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
Meeting Agenda
September 15, 2020

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

1. **Lot 13 of Pickens Subdivision** — **Easement Plat**
   NE John De Shields Boulevard *(PLA20-0046)*

2. **Lots 17-22, Block 14 &**
   Lots 20-21, Block 15 of W.A. Burks Addition — **Property Line Adjustment**
   Fillmore Street *(PLA20-0036)*

3. **Lots 1, 2, & 3 of Wal-Mart Subdivision 4** — **Property line Adjustment**
   SE 14th Street & SE J Street *(PLA20-0045)*

IV. New Business

1. **Harmon** — **Rezoning***
   A-1 Agricultural to R-1, Single-Family Residential
   1730 SW Gator Boulevard *(RZ20-0037)*

2. **Harmon** — **Rezoning***
   A-1 Agricultural to C-1, Neighborhood Commercial
   1730 SW Gator Boulevard *(RZ20-0039)*

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

3. **Stanley** **Rezoning***
   A-1, Agricultural to R-3, Medium-Density Residential
   1701 SW 14th Street *(RZ20-0038)*

4. **Torres Auto Detailing** **Conditional Use***
   Long-Term Temporary Use, Temporary Gravel Parking & Display Area
   2608 SE 14th Street *(CU20-0033)*

5. **Walmart South Central Utility Plant** **Conditional Use***
   Utility Facility
   1106 E Central Avenue *(CU20-0039)*

6. **Walmart Temporary Storage** **Conditional Use***
   Temporary Structure
   702 SW 8th Street *(CU20-0040)*

7. **Lots 3 & 4 of Merchant Place Subdivision** **Lot Split**
   S Main Street *(LS20-0039)*

8. **Been Road Villas** **Large Scale Development**
   Glen Road & Been Road *(LSD20-0033)*

9. **Project Canopy** **Large Scale Development**
   SW 28th Street & SW I Street *(LSD20-0050)*

10. **Goddard School** **Large Scale Development**
    3703 SW H Street *(LSD20-0051)*

V. Other Business

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

Planning Commission
Minutes
September 1, 2020

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

Present: Richard Binns, Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders, and Reggie Wright (via Zoom)
Staff: Ellen Norvell, Jon Stanley, Tyler Overstreet, Dan Weese, Peter Farmer, and Mark Brightwell

Motion by Mr. Haynie, seconded by Ms. Kerr to approve the minutes of August 18, 2020 as amended. The amendment to include that on Item #1, it should read, "Motion by Mr. Sanders, seconded by Ms. Kerr to amend the ordinance. Amended ordinance approved 7-0."
Approved 7-0

Consent Agenda

1. Lot 45 of Dickson Addition, 704 W Central Avenue, Lot Split (LS20-0038)
2. Lot 20 of Lincoln & Rice Addition, 704 NE 2nd Street, Lot Split (PLA20-0044)

Approved 7-0

New Business

Item #1
Terrell: Rezoning, R-1, Single Family Residential to R-3, Medium Density Residential, NW 15th Street and Bella Vista Road, RZ20-0029
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst Commissioners and staff.
Jake Newell, representative, is able to make comments and answer questions regarding the rezoning.
Approved 7-0

Item #2
Alexander: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 2002 Timber Trail, RZ20-0035
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is some discussion amongst Commissioners and staff.
Approved 7-0

Item #3
Casey: Rezoning, A-1, Agricultural to R-O, Residential Office, 1117 SE 33rd Street, RZ20-0036
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #4
Midwest Equipment: Conditional Use, Long-Term Temporary Use, Temporary Gravel Parking Lot and Display Area, 1400 SW I Street, CU20-0034
Tyler Overstreet reads the staff report. Tyler informs the Commissioners on the one-year approval time period.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst Commissioners and staff.
Heather Lloyd, representative, answers questions.
The Commissioners add a modification to Condition of Approval #4 to state, "The applicant shall receive approval for a Flood Plain Development Permit within 60 days of approval of the Conditional Use Permit."
Approved 7-0

Item #5
Mohawk Temporary Parking: Conditional Use, Temporary Use, Temporary Gravel Parking Lot, 301 SE J Street, CU20-0035
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
John Easterling, representative, answers questions. There is discussion amongst the Commissioners and staff.
Approved 7-0

Item #6
Walmart Mockup Building: Conditional Use, Temporary Structure, 309 SE Martin Luther King Jr Parkway, CU20-0036
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #7
805 SE C Street Lodging: Conditional Use, Lodging, Hotel/Motel, 805 SE C Street, CU20-0037
Tyler Overstreet reads the staff report.
Opened public hearing
Kaitlyn Kelly, owns 807 SE C Street, speaks against the Conditional Use.
Closed public hearing
There is discussion amongst Commissioners and staff.
Approved 7-0

Item #8
Casey: Conditional Use, Personal Services, 1117 SE 33rd Street, CU20-0038
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #9
Cyster: Waiver, Section 1100.15, Sidewalk Requirements, 1108 NE D Street, WAV20-0013
Tyler Overstreet reads the staff report.
There is discussion amongst Commissioners and staff.
Motion by Mr. Sanders, seconded by Mr. Haynie to accept the fee-in-lieu.
Approved 7-0

Item #10
Malies: Waiver, Section 1100.02.7.c, Access Management Standards, 702 NE A Street, WAV20-0015
Tyler Overstreet reads the staff report.
Motion by Mr. Sanders, seconded by Mr. Binns to approve the waiver request.
Approved 7-0

Item #11
Church of Christ of Latter Day Saints: Large Scale Development, 1101 McCollum Road, LSD20-0048
Tyler Overstreet reads the staff report.
There is discussion amongst Commissioners and staff. Zach Hixson, representative, states the applicant would be willing to waive the five-year requirement on the fee-in-lieu.
Motion by Mr. Haynie, seconded by Mr. Hipp to approve the waiver request: Street Frontage Landscaping
Approved 7-0
Motion by Mr. Haynie, seconded by Mr. Binns to accept the fee-in-lieu that waives the five-year requirement
Approved 7-0
Large Scale Development
Approved 7-0

Motion by Ms. Kerr, seconded by Mr. Binns to adjourn
Meeting adjourned

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

Consent Agenda Items

For Planning Commission meeting of September 15, 2020

Reviewer: Tyler Overstreet, AICP, Senior Planner

- At the Technical Review meeting held on September 8, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Easement Plat: Lot 13 of Pickens Subdivision, NE John DeShields Boulevard, C-3, Mixed-Use Commercial, R-3, Medium-Density Residential, and R-4, High-Density Residential, *PLA20-0046*

An easement plat of Lot 13 Pickens Subdivision (+/-27.83 acres). The plat dedicates numerous public utility easements for public utilities that serve the approved Crystal Flats large scale development.

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

Property Line Adjustment: Lots 17-22, Block 14 & Lots 20-21, Block 15 of W.A. Burks Addition, Fillmore Street, R-1, Single-Family Residential, *PLA20-0036*

A property line adjustment creating Lots 17-22, Block 14 of W.A. Burks Addition, and Lots 20-21, Block 15 of W.A. Burks Addition. The plat dedicates additional utility easements along Fillmore Street and a 20-foot utility easement on Lots 17 and 18.

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

Property Line Adjustment: Lots 1, 2, and 3 of Wal-Mart Subdivision 4, SE 14th Street & SE J Street, I-2, Heavy Industrial and C-2, General Commercial, *PLA20-0045*

A property line adjustment of Lots 1, 3, and 4 of Wal-Mart Subdivision 1 that will create Lot 1 (+/-31.21 acres), Lot 2 (+/-23.35 acres), and Lot 3 (+/-16.98 acres) of Wal-Mart Subdivision 4. The plat dedicates additional right-of-way along SE J Street to meet the requirements of the Master Street Plan.

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

N
W E
S

1 inch = 200 feet

PLA20-0046
PROPERTY LINE ADJUSTMENT
CRYSTAL FLATS EASEMENT PLAT

THE CITY OF BENTONVILLE

Easement Plat for Lot 13 Pickens Subdivision for the Crystal Flats Development

NE John De Shields Blvd.

City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.*
2. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
3. *This plat represents an Easement Plat of the parcel recorded in Deed Records, Plat Book 2009, Page 523 in the public records of Benton County, Arkansas.*
4. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
5. *Basis of Bearings: Grid based on Arkansas State Plane coordinate System, NAD 83, North Zone, per GPS observations as established by processing through OPUS.*
6. *Basis of Elevation: NAVD88, per GPS observations as established by processing through OPUS.*
7. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
8. *This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.*
9. *Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.*
10. *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.*
11. *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.*
12. *No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Bentonville, GIS map. This property is zoned C-3 (Mixed Use Commercial), R-4 (High Density Residential) and R-3 (Medium Density Residential). Building setbacks for zone C-3 are as follows:*

Front (Parking):	*0 Feet*
Front (No Parking):	*0 Feet*
Side (Adjacent to nonresidential district):	*0 Feet*
Side (Adjacent to residential district):	*10 Feet*
Rear(Adjacent to nonresidential district):	*0 Feet*
Rear(Adjacent to residential district):	*0 Feet*

Building setbacks for zone R-4 are as follows:

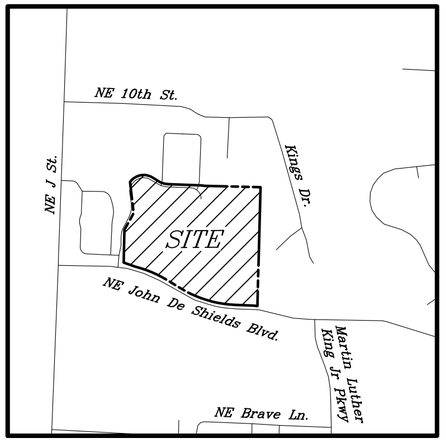
Front:	*20 Feet*
Side (interior):	*10 Feet*
Side (Exterior):	*20 Feet*
Rear:	*25 Feet*

Building setbacks for zone R-3 are as follows:

Front:	*20 Feet*
Side (interior):	*10 Feet*
Side (Exterior):	*20 Feet*
Rear:	*25 Feet*

Parent Tract Description

Lot 13 of Pickens Subdivision to the City of Bentonville, according to Plat Book 2009, Page 523 of the public records of Benton County, Arkansas.



Vicinity Map

Not to Scale

Latitude: 36°22'43"N
Longitude: 94°11'33"W

OWNER/DEVELOPER
Crystal Pickens, LLC
PO Box 1860
Bentonville, AR 72712
Parcel #01-08641-005
Zoning: PUD

Certificate of Ownership & Dedication:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date: _____ *Owner:* _____

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

_____ _____ _____
Notary Public *My Commission Expires*

Certificate of Approval

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

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Certificate of Surveying Accuracy

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

Date of Execution: _____

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

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

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

City of Bentonville Project # PLA20-0046

State Plat Code: 500-20N-30W-0-29-102-04-1759

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

Easement Plat
Crystal Flats
NE John De Shields Blvd.
Bentonville, Benton County, Arkansas

PROFESSIONAL OF RECORD	DGR
DESIGNER	SWG
FIELD WORK	KMH
CEI PROJECT NUMBER	30149
DATE	8/26/2020
REVISION	REV-0

Easement Plat
SHEET TITLE

SHEET NUMBER
1 OF 3

DRAWING LOCATION - S:\30000\30149\DRAWINGS SURVEY\30149 EASEMENT PLAT\REV 0\30149EP.DWG -- SAVED BY -- SGAY

? 2020 CEI ENGINEERING ASSOCIATES, INC.

Lot 14
Pickens Subdivision
Parcel #01-08641-000
Northwest Arkansas Senior Services, Inc.
Zoning: PUD

Lot 12
Pickens Subdivision
Parcel #01-08641-004
Legacy Village Greenhouse Corporation
Zoning: PUD

Lot 11
Pickens Subdivision
Parcel #01-08641-003
Legacy Village Greenhouse Assisted Living LP
Zoning: PUD

Lot 18
Heritage Heights Add.
Parcel #01-02961-000
Visser, Jan W & Sara J
Zoning: R-1

Lot 17
Heritage Heights Add.
Parcel #01-02960-000
White, Daniel & Peggy L
Zoning: R-1

Lot 25
Heritage Heights Add.
Parcel #01-02967-000
Hudgins, Michael A & Janet M
Zoning: R-1

Lot 26
Heritage Heights Add.
Parcel #01-02969-000
Reeves, Diana
Zoning: R-1

Lot 8
Pickens Subdivision
Parcel #01-08641-001
Northwest Arkansas Senior Services, Inc.
Zoning: PUD

Lot 13
Pickens Subdivision
Plat Book 2009, Page 523
Parcel #01-08641-005
Crystal Pickens, LLC

Lot 6
Pickens Subdivision
Parcel #01-08642-000
City of Bentonville

Heritage Heights Add.
Parcel #01-02971-000
Schroeder, Robert Franklin

Heritage Heights Add.
Lot 29
Parcel #01-02972-000
Baron, Michael J & Alison A.

NE Legacy Pkwy.
(Private Road)
Public Access, Drainage & Utility Easement
Plat Book 2006, Page 1424

NE John De Shields Blvd.
(As shown on Plat Book P2, Page 576)
(Public-100' ROW)

5/8" Rebr "LS#1636"
1/2" Rebar "LS#1272"
Mag Nail
20' Sewer Easement per Instrument #L2017064987
20' Drainage Easement per Instrument #L201836351
1" Pipe
1/2" Rebar
1/2" Rebar "LS#944" As-Shown at Plat 2006-1424 N=752286' E=667608'
20' Utility Easement Plat Book 2006, Page 1424
5/8" Rebar "LS#1636"
A Portion of 20' Utility Easement Vacated per Instrument #L201824131 Ordinance #2018-88
General Utility Easement Instrument #L201816467
1/2" Rebar "LS#1146"

S88°35'38"E 521.90'
S01°31'13"W 733.23'
S01°31'13"W 374.37'
7.6'
52.0'

SE1/4, NE1/4 Section 29 T-20-N, R-30-W
NE1/4, SE1/4 Section 29 T-20-N, R-30-W

0 100' 150' 200'
SCALE IN FEET

Legend

- Boundary Line
- Adjoining Boundary Line
- Easement Line
- Right-of-Way Line
- Barb Wire Fence Line
- Found Monument (As Noted)
- Found Nail (As Noted)
- Sewer Manhole (SMH)
- Drainage Manhole (DMH)
- Fire Department Connection
- Fire Hydrant
- Irrigation Control Box
- Water Riser
- Water Meter
- Water Valve
- Water Valve in Standpipe
- Electric Riser
- Warning Fiber Optic Line Sign
- Fiber Optic Vault
- Cable TV Riser
- Unknown Manhole
- Warning Water Line Sign
- Light Pole (1 Lamp)
- Water Well
- Utility Easement Dedicated per this Plat

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

City of Bentonville Project # PLA20-0046

State Plat Code: 500-20N-30W-0-29-102-04-1759

DRAWING LOCATION - S:\30000\30149\DRAWINGS SURVEY\30149 EASEMENT PLAT\REV 0\30149EP.DWG -- SAVED BY -- SGAY

? 2020 CEI ENGINEERING ASSOCIATES, INC.

CEI
Solutions for Land and Life

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3108 SW REGENCY PKWY
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CORPORATE TBPLS FIRM #10031500

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

Easement Plat
Crystal Flats
NE John De Shields Blvd.
City of Bentonville, Benton, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	SWG
FIELD WORK	KMH
CEI PROJECT NUMBER	30149
DATE	8/26/2020
REVISION	REV-0

Easement Plat
SHEET TITLE

SHEET NUMBER
2 OF 3

PLA20-0036
PROPERTY LINE ADJUSTMENT
W A BURKS ADD

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT
CREATING LOTS 17-22, BLOCK 14, AND LOTS 20 & 21, BLOCK 15, W.A. BURKS ADDITION
BENTONVILLE, ARKANSAS

CLIENT:
Crowhow, LLC Jay Howard
224 SE 2nd St., Ste. 100
Bentonville, Arkansas
(479)721-5373
jay.howard@howseretail.com

PARENT TRACT DESCRIPTION (INSTRUMENT L201959366):

Lot 1, 2 and the South 100 feet of Lot 13, Block 15, W.A. Burkes Addition, Bentonville, Benton County, Arkansas, as shown by the recorded plat thereof.

Also:

All that portion of a 16 foot wide alley that runs between said Lots 1, 2 and the South 100 feet of Lot 13, Block 15, W A Burkes Addition, as vacated by City Ordinance No. 2004-218 recorded in Book 2004 at page 54735.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

PARENT TRACT DESCRIPTION (INSTRUMENT L201953642):

Lots 10 through 16 (inclusive), and the North 10 feet of Lot 9, Block 14, W.A. Burks Addition to the City of Bentonville, Benton County, Arkansas.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

PARENT TRACT DESCRIPTION (INSTRUMENT L201953650):

Lot 8 and the South 40 feet of Lot 9, Block 14, W.A. Burks Addition, Bentonville, Benton County, Arkansas, as shown by the recorded plat thereof.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

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 use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed:_____

Name & Address _____

Print Name: _____

State of Arkansas}
County of Benton
On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared _____, satisfactorily proven to be the person(s) whose name(s) appear(s) as the Owner(s) in the foregoing instrument, and stated that he/she/they/ has/have executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and on this _____ day of

_____ _____, 20 ___.

_____
Notary Public

My commission expires: _____

CERTIFICATE OF APPROVAL:

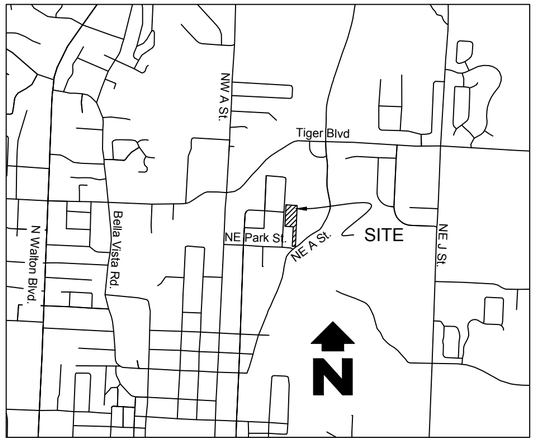
Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville



VICINITY MAP
Scale: 1" = 2,000'

ATLAS PAGES # 319 & 361

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0070J. Revised date September 28, 2007.

SURVEY NOTES:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a boundary survey of the parcels recorded in Deed Records, Instruments L201953650, L201959366, and L201953642 in the Official Public Records of Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: NAD83, State Plane Coordinates, Arkansas North Zone, checking with Bentonville City Monument No. 38.
6. Basis of Elevation: NAVD88, checking with Bentonville City Monument No. 38.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
9. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11. This property is zoned R-1 (Single Family Residential). Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122
12. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
13. Subsurface and environmental conditions were not examined nor considered a part of this survey.
14. 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.
15. 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.
16. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
17. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
18. There may not be fences or any other structures built in any drainage easements.
19. All structures must maintain minimum 20' clearances from all electric lines.

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

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

REGISTERED
STATE OF ARKANSAS
NO.1002
SIGNATURE
C. ED GRAY
PROFESSIONAL LAND SURVEYOR

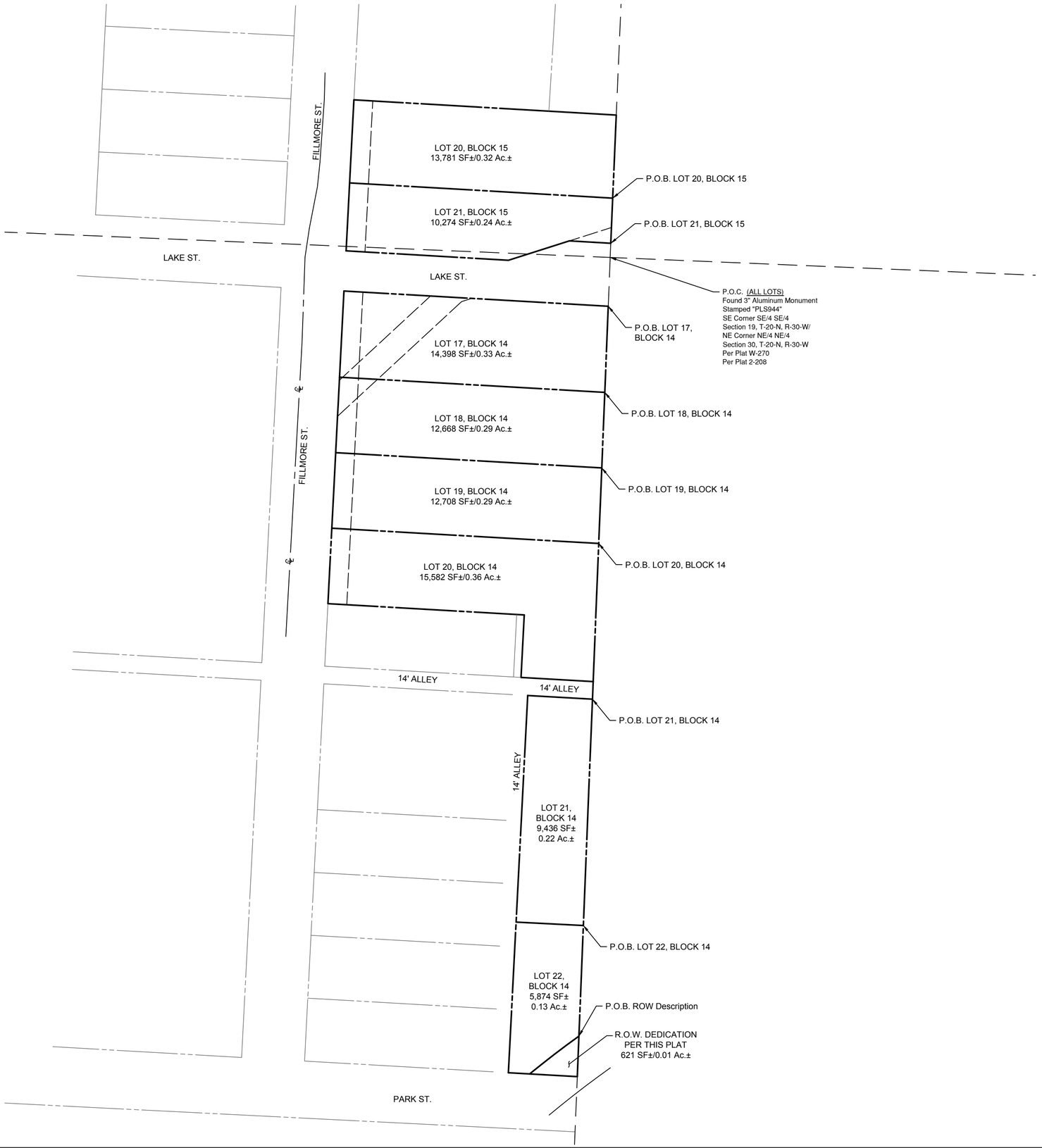
SURVEYOR'S CERTIFICATE:

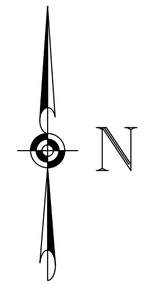
I, C. Ed Gray, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have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

Date of Execution: _____

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

City of Bentonville
Project No.: PLA20-0036





30' 0 30'

SCALE: 1" = 30'

BASIS OF BEARINGS:

NAD83, ARKANSAS NORTH ZONE
STATE PLANE GRID
FOUND 3" ALUMINUM MONUMENT STAMPED
"PLS994", BEING THE SE CORNER SE/4 SE/4
OF SECTION 19, T-20-N, R-30-W
N: 7514385.192
E: 663204.218
CONVERGENCE: -01°16'59.74324"

SITE LEGEND

- SET ⅝" REBAR W/ CAP (AR1002)
- MONUMENT FOUND (AS NOTED)
- QUARTER SECTION CORNER
- FOUND MAG NAIL
- FENCE POST
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- FIBER OPTIC RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- LOT LINES BEING REMOVED
- SECTION LINE
- CENTERLINE ROAD
- OVERHEAD ELECTRIC LINE
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)

City of Bentonville
Project No.: PLA20-0036

CLIENT:
Crowhow, LLC Jay Howard
224 SE 2nd St., Ste. 100
Bentonville, Arkansas
(479)721-5373
jay.howard@howseretail.com

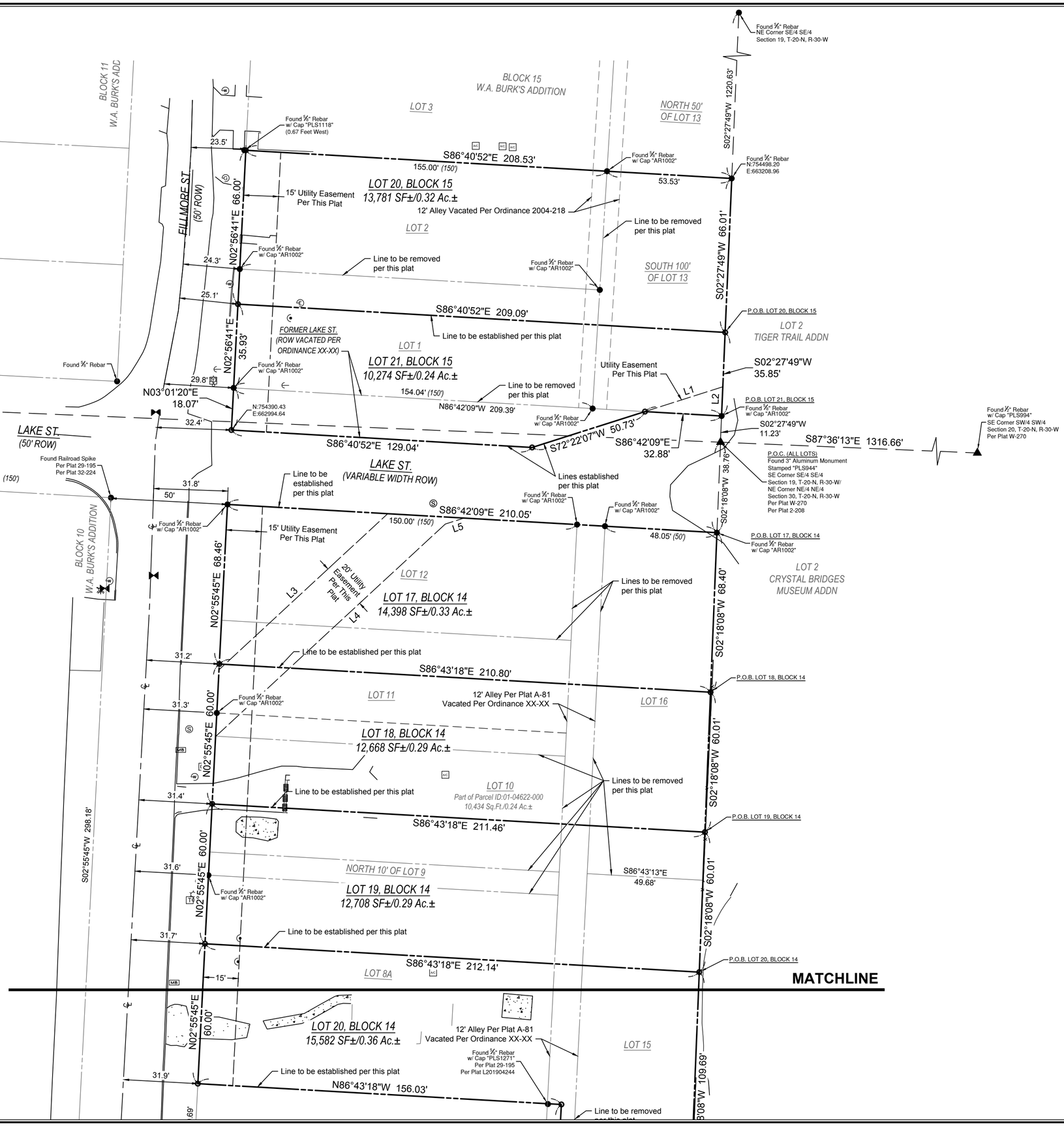
SHEET: OVERALL LOT LAYOUT

PROJECT: CREATING LOTS 17-22, BLOCK 14, AND LOTS 20 & 21, BLOCK 15, W.A. BURKS ADDITION BENTONVILLE, ARKANSAS

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

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9262

PLS:	CEG
CAD:	JDW
FIELD:	MJH/SAC
SCE PROJECT #:	20011
DATE:	6/14/2020
SHEET:	2 OF 5



N

30' 0 30'

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NAD83, ARKANSAS NORTH ZONE
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- FENCE (BARB WIRE)

City of Bentonville
Project No.: PLA20-0036

CLIENT:
Crowhow, LLC Jay Howard
224 SE 2nd St., Ste. 100
Bentonville, Arkansas
(479)721-5373
jay.howard@howseretail.com

SHEET: PROPERTY LINE ADJUSTMENT

PROJECT: CREATING LOTS 17-22, BLOCK 14,
AND LOTS 20 & 21, BLOCK 15,
W.A. BURKS ADDITION
BENTONVILLE, ARKANSAS

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

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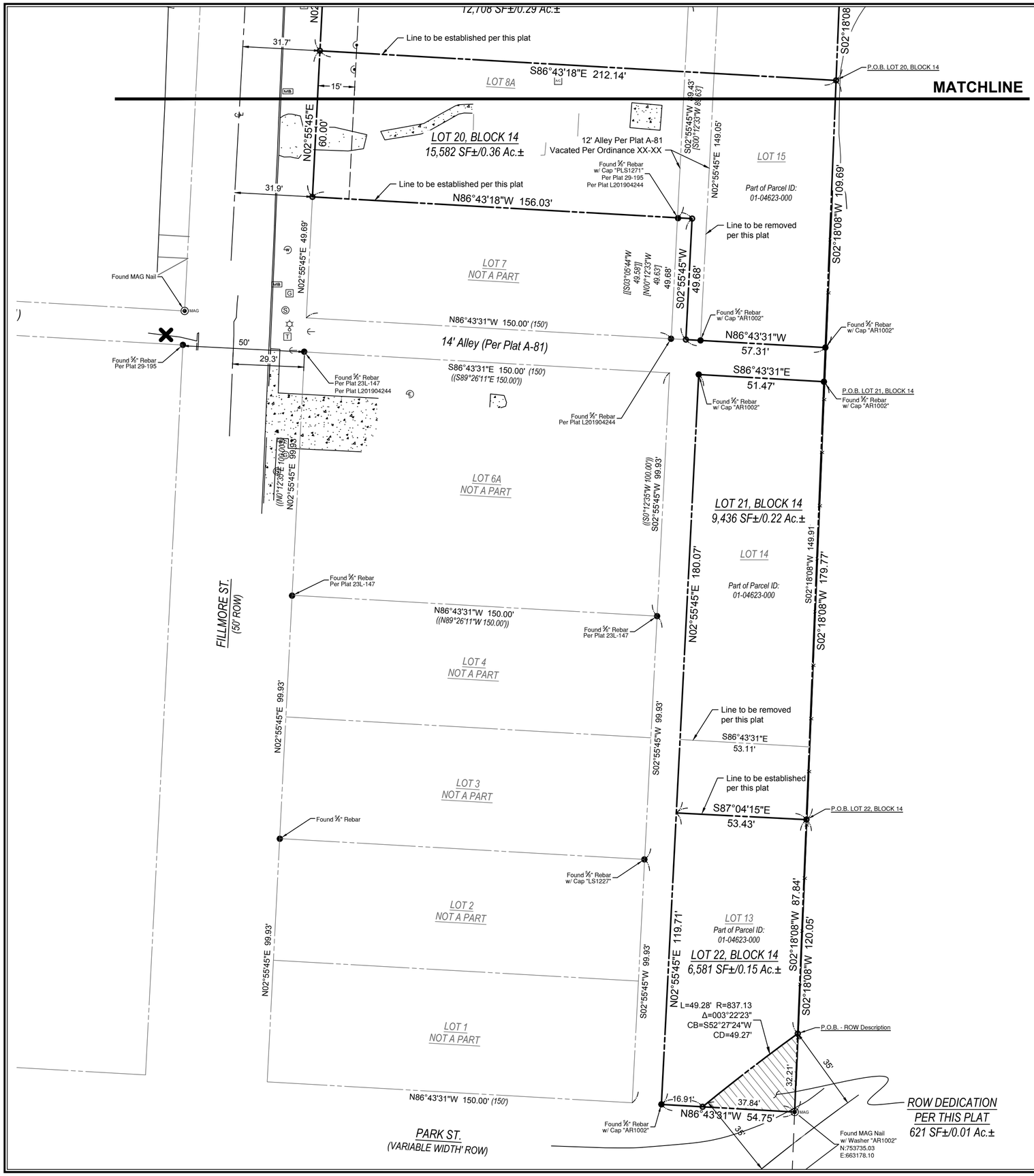
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9262

PLS:	CEG
CAD:	JDW
FIELD:	MJH/SAC
SCE PROJECT #:	20011
DATE:	6/14/2020
SHEET:	3 OF 5



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SCALE: 1" = 30'

BASIS OF BEARINGS:

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City of Bentonville
Project No.: PLA20-0036

CLIENT:
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Bentonville, Arkansas
(479)721-5373
jay.howard@howseretail.com

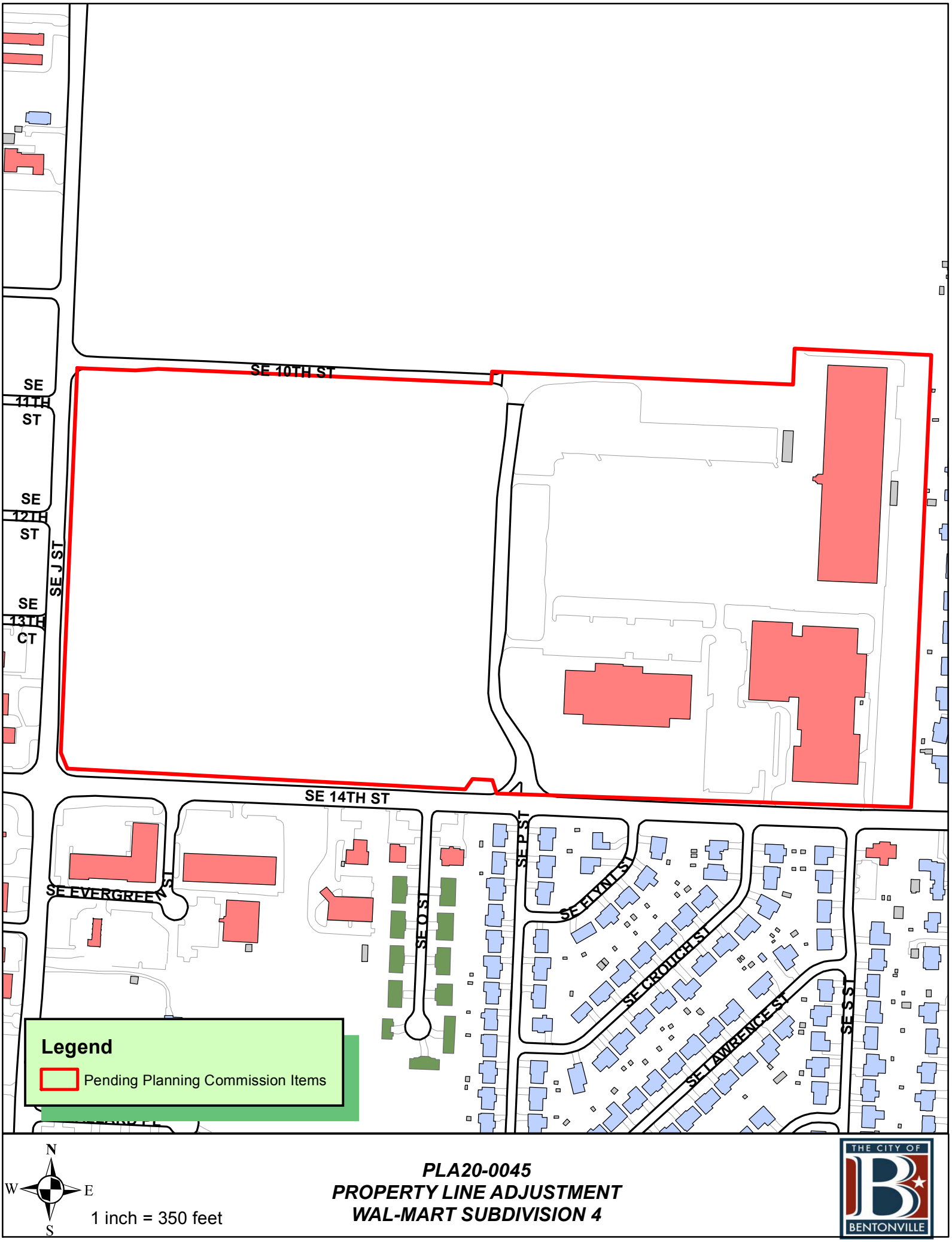
SHEET: PROPERTY LINE ADJUSTMENT

PROJECT: CREATING LOTS 17-22, BLOCK 14, AND LOTS 20 & 21, BLOCK 15, W.A. BURKS ADDITION BENTONVILLE, ARKANSAS

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

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

PLS:	CEG
CAD:	JDW
FIELD:	MJH/SAC
SCE PROJECT #:	20011
DATE:	6/14/2020
SHEET:	4 OF 5



PLA20-0045
PROPERTY LINE ADJUSTMENT
WAL-MART SUBDIVISION 4

THE CITY OF BENTONVILLE

Property Line Adjustment of Wal-Mart Sub 1, Lots 3 & 4, Wal-Mart Sub 3, Lot 1, Creating Wal-Mart Subdivision 4, Lots 1, 2, & 3

Wal-Mart Stores, Inc.

City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
3. 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.
4. This plat represents an Property Line Adjustment of the parcels recorded Plat Records Bk. 2011, Pg. 55 and Bk. P2, Pg. 691 and in Deed Records, Bk. 2006, Pg. 2826 & Bk. 1996, Pg. 68430 in the public records of Benton County, Arkansas.

