. So, for example, if a 2% uphill roadway crested and sloped downhill at 3%, and the length of the curve is 100 linear feet, then the K-value would be 20 ($100LF/5\%$). The purpose of the K-value ultimately deals with sight distance, i.e., whether or not a vehicle coming over a curve can see an obstacle quick enough. It also accounts for rider comfort by spacing the curve far enough to allow centrifugal and gravitational forces to be felt less. In simpler terms, a rider won't feel squished to their seat in a sag, nor butterflies in their stomach on a crest. Generally, sight distance is a larger issue on a crest curve, while comfort is a larger issue in sag.

Talc Road, in the proposed plan set, has topographical site restraints and the presence of an existing 12" city waterline that prohibit us from designing per the city's requirements, therefore a waiver will be required. We are requesting a waiver from the minimum K-value in the city's code in order to design the vertical curves per the AASHTO Green Book recommendations for stopping sight distance on a crest curve and rider comfort on a sag curve. As a part of this request, we would be required to designate Talc Road with a 15mph speed limit.

For the crest curve, we are able to provide a 30' vertical curve with a K-value of 3.75. Per Table 3-34 in "The Green Book", a 15mph road allows a minimum K-value of 3.

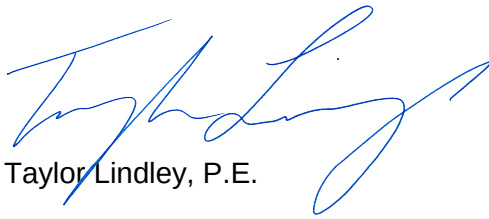
For the sag curve, we evaluated equation 3-51 in "The Green Book" for rider comfort. The equation establishes the length required for the sag curve based on the speed and grade change. A 15mph road with an 8% grade change in sag requires a 39' long vertical curve. On Talc Road, a 70' long curve is provided which actually meets the equation's requirement for a 20mph roadway.



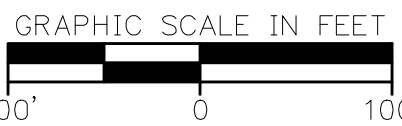
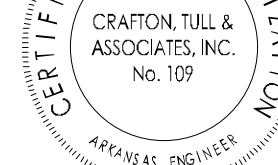
Other waiver considerations that could be evaluated by staff are the 4% maximum within 100' of the intersection, the 12% maximum roadway slope on local streets, and the block length maximum. Should either of the slope items be waived, higher K-values could be achieved. Should the maximum block length be waived, Talc Road could be removed, therefore removing the steep street entirely. Should the city prefer any of these options, we can adjust our plans and request accordingly. I maintain that none of these waivers will be of any consequence to the city, nor public safety.

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

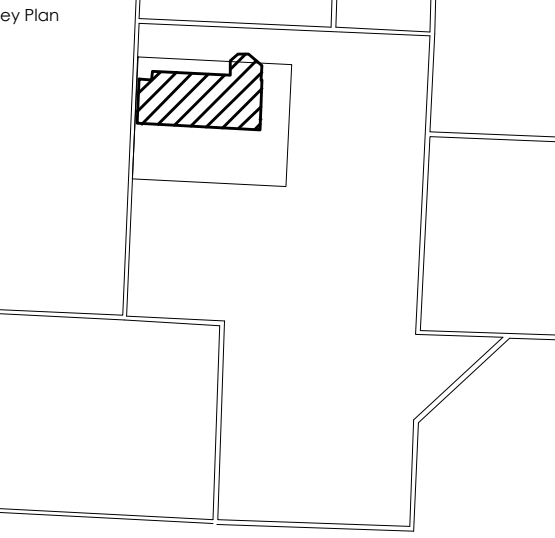
Sincerely,



Taylor Lindley, P.E.



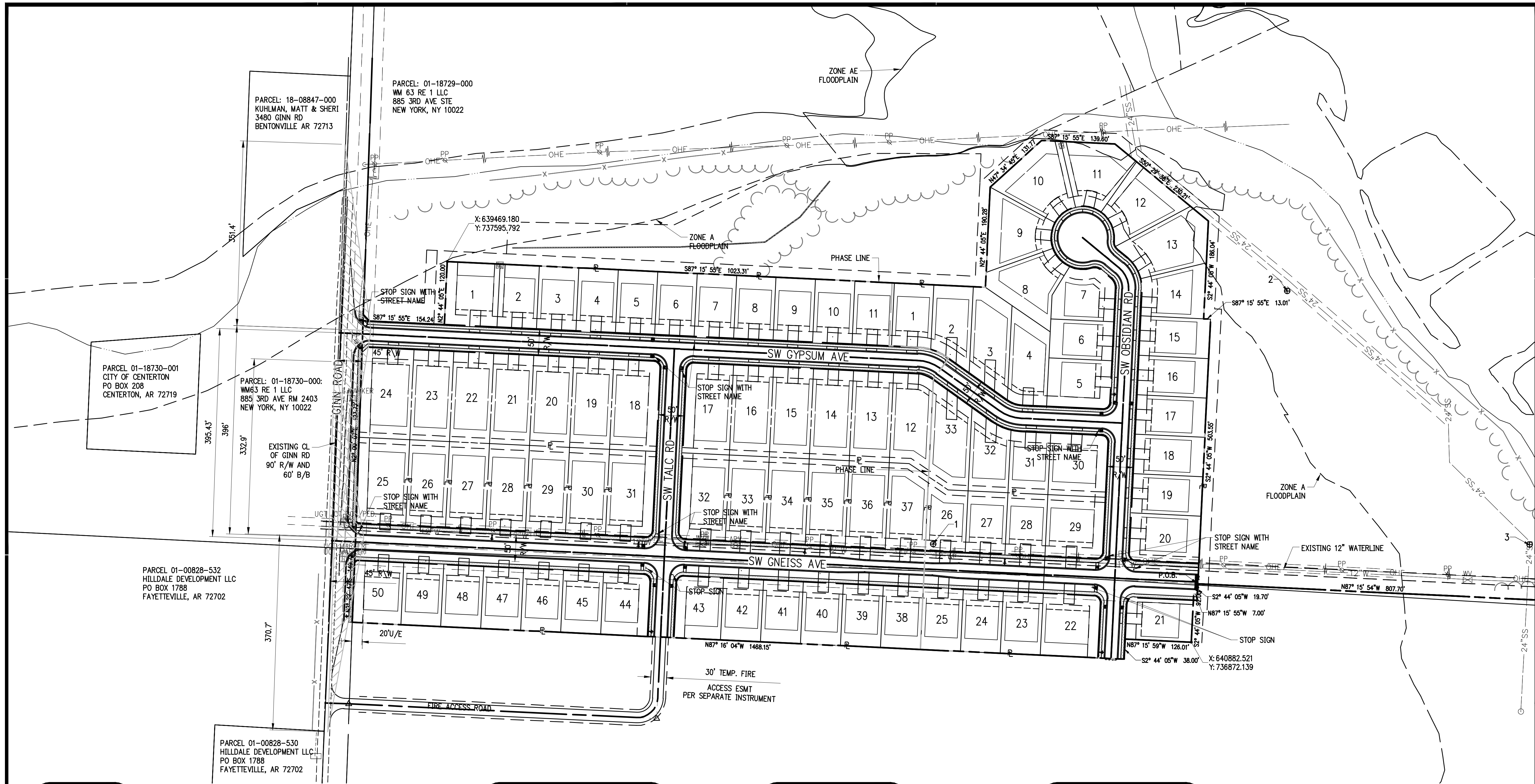
BENTONVILLE, AR

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written permission of Crafton, Tull & Associates, Inc.

OVERALL PRELIMINARY PLAT

C-102

 SITE NOTES

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

 LEGEND (EXISTING SYMBOLS)

FOUND IRON PIN
POWER POLE
TV PEDESTAL
MANHOLE
GAS METER
GAS VALVE
DOWN GUY
WATER VALVE
FIRE HYDRANT ASSEMBLY
TREE

EASEMENT _____ SS _____ SS _____

SANITARY SEWER LINE _____ UGE _____

UNDERGROUND ELECTRIC _____ OHE _____

OVERHEAD ELECTRIC _____ X _____ X _____

BARBED WIRE FENCE _____

RIGHT OF WAY _____

ROAD CENTERLINE _____

SET IRON PIN
LIGHT POLE

 LEGEND (CONSTRUCT)

The diagram illustrates a road layout with several labeled features and construction areas. At the top, a dashed line is labeled "EASEMENT". Below it, a solid line is labeled "CURB". Further down, a solid line is labeled "BUILDING SET BACK". Below that, a dashed line is labeled "RIGHT OF WAY". Underneath, a solid line is labeled "PROPERTY LINE". Below that, a dashed line is labeled "ROAD CENTERLINE". Below the road centerline, there are three horizontal bars representing construction areas: a solid gray bar labeled "CONCRETE SIDEWALK TO BE CONSTRUCTED BY LOT OWNER", a hatched bar labeled "CONCRETE SIDEWALK TO BE CONSTRUCTED UNDER THIS CONTRACT", and a solid gray bar labeled "FLOODPLAIN". At the bottom, a hatched bar is labeled "SIGHT TRIANGLE".

PROPERTY DESCRIPTION

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

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

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

RESIDENTIAL DENSITY

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

BUILDING SETBACKS:

ZONING R-2
FRONT = 20'
FRONT GARAGE
INTERIOR SIDE
EXTERIOR SIDE
REAR = 25'

DRAWING: G:\19112300_STONERDGB\INFRASTRUCTURE\CIVIL\DWG\OVERALL PRELIMINARY PLAT.DWG
LAYOUT: LAYOUT1 , LAST SAVED: 5/5/2025, 7/17/2020 9:37:42 AM
LAST PLOTTED BY: ALIYAB, 7/20/2020 10:10:54 AM, PLOTTED BY: VALD, ON HARD COPY (N/A)

ORDINANCE STAFF REPORT



Development Code Amendments

PC Date: 7/21/2020

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

<http://www.bentonvillear.com/198/Code-Amendments>

From time to time, staff reviews the existing development code for clarification, corrections, or updates to meet current conditions. The following outline is a summary of the key issues and the recommended changes. Staff requests approval of the proposed ordinance to amend Chapter 14 Zoning Code.

1. Title of Code (Ordinance, Sec. 2)

Replace “Subdivision Code” with “Land Development Code” throughout.

2. Guarantees of Completion (Ordinance, Sec. 3)

Change incorrect section reference by replacing “Article 1700 Guarantees” with “Article 300 Administration.”

3. Off-site improvements applicability (Ordinance, Sec. 4)

Replace ““subdivider” and “sub-divider” with “developer” since this article applies to all development, not only subdivisions.

4. Definitions (Attachment A, Art. 200):

Add definitions for “mid-block”, “end-of-block”, “fence” and “trim.”

5. Maintenance Letter of Credit (Attachment B, Sec. 300.09)

- Change section title from “*Maintenance Letter of Credit*” to “*Maintenance guarantee.*”
- Change approvals from Community Development Director to City Engineer.
- Change language for the amount from determined by “*the cost of donated assets*” to “*the replacement cost of donated assets.*”
- Add that the City Engineer must approve the engineer-of-record’s estimate of donated assets.
- Add that certain documents are required to support the engineer-of-record’s estimate.
- Change the term date from approval by council to final acceptance through the final inspection process.

6. Guarantees (Attachment B, Sec. 300.10)

- Change section title from “*Guarantees*” to “*Completion Guarantee.*”
- Change approvals from Community Development Director to City Engineer.
- Allow a letter of credit for guarantees for completion.
- Change language for the amount from determined by “*the cost of improvements*” to “*the cost for the city to complete the improvements.*”
- Add that certain documents are required to support the engineer-of-record’s estimate.

ORDINANCE STAFF REPORT

7. **Off – site performance Guarantee** (Attachment B, Sec. 300.11)

- Change approvals from Community Development Director to City Engineer.
- Change language for the required amount from being determined by “*the cost of improvements*” to “*the cost for the city to complete the improvements.*”
- Add that certain documents are required to support the engineer-of-record’s estimate.

8. **Drainage easements** (Attachment C, Sec. 500.04)

Allow drainage easements dedications on the final plat.

9. **Criteria for substantial completion** (Attachment C, Sec. 500.08 & Sec. 500.09)

- a. Remove all references to bonds or non-bondable items.
- b. Add that for a final inspection to pass, all items must be completed in compliance with all regulations, except landscaping and cosmetic items, and remove criteria for substantial completion.
- c. Add landscaping criteria for final plats now that residential final plats require perimeter landscaping.

10. **Large scale applicability** (Attachment D, Art. 700)

- Clarify that improvements to an existing development, including parking lot improvement or expansions, are required to go through the large scale development process.
- Add that for a final inspection to pass, all items must be completed in compliance with all regulations, except landscaping and cosmetic items, and remove criteria for substantial completion.

11. **Fences in easements** (Attachment E, Sec. 1100.06 (g))

Add the following statement regarding drainage easements: “*The city reserves the right to remove any fence found to be impeding the normal flow of storm water and replacement cost of such fence shall be the sole responsibility of the property owner.*”

12. **Downtown Sidewalks** (Attachment E, Sec. 1100.15(d)(1))

- Relocate the regulations for downtown sidewalks from the Sec. 1100.23(s) Downtown Districts Design Standards to Sec. 1100.15 Sidewalk Requirements.
- For consistency, the requirements should be based on the designation as a primary or secondary street not the zoning district. This ensures that all sidewalks on a primary street are built at the same width.
- Add that the DN-4 districts also have to meet the downtown sidewalk requirements for primary and secondary streets.

13. **Commercial design standards** (Attachment E, Sec. 1100.21)

- Require a minimum of two primary materials and expand the material options to include glass. Planning Commission has approved several materials waivers over the last several years, and these amendments reflect those decisions.

ORDINANCE STAFF REPORT

- Revise so that the commercial design standards apply to the downtown districts (DC and DE) and that the downtown district design standards are in addition to the commercial design standards.
- Reduce vertical articulation from 100' to 50' (which is the requirement for the downtown districts).
- Add techniques to use for articulation.
- Add criteria to be used when reviewing waiver requests to include a narrative, a 3-d rendering and photos of existing examples.

13. Downtown design standards (Attachment E, Sec. 1100.11023)

- Add statement clarifying that these regulations are in addition to the commercial design standards in Sec. 1100.21.
- Remove downtown design standards that are redundant with the commercial design standards.

14. Chapter reference (Attachment E, Sec. 1100.22)

Change incorrect section references in section (l)(1) by replacing “Chapter 50, Sec. 50-1116” with “Sec. 1100.21” and replacing “Sec. 50-1116(g)” with “Sec. 1100.21(r).”

15. Illustrations for landscape and buffer requirements (Attachment F, Sec. 1400.05 (b))

Add illustrations for landscape islands and screening requirements.

16. Applicability of landscape regulations in DN-4 (Attachment F, Art. 1400 Landscaping)

Exempt DN-4 districts from the landscape street frontage buffer requirement and the landscape perimeter requirement. Applying those standards to development in the DN-4 district essentially creates a setback that is otherwise not required in the district.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 15 LAND DEVELOPMENT
CODE OF THE BENTONVILLE MUNICIPAL CODE.**

WHEREAS, the City of Bentonville periodically reviews the Zoning Code to identify needs for clarification or updates to meet current conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

Section 2. That Chapter 15 Land Development Code shall be and is hereby amended by replacing to “Subdivision Code” or “Subdivision Regulations” with “Land Development Code.”

Section 3. That Sec. 800.08 Guarantee of Completion of Chapter 15 Land Development Code shall be and is hereby amendment by replacing “Article 1700 Guarantees” with “Article 300 Administration.”

Section 4. That Article 1200 Off Site Improvements of Chapter 15 Land Development Code shall be and is hereby amended by replacing “sub-divider” or “subdivider” with “developer.”

Section 5. That the following sections of the Bentonville Municipal Code, Chapter 15 Land Development Code, shall be and are hereby amended with the respective attachment, an electronic copy and paper copy of which are on file with the City Clerk, and are hereby adopted by reference as though they were copied herein fully:

- Attachment A: Art. 200 Definition Amendments
- Attachment B: Art. 300 Administration and Enforcement Amendments
- Attachment C: Art. 500 Final Plats Amendments
- Attachment D: Art. 700 Large Scale Development Amendments
- Attachment E: Art. Art. 1100 Development Standards Amendments
- Attachment F: Art. 1400 Landscaping, Screening and Buffering Amendments

Section 6. This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ____ day of _____, 2020.

Approved:

ATTEST:

Mayor Stephanie Orman

City Clerk

Attachment A

Article 200 Definitions Amendments

*Underlined text to be added and strikethrough text to be deleted.
Only code sections with amendments are shown.*

Block, end-: A parcel of land located at the end of block with at least two intersecting property lines adjacent to public streets, highways, railroad rights-of-way, public walks, parks, drainage channels or a combination thereof.

Block, mid-: A parcel of land located in the middle of a block.

Fence: An artificially constructed barrier or enclosure of wood, masonry, stone, wire, metal or other manufactured material or combination of materials used as a boundary, means of protection, privacy screening, separation of areas, or confinement, but not including hedges, shrubs, trees or other natural growth.

Trim: An ornamental design feature, that when removed does not significantly alter the appearance of the building. This commonly consists of moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement.

ATTACHMENT B

Art. 300 Administration and Enforcement Amendments

*Underlined text to be added and strikethrough text to be deleted.
Only code sections with amendments are shown.*

Sec. 300.01 Administration

(a) These rules and regulations shall be administered by the Planning Department staff. The Planning Commission may, from time to time, recommend instructions and operating procedures to be followed in the administration of these regulations to the end that the public may be better informed and that approval of plats be expedited.

Sec. 300.03 Violation and penalty.

(a) When, in the opinion of the Planning Department staff, a violation of the ~~subdivision ordinance~~Development Code exists, and a ~~subdivider~~developer who has not complied with the requirements and procedures set forth herein attempts to proceed with construction work, or attempts to convey title to any lot or lots before obtaining Final Plat Approval, or otherwise is in substantial violation of the ordinance, the Planning Department shall, within thirty (30) days of becoming aware of a possible violation, issue a written order to the alleged violator. Said written order shall be by certified mail, restricted delivery, and shall set out the specific violations alleged. Notification to the Mayor and City Attorney of the issuance of the written order shall be given. If the alleged violator, within fifteen (15) days of receipt of said order, does not cease and desist from activities not in conformance with this ordinance, the Planning Department shall, within sixty (60) days, transmit to the City Attorney an affidavit setting out the nature of the violation. The City Attorney shall take appropriate measures to enforce the ordinance, including but not limited to, seeking injunctive relief from a court of competent jurisdiction.

(b) Any person, firm or corporation that violates any provision of these regulations or amendments thereto shall be guilty of a misdemeanor and on conviction shall be fined ~~not less than \$50.00 nor more than \$100.00 for each offense and each day that any violation of these rules and regulations are in effect shall constitute a separate offense and be subject to additional fines of between \$50.00 and \$100.00 per day in accordance with Sec. 1-8. General Penalty of the City Code.~~ Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct, or abate a violation, to prevent illegal occupancy of a building, structure, or premise, and these remedies shall be in addition to the penalties described above.

(Ord. No. 2003-100, 06-10-2003)

Sec. 300.09 Maintenance ~~letter of credit~~ guarantee.

A maintenance ~~letter of credit~~guarantee shall meet the following conditions:

(a) *Amount.* The owner/developer shall provide a maintenance letter of credit or cashier's check to the City of Bentonville for an amount equal to shall reflect 25% of the City's replacement costs of the donated assets. ~~value~~ Estimate shall be prepared by the engineer-of-record and approved by the City Engineer.

(b) *Phased Projects.* ~~For a development project of 40 acres or more which has been approved for phasing by the Planning Commission, a maintenance letter of credit shall reflect 25% of the donated assets value for the first phase, which must be a minimum of 20 acres, plus 10% of the donated assets for additional phases, each of which must be a minimum of 20 acres. In the event the letter of credit issued for the first phase~~

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~~has expired, the maintenance letter of credit shall reflect 25% of the donated assets value for the second phase and all subsequent phases.~~ For phased projects, each phase shall provide an engineering estimate and a Maintenance Guarantee for all donated assets within that phase. Only Planning Commission approved phased developments will be considered.

(c) Required Documents. Engineering estimate shall be accompanied by a site plan showing donated assets and all backup supporting data used to develop the engineer estimate. Engineering estimate shall be broken up into the subcategories as noted in Sec 500.02(e). Each subcategory shall be subtotaled from the individual items pertaining to that subcategory. No Lump Sum units will be approved. Each subtotal shall then be added together to create a grand total then multiplied by the percentage noted in Sec. 300.09(a) to create the amount for the Maintenance Guarantee.

(d) Beneficiary. The ~~maintenance~~ letter of credit shall be irrevocable and shall list the City of Bentonville as the beneficiary.

(e) Format. The ~~maintenance~~ letter of credit shall be in a format as provided by the City or as approved by the Staff Attorney or his or her designee.

(f) Term. The ~~maintenance~~ letter of credit shall run for no less than one (1) year from the date of ~~approval by City Council~~ final acceptance as indicated by the final inspection process.

(g) Entitlement of payment. At the end of that year, if the improvements have not been adequately maintained, as determined by the ~~Community Development Director~~ City Engineer or his or her designee(s), the City shall be entitled to payment under the terms of the maintenance ~~letter of credit~~ guarantee. Further, the City shall be entitled to use all of the money secured by the maintenance ~~letter of credit~~ guarantee to assure the proper maintenance of the improvement.

(h) Excess monies. The owner/developer shall not be entitled to any excess monies until the maintenance of the improvements in the development has been completed.

(Ord. No. 98-73; § 1, 08-25-1998; Ord. 2003-100, §1; Ord. No. 2006-24, § 18; Ord. No. 2007-41, §1-2, 4-10-07)

Sec. 300.10 Completion Guarantees.

Prior to final plat approval, the owner/developer shall enter into an agreement with the City to guarantee installation or ensure the completion of improvements in accordance with the approved preliminary plat. The City will accept the subdivision and issue a Certificate of Final Plat approval subject to the following guarantee requirements:

(a) Amount. The owner/developer shall provide a cashier's check or a letter of credit to the City of Bentonville for an amount equal to 150% of what it would cost the City to complete the ~~total estimated cost for~~ improvements as shown on the preliminary plat as approved by the ~~Community Development Director~~ City Engineer or his or her designee(s).

(b) Required Documents. Engineering estimate shall be accompanied by a site plan showing estimated cost of improvements and all backup supporting data used to develop the engineer estimate. Engineering estimate shall be broken up into the subcategories as noted in sec 500.02(e). Each subcategory shall be totaled from the individual items pertaining to that subcategory. No Lump Sum units will be approved. Each subtotal

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shall then be added to create a grand total then multiplied by the percentage noted in 300.10(a) to create the amount for the Guarantee.

~~(a)(c)~~ (c) *Term.* The cashier's check shall be deposited immediately. The owner/ developer shall have a maximum of 60 days to complete the improvements, unless an extension is granted by the ~~Community Development Director~~City Engineer or his or her designee(s).

~~(b)(d)~~ (d) *City action.* If the improvements have not been completed within the terms provided for in ~~B.300.10(c) Term~~ above, the City may take one of the following actions:

- (1) Construct the remaining improvements using the amount of the cashier's check. Any balance remaining after the improvements have been constructed shall be returned to the owner/developer. The owner/ developer shall be liable for any cost exceeding the amount of the cashier's check; or,
- (2) Continue to hold the funds until the owner/developer completes the required improvements.

~~(e)(e)~~ (e) *Release of guarantee.*

- (1) *Certificate of completion.* To request a release of a guarantee, the owner/developer's engineer of record shall submit a certification of completion to the City Engineer or his or her designee(s) that the development is complete and functional.
- (2) *Final inspection.* The City Engineer shall conduct a Final Inspection of remaining guaranteed items. The Final Inspection must be approved prior to releasing the guarantee.
- (3) *Guarantee released.* Guarantee released and the City shall reimburse the owner/developer for the amount of the cashier's check.

(Ord. No. 98-57, § 1, 06-22-1998; Ord. No. 2000-72, § 1, 06-09-2000; Ord. No. 2003-100, § 1, 06-10-2003; Ord. No. 2006-24, § 17; Ord. No. 2007-41, §2, 4-10-07)

Sec. 300.11 Off-site performance guarantee.

At or prior to the preconstruction conference with the City, the owner/developer shall provide to the ~~Community Development Director~~City Engineer, or his or her designee(s), a performance guarantee for off-site improvements meeting the following criteria:

(a) Amount. The owner / developer shall provide a letter of credit or a cashier's check to the City of Bentonville for an amount equal to 100% of what it would cost the City to complete the ~~total estimated cost for~~ improvements within the public right-of-way and any off-site improvements as described in Article 1200. The cost estimate shall be prepared by the ~~owner / developer's~~ engineer-of-record and approved by the ~~Community Development Director~~City Engineer or his or her designee(s).

(a)(b) Required Documents. Engineering estimate shall be accompanied by a site plan showing estimated cost of improvements and all backup supporting data used to develop the engineer estimate. Engineering estimate shall be broken up into the subcategories as noted in sec 500.02(e). Each subcategory shall be totaled from the individual items pertaining to that subcategory. No Lump Sum units will be approved. Each subtotal shall then be added to create a grand total then multiplied by the percentage noted in 300.11(a) to create the amount for the Off-Site Performance Guarantee.

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~~(b)~~(c) *Term.* The term of the performance guarantee shall be agreed to in writing by the ~~owner/ developer's~~ engineer-of-record and by the ~~Community Development Director~~ City Engineer or his or her designee(s).

~~(e)~~(d) *Letter of credit standards.* Performance guarantee letter of credits shall be irrevocable and shall list the City of Bentonville as the beneficiary. The letter of credit shall be in a format as provided by the City or as approved by the Staff Attorney or his or her designee.

~~(d)~~(e) *Cashier's check.* The cashier's check will be deposited immediately.

~~(e)~~(f) *City action.* Prior to expiration of the term agreed to in subsection ~~(c)~~B above, the City shall inspect the improvements. If the improvements are not complete to the City's satisfaction, the owner / developer or engineer of record may request in writing an extension. If the City does not agree to the extension, the City may construct the remaining improvements using the amount of the cashier's check or letter of credit. If the improvements are complete, the City shall release the performance guarantee in accordance with ~~s~~H Subsection ~~H~~I.

~~(f)~~(g) *Excess monies.* The owner / developer shall not be entitled to any excess monies until the off-site improvement has been completed and the performance guarantee is released in accordance with ~~s~~H Subsection ~~H~~I.

~~(g)~~(h) *Excess costs.* The owner / developer shall be liable for any cost exceeding the amount of the cashier's check or letter of credit.

~~(h)~~(i) *Release of performance guarantee.*

- (1) *Certificate of completion.* To request a release of a performance guarantee, the ~~owner / developer's~~ engineer-of-record shall submit a certification of completion to the City Engineer or his or her designee(s) that the development is complete and functional.
- (2) *Final inspection.* The City Engineer or his or her designee(s) shall conduct a Final Inspection of the off-site improvement. The Final Inspection must be approved prior to releasing the performance guarantee.
- (3) *Guarantee released.* The performance guarantee is released and the City shall reimburse the owner / developer for the amount of the cashier's check or return the letter of credit to the owner/developer.

(Ord. No. 2007-130, § 1, 11-13-07)

ATTACHMENT C

Art. 500 Final Plats Amendments

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Sec. 500.03 Items required prior to planning commission review.

(a) Maintenance ~~Letter of Credit~~guarantee. The owner/developer shall submit a ~~maintenance~~ letter of credit in accordance with the requirements set forth in Sec. 300.09 Maintenance ~~Letter of Credit~~guarantee no later than 12:00 pm the Friday before the Planning Commission meeting at which the final plat will be reviewed.

(b) ~~Completion g~~Guarantee~~-of Improvements~~. If improvements are substantially complete, the owner/developer shall submit a cashier's check in accordance with the requirements set forth in Sec. 300.10 ~~Completion g~~Guarantees no later than 12:00 pm the Friday before the planning commission meeting at which the final plat will be reviewed.

(Ord. No. 2007-41, § 3, 4-10-07; Ord. No. 2019-57, § 6, 04-09-2019)

Sec. 500.04 Review and approval of final plats.

(a) *Planning Commission action*. The planning commission shall approve or disapprove the final plat within sixty (60) days of when staff accepts the submittal as complete and ready for planning commission review; otherwise said final plat shall be deemed to have been approved. Disapproval of the plat shall be transmitted to the owner/developer with the reasons therefore within a reasonable time (not to exceed two weeks) after the meeting at which the plat was disapproved. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any streets or other public ways or grounds.

(b) *City Council action*. City council approval of the final plat shall provide for the acceptance of right-of-way, drainage easements, and utility easement dedications.

(Code 1994; Ord. No. 2003-100, § 1, 06-10-2003; Ord. No. 2007-41, § 3, 4-10-07; Ord. No. 2019-57, § 6, 04-09-2019)

Sec. 500.05 Inspections of final plats.

(a) *Inspections required*. All projects shall be constructed according to the plans and specifications reviewed and approved by the city. Inspections shall be made periodically by the city in accordance with other applicable ordinances. The city, through designated agents, may inspect those facilities, improvements and installations for conformance with plans and specifications.

(b) *Defects and deficiencies*. If such inspection reveals that there are any defects or deficiencies in such improvements as installed or that improvements differ from the final engineering plans and specifications accepted by the city, the appropriate city agency shall notify the owner/developer and his engineer of record in writing of such defects, deficiencies, and deviations. The owner/developer shall, at his expense, correct such defects or deviations prior to final plat approval. When such deficiencies have

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been corrected, the engineer-of-record shall notify the appropriate city agency in writing that improvements are again ready and a final inspection shall be conducted.

(c) Final inspection. When site construction is complete, the owner/developer's engineer-of-record shall request a site final inspection from the Engineering Department. No final inspection shall be passed until all items are completed in accordance with the approved or amended plat, the Land Development Code, Zoning Code, street and utility specifications, and all other governing specifications and regulations of the City of Bentonville, except landscaping and cosmetic work that is not complete but meets the criteria for guarantees in Section 500.09 Criteria for guarantees.

~~Sec. 500.08 — Criteria for substantial completion (non-bondable items).~~

~~The following items shall not be guaranteed and shall be completed prior to planning commission approval of the final plat.~~

~~(a) Drainage.~~

- ~~(1) — Drainage swales in place, sodded or concrete lined, properly dedicated with erosion control measures in place.~~
- ~~(2) — Detention/retention facilities to grade and draining properly.~~
- ~~(3) — Outlet structures, pilot channels, and headwalls, flumes, etc. in place and constructed to approved plans and specifications.~~
- ~~(4) — Any needed off site improvements or easements in place.~~
- ~~(5) — Sodding of detention/retention ponds complete and established.~~
- ~~(6) — Fencing of detention/retention ponds in place.~~
- ~~(7) — Aeration facilities for retention ponds in place.~~
- ~~(8) — All drainage inlets, outlets, and conduits in proper location and constructed to approved plans and specifications.~~
- ~~(9) — Final layer of drainage paving in place as required by approved plan, including parking lots.~~

~~(b) Electric conduit.~~

- ~~(1) — Conduit in place at proper depth and clear of obstructions.~~
- ~~(2) — Conduit termination points in proper location per design layout, marked, and protected.~~
- ~~(3) — Transformer and junction box locations at or near final grade.~~

~~(c) Sewer. Installation required per currently adopted water and sewer specifications.~~

- ~~(1) — All sewer lines constructed to grade.~~
- ~~(2) — Mandrel and pressure tests complete.~~

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- ~~(3) — Televising completed and approved.~~
- ~~(4) — All manholes complete to required elevations and vacuum tested.~~
- ~~(5) — Sewer services marked with T posts.~~
- ~~(6) — Tracer wires on force mains and tested and approved.~~
- ~~(7) — Lift station site complete and approved — there are no bondable items.~~
- ~~(8) — Lift station alarm deposit.~~
- ~~(9) — Lift station extra pump delivered.~~
- ~~(10) — Lift station site accessible with pavement.~~
- ~~(11) — As built drawings per specifications — approved PDF and AutoCAD.~~

~~(d) Streets.~~

- ~~(1) — All curb and gutter completed and backfilled.~~
- ~~(2) — Final layer of asphalt in place.~~
- ~~(3) — Street signs paid for.~~
- ~~(4) — Sidewalks constructed.~~

~~(e) Water. Installation required per currently adopted water and sewer specifications.~~

- ~~(1) — All waterlines in place, pressure tested, and bacteriologically tested safe.~~
- ~~(2) — All hydrants and valves in place, accessible, and operational (facing street).~~
- ~~(3) — Meter tiles and setters in place.~~
- ~~(4) — Tracer wires in place and tested.~~
- ~~(5) — All backflow prevention devices installed properly and functional.~~
- ~~(6) — Passing test results for all backflow devices.~~
- ~~(7) — As built drawings per specifications — approved PDF and AutoCAD.~~

Reserved. (Code 1994: Ord. No. 95-70, § 1, 08-08-1995; Ord. No. 98-57, § 1, 06-22-1998; Ord. No. 2000-72, § 1, 06-09-2000; Ord. No. 2003-100, § 1, 06-10-2003; Ord. No. 2007-41, §3, 4-10-07; Ord. No. 2019-57, § 6, 04-09-2019)

Sec. 500.09 Criteria for guarantees ~~(bondable items).~~

The following items may be guaranteed upon approval of the director of the associated department:

- (1) Planning. Landscaping installed when scheduling a development final inspection between December 1 and March 1 and between July 15 and September 15 if the climate and weather delay completion.

~~(+)(2)~~ Sewer.

- (1) Cosmetic work.

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~~(2)~~(3) Streets.

- (1) Correction of final layer of pavement to the required thickness and density.
- (2) Correction of low or ponding areas in street.
- (3) Correction of unacceptable curb sections.
- (4) Correction of damaged sidewalk sections.

~~(5)~~ Approved as-built street drawings.

~~(6)~~ Caulking (sidewalks and curb and gutter.

~~(5)~~~~(7)~~ Cosmetic work for drainage appurtenances.

~~(3)~~(4) Water.

- (1) Painting hydrants.
- (2) Adjusting meter tiles to grade.
- (3) Adjusting meter setters.
- (4) Adjusting valve stacks.
- (5) Valve pads at final grade and grouted.

~~(4)~~~~(5)~~ Drainage. Cosmetic work (finish grout, clean out boxes and pipes, etc.).

ATTACHMENT D

Art. 700 Large Scale Development Amendments

*Underlined text to be added and strikethrough text to be deleted.
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Sec. 700.01 Applicability of large scale development regulations.

A development plan shall be submitted to the planning commission for all developments, building construction, parking lots, and trail construction regardless of zone and for all additions and improvements to existing developments, buildings, parking lots or trails regardless of zone. Single family and duplex residential construction is specifically exempted from this requirement. Trails and parking lots constructed as part of an approved large scale development or preliminary plat shall not be required to submit separate large scale development application. This shall not apply to interior remodels or general upkeep and maintenance of an existing structure.

No building permit shall be issued and no temporary or permanent connection to city utilities shall be allowed until the development plan has been approved as set forth in this article. No permanent connection to city utilities shall be allowed until the chief building inspector has certified compliance with the approved development plan.

(Code 1994; Ord. No. 95-5, § 1, 01-24-1995; Ord. No. 95-26, § 1, 04-11-1995; Ord. 2003-100, § 1, 06-10-2003; Ord. No. 2007-40, § 1, 04-10-2007; Ord. No. 2010-71, § 6, 11-23-2010; Ord. No. 2019-57, § 6, 04-09-2019)

Sec. 700.06 Adjustments and alterations of approved large scale developments.

The development plan approved by the director or planning commission will be deemed to be a final plan for which minor adjustments and modifications may be granted upon request of the director. In no event may any modifications to a development plan be made without prior approval of the director. Any substantial changes in the development will be in conformance with the procedures for a new submission. Determination of the gravity of the alterations will lie with the director.

(Code 1994; Ord. No. 2003-101, § 1, 06-10-2003; Ord. No. 2019-57, § 6, 04-09-2019)

Sec. 700.10 Final inspection for large-scale developments.

(a) *Purpose.* The purpose of the large scale development site final inspection (development final) is to insure the completed project complies with the Land Development Code, Zoning Code, and other governing specifications and regulations of the City of Bentonville.

(b) *Process.*

- (1) *Certificate of completion.* When site construction is complete, the owner/developer's engineer-of-record shall submit a written statement certifying that all improvements and installations to the large scale development required for its approval under the terms of these regulations have been made, added, or installed and functional in accordance with city specifications.
- (2) *Site final inspection.* The owner/developer's engineer-of-record shall request ~~in writing~~ a site final inspection, ~~addressed to from~~ the Engineering Department. No site final inspection shall be passed until all items are completed in accordance with Section 700.11 below the approved or amended plans, the Land Development Code, the Zoning Code, street and utility specifications, and all other governing specifications and regulations of the City of Bentonville, except landscaping and cosmetic work that is not complete but meets the criteria for guarantees in Section 700.12.

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- (3) *Building final inspection.* A building final inspection shall be scheduled only after the project has passed the site final inspection and any required guarantees are submitted.

(Ord. No. 2003-101, § 1, 06-10-2003; Ord. No. 2019-57, § 6, 04-09-2019)

~~Sec. 700.11~~ ~~Completed improvements.~~

~~The following improvements shall be complete prior to the city passing the development site final inspection and the owner/developer scheduling a building final inspection.~~

~~(a) Drainage.~~

- ~~(1) Drainage swales in place, sodded or concrete lined, properly dedicated with erosion control measures in place.~~
- ~~(2) Detention / retention facilities to grade and draining properly.~~
- ~~(3) Outlet structures, pilot channels, and headwalls, flumes, etc. in place and constructed to approved plans and specifications.~~
- ~~(4) Any needed off site improvements or easements in place.~~
- ~~(5) Sodding of detention/retention ponds complete and established.~~
- ~~(6) Aeration facilities for retention ponds in place.~~
- ~~(7) All drainage inlets, outlets, and conduits in proper location and constructed to approved plans and specifications.~~
- ~~(8) Required fencing of detention/retention ponds in place.~~
- ~~(9) Final layer of drainage paving in place as required by approved plan, including parking lots.~~

~~(b) Fire.~~

- ~~(1) All hydrants and valves in place, accessible, and operational (facing street).~~
- ~~(2) Fire lanes marked.~~
- ~~(3) Building addressed (temporary).~~

~~(c) Planning.~~

- ~~(1) Final grades achieved.~~
- ~~(2) Seeding and sodding in place.~~
- ~~(3) ADA requirements met.~~
- ~~(4) Landscaping installed when scheduling a development final inspection between March 2 to July 14 and September 16 to November 30.~~
- ~~(5) Parking paved and marked.~~
- ~~(6) Dumpsters screened.~~

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~~(d) *Sewer.* Installation required per currently adopted water and sewer specifications.~~

- ~~(1) All sewer lines constructed to grade.~~
- ~~(2) Mandrel and pressure tests complete.~~
- ~~(3) Televising completed and approved.~~
- ~~(4) All manholes complete to required elevations and vacuum tested.~~
- ~~(5) Sewer services marked with T posts.~~
- ~~(6) Tracer wires on force mains and tested and approved.~~
- ~~(7) Lift station site complete and approved—there are no bondable items.~~
- ~~(8) Lift station alarm deposit.~~
- ~~(9) Lift station extra pump delivered.~~
- ~~(10) Lift station site accessible with pavement.~~
- ~~(11) As built drawings per specifications—approved PDF and AutoCAD.~~

~~(e) *Streets.*~~

- ~~(1) All curb and gutter completed and backfilled.~~
- ~~(2) Final layer of pavement in place to required thickness and density.~~
- ~~(3) Sidewalks constructed per approved plan including accessible ramps.~~
- ~~(4) Low or ponding areas in public street corrected.~~

~~(f) *Water.* Installation required per currently adopted water and sewer specifications.~~

- ~~(1) All water lines in place, pressure tested and bacteriological tested safe.~~
- ~~(2) All hydrants and valves in place, accessible, and operational (facing street).~~
- ~~(3) Meter tiles and setters in place.~~
- ~~(4) Tracer wires in place and tested.~~
- ~~(5) As built drawings per specifications—approved PDF and AutoCAD.~~
- ~~(6) All backflow prevention devices installed properly and functional.~~
- ~~(7) Passing test results for all backflow devices provided. Reserved.~~

(Ord. 98-57, § 1, 06-22-1998; Ord. No. 2003-100, § 1, 06-10-2003; Ord. No. 2019-57, § 6, 04-09-2019)

Sec. 700.12 ~~—Exceptions~~Criteria for guarantees.

~~The city may schedule a building final inspection if the items in Section 700.11 above are complete, but any of the following items are incomplete:~~ The following items may be guaranteed upon approval of the director of the associated department.

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Art. 700 Large Scale Development Amendments

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Drainage.

- (1) Cosmetic work (finish grout, clean out boxes and pipes, etc.).

(b) Fire.

- (1) Building addressed (permanently).

(c) *Planning.* Landscaping installed when scheduling a development final inspection between December 1 ~~to~~ and March 1 and between July 15 ~~to~~ and September 15 if the climate and weather delay completion.

(d) Sewer.

- (1) Cosmetic work.

(e) Streets.

- (1) Unacceptable curb sections on city streets corrected.

- (2) Approved as-built street drawings submitted.

(3) Joints in concrete pavement and curb and gutter cleaned and caulked.

(4) Caulking (sidewalks and curb and gutter).

(3)(5) Cosmetic work for drainage and appurtenances.

(f) Water.

- (1) Hydrants painted.

- (2) Meter tiles adjusted to grade.

- (3) Meter setters adjusted to grade.

- (4) Valve stacks adjusted to grade.

- (5) Concrete valve operator pads installed and / or grouted.

