

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



**Planning Commission
Meeting Agenda
October 6, 2020**

- I. Call to Order**
- II. Approval of 09-15-20 Minutes**
- III. Consent Agenda**

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Lot 1, Schaffers Subdivision
402 Dickson Street (LS20-0043) 2. Lot 12, Block 4 Deming’s Addition
207 NW 5th Street (PLA20-0048) 3. Lot 1 Mushett Subdivision
503 Hook Street (LS19-0008) | <ul style="list-style-type: none"> Lot Split Lot Split Lot Split |
|---|--|

IV. New Business

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. Seven HB Real Estate, LLC
A-1 Agricultural to R-4, High-Density Residential
3302 SE L Street (RZ20-0040) | <ul style="list-style-type: none"> Rezoning* |
|---|--|

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

- | | |
|---|---------------------------------------|
| <p>2. Mendoza
 R-1, Single-Family Residential to R-O, Residential Office
 1001 Bella Vista Road (RZ20-0041)</p> | <p>Rezoning*</p> |
| <p>3. ML, RES, LLC
 R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
 412 NW A Street (RZ20-0042)</p> | <p>Rezoning*</p> |
| <p>4. 405 SE 5th Street, LLC
 C-2, General Commercial to DE, Downtown Edge
 405 SE 5th Street (RZ20-0043)</p> | <p>Rezoning*</p> |
| <p>5. Banwarth
 R-1, Single Family Residential to DN-2, Medium Density Residential
 407 SW C Street (RZ20-0044)</p> | <p>Rezoning*</p> |
| <p>6. Campbell & Meeks
 R-1, Single-Family Residential to DN-3, Downtown High-Density Residential
 901-905 SE 4th Street (RZ20-0045)</p> | <p>Rezoning*</p> |
| <p>7. Canvas Church
 Religious Facility
 1106 NW 10th Street (CU20-0041)</p> | <p>Conditional Use*</p> |
| <p>8. Jones
 Temporary Use, Temporary Gravel Parking
 801 SE C Street (CU20-0042)</p> | <p>Conditional Use*</p> |
| <p>9. Walmart Campus South Central Utility Plant
 1100 SE P Street (LSD20-0049)</p> | <p>Large Scale Development</p> |
| <p>10. Circle K
 3301 SW 2nd Street (LSD20-0053)</p> | <p>Large Scale Development</p> |
| <p>11. Tigerdogs Commercial
 1110 SE 28th Street (LSD20-0054)</p> | <p>Large Scale Development</p> |
| <p>12. Trail Ridge Subdivision
 1712 SW 2nd Street (PP20-0008)</p> | <p>Preliminary Plat</p> |
| <p>13. Sage Valley Subdivision (Tylluan)
 Fillmore Street (PP20-0010)</p> | <p>Preliminary Plat</p> |
- V. **Other Business**

Planning Commission
Minutes
September 15, 2020

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

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

Motion by Mr. Haynie, seconded by Ms. Kerr to approve the minutes of September 1, 2020.
Approved 7-0

Consent Agenda

1. Lot 13 of Pickens Subdivision, NE John DeShields Boulevard, Easement Plat (PLA20-0045)
2. Lots 17-22, Block 14 & Lots 20-21, Block 15 of WA Burks Addition, Property Line Adjustment (PLA20-0036)
3. Lots 1-3 of Walmart Subdivision #4, SE 14th Street and SE J Street, Property Line Adjustment (PLA20-0045)

Approved 7-0

New Business

Mr. Overstreet informs the Commissioners that Item #7 has been removed from the agenda.

Item #1

Harmon: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 1730 SW Gator Boulevard, RZ20-0037

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #2

Harmon: Rezoning, A-1, Agricultural to C-1, Neighborhood Commercial, 1730 SW Gator Boulevard, RZ20-0039

Tyler Overstreet reads the staff report.

Opened public hearing

Cynthia Coughlin, 11713 Hwy 279, speaks in favor.

Closed public hearing

There is discussion amongst Commissioners and staff.

Approved 6-1

Mr. Davis votes against.

Item #3

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

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #4

Torres Auto Detailing: Conditional Use, Long-Term Temporary Use, Temporary Gravel Parking Lot, 2608 SE 14th Street, CU20-0033

Tyler Overstreet reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and staff.

The Commissioners add a modification to Condition of Approval #3 to state, "The fence shall be built in accordance with city code to screen the gravel areas behind the building. Gates shall only be used for the purposes of ingress and egress and shall remain closed at all other times. A fence permit shall be obtained prior to construction of the fence."

The Commissioners add a 6th Condition of Approval to state, "All auto care and detailing work shall occur behind the screening fence at all times."

Approved 6-1

Mr. Wright votes against.

Item #5

Walmart South Central Utility Plant: Conditional Use, Utility Facility, 1106 E Central Avenue, CU20-0039

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Approved 7-0

Item #6

Walmart Temporary Storage: Conditional Use, Temporary Structure, 702 SW 8th Street, CU20-0040

Tyler Overstreet reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Mr. Sanders asks to vote on each location individually. There is discussion amongst Commissioners and staff.

John Easterling, representative, states they are good with the 2-year time frame. Matt George, representative, also speaks.

A Condition of Approval is added for the 702 SW 8th Street location stating, "702 SW 8th Street location shall be screened on the east side."

Approved 7-0

A Condition of Approval is added for the 805 SE Moberly Lane location stating, "805 SE Moberly Lane location shall have a u-shaped screen on the north, east, and west sides."

Approved 7-0

2608 SE J Street, 2501 SE Otis Corley Drive, 2001 SE 10th Street, 309 SE Martin Luther King Jr Parkway locations

Approved 7-0

Item #8

Been Road Villas: Large Scale Development, Glen Road and Been Road, LSD20-0033

Tyler Overstreet reads the staff report.

There is discussion amongst Commissioners and staff.

Approved 7-0

Item #9

Project Canopy: Large Scale Development, SW 28th Street and SW I Street, LSD20-0050

Tyler Overstreet reads the staff report.

There is discussion amongst Commissioners, staff, and Brenda Anderson, representative.

Motion by Mr. Sanders, seconded by Mr. Wright to approve the Waiver Request: Building Materials

Approved 7-0

Large Scale Development

Approved 7-0

Item #10

Goddard School: Large Scale Development, 3703 SW H Street, LSD20-0051

Tyler Overstreet reads the staff report.

There is discussion amongst Commissioners, staff, and Dave Burris, representative.

Motion by Mr. Sanders, seconded by Mr. Haynie to approve the Waiver Request: Building Materials

Approved 7-0

Large Scale Development

Approved 7-0

Other Business

There is discussion about appeals to City Council.

Motion by Mr. Binns, seconded by Mr. Hipp to adjourn

Meeting adjourned

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

Ali Worley



Consent Agenda Items

For Planning Commission meeting of October 6, 2020

Reviewer: Tyler Overstreet, AICP, Senior Planner

- ❖ At the Technical Review meeting held on September 29, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lot 1, Schaffer's Subdivision, 402 Dickson Street, R-1, Single-Family Residential, LS20-0043

A lot split creating Lot 1 (+/- 0.29 acres) of Schaffer's Subdivision. 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. These are areas typically defined by smaller single-family lots with a mix of townhomes and duplex developments.

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

Lot Split: Lot 12, Block 4, Deming's Addition, 207 NW 5th Street, PLA20-0048

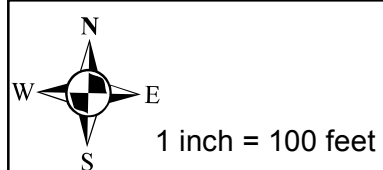
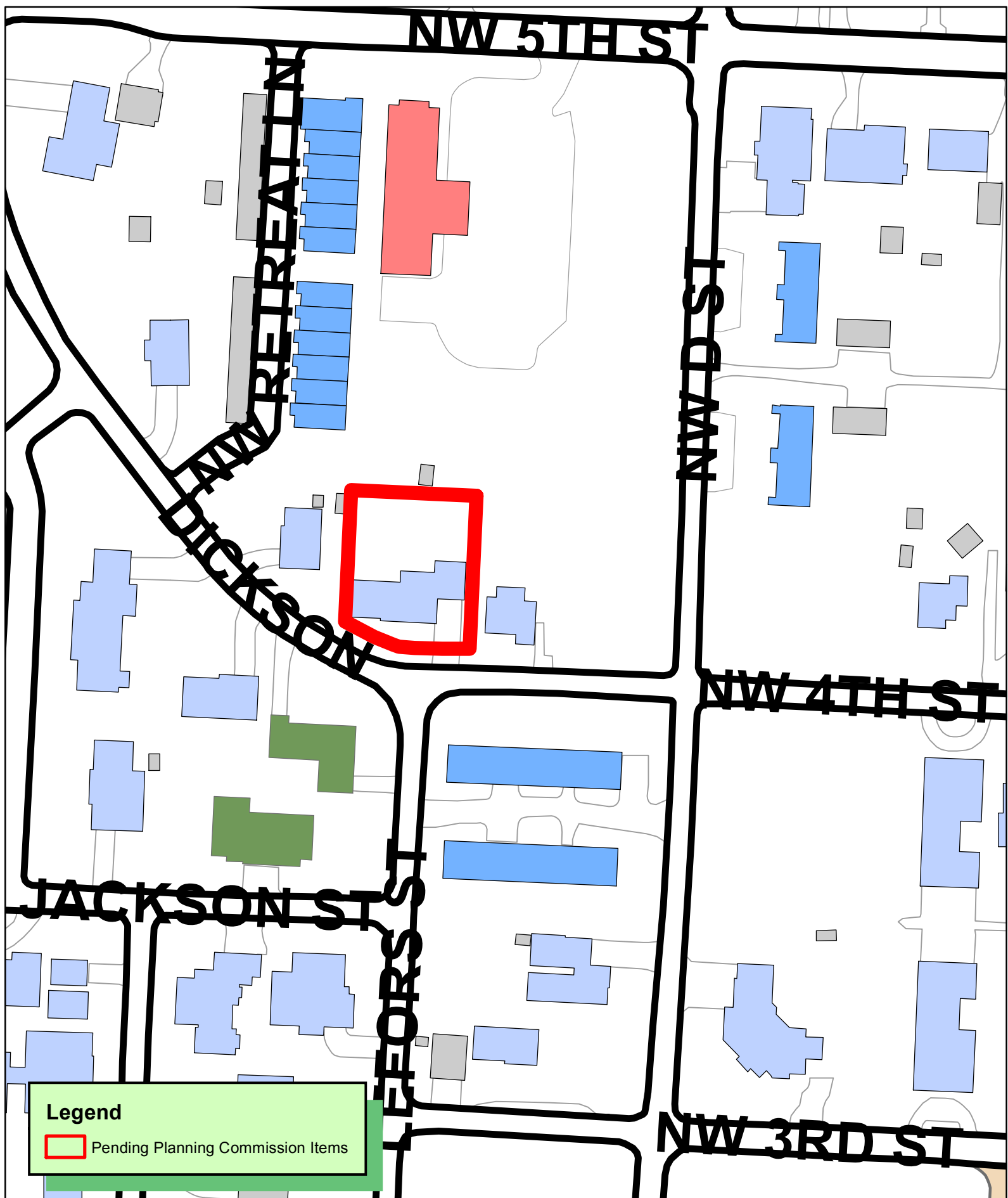
A lot split of the northern 140 feet of Lot 4, Block 4 that will create Lot 12, Block 4 (+/- 0.60 acres) of Deming's Addition. Per the requirements of the Master Street Plan, additional right-of-way is being dedicated along NW 5th Street. Right-of-way is adequate along NW B Street. A 15-foot wide utility easement is being dedicated along the length of the northern and western property lines.

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

Lot Split: Lot 1, Mushett Subdivision, 503 Hook Street, R-1, Single-Family Residential, LS19-0008

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.

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



LS20-0043
LOT SPLIT
SCHAFFER
LOT 1



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 HERON, 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 ____

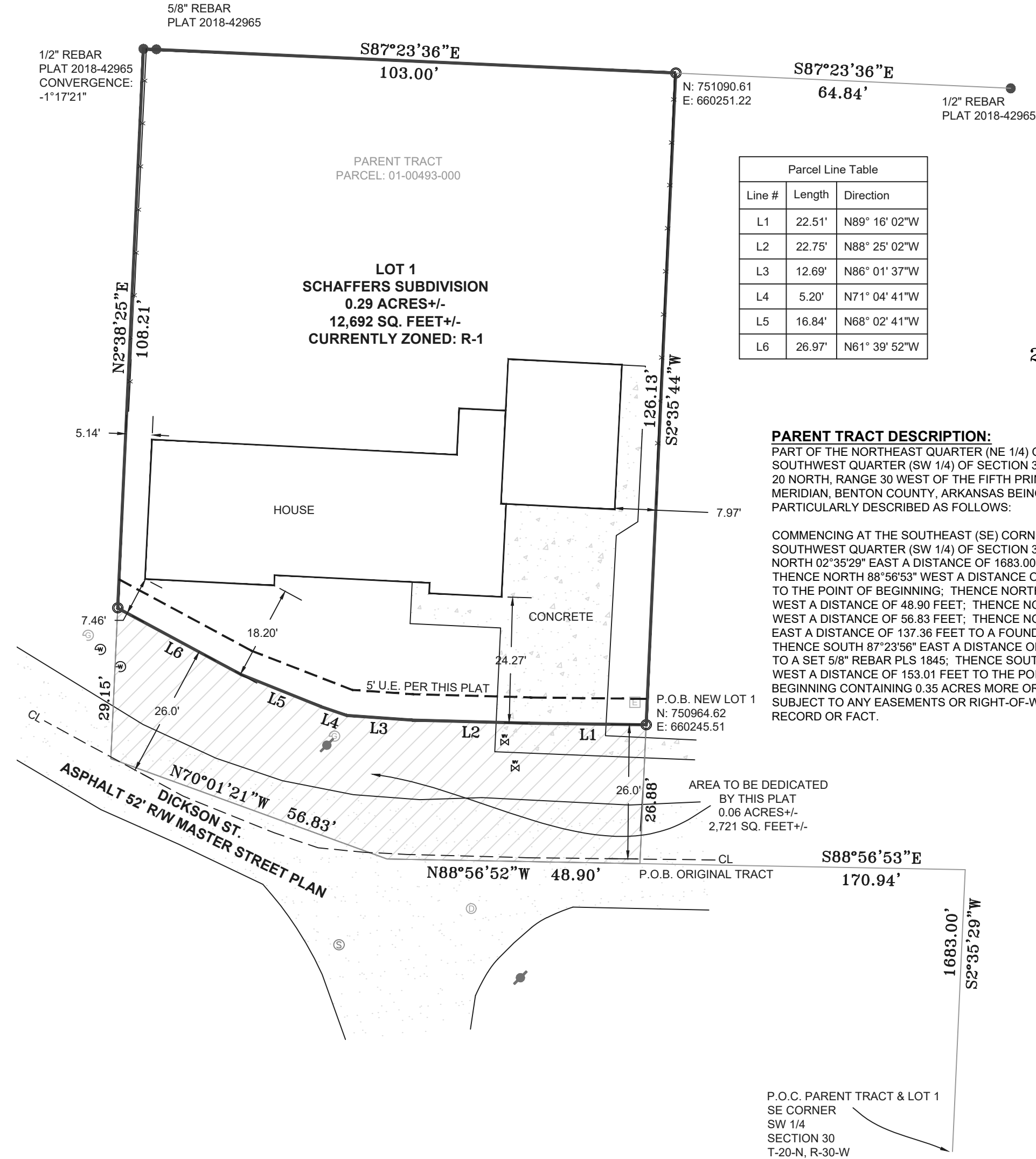
DAY OF _____

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



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.

AREA TO BE DEDICATED
BY THIS PLAT
0.06 ACRES+/-
2,721 SQ. FEET+/-

P.O.C. PARENT TRACT & LOT 1
SE CORNER
SW 1/4
SECTION 30
T-20-N, R-30-W

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 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.

Notes:

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

Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- 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.
- The contractor/owner must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- This property is currently zoned R-1.
- No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- 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.
- (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.

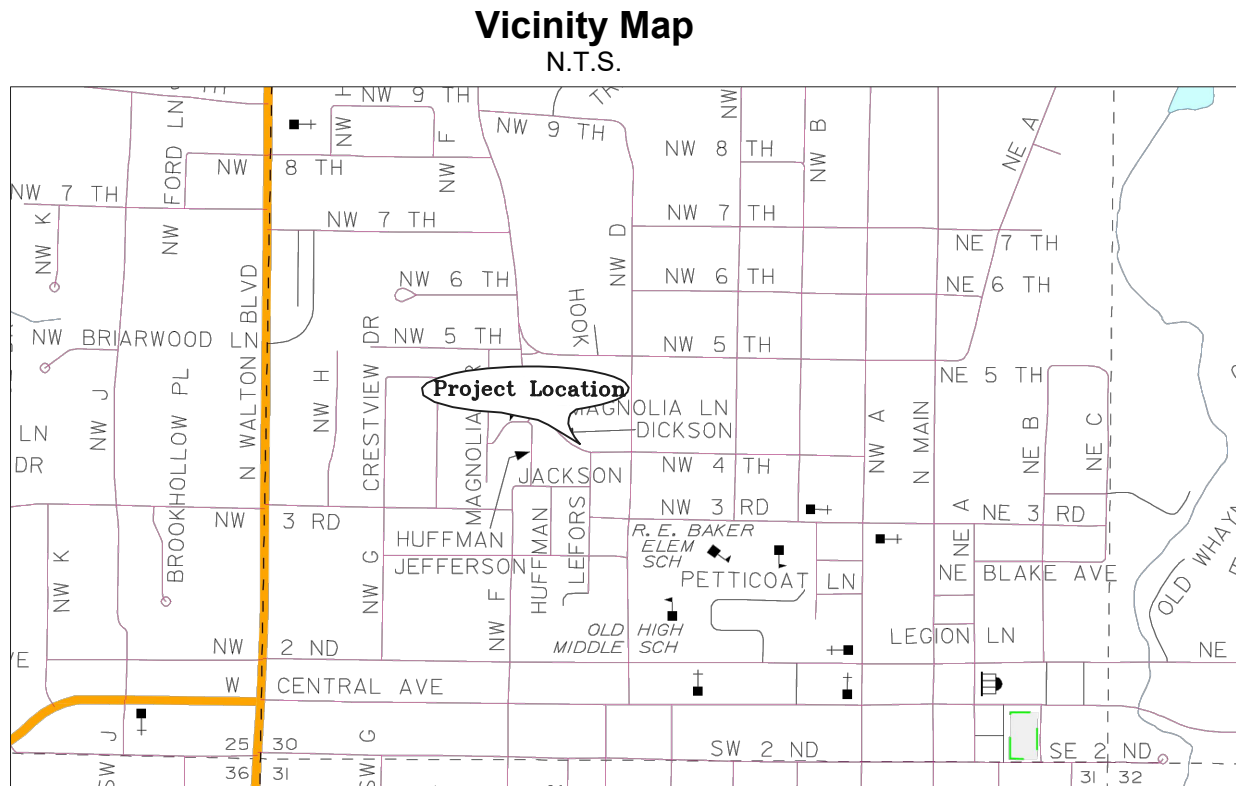
DATE OF EXECUTION: _____

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



CITY OF BENTONVILLE PROJECT NUMBER: LS20-0043

Lot Split
Creating Lot 1 of Schaffers Subdivision

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

GAS LINE

TELEVISION CABLE

PROPERTY LINES

BUILDING SETBACK

UTILITY POLE (WITH GUY WIRE)