   This plat represents an original survey of the parcel shown. It is part of a parcel described in the Deed Records, Bk. 2006, Pg. 2826 & Bk. 1996, Pg. 68430, in the public records of Benton County, Arkansas.
5. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
6. Basis of Bearings: NAD 83 State Plane Coordinate System Arkansas North zone derived by CEI Base.
7. Basis of Elevation: NAVD 88 derived by CEI Base.
8. Site Benchmark: See Sheet 2 & 3 for benchmark information block.
9. This survey is valid only if the drawing includes the seal and signature of the surveyor.
10. This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.
11. This survey is based on a title search provided by City Title & Closing, File No. 17-5374 .
12. 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.
13. 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.
14. 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.
15. Subsurface and environmental conditions were not examined nor considered a part of this survey.
16. Multiple utility services are located within easements abutting or within the bounds of subject tract.
17. 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.
18. By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.
    Map Number: 05007C0255K
    Map Revised: June 5, 2012
19. No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the Bentonville GIS map.
    ~ A portion of this property is zoned I-2 (Heavy Industrial). The setbacks for zone I-2 are as follows:

Front (with parking):	75 feet	Front (without parking):	50 feet		
Side (adj to non-residential & ROW):	50 feet	Side (adj to residential):	75 feet		
Rear (adj to ROW):	50 feet	Rear (adj to non-residential):	50 feet	Rear (adj to residential):	75 feet

    ~ A portion of this property is zoned C-2 (General Commercial). The setbacks for zone C-2 are as follows:

Front (with parking):	50 feet	Front (without parking):	20 feet
Side (adj to non-residential):	7 feet	Side (adj to residential):	30 feet
Rear (adj to non-residential):	20 feet	Rear (adj to residential):	30 feet

20. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
21. There may not be fences or any other structures built in any drainage easements.
22. 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.
23. 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.
24. All structures must maintain minimum of 20' clearances from all electric lines.
25. 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.
26. 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 not being on the lot line.
27. Relocation of any existing electrical facilities shall be at the owner's expense.
28. 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°21'32"
Longitude: 94°11'32"

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:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date: _____ Owner:_____

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

_____ _____
Notary Public My Commission Expires

City of Bentonville Project # PLA20-0045

State Survey Code: 500-20N-30W-0-32-200-04-1618

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: 8.31.2020

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

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

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

Wal-Mart Stores, Inc.
South CUP
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDM
CEI PROJECT NUMBER	31563
DATE	8/31/2020
REVISION	REV-0

Cover
SHEET TITLE

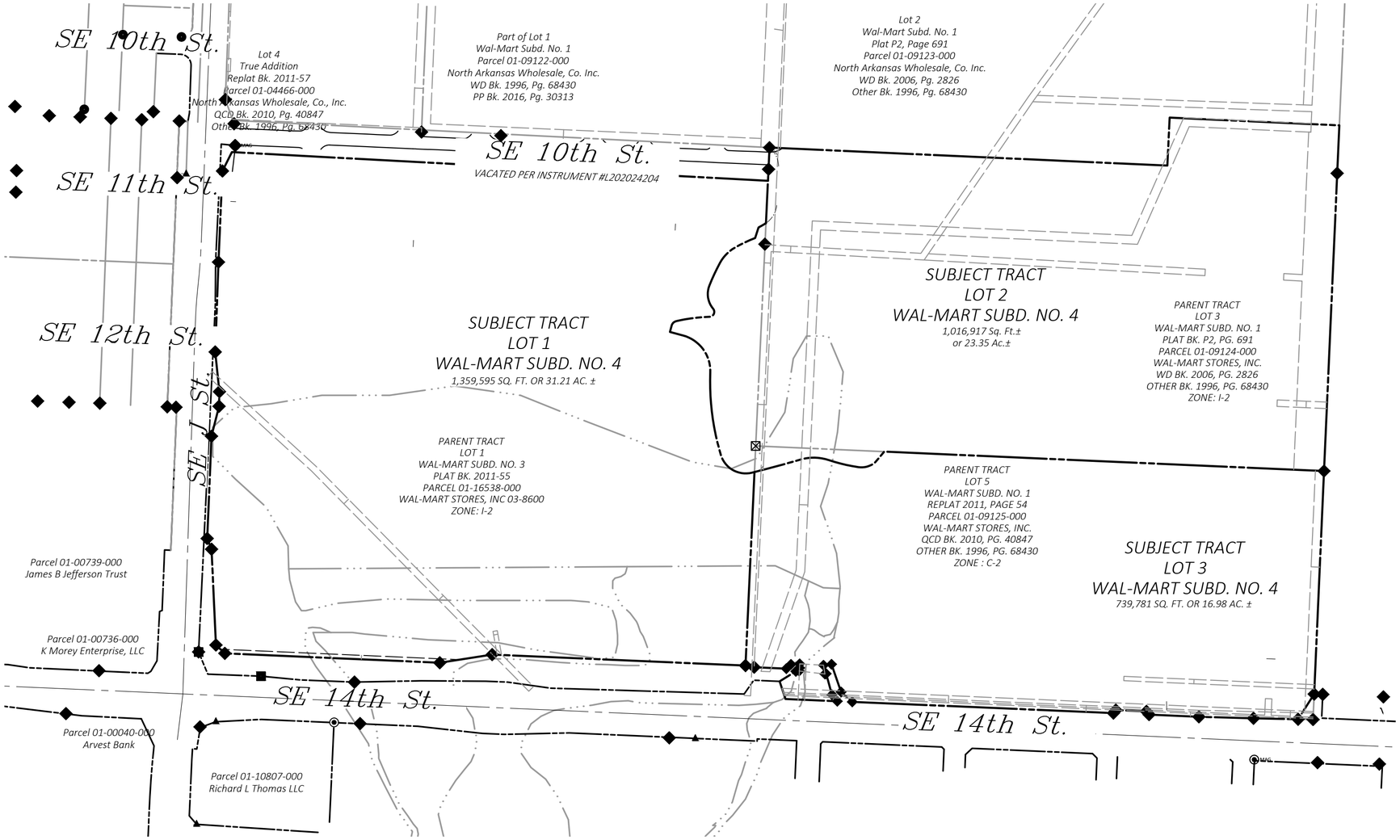
SHEET NUMBER
1 OF 5

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

DRAWING LOCATION - S:\31000\31563\DRAWINGS SURVEY\SURVEY\31563 SOUTH CUP\31563 SOUTH CUP PLA.DWG -- SAVED BY - JCHRISTIANSEN

© 2020 CEI ENGINEERING ASSOCIATES, INC.



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State Survey Code: 500-20N-30W-0-32-200-04-1618

City of Bentonville Project # PLA20-0045

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SIGNATURE
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PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDM
CEI PROJECT NUMBER	31563
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REVISION	REV-0

Overview

SHEET TITLE

SHEET NUMBER

3 OF 5

DRAWING LOCATION - S:\31000\31563\DRAWINGS SURVEY\SURVEY\31563 SOUTH CUP\31563 SOUTH CUP PLA.DWG -- SAVED BY - JCHRISTIANSEN

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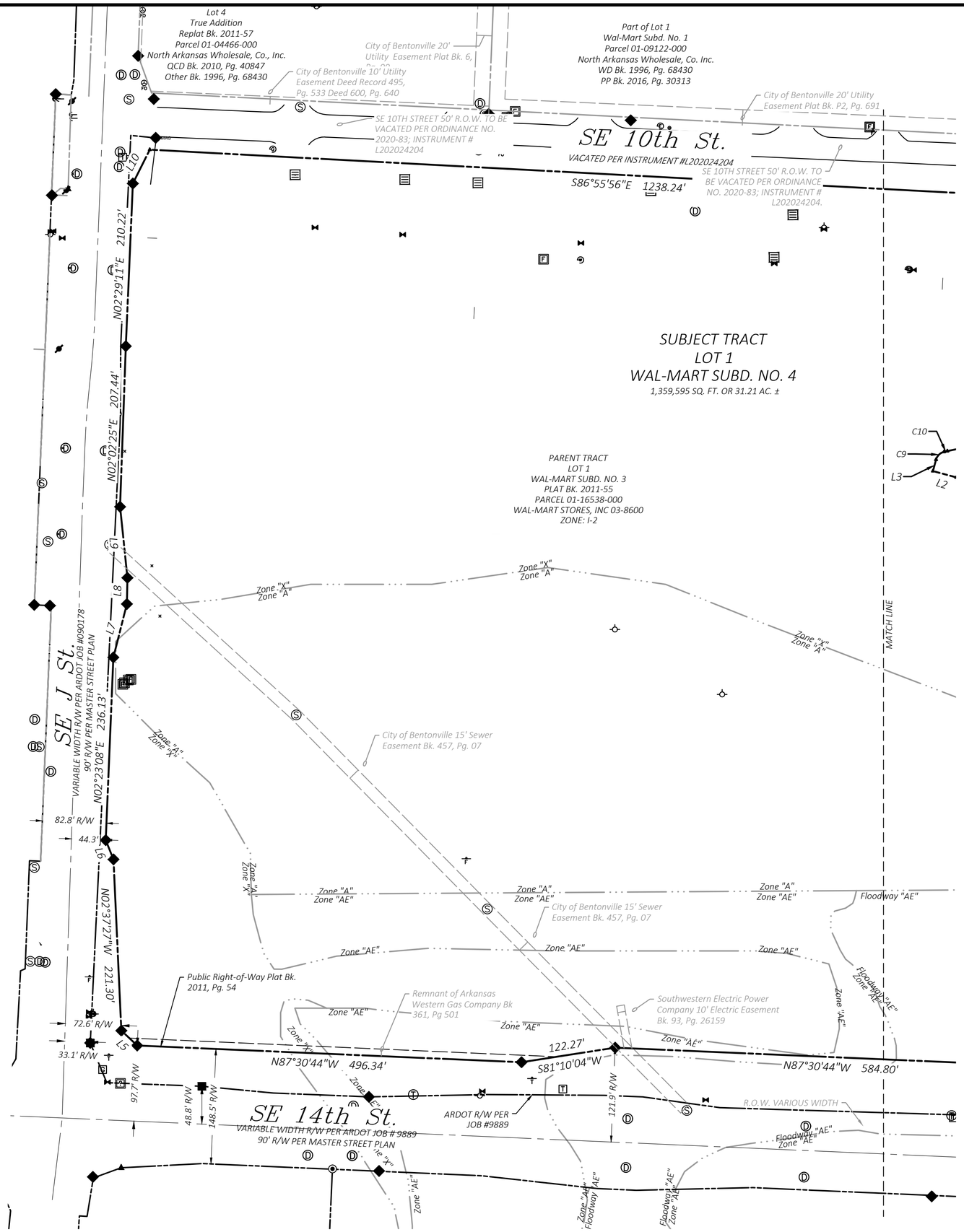

Legend

- Boundary Line
- Adjoining Boundary Line
- FEMA Flood Line
- Right-of-Way Line
- Easement Line
- Found Monument
- Bearing & Distance Change
- Found Brass Cap
- Found Chiseled "X"
- Found Nail (As Noted)
- Found Pipe (As noted)
- Electric Riser
- Telephone Riser
- Gas Riser
- Fiber Optic Vault
- Unknown Vault
- Drainage Manhole (DMH)
- Sewer Manhole (SMH)
- Telephone Manhole (TMH)
- Gas Meter
- Electric Meter
- Water Meter
- Grate Inlet (Circular) (GIC)
- Grate Inlet (GI)
- Fire Hydrant
- Water Valve
- Guy Wire / Anchor
- Utility Pole
- Fire Department Connection
- Fiber Optic Warning Post
- Warning Fiber Optic Line Sign
- Warning Telephone Line Sign
- Sewer Clean Out

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
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State Survey Code: 500-20N-30W-0-32-200-04-1618

City of Bentonville Project # PLA20-0045

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Wal-Mart Stores, Inc.
South CUP

Bentonville, Benton County, Arkansas

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

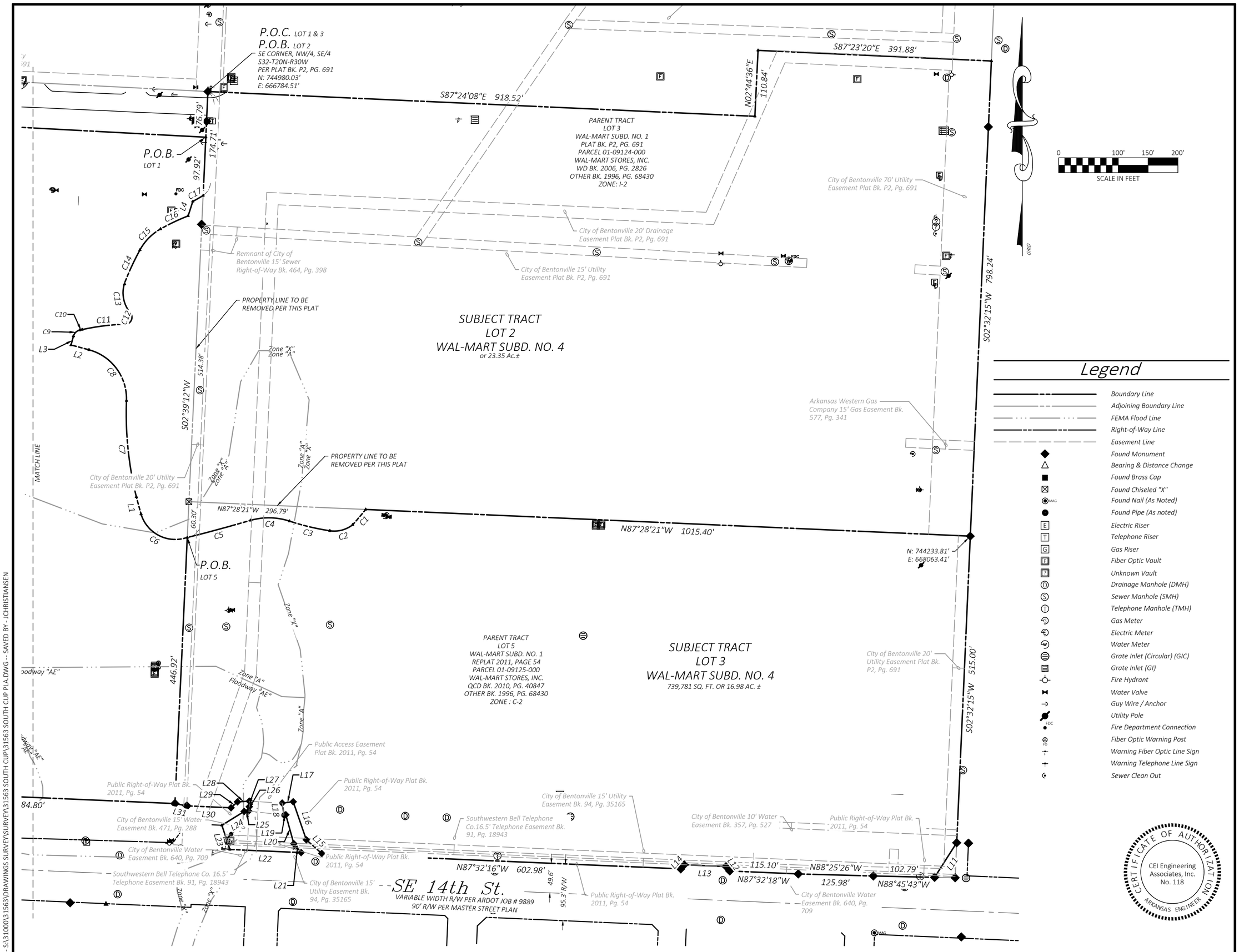
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDM
CEI PROJECT NUMBER	31563
DATE	8/31/2020
REVISION	REV-0

West Lot

SHEET TITLE

SHEET NUMBER

4 OF 5



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City of Bentonville Project # PLA20-0045

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PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDM
CEI PROJECT NUMBER	31563
DATE	8/31/2020
REVISION	REV-0

East Lots

SHEET TITLE

SHEET NUMBER

5 OF 5

DRAWING LOCATION - S:\31000\31563\DRAWINGS SURVEY\SURVEY\31563 SOUTH CUP\31563 SOUTH CUP PLA.DWG -- SAVED BY - JCHRISTIANSEN

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REZONING STAFF REPORT

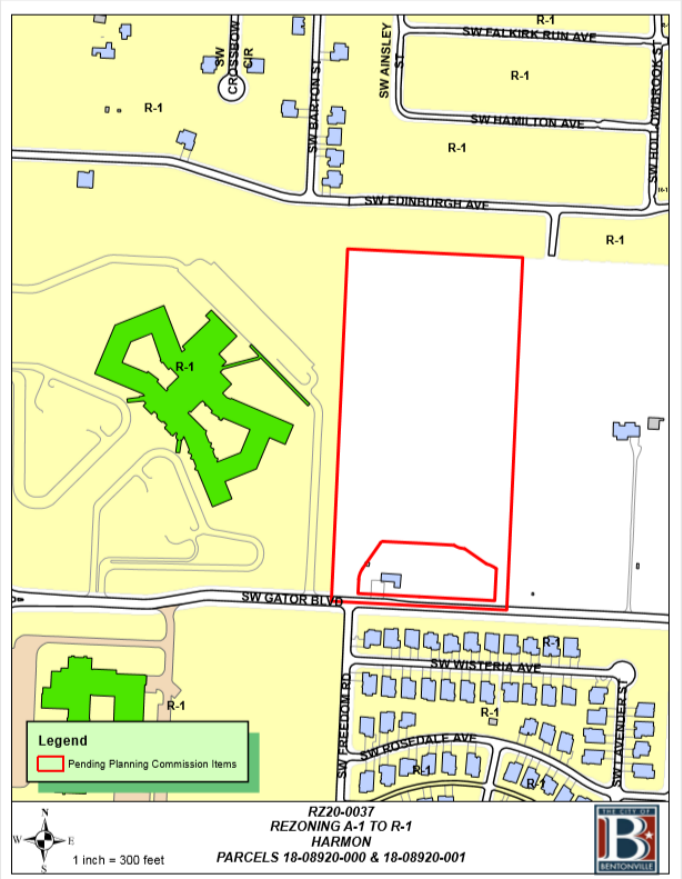
Harmon

1730 SW Gator Boulevard
PC Date: 9/15/2020
Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0037
Applicant / Current Owner	Gator District, LLC
Site Area	18 +/- acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located off SW Gator Boulevard and is zoned A-1, Agricultural. Surrounding properties to the north, east, west, and south are zoned R-1 Single Family Residential.

Relationship to the Bentonville Community Plan
This area falls within Priority Area 2-Infill. There are approximately 1,000 acres of vacant or agricultural land within Bentonville's already developed areas. 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 surrounding area's character. Infill occurs when more extensive tracts of land are subdivided into smaller single-family residential lots, surrounded by existing neighborhoods. The existing neighborhoods are in good condition, and housing styles and design will not change in the near term.

Public Comment
The staff has received public comments on this zoning request.

Analysis
The request for single-family residential is not consistent with the Future Land Use Plan, which identifies this area as Residential Estate. Typically these areas include large detached single-family residential properties at least two acres in size. The developed residential subdivisions in this area consist of various sized lots. The one remaining property that meets the RE status is directly east of the subject property at 1386 SW Gator Road.

Conclusion
The request for R-1, Single-Family Residential, is not consistent with the Residential Estate classification. Single-family is compatible with Residential Estate as a transition to higher density residential development. The request is consistent with the surrounding land uses that have already developed in the general area. Staff has reviewed this request and recommends approval.

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

August 10, 2020

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property for Gator District, LLC
CTA Job #20107600

Staff,

On behalf of our clients we would like to formally request a zoning change for parcels 18-08920-000 and 18-08920-001 from A-1, Agricultural to a mix of R-1, Single-Family Residntial, and C-1, Residential Commercial District. Trenton and Sarah Harmon currently own the properties and they are under contract to sell the two parcels to Gator District, LLC for the development of a residential subdivision and potential childcare use on the commercial piece.

The site is currently in the process of being annexed into the City of Bentonville and will default to A-1 zoning. Under that zoning, the proposed uses are not allowed and this has prompted the request. This property is near the intersection of SW Gator Blvd and Hwy 112. Single-family neighborhoods as well as some schools surround the site. One of the properties slightly south is zoned C-1 with a similar child/daycare use. Water and sewer are both readily available through the neighboring subdivision to the north and along Gator Blvd on the south.

Per the city's land use plan, these parcels are intended to be residential and, therefore, the proposed uses will conform nicely to the surrounding developments and offer a needed infill project for the city's infrastructure. Should you have any questions, please contact us at your convenience.

Thank you,

Taylor Lindley, P.E.

REZONING STAFF REPORT

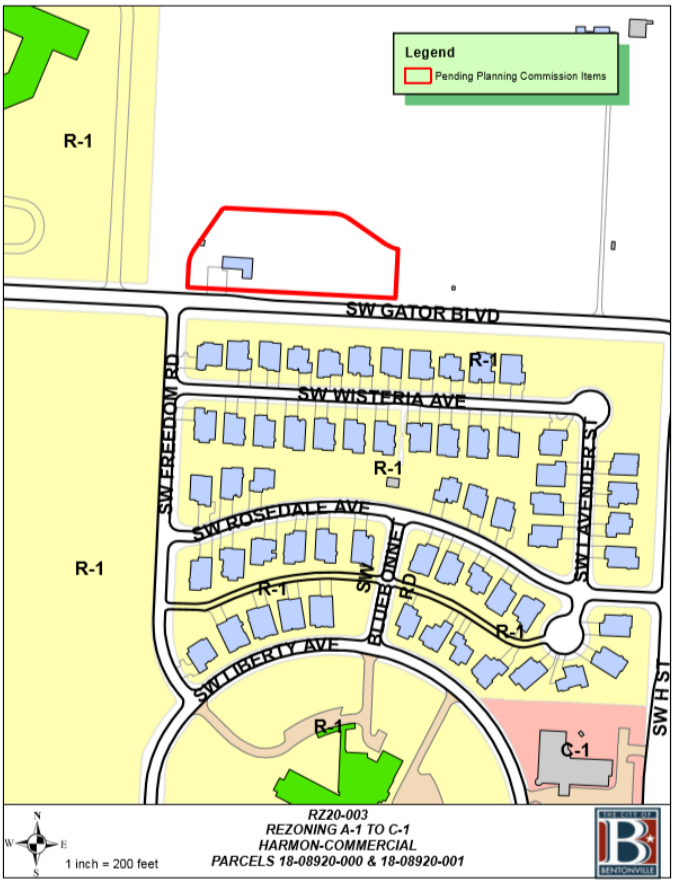
Harmon

1730 SW Gator Boulevard
PC Date: 9/15/2020
Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0039
Applicant / Current Owner	Gator District, LLC
Site Area	2.10+/- acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Residential Estates (RE)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located off SW Gator Boulevard and is zoned A-1, Agricultural. Surrounding properties to the north, east, and west are zoned A-1, Agricultural. The property to the south is zoned R-1, Single Family Residential. In the larger area, properties are R-1, Single Family Residential to the north, east, and west.

Relationship to the Bentonville Community Plan
This area falls within Priority Area 2-Infill. There are approximately 1,000 acres of vacant or agricultural land within Bentonville's already developed areas. 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 surrounding area's character.

Public Comment
Staff has received public comment on this zoning request.

Analysis
The request for C-1, Neighborhood Commercial, is not consistent with the Future Land Use Plan, which depicts this land tract as Residential Estate. The purpose of infill development is to take advantage of the existing infrastructure installed with past development. The purpose of the Neighborhood Commercial zoning district is to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. The applicant's narrative identifies childcare as a primary use of this property. 1200 feet to the southeast is another property, 1300 SW Liberty Ave, at 2.25 acres, zoned C-1, Neighborhood Commercial with a daycare as the primary use.

Conclusion
The subject area is predominantly single-family residential with four schools nearby. The closest collection of commercial uses and properties are at the intersection of SW Bright Road and SW Regional Airport Boulevard and Highway 112 and SW Regional Airport Boulevard. SW Gator Road is classified as a Collector on the city's Master Street Plan. Collectors are commonly located along neighborhood borders and collect traffic from residential areas and channel vehicles to major arterials. The Community Plan's residential goals include proximity to or integration within neighborhood development, resident-based services such as parks, trails, public facilities, and local commerce. The C-1 zoning classification is capable of providing goods and services to the surrounding area. Staff has reviewed this application and recommends approval.

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

August 10, 2020

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property for Gator District, LLC
CTA Job #20107600

Staff,

On behalf of our clients we would like to formally request a zoning change for parcels 18-08920-000 and 18-08920-001 from A-1, Agricultural to a mix of R-1, Single-Family Residntial, and C-1, Residential Commercial District. Trenton and Sarah Harmon currently own the properties and they are under contract to sell the two parcels to Gator District, LLC for the development of a residential subdivision and potential childcare use on the commercial piece.

The site is currently in the process of being annexed into the City of Bentonville and will default to A-1 zoning. Under that zoning, the proposed uses are not allowed and this has prompted the request. This property is near the intersection of SW Gator Blvd and Hwy 112. Single-family neighborhoods as well as some schools surround the site. One of the properties slightly south is zoned C-1 with a similar child/daycare use. Water and sewer are both readily available through the neighboring subdivision to the north and along Gator Blvd on the south.

Per the city's land use plan, these parcels are intended to be residential and, therefore, the proposed uses will conform nicely to the surrounding developments and offer a needed infill project for the city's infrastructure. Should you have any questions, please contact us at your convenience.

Thank you,

Taylor Lindley, P.E.

REZONING STAFF REPORT

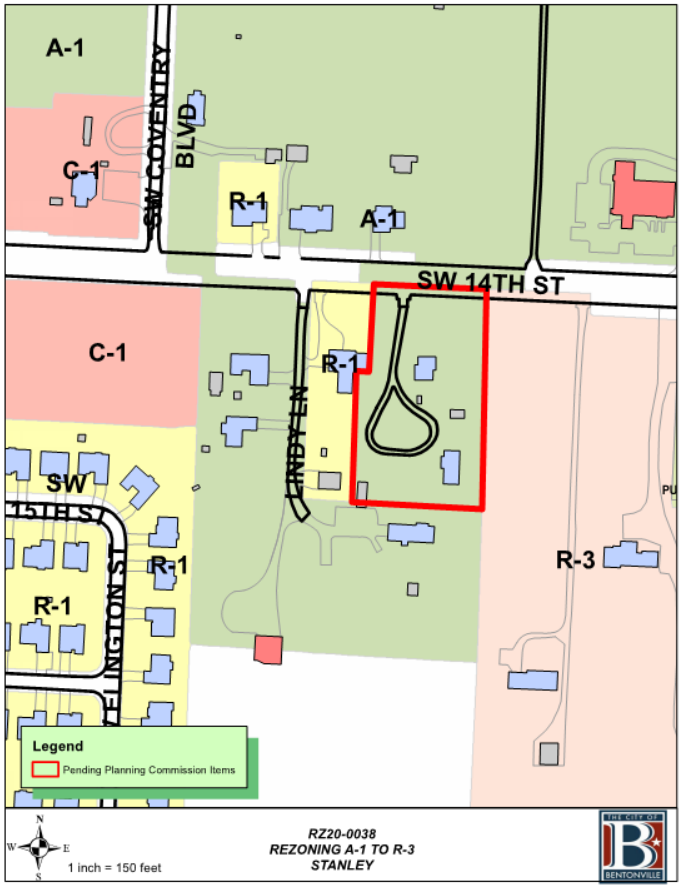
Stanley

1701 SW 14th Street
PC Date: 9/15/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0038
Applicant / Current Owner	G&I Properties, LLC
Site Area	+/- 2.12 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Commercial (C)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located on SW 14th Street, east of Lindy Lane and west of SW Susana Street. The Future Land Use Plan currently depicts the property as General Commercial. Adjacent zonings are A-1, Agricultural to the north and south, R-3, Medium-Density Residential to the east, and R-1, Single-Family Residential to the west.

Relationship to the Bentonville Community Plan
General Commercial areas typically include uses that serve nearby residents and those coming from other areas of the city or region. Mixed-use developments are encouraged. Future land use classifications to the north, south and west are General Commercial, and High-Density Residential to the east , suggesting a mix of uses and zoning districts as the area continues to develop.

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.

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

Analysis
According to the applicant's narrative, their intent is to rezone this property and incorporate it into the pending multi-family development to the east. The Planning Commission approved the rezoning request to the east at the July 21, 2020 Planning Commission meeting.

The site is directly adjacent to SW 14th Street which is designated as an arterial roadway on the Master Street Plan. In addition, the related R-3 tract to the east includes a Collector roadway that is designated on the Master Street Plan. Single and two-family developments are not permitted direct access onto Collector nor Arterial roadways.

Conclusion
The site's direct adjacency to an Arterial roadway, an approved rezoning directly to the east, and the changing context of the SW 14th Street corridor all lend credence to a R-3 rezoning request.

Staff recommends approval of the proposed rezoning.

MORRISON
SHIPLEY

August 10, 2020

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

Re: ***1701 and 1703 SW 14th Street***
Bentonville, AR 72712
Rezoning Request

We are representing a request by Ora, James, and Dana Stanley to rezone property on the south side of SW 14th Street, just southwest of the Benton County Jail. This property currently has two homes located on the property along with pasture and tree coverage. The owner would like to sell the 2-acre property to G&I Properties to the east and will be inlcuded as part of the multi-family development this is currently in the design process on the neighboring property. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

1. The property is currently zoned A-1, Agricultural District. The proposed zoning is R-3, Medium Density Residential.
2. The R-3 zone will allow the construction of a Multi-Family Development.
3. The anticipated Multi-Family Development will be consistent with the Future Land Use Map. The development will be similar to other multi-family developments along SW 14th St to the west.
4. The property will have direct access to Hwy 102 (SW 14th St).
5. Signage is anticipated for the overall development but will meet all city sign ordinances.
6. The appearance of the development is not known at this time. The development will follow the Bentonville Design Standards.
7. There is an 8" gravity sanitary sewer line located on the north side of this property. There is a 12" water line across SW 14th St to the north as well as an 8" water line to the east.

Sincerely,
Morrison Shipley Engineers, Inc.

Patrick Foy, P.E.
Project Manager

CONDITIONAL USE STAFF REPORT

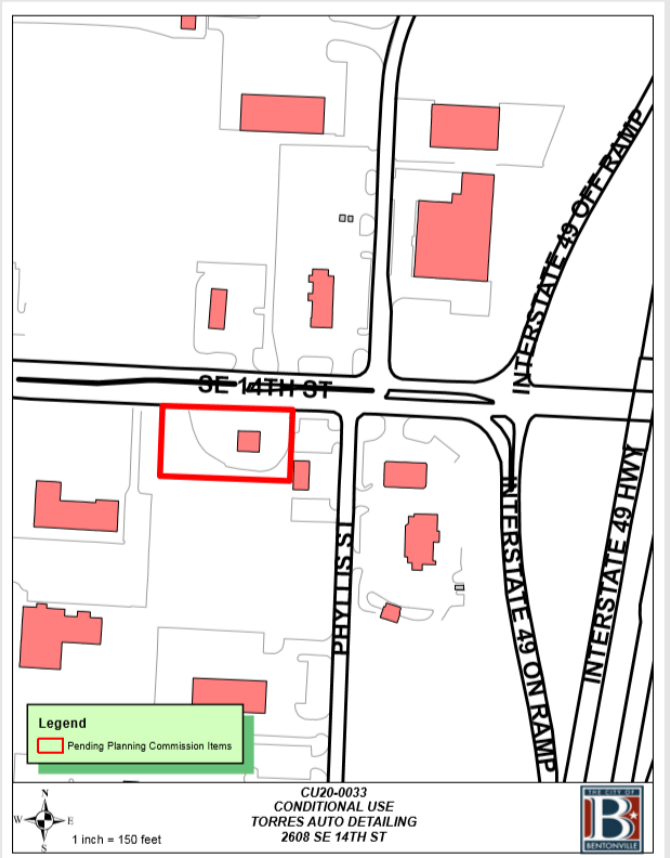
Torres Auto Detailing

2608 SE14th Street
PC Date: 9/15/2020
Reviewer: Brian Bahr, Planning Services Manger

Project Number	CU20-0033
Applicant / Current Owner	Jacobo Hernandez
Site Area	+/- 1.53 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)
Requested Use	Temporary Use/Gravel Parking Lot
Protective Covenants	Not applicable

https://arcg.is/08HvK8

Location Map



Property Description
The property is located at 2608 SE 14th Street and is zoned C-2, General Commercial. The Future Land Use Plan currently depicts the property as Commercial. Surrounding uses are a religious facility to the west, a restaurant to the east, and equipment rental to the south.

Proposed Use Description
The applicant is requesting to keep the gravel placed along the outer edge of the asphalt. It is temporary parking for cars dropped off for detailing and those completed and not yet picked up. It is also being used for general vehicle and RV parking. In the application letter, the property owner stated they were replacing the existing gravel that had washed away over time. The intent was to fill in the low spots that had been retaining water.

On June 2, 2020, Code Enforcement identified gravel piles before they were spread out and informed Mr. Torres that he needed to obtain approval for temporary parking before proceeding. Mr. Torres was given seven days to seek assistance from the Planning Department on the necessary process to proceed. Code Enforcement issued a citation on June 17, 2020 after the typical submittal day had passed. Conditions have not changed on-site.

Public Notice
The city has not received public comment on this conditional use permit request.

Conditions of Approval
1. This conditional use permit, if approved, shall be in perpetuity of Torres Auto Detail.
2. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the conditional use.
3. A fence shall be built in accordance with city code to screen the gravel areas behind the building.
4. No additional gravel shall be brought on site without an approved plan.
5. The fence shall be constructed within 60 days of approval by Planning Commission.

Narrative. A typed narrative addressing each of the following items:

o Proposed use and reason for the proposed use;

PROPOSED USE TO COVER UP LOW SPOTS AND MUD WHERE EXISTING GRAVEL HAD WASHED AWAY

o Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;

o Hours of operation, including days of the week;

7:30AM-7:30PM, MONDAY-SUNDAY

o Indoor and outdoor areas to be utilized;

OUTDOOR BACK OF BUILDING

o Planned indoor and outdoor structural changes;

NONE

o Parking needs required for the proposed use including existing and proposed-provide sketch of traffic flow and parking pattern (if applicable);

o Planned outdoor lighting changes

o Anticipated patrons, clients, deliveries, and/or customers (average per day);

o Proposed number of employees; and,

o Photographs of the property

NONE

CONDITIONAL USE PERMIT STAFF REPORT

Walmart South Central Utility Plant

1106 E Central Avenue
PC Date: 9/15/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0039
Applicant / Current Owner	North Arkansas Wholesale Company, Inc. PO Box 8050 Bentonville, AR 72716
Site Area	+/- 6.18 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Commercial (C)
Development Type / Use	Utility Facility

https://arcg.is/08HvK8

Location Map

Property Description
This property is located on SE P Street, south of SE 10th Street and north of SE 14th Street.. The property is currently zoned I-2, Heavy Industrial, with a Future Land Use Classification of Commercial. Utility facilities require a Conditional Use Permit in all zoning districts.

Proposed Use Description
A request to allow for the construction of a 27,000 square foot southern central utility plant to serve the future Walmart Campus.

According to the applicant's narrative, the facility will be open 24 hours a day, seven days a week. They plan to provide a total of 10 parking spaces to meet the requirements of the Zoning Code and anticipate no more than 30 deliveries per week to the facility.

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

Recommendation
The proposed use fits within the current and future context of the area. The project will be surrounded on all sides by the future Walmart Home Office Campus, serving as a screening and buffer from adjacent properties. As such, staff recommends approval of this Conditional Use Permit.

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

1. This Conditional Use Permit shall be valid in perpetuity from the date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.
3. The applicant shall obtain Large Scale Development approval prior to construction of the utility facility.

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

August 10, 2020

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

RE: Walmart Campus South Cup Site
Conditional Use Request
2001 E 10th Street

To the City of Bentonville Planning Commission:

This is a conditional use request of parcel #01-09124-000 owned by Wal-Mart Stores, Inc.

The Current Zoning is I-2 and C-2. The proposed use of this property is a 27,000+- sf utility facility for the planned Walmart Campus. Currently, the site is utilized as a parking lot that is planned to be demolished this year. Due to the utility facility use, a Conditional Use Permit is required.

The Large Scale plan is included with this narrative along with photos of the property. The hours of operation will be 24 hours a day 7 days a week. The indoor areas will be primarily used for heat and air equipment with an office and restroom. The outdoor areas will be utilized as localized parking, screened cooling tower yard, extensive landscaping and berms that filter the stormwater.

The planned parking for this project is 10 passenger vehicle spaces, which will account for 2 full time employees and the remainder will be used for other periodic service technicians as part of the Walmart Campus. The required parking for this project is 1 parking spaces for less than 600 sf of net floor area. Access to the site will be via future SE P Street between 8th St. and 14th St. Deliveries to the site will be infrequent but we would like to plan for 30 deliveries a week to establish a number of deliveries to the site. The lighting proposed is periodic parking lot lighting and security lighting, which will not affect adjacent properties negatively.

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

Respectfully submitted,
CEI Engineering Associates, Inc.

John Easterling
Project Manager

Enclosed:
Exhibit "A" property photos, Large Scale Plans

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 South Cup 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 South Cup 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:

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 South Cup 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.

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Bentonville, Arkansas

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Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.04**

Photo No. 25

Photo No. 26

Photo No. 27

Photo No. 28

Photo No. 29

Photo No. 30

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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 South Cup Site

EXHIBIT NUMBER **EX1.05**

Photo No. 31

Photo No. 32

Photo No. 33

Photo No. 34

Photo No. 35

Photo No. 36

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Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.06**

Photo No. 37

Photo No. 38

Photo No. 39

Photo No. 40

Photo No. 41

Photo No. 42

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Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.07**

Photo No. 43

Photo No. 44

Photo No. 45

Photo No. 46

Photo No. 47

Photo No. 48

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Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup Site

EXHIBIT NUMBER **EX1.08**

Photo No. 49

Photo No. 50

Photo No. 51

Photo No. 52

Photo No. 53

Photo No. 54

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Bentonville, Arkansas

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Exhibit Description: Site Photographs
Job Number: 31378
City, State: Bentonville, AR
Project: Walmart Campus South Cup 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:

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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 South Cup Site

EXHIBIT NUMBER **EX1.10**

CONDITIONAL USE STAFF REPORT

Walmart Temporary Storage

702 SW 8th St., 805 SE Moberly Ln., 2608 SE J St., 2501 SE Otis Corley Dr., 2001 SE 10th St., 309 SE Martin Luther King Jr. Pkwy.