(Ord. No. 98-98, § 4, 12-08-1998; Ord. No. 2003-101, § 1 06-10-2003; Ord. No. 2004-63, § 14,03-23-2004; Ord. No. 2007-41, § 4-5, 4-10-07; Ord. No. 2019-57, § 6, 04-09-2019)

ATTACHMENT E

Art. 1100 Development Standards Amendments

*Underlined text to be added and strikethrough text to be deleted.
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Sec. 1100.06 Fence and wall requirements.

(g) Fence location.

- (1) *Private property.* All fences and walls shall be located on private property and shall be built with the consent of the property owner. The installer and/or property owner shall be responsible for correctly locating all property lines. Fences and walls shall not encroach into any neighboring property lines.
- (2) *Adjacent to public right-of-way.* A fence or wall shall be placed no closer than five (5) feet to the current or proposed public right-of-way as prescribed within the Master Street Plan.
- (3) *Utility easements.* Walls used as fences and footings for retaining walls are prohibited in a utility easement. Construction of all other fences in utility easements is allowed, but the fence installer and/or property owner assumes some risk by doing so. The fence enclosing utility easement(s) shall have a gate installed to allow access to the easement.
- (4) *Drainage easements.* Fences or walls shall not impede the normal flow of storm water and shall not cross an open drainage channel. Fences or walls proposed in drainage easements shall be approved on a case by case basis. The city reserves the right to remove any fence found to be impeding the normal flow of storm water and replacement cost of such fence shall be the sole responsibility of the property owner.
- (5) *Access easement.* Fences or walls shall not be constructed over a public access easement. Fences or walls proposed over private emergency access easements must be approved by the fire department to ensure adequate access for emergency vehicles and equipment at all times.
- (6) *Sight distance requirements.* Fences shall comply with the areas to be kept clear of all sight obstructions as set forth in ~~Sec. 50-1101(f)~~ 1100.01(f) *Sight distances at driveways and intersections*, unless otherwise approved by the city engineer.

Sec. 1100.15 Sidewalk requirements.

(a) *Intent.* The intent of this section is to provide for safe pedestrian transportation; to enhance the value of the city; and to maintain the character of the city through the installation of sidewalks along all city streets on both sides.

(b) *Applicability.* The provisions of this section shall apply to development in all zoning districts that meet one or more of the following conditions.

- (1) *New construction.* New residential (to include additional dwelling units (ADUs), commercial, or industrial construction.
- (2) *Additions:* Additions to a building or site that total fifty percent (50%) or more of the gross square footage of all existing buildings.
- (3) *Large scale development.* Any development that requires a Large Scale Development approval.

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- (4) *Parking lots.* Development of a new parking lot or expansion of an existing parking lot by more than twenty-five (25%) of the existing parking lot square footage.
- (5) *Interior alterations.* Interior alterations that add one or more dwelling units to the existing number of dwelling units.
- (c) *Exemptions.* The provisions of this section shall not apply to:
- (1) Interior alterations that do not increase the number of dwelling units.
 - (2) A-1 zoned lots or parcels of 150 linear feet or more of street frontage and used as single-family or two-family.
 - (3) ArDOT determination that a sidewalk is not allowed within state right-of-way.
- (d) *Requirement.* The owner of any property abutting a public street or highway for which a sidewalk is required by the city's current Master Street Plan, shall construct a sidewalk as set forth in the city's current adopted Standard Specifications for Streets, except as regulated below for downtown sidewalks.

(1) *Downtown Sidewalks.* In the DC, DE and DN-4 districts, roadways identified as primary and secondary street in Sec. 401.8-B(b) Downtown (d) districts primary and secondary streets, shall meet the Downtown Sidewalk Design Standards below. Sidewalks should fill the space between the back-of-curb and the building.

<u>DOWNTOWN SIDEWALK DESIGN STANDARDS</u>			
	<u>Minimum Sidewalk Width</u>	<u>Sidewalk Material</u>	<u>Sidewalk Brick Color</u>
<u>Primary Street</u>	<u>12'</u>	<u>Concrete, brick or a combination</u>	<u>Pine Hall "Red" or Equivalent</u>
<u>Secondary Street</u>	<u>8'</u>	<u>Concrete</u>	<u>No required color</u>

Sec. 1100.21 Large scale development design standards.

(a) *Purpose and intent.* The design standards in this section are intended to implement the city's vision for commercial and multifamily development as set forth in the city's ~~General~~ Community Plan. The intent of these standards is to improve the overall quality of development with surrounding land uses and enhance pedestrian safety and walkability.

(b) *Applicability.* The provisions of this section shall apply to all developments requiring large scale development approval. Agriculture and industrial zoned properties shall only be required to meet the standards for the side(s) facing a street frontage or clearly visible from a public right-of-way. The standards in this section and in Sec. 1100.23 Downtown (D) districts design standards shall apply-in the DC, Downtown Core and DE, Downtown Edge zoning districts.

~~(b)(c)~~ (c) *Exemptions.*

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- (1) *Downtown Neighborhood (DN) districts.* Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have specific site and architectural design standards established in Sec. 1100.2~~4~~2 Downtown Neighborhood (DN) districts design standards, shall be exempt from this section.
 - (2) *Downtown (DC and DE) districts.* Development that is subject to the design standards for the Downtown Core and Downtown Edge zoning districts, which have specific site and architectural design standards established in Sec. 1100.2~~23~~3 Downtown (D) districts design standards, shall be exempt from the site amenities requirement in subsection (r).
 - (3) *Municipal airport.* Development subject to the design standards for the Bentonville Municipal Airport, which have specific site and architectural design standards established in Sec. 1100.2~~34~~4 Municipal Airport design standards, shall be exempt from this section.
 - (4) *Existing structures.* When a large scale development is only an addition to an existing structure, the design standards shall only apply to the addition itself.
- (d) *Review process.* These standards shall be applied in the normal review process for large scale developments and shall be approved by the planning commission.
- (1) *Waiver request.* Requests for waivers to these requirements must be accompanied by the following items.
 - a. *Narrative.* A written narrative explaining why the waiver is necessary to enhance the architectural design of the structure.
 - b. *3-D Rendering.* A 3-D full-color architectural rendering of the final product to include an outline of adjacent structures.
 - c. *Existing examples.* Photos of existing buildings or structures that have incorporated the related design element. Examples are not required to be located in Bentonville.
- (e) *Building material.* ~~The primary material shall~~ A minimum of two primary building materials is required constituteing at least 75 percent of the wall area. ~~No single primary material shall constitute less than 25% of wall area., excluding glass. The primary exterior material shall consist of a combination of brick, textured concrete block, or natural stone.~~ The standard shall apply to all sides of any building. Materials shall comply with the standards established below. ~~The remaining exterior material shall be considered building trim. Trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. This commonly consists of moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. No wood, masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-textured concrete block, stucco, vinyl or other similar materials shall constitute a portion of any building except trim.~~

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LARGE SCALE DEVELOPMENT BUILDING MATERIALS

	<u>Primary Materials</u>	<u>Trim Materials</u>
<u>Allowed</u>	<u>Brick</u> <u>Textured concrete block</u> <u>Natural stone</u> <u>Glass veneer</u> <u>Pre-finished architectural metal panels (min. 24 gauge)</u>	<u>Tile</u> <u>Stone</u> <u>Glass block</u> <u>Copper flashing</u> <u>Metal</u> <u>Wood</u> <u>EIFS</u> <u>Pre-finished concrete masonry board</u>
<u>Prohibited</u>	<u>Wood</u> <u>Masonite</u> <u>Asphaltic wall or roof material</u> <u>Aluminum siding</u> <u>Steel siding</u> <u>Non-textured concrete block</u> <u>Stucco</u> <u>Vinyl</u> <u>Fiberglass</u> <u>Ribbed metal panel</u>	

(f) *Building color.* The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted. This regulation is not intended to prohibit the use of these colors for specifically approved architectural detailing. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match or compliment the color of the adjacent surface, unless being used expressly as a trim or accent element. Building color shall be consistent with the standards established below.

LARGE SCALE DEVELOPMENT BUILDING COLOR STANDARDS

	<u>Primary Colors</u>	<u>Trim Colors</u>
<u>Allowed</u>	<u>Muted</u> <u>Neutral</u> <u>Earth tone</u>	<u>Muted</u> <u>Neutral</u> <u>Earth tone</u> <u>Bright</u> <u>Light</u> <u>Primary</u>
<u>Prohibited</u>	<u>Bright</u> <u>Primary</u>	<u>--</u>

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(g) *Building compatibility.* All commercial structures shall be designed in a manner compatible with other structures in the surrounding vicinity. The exterior building design, including roof style, color, materials, architectural form and detailing, shall be consistent among all buildings in a common commercial development and on all elevations of each building to achieve design harmony and continuity within itself.

(h) *Scale and bulk.* The height and scale of new buildings shall be consistent or compatible with the height and scale of adjacent buildings. Special care, however shall be taken to achieve the compatibility of larger buildings next to small scale buildings; techniques shall include limited size, building articulation, and shadow patterns. The scale of the building shall also consider building setback, lot size and relationship to street width.

(i) *Wall articulation.* Buildings shall avoid long uninterrupted façade planes and/or blank walls. ~~All commercial building with facades greater than 200 feet in length shall incorporate wall plane projections or recess that are at least two (2) feet deep. Projections/recess must be at least 25% of the length of the façade. No uninterrupted length of a façade may exceed 100 feet in length and shall meet the following requirements:~~

LARGE SCALE DEVELOPMENT WALL ARTICULATION

<u>Vertical</u>	<u>50' max. between articulation</u>
<u>Horizontal</u>	<u>Articulation required between first and second floor</u>
<u>Techniques</u>	• <u>Relief change (projection or recess at least 2' deep)</u> • <u>Breaks in the surface wall</u> • <u>Windows and door openings</u> • <u>Balconies, awnings and canopies</u> • <u>Series of display windows</u> • <u>Recessed entries</u> • <u>Decorative materials / tile</u> • <u>Material change</u> • <u>Texture change</u> • <u>Other techniques that meet the intent of these regulations and approved by Planning Commission.</u>

(j) *Facades.* All commercial structures shall be architecturally finished on all sides with same materials, detailing, and features when visible from the public realm or adjacent residential areas. The degree of visibility from the public realm shall be evaluated using the following criteria:

- (1) The degree of visibility from all adjacent public ways;
- (2) Possible visibility from future buildings and public ways; and

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(3) Internal overall appearance in relation to the site.

(k) *Roofs.* Roof lines and/or parapets shall be varied with a change in height every 100 linear feet in the building length. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view. Alternative lengths and designs may be acceptable and may be approved by planning commission if the required design would create water drainage or structural issues; or is necessary to enhance the architectural design of the building.

(l) *Entrances.* Each primary building on a site, regardless of size, shall have clearly defined, highly visible customer entrances featuring no less than two (2) of the following:

- (1) Canopies or porticos;
- (2) Overhangs;
- (3) Recesses/projections;
- (4) Arcades;
- (5) Raised corniced parapets over the door;
- (6) Peaked roof forms;
- (7) Arches;
- (8) Architectural detail such as tile work and moldings integrated into the building structure and design;

(9) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;

~~(9)~~(10) Change in material; or,

(11) Other architectural features approved by planning commission.

(m) *Architectural details.* All buildings shall be designed to incorporate no less than three (3) of the architectural elements from the list below, in addition to regulations regarding the design of entrances above. Buildings over fifty thousand (50,000) square feet shall include a minimum of five (5) of the referenced architectural elements. Buildings over one hundred thousand (100,000) square feet shall include a minimum of six (6) of the referenced architectural elements.

- (1) Canopies, awnings, or porticos;
- (2) Recesses/projections;
- (3) Arcades;
- (4) Peaked roof forms;
- (5) Arches;
- (6) Display windows;
- (7) Accent materials (minimum of 15% of exterior façade);
- (8) Architectural details (such as tile work and moldings) integrated into the building façade;
- (9) Articulated cornice line;
- (10) Articulated ground floor levels or base;
- (11) Varied roof heights; or,
- (12) Other architectural features approved by planning commission.

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(n) *Utility and mechanical equipment screening.*

- (1) Screening of service yards, utility meters and hardware, mechanical equipment, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls constructed with the same materials as the primary building, fencing, planting, or a combination of the measures that follow. Screening shall be equally effective in the winter and the summer seasons. For rooftop equipment, parapet walls or other screening methods approved by planning commission are required along street frontages and bordering residential areas.
 - a. Adjusting the architectural or landscape profile to screen those elements from view.
 - b. Placing those elements on service courts or other locations usable by the general public.
 - c. Integrating those elements into the architecture or landscaping of the site.
 - d. Use materials similar to that of the primary structure.
- (2) The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:
 - a. The degree of visibility from all adjacent public ways;
 - b. The architectural compatibility of the design and color of the yards, meters and equipment of the building;
 - c. Possible visibility from future buildings and public ways; and
 - d. Internal overall appearance in relation to the site.

(o) *Building placement.* Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public. The front façade shall be kept parallel with the street. On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.

(p) *Parking placement.* No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by out-lot development and additional tree plantings or berms. Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. Parking lots shall be designed in regular, rectangular shapes.

(q) *Pedestrian circulation.* Clearly defined pedestrian walkways or paths shall be provided from public sidewalks to primary building entrances. Design walkways and parking lots so that pedestrians do not have to cross parking aisles and landscape islands to reach building entries. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Painted crosswalks shall not be considered sufficient definition of the pedestrian path from the driving surface.

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(r) *Site amenities.* Each commercial development shall contribute to the establishment or enhancement of the community and public spaces by providing at least two (2) of the amenities listed below. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

- (1) Patio, seating area;
- (2) Pedestrian plaza with benches;
- (3) Mini park, square or green;
- (4) Transit stop;
- (5) Public art;
- (6) Window shopping walkway;
- (7) Outdoor play area;
- (8) Kiosk area;
- (9) Water feature;
- (10) Clock tower or steeple;
- (11) Bike racks that hold at least 2 bikes; or
- (12) Any other deliberately shaped area and/or focal feature that, in the planning commission's judgment adequately enhances such development and serves as a gathering place.

(Ord. No. 2008-44, § 1, 05-27-2008; Ord. No. 2011-72, 08-09-11; Ord. No. 2010-71, § 6, 11-23-2010; Ord. No. 2011-72, §1, 2, 4, 5, 08-09-2011; Ord. No. 2012-58, § 7, 07-24-2012; Ord. No. 2016-30, § 1, 02-09-2016; Ord. No. 2019-57, § 6, 04-09-2019)

Sec. 1100.22 Downtown Neighborhood (DN) districts design standards.

(l) *DN districts mixed-use standards.*

(1) *Mixed-use design standards.*

- a. *Upper floor design.* Upper-floor residential portions of mixed-use buildings shall incorporate design elements that create visual interest and avoid large blank facades. Such elements should be used to create a façade rhythm that is consistent with surrounding attached or detached single-family buildings. Appropriate elements include protruding or recessed patios, vertical and horizontal design elements, planar variations, varied roof lines, dormers, and others.
- b. *Ground floor design.* Ground-floor commercial facades must integrate a high level of transparency and elements typical of traditional commercial design. Such elements should include knee walls, window bays framed by architectural columns and pilasters, transom windows, recessed entries, awnings, and others.
- c. *Buildings on a corner lot.* Mixed-use buildings located on corners should integrate prominent massing elements such as corner turrets or chamfered facades.

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- d. *Signage and lighting.* Commercial signage and lighting should be integrated into the design of the façade and have a minimal impact on the aesthetic of the area. All commercial signs should comply with the regulations for signs located in the D-C Downtown Core District.
- e. *Commercial floor delineation.* There should be a clear delineation between the ground-floor commercial space and upper-floor residential areas. Such a delineation can be created through the use of varying materials, slight upper-floor recession, projection or horizontal variation.
- f. *Large scale development compliance.* Mixed-use buildings are subject to the standards for Large Scale Developments as described in ~~Chapter 50, Sec. 50-1116~~Sec. 1100.21 *Large scale development design standards*. When identifying additional site amenities in order to meet the standards of the ~~Subdivision Development~~ Code, ~~a~~Applicants should be encouraged to provide amenities in accordance with ~~Sec. 50-1116(g)~~Sec. 1100.21 (r) *Site amenities* that are appropriate for a walkable mixed-use environment, such as patio seating and benches, a pedestrian plaza, window shopping walkway, or public art.
- g. *Functional operations.* Operations related to the function of commercial tenants (i.e. outdoor trash receptacles, loading areas, etc.) shall be located and designed so they do not interfere with resident access or substantially impact residents through noise, odor, etc. Trash receptacles should not be adjacent to a public right-of-way.
- h. *Screening of adjacent residential lots.* Mixed-use buildings shall provide screening against abutting residential properties that is compliant with regulations established in Section 1400.097 Screening requirements of the City's ~~Subdivision Land Development~~ Code.

Sec. 1100.23 Downtown (D) districts design standards.

(a) *Purpose and intent.* The design standards in this section are intended to implement the city's vision for the Downtown Master Plan. The intent of these standards is to improve the overall quality of development and enhance pedestrian safety and walkability in the downtown districts.

(b) *Applicability.* The provisions of this section shall apply to all developments requiring large scale development approval within the DC, Downtown Core and DE, Downtown Edge districts. These standards are in addition to the regulations in Sec. 1100.21 Large scale development design standards. Where there is conflict between regulations, the regulations in this section shall prevail in the DC and DE districts.

(c) *Review process.* These standards shall be applied in the normal review process for large scale developments and shall be approved by the planning commission.

~~(d) — Building material. Minimum of two materials required, consistent with the building material regulations established below.~~

~~DOWNTOWN (D) DISTRICTS
BUILDING MATERIALS~~

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	<u>Primary material</u>	<u>Secondary material</u>
<u>Coverage</u>	<u>75% min. of façade, exclusive of windows</u>	<u>25% max. of façade, exclusive of windows</u>
<u>Allowed</u>	<u>Brick, stone, manufactured stone, architectural steel, architectural concrete</u>	<u>Tile, stone, glass block, copper flashing, metal and wood, EIFS</u>
<u>Prohibited</u>	<u>Aluminum, vinyl, fiberglass</u>	<u>—</u>

~~(e) *Building color.* Building color shall be consistent with the standards established below. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match or compliment the color of the adjacent surface, unless being used expressly as a trim or access element.~~

~~DOWNTOWN (D) DISTRICTS COLOR STANDARDS~~

	<u>Primary color</u>	<u>Secondary color</u>
<u>Coverage</u>	<u>75% min. of façade</u>	<u>25% max. of façade</u>
<u>Allowed</u>	<u>Earth tones</u>	<u>Earth tones, light and bright colors</u>

~~(f) *Building compatibility.* The compatibility requirements in Sec. 1100.20 Large scale development design standards shall apply to the Downtown Districts.~~

~~(g) *Building scale and bulk.* The scale and bulk requirements in Sec. 1100.20 Large scale development design standards shall apply to the Downtown Districts.~~

~~(h) *Wall articulation.* Walls in the Downtown Districts shall be articulated in a manner that meet the minimum requirements below.~~

~~DOWNTOWN (D) DISTRICTS WALL ARTICULATION~~

<u>Vertical</u>	<u>50' min. between articulation</u>
<u>Horizontal</u>	<u>Articulation required between first and second floor</u>
<u>Techniques</u>	● <u>Breaks in the surface wall</u> ● <u>Windows and door openings</u> ● <u>Balconies, awnings and canopies</u> ● <u>Series of display windows</u> ● <u>Recessed entries</u> ● <u>Decorative materials / tile</u>

(i) *Facades.*

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- (1) Loading docks, overhead doors, and other service entries are prohibited on primary street-facing facades.
- (2) Features added to the façade, such as balconies and shutters, shall be useable and/or operational to ensure authenticity of design.
- (j) *Roofs*. Roof styles in the Downtown (D) shall meet the standards below:

DOWNTOWN (D) DISTRICTS
ROOF STYLES ALLOWED

DC	Gable, hipped, flat
DE	Gable, hipped

- (k) *Entrances*.

- (1) *Doors adjacent to sidewalk*. All doors from the structure that are immediately adjacent to the sidewalk shall be recessed from the front of the structure a minimum of the width of the door to allow for safe pedestrian use of the sidewalk.

~~(2) *Primary entrance emphasized*. All primary entrances to a building shall be emphasized with one of the following techniques, or as approved by planning commission:~~

- ~~a. *slightly recessed*;~~
- ~~b. *change in color*; and/or~~
- ~~c. *materials or paving treatment*.~~

~~(l) *Windows*~~. First floor windows shall not be opaque. Windows in the Downtown Districts shall meet the standards below.

DOWNTOWN (D) DISTRICTS
WINDOW REQUIREMENTS

	Minimum First Floor Coverage
DC	50% of façade shall be windows
DE	No minimum required

(m) *Corner architecture*. All buildings located at the corner of the intersection between two primary streets shall incorporate a minimum of one of the following architectural elements, or as approved by planning commission. This standard shall not apply to the intersection of two secondary streets or between a primary and secondary street.

- (1) cupola
- (2) turret
- (3) pitched roof

(n) *Awnings, canopies, and balconies*. Awnings, canopies and balconies shall meet the standards below.

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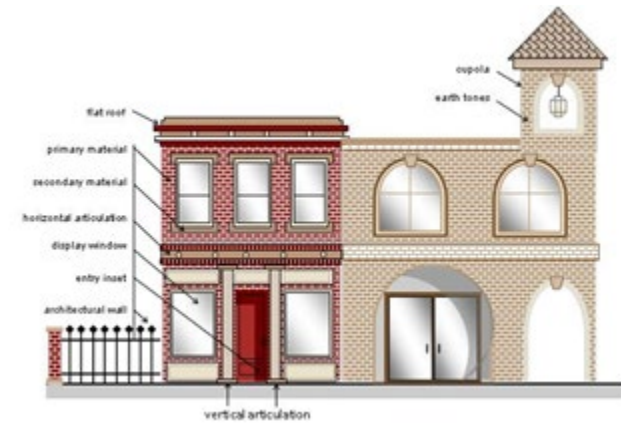
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DOWNTOWN (D) DISTRICTS AWNING, CANOPIES AND BALCONY STANDARDS

Material	Durable, protective, water repellant
Prohibited	Plastic, aluminum, fiberglass Backlighting of awning

(o) *Franchise architecture.* Franchise architecture (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is prohibited. Franchises or national chains shall follow these standards to create a unique building that is compatible with the DC, Downtown Core and DE, Downtown Edge districts.

DOWNTOWN (D) DISTRICTS ARCHITECTURAL FEATURES



~~(p) *Utility and mechanical equipment screening.* The utility and mechanical equipment screening requirements in Sec. 100.20 Large scale development design standards shall apply to the Downtown districts.~~

(q) *Building placement.* The table below establishes the minimum percentage of the façade that must be placed along the maximum setback allowed in the Downtown districts.

DOWNTOWN (D) DISTRICTS FACADE PLACEMENT

	Façade built to maximum setback on a primary street	Façade built to maximum setback on a secondary street
DC	80% min	25% min
DE	80% min	0%

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Any section along the maximum setback on a primary street that is not defined by a building up to a 10 foot setback of the maximum setback shall be defined by a 2'6" to 4'6" high fence or wall. The material on the fence or wall shall be consistent and compatible with the adjacent structure and approved by planning commission. The fence or wall may consist of a gate or opening for access.

(r) *Parking placement.* Off-street parking shall be located behind or to the side of the primary building. On corner lots, parking drive shall not be located on primary streets, unless at intersection of two primary streets (see DC and DE zoning districts for information on primary and secondary streets.) Parking drives are highly discourage along primary streets and only permitted if there is no other option for access to parking areas. Off-site parking may be provided off-site within 600' or as shared parking. A shared parking agreement shall be provided to Planning for all residential use parking spaces.

(s) ~~*Sidewalks.* The table below 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.~~ Reserved.

~~DOWNTOWN (D) DISTRICTS~~

~~SIDEWALK REGULATIONS~~

	Minimum sidewalk width adjacent to a primary street	Minimum sidewalk width adjacent to a secondary street	Sidewal k material	Sidewalk brick color
DC	12'	12'	Coneret e, brick or a combination	Pine Hall "Red" or equivalent
DE	8'	8'	Coneret e	No required color

(t) *Site amenity standards.* Site amenities are not required. However, if a specific site amenity is being provided, it shall meet the standards below for both primary and secondary streets in the DC, Downtown Core and DE, Downtown Edge districts. All street furniture shall be installed per manufacturer's specifications.

(1) *Street amenity placement.*

- Street trees and street lights shall not be placed directly in front of an entrance to a building.
- All street furniture shall be placed so that a minimum of 4' of the width of the sidewalk is clear and unobstructed.
- Trees, street lamps, and all street furniture shall be placed a minimum of 36" away from the back of curb to allow for car doors opening.

DOWNTOWN (D) DISTRICTS

STREET AMENITY PLACEMENT

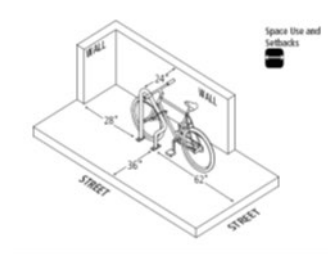
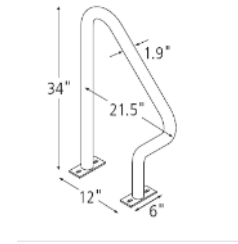
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(5) *Bicycle rack standard.*

- l. Size: 34" x 21.5"
- m. Style: Single hoop, Dero Swerve Rack, Black
- n. Tube Width: 1.9"
- o. Setback from parallel wall: 24"
- p. Setback from horizontal wall: 28"
- q. Setback from parallel street: 36"
- r. Distance from horizontal street: 62"



(Ord. No. 2005-82, § 1, 04-26-2005; Ord. No. 2009-11, § 1, 11-10-09, Ord. No. 2010-54, § 2, 08-10-2010; Ord. No. 2012-58, § 6, 07-24-2012; Ord. No. 2019-57, § 6, 04-09-2019)

ATTACHMENT F

Art. 1400 Landscaping, Screening and Buffering Amendments

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Sec. 1400.03 Exemptions from landscaping, screening and buffering regulations.

(a) *Previous approval.* Developments that have been approved and permitted to begin building construction prior to the adoption of this Article shall be exempt.

(b) *Downtown (D) districts.* Development and redevelopment in the DC, Downtown Core and the DE, Downtown Edge zoning districts shall be exempt from *Sec. 1400.06 Street Frontage Buffer Landscaping, Sec. 1400.07 Perimeter landscape requirements* and *Sec. 1400.15 Minimum tree size at time of planting.* ~~DC, Downtown Core shall be exempt from *Sec. 1400.07 Perimeter landscape requirements*.~~ Both DC and DE zoning districts, however, shall be subject to *Sec. 1400.16 Downtown districts landscaping requirements.*

(c) *Downtown Neighborhood (DN) districts.* Development and redevelopment in the DN-4, Downtown Mixed-use Residential district where the applicable minimum setback is 0' shall be exempt from *Sec. 1400.06 Street Frontage Buffer Landscaping* and *Sec. 1400.07 Perimeter landscape requirements*, but shall be subject to the regulations for DE districts in *Sec. 1400.16 Downtown Districts Landscaping Requirements.*

(e) ~~(d)~~ *Residential.* Newly constructed single and two-family residential structures shall be exempt from this Article with the exception of *Sec. 1400.10 Residential tree planting required.*

(e) ~~(d)~~ *Municipal Airport.* Development subject to the design standards for the Bentonville Municipal Airport shall be exempt from this article with the exception of *Sec. 1400.18 Municipal Airport landscaping requirements.*

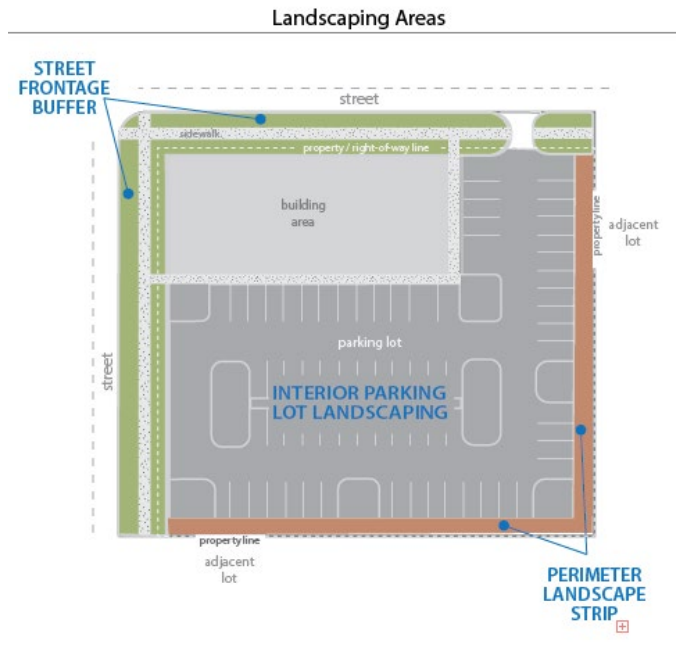
(Code 1994; Ord. No. 98-98, § 4, 12-08-1998; Ord. No. 2003-100, § 1, 06-10-2003; Ord. No. 2009-11, § 6; Ord. No. 2010-71, § 7, 11-23-2010; Ord. No. 2012-58, § 9, 07-24-2012; Ord. No. 2016-30, 02-09-16; Ord. No. 2013-87, § 1, 09-10-2013; Ord. No. 2016-30, § 2, 02-09-2016; Ord. No. 2019-57, § 6, 04-09-2019)

Sec. 1400.05 Landscape plan requirements.

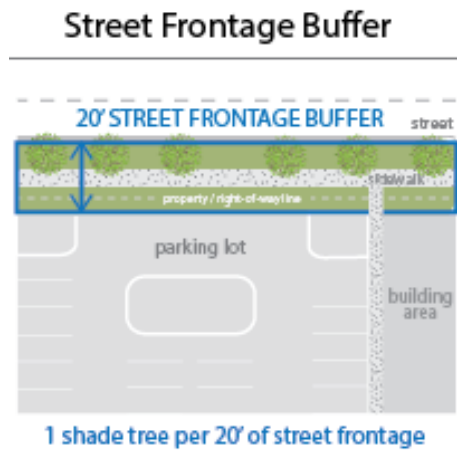
ATTACHMENT F

Art. 1400 Landscaping, Screening and Buffering Amendments

*Underlined text to be added and strikethrough text to be deleted.
Only code sections with amendments are shown.*



Sec. 1400.06 Street frontage buffer landscaping required.



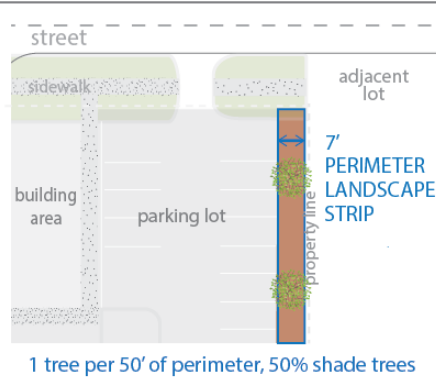
Sec. 1400.07 Perimeter landscape strip required.

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Perimeter Landscape Strip



Sec. 1400.08 Interior parking lot landscaping required.

(c) ~~Number of trees required. Trees shall be provided at a minimum rate of one (1) tree per 125 square feet or fraction thereof of interior parking lot landscaping area.~~

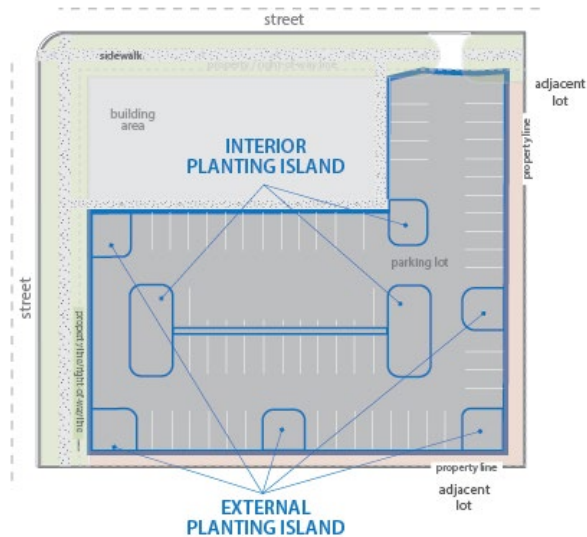
(f) *Planting islands.* Interior areas of parking pavement shall contain planting islands.

(1) *Planting islands generally.*

a. Planting islands shall be spaced no farther than fifteen (15) parking spaces apart.

b. All rows of parking shall terminate with a planting island or landscaped area.

Interior Parking Lot Landscaping



(2) *Internal planting islands.*

ATTACHMENT F

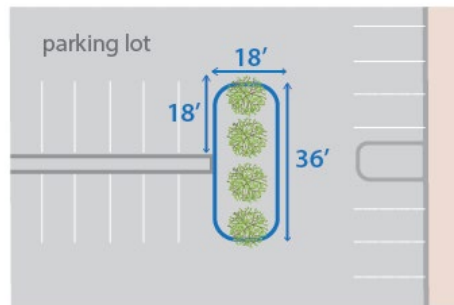
Art. 1400 Landscaping, Screening and Buffering Amendments

Underlined text to be added and strikethrough text to be deleted.

Only code sections with amendments are shown.

- a. *Minimum size.* Internal planting islands shall be a minimum size of eighteen (18) feet by eighteen (18) feet, measured back of curb to back of curb.
- b. *Number of trees required.* Internal planting islands shall contain a minimum of two (2) shade trees.

Interior Parking Lot Landscaping: INTERNAL PLANTING ISLAND



2 shade trees per internal planting island

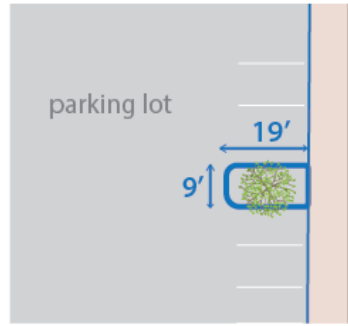
- (3) *External planting islands.* External planting islands are adjacent to the perimeter of the parking lot.
 - a. *Minimum size.* External planting islands shall be a minimum size of nine (9) feet by nineteen (19) feet.
 - b. *Number of trees required.* External planting islands shall contain a minimum of one (1) shade tree.

ATTACHMENT F

Art. 1400 Landscaping, Screening and Buffering Amendments

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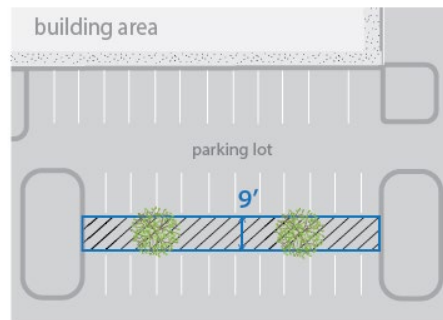
Interior Parking Lot Landscaping: EXTERNAL PLANTING ISLAND



1 shade tree per external planting island

- (4) *Continuous planting islands.* ~~—~~When there are two or more double rows of parking, a continuous planting island shall be located between every other row.
- Minimum size.* Continuous planting islands shall be the length of the parking row and a minimum width of nine (9) feet.
 - Number of trees required.* Continuous planting islands shall contain a minimum of one (1) shade tree per every six (6) parking spaces or fraction thereof located in the double row.

Interior Parking Lot Landscaping: CONTINUOUS PLANTING ISLAND



1 shade tree for every 6 spaces

- (5) *Planting island preparation.* To create favorable conditions conducive to healthy plant growth, planting islands shall be excavated to a depth of three (3) feet and backfilled with grade A sandy loam topsoil. A drainage perk test shall be performed prior to backfilling topsoil. Six (6) inches of water shall be placed in each excavated hole. If all of the water does not percolate out of the excavated hole within 24 hours, then drainage pipe shall be installed.

ATTACHMENT F

Art. 1400 Landscaping, Screening and Buffering Amendments

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Only code sections with amendments are shown.

ATTACHMENT F
Art. 1400 Landscaping, Screening and Buffering Amendments

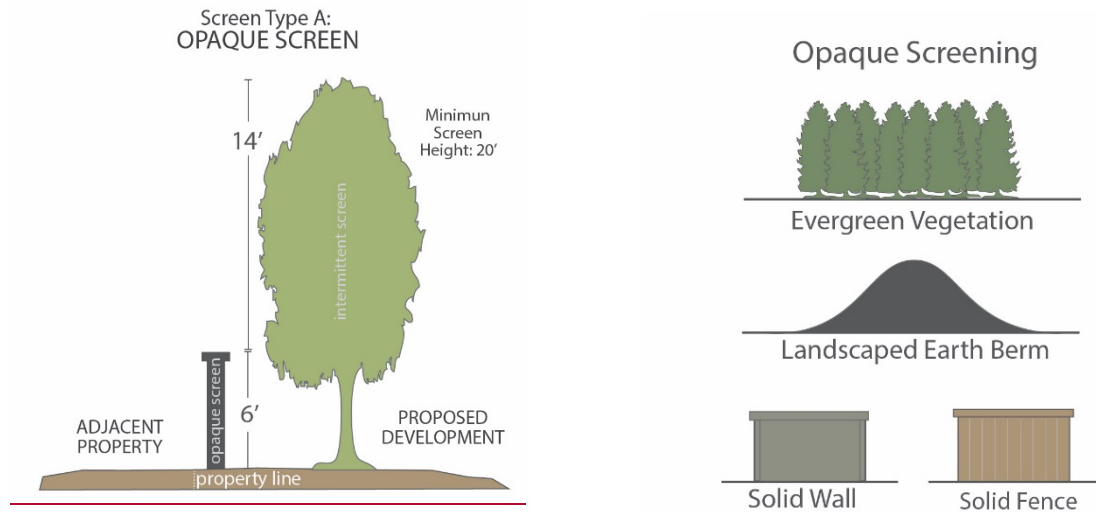
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Only code sections with amendments are shown.*

Sec. 1400.09 Screening requirements.

(c) *Screen type A: opaque screen.* Intended to exclude all visual contact between uses and to create a strong impression of spatial separation.

(1) *Minimum height.* Minimum height of twenty (20) feet. Opaque from the ground to a height of six (6) feet, intermittent visual obstruction permitted from above the opaque portion.

(2) *Materials.* May be composed of a wall, fence, landscaped earth berm, planted evergreen vegetation, or existing evergreen vegetation.



(d) *Screen type B: semi-opaque screen.* Intended to partially block visual contact between uses and to create a strong impression of the separation of spaces.

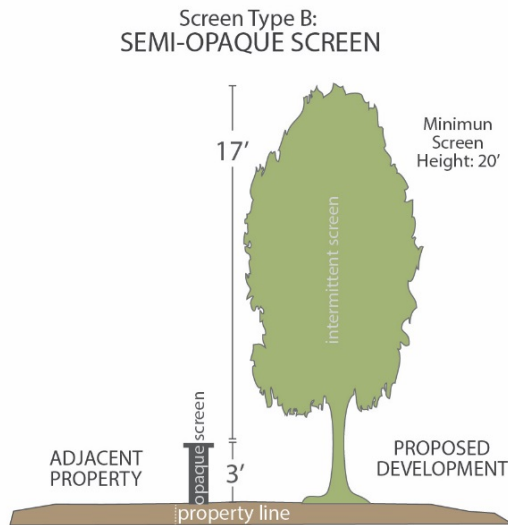
(1) *Minimum height.* Minimum height of twenty (20) feet. Opaque from the ground to a height of three (3) feet, intermittent visual obstruction permitted from above the opaque portion.

(2) *Materials.* May be composed of a wall, fence, landscaped earth berm, planted evergreen vegetation, or existing evergreen vegetation.

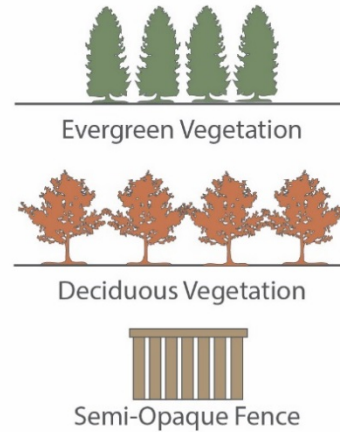
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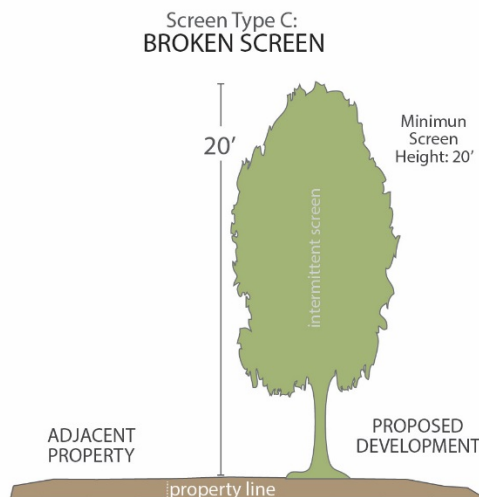


Intermittent Visual Obstruction

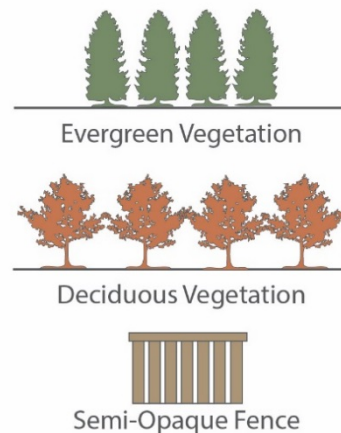


(e) *Screen type C: broken screen.* The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces.

- (1) *Minimum height.* Minimum height of twenty (20) feet with intermittent visual obstruction from the ground.
- (2) *Materials.* May be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation.



Intermittent Visual Obstruction



(f) *Screen type D: No defined screen.* The perimeter landscaping requirements in *Sec. 1400.07 Perimeter Landscape Strip Required* shall apply; however, no additional screening is required.