TREE LINE

WOOD FENCE

CHAIN LINK FENCE

WIRE FENCE

PAINTED STRIPE

TELEPHONE LINE

EXISTING WATER LINE

OVERHEAD ELECTRIC LINE

UNDERGROUND ELECTRIC LINE

RECORD DISTANCE

RECORD BEARING

SANITARY SEWER MANHOLE

DECIDUOUS TREE

EVERGREEN TREE

CABLE RISER

TRAFFIC SIGNAL

SIGN

WATER METER

WATER VALVE

FIRE HYDRANT

GAS METER

DRAINAGE MANHOLE

MONUMENT FOUND (AS NOTED)

MONUMENT SET (AS NOTED)

AHTD R-O-W MONUMENT

BENCHMARK

GUARD POST

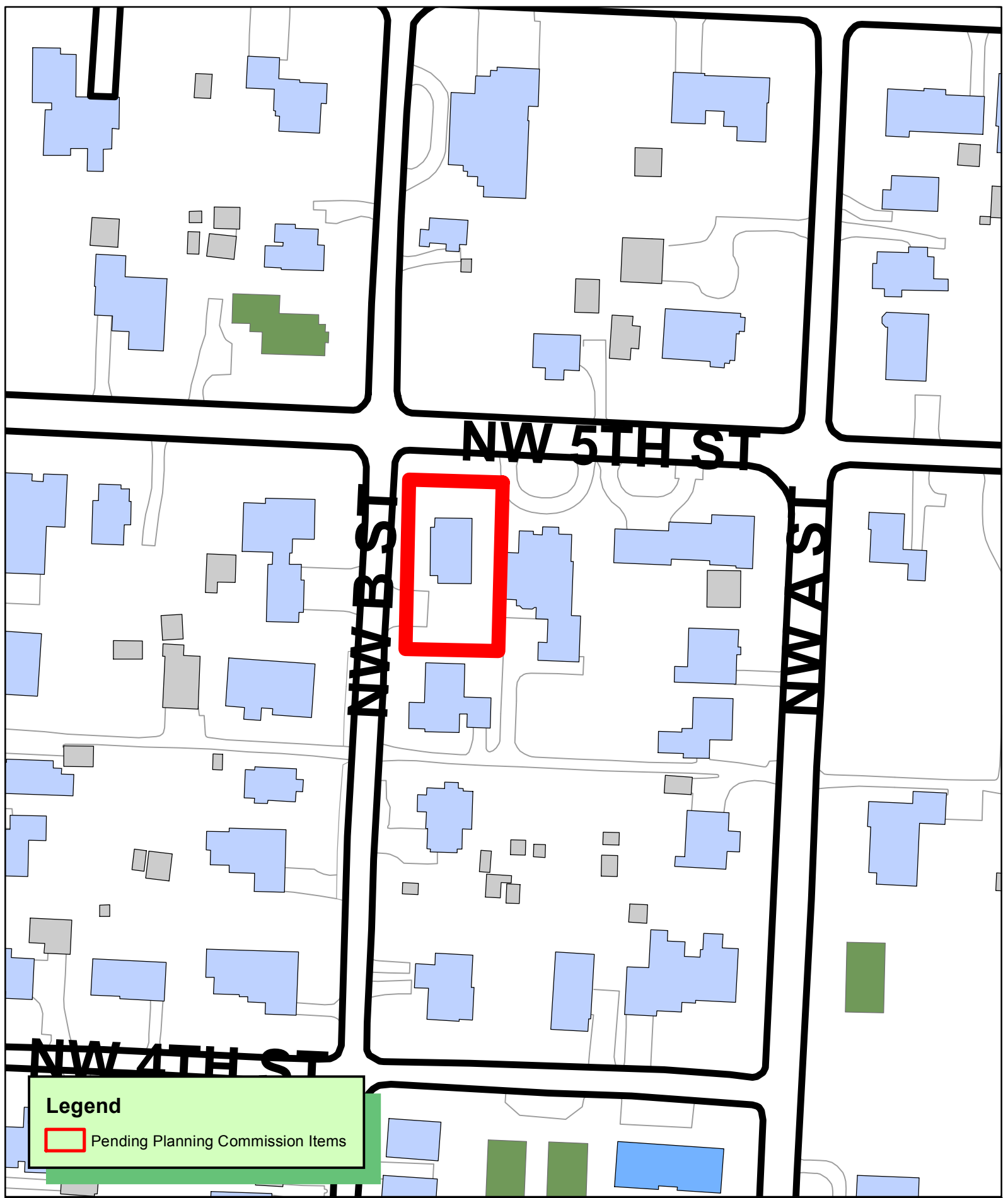
UTILITY POLE

TELEPHONE RISER

FIBER OPTIC TELEPHONE RISER

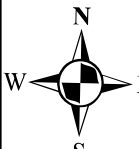
ELECTRICAL RISER

SHEET NO.
1 OF 1



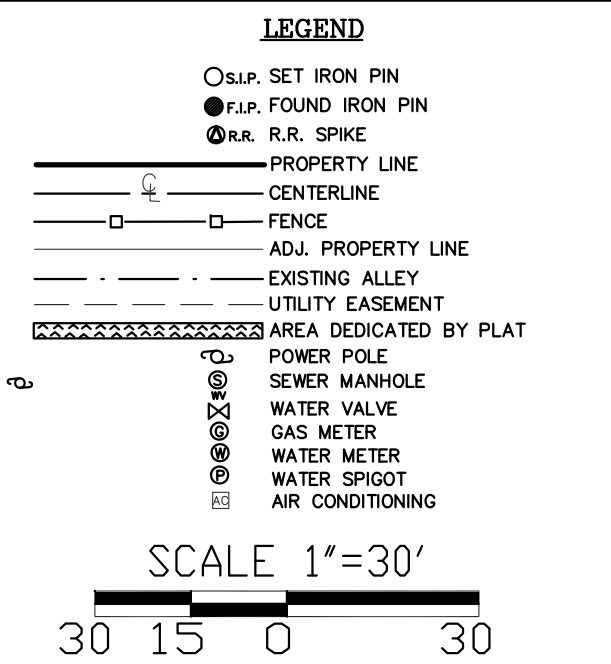
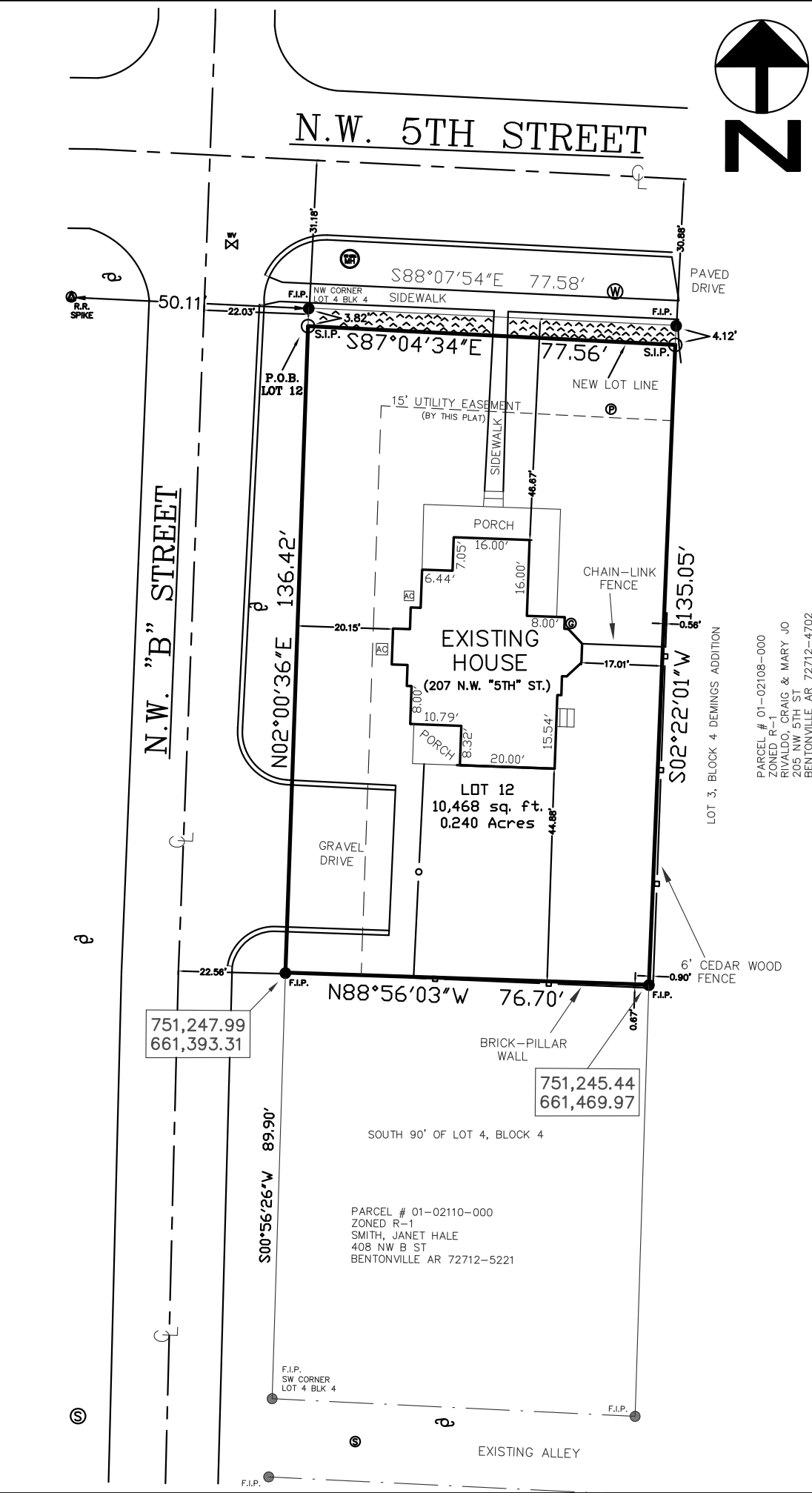
Legend

 Pending Planning Commission Items


1 inch = 100 feet

PLA20-0048
DEMINGS ADDITION
LOT 4 CREATING LOT 12





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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:

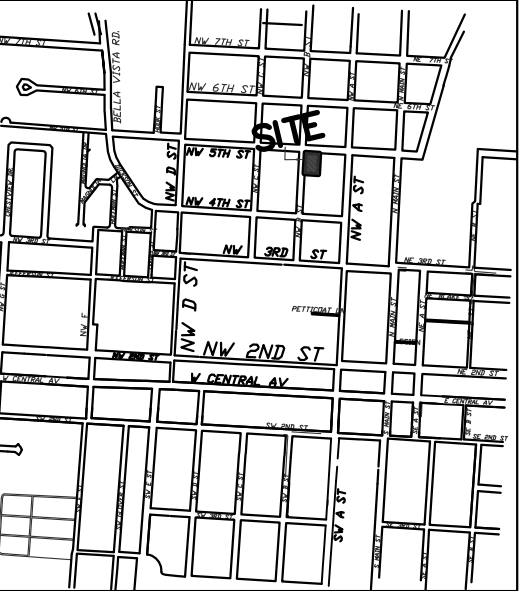
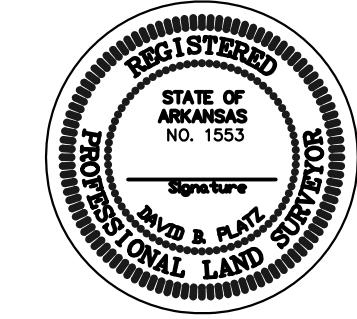
1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE 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.



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.

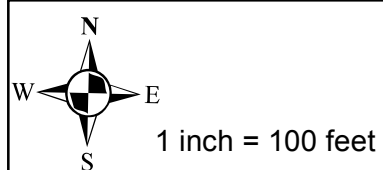
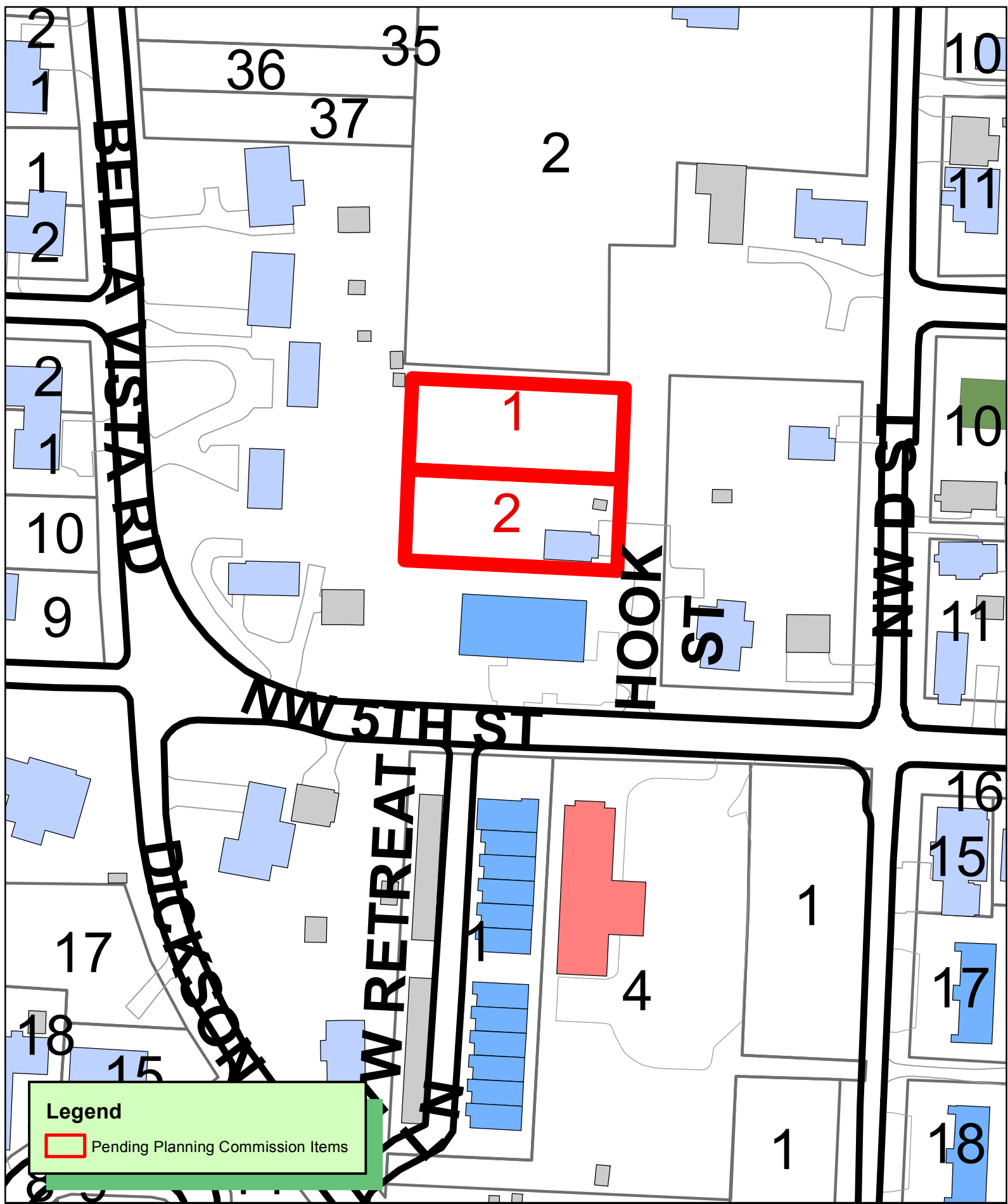
CERTIFICATE OF ACCURACY

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

REVISIONS		
No.:	BY:	DATE:
#1	C.I.	8/30/20
#2	C.O.B.	9/20/20
OWNER CONTACT INFO:		
COLBY & JEANETTA IRVING 2203 NW WILLOW ST. BENTONVILLE, AR 72712		
DRAWN BY: DP/ZS		DATE: 04/10/17
CHECKED BY:		JOB No.: 2015135
SCALE: 1"=30'		SHEET: 1

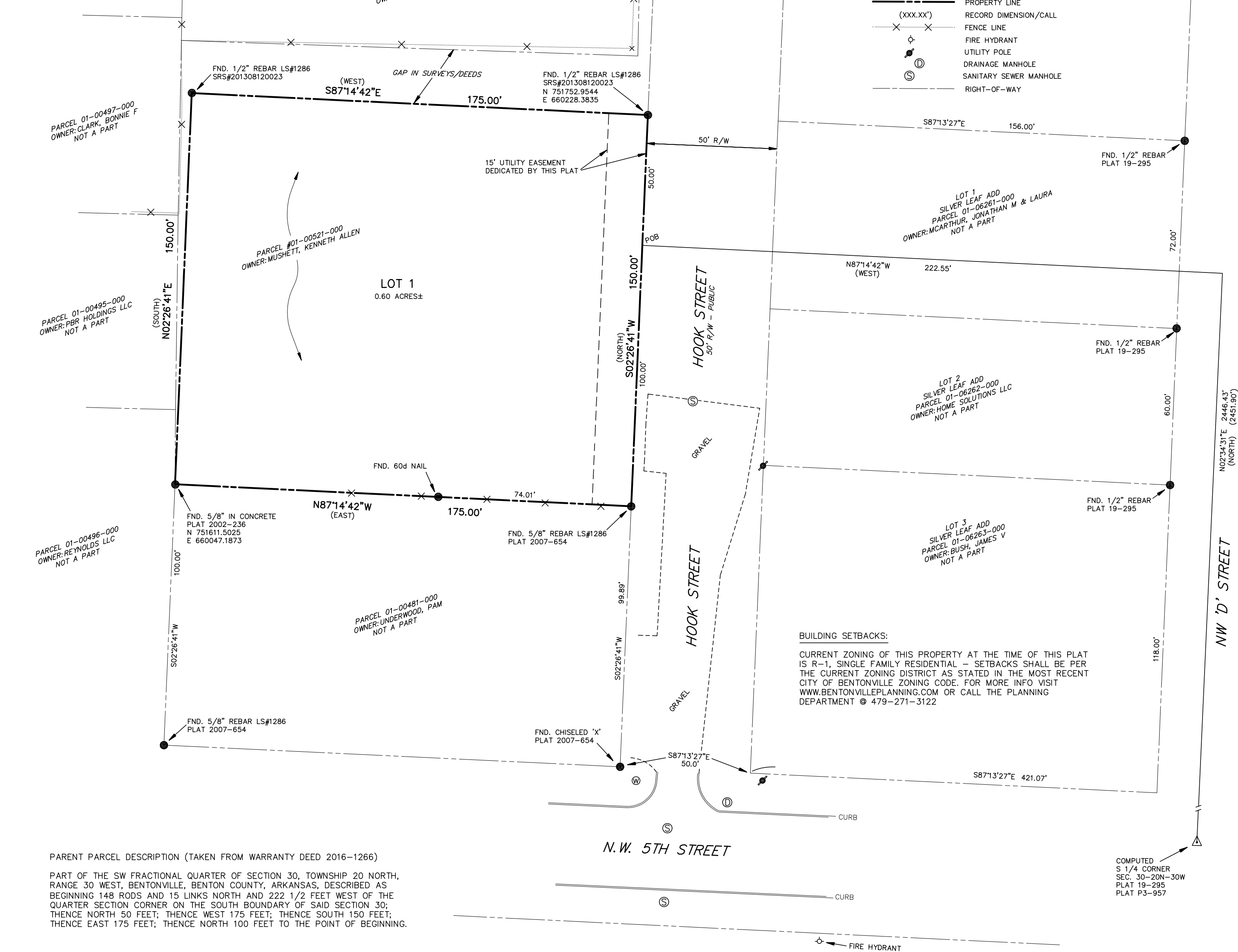


LS19-0008
LOT SPLIT
MUSHETT SUBDIVISION



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.



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 _____

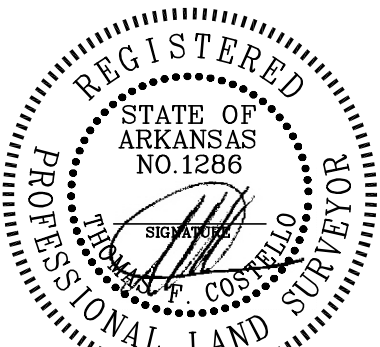
MAYOR CITY OF BENTONVILLE _____

CITY CLERK, CITY OF BENTONVILLE _____

CERTIFICATE OF SURVEYING ACCURACY

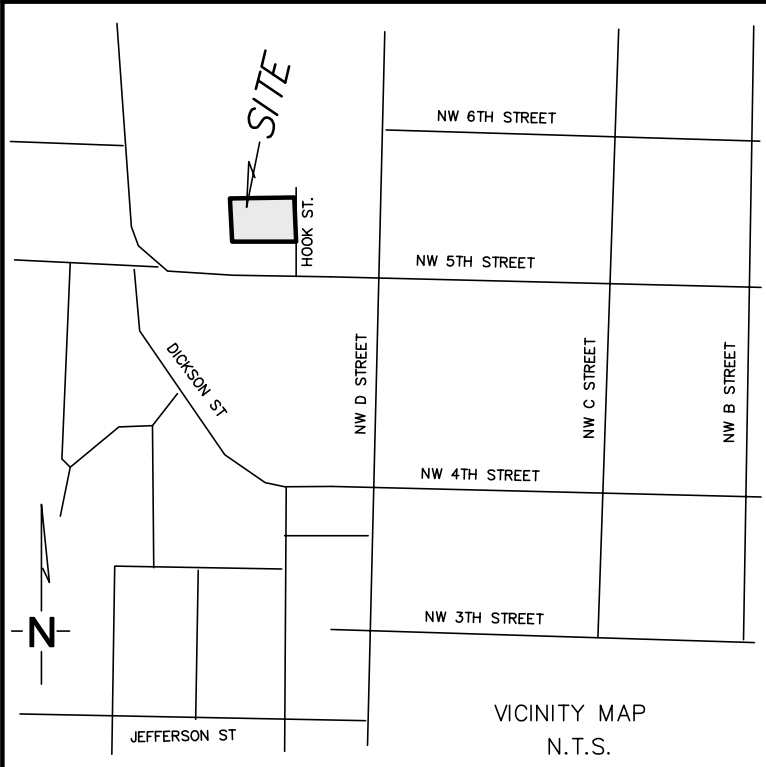
I, THOMAS COSTELLO, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY
MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR
LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE
ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS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

DATE OF EXECUTION: 03/30/2016



REGISTERED LAND SURVEYOR, NO. 1286
STATE OF ARKANSAS

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

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. 64656 (417) 226-4524	
JOB NO. 16044	FIELD DATE: 03-24-16
SHEET 1 OF 1	DRAWING: SPLIT2-REV3

REZONING STAFF REPORT



Seven HB Real Estate

3302 SE L Street

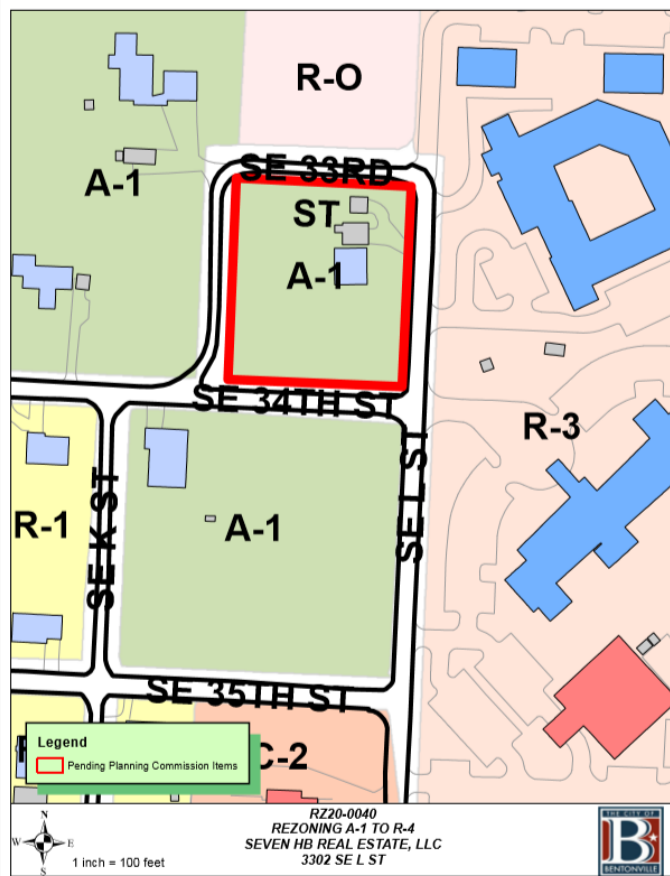
PC Date: 10/6/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0040
Applicant / Current Owner	Steven Atwell
Site Area	1.24 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-4, High Density Residential
Future Land Use Map Designation	High Density Residential (HDR)

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

Location Map



Property Description

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. To the east is a high-density residential development (Osage Terrace II), a 55-unit senior housing complex at a density of 22.7 units per acre. To the north are two single-family residential homes on large lots with Casey Lock and Key, a locksmith business, and vacant land to the west. To the south are vacant properties and one single-family residence at 3401 SE K Street.

Relationship to the Bentonville Community Plan

3302 SE L Street falls within Priority Area 2, Infill, and has a High-Density Residential design within the Land Use Plan. Within the broad context of the Community Plan's infill development, vacant/agricultural acreage could accommodate a population increase of approximately 31,000. These areas represent an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the surrounding area's character.

Public Comment

To date staff has received written comment on this rezoning request.

Analysis

Over the last eighteen months, the general area has seen two rezoning requests approved at 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 Home Residential, was denied (2/04/20). The amount of zoning activity in such a small area indicates the area is in the beginnings of transition with high density residential to the east as senior housing and C-2, General Commercial to the west along SE J Street, and single-family in the middle.

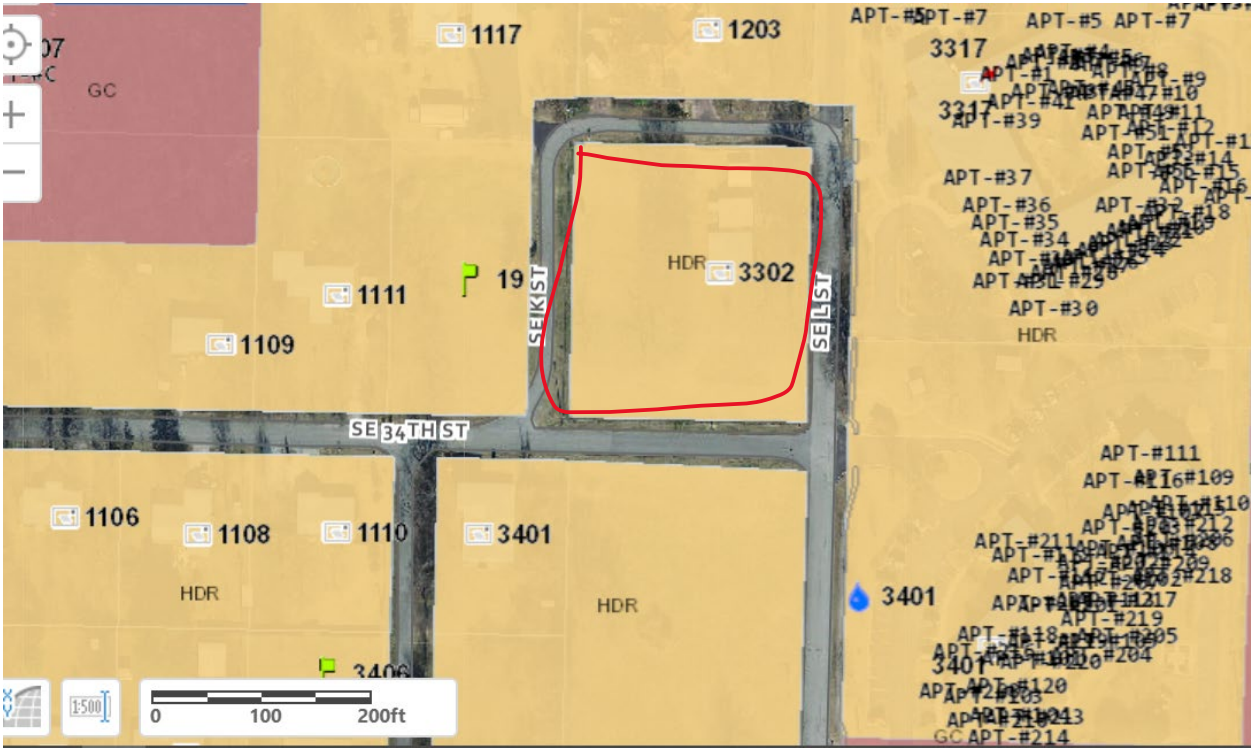
Conclusion

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. Staff recommends approval.

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

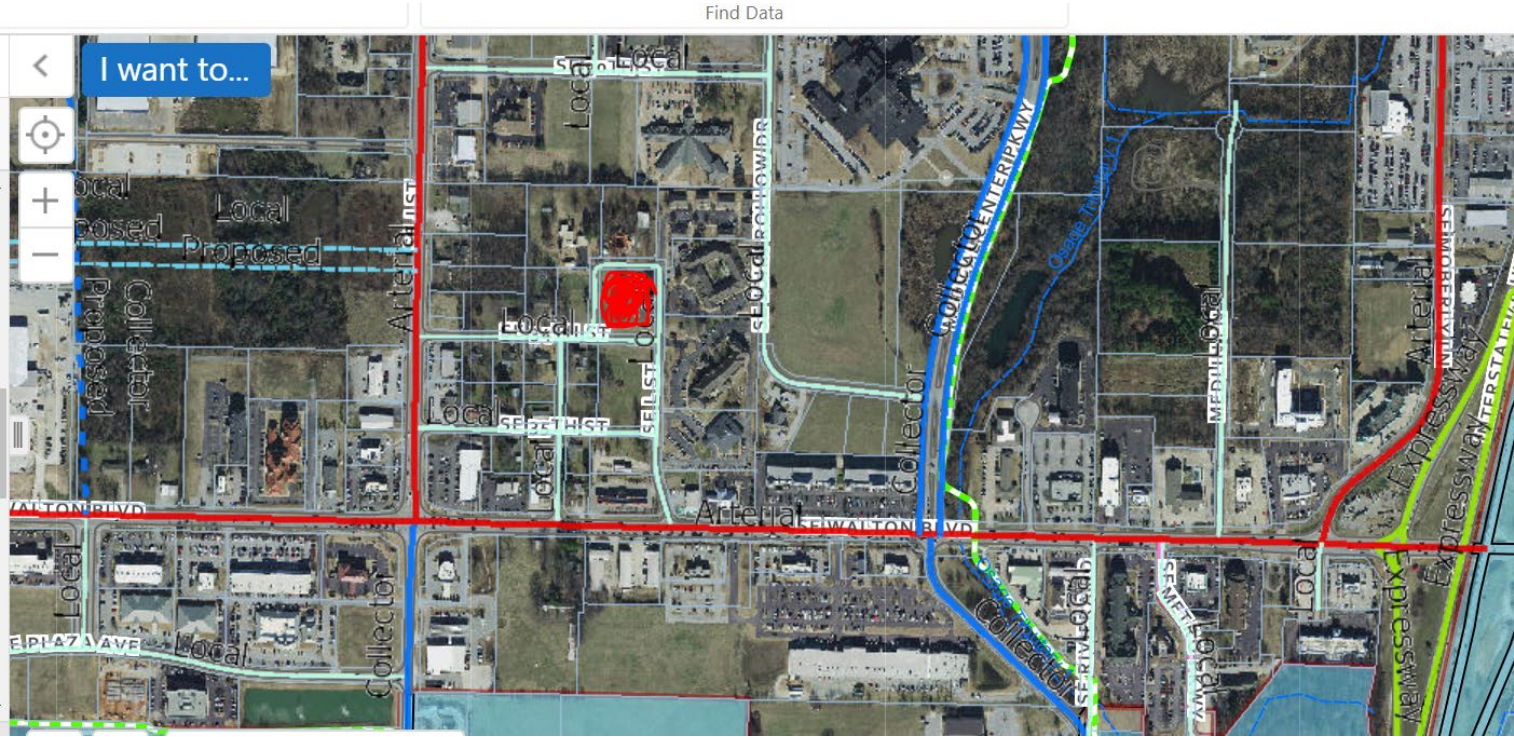
As far as how the property will relate to surrounding properties there are Apartments to the east of this property ,Vacant land to the south and west with a few single family homes mixed in. The property to the north is zone RO a house and yoga studio

Use.

Apartments

Traffic –

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



Signage.

None needed

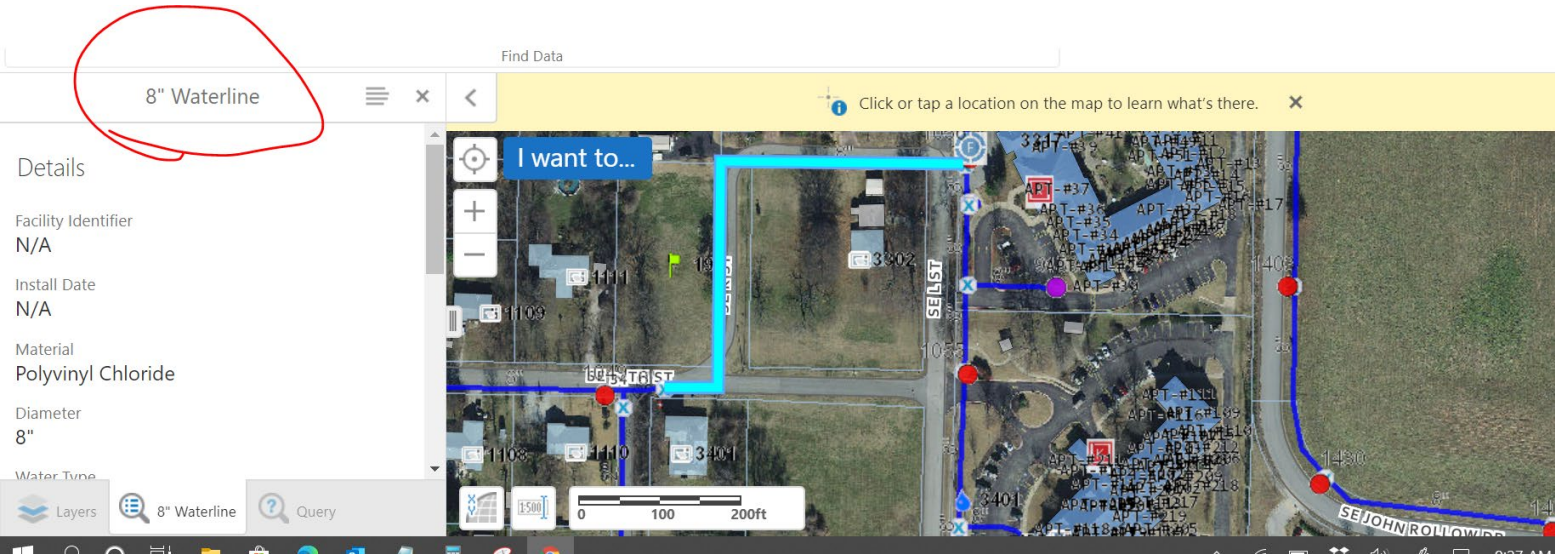
Appearance

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

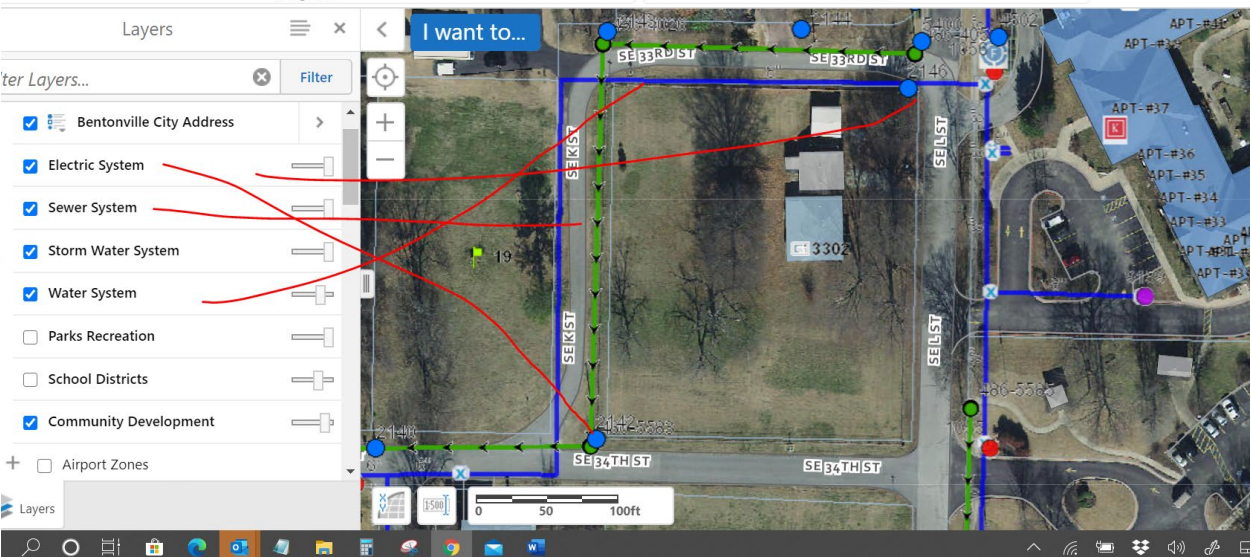
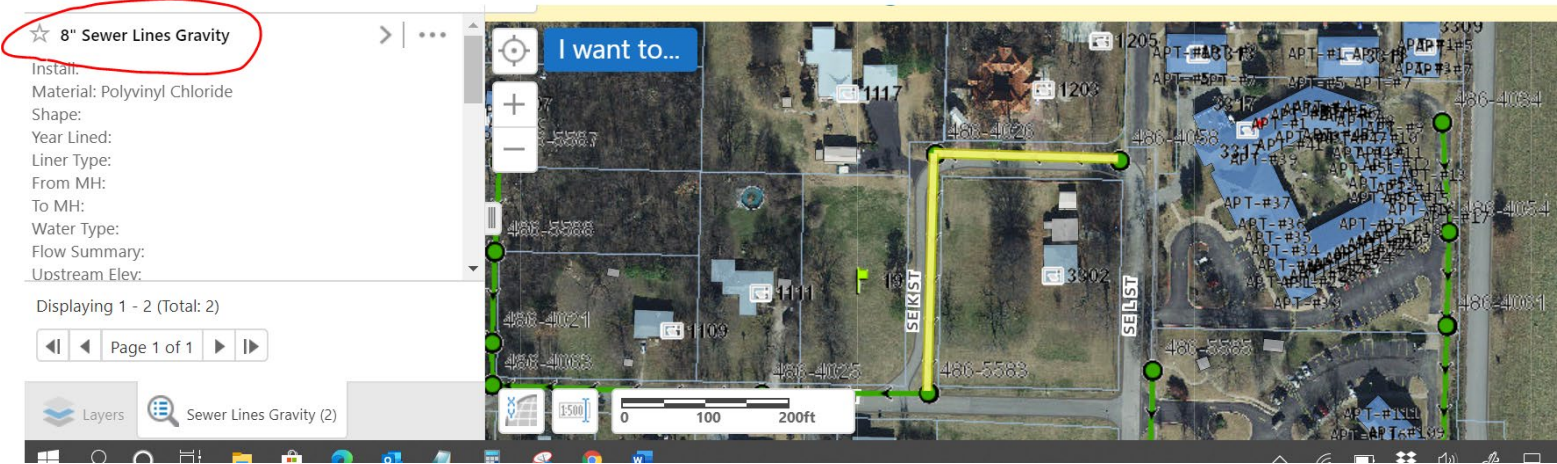
oAvailability of water and sewer (state size of lines).

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, 2020 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 38th St. Bentonville, AR
Signature and Physical Address 72712

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-4, High Density Residential



The R-4 District is established in order to provide high-density residential development. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts. Within this district, buildings, structures or uses having commercial characteristics and not planned as a main part of the total development shall be excluded.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-4	Single-family	6,000	-	60'	40%	45%
	Two-family	7,000	-	65'	50%	55%
	Townhouse unit	2,500	-	25'	-	-
	Townhouse structure	7,500	2,500	75'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	-	100'	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-4	All	20'	10'	20'	25'

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

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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R-4, High Density Residential

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Land Uses:

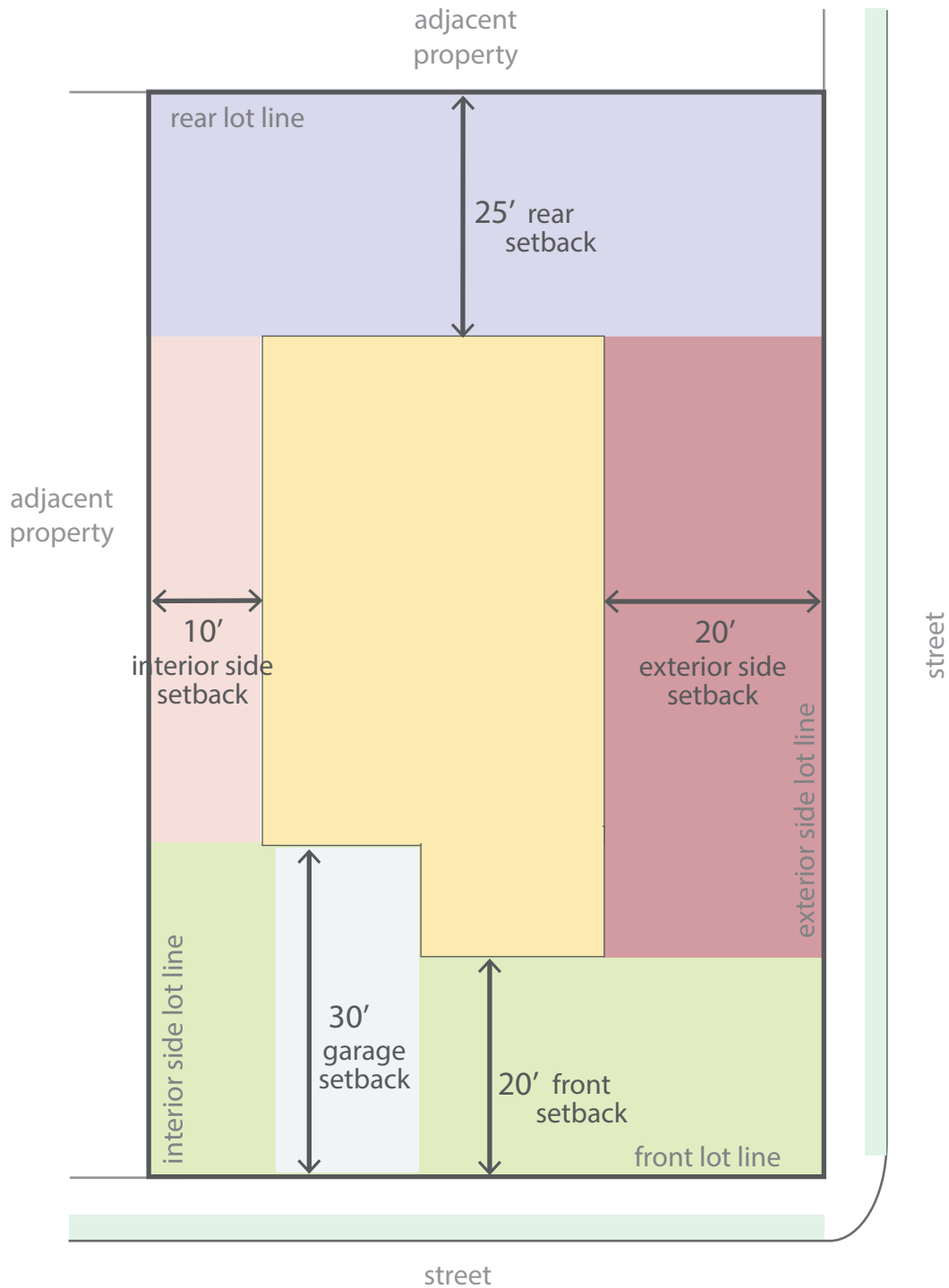
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden	Agriculture and Animals Botanical garden Urban farm	Residential Dwelling - accessory Home occupation - type a
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter	Residential Home occupation - type b	Transportation / Utilities Solar energy system Wind energy system, small
Recreation, Education & Assembly Library Park - mini	Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Museum Religious facilities	Other Building, accessory - nonresidential
Retail Mobile food vendor	Services Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services	
Services Child care - residential (4 children)	Transportation / Utilities Utility facility Wireless communication facility (cell towers)	
	Other Temporary uses	

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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R-4, High Density Residential

Setback Illustration



REZONING STAFF REPORT



Mendoza

1001 Bella Vista Road

PC Date: 10/6/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0041
Applicant / Current Owner	Rigoberto Mendoza
Site Area	.27 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	R-O, Residential Office
Future Land Use Map Designation	Low Density Residential (LDR)

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

Location Map



Property Description

1001 Bella Vista Road is located on the corner of Bella Vista Road and NW 10th Street. The property is zoned R-1, Single Family Residential, and the surrounding properties to the north, east, west, and south are R-1, Single Family Residential. 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 to the east is Thomas Jefferson and Sugar Creek Elementary Schools.

Relationship to the Bentonville Community Plan

The Community Plan identifies the area as Priority Area 1, Downtown Intensification. Any increase in density should be accommodated reflectively 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.

Public Comment

Staff has not received public comment on this rezoning.

Analysis

The applicant has requested the rezoning to RO, Residential Office, to accommodate his real estate investment business and his wife's real estate practice. The surrounding area is under redevelopment primarily through remodel and rebuilds. Historically, Bella Vista Road and the roads that go through to N Walton Boulevard see increased traffic while school is in session. Bella Vista Road carries the majority of the traffic for both elementary schools. The last traffic volume counts available for this location are from 2012, with approximately 1200 trips per day, and the AM peak is 0700 at 170 vehicles, and the PM peak is 1500 with 140 vehicles. If the applicant lived at 1001 Bella Vista Road, a Home Occupation Type B permit would accommodate both businesses. A Type B does not allow for employees.

Conclusion

The request is not consistent with the Future Land Use Plan, and the Downtown Neighborhood Subarea Plan 1 which identifies this area as low-density residential. Staff recommends denial.

REZONING STAFF REPORT

Weekly Vehicle Counts Bella Vista Road at Sugar Creek

October 16, 2012 to October 22, 2012

	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Hour							
0000-0100	3.5	1.0	1.0	0.5	2.5	2.0	3.5
0100-0200	0.5	1.0	3.0	0.5	1.5	2.0	2.5
0200-0300	0.5	0.5	1.3	0.0	1.5	1.0	1.0
0300-0400	1.0	1.5	1.7	1.5	2.5	0.0	1.0
0400-0500	2.0	0.0	3.3	2.0	1.5	1.5	1.0
0500-0600	7.5	11.0	9.7	11.5	6.0	4.0	3.5
0600-0700	30.5	30.0	43.3	34.5	28.0	4.5	4.5
0700-0800	170.0<	168.0<	246.3<	153.0<	177.5<	13.0	10.0
0800-0900	94.5	97.5	131.3	96.0	94.5	30.0	18.5
0900-1000	39.0	35.5	45.0	33.0	31.0	42.5	26.5<
1000-1100	52.5	50.0	29.7	38.0	46.0	46.5<	22.5
1100-1200	75.5	66.3	34.3	49.5	71.0	40.5	25.5
1200-1300	50.0	76.0	34.7	59.0	69.5	37.5	38.0
1300-1400	51.5	78.0	34.3	62.5	59.5	37.0	30.5
1400-1500	129.0	158.3	117.5<	120.0<	126.0<	46.5<	38.5
1500-1600	140.5<	171.3	102.5	118.5	109.0	43.0	41.0
1600-1700	115.5	149.7	84.5	94.0	99.5	42.0	35.5
1700-1800	119.5	184.0<	102.0	112.0	111.0	40.0	39.5
1800-1900	54.5	105.3	53.5	50.5	54.5	44.5	47.0<
1900-2000	43.0	63.7	38.0	38.0	35.0	23.5	24.0
2000-2100	18.5	25.0	36.5	18.0	24.5	24.5	13.0
2100-2200	8.5	13.0	14.5	15.0	19.0	10.5	11.5
2200-2300	3.5	8.7	7.0	9.5	11.0	12.0	6.0
2300-2400	3.5	2.0	4.5	1.0	7.0	8.5	7.5
Totals							
0700-1900	1092.0	1340.0	1015.7	986.0	1049.0	463.0	373.0
0600-2200	1192.5	1471.7	1148.0	1091.5	1155.5	526.0	426.0
0600-0000	1199.5	1482.3	1159.5	1102.0	1173.5	546.5	439.5
0000-0000	1214.5	1497.3	1179.5	1118.0	1189.0	557.0	452.0
AM Peak	0700	0700	0700	0700	0700	1000	0900
	170.0	168.0	246.3	153.0	177.5	46.5	26.5
PM Peak	1500	1700	1400	1400	1400	1400	1800
	140.5	184.0	117.5	120.0	126.0	46.5	47.0

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-O, Residential Office



The R-O District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities and compatible residential uses. It is further the intent of this district to establish a transition area where the continuation of residential activity is no longer practical between residential and nonresidential uses.

- Maximum Height Allowed:** 40 feet
Minimum Street Frontage: 20 feet
Minimum Width of Corner Lots: 75 feet at building line
Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-O	Single-family	6,000	-	60'	40%	45%
	Two-family	7,000	-	70'	50%	55%
	All others	6,000	6,000	60'	60%	65%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-O	Single-family	20'	7'	20'	25'
	Two-family	20'	10'	20'	25'
	Office with parking in front	50'	10'	50' parking; 20' no parking	25'
	Office w/o parking in front	20'	10'	20'	25'

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

Garage Setback Standards: *Applicable to attached and detached garages.*

- Garage, Street Facing: 30 ft. from the property line the garage faces
Garage, Side- or Rear-loading: 20 ft. from the facing property line
Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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R-O, Residential Office

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Land Uses:

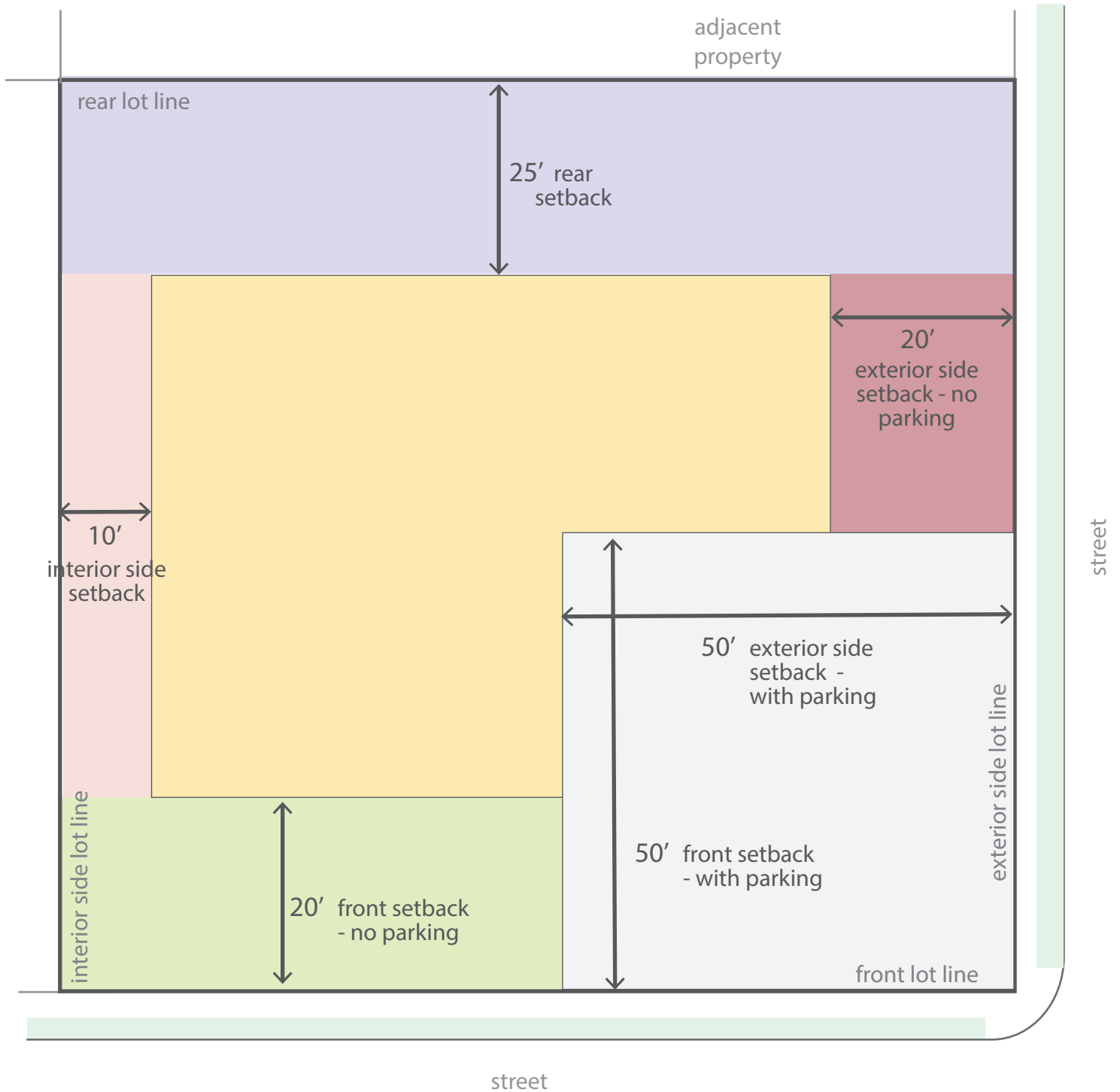
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Botanical garden Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - two-family Home Occupation - type b Residential facility - assisted living Residential facility - temporary shelter Recreation, Education & Assembly Cultural studio Library Park - mini Retail Mobile food vendor Services ATM machine Child care - commercial Child care - residential (4 children) Child care - residential (5-10 children) Financial institution Funeral home Governmental services facility Medical services - doctor office Office - small scale ($\leq 4,000$ gsf)	Agriculture and animals Urban farm Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Museum Park - community Park - neighborhood Religious facilities Services Adult day care Cemetery or mausoleum Copy facilities Personal services Lodging - bed & breakfast Public safety services Transportation / Utilities Parking facility (as principle use) Utility facility Wireless communication facility (cell towers) Other Temporary uses	Residential Dwelling - accessory Home Occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

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R-O, Residential Office

Setback Illustration



REZONING STAFF REPORT



ML-Res, LLC

412 NW A Street

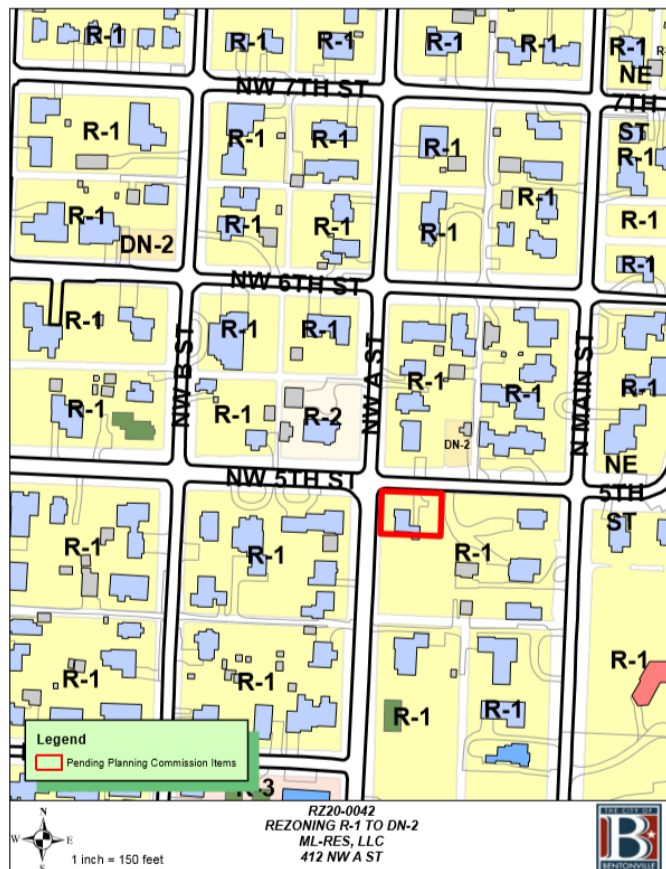
PC Date: 10/6/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0042
Applicant / Current Owner	Nancy Martin & Alan Lewis
Site Area	.21 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

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

Location Map



Property Description

412 NW A Street is located on NW A Street and NW 5th Street, both listed as a collector street 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 R-2, Duplex and Patio Home, DN-2, Downtown Medium Density Residential, and R-1, Single Family Residential.

Relationship to the Bentonville Community Plan

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 planned for the highest density and range of housing types, including multi-family.

Public Comment

Staff has not received public comment on this rezoning.

Analysis

Extensive redevelopment of the commercial and residential properties that front NW A Street from NW 2nd Street to NW 5th Street has occurred. NW 5th Street has experienced similar growth along its frontage, generally from NE A Street to NW B Street. The majority of the redevelopment on NW 5th Street has been single-family homes either through remodel or tear down and rebuild. In their letter, the applicant states they plan to tear down the existing structure and rebuild with two single-family units and an ADU, Accessory Dwelling Unit.

Conclusion

The request for Medium Density Residential is not consistent with the Future Land Use Map, which identifies this area as High-Density Residential. The intended redevelopment is consistent with the Bentonville Community Plan, Priority Area 1, Downtown Intensification, and the Subarea Character Area 5.

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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DN-2, Downtown Medium Density Residential



The intent of the DN-2 district is to allow for an increased single-family density through small 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.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-2	•	•	•				

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-2	36 ft.	36 ft.	36 ft.	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-2	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	7,500	2,500	75'	-	60%	65%

Minimum Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-2	Single-family and Two-family	12'	25'	12'	25'	7'	0'	25'
	Townhouse block-end and all others not listed	12'	25'	12'	25'	10'	0'	25'

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

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DN-2, Downtown Medium Density Residential

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10'.

Garages with alley access. Garages with alley access must be setback 8' from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

Land Uses:

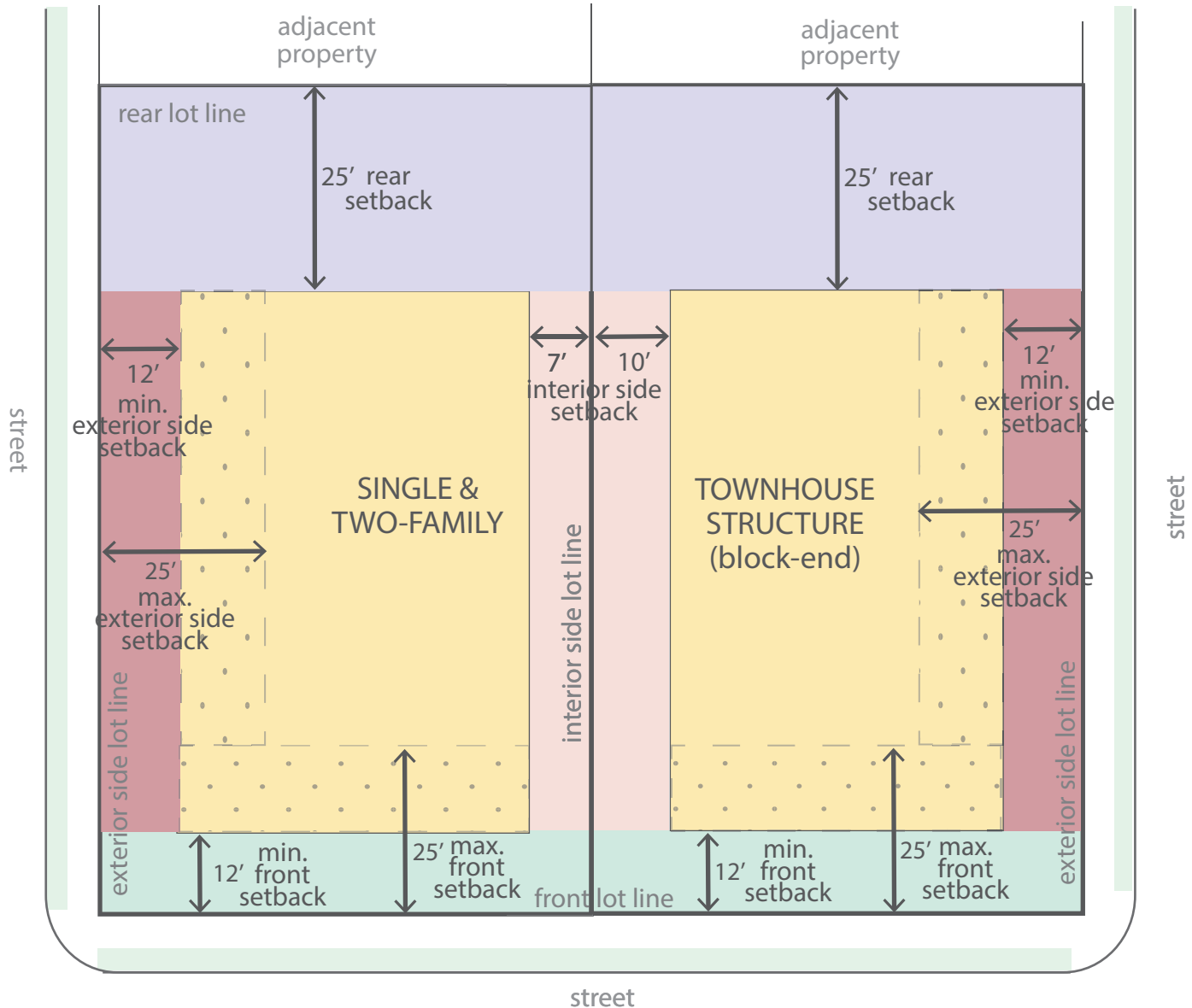
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Educational facility Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Agriculture and Animals Community garden Residential Dwelling – accessory Home occupation - type a Transportation Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

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DN-2, Downtown Medium Density Residential

Setback Illustration



REZONING STAFF REPORT



405 SE 5th Street, LLC

405 SE 5th Street

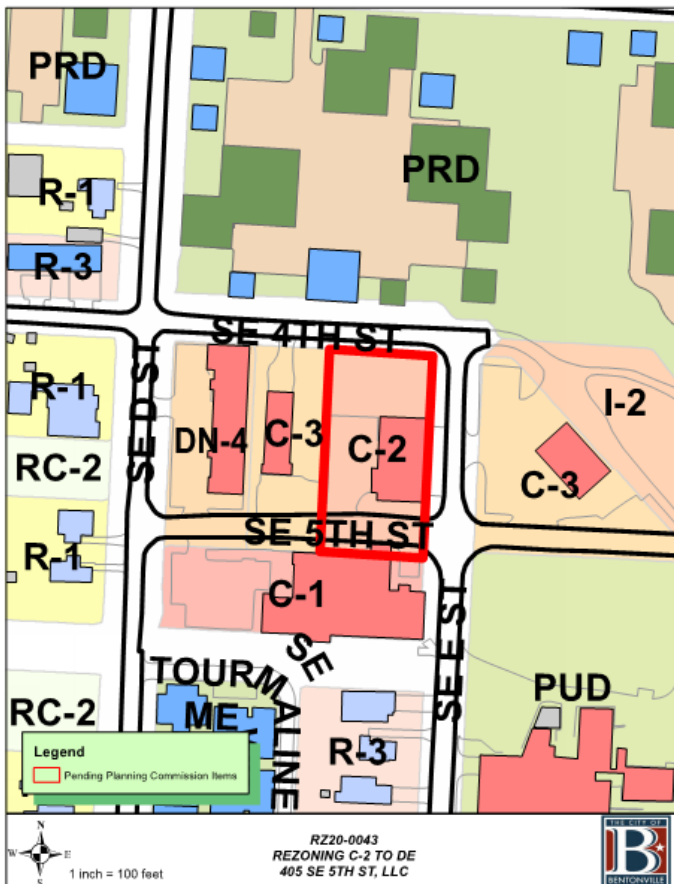
PC Date: 10/6/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0043
Applicant / Current Owner	405 SE 5 th Street, LLC
Site Area	+/- .72 acres
Current Zoning	C-2, General Commercial
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	High Density Residential (HDR)

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

Location Map



Property Description

This property is located northwest of the intersection of SE 5th Street and SE E Street. The approximately 0.72-acre site currently contains a vacant industrial-style building. The building formerly contained a HVAC company.

The Future Land Use Plan currently depicts the property as High-Density Residential. 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.

Relationship to the Bentonville Community Plan

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 Downtown Neighborhood Subarea Plan, Districts Section, depicts this property within a Mixed-Use Residential Area. Downtown Mixed-Use Residential areas are described as uniquely able to blend non-residential uses with residential ones through the use of mixed-use and resident-oriented commercial development.

Surrounding uses in the area, such as the Momentary Planned Unit Development to the southeast and the City U Planned Residential Development to the north lend further credence to this area's function as a mixed-use residential district.

Public Comment

Staff has not received public comment regarding this request.

Analysis

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.

Conclusion

The presence of existing mixed-use and commercial developments, adjacent zoning districts, and Downtown Edge's potential as a less intense commercial district all lend credence to the rezoning request.

Staff recommends approval of the proposed rezoning.

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 it 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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DE, Downtown Edge



The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

District	Building type	Lot area		Min. land area /dwelling unit (sq. ft.)	Lot width		Min. lot depth	Lot coverage	
		Min.	Max.		Min. lot width	Max. lot width		Min.	Max.
DE	All	None	None	-	None	None	-	None	80%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
		Min.	Max.	Min.	Max.	Adjacent to Residential		Adjacent to Non-residential	
						Min.	Max.	Min.	Max.
DE	Residential	-	20'	7'	-	12'	-	7'	-
	Nonresidential	-	0'	7'	-	12'	-	7'	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to a primary street	Min. setback adjacent to a secondary street
DE	8'	4'	6'

Applied to encroachments such as canopies, awnings and balconies.

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DE, Downtown Edge

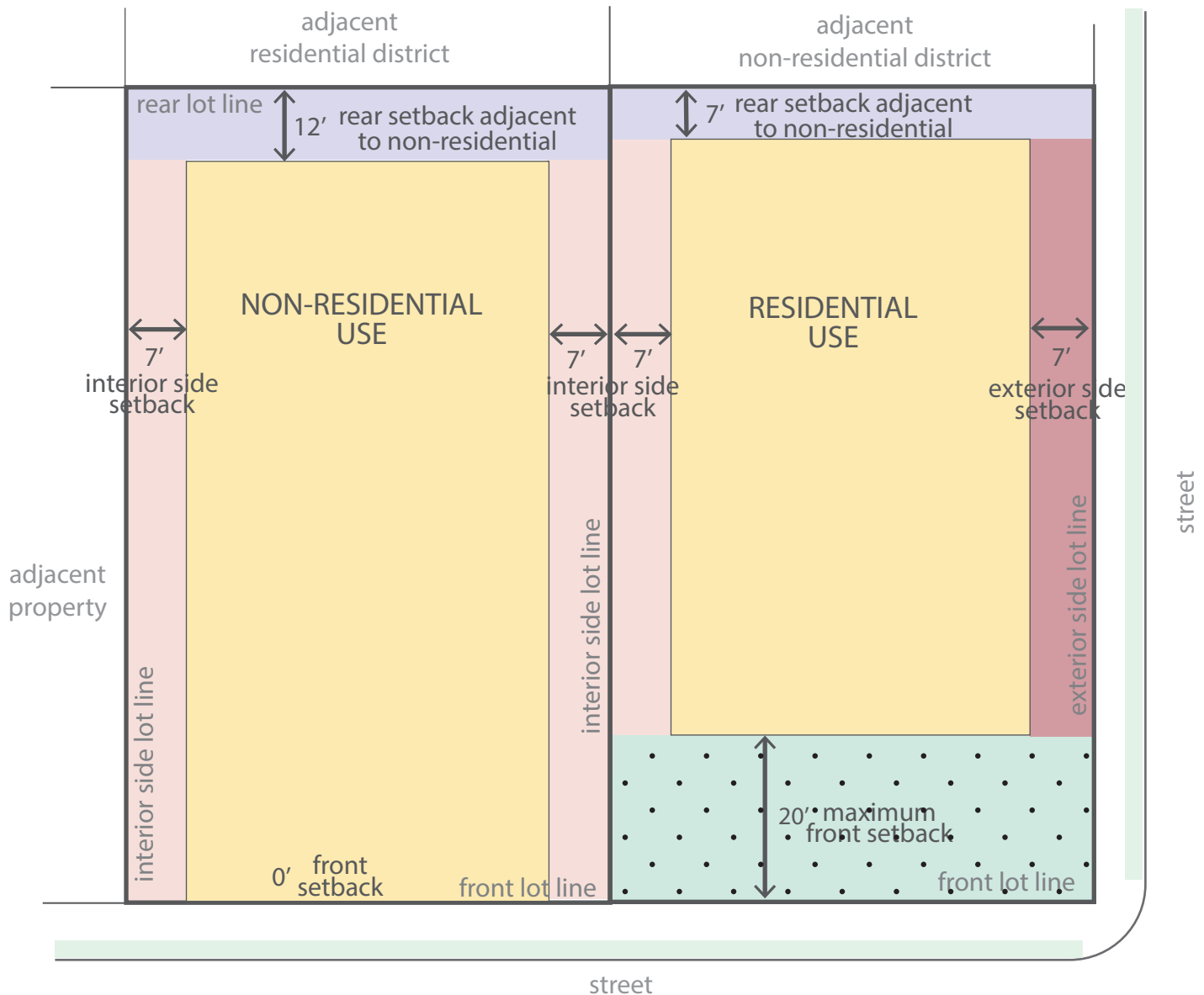
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family Recreation, Education & Public Assembly Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood Services Adult day care ATM machine Cemetery or mausoleum Child care - commercial Child care - residential (4 children) Child care - residential (5 – 10 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office - small scale ($\leq 4,000$ gsf) Personal services Postal services Repair services - household Retail Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail - small scale ($\leq 4,000$ gsf) Sidewalk café in public right-of-way	Agriculture and Animals Animal clinic Urban farm Residential Home occupation - type b Recreation, Education & Assembly Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities Services Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services Retail Bar, lounge or tavern Restaurant Transportation / Utilities Parking facility (as principal use) Utility facility Wireless communication facility (cell tower) Other Temporary uses	Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

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DE, Downtown Edge

Setback Illustration



REZONING STAFF REPORT



Banwrath

407 SW C Street

PC Date: 10/6/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0044
Applicant / Current Owner	Hunter Banwrath
Site Area	+/- 0.39 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

<https://arcris/08HvK8>

Location Map



Property Description

This property is located at 407 SW C Street and is currently zoned R-1, Single Family Residential. Adjacent zonings are R-1, Single Family Residential to the north and west, RC-2, Central Residential-Moderate Density to the west, and DE, Downtown Edge to the south and east.

Relationship to the Bentonville Community Plan

The Future Land Use Plan for this area is Medium Density Residential. Chapter 5, Neighborhoods and Housing, of the Community Plan, classifies this area as a neighborhood of transition, where existing neighborhoods are experiencing redevelopment due to several factors, including the age or condition of housing, proximity to other amenities, or the cost of the land. Goals within this section include providing various housing types to meet the spectrum of demands from Bentonville's diverse population. The intent is also to improve the character of the existing neighborhoods and ensure that future neighborhoods reflect a compatible and high level of design.

Public Comment

Staff HAS NOT received comment regarding this request.

Analysis

This property is located in an area experiencing redevelopment and zoning changes to support a variety of housing options. The area currently supports duplex, single-family, and small-scale townhomes. This area will continue to infill new homes on existing vacant lots and redevelop when the existing housing stock has reached the end of use. The overall trend has been infill and redevelopment. Public sewer and water are readily available to this property.

Conclusion

The Bentonville Community Plan's Chapter 5, Neighborhoods and Housing, and the Future Land Use Map support this zoning request. Staff has reviewed this application and recommends approval.



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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DN-2, Downtown Medium Density Residential



The intent of the DN-2 district is to allow for an increased single-family density through small 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.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-2	•	•	•				

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-2	36 ft.	36 ft.	36 ft.	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-2	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	7,500	2,500	75'	-	60%	65%

Minimum Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-2	Single-family and Two-family	12'	25'	12'	25'	7'	0'	25'
	Townhouse block-end and all others not listed	12'	25'	12'	25'	10'	0'	25'

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

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DN-2, Downtown Medium Density Residential

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10'.

Garages with alley access. Garages with alley access must be setback 8' from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

Land Uses:

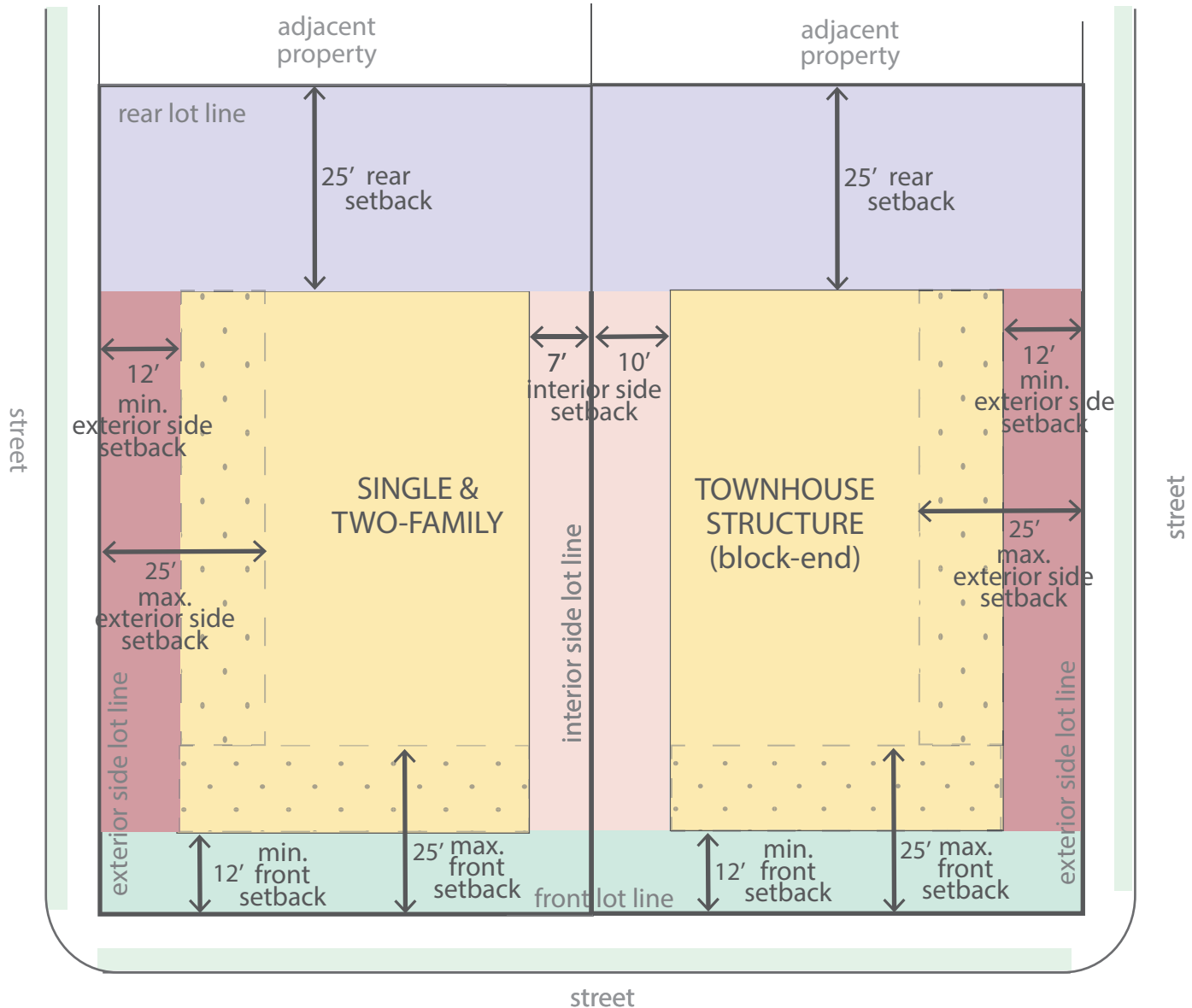
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Educational facility Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Agriculture and Animals Community garden Residential Dwelling – accessory Home occupation - type a Transportation Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

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DN-2, Downtown Medium Density Residential

Setback Illustration



Reviewer: Tyler Overstreet, Senior Planner, AICP

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

Although the rezoning request does not align with the Future Land Use Plan classification of Low-Density Residential, the Downtown Neighborhood Subarea Plan and surrounding development and rezoning patterns support the request. Staff recommends approval of the proposed rezoning.

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-3, Downtown High Density Residential



The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-3	•	•	•	•	•		

Height Standards:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-3	40 ft.	40 ft.	40 ft.	40 ft.	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-3	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family and all others not listed	10,000	800	100'	-	65%	70%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-3	Single-family and Two-family	10'	20'	10'	20'	7'	0'	25'
	Townhouse	10'	20'	10'	20'	10'	0'	25'
	Multi-family block-end and others not listed	10'	20'	10'	20'	10'	0'	15'

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DN-3, Downtown High Density Residential

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10'.

Garages with alley access. Garages with alley access must be setback 8' from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

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DN-3, Downtown High Density Residential

Land Uses:

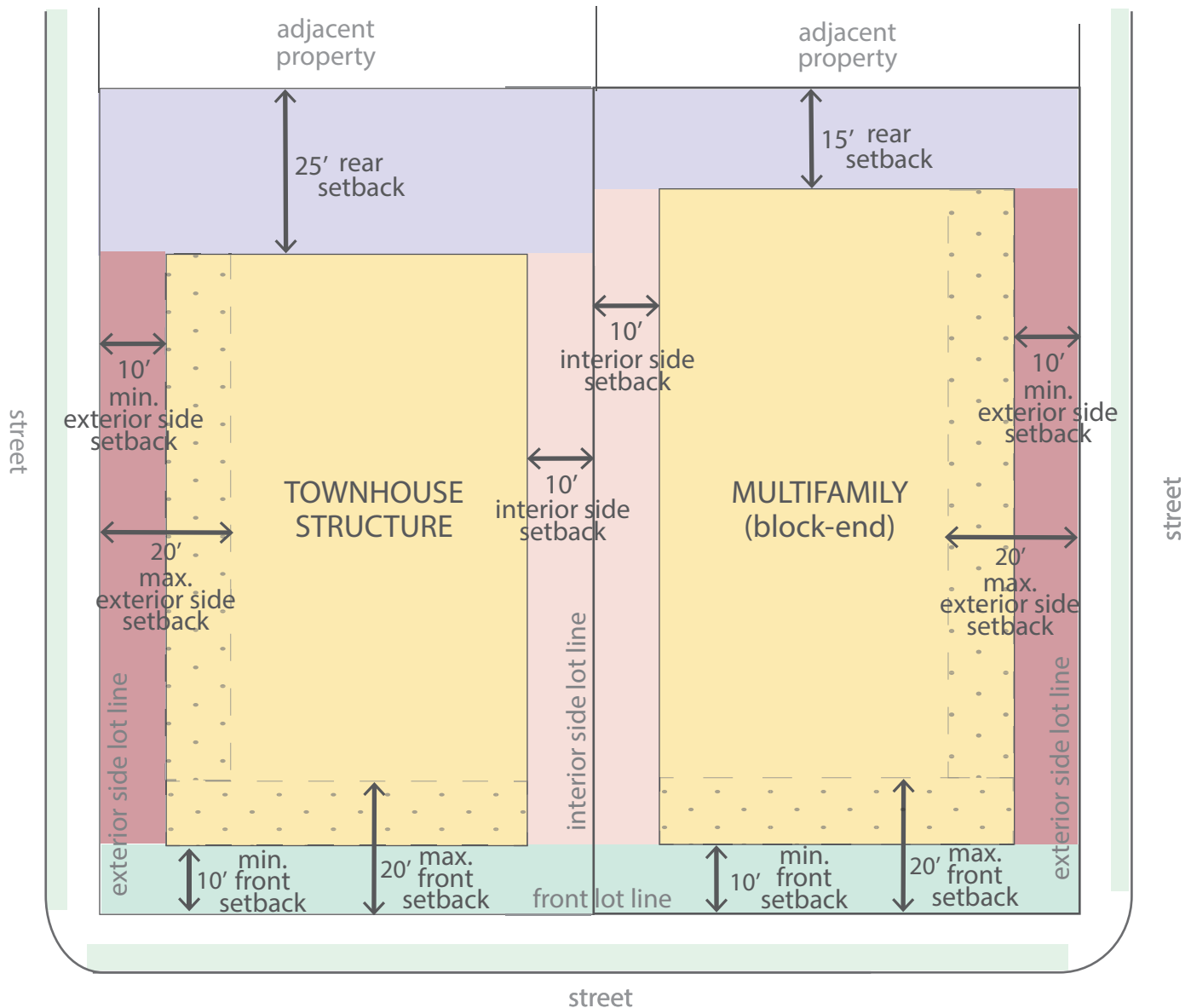
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Cultural studio Educational facility Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Medical service – doctor office Office - small scale ($\leq 4,000$ gsf) Personal services Public safety services Retail Artisan shop Bakery Convenience store that sells beer and/or light wine for off-site consumption Retail – small scale ($\leq 4,000$ gsf) Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Agriculture and Animals Community garden Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential

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DN-3, Downtown High Density Residential

Setback Illustration



CONDITIONAL USE STAFF REPORT



Canvas Church

1106 NW 10th Street

PC Date: 10/6/2020

Reviewer: Brian Bahr, Planning Services Manager

Project Number	CU20-0041
Applicant / Current Owner	Bill Burchit
Site Area	1.7 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Commercial (C)
Requested Use	Religious Facility
Protective Covenants	N/A

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

Location Map



Property Description

The property is located north of NW10th 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 Residential to the south. The east's property is R-O, Residential Office, R-1, Single Family Residential, and C-1, Neighborhood Commercial.

Proposed Use Description

This property has been used as a church and a Classical Ballet Academy. The Conditional Use Permit request is for Canvas Church, a religious facility, which is conditional in all zoning classifications within the zoning code for the City of Bentonville. 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.

Public Notice

Staff has not received public comment on this Conditional Use Permit request.

Conditions of Approval

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

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 (existing 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.

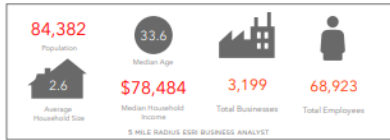
Mixed Use Building

1106 NW 10th St. | Bentonville, AR



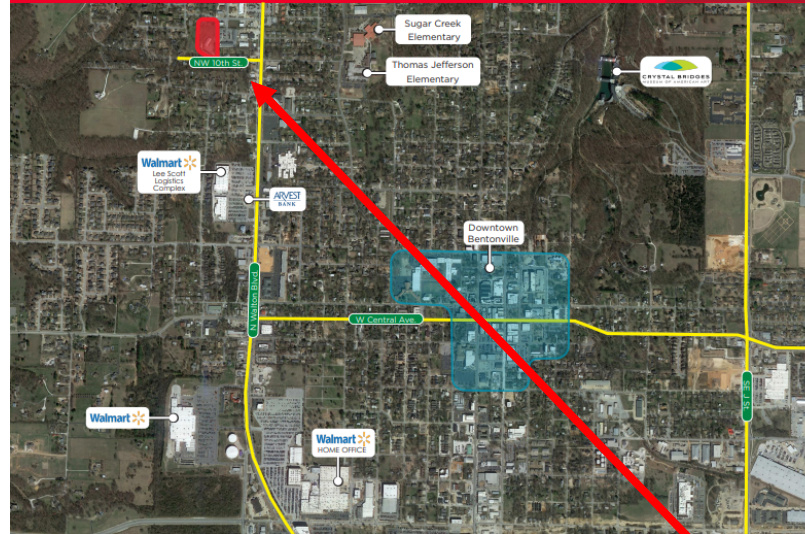
Building Highlights

- 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

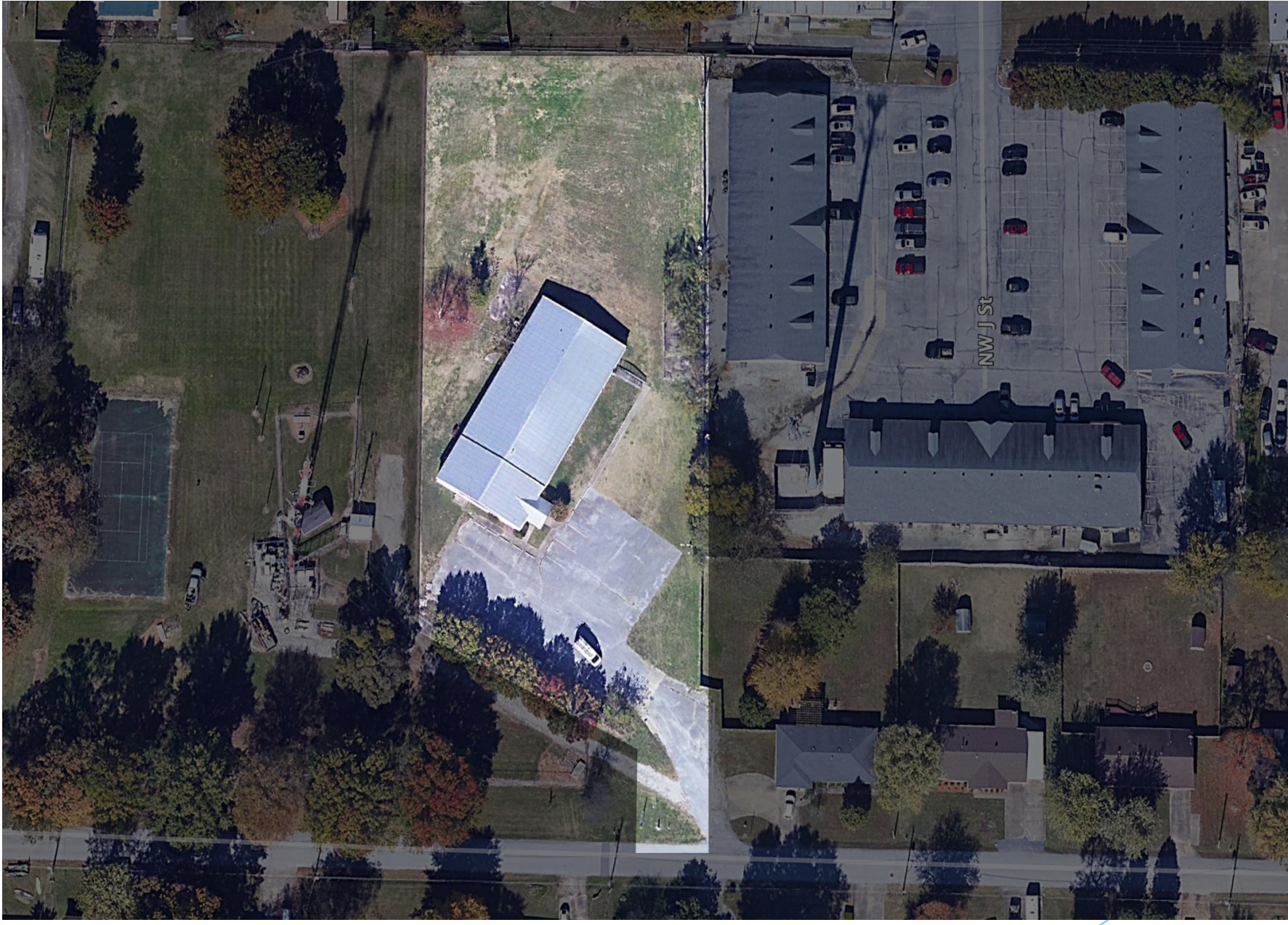


Aerial

1106 NW 10th | Bentonville, AR

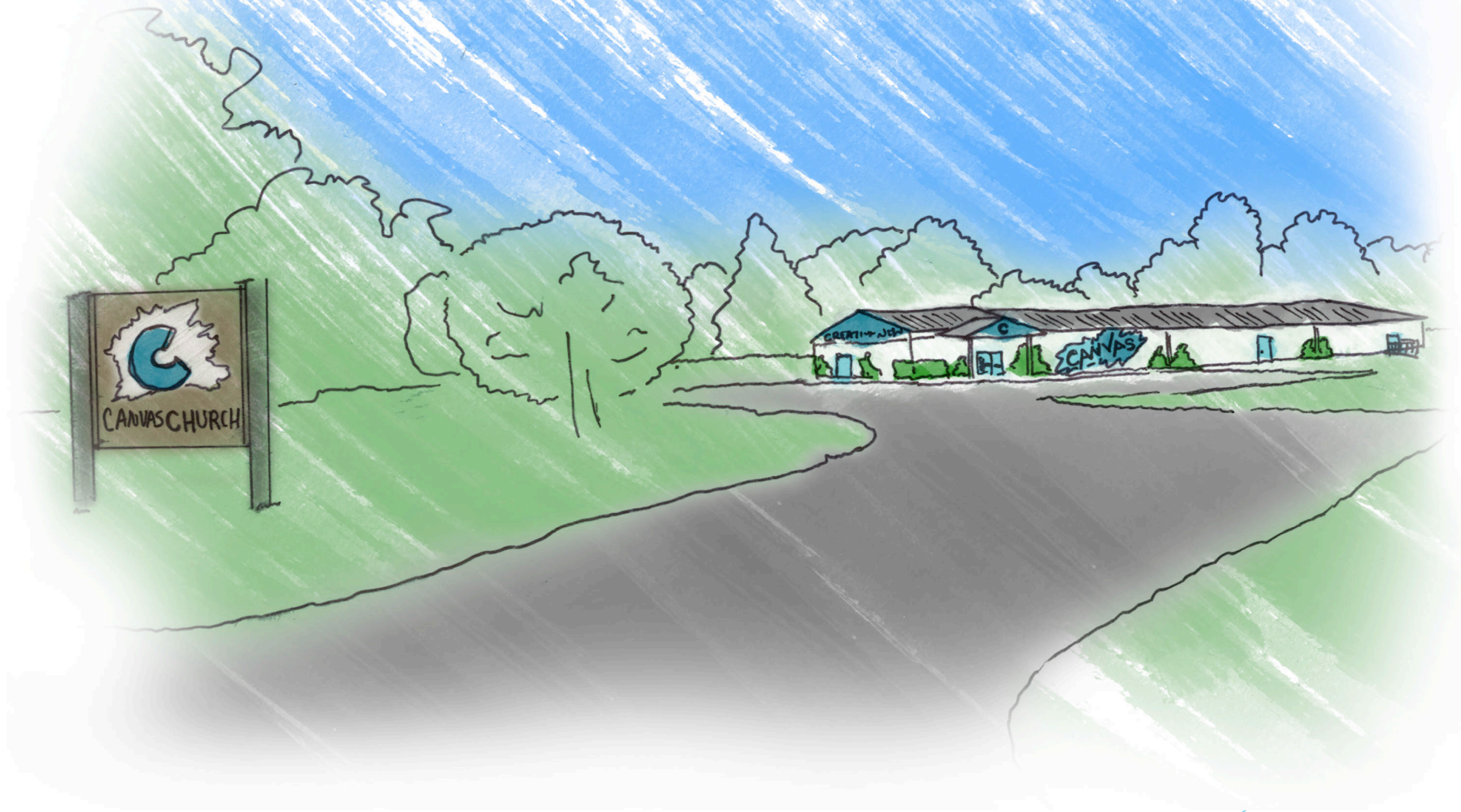


Facility Opportunity



Canvas Church NWA

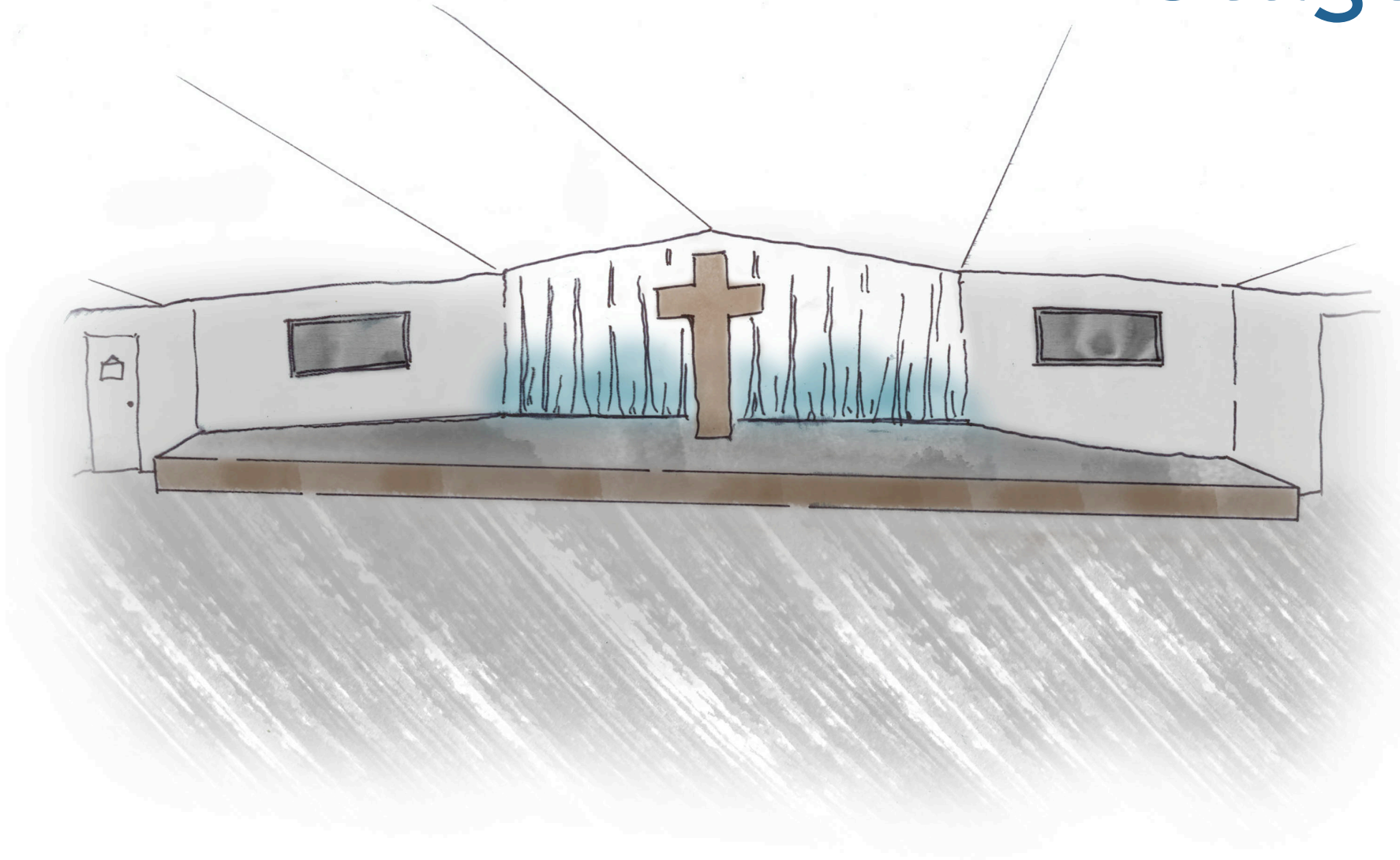
Our Potential Future



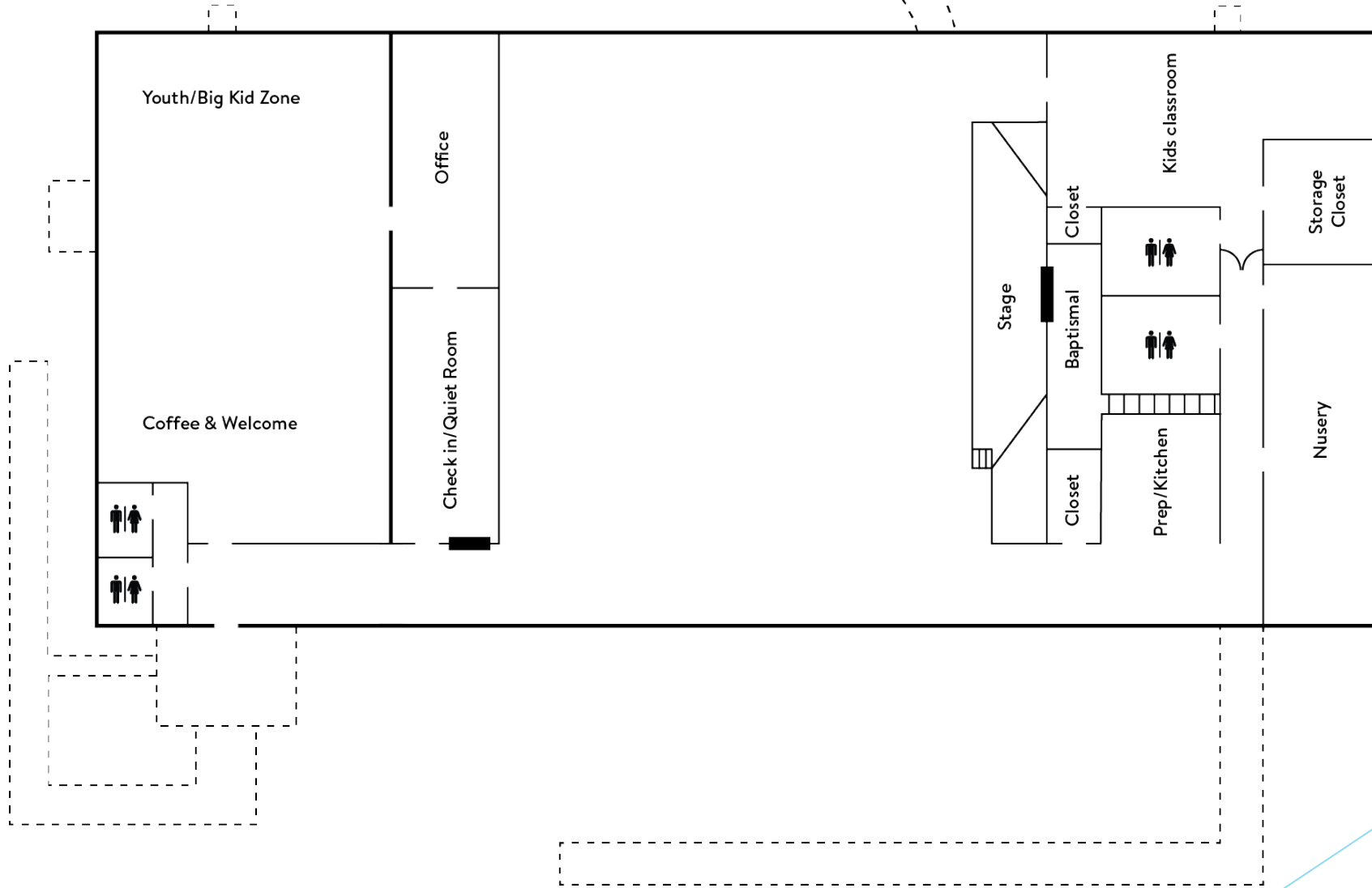
Welcome/Youth Zone



Stage



Floorplan



CONDITIONAL USE STAFF REPORT



Jones

801 SE C Street

PC Date: 10/6/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	CU20-0042
Applicant / Current Owner	Anna Jones
Site Area	.24 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Commercial (C)
Requested Use	Sec 501.06 Off Street Parking Requirements (Temporary Gravel)
Protective Covenants	N/A

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

Location Map



Property Description

801 SE C Street is located on the corner of SE C Street, a Collector, and SE 8th Street, an Arterial, per the Master Street Plan. The property is zoned DE, Downtown Edge and the adjacent properties to the south, east and north are DE, Downtown Edge. The property to the west is DC, Downtown Core.

Proposed Use Description

The applicant is in the process of repurposing the single-family structure into a medical services office to accommodate Joshua Jones chiropractic wellness office. The change of use requires large-scale development for the site. The applicant is requesting gravel parking for 18 months while development plans are prepared, permitted, and construction is complete.

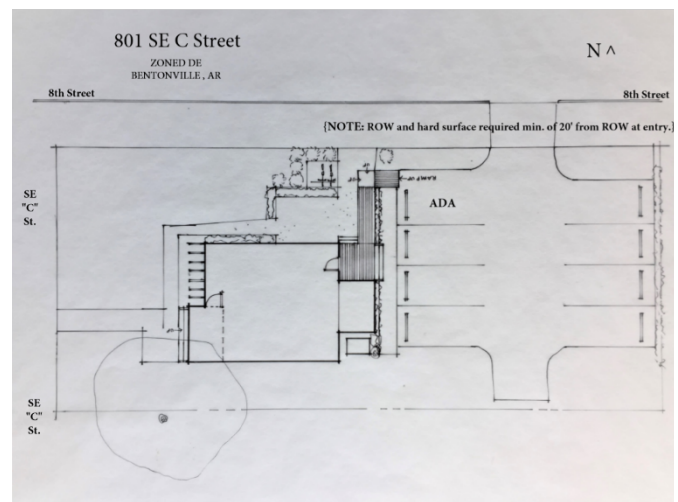
- Hours of operation- Monday through Thursday 9 am to 5 pm; Fridays 9 am to 2 pm.
- Indoor and Outdoor areas to be utilized- existing home used as office & backyard converted to provide patient parking.
- Any structural changes will be per the recommendations of the civil engineer for the parking lot improvements.
- Planned outdoor lighting - none planned until the LSD study recommends
- Anticipated patients - 15 to 25 per day
- Proposed employees - 1 to 3 daily

Public Notice

Staff has not received public comment on this conditional use request

Conditions of Approval

1. This Conditional Use Permit shall be valid for eighteen (18) months.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use if the conditions of approval are not met.



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 ^

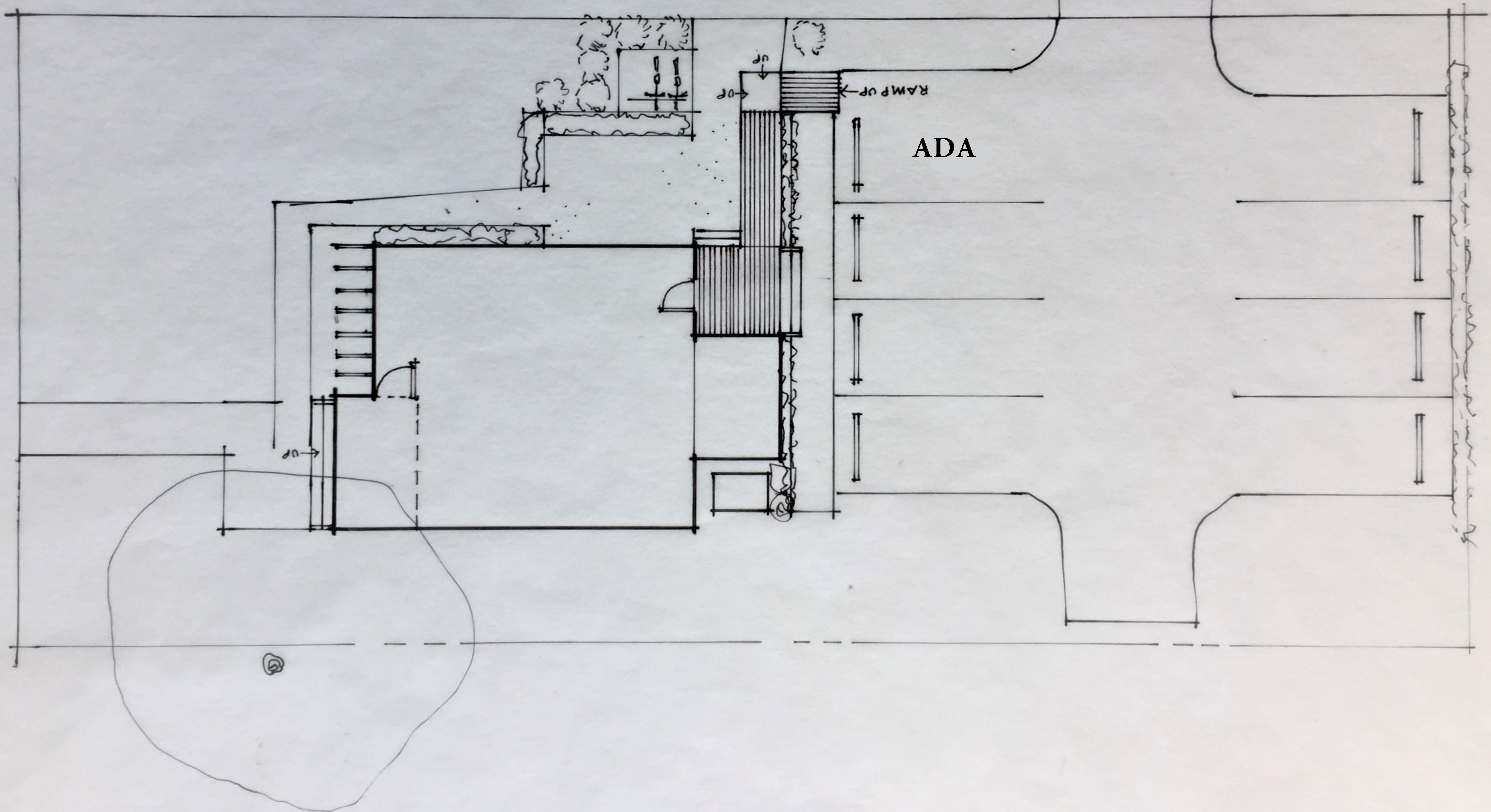
8th Street

8th Street

{NOTE: ROW and hard surface required min. of 20' from ROW at entry.}

SE
"C"
St.

SE
"C"
St.





Address side - from SE C Street facing East



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

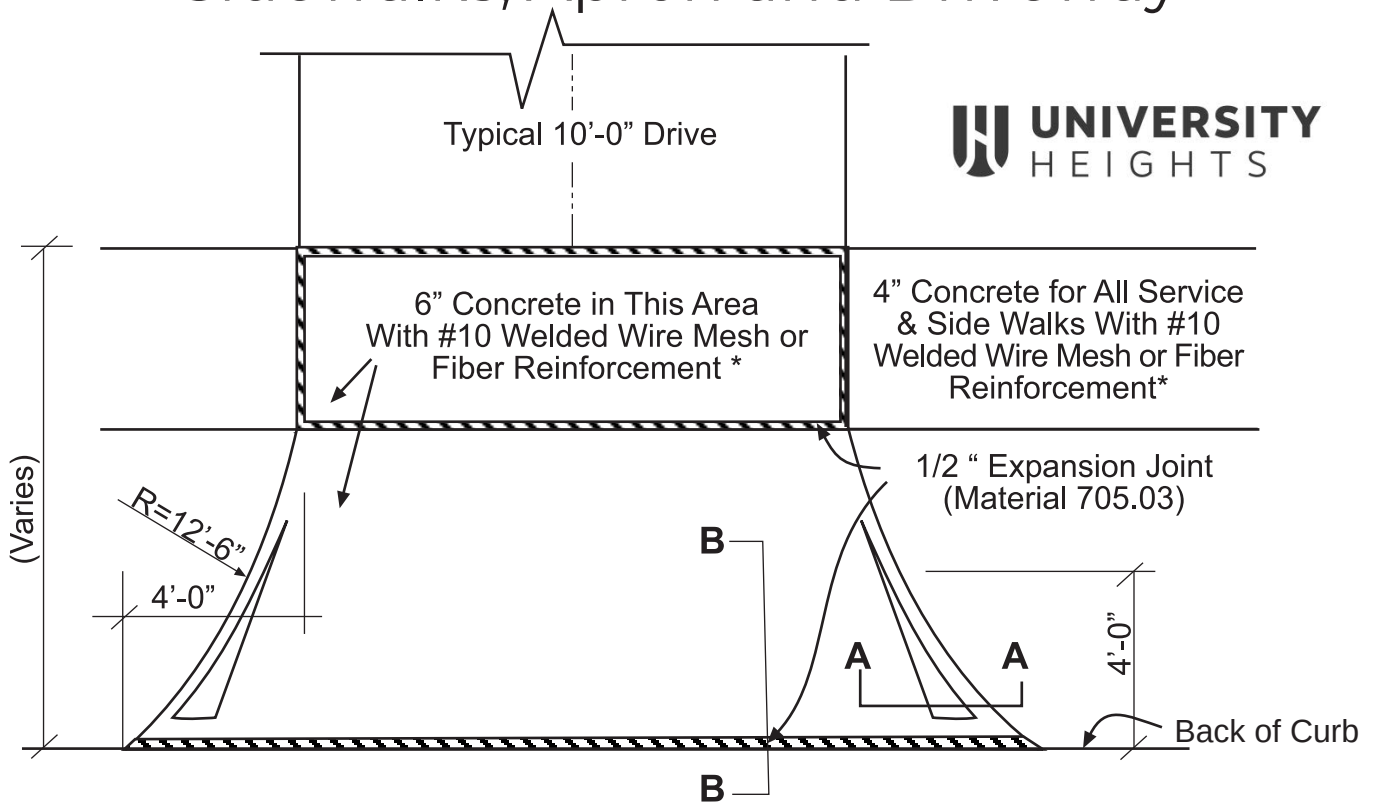


Current backyard/Proposed Parking Area - from corner of house facing Northeast towards 8th Street

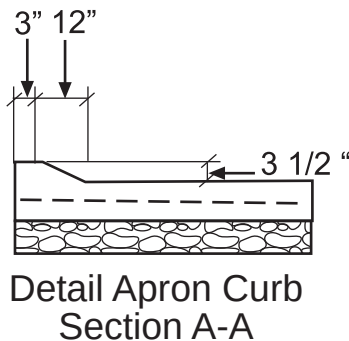
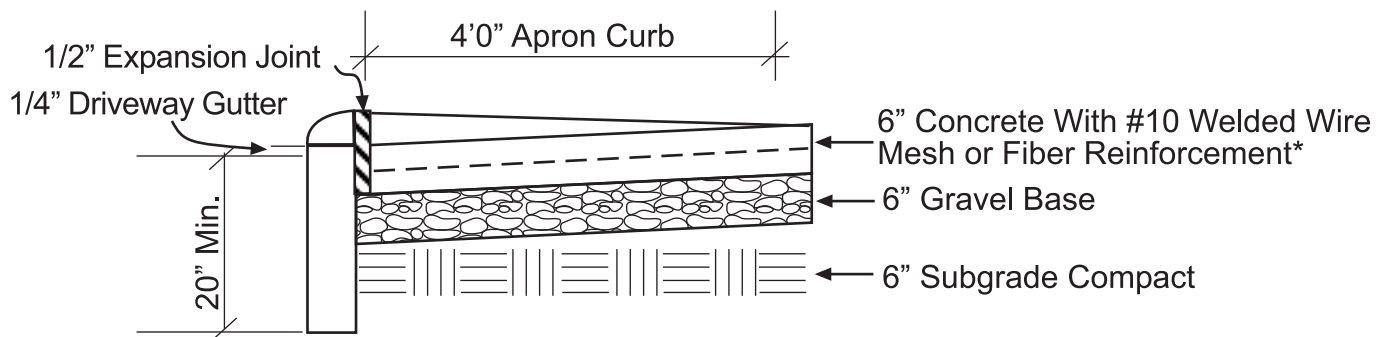


Current Backyard/Proposed Parking Area - from corner of yard facing Northwest towards 8th Street

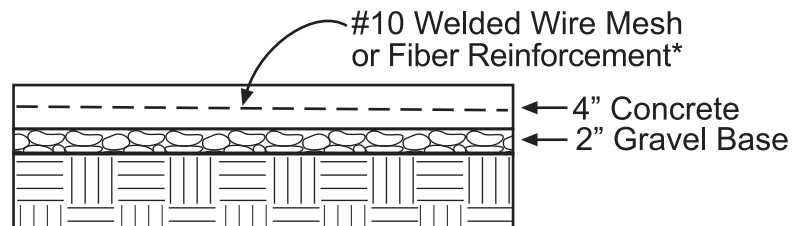
Typical Concrete Specifications, Sidewalks, Apron and Driveway



Typical Concrete Apron



Typical Concrete Drive



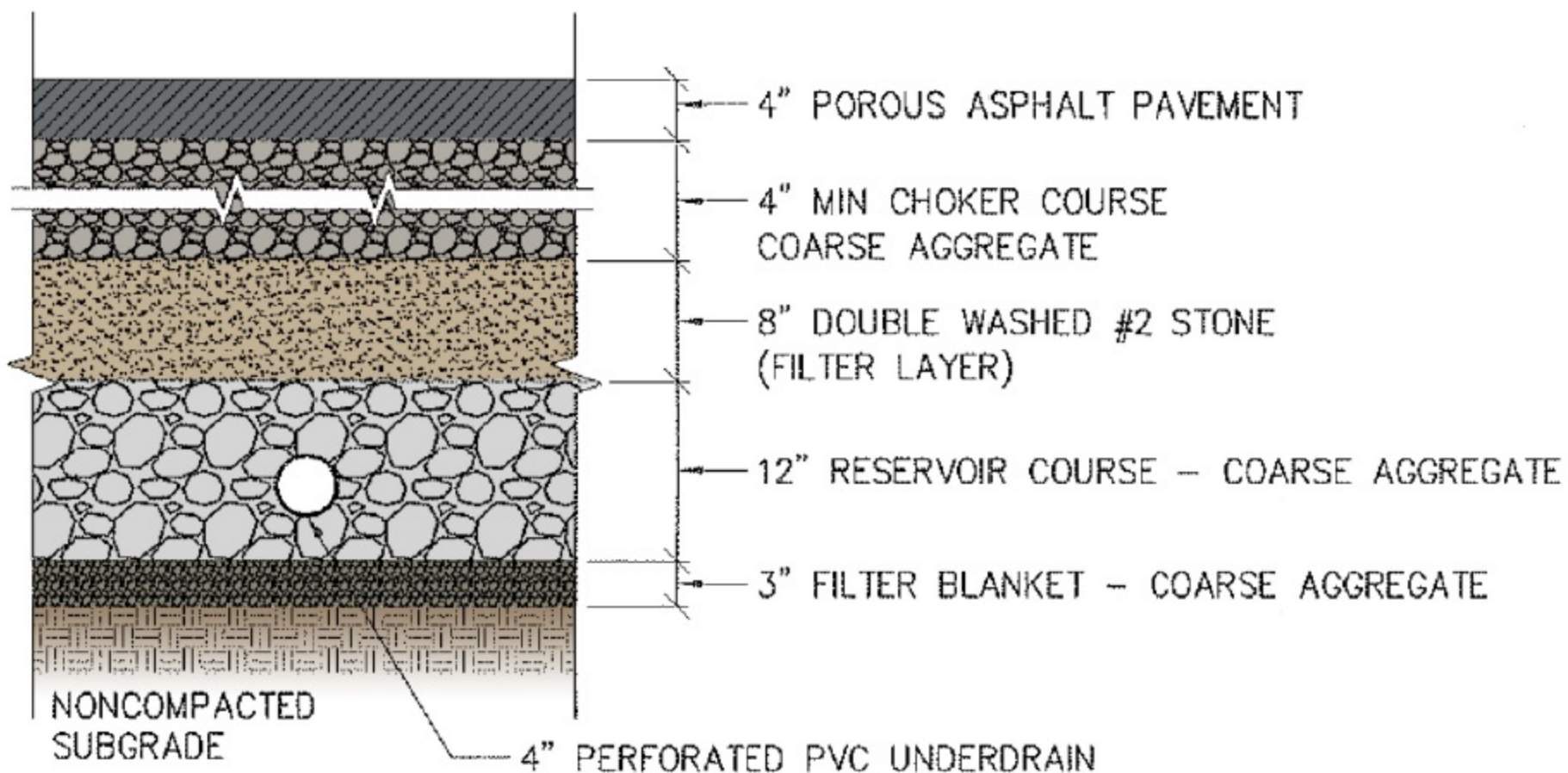
Typical Concrete Drive
Section B-B (With Curb)

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

Rev: 5-5-06



PERMEABLE PAVEMENT



LARGE SCALE DEVELOPMENT STAFF REPORT



Walmart Campus South Central Utility Plant

1100 SE P Street

PC Date: 10/6/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0049
Applicant / Current Owner	Walmart Stores, Inc.
Site Area	+/- 6 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	Commercial
Development Type / Use	Utility Facility

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

Location Map



Property Description

This property is located interior to the future Walmart Home Office Campus, north of SE 14th Street, and west of SE P Street. The property is currently zoned I-2, Heavy Industrial. The Future Land Use Plan currently depicts the property as Commercial.

Project Details

A large scale development proposing the construction of a 27,000 square foot southern central utility plant to serve the future Walmart Campus. The proposed use was previously approved via a Conditional Use Permit at the September 15, 2020 Planning Commission meeting.

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. This phased approach is necessary due to the future pending of an existing electric line across the site.

The primary materials depicted on the exterior elevations are brick, cast-in-place concrete, and architectural metal panel.

Projected Traffic Impact

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

Waivers

No waivers requested

Conclusion

The proposed large scale development does meet the minimum requirements of the Land Development Code.

Planning staff recommends approval of this large scale development.

Walmart Stores, INC



SOUTH CENTRAL UTILITY PLANT
1100 SE P ST, BENTONVILLE, AR 72712



VOLUME: I, II, III
2nd PLANNING COMMISSION SUBMISSION
SEPTEMBER, 21 2020

BENTONVILLE, AR

PROPRIETARY



NIELSEN
ARCHITECTURE

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**

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



CEI

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

swa

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



ISP DESIGN LIGHTING
CONSULTANT

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



REC
ROBBINS ENGINEERING CONSULTANTS

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



4b
technology

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

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

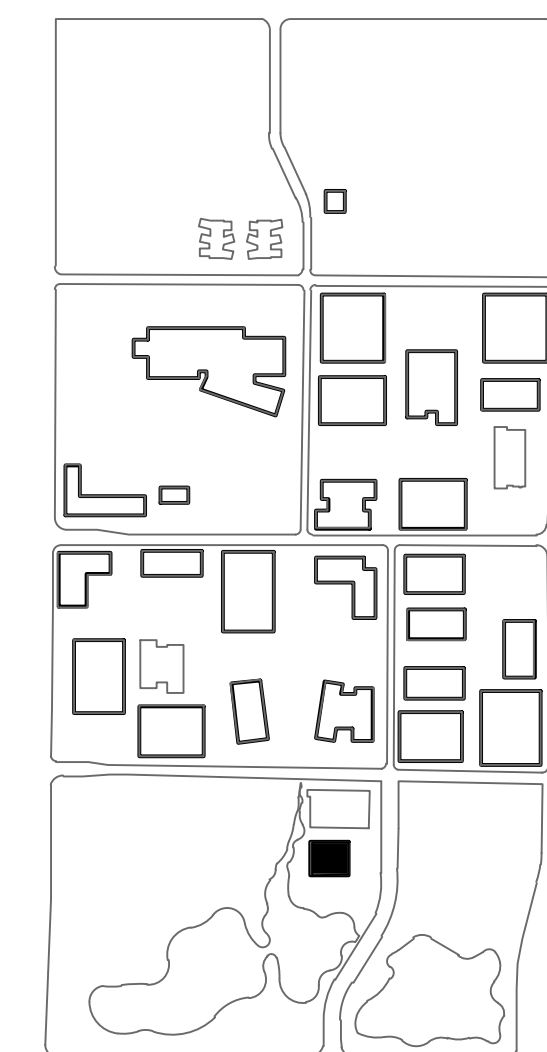
Black Hill Energy: Josh Knight 1301 Federal Way, PO Box 2129 Lowell, AR 72745 (479) 333-7005 Joshua.knight@blackhillscorp.com	AT&T: Scott Seaman 627 White Road Springdale AR 72766 (479) 442-1967 -or- Layne Rhodes lr159@att.com, (479) 442-1977	Cox Communications: Kip Smith 4901 S. 48th Street Springdale, 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 72712 (479) 271-3122	City Engineer: City of Bentonville Dan Weese 3200 SW Municipal Drive Bentonville, AR 72712 (479) 271-5993	Stormwater: City of Bentonville Janet Paith 3200 SW Municipal Drive Bentonville, AR 72712 (479) 271-5002 jpaith@bentonvillear.com	City of Bentonville Project No. 15020-0049
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1710 SW COMMERCE DRIVE
STE #25
BENTONVILLE, AR 72712

Tel 479.254.0112

Walter P. Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7200 main

KEY PLAN



Date	Description
09.06.2019	90% SCHEMATIC DESIGN
09.20.2019	100% SCHEMATIC DESIGN
06.15.2020	100% DESIGN DEVELOPMENT
07.25.2020	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: JED T. YUONG, 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

BSW LAYOUT PLAN- PHASE 1

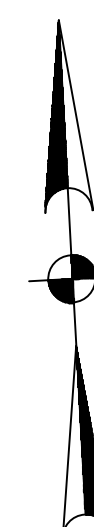
Scale

1"=20'

ID: B-Z5W VOLUME: V1 SHEET: C02.002

City of Bentonville Project No. 15020-0049

© 2019 Gensler

20 0 20 40
SCALE: 1"=20'

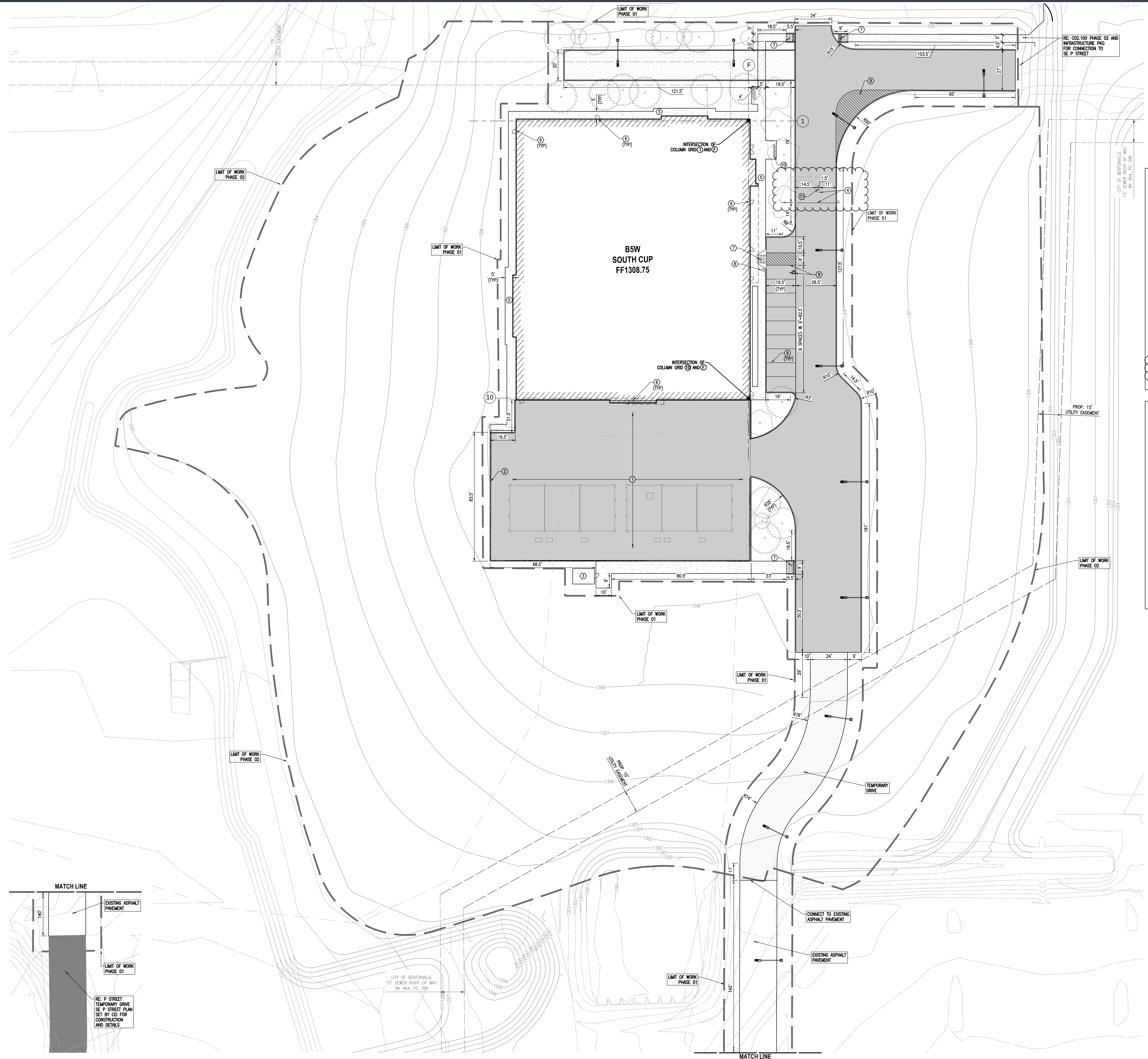
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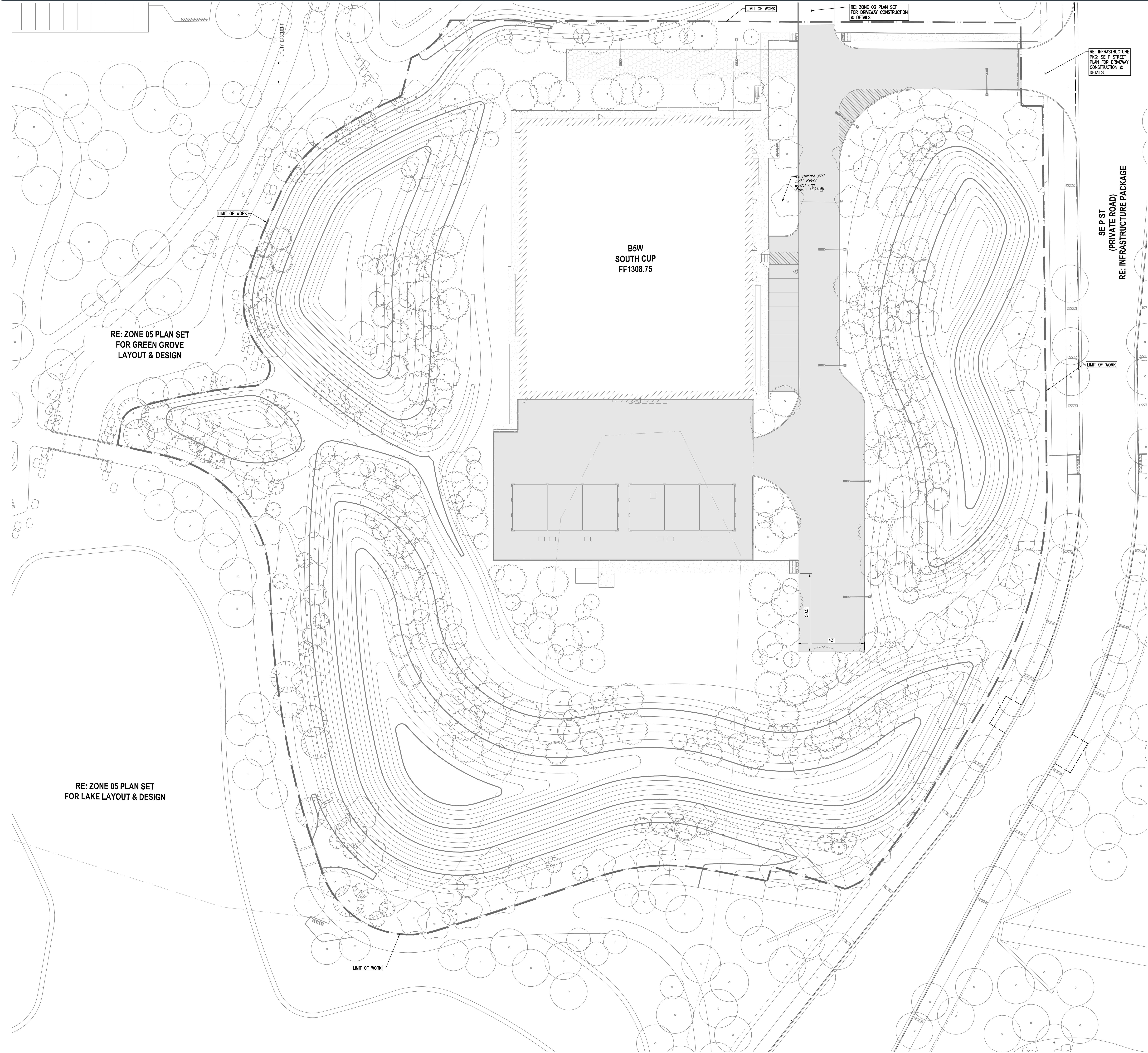
- A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT.
- B. RE: ARCH AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND DETAILS.
- C. RE: LANDSCAPE PLANS FOR SIDEWALK DIMENSION CONTROL, JOINTS, JOINT PATTERNS, AND INTEGRAL COLOR DETAILS AND REQUIREMENTS.
- D. RE: LANDSCAPE PLANS 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 UTILITIES (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 DETAILS AND LOCATION. RE: 1/COB.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/COB.000)
- 4" CONCRETE SIDEWALK (RE: 2/COB.000)
- PERMEABLE GRASS PAVER (RE: 3/COB.002)
- 2" ASPHALT PAVEMENT (RE: 3/COB.000)

- ① COOLING TOWER WARD. 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/COB.001)
- ⑥ TYPICAL SIDEWALK EDGE AT ENTRY DOOR (RE: 6/COB.001)
- ⑦ SIDEWALK RAMP (RE: 5/COB.001)
- ⑧ ADA PARKING SIGN (RE: 2/COB.001)
- ⑨ PAVEMENT MARKING (RE: 1/COB.001)
- ⑩ BIKE RACK. RE: LANDSCAPE PLANS FOR CONSTRUCTION AND DETAILS.
- ⑪ REMOVABLE BOLLARD (RE: 8/COB.000)





- 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 UTILITIES (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 DETAILS AND LOCATION. RE: 1/208.402 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.

WALMART
CAMPUS

BENTONVILLE, AR
FACILITY # 30035-500

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

Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7200 main

KEY PLAN

Date	Description
09.06.2019	90% SCHEMATIC DESIGN
09.20.2019	100% SCHEMATIC DESIGN
06.15.2020	100% DESIGN DEVELOPMENT
07.25.2020	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: JED T. YUONG, 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

BSW LAYOUT PLAN- PHASE 2

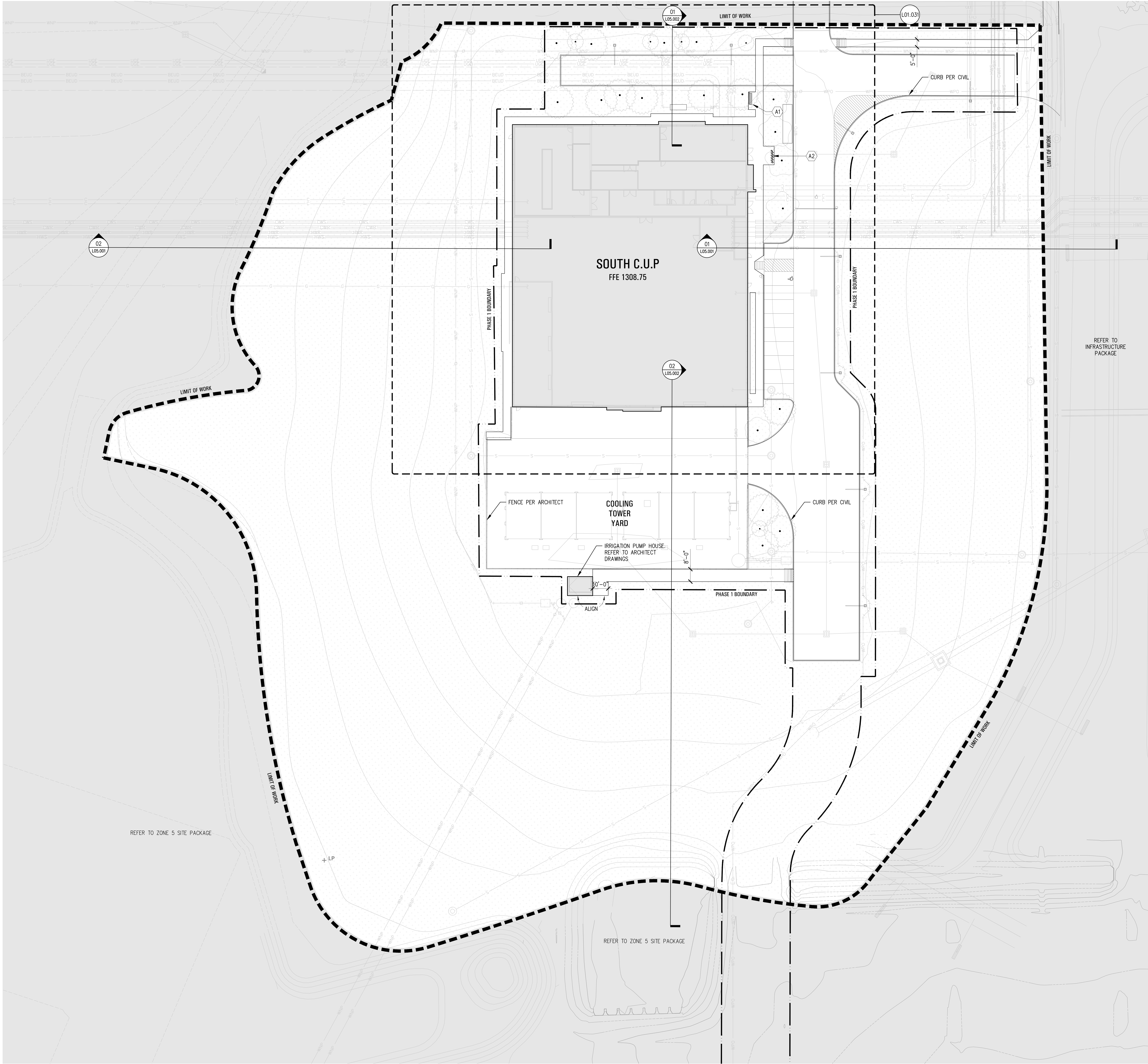
Scