

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
September 1, 2020**

**I. Call to Order
II. New Business**

1. Terrell

Rezoning*

R-1, Single-Family Residential to R-3, Medium-Density Residential
NW 15th Street and Bella Vista Road ([RZ20-0029](#))

- +/- 2.04 acres
- Currently zoned R-1, Single-Family Residential with a Future Land Use Classification of Mixed-Use.
- Adjacent zoning districts are R-1 to the north, east, and south, and C-2, General Commercial to the west.
- The definition for the R-3, Medium-Density Residential, zoning district specifically references its potential use as a buffer between incompatible zoning districts, such as between commercial and residential zoned properties.
- According to the applicant’s narrative, the intent of the rezoning request is to build affordable, medium-density single-family units on the property. They also reference the importance of enhancing the North Walton corridor in line with the North Walton Enhancement Plan.
- The Land Use and Strategic Growth chapter of the Bentonville Community Plan depicts this property within the Infill Priority Area. The Plan states that urban infill opportunity sites can be used to accommodate Bentonville’s projected growth over the next 20 years.

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

2. Alexander

Rezoning*

A-1, Agricultural to R-1, Single-Family Residential

2002 Timber Trail ([RZ20-0035](#))

- 1.14 acres, currently zoned A-1, Agricultural. The Future Land Use Plan currently depicts this property as Open Space.
- Adjacent zoning districts are R-1, to the north, south, east and west and PRD (Red Barn Development) to the south.
- The applicant also intends to submit a property line adjustment that along with this rezoning request would allow the existing single-family home on the property to conform to setbacks of the R-1 zoning district instead of the existing non-conformity of the existing A-1 zoning district which has setbacks of 30 feet from all property lines and a 5 acre minimum size requirement.
- While the Future Land Use Plan depicts this property as Open Space due to its step terrain in certain areas, the proposed rezoning does align with the property's existing and adjacent uses and may justify the rezoning request to R-1, Single-Family Residential and more accurately align with the Future Land Use Plan for the area.
- Staff HAS received comment regarding this rezoning request.

3. Casey

Rezoning*

A-1, Agricultural to R-O, Residential Office

1117 SE 33rd Street. ([RZ20-0036](#))

- Currently zoned A-1, Agricultural. The Future Land Use Plan currently depicts this property as High-Density Residential.
- Surrounding uses of R-O, Residential Office to the east, C-2, General Commercial to the west and north and, A-1, Agricultural to the south.
- The Bentonville Community Plan identifies this area as Priority Area 2, Infill. These areas represent an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the character of surrounding areas.
- The future land use map identifies this area as High-Density Residential, defined as residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary significantly in terms of density depending on the scale but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
- This request is consistent with the future land use map, the Bentonville Community Plan, and past action taken by the planning commission.
- Staff has NOT received public comment regarding this rezoning request.

- 4. Midwest Equipment** **Conditional Use***
Long-Term Temporary Use, Temporary Gravel Parking & Display Area
1400 SW I Street ([CU20-0034](#))
- Currently zoned C-2, General Commercial. Adjacent properties to the north, east are also zoned C-2 and those to the west and south are zoned A-1. Temporary long-term uses require a Conditional Use Permit in all zoning districts.
 - A request to allow for a long-term temporary gravel parking area for customers and a gravel display area for equipment sales, i.e. tractors and implements.
 - See attached site plan for the new gravel parking/display areas located to the north east and south of the existing building.
 - It should be noted that a gravel drive and small gravel parking area, situated to the east and south, were preexisting and are grandfathered based on the proposed scope of work to occur.
 - The applicant states in their narrative that the gravel was placed as a base course to install a concrete parking/display area in the future.
 - Staff recommends this item be accepted for a period of 12 months from date of issuance of the Conditional Use Permit at which time the a Large Scale Development will be submitted to the planning office for review prior to ANY paving or OTHER construction occurring on the property.

- 5. Mohawk Temporary Parking** **Conditional Use***
Temporary Use, Temporary Gravel Parking
301 SE J Street ([CU20-0035](#))
- Currently zoned R-O, Residential Office and R-1, Single-Family Residential. Temporary Uses require a Conditional Use Permit in all zoning districts.
 - A request to allow for a temporary laydown area, maintenance yard, and gravel parking for construction work on the Walmart Home Office Campus.
 - The proposed hours of operation are 24 hours a day, 7 days a week while the campus is under construction.
 - The applicant's site plan depicts a total of 198 vehicle spaces and temporary fencing along E Central Avenue.
 - The applicant requests the Conditional Use Permit be issued for the duration of construction of the Home Office.

6. Walmart Mockup Building

Conditional Use*

Temporary Structure

309 SE Martin Luther King Junior Parkway ([CU20-0036](#))

- Currently zoned I-2, Heavy Industrial. Temporary Uses require a Conditional Use Permit in all zoning districts.
- A request to allow for the construction of a building shell mock up to display, construct and perform testing resembling the permanent Walmart Campus Buildings. The three story 60-foot by 60-foot structure shall be unoccupied and is only for the purposes of practicing construction and engineering testing.
- The applicant proposes to construct the structure in an existing parking lot, reducing the number of available spaces by 44. The applicant anticipates a maximum of 50 visits to the site daily.
- The applicant's architectural elevations depict brick, metal panel, and glazing as the materials on the structure.

7. 805 SE C Street Lodging

Conditional Use*

Temporary Structure

309 SE Martin Luther King Junior Parkway ([CU20-0036](#))

- Currently zoned DE, Downtown Edge. Lodging Hotel/Motel requires a Conditional Use Permit in district DE.
- A request to allow for the construction of a 10 to 15 bedroom hotel at 805 SE C Street. According to the applicant's narrative, their intent is for the hotel to appear like a modern house from an architectural and context standpoint.
- The applicant anticipates 10 to 15 patrons at any time and 2 to 3 employees daily.
- The applicant provided a proposed site plan within the packet. Any future development will meet the requirements of the Land Development Code.

8. Casey

Conditional Use*

Personal Services

1117 SE 33rd Street ([CU20-0038](#))

- Currently zoned A-1, Agricultural, and is a residence and locksmith business with surrounding uses of R-O, Residential Office to the east, C-2, General Commercial to the west and north and, A-1, Agricultural to the south. Personal Services in the R-O, Residential Office district require a conditional Use Permit.
- The future land use map identifies this area as High-Density Residential, defined as residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary significantly in terms of density depending on the scale but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
- The applicant is requesting a conditional use permit to bring the business into compliance with the current code. Personal services; Establishments providing non-medical services to individuals as a primary use lists locksmith as a specific use within personal services. The applicant states the business has been at the current location since 2005. The applicant has no plans to make any changes to this location. The City of Bentonville does not have any records of violations or complaints about this business at this location.
- This Conditional Use Permit shall be valid in perpetuity from date of issuance.

9. Malies

Wavier

Sec 1100.02(7)(c) Access Management Standards

702 NE A Street ([WAV20-0015](#))

- The applicant requests a waiver to Sec 1100.02(7)(c) Access Management Standards, Residential, and Subdivision Access. No residential lot shall be permitted direct access to a collector, minor, or major arterial street. NE A Street is a collector on the master street plan.
- With the construction of the first home and garage on lot 30, the adjacent lot to the east, 201 NE 7th Street, has a fence constructed of 3.23' on lot 26, Deming's Second Addition. Through research and conversations with the adjacent property owner, the fence had been in place for at least 26 years. In the opinion of Watkins, Boyer, Gray & Curry, PLLC, the owner of lot 26, had little chance of getting the fence moved. (attached) With the loss of 3.23' from the 12' cross access easement, the passage of a vehicle is complicated.
- NE A Street, as a collector, cuts through the heart of Deming's Second Addition, the city does not have plans for long term improvements on NE A Street, which in this area functions similar to a residential street. It does experience a higher volume of traffic for people looking to access the trail system and NE Tiger Boulevard. There is limited redevelopment potential north of 702 NE A Street, due to topography and the land being a part of Crystal Bridges or the Bentonville Park System.

10. Cyster**Wavier****Sec 1100.15 Sidewalk Requirements****1108 NE D Street** ([WAV20-0013](#))

- The applicant requests a waiver to Sec 1100.15, Sidewalk Requirements, of the Land Development Code. The applicant requests a fee-in-lieu be accepted instead of the required 5-foot wide sidewalk.
- The trail network exists across the street, and Old Tiger Stadium is currently under design for improvements.

11. Lots 1-3, Dickson Addition**Lot Split**704 West Central Avenue ([LS20-0038](#))

- Currently zoned R-1, Single-Family Residential with a Future Land Use Plan Low Density Residential.
- A lot split of Lot 9 that will create Lot 45 (+/-0.24 acres) of Dickson's Addition.
- The plat dedicates a 15' utility easement along West Central Ave.
- Per the current Master Street Plan requirements, additional right-of-way is being dedicated along West Central Ave. and NW 2nd Street

12. Lots 3 & 4 of Merchant Place Subdivision**Lot Split**South Main Street ([LS20-0039](#))

- Currently zoned DC, Downtown Core with a Future Land Use Plan designation of Downtown Commercial.
- A lot split of existing Lot 1 that will create new Lot 3 (+/-0.40 acres), and Lot 4 (+/-0.20 acres), of Merchant Place Subdivision.
- The plat dedicates a 15-foot utility easement along the entire frontage along NW C Street.
- The plat dedicates a utility easement for electric service.
- Per the current Master Street Plan requirements, additional right-of-way is being dedicated along South Main Street.
- Sidewalk will be the responsibility of the owner at time of development.
- One waiver requested:
 - A waiver from Article 1100, Section 1100.16, Right-of-Way Dedication, of the Land Development Code.

13. Lot 20 of Lincoln and Rice Addition**Lot Split**704 NE 2nd Street ([PLA20-0044](#))

- Currently zoned R-1, Single-Family Residential with a Future Land Use Plan designation of Low Density Residential.
- A property line adjustment of part Lots 3 & 5 and all of lot 4, Block 2 that will create new Lot 20 (+/-0.29 acres) of Lincoln and Rice Addition.
- The plat dedicates a 15-foot utility easement along the entire frontage along NE 2nd Street.
- Right-of-way is adequate along NE 2nd Street.
- Sidewalk will be the responsibility of the owner at time of development.

14. Church of Christ of Latter Day Saints

Large Scale Development

1101 McCollum Road ([LSD20-0048](#))

- Currently zoned A-1, Agricultural. This site is the location of the existing Church of Christ of Latter Day Saints.
- A Large Scale Development to construct a new Bentonville Temple and associated parking. The temple is approximately 29,000 square feet in size and the development includes 98 additional parking stalls.
- The development provides adequate street frontage, perimeter, and interior parking lot landscaping.
- The development provides sidewalk along NE Kirche Cove.
- The exterior elevations depict precast concrete panel as the primary material of the building.
- One waiver requested:
 - A waiver from Article 1400, Section 1400.06, Street Frontage Landscaping, of the Land Development Code. Along NE Kirche Cove, the applicant depicts a maximum encroachment into the required 20-foot street frontage landscape buffer of 3.5-feet. The remainder of the site's landscaping exceeds the requirements of the Land Development Code, however.

III. Other Business

Legend

 Proposed Rezoning

C-2

NW 15TH ST

R-1

R-1

C-2

R-1

BELLA VISTA RD

R-1

R-1

NW 14TH ST



1 inch = 90 feet

RZ20-0029
Terrell R-1 TO R-3



Bella Vista Road Narrative

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: R3- Medium Density Residential

Explanation: Newell Development proposes to rezone the properties located at 701 NW 15th Street (Parcel # 01-01523-003), 1413 Bella Vista Road (Parcel # 01-01521-000), Bella Vista Road (Parcel # 01-01518-001) and 1409 Bella Vista Road (Parcel # 01-01518-000) from R1 to R3, in order to develop a real estate project in compliance with R3 development standards. The current owner is Thomas and Judith Terrell (Mailing Address: PO Box 390, Bentonville AR 72712) who endeavors to sell the property to Randall Hinton Development LLC. Newell Development will be the property developer.

Reason to Rezone: The rezone would allow for Randall Hinton Development LLC. to build affordable medium density single-family units in the enhancement plan area.

Statement of how the property will relate to surrounding properties: The development proposed for the property will fit in form and scale with design standards outlined in the N. Walton Enhancement and Future Land Use Plan.

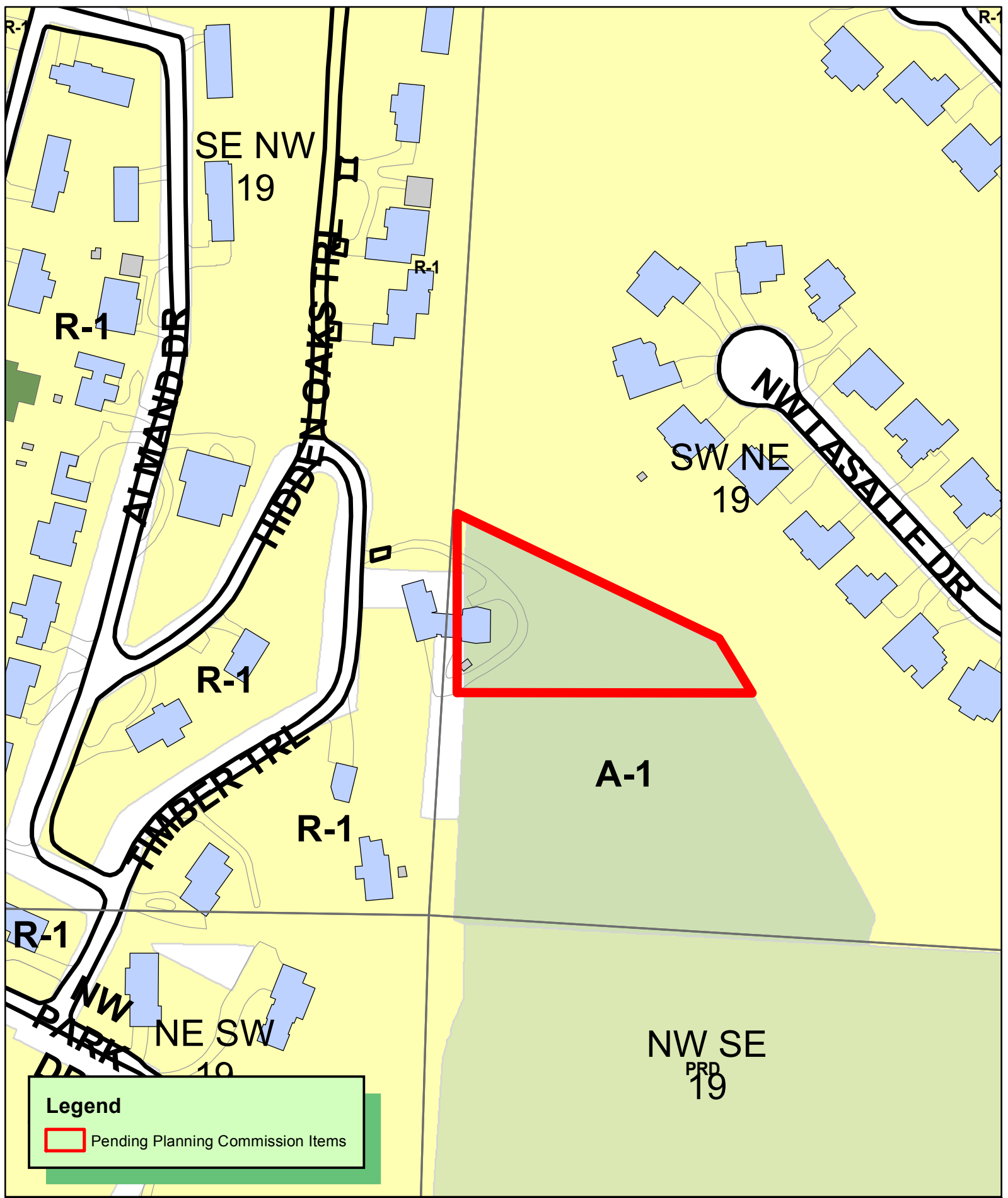
Use: This residential development will complement and contribute to the N. Walton Enhancement Plan.

Traffic: The additional units should not impact current traffic patterns and could potentially encourage more pedestrian activity.

Signage: None proposed.

Appearance: Modern design standards will be used to update enhance the appearance of the N. Walton corridor.

Water/ Sewer/ Electric: On-Site



RZ20-0035
REZONING A-1 TO R-1
LUTTRELL
2002 TIMBER TRL





SWOPE ENGINEERING

Civil Engineering
3511 SE J Street, Suite 9
Bentonville, AR 72712
479-877-7388

July 23rd, 2020

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

Re: 2002 Timber Trail rezone to R-1

Dear Jon,

Please accept this narrative letter for the referenced request. The house at this address is built across an existing parcel line. The owner would like to properly position the property line to fit the house within normal building setbacks. The property line was also determined in a way that would allow a future public road to extend into this site.

The future road is part of a future plan to subdivide the remaining acreage behind this house. Once this house gets its lot line legally situated, further plans are in store for dividing the remaining land into lots with a public road ending in a cul-de-sac.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Phil Swope". The signature is written in a cursive, flowing style.

Phil Swope, PE
Project Engineer

NOTICE OF INTENT TO REZONE

Arnold Luttrell

has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1, Agricultural

to

R-1, Single-family Residential

The legal description of the property is as follows:

A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 20 NORTH OF RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND IRON PIN FOR THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, THENCE ALONG THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 north 00°00'34" EAST A DISTANCE OF 275.61 FEET TO A FOUND IRON PIN, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE NORTH 00°00'34" EAST A DISTANCE OF 224.39 FEET TO A FOUND IRON

The common description of the property is: 2002 Timber Trail

Proposed land use: single family residential

The public hearing will be held September 1st 2020 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

For more information, you may call the Planning Department at (479) 271-3122.

I/we have received notice of the public hearing for the rezoning of the above described property and:

☐ I / we have no objections to the rezoning.

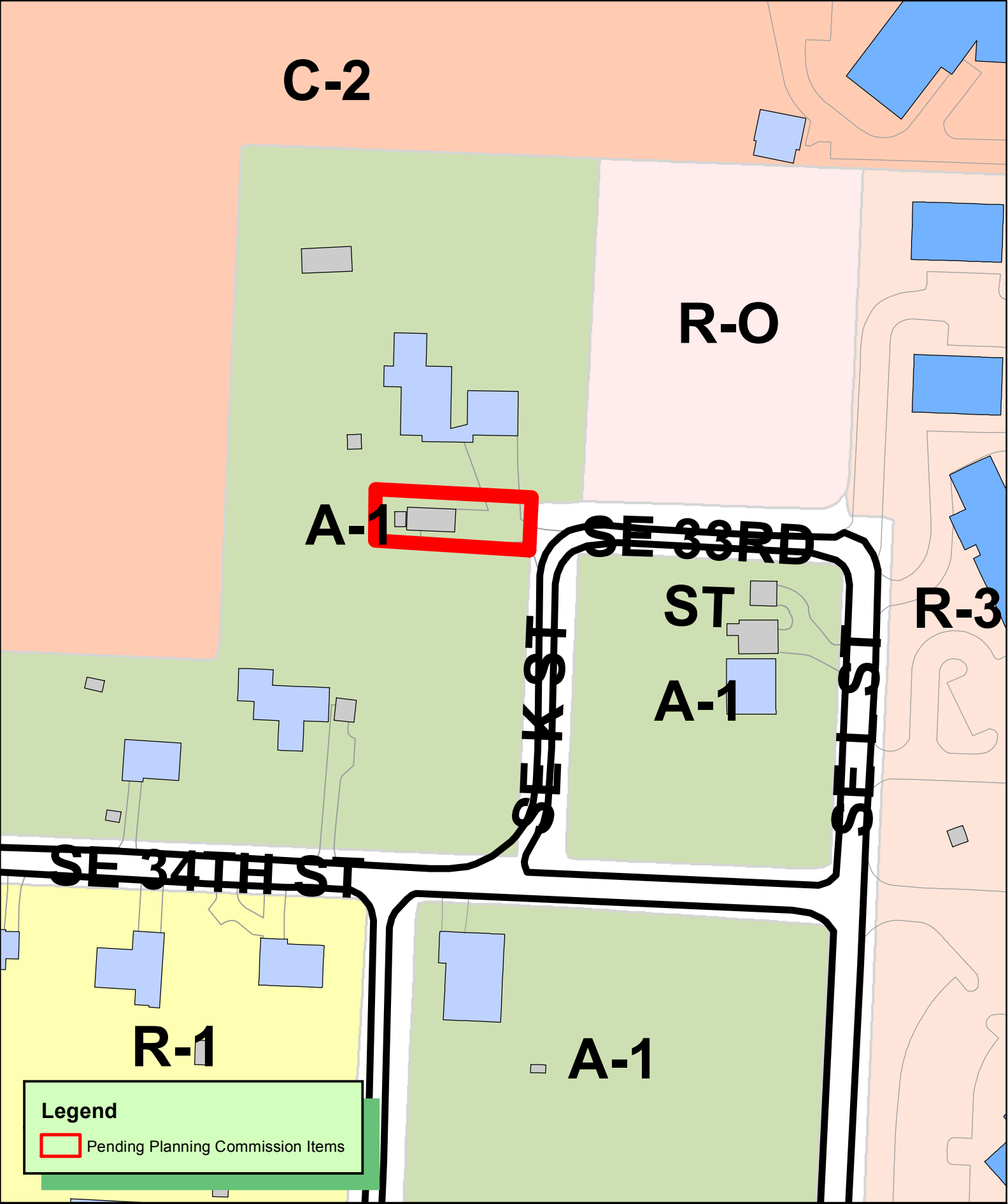
☒ I / we object to the rezoning because:

Arnold does not own said property. The guardian is Robyn Nelson, you must contact her Paula Hutcherson

Signature and Physical Address

2102 Hidden Oaks
B'ville, AR 72712

Signature and Physical Address



Legend

 Pending Planning Commission Items


1 inch = 100 feet

RZ20-0036
REZONING A-1 TO R-O
CASEY
1117 SE 33RD ST



The property at 1117 SE 33rd St is applying to be rezoned.

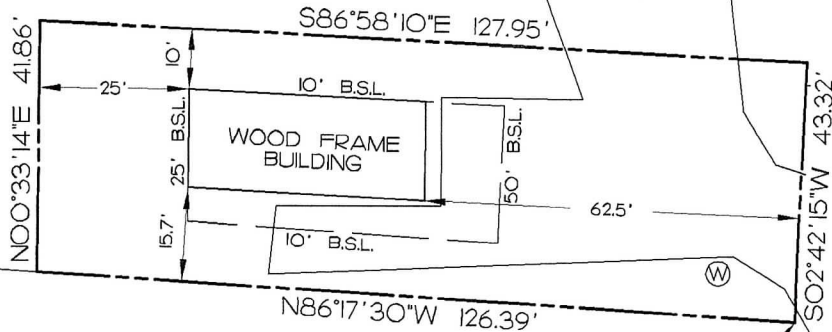
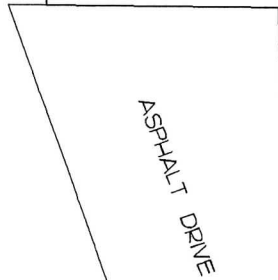
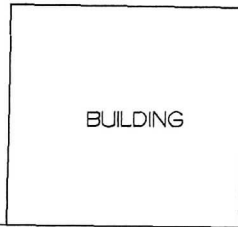
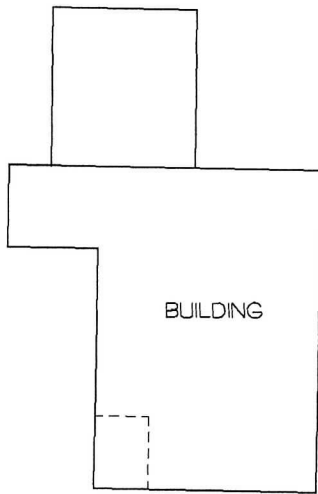
The business, Casey Lock and Key, has been on this property since 2005. We are asking to rezone only the part that the property is on per the enclosed survey. We are asking to rezone this property as Personal Services, Conditional Use, Residential Office Zoning.

This business, Casey Lock and Key, operates M-F from 9-5. No new construction is under consideration. Only the existing structures will be used for this business. Existing structure is a shop. There is already in existence a pavement for parking.

There will be no need for any different outdoor lighting changes.

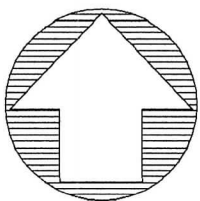
There is a variable client usage. Generally, 2-3 per hour. There is also a daily UPS and/or Fed EX delivery truck route.

There will be 1 full-time employee that will run that shop. In total, there are 4 full time employees. Three employees will be in vans in the NWAR area.



P.O.B.

SE 33RD ST.
40' R.O.W.



N.T.S.