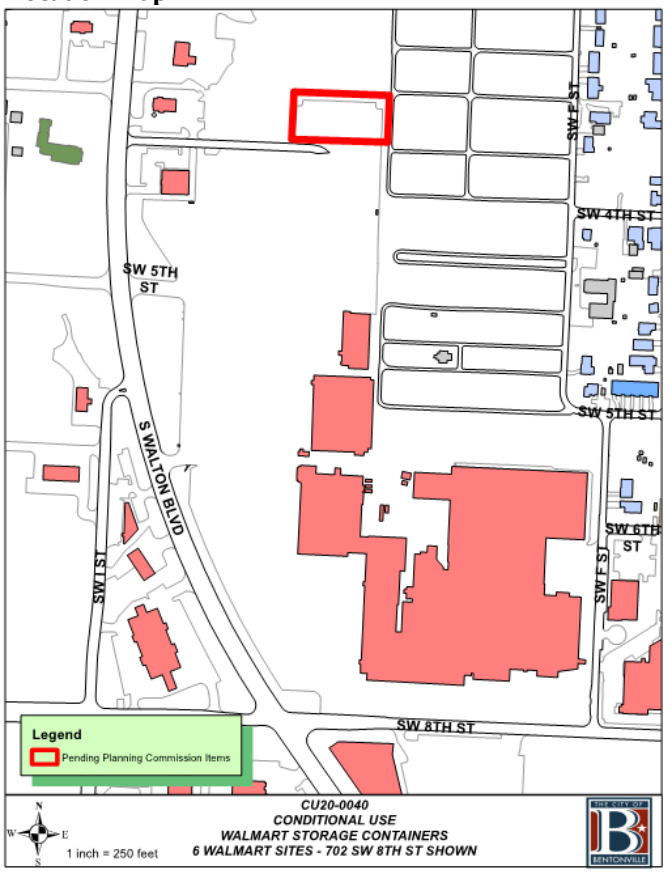
PC Date: 9/15/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	CU20-0040
Applicant / Current Owner	Walmart Stores, Inc. PO Box 8050 Bentonville, AR 72712
Site Area	N/A
Current Zoning	C-2, General Commercial & I-2 Heavy Industrial
Future Land Use Map Designation	Commercial (C) & Industrial (I)
Requested Use	Long Term Temp Use for Shipping Containers due to COVID-19
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

There are six locations proposed throughout the city and they are as follows: 702 SW 8th Street, 805 SE Moberly Lane, 2608 SE J Street, 2501 SE Otis Corley Drive, 2001 SE 10th Street, and 309 SE Martin Luther King Jr. Parkway All locations are zoned either C-2, General Commercial or I-2, Heavy Industrial

Proposed Use Description

A request to allow for a long term temporary use of shipping containers for storage of office furniture. The applicant states in their narrative that the request is a direct result of the COVID-19 pandemic in an attempt to maintain adequate spacing/separation within their office environments as recommended by the CDC. Staff recommends that they be allowed to reposition these containers on-site as needed and submit a revised site plan to staff for review prior to doing so.

Public Notice

The city has not received public comment on this conditional use permit request.

Conditions of Approval

1. This conditional use permit shall be valid for one year after the filing of the Walmart Campus Final Plat for the New HO Campus.
2. Any changes in locations, scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the conditional use.

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

August 10, 2020

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

RE: Conditional Use Permit Request- Temporary Storage

Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal application by Wal-Mart Stores, Inc for consideration of this request for a conditional use permit to allow temporary storage at the six sites described in this request. The temporary storage request is a result of Covid 19 and maintaining adequate space requirements needed in office environments.

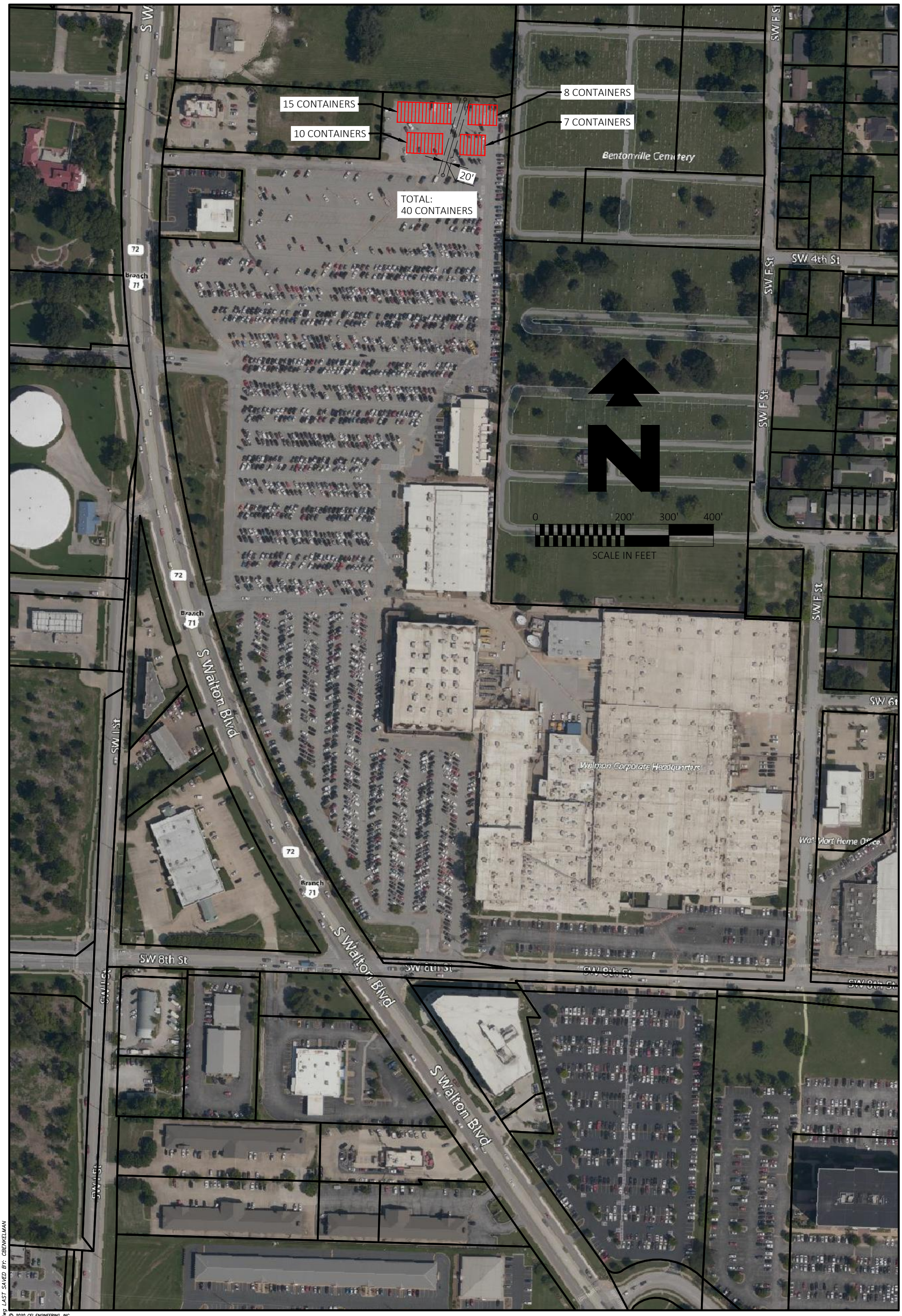
We request that the storage facilities be permitted, in their location, and as displayed on the site exhibits. Also, since some of the storage facilities are located within property that is to be redeveloped or have other construction activities, we request the flexibility to move those storage facilities around onsite or offsite, and group them together on a permitted site.

The sites below are the properties requesting the conditional use permit for temporary storage. We appreciate your consideration in these matters and considering the circumstances.

702 SW 8th St. – Walmart Home Office
5th & Moberly – David Glass Technology Center
22nd St. – J Street Office
2501 SE Otis Corley Dr.
*2001 SE 10th St - ROC
*309 SE Martin Luther King Jr. Pkwy – Sam Walton Development Center
*represents property subject to redevelopment or other potential construction activities.

Respectfully Submitted,
CEI Engineering Inc.

John Easterling
Project Manager
jeasterling@ceieng.com



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DATE 8/27/20 12:12 PM REV-0	SHEET NO. ----OF ##		

Walmart
Save money. Live better.

Site Plan

HOME OFFICE

8TH & WALTON

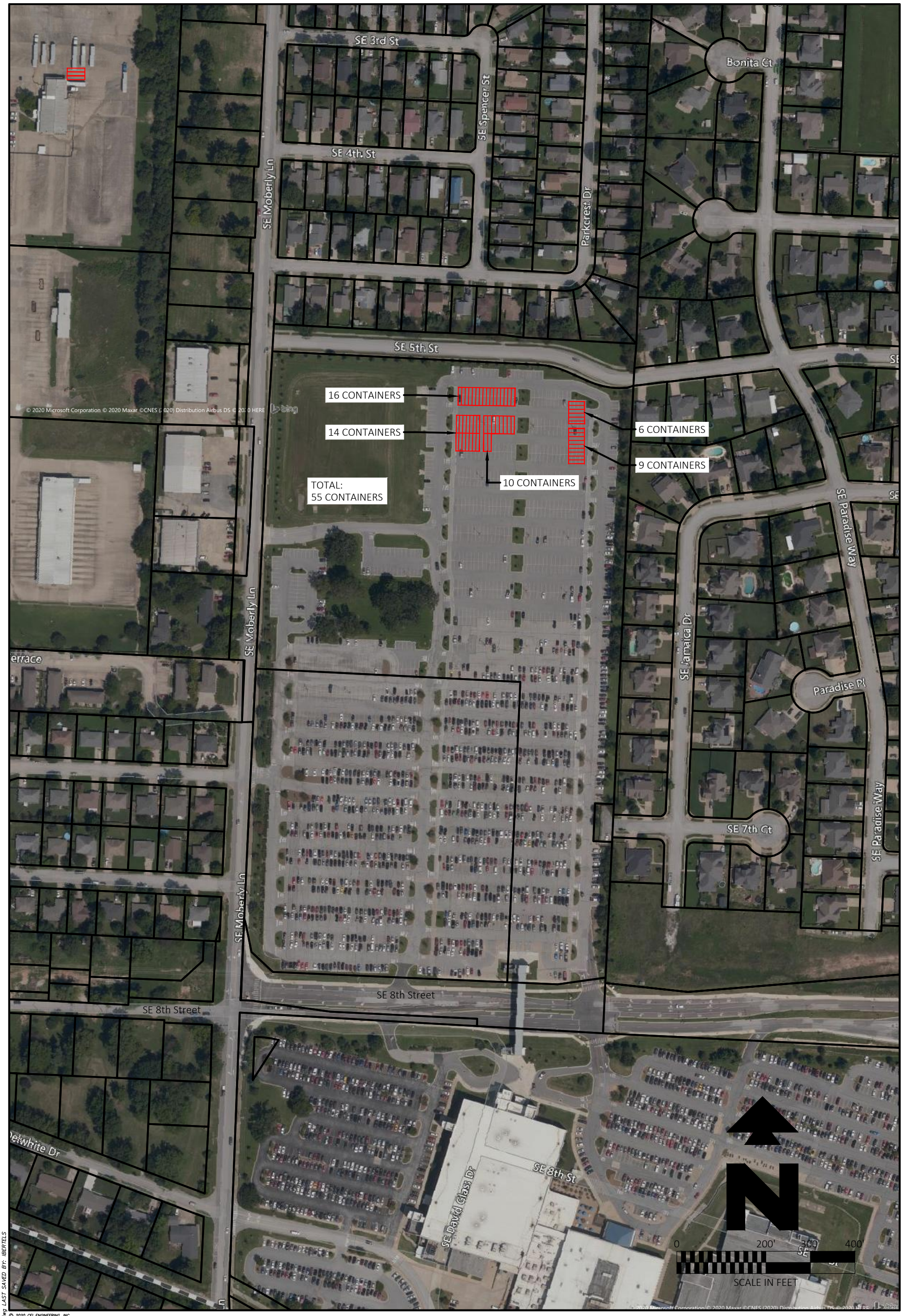
BENTONVILLE ARKANSAS

CEI Engineering, 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

NO.	DATE	DESCRIPTION
		REVISIONS



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Walmart
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Site Plan

DAVID GLASS NORTH LOT

5TH & MOBERLY

BENTONVILLE ARKANSAS

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

(479)273-9472
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REVISIONS

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Walmart
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Site Plan

SWDC

2001 SE 10TH STREET

BENTONVILLE ARKANSAS

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712

(479)273-9472
FAX (479)273-0844

NO.	DATE	DESCRIPTION
		REVISIONS

INITIAL DESIGN 7/26/22
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CHKD: JF
PM: MB
QCS: MW
DRWG: IB
DATE: 7/26/22
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JOB #: 21378
DRWG #: 21378 Exhibit
SHEET NO.
OF ----

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JOB NO.: 31378
DWG NAME: 31378 Exhibit

DATE: 7/28/20 10:09 AM REV-0
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Walmart
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Site Plan

OTIS

2501 SE OTIS CORLEY DR.
BENTONVILLE ARKANSAS

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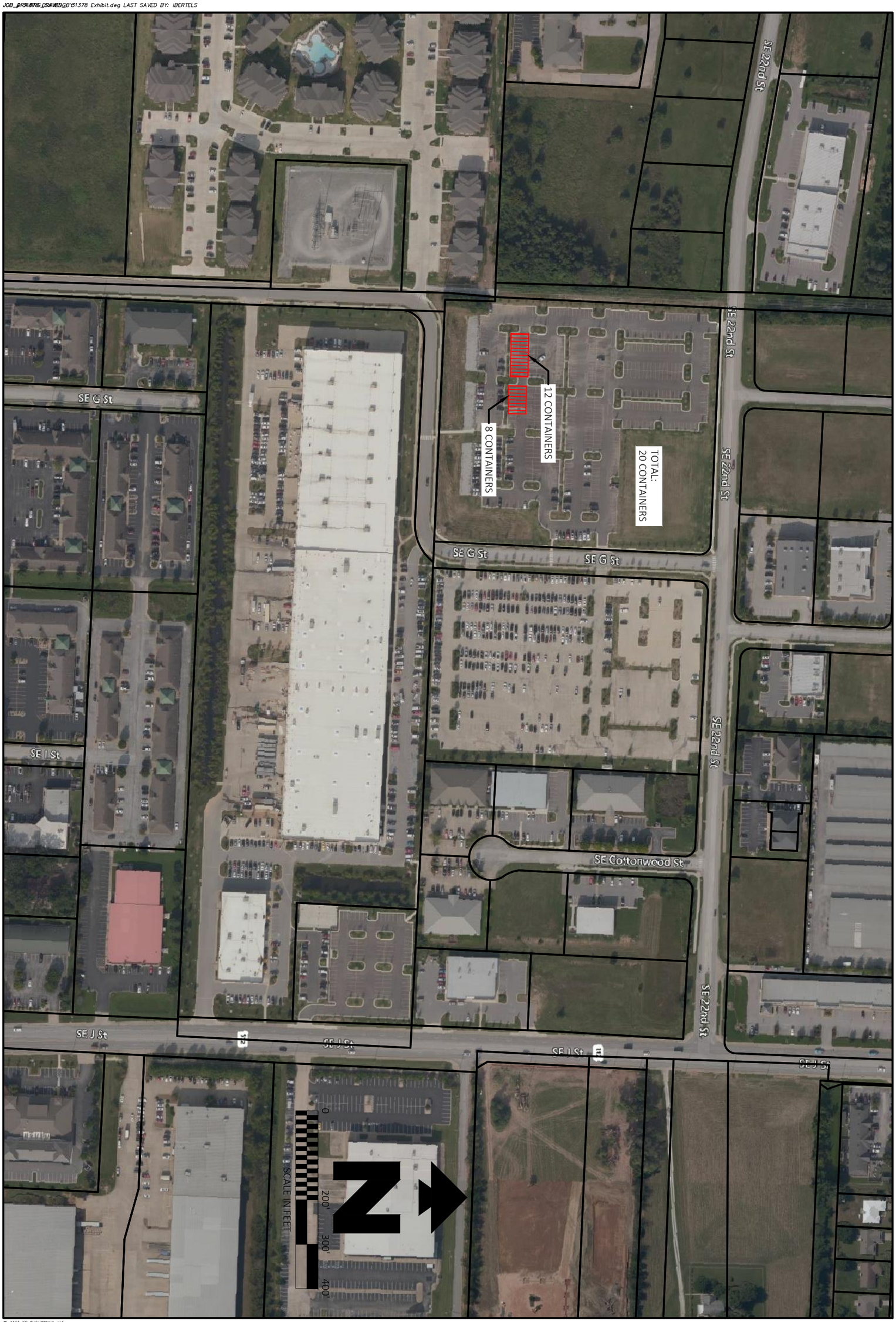
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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

NO.	DATE	DESCRIPTION
		REVISIONS

JOB #: 20-0378 DRAWING: 201378 Exhibit.dwg LAST SAVED BY: IBERTELS



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Site Plan

J STREET OFFICE & LOTS

2600-2608 SE J STREET

BENTONVILLE ARKANSAS

CEI Engineering, 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

NO.	DATE	DESCRIPTION
		REVISIONS

INITIAL DESIGN	12/28/20
DRAWN	JF
CHKD	JF
DES	MW
PROJ MGR	MW
DATE	12/28/20 10:09 AM
SHEET NO.	REV-0
##-##	

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JOB # 31378 DRAWING: 31378 Exhibit.dwg LAST SAVED BY: IBERTELS

INITIAL DESIGN			7/28/20 DATE
JE	JE	INB	N/A
DPOR	PM	DES	DRW

JOB NO.: 31378
DWG NAME: 31378 Exhibit

DATE: 7/28/20 10:09 AM REV-0
SHEET NO.: ----OF ##

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Site Plan

ROC (EUREST)

309 SE MLK PKWY

BENTONVILLE ARKANSAS

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NO.	DATE	DESCRIPTION
		REVISIONS

Lots 3 & 4 Merchant Place Subdivision

S. Main Street
PC Date: 9/15/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	LS20-0039
Applicant / Current Owner	Gaslight Properties, LLC 206 SW 8th Street Suite 100 Bentonville, AR 72712
Site Area	+/- 0.6 acres
Current Zoning	DC, Downtown Core & DE, Downtown Edge
Future Land Use Map Designation	High Density Residential (HDR)

https://arcg.is/08HvK8

Location Map

Property Description
The property is located on the east side of S Main Street opposite the intersection of S Main Street and SW 7th Street. It is currently zoned DE, Downtown Edge and DC, Downtown Core with a Future Land Use designation of Downtown Commercial. Adjacent zonings are DC, Downtown Core to the north, west and south, and DE, Downtown Edge to the east.

Project Details
A lot split of Lot 1 of Merchant Place Subdivision, creating new Lots 3 (+/- .43 acres) and 4 (+/- .2 acres). The plat shall dedicate a utility easement along S Main Street to provide electric service to the two lots. The applicant requests a waiver from the right-of-way dedication requirements along S Main Street.

Waivers
There is one waiver requested for this project:

- A waiver from Section 1100.16, Street Standards, subsection b, Right-of-Way Dedication. The code states that developments "shall dedicate sufficient right-of-way to bring those streets…into conformance with the right-of-way requirements of the most recently adopted Master Street Plan." S Main Street is designated as a Collector road, which requires 70 feet of right-of-way, or 35 feet from the centerline of the road. According to the applicant's waiver letter, based on the recent Main Street road improvement plans, the existing right-of-way width of 61 feet overall or 31 feet from centerline is sufficient for the planned improvements.

Analysis and Recommendation
The plat does not meet the minimum requirements of the Land Development Code due to the waiver request. However, based on the reasons the applicant states in their waiver letter, both Planning and Engineering staff recommend approval of the right-of-way waiver, therefore recommending approval of the lot split.

Standard Conditions of Approval
1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

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.

Dustin Riley
Survey Project Manager

Lot Split of Lot 1, Merchant Place Subdivision Creating Lots 3 & 4

Bentonville Merchant District, LLC

S. Main St.

City of Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Property Line Adjustment of the parcel recorded in Deed Records, Instrument # L201848196 & Deed Bk. 2017, Pg. 57391 in the public records of Benton County, Arkansas.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD 83, North Zone, per GPS observations as established by processing through OPUS.*
5. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
6. *This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.*
7. *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.*
8. *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.*
9. *No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
10. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
11. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
12. *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.*
13. *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
22. *No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Bentonville GIS map. This property is zoned D-C Downtown Core. Building setbacks for zone D-C are as follows:*

Residential		Nonresidential	
Front :	20 Feet Max	Front :	0 Feet Max
Side:	0 Feet Min	Side:	0 Feet Min
Rear:	0 Feet Min Adj to Residential	Rear:	0 Feet Min Adj to Residential
Rear:	0 Feet Min Adj to Nonresidential	Rear:	0 Feet Min Adj to Nonresidential

23. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
24. *There may not be fences or any other structures built in any drainage easements.*
25. *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.*
26. *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.*
27. *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 onthe 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.*
28. *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.*
29. *It is the responsibility of the developer to coordinate with the New Service Coordinator @ 479-271-3139 to determine if equipment is in conflict.*
30. *Relocation of any existing electrical facilities shall be at the owner's expense.*
31. *Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.*
32. *All structures must maintain minimum of 20' clearances from all electric lines.*

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: 8.19.2020

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

Parent LOT 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 North 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 # LS20-0039

REVISION

NO.	DESCRIPTION	DATE
1	1st sub comm.	08/19/2020

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 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

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	FLD
CEI PROJECT NUMBER	31827
DATE	8/19/2020
REVISION	REV-1

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

COVER

SHEET TITLE

SHEET NUMBER

1 OF 2

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

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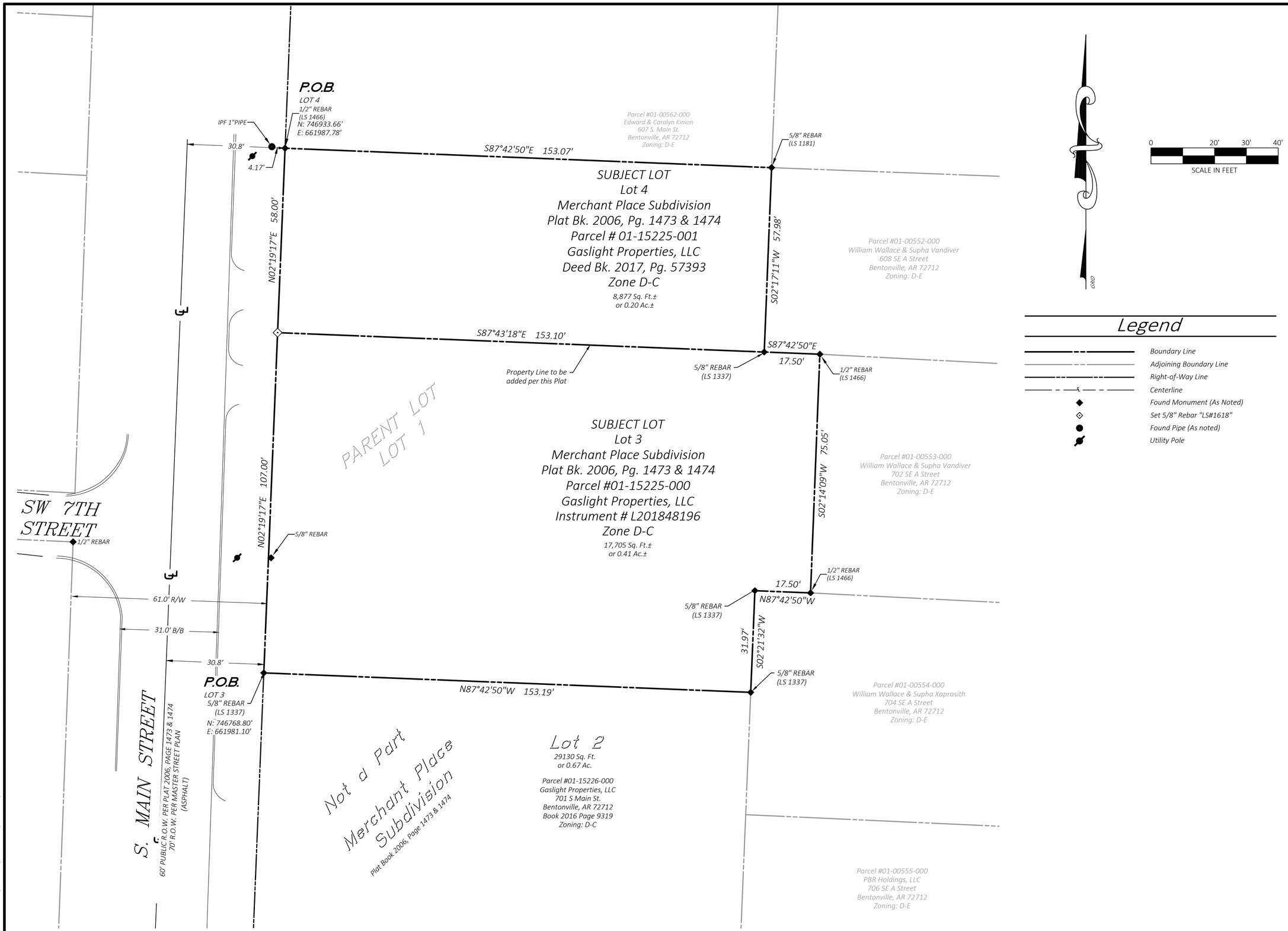

City of Bentonville Project # LS20-0039

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

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

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	FLD
CEI PROJECT NUMBER	31827
DATE	8/19/2020
REVISION	REV-1

Lot Split
SHEET TITLE

SHEET NUMBER
2 OF 2

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

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LARGE SCALE DEVELOPMENT STAFF REPORT

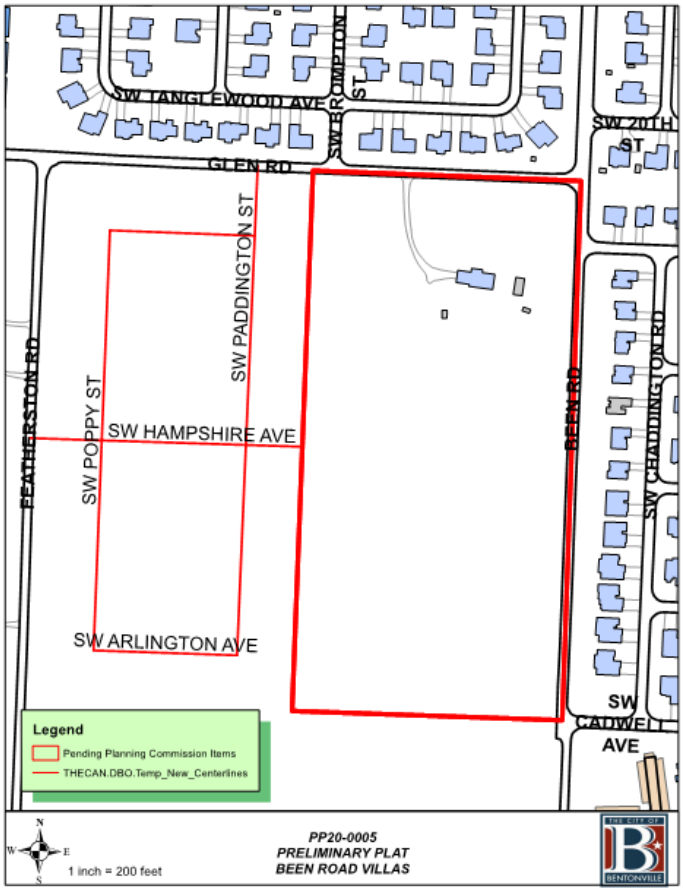
Been Road Villas Townhomes

Glen Road & Been Road
PC Date: 9/15/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0033
Applicant / Current Owner	BBG Property Development, LLC PO Box 2207 Fort Smith, AR 72902
Site Area	+/- 20 acres
Current Zoning	R-2, Duplex and Patio Home Residential
Future Land Use Map Designation	Medium-Density Residential
Development Type / Use	Duplex and Townhome Subdivision

https://arcg.is/08HvK8

Location Map



Property Description
This property is located southwest of the intersection of Glen Road and Been Road. The property is currently zoned R-2, Duplex and Patio Home Residential.

Project Details
A large scale development proposing the development of four clusters of townhomes within the Been Road Villas Subdivision. The townhomes shall be oriented towards Been Road with garages that load off of Expedition Road.

The development provides street frontage landscaping and sidewalk along Expedition Road. The primary materials depicted on the exterior elevations are brick and fiber cement siding. The final plat for Been Road Villas Subdivision must be complete prior to pre-construction on the townhomes.

Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the site's compliance with the City of Bentonville's Access Management Standards and required road improvements to Been and Glen Roads should help accommodate any increases in traffic.

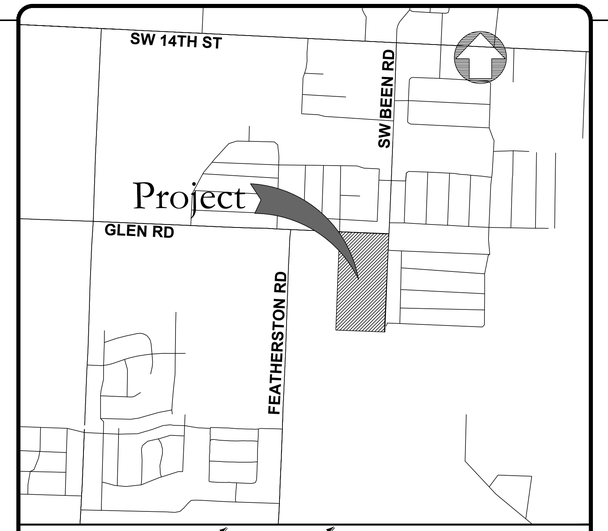
Waivers
There are no waivers associated with this large scale development.

Conclusion
The Bentonville Community Plan includes a section outlining preferred Subdivision Design Characterics (p.61). One critical characteristic is "a diverse range of housing that enhances affordability for a broader spectrum of potential owners." This development, in providing for two-family and townhouse development, and adjacent developments, such as Glen Arbor to the west, are providing a greater range of housing options within this area of the city and for citizens as a whole. The development of unique and diverse housing is critical to Bentonville's long-term health. Planning staff recommends approval of this large scale development.

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT (LSD20-0033)

9549 GLEN RD
BENTONVILLE, AR 72713



VICINITY MAP
N.T.S.

GENERAL NOTES

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

CONTACT INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

UTILITY INFORMATION:

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

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

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

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

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

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

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

LEGAL DESCRIPTION

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

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

CERTIFICATIONS:

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

Sheet List Table

Sheet Number	Sheet Title
C1.0	Cover Sheet
C1.1	General Notes
C2.0	Site Plan
C3.0	Demolition and Erosion Control Phase 1 Plan
C3.1	Erosion Control Phase 2 Plan
C3.2	Erosion Control Details
C4.0	Grading Plan
C5.0	Utility Plan - LSD
C6.0	Landscaping Plan - LSD
C10.4	BWSD Construction Details (1/2)
C10.5	BWSD Construction Details (2/2)
E1	ELECTRIC DESIGN (1/3)
E2	ELECTRIC DESIGN (2/3)
E3	ELECTRIC DESIGN (3/3)
1	ELECTRIC DETAILS (1/3)
2	ELECTRIC DETAILS (2/3)
3	ELECTRIC DETAILS (3/3)

CITY APPROVAL STAMP

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

*** CAUTION ***
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ARKANSAS PROFESSIONAL ENGINEER No. 11426 PHILLIP E. SWOPE 8/24/2020

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

DATE

CERTIFICATE OF AUTHORIZATION SWOPE ENGINEERING No. 2831 ARKANSAS

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

Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

DATE: 8/24/2020
REVISED: XX-XX-XXXX

C1.0

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PROPOSED FEATURES

FEATURE LINES

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

UTILITY LINES

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

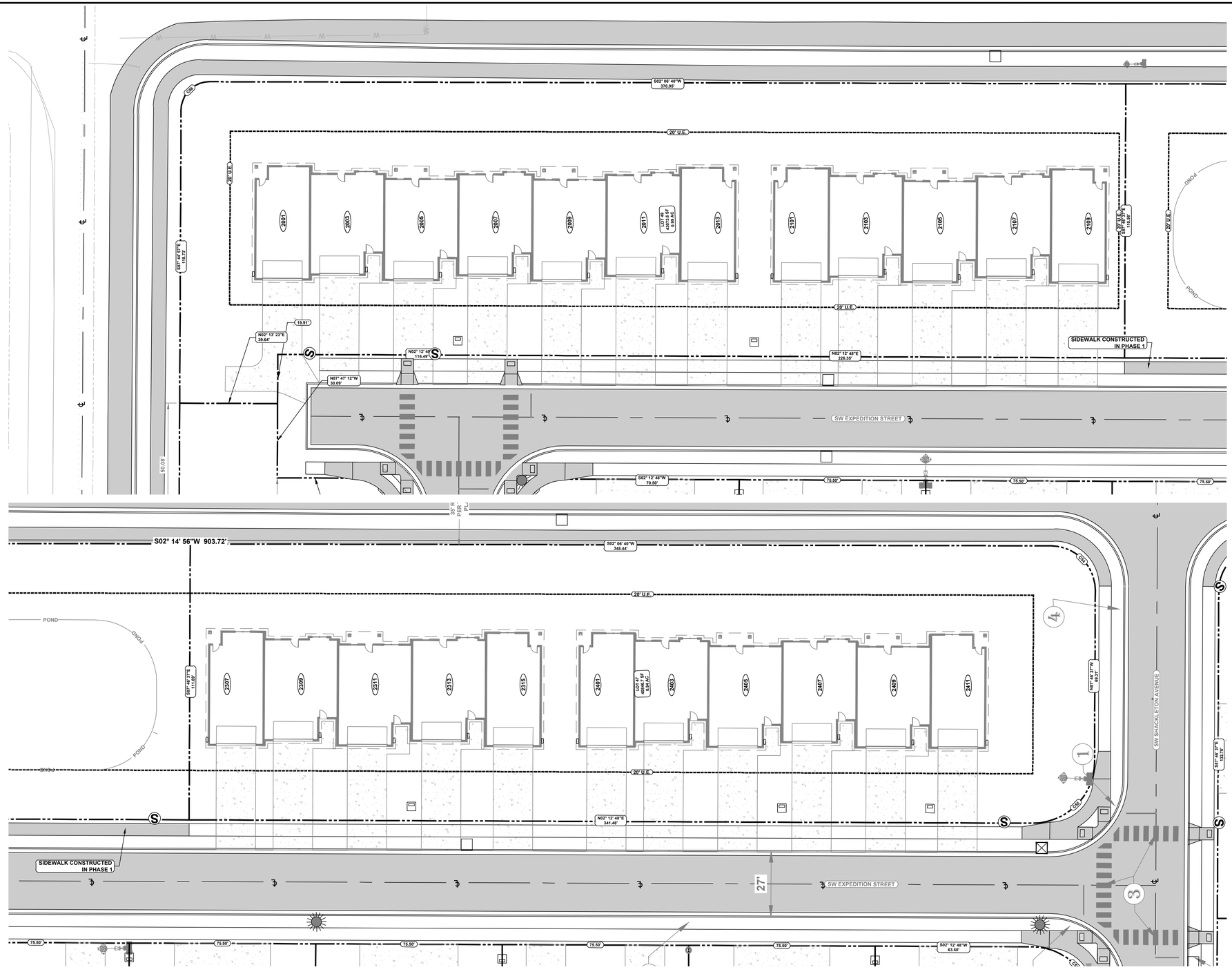
SYMBOLS

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

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

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



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

SITE PLAN

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
BAXTER PROPERTIES, INC.
9549 GLEN ROAD
BENTONVILLE, ARKANSAS 72713

NO.	DATE	REVISION
1	05/26/2020	XXXXXXXXXX

SWOPE ENGINEERING
7 Halsted Circle
Suite #210
Rogers, Arkansas 72756
479.685.8599 office
479.250.4265 fax
Civil Engineering
Construction Management
Municipal Engineering
Land Planning
Land Surveying

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

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PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
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- POWER POLE
- LIGHT
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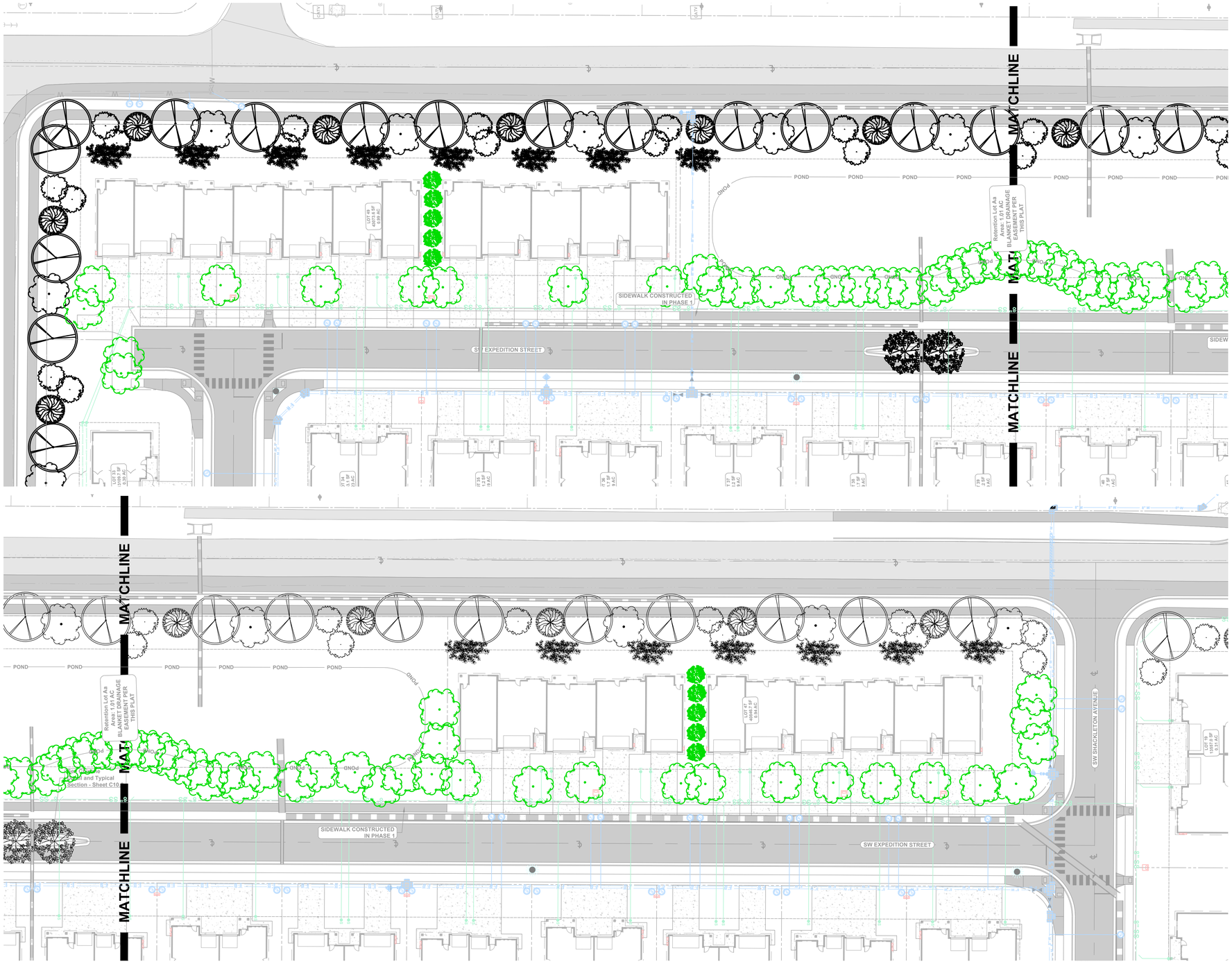
- ELECTRICAL METER
- TELEPHONE PEDESTAL

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet



LANDSCAPING NOTES:

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

LANDSCAPE REQUIREMENTS:
TOTAL STREET FRONTAGE = 1100 FT
1 SHADE TREE PER 20 FT

1100 / 20 = 55
55 SHADE TREES REQUIRED
55 SHADE TREES PROVIDED

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PLANT SCHEDULE

NO.	SYM.	COMMON NAME Botanical Name	SIZE/SPACING/ REMARKS
55		NORWEGIAN SUNSET MAPLE Acer x. Norwegian Sunset	4.0" CAL/ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 35 FT & 35 FT
10		FOSTER HOLLY Ilex attenuata 'Fosteri'	2.0" CAL/ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 20 FT & 10 FT

PERIMETER TREES ARE INCLUDED IN THE PRELIMINARY PLAT'S LANDSCAPE PLAN

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

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

SEEDING AND SODDING NOTE:

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

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER D. JOHNSON
License Number 5138
STATE OF ARKANSAS
5/29/20

LANDSCAPING PLAN - LSD

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
BAXTER PROPERTIES, INC.
####
####

NO.	DATE	REVISION
1	04/06/2020	XXXXXXXXXX

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

DRAWN BY: PHIL	JOB NUMBER: 19-126
SUBMITTAL DATE: 08/24/2020	SCALE: AS NOTED
DRAWING NAME: 19-126 - PR_LSD.DWG	
SHEET NUMBER: C6.0	

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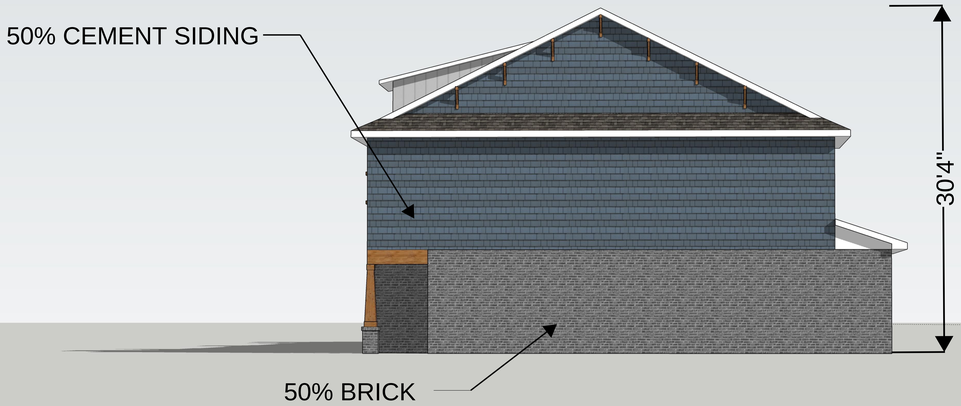
50% CEMENT SIDING
50% BRICK
30'4"


50% CEMENT SIDING
30'4"
50% BRICK

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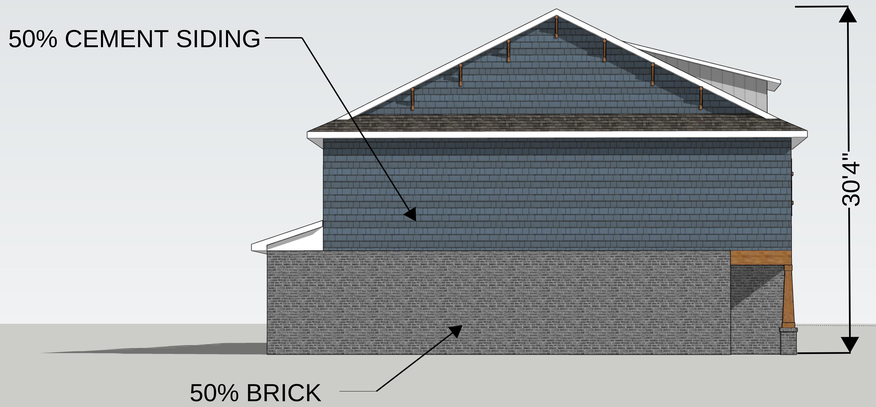
50% BRICK
30'4"


50% CEMENT SIDING
30'4"
50% BRICK

LARGE SCALE DEVELOPMENT STAFF REPORT

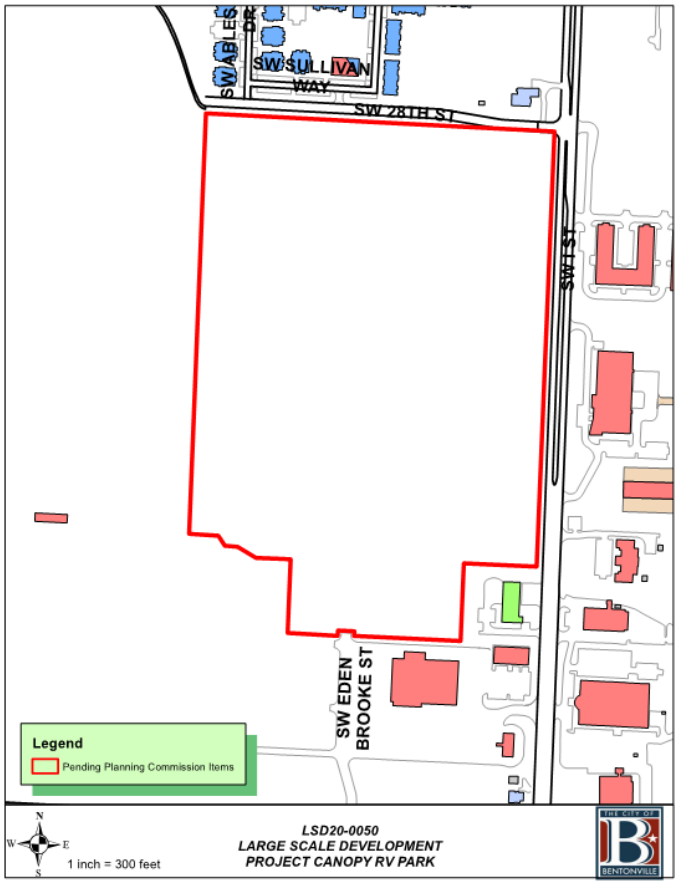
Project Canopy

SW 28th Street & SW I Street
PC Date: 9/15/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0050
Applicant / Current Owner	28th and I Street, LLC
Site Area	+/- 52 acres
Current Zoning	A-1, Agricultural & C-2, General Commercial
Future Land Use Map Designation	Medium-Density Residential
Development Type / Use	Recreational Vehicle Park

https://arcg.is/08HvK8

Location Map



Property Description
This property is located southwest of the intersection of SW 28th Street and SW I Street, both designated as arterial roadways on the Master Street Plan. The property is currently zoned A-1, Agricultural and C-2, General Commercial.

Project Details
A large scale development proposing the development of a recreational vehicle park, associated amenities, and pavilion area. The development includes a total of 250 recreational vehicle pads and 18 tiny house rental units. The development provides landscaping per Article 1400 of the Land Development Code.

The development proposes improvements to SW 28th Street to meet the requirements of the Master Street Plan. The development includes a 110-foot wide landscape buffer with a 10-foot wide trail section along the northern lot line. Access to the site is accomplished through a curb cut onto SW I Street, a curb cut onto SW 28th Street, and a tie into existing SW Eden Brooke Street.

Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the site's compliance with the City of Bentonville's Access Management Standards should help accommodate any increases in traffic.

Waivers

- One waiver requested:
  - A waiver from Article 1100, Section 1100.21.E, Building Materials, of the Land Development Code. The Code requires that a minimum of two primary materials be utilized per façade, constituting a minimum of 75% of the wall area. Two walls of the development are composed entirely of glazing. In addition, the applicant asks that the open air, void areas of the structure be considered in the same vein as glazing in their materials calculations.
  - In addition, the applicant utilizes corrugated metal panel as their secondary primary material. Ribbed metal panel is listed as a prohibited primary material. According to the applicant's narrative, they believe that their choice of high-quality corrugated metal panel will provide a vernacular aesthetic, in line with other existing buildings in proximity of the development.

Conclusion
The proposed large scale development does not meet the minimum requirements of the Land Development Code, due to the waiver request. However, the utilization of this type of architectural metal panel in the surrounding area, the thickness and quality of the material, and its modern aesthetic lend credence to the request. Planning staff recommends approval of the waiver request.

Planning staff recommends approval of this large scale development.

modus studio
architecture + prototyping

www.modusstudio.com
contact@modusstudio.com
15 n. church ave. #102
fayetteville, ar 72701
4 7 9 4 5 5 5 5 7 7

August 25, 2020

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

Re: Project Canopy - Building Material Waiver Request

Dear Mr. Stanley,

On behalf of Act II and EDG/Modus Studio, we are hereby requesting a waiver of the *City of Bentonville Subdivision Code, Article 1100 Section 1100.21E Building material*. This waiver is respectfully requested to allow us to create a building with materials that fit into an Arkansas architectural vernacular framework as well as the existing building material compositions of the local area around SW I St. in Bentonville.

City of Bentonville Subdivision Code, Article 1100 Section 1100.21E states that a minimum of two primary building materials are required constituting at least 75 percent of the wall area. We are proposing two walls that use only one material. They are comprised entirely of glazing. Also *since a large portion of our building design is an open air pavilion, we are proposing that the void areas on the facade be classified the same as the glazing material so that we are able to meet the primary building material percentage standards as written in the city code. Article 1100 Section 1100.21E also states that ribbed metal panel is prohibited. We are proposing the use of a corrugated metal panel.*

We believe that the use of high quality architectural metal panel in this design as noted on the elevations will provide an Arkansas vernacular aesthetic to the building that will fit in well with many already existing buildings in the area as is requested in *Article 1100 Section 1100.21G* and this will add a level of unification to the cityscape at large.

Thank you for your consideration of this request and please let us know if you need additional information.

Sincerely,

Chris Baribeau

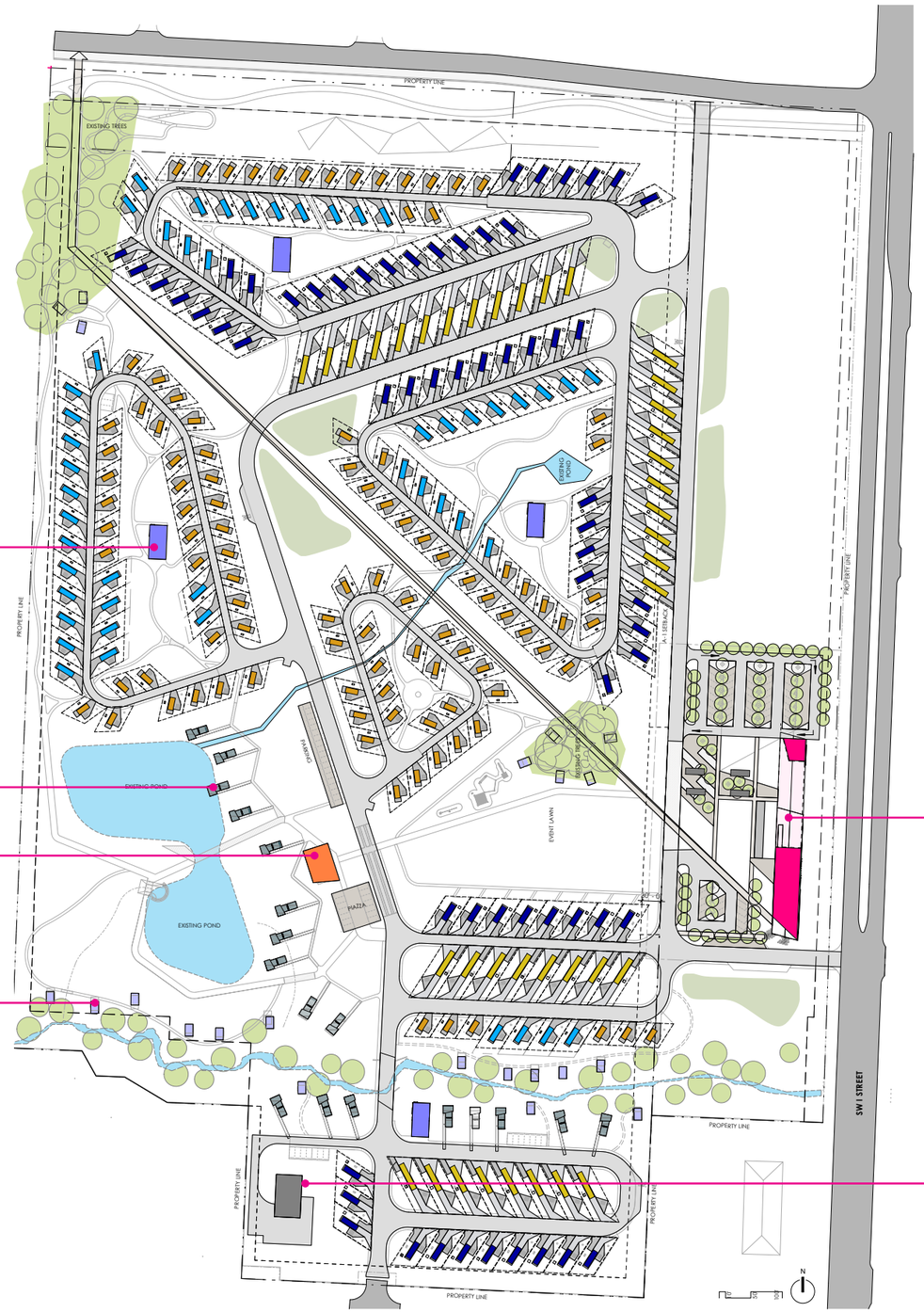
PROJECT CANOPY

project canopy : bentonville, ar

E | D | G

modus studio
architecture + prototyping

architectural site plan



restroom building

modular cabins

pond pavilion

camping platforms

TINY HOUSE:

CAMPING PLATFORM:

RESTROOMS/SHOWERS:

POND PAVILION:

AMENITY/PAVILION:

MAINTENANCE BUILDING

amenity/pavilion building

maintenance building

LSD20-0050

project canopy : bentonville, ar

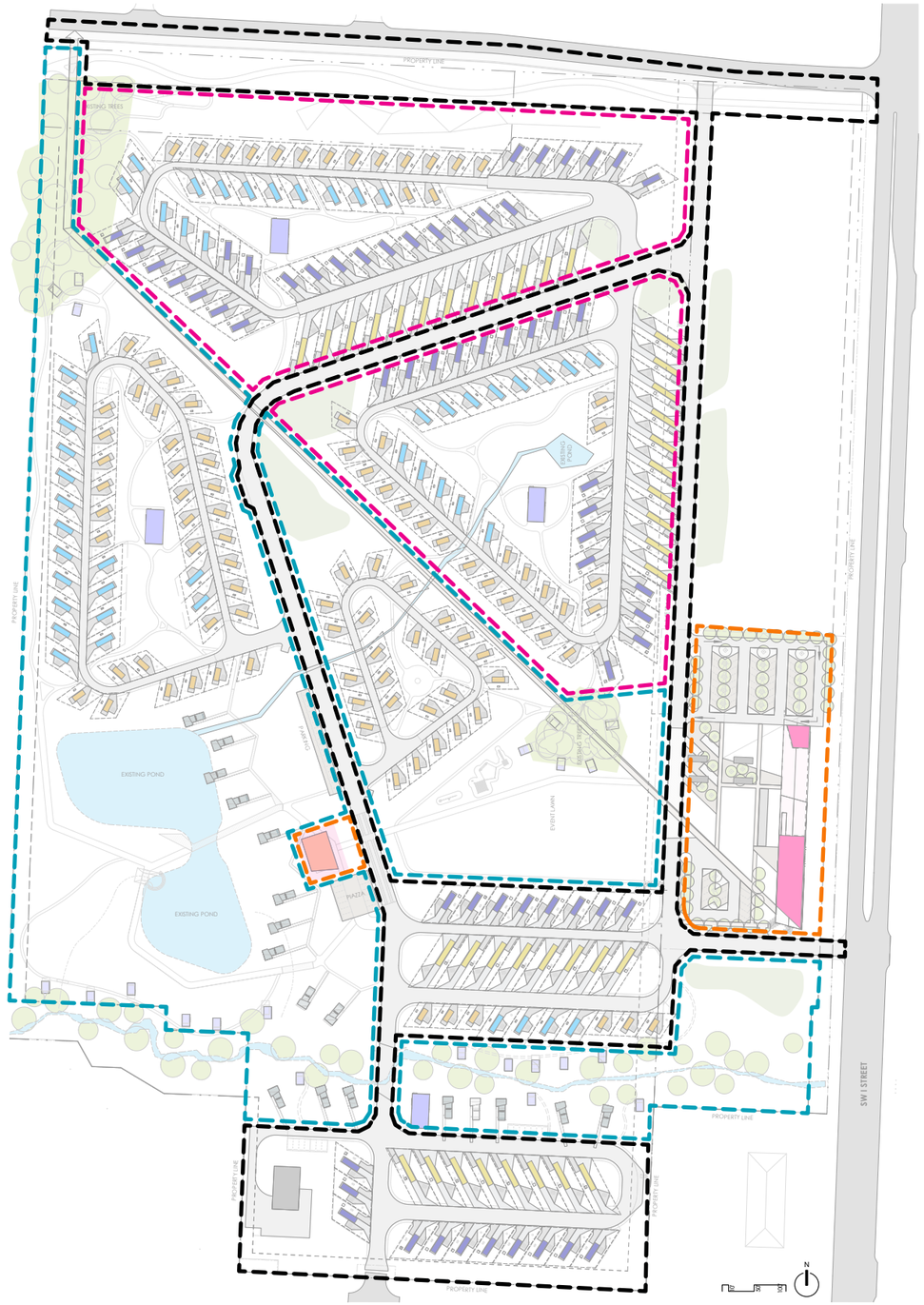
E | D | G modus studio architecture + prototyping

phasing diagram

PROGRAM LEGEND.

CLASS A RV SPACE: *35' X 100'*	37
CLASS C RV SPACE: *35' X 70'*	61
CLASS C RV SPACE: *35' X 60'*	48
CLASS B RV SPACE: *35' X 45'*	104
TOTAL RV SPACES:	**250**

TINY HOUSE:	18
CAMPING PLATFORM:	20
RESTROOMS/SHOWERS:	4
POND PAVILION:	
AMENITY/PAVILION:	
MAINTENANCE BUILDING	



PHASE 1
- private streets
- private sewer lines
- pump station
- public water lines
- primary electrical lines
- curbs / gutters / aprons
- north creek + south creek RV slots
- Maintenance building
- final grading + landscaping
- pond outlet discharge structure

PHASE 2
- private streets / paths
- private sewer lines
- private water lines
- secondary electrical lines
- curbs / gutters / aprons
- north canopy RV slots + restroom building
- east canopy RV slots + restroom building
- final grading + landscaping

PHASE 3
- private streets / paths
- private sewer lines
- private water lines
- secondary electrical lines
- curbs / gutters / aprons
- west canopy RV slots + restroom building
- mid canopy RV slots
- camping platforms
- all tiny homes
- south creek restroom building
- final grading + landscaping

PHASE 4
- private streets / paths
- private sewer lines
- private water lines
- secondary electrical lines
- curbs / gutters / aprons
- amenity building
- pond pavilion
- final grading + landscaping

project canopy : bentonville, ar

E | D | G modus studio architecture + prototyping

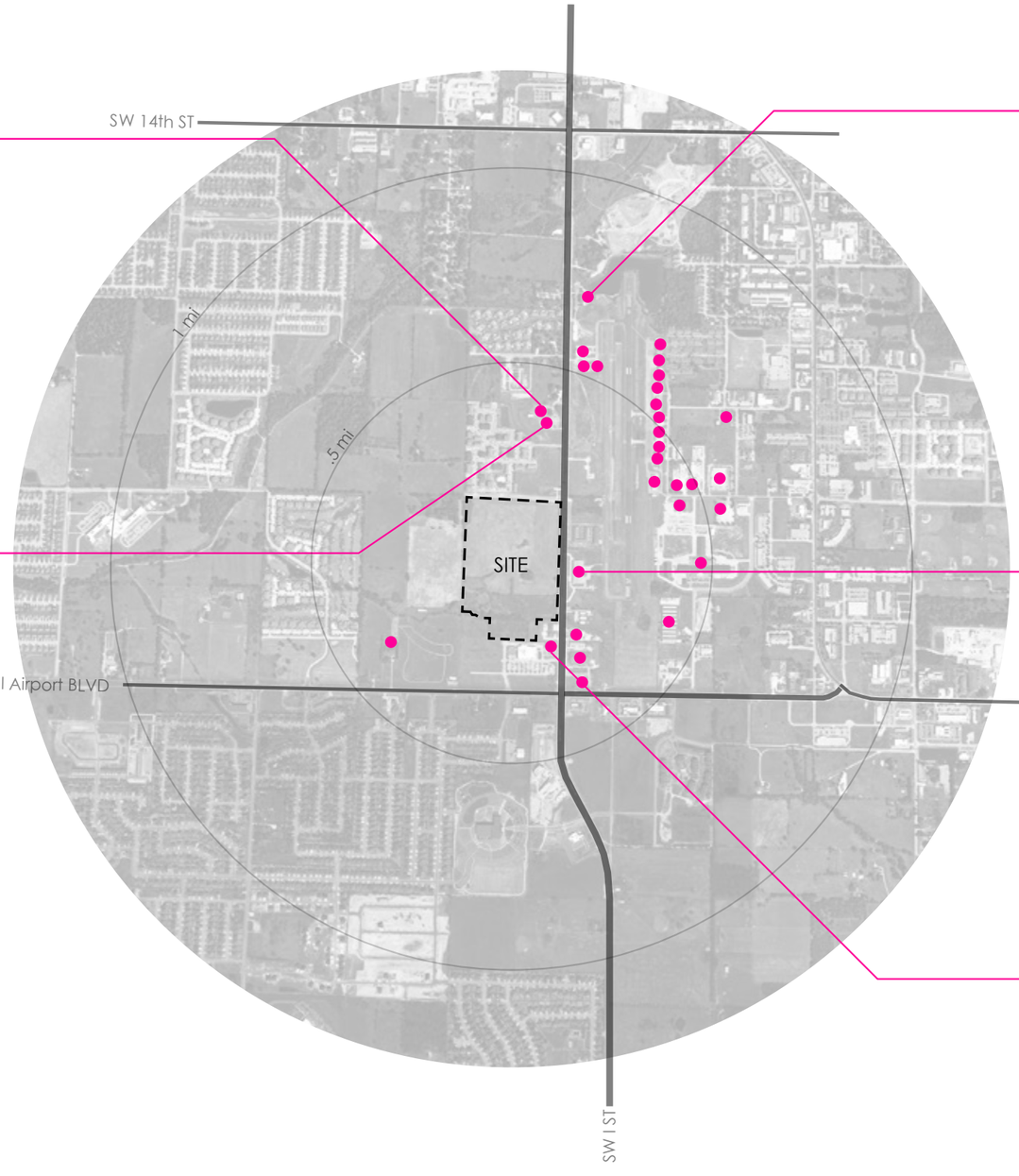
local use of ribbed metal panel

Historic Agriculture
ribbed metal panel

Church
ribbed metal panel

City of Bentonville Article 1100 Section 1100.21G

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



Airport
ribbed metal panel

Fabrication
ribbed metal panel

Restaurant
ribbed metal panel

N

● Existing use of ribbed metal panel near site

E | D | G

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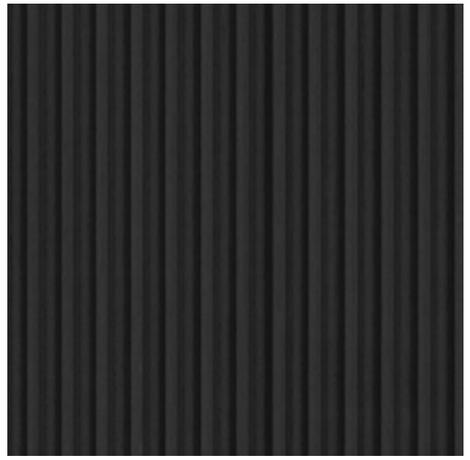
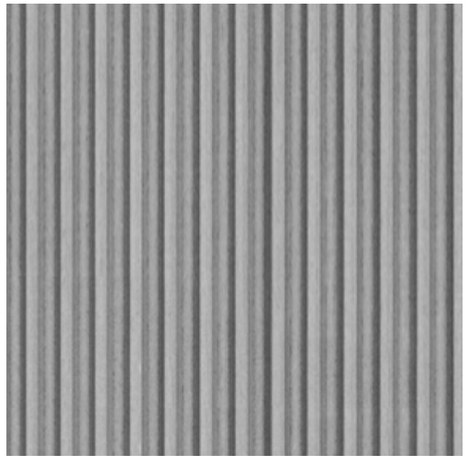
architecture + prototyping

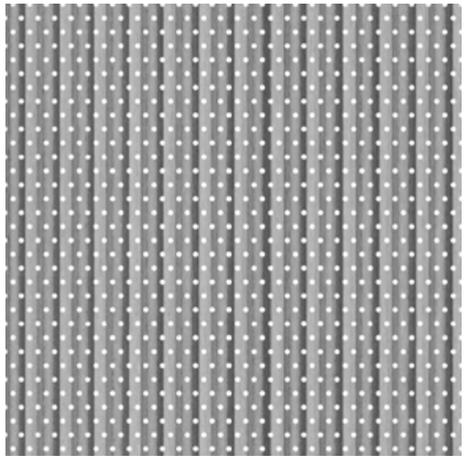
project canopy material palette



amenity building / pond pavillion
(primary) architectural metal panel
24 ga corrugated panel - matte black

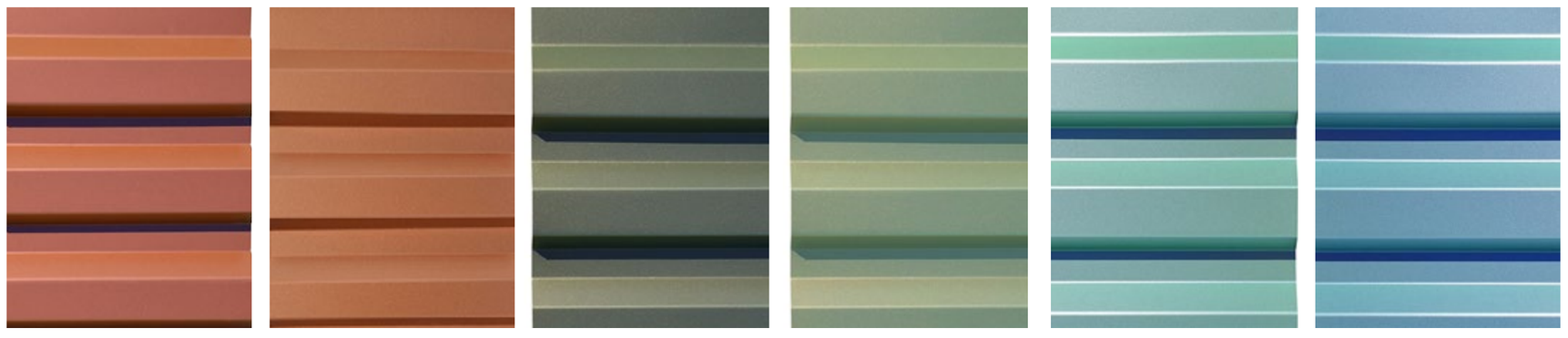


restroom buildings / maintenance building
(primary) architectural metal panel
24 ga corrugated panel - gray

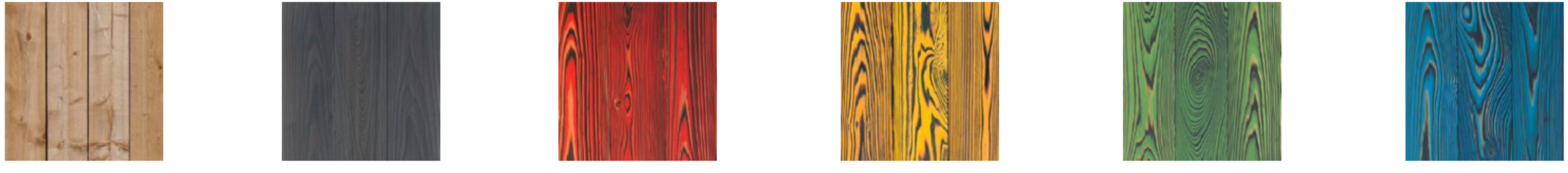


restroom buildings
(primary) architectural metal panel
24 ga perforated corrugated panel

glass + void



cabins
(primary) architectural metal panel
24 ga corrugated panel - varying colors



wood siding - stained varying colors (accent material)

project canopy : bentonville, ar

E | D | G

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architecture + prototyping

amenity building - elevations

east elevation

metal panel	51%
glazing + void	49%

west elevation

metal panel	36%
glazing + void	64%

south elevation

glazing	100%

north elevation

glazing	100%

LSD20-0050

project canopy : bentonville, ar

E | D | G

modus studio
architecture + prototyping

looking northwest

LSD20-0050

project canopy : bentonville, ar

E | D | G

modus studio
architecture + prototyping

looking northeast

LSD20-0050

project canopy : bentonville, ar

E | D | G

modus studio
architecture + prototyping

looking southwest

LSD20-0050

project canopy : bentonville, ar

E | D | G

modus studio
architecture + prototyping

looking southeast

LSD20-0050

project canopy : bentonville, ar

E | D | G

modus studio
architecture + prototyping

looking west

LSD20-0050

amenity building looking west

LSD20-0050

project canopy : bentonville, ar

E | D | G

modus studio
architecture + prototyping

amenity building looking east

LSD20-0050

project canopy : bentonville, ar

E | D | G

modus studio
architecture + prototyping

tiny homes looking northeast

LSD20-0050

PROJECT CANOPY - ARCHITECTURAL METAL PANEL SPECIFICATION
LSD20-0050

ARCHITECTURAL METAL PANEL PRECEDENTS

Architectural Roof and Wall Products Guide Specifications

Western States Metal Roofing
901 W. Watkins St.
Phoenix, AZ 85007
PH: 602-495-0048
FX: 602-261-7726

FORMED METAL ROOF AND WALL PANELS

This Guide Specification is to be used to develop an office master specification for a project. In either case, this Guide Specification must be edited to fit the conditions of use. Particular attention should be given to the deletion of inapplicable provisions. Include necessary items related to a particular project. Include appropriate requirements where blank spaces have been provided.

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and other contract documents, listed in the agreement between the Owner and Contractor, apply to this section.

1.2 SUMMARY

A. Section includes:

1. Preformed metal wall panels.
2. Preformed metal roof panels.

1.3 ADMINISTRATIVE REQUIREMENTS

A. Pre-installation Conference: Conduct conference at project site.

B. Coordination:

1. Coordinate sizes and locations of roof curbs, equipment supports, and roof penetrations with actual equipment provided.
2. Coordinate metal panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leak proof, secure, and noncorrosive installation.

1.4 SUBMITTALS

A. Product Data:

1. Include construction details, material descriptions, dimensions of individual components and profiles and finishes for each type of panel and accessory.

B. Shop Drawings:

1. Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, accessories and special details.
2. Accessories: Include details of the flashing, trim, and anchorage systems, at a scale of not less than 1-1/2 inches per 12 inches.

C. Samples:

1. Metal Panels: 12 inches long by actual panel width. Include fasteners, closures, and other metal panel accessories.

D. Qualification Data: For Installer.

E. Product Test Reports: For each product, for tests performed by a qualified testing agency.

F. Filed quality – control reports.

G. Sample Warranties: For special warranties.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who have a minimum of 3 years' experience in the installation of metal roof / wall panels.

B. Mockups: Build mockup; to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.

1.6 DELIVERY, STORAGE AND HANDLING

A. Deliver components, metal panels and other manufactured items so as not to be damaged or deformed. Package metal panels for protection during transportation and handling.

B. Store metal panels in a manner to prevent bending, warping, twisting and surface damage.

C. Stack metal panels horizontally on platforms or pallets, covered with suitable weather tight and ventilated covering. Store metal panels to ensure dryness with positive slope for drainage of water. Do not store metal panels in contact with other materials that might cause staining, denting or other surface damage.

D. Retain strippable protective covering on metal panels during installation.

1.7 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal panels to be performed according to manufacturers' written instructions and warranty requirements.

1.8 WARRANTY

A. MANUFACTURER'S PRODUCT WARRANTY

1. Manufacturer's standard coating performance warranty, as available for specified installation and environmental conditions. (Contact a WSMR Representative to determine actual warranty criteria)

B. CONTRACTORS WARRANTY

1. Warrant panels, flashings, sealants, fasteners, and accessories against defective materials and/ or workmanship, to remain watertight and weatherproof with normal usage for two (2) years following Project Substantial Completion date.

PART 2 – PRODUCTS

2.1 MANUFACTURER

A. Western States Decking, Inc., DBA - Western States Metal Roofing, 901 W. Watkins St., Phoenix, AZ 85007; Phone: (877) 787-5467; Fax: (602) 261-7726

Email: sales@paintedrustedroofing.com
Website: www.paintedrustedroofing.com

B. Substitutions: In accordance with contract documents.

2.2 METAL ROOF PANELS

A. 7/8" Corrugated Profile; Exposed Fastener Metal Panels: Metal panel consisting of formed metal sheet with alternating curved ribs, installed by lapping edges of adjacent panels.

1. Metal Panel Designation: 7/8" Corrugated
2. Metallic- Coated Steel Sheet: Aluminum- zinc alloy- coated steel sheet minimum (Zincalume® or Galvalume®) complying with ASTM A 792/ A 792M, Class AZ50 coating designation; structural quality.

a. Nominal Thickness: [24 Gauge]
b. Exterior Finish Available In: Cool Tech ® 500 PVDF Paint System

i. Matte Black

3. Grade of Steel:

    a. 24 Gauge – Grade 50

4. Panel Coverage: 34 2/3” Roof / 37” Wall
5. Panel Height: 7/8” inch
6. Continuous Rib Spacing: 2.67” inch on center

2.3 ACCESSORIES

A. Self-Adhering, High- Temperature Underlayment: Provide self-adhering, cold applied, sheet underlayment, a minimum of 30 mils thick, specifically designed to withstand high metal temperatures beneath metal roofing. Provide primer when recommended by underlayment manufacturer.

1. Thermal Stability: Stable after testing at 220 deg F; ASTM D 1970.
2. Low- Temperature Flexibility: Passes after testing at minus 20 deg F; ASTM D 1970.

B. Miscellaneous Metal Sub framing and Furring: ASTM C 645; cold formed, metallic- coated steel sheet, ASTM A 653/ A 653M, G90 coating designation or ASTM A 792/ A 792M, Class AZ55 aluminum- zinc alloy coating designation unless otherwise indicated. Provide manufacture’s standard sections as required for support and alignment of metal panel system.

C. Panel accessories: Provide components required for a complete, weather tight panel system including trim, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.

1. Closures: Provide closures at eaves and ridges, fabricated of same metal as metal panels.
2. Backing Plates; Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.
3. Closure Strips: Closed-cell, expanded, cellular, rubber or cross linked, polyolefin-foam or closed-cell laminated polyethylene; minimum I -inch-thick, flexible closure strips; cut or pre-molded to match metal panel profile. Provide closure strips where indicated or necessary to ensure weather tight construction.

D. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish systems adjacent metal panels.

E. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide EPDM or PVC sealing washers for exposed fasteners.

F. Panel Sealants: Provide sealant type recommended by manufacturers that are compatible with panel materials, are non-staining and do not damage panel finish.

G. Metal Protection: When dissimilar metals contact each other or corrosive substrates, protect against galvanic.

2.4 FABRICATION

A. General: Fabricate and finish metal panels and accessories at the factory, by manufacturers Standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.

B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.

C. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendation in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

2.5 FINISHES

A. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one- half of the range of approved Samples. Noticeable variations in same piece are unacceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

C. Steel Panels Finish:

1. Exterior Finish: Western States Metal Roofing, Cool Tech ® 500 PVDF Paint System, Fluoropolymer Two Coat System: 0.2 – 0.3 mil primer with 0.7 – 0.8 mil 70 percent PVDF fluoropolymer color coat, AAMA 621, meeting solar reflectance index requirements.

2. Interior Finish: Standard Poly backer finish consisting of 0.15 – 0.25 primer coat and a 0.25 – 0.35 mil wash coat with a minimum total dry film thickness of 0.4 – 0.5 mil.

PART 3- EXECUTION

3.1 EXAMINATION

A. Examine substrates, area, and conditions, with installer present, for compliance with requirements for installation tolerances, metal panel supports, and other conditions affecting performance of the work.

1. Examine primary and secondary roof framing to verify that rafters, purlins, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal roof panel manufacturer.

2. Examine solid roof sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal roof panel manufacture.

    a. Verify that air or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.

B. Examine roughing-in for components and systems penetrating metal panels to verify actual locations of penetrations relative to seam locations of metal panels before installation.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Miscellaneous Supports: Install sub framing, furring and other miscellaneous panel support members and anchorage according to ASTM C 754 and metal panel manufacturer's written recommendations.

3.3 UNDERLAYMENT INSTALLATION

A. Self- Adhering Sheet Underlayment: Apply primer if required by manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation. Apply at locations indicated on Drawings, wrinkle free, in shingle fashion to shed water, and with end laps of not less than 6 inches staggered 24 inches between courses. Overlap side edges not less than 3- ½ inches. Roll laps with roller. Cover underlayment within 14 days.

B. Felt Underlayment: Apply at locations indicated [below] [on drawings], in shingle fashion to shed water. And with lapped joints of not less than 2 inches.

1. Apply over the entire roof surface.
2. Apply on roof not covered by self- adhering sheet underlayment. Lap over edges of self-adhering sheet underlayment not less than 3 inches, in shingle fashion to shed water.

C. Slip Sheet: Apply slip sheet over underlayment before installing metal roof panels.

D. Flashings: Install flashings to cover underlayment to comply with requirements specified in Section 076200 “Sheet Metal Flashing and Trim.”

3.4 METAL PANEL INSTALLATION

A. General: Install metal panels according to manufacturer’s written instructions in orientation, sizes, and locations indicated. Install panels perpendicular to supports unless otherwise indicated. Anchor metal panels and other components of the work securely in place, with provisions for thermal and structural movement.

1. Shim or otherwise plumb substrates receiving metal panels.
2. Flash and seal metal panels at perimeter of all openings. Fasten with self-tapping screws. do not begin installation until air or water- resistive barriers and flashings that are concealed by metal panels are installed.

3. Install screw fasteners in predrilled holes.
4. Locate and space fastenings in uniform vertical and horizontal alignment.
5. Install flashing and trim as metal panel work proceeds.
6. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four – panel lap splice condition.
7. Align bottoms of metal panels and fasten with blind rivets, bolts, or self- tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
8. Provide weather tight escutcheons for pipe—and conduit- penetrating panels.

B. Fasteners:

1. Steel Panels: Use galvanized steel fasteners.

C. Metal Protection: When dissimilar metals contact each other or corrosive substrates, protect against galvanic action.

D. Lap-Seam Metal Panels: Fasten metal panels to supports with fasteners at each lapped joint at location and spacing recommended by manufacturer.

1. Lap ribbed or fluted sheets one full rib. Apply panels and associated items true to line for neat and weather tight enclosure.
2. Provide metal backed washers under heads of exposed fasteners bearing on weather side of metal panels.
3. Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.
4. Install screw fasteners with power tools having controlled torque adjusted to compress Washer tightly without damage to washer, screw threads or panels. Install screws in predrilled holes.
5. Flash and seal pans with weather closures at perimeter of all openings.

E. Accessory Installation: install accessories with positive anchorage to building and weather tight Mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components, required for a complete metal panel system including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips and similar items. Provide types indicated by metal wall panel manufacturer; or, if not indicated, provide types recommended by metal panel manufacturer.

F. Flashing and Trim: Comply with performance requirements manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level. Install work with laps, joints and seams that are permanently watertight.

1. Install exposed flashing and trim that is without buckling and tool marks, and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and achieve waterproof performance.

2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joint at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

3.5 ERECTION TOLERANCES

A. Installation Tolerances: Shim and align metal panel units within installed tolerance of ¼ inch in 20 feet on slope and location lines and within 1/8- inch offset of adjoining faces and of alignment of matching profiles.

3.6 CLEANING AND PROTECTION

A. Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions, On completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer, Maintain in a clean condition during construction.

B. Replace metal panels that have been damaged.

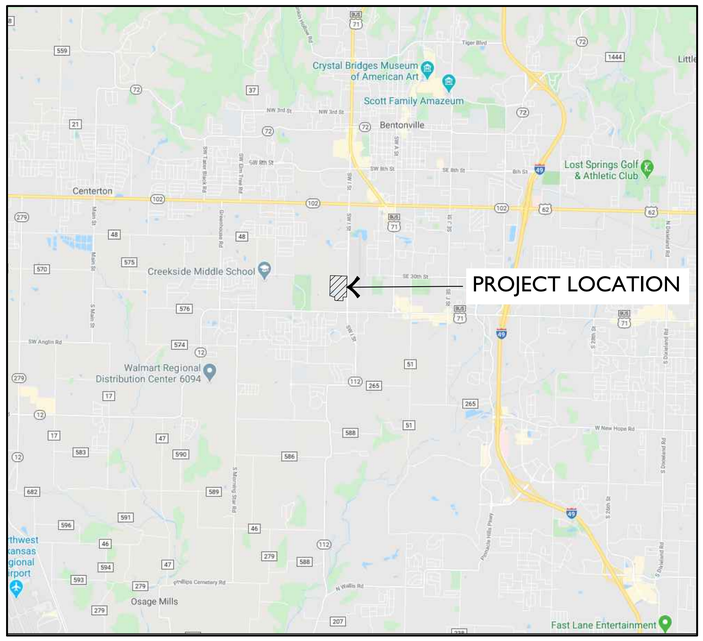
END OF SECTION

LARGE SCALE DEVELOPMENT

PROJECT CANOPY
301 SE G ST, BENTONVILLE, AR 72712
(LSD #20-0050)

75% CONSTRUCTION DOCUMENTS

AUGUST 31, 2020



VICINITY MAP

NOT TO SCALE

NORTH

AERIAL MAP

NOT TO SCALE

NORTH

OWNER:
28TH AND I STREET LLC
4 NE 10TH ST #435
OKLAHOMA CITY, OK 73104-1402

DEVELOPER:
ACT II CAPITAL HOLDINGS
402 SW A ST
202
BENTONVILLE, AR 72712

ARCHITECT:
MODUS STUDIO
CHRIS BARIBEAU, AIA
15 N. CHURCH AVE #102
FAYETTEVILLE, AR 72701

LANDSCAPE :
ECOLOGICAL DESIGN GROUP, INC.
MARTIN SMITH, ASLA
210 EAST MERIMAN AVE.
WYNNE, AR 72396
870.588.6426
MSMITH@ECOLOGICALDG.COM

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

SURVEYOR:
CEI ENGINEERING ASSOCIATES, INC.
NIKOLAY NEDKOV, PLS
3108 SW REGENCY PRKWY
BENTONVILLE, AR 72712

PROJECT NOTES

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
5. ALL UTILITY STREET CROSSINGS MUST BE JACK AND BORED UNLESS APPROVED BY THE CITY ENGINEER OR A PLANNING COMMISSION WAIVER.

UTILITY AND CITY CONTACTS

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

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

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

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

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

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

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

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

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

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

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

FLOOD DATA:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0255K; MAP REVISED: JUNE 5, 2012

DRAWING LIST

COVER	COVER SHEET	C3.03	GRADING & DRAINAGE PLAN	L1.04	LANDSCAPE PLAN
C0.01	GENERAL NOTES & LEGEND	C3.04	GRADING & DRAINAGE PLAN	L1.05	LANDSCAPE PLAN
C0.02	OVERALL PLAN	C3.05	GRADING & DRAINAGE PLAN	L1.06	LANDSCAPE PLAN
C0.10	DEMO & TREE PRESERVATION PLAN	C3.06	GRADING & DRAINAGE PLAN	L1.07	LANDSCAPE PLAN
C0.11	DEMO & TREE PRESERVATION PLAN	C3.07	GRADING & DRAINAGE PLAN	L1.08	LANDSCAPE PLAN
C0.12	DEMO & TREE PRESERVATION PLAN	C3.08	GRADING & DRAINAGE PLAN	L1.09	LANDSCAPE PLAN
C0.13	DEMO & TREE PRESERVATION PLAN	C3.09	GRADING & DRAINAGE PLAN	L1.10	LANDSCAPE PLAN
C0.14	DEMO & TREE PRESERVATION PLAN	C3.10	PLAN AND PROFILE	L1.11	LANDSCAPE PLAN ENLARGEMENTS
C0.15	DEMO & TREE PRESERVATION PLAN	C3.11	PLAN AND PROFILE	L1.12	LANDSCAPE PLAN ENLARGEMENTS
C0.16	DEMO & TREE PRESERVATION PLAN	C3.12	PLAN AND PROFILE	L1.13	LANDSCAPE PLAN ENLARGEMENTS
C0.17	DEMO & TREE PRESERVATION PLAN	C4.01	EROSION CONTROL PLAN	L1.14	LANDSCAPE PLAN ENLARGEMENTS
C0.18	DEMO & TREE PRESERVATION PLAN	C4.02	EROSION CONTROL PLAN	L1.15	LANDSCAPE NOTES & DETAILS
C1.01	SITE PLAN	C4.03	EROSION CONTROL PLAN		
C1.02	SITE PLAN	C4.04	EROSION CONTROL PLAN		
C1.03	SITE PLAN	C4.05	EROSION CONTROL PLAN		
C1.04	SITE PLAN	C4.06	EROSION CONTROL PLAN		
C1.05	SITE PLAN	C4.07	EROSION CONTROL PLAN		
C1.06	SITE PLAN	C4.08	EROSION CONTROL PLAN		
C1.07	SITE PLAN	C4.09	EROSION CONTROL PLAN		
C1.08	SITE PLAN	C4.10	EROSION CONTROL DETAILS		
C1.09	SITE PLAN	C5.00	SITE DETAILS		
C2.00	OVERALL UTILITY PLAN	C5.01	SITE DETAILS		
C2.01	UTILITY PLAN	C5.02	SITE DETAILS		
C2.02	UTILITY PLAN	C5.03	SITE DETAILS		
C2.03	UTILITY PLAN	C5.04	SITE DETAILS		
C2.04	UTILITY PLAN	C5.05	SITE DETAILS		
C2.05	UTILITY PLAN	C5.06	SITE DETAILS		
C2.06	UTILITY PLAN	C5.07	SITE DETAILS		
C2.07	UTILITY PLAN	C5.08	SITE DETAILS		
C2.08	UTILITY PLAN	L1.00	OVERALL LANDSCAPE PLAN		
C2.09	UTILITY PLAN	L1.01	LANDSCAPE PLAN		
C3.01	GRADING & DRAINAGE PLAN	L1.02	LANDSCAPE PLAN		
C3.02	GRADING & DRAINAGE PLAN	L1.03	LANDSCAPE PLAN		

SUPPLEMENTAL SHEETS

SHEET 1	TOPO AND ALTA SURVEY
SHEET 1 OF 2	WATER/SEWER DETAILS
SHEET 2 OF 2	WATER/SEWER DETAILS
SHEET 1 OF 2	WATER DETAILS
SHEET 2 OF 2	WATER DETAILS
SHEET 1 OF 2	SANITARY SEWER DETAILS
SHEET 1	ELECTRIC DETAILS
SHEET 2	ELECTRIC DETAILS
SHEET 3	ELECTRIC DETAILS

WAIVERS:

1. A WAIVER TO THE DESIGN STANDARDS FOR BUILDING MATERIALS HAS BEEN SUBMITTED TO THE PLANNING COMMISSION

PROPERTY DESCRIPTION:

A portion of Lot 11 of Uptown Village Subdivision according to Plat 2007, Page 810 and 811, less and except the Right-of-Way dedicated by Deed 2009, Page 32599 recorded at Benton County, Arkansas Circuit Clerk's Office, and being described more particularly by metes and bounds as follows:
COMMENCING at a found 5/8" rebar with cap "LS#1534" at the Southwest corner of Lot 23 of said Uptown Village Subdivision according to Plat Book 2013, Page 317-320;
THENCE along the West line of said Lot 23, North 02°17'50" East, a distance of 347.71 to a found 5/8" rebar with cap "LS#1534" at the Southwest corner of Lot 24; THENCE along the West line of said Lot 24, North 02°17'50" East, distance of 400.47 feet to a found 5/8" rebar with cap "LS#1534" at the Southwest corner of said Lot 11 for the POINT OF BEGINNING;
THENCE along the West line of said Lot 11, North 02°17'50" East, a distance of 1156.36 feet to a found 5/8" rebar with cap "LS#1534" on the South Right-of-Way of SW 28th Street according to Plat Book 2007, Page 810 and 811, and Deed Book 2009, Page 32599; THENCE along said South Right-of-Way, the following two (2) courses;
1. South 87°01'29" East, a distance of 1278.61 feet to a set mag nail with washer "LS#1759";
2. South 87°44'05" East a distance of 14.02 feet to a set mag nail with washer "LS#1759" on the intersection of said South Right-of-Way and the West Right-of-Way of SW I Street according to Plat Book 2007, Pages 810 & 811;
THENCE along said West Right-of-Way, South 02°19'58" West, a distance of 851.97 feet to a found 5/8" rebar with cap "LS#1534"; THENCE leaving said West line, North 87°41'55" West, a distance of 911.22 feet to a found 5/8" rebar with cap "LS#1534"; THENCE South 02°18'18" West 283.00 feet to a found 5/8" rebar with cap "LS#1534"; THENCE North 87°41'55" West 379.23 feet to the POINT OF BEGINNING and containing 1,224,787 square feet or 28.12 acres, more or less, subject to any easements, covenants or restrictions of record or fact.

AND

Lot 24 of Uptown Village Subdivision according to Plat Book 2013, Page 317-320 in Benton County, Arkansas being more described more particularly by metes and bounds as follows: COMMENCING at a found 5/8" rebar with cap "LS#1534" at the Southwest corner of Lot 23 of said Uptown Village Subdivision according to Plat Book 2013, Page 317-320; THENCE along the West line of said Lot 23, North 02°17'50" East, a distance of 347.71 feet to a found 5/8" rebar with cap "LS#1534" at the Southwest corner of said Lot 24 for the POINT OF BEGINNING;
THENCE along the West line of said Lot 24, North 02°17'50" East, a distance of 400.47 feet to a found 5/8" rebar with cap "LS#1534"; THENCE leaving said West line, South 87°41'55" East, a distance of 379.23 feet to a found 5/8" rebar with cap "LS#1534"; THENCE North 02°18'18" East, a distance of 283.00 feet to a found 5/8" rebar with cap "LS#1534"; THENCE South 87°41'55" East, a distance of 911.22 feet to a found 5/8" rebar with cap "LS#1534" to the West Right-of-Way of SW I Street according to Plat Book 2007, Page 810 & 811; THENCE along said West Right-of-Way the following two (2) courses;
1. South 02°19'58" West, a distance of 507.48 feet to a found 5/8" rebar with cap "LS#1534";
2. South 01°59'45" West, a distance of 242.46 feet to a found 5/8" rebar; THENCE leaving said West Right-of-Way, North 87°37'15" West, a distance of 271.99 feet to a found 5/8" rebar with cap "LS#1534";
THENCE South 02°27'35" West, a distance of 289.46 feet to a found 5/8" rebar with cap "LS#1534"; THENCE North 87°15'26" West, a distance of 394.40 feet to a found 5/8" rebar with cap
"IS#1534" on the Right-of-Way of SW Eden Brooke Street according to Plat Book 2013, Page 317; THENCE along said Right-of-Way the following three (3) courses;
1. North 02°44'34" East, a distance of 20.00 feet to a found 5/8" rebar with cap "LS#1534";
2. North 87°15'26" West, a distance of 60.00 feet to a found rebar with cap "LS#1534";
3. South 02°44'34" West, a distance of 20.00 feet to a set 5/8" rebar with cap "LS#1759";
THENCE leaving said Right-of-Way, North 87°15'26" West, a distance of 185.07 feet to a found 5/8" rebar with cap "LS#1534" at the Southeast corner of Lot 23 of aforementioned subdivision; THENCE along the East and North line of said Lot 23 the following six (6) courses;
1. North 02°18'01" East, a distance of 274.32 feet to a found 5/8" rebar with cap "LS#1534";
2. North 87°41'59" West, a distance of 128.99 feet to a found 5/8" rebar with cap "LS#1534;
3. North 59°06'24" West, a distance of 78.55 feet to a found 5/8" rebar with cap "LS#1534;
4. North 87°41'59" West, a distance of 45.67 feet to a found 5/8" rebar with cap "LS#1534;
5. North 29°17'15" West, a distance of 45.46 feet to a found 5/8" rebar with cap "LS#1534;
6. North 87°41'59" West, a distance of 111.76 feet to the POINT OF BEGINNING and containing 1,033,428 square feet or 23.72 acres, more or less, subject to any easements, covenants or restrictions of record or fact.

issue for review:

issue for pricing:

issue for construction:

revisions:
mark date description

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contents.
COVER SHEET

design. 75% CD
date. 2020.08.31
project. 20.01

C0.00

LSD20-0050

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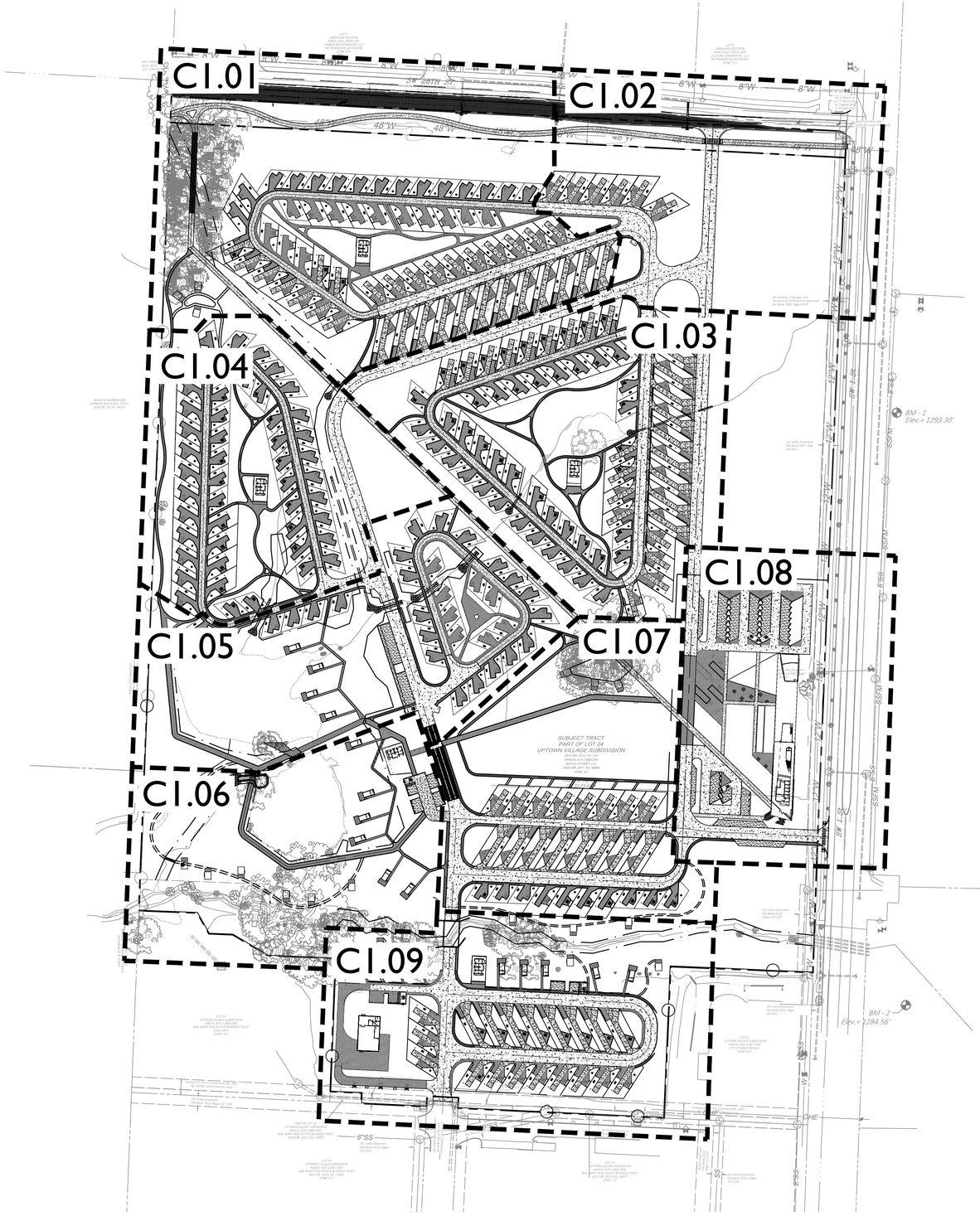

1 OVERALL PLAN

ZONING SUMMARY

A-1 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	5 AC	48.51 AC.
LOT WIDTH MIN:	100'	1291.08 / 1644.23
LOT DEPTH MIN:	100'	1558.11 / 1556.83
EXTERIOR LOT COVERAGE:	30%	1.1%

A-1 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	25'	201'
SIDE YARD (PUBLIC R.O.W.):	25'	84'
SIDE YARD:	15'	101'
REAR:	15'	188'

C-2 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	7,000 SF	145,044 SF
LOT WIDTH MIN:	70'	288.70 / 289.81
INTERIOR LOT COVERAGE:	60%	9.9%

C-2 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	20'	50'
SIDE YARD:	7'	39'
REAR:	20'	199'

SITE SUMMARY

ZONING:	AGRICULTURAL (A-1) AND COMMERCIAL (C-2)
USE:	RECREATIONAL VEHICLE PARK
AREA:	51.84 AC

issue for review:

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OVERALL PLAN

design. 75% CD
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project. 20.01

C0.02

LSD20-0050

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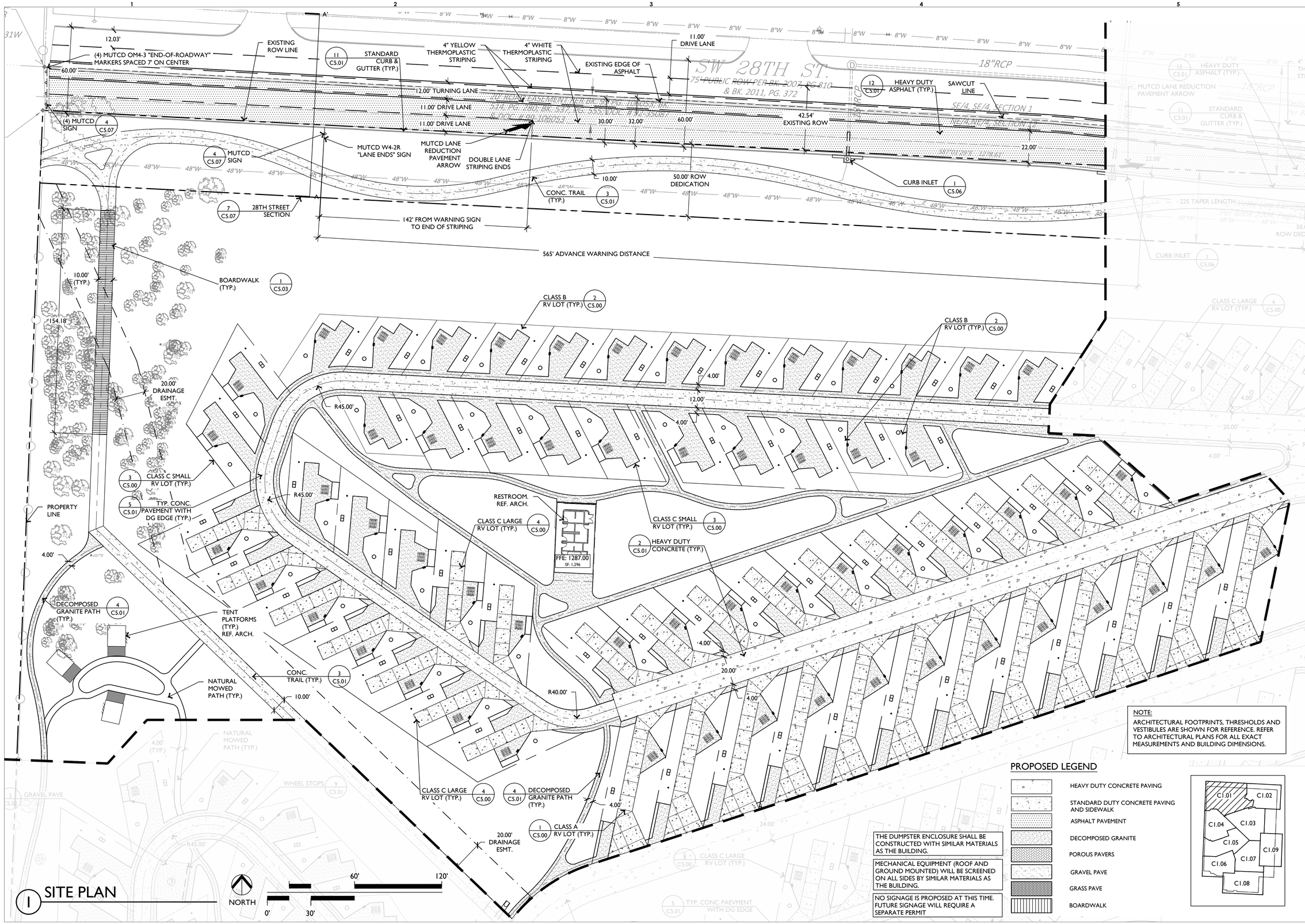

NOTE:
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THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

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

PROPOSED LEGEND

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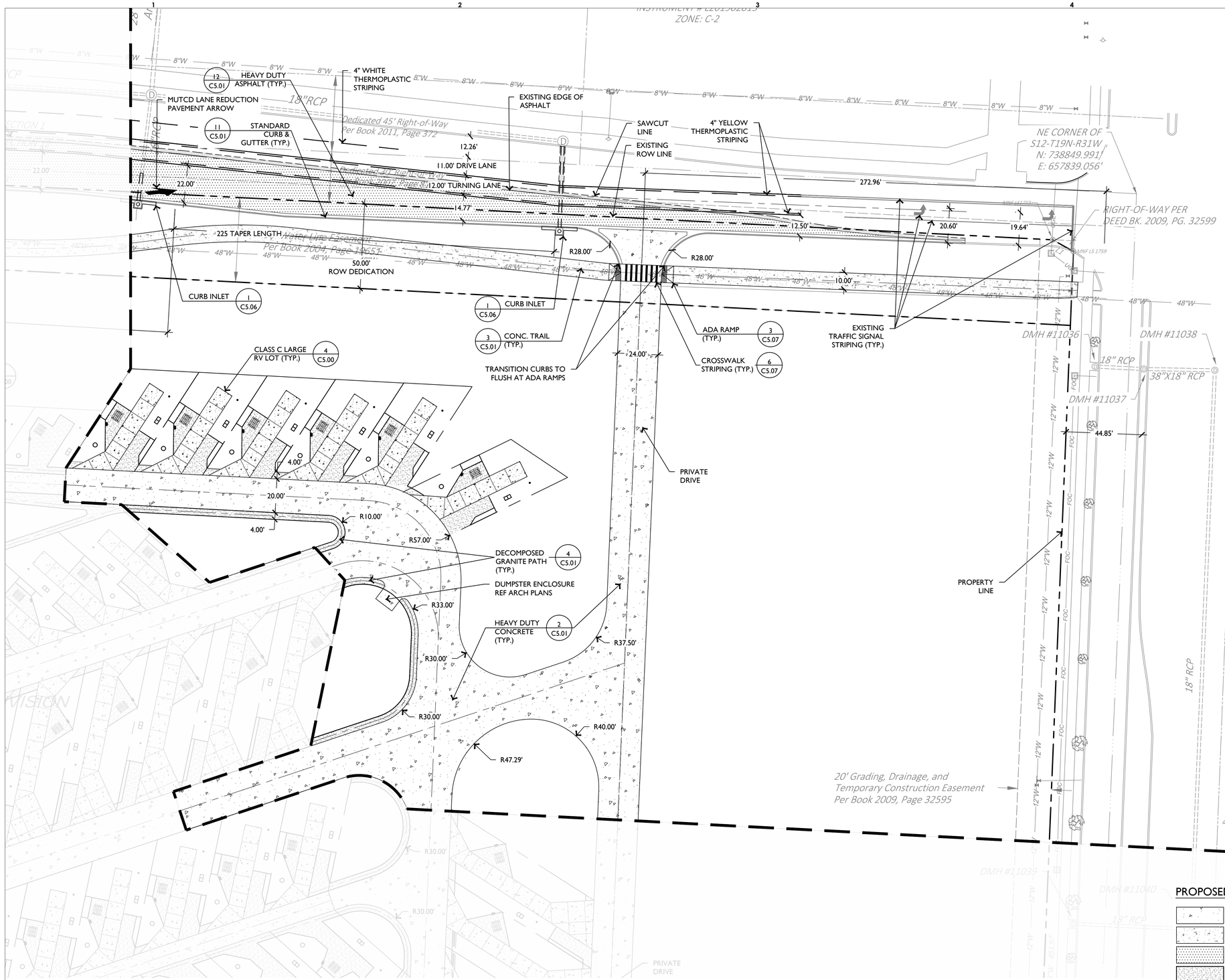

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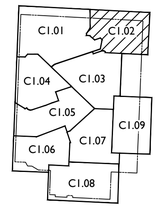

1 SITE PLAN

NORTH

0' 30' 60' 120'

issue for review:

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revisions:

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project. 20.01

C1.02

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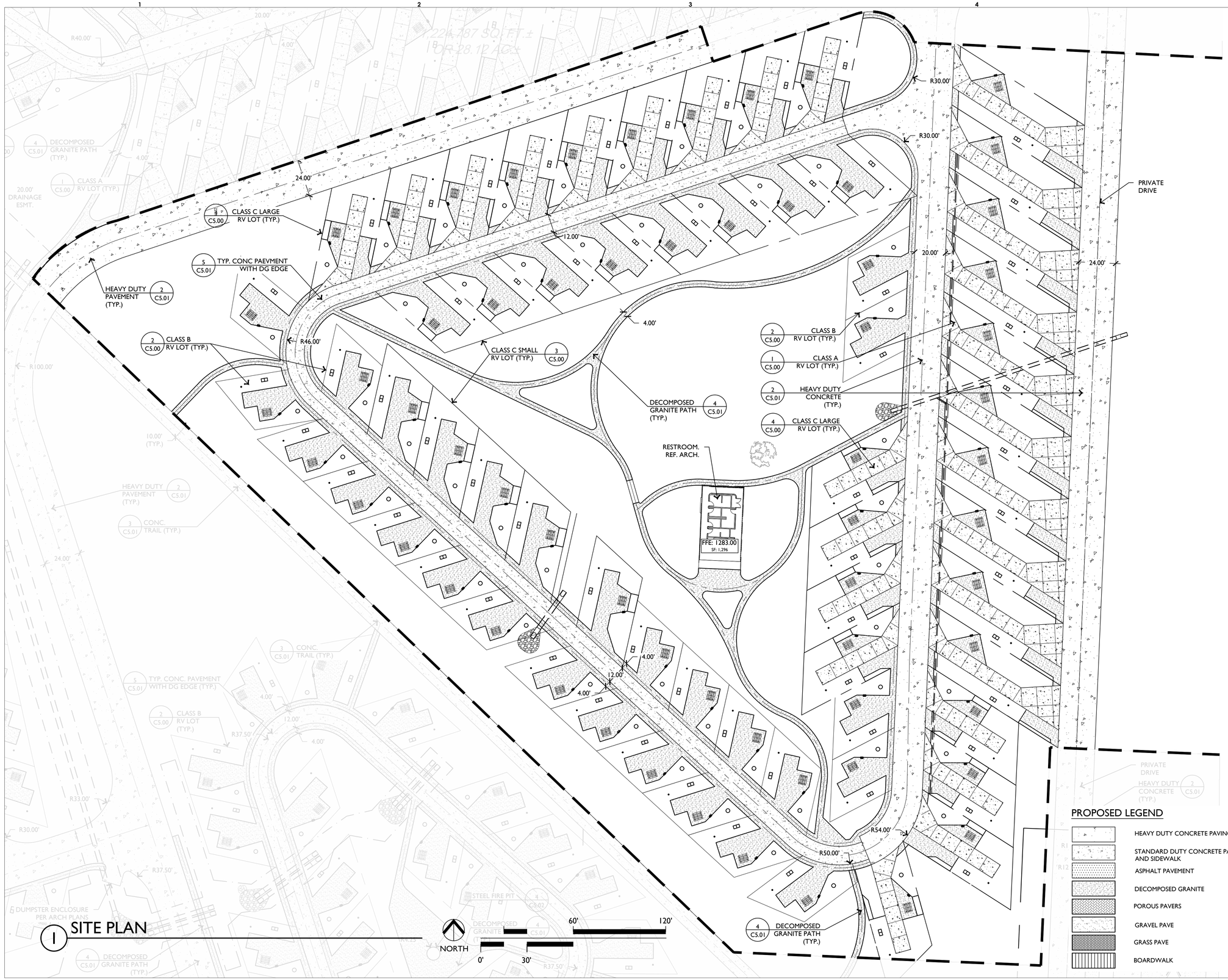

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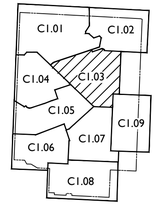

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SITE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

C1.03

LSD20-0050

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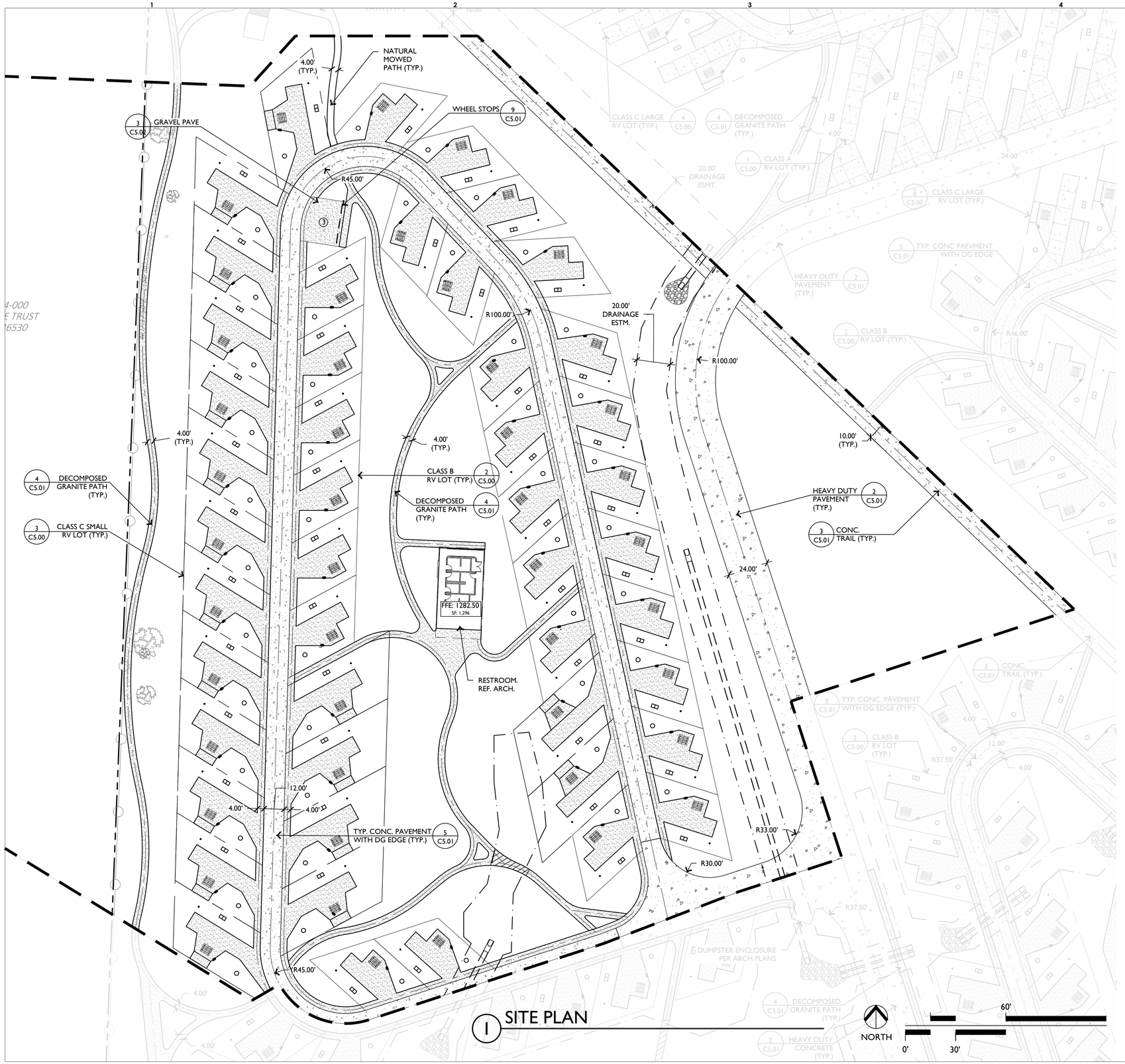

1 SITE PLAN

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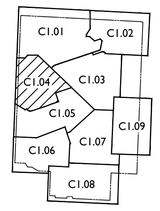

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contents.
SITE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

C1.04

LSD20-0050

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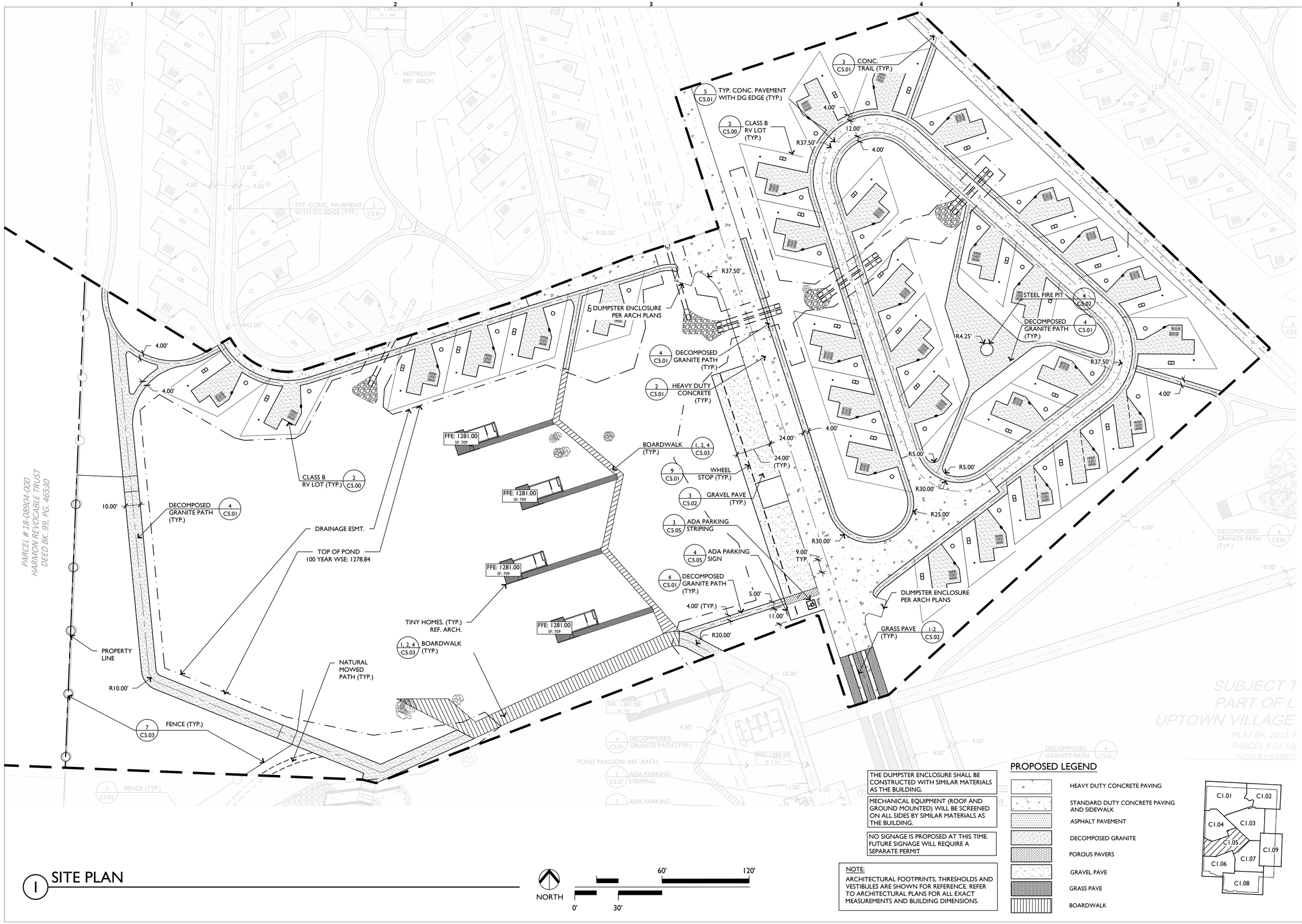

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- GRASS PAVE
- BOARDWALK

1 SITE PLAN

NORTH
0' 30' 60' 120'

issue for review:

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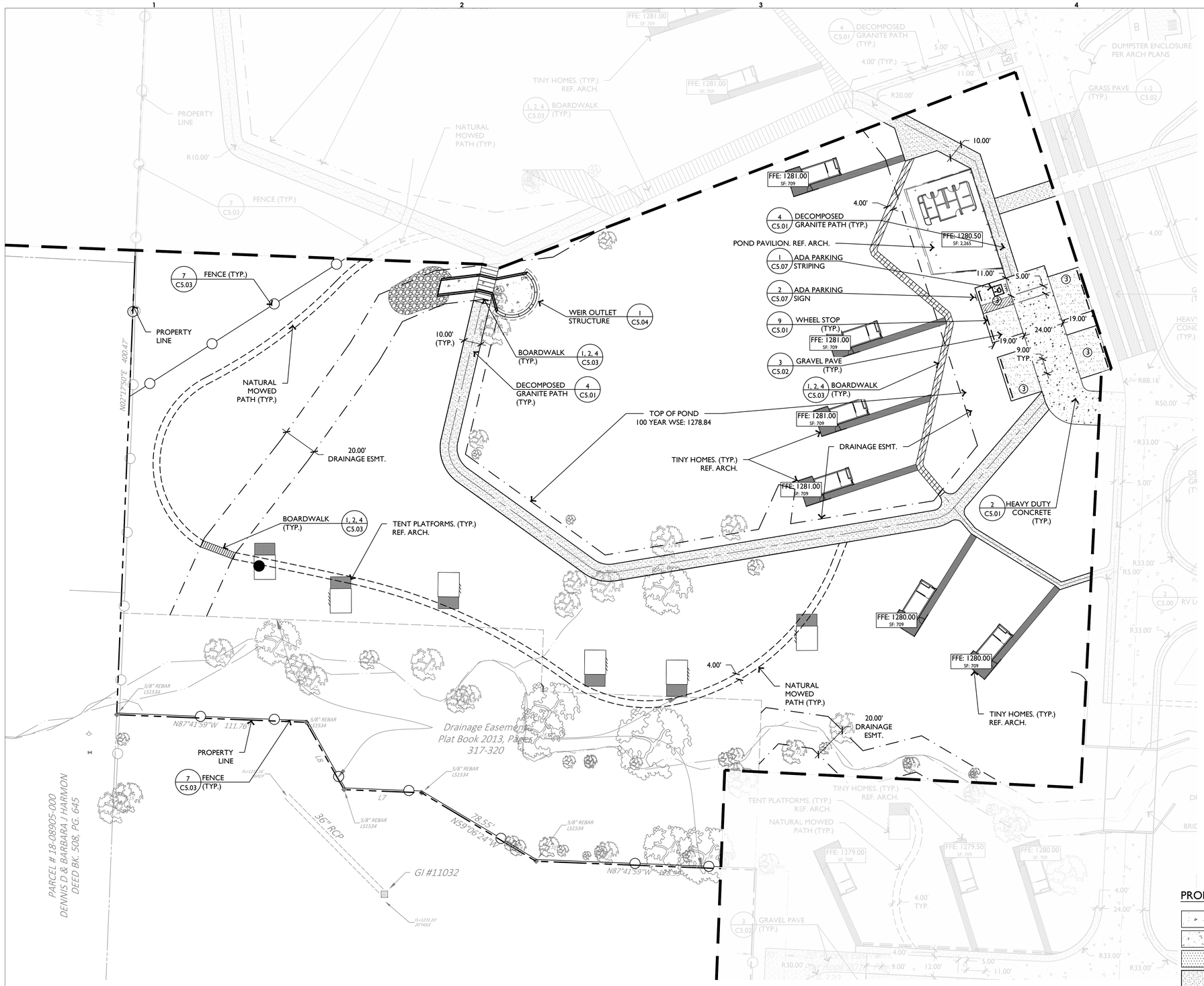

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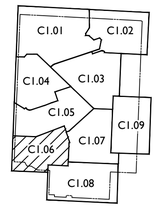

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1 SITE PLAN

NORTH

0' 30' 60' 120'

issue for review:

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contents.
SITE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

C1.06

LSD20-0050

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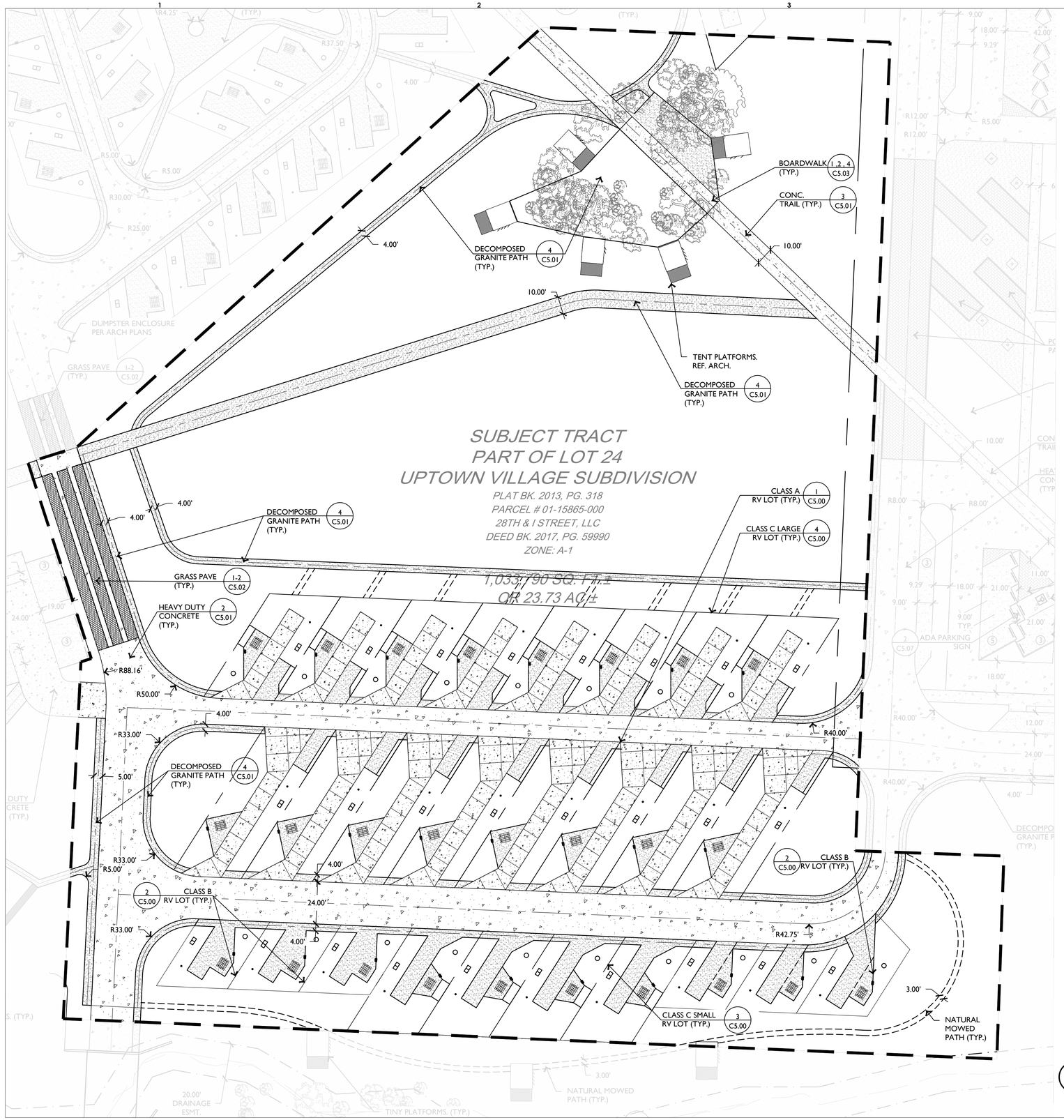

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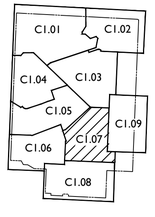

1 SITE PLAN

NORTH

0' 30' 60' 120'

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SITE PLAN

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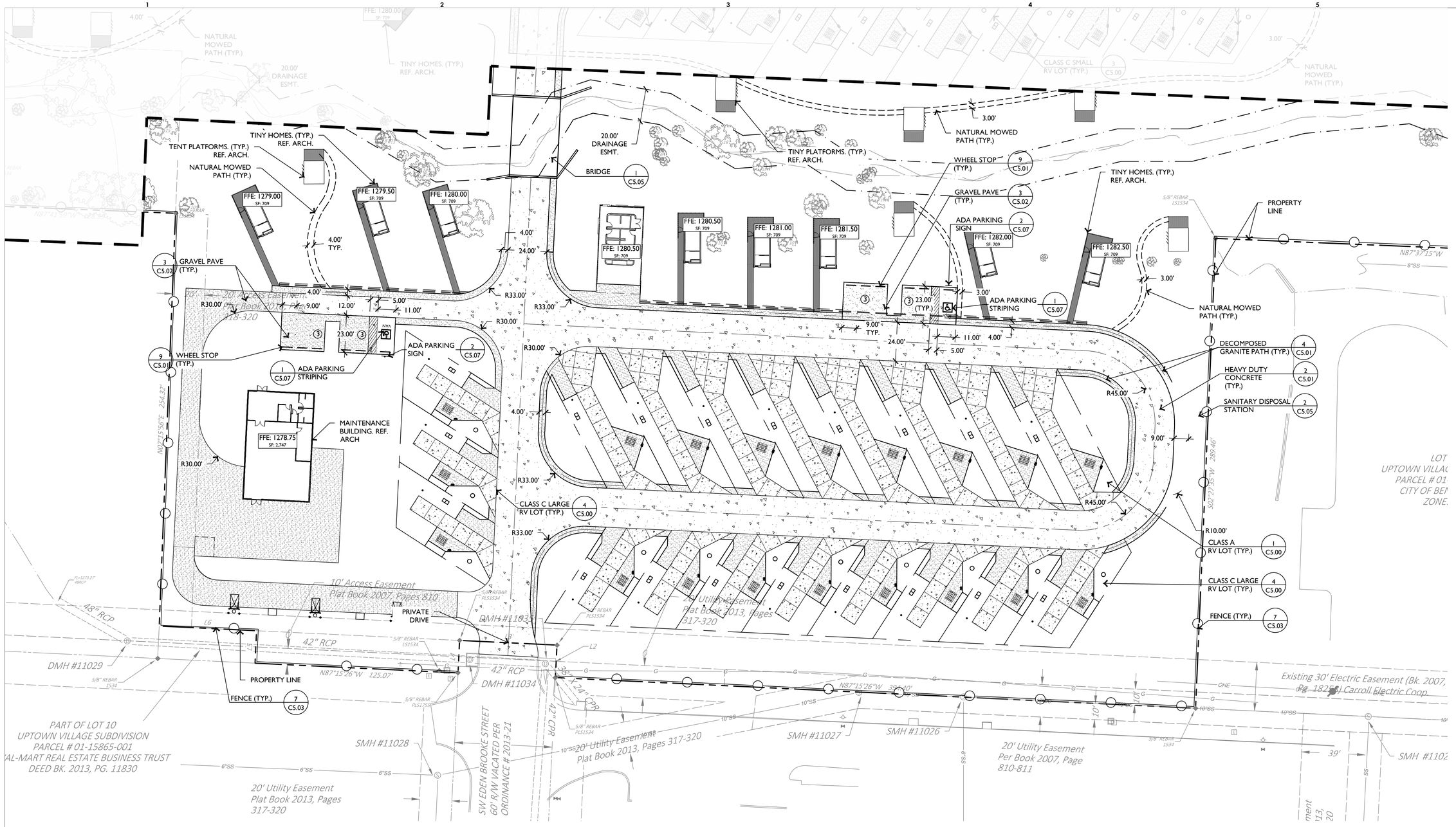

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0' 30' 60' 120'

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MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

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PROPOSED LEGEND

- HEAVY DUTY CONCRETE PAVING
- STANDARD DUTY CONCRETE PAVING AND SIDEWALK
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE
- POROUS PAVERS
- GRAVEL PAVE
- GRASS PAVE
- BOARDWALK

C1.01 C1.02 C1.03 C1.04 C1.05 C1.06 C1.07 C1.08 C1.09

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SITE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

C1.08

LSD20-0050

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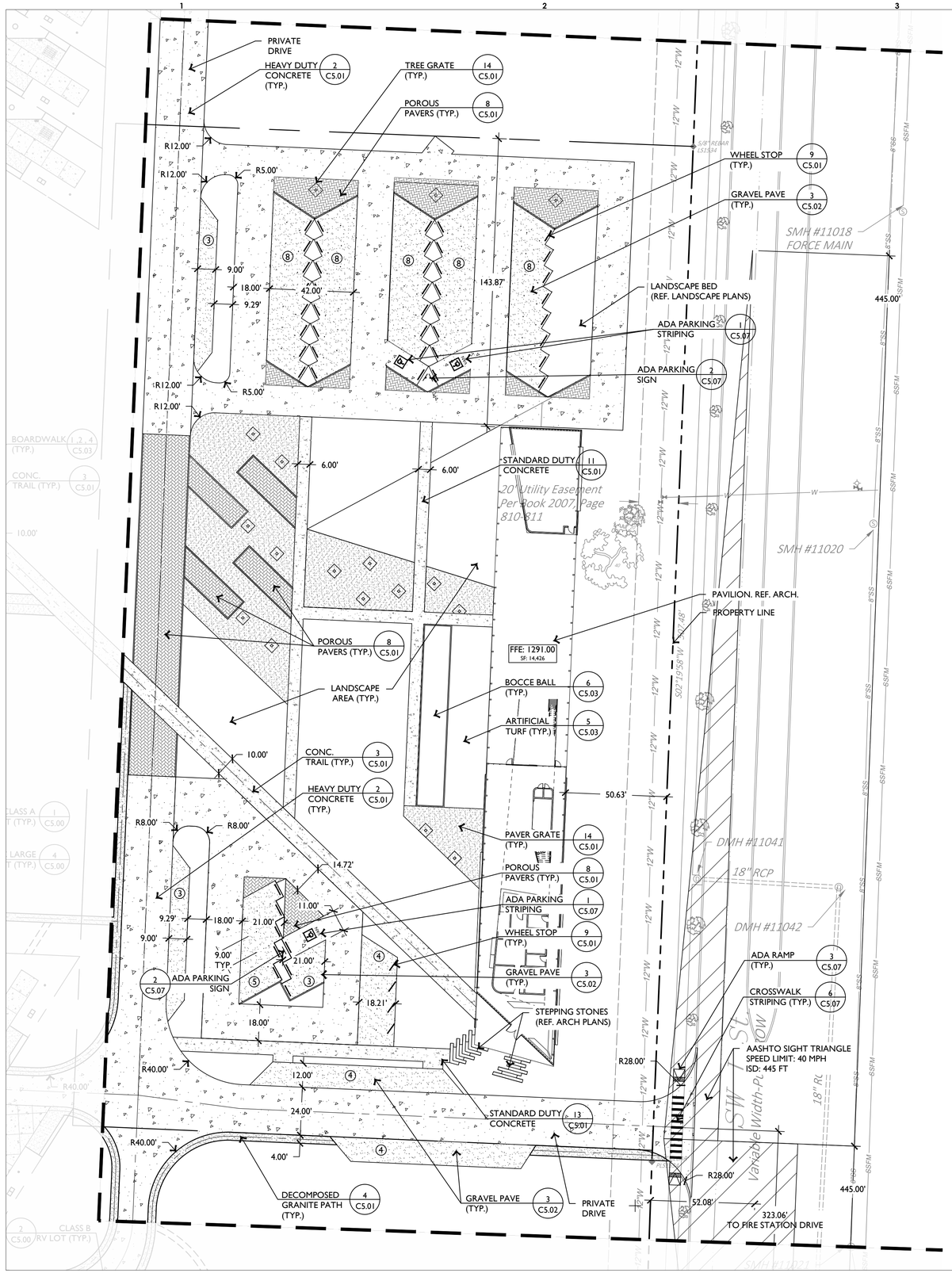

ZONING SUMMARY

A-1 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	5 AC	48.51 AC.
LOT WIDTH MIN:	100'	1291.08 / 1644.23
LOT DEPTH MIN:	100'	1558.11 / 1556.83
EXTERIOR LOT COVERAGE:	30%	1.1%

A-1 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	25'	201'
SIDE YARD (PUBLIC R.O.W.):	25'	84'
SIDE YARD:	15'	101'
REAR:	15'	188'

C-2 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	7,000 SF	145,044 SF
LOT WIDTH MIN:	70'	288.70 / 289.81
INTERIOR LOT COVERAGE:	60%	9.9%

C-2 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	20'	51'
SIDE YARD:	7'	144'
REAR:	20'	199'

SITE SUMMARY

ZONING: AGRICULTURAL (A-1) AND COMMERCIAL (C-2)

USE: RECREATIONAL VEHICLE PARK

AREA: 51.84 AC

PARKING DATA

ZONING	AGRICULTURAL (A-1) AND COMMERCIAL (C-2)
USE	COMMERCIAL
PARKING REQUIREMENTS	1 SPACE / 250 SF
	10,000 SF / 250 = 40 SPACES
	4,426 SF / 238 = 19 SPACES
TOTAL	59 SPACES REQUIRED
ADA SPACES REQUIRED	66 TOTAL PARKING SPACES
202 SE 6TH ST	3 MIN. NUMBER OF ADA SPACES REQUIRED
TOTAL	3 ADA SPACES
ON SITE PARKING PROVIDED	49 SPACES
ON SITE ADA SPACES PROVIDED	3 SPACES
ON STREET PARKING PROVIDED	14 SPACES
TOTAL	66 SPACES

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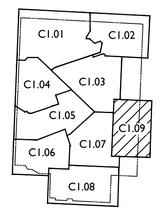

1 SITE PLAN

NORTH

0' 30' 60' 120'

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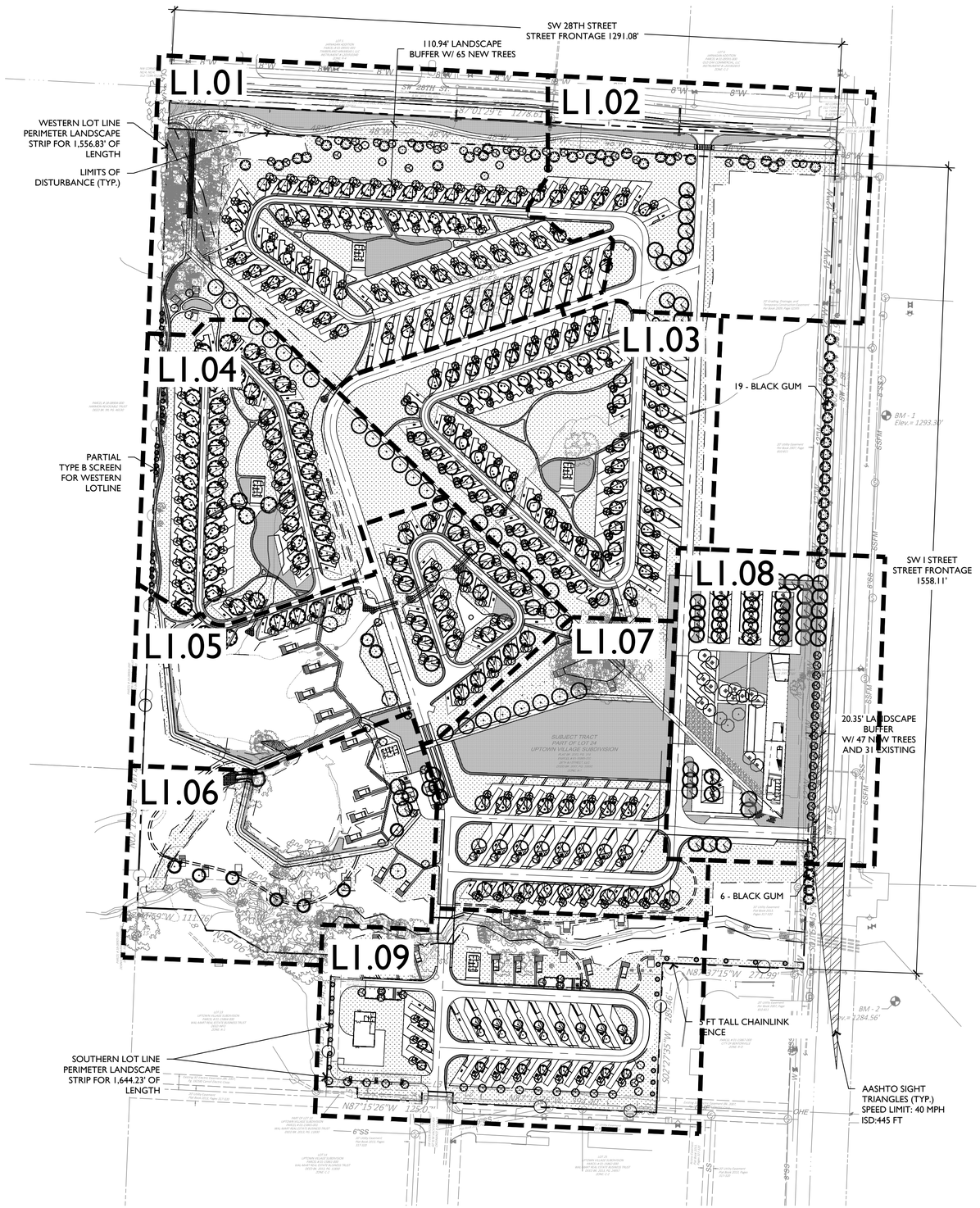

1 OVERALL PLAN

NORTH

0' 120' 240' 480'

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
STREET FRONTAGE			
SE 28TH STREET	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 1291.08 LF / 20 = 64.55 ~ 65 TREES REQUIRED	65 TREES	65 NEW TREES
SE I STREET	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 1558.11 LF / 20 = 77.91~ 78 TREES REQUIRED	78 TREES	31 EXISTING TREES + 47 NEW TREES
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 1,644.23 / 50 = 32.88 ~ 33 TREES REQUIRED	33 TREES	33 NEW TREES + EXISTING TREES
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 1556.83 / 50 = 31.14 ~ 31 TREES REQUIRED	31 TREES	31 NEW TREES + 5 EXISTING TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 54,852.59 SF 10% * 54,852.59 = 5,485 SF	5,485 SF	6,649 SF
POUROUS PAVER PLANTING ISLANDS	TOTAL AREA	N/A	3,133 SF
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	NO	NO
	MIN. 2 TREES EACH	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	NO
	MIN. OF 1 TREE EACH	YES	NO
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	YES	YES
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	YES	NO
	ONE (1) SHADE TREE PER 6 SPACES	YES	YES
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE	AGRICULTURAL / COMMERCIAL USES: NO DEFINED SCREEN REQUIRED	NO	33 NEW TREES + 5' TALL CHAINLINK FENCE
WESTERN LOT LINE	AGRICULTRUAL / AGRICULTURAL USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	YES	31 NEW TREES + EXISTING TREES + MIN. 3' HEIGHT BERM
TREE PRESERVATION CREDITS			
	TBD		
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	NO
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

PLANT LEGEND

TREES	COMMON NAME
	AMERICAN ELM
	AMERICAN SYCAMORE
	BALD CYPRESS
	BLACK GUM
	BRODIE COLUMNAR CEDAR
	EASTERN DOGWOOD
	EASTERN REDBUD
	HONEY LOCUST
	HYBRID POPLAR
	MEXICAN PLUM
	NORTHERN CATALPA
	NUTTALL OAK
	PAWPAW
	RIVER BIRCH
	SAUCER MAGNOLIA
	SERVICEBERRY
	SWEETBAY MAGNOLIA
	TULIP POPLAR
	WATER OAK
	WHITE EASTERN WHITEBUD

SHRUBS	COMMON NAME
	BLACK TOWER ELDERBERRY
	INKBERRY HOLLY

GROUND COVERS	COMMON NAME
	NATIVE SHORTGRASS MIX
	SPITBEARD BLUESTEM BUTTERFLY MILKWEED SIDE OATS GRAMA BUFFALO GRASS BLUE GRAMA GRASS LANCELEAF TICKSEED PURPLE CONEFLOWER INDIAN BLANKET JUNE GRASS PRAIRIE BLAZING STAR GOLDENROD
	2" PLUGS
	SPLIT BEARD BLUESTEM SIDE OATS GRAMA BLUE GRAMA GRASS JUNE GRASS GAYFEATHER
	BERMUDA TIF 419

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AREA TO REMAIN UNDISTURBED. EXISTING TREES TO COUNT TOWARDS PERIMETER LANDSCAPE STRIP REQUIREMENT FOR WESTERN LOTLINE

20' ROAD ESMT.

NATIVE SHORTGRASS MIX (TYP.)

EXISTING TREES TO REMAIN (TYP.)

BERMUDA TIF 419 (TYP.)

10' CONC. TRAIL REF. SITE PLANS

SW 28TH ST.
75' PUBLIC ROW PER BK. 2007, PG. 810 & BK. 2011, PG. 372

20' ROAD EASEMENT PER BK. 99 PG. 106053; BK. 514, PG. 280; BK. 537, PG. 555; DOC. # 92-35087 & DOC. # 99-106053

SE/4, SE/4, SECTION 1
NE/4,NE/4, SECTION 12

S87°01'29"E 1278.61'

18"RCP

11-SWEETBAY MAGNOLIA

24-BLACK GUM

21-WHITE EASTERN WHITEBUD

50' WATER LINE ESMT.

LIMITS OF DISTURBANCE (TYP.)

111.09' LANDSCAPE BUFFER

CLASS B RV LOT (TYP.) 2 L1.10

CLASS C SMALL RV LOT (TYP.) 3 L1.10

CLASS C LARGE RV LOT (TYP.) 4 L1.10

CLASS A RV LOT (TYP.) 1 L1.10

FFE: 1287.00
SF: 1,296

BERMUDA TIF 419 (TYP.)

20.00' DRAINAGE ESMT.

3-PAWPAW

3-AMERICAN ELM

5-BRODIE COLUMNAR CEDAR
3' TALL BERM

5-AMERICAN ELM

78.44' LANDSCAPE BUFFER

1 LANDSCAPE PLAN

NORTH

0' 30' 60' 120'

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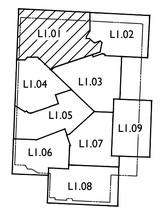

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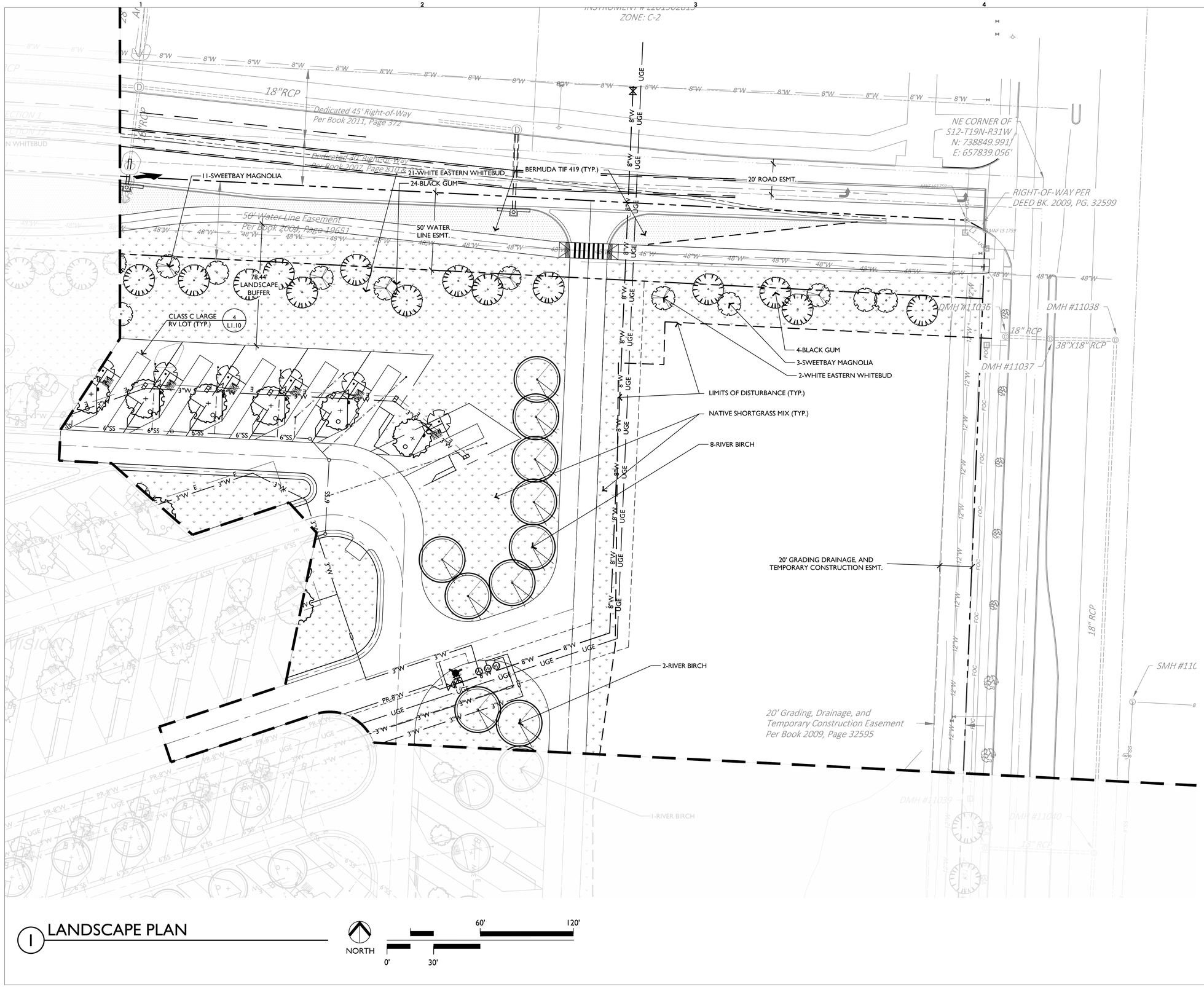

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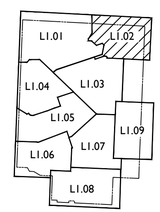

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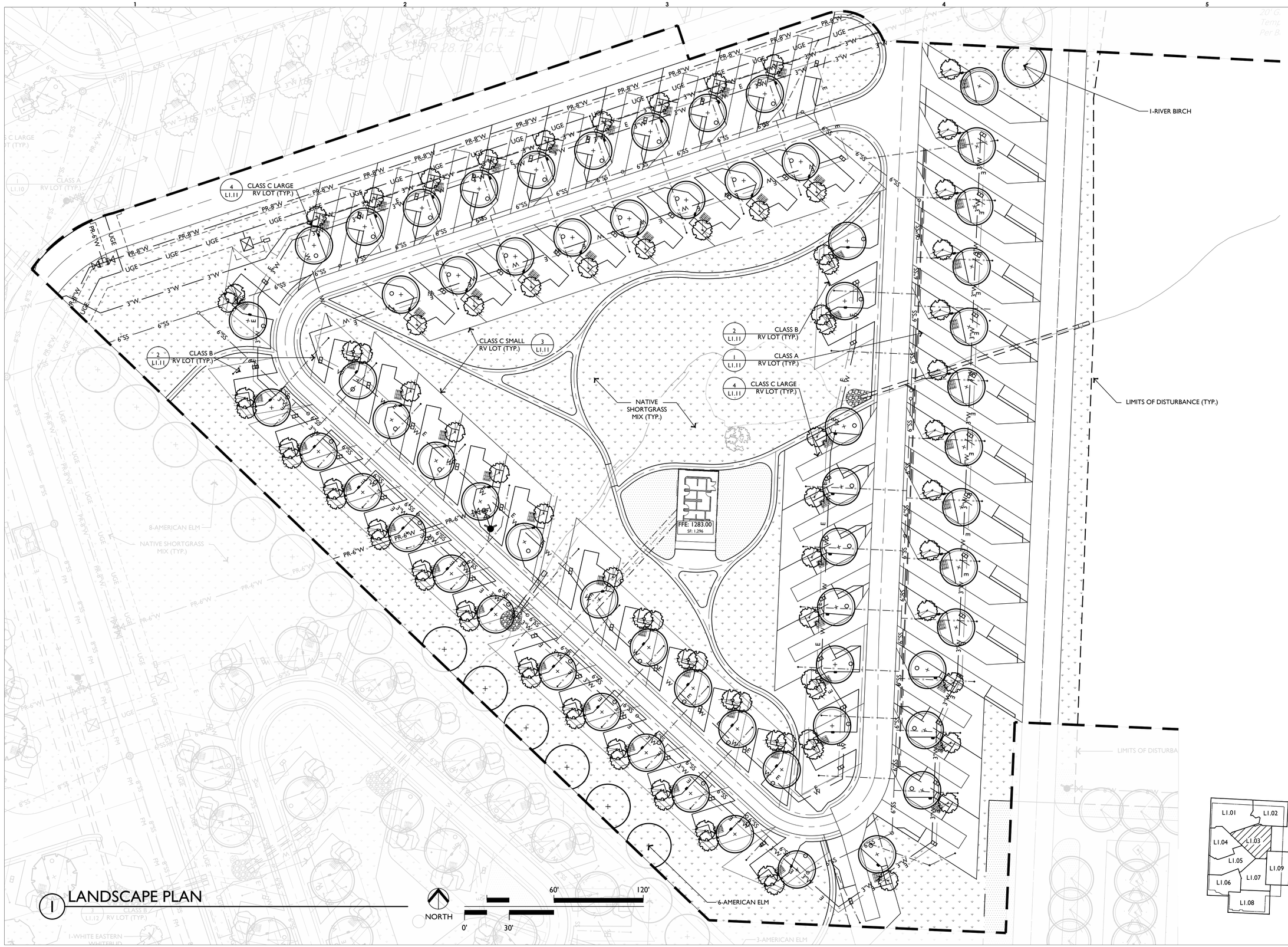

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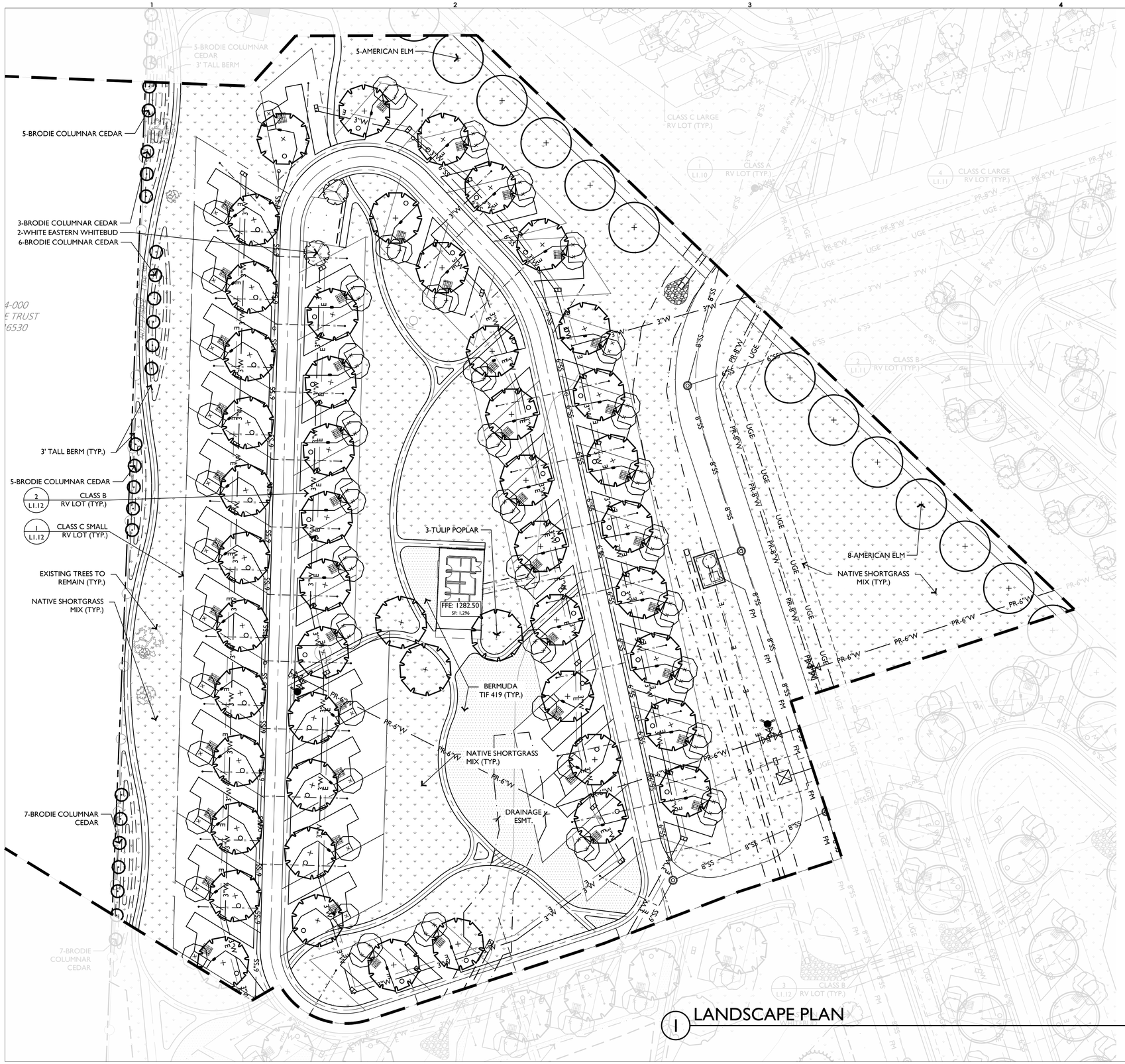

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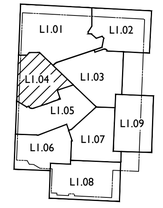

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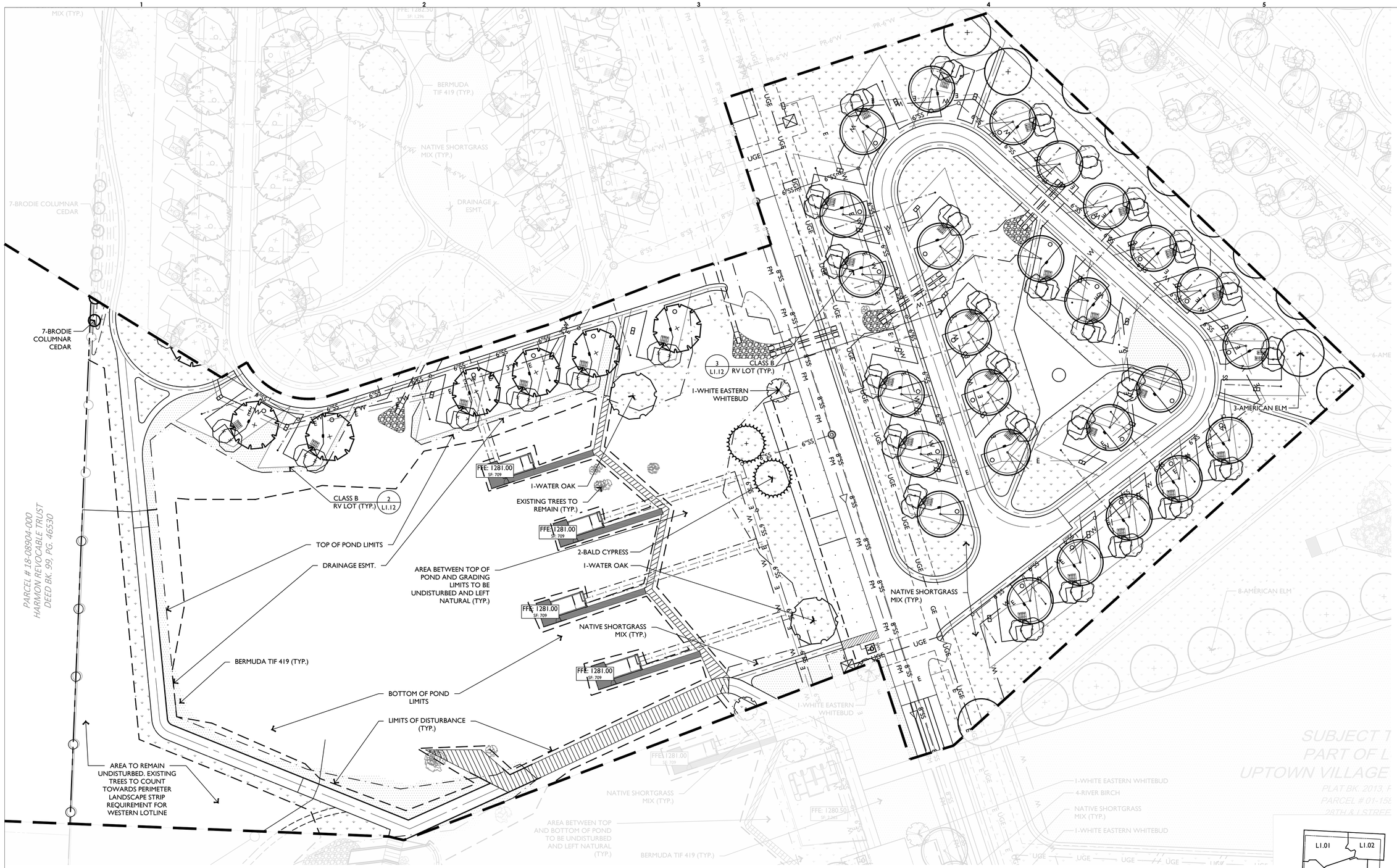

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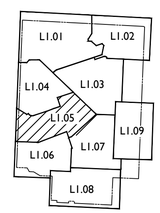

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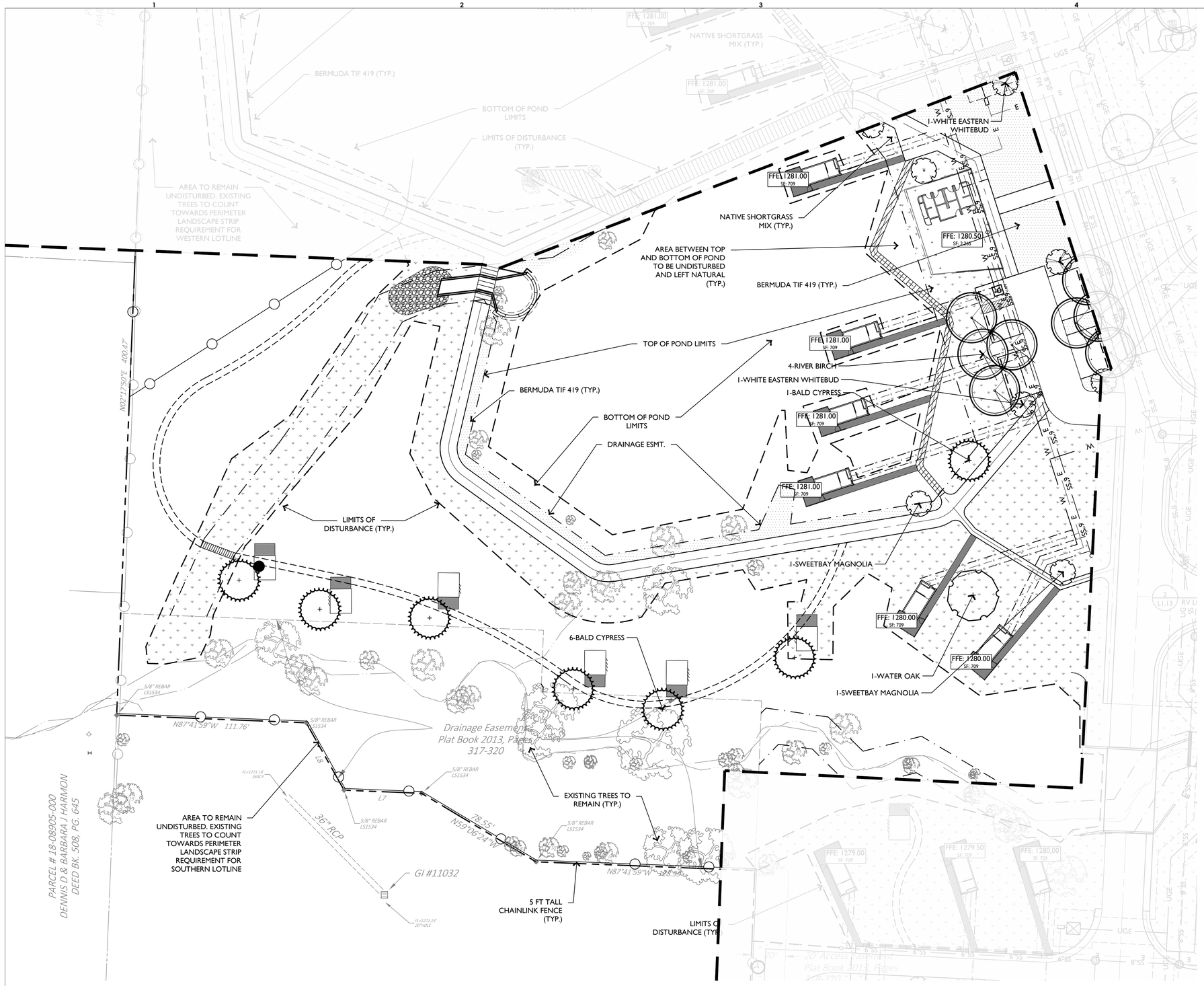

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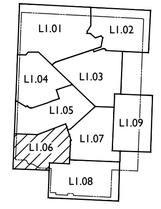

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LANDSCAPE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

L1.06

LSD20-0050

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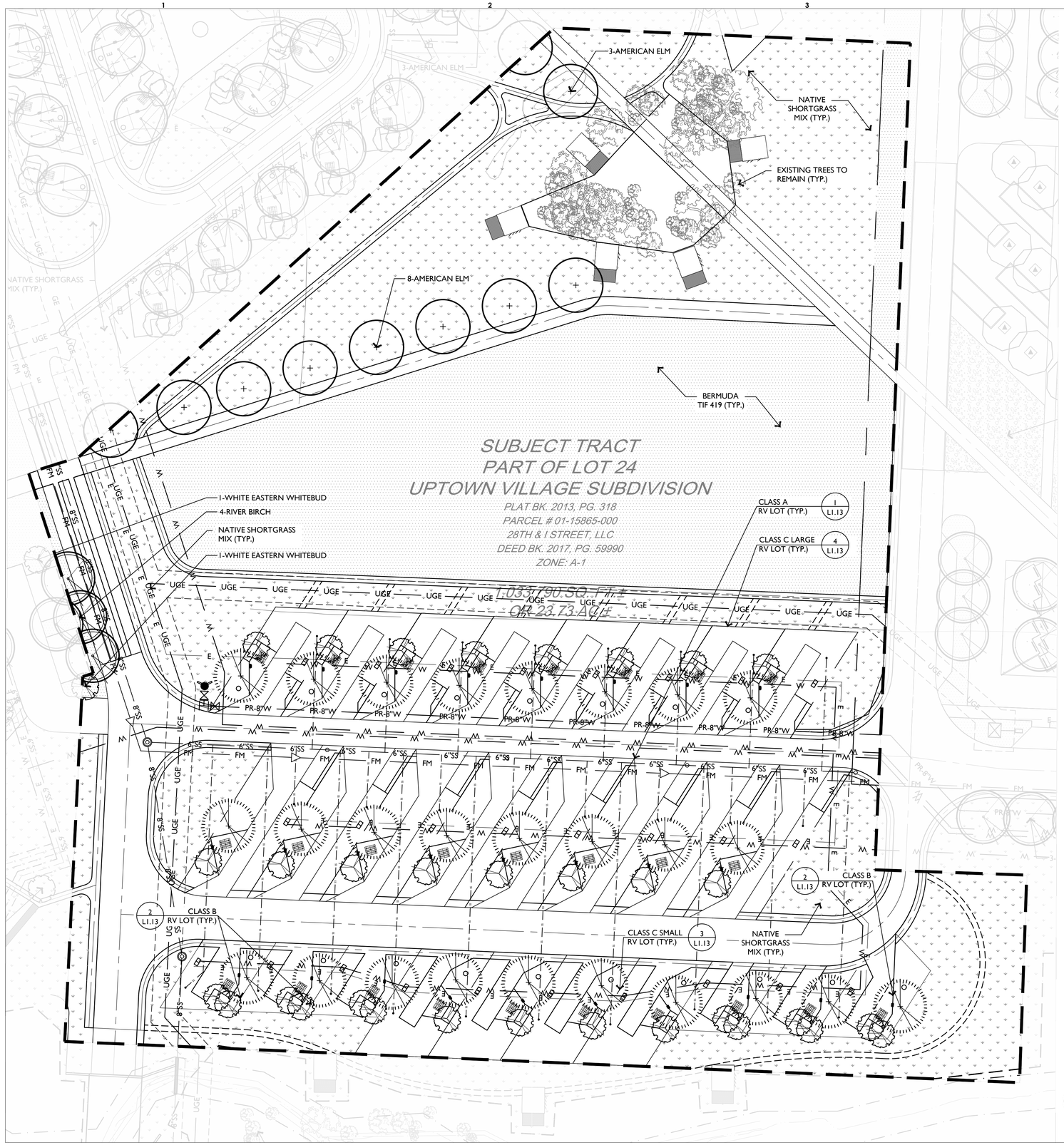

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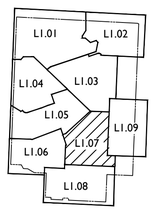

contents.
LANDSCAPE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

1 LANDSCAPE PLAN

NORTH

0' 30' 60' 120'

L1.07

LSD20-0050

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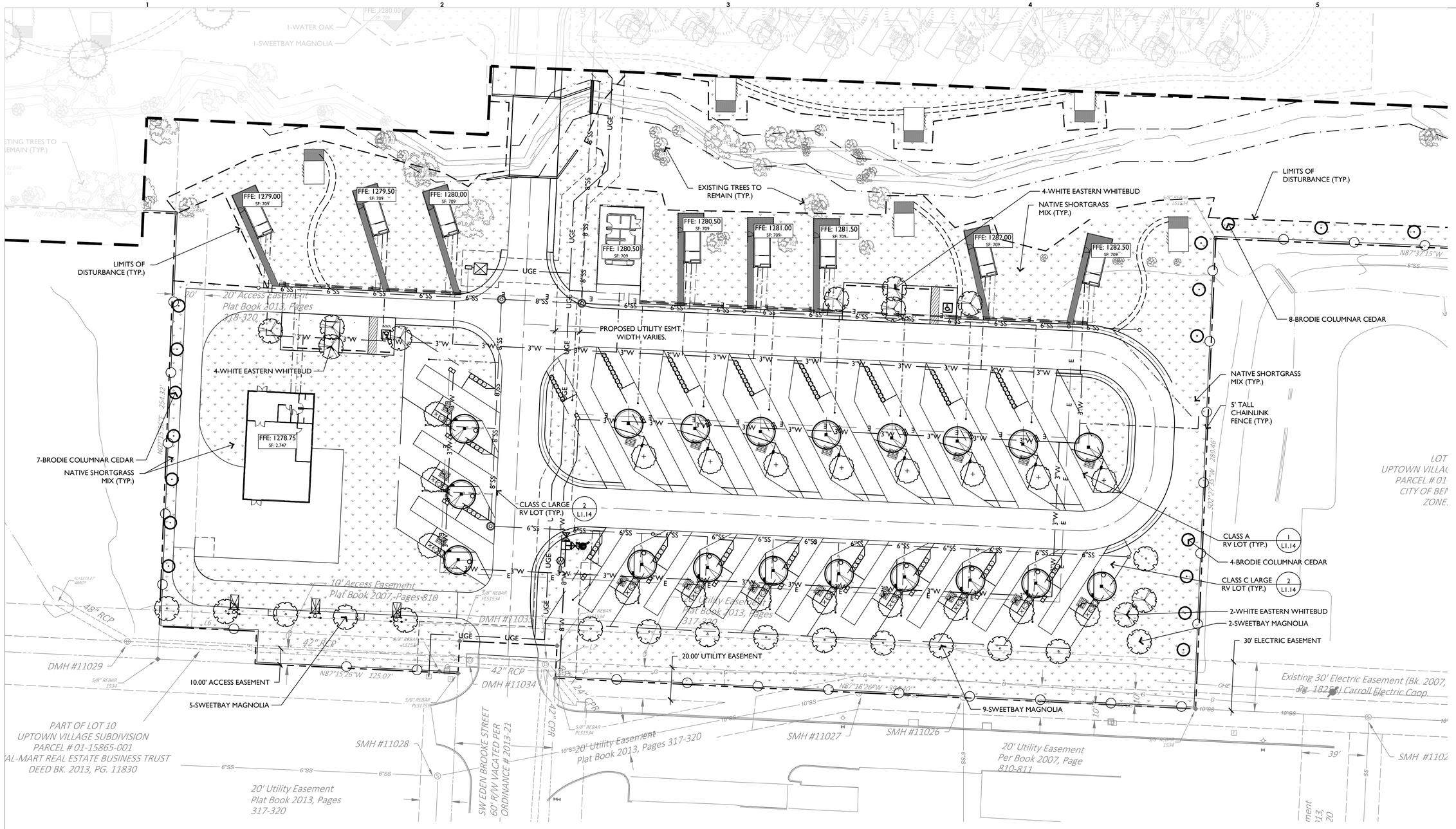
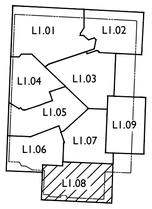


1 LANDSCAPE PLAN

NORTH

0' 30' 60' 120'



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date. 2020.08.31
project. 20.01

L1.08

LSD20-0050

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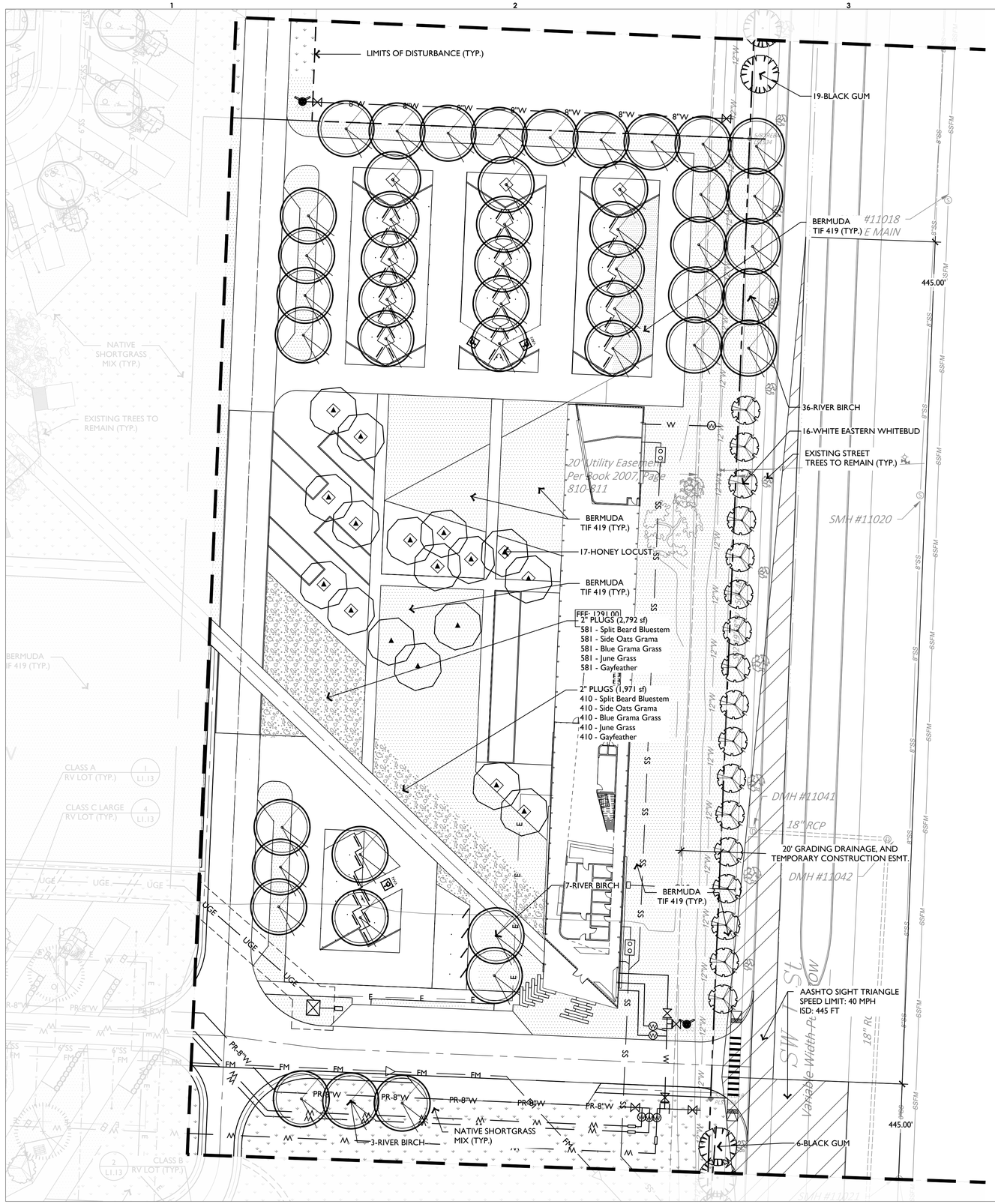

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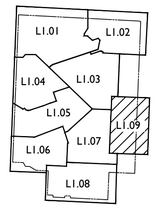

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LANDSCAPE PLAN

design. 75% CD
date. 2020.08.31
project. 20.01

L1.09

LSD20-0050

1 LANDSCAPE PLAN

NORTH

0' 30' 60' 120'

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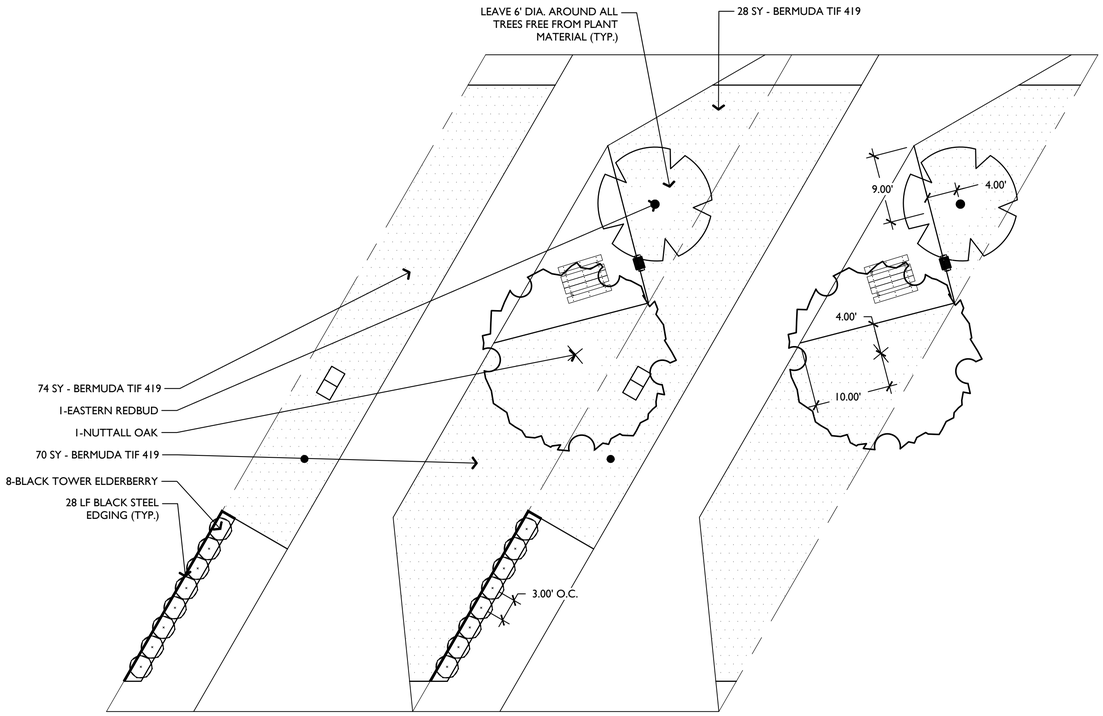
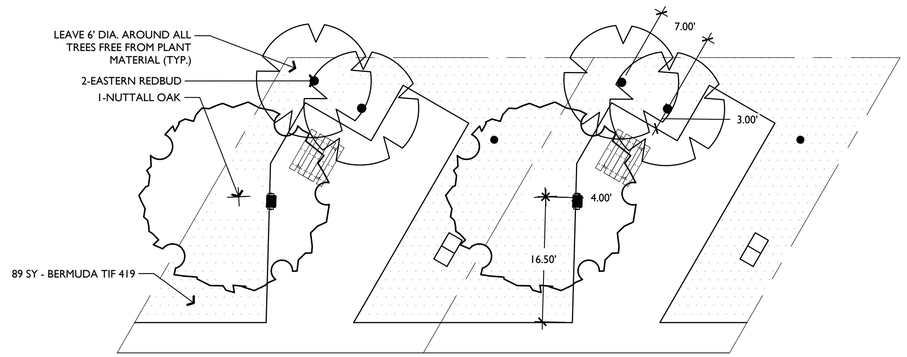


1 CLASS A AREA LARGE - NORTH CANOPY

SCALE: 1" = 10'-0"



2 CLASS B AREA SMALL - NORTH CANOPY

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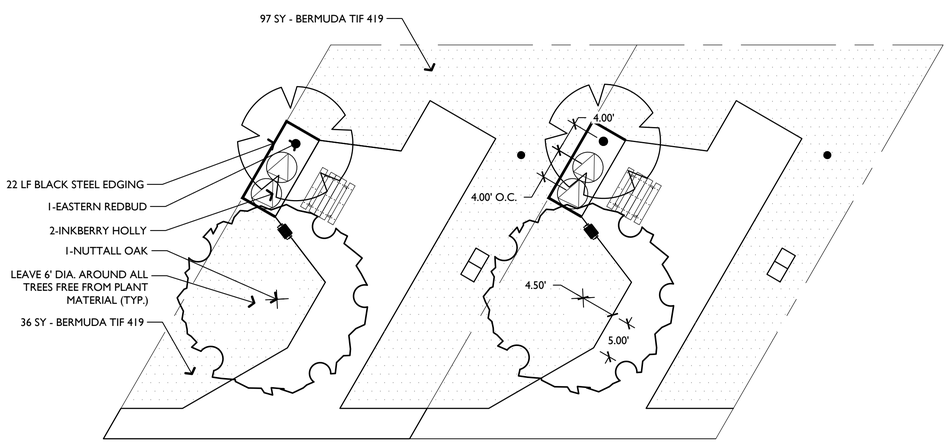

3 CLASS C AREA SMALL - NORTH CANOPY

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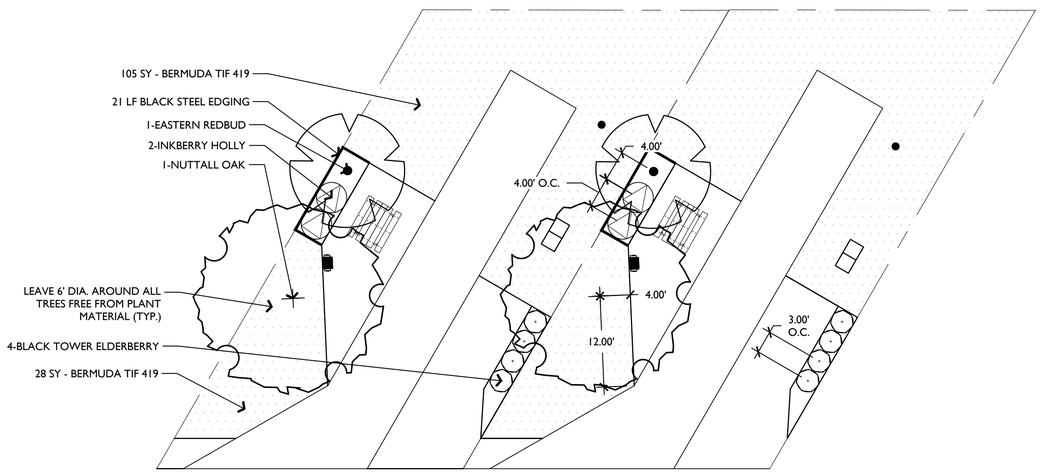

4 CLASS C AREA LARGE - NORTH CANOPY

SCALE: 1" = 10'-0"

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L1.10

LSD20-0050

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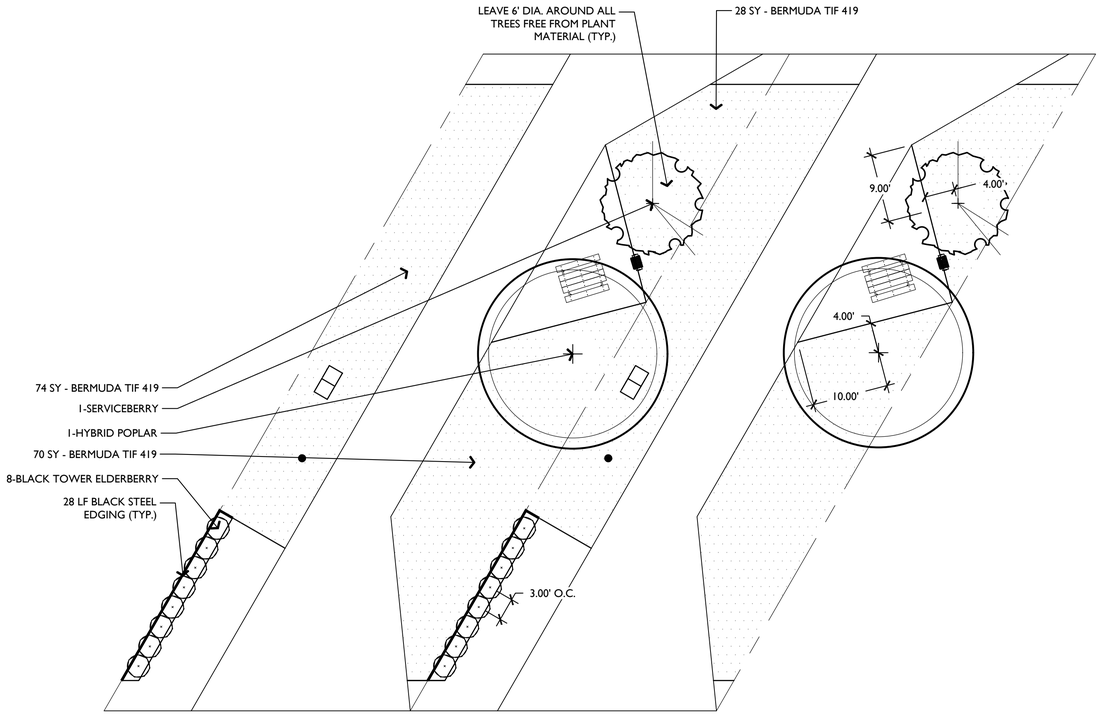

1 CLASS A AREA LARGE - EAST CANOPY

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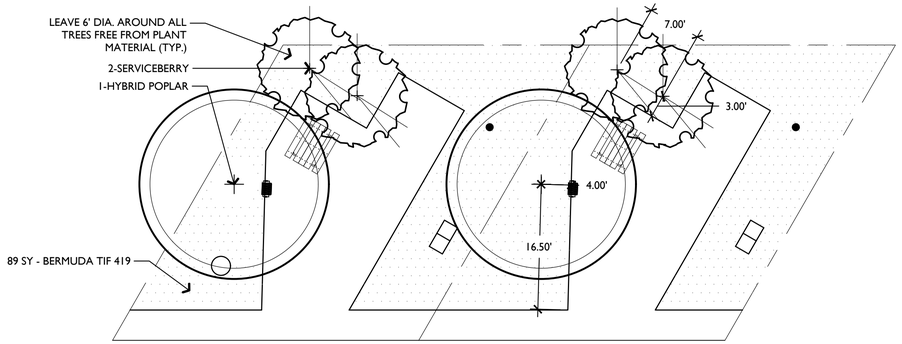

2 CLASS B AREA SMALL - EAST CANOPY

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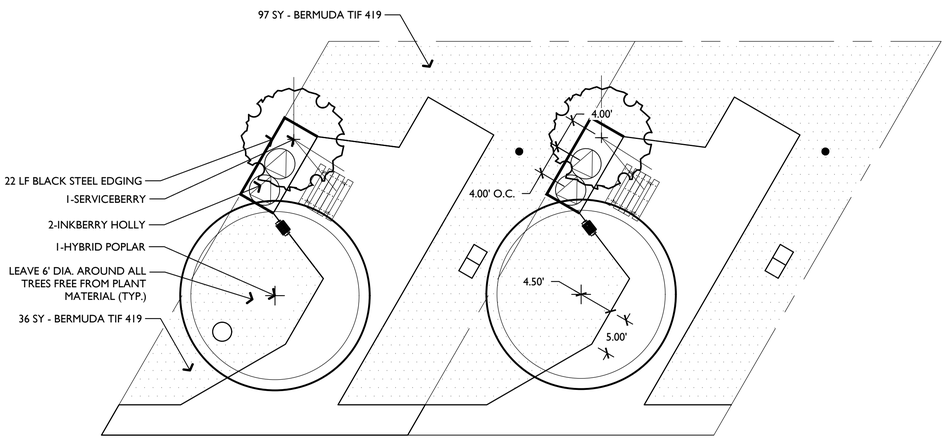

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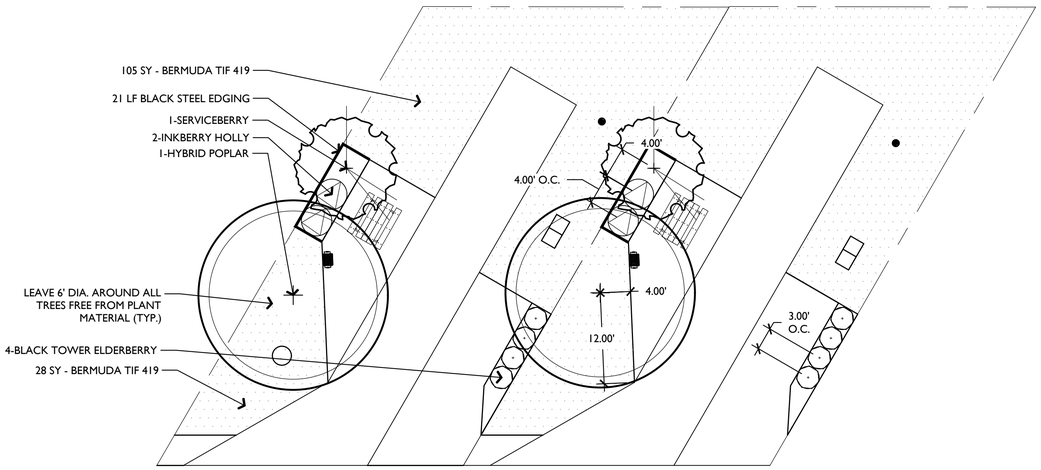

4 CLASS C AREA LARGE - EAST CANOPY

SCALE: 1" = 10'-0"

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L1.11

LSD20-0050

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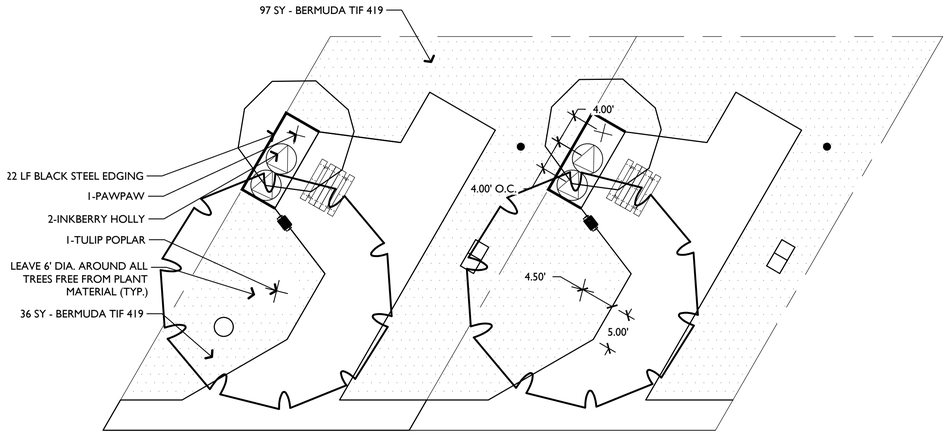

1 CLASS C AREA SMALL - WEST CANOPY

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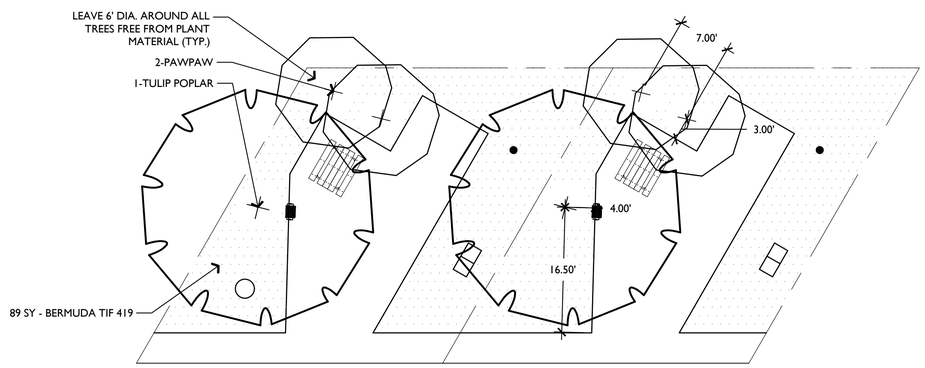

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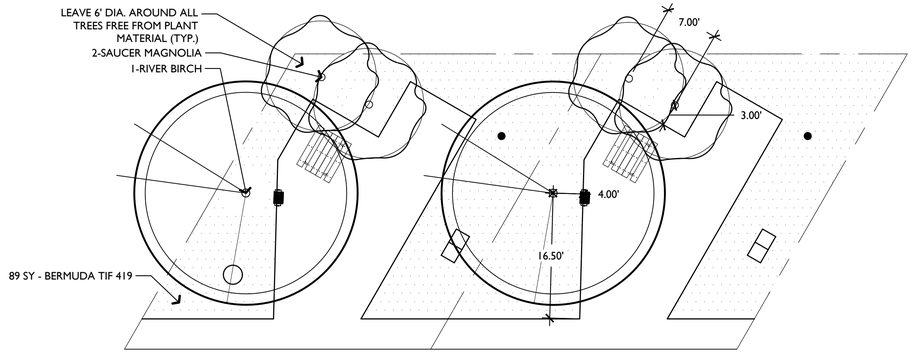

3 CLASS B AREA SMALL - MID CANOPY

SCALE: 1" = 10'-0"

issue for review:

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issue for construction:

revisions:

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project. 20.01

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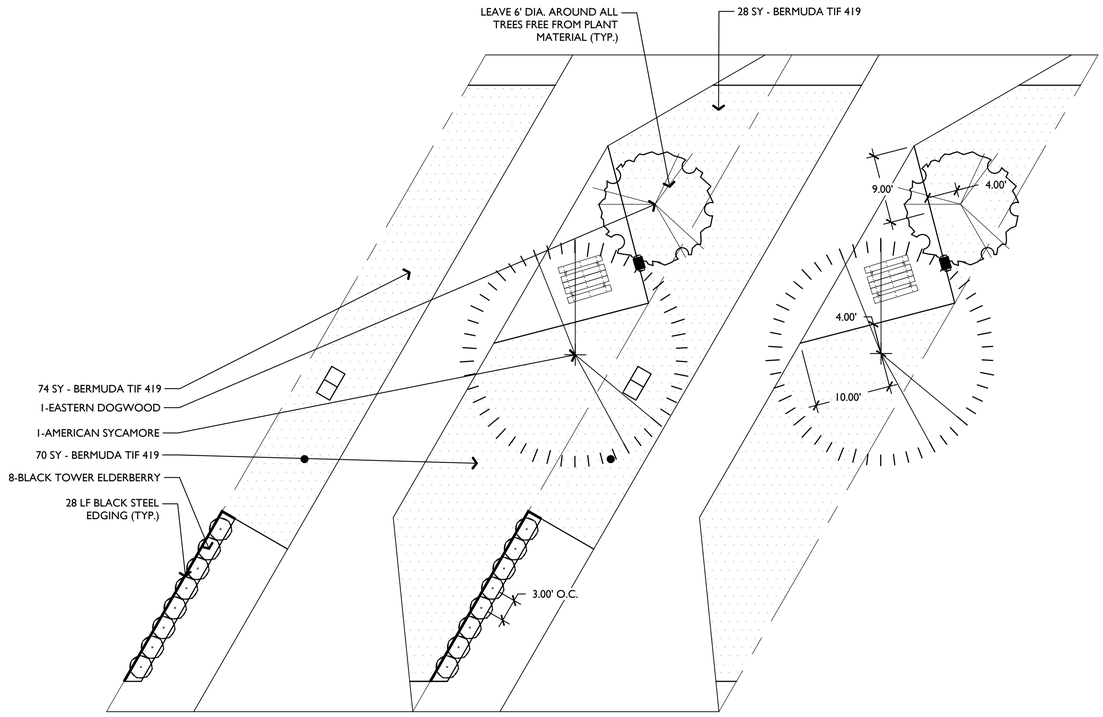

1 CLASS A AREA LARGE - NORTH CREEK

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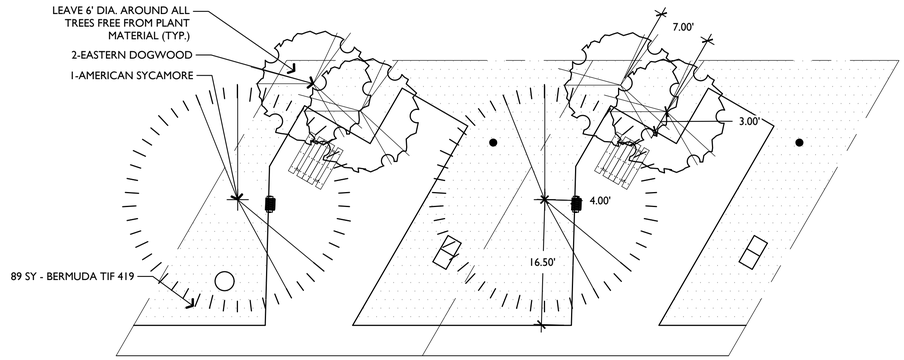

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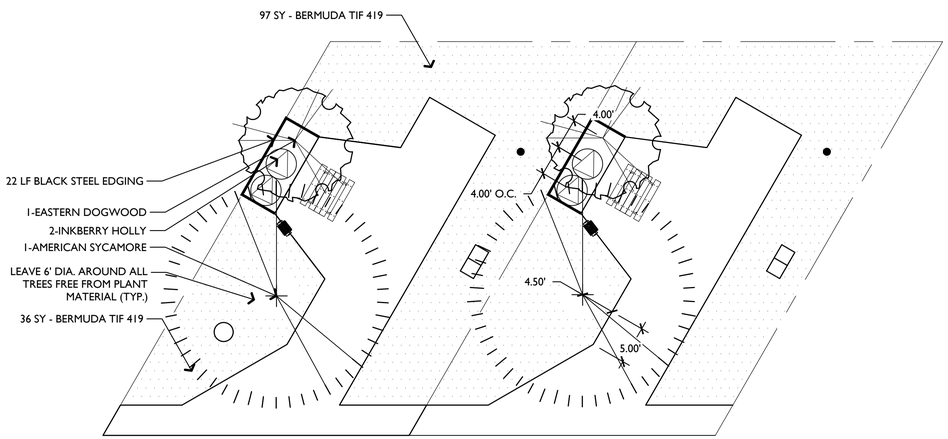

3 CLASS C AREA SMALL - NORTH CREEK

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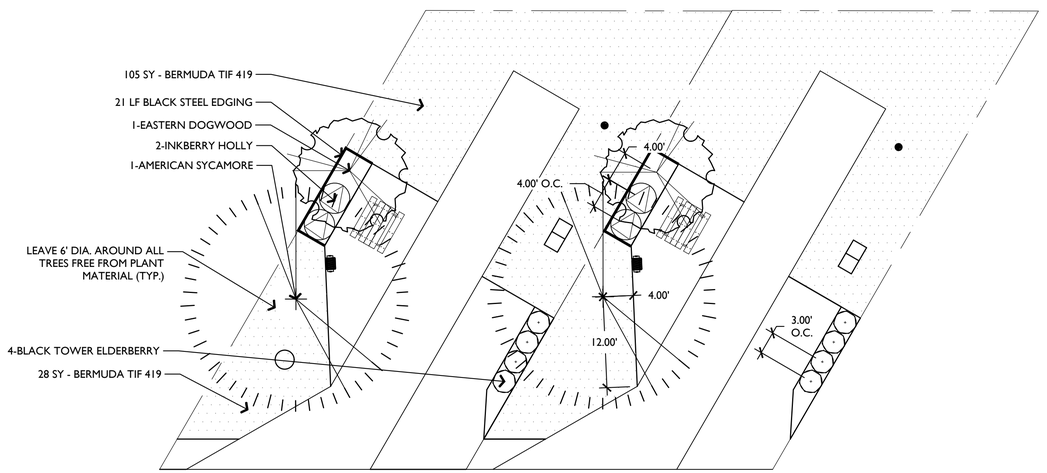

4 CLASS C AREA LARGE - NORTH CREEK

SCALE: 1" = 10'-0"

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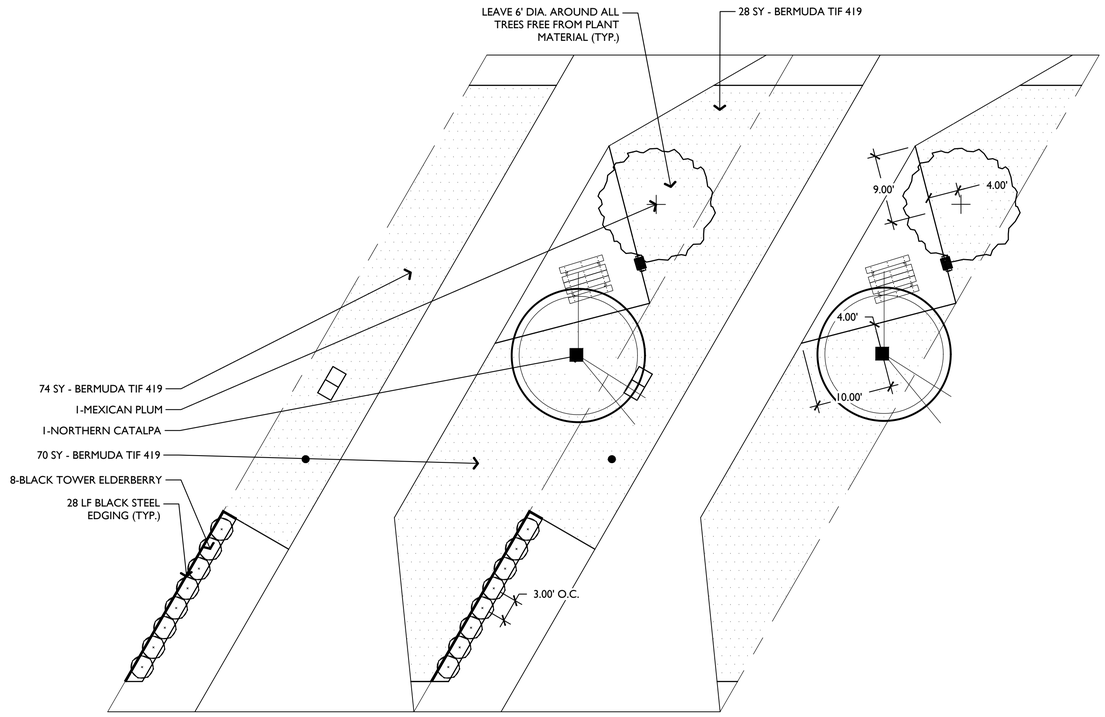

1 CLASS A AREA LARGE - SOUTH CREEK

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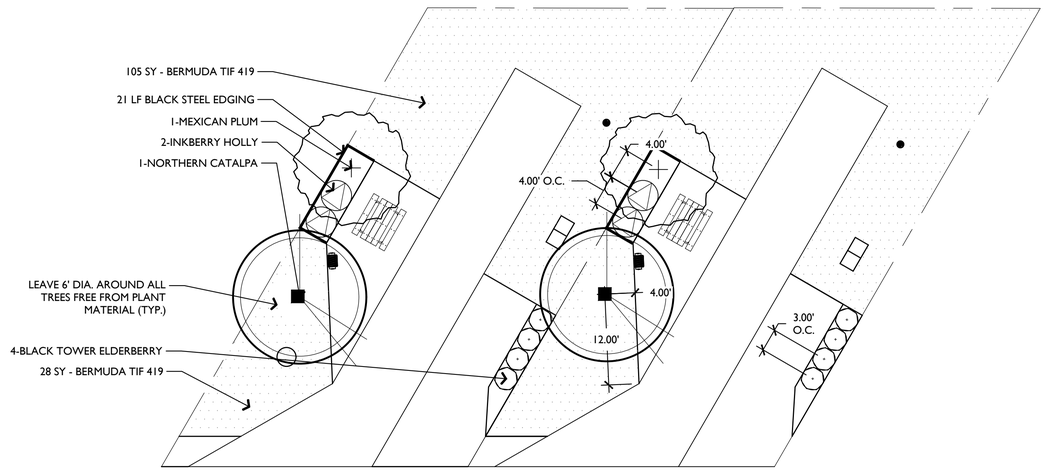

2 CLASS C AREA LARGE - SOUTH CREEK

SCALE: 1" = 10'-0"

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L1.14

LSD20-0050

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LARGE SCALE DEVELOPMENT STAFF REPORT

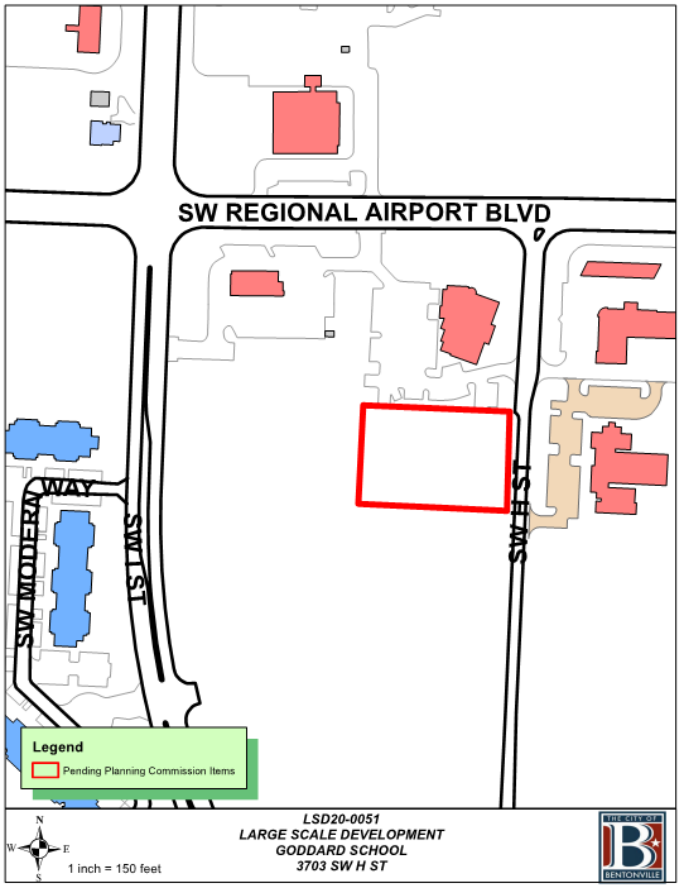
Goodard School

3703 SW H Street
PC Date: 9/15/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	LSD20-0051
Applicant / Current Owner	Jhampton, LLC 47 West Champions Blvd. Rogers, AR 72758
Site Area	+/- 2.15 acres
Current Zoning	C-3, Central Commercial
Future Land Use Map Designation	High Density Residential (HDR)
Development Type / Use	Educational Facility

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 3703 SW H Street. The approximately 2.15 acre property is currently zoned C-3, Mixed-Use Commercial.

Project Details
A large scale development to construct a new educational facilty and associated parking. The facilty is approximately 9,500 square feet in size, 26 feet tall, and includes the required 38 parking spaces to serve the development.

The development provides adequate perimeter and interior parking lot landscaping. The development provides sidewalk along SW H Street and includes a widening of SW H Street with curb and gutter, as well as storm drainage. The exterior elevations depict precast concrete panel as the primary material of the building.

Projected Traffic Impact
The development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management requirements of the Land Development Code should accommodate any increases in traffic to the area.

Waivers
There is one waiver request associated with this Large Scale Development.

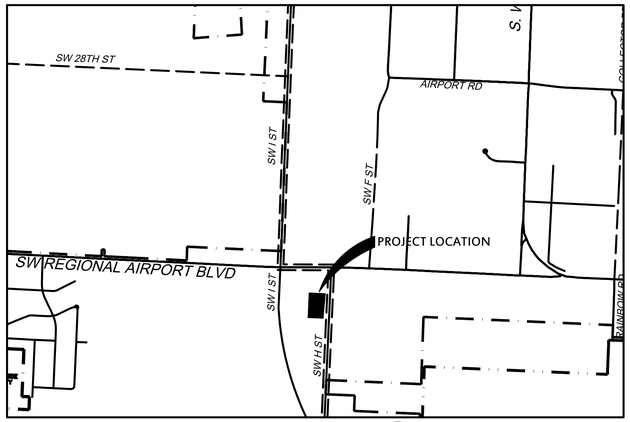
- A waiver from Article 1100, Section 1100.21, Large scale development design standards, Subsection (e), Building material, of the Land Development Code. Code requires that a minimum of two primary materials be used on each façade constituting at least 75% of the wall area and no single primary material shall constiture less than 25% of the wall area. According to the applicant's narrative, they designed their project with respect to the old development standards prior to the new development stardards passed at the August 4th Planning Commission meeting.

Conclusion
The proposed development does not meet all requirements of the City of Bentonville Land Development Code due to the wavier request. However, through the building's use of a variety of materials and articulation methods, the development meets the intent of the Land Development Code when the project was submitted to and accepted by the city. Therefore, staff recommends approval of the waiver request and large scale development.

GODDARD SCHOOL

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS



VICINITY MAP
NTS

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

COVER SHEET; GENERAL NOTES

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

PROPERTY DESCRIPTION

PART OF LOT 13 OF EVERSOLE ADDITION, AS PER PLAT RECORD 2014-648 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13;
THENCE ALONG THE EAST LINE THEREOF S02°35'57"W 187.08 FEET;
THENCE LEAVING SAID EAST LINE N87°24'10"W 267.84 FEET TO THE WEST LINE OF SAID LOT 13;
THENCE ALONG SAID WEST LINE N02°36'05"E 187.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 13;
THENCE ALONG THE NORTH LINE THEREOF S87°24'10"E 267.83 FEET, CONTAINING 1.15 ACRES, MORE OR LESS.

UTILITY CONTACTS

-BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 333-7005, JOSHUAKNIGHT@BLACKHILLSCORP.COM
-AT&T: SCOTT SEAMAN, 627 WHITE ROAD, SPRINGDALE, AR 72766, (479) 442-1967, OR LAYNE RHODES, LR159@ATT.COM, (479) 442-1977
-COX COMMUNICATIONS: KIP SMITH, 4901 S. 48TH STREET, SPRINGDALE, AR 72762, (479) 717-3796, KIP.SMITH@COX.COM
-FIRE DEPT.: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, (479) 271-5927
-STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3130
-WATER DEPT.: CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3140
-ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3159
-WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 NE A STREET, BENTONVILLE, AR 72712, (479) 271-3160
-PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 SW A STREET, BENTONVILLE, AR, (479) 271-3122
-CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5993
-STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR (479) 271-5002, JPAITH@BENTONVILLEAR.COM

PROJECT INFORMATION

BUILDING SETBACK:	0' FRONT 0' SIDE 0' REAR
SITE AREA:	1.15 AC. (50,094 SQ. FT.)
GREENSPACE:	.21% (2813.79 SQ. FT.) ON SITE
IMPERVIOUS AREA:	.79% (10,585.19 SQ. FT.) ON SITE
BUILDING SIZE:	9,529 SQ. FT.
BUILDING HEIGHT:	28'
BUILDING USAGE:	SCHOOL
FINISHED FLOOR ELEVATION:	1295.75
ZONING:	C-3
PROPERTY USAGE:	SCHOOL
BUILDING TYPE:	TYPE 3
ADDRESS:	3703 SW H STREET BENTONVILLE, AR 72713
SITE OWNER:	WRIGHT STREET HOLDINGS, LLC 906 WESTMINSTER CAVE SPRINGS, AR 72718 479-524-7065 TBURKER@GMAIL.COM
SITE ENGINEER:	CRAFTON TULL TAYLOR LINDLEY P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 TAYLOR.LINDLEY@CRAFTONTULL.COM
SITE DEVELOPER:	ERIN WITT 1016 W. NINTH AVE, SUITE 140 KING OF PRUSSIA, PA 19406 610-205-1847 EWITT@GODDARDSYSTEMS.COM
PROVIDED PARKING:	PARKING STALLS - 36 ADA PARKING STALLS - 2 TOTAL PARKING STALLS -38

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUT SIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE 06-05-2012.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
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C-102	SITE PLAN
C-103	GRADING PLAN
C-104	UTILITY PLAN (COLOR)
C-105	EROSION CONTROL PHASE I
C-106	EROSION CONTROL PHASE II
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C-201	STORM SEWER LINE 1 P&P (COLOR)
C-202	STORM SEWER LINE 2 P&P (COLOR)
C-203	STORM SEWER LINE 3 P&P (COLOR)
C-204	SANITARY SEWER LINE 1 P&P (COLOR)
C-501	EROSION CONTROL DETAILS
C-502	STANDARD DETAILS
C-503	STANDARD DETAILS
C-504	STANDARD DETAILS
C-505	STANDARD DETAILS
C-506	BENTONVILLE STANDARD DETAILS
C-507	BENTONVILLE STANDARD DETAILS
C-508	BENTONVILLE STANDARD DETAILS
C-509	BENTONVILLE STANDARD DETAILS
C-510	BENTONVILLE STANDARD DETAILS
C-511	BENTONVILLE STANDARD DETAILS
C-512	BENTONVILLE STANDARD DETAILS
C-513	BENTONVILLE STANDARD DETAILS
C-514	BENTONVILLE STANDARD DETAILS
C-515	BENTONVILLE STANDARD DETAILS
C-516	BENTONVILLE STANDARD DETAILS
L-100	PLANTING PLAN
L-501	LANDSCAPE DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS
A7.0	COLOR ELEVATIONS
E1	ELECTRIC LAYOUT

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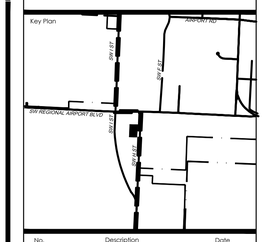
GODDARD SCHOOL
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 20104000
ISSUE DATE: 08/28/20
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

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LSD20-0044

COVER SHEET

C-001

DRAWING: G:\20104000_GODDARD\ARASTRUCTURE\CIVIL\DWG\COVER.DWG
LAYOUT: COVER SHEET LAST SAVED: 8/28/2020 5:16:18 PM by TAYLOR LINDLEY
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LEGEND (EXISTING SYMBOLS)

LINEWORK

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN

LINEWORK

- EASEMENT
- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, CABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

PARKING REQUIREMENTS:

REQUIRED PARKING:

ONE PER 500 SQUARE FEET OF NET FLOOR AREA AND ONE PER EMPLOYEE..
(6,320/500)+25=13+25=38 PARKING STALLS

PROVIDED PARKING:

36 STANDARD STALLS
2 ADA PARKING STALLS
38 TOTAL STALLS

BUILDING SETBACKS:

ZONED C-3

FRONT:	0'
SIDE:	0'
REAR:	0'

GREENSPACE CALCULATIONS:

SITE AREA:	50,087 SQ FT
IMPERVIOUS AREA:	31,060 SQ FT
GREENSPACE AREA:	19,027 SQ FT

LOT COVERAGE:

SITE AREA:	50,087 SQ FT
BUILDING AREA:	9,529 SQ FT
FAR:	5:1 RATIO

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Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
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CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

GODDARD SCHOOL

BENTONVILLE, AR

Key Plan

No.	Description	Date

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LSD20-0044

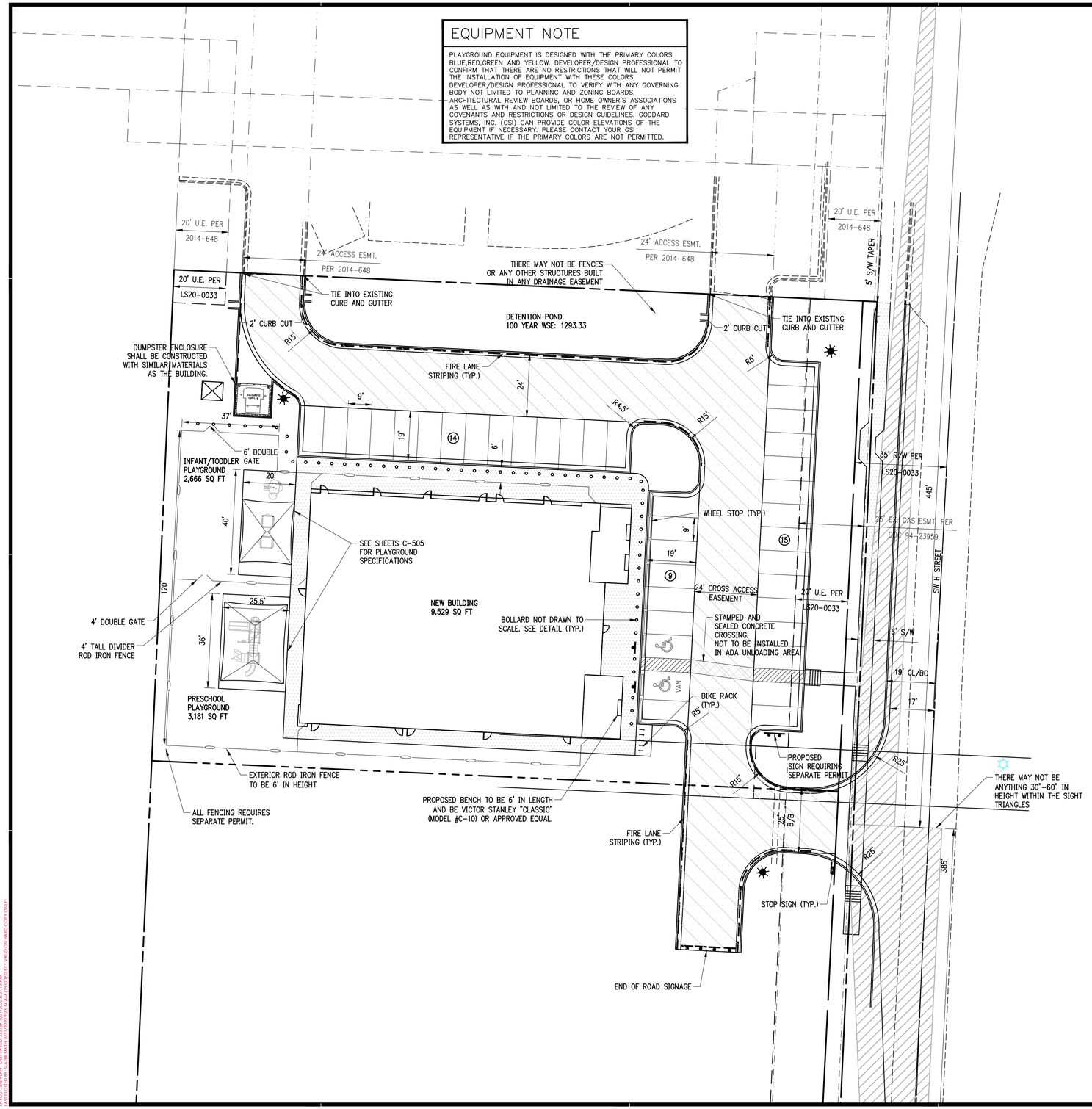
OVERALL SITE PLAN (COLOR)

C-101

DRAWING: G:\2010\4000_GODDARD\INFRASTRUCTURE\CIVIL\DWG\OVERALL SITE PLAN.DWG
LAYOUT: OVERALL SITE PLAN LAST SAVED: 2020.08.28 8:57 (2020.08.28 8:57 AM
LAST PLOTTED: 2020.08.28 8:57 (2020.08.28 8:57 AM CDT) BY: JOSH HARD COPY ONLY)

EQUIPMENT NOTE

PLAYGROUND EQUIPMENT IS DESIGNED WITH THE PRIMARY COLORS BLUE,RED,GREEN AND YELLOW. DEVELOPER/DESIGN PROFESSIONAL TO CONFIRM THAT THERE ARE NO RESTRICTIONS THAT WILL NOT PERMIT THE INSTALLATION OF EQUIPMENT WITH THESE COLORS. DEVELOPER/DESIGN PROFESSIONAL TO VERIFY WITH ANY GOVERNING BODY NOT LIMITED TO PLANNING AND ZONING BOARDS, ARCHITECTURAL REVIEW BOARDS, OR HOME OWNER'S ASSOCIATIONS AS WELL AS WITH AND NOT LIMITED TO THE REVIEW OF ANY COVENANTS AND RESTRICTIONS OR DESIGN GUIDELINES. GODDARD SYSTEMS, INC. (GSI) CAN PROVIDE COLOR ELEVATIONS OF THE EQUIPMENT IF NECESSARY. PLEASE CONTACT YOUR GSI REPRESENTATIVE IF THE PRIMARY COLORS ARE NOT PERMITTED.



LEGEND (EXISTING SYMBOLS)

LINEWORK

EASEMENT

CURB

RIGHT OF WAY

ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

● SET IRON PIN

LINEWORK

EASEMENT

CURB

BUILDING SET BACK

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

FIRE LANE STRIPING

SIDEWALK

SIGHT TRIANGLE

24' CROSS ACCESS EASEMENT

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
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5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
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8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
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10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL MECHANICAL EQUIPMENT, ROOF OR GROUND MOUNTED, WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

PARKING REQUIREMENTS:

REQUIRED PARKING:

ONE PER 500 SQUARE FEET OF NET FLOOR AREA AND ONE PER EMPLOYEE..
(6,320/500)+25=13+25=38 PARKING STALLS

PROVIDED PARKING:

36 STANDARD STALLS
2 ADA PARKING STALLS
38 TOTAL STALLS

BUILDING SETBACKS:

ZONED C-3

FRONT:	0'
SIDE:	0'
REAR:	0'

GREENSPACE CALCULATIONS:

SITE AREA:	50,087 SQ FT
IMPERVIOUS AREA:	31,060 SQ FT
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GRAPHIC SCALE IN FEET
20' 0 20'

GODDARD SCHOOL

BENTONVILLE, AR

No.	Description	Date

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CONTACT: T. LINDLEY
CHECKED BY:

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LSD20-0044

SITE PLAN

C-102

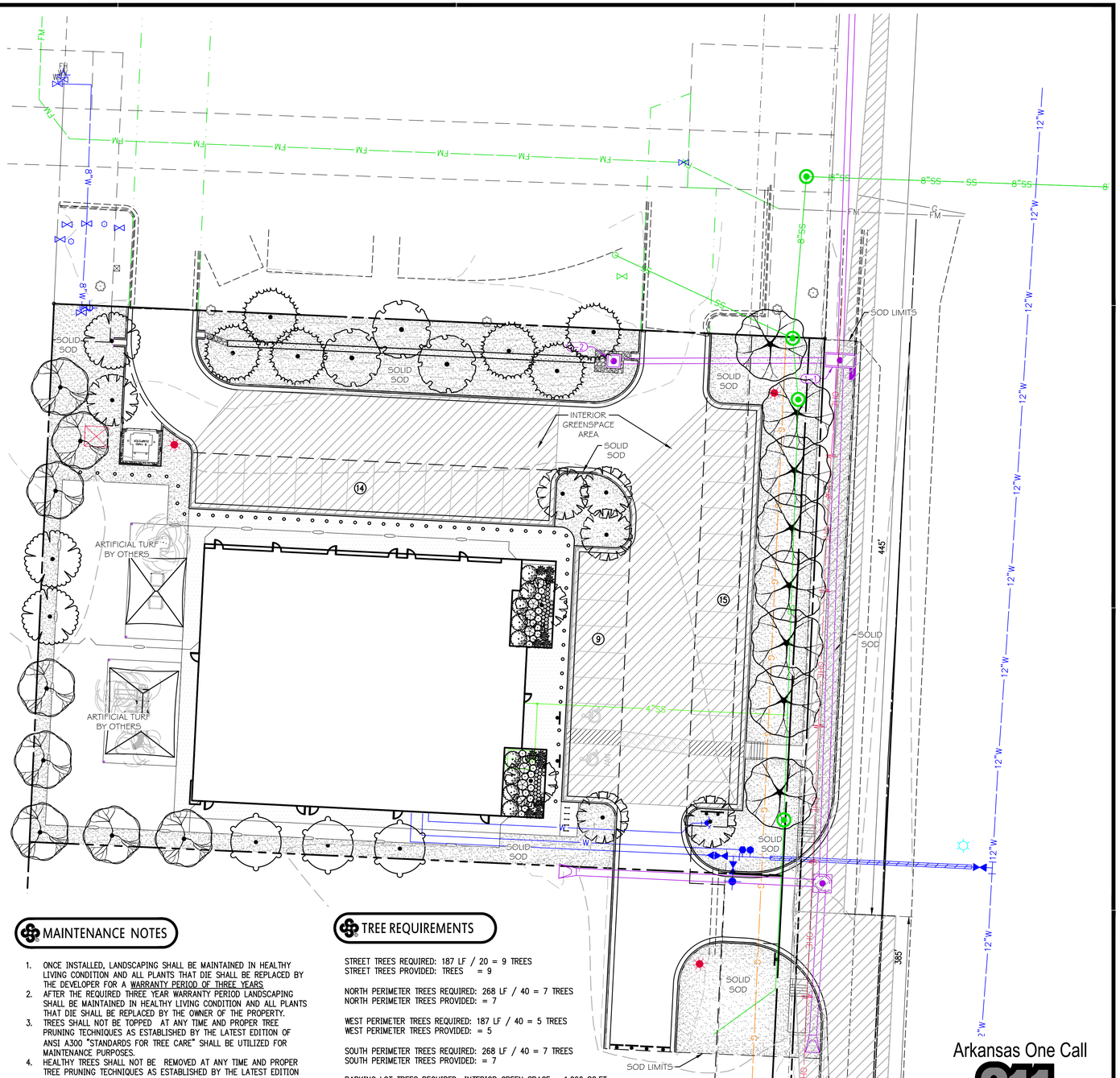
DRAWING: G:\20104000_GODDARD\INFRASTRUCTURE\CIVIL\DWG\USER PLAN.DWG
LAYOUT: SITE PLAN | LAST SAVED: 8/31/2020 8:57:03 AM | BY: TLINDLEY
XREF: "C-102 SITE PLAN.DWG" | "C-102 SITE PLAN.DWG" | "C-102 SITE PLAN.DWG" - VALID ON HARD COPY ONLY!

LANDSCAPE NOTES

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

PLANT SCHEDULE

DECIDUOUS ORNAMENTAL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	3	BETULA NIGRA / RIVER BIRCH	B & B	2.5"CAL	8`-10` HT.
DECIDUOUS SHADE TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	8	TILIA CORDATA / LITTLELEAF LINDEN	B & B	2.5"CAL	8`-10` HT.
	3	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	2.5"CAL	8`-10` HT.
	3	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA	B & B	2.5"CAL	8`-10` HT.
DECIDUOUS TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	6	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	2.5"CAL	10` HT MIN
PARKING LOT TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	8	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2.5"CAL	8`-10` HT.
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	8	ACER TRUNCATUM / SHANTUNG MAPLE	B & B	2.5"CAL	8`-10` HT.
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**
	21	HEUCHERA AMERICANA `GREEN SPICE` / GREEN SPICE CORAL BELLS	1 GAL	12" HT. MIN.	12" SPREAD MIN.
	9	HYDRANGEA QUERCIFOLIA `ALICE` / ALICE OAKLEAF HYDRANGEA	5 GAL	24" HT. MIN.	24" SPREAD MIN.
	7	ITEA VIRGINICA `HENRY'S GARNET` / HENRY'S GARNET SWEETSPIRE	3 GAL	18" HT. MIN.	18" SPREAD MIN.
	52	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF	1 GAL	12" HT. MIN.	9" SPREAD MIN.
	12	MISCANTHUS SINENSIS `ADAGIO` / ADAGIO GRASS	3 GAL	30" HT. MIN.	18" SPREAD MIN.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SPACING**
	14,785 SF	ZOYSIA JAPONICA `EL TORO` / EL TORO	S.F.		



MAINTENANCE NOTES

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

TREE REQUIREMENTS

STREET TREES REQUIRED: 187 LF / 20 = 9 TREES
STREET TREES PROVIDED: TREES = 9

NORTH PERIMETER TREES REQUIRED: 268 LF / 40 = 7 TREES
NORTH PERIMETER TREES PROVIDED: = 7

WEST PERIMETER TREES REQUIRED: 187 LF / 40 = 5 TREES
WEST PERIMETER TREES PROVIDED: = 5

SOUTH PERIMETER TREES REQUIRED: 268 LF / 40 = 7 TREES
SOUTH PERIMETER TREES PROVIDED: = 7

PARKING LOT TREES REQUIRED: INTERIOR GREEN SPACE = 1,060 SQ.FT.
1,060 SQ.FT. / 125 SQ.FT. = 8 TREES REQUIRED
PARKING LOT TREES PROVIDED: = 8 TREES

TOTAL TREES REQUIRED = 36
TOTAL TREES PROVIDED = 36

SITE CALCULATIONS

TOTAL SITE AREA = 1.15± ACRES (50,106 SQ.FT)
GREENSPACE AREA = 0.38± ACRES (19,027 SQ.FT)
TOTAL IMPERVIOUS AREA = 0.83± ACRES (41,505 SQ.FT)
GREENSPACE PERCENTAGE = 38%
PARKING AREA = .25± ACRES (12,595 SQ. FT.)

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Crafton Tull
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479.636.4838 t 479.631.6224 f
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CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

GODDARD SCHOOL
BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 20104000
ISSUE DATE: 08/28/20
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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LSD20-0044

PLANTING PLAN

L-100

DRAWING: G:\2019\4000_GODDARD\INFRASTRUCTURE\CIVIL\DWG\PLANTING PLAN.DWG
LAYOUT: PLANTING PLAN | LAST SAVED: 2020-08-28 BY: JOSH.CHESTER
PLOTTED: 2020-08-28 BY: JOSH.CHESTER (LAST PLOTTED ON PLOTTER: \\AUS-DC\HP5 COPY ONLY)

Burris
Architecture
820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: September 9, 2020

To: Bentonville Planning Commission

We are submitting for your consideration, our proposed building for the Goddard School of Bentonville. This building was designed and submitted into the review process prior to the effective date of the updated Bentonville Land Development Code. This building was designed to meet the owner's desired look for the building as well as the Franchise's corporate desire for their schools to give their students and parents a feeling of an upscale inviting home. The building uses premium material of Stone veneer, Hardie board and batten cement siding, Hardie shingle cement siding and aluminum storefront windows. The building's roof is covered with architectural asphalt shingles.

The board and batten siding used on this building is a contrast to the lap siding used on the daycare currently under construction directly across the street. While all of these buildings may not meet the letter of the newly updated Land Development Code, they are quality buildings that add to the character of Bentonville and are in keeping with the surrounding area.

We respectfully request a waiver or the primary building and roofing materials as indicated in the 9-11-20 updated Bentonville Land Development Code.

Dave P. Burris, AIA, NCARB
479-586-9400
dave@burrisarch.com

FACADE MATERIAL PERCENTAGES:

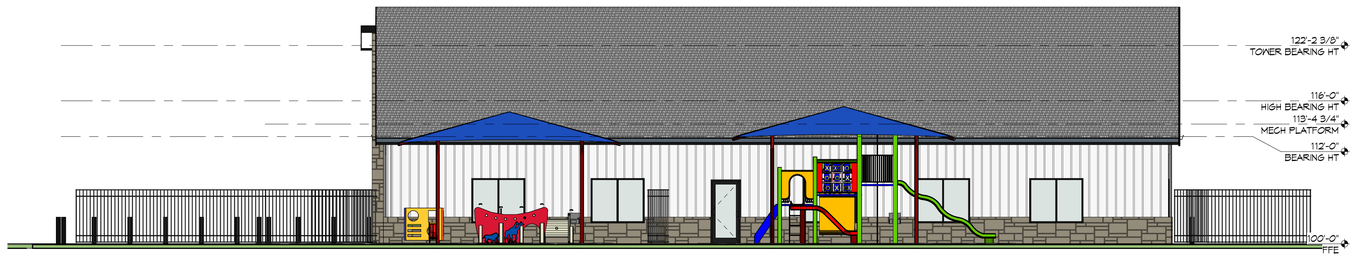
NATURAL STONE VENEER	-	383 SF	- 20%
HARDIE BOARD AND BATTON	-	696 SF	- 36%
HARDIE SHINGLE	-	568 SF	- 29%
DOORS	-	105 SF	- 5%
GLAZING	-	180 SF	- 10%
TOTAL	-	1,932 SF	- 100%

4 *NORTH ELEVATION - color*
1/8" = 1'-0"

VISIBLE FROM PUBLIC RIGHT-OF-WAY

FACADE MATERIAL PERCENTAGES:

NATURAL STONE VENEER	-	230 SF	- 28%
HARDIE BOARD AND BATTON	-	407 SF	- 50%
GLAZING	-	171 SF	- 21%
TOTAL	-	808 SF	- 100%



3 *WEST ELEVATION - color*
1/8" = 1'-0"

BUILD-TO ZONE FACADE

FACADE MATERIAL PERCENTAGES:

NATURAL STONE VENEER	-	318 SF	- 17%
HARDIE BOARD AND BATTON	-	646 SF	- 37%
HARDIE SHINGLE	-	568 SF	- 30%
DOORS	-	105 SF	- 6%
GLAZING	-	180 SF	- 10%
TOTAL	-	1,865 SF	- 100%

2 *SOUTH ELEVATION - color*
1/8" = 1'-0"

BUILD-TO ZONE FACADE

FACADE MATERIAL PERCENTAGES:

NATURAL STONE VENEER	-	684 SF	- 52%
HARDIE BOARD AND BATTON	-	292 SF	- 22%
HARDIE SHINGLE	-	118 SF	- 9%
GLAZING	-	216 SF	- 17%
TOTAL	-	1,310 SF	- 100%

1 *EAST ELEVATION - color*
1/8" = 1'-0"

VISIBLE FROM PUBLIC RIGHT-OF-WAY

BID SET
NOT FOR CONSTRUCTION

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

GODDARD BENTONVILLE
SW H STREET
BENTONVILLE, AR

DATE
8-28-20

JOB NO.
19176

REVISIONS

A7.0
COLOR ELEVATIONS

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THE GODDARD SCHOOL

THE GODDARD SCHOOL