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

Planning Commission
Tech Review Agenda
September 29, 2020

I. Call to Order
II. Consent Agenda
III. New Business

1. **Seven HB Real Estate, LLC** **Rezoning***
   A-1 Agricultural to R-4, High-Density Residential
   3302 SE L Street *(RZ20-0040)*
   - 3302 SE L Street is vacant and located between SE 33rd Street, SE L Street, SE K Street, and SE 34th Street. All streets are classified as Local streets per the current Master Street Plan.
   - The property is zoned A-1, Agricultural, with adjacent zonings of R-3, Medium Density Residential to the east, R-O, Residential Office and A-1, Agricultural to the north and west, and A-1, Agricultural to the south.
   - 3302 SE L Street falls within Priority Area 2, Infill, and has a High-Density Residential designation within the Land Use Plan.
   - Over the last eighteen months, the general area has seen two rezoning requests approved 1205 SE 33rd Street (12/03/19) and 1117 SE 33rd Street (9/1/20) to R-O, Residential Office. An additional request for 3406 SE K Street for R-2, Duplex, and Patio-homes was denied (2/04/20).
   - The request is consistent with the Future Land Use Plan for this area as High-Density Residential and fulfills the objectives of Priority Area 2 of the Community Plan as Infill.

2. **Mendoza** **Rezoning***

R-1, Single-Family Residential to R-O, Residential Office

1001 Bella Vista Road *(RZ20-0041)*

- 1001 Bella Vista Road is located on the corner of Bella Vista Road, a Collector, and NW 10th Street, a Local street, per the Master Street Plan.
- The property is zoned R-1, Single Family Residential and the surrounding properties to the east, west, north and south are R-1, Single Family Residential.
- Future Land Use Map calls the area Low Density Residential.
- The Community Plan identifies the area as Priority Area 1, Downtown Intensification. This increased density is planned to be accommodated in a manner that is reflective of and respectful to the existing traditional neighborhood character and development patterns. It also is within the Downtown Neighborhood Subarea Plan 1, Residential Preservation Area, where existing residential areas where redevelopment and subdivision into higher residential density is not anticipated.
- The property is across the street from Thomas Jefferson and Sugar Creek Elementary Schools.

3. **ML, RES, LLC** **Rezoning***

R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential

412 NW A Street *(RZ20-0042)*

- 412 NW A Street is located on NW A Street and NW 5th Street, both listed as Collector streets on the current Master Street Plan.
- The property is zoned R-1, Single Family Residential. To the east, south and west is R-1, Single Family Residential, and to the north is R-2, Duplex and Patio Home, DN-2, Downtown Medium Density Residential, and R-1, Single Family Residential.
- 412 NW A Street falls within Priority Area 1, Downtown Intensification. This site also falls within the Downtown Neighborhood Subarea Plan as Character Area 5, High-Density Residential.
- Areas immediately adjacent to the Downtown Core and Gateway Corridors plan for the highest density and range of housing types, including multi-family.
- Areas immediately adjacent to the Downtown Core and Gateway Corridors planned for the highest density and range of housing types, including multi-family.
- The majority of the redevelopment on NW 5th Street has been single-family homes either through remodel or tear down and rebuild.

4. **405 SE 5th Street, LLC** **Rezoning***
C-2, General Commercial to DE, Downtown Edge
405 SE 5th Street *(RZ20-0043)*
- The approximately 0.72-acre site currently contains a vacant industrial-style building. The building formerly contained a HVAC company.
- Adjacent zoning districts are PRD, Planned Residential Development to the north, C-3, Mixed-Use Commercial to the east and west, and C-1, Neighborhood Commercial to the south. Current uses include restaurants to the east and south, offices to the west, and a future multi-family development to the north.
- The Future Land Use Map currently depicts this property as High-Density Residential. High-Density Residential areas typically include apartments, condominium buildings, and other types of dense, residential uses. These areas may also include integrated amenities for residents and resident-oriented commercial uses.
- The definition of the DE, Downtown Edge zoning district describes its potential as a buffer between the downtown core and residential uses. SE 5th Street and SE E Street both contain a variety of commercial uses in an otherwise residential area. The Downtown Edge zoning district could serve as a less intense commercial zoning district along these corridors as the area redevelops.

5. **Banwarth**
R-1, Single Family Residential to DN-2, Medium Density Residential **Rezoning***
407 SW C Street *(RZ20-0044)*
- Currently zoned R-1, Single Family Residential. The Future Land Use Plan depicts this property as Medium Density Residential.
- Adjacent zonings are R-1, Single Family Residential, to the north and west, RC-2 to the west, and DE, Downtown Edge to the south and east.
- The intent of the DN-2 district is to allow for an increased single-family density through slightly smaller lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.
- The proposed rezoning does align with the Future Land Use Plan, surrounding uses, and zoning districts, which may justify the rezoning request to DN-2, Medium Density Residential.
- Staff has NOT received public comment regarding this rezoning request.

6. **Campbell & Meeks** **Rezoning***
R-1, Single-Family Residential to DN-3, Downtown High-Density Residential
901-905 SE 4th Street *(RZ20-0045)*
   - The approximately 0.98-acre site currently contains three single-family homes. According to the applicant's narrative, the intent of the rezoning request is to redevelop the property into medium-density housing.
   - Adjacent zoning districts are R-1, Single-Family Residential to the north, east, and south, and DN-4, Downtown Mixed-Use Residential to the west. Current and future land uses include the G @ Market project directly to the west, single-family to the north, south, and east, and the Brick Avenue Lofts development one block to the north.
   - The Future Land Use Map currently depicts this property as Low-Density Residential. Low-Density Residential areas typically include single-family development with varying lot sizes and overall densities.
   - According to Section 401.07-B of the Zoning Code, the intent of the DN-3 zoning district is to allow for increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. An important note: because this property is located mid-block, multi-family development is not a permitted use.

7. **Canvas Church** **Conditional Use***
Religious Facility
1106 NW 10th Street *(CU20-0041)*
   - The property is located north of NW 10th Street and is zoned R-1, Single Family Residential, with a Future Land Use designation of Commercial.
   - Adjacent zonings are R-1, Single Family Residential to the north and west and R-2, Duplex, and Patio home to the south. The east's property is R-O, Residential Office, R-1, Single Family Residential, and C-1, Neighborhood Commercial.
   - The applicant states in the narrative that the facility will be used generally on Sundays from 10:30 am-12:00 pm. With occasional uses throughout the week for small group bible study, youth group meetings, prayer groups, and church get-togethers. The congregation is approximately 75-100 adults.
   - The parking lot should accommodate 30 vehicles. There are no plans for interior or exterior improvements. Signage has been applied for with a separate permit.

8. Jones **Conditional Use***

Temporary Use, Temporary Gravel Parking

801 SE C Street *(CU20-0042)*

- Currently zoned DE, Downtown Edge. Temporary Uses require a Conditional Use Permit in all zoning districts.
- A request to allow for a temporary gravel parking area containing 8 spaces for a Chiropractic Wellness Office.
- The proposed hours of operation are Monday through Thursday 9:00am to 5:00 pm and Fridays from 9:00am to 2:00pm.
- The ingress/egress point onto SE 8th Street has been coordinated by the applicant and approved by the Transportation Department in anticipation of the 8th Street road improvement project being constructed.
- The applicant requests the Conditional Use Permit be issued for a period of 12 to 18 months in preparation for a large scale development to construct a hard surface parking area that meets all city codes.

9. Lot 1, Schaffers Subdivision **Lot Split**

402 Dickson Street *(LS20-0043)*

- 402 Dickson Street is currently un-platted property.
- This lot split creates Lot 1 (0.29 acres) of Schaffer's Subdivision.
- The property is zoned R-1 Single Family Residential
- Future Land Use Map identifies this area as Medium Density Residential
- The Community Plan identifies the area as Priority Area 1, Downtown Intensification, this increased density is planned to be accommodated in a manner that is reflective of and respectful to the existing traditional neighborhood character and development patterns. It also is within the Downtown Neighborhood Subarea Plan 6, Secondary Residential Density Area. Areas typically defined by smaller lot single-family with a mix of townhomes and duplex developments.

10. Lot 12, Block 4 Deming's Addition **Lot Split**

207 NW 5th Street *(PLA20-0048)*

- Currently zoned R-1, Single Family Residential, with a Future Land Use Plan designation of High Density Residential.
- A lot split of the northern 140 feet of Lot 4, Block 4 that will create Lot 12, Block 4 (+/- 0.60 acres) of Deming's Addition.
- Per the requirements of the Master Street Plan, additional right-of-way is being dedicated along NW 5th street. Right-of-way is adequate along NW B Street.
- A 15-foot wide utility easement is being dedicated along the length of the northern and western property lines.

11. Lot 1 Mushett Subdivision **Lot Split**

503 Hook Street *(LS19-0008)*

- Currently zoned R-1, Single Family Residential, with a Future Land Use Plan designation of Medium Density Residential.
- A lot split of un-platted section land that will create Lot 1 (+/-0.60 acres) of Mushett Subdivision.
- Sufficient right-of-way exists along Hook Street.
- A 15-foot wide utility easement is being dedicated along the length of the eastern property line.

12. Walmart Campus South Central Utility Plant **Large Scale Development**

1100 SE P Street *(LSD20-0049)*

- Currently zoned I-2, Heavy Industrial. The proposed use received a Conditional Use Permit at the September 15, 2020 Planning Commission meeting.
- A large scale development proposing the construction of a 27,000 square foot southern central utility plant to serve the future Walmart Campus.
- The development shall be constructed in two phases. Phase 1 shall include the construction of the building, parking, driveways, and a temporary access drive to existing P Street. Phase 2 includes the installation of all associated landscaping.
- Screening of the facility is accomplished through the use of berms, landscaping, and its remoteness from public streets.
- The primary materials depicted on the exterior elevations are brick, cast-in-place concrete, and architectural metal panel.

13. Circle K **Large Scale Development**

3301 SW 2nd Street *(LSD20-0053)*

- Currently zoned C-1, Neighborhood Commercial, with a Future Land Use Plan designation of Residential Estate. A Conditional Use Permit for a Gas Station at this location was approved by the Planning Commission on July 21, 2020.
- A large scale development proposing the construction of a +/- 3,500 square foot, 28-foot tall, convenience store with fuel sales.
- Eighteen (18) parking spaces are required, 25 spaces are being proposed.
- The primary exterior materials of the building and support column of the fuel canopy consist of brick, natural stone veneer and glass windows.
- Sidewalk, landscaping, grading/drainage and site amenities are in accordance with the development requirements.
- One waiver request:
    - The applicant is requesting a waiver from Bentonville Development Code Section 1100.02 Access management standards (a) Curb Cuts (3) Distance from intersections. Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive. A waiver is needed, given that due to the dimensions of the lot, it is difficult to meet the required 250ft distance from the centerline of the road for an access drive.

14. Tigerdogs Commercial **Large Scale Development**

1110 SE 28th Street *(LSD20-0054)*

- Currently zoned C-2, General Commercial.
- A large scale development proposing the construction of an approximately 10,000 square foot office building.
- The development provides a total of 32 parking spaces. The development provides adequate landscaping and sidewalk to meet the requirements of the Land Development Code.
- The applicant's architectural elevations depict architectural metal panel, glazing, cypress wood, and burnished concrete block as their proposed materials.

15. Trail Ridge Subdivision **Preliminary Plat**

1712 SW 2nd Street *(PP20-0008)*

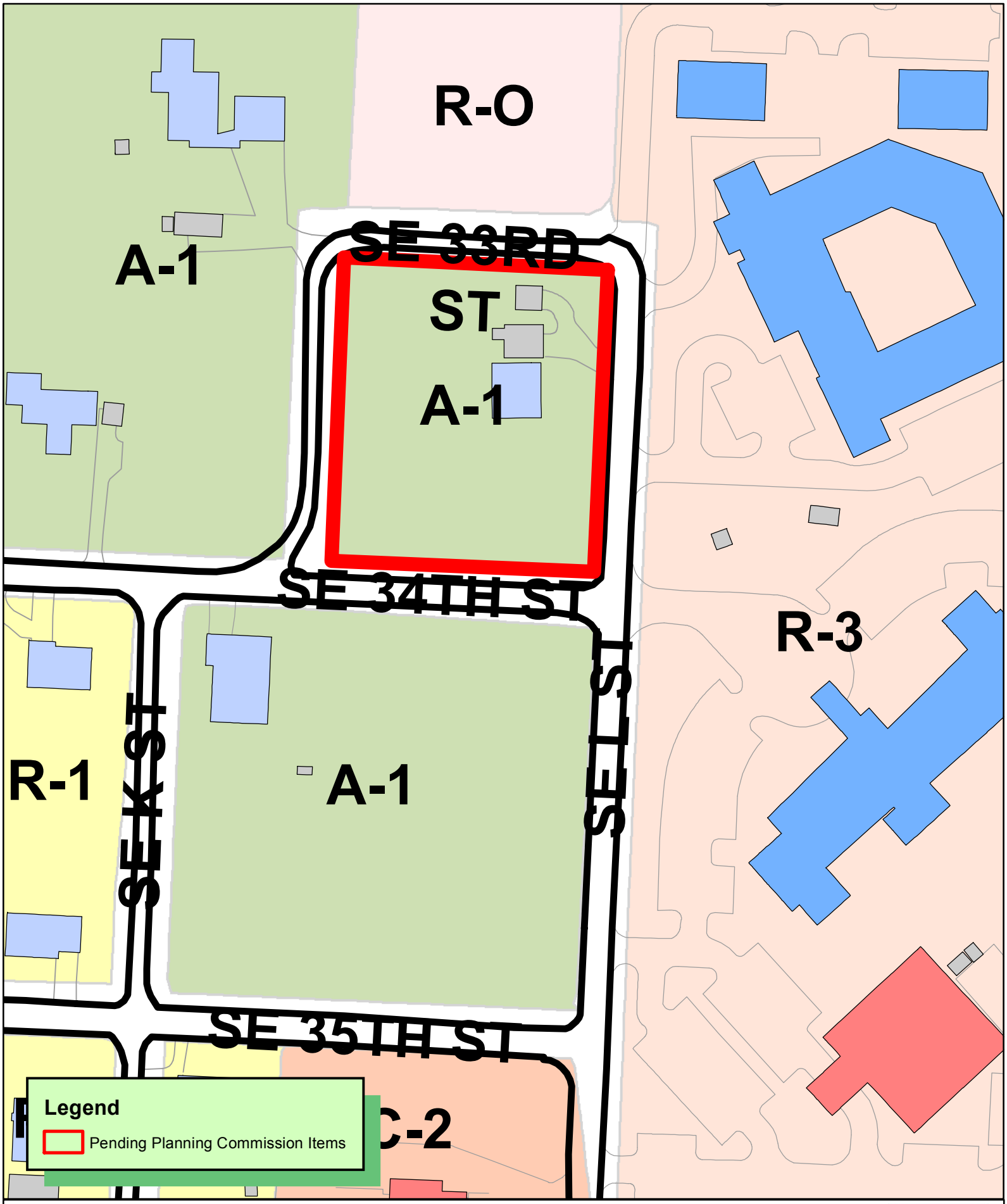
- Currently zoned R-1, Single-Family Residential.
- A preliminary plat proposing the construction of a 15 lot single-family subdivision to be known as Trail Ridge Subdivision.
- All sidewalk adjacent to non-buildable and common lots shall be constructed with the subdivision. All other sidewalk shall be constructed at time of building permit issuance.
- The development provides adequate residential street tree plantings to meet the requirements of the Land Development Code.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection approved prior to final plat approval.

16. Sage Valley Subdivision (Tylluan) **Preliminary Plat**

Fillmore Street *(PP20-0010)*

- A recent rezoning to PRD was approved by the Planning Commission July 7, 2020.
- The preliminary plat is following all the requirements of the approved PRD.
- The preliminary plat is proposing the construction of a 14 lot single-family subdivision to be known as Sage Valley Subdivision. Lot 14 is a common area lot that that contain a club house and detention pond. A large scale development will be required for the club house, but the detention pond will be constructed with the preliminary plat.
- All sidewalk adjacent to non-buildable and common lots shall be constructed with the subdivision. All other sidewalk shall be constructed at time of building permit issuance.
- The development provides adequate residential street tree plantings to meet the requirements of the Land Development Code.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection approved prior to final plat approval.

IV. Other Business



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1 inch = 100 feet

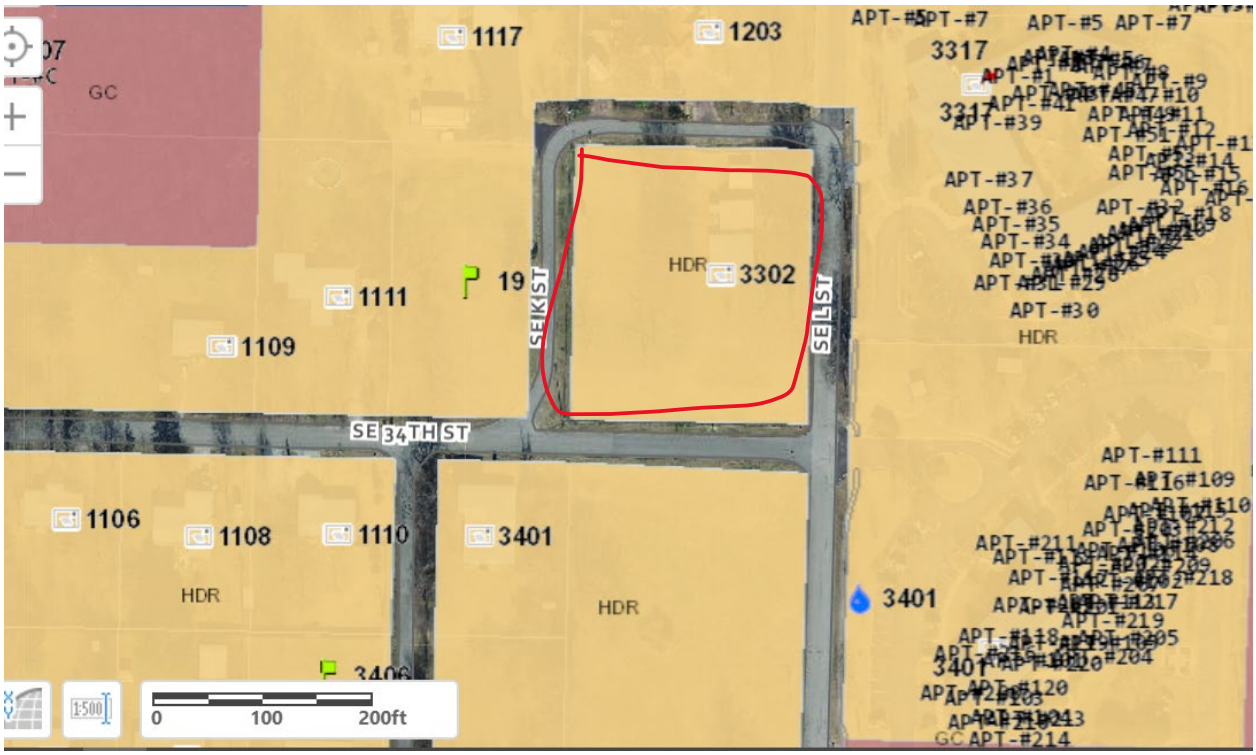
RZ20-0040
REZONING A-1 TO R-4
SEVEN HB REAL ESTATE, LLC
3302 SE L ST

THE CITY OF BENTONVILLE

State the current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.

The current Zoning is A-1 and needs to be changed to R-4 zoning to build apartments there. On the Bentonville land use map this property is purposed as **High Density Residential** and so is all the property around it

The owner of this property is Seven H B Real Estate an Investment group. They bought this property in Feb 2018 with plans to develop it.



Reason (need) for requesting the zoning change.

To build Apartments

Statement of how the property will relate to surrounding properties

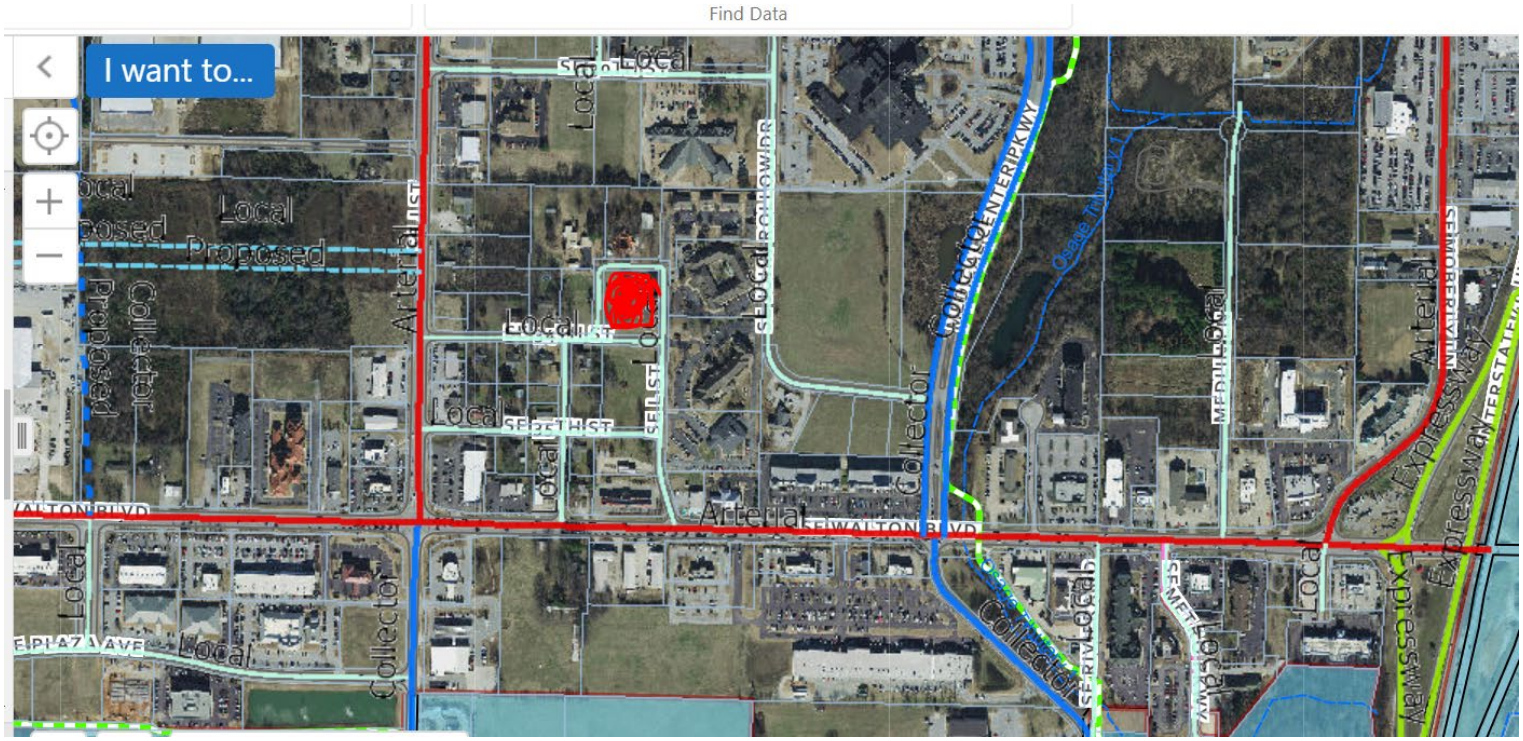
As far as how the property will relate to surrounding properties there are Apartments to the east of this property ,Vacant land to the south and west with a few single family homes mixed in. The property to the north is zone RO a house and yoga studio

Use.

Apartments

Traffic –

There is access to Walton to the south and J street to the west.



Signage.

None needed

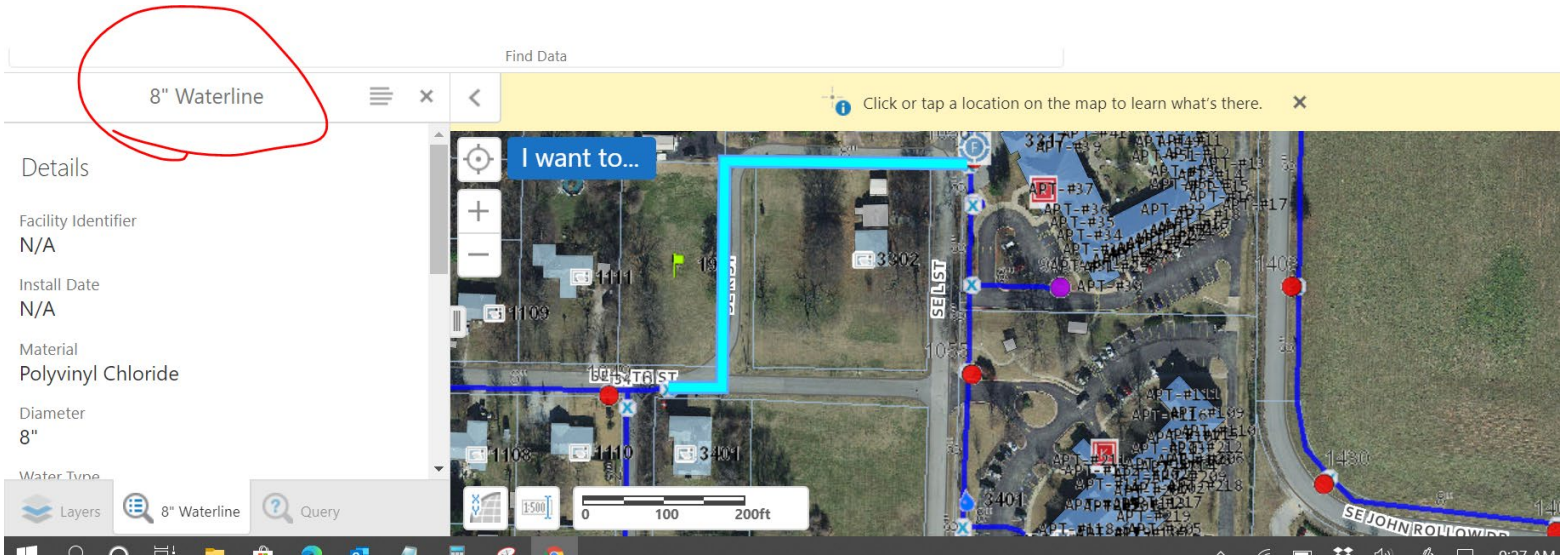
Appearance

The Appearance will be standard Brick and siding and approved by the planning dept and will conform to the surrounding area

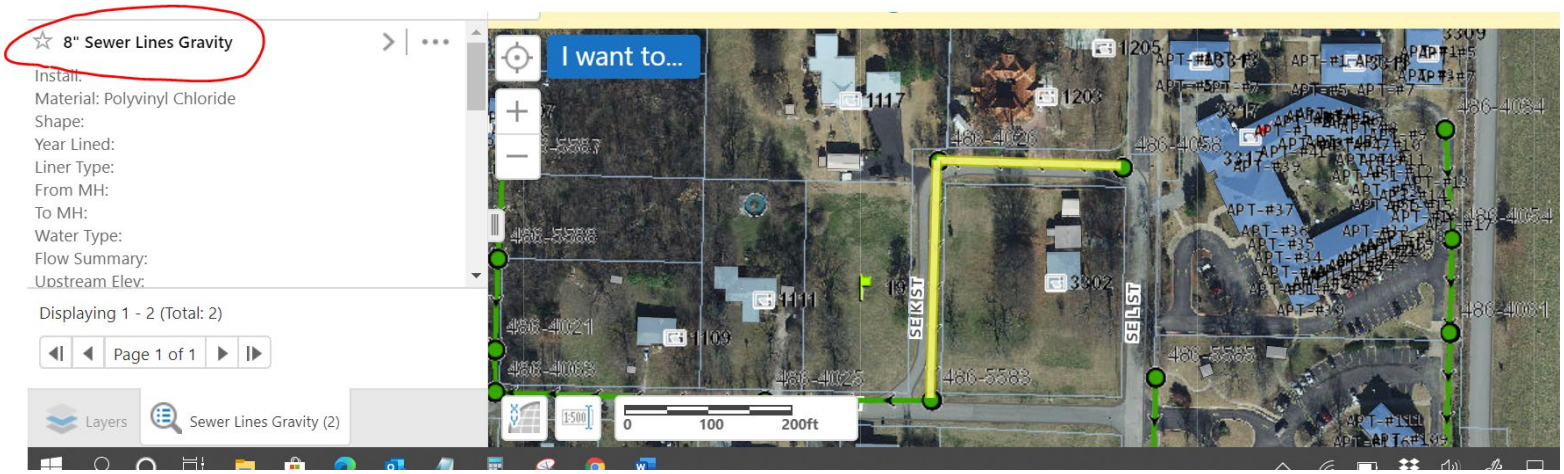
oAvailability of water and sewer (state size of lines).

There is Water, Sewer and electricity in the street

Water Line is 8”



Sewer lines are 8”



NOTICE OF INTENT TO REZONE

Seven BB Real Estate, LLC, has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1, Agricultural to R-4, High-density Residential

The legal description of the property is as follows:

Part of the SW 1/4 of the NE 1/4 of Section 8, Township 19 North, Range 30 West, described as beginning 40 feet North of the Northeast corner of Lot 1 in Block 4 in Twin City Heights (Revised) as shown in Plat Record "E" on Page 32 of the Records of Benton County, Arkansas, and run North 250 feet; thence East 216 feet; thence South 250 feet; thence West 216 feet to the point of beginning.

The common description of the property is: 3302 SE L ST Bentonville AR 72712

Proposed land use: Apartments

The public hearing will be held Tuesday October 6, 20 20 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.

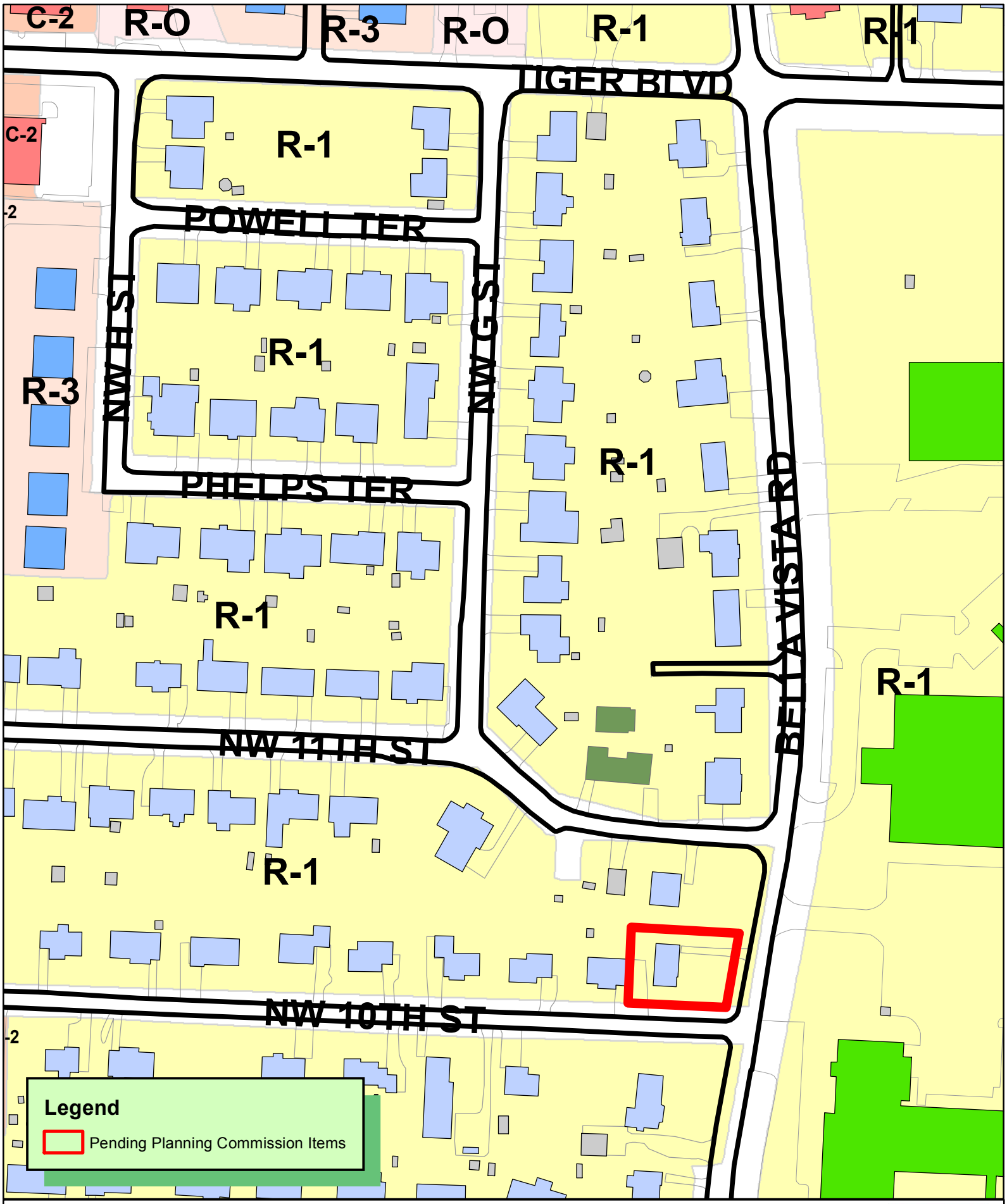
☑ I / we object to the rezoning because:

I think adding high-density residential will decrease the overall value of the neighborhood especially when every other residence is single-family.

Signature and Physical Address

Andrew Casey 1117 SE 33rd St. Bentonville, AR 72712

Signature and Physical Address



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1 inch = 150 feet

RZ20-0041
REZONING R-1 TO R-O
1001 BELLA VISTA RD

THE CITY OF BENTONVILLE

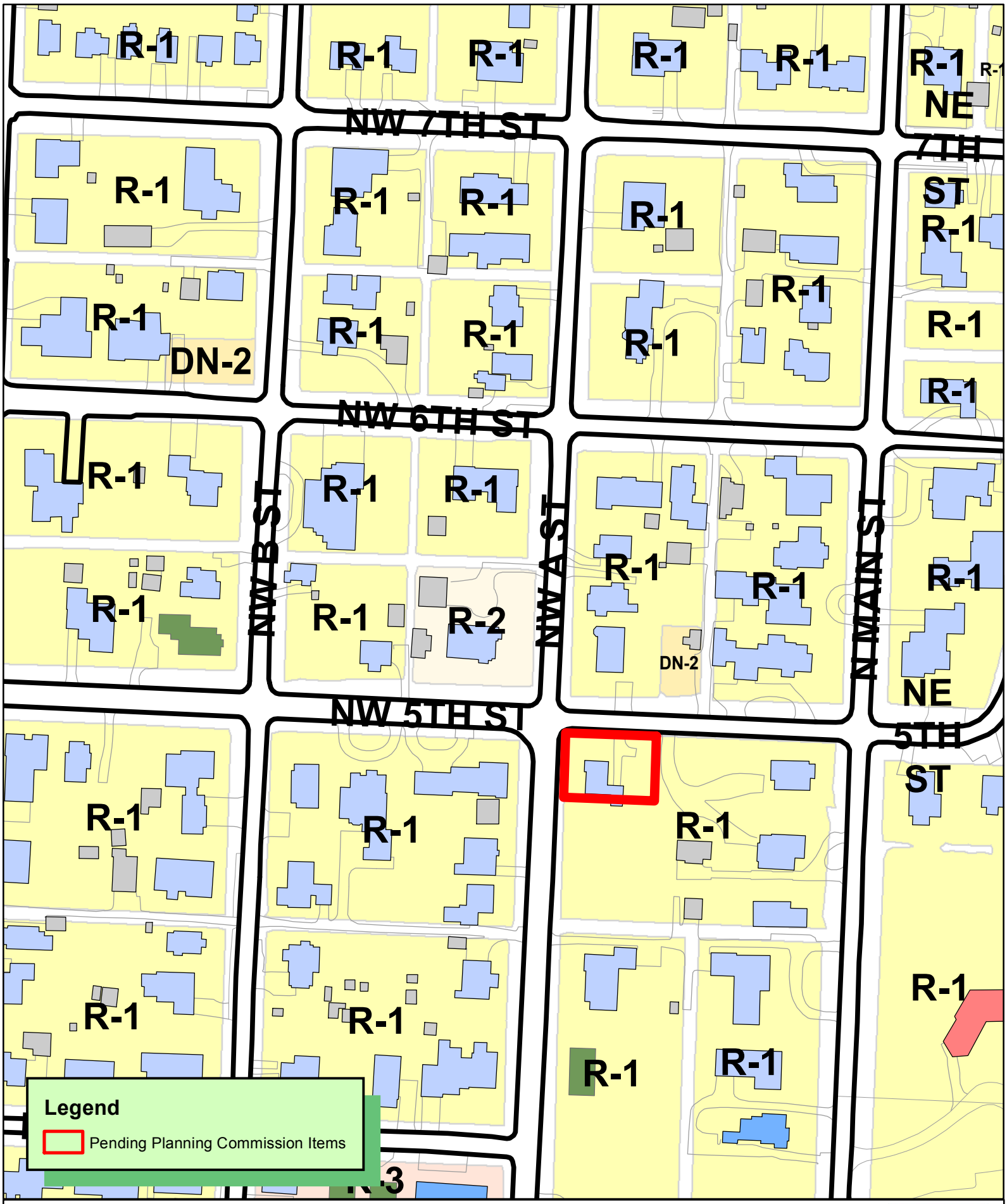
Hi Ali,

The reason for re-zoning is to give me and my wife the opportunity to run our businesses from that house, my wife is a real estate agent and she is currently exploring the possibilities to start her own real estate practice. From my end I do a lot of real estate investment so we thought we may be able to have a small residential office to work from.

Let me know if you need this narrative in another format.

Regards

Rigo Mendoza
717-571-7540



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1 inch = 150 feet

RZ20-0042
REZONING R-1 TO DN-2
ML-RES, LLC
412 NW A ST

THE CITY OF BENTONVILLE

August 18, 2020

NARRATIVE STATEMENT ACCOMPANYING REZONING APPLICATION FOR 412 NW A STREET, BENTONVILLE, ARKANSAS

Current Zoning Designation/Proposed Zoning Designation:

- Current Zoning Designation: R-1, Residential Single Family
- Proposed Zoning Designation: DN-2, Downtown Medium Density Residential
- Reason/Need For Zoning Change: Want to construct two residential dwelling units and an accessory dwelling unit on the site. The current zoning, R-1, does not allow this
- Current Owner: ML-Res, LLC (Alan Lewis and Nancy Martin)

Reason (need) for requesting zoning change: The current zoning designation (R-1) only permits one dwelling unit. The applicant wants to raze the existing structure and build two residential dwelling units and one accessory residential dwelling unit

Statement as to how the property will relate to surrounding properties: The property will relate well to surrounding properties. The applicant will construct tasteful, architecturally designed structures.

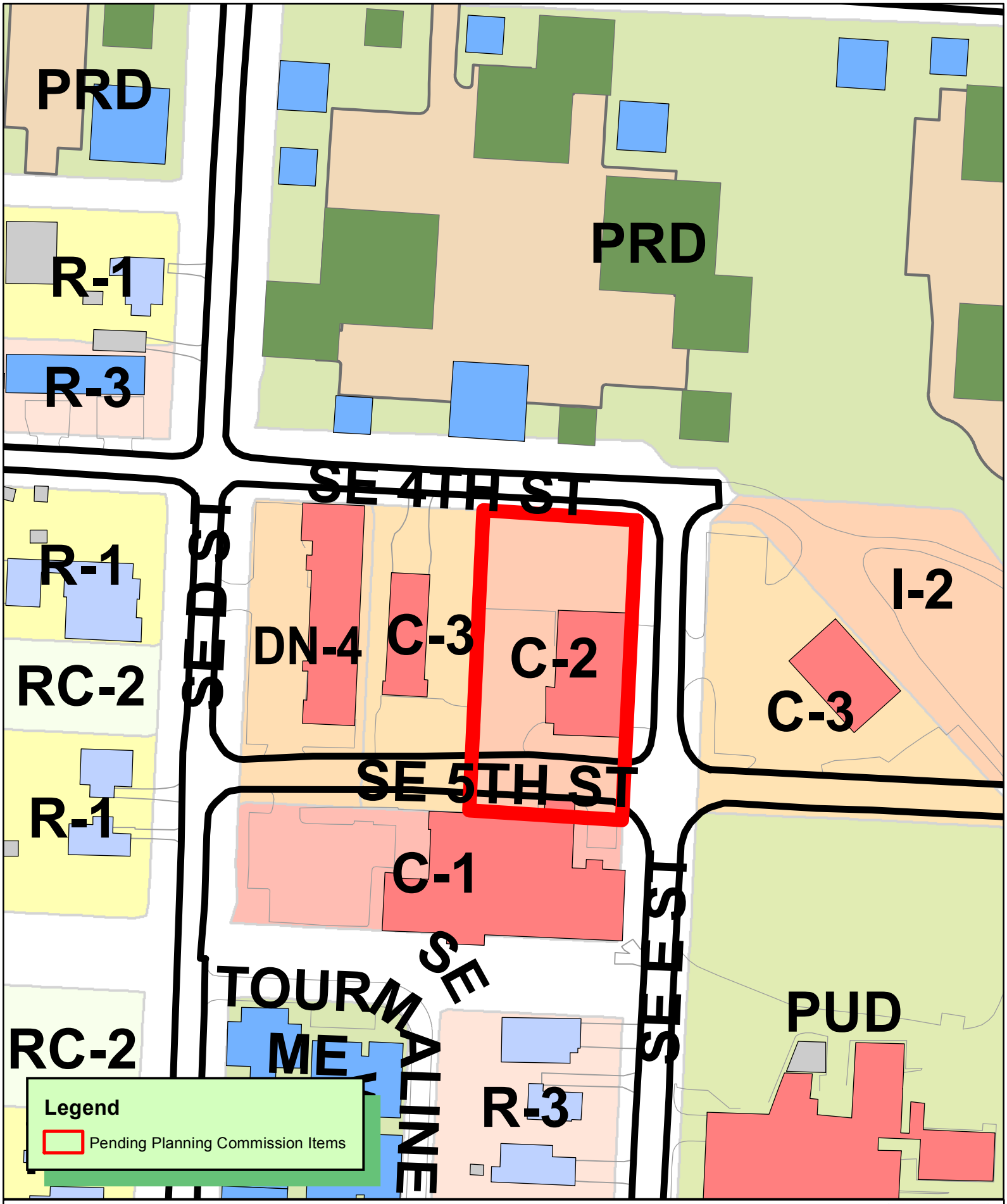
Use: The property will remain residential in use.

Traffic: The property is at the corner of NW A Street (collector) and NW 5th Street (collector).

Signage: There will be no signage, the property will be strictly residential.

Appearance: All structures to be placed on the property (assuming the rezoning is granted) will be architecturally designed. The applicant has built properties at 403 NW A Street, 701 NW D Street, and 703 NW D Street within the last five years. While the unit mix for this property will be different, good design is important to us.

Availability of Water/Sewer: As per the Water Department of the City of Bentonville, there is an eight-inch water line running along the front of the property on NW A Street. The property does not currently have sewer service and the applicant understands that before a building permit can be issued, a connection to a public main must be made. Bates & Associates, a civil engineering firm in Fayetteville, is working with the applicant and the City of Bentonville to accomplish this.



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1 inch = 100 feet

RZ20-0043
REZONING C-2 TO DE
405 SE 5TH ST, LLC

THE CITY OF BENTONVILLE

405 SE 5th Street, LLC

P.O. Box 1860 Bentonville, AR 72712-1860 | 479.268.4157

August 18, 2020

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

Re: Rezoning Request for 405 SE 5th Street Narrative

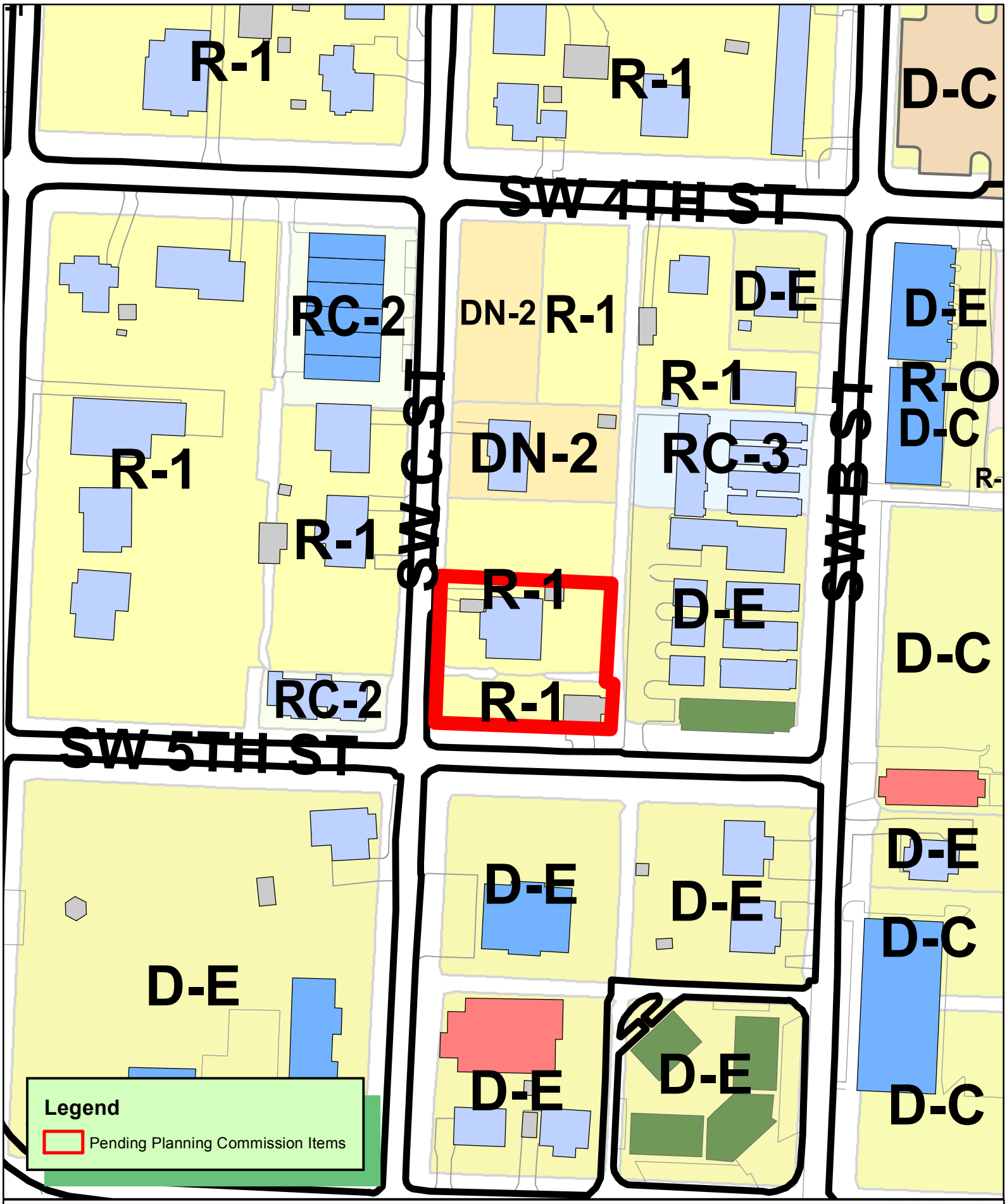
Parcels 01-03587-000 located at 405 SE 5th Street owned by 405 SE 5th Street, LLC is currently zoned C-2. The proposed zoning designation is C-3. This is an existing 1 story, 6,000 square feet engineered metal building. The rezoning request is needed to convert this building, currently used as a storage facility, into a neighborhood restaurant with an outdoor patio for dining.

The surrounding properties have various zoning designations. The property to the east is zoned C-3, the property to the south is zoned C-1, the property to the west is zoned DN-4 and the properties to the north are zoned I-2. According to the Land Use Plan from Bentonville G.I.S, the subject property is High Density Residential with Downtown Commercial, Public/Semi-public and other HDR designated properties adjacent to it.

The proposed adaptive reuse project will allow this existing building to be reused for another purpose other than which is was originally built for. Rezoning this property to C-3 will allow the adaptive reuse process to better utilize the existing structure as well as the exterior areas. Any proposed signage on the building or site will meet the city signage ordinance.

The subject property is at the corner of SE 5th and SE E street and is 3 blocks from J Street, SE 8th Street and E. Central Ave. This location is easy to get to from several directions.

The existing building is served by existing water line and sanitary sewer line on the east side of the property on SE E Street.



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1 inch = 100 feet

RZ20-0044
REZONING R-1 TO DN-2
BANWARTH
407 SW C ST

THE CITY OF BENTONVILLE

James Layout Services, LLC

PO Box 611 Farmington, Arkansas 72730
(479) 445-7731
jameslayoutservices@yahoo.com

8/31/2020
Planning Department
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

Re: 407 S.W. "C" St.
Bentonville, AR 72712
Rezoning Request

We are representing a request by Hunter Banwarth to rezone the property located at 407 SW C Street. The property currently has a home/garage and the owner would like to split the property in to two lots and demolish the existing home and build a house on each lot. Please find below the narrative addressing the required items under the Rezoning Checklist.

- *The property is currently zoned R-1 Single Family Residential. The proposed zoning is DN-2 Down Town Medium Residential.*

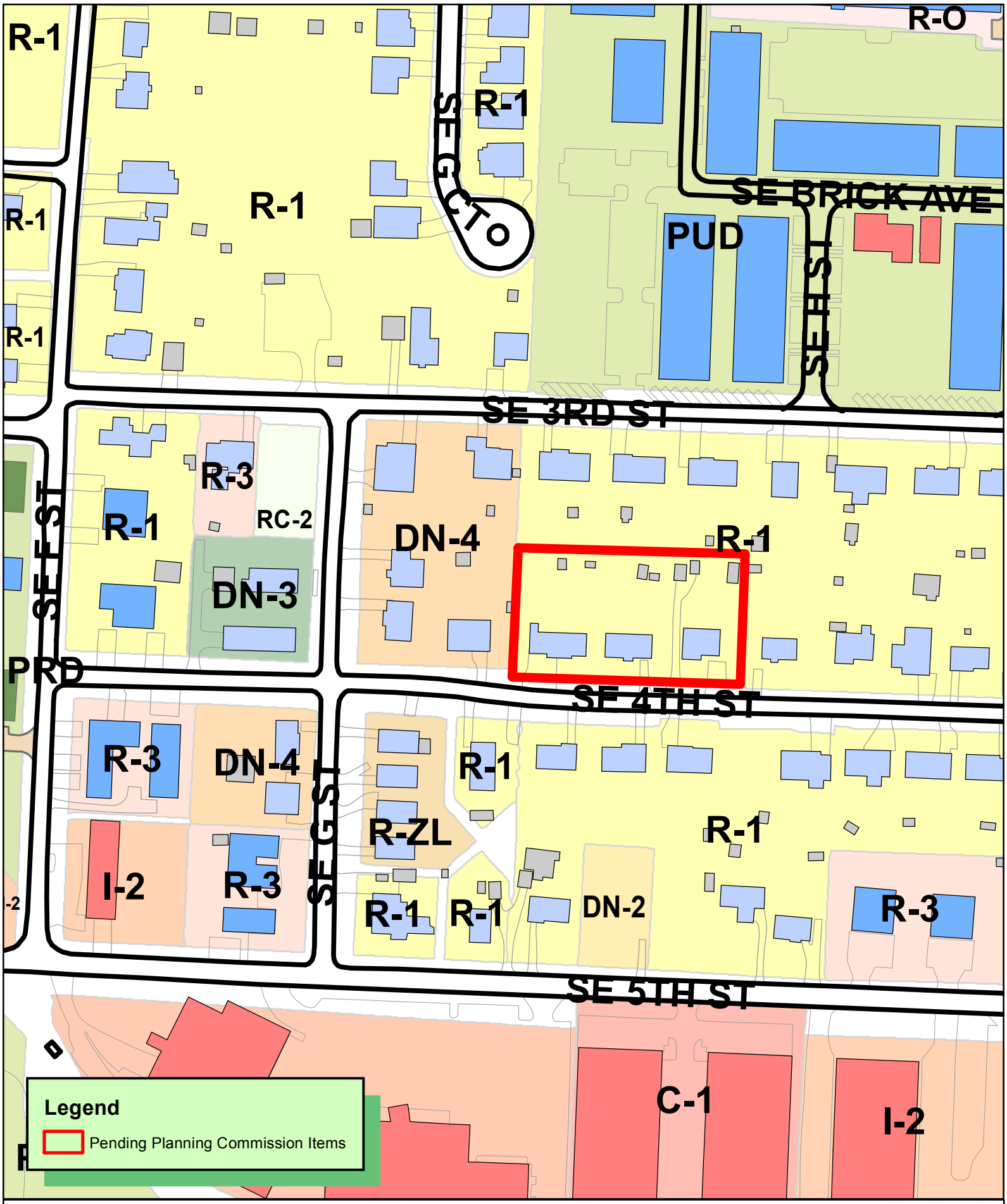
- *The rezone is requested so that the client can create two lots of the parcel that will be submitted as a lot Split after the rezone is approved.*

- *The proposed rezone will allow the property to be split in two lots. After the rezone and lot split is approve the client would like to build a house on each lot.*

- *Sewer line and Water line runs North and South along NW C Street.*

Sincerely,
James Layout Services, LLC

_____
Nick Rumancik
Field Operation Manager



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1 inch = 150 feet

RZ20-0045
REZONING R-1 TO DN-3
CAMPBELL & MEEKS
LOTS 13, 14 & 15 EAST SIDE 2ND ADD

THE CITY OF BENTONVILLE

Rezoning Narrative
901, 903, 905 SE 4th Street

Current Zoning Designation: R-1 Single Family Residential

Proposed Zoning Designation: DN-3- Downtown High Density Residential

Explanation: Newell Development, LLC (project developer) proposes to rezone the properties located at:
901 SE 4th Street (01-02484-000)
903 SE 4th Street (01-02483-000)
905 SE 4th Street (01-02482-000)
in order to develop a real estate project in compliance with the DN development standards.

The current owners listed below endeavor to sell their properties to Randall Hinton LLC:
Jess F. Campbell, 901 SE 4th Street (01-02484-000)
Wanda Mae Meeks, 903 SE 4th Street (01-02483-000)
Darrell R. Meeks & Carrie L. Meeks, 905 SE 4th Street (01-02482-000)

Reason to Rezone: The rezone would allow for future owners to build three story medium density housing in the SE Downtown Area adjacent to the Market District.

Statement of how the property will relate to surrounding properties: The development proposed for the property will add additional options to the increasing number of multi-family projects in the Market District and SE downtown area as well as contribute to the SE Area Downtown Plan in terms of "redevelopment and rehabilitation and the addition of medium density residential uses that are compatible with the existing residential types."- SE Downtown Area Plan

Use: The multi-family residential development will complement the SE Downtown Area Plan by providing "greater numbers of people who live in the area who can patron businesses and restaurants. It provides a variety in housing type for people who prefer something other than the traditional single-family home. It also provides opportunities for housing at a variety of price points." -SE Downtown Area Plan

Traffic: The additional units should not impact current traffic patterns and will encourage more pedestrian and bicycle traffic within the district.

Signage: None proposed at this time.

Appearance: Development will fit in form and scale of the SE side of downtown Bentonville and will work within the zoning standards.

Water/ Sewer/ Electric: On-Site

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1 inch = 100 feet

CU20-0041
CONDITIONAL USE
CANVAS CHURCH 1106 NW 10TH ST
PARCEL 01-00854-000

THE CITY OF BENTONVILLE

Canvas Church Narrative

The building and land located at 1106 NW 10th Street, Bentonville, AR, is currently zoned for use as a commercial property and being used for a Dance Studio business. The property is currently surrounded by residential to the north and south of the property and connects to the back of a commercial strip mall on the east side of the property. To the west is an existing city easement for cellular utilities.

We are proposing the usage of the building and land property for Canvas Church NWA, a non-denominational church that was started in 2019 in the city of Centerton. The Church is planning to finalize purchase and move to Bentonville, AR at 1106 NW 10th Street by mid-late September. Church services are held on Sundays, 10:30am-12pm. Occasionally the building and property will be used for small groups, such as Youth or Women's prayer group, and church get-togethers during the week. Our current congregation ranges between 75-100 adults and we would expect the existing parking to accommodate this attendance. There are no current indoor or outdoor structural changes planned. There are no exterior lighting changes planned for the property at this time.

Signage will be at the Building site street (exiting sign in place for previous business occupant). Separate signage permit has been submitted for city approval – the sign size will remain consistent with existing but rebuilt as existing wood is currently in disrepair. Overall appearance of the building will remain consistent with it's existing exterior however refreshed via paint in the future (see images attached) to help identify the site as Canvas Church NWA. Direct utilities already exist at the site including existing bathrooms and kitchenet are. Attached are the site images, property boundaries and future looks/feel of exterior and interior with floorplan.

Mixed Use Building

1106 NW 10th St. | Bentonville, AR

CUSHMAN & WAKEFIELD | sage PARTNERS

Building Highlights

- Sale Price: $468,000.00
- 7,800 SF available
- Potential uses: Dance Studio, Day Care, Church
- Zoned Commercial
- Located just off of N. Walton Blvd.
- Close proximity to Downtown Bentonville

84,382	33.6		
Population	Median Age		
2.6	$78,484	3,199	68,923
Average Household Size	Median Household Income	Total Businesses	Total Employees

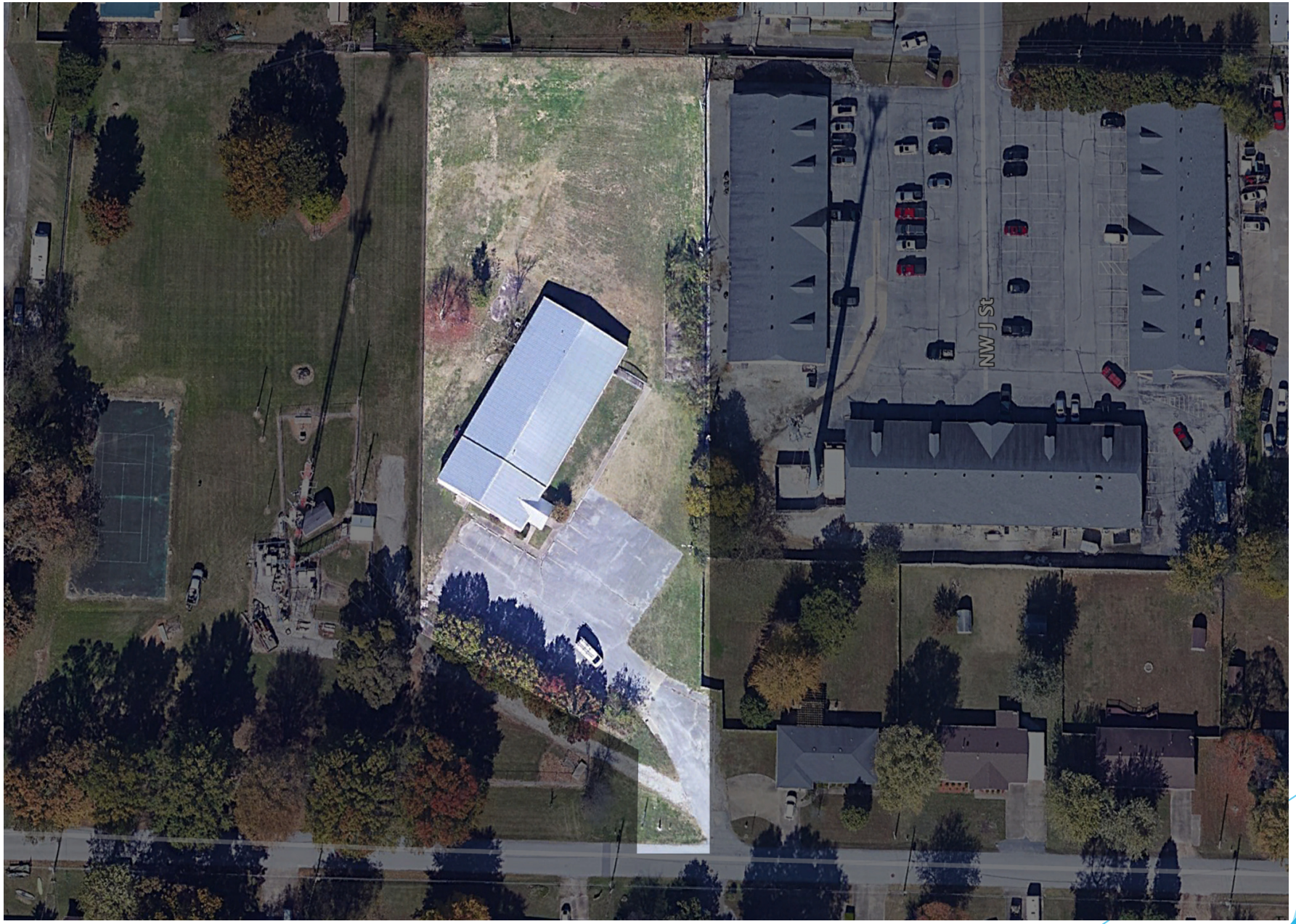
5 MILE RADIUS ESRI BUSINESS ANALYST

Aerial

1106 NW 10th | Bentonville, AR

CUSHMAN & WAKEFIELD | sage PARTNERS

Facility Opportunity

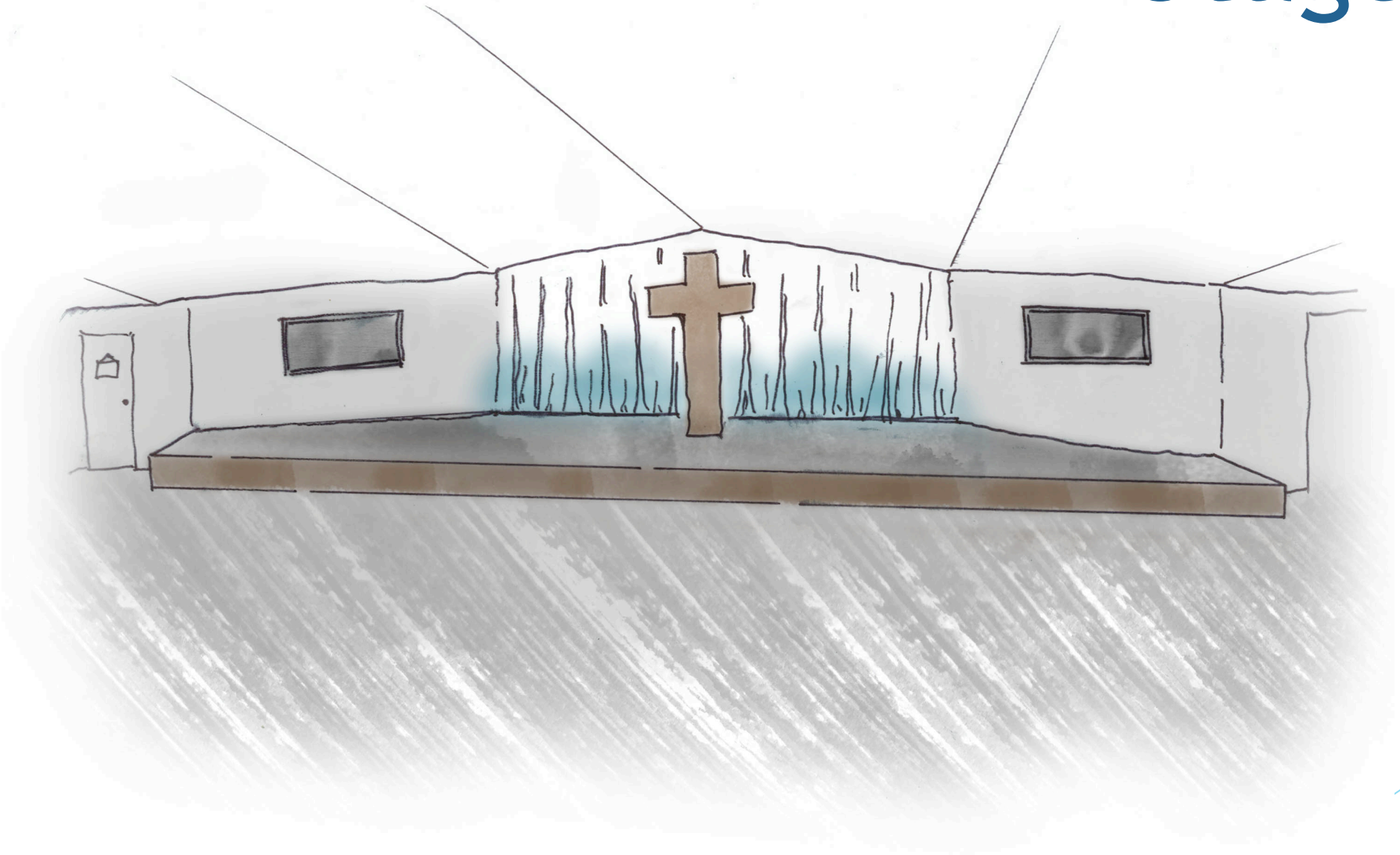

NW J St

Canvas Church NWA

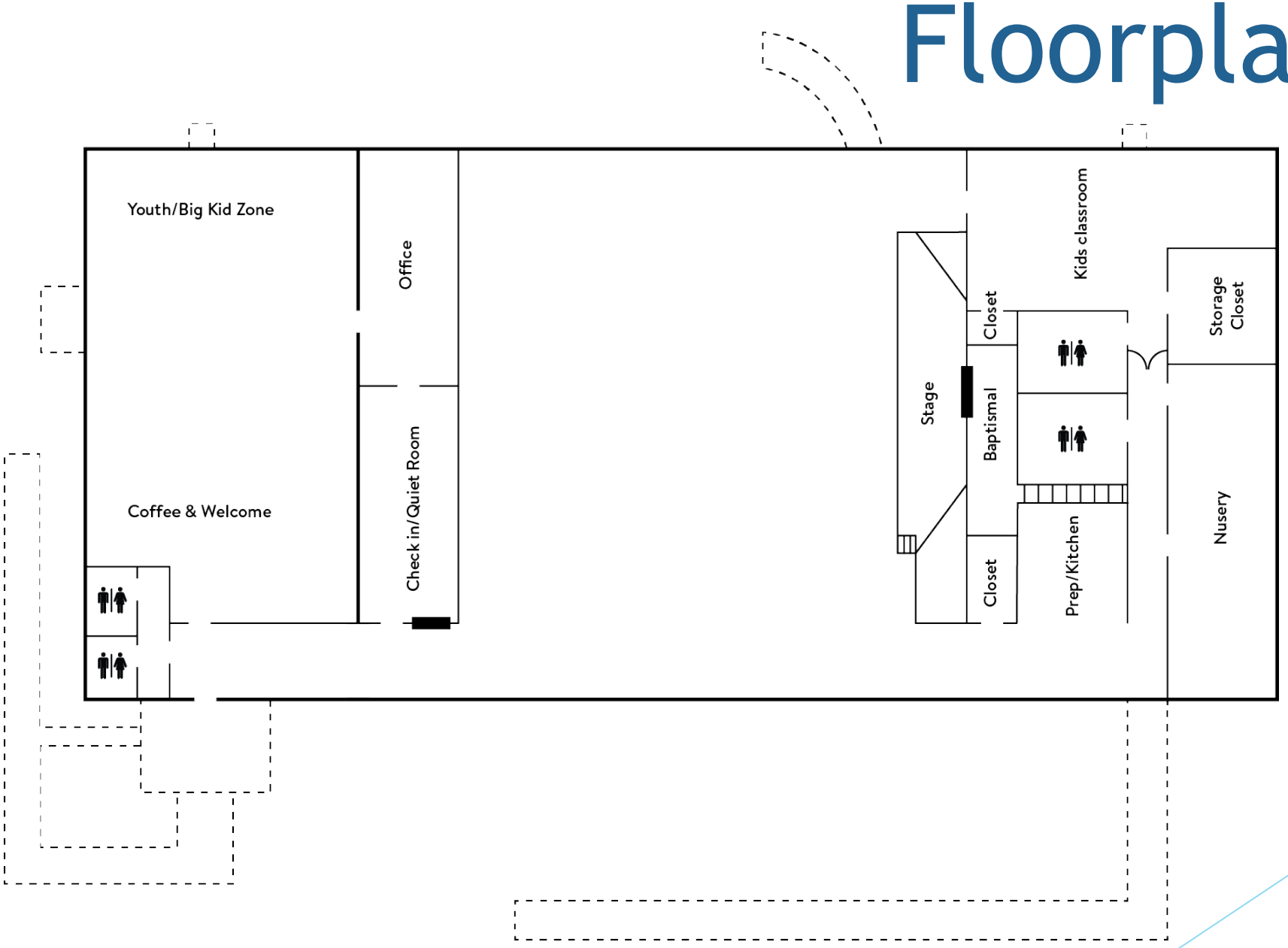
Our Potential Future

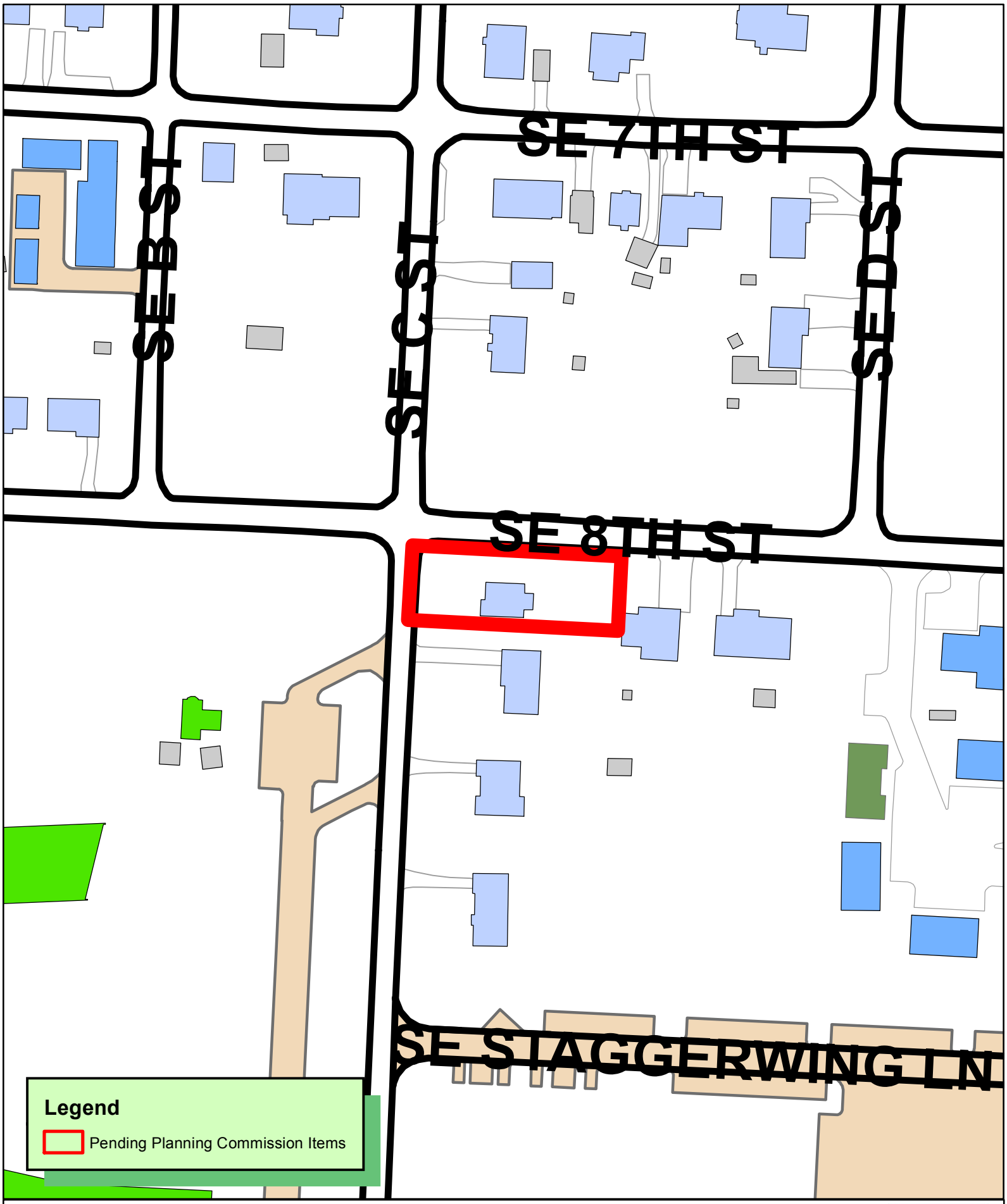
Welcome/Youth Zone

Stage



Floorplan


Youth/Big Kid Zone
Coffee & Welcome
Office
Check in/Quiet Room
Stage
Closet
Baptismal
Closet
Kids classroom
Prep/Kitchen
Storage Closet
Nusery



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1 inch = 100 feet

CU20-0042
CONDITIONAL USE
TEMPORARY PARKING LOT
801 SE C ST

THE CITY OF BENTONVILLE

Annalee Jones
801 SE C ST
Bentonville, AR
72712

August 31, 2020

RE: Conditional Use - Temporary Parking Lot

Bentonville Planning Commission

I, Anna Jones, own the house at 801 SE C Street, Deed 2016/57221. The property is Zoned DE which allows by right medical services offices, and my husband, Joshua Jones, would like to operate his chiropractic wellness office out of the home. The existing house will be beautified and updated in compliance with city requirements. The change of use requires a Large Scale Development to prepare for a parking lot installation.

Although Sec. 501.06 off-street parking requirements do not apply to existing structures in the DE district, the plan is to provide patient parking including one ADA Van Space. A conditional use is required to add a temporary gravel parking lot in preparation for a Large Scale Development plan. The proposed improvements are estimated to take 12 to 18 months for plan preparation, permitting, and construction.

- **Proposed use** - temporary gravel parking lot for chiropractic wellness office
- **Site plan** designating property lines, existing home, and proposed parking lot is attached
- **Hours of operation** - Monday through Thursday 9am to 5pm; Fridays 9am to 2pm
- **Indoor and Outdoor areas to be utilized** - existing home used as office & backyard converted to provide patient parking
- **Planned structural changes** - as required by civil engineer study to be conducted for future LSD parking lot improvements
- **Parking needs** - conditional use requested to allow temporary gravel parking lot until the LSD is approved and construction begins
- **Planned outdoor lighting** - none planned until LSD study recommends
- **Anticipated patients** - 15 to 25 per day
- **Proposed employees** - 1 to 3 daily
- **Photographs** are attached
- **No covenants** exist for this site

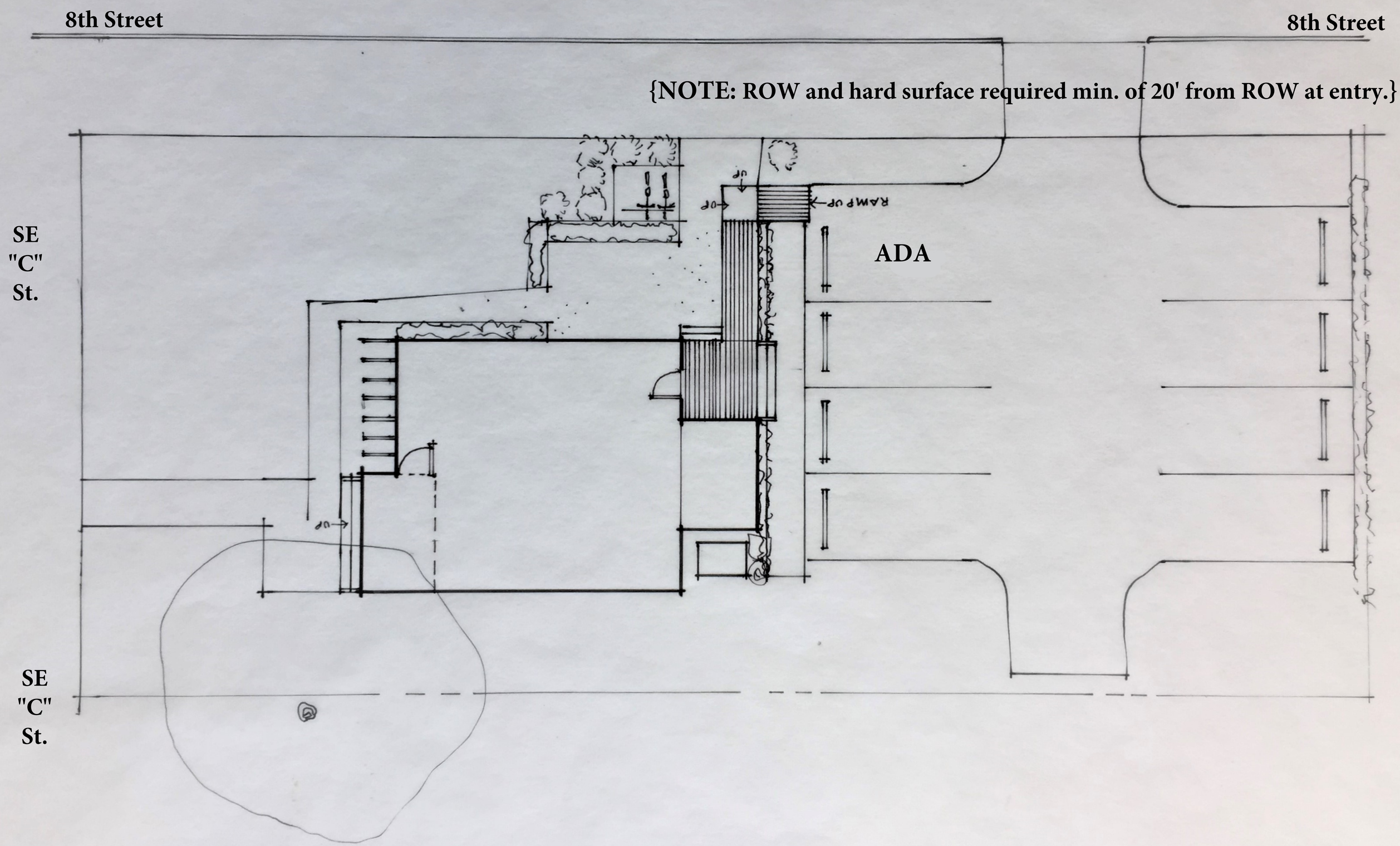
Please place this item on your agenda for consideration.

Sincerely,
Anna Jones

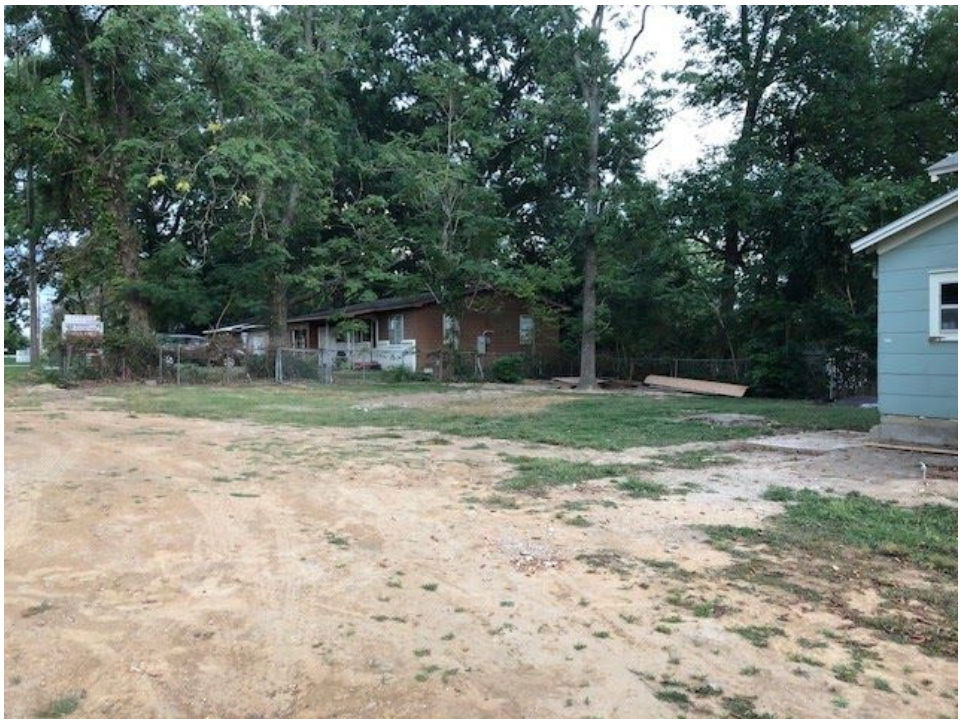
801 SE C Street

ZONED DE
BENTONVILLE , AR

N ^



Address side - from SE C Street facing East

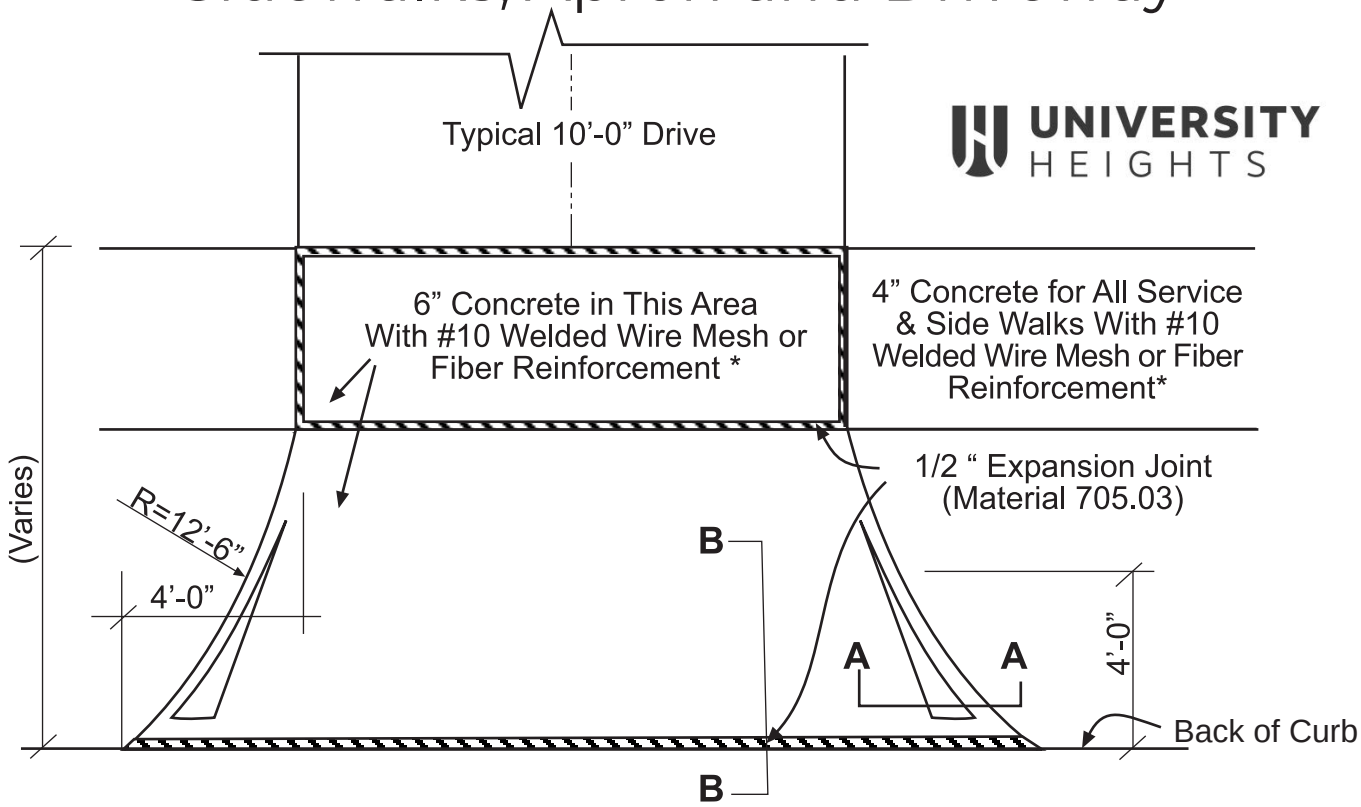


Side of house - facing East with view into Current Backyard/Proposed Parking Area to South

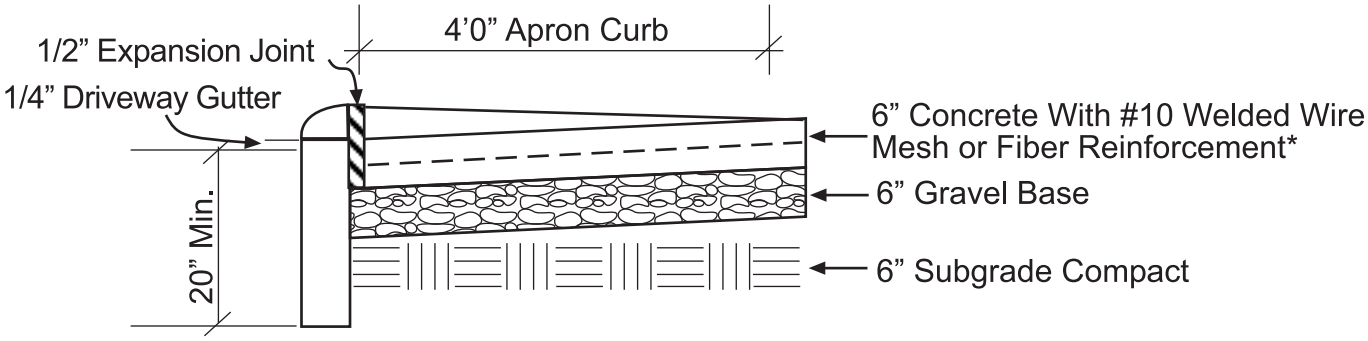
Current backyard/Proposed Parking Area - from corner of house facing Northeast towards 8th Street

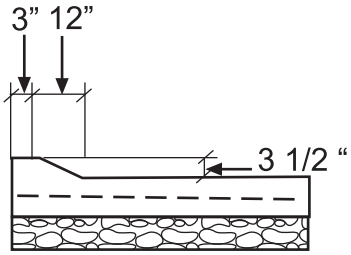
Current Backyard/Proposed Parking Area - from corner of yard facing Northwest towards 8th Street

Typical Concrete Specifications, Sidewalks, Apron and Driveway



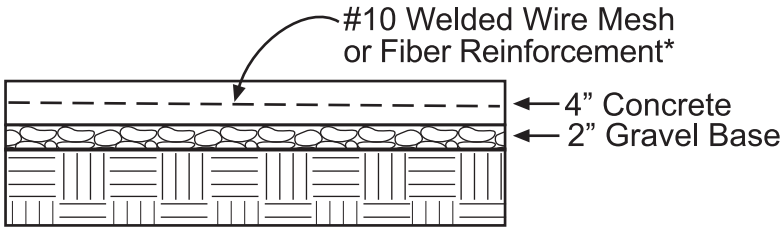
Typical Concrete Apron





Detail Apron Curb
Section A-A

Typical Concrete Drive

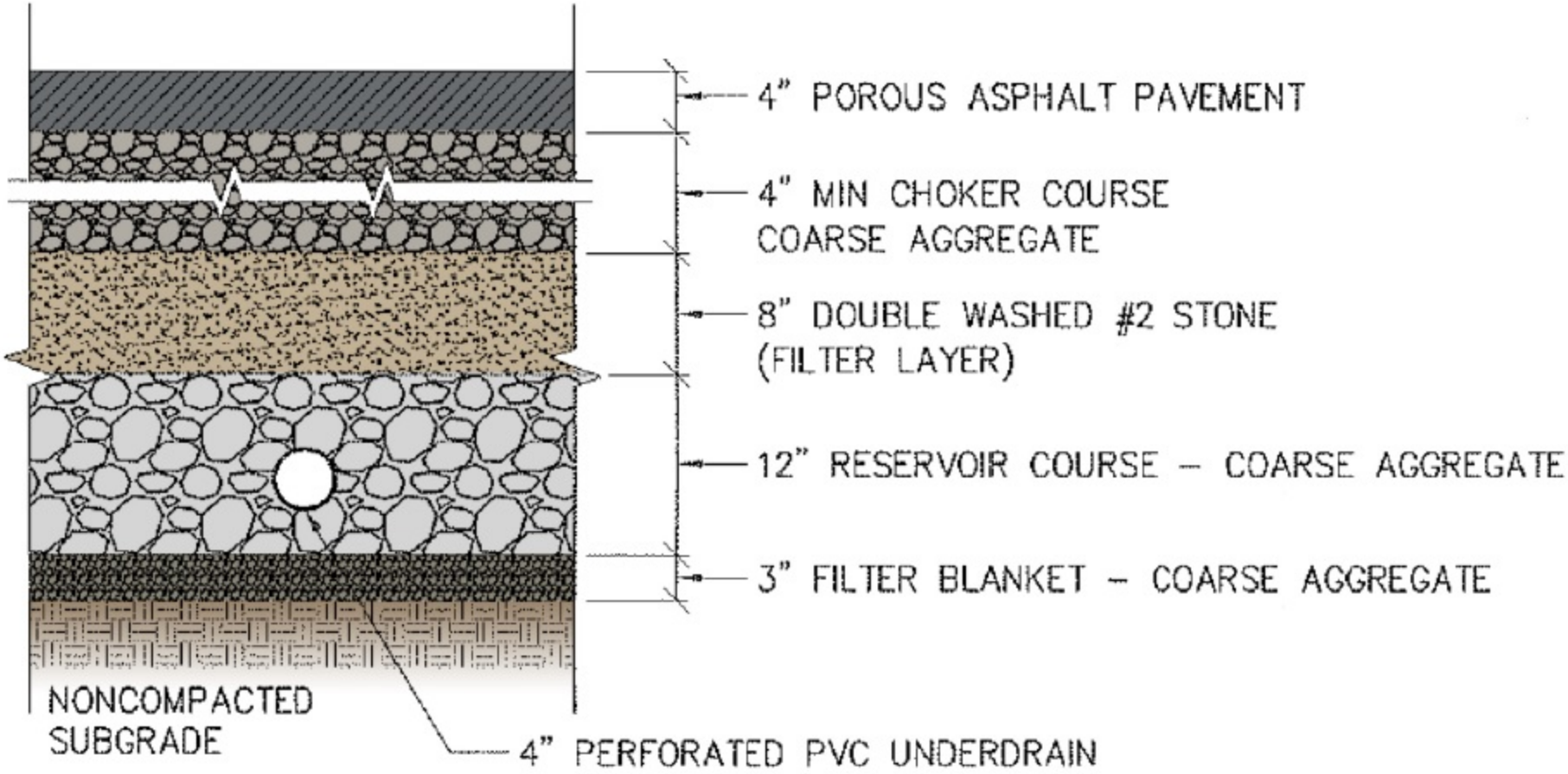


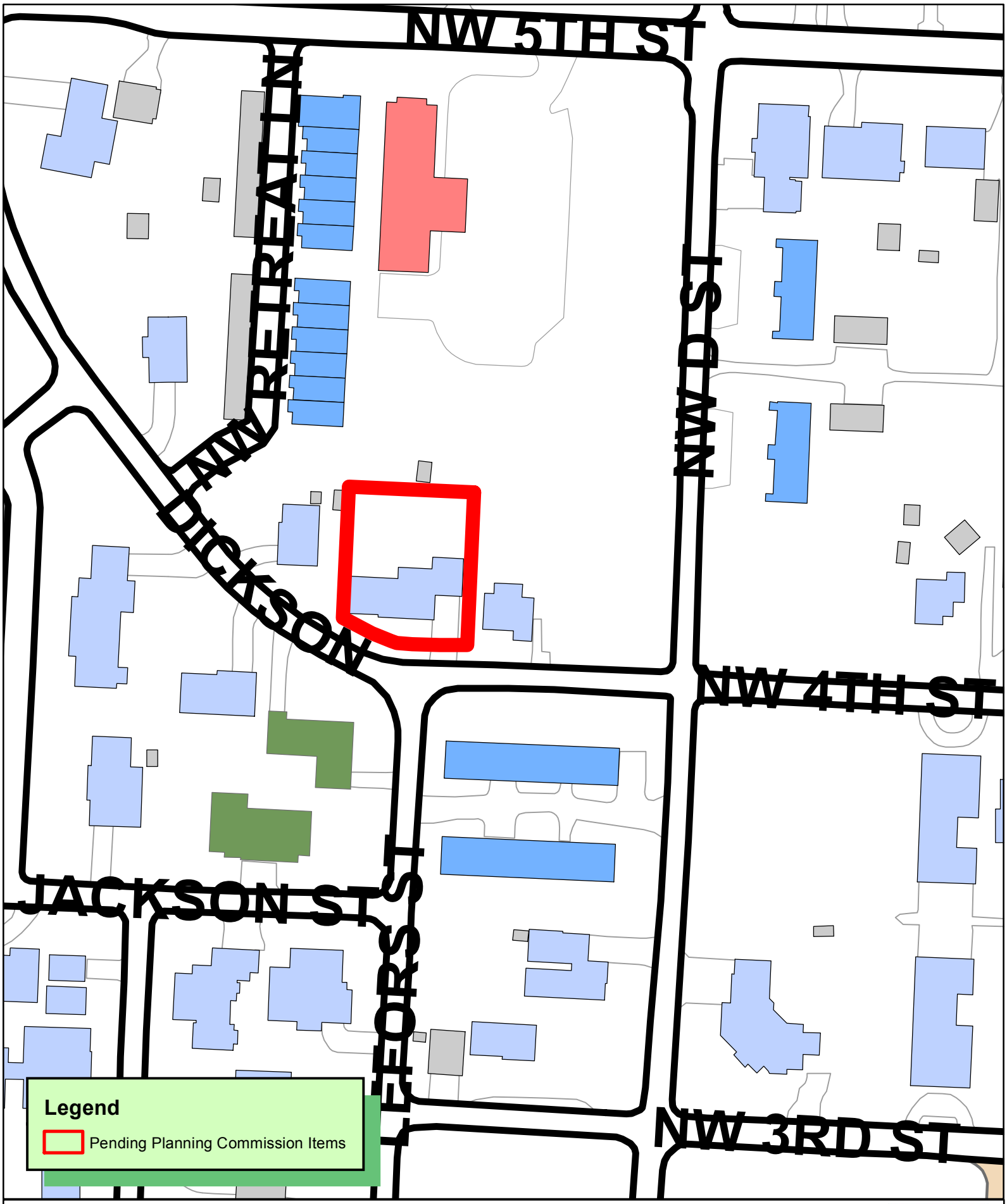
Typical Concrete Drive
Section B-B (With Curb)

*Provide a concrete receipt for the inspector to prove that fiber reinforcement was used.

Rev: 5-5-06

PERMEABLE PAVEMENT





N
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1 inch = 100 feet

LS20-0043
LOT SPLIT
SCHAFFER
LOT 1

THE CITY OF BENTONVILLE

CITY NOTES:

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

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

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

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

5. 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. CURRENTLY IT IS ZONED R-1 PER THE CITY

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

7. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

8. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HER0N, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND 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, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED:

_____
GREGORY SCHAFFER DATE

_____
KATE SCHAFFER DATE

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

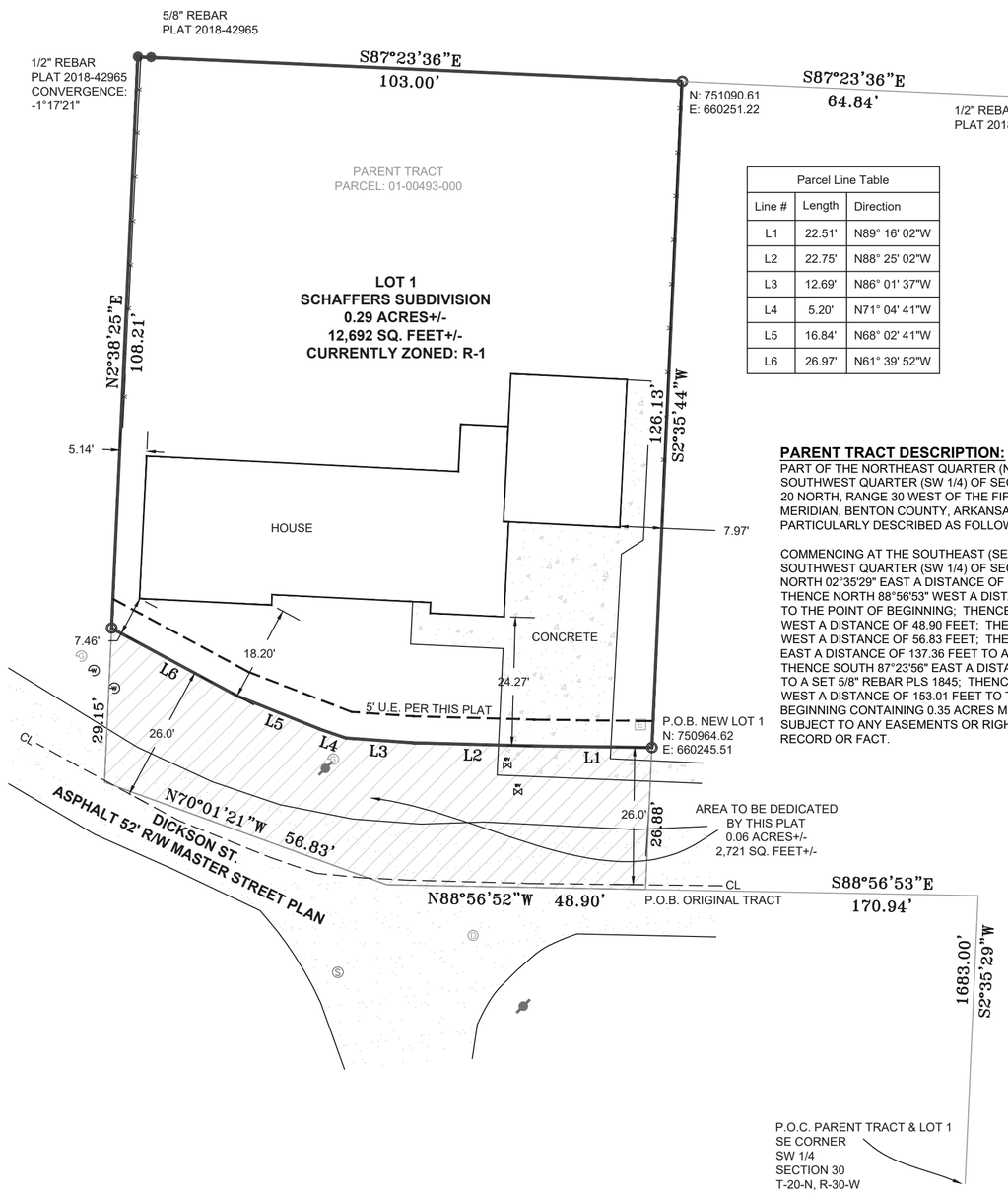
DAY OF _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYING ACCURACY

I, MATTHEW JAMES, 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. 1845 STATE OF ARKANSAS



Parcel Line Table		
Line #	Length	Direction
L1	22.51'	N89° 16' 02"W
L2	22.75'	N88° 25' 02"W
L3	12.69'	N86° 01' 37"W
L4	5.20'	N71° 04' 41"W
L5	16.84'	N68° 02' 41"W
L6	26.97'	N61° 39' 52"W

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

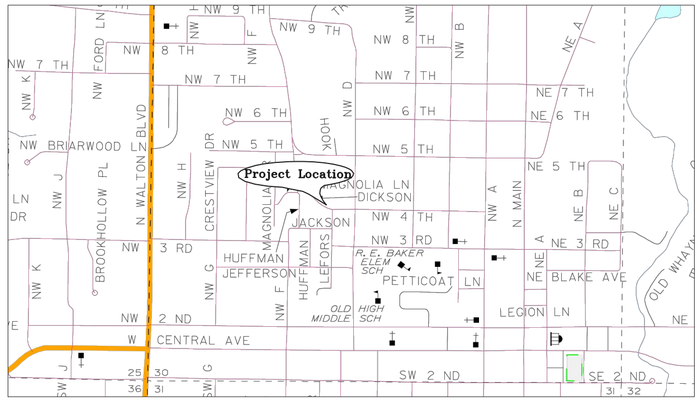
PARENT TRACT DESCRIPTION:
PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 30; THENCE NORTH 02°35'29" EAST A DISTANCE OF 1683.00 FEET; THENCE NORTH 88°56'53" WEST A DISTANCE OF 170.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°56'52" WEST A DISTANCE OF 48.90 FEET; THENCE NORTH 70°01'21" WEST A DISTANCE OF 56.83 FEET; THENCE NORTH 02°38'25" EAST A DISTANCE OF 137.36 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°23'56" EAST A DISTANCE OF 103.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°35'44" WEST A DISTANCE OF 153.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.35 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

ORIGINAL PARENT TRACT SURVEY DESCRIPTION:
PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 30; THENCE NORTH 02°35'29" EAST A DISTANCE OF 1683.00 FEET; THENCE NORTH 88°56'53" WEST A DISTANCE OF 170.94 FEET; THENCE NORTH 02°35'44" EAST A DISTANCE OF 26.88 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE; NORTH 89°16'02" WEST A DISTANCE OF 22.51 FEET; THENCE NORTH 88°25'02" WEST A DISTANCE OF 22.75 FEET; THENCE NORTH 86°01'37" WEST A DISTANCE OF 12.69 FEET; THENCE NORTH 71°04'41" WEST A DISTANCE OF 5.20 FEET; THENCE NORTH 68°02'41" WEST A DISTANCE OF 16.84 FEET; THENCE NORTH 61°39'52" WEST A DISTANCE OF 26.97 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°38'25" EAST A DISTANCE OF 108.21 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°23'36" EAST A DISTANCE OF 103.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°35'44" WEST A DISTANCE OF 126.13 FEET TO THE POINT OF BEGINNING CONTAINING 0.29 ACRES OR 12,692 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

Vicinity Map
N.T.S.



CITY OF BENTONVILLE PROJECT NUMBER: LS20-0043

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 to the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book L202036094 at the Office of the Circuit Clerk Benton County, Arkansas.

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

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

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

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

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

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

10. This property is currently zoned R-1.

11. 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.

12. Subsurface and environmental conditions were not examined nor considered a part of this survey.

13. 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.

14. (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 05007C090J. Revised date September 28, 2007.

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATION 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

State Filing Code:
500-20N-30W-0-30-310-04-1845

Lot Split
Creating Lot 1 of Schaffers Subdivision

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

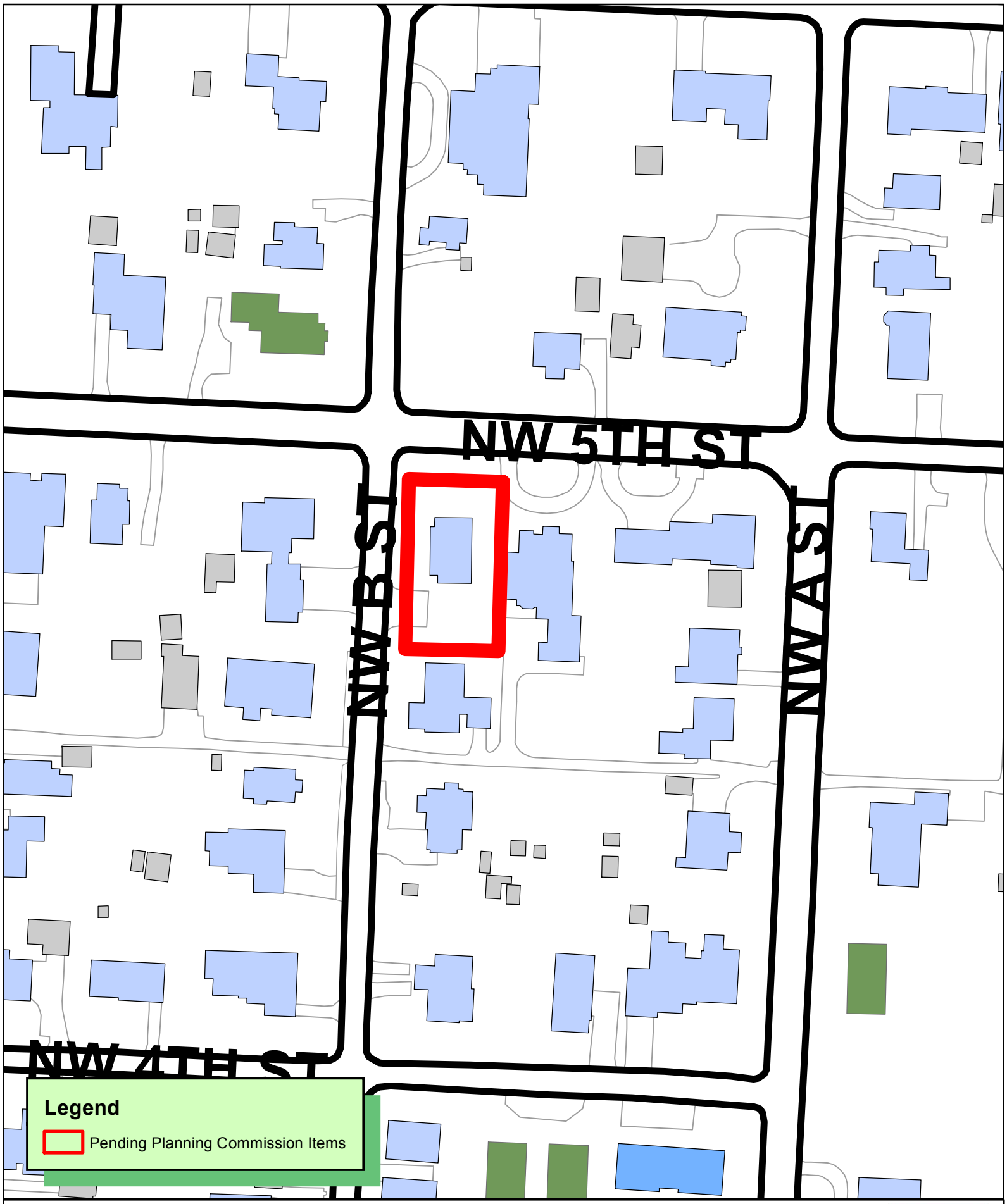
REGISTERED
STATE OF ARKANSAS
NO. 1845
SIGNATURE
MATTHEW D. JAMES
PROFESSIONAL LAND SURVEYOR

Recording Information

Job Number: 20-238 bndy
Field Work: W.A.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 08/27/2020
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

LEGEND
- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- AHTD R-O-W MONUMENT
- BENCHMARK
- GUARD POST
- UTILITY POLE
- TELEPHONE RISER
- FIBER OPTIC TELEPHONE RISER
- ELECTRICAL RISER
- CABLE RISER
- TRAFFIC SIGNAL
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- GAS METER
- DRAINAGE MANHOLE
- (XXXXX') RECORD DISTANCE
- (XX°XX'XX") RECORD BEARING
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- TREE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PAINTED STRIPE
- TELEPHONE LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- TELEVISION CABLE
- PROPERTY LINES
- BUILDING SETBACK
- UTILITY POLE (WITH GUY WIRE)

SHEET NO.
1 OF 1



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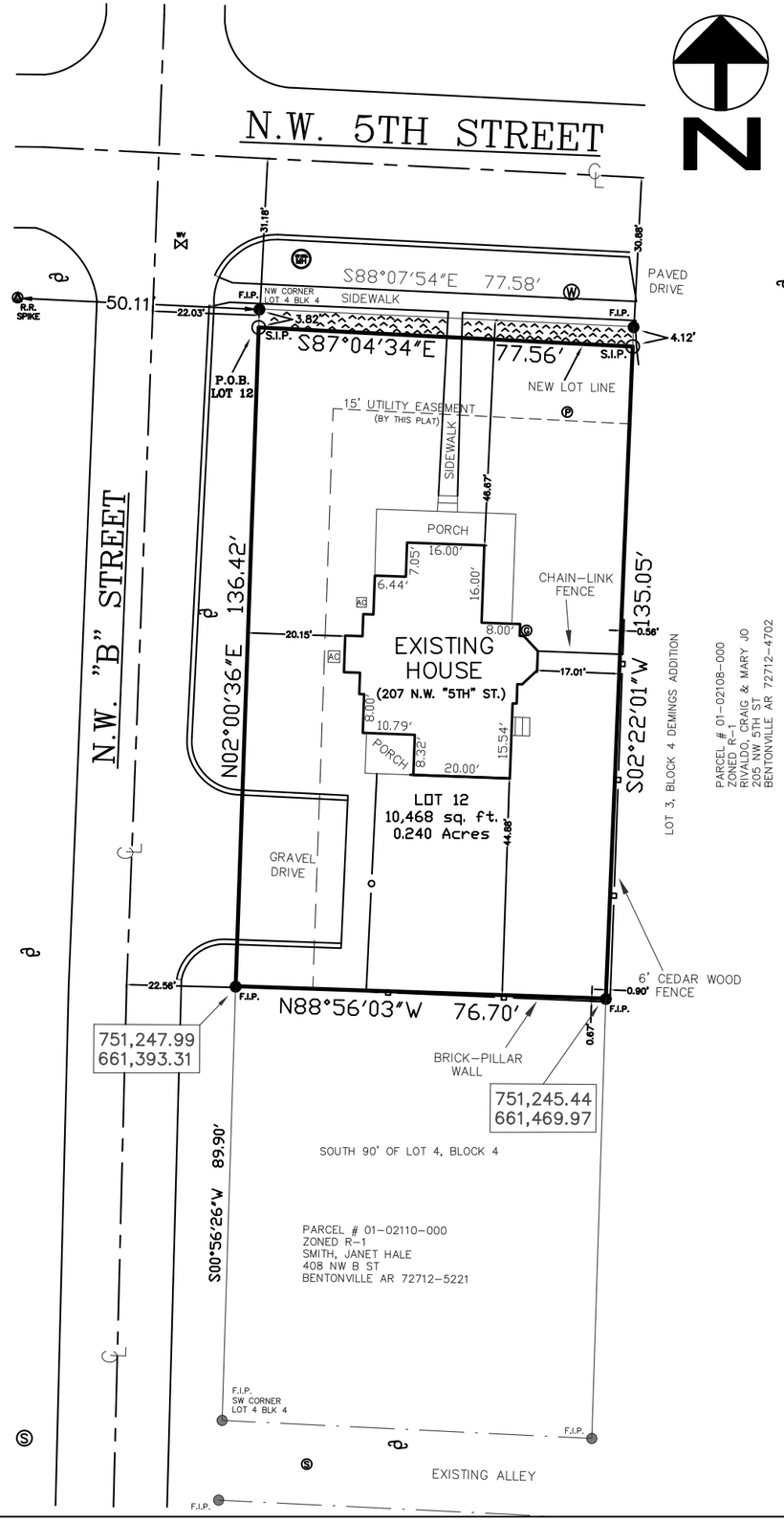
1 inch = 100 feet

PLA20-0048
DEMINGS ADDITION
LOT 4 CREATING LOT 12

THE CITY OF BENTONVILLE



LEGEND

- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- R.R. R.R. SPIKE
- PROPERTY LINE
- CENTERLINE
- FENCE
- ADJ. PROPERTY LINE
- EXISTING ALLEY
- UTILITY EASEMENT
- AREA DEDICATED BY PLAT
- POWER POLE
- SEWER MANHOLE
- WATER VALVE
- GAS METER
- WATER METER
- WATER SPIGOT
- AIR CONDITIONING

SCALE 1"=30'

30 15 0 30

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:

_____
MAYOR

_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

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.

DATE OF EXECUTION:

_____

SIGNED:

_____
COLBY A. IRVING

SIGNED:

_____
JEANETTA IRVING

PRINT:

_____

STATE OF ARKANSAS)

COUNTY OF BENTON)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC SIGNATURE

CITY REQUIRED NOTES:

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

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

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

4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

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

SURVEYOR NOTES:

1. PARENT DEED FILED IN DEED RECORD L2020 AT PAGE 10962.

2. PROPERTY IS COUNTY TAX PARCEL #01-02109-000.

3. THE CURRENT ZONING FOR THE PROPERTY IS RESIDENTIAL (R-1). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

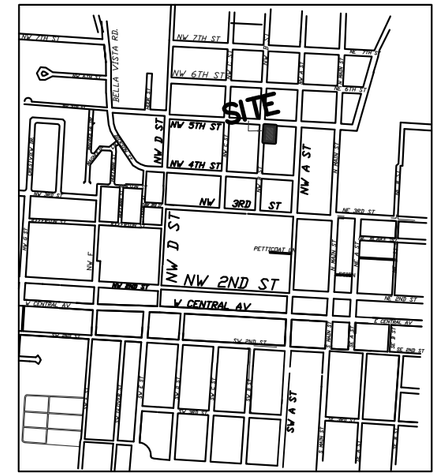
4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE NEW LOT 12, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.

5. WORK N THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0255 K, DATED JUNE 5, 2012.

REGISTERED
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ
PROFESSIONAL LAND SURVEYOR



PROPERTY DESCRIPTION (PARENT)

A STRIP OF LAND AMOUNTING TO THE NORTH 140 FEET OF LOT 4, BLOCK 4, DEMINGS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 56).

PROPERTY DESCRIPTION (LOT 12)

COMMENCING AT AN EXISTING FOUND IRON PIN ON THE NORTHWEST CORNER OF SAID LOT 4. BLOCK 4, THENCE SOUTH 02°00'36" WEST 3.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°04'34" EAST 77.56 FEET TO A SET IRON PIN; THENCE SOUTH 02°22'01" WEST 135.05 FEET TO A FOUND IRON PIN; THENCE NORTH 88°56'03" WEST 76.70 FEET TO A FOUND IRON PIN; THENCE NORTH 02°00'36" EAST 136.42 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

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

PROP. LINE ADJ. OF THE NORTHERN 140' OF LOT 4, BLOCK 4 DEMINGS ADDITION, CREATING LOT 12, BLOCK 4

OWNER CONTACT INFO:
COLBY & JEANETTA IRVING
2203 NW WILLOW ST.
BENTONVILLE, AR 72712

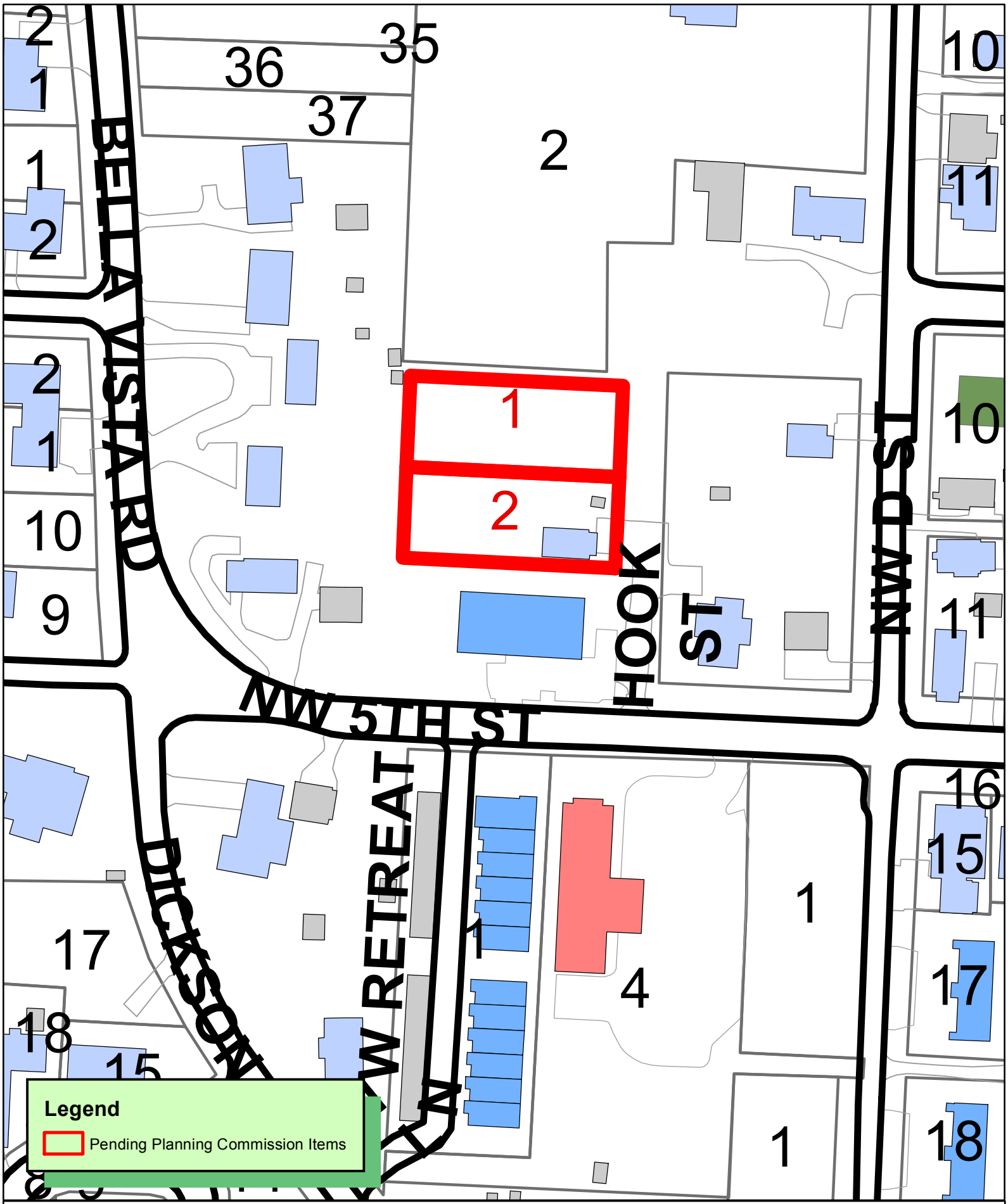
273-7989 OR 366-7989

CONSULTING INC.
P.O. BOX 223
BENTONVILLE, AR 72712

REVISIONS		
No.:	BY:	DATE:
#1	C.I.	8/30/20
#2	C.O.B.	9/20/20

DRAWN BY: DP/ZS	DATE: 04/10/17
CHECKED BY:	JOB No.: 2015135
SCALE: 1"=30'	SHEET: 1

ATLAS PAGE 361 BENTONVILLE PROJECT #: PLA20-0048



N
W E
S

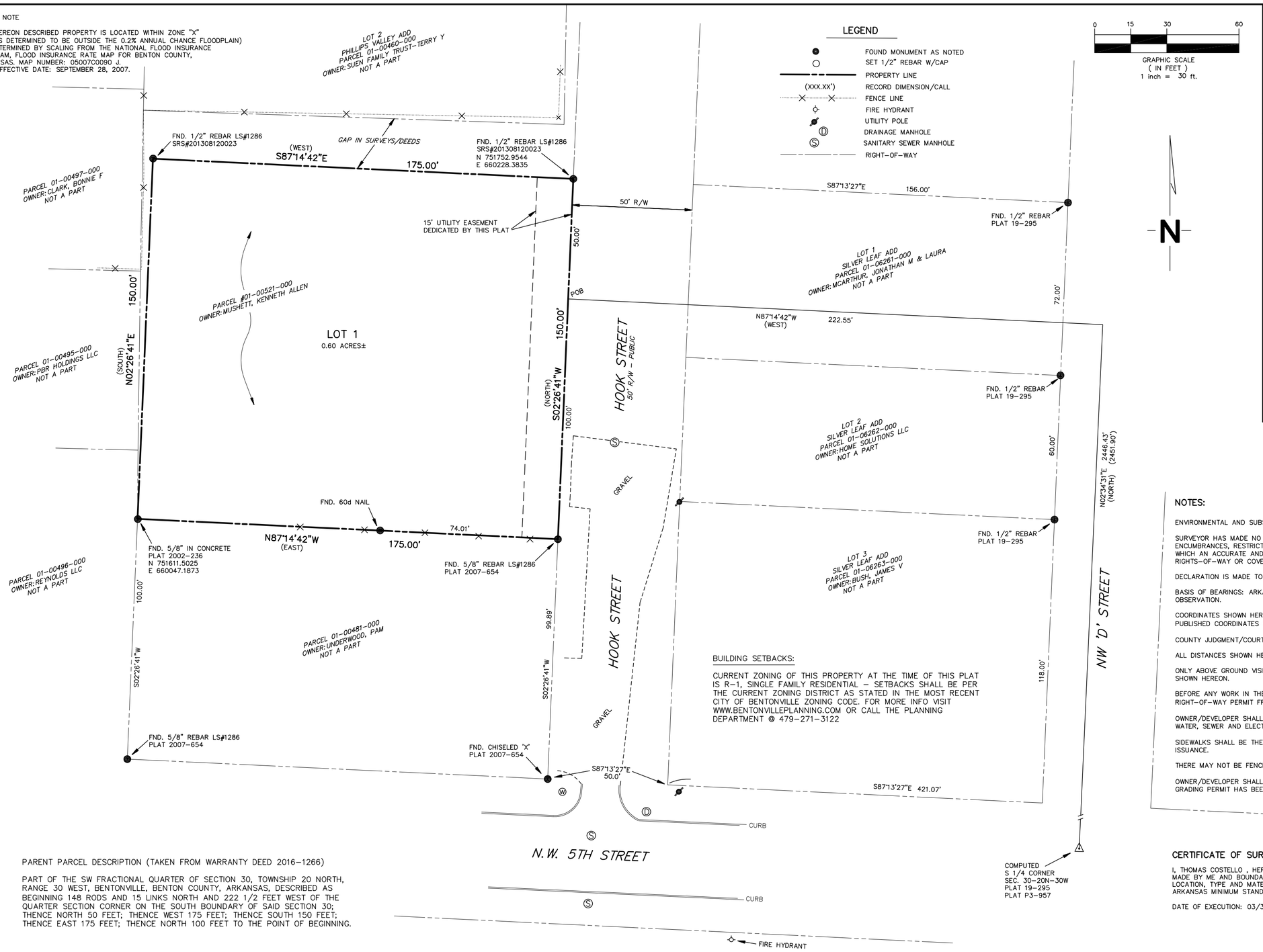
1 inch = 100 feet

LS19-0008
LOT SPLIT
MUSHETT SUBDIVISION

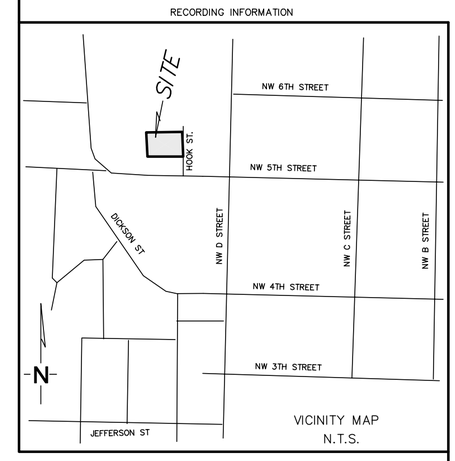
THE CITY OF BENTONVILLE

FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0090 J. MAP EFFECTIVE DATE: SEPTEMBER 28, 2007.



RECORDING INFORMATION



THIS LOT SPLIT IS NOT VALID IF NOT SIGNED BY OWNER AND CITY OF BENTONVILLE.

NOTES:

ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION.

COORDINATES SHOWN HEREON ARE BASED OFF CITY OF BENTONVILLE CONTROL MONUMENT #56 HAVING PUBLISHED COORDINATES OF N.747233.15, E.662937.98, CONVERGENCE -01°17'00.50"

COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCE UNLESS OTHERWISE NOTED.

ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED. OTHER UNDERGROUND UTILITIES MAY EXIST NOT SHOWN HEREON.

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

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

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

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

OWNER/DEVELOPER SHALL APPLY FOR A GRADING PERMIT. NO WORK SHALL BEGIN ONSITE UNTIL GRADING PERMIT HAS BEEN APPROVED AND ISSUED

BUILDING SETBACKS:

CURRENT ZONING OF THIS PROPERTY AT THE TIME OF THIS PLAT IS 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

PARENT PARCEL DESCRIPTION (TAKEN FROM WARRANTY DEED 2016-1266)

PART OF THE SW FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 148 RODS AND 15 LINKS NORTH AND 222 1/2 FEET WEST OF THE QUARTER SECTION CORNER ON THE SOUTH BOUNDARY OF SAID SECTION 30; THENCE NORTH 50 FEET; THENCE WEST 175 FEET; THENCE SOUTH 150 FEET; THENCE EAST 175 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

LOT 1 DESCRIPTION

PART OF THE SW FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 30; THENCE N02°34'31"E 2446.43 FEET; THENCE N87°14'42"W 222.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE S02°26'41"W 100.00 FEET; THENCE N87°14'42"W 175.00 FEET; THENCE N02°26'41"E 150.00 FEET; THENCE S87°14'42"E 175.00 FEET; THENCE S02°26'41"W 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.60 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR COVENANTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

_____ _____
PRINTED NAME SIGNED

_____ _____
PRINTED NAME SIGNED

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 THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION _____

_____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

_____
MAYOR CITY OF BENTONVILLE

_____
CITY CLERK, CITY OF BENTONVILLE

REGISTERED
STATE OF ARKANSAS
NO.1286
SIGNATURE
THOMAS P. COSTELLO
PROFESSIONAL LAND SURVEYOR

REGISTERED LAND SURVEYOR, NO, 1286
STATE OF ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY

I, THOMAS COSTELLO , 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: 03/30/2016

500-20N-30W-0-30-310-04-1286

REV. 4	09-15-20	REVISED PER CITY COMMENTS
REV. 3	09-01-20	REVISED PER CITY COMMENTS
REV. 2	05-08-19	REVISED PER SUBMITTAL COMMENTS
REV. 1	04-26-19	REVISED PER SUBMITTAL COMMENTS

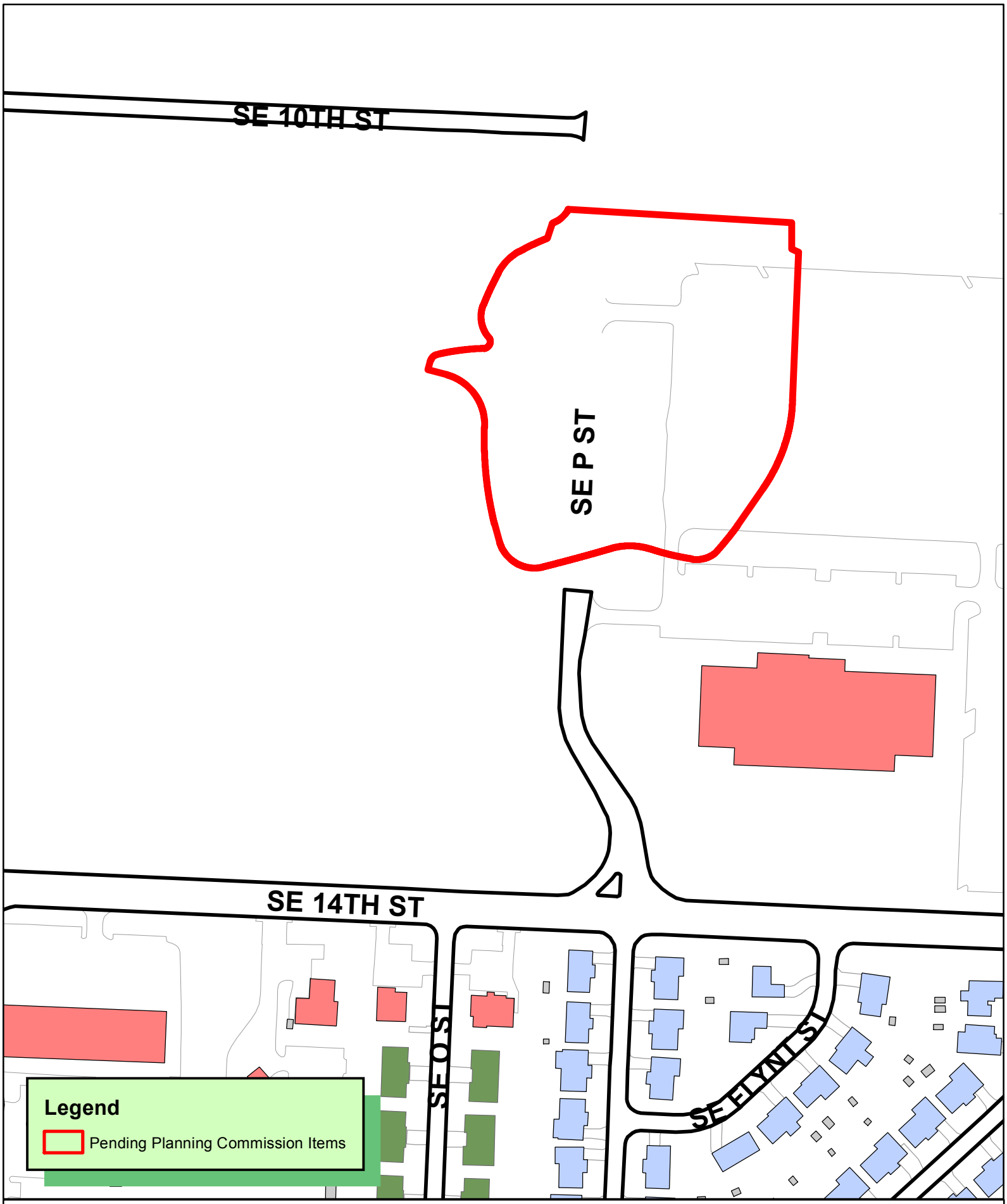
CITY PROJECT #LS19-0008 ATLAS PAGE # 364

LOT SPLIT

PART OF THE NE 1/4 OF THE FRAC SW 1/4
SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST
BENTONVILLE, BENTON COUNTY, ARKANSAS
– TO BE KNOWN AS –
LOT 1
MUSHETT SUBDIVISION

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

JOB NO. 16044	FIELD DATE: 03-24-16
SHEET 1 OF 1	DRAWING: SPLIT2-REV3



N
W E
S

1 inch = 200 feet

LSD20-0049
LARGE SCALE DEVELOPMENT
WALMART CAMPUS SOUTH CUP
1100 SE P ST

THE CITY OF BENTONVILLE

Walmart Stores, INC

FACILITY # 30035-500

SOUTH CENTRAL UTILITY PLANT

1100 SE P ST, BENTONVILLE, AR 72712

NIELSEN ARCHITECTURE
1710 SW COMMERCE DRIVE
BENTONVILLE, AR 72712
USA
Tel 479.254.0112

ARUP
Arup USA, Inc.
560 MISSION STREET, SUITE 700
SAN FRANCISCO, CA 94105
USA
Tel 415.957.9445
Fax 415.957.9096

WALTER P MOORE AND ASSOCIATES, INC
1301 McKINNEY, SUITE 1100
HOUSTON, TEXAS 77010
USA
Tel 713.630.7300

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
USA
Tel 479.273.9472
Fax 479.273.0844

SWA GROUP
811 W 7TH STREET, 8TH FLOOR
LOS ANGELES, CALIFORNIA 90017-3419
USA
Tel 1.213.236.9090

ISP DESIGN
17225 S DIXIE HWY. STE. 201
MIAMI, FL 33157
USA
Tel 305.278.1565

ROBBINS ENGINEERING AND CONSULTANTS
10018 WESTER MARKHAM STREET
LITTLE ROCK, AR 72205
USA
Tel 501.664.7575
Fax 501.664.7474

4B TECHNOLOGY GROUP, LLC
390 GLENBOROUGH DR
HOUSTON, TEXAS 77010
USA
Tel 832.249.9379

VOLUME: I, II, III

2nd PLANNING COMMISSION SUBMISSION

SEPTEMBER, 21 2020

BENTONVILLE, AR

PROPRIETARY

PRELIMINARY

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULARY APPROVAL, PERMIT OR CONSTRUCTION.

Black Hill 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
Brent Boydston, Fire Chief
800 S.W. "A" Street
Bentonville, AR 72712
(479) 271-5927

Fire Dept.:
City of Bentonville
Brent Boydston, Fire Chief
800 S.W. "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

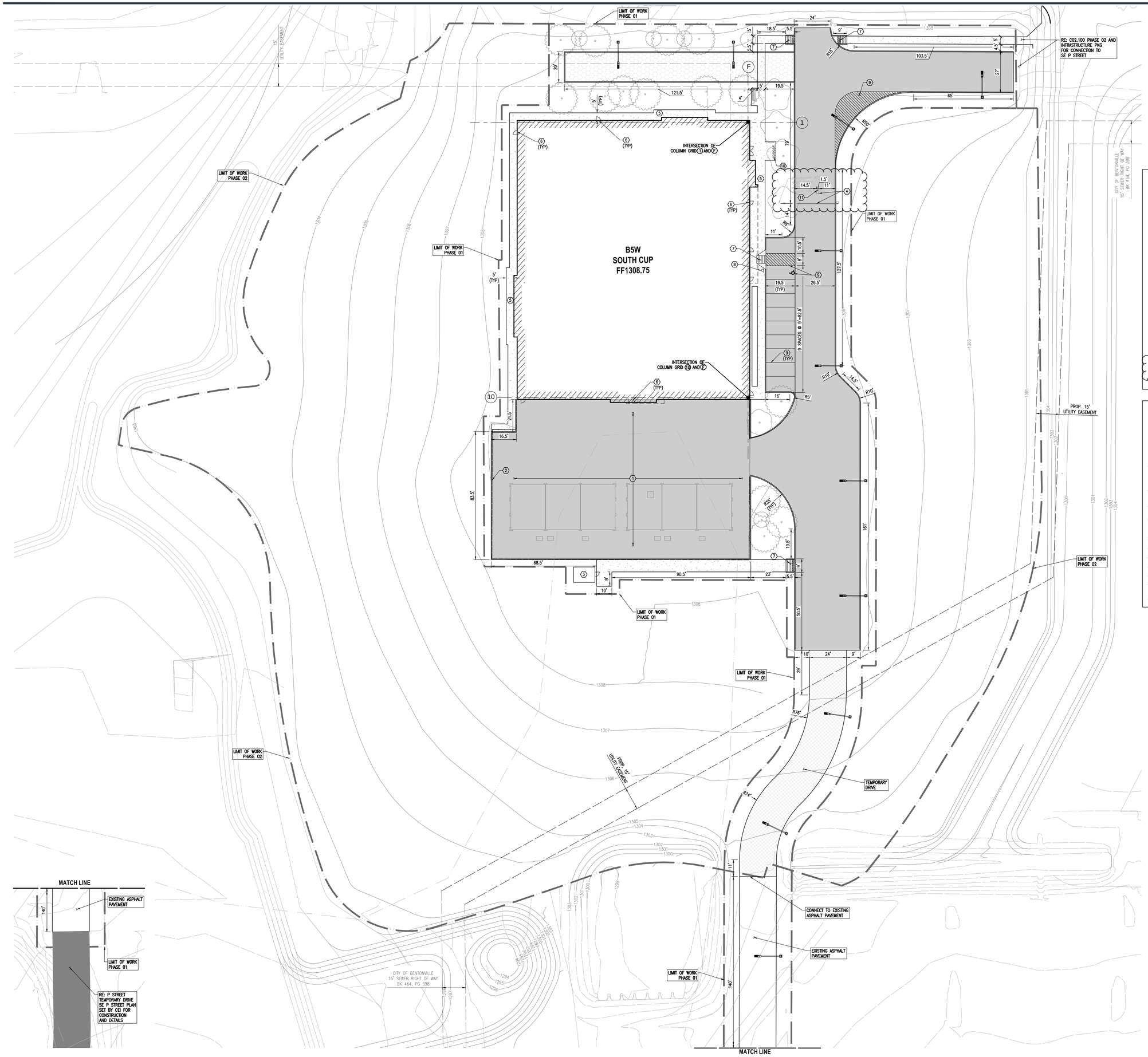
Wastewater Dept.:
City of Bentonville
Nancy Busen
1901 N.E. "A" Street
Bentonville, AR 72712
(479) 271-3160

Planning Dept.:
City of Bentonville
Ellen Norvell
305 S.W. "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

City of Bentonville Project No. LSD20-0049



Sheet Notes:

A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT.

B. RE: ARCH AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND DETAILS.

C. RE: LANDSCAPE PLANS FOR SIDEWALK DIMENSION CONTROL, JOINTS, JOINT PATTERNS, AND INTEGRAL COLOR DETAILS AND REQUIREMENTS.

D. RE: LANDSCAPE PLANS FOR SOFTSCAPE REQUIREMENTS AND WORK WITHIN LANDSCAPED AREAS.

E. RE: SITE PKG FOR ALL PROPOSED WORK ON CAMPUS UNLESS OTHERWISE NOTED.

F. RE: UTILITY PKG FOR ALL UTILITY CORRIDOR UTLITIES (THERMALS, ELECTRIC/TELECOM DUCTBANK, GAS, WATER, SANITARY SEWER, AND STORM SEWER).

G. RE: SITE INFRASTRUCTURE PKG FOR ALL WORK WITHIN PUBLIC ROW AND PRIVATE ROADWAYS.

H. ROOT BARRIER REQUIRED FOR ALL TREE ROOT BALLS LOCATED WITHIN 5 FEET OF ALL UTILITIES/STRUCTURES AND PAVEMENT. CONTRACTOR TO COORDINATE ROOT BARRIER REQUIREMENTS WITH LANDSCAPE ARCHITECT.

I. RE: SITE LIGHTING PLANS FOR LIGHTING DETAILS AND LOCATION.

J. ALL PURPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT

K. RE: SITE LIGHTING PLANS FOR LIGHTING DETIALS AND LOCATION. RE: 1/C08.402 FOR LIGHT POLE FOUNDATION DETAILS AND REQUIREMENTS.

L. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING

Key Notes:

- 8" CONCRETE PAVEMENT (RE: 3/C08.000)
- 4" CONCRETE SIDEWALK (RE: 2/C08.000)
- PERMEABLE GRASS PAVER (RE: 3/C08.002)
- 2" ASPHALT PAVEMENT (RE: 3/C08.000)

1. COOLING TOWER YARD. RE: MEP PLANS FOR EQUIPMENT LAYOUT AND REQUIREMENTS. RE: STRUCTURAL PLANS FOR EQUIPMENT PADS AND COOLING TOWER FOUNDATION CONSTRUCTION AND DETAILS.
2. SECURITY FENCE. RE: ARCH PLANS FOR LAYOUT, TYPE, COLOR AND SPECIFICATIONS.
3. IRRIGATION PUMP HOUSE. RE: ARCH AND STRUCTURAL PLANS FOR CONSTRUCTION AND DETAILS.
4. GATE ARM AND EQUIPMENT BY OTHERS. RE: MEP PLANS FOR POWER AND ARCH PLANS FOR S.O.S EQUIPMENT DETAILS AND SPECIFICATIONS.
5. WALK ADJ TO BUILDING (RE: 4/C08.001)
6. TYPICAL SIDEWALK EDGE AT ENTRY DOOR (RE: 6/C08.001)
7. SIDEWALK RAMP (RE: 5/C08.001)
8. ADA PARKING SIGN (RE: 2/C08.001)
9. PAVEMENT MARKING (RE: 1/C08.001)
10. BIKE RACK. RE: LANDSCAPE PLANS FOR CONSTRUCTION AND DETAILS.
11. REMOVABLE BOLLARD (RE: 8/C08.000)

WALMART CAMPUS

Walmart

BENTONVILLE, AR
FACILITY # 30035-500

NIELSEN ARCHITECTURE
1710 SW COMMERCE DRIVE
STE #25
BENTONVILLE, AR 72712
Tel 479.254.0112

walter p moore
Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300 main

ISP DESIGN LIGHTING CONSULTANT

KEY PLAN

Date	Description
09.06.2019	90% SCHEMATIC DESIGN
09.20.2019	100% SCHEMATIC DESIGN
06.15.2020	100% DESIGN DEVELOPMENT
07.29.2020	SITE PERMIT SUBMISSION
08.10.2020	1ST PLANNING COMMISSION SUBMISSION
09.21.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 09/21/2020
ASBL COA NO. 719

Project Name

SOUTH CENTRAL UTILITY PLANT (B-Z5W)

Project Number

2019-0074

Description

B5W LAYOUT PLAN- PHASE 1

Scale

1"=20'

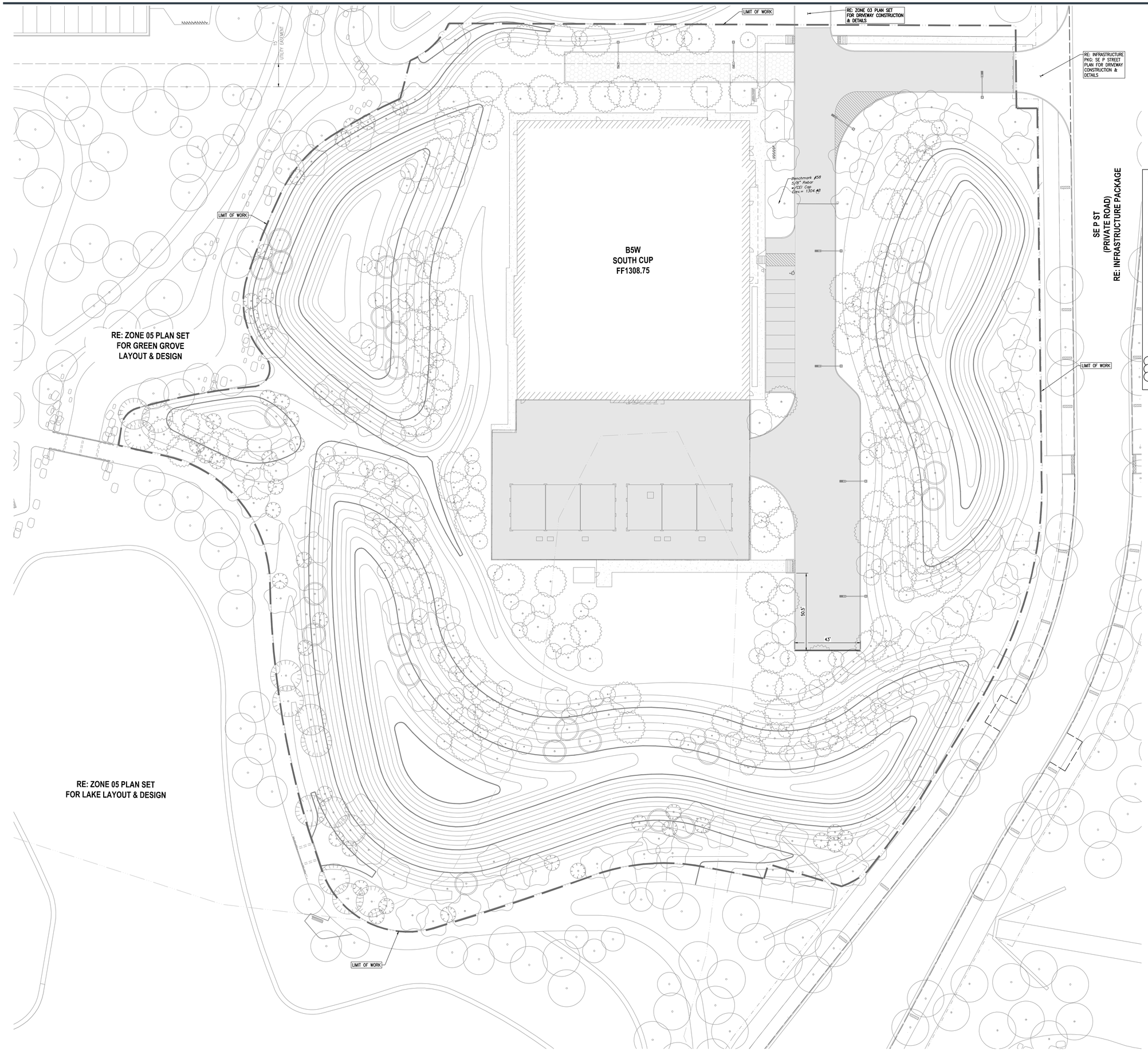
ID	VOLUME	SHEET
B-Z5W	V1	C02.002

City of Bentonville Project No. LSD20-0049

Know what's below. Call before you dig.

© 2019 Gensler

Sep 17, 2020 - 9:30pm X:\M0302\019\18031-00 Confidential Home Office - Infrastructure\Package\Civil\Civil\Sheet\B5W\Phase 1\VMC_B5W-PH1_VPM_C_LA_M0318031-00.dwg



20 0 20 40

SCALE:1"=20'

Sheet Notes:

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ISP DESIGN LIGHTING CONSULTANT

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△ Date	Description
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ASBL COA NO. 719

Project Name

SOUTH CENTRAL UTILITY PLANT (B-Z5W)

Project Number

2019-0074

Description

B5W LAYOUT PLAN- PHASE 2

Scale

1"=20'

ID	VOLUME	SHEET
B-Z5W	V1	C02.100

City of Bentonville Project No. LSD20-0049

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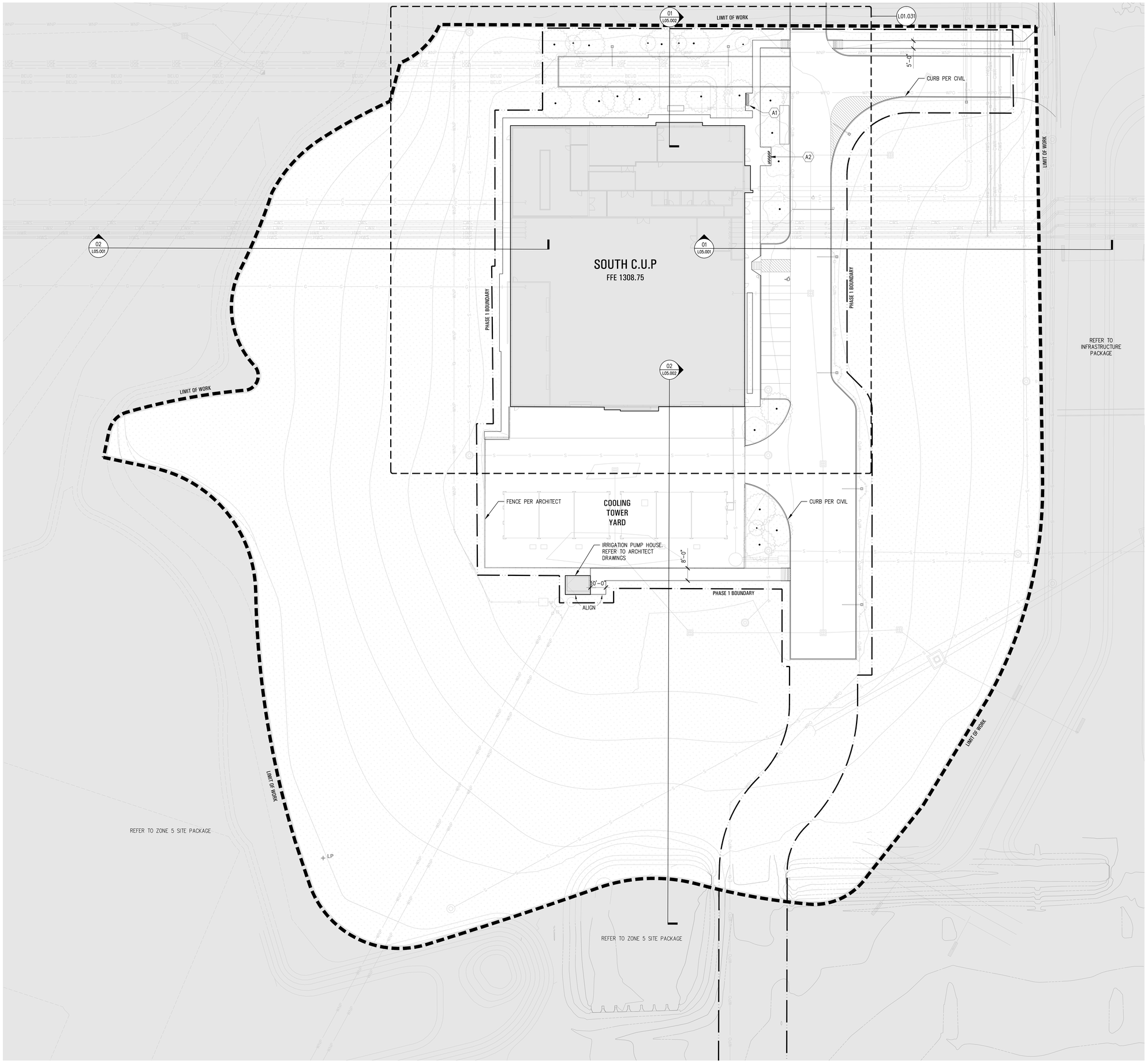
Sep 17, 2020 - 9:30pm X:\MO\20\18\18031-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Sheet\B5W\WMC_B5W_WPM_C_LA_M031803109.dwg



LAYOUT LEGEND

- ROW (RIGHT OF WAY)
- LIMIT OF WORK
- PHASE BOUNDARY
- MATCH LINE
- WALL/PLANTER
- INDICATIVE TOP OF SWALE (REFER TO CIVIL DWGS FOR DETAILED GRADING INFORMATION)
- PLANTING AREA
- SECTION/DETAIL TARGET: B / L.X.XX — DETAIL NUMBER / SHEET NUMBER
- ALIGN EDGES
- PROPOSED TREES
- CATCH BASIN PER CIVIL
- UTILITY BOX
- P.O.B. — POINT OF BEGINNING
- MAJOR/MINOR PROPOSED CONTOURS
- PROPOSED LIGHT FIXTURE BY OTHERS

AMENITIES SCHEDULE

SYMBOL	KEY	DESCRIPTION
	A-1	BACKED WOOD BENCH
	A-2	SINGLE-SIDED BIKE RACK

NOTES:

1. SEE CIVIL DRAWINGS FOR GRADING INFORMATION
2. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES
3. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT

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United States
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KEY PLAN

Date	Description
09.06.2019	90% SCHEMATIC DESIGN
09.23.2019	100% SCHEMATIC DESIGN
06.18.2020	DESIGN DEVELOPMENT
07.29.2020	SITE PERMIT SUBMISSION
08.10.2020	1ST PLANNING COMMISSION SUBMISSION
09.21.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

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PRELIMINARY

These documents are incomplete and not for regulatory approval, permit or construction.

Project Name

SOUTH CENTRAL UTILITY PLANT (B-5W)

Project Number

2019-0074

Description

LAYOUT PLAN - PHASE 1

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET
B-Z5W	V1	L01.001

City of Bentonville Project No. LSD20-0049

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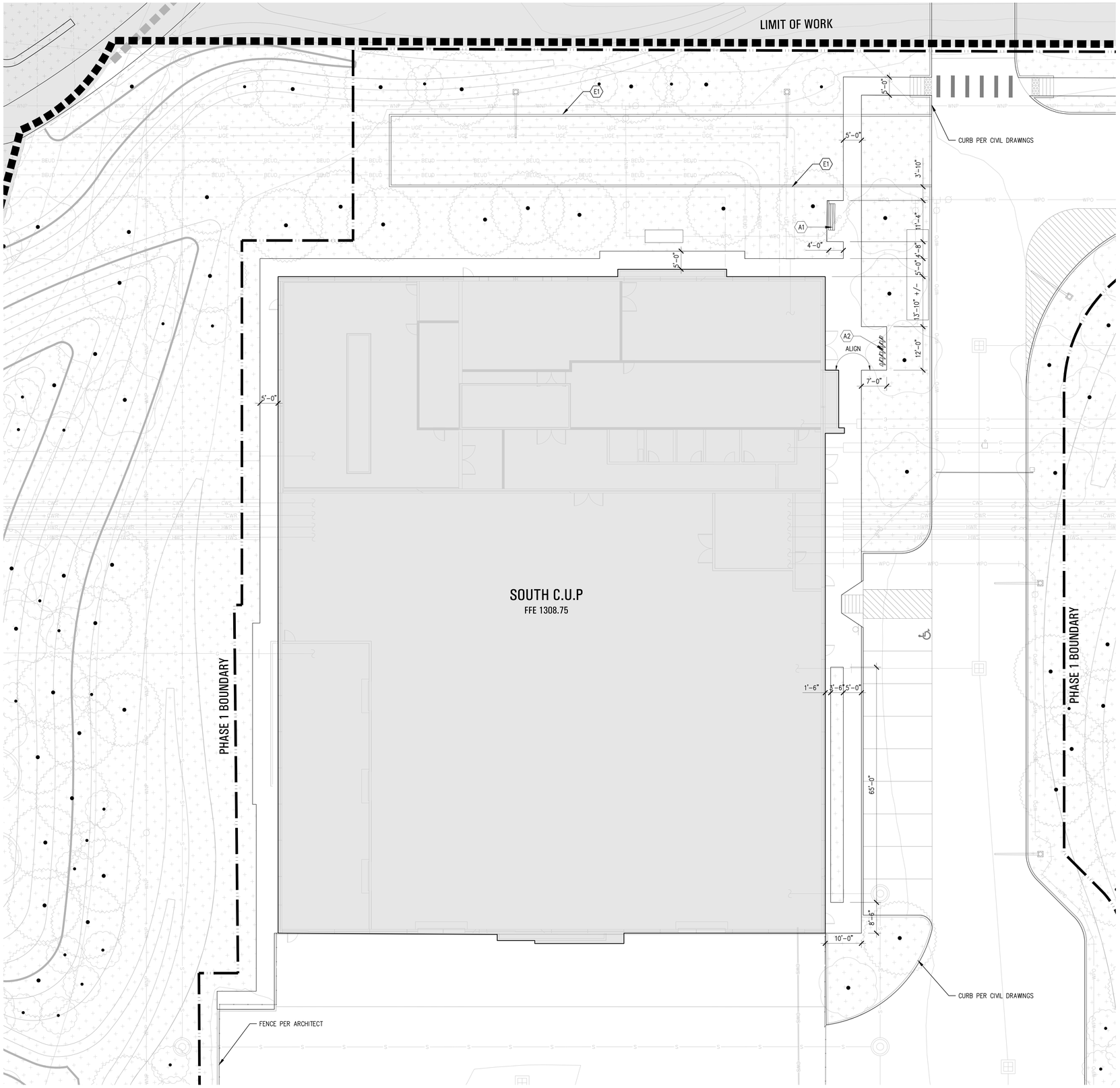

LAYOUT LEGEND

	ROW (RIGHT OF WAY)
	LIMIT OF WORK
	PHASE BOUNDARY
	MATCH LINE
	WALL/PLANTER
	INDICATIVE TOP OF SWALE (REFER TO CIVIL DWGS FOR DETAILED GRADING INFORMATION)
	PLANTING AREA
B / LX.XX	SECTION/DETAIL TARGET: DETAIL NUMBER / SHEET NUMBER
	ALIGN EDGES
	PROPOSED TREES
	CATCH BASIN PER CIVIL
	UTILITY BOX
P.O.B.	POINT OF BEGINNING
	MAJOR/MINOR PROPOSED CONTOURS
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AMENITIES SCHEDULE

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Seal / Signature

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Project Name

SOUTH CENTRAL UTILITY PLANT (B-5W)

Project Number

2019-0074

Description

LAYOUT PLAN ENLARGEMENT

Scale

0 5' 10'

1" = 10'

ID	VOLUME	SHEET
B-Z5W	V1	L01.031

City of Bentonville Project No. LSD20-0049

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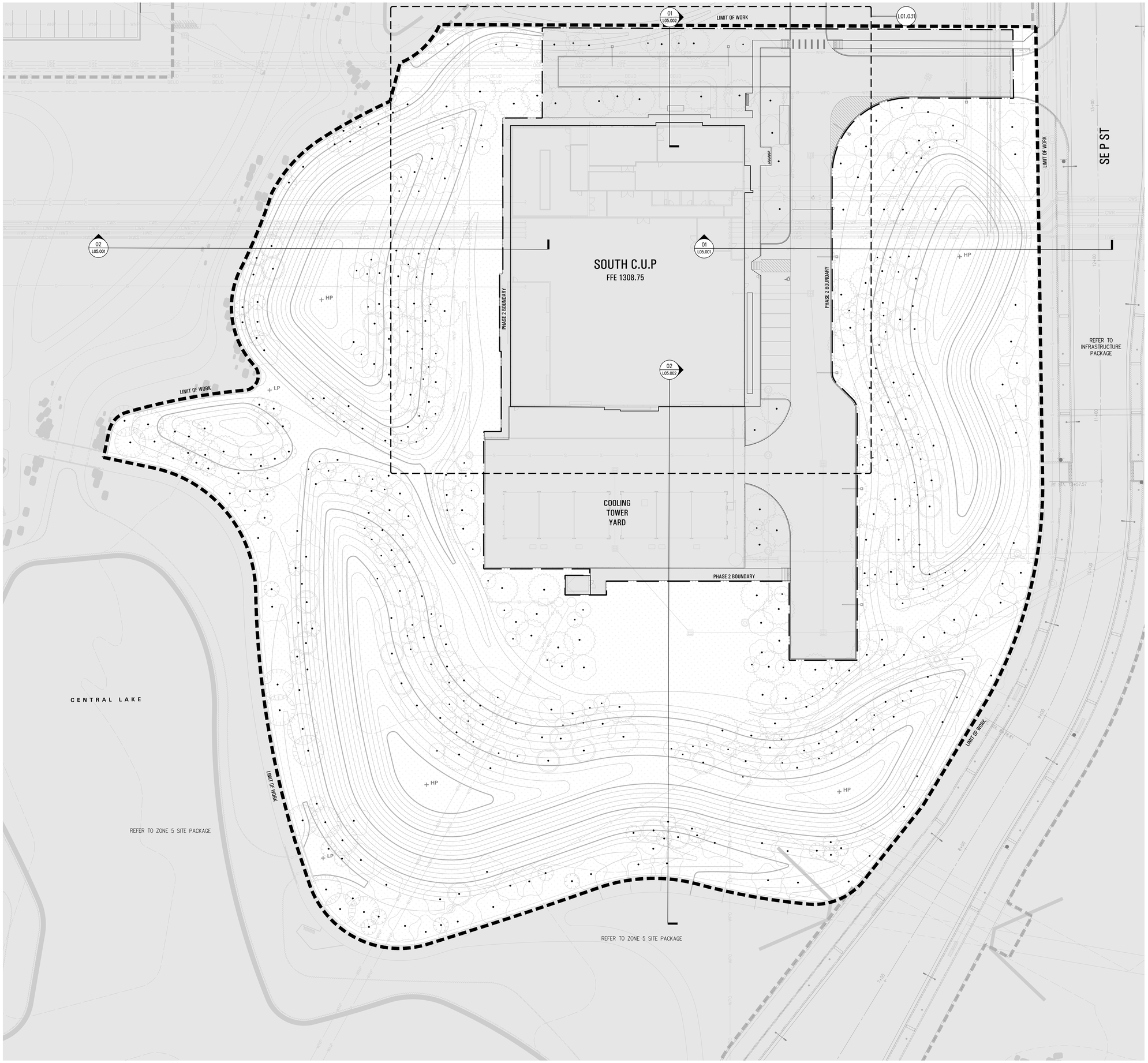

LAYOUT LEGEND

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SYMBOL	KEY	DESCRIPTION
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Seal / Signature

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Project Name

SOUTH CENTRAL UTILITY PLANT (B-5W)

Project Number

2019-0074

Description

LAYOUT PLAN - PHASE 2

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET
B-Z5W	V1	L01.101

City of Bentonville Project No. LSD20-0049

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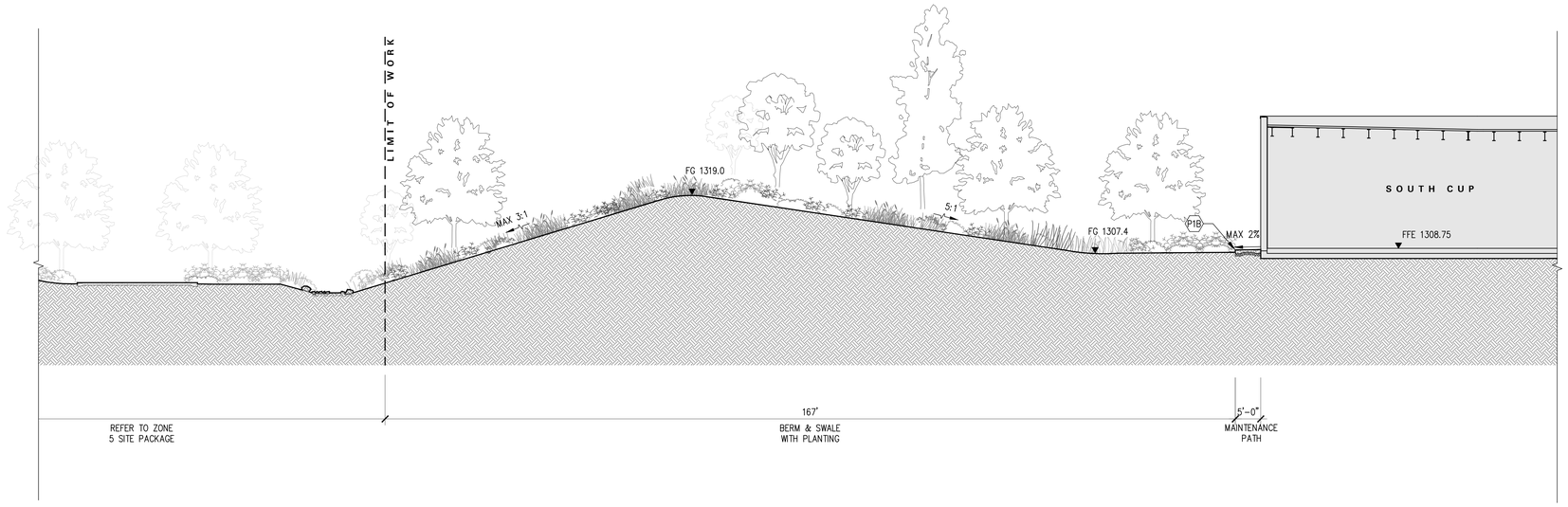
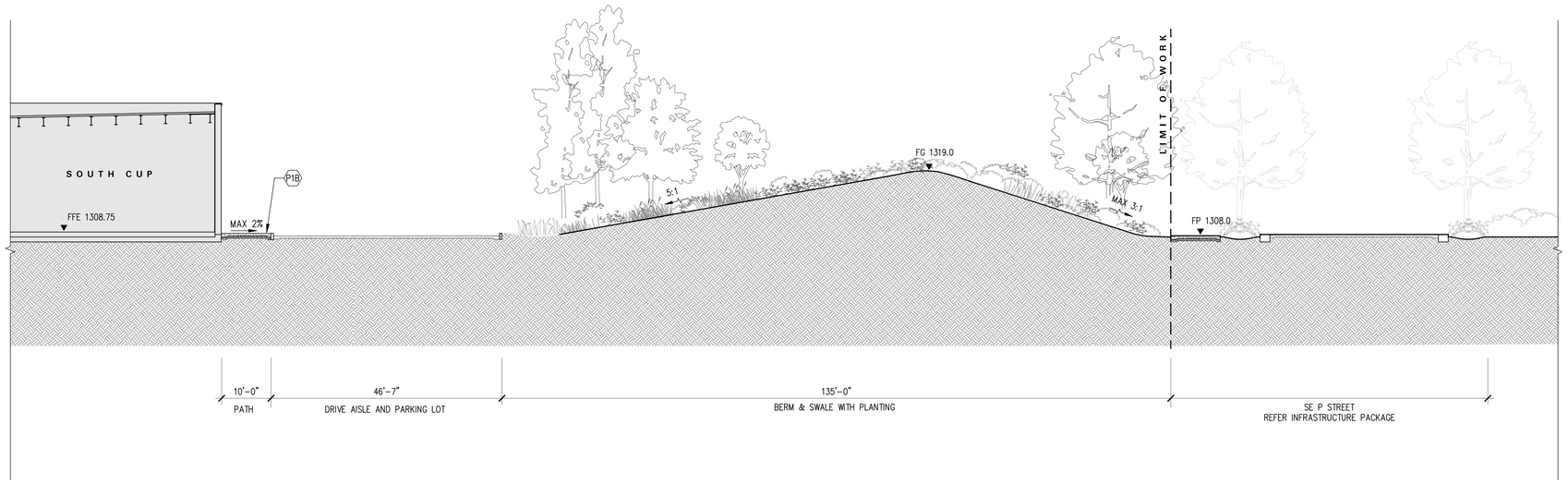


02 SOUTH C.U.P SITE SECTION B – LOOKING NORTH – PHASE 2
1" = 10'



01 SOUTH C.U.P SITE SECTION A – LOOKING NORTH – PHASE 2
1" = 10'

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Seal / Signature

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Project Name
SOUTH CENTRAL UTILITY PLANT (B-5W)

Project Number
2019-0074

Description
SITE SECTIONS

Scale
0 10' 20'
1" = 20'

ID	VOLUME	SHEET
B-Z5W	V1	L05.001

City of Bentonville Project No. LSD20-0049

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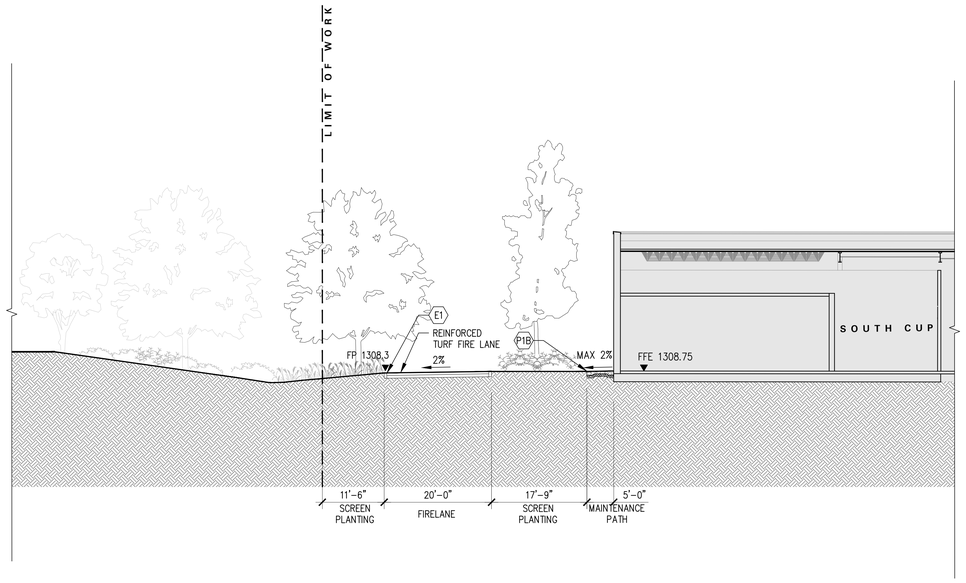
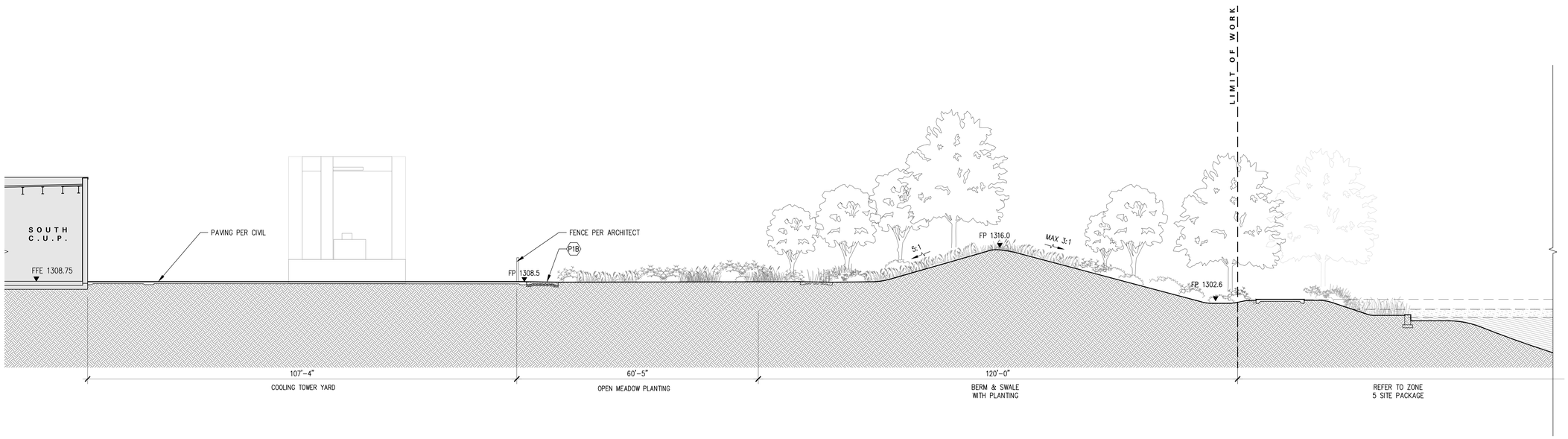


02 SOUTH C.U.P SITE SECTION C – LOOKING EAST – PHASE 2
1" = 10'



01 SOUTH C.U.P SITE SECTION D – LOOKING EAST – PHASE 2
1" = 10'

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Seal / Signature

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Project Name
SOUTH CENTRAL UTILITY PLANT (B-5W)

Project Number
2019-0074

Description
SITE SECTIONS

Scale
0 10' 20'
1" = 20'

ID	VOLUME	SHEET
B-Z5W	V1	L05.002

City of Bentonville Project No. LSD20-0049

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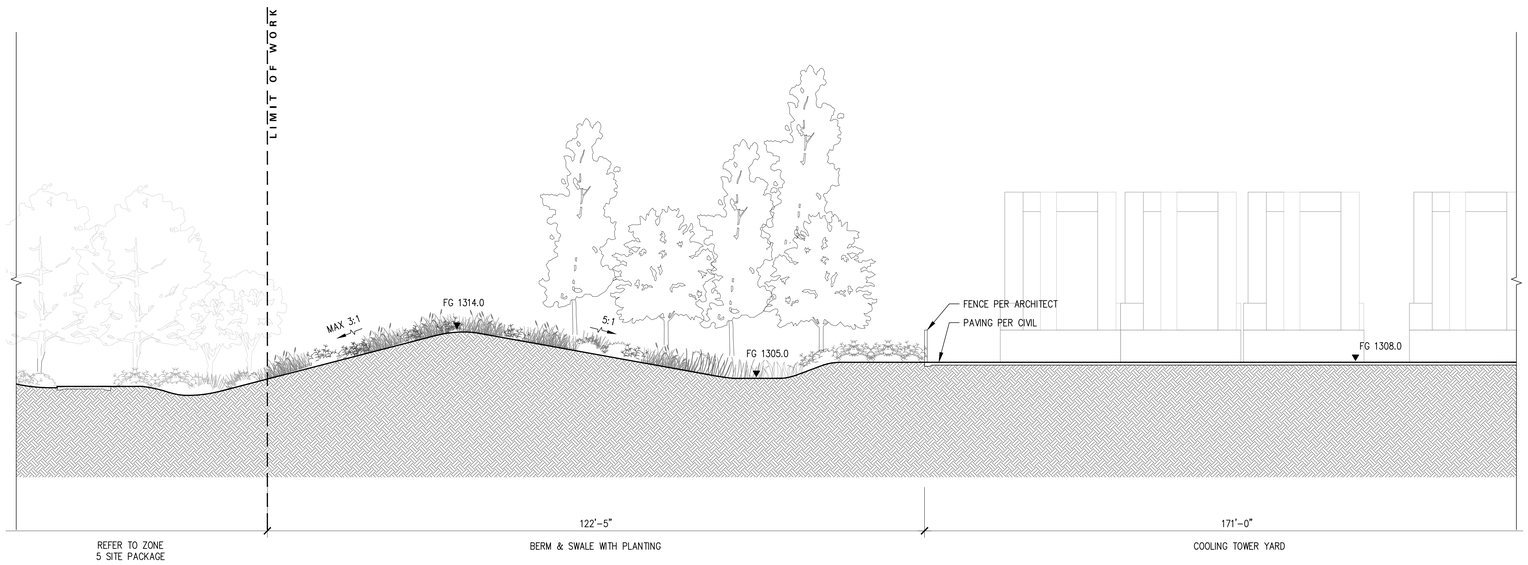
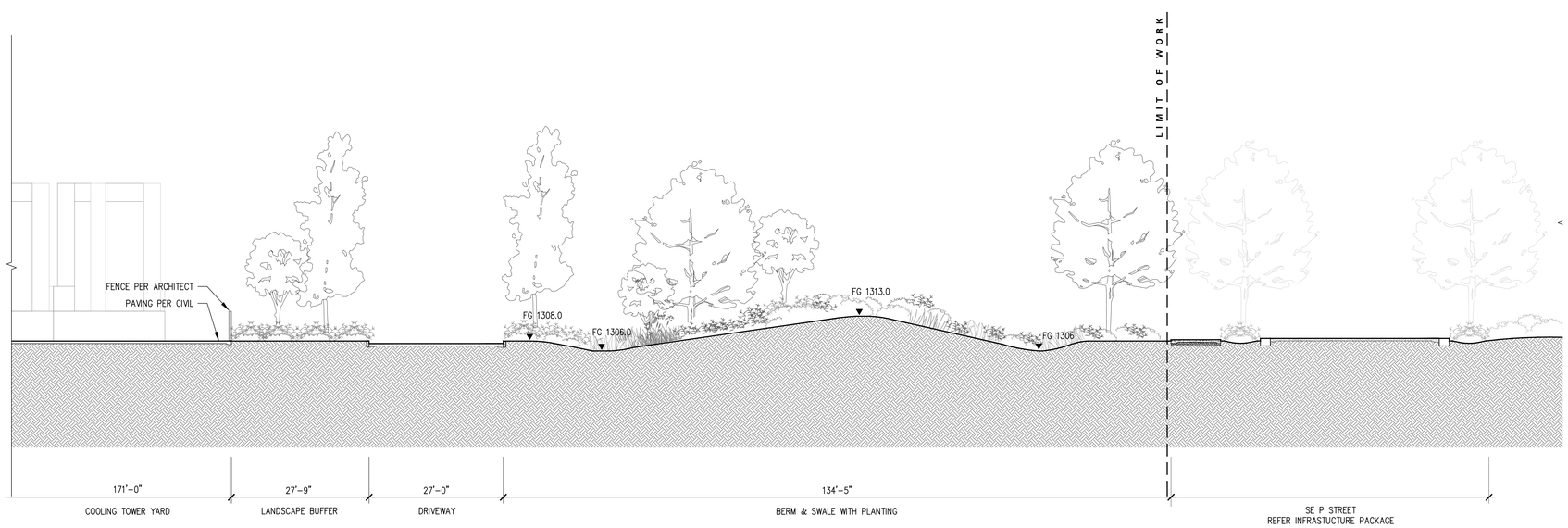


02 SOUTH CUP SECTIONLOOKING SOUTH – PHASE 2
1" = 10'



01 SOUTH CUP SECTION LOOKINNG NORTH – PHASE 2
1" = 10'

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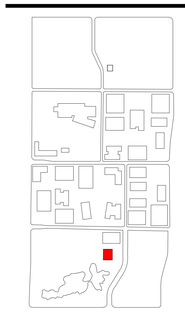
KEY PLAN



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Seal / Signature

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PRELIMINARY
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Project Name
SOUTH CENTRAL UTILITY PLANT (B-5W)

Project Number
2019-0074

Description
SITE SECTIONS

Scale
0 10' 20'
1" = 20'

ID	VOLUME	SHEET
B-Z5W	V1	L05.003

City of Bentonville Project No. LSD20-0049

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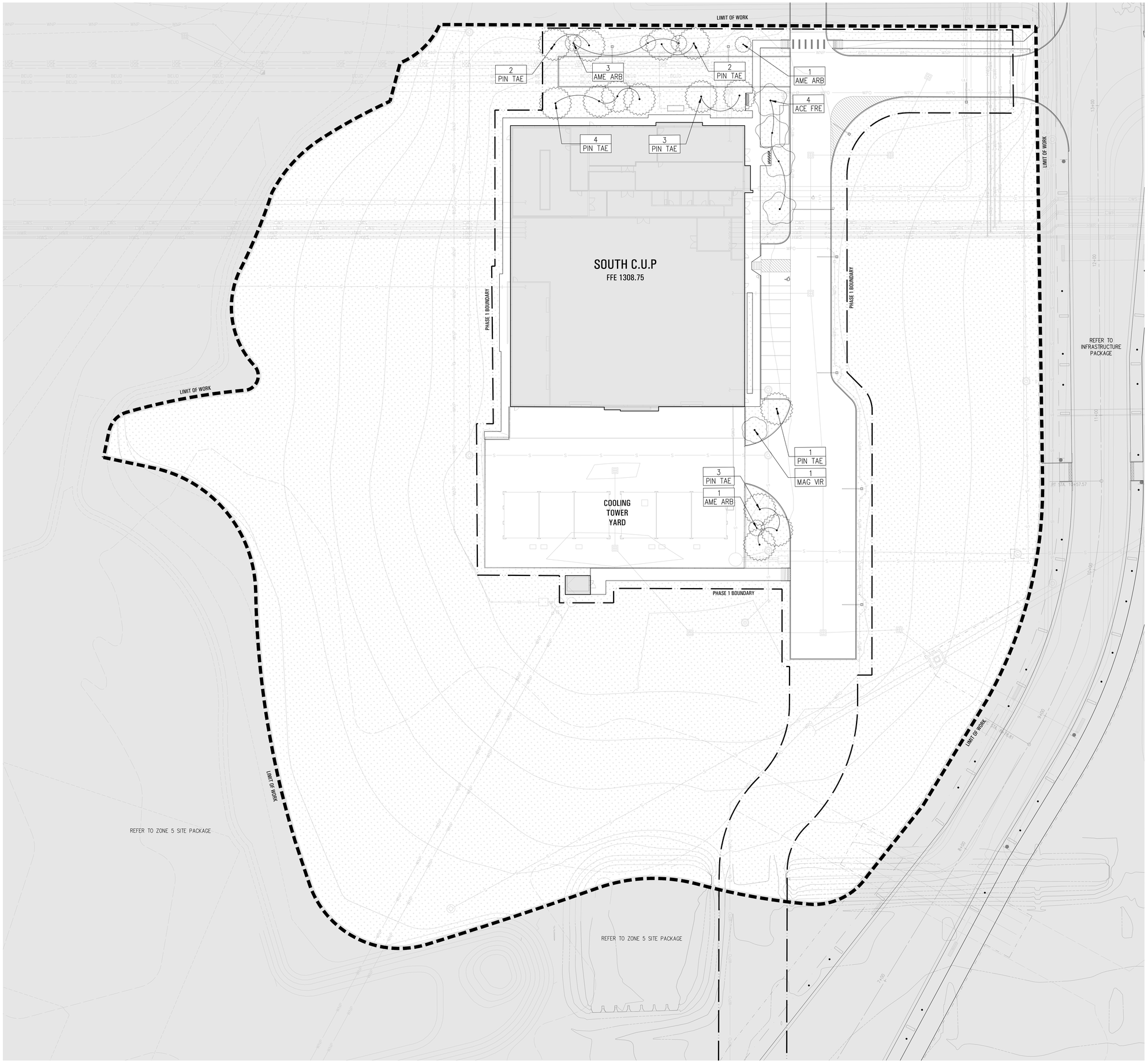

TREE SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME
	ACE FRA	ACER RUBRUM VAR. 'FRANKSRED'	RED SUNSET
	ACE FRE	ACER FREEMANII VAR. AUTUMN BLAZE	AUTUMN BLAZE MAPLE
	ACE SAC	ACER SACCHARINUM	SUGAR MAPLE
	AME ARB	AMELANCHIER ARBOREA	COMMON SERVICEBERRY
	BET NIG	BETULA NIGRA	RIVER BIRCH
	COR FLO	CORNUS FLORIDA	FLOWERING DOGWOOD
	MAG VIR	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA
	PIN TAE	PINUS TAEDA	LOBLOLLY PINE
	SAS ALB	SASSAFRAS ALBIDUM	SASSAFRAS

ROOT BARRIER
REFER TO DETAIL (03/L08.041)
AND SPECIFICATION

NOTES:

1. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
2. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.
3. SEE TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES

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Seal / Signature

DRAFT

PRELIMINARY

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Project Name

SOUTH CENTRAL UTILITY PLANT (B-5W)

Project Number

2019-0074

Description

PLANTING PLAN - TREES - PHASE 1

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET
B-Z5W	V1	L08.011

City of Bentonville Project No. LSD20-0049

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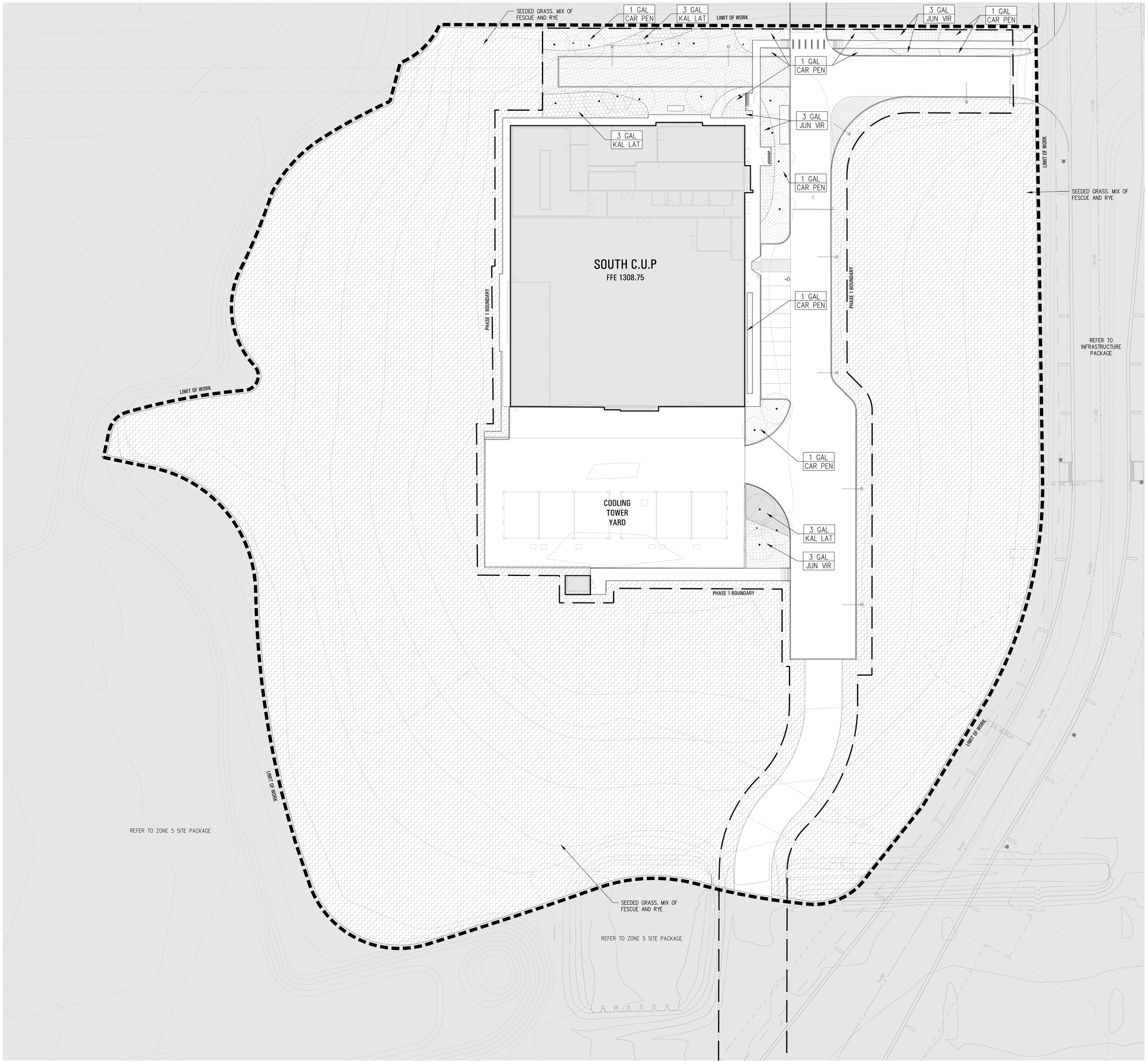

UNDERSTORY SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME
EVERGREEN SHRUBS			
	KAL LAT	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL
	JUN VIR	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
DECIDUOUS SHRUBS			
	CAL AME	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY
GRASSES			
	AND GER	ANDROPOGON GERARDII	BIG BLUESTEM
	CAR PEN	CAREX PENSYLVANICA	OAK SEDGE, OR PENNSYLVANIA SEDGE
	JUN EFF	JUNCUS EFFUSUS	COMMON RUSH
	SPO HET	SPOROLOBUS HETEROLEPIS	PRAIRIE DROPSEED
HERBACEOUS PERRENNIALS			
	RUD FUL	RUDBECKIA FULGIDA	BLACK EYED SUSAN
	ECH AUG	ECHINECEA AUGUSTIFOLIA	PURPLE CONEFLOWER
WILDFLOWER MEADOW GRASS			
	AR DOT "SPECIAL WILDFLOWER MIX" REFER TO UNDERSTORY PLANT SCHEDULE (L00.002) FOR FULL SPECIES LIST		
SEEDED TURF			
	SEEDED MIX OF FESCUE & RYE GRASS. SPECIES/VARIETY MIX TO BE PROVIDED BY CLIENT.		

NOTES:

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DRAFT

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Project Name

SOUTH CENTRAL UTILITY PLANT (B-5W)

Project Number

2019-0074

Description

PLANTING PLAN - UNDERSTORY - PHASE 1

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET
B-Z5W	V1	L08.021

City of Bentonville Project No. LSD20-0049

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TREE SCHEDULE

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	ACE SAC	ACER SACCHARINUM	SUGAR MAPLE
	AME ARB	AMELANCHIER ARBOREA	COMMON SERVICEBERRY
	BET NIG	BETULA NIGRA	RIVER BIRCH
	COR FLO	CORNUS FLORIDA	FLOWERING DOGWOOD
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	SAS ALB	SASSAFRAS ALBIDUM	SASSAFRAS

ROOT BARRIER
REFER TO DETAIL (03/L08.041) AND SPECIFICATION

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Project Name
SOUTH CENTRAL UTILITY PLANT (B-5W)

Project Number
2019-0074

Description
PLANTING PLAN - TREES - PHASE 2

Scale
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1" = 20'

ID	VOLUME	SHEET
B-Z5W	V1	L08.111

City of Bentonville Project No. LSD20-0049

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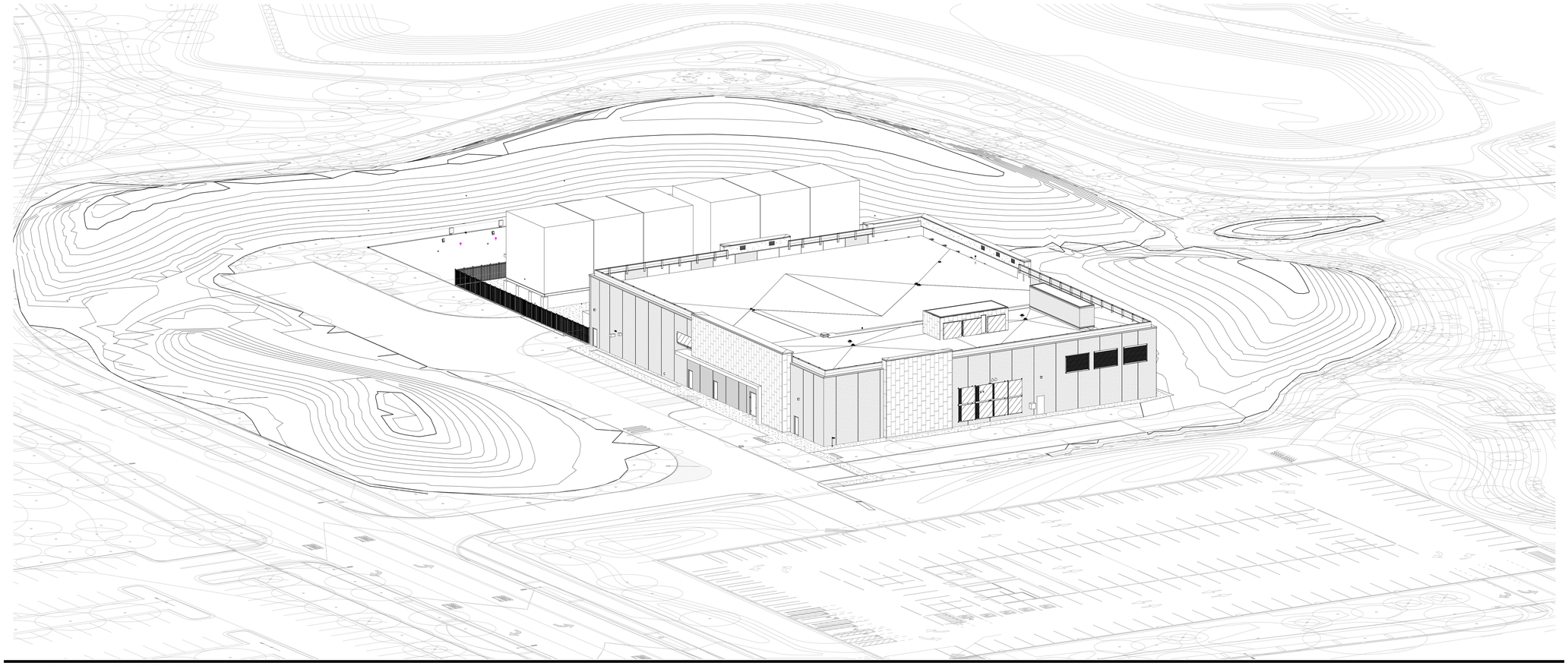

22 AXON LOOKING SOUTHWEST
SCALE:
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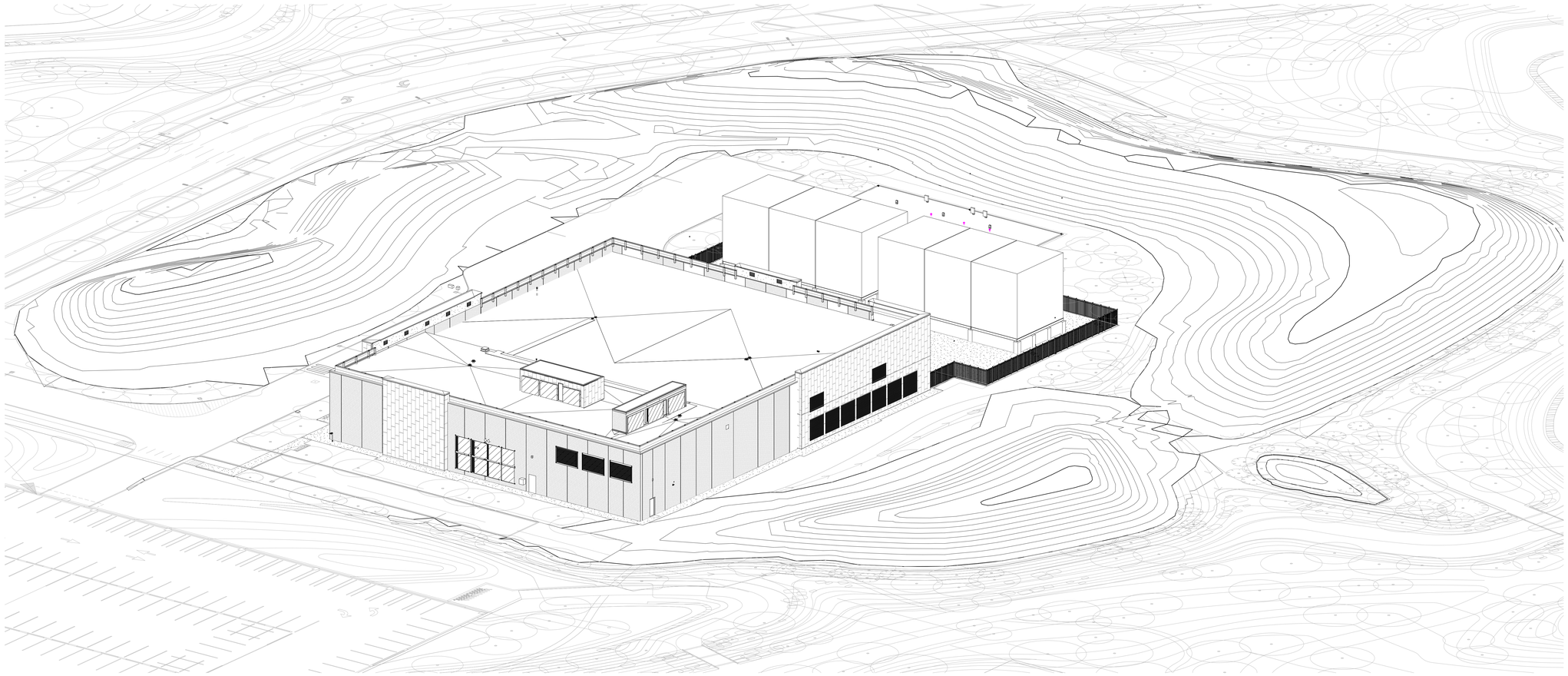


24 AXON LOOKING SOUTHEAST
SCALE:
REF: /

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30035-500

NIELSEN ARCHITECTURE

1710 SW COMMERCE DRIVE
STE #25
BENTONVILLE, AR 72712

Tel 479.254.0112

KEY PLAN

△ Date	Description
08.10.2020	1st PLANNING COMISSION SUBMISSION
09.21.2020	2nd PLANNING COMMISSION SUBMISSION

Seal / Signature

Project Name

SOUTH CENTRAL UTILITY PLANT

Project Number

2019-0074

Description

AXONOMETRIC VIEWS

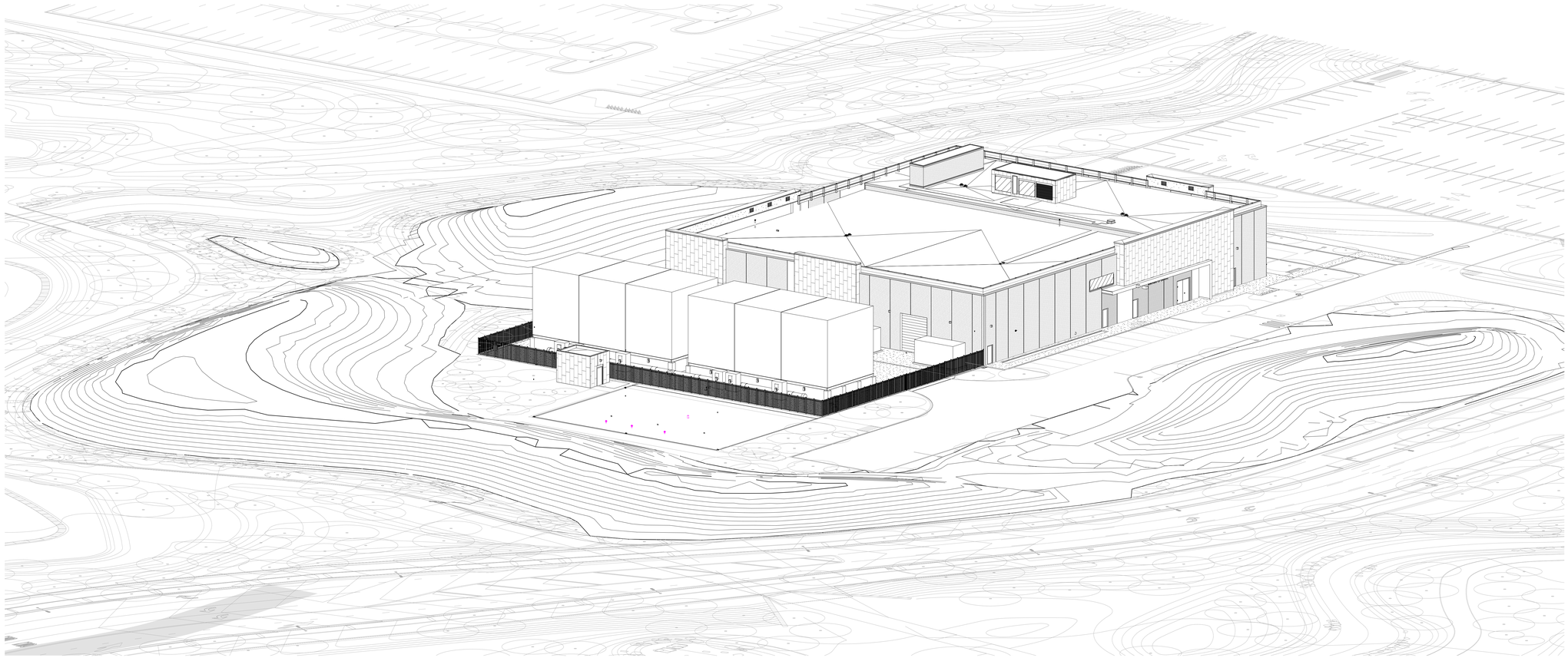
Scale

ID	VOLUME	SHEET
B-Z5W	V1	A03.100

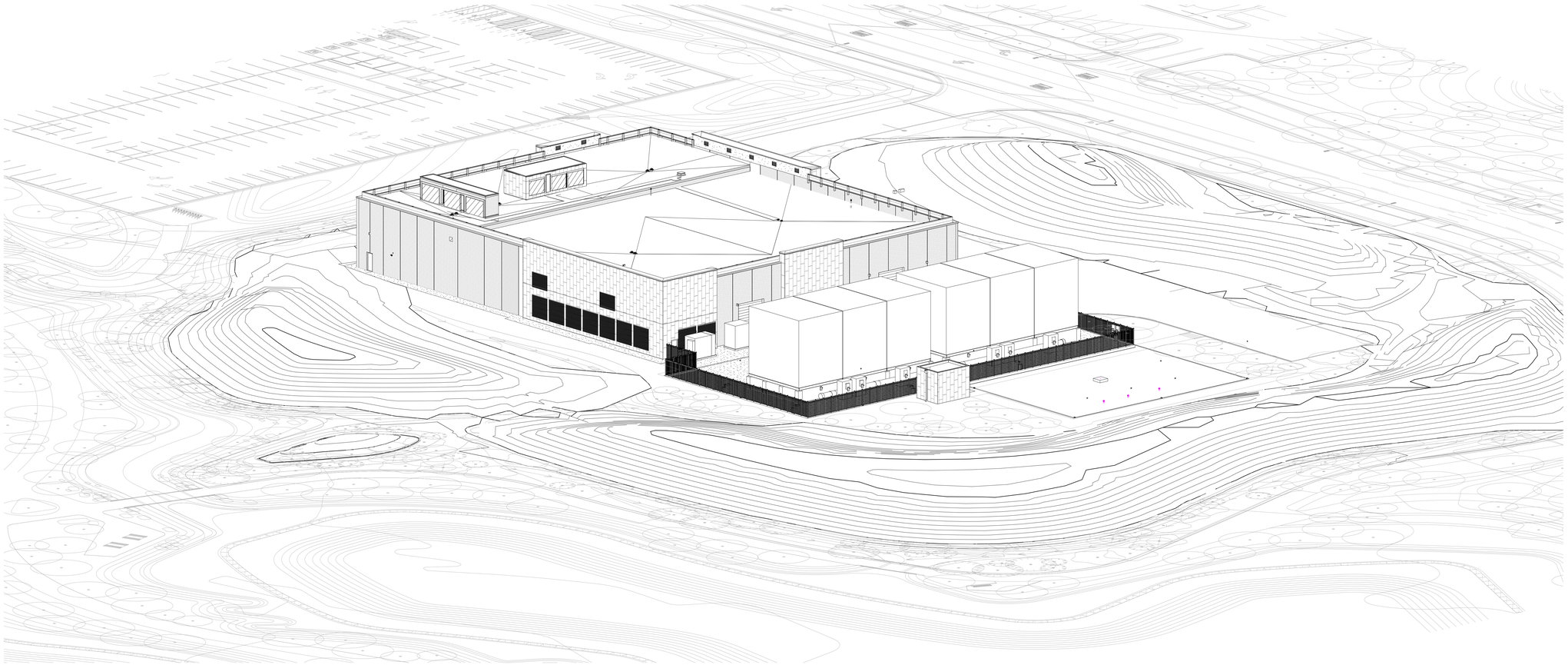
City of Bentonville Project No. LSD20-0049

© 2019 Gensler

C:\9\18/2020 10:29:53 AM BIM 360://027.7368.000 - NEO/VMC_B-5W_NE_A-Base-Building_2019-0074.rvt



22 AXON LOOKING NORTHWEST
SCALE:
REF: /



24 AXON LOOKING NORTHEAST
SCALE:
REF: /

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30035-500

NIELSEN ARCHITECTURE

1710 SW COMMERCE DRIVE
STE #25
BENTONVILLE, AR 72712

Tel 479.254.0112

KEY PLAN

Date	Description
08.10.2020	1st PLANNING COMISSION SUBMISSION
09.21.2020	2nd PLANNING COMMISSION SUBMISSION

Seal / Signature

Project Name

SOUTH CENTRAL UTILITY PLANT

Project Number

2019-0074

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
B-Z5W	V1	A03.101

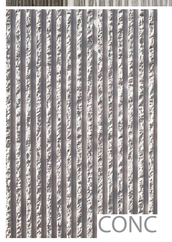
City of Bentonville Project No. LSD20-0049

© 2019 Gensler

9/18/2020 10:31:41 AM BIM 360://027 7958.005 - NECWMC_B-5W_NE_A Base Building_2019-0074.rvt

MP-1

METAL PANEL
STANDING SEAM PANEL SYSTEM
COLOR: DARK BRONZE



CONC

CAST-IN-PLACE CONCRETE
FORM-LINER FINISH

BRK-1

BRICK
THIN-BRICK INSET INTO PRECAST PANEL
COLOR: EBONITE VELOUR

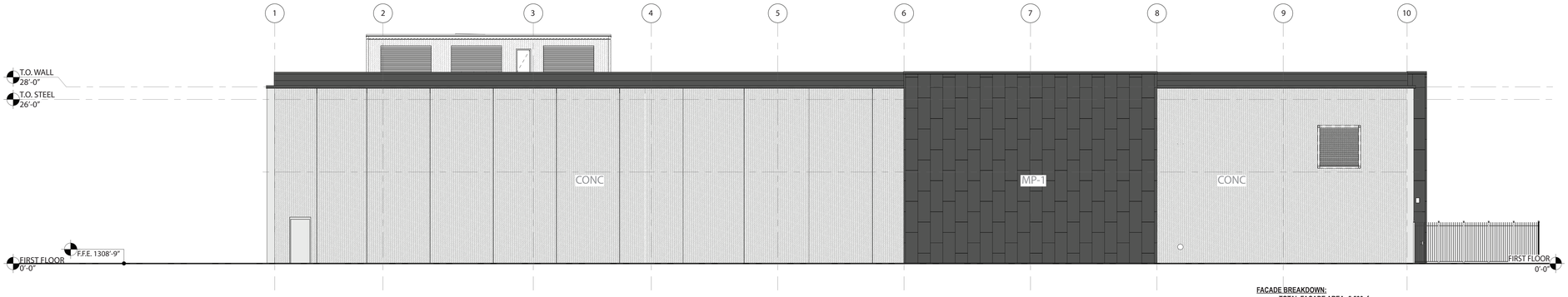
All Proposed Signage Will Require a Separate Permit

FACADE BREAKDOWN:
TOTAL FACADE AREA: 5,615sf
MASONRY: 4,105sf (75.23%)
Precast: 3,230sf
Brick: 875sf
ARCHITECTURAL METAL: 1,510sf (24.76%)

21 EAST ELEVATION
SCALE: 1/8" = 1'-0"

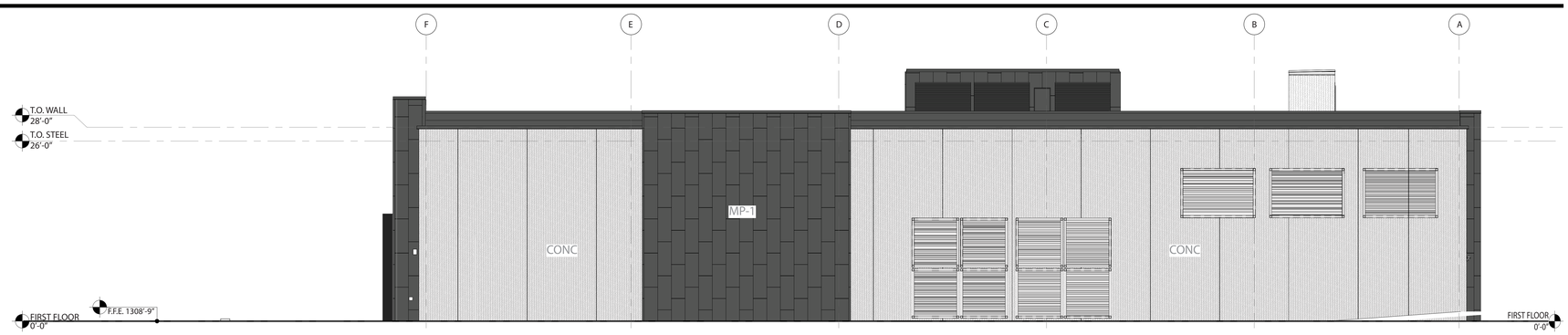
FACADE BREAKDOWN:
TOTAL FACADE AREA: 4,585sf
MASONRY: 3,800sf (82.87%)
Brick: 125sf
Precast: 3,675sf
ARCHITECTURAL METAL PANEL: 785sf (17.12%)

22 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



FACADE BREAKDOWN:
TOTAL FACADE AREA: 5,500sf
MASONRY: 3,985sf (75.11%)
Brick: 0sf
Precast: 3,985sf
ARCHITECTURAL METAL PANEL: 1515sf (24.89%)

23 WEST ELEVATION
SCALE: 1/8" = 1'-0"



FACADE BREAKDOWN:
TOTAL FACADE AREA: 4,585sf
MASONRY: 3,415sf (75.81%)
Brick: 0sf
Precast: 3,415sf
ARCHITECTURAL METAL PANEL: 1,170sf (24.18%)

24 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WALMART CAMPUS

Walmart

BENTONVILLE, AR
FACILITY # 30035-500

NIELSEN ARCHITECTURE
1710 SW COMMERCE DRIVE
STE#25
BENTONVILLE, AR 72712
Tel 479.254.0112

KEY PLAN

DATE	DESCRIPTION
09.06.2019	90% SCHEMATIC DESIGN
09.23.2019	100% SCHEMATIC DESIGN
06.18.2020	100% DESIGN DEVELOPMENT
08.10.2020	1st PLANNING COMMISSION SUBMISSION
09.21.2020	2nd PLANNING COMMISSION SUBMISSION

SEAL / SIGNATURE

PRELIMINARY

PROJECT NAME
SOUTH CENTRAL UTILITY PLANT

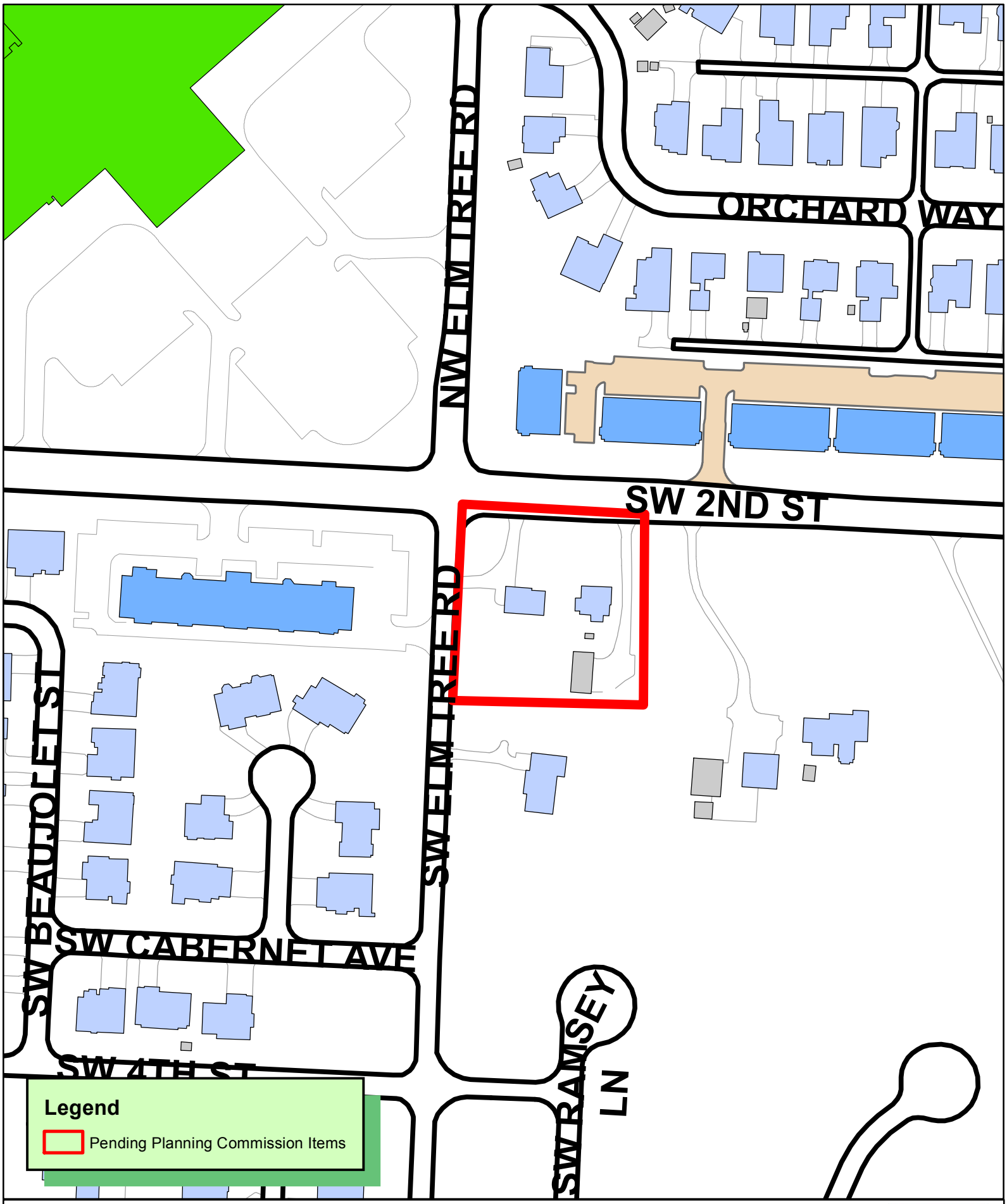
PROJECT NUMBER
2019-0074

DESCRIPTION
BUILDING ELEVATIONS

SCALE

ID	VOLUME	SHEET
B-Z5W	V1	A03.200

City of Bentonville Project No. LSD20-0049



N
W E
S

1 inch = 150 feet

LSD20-0053
LARGE SCALE DEVELOPMENT
CIRCLE K CONVENIENCE STORE
3301 SW 2ND ST

THE CITY OF BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

September 21, 2020

Current Planning
305 SW "A" Street
Bentonville, AR 72712

RE: LSDP – Circle K
CTA Job No. 20104300
LSD 20-0053

We are requesting a variance from Bentonville Development Code
Sec 1100.02 Access management standards
(a) Curb Cuts
(3) Distance from intersections. Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive.
A waiver is needed, given that due to the dimensions of the lot, it is difficult to meet the required 250ft distance from the centerline of the road for an access drive.

Please accept our application and waiver request with this submittal, and we look forward to your review and comments. Should you have any questions, please let us know.

Thank you,

Barry R. Williams, ASLA
Project Manager

CIRCLE K

BENTONVILLE, ARKANSAS

3209 SW 2ND STREET

LARGE SCALE DEVELOPMENT PLANS

LEGEND (EXISTING SYMBOLS)

SYMBOLS

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

LINEWORK

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

LEGEND (CONSTRUCT)

SYMBOLS

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

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- FIBER OPTIC (FO)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

Arkansas One Call

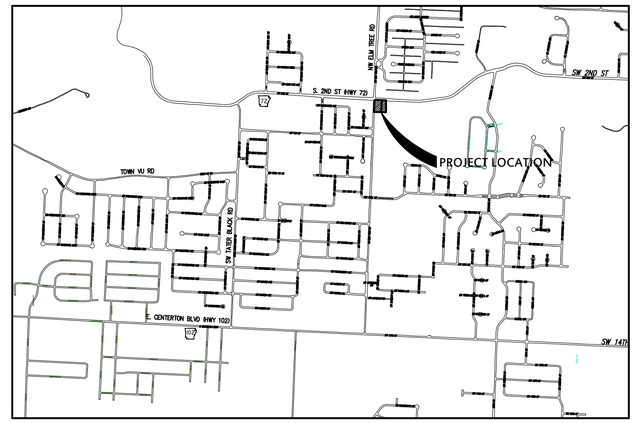
811

Know what's **below**.

Call before you dig.

SITE STABILIZATION AND CERTIFICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.



VICINITY MAP
NTS

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 LOCATIONS) 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. <u>ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:</u> 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.

UTILITY CONTACTS

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

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

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

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

BLACK HILL ENERGY
JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129
LOWELL, ARKANSAS 72745
479-333-7005
joshua.knight@blackhillscorp.com

AT&T
SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, ARKANSAS 72766
479-442-1967 OR
LAYNE RHODES
479-442-1977
lr159@att.com

COX COMMUNICATIONS
KIP SMITH
4901 S. 48TH STREET
SPRINGDALE, ARKANSAS 72762
479-717-3796
kip.smith@cox.com

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

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

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

STORMWATER DEPARTMENT
CITY OF BENTONVILLE
JANET PAITH
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR.
PHONE: (479) 271-5002
jpaith@bentonvillear.com

PROJECT INFORMATION

BUILDING SETBACK (C-1):	FRONT (PARKING IN FRONT)	50'
	FRONT (NO PARKING IN FRONT)	20'
	SIDE (ADJACENT TO RESIDENTIAL)	15'
	SIDE (ADJACENT TO NON-RES)	7'
	REAR (ADJACENT TO RESIDENTIAL)	25'
	REAR (ADJACENT TO NON-RES)	20'
FINISHED FLOOR ELEV.	1262.00'	
SITE AREA:	1.27 AC. (55,209 SQ.FT.)	
BUILDING SIZE:	3500 SQ. FT.	
BUILDING USAGE:	CONVENIENCE STORE/GAS STATION	
ZONING:	C-1	
ATLAS PAGE #	401	
BUILDING HEIGHT:	28'-0"	
ADDRESS:	3209 SW 2ND STREET	
OWNER:	STEELE DEVELOPMENT, INC. 400 PEACH ORCHARD ROAD BENTONVILLE, AR 72712	
SITE ENGINEER:	CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838	

FLOOD NOTE

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 4, 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.

PROPERTY DESCRIPTION

SURVEY DESCRIPTION:
LOTS 1 AND 2, EDGMON ACRES, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 16 AT PAGE 63.

Sheet List Table

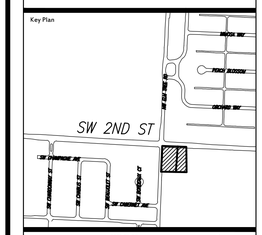
SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL PLAN
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (COLOR)
C-102	SITE PLAN
C-103	UTILITY PLAN
C-104	GRADING PLAN
C-105	PAVING PLAN
C-106	EROSION CONTROL- PHASE I
C-107	EROSION CONTROL - PHASE II
C-201	SANITARY SEWER LINE 1 P&P SHT. 1
C-202	STORM SEWER LINE 1 &2 & 3 P&P (COLOR)
C-203	STORM SEWER LINE 4 P&P (COLOR)
C-501	EROSION CONTROL DETAILS SHT. 1
C-502	EROSION CONTROL DETAILS SHT. 2
C-503	EROSION CONTROL DETAILS SHT. 3
C-504	STANDARD DETAILS - SHT 1
C-505	STANDARD DETAILS - SHT 2
C-506	STANDARD DETAILS - SHT 3
C-507	STANDARD DETAILS - SHT 4
C-508	BENTONVILLE ELECTRICAL DETAILS - SHT 1
C-509	BENTONVILLE ELECTRICAL DETAILS - SHT 2
C-510	BENTONVILLE ELECTRICAL DETAILS - SHT 3
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS (2)

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

CIRCLE K
3209 SW 2ND STREET
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 20104300
ISSUE DATE: 08/25/2020
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET

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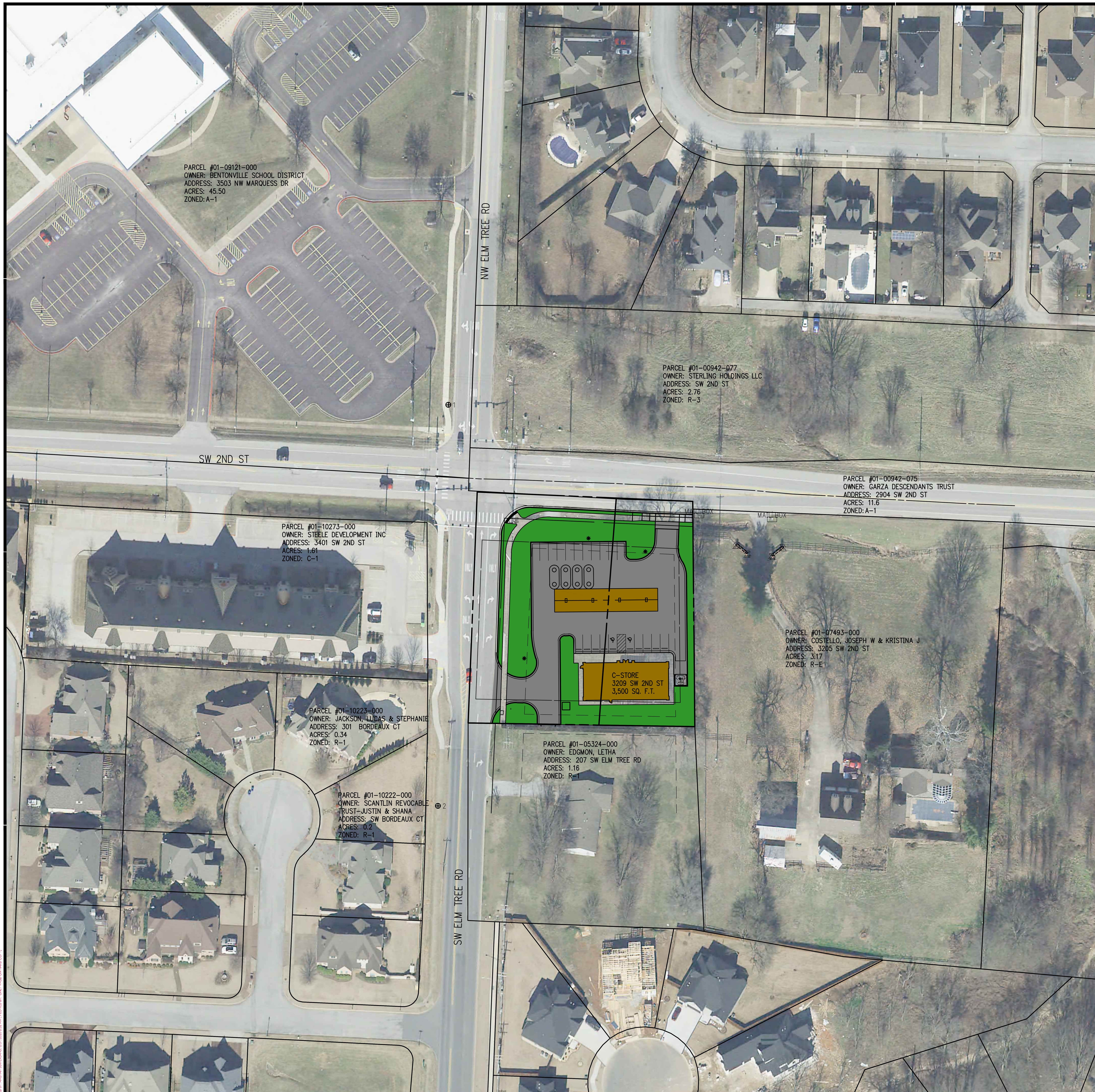
COVER SHEET

C-001



LEGEND (EXISTING SYMBOLS)

SYMBOLS

- ⊙ FOUND IRON PIN

LINEWORK

- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- ● SET IRON PIN

LINEWORK

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

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying

479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

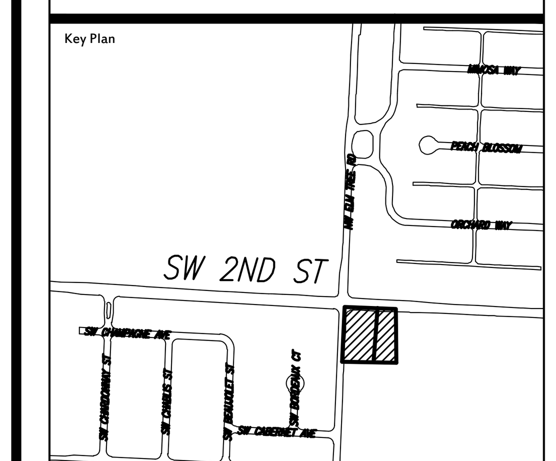
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
50' 0 50'

CIRCLE K

3209 SW 2ND STREET
BENTONVILLE, AR

Key Plan



No.	Description	Date

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PROJECT NO: 20104300
ISSUE DATE: 08/25/2020
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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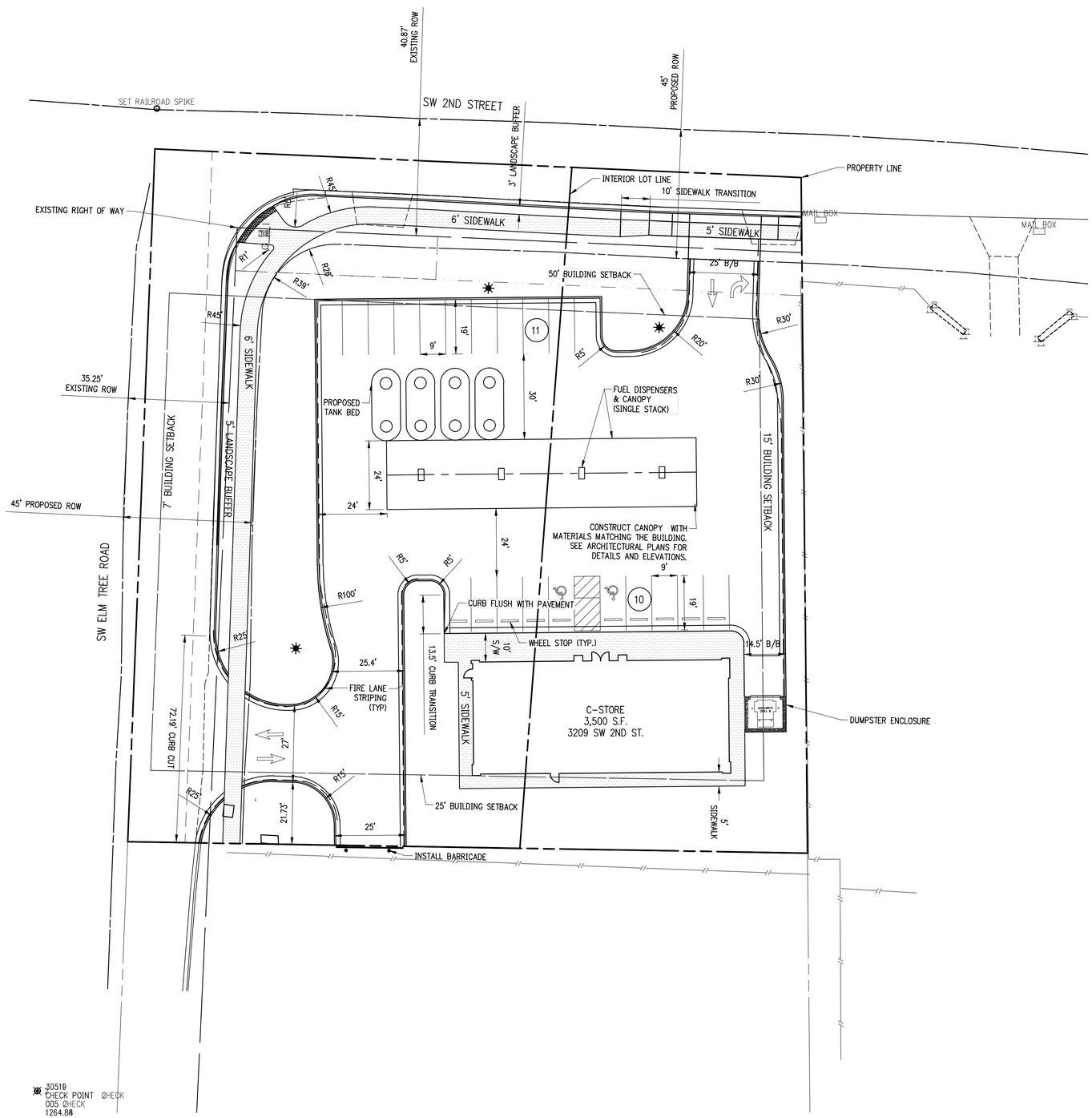
OVERALL SITE PLAN (COLOR)

C-101



J0519
CHECK POINT CHECK
005 CHECK
1264.88

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB & GUTTER
LIGHT POLE	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	FIRE LANE STRIPING

PARKING REQUIREMENTS:

REQUIRED PARKING:
CONVENIENCE STORE/FUEL STATION =
1 SPACE PER 250 SQ. FT. OF NET FLOOR SPACE
1 SPACE PER EMPLOYEE AT MAX SHIFT: 4 EMPLOYEES

TOTAL REQUIRED: =18 PARKING STALLS

PROVIDED PARKING:

STANDARD STALLS: = 19
ADA STALLS: = 2
½ STALL PER PUMP SPACE= 4
TOTAL PROVIDED: = 25 STALLS

SITE CALCULATIONS

TOTAL SITE AREA= 1.27± ACRES (55,209 SQ.FT)
GREENSPACE AREA= 0.38± ACRES (16,526 SQ.FT)
TOTAL IMPERVIOUS AREA= 0.89± ACRES (38,682 SQ.FT)
GREENSPACE PERCENTAGE= 30%

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
12. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
13. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
14. ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.
15. THE CITY OF BENTONVILLE REQUIRES CUT-OFF OR B-U-G LIGHTING FIXTURES. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT-OFF OR B-U-G FIXTURE (WITH U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
16. THERE CAN BE NO STRUCTURES BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED SITE TRIANGLES.

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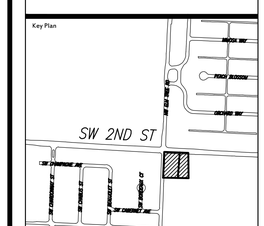
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

CIRCLE K
3209 SW 2ND STREET
BENTONVILLE, AR

Key Plan



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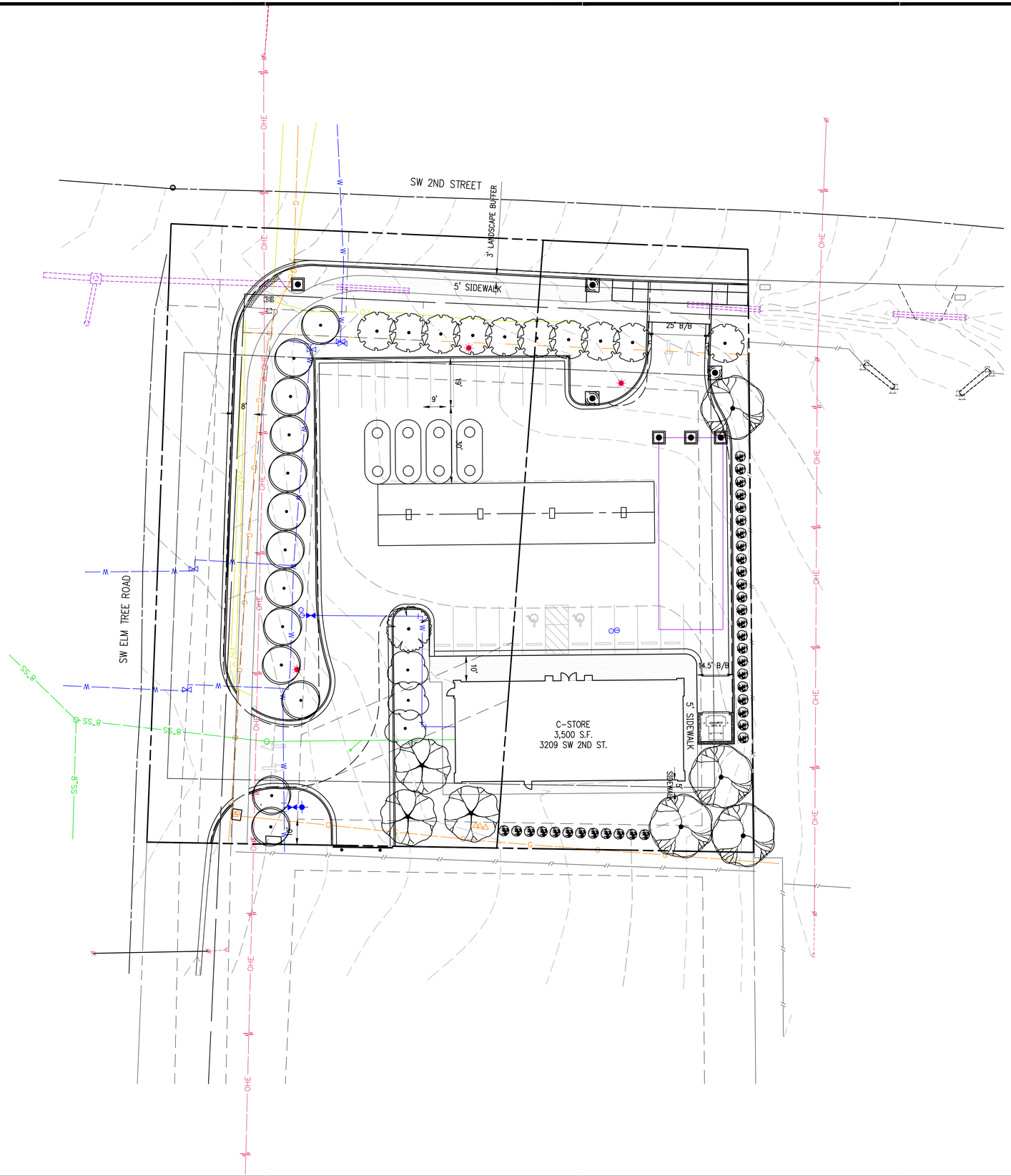
SITE PLAN

C-102



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.

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.

SITE CALCULATIONS

TOTAL SITE AREA= 1.28± ACRES (55,768 SQ.FT)

GREENSPACE AREA= 0.78± ACRES (33,766 SQ.FT)

TOTAL IMPERVIOUS AREA= 0.51± ACRES (22,002 SQ.FT)

GREENSPACE PERCENTAGE= 61%

TREE REQUIREMENTS

STREET TREES REQUIRED: 468 LF / 20 = 23 TREES
STREET TREES PROVIDED: 23 TREES

EAST PERIMETER TREES REQUIRED: 236 LF / 40 = 6 TREES
EAST PERIMETER TREES PROVIDED: 25 TREES

SOUTH PERIMETER TREES REQUIRED: 237 LF / 40 = 6 TREES
SOUTH PERIMETER TREES PROVIDED: 17 TREES

TOTAL TREES REQUIRED = 35
TOTAL TREES PROVIDED = 69

PLANT SCHEDULE

DECIDUOUS ORNAMENTAL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	3	CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD	B & B	2"CAL	8` HT. MIN.
	1	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA	B & B	2.5"CAL	8`-10` HT.

DECIDUOUS SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	4	ACER TRUNCATUM / SHANTUNG MAPLE	B & B	2.5"CAL	8`-10` HT.
	3	QUERCUS RUBRA / RED OAK	B & B	2.5"CAL	8`-10` HT.

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	35	JUNIPERUS VIRGINIANA `TAYLOR` / TAYLOR EASTERN REDCEDAR	B & B	2"CAL	8`-10` HT.

STREET TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	13	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5"CAL	8` HT. MIN.
	10	QUERCUS SHUMARDII `PANACHE` / PANACHE SHUMARD OAK	B & B	2.5"CAL	8`-10` HT.

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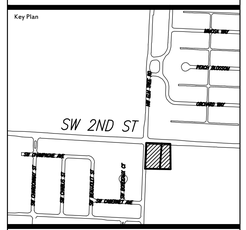

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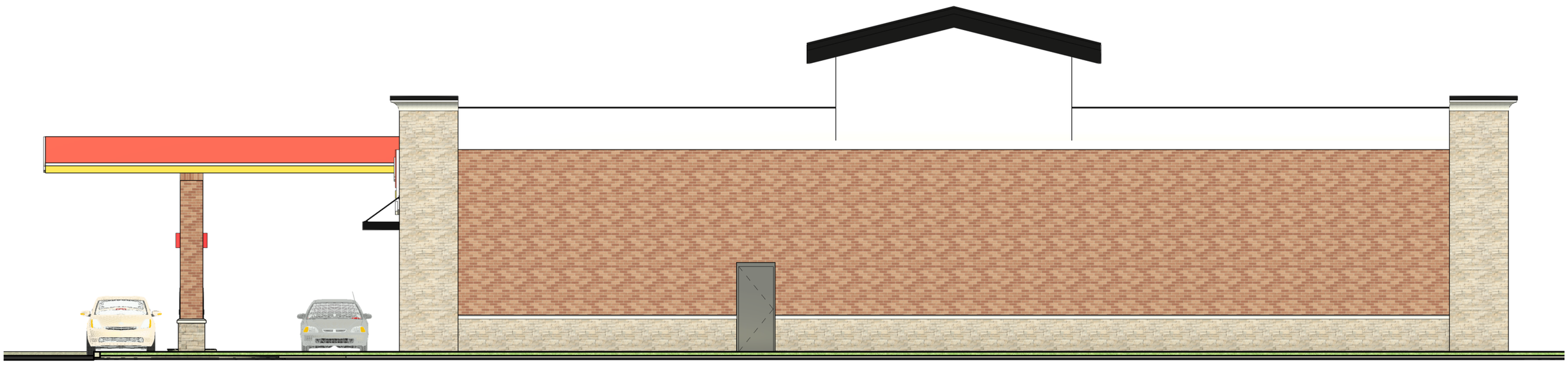
PLANTING PLAN

L-101

DRAWING G:\2014\2014_CIRCLEK\BENTONVILLE\BENTONVILLE\CIRCLEK\CONCEPT\PLANTING\PLANTING
LAYOUT: L-101 PLANTING PLAN 11 X 17 XREFS: XREF: XREF: XREF: XREF: XREF: XREF: XREF:
PLOTTED BY: ADAM BERGKAMP, AUG 13, 2020 3:13 PM | PROTECTED BY: ONE-YEAR-LAID-ON HARD COPY

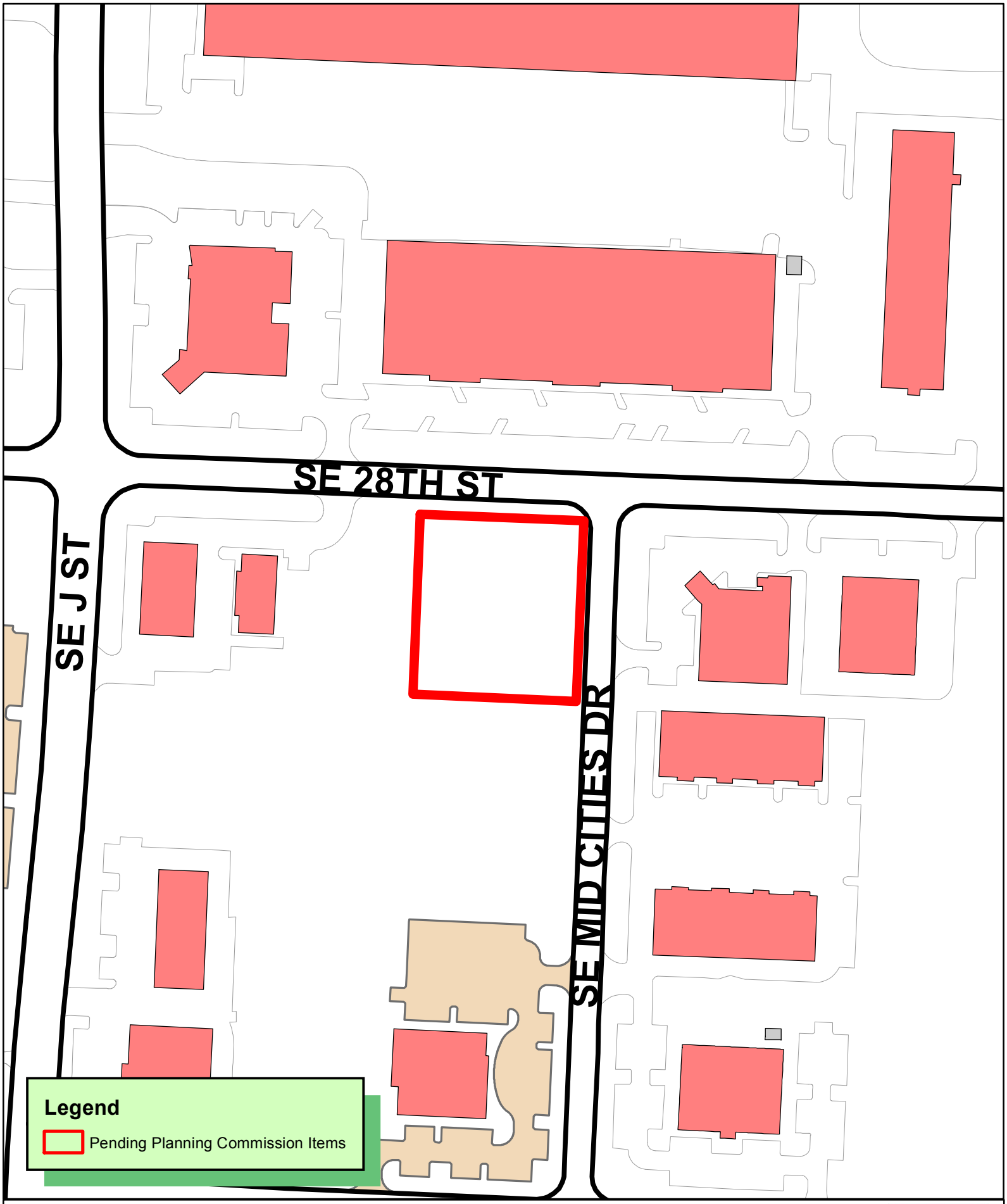
1 A5.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 A5.1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

1 A5.2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

2 A5.2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



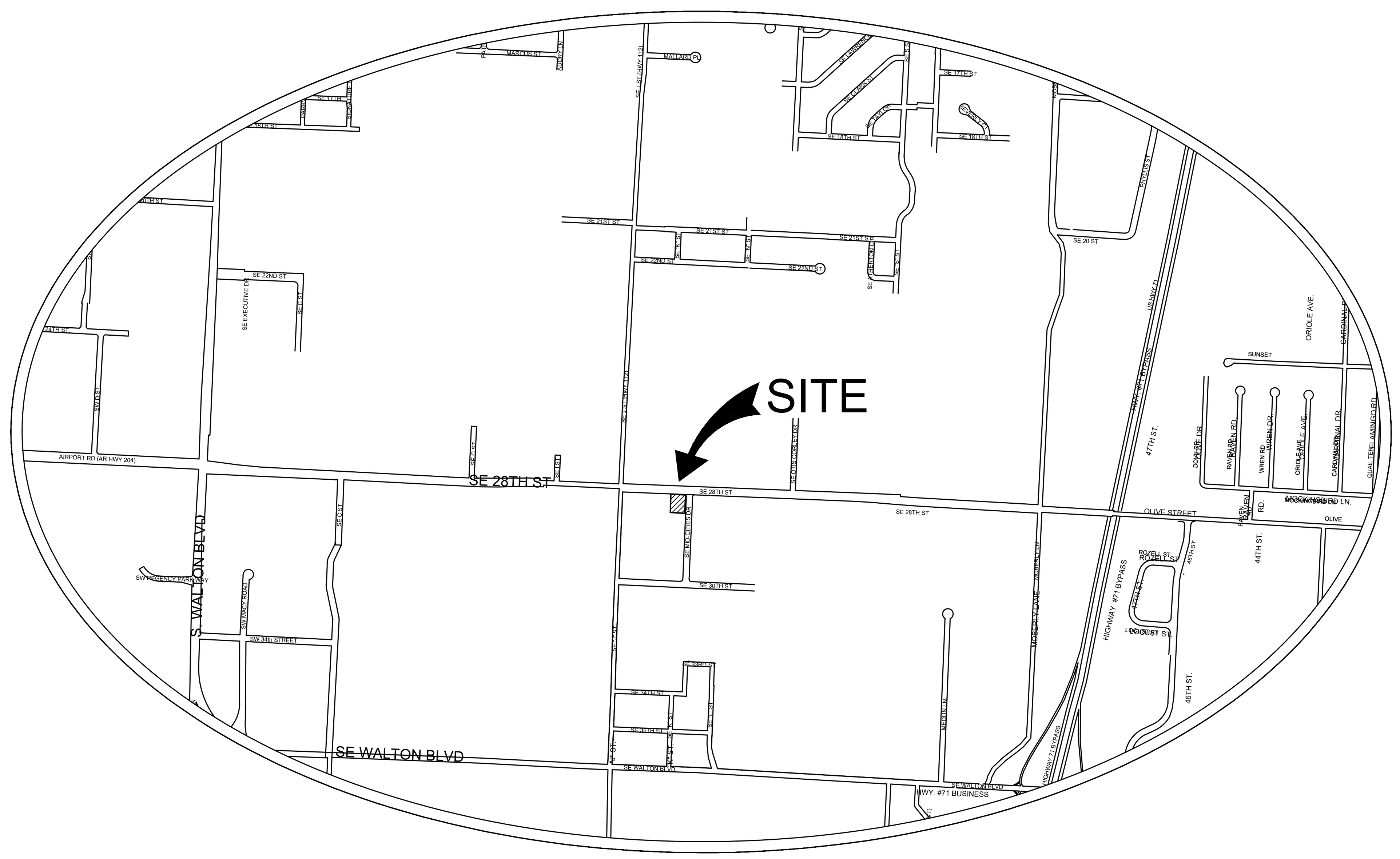
N
W E
S

1 inch = 150 feet

LSD20-0054
LARGE SCALE DEVELOPMENT
TIGERDOGS COMMERCIAL
1110 SE 28TH ST

THE CITY OF BENTONVILLE

LARGE SCALE DEVELOPMENT
TIGERDOGS
OFFICE BUILDING
1110 SE 28th STREET
BENTONVILLE, ARKANSAS



CONTACT LIST

OWNER/DEVELOPER
TIGERDOGS, LLC
BRAD JOHNSON
3071 ROM ORCHARD ROAD
FAYETTEVILLE, AR. 72703
(479) 957-2124
EMAIL: bradj@s-ind.com

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

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

LANDSCAPE ARCHITECT
David Watkins, PLA, Assoc. DBIA
Cell: 501-920-1297
210 N. MOOSE ST.
MORRILTON, AR 72110

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

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

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

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

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

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

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

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

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

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

SHEET LIST

1	COVER SHEET
2	SURVEY/TOPO
3	SITE - UTILITY PLAN
4	EROSION CONTROL PLAN
5	GRADING PLAN
6	LANDSCAPE PLAN
7	DETAIL SHEET

LEGAL DESCRIPTION:

LOT 3, MID-CITIES CROSSING, BENTONVILLE ARKANSAS AS SHOWN IN PLAT RECORD 23-L-13 IN THE CIRCUIT CLERK AND RECORDERS OFFICE IN BENTON COUNTY.

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Effective Date June 5, 2012

REVISION CHART

#	TITLE	DATE	NOTES:
	REV-0	8/24/20	PRE-APP SUBMITTAL
1	REV-1	8/31/20	FIRST SUBMITTAL
2	REV-2	9/21/20	SECOND SUBMITTAL

CITY NOTES

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

TO SCHEDULE INSPECTIONS OF TESTING WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY. PHONE NUMBER IS 479-271-3168.

TO SCHEDULE INSPECTIONS OR TESTING WITH THE CITY OF BENTONVILLE WATER AND SEWER DEPARTMENT INSPECTIONS MUST BE CALLED IN BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY. PHONE NUMBER IS 479-271-3140 OR EMAIL WATERSEWER@BENTNOVILLEAR.COM

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

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

SAND CREEK
Engineering and Land Surveying

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

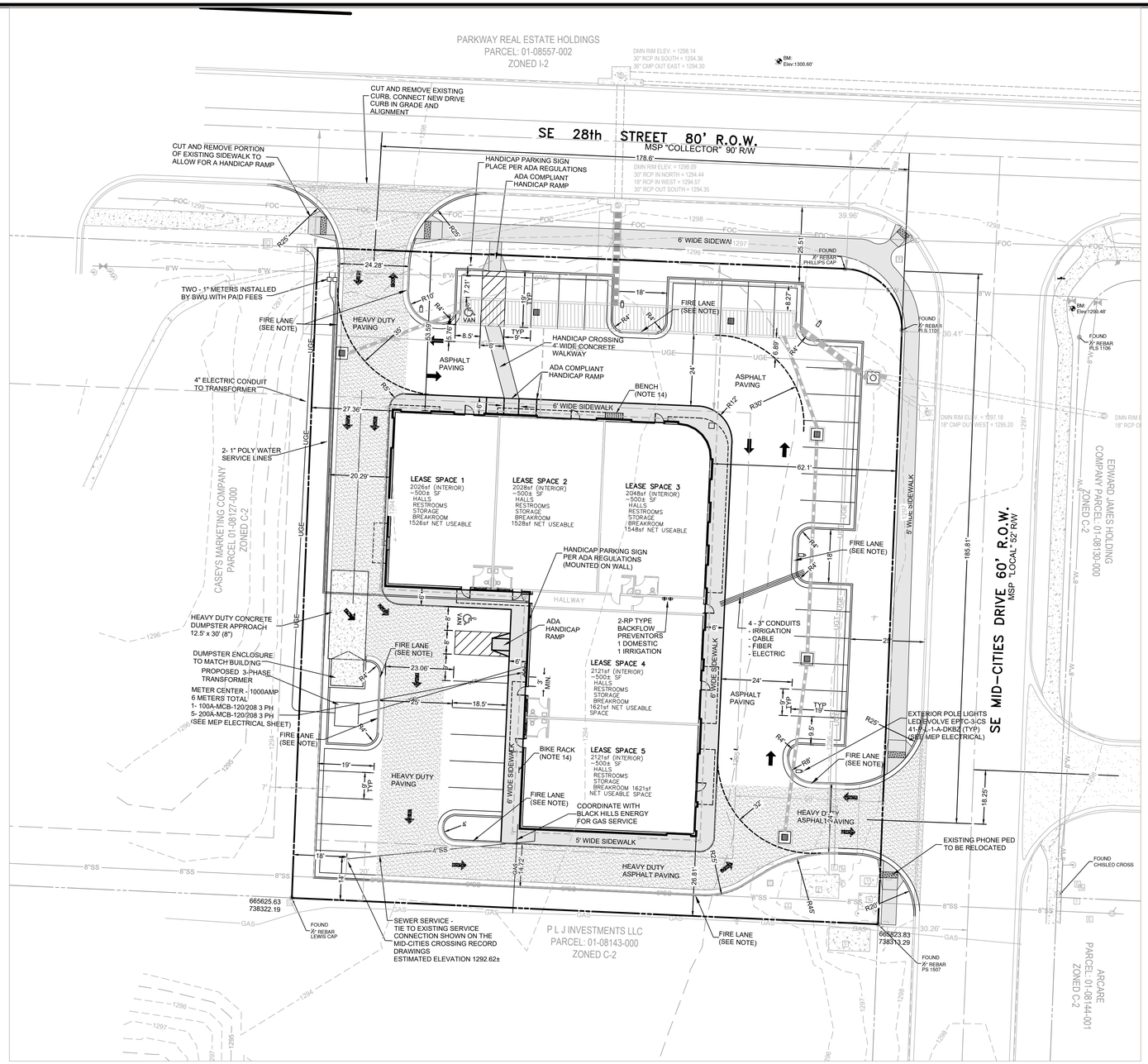
CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

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

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

20027 TIGERDOGS LSD

CITY OF BENTONVILLE PROJECT # LSD20-0054



SITE NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
2. TIE PROPOSED DRIVES TO EXISTING PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
3. TAPER BACK OF CURB FROM 6" TO 0" IN 24"
4. HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
5. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
6. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR PARKING LOT LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
7. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
8. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
9. TIE PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER. TRANSITION THE LAST 10' (FEET) TO MATCH IN GRADE AND ALIGNMENT.
10. ALL CURB RADII SHALL BE MEASURED AT THE BACK OF CURB UNLESS OTHERWISE SPECIFIED ON PLANS.
11. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.
12. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
13. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
14. AMENITIES SHALL BE INSTALLED PER THE CITY OF BENTONVILLE DESIGN STANDARDS
    - BENCH - VICTOR STANLEY "CLASSIC" SERIES (MODEL # C-10), MINIMUM 6'. (OR APPROVED ALTERNATIVE)
    - BIKE RACK - SINGLE HOOP, DERO SWERVE RACK, BLACK (OR APPROVED ALTERNATIVE)
15. SIDEWALKS ALONG PAVED AREAS SHALL PROVIDE A TURN-DOWN EDGE PER THE DETAIL ON SHEET 7.
16. PARKING SPACES THAT FACE INTO PROPOSED SIDEWALKS ARE SHOWN AS 18.5' IN DEPTH FROM THE FACE OF WALK, WHICH IS THE SAME AS IF THE SPACE WERE 19' FROM BACK OF CURB AS IS THE CASE WITH EXTERIOR SPACES.

UTILITY NOTES:

1. COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONNECTION.
2. ALL NECESSARY INSPECTIONS, APPROVALS, AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO ANY TESTING ACTIVITY.
3. CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES AND ADVISE ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, OR INTERFERE WITH ANY WATER MAIN BELONGING TO THE CITY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING CONDUIT FOR UNDERGROUND UTILITIES AS PER SERVICE COMPANY REQUIREMENTS.
6. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING UTILITY SPECIFICATIONS AND REQUIREMENTS.
7. TRENCHES FOR ALL PRIVATE AND PUBLIC UTILITY LINES AND DRAINAGE PIPES UNDER PRIVATE OR PUBLIC PAVED AREAS ARE TO RECEIVE FULL DEPTH CRUSHED STONE BACK FILL AND COMPACTED IN PLACE.
8. REFER TO ARCHITECTURAL PLANS FOR INTERIOR PLUMBING DETAIL. ADJUST SERVICE CONNECTIONS AS NECESSARY COORDINATING WITH THE ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.
9. REFER TO BUILDING PLANS FOR EXTERIOR BUILDING LIGHTS AND EXTERIOR LIGHT TYPES. PROPOSED POLE/ OVERHEAD LIGHT LOCATIONS ARE SHOWN.
10. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER OR SANITARY SEWER LINES.
11. 3-PHASE POWER IS REQUESTED FOR THIS SITE.
12. ONE WATER METER TO SERVE ALL 5 UNITS AND A SEPARATE WATER METER FOR LAWN IRRIGATION.
    RP TYPE BACKFLOW PREVENTOR INSIDE THE UTILITY ROOM. ONE FOR DOMESTIC LINE AND ANOTHER FOR THE IRRIGATION LINE. OVERFLOW DRAINS MUST BE PROVIDED FOR EACH BFP AND THE SYSTEM MUST BE TESTED AND THE RESULTS PROVIDED PRIOR TO THE FINAL INSPECTION.

FIRE LANES

THE UPRIGHT PORTION OF CURBS DESIGNATED FOR FIRE LANE IS TO BE PAINTED READ WITH "NO PARKING FIRE LANE" STENCILED IN 4" WHITE LETTERING ONCE ON EACH SEGMENT OR EVERY 30 FEET.

AMENITIES

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

MECHANICAL EQUIPMENT SCREENING

ALL MECHANICAL EQUIPMENT, WHETHER GROUND OR ROOF MOUNTED, WILL BE SCREENED FROM VIEW BY FENCE OR MATERIAL SIMILAR TO BUILDING, OR EVERGREEN PLANTINGS. ROOF MOUNTED AC UNITS TO BE SCREENED WITH PARAPET WALL OR APPROVED ALTERNATIVE.

TRASH COLLECTION

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

NOTE

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

WATER/SEWER INSPECTION CONTACT INFORMATION

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

ELECTRIC NOTES

- BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE/UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.

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

- ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

N

20 0 20
SCALE: 1" = 20'

BENCHMARK:

FIRE HYDRANT EAST SIDE OF MID-CITIES DRIVE
TOP BOLT IN THE WORD MUE " LLER - ELEVATION 1299.48

SITE DATA

SITE ACREAGE = 1.00 ACRES
PARCEL #01-08129-000
EXISTING ZONING: C2

TOTAL LOT AREA: 43,677sf
AMOUNT OF PERVIOUS: 8,363sf
AMOUNT OF IMPERVIOUS: 35,314sf
GREEN SPACE PROVIDED: 19.14%

BUILDING INFORMATION:
PROPOSED BUILDING EXTERIOR = 11,296
PROPOSED BUILDING INTERIOR = 7,844 SF

PARKING AREA GREENSPACE:
TOTAL PARKING AREA - 7,757sf
TOTAL INTERIOR GREEN - 1,019sf = 13.13%

PARKING CHART

ZONING - C-2 COMMERCIAL OFFICE

MINIMUM PARKING REQUIREMENT:
1 SPACE PER 250sf
7,844 sf INTERIOR ÷ 250 = 32 SPACES

TOTAL SPACES PROVIDED: 33 REGULAR SPACES
2 ADA SPACES
35 SPACES PROVIDED

SITE SETBACK DATA

ZONING - C-2, GENERAL COMMERCIAL

SETBACKS - FRONT - 50' w/PARKING IN FRONT
REAR - 20'
SIDE (ADJACENT TO NON-RESIDENTIAL) - 7'

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- WATER METER
- WATER VALVE
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- TELEPHONE METER
- LIGHTPOLE
- SIGN
- UTILITY POLE
- HVAC
- GAS LINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- SETBACK & EASEMENT LINE
- WATER — WATER LINE
- STREET CENTERLINE
- CONCRETE
- ASPHALT

PROPOSED LEGEND

- CONCRETE CURB & GUTTER
- EXTERIOR POLE LIGHTS
- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- DUMPSTER APPROACH
- HEAVY DUTY ASPHALT PAVEMENT
- CONRETE SIDEWALK

CAUTION - NOTICE TO CONTRACTOR:

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

DEVELOPER:
TIGERDOGS DEVELOPMENT, LLC
Brad Johnson
3071 Rom Orchard Road
Fayetteville, AR 72703
(479) 957-4124
bradj@s-ind.com

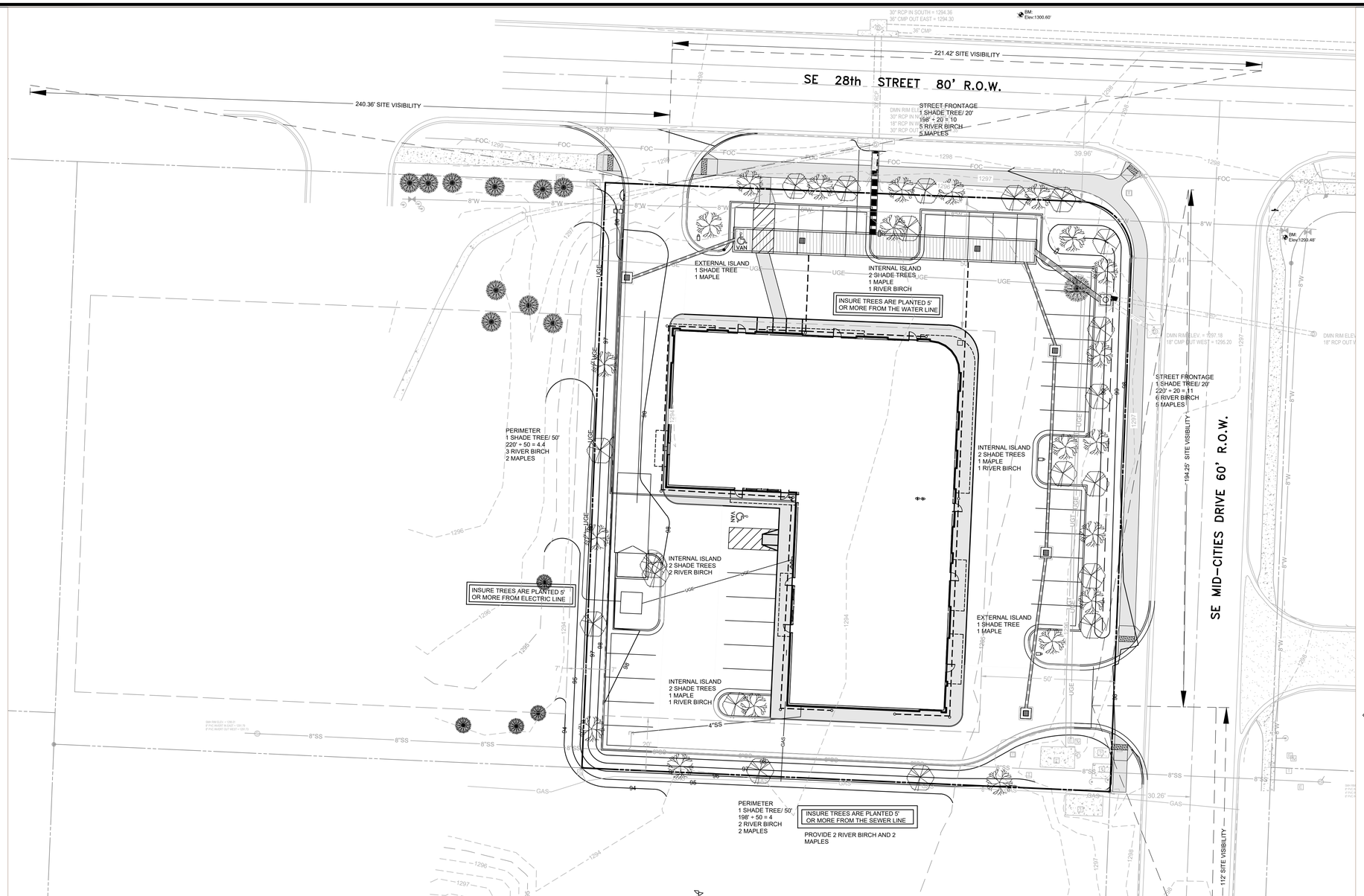
SHEET: SITE / UTILITY PLAN

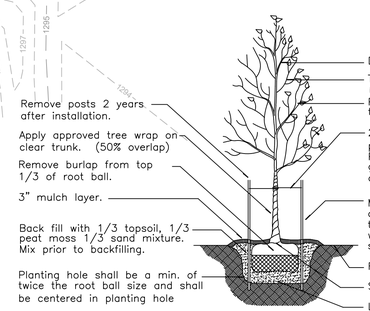
PROJECT: TIGERDOGS DEVELOPMENT
LOT 3 MID-CITIES CROSSING
1110 SE 28th STREET
BENTONVILLE, ARKANSAS

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

SAND CREEK
Engineering and Surveying
Bentonville, Arkansas (479) 464-5262

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
PROJECT #:	20027
CURRENT REVISION:	REV-1
DATE:	9/21/20
SHEET:	3 OF 6





TREE PLANTING DETAIL

NTS

LANDSCAPE REQUIREMENTS

STREET FRONTAGE REQUIREMENT:
1 SHADE TREE PER 20' OF FRONTAGE:
SE 28th ST - 198' OR 10 TREES REQUIRED
SE MID CITIES DRIVE - 220' OR 11 TREES REQUIRED

PERIMETER LANDSCAPE REQUIREMENT:
1 TREE PER 50':
SOUTH: 198' OR 4 TREES REQUIRED
WEST: 220' OR 5 TREES REQUIRED

INTERIOR PARKING LANDSCAPE REQUIREMENT:
TOTAL AREA OF PARKING: 7,659 SF
MIN PERCENT OF INTERIOR GREENSPACE: 8%
REQUIRED INTERIOR GREENSPACE: 613 SF
PROVIDED INTERIOR GREENSPACE: 1019 SF 13.3%
TREES REQUIRED FOR LANDSCAPE ISLANDS: 10

TOTAL TREES REQUIRED: 40
TOTAL TREES PROVIDED: 40

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Planting Size (min)	TYPE
19		River Birch	Betula nigra 'Heritage'	2.5" Caliper B&B	Large Shade
21		Armstrong Maple	Acer rubrum	2.5" Caliper B&B	Large Shade
					Evergreen

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

N

20 0 20

SCALE: 1" = 20'

EXISTING LEGEND

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

PROPOSED LEGEND

- CONCRETE CURB & GUTTER
- EXTERIOR POLE LIGHTS
- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- HP — HIGH POINT
- DSC0 — DOWNSPOIT COLLECTION CLEANOUT
- DUMPSTER APPROACH
- CONRETE SIDEWALK

LANDSCAPE NOTES:

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

DEVELOPER:
TIGERDOGS DEV., LLC
Brad Johnson
3071 Rom Orchard Road
Fayetteville, AR 72703
(479) 957-4124
bradj@s-ind.com

LANDSCAPE PLAN

SHEET:

PROJECT:

TIGERDOGS DEVELOPMENT
LOT 3 MID-CITIES CROSSING
SE 28th & MID-CITIES DRIVE
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

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

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
SCE PROJECT #:	20027
CURRENT REVISION:	REV-0
DATE:	9/21/20
SHEET:	6 OF 7

NORTH ELEVATION MATERIALS

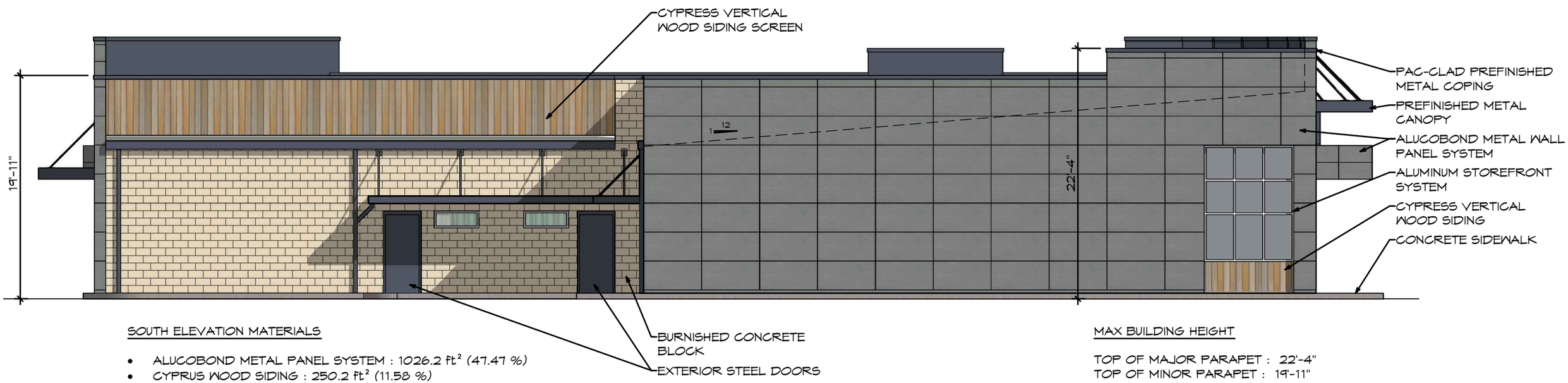
- ALUCOBOND METAL PANEL SYSTEM : 788.3 ft^2 (34.37 %)
- CYPRUS WOOD SIDING : 480.2 ft^2 (20.94 %)
- GLAZING : 812.7 ft^2 (35.43 %)

- NORTH ELEVATION TOTAL : 2293.5 ft^2

1 NORTH ELEVATION
SCALE: 1/8" = 1' - 0"

MAX BUILDING HEIGHT

TOP OF MAJOR PARAPET : 22'-4"
TOP OF MINOR PARAPET : 20'-2"



SOUTH ELEVATION MATERIALS

- ALUCOBOND METAL PANEL SYSTEM : 1026.2 ft^2 (47.47 %)
- CYPRUS WOOD SIDING : 250.2 ft^2 (11.58 %)
- BURNISHED CONCRETE BLOCK : 552.0 ft^2 (25.54 %)
- GLAZING : 94.3 ft^2 (4.36 %)

- SOUTH ELEVATION TOTAL : 2161.6 ft^2

2 SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"

MAX BUILDING HEIGHT

TOP OF MAJOR PARAPET : 22'-4"
TOP OF MINOR PARAPET : 19'-11"

EAST ELEVATION MATERIALS

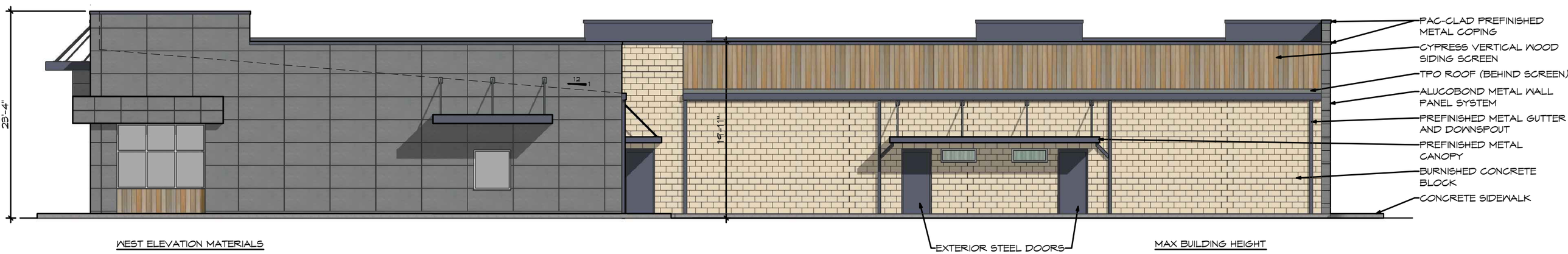
- ALUCOBOND METAL PANEL SYSTEM : 1012.4 ft^2 (34.46 %)
- CYPRUS WOOD SIDING : 678.7 ft^2 (23.37 %)
- GLAZING : 637.1 ft^2 (21.94 %)

- EAST ELEVATION TOTAL : 2904.4 ft^2

3 EAST ELEVATION
SCALE: 1/8" = 1' - 0"

MAX BUILDING HEIGHT

TOP OF MAJOR PARAPET : 23'-4"
TOP OF MINOR PARAPET : 20'-4"



WEST ELEVATION MATERIALS

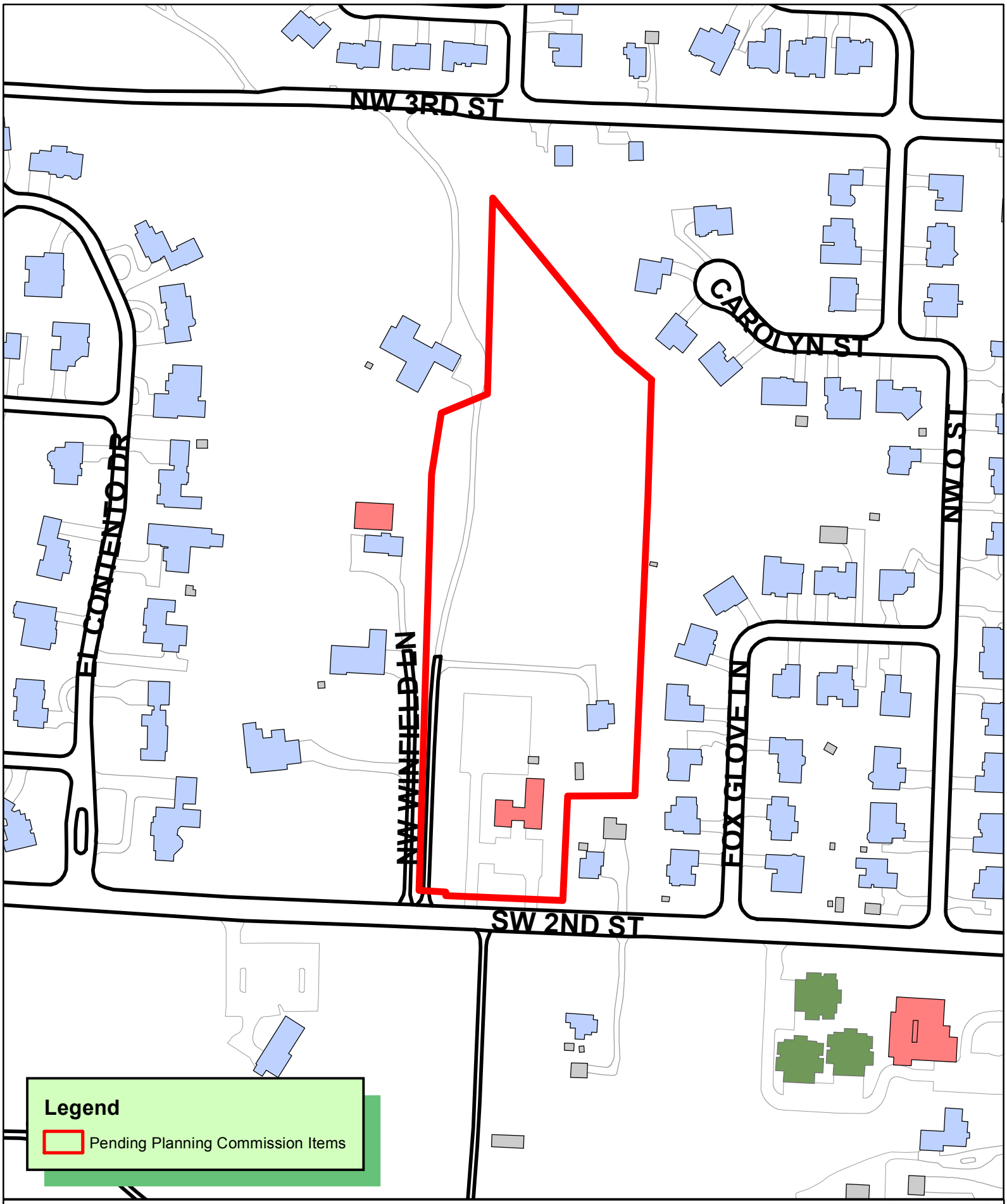
- ALUCOBOND METAL PANEL SYSTEM : 974.2 ft^2 (34.97 %)
- CYPRUS WOOD SIDING : 388.6 ft^2 (13.95 %)
- BURNISHED CONCRETE BLOCK : 960.8 ft^2 (34.49 %)
- GLAZING : 28.3 ft^2 (1.02 %)

- WEST ELEVATION TOTAL : 2786.0 ft^2

4 WEST ELEVATION
SCALE: 1/8" = 1' - 0"

MAX BUILDING HEIGHT

TOP OF MAJOR PARAPET : 23'-4"
TOP OF MINOR PARAPET : 19'-11"



N
W E
S

1 inch = 200 feet

PP20-0008
PRELIMINARY PLAT
SUBDIVISION

THE CITY OF BENTONVILLE

Issued For Review - 09.21.2020

September 2020

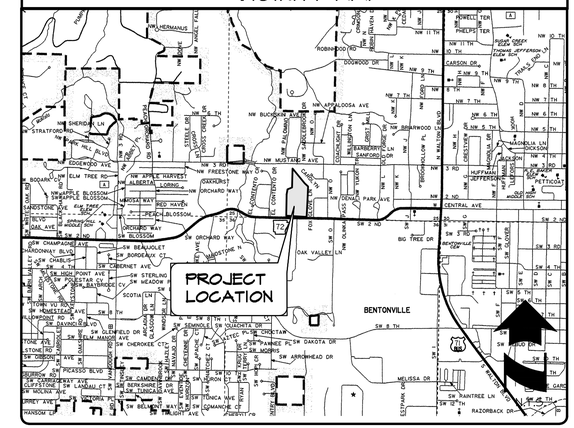
Preliminary Plat

for

TRAIL RIDGE SUBDIVISON
Lots 1-15

Bentonville, Benton County, Arkansas

VICINITY MAP



Owner/Developer
Boulder & Beam, LLC
Contact: Teri Malies
Address: 4508 NE Birchgrove Place
Bentonville, AR 72712
Email: tmalies1@gmail.com

Engineer & Surveyor
Engineer: Patrick Foy, P.E.
Morrison Shipley Engineers
2407 SE Cottonwood St.
Bentonville, AR 72712
Phone: (479) 273-2209

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

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

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

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

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

CITY ATLAS PAGE #446

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 721-4543
EMAIL: joshua.knight@blackhillscorp.com

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

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

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

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

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

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

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

GOVERNING AGENCIES

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

CITY PLANNING
CONTACT: ELLEN NORVELL
305 SW A ST.
PHONE: (479) 271-5993

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

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

CITY ENGINEER
CONTACT: DAN WEESE
PHONE: (479) 271-5993

BUILDING INSPECTION
PHONE: (479) 271-3125

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

FLOOD CERTIFICATION:

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

Map Number: 05007C025K

Effective Date: June 05, 2012

MORRISON SHIPLEY

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

TRAIL RIDGE SUBDIVISION

Drawing Name: P:\CSC-01\DWG\CSC-01 Cover.dwg Last Modified: Sep 17, 2020 - 2:35pm Plotted on: Sep 18, 2020 - 12:55pm by sadmyr

PROPOSED	EXISTING
Proposed Asphalt Street W/ Conc. Curb & Gutter	Existing Asphalt Pavement
Type "A" 6" Curb & Gutter	Existing Concrete Sidewalk
Type "C" Curb & Gutter (Outflow)	Existing Centerline Alignment
Proposed Concrete Sidewalk By Developer	Existing Right-of-Way
Proposed Concrete Sidewalk Lot Builder	Existing Storm Drain W/Size&Type (18" RCP)
Property Line	Existing Storm Drain Inlet
Proposed Centerline Alignment	Existing Flared End Section
Building Setback Line	Existing Overhead Electric
Easement	Existing Light Pole
Proposed Right-of-Way	Existing Power Pole
Proposed Storm Drain W/Size/Type (18"RCP)	Existing UG Telephone Line (T)
Proposed Curb Inlet or Junction Box	Existing Telephone Pedestal
Proposed Flared End Section	Existing Gas Line (G)
Proposed Finished Grade Contour (1355, 1354)	Existing Gas Regulator
Proposed Street Light	Existing Fence (X)
Proposed 6-4" PVC Conduit	Existing Grade Contours (1330, 1331)
	Existing Tree

PROPOSED WATER & SEWER	EXISTING WATER & SEWER
Proposed PVC Water Line W/Size (AWWA C900, DR-14) (8"W)	Existing Water Line W/Size (8"W)
Proposed 1" Service Line (w)	Existing Fire Hydrant
Proposed Double 5/8" Water Meter	Existing Water Valve
Proposed Double 5/8" Water Meter (Unless Noted Otherwise on Plans)	Existing Reducer
Proposed Fire Hydrant Assembly	Existing Water Line Tee
Proposed Gate Valve	Existing Water Line Bend
Proposed Water Line Tee	Existing Sanitary Sewer Line W/ Size (<8"SS)
Proposed Water Line Bend	Existing Manhole
Proposed PVC Sanitary Sewer Line W/Size (SDR-26) (<8"SS)	
Proposed Sewer Manhole	
Proposed 4" San. Sewer Wye & 4" PVC Service Line (SDR-26) Gasket Fittings)(Extend To BSL) (s)	

GENERAL NOTES:

1. Storm Sewer Distances And Inverts Are Measured From Center Of Inlets And End Of Flared End Sections.
2. Contractor Shall Provide Access To All Existing Driveways, Streets And Mailboxes During Construction.
3. All Site Grading And Earthwork Shall Be Done In Accordance With The Recommendations of the Geotechnical Engineer of Record.
4. Instances Where A Proposed Street Will Be Constructed Over An Existing Sanitary Sewer Main, Water Mains And/Or A Storm Pipe The Material Over The Pipe Shall Be Removed And Replaced With Full Depth Compacted Base Course Material.
5. Contractor Shall Consult with the Geotechnical Engineer of Record, When Placing Structural Fill. In Particular Where There Is Considerable Fill Within The Street Right Of Way And Where An Existing Drainage Ditch Crosses The Right Of Way.
6. All Meter Cans And Other Appurtenances Must Be Level With Finished Grade.
7. Handicap Accessible Ramps Location, Orientation, and Truncated Domes Shall be Discussed On Site And Approved By the City of Bentonville Before Being Constructed.
8. Stop Signs And Associated Street Signs Will be Purchased By the Developer Through the City of Bentonville and Installed by the City of Bentonville.
9. The Owner Will Purchase Street Lights to be Installed By the City of Bentonville.
10. Any Monument Signs Will Require a Separate Permit and Approval Before Placement.
11. Relocation or any Existing Electrical Facilities shall be at the Owner's Expense.

INDEX OF SHEETS

1. Cover Sheet and Vicinity Map
2. General Notes and Legend
3. Preliminary Plat
4. Preliminary Plat
5. Typical Street Section
6. Demolition Plan
7. Erosion Control Plan
8. Erosion Control Details
9. Street Plan
10. Grading and Drainage Plan
11. Intersections
12. Trail Ridge Drive Street Profile and Storm Drain Line A and B Profiles.
13. Utility Plan
14. Sewer Line A Profile
15. Miscellaneous Details
16. Miscellaneous Details
17. Outlet Structure Detail
18. Landscape Plan and Details

* City of Bentonville Details

Revision	By	Date

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Drawn By:	Vertical Scale:
KES	1
Approved By:	**Horizontal Scale:**
PRF	50
Date:	**Plotting Scale:**
09.21.2020	1"=50'
Project No.:	**Drawing Name:**
CSC-01	PRE PLAT

TRAIL RIDGE SUBDIVISION

Bentonville, Benton County, Arkansas

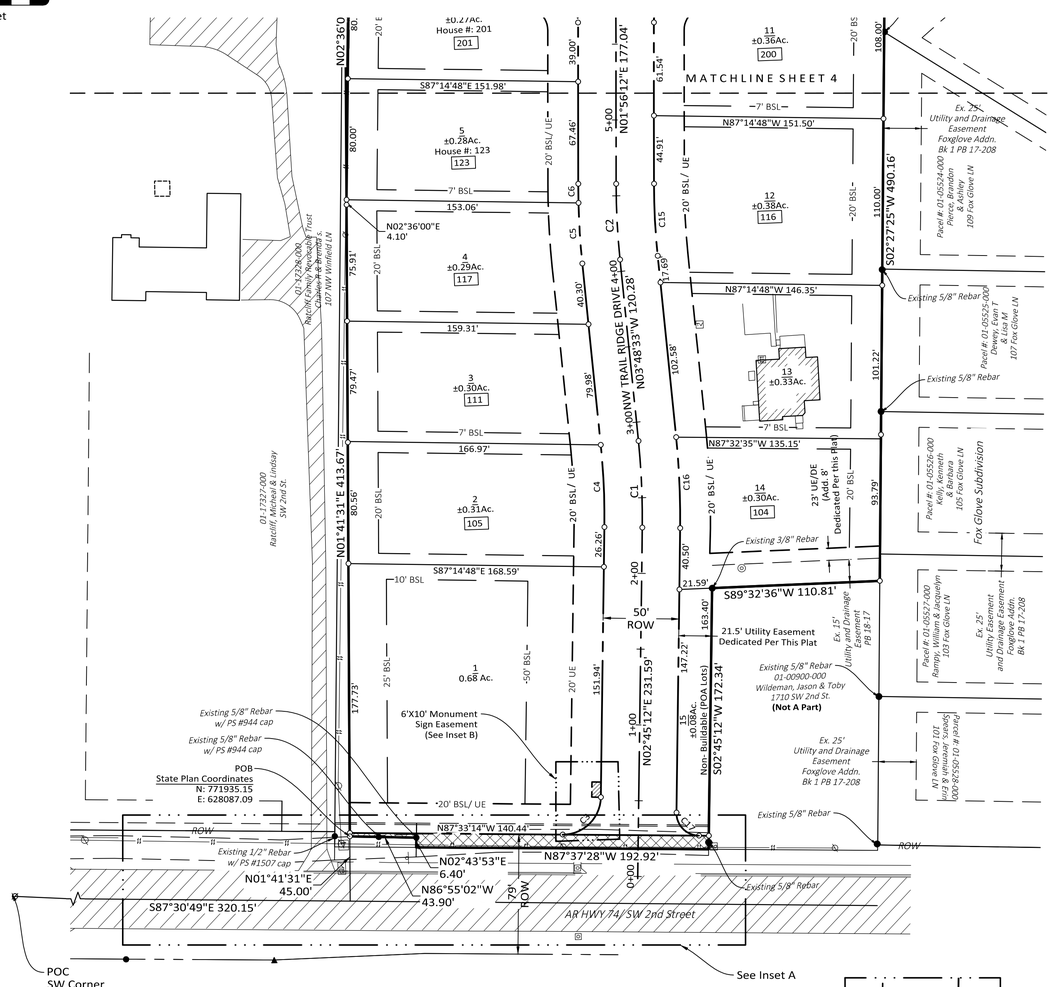
GENERAL NOTES AND LEGEND

CITY PROJECT #PP20-0008

Issued for Review - 09.21.2020

Sheet No.: 2 of 18

Drawing Name: P:\CSC-01\DWG\CSC-01 Covering Last Modified: Sep 17, 2020 - 2:35pm Plotted on: Sep 18, 2020 - 12:55pm by kdanger



Curve Table Centerline Street				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	57.27	500.00	N00° 31' 41"W	57.24
C2	50.14	500.00	N00° 56' 11"W	50.12

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C3	39.14'	25.00'	24.87'	N 47° 35' 59" E	35.26'
C4	54.40'	475.00'	27.23'	S 00° 31' 41" E	54.38'
C5	40.10'	525.00'	20.06'	S 01° 37' 17" E	40.09'
C6	12.55'	525.00'	6.28'	S 01° 15' 06" W	12.55'
C15	47.63'	475.00'	23.84'	N 00° 56' 11" W	47.61'
C16	60.13'	525.00'	30.10'	N 00° 31' 41" W	60.10'
C17	23.64'	15.00'	15.08'	S 42° 24' 01" E	21.27'

LEGEND

- Ex. Boundary Line
- Ex. Boundary Line to be Removed
- Ex. Adjacent Boundary Line
- Proposed Lot Line
- R/W — Ex. Right of Way Line
- R/W — Proposed Right of Way Line
- Ex. Road Centerline
- Proposed Road Centerline
- Ex. Easement Line
- Proposed Easement Line
- 7'BSL — Proposed Building Setback Line
- Proposed Right-of-Way Dedication to City of Bentonville
- UE — Utility Easement Dedicated Per this Plat
- DE — Drainage Easement Dedicated Per this Plat
- 100 — House Address
- Ex. Asphalt
- Ex. Rebar
- Ex. Nail
- Ex. Chiseled "X"
- Set 1/2" Rebar
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Sewer Manhole
- Ex. Gas Meter
- Ex. Gas Valve
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Power Pole w/ Guy Wire
- Ex. Electric Transformer
- Ex. Mailbox
- Ex. Sign
- Proposed Sign
- (S00°52'40"E 185.11') — Recorded Bearing and Distance

Survey Description - Overall Boundary:

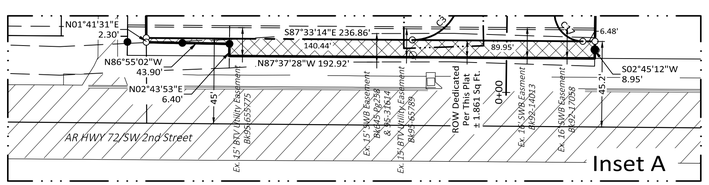
Lot 4, Applegate North Addition, as filed for record in Plat Book P4-806, June 20, 2002, and part of the West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4), all in Section 25, Township 20 North, Range 31 West, Bentonville, Benton County, Arkansas, being particularly described as follows:

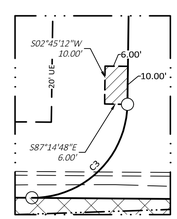
COMMENCING at the Southwest Corner of said West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4) of Section 25. Thence by bearing and distance (basis of bearing, Grid North), South 87°30'49" East a distance of 320.15 feet; thence North 01°41'31" East a distance of 42.70 feet to the southwest corner of Lot 4, Applegate North Addition, and the POINT OF BEGINNING; thence North 01°41'31" East along the west line of said Lot 4 a distance of 685.16 feet to a one-half inch (1/2") rebar; thence North 09°08'05" East continuing along said west line a distance of 102.79 feet to a one-half inch (1/2") rebar with PS #985 cap; thence North 67°26'52" East continuing along said west line a distance of 82.52 feet to a one-half inch (1/2") rebar with PS #985 cap; thence North 01°27'27" East continuing along said west line a distance of 322.35 feet to a one-half inch (1/2") rebar with PS #1507 cap at the northwest corner of said Lot 4; thence South 39°29'14" East along the north line of said Lot 4 a distance of 255.11 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 38°06'43" East continuing along said north line a distance of 70.16 feet to a five-eighths inch (5/8") rebar with PS #1128 cap; thence South 50°07'54" East continuing along said north line a distance of 73.23 feet to the northeast corner of said Lot 4, from which a one-half inch (1/2") rebar with PS #985 cap bears North 54°33' East 0.97 feet; thence South 01°51'03" West along the east line of said Lot 4 a distance of 195.33 feet to a five-eighths inch (1/2") rebar with PS #944 cap; thence South 02°27'25" West continuing along said east line of Lot 4 a distance of 490.16 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southeast corner of said Lot 4; thence South 89°32'36" West along the south line of said Lot 4 a distance of 110.81 feet to a three-eighths inch (3/8") rebar; thence leaving said south line, South 02°45'12" West, crossing a five-eighths inch (5/8") rebar at a distance of 167.74 feet, in all a distance of 172.34 feet to the north right-of-way line of Arkansas Highway 72 (SW 2nd Street); thence North 87°37'28" West along said north right-of-way line a distance of 192.92 feet; thence leaving said north right-of-way line, North 02°43'53" East a distance of 6.40 feet to a five-eighths inch (5/8") rebar with PS #944 cap; thence North 86°55'02" West a distance of 43.90 feet to the Point of Beginning.

Survey Description - Right-of-way Dedication:

Part of Lot 4, Applegate North Addition, as filed for record in Plat Book P4-806, June 20, 2002, and part of the West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4), all in Section 25, Township 20 North, Range 31 West, Bentonville, Benton County, Arkansas, being particularly described as follows:

COMMENCING at the Southwest Corner of said West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4) of Section 25. Thence by bearing and distance (basis of bearing, Grid North), South 87°30'49" East a distance of 320.15 feet; thence North 01°41'31" East a distance of 42.70 feet to the southwest corner of Lot 4, Applegate North Addition, and the POINT OF BEGINNING; thence North 01°41'31" East along the west line of said Lot 4 a distance of 2.30 feet; thence leaving said west line, South 87°33'14" East a distance of 236.86 feet; thence South 02°45'12" West, crossing a five-eighths inch (5/8") rebar at a distance of 4.35 feet, in all a distance of 8.95 feet to the north right-of-way line of Arkansas Highway 72 (SW 2nd Street); thence North 87°37'28" West a distance of 192.92 feet; thence North 02°43'53" East a distance of 6.40 feet to a five-eighths inch (5/8") rebar with PS #944 cap; thence North 86°55'02" West a distance of 43.90 feet to the Point of Beginning.





Inset B
(6'x10' Monument Sign Easement

Revision	By	Date

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Approved By: PRF	Horizontal Scale: 50
Date: 09.21.2020	Plotting Scale: 1"=50'
Project No.: CSC-01	Drawing Name: PRE PLAT

TRAIL RIDGE SUBDIVISION

Bentonville, Benton County, Arkansas

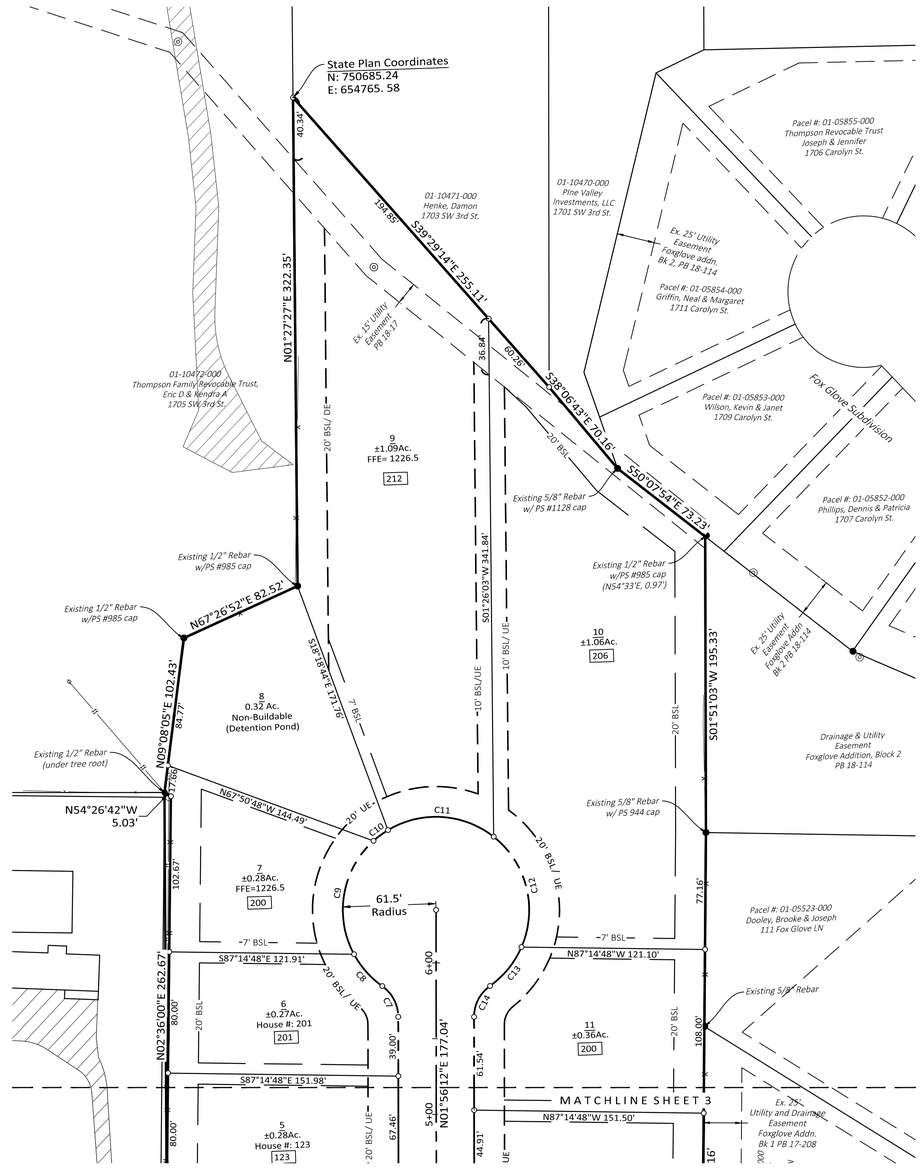
PRELIMINARY PLAT

CITY PROJECT #PP20-0008

Issued for Review - 09.21.2020

Sheet No.: 3 of 18

Drawing Name: P:\CSC-01\DWG\CSC-01 Pre Plat.dwg Last Modified: Sep 18, 2020 - 12:22pm Plotted on: Sep 18, 2020 - 12:50pm By MSHAGP



50 0 50
Scale in Feet

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C7	23.86'	25.00'	12.93'	S 25° 24' 26" E	22.97'
C8	28.32'	61.50'	14.41'	S 39° 33' 36" E	28.07'
C9	81.77'	61.50'	48.21'	S 11° 43' 23" W	75.88'
C10	11.94'	61.50'	5.99'	S 55° 22' 43" W	11.92'
C11	74.36'	61.50'	42.48'	N 84° 25' 14" W	69.91'
C12	80.79'	61.50'	47.42'	N 12° 09' 06" W	75.10'
C13	33.43'	61.50'	17.14'	N 41° 03' 07" E	33.02'
C14	23.86'	25.00'	12.93'	N 29° 16' 49" E	22.97'

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Date:	Plotting Scale:
09.21.2020	1"=50'
Project No.:	Drawing Name:
CSC-01	PRE PLAT

TRAIL RIDGE SUBDIVISION

Bentonville, Benton County, Arkansas

PRELIMINARY PLAT

CITY PROJECT #PP20-0008

Issued for Review - 09.21.2020

Sheet No.: 4 of 18

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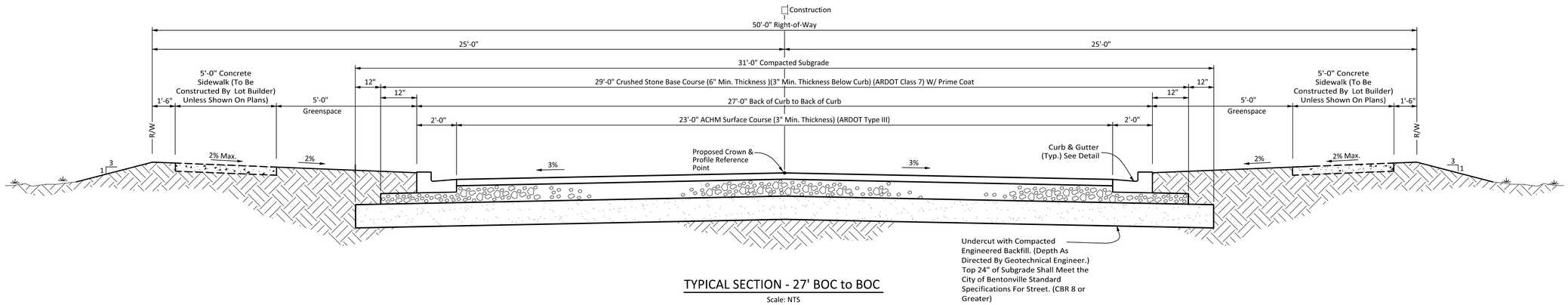

TYPICAL SECTION - 27' BOC to BOC

Scale: NTS

Notes:

1. Existing Trees That Can Be Protected And Remain Shall Be Saved.
2. All Areas Within The Proposed Right Of Way Shall Be Graded Smooth, Receive 4" Topsoil, & Be Seeded Upon The Completion Of Construction Of The Improvements, And Maintained Until Vegetation is achieved.
3. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
4. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
5. All Phases Of Construction Shall Meet Or Exceed The Site Work Specifications.
6. Contractor Shall Coordinate And Comply With All Utility Companies Requirements When Working With, Or Around Utilities In Project Area.
7. No Land Clearing Shall Begin Until Appropriate Erosion Control Measures Have Been Installed And Inspected By The City. The Contractor Shall Take All Precautions To Prevent Soil Sediment From Leaving The Site. All Erosion Control Measures Shall Be Maintained Until All Contributing Areas Are Graded And Stabilized.
8. Contractor Shall Remove And Dispose Of All Fencing, Trees, Debris, Rubbish And Other Materials Within The Limits Of Construction. Disposal Shall Be In Accordance With All Local, State, And/Or Federal Regulations Governing Such Operations. Contractor Shall Protect All Trees Outside The Limits Of Disturbance.
9. Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. Contractor Shall Call Arkansas One-Call Prior To Construction @ 1-800-482-8998. Contractor Shall On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Morrison-Shipley Engineers, Inc. Of Any Conflicts Or Required Deviations From The Plans. Morrison-Shipley Engineers, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.
10. It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such Work.
11. Contractor Shall Provide Access To All Driveways, Streets, And Mailboxes During Construction.
12. Contractor Shall Install Temporary Barb Wire Fence Prior To Removing Existing Fence On All Property With Livestock.
13. All Driveway Radii Are 3.5' Unless Otherwise Noted.
14. There Shall Be No Slopes Steeper Than 3:1.

Notes:

1. Subgrade Requirements Shall Meet The City Of Bentonville Street Specifications.
2. All Sidewalks Are To Be Constructed By Lot Owners Unless Noted On Plans.
3. Wheelchair Ramps Are To Be Constructed Along With The Streets

NOTE:
All Construction Materials And Methods Shall Be Provided And Installed In Accordance With The City Of Bentonville Subdivision Regulations And Specifications, Latest Edition And Bentonville Utilities Specifications Dated 11/5/19.

Revision	By	Date

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KES	1
Approved By:	**Horizontal Scale:**
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Date:	**Plotting Scale:**
09.21.2020	1"=50'
Project No.:	**Drawing Name:**
CSC-01	PRE PLAT

TRAIL RIDGE SUBDIVISION

Bentonville, Benton County, Arkansas

TYPICAL STREET SECTION

CITY PROJECT #PP20-0008

Issued for Review - 09.21.2020

Sheet No.: 5 of 18

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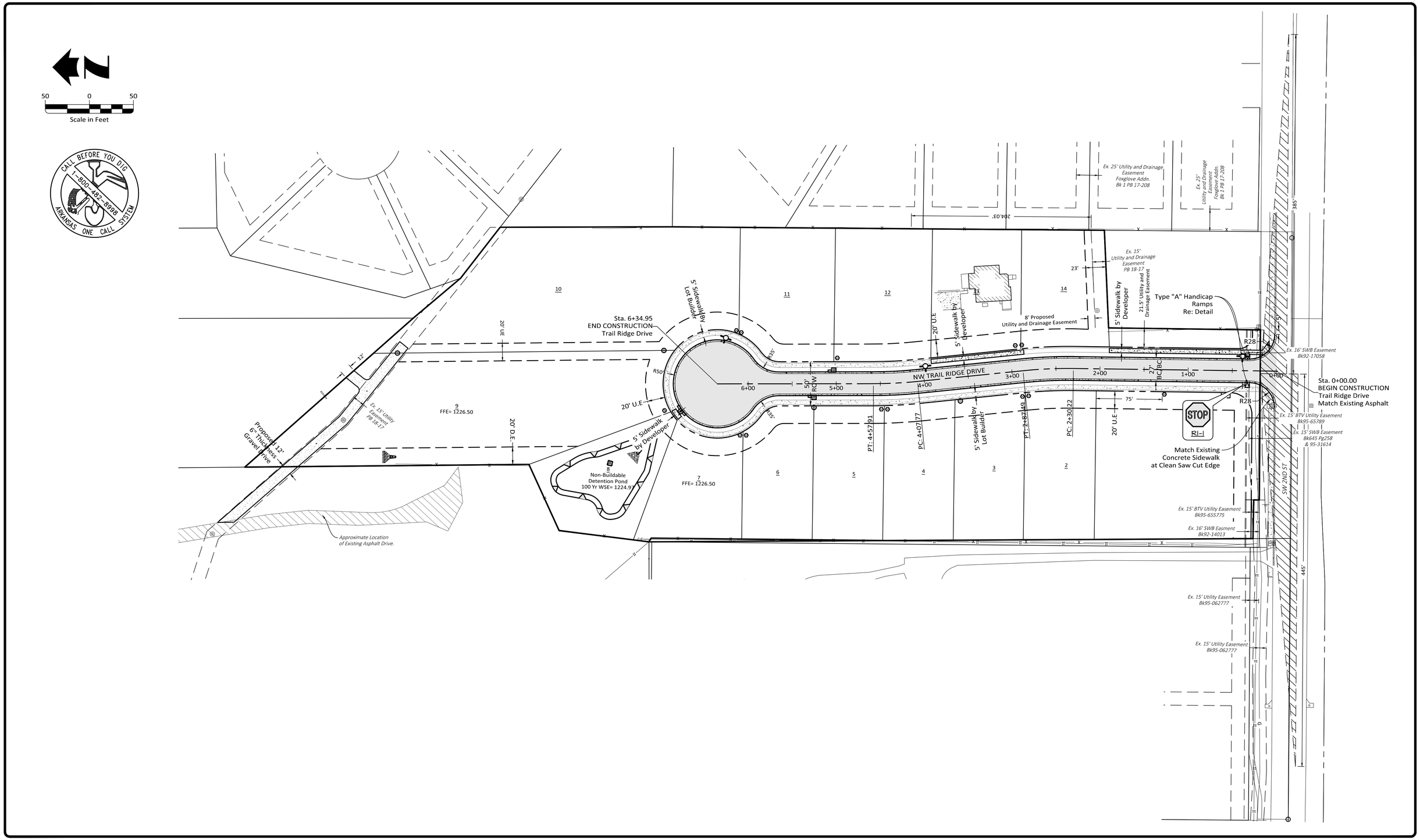

Revision	By	Date

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Approved By: PRF	Horizontal Scale: 50
Date: 09.21.2020	Plotting Scale: 1"=50'
Project No.: CSC-01	Drawing Name: PRE PLAT

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STREET PLAN

CITY PROJECT #PP20-0008

Issued for Review - 09.21.2020

Sheet No.: 9 of 18

Drawing Name: P:\CSC-01\DWG\CSC-01 1st and Drawing Last Modified: Sep 18, 2020 - 8:24am Plotted on: Sep 18, 2020 - 12:55pm by kdenger

50 0 50

Scale in Feet

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

Landscape Requirements:
Requirement: 1 Tree Per 50' of Street Frontage.

Street Trees: 237 L.F. / 50 = 5 Street Trees
Street Trees Required: 5 Street Trees
Street Trees Provided: 5 Street Trees

Site Sodding Note:

All Disturbed Areas To Be Sodded Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre, And Sodded With Bermuda Grass. If Located On Slopes 20% Or Greater, The Corners Of The Sod Must Be Pinned. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.

2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.

3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.

4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.

5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.

6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.

7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.

8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.

9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.

10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.

11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.

13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.

14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)

15. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-11)

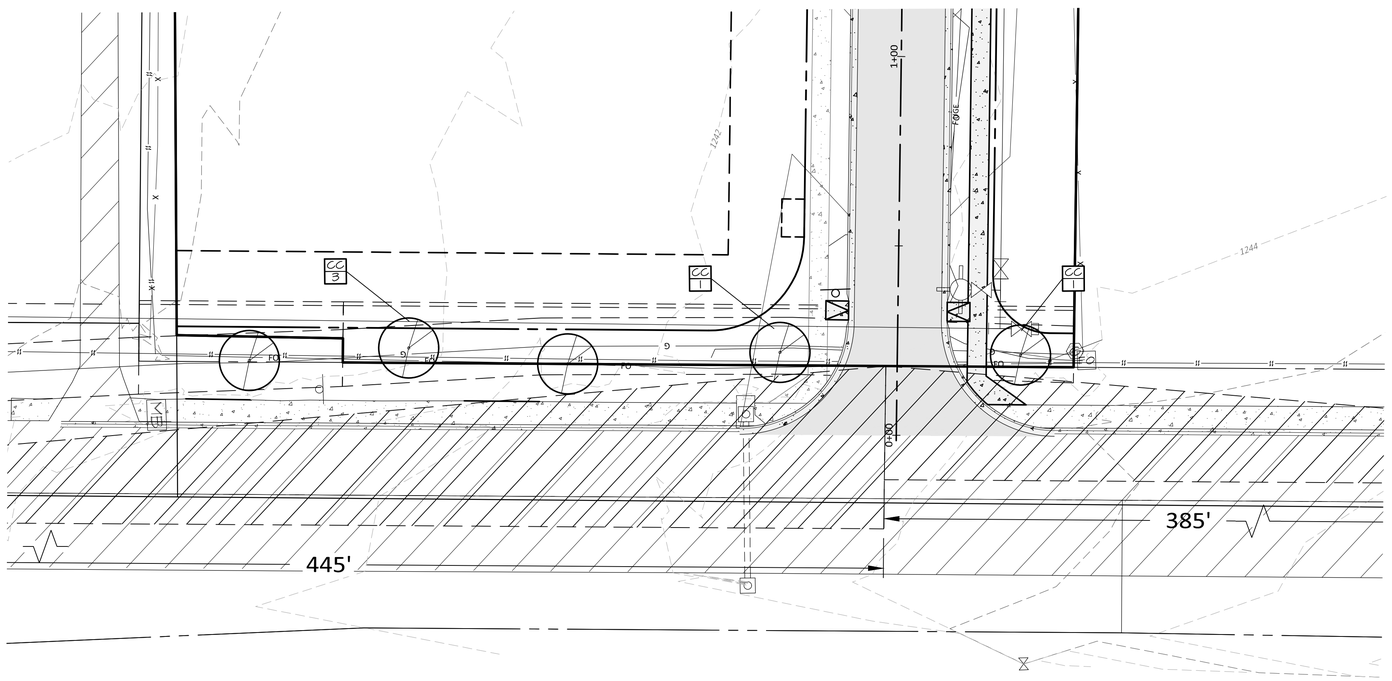
16. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-12)

17. Living Materials, Such As Lawn, Grass Or Herbaceous Groundcovers Like Juniper Or Liriope, Etc., Shall Cover A Minimum Of Eighty Percent (80%) Of The Planting Islands. One Hundred Percent (100%) Of living Material Is Strongly Encouraged. (Sec. 1400.6.A-8 & 1400.8.G-7)

18. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.

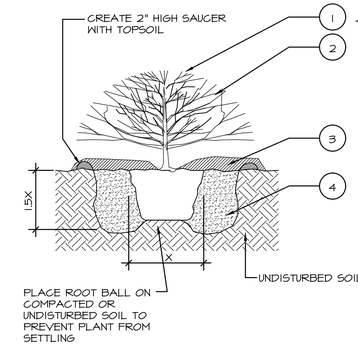
PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Species	Spacing	Quantity
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. 6', B&B	Deciduous, Ornamental	As Shown	5
Deciduous Trees Shall Be A Minimum Height Of 6', Evergreens Trees Min. Height Of 8' At Time Of Planting, Per City Of Rogers.						



LANDSCAPE LEGEND

Oklahoma Redbud (CC)



SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF WASHED AGGREGATE AS SPECIFIED. DO NOT PLACE WASHED AGGREGATE DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

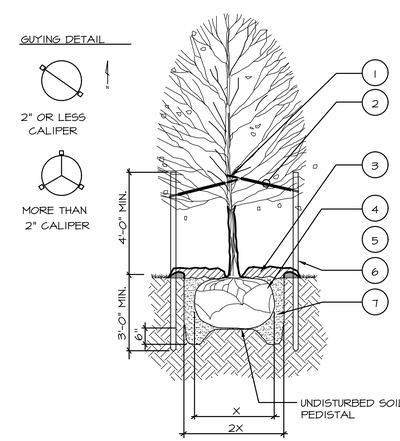
PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.

B. SCORE ROOTBALL BY CUTTING $\frac{1}{8}$-$\frac{1}{4}$" VERTICAL GROVES 3" APART

B. SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" WASHED AGGREGATE PER SPECIFICATIONS. DO NOT PLACE AGAINST TREE TRUNK.
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP $\frac{2}{3}$ OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK WASHED AGGREGATE)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.

B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.

D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY

E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.

F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH

F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL

Revision	By	Date

MORRISON SHIPLEY

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

Drawn By:	Vertical Scale:
KES	1
Approved By:	**Horizontal Scale:**
PRF	50
Date:	**Plotting Scale:**
09.21.2020	1"=50'
Project No.:	**Drawing Name:**
CSC-01	PRE PLAT

TRAIL RIDGE SUBDIVISION

Bentonville, Benton County, Arkansas

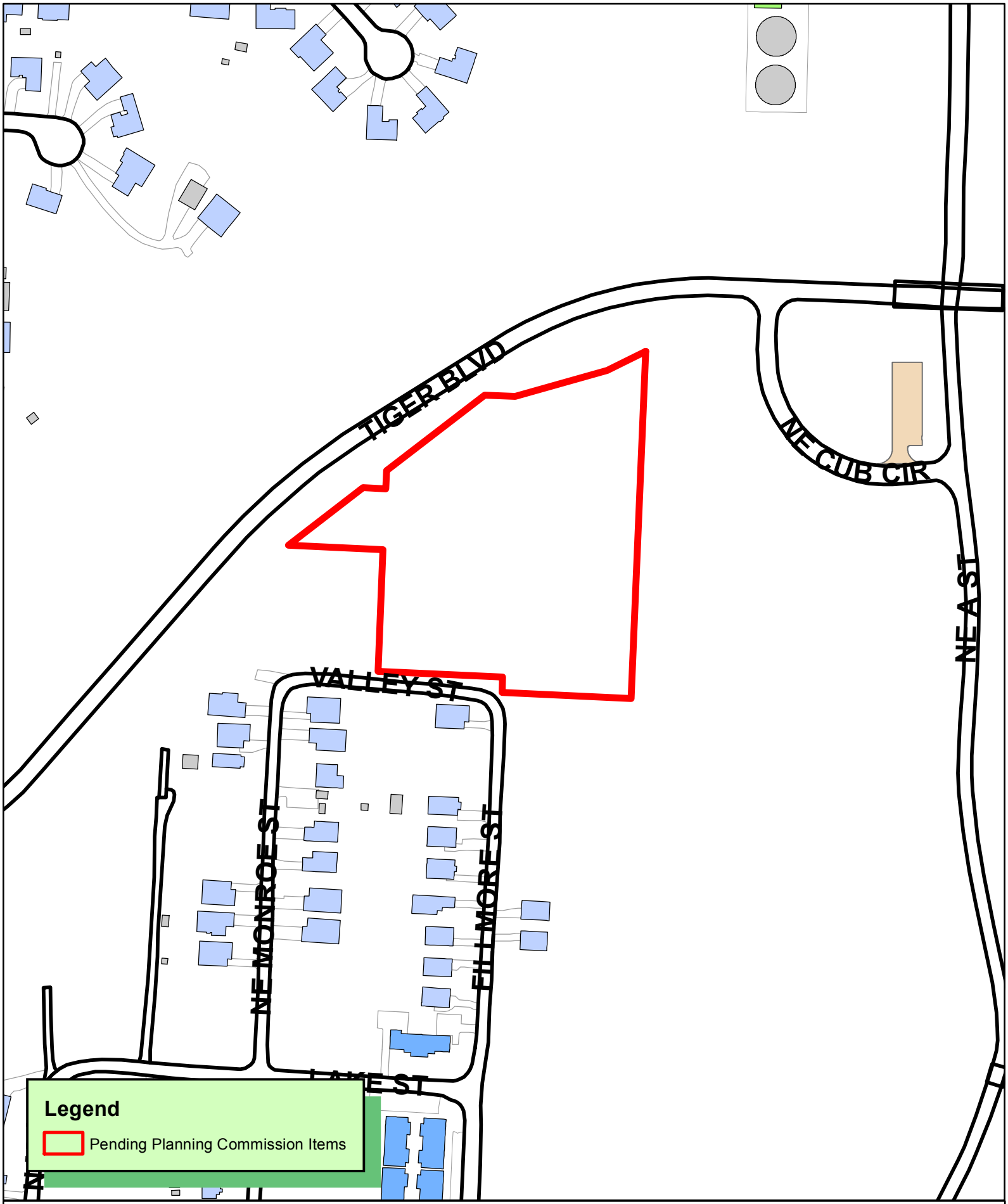
LANDSCAPE PLAN AND DETAILS

CITY PROJECT #PP20-0008

Issued for Review - 09.21.2020

Sheet No.: 18 of 18

Drawing Name: P:\CSC-01\DWG\CSC-01 Site and Grading Last Modified: Sep 18, 2020 - 9:24am Plotted on: Sep 18, 2020 - 12:54pm by kaiehuger



N
W E
S

1 inch = 200 feet

PP20-0010
PRELIMINARY PLAT
SUBDIVISION

THE CITY OF BENTONVILLE

PRELIMINARY PLAT ENGINEERING PLANS

SAGE VALLEY SUBDIVISION

FILLMORE STREET

BENTONVILLE, ARKANSAS

COB PROJECT NUMBER PP20-0010

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.

D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.

G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL 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. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.

I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER : 05007C0090J
MAP REVISED: SEPTEMBER 28, 2007

LEGAL DESCRIPTION

Lots 13, 14, 15, 16, 17, 18, and Part of Lots 5, 6, 19, and 20 in Block 12; All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15 and Part of Lots 10 and 16 in Block 16, All in W.A. Burks Addition to the City of Bentonville, as shown in Plat Record Book A at Pages 81 and 119, being part of the Southeast Quarter of the Southeast Quarter of Section 19, Township 20 North, Range 30 West, Benton County, Arkansas; being more particularly described as follows:

COMMENCING at a Mag Nail at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 19, Township 20 North, Range 30 West;

THENCE South 02°27'15" West along the East line of said Southeast Quarter, 105.68 feet to a 5/8" rebar with cap LS 1618 at the intersection of said East line with the South Right of Way of Tiger Blvd and the POINT OF BEGINNING;

THENCE continuing along said East line, South 02°27'15" West, 571.32 feet to a point in the center of the Right of Way of Valley St. vacated by Ordinance 2019-139;

THENCE North 87°13'46" West along said center line, 212.09 feet to a point in the center of the Right of Way of Valley St. vacated by Ordinance 2018-133;

THENCE North 02°23'56" East along said West line 25.04 feet to a 5/8" rebar with cap LS 1304 at the Southwest corner of Lot 1, Block 16;

THENCE North 87°14'23" West along the North Right of Way of NE Valley St., a distance of 205.55 feet to a 5/8" rebar with cap LS 1618 in the center of an alley vacated by Ordinance 2004-219;

THENCE North 02°27'15" East along the center of said vacated alley 200.00 feet to the Southeast corner of Lot 5, Block 12;

THENCE North 87°13'46" West along the South line of said Lot 5, a distance of 155.86 feet to a found 5/8" rebar capped with LS #1618;

THENCE leaving said South line, North 52°27'37" East a distance of 154.57 to a point on the North line of Lot 6, Block 12 and found 5/8" rebar capped with LS #1618;

THENCE South 87°13'46" East along said North line, to a distance of 37.43 feet to a found 5/8" rebar capped with LS 1304 in the center of an alley vacated by Ordinance 2004-219;

THENCE North 02°27'15" East along said center line, a distance of 30.39 feet to a found 5/8" rebar capped with LS #1618 and the South Right of Way of NW Tiger Blvd.;

THENCE North 52°27'37" East along said South Right of Way, 203.43 feet to the Northeast corner of Lot 20, Block 12;

THENCE South 87°13'47" East, along a portion of Fillmore St. vacated by Ordinance 2020-7 a distance of 50.02 feet to a found 5/8" rebar capped with LS #1618 and the Northwest corner of Lot 9, Block 16;

THENCE North 74°17'04" East 157.69 feet to the Northeast Corner of Lot 10, Block 16;

THENCE North 63°42'51" East 70.66 feet to the POINT OF BEGINNING; Containing 205,571 square feet, or 4.72 Acres, More or Less.

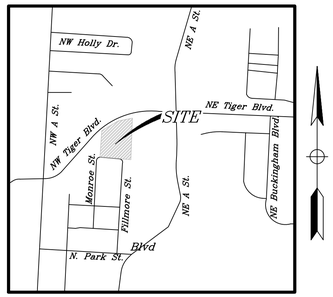
THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS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

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

TO SCHEDULE AN INSPECTION OR TEST FOR WATER UTILITIES WITH THE CITY OF BENTONVILLE, THE ENGINEER OF RECORD MUST CALL 479-271-3140 OR EMAIL WATERSEWER@BENTONVILLEAR.COM 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

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

CURRENT ZONING	PRD
CONSTRUCTION TYPE	5B
SPRINKLERED	NO



Vicinity Map

Not to Scale

Latitude: 36°23'17.04"N
Longitude: 94°12'23.48"W

CEI CONTACT:

NAME: NATE L. BACHELOR
ENGINEER OF RECORD
PROJECT MANAGER
EMAIL: NBACHELOR@CEIENG.COM
PHONE: (479) 273-9472

NAME: DEREK HILEMAN
ASSISTANT PROJECT MANAGER
EMAIL: DHILEMAN@CEIENG.COM
PHONE: (479) 502-6823

DEVELOPER CONTACT:

NAME: CHRIS SOHOSKY
TYLLUAN, LLC.
MANAGER
EMAIL: CHRIS@TRUEHOP.GURU
PHONE: (479) 544-5107

PLAN INDEX:

C0.0 COVER SHEET
C1.0 SITE PLAN
C2.0 GRADING PLAN
C2.1 STORM PROFILES
C2.2 STORM PROFILES 2
C3.0 EROSION CONTROL PLAN
C3.1 EROSION CONTROL NOTES
C3.2 EROSION CONTROL NOTES 2
C4.0 UTILITY PLAN
C4.1 SANITARY PLAN & PROFILE 1
C4.2 SANITARY PLAN & PROFILE 2
C4.3 WATER PLAN & PROFILE 3
C5.0 DETAIL SHEET 1
C6.0 LANDSCAPE PLAN
C6.1 LANDSCAPE NOTES

ASSOCIATED PLANS:

1. SURVEY
2. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 1
3. CITY OF BENTONVILLE STANDARD WATER & SEWER GENERAL DETAILS SHEET 2
4. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 1
5. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 2
6. CITY OF BENTONVILLE STANDARD SEWER DETAIL SHEET 1
6. BEUD ELECTRIC DETAIL SHEET 1
7. BEUD ELECTRIC DETAIL SHEET 2
8. BEUD ELECTRIC DETAIL SHEET 3
9. BEUD ELECTRIC LAYOUT SHEET E1

RESOURCE LIST:

PLANNING
CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712
PHONE#: (479) 271-3122
ELLEN NORVELL

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE#: (479) 271-5993
DAN WEESE

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

FIRE DEPT.
CITY OF BENTONVILLE
800 SW A STREET
BENTONVILLE, AR 72712
PHONE#: (479) 271-5927
BRENT BOYDSTON, FIRE CHIEF

WASTEWATER DEPT.
CITY OF BENTONVILLE
1901 NE A ST.
BENTONVILLE, AR 72712
PHONE#: (479) 271-3160
NANCY BUSEN
NBUSEN@BENTONVILLEAR.COM

ARKANSAS DEPARTMENT OF HEALTH
4815 W. MARKHAM, SLOT #37
LITTLE ROCK, AR 72705
PHONE#: 501-661-2662
FAX #: 501-280-4734
ADAM PARKER

WATER DEPT.
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PRESTON NEWBILL
PHONE#: (479) 271-3140
PNEWBILL@BENTONVILLEAR.COM

STORM WATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
JANET PAITH
PHONE#: 479-271-5002
JPAITH@BENTONVILLEAR.COM

BENTONVILLE ELECTRIC
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CHARLIE BARNES
PHONE#: (479) 271-3159

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

CARROLL ELECTRIC
PO BOX 329
BENTONVILLE, AR 72712
PHONE#: (479) 640-6105
DEREK THURMAN
DTHRUMAN@CARROLLECC.COM

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

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

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

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

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

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14021
NATHANIEL L. BACHELOR

*Arkansas * California * Minnesota * Pennsylvania * Texas*

JOB NO.: 30718	
DWG NAME: 30718 CS	
DATE	SHEET NO.
9/21/20 8:49 AM REV-0	C0.0

COB PROJECT NUMBER PP20-0010

PROJECT: SAGE VALLEY SUBDIVISION FILLMORE STREET BENTONVILLE ARKANSAS

© 2020 CEI ENGINEERING ASSOCIATES, INC.

SITE DATA	
SITE AREA	4.72 ACRES (205,571 ± SF)
TOTAL LOTS	14 LOTS
BUILDING	13 LOTS
GREENSPACE	01 LOT
DENSITY	3.18 LOTS PER ACRE
ZONING	
CURRENT	PRD
GREENSPACE	15.54%
REQUIRED	0.71 ACRES
PROPOSED	0.73 ACRES
GUEST PARKING	5 PARALLEL SPACES
LOT PARKING	2 SPACES PER LOT (26)

SITE BENCHMARK

Benchmark #1: Mag Nail	Benchmark #2:
N: 755049.66'	N: 755053.45'
E: 662926.77'	E: 662691.12'
Elev.: 1241.40'	Elev.: 1245.38'

N

0 30' 45' 60'
SCALE IN FEET

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

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- LIMITS OF CONCRETE PAVEMENT
- LIMITS OF CONCRETE TRAILS
- LIMITS OF ASPHALT PAVEMENT
- CURB INLET

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 70A.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

F. ALL FENCING MUST BE 5' OR GREATER FROM PROPERTY LINE AND WILL REQUIRE A SEPARATE PERMIT.

G. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

SITE NOTES

70B GATE WITH FIRE AND UTILITY ACCESS
70C TRAIL GATE LOCATED 5' INSIDE THE PROPERTY LINE
70E CUT AND REMOVE SIDEWALK FOR SANITARY SEWER MANHOLE INSTALLATION
70F CUT, REMOVE AND REPLACE TURF FOR SANITARY SEWER MANHOLE INSTALLATION

SITE DETAILS

01B CONCRETE CURB AND GUTTER "TYPE B"
03D CONCRETE SIDEWALK
08E STANDARD DUTY CONCRETE PAVEMENT
10B STOP BAR
12F SIGN BASE
12G STOP SIGN
70A CONCRETE MULTI-USE TRAIL
70D STANDARD RESIDENTIAL STREET SECTION

COB PROJECT NUMBER PP20-0010

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 14021 NATHANIEL L. BACHELOR

30718	9/21/20	TCO	NLB	RJC	RJC
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

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

SAGE VALLEY SUBDIVISION

FILLMORE STREET
BENTONVILLE ARKANSAS

SITE PLAN

REV DATE 9/21/20 REV-0
SHEET NO. C1.0

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JOB # 30718 DRAWING: 30718 SP.dwg LAST SAVED BY: EADELSOHN LOCATION: \\bnfpannas01\projects\30000\30718.01\Drawings\Design\Working\30718 SP.dwg

P.C

SITE BENCHMARK

Benchmark #1: Mag Nail Benchmark #2:

N: 755049.66'	N: 755053.45'
E: 662926.77'	E: 662691.12'
Elev.: 1241.40'	Elev.: 1245.38'

N

0 30' 45' 60'
SCALE IN FEET

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EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
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	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	A 20' STREET FRONTAGE BUFFER SHALL BE PROVIDED	REQUIRED	PROVIDED
	1 SHADE TREE SHALL BE PLANTED PER 20 LF OF STREET FRONTAGE	205 LF / 20 = 10 TREES REQUIRED	PROVIDED

SITE DETAILS

50A TREE PLANTING DETAIL

GENERAL NOTES

1. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.
2. AT TIME OF BUILDING PERMIT ISSUANCE, NEWLY CONSTRUCTED SINGLE AND TWO FAMILY RESIDENTIAL STRUCTURES SHALL BE REQUIRED TO HAVE ONE (1) 2.5" CALIPER SHADE TREES PLANTED IN EACH YARD ADJACENT TO THE ROADWAY. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL COMPLETE LANDSCAPE REQUIREMENTS.
3. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED IMMEDIATELY.
4. UTILITY LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL.
5. NO LANDSCAPE MATERIAL BETWEEN 30" AND 60" IN HEIGHT SHALL BE INSTALLED WITHIN THE CLEAR SITE TRIANGLES.
6. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND LIMBED UP TO A HEIGHT OF 8'.
7. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
8. REFER TO LANDSCAPE NOTES SHEET FOR ADDITIONAL PLANTING NOTES AND DETAILS.

CITY OF BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C–10)

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. (SEC 1400.5.C–11)

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)

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

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

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	10	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	4"CAL	8` CLEAR TRUNK
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**TYPE**	**DETAIL**	**SPACING**
	2,616 SF	FESTUCA X `DURAR` / DURAR HARD FESCUE	SOD		

COB PROJECT NUMBER PP20-0010

REGISTERED LANDSCAPE ARCHITECT
RYAN Y. EVITTS
0456
STATE OF ARKANSAS
09/21/2020

30718	9/21/20	TCO	NLB	RJC	RJC
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

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LANDSCAPE PLAN

REV DATE	SHEET NO.
9/21/20 REV-0	C6.0

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