EXHIBIT







SW WESTPARK DR

SW 14TH ST

SW I ST

Legend

 Pending Planning Commission Items



1 inch = 150 feet

CU20-0034
CONDITIONAL USE
MIDWEST EQUIPMENT GRAVEL LOT
1400 SW I ST



Conditional Use Permit Narrative

- Proposed use and reason for the proposed use; **The proposed use for the conditional use permit is to allow gravel in the areas outlined in the attached site plan. This gravel will be used for a foundation for a concrete parking lot. Prior to pouring the concrete, we will need our contractors to fix drainage at the site after which they will prep the site for concrete with a gravel foundation.**
- Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized; **See attached.**
- Hours of operation, including days of the week; **Monday through Friday - 8 a.m. to 5:00 p.m.; Saturday – 8:00 a.m. to 12:00 p.m.; Sunday – closed.**
- Indoor and outdoor areas to be utilized; **See attached.**
- Planned indoor and outdoor structural changes; **See attached.**
- Parking needs required for the proposed use including existing and proposed - provide sketch of traffic flow and parking pattern (if applicable); **See attached.**
- Planned outdoor lighting changes; **Not applicable.**
- Anticipated patrons, clients, deliveries, and/or customers (average per day); **Anticipated patrons are retail customers. We anticipate approximately 20 customers per day. Deliveries are not taken at this location.**
- Proposed number of employees; **Three.**
- Photographs of the property; **See attached.**



SW 14TH ST

Property Boundary

Addition of a
Gravel Paved
Display Area

Pre-Existing
Concrete Drive

SW I ST

Existing
Structure

Addition of a
Gravel Paved
Display Area

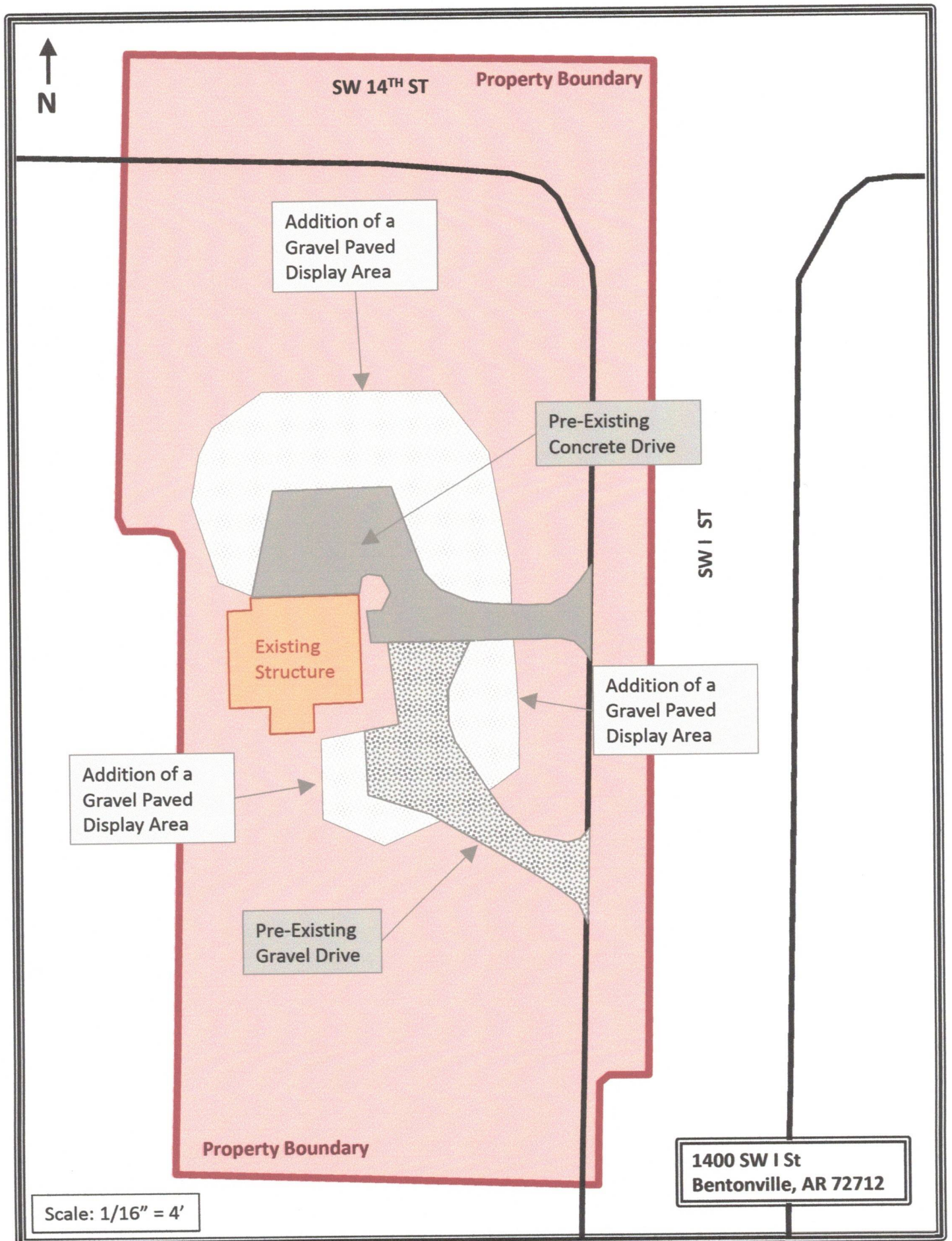
Addition of a
Gravel Paved
Display Area

Pre-Existing
Gravel Drive

Property Boundary

1400 SW I St
Bentonville, AR 72712

Scale: 1/16" = 4'





SW 14TH ST

Property Boundary

Addition of a
Gravel Paved
Display Area

Pre-Existing
Concrete Drive

Parking
↓ ↓ ↓

Door

Existing
Structure

Enter

Exit

SW 1 ST

Addition of a
Gravel Paved
Display Area

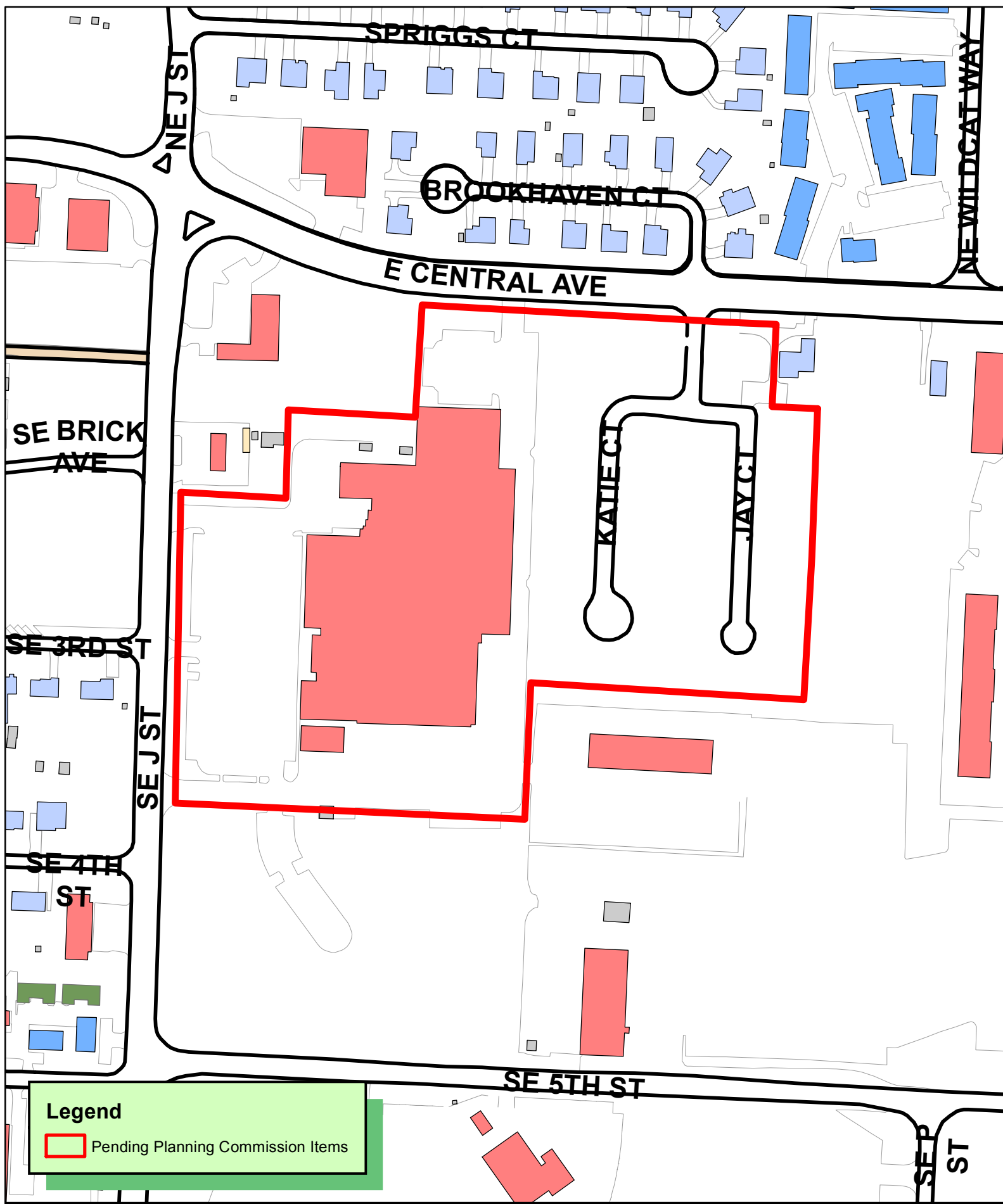
Addition of a
Gravel Paved
Display Area

Pre-Existing
Gravel Drive

Property Boundary

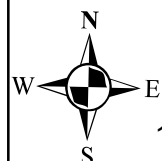
1400 SW 1 St
Bentonville, AR 72712

Scale: 1/16" = 4'



Legend

 Pending Planning Commission Items



1 inch = 200 feet

**CU20-0035
CONDITIONAL USE
WALMART CAMPUS MOHAWK TEMP PARKING**





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

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

July 27, 2020

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

**RE: Walmart Campus Mohawk
Temporary Parking
Conditional Use Request**

To the City of Bentonville Planning Commission:

This is a conditional use request of 27 parcels, described below, owned by Wal-Mart Stores, Inc.

The proposed temporary use for these properties will be to provide a laydown area, maintenance yard and parking for the labor force that will work on the construction of the Walmart Home Office. Contractors will use the north part of the Mohawk building (301 SE J Street) for offices. The area east of the building will be utilized for parking. Currently, the site is vacant with only the streets and building foundations remaining. Due to the need for a laydown area, maintenance yard and temporary parking, a Conditional Use Permit is required.

A Site Plan is included with this narrative along with photos of the properties. The hours of operation will be 24 hours a day, 7 days a week when construction starts. The outdoor areas will be utilized as parking with the existing trees being protected by fencing.

The planned parking for this area is 198 passenger vehicle spaces for the labor force that will be working throughout the campus during construction. Deliveries to the site will be infrequent but we would like to plan for 1 delivery a week to establish a number of deliveries to the site. Parking lot lighting is not being proposed for this area.

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

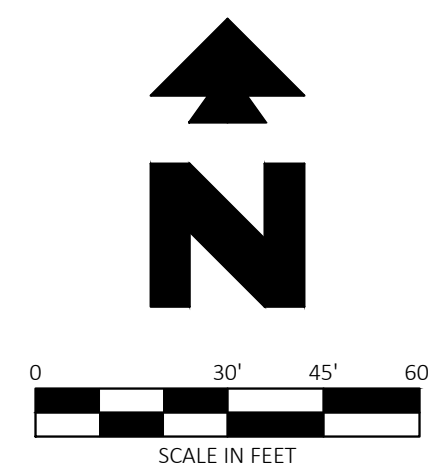
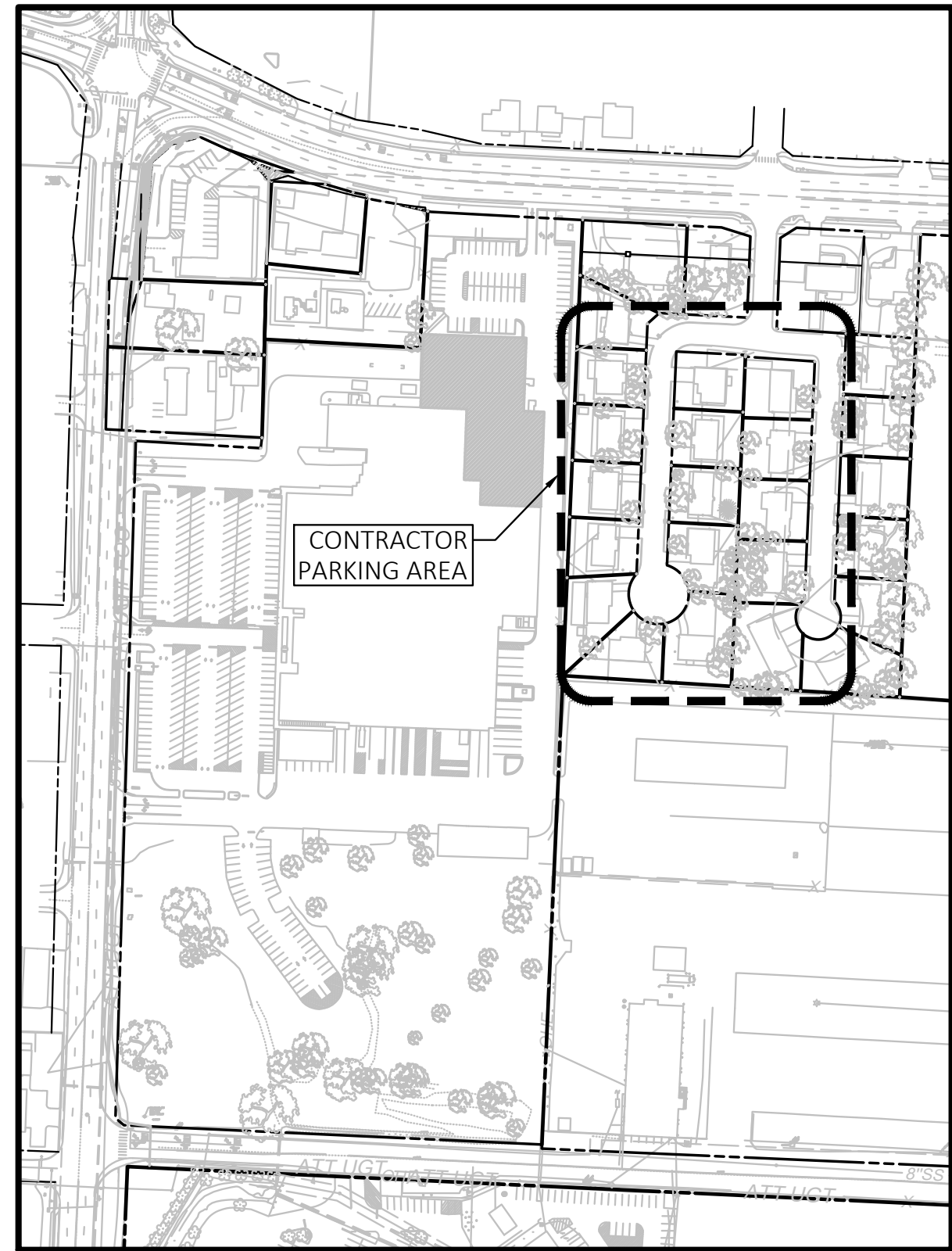
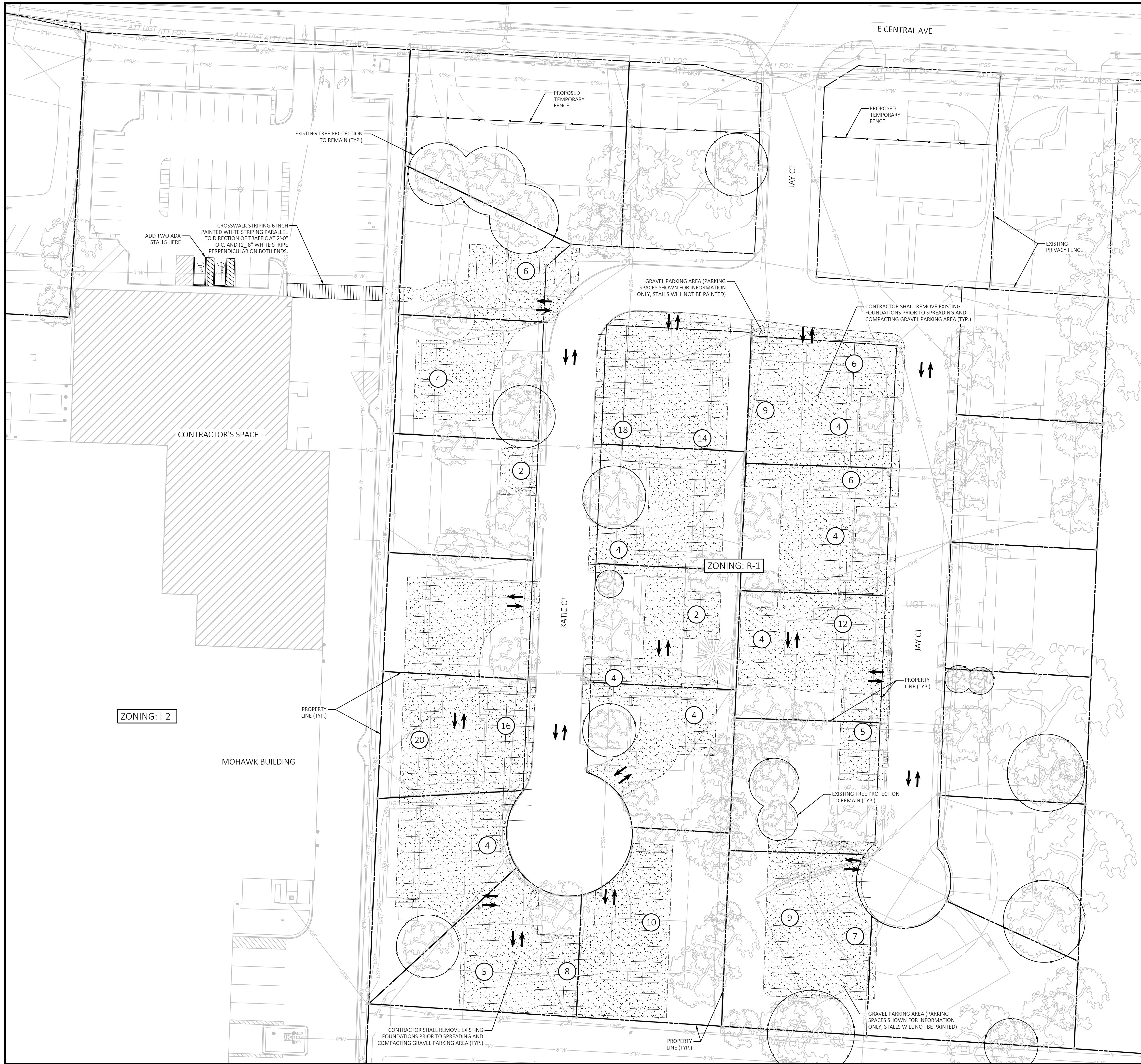
Respectfully submitted,
CEI Engineering Associates, Inc.

John Youll
Project Manager

Enclosed:
Exhibit "A" property photos, and Site Plan

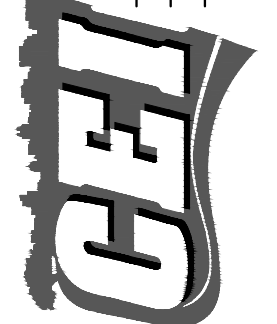
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01-02463-000	01-05228-000	01-05237-000
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01-02466-000	01-05231-000	01-16417-000

JOB # 31378.0 DRAWING: 31378 Exhibit.dwg LAST SAVED BY: MADAMS



SITE INFORMATION AND PARKING TABLE	
CURRENT ZONING	R-1, SINGLE FAMILY RESIDENTIAL I-2, HEAVY INDUSTRIAL
TEMPORARY PARKING	189 SPACES

REVISIONS		
NO.	DATE	DESCRIPTION



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

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479) 273-9472
FAX (479) 273-0844

CONTRACTOR PARKING

SITE PLAN

301 SE J STREET
BENTONVILLE, ARKANSAS



Walmart
Save money. Live better.

INITIAL DESIGN		7/21/20
DATE		
N/A	JE	MDA
DPOR	PM	DES
JOB NO.: 31378.0 DWG NAME: 31378 Exhibit		
DATE 7/21/20 4:45 PM EXHIBIT	SHEET NO. C-1.0	

© 2020 GFI ENGINEERING ASSOCIATES, INC.



Photo No. 1



Photo No. 2



Photo No. 3



Photo No. 4



Photo No. 5



Photo No. 6

PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.01



Photo No. 7



Photo No. 8



Photo No. 9



Photo No. 10



Photo No. 11



Photo No. 12

PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.02



Photo No. 13



Photo No. 14



Photo No. 15



Photo No. 16



Photo No. 17



Photo No. 18

PREPARED BY:



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3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.03



Photo No. 19



Photo No. 20



Photo No. 21



Photo No. 22



Photo No. 23



Photo No. 24

PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.04



Photo No. 25



Photo No. 26



Photo No. 27



Photo No. 28



Photo No. 29



Photo No. 30

PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.05



Photo No. 31



Photo No. 32



Photo No. 33



Photo No. 34



Photo No. 35



Photo No. 36

PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.06



Photo No. 37



Photo No. 38



Photo No. 39



Photo No. 40



Photo No. 41



Photo No. 42

PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.07



Photo No. 43



Photo No. 44



Photo No. 45



Photo No. 46



Photo No. 47



Photo No. 48

PREPARED BY:



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3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.08



Photo No. 49



Photo No. 50



Photo No. 51



Photo No. 52



Photo No. 53



Photo No. 54

PREPARED BY:



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3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.09



Photo No. 55



Photo No. 56



Photo No. 57



Photo No. 58



Photo No. 59

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PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mohawk Site

EXHIBIT NUMBER

EX1.10

NOTICE OF INTENT TO REZONE

Arnold Luttrell

has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1, Agricultural

to

R-1, Single-family Residential

The legal description of the property is as follows:

A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 20 NORTH OF RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND IRON PIN FOR THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, THENCE ALONG THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 north 00°00'34" EAST A DISTANCE OF 275.61 FEET TO A FOUND IRON PIN, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE NORTH 00°00'34" EAST A DISTANCE OF 224.39 FEET TO A FOUND IRON

The common description of the property is: 2002 Timber Trail

Proposed land use: single family residential

The public hearing will be held September 1st 2020 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

For more information, you may call the Planning Department at (479) 271-3122.

I/we have received notice of the public hearing for the rezoning of the above described property and:

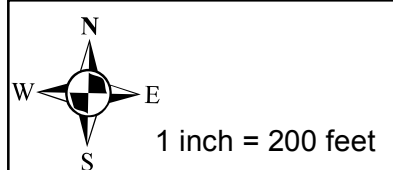
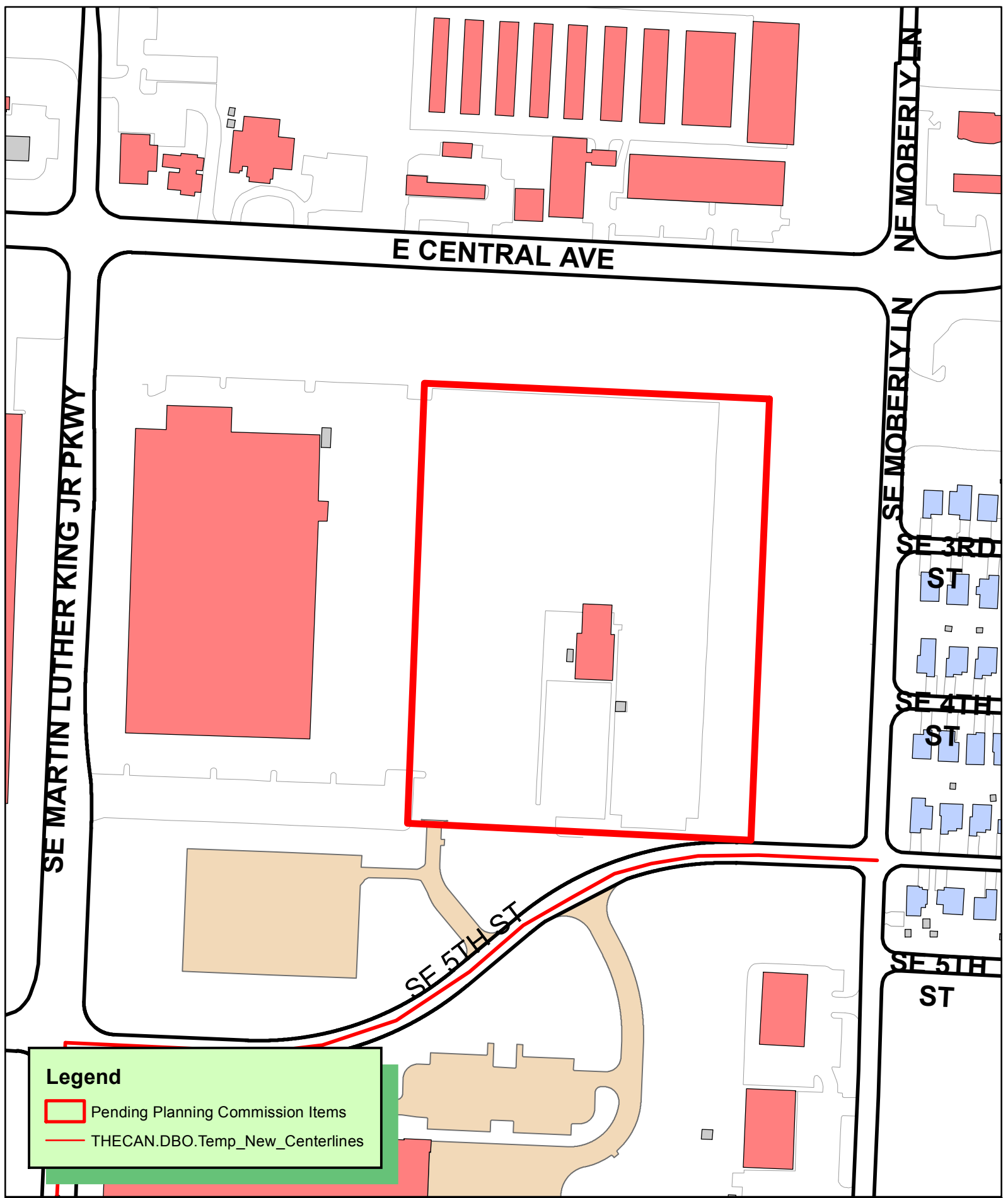
- ☐ I / we have no objections to the rezoning. * Robyn - 479 903 3500
- ☒ I / we object to the rezoning because:

Arnold does not own said property. The guardian is Robyn Nelson, you must contact her Paula Hutcherson

Signature and Physical Address

2102 Hidden Oaks
B'ville, AR 72712

Signature and Physical Address



CU20-0036
CONDITIONAL USE
WALMART CAMPUS MOCK-UP BUILDING
PARCEL 01-04889-001





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

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

July 27, 2020

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

**RE: Walmart Campus Mock-Up Building Site
Conditional Use Request
309 SE Martin Luther King Jr. Pkwy**

To the City of Bentonville Planning Commission:

This is a conditional use request of parcel #01-04889-001 owned by Wal-Mart Stores, Inc.

This request for a 5-year Temporary Use is for a building shell mock up to display, construct, and perform engineered testing resembling the Walmart Campus office buildings. The three story 60' x 60' structure will be unoccupied and will be used as a display for dignitary evaluation of materials, refining construction techniques, and engineered testing methods.

The site is located within the existing parking lot at 309 SE Martin Luther King JR Parkway. The site is currently zoned Industrial, I-2. The site will be accessed from 5th Street and MLK periodically at night and daytime to evaluate building performance; therefore, the hours of operation are unlimited. Indoor and outdoor areas will be utilized for parking, construction material laydown during construction, and indoor display and material testing and evaluation.

There are approximately 426 existing parking spaces in the immediate area of the site and several parking spaces south of the site. Up to 44 spaces will be eliminated to construct the structure and provide vehicular circulation. Existing parking, to remain, will be utilized for dignitary evaluation, engineer testing, and contractors.

Existing parking lot lighting will remain, and any semi-permanent outdoor lighting changes proposed will not affect adjacent property owners negatively. Periodic deliveries are anticipated during construction and limited deliveries post construction. Dignitary or periodic visits to the site will be limited but may include 50 visits per day to establish an approximate number. No employees are anticipated since the building will be unoccupied except for periodic evaluations of construction materials and testing.

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

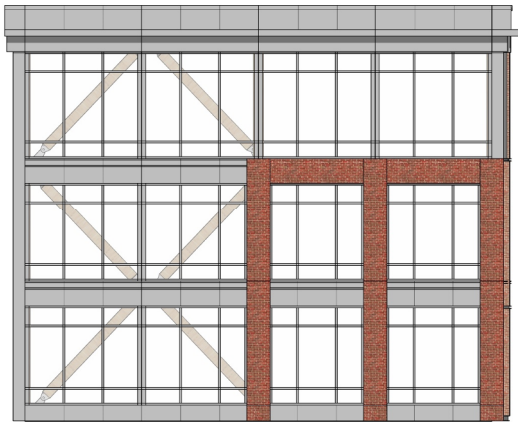
Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in blue ink, appearing to read 'John Easterling'.

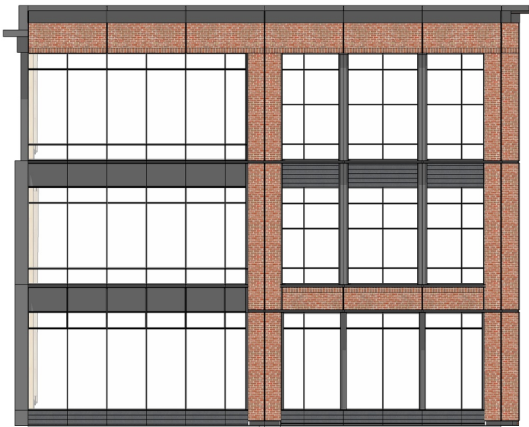
John Easterling
Project Manager

Enclosed:
Exhibit "A" property photos and site plan

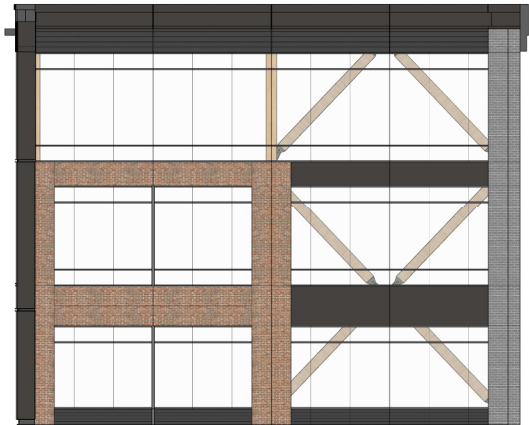
CLT MOCKUP | ELEVATIONS



ELEVATION – WEST



ELEVATION – SOUTH



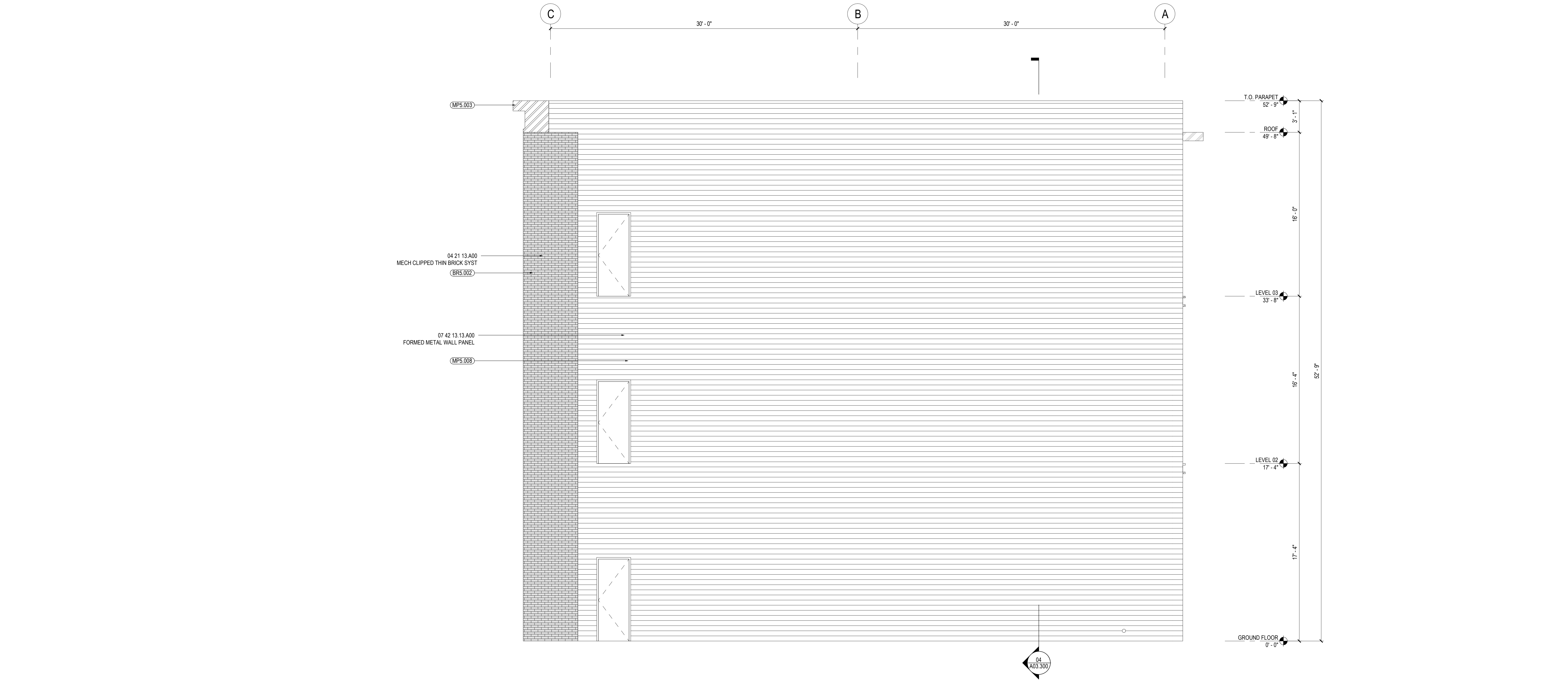
ELEVATION – EAST

CLT MOCKUP | PERSPECTIVE VIEW



CLT MOCKUP | PERSPECTIVE VIEW



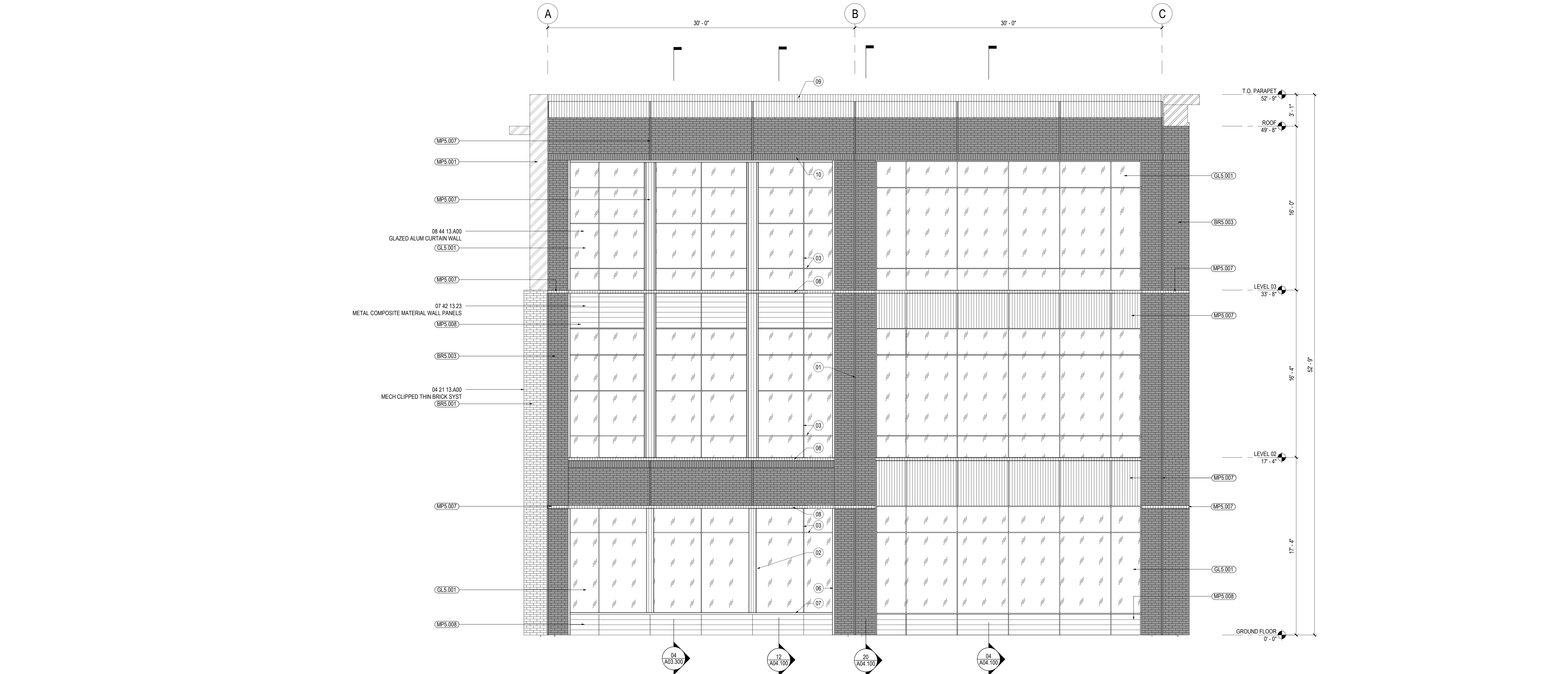


OVERALL BUILDING ELEVATION - NORTH

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

REF: 04 / A02.101

02



OVERALL BUILDING ELEVATION - SOUTH - COLLECTION

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

REF: 04 / A02.101

04

SHEET NOTES

- 01 1-1/2" VERTICAL JOINT TRIM, FLUSH WITH BRICK
- 02 CUSTOM PANEL PROFILE
- 03 SSG MILLIONS
- 06 6" VERTICAL FIN
- 07 6" HORIZONTAL FIN
- 08 4" HORIZONTAL TRIM, FLUSH WITH BRICK
- 09 METAL OVERHANG
- 10 BRICK SOLDIER COURSE

GENERAL NOTES

A. ALL OF THE EXTERIOR PANELS WILL BE DELEGATED DESIGN BY A LICENSED ENGINEER.

WALMART CAMPUS



BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

LEGEND

RE: SPEC 07 05.00 FOR EXTERIOR FINISH SCHEDULE

BRS.001 - THIN BRICK PANEL
COLORS: CRAWFORD BRAMPTON BRICK
SPEC: 04 21 13

BRS.002 - THIN BRICK PANEL
COLOR: 507 OLD RICHLAND
SPEC: 04 21 13

BRS.003 - THIN BRICK PANEL
COLOR: 530 DARK MODULAR
SPEC: 04 21 13

BRS.004 - THIN BRICK PANEL
COLOR: MIDNIGHT, SMOOTH
SPEC: 04 21 13

GLS.001 - INSUL. GLAZING UNIT, VISION
SPEC: 08 80 00

MPS.001 - ALUMINUM PANEL
COLOR: CADET GREY
SPEC: 07 42 12.23

MPS.003 - ALUMINUM PANEL
COLOR: DUSTY CHARCOAL
SPEC: 07 42 13.23

MPS.004 - ALUMINUM PANEL, FORMED
PROFILE
COLOR: FOCUS BLACK II
SPEC: 07 42 13.23

MPS.005 - ALUM. PANEL, FORMED/PERFORATED
COLOR: DARK GRAY
SPEC: 07 42 13.13

MPS.006 - ALUMINUM PANEL
COLOR: PLATINUM MICA
SPEC: 07 42 13.23

MPS.007 - ALUMINUM PANEL
COLOR: DARK GRAY
SPEC: 07 42 13.23

MPS.008 - ALUM. PANEL, FORMED PROFILE
COLOR: DARK GRAY
SPEC: 07 42 13.23

WDS.001 - COMPOSITE WOOD
COLOR: ROSEWOOD
SPEC: 08 44 13

Date	Description
08.13.2020	ISSUE FOR PERMIT AND PRICING

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

OFFICE BUILDING MOCK-UP

Project Number

27.7568.000

Description

BUILDING ELEVATIONS - NORTH & SOUTH

Scale

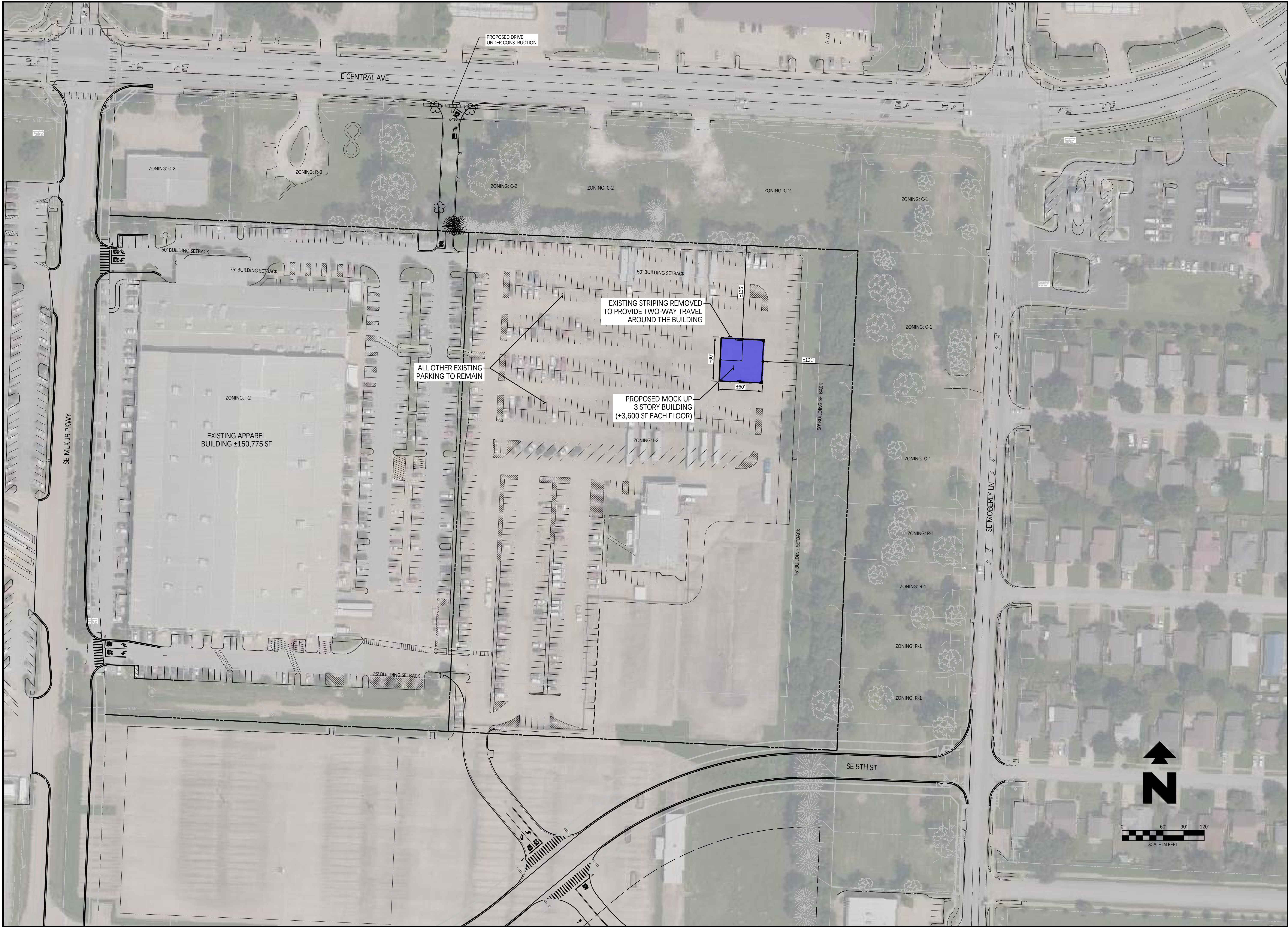
As indicated

ID
MOCK-UP V1 SHEET
A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXXXX

© 2020 Gensler

JOB # 31378.0 DRAWING: 31378 Exhibit.dwg LAST SAVED BY: MADAMS



REVISIONS		
NO.	DATE	DESCRIPTION

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

CAMPUS MOCK UP	SITE PLAN
	203 MLK JR PKWY BENTONVILLE, ARKANSAS

Walmart Save money. Live better.			
INITIAL DESIGN	7/21/20		
DATE	DATE		
WAH	JDY	MDA	MDA
DPOR	PM	DES	DRW
JOB NO.: 31378.0 DWG NAME: 31378 Exhibit			
DATE 7/24/20 9:45 AM EXHIBIT		SHEET NO. C-1.0	

© 2020 CEI ENGINEERING ASSOCIATES, INC.



Photo No. 1



Photo No. 2



Photo No. 3



Photo No. 4



Photo No. 5



Photo No. 6

PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway
Bentonville, Arkansas

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EXHIBIT NUMBER

EX1.01



Photo No. 7



Photo No. 8



Photo No. 9



Photo No. 10



Photo No. 11



Photo No. 12

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EX1.02



Photo No. 13



Photo No. 14



Photo No. 15



Photo No. 16



Photo No. 17



Photo No. 18

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EX1.03



Photo No. 19



Photo No. 20



Photo No. 21



Photo No. 22



Photo No. 23



Photo No. 24

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EXHIBIT NUMBER

EX1.04



Photo No. 25



Photo No. 26



Photo No. 27



Photo No. 28



Photo No. 29



Photo No. 30

PREPARED BY:



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Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

Project: Walmart Campus Mock Up Site

EXHIBIT NUMBER

EX1.05



Photo No. 31



Photo No. 32



Photo No. 33



Photo No. 34

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PREPARED BY:



CEI Engineering Associates, Inc.

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Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs

Job Number: 31378

City, State: Bentonville, AR

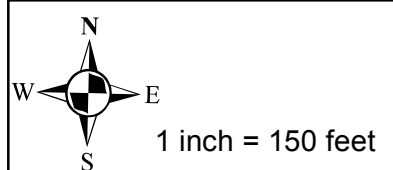
Project: Walmart Campus Mock Up Site

EXHIBIT NUMBER

EX1.06



Legend
 Pending Planning Commission Items



CU20-0037
CONDITUIONAL USE
LODGING HOTEL/MOTEL
PARCELS 01-00716-000 & 01-00719-000



Conditional Use- Narrative:

5A - Proposed use and reason for proposed use

The proposed use for 805 SE C Street is a hotel. This will be a 10 to 15 bedroom hotel for businesses taking advantage of close proximity to the new Walmart headquarters as well as proximity to downtown hospitality. The hotel will appear more as a modern house from an architectural standpoint and will not have major signage.

5B - Site plan drawn to scale designating the property lines

Large Scale Development

5C - Hours of Operation, including days of the week

Hours of operation: 24 hours a day 7 days a week

5D - Indoor and Outdoor areas to be utilized

Large scale development

5E - Planned indoor and outdoor structural changes

Large scale development

5F - Parking needs required for proposed use including existing and proposed - provide a sketch of traffic flow and traffic pattern

Large scale development

5G - Planned Outdoor lighting changes

Large scale development

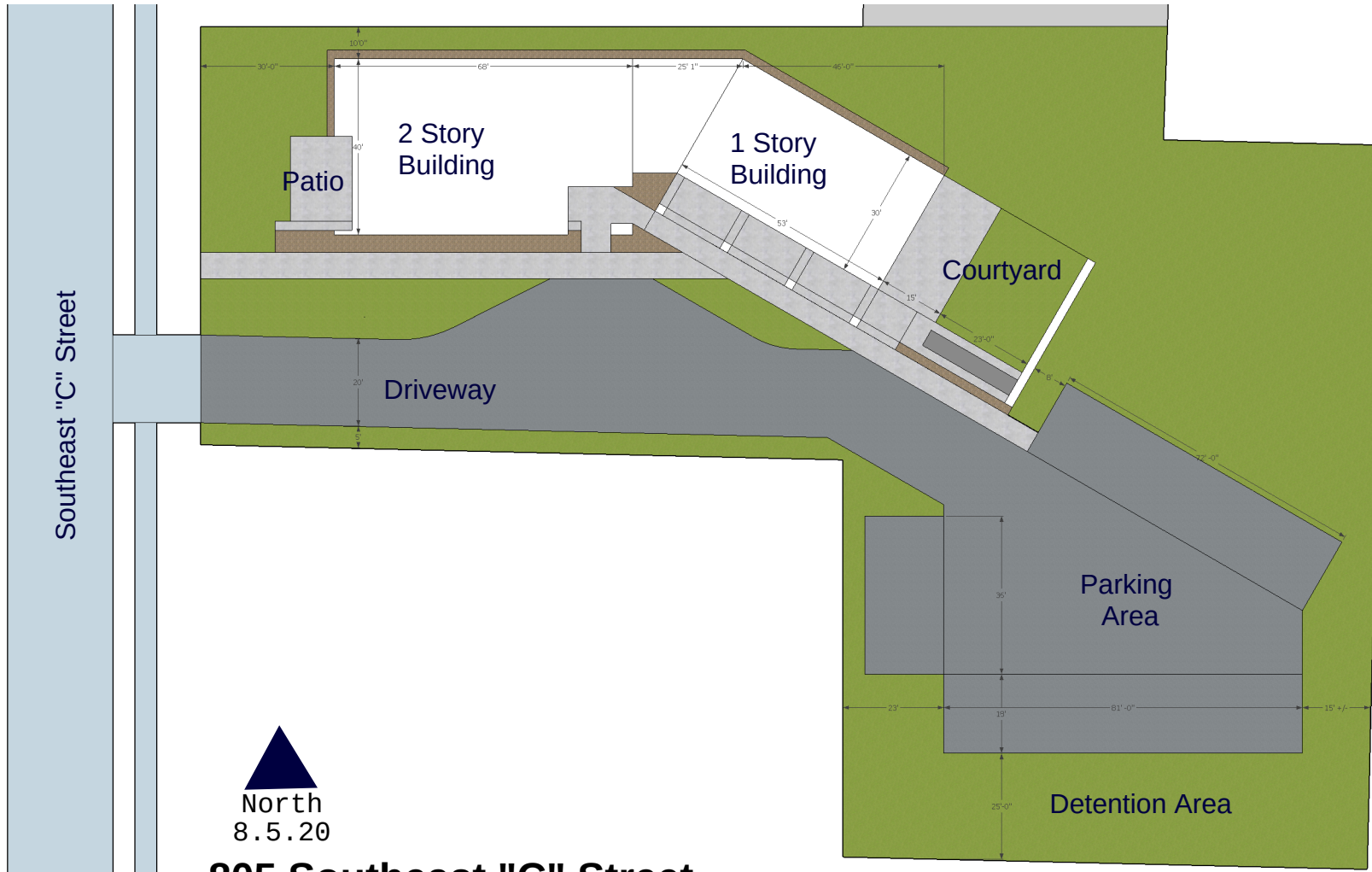
5H - Anticipated, patrons, clients and deliveries, and / or customers per day

The anticipated patrons for the hotel are professionals that are transient through the Northwest Arkansas region. 10 to 15 patrons are expected at a time and deliveries will be expected as some of the stays could be long term.

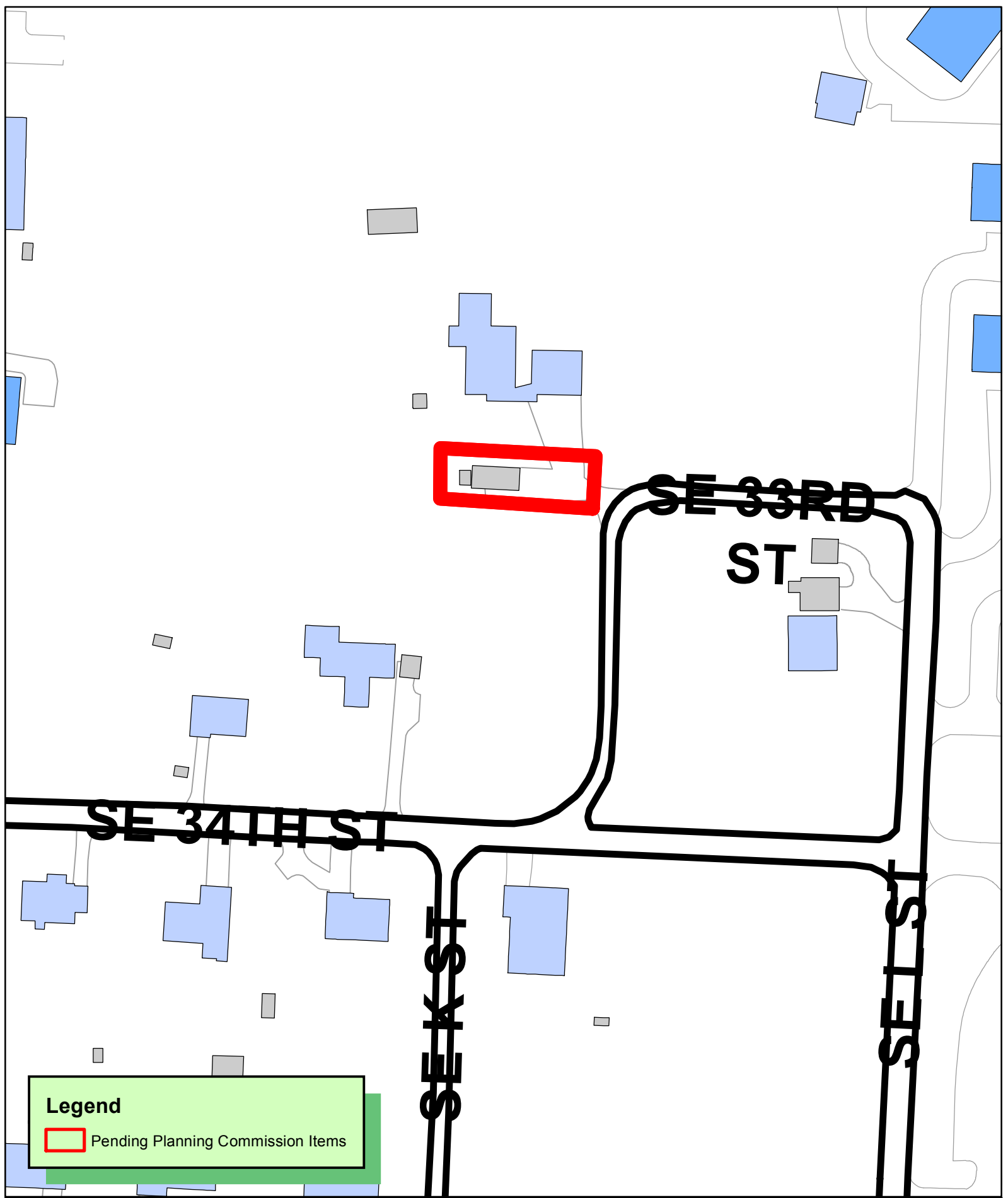
5I - Proposed number of employees

The number of employees to be hired for the property will average 2 to 3 daily and will never exceed 10.

5J - Photographs of the property - See Attachment



**805 Southeast "C" Street
Bentonville, Arkansas**



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

CU20-0038
CONDITIONAL USE
CASEY LOCK & KEY
1117 SE 33RD ST



The property at 1117 SE 33rd St is applying to be rezoned.

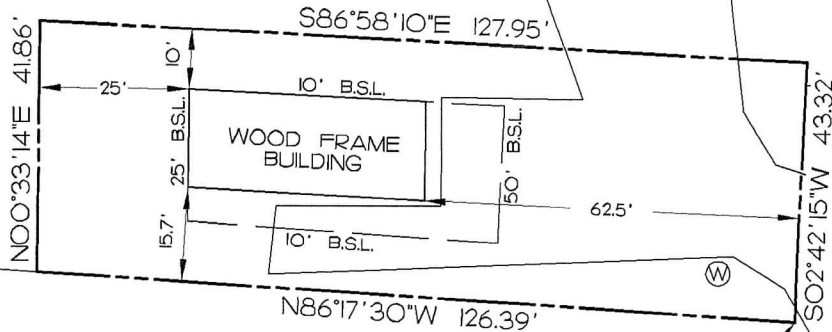
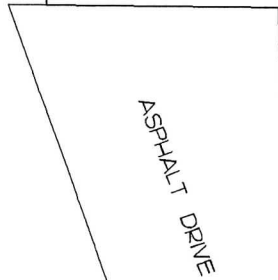
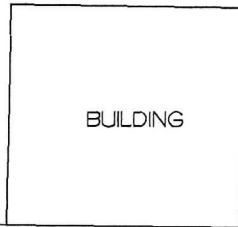
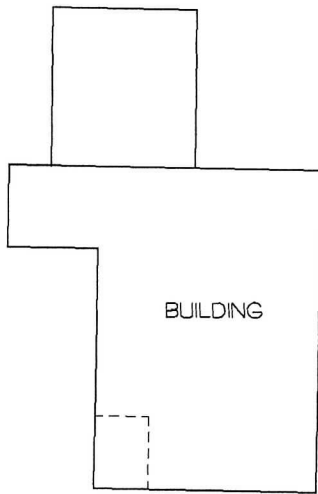
The business, Casey Lock and Key, has been on this property since 2005. We are asking to rezone only the part that the property is on per the enclosed survey. We are asking to rezone this property as Personal Services, Conditional Use, Residential Office Zoning.

This business, Casey Lock and Key, operates M-F from 9-5. No new construction is under consideration. Only the existing structures will be used for this business. Existing structure is a shop. There is already in existence a pavement for parking.

There will be no need for any different outdoor lighting changes.

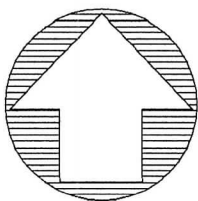
There is a variable client usage. Generally, 2-3 per hour. There is also a daily UPS and/or Fed EX delivery truck route.

There will be 1 full-time employee that will run that shop. In total, there are 4 full time employees. Three employees will be in vans in the NWAR area.



P.O.B.

SE 33RD ST.
40' R.O.W.



N.T.S.

EXHIBIT

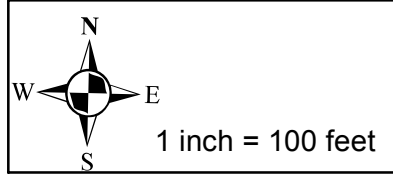




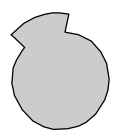


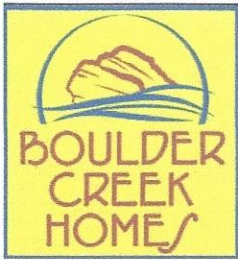


Legend
 Pending Planning Commission Items



**WAV20-0015
WAIVER
MALIES
702 NE A ST**





4508 NE Birchgrove Place
Bentonville AR 72712
Ph: 479-685-3063

July 23, 2020

Bentonville Planning Department

RE: Narrative for Waiver of Access Requirements at 702 NE A Street

Dear Planning Staff,

We are requesting a waiver from the Subdivision Code for Access for a future home at 702 NE A Street onto A Street. The narrative explaining the waiver is the attached letter prepared by Will A. Kellstrom of Watkins, Boyer, Gray & Curry, PLLC.

I have one item to add to the letter from Mr. Kellstrom. With the fence encroachment on our lot, and the presence of the garage's brick, eaves and gutters (see picture below), there is insufficient space to adequately pass through the easement with a vehicle.

Thank you for considering our request.

Sincerely,

Teri Malies



**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

July 23, 2020

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

Re: Waiver of Access Requirements at 702 NE A Street

Dear Planning Staff:

This law firm has been retained by Teri Malies of Boulder Creek Homes, LLC in order to assist her in procuring a waiver of certain access regulations in the Bentonville Development Code. Specifically, our firm has been retained to opine on the feasibility of moving a certain fence line which encroaches onto the East side of the property. It is my opinion the fence has been in place long enough that my client has no right to request its removal.

The property in question is located on the corner of NE A Street and 7th Street. Ms. Malies obtained a lot split of the subject property in 2017, said lot split being enclosed with this letter. When she acquired that lot split, the City required Ms. Malies to provide a twelve foot access easement from 7th Street to the northern lot, or Lot 29, as designated on the lot split. The reason for this is that Section 1100.02(7)(c) of the Development Code prohibits residential homes from having direct access from collector streets. Because NE A Street is designated as a collector street in the Bentonville Master Street plan, Lot 29 was required instead to have access from 7th Street.

In the time since that easement was planned, Ms. Malies discovered that the fence line of the property adjacent to the east encroaches heavily onto the access easement, so much so that the easement is essentially unusable without moving the fence. My client has requested that the neighbor move his fence, but he has refused. Ms. Malies has even asked if she could remove the fence and replace it at her own cost, which the neighbor also refused. It is unknown how long this fence has been in place, but we believe it as been there at least as long as the current owner has owned the home, or, roughly 26 years. This period of time is sufficient for the owner of the neighboring property to claim either adverse possession or boundary by acquiescence as to the land on his side of the fence. In other words, the adjacent neighbor has already acquired ownership of the land on his side of the fence and did so long before my client acquired the property. For this reason, the planned access from 7th Street is no longer feasible.

Section 300.04 of the Development Code provides, in relevant part: "When, by the strict interpretation of these regulations, an applicant incurs undue restrictions on the physical property to be subdivided . . . a waiver for such requirements may be granted by the Planning Commission." Strict

Teri Malies-Waiver

Page 2

interpretation of 1100.02(7)(c) causes undue restrictions on this property. Because the access easement from 7th Street is essentially unusable without moving the encroaching fence, and because my client has no right to request that the fence be moved, the only feasible access to Lot 29 is from NE A Street. Granting access from NE A Street would not be in conflict with City planning goals, as the prohibition on residential access from collector streets is intended mainly for new development and new collector streets; NE A Street is an longstanding street with several residences on it having direct access. Lastly, allowing access to Lot 29 would be not be detrimental to the public health, safety or welfare or injurious to nearby lots, nor would it interfere with the orderly subdivision of land in the area because several homes on it already have direct access.

Thank you for considering this waiver request. If you have any questions, please contact Teri Malies or myself.

Sincerely,

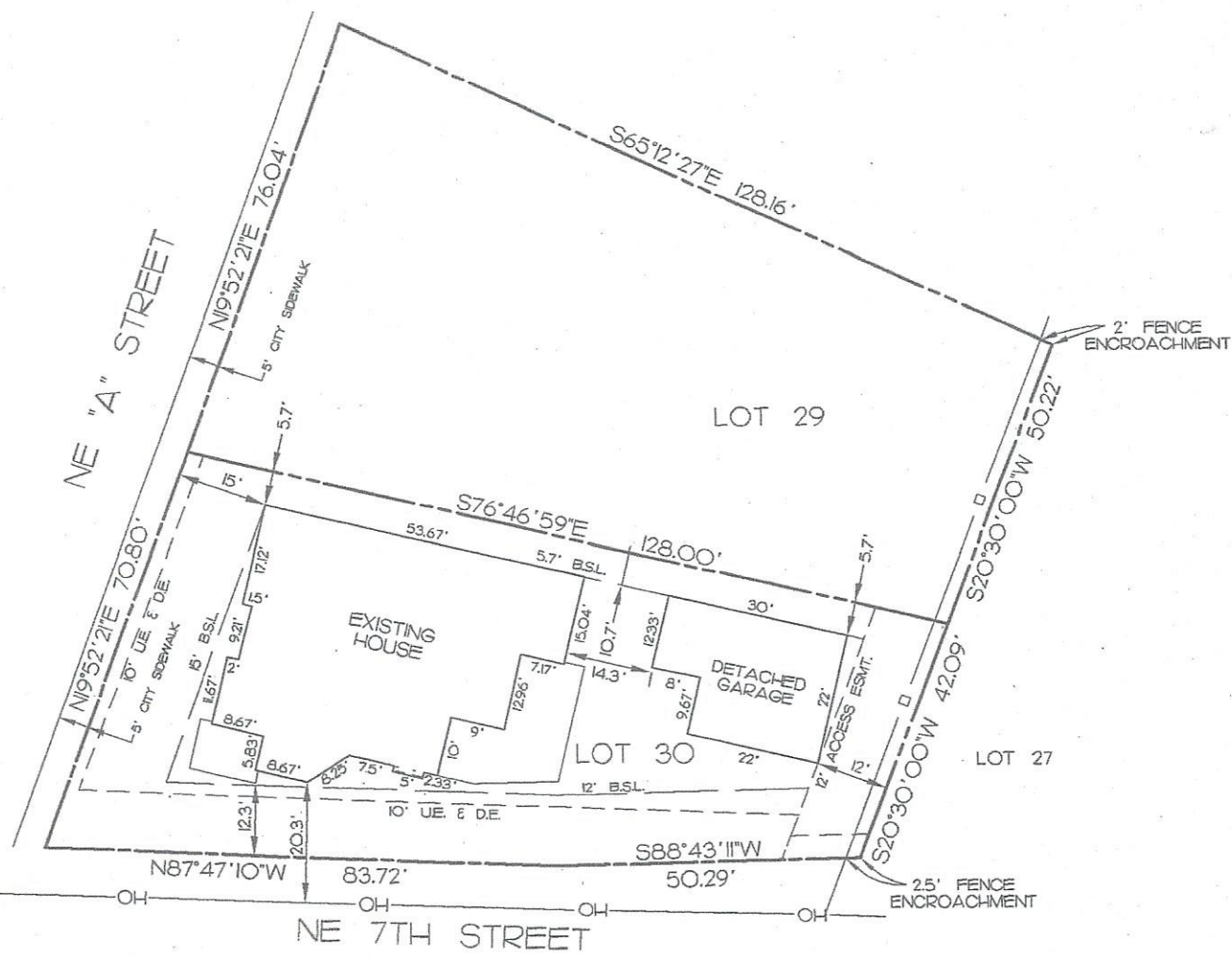
WATKINS, BOYER,
GRAY & CURRY, PLLC



Will A. Kellstrom

WK:

pc:



PLOT PLAN

LOT 30/29
DEMINGS 2ND ADDITION
700 NE "A" STREET

BUILDER
BOULDER CREEK
HOMES

DRAWN
ASD

CHECKED
RJC

DATE
7-24-20

SCALE
1"=30'

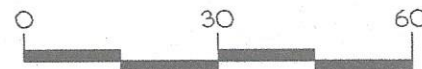
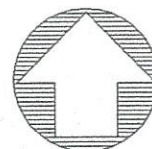
JOB No.
18-128

LEGEND

- PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- ——— WOOD FENCE

**CASTER &
ASSOCIATES
LAND SURVEYING,
INC.**

2715 SE "I" STREET, SUITE
5
BENTONVILLE, AR 72712
TELEPHONE 479-268-4464



SCALE : 1" = 30 FEET

David & Layla Cyster
Property Owners
1108 NW D St
Bentonville
Arkansas, 72712

RE: Sidewalk Waiver Application

Dear Sirs,

We are writing in relation to the sidewalk that is required as per Article 900 at the front of our property on NW D St, opposite the Old Tiger Track. We are requesting this waiver and a fee in lieu of for a number of reasons, which we have detailed below.

Being British I am a huge fan of sidewalks and having a school opposite us I'm very aware safety needs to be key. However, I want to make sure that our city obligations are met of course although I also want to make sure that we are contributing to the area in building a sidewalk that is fit for purpose and able to be safely used by all. I have listed the considerations below:

- The current Greenway path ends at the school and then continues to a non-code narrow sidewalk as it passes in front of the track which after observation doesn't typically support the walking and cycle traffic mainly due to its width.
- In order for us to accommodate sidewalk, a number of mature trees would need to be removed from the property which we believe would conflict with 1300.02 (a) of Article 1300, the Tree Preservation and Protection act.
- There is also mains water access points that will need to be either moved or paved over.
- The sidewalk would require the removal of the historic property brick fencing pillars, a feature which we would like to keep if possible.
- Our neighbor, Tim Robinson's built his sidewalk during construction before the fee in lieu of came into effect. After speaking at length with Tim over this he agrees that his (and ours) sidewalk leads to a dead-end. We have never seen anyone using this as a path and we believe ours would be the same. Even if it connects to the North in years to come it will always lead to a dead-end.

We strongly agree with the implementation of sidewalks in the Bentonville area to allow the community to travel around town safely on foot or by bike. We do not however see the benefit of implementing a sidewalk to nowhere, especially in this instance where we are blessed with the benefits of the Greenway on the other side of the road.

Our request is that we are granted a fee in lieu of and use the money we would be spending on our sidewalk to widen and improve the greenway opposite.

We look forward to hearing from you in due course.

Kindest regards



David and Layla Cyster

Lot 2
 Bentonville School Tract C
 Plat Book 2011, Page 252
 Parcel #01-1635-000
 Bentonville School District
 Zone: R-1

Site
1" = 20'-0"

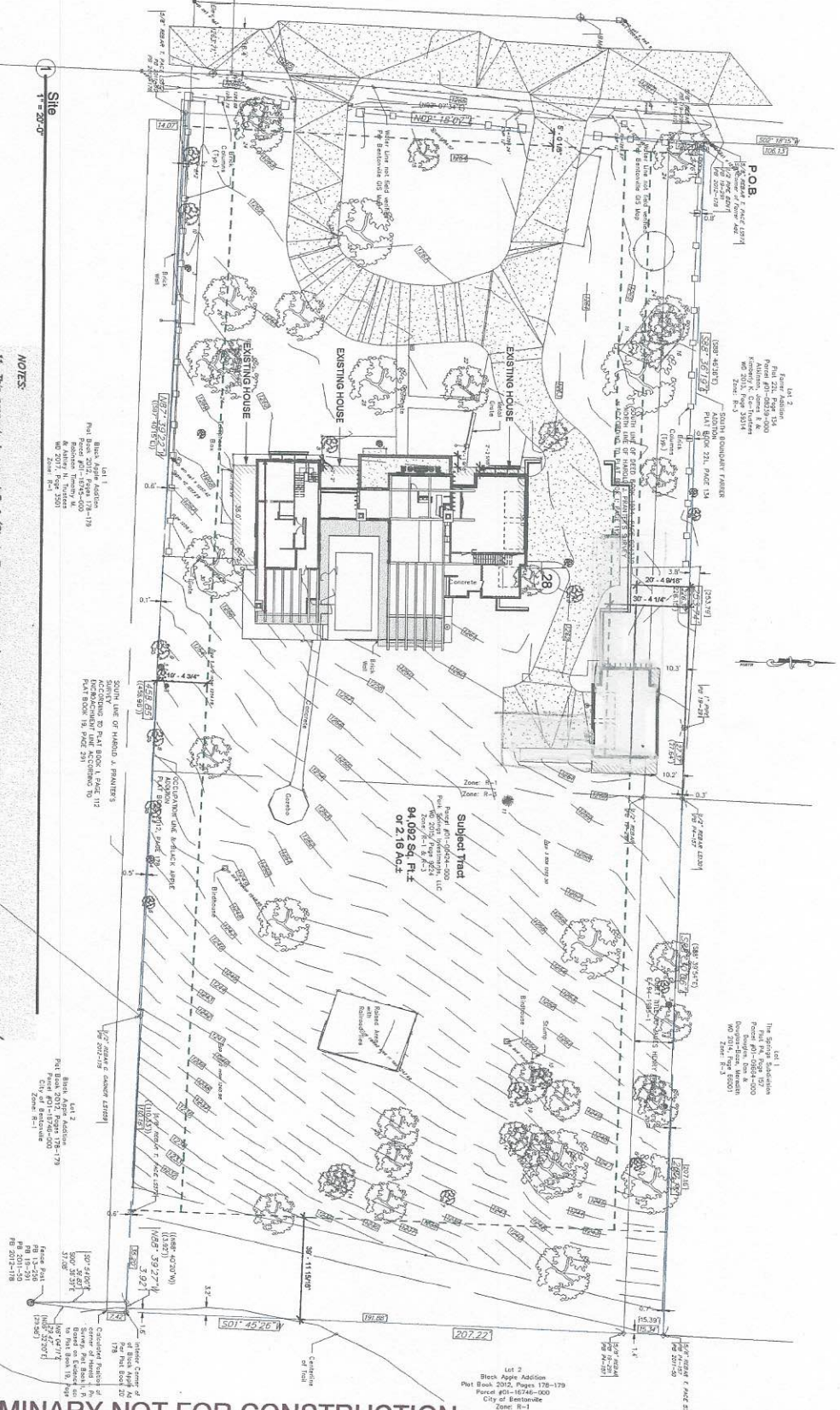
NOTES:

11. This property is zoned R-1 (Single Family Residential) & R-3 (Medium Density Residential) according to the City of Bartonsville Zoning Code, Article 401. Building setbacks for zone R-1 & R-3 are as follows:

Garage, Street Facing (attached & detached)	30 ft. from property line the garage faces
Garage, Side or Rear-loading (attached & detached)	20 ft. from front property line
Roof	20 ft.

	20 ft.	10 ft. (R-3)
Silt, Interior	07 ft. (R-1)	
Silt, Exterior	20 ft.	
Reef	23 ft.	

Comments: Where a utility easement extends beyond required setback, edge of utility easement shall be the setback.



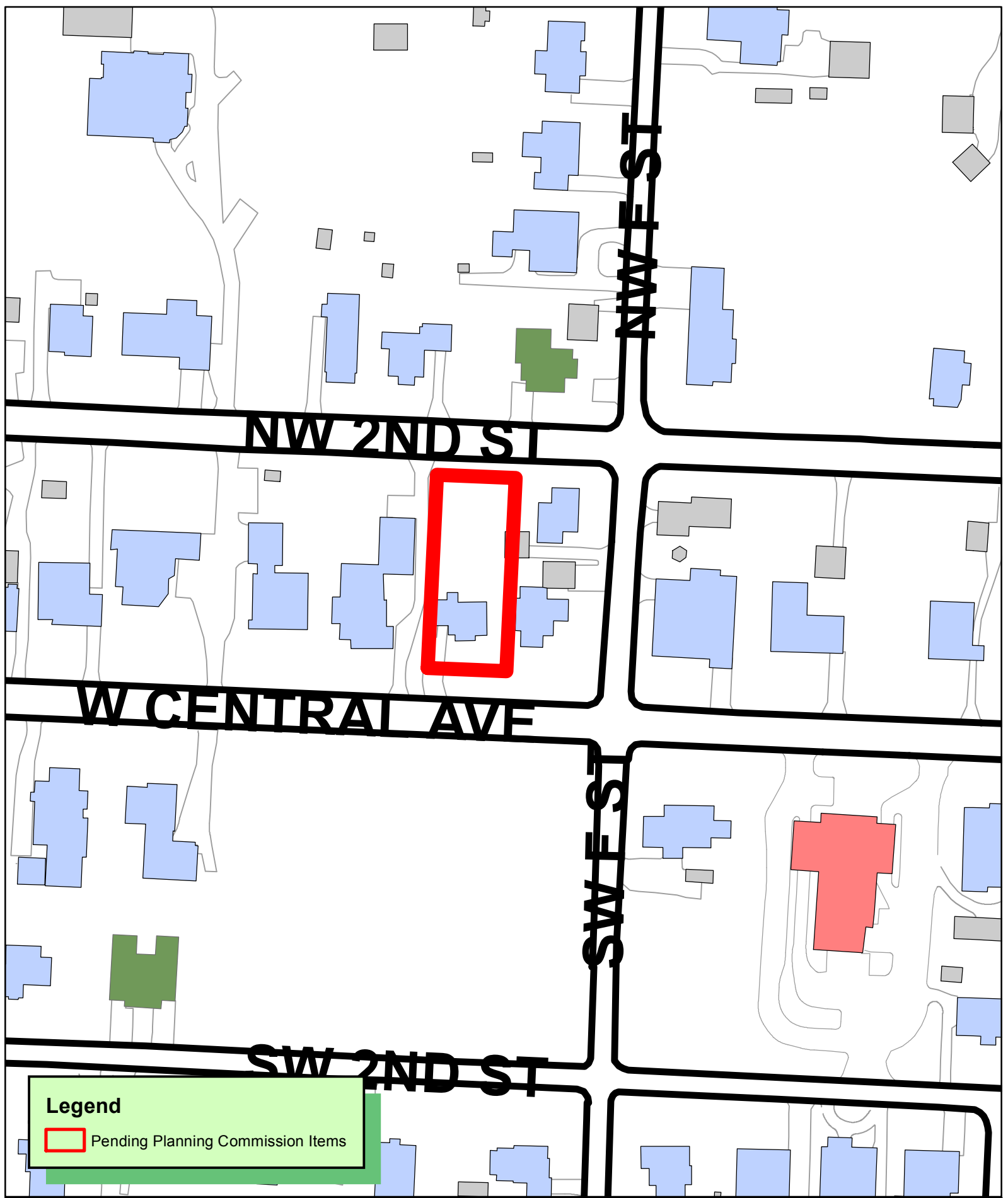
PRELIMINARY NOT FOR CONSTRUCTION

[illegible]

 **J L Thompson**
Design Group,
966 BEAR CREEK ROAD WALNUT SHADE, MO 65771
Phone (417) 334-3562 Mobile (417)
230-8524
jlt@jltompsondesign.com

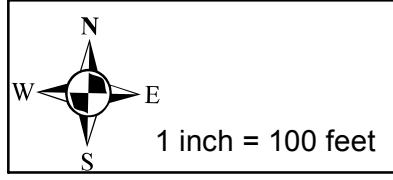
Private Residence
1108 Northwest D Street
Bentonville, AR 72712

NOTICE OF COPYRIGHT
THE EXTENTOR BUILDINGS OF THESE PLANS ARE COPYRIGHTED
AND ARE SUBJECT TO COPYRIGHT PROTECTIONALS AND
JULIO ANTONIO REYES 1989 AND KNOWN AS
INDUSTRIAL WORKS COPYRIGHT PROTECTION ACT OF 1989.
THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE COPY
FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF
PAGES AND ELEMENTS OF DESIGN. UNDER SUCH PROTECTION,
UNAUTHORIZED USE OF THESE PLANS WORK OR BUILDING
CONSIDERED CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDING BEING SEIZED AGAINST MONETARY
PENALIZATION BY A COURT OF LAW.



Legend

 Pending Planning Commission Items



LS20-0038
LOT SPLIT
DICKSONS ADDITION
704 W CENTRAL AVE



10. NO NEW INGRESS/EGRESS WILL BE PERMITTED TO WEST CENTRAL AVE. ANY NEW INGRESS/EGRESS INTO THIS PROPERTY SHALL BE FROM NW 2ND STREET.

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

P.O.C. _____
PINCHED PIPE

CITY OF BENTONVILLE PROJECT NUMBER: LS20-0038

-1/2" REBAR
PLS 1286
N: 749603.97
E: 659609.00

10. (BY GRAPHICAL PLOTTING ONLY)
This property is located within Zone "X" areas determined to be outside the 0.2% annual chance floodplain presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255k. Revised date June 5, 2012.

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

REGISTERED

STATE OF
ARKANSAS
NO. 1845

SIGNATURE

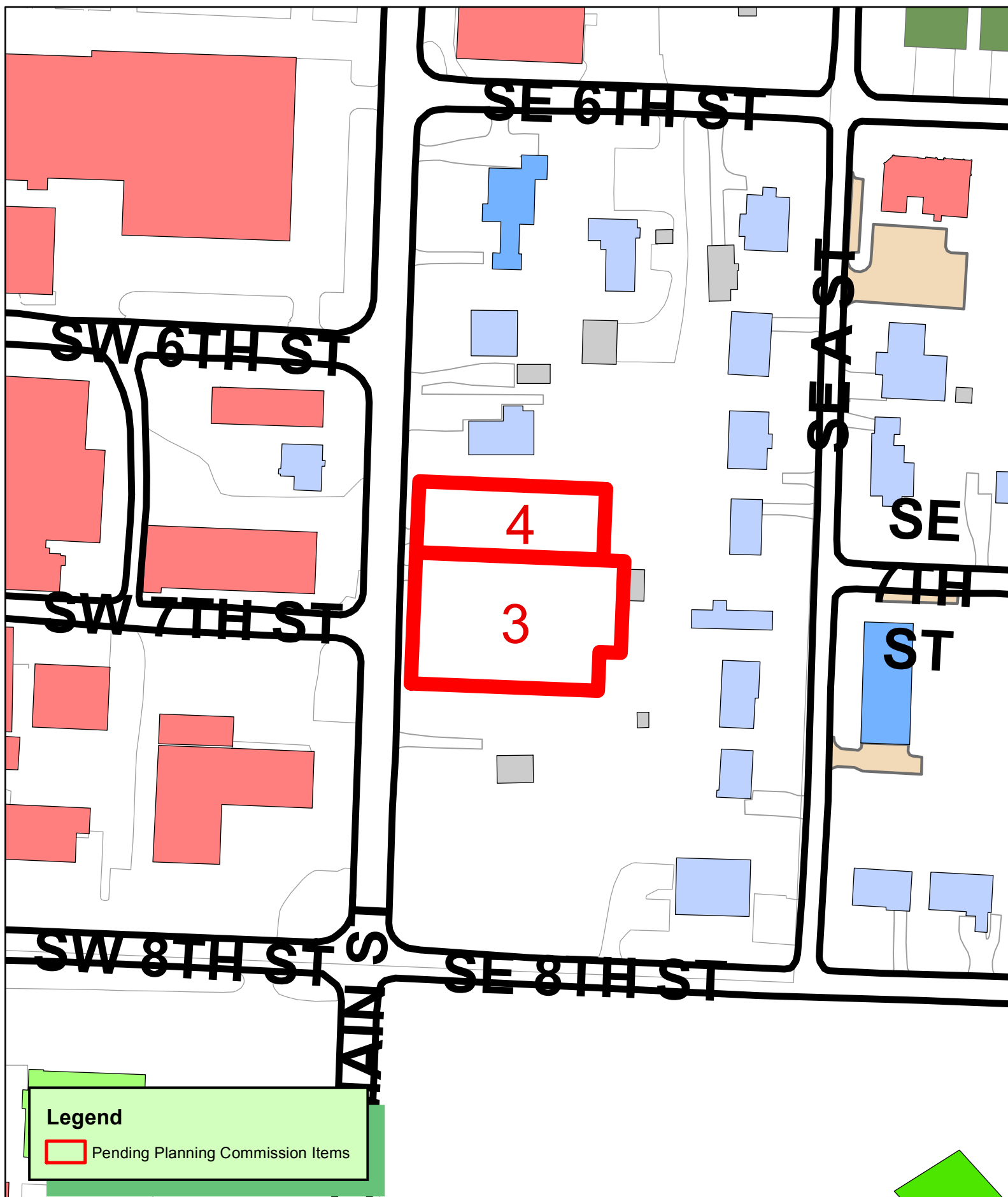
MATTHEW D. JAMES

PROFESSIONAL LAND SURVEYOR

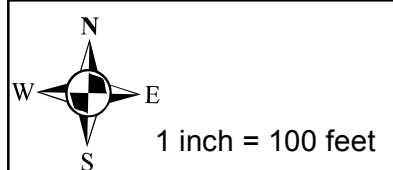
Basis of Bearings: (NAD83)
Arkansas State Plane
North Zone

● MONUMENT FOUND (AS NOTED)	TV CABLE RISER
○ MONUMENT SET (AS NOTED)	⚡ TRAFFIC SIGNAL
▲ AHTD R-O-W MONUMENT	→ SIGN
◆ BENCHMARK	Ⓜ WATER METER
• GUARD POST	⚙ WATER VALVE
• UTILITY POLE	🔥 FIRE HYDRANT
T TELEPHONE RISER	💧 WATER SPIGOT
F FIBER OPTIC TELEPHONE RISER	Ⓜ GAS METER
E ELECTRICAL RISER	🚰 DRAINAGE MANHOLE

1 OF 1



Legend
 Pending Planning Commission Items



LS20-0039
LOT SPLIT
MERCHANT PLACE SUBDIVISION
OLD LOT 1 CREATING LOTS 3-4



Property Line Adjustment of Lot 1, Merchant Place Subdivision Creating Lots 2 & 3

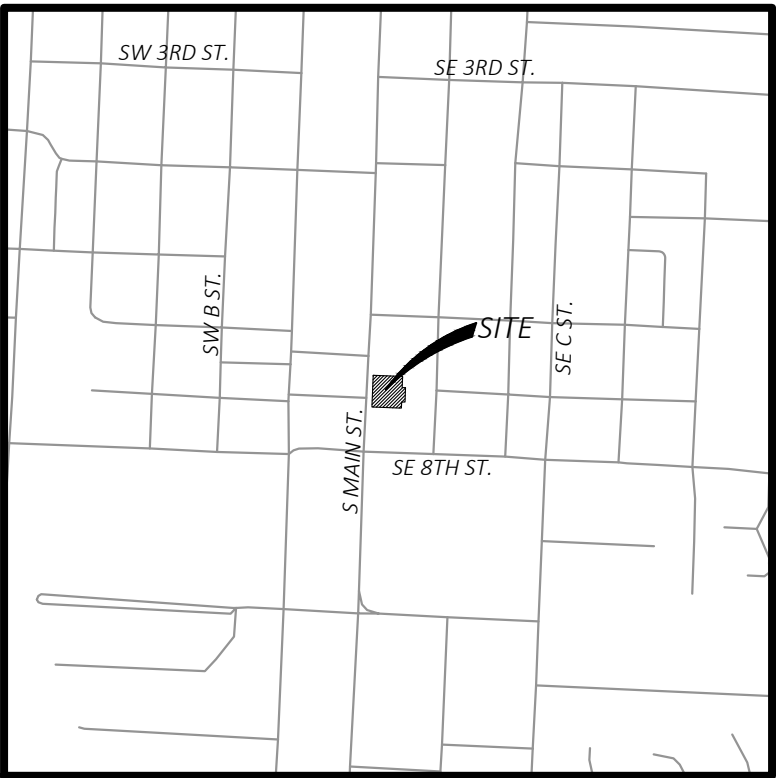
Bentonville Merchant District, LLC

S. Main St.

City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents a Property Line Adjustment of the parcel recorded in Deed Records, Instrument # L201848196 & Deed Bk. 2017, Pg. 57391 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD 83, North Zone, per GPS observations as established by processing through OPUS.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.
- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- 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.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Multiple utility services are located within easements abutting or within the bounds of subject tract.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C0255K Map Revised: June 5, 2012
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information, visit www.BentonvillePlanning.com or call the Planning Department at 479-271-3122.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.
- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line. All structures must maintain minimum of 20' clearances from all electric lines.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- It is the responsibility of the developer to coordinate with the New Service Coordinator @ 479-271-3139 to determine if equipment is in conflict.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



VICINITY MAP

NOT TO SCALE
Latitude: 36°21'54"N
Longitude: 94°12'31"W

Owner
Parcel #'s 01-15225-000 & 01-15225-001 Gaslight Properties, LLC S. Main Street Bentonville, AR 72712

Certificate of Approval

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

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Certificate of Ownership & Dedication:

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

Date of Execution: _____

Signed: _____

Name & Address: _____

Print Name: _____

Source of Title: D.R. Instrument # L201848196 & Deed Bk. 2017, Pg. 57391

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

Notary Public _____ My Commission Expires _____

Certificate of Surveying Accuracy

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

Date of Execution: 7.27.2020

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

Parent Tract Description:

Lot 1 of Merchant Place Subdivision per Plat Book 2006, Pages 1473 & 1474 in the public records of Benton County, Arkansas.

Survey Description Lot 3:

A portion of Lot 1 of Merchant Place Subdivision to the City of Bentonville according to Plat Bk. 2006, Pg. 1473 & 1474 in the public records of Benton County, Arkansas, being described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar capped with LS #1337, being the Southwest corner of said Lot 1;
THENCE North 02°19'17" East along the East Right-of-Way of S. Main Street, a distance of 107.00 feet to a set 5/8" rebar capped with PLS #1618;
THENCE leaving said Right-of-Way, South 87°43'18" East, a distance of 153.10 feet to a found 5/8" rebar capped with LS #1337;
THENCE South 87°42'50" East, a distance of 17.50 feet to a found 1/2" rebar capped with LS #1466;
THENCE South 02°14'09" West, a distance of 75.05 feet, to a found 1/2" rebar capped with LS #1466;
THENCE South 87°42'50" West, a distance of 17.50 feet to found 5/8" rebar capped with LS #1337;
THENCE South 02°21'32" West, a distance of 31.97 feet to a found 5/8" rebar capped with LS #1337;
THENCE North 87°42'50" West along the South boundary of aforementioned Lot 1, a distance of 153.19 feet to the POINT OF BEGINNING containing 17,705 square feet or 0.41 acres, more or less.

Survey Description Lot 4:

A portion of Lot 1 of Merchant Place Subdivision to the City of Bentonville according to Plat Bk. 2006, Pg. 1473 & 1474 in the public records of Benton County, Arkansas, being described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar capped with LS #1466, being the Northwest corner said Lot 1;
THENCE South 87°42'50" East along the North boundary of said Lot 1, a distance of 153.07 feet to found 5/8" rebar capped with LS #1181;
THENCE leaving said North boundary, South 02°17'11" West along the East boundary of said Lot 1, a distance of 57.98 feet to a found 5/8" rebar capped with LS #1181;
THENCE leaving said East boundary, North 87°43'18" West, a distance of 153.10 feet to a set 5/8" rebar capped with PLS #1618;
THENCE North 02°19'17" East along the East Right-of-Way of S. Main Street, a distance of 58.00 feet to the POINT OF BEGINNING containing 8,877 square feet or 0.20 acres, more or less.

ATLAS PAGE: 403/403A

City of Bentonville Project # _____

State Survey Code: 500-20N-30W-0-31-120-04-1618

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX



CEI

**Solutions for
Land and Life**

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Bentonville Merchant District, LLC

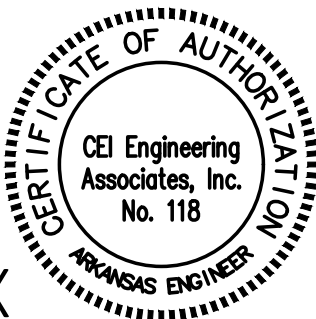
S. Main St.
City of Bentonville, Benton County, Arkansas



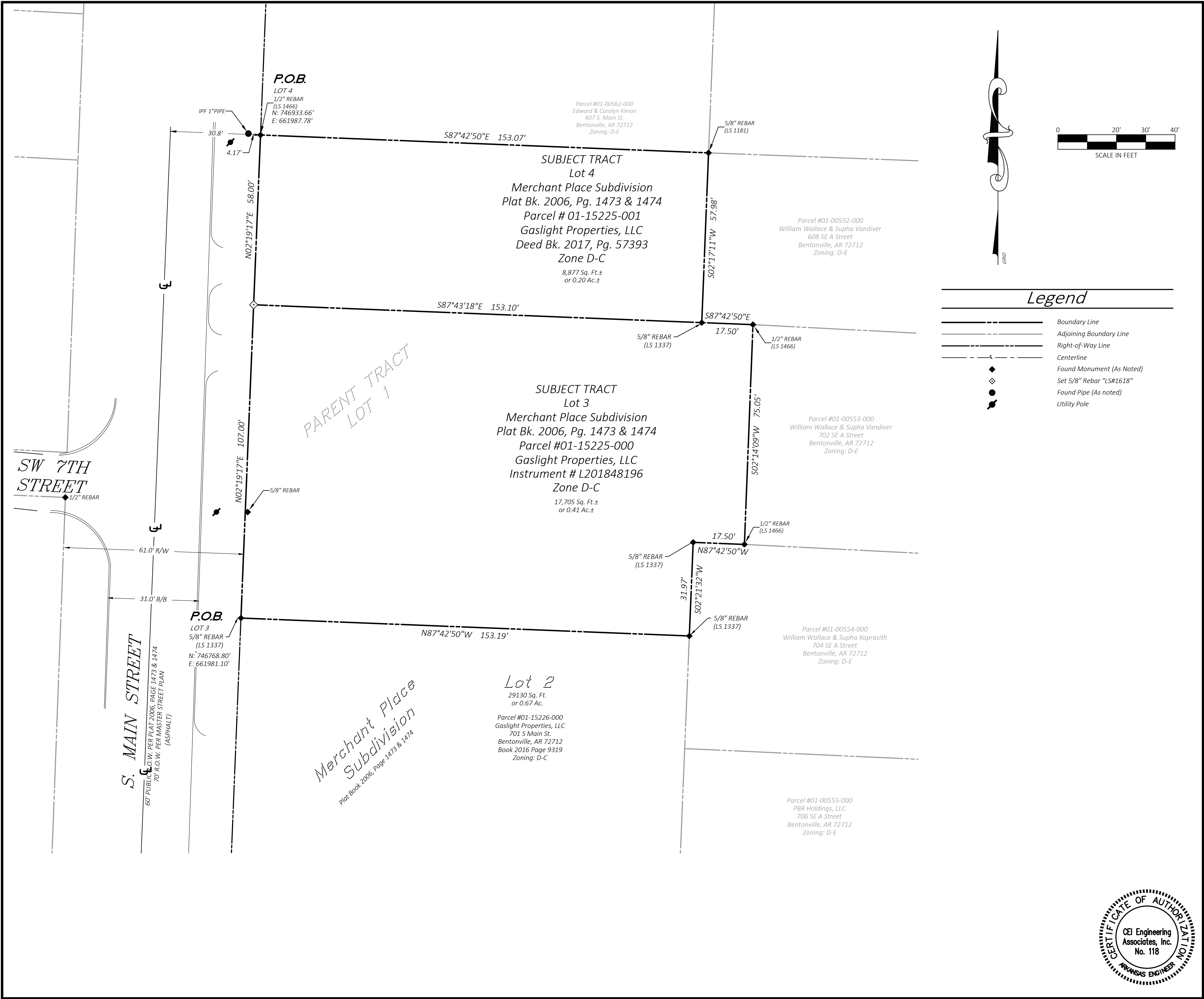
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	FLD
CEI PROJECT NUMBER	31827
DATE	7/24/2020
REVISION	REV-0

COVER
SHEET TITLE
SHEET NUMBER

1 OF 2



DRAWING LOCATION - S:\31000\31827\DRAWINGS\SURVEY\WORKING\31827LS\31827LS.DWG -- SAVED BY - JCHRISTIANSEN



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Property Line Adjustment
Bentonville Merchant District, LLC
S. Main St.
City of Bentonville, Benton County, Arkansas

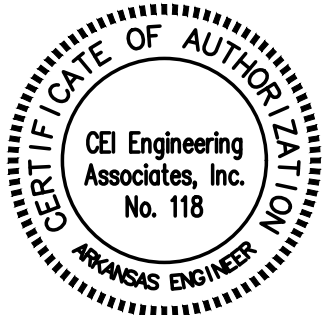


PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	FLD
CEI PROJECT NUMBER	31827
DATE	7/24/2020
REVISION	REV-0

Lot Split

SHEET TITLE
SHEET NUMBER

2 OF 2





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

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

Date: 08-21-2020

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

BENTONVILLE PROJECT #: LS20-0039

REQUEST: Lot Split

CEI PROJECT NAME: Bentonville, AR/ S Main Street Lot Split

Mr. Jon Stanley,

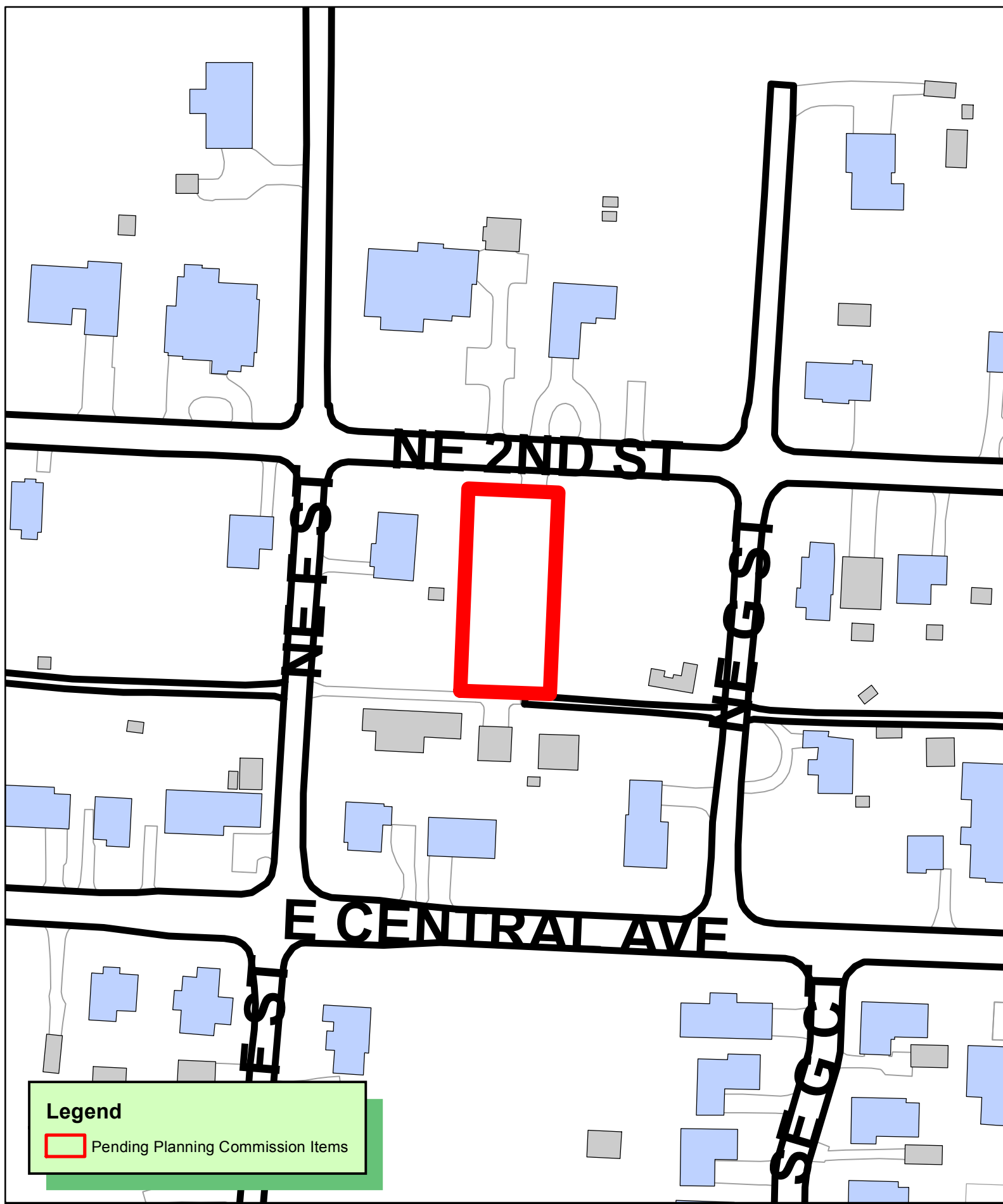
CEI Engineering Associates, Inc. is submitting this letter for a waiver for the Right of Way associated with the LS20-0039 lot split project. We are requesting this waiver that Right of Way does not need to be required in accordance with Article 1100, Section 1100.16 of the Land Development Code. The proposed streetscape project is designed within the existing Right of Way and is about to go to construction.

Please let me know if you need anything additional from us.

Respectfully submitted,
CEI Engineering Associates, Inc.

A handwritten signature in blue ink that reads 'Dustin Riley'.

Dustin Riley
Survey Project Manager



Legend

 Pending Planning Commission Items

LEGEND

- FOUND PIPE
- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- PROPERTY LINE
- UTILITY EASEMENT
- FENCE (6' WOOD)
- OVERHEAD ELECTRIC
- CENTERLINE
- POWER POLE
- WATER METER
- GAS METER
- SEWER MANHOLE
- ELECTRIC

CITY REQUIRED NOTES:

- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- NO NEW INGRESS/EGRESS WILL BE PERMITTED TO N.E. 2ND STREET. ANY NEW INGRESS/EGRESS INTO THIS PROPERTY SHALL BE FROM THE PUBLIC ALLEY TO THE SOUTH.

NOTES

- PARENT DEED FILED IN DEED RECORD L2020 AT PAGE 19672.
- PROPERTY IS COUNTY TAX PARCEL #01-03246-000.
- THE CURRENT ZONING FOR THE PROPERTY IS RESIDENTIAL (R-1).
- ALL EASEMENTS AVAILABLE AT THE TIME OF THE SURVEY ARE SHOWN, TO FIND ALL IF ANY, WILL REQUIRE A TITLE SEARCH.
- ATLAS PAGE 362.
- BASIS OF BEARINGS IS TIED INTO STATE PLANE COORDINATES, ARKANSAS GRID NORTH.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS



EDWARD, PHILIP
Owner Address: 104 NE F ST,
BENTONVILLE, AR 72712
ZONING: R-1

LAWLER, DWAYNE &
GARDNER, CHRISTA
Owner Address: 108 NE F ST,
BENTONVILLE, AR 72712
ZONING: R-1

749,593.16
664,330.97

SCROGGINS, JEFF & DAWN
Owner Address: 722 NE 2ND ST,
BENTONVILLE, AR 72712
ZONING: R-1

749,439.42
664,407.35

PARENT DESCRIPTION

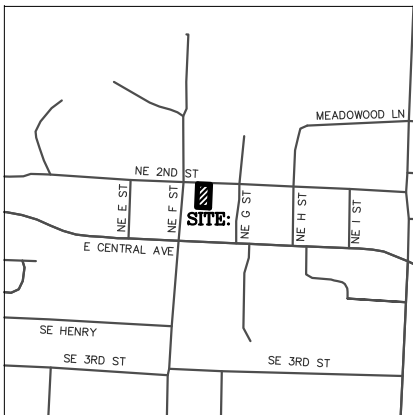
THE WEST 25 FEET OF LOT 3, ALL OF LOT 4, AND THE EAST 8 FEET OF LOT 5, ALL IN BLOCK 2, LINCOLN AND RICE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN BOOK L2020, AT PAGE 19672.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A TYPE "A" FLOOD ZONE SHOWN ON FEMA PANEL #05007C0255 K, DATED JUNE 5, 2012.

PROPERTY DESCRIPTION- NEW LOT 20

LOT 20, BLOCK 2, LINCOLN AND RICE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS FOUND IN PLAT RECORD B AT PAGE 106, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK TWO, THENCE SOUTH 87°51'36" EAST 91.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°33'28" EAST 82.56 FEET; THENCE SOUTH 02°19'45" WEST 150.35 FEET; THENCE NORTH 87°10'27" WEST 83.02 FEET; THENCE NORTH 02°30'16" EAST 149.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.285 ACRES MORE OR LESS.



CERTIFICATE OF OWNERSHIP

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

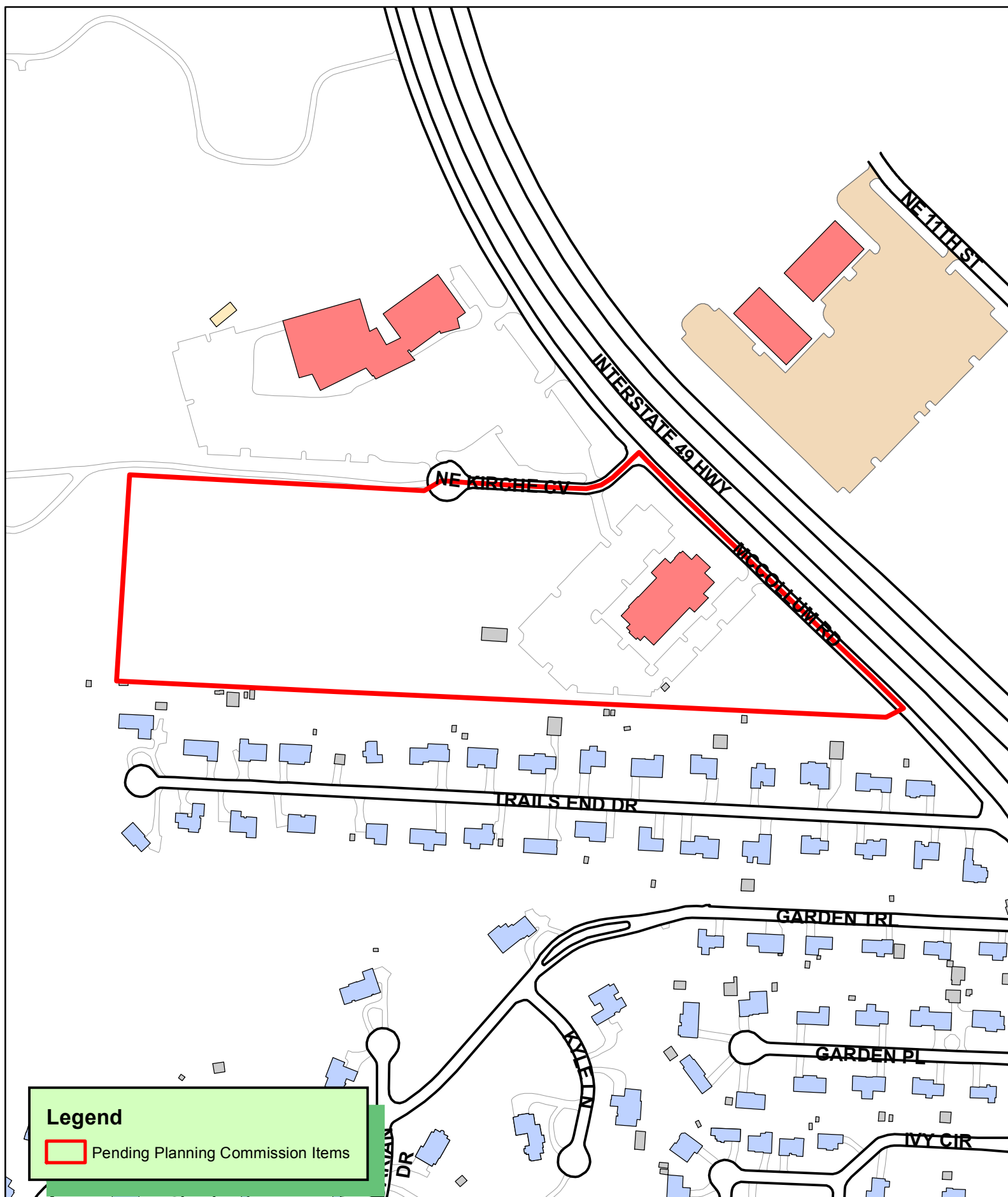
DATE OF EXECUTION _____
SIGNED: _____
SIGNED: _____
NAME AND ADDRESS: _____
PRINT NAME: _____
SOURCE OF TITLE: D.R. _____
PAGE: _____
STATE OF ARKANSAS)
COUNTY OF BENTON)
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC SIGNATURE

PART OF LOT 3 & 5,
ALL OF LOT 4, BLOCK 2
LINCOLN AND RICE ADDITION
CREATING LOT 20

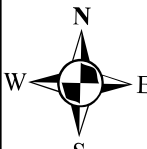
PROPERTY LINE ADJUSTMENT		REVISIONS		
		No.:	BY:	DATE:
OWNER:		#1	CITY	8/15/20
GEORGE T. & ELIZABETH L. JOHNSON				
374 BELMONT ACRES CIR. TUMBLING SHOALS, AR 72581				
DRAWN BY:		DATE:		
DP/ZS		7/25/20		
CHECKED BY:		JOB No.:		
2020268		SHEET:		
1"=30'		1		

PROJECT NUMBER (PLA20-0044)



Legend

 Pending Planning Commission Items


1 inch = 300 feet

LSD20-0048
LARGE SCALE DEVELOPMENT
CHURCH OF CHRIST OF LATTER DAY SAINTS
1105 MCCOLLUM RD



1101 MCCOLLUM DRIVE BENTONVILLE, ARKANSAS
2ND LSD SUBMITTAL



NCE McCLELLAN
CONSULTING
ENGINEERS,
DEDICATED TO SERVE

REV	DATE	DESCRIPTION
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BENTONVILLE, ARKANSAS TEMPLE

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
1105 MCCOLLUM DRIVE
BENTONVILLE, ARKANSAS 72712
2ND LSD SUBMITTAL

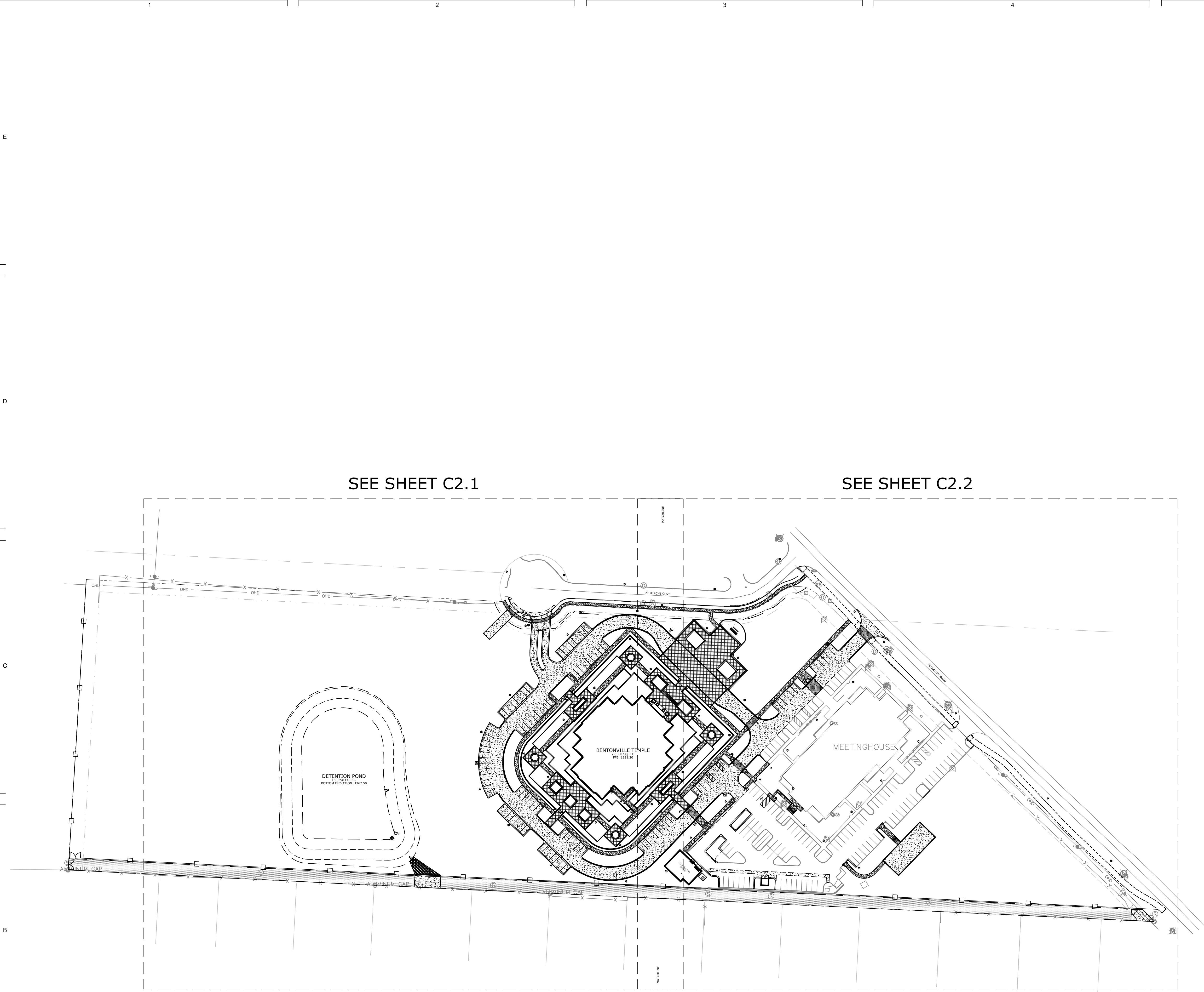
C0.0

LCD00 004

The seal is circular with a double-lined border. The outer ring contains the text "CERTIFICATE OF AUTHORIZATION" at the top and "ARKANSAS ENGINEER" at the bottom. The center of the seal contains the text "McCLELLAND CONSULTING ENGINEERS" and "No. 24".



811.
 Find out what's below.
 Call before you dig.

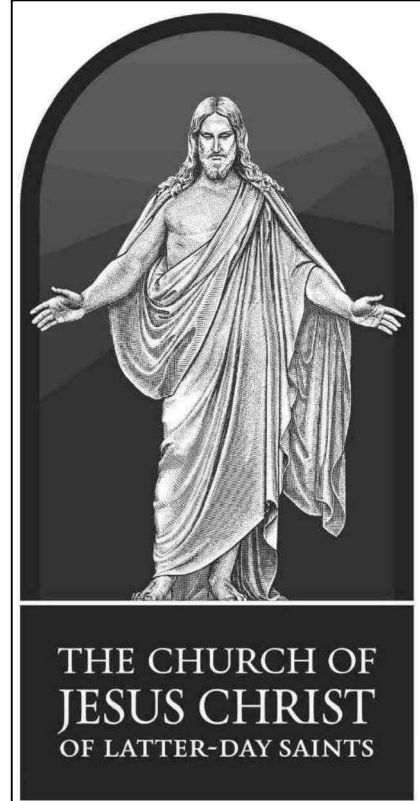


EXISTING LEGEND			
---	PROPERTY LINE	⊙	SANITARY SEWER MH
---	RIGHT OF WAY	⊙	CLEAN-OUT
---	SANITARY SEWER LINE	⊙	DRAINAGE MH
---	WATER LINE	⊙	POWER POLE
---	GAS LINE	⊙	GUY WIRE w/ ANCHOR
---	UGT	⊙	GAS METER
---	UNDERGROUND TELEPHONE	⊙	GAS RISER
---	UGT	⊙	STREET LIGHT POLE
---	UNDERGROUND TELEVISION	⊙	TELEPHONE PEDESTAL
---	UNDERGROUND FIBER	⊙	CABLE TV PEDESTAL
---	OVERHEAD ELECTRIC	⊙	SIGN (AS NOTED)
---	FENCE	⊙	POST (AS NOTED)
---	ROAD CENTERLINE	⊙	BENCHMARK
---	DITCH FLOWLINE	⊙	FOUND IRON PIN (AS NOTED)
---	EASEMENT LINE	⊙	CONTROL POINT
---	SETBACK LINE	⊙	RR SPIKE
---	FIRE HYDRANT	⊙	BUSH
---	WATER METER	⊙	TREE
---	WATER VALVE	⊙	
---	WATER FAUCET	⊙	

PROPOSED LEGEND	
---	CURB AND GUTTER
---	EASEMENT
---	RETAINING WALL - SEE ARCH PLANS
---	PAINTED / THERMOPLASTIC STRIPING
---	MODULAR CONCRETE FENCE (SEE ARCH. PLANS)
---	CONCRETE PAVEMENT
---	SIDEWALK PAVEMENT
---	GRAVEL SURFACE PAVEMENT
---	INTEGRAL COLOR CONCRETE (PED XING) (SEE ARCH. PLANS)
---	CONCRETE PAVERS (SEE ARCH. PLANS)
---	CATCH BASIN
---	FLARED END SECTION
---	SANITARY SEWER MANHOLE
---	PARKING STALL COUNT
---	FIRE DEPARTMENT CONNECTION
---	FIRE HYDRANT
---	POST INDICATOR VALVE
---	WATER METER
---	LIGHT POLE (SEE PHOTOMETRIC PLANS)
---	ELECTRICAL TRANSFORMER

- GENERAL SITE NOTES**
- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 - PUBLIC CONVENIENCE AND SAFETY:
THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 - UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
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 - ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
 - ALL SITE SIGNAGE SHALL REQUIRE SEPARATE CITY OF BENTONVILLE PERMIT.
 - ALL MECHANICAL EQUIPMENT (ROOF AND GROUND) SHALL BE SCREENED ON ALL SIDES WITH MATERIALS SIMILAR TO BUILDING.

SITE DATA		
OVERALL SITE AREA	811,175 S.F.	18.62 AC
PROPOSED PARKING SPACES	REQUIRED	PROVIDED
9' x 19' STALLS	24	98
ADA ASSESSABLE STALLS	1	5
TOTAL (1 PER 4 SEATS; 100 SEATS)	25	103
EXIST + PROPOSED PARKING SPACES	EXISTING	PROVIDED
9' x 19' STALLS	262	211
ADA ASSESSABLE STALLS	8	13
TOTAL	270	224
ZONING	R-1	
FRONT SETBACK	20'	
REAR SETBACK	25'	
SIDE SETBACK	20'	



NOT FOR CONSTRUCTION



1500 E. STEARNS STREET
FAYETTEVILLE, AR 72703

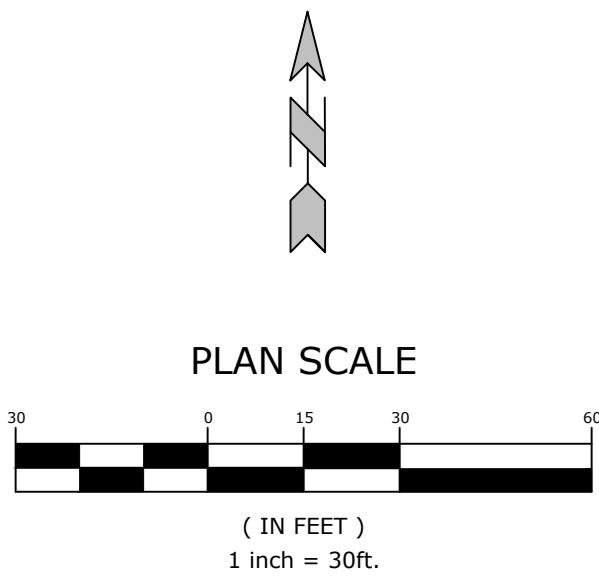
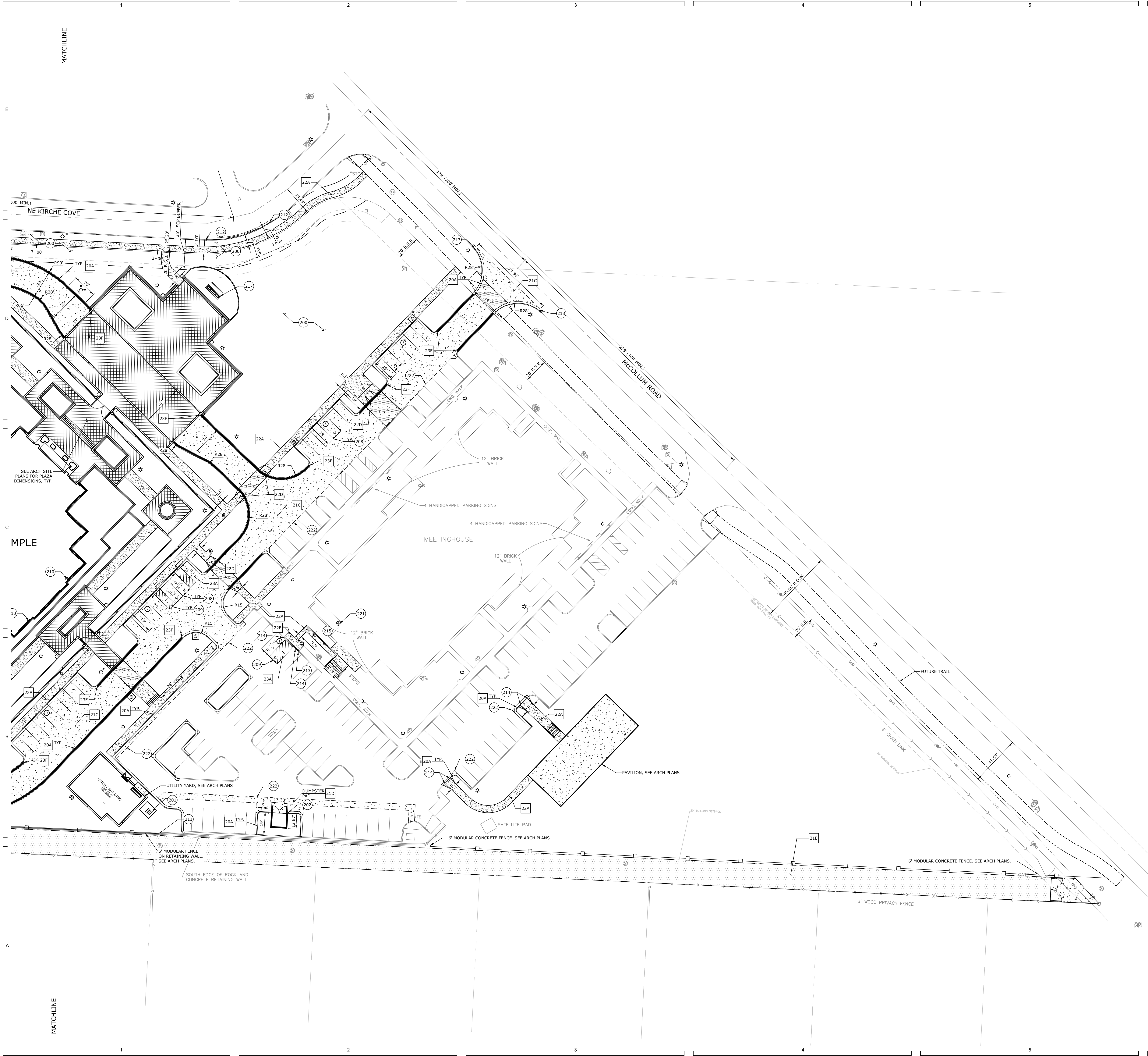
REV DATE DESCRIPTION

VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
DATE: 07-27-2020

BENTONVILLE, ARKANSAS TEMPLE
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
1105 MCCOLLUM DRIVE
BENTONVILLE, ARKANSAS 72712
2ND LSD SUBMITTAL

OVERALL SITE PLAN

C2.0
LSD20-0048



EXISTING LEGEND

- PROPERTY LINE
- R/W RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UGT UNDERGROUND TELEPHONE
- UGT UNDERGROUND ELECTRIC
- UGTV UNDERGROUND TELEVISION
- UFO UNDERGROUND FIBER
- OHE OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- SETBACK LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- TREE

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- RETAINING WALL - SEE ARCH PLANS
- PAINTED / THERMOPLASTIC STRIPING
- MODULAR CONCRETE FENCE (SEE ARCH. PLANS)
- CONCRETE PAVEMENT
- SIDEWALK PAVEMENT
- GRAVEL SURFACE PAVEMENT
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- CONCRETE PAVERS (SEE ARCH. PLANS)
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- LIGHT POLE (SEE PHOTOMETRIC PLANS)
- ELECTRICAL TRANSFORMER

SITE KEYNOTES

- 200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- 201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- 202 TRASH ENCLOSURE TO MATCH BUILDING MATERIALS (SEE ARCH. PLANS)
- 208 4" WIDE PAINTED PARKING STRIPES (WHITE)
- 209 4" WIDE PAINTED STRIPES, 24" O.C. @ 45° (WHITE)
- 210 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
- 211 RETAINING WALL (SEE GRADING PLAN)
- 212 REPLACE / RESTORE CURBS TO MATCH EXISTING OR TO LOCAL CODES
- 213 TAPER CURB TO MATCH EXISTING
- 214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
- 215 HANDRAIL (SEE ARCH. PLANS)
- 217 MONUMENT SIGN (SEE ARCH. PLANS)
- 221 POINT OF RELOCATION
- 222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL

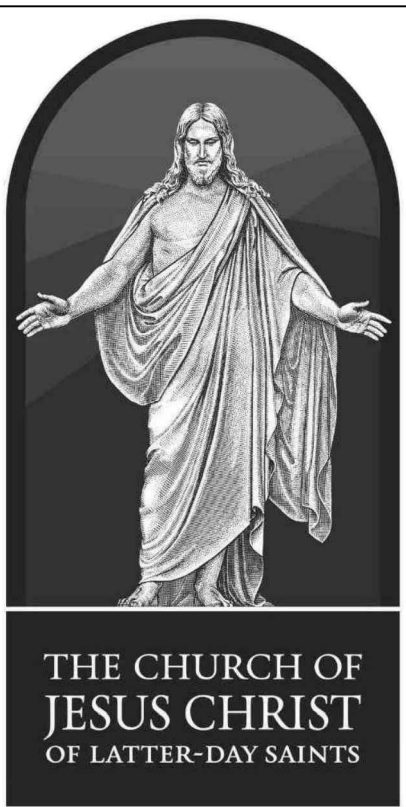
SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 21C STANDARD DUTY CONCRETE PAVEMENT
- 21D HEAVY DUTY CONCRETE PAVEMENT
- 21E GRAVEL SURFACE
- 22A CONCRETE SIDEWALK
- 22D PEDESTRIAN RAMP (PERPENDICULAR)
- 22F PEDESTRIAN RAMP (PARALLEL)
- 23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
- 23F ACCESSIBLE PARKING SYMBOL
- 23F FIRE LANE STRIPING
- 25C WHEEL STOP

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9' x 19' STALLS	262	210
ADA ASSESSABLE STALLS	8	13
TOTAL	270	223
ZONING	R-1	
FRONT SETBACK	20'	
REAR SETBACK	25'	
SIDE SETBACK	20'	



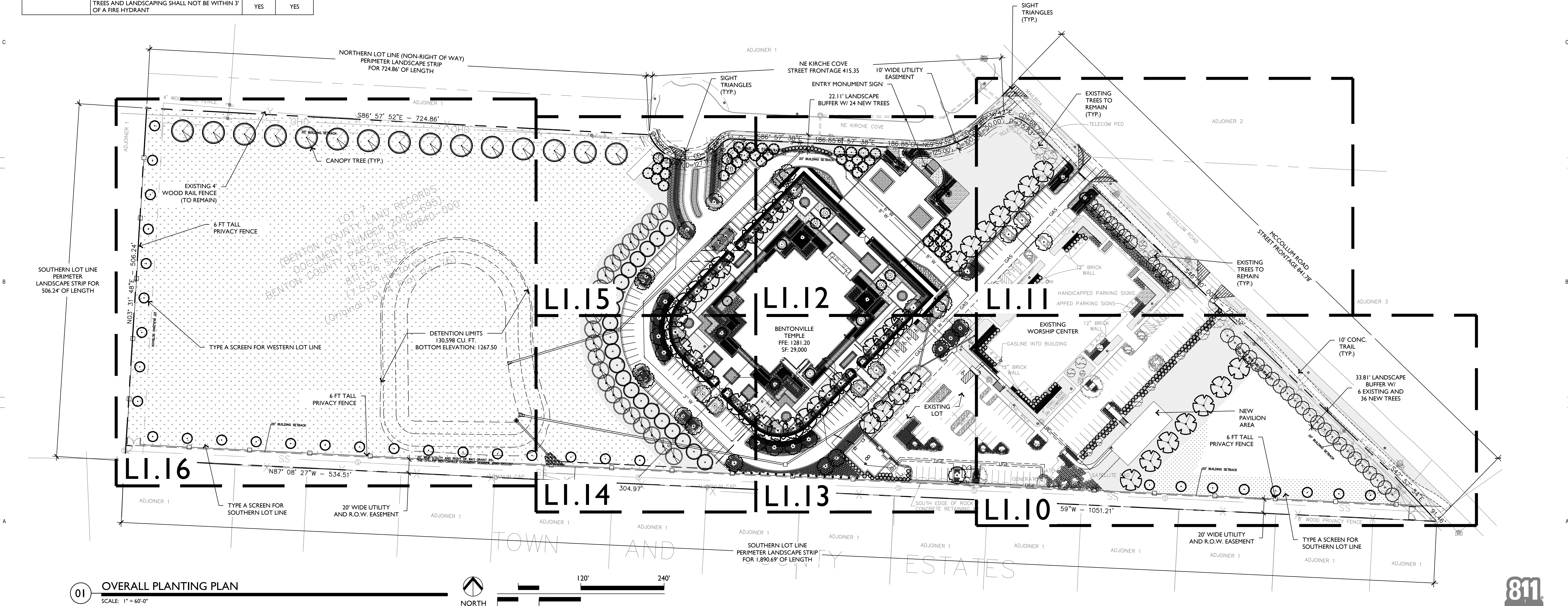
VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
DATE: 07-27-2020

BENTONVILLE, ARKANSAS TEMPLE
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
1105 MCCOLLUM DRIVE
BENTONVILLE, ARKANSAS 72712
2ND LSD SUBMITTAL

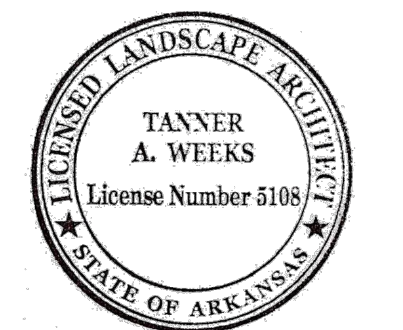
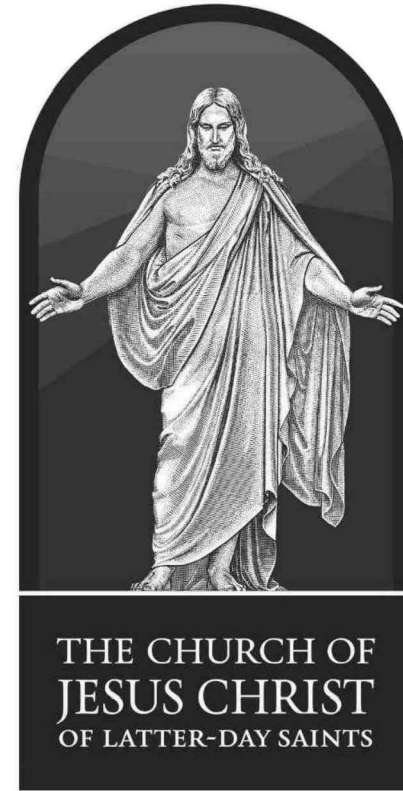
CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
STREET FRONTAGE			
MCCOLLUM ROAD	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 841.78 LF / 20 = 42.08 = 42 TREES REQUIRED 6 EXISTING TREES: 42-6 = 37 NEW TREES REQUIRED	42 TREES	6 EXISTING + 36 NEW 42 TREES
NE KIRCHE COVE	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF OF STREET FRONTAGE: 415.35 LF / 20 = 20.8 = 21 TREES REQUIRED	21 TREES	30 TREES
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 1,890.69 / 50 = 37.8 = 38 TREES REQUIRED	38 TREES	38 TREES
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 506.24 / 50 = 10.12 = 10 TREES REQUIRED	10 TREES	10 TREES
NORTHERN LOT LINE (NON-RIGHT OF WAY)	ONE (1) TREE PER 50 LF OF LENGTH: 724.86 / 50 = 14.49 = 15 TREES REQUIRED	15 TREES	15 TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 63,228 10% * 63,228 = 6,328 SF	4,026 SF	4,458 SF
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	YES	YES
	MIN. 2 TREES EACH	YES	YES
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	N/A	N/A
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	N/A	N/A
	ONE (1) SHADE TREE PER 6 SPACES	N/A	N/A
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE	SINGLE FAMILY / COMMERCIAL USES: TYPE A SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 6' HEIGHT	YES	6 FT TALL PRIVACY FENCE + NEW TREES
WESTERN LOT LINE	SINGLE FAMILY / COMMERCIAL USES: TYPE A SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 6' HEIGHT	YES	6 FT TALL PRIVACY FENCE + NEW TREES
TREE PRESERVATION CREDITS			
	TBD		
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER, AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

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

NOTES:
1. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
3. FULLY AUTOMATIC IRRIGATION WILL BE PROVIDED FOR THIS PROJECT. SEPARATE DESIGN DRAWINGS WILL BE COMPLETED BY IRRIGATION DESIGN ENSURING FULL COVERAGE.



01 OVERALL PLANTING PLAN
SCALE: 1" = 60'-0"



RESERVED FOR STAMP

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Ecological Design Group, Inc.
www.ecologicalelg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

RESERVED FOR CONSULTANT LOGO

REV DATE DESCRIPTION

VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
CITY NUMBER:
DATE: AUGUST 24, 2020

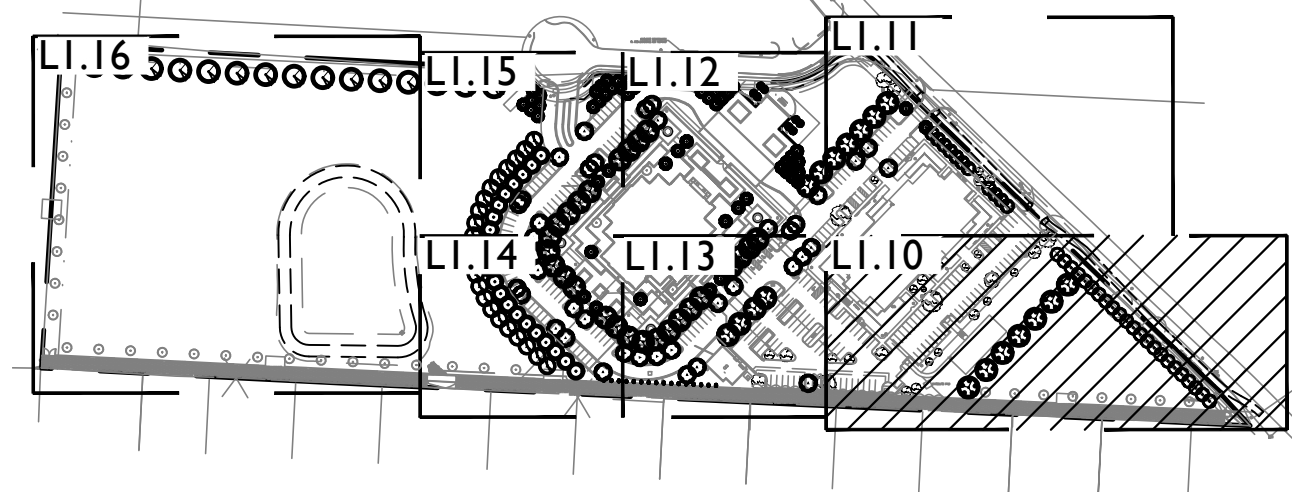
BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

OVERALL PLANTING PLAN

L1.00
LSD20-0048

NOTE:
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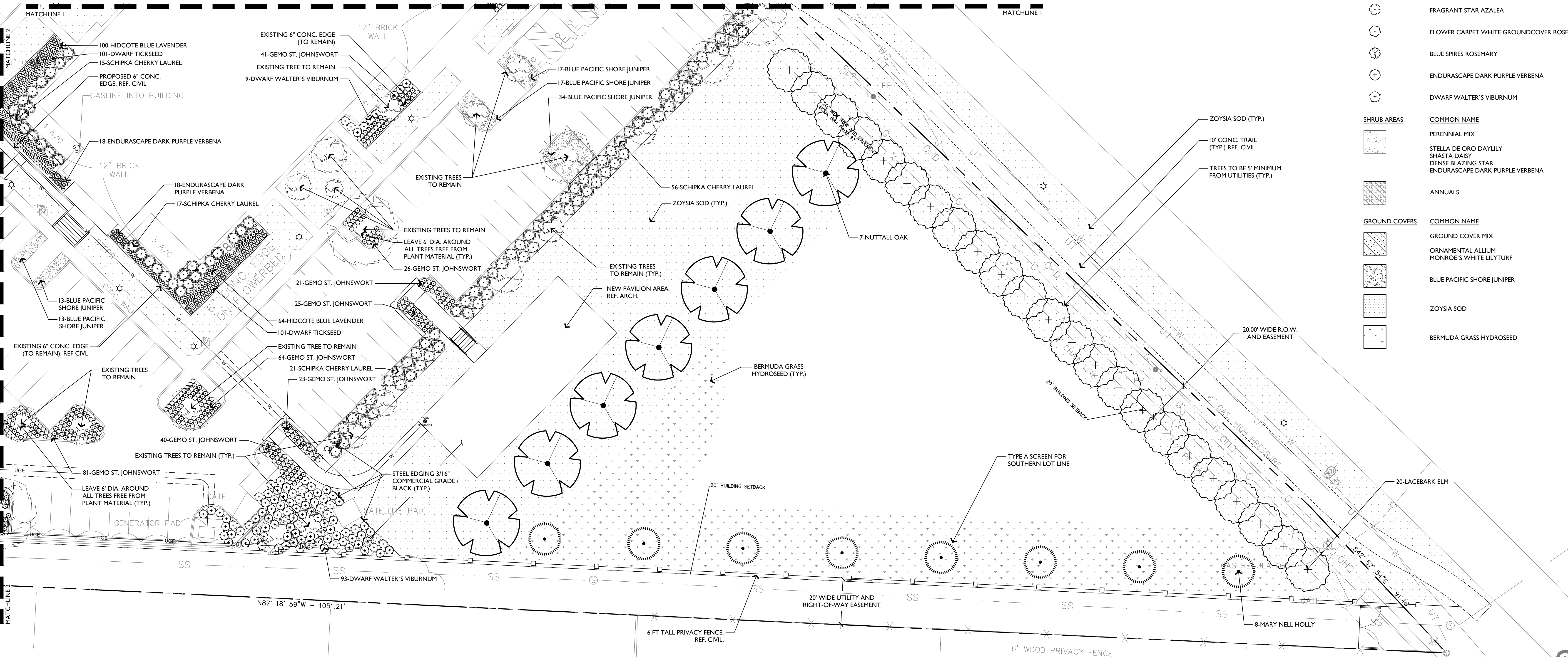
PLANT LEGEND

TREES	COMMON NAME
	HARVEST MOON SOUTHERN SUGAR MAPLE
	CHEROKEE PRINCESS DOGWOOD
	MARY NELL HOLLY
	SKYROCKET JUNIPER
	CLAUDIA W. MAGNOLIA
	YOSHINO CHERRY
	NUTTALL OAK
	WILLOW OAK
	BALD CYPRESS
	LACEBARK ELM
	CHASTE TREE

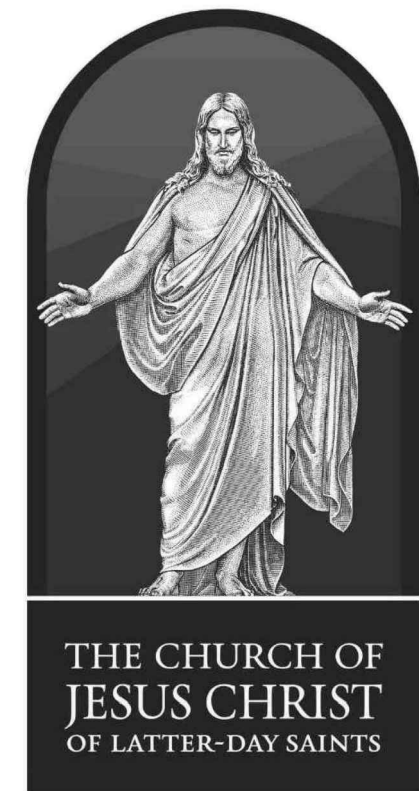
SHRUBS	COMMON NAME
	ENCORE AZALEA
	GUMMO PINK AZALEA
	MAY SNOW AZALEA
	DWARF TICKSEED
	MAGICAL GOLD FORSYTHIA
	GEMO ST. JOHNSWORT
	RUFFLED VELVET IRIS
	HIDCOTE BLUE LAVENDER
	ORNAMENTAL FOUNTAIN GRASS
	OTTO LUYKEN LAUREL
	SCHIPKA CHERRY LAUREL
	FRAGRANT STAR AZALEA
	FLOWER CARPET WHITE GROUNDCOVER ROSE
	BLUE SPIRES ROSEMARY
	ENDURASCAPE DARK PURPLE VERBENA
	DWARF WALTER'S VIBURNUM

SHRUB AREAS	COMMON NAME
	PERENNIAL MIX
	STELLA DE ORO DAYLILY
	SHASTA DAISY
	DENSE BLAZING STAR
	ENDURASCAPE DARK PURPLE VERBENA
	ANNUALS

GROUND COVERS	COMMON NAME
	GROUND COVER MIX
	ORNAMENTAL ALLIUM
	MONROE'S WHITE LILYTURF
	BLUE PACIFIC SHORE JUNIPER
	ZOYSIA SOD
	BERMUDA GRASS HYDROSEED



01 ENLARGEMENT PLANTING PLAN
SCALE: 1" = 20'-0"



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www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

RESERVED FOR CONSULTANT LOGO

REV	DATE	DESCRIPTION
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VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
CITY NUMBER:
DATE: AUGUST 24, 2020

BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

ENLARGEMENT PLANTING PLAN
L1.10
LSD20-0048

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2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ANY DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
3. FULLY AUTOMATIC IRRIGATION WILL BE PROVIDED FOR THIS PROJECT. SEPARATE DESIGN DRAWINGS WILL BE COMPLETED BY IRRIGATION DESIGN ENSURING FULL COVERAGE.

TREES		HARVEST MOON SOUTHERN SUGAR MAPLE
		CHEROKEE PRINCESS DOGWOOD
		MARY NELL HOLLY
		SKYROCKET JUNIPER
		CLAUDIA W. MAGNOLIA
		YOSHINO CHERRY
		NUTTALL OAK
		WILLOW OAK
		BALD CYPRESS
		LACEBARK ELM
SHRUBS		CHASTE TREE
		ENCORE AZALEA
		GUMPO PINK AZALEA
		MAY SNOW AZALEA
		DWARF TICKSEED
		MAGICAL GOLD FORSYTHIA
		GEMO ST. JOHNSWORT
		RUFFLED VELVET IRIS
		HIDCOTE BLUE LAVENDER
		ORNAMENTAL FOUNTAIN GRASS
FLOWERS		OTTO LUYKEN LAUREL
		SCHIPKA CHERRY LAUREL
		FRAGRANT STAR AZALEA
		FLOWER CARPET WHITE GROUNDCOVER ROSE
		BLUE SPIRES ROSEMARY
		ENDURASCAPE DARK PURPLE VERBENA
		DWARF WALTER'S VIBURNUM

 PERENNIAL MIX

STELLA DE ORO DAYLILY
SHASTA DAISY
DENSE BLAZING STAR
ENDURASCAPE DARK PURPLE VERBENA

 ANNUALS

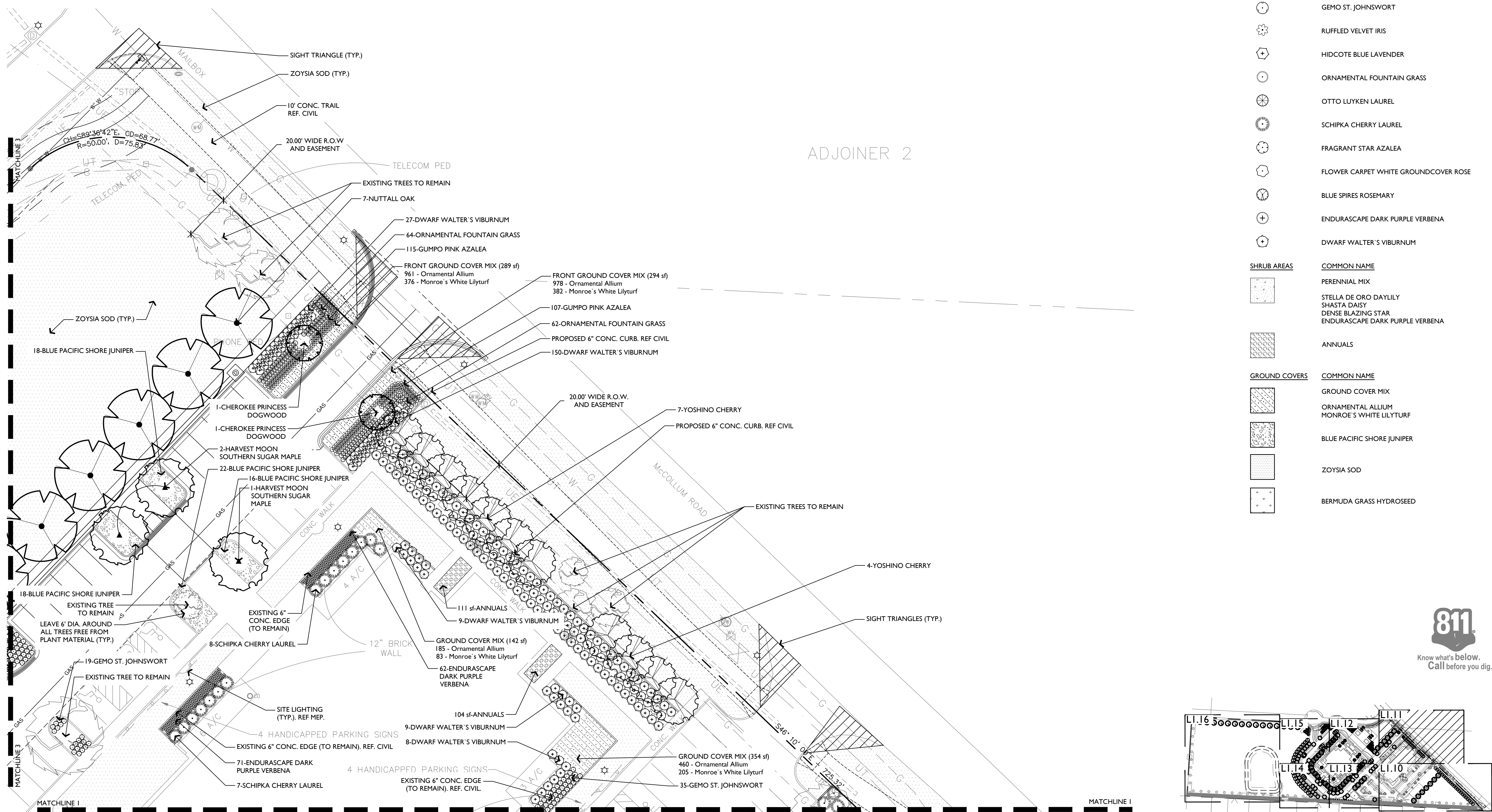
	GROUND COVER MIX
	ORNAMENTAL ALLIUM MONROE'S WHITE LILYTURF
	BLUE PACIFIC SHORE JUNIPER
	ZOYSIA SOD
	BERMUDA GRASS HYDROSEED



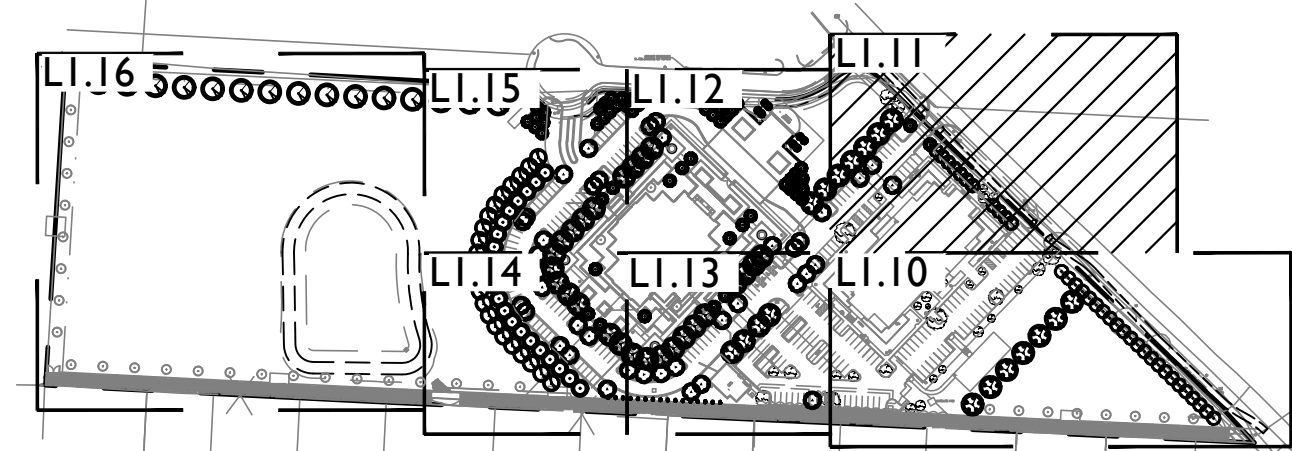
REV	DATE	DESCRIPTION
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BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
111105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

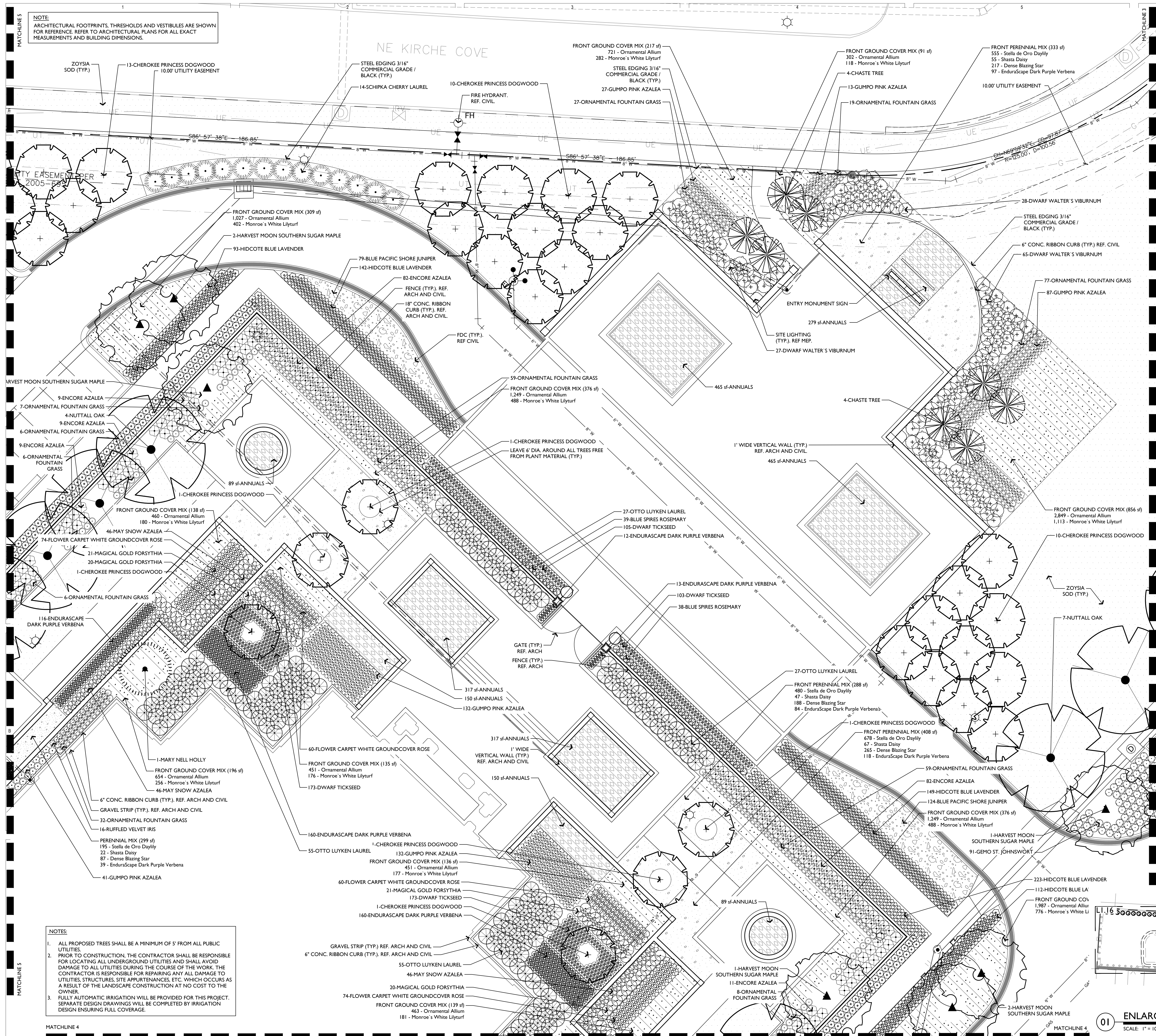
L1.11
LSD20-0048



Know what's below.
Call before you dig.

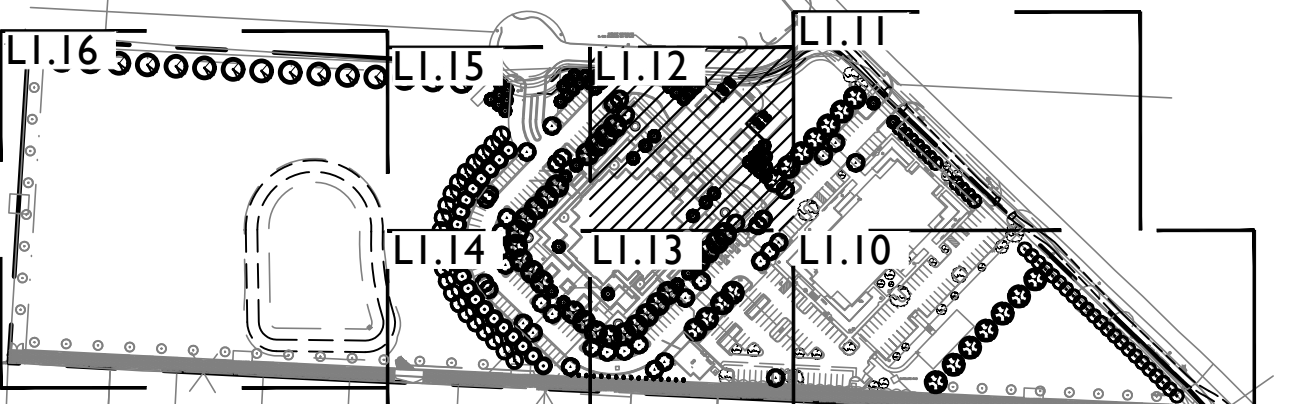
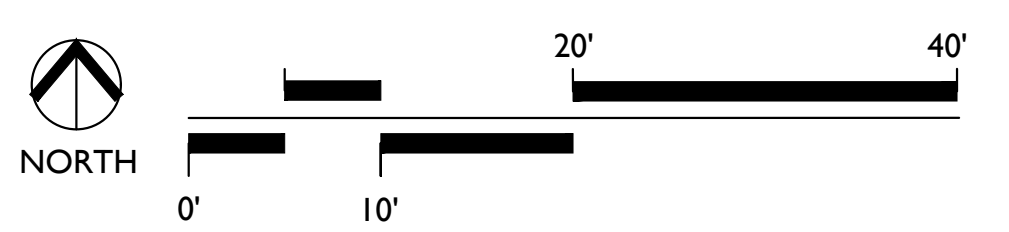


A diagram of a rectangular lot. The lot is divided into two horizontal sections. The top section is labeled '40'' and the bottom section is labeled '80''. A north arrow is located in the top left corner, pointing upwards and slightly to the right, with the word 'NORTH' written below it.



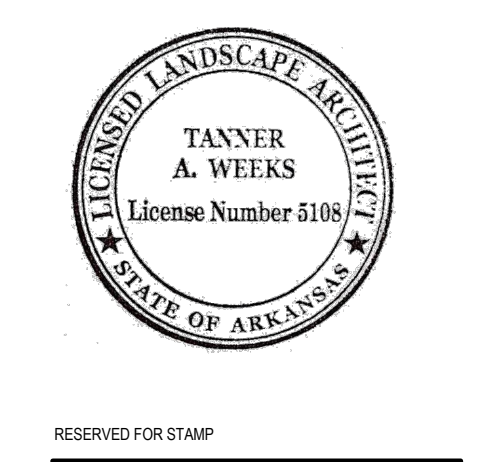
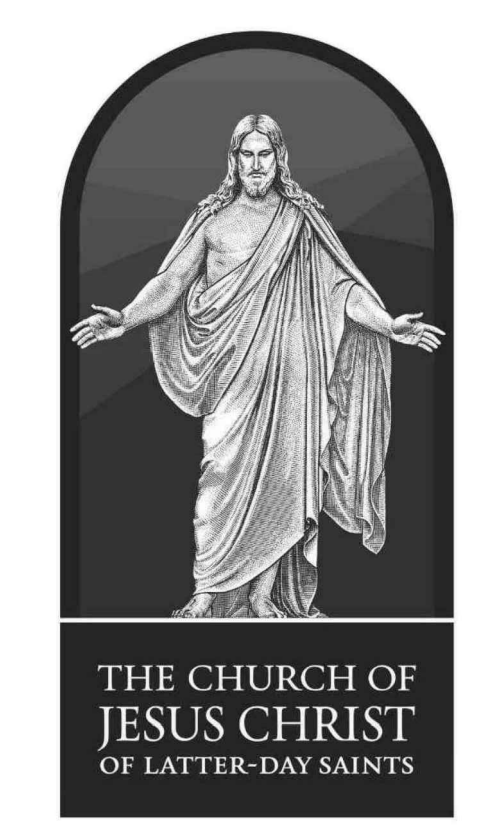
PLANT LEGEND

TREES	COMMON NAME
[Symbol]	HARVEST MOON SOUTHERN SUGAR MAPLE
[Symbol]	CHEROKEE PRINCESS DOGWOOD
[Symbol]	MARY NELL HOLLY
[Symbol]	SKYROCKET JUNIPER
[Symbol]	CLAUDIA W. MAGNOLIA
[Symbol]	YOSHINO CHERRY
[Symbol]	NUTTALL OAK
[Symbol]	WILLOW OAK
[Symbol]	BALD CYPRESS
[Symbol]	LACEBARK ELM
[Symbol]	CHASTE TREE
SHRUBS	COMMON NAME
[Symbol]	ENCORE AZALEA
[Symbol]	GUMPO PINK AZALEA
[Symbol]	MAY SNOW AZALEA
[Symbol]	DWARF TICKSEED
[Symbol]	MAGICAL GOLD FORSYTHIA
[Symbol]	GEMO ST. JOHNSWORT
[Symbol]	RUFFLED VELVET IRIS
[Symbol]	HIDCOTE BLUE LAVENDER
[Symbol]	ORNAMENTAL FOUNTAIN GRASS
[Symbol]	OTTO LUYKEN LAUREL
[Symbol]	SCHIPKA CHERRY LAUREL
[Symbol]	FRAGRANT STAR AZALEA
[Symbol]	FLOWER CARPET WHITE GROUND COVER RO
[Symbol]	BLUE SPIRES ROSEMARY
[Symbol]	ENDURASCAPE DARK PURPLE VERBENA
[Symbol]	DWARF WALTER'S VIBURNUM
SHRUB AREAS	COMMON NAME
[Symbol]	PERENNIAL MIX
[Symbol]	STELLA DE ORO DAYLILY
[Symbol]	SHASTA DAISY
[Symbol]	DENSE BLAZING STAR
[Symbol]	ENDURASCAPE DARK PURPLE VERBENA
[Symbol]	ANNUALS
GROUND COVERS	COMMON NAME
[Symbol]	GROUND COVER MIX
[Symbol]	ORNAMENTAL ALLIUM
[Symbol]	MONROE'S WHITE LILYTURF
[Symbol]	BLUE PACIFIC SHORE JUNIPER
[Symbol]	ZOYSIA SOD
[Symbol]	BERMUDA GRASS HYDROSEED



01 ENLARGEMENT PLANTING PLAN
SCALE: 1" = 10'-0"

NOTES:
1. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
3. FULLY AUTOMATIC IRRIGATION WILL BE PROVIDED FOR THIS PROJECT. SEPARATE DESIGN DRAWINGS WILL BE COMPLETED BY IRRIGATION DESIGN ENSURING FULL COVERAGE.

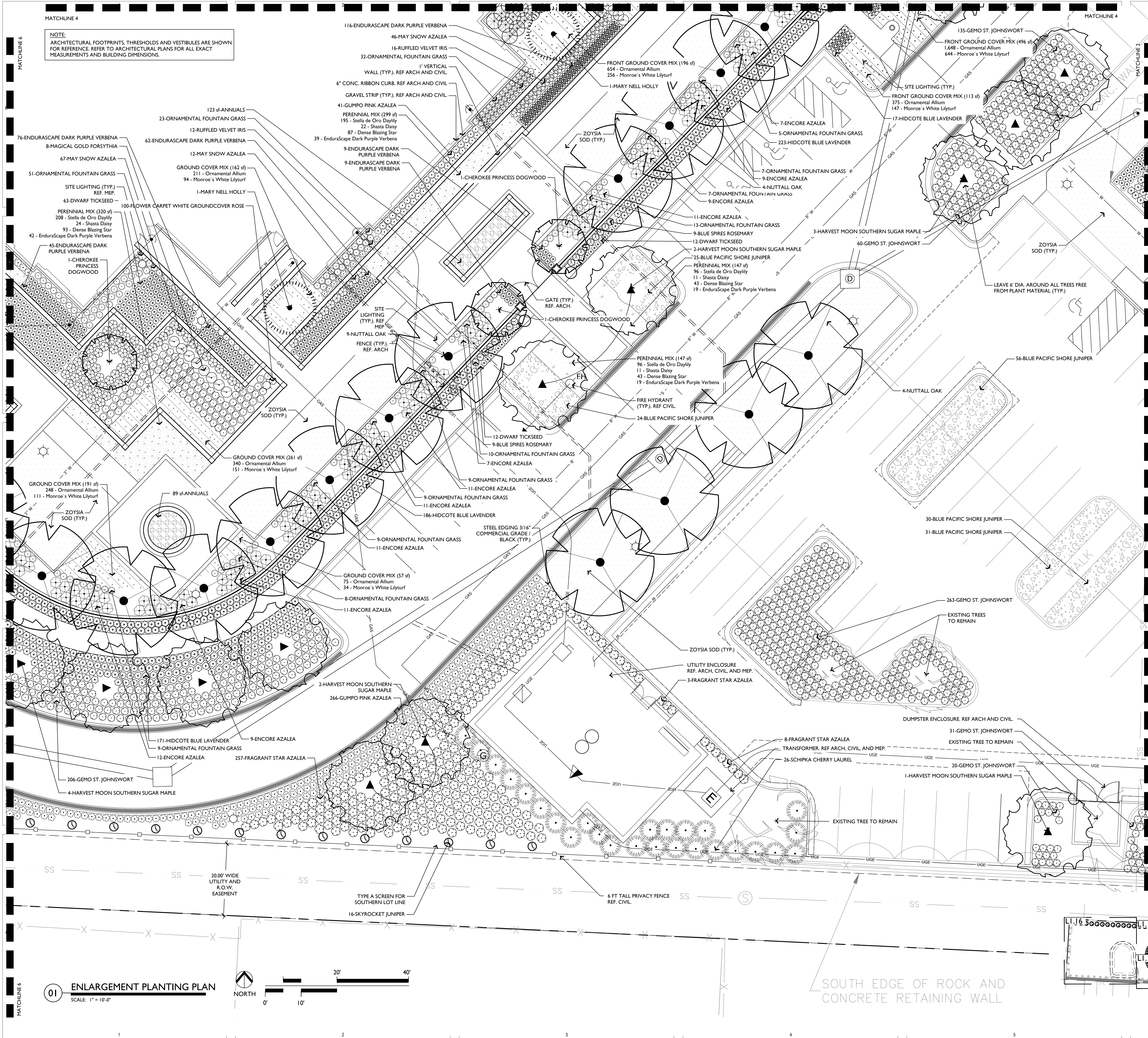


ECOLOGICAL DESIGN GROUP, INC.
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

REV	DATE	DESCRIPTION
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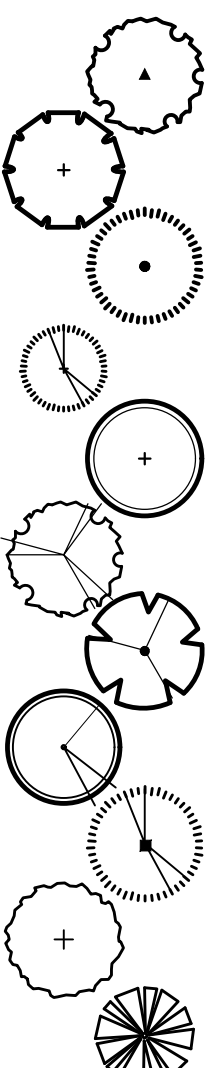
VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
CITY NUMBER:
DATE: AUGUST 24, 2020

BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS



PLANT LEGEND

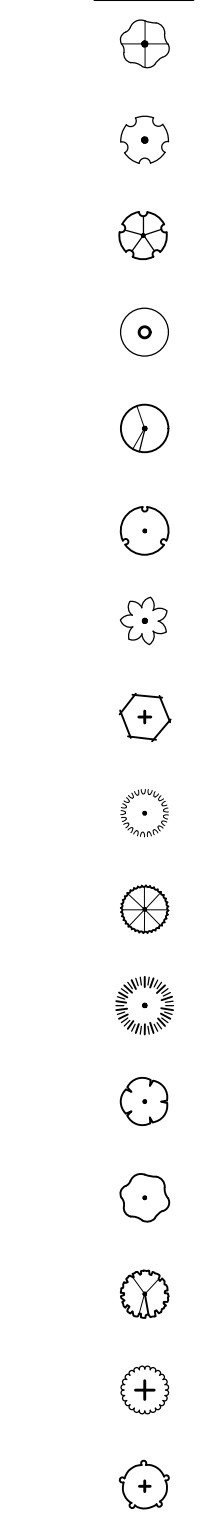
TREES



COMMON NAME

- HARVEST MOON SOUTHERN SUGAR MAPLE
- CHEROKEE PRINCESS DOGWOOD
- MARY NELL HOLLY
- SKYROCKET JUNIPER
- CLAUDIA W. MAGNOLIA
- YOSHINO CHERRY
- NUTTALL OAK
- WILLOW OAK
- BALD CYPRESS
- LACEBARK ELM
- CHASTE TREE

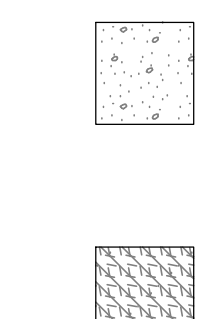
SHRUBS



COMMON NAME

- ENCORE AZALEA
- GUMPO PINK AZALEA
- MAY SNOW AZALEA
- DWARF TICKSEED
- MAGICAL GOLD FORSYTHIA
- GEMO ST. JOHNSWORT
- RUFFLED VELVET IRIS
- HIDCOTE BLUE LAVENDER
- ORNAMENTAL FOUNTAIN GRASS
- OTTO LUYKEN LAUREL
- SCHIPKA CHERRY LAUREL
- FRAGRANT STAR AZALEA
- FLOWER CARPET WHITE GROUNDCOVER RC
- BLUE SPIRES ROSEMARY
- ENDURASCAPE DARK PURPLE VERBENA
- DWARF WALTER'S VIBURNUM

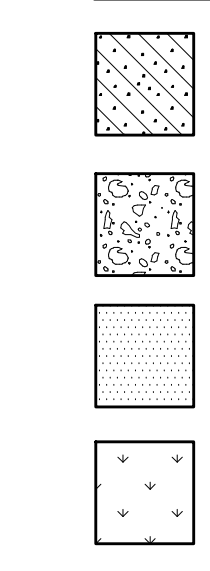
SHRUB AREAS



COMMON NAME

- PERENNIAL MIX
- STELLA DE ORO DAYLILY
- DENSE BLAZING STAR
- ENDURASCAPE DARK PURPLE VERBENA
- ANNUALS

GROUND COVERS

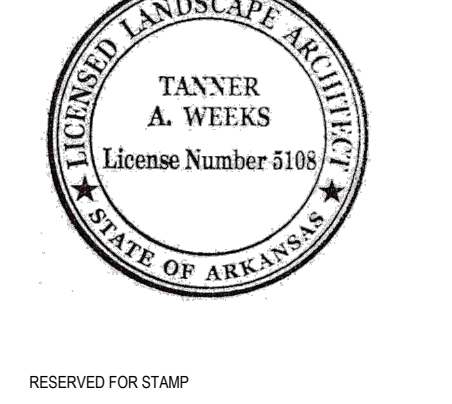
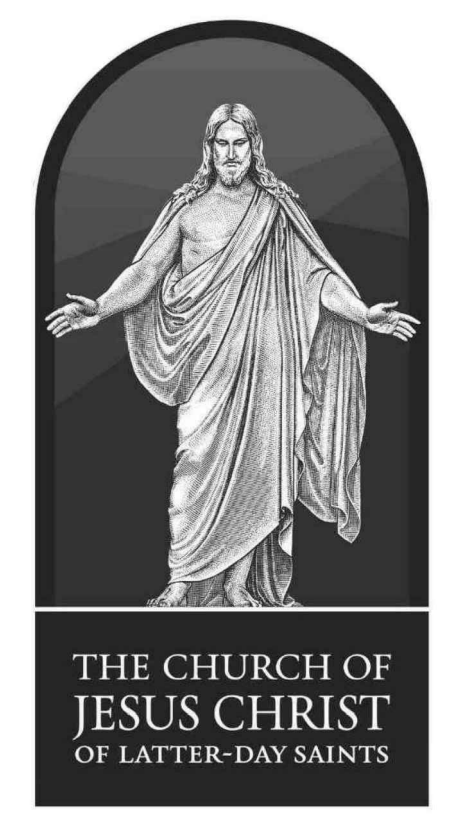


COMMON NAME

- GROUND COVER MIX
- ORNAMENTAL ALLIUM
- MONROE'S WHITE LILYTURF
- BLUE PACIFIC SHORE JUNIPER
- ZOYSIA SOD
- BERMUDA GRASS HYDROSEED

NOTES

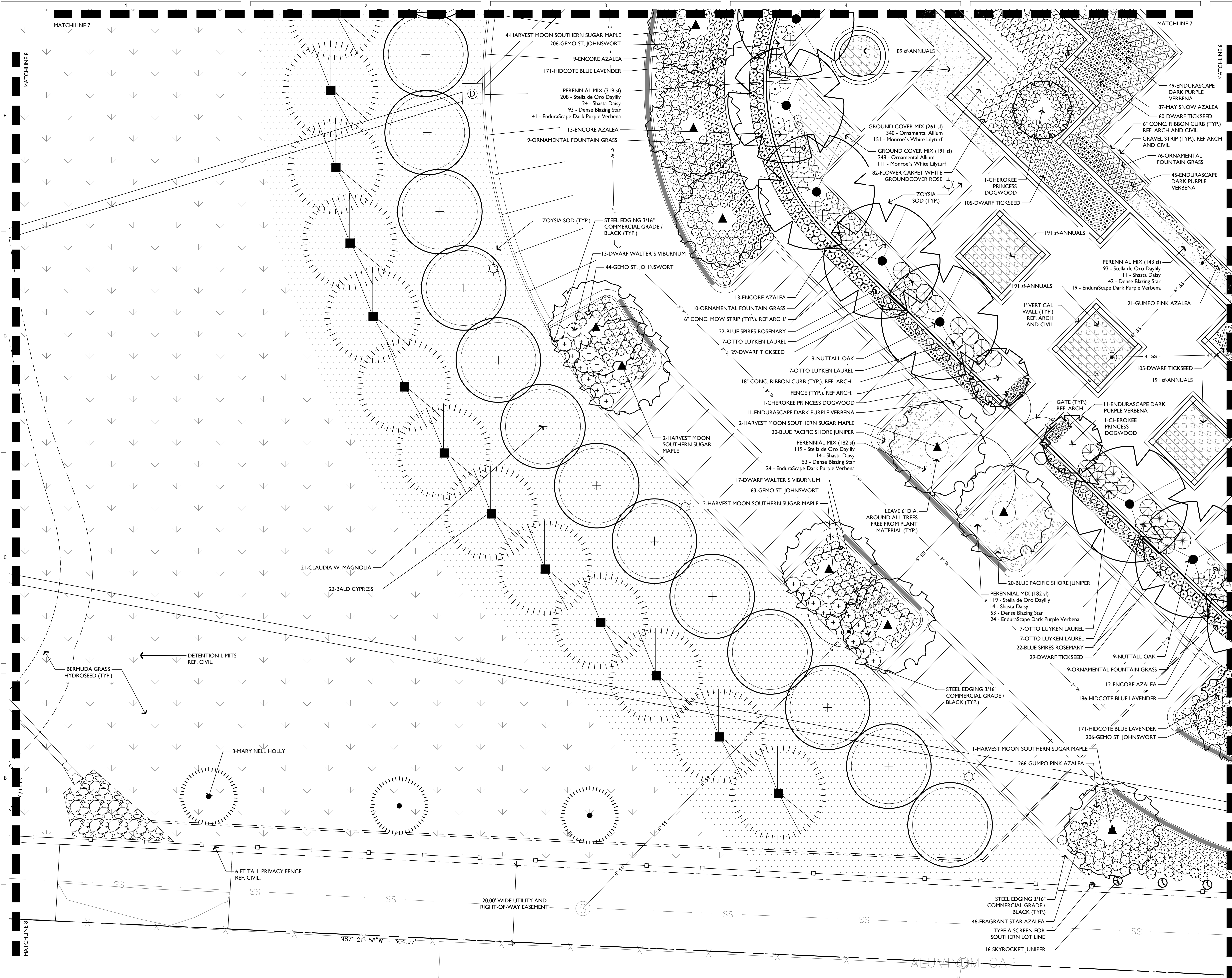
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
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REV DATE DESCRIPTION

REV	DATE	DESCRIPTION
1	AUGUST 24, 2020	

BENTONVILLE ARKANSAS TEMPLE
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McOLLUM DRIVE, BENTONVILLE, AR 72712
CONSTRUCTION DOCUMENTS

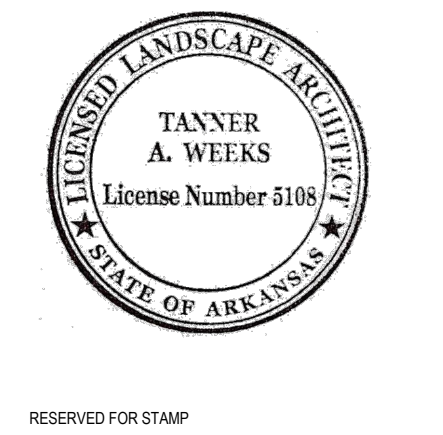
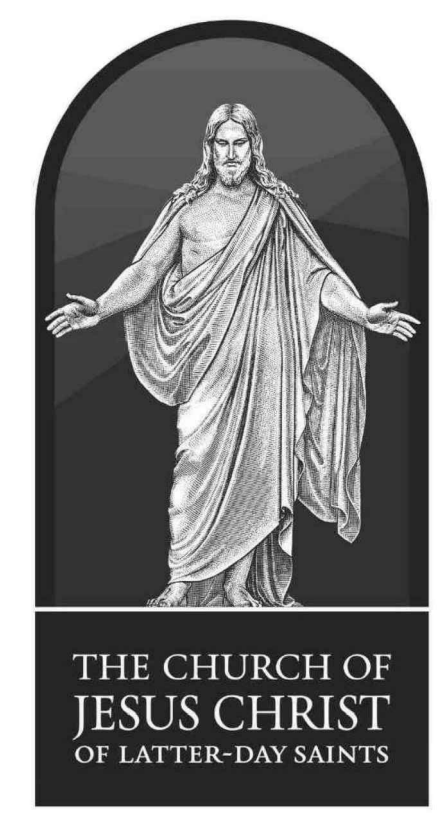
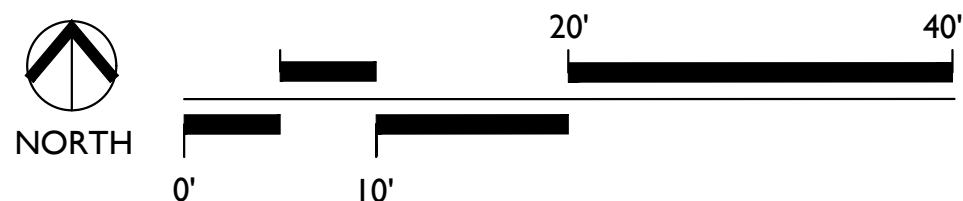
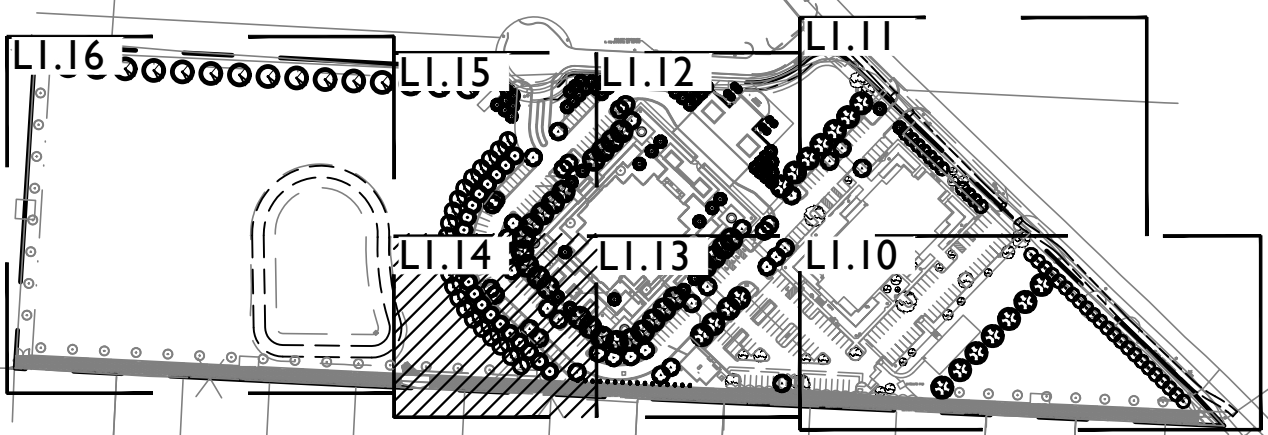


PLANT LEGEND

TREES	COMMON NAME
	HARVEST MOON SOUTHERN SUGAR MAPLE
	CHEROKEE PRINCESS DOGWOOD
	MARY NELL HOLLY
	SKYROCKET JUNIPER
	CLAUDIA W. MAGNOLIA
	YOSHINO CHERRY
	NUTTALL OAK
	WILLOW OAK
	BALD CYPRESS
	LACEBARK ELM
	CHASTE TREE
SHRUBS	COMMON NAME
	ENCORE AZALEA
	GUMPO PINK AZALEA
	MAY SNOW AZALEA
	DWARF TICKSEED
	MAGICAL GOLD FORSYTHIA
	GEMO ST. JOHNSWORT
	RUFFLED VELVET IRIS
	HIDCOTE BLUE LAVENDER
	ORNAMENTAL FOUNTAIN GRASS
	OTTO LUYKEN LAUREL
	SCHIPKA CHERRY LAUREL
	FRAGRANT STAR AZALEA
	FLOWER CARPET WHITE GROUNDCOVER ROSE
	BLUE SPIRES ROSEMARY
	ENDURASCAPE DARK PURPLE VERBENA
	DWARF WALTER'S VIBURNUM
SHRUB AREAS	COMMON NAME
	PERENNIAL MIX
	STELLA DE ORO DAYLILY
	SHASTA DASY
	DENSE BLAZING STAR
	ENDURASCAPE DARK PURPLE VERBENA
ANNUALS	COMMON NAME
	GROUND COVER MIX
	ORNAMENTAL ALLIUM
	MONROE'S WHITE LILYTURF
	BLUE PACIFIC SHORE JUNIPER
	ZOYSIA SOD
	BERMUDA GRASS HYDROSEED

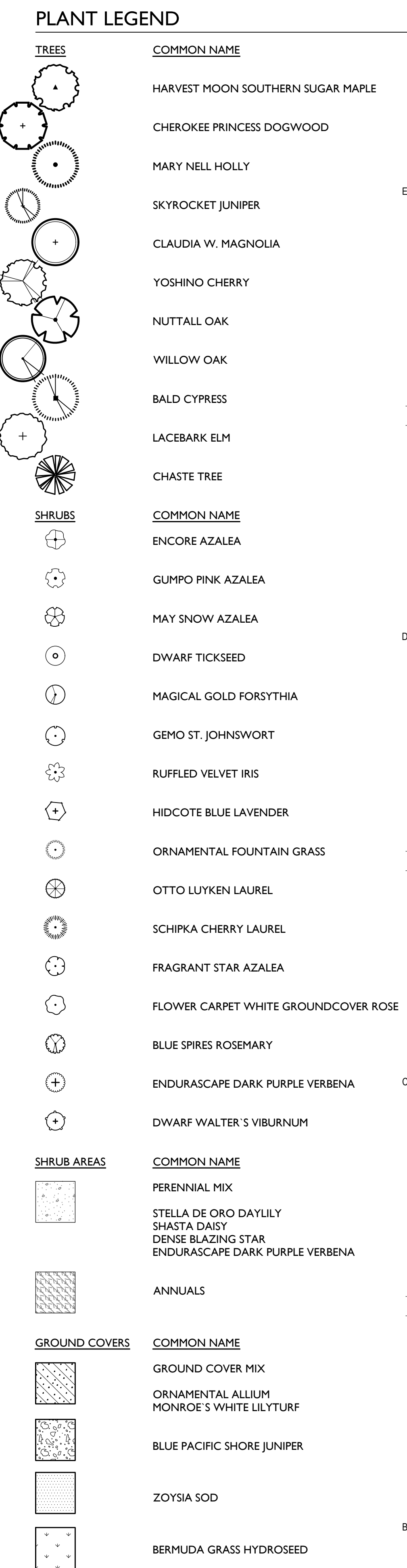
NOTE:
ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.

- NOTES:
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
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REV	DATE	DESCRIPTION
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VCBO NUMBER: 19612
CLIENT NUMBER: 50148977519
CITY NUMBER:
DATE: AUGUST 24, 2020



1. ALL FIXTURE MOUNTED TO EXTERIOR WALL TO BE ALIGNED VERTICALLY WHERE APPLICABLE.
2. PRECAST CONCRETE WITH INTEGRAL COLOR. SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH.
3. SEE SPECIFICATIONS FOR ATTACHMENT REQUIREMENTS. ATTACHMENTS TO BE VERIFIED BY ARCHITECT PRIOR TO INSTALLATION.
4. INTEGRAL COLOR OF CAULK, ARCHITECT SELECTED FROM CUSTOM COLOR TO MATCH PRECAST, AS PER SPECIFICATION.
5. DIMENSIONS ARE TYPICAL. CONTRACTOR TO VERIFY ALL PRECAST CONCRETE PANEL DIMENSIONS.

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, SANDBLAST FINISH

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, ACID WASH FINISH

314.0	PRECAST CONCRETE PANEL, INTEGRAL COLOR SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH SEE ELEVATIONS
705.1	ROOF SYSTEM, METAL SEAM
800.0	DOOR AND FRAME
802.0	WINDOW AND FRAME, SEE SCHEDULE
2610.0	LIGHT FIXTURE



REV	DATE	DESCRIPT
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VCBO NUMBER: 1
CLIENT NUMBER: 5014897
CITY NUMBER:
DATE: AUGUST 24,

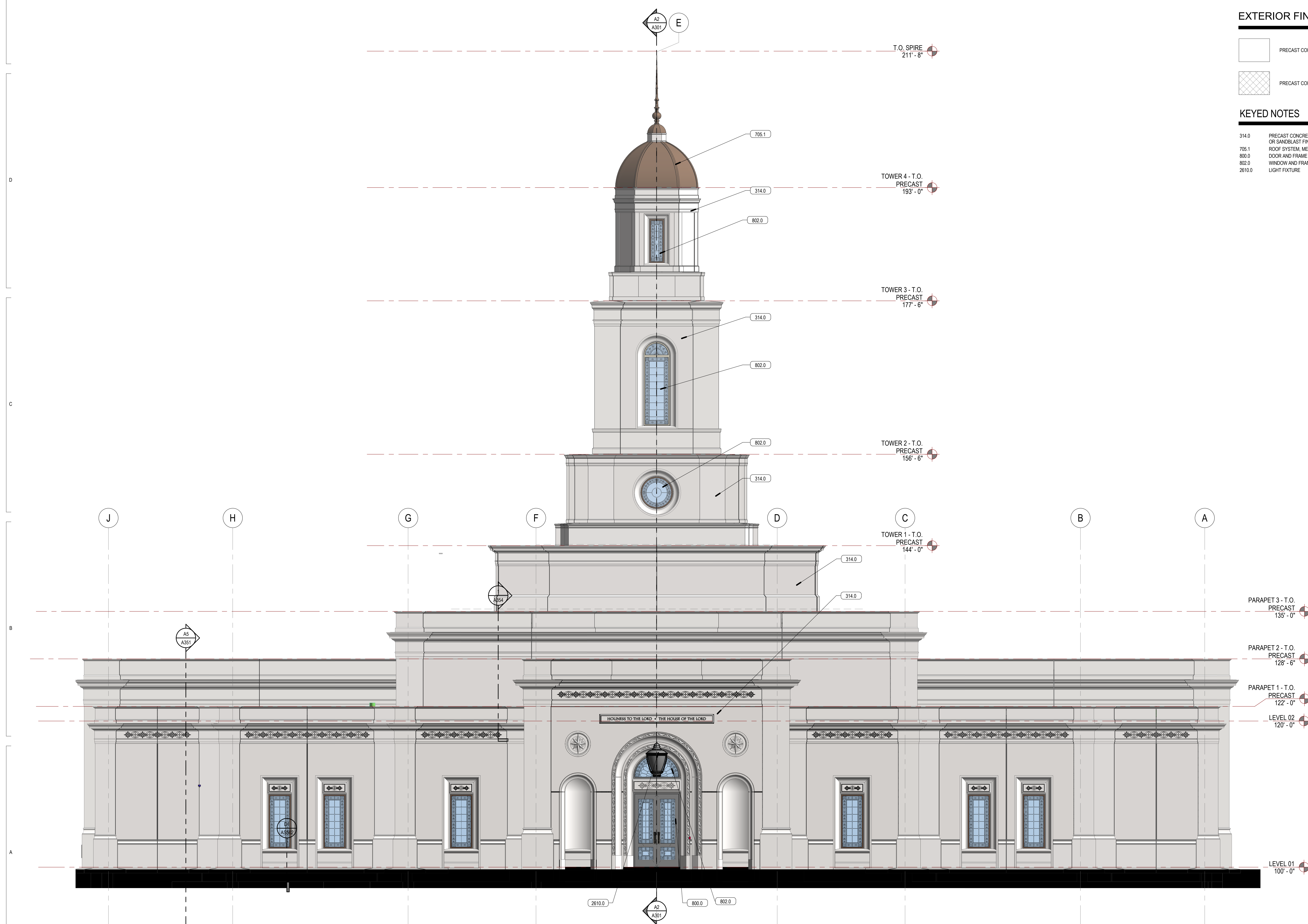
BENTONVILLE ARKANSAS TEMPLE

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
11105 McCOLLUM DRIVE, BENTONVILLE, AR 72712

CONSTRUCTION DOCUMENTS

ELEVATION - EXTERIOR

A201
LSD20-0048



A2 ELEVATION - NORTH EAST

SCALE: 3/16" = 1'-0"

1. ALL FIXTURE MOUNTED TO EXTERIOR WALL TO BE ALIGNED VERTICALLY WHERE APPLICABLE.
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3. SEE SPECIFICATIONS FOR ATTACHMENT REQUIREMENTS. ATTACHMENTS TO BE VERIFIED BY ARCHITECT PRIOR TO INSTALLATION.
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5. DIMENSIONS ARE TYPICAL. CONTRACTOR TO VERIFY ALL PRECAST CONCRETE PANEL DIMENSIONS.

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, SANDBLAST FINISH

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, ACID WASH FINISH

22	DIVISION 22 - PLUMBING
314.0	PRECAST CONCRETE PANEL, INTEGRAL COLOR SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH SEE ELEVATIONS
705.1	ROOF SYSTEM, METAL SEAM
800.0	DOOR AND FRAME
802.0	WINDOW AND FRAME, SEE SCHEDULE



REV	DATE	DESCRIPT
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VCBO NUMBER: 1
CLIENT NUMBER: 5014897
CITY NUMBER:
DATE: AUGUST 24,

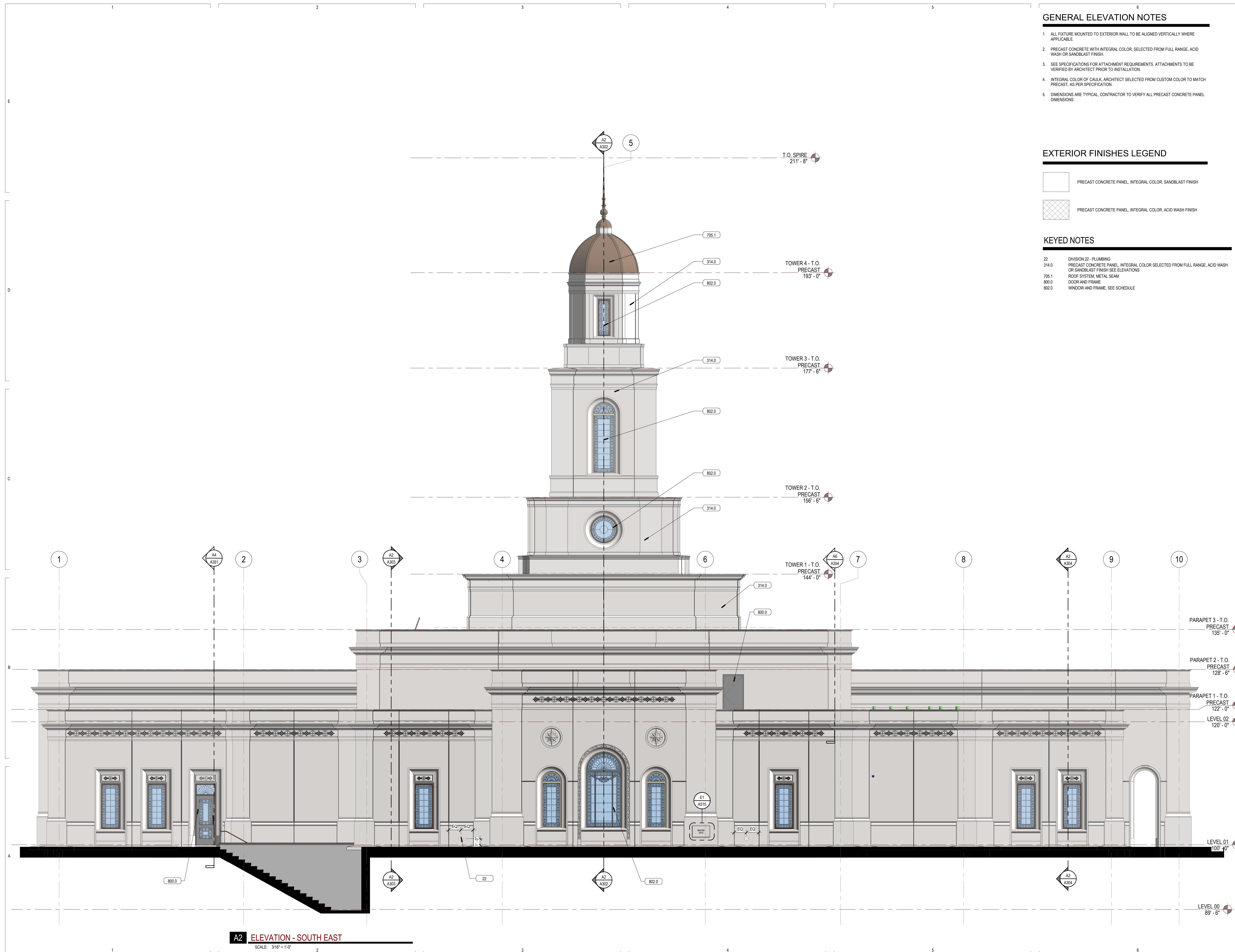
BENTONVILLE ARKANSAS TEMPLE

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 McCOLLUM DRIVE, BENTONVILLE, AR 72712

CONSTRUCTION DOCUMENTS

ELEVATION - EXTERIOR

A202
LSD20-0048



LSD20-0048

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 PRECAST CONCRETE PANEL, INTEGRAL COLOR, SANDBLAST FINISH

 PRECAST CONCRETE PANEL, INTEGRAL COLOR, ACID WASH FINISH

22	DIVISION 22 - PLUMBING
314.0	PRECAST CONCRETE PANEL, INTEGRAL COLOR SELECTED FROM FULL RANGE, ACID WASH OR SANDBLAST FINISH SEE ELEVATIONS
705.1	ROOF SYSTEM, METAL SEAM
800.0	DOOR AND FRAME
802.0	WINDOW AND FRAME, SEE SCHEDULE



REV	DATE	DESCRIPT
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VCBO NUMBER: 1
CLIENT NUMBER: 5014897
CITY NUMBER:
DATE: AUGUST 24,

BENTONVILLE ARKANSAS TEMPLE

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
1105 MCCOLLUM DRIVE, BENTONVILLE, AR 72712

CONSTRUCTION DOCUMENTS

ELEVATION - EXTERIOR

A204
LSD20-0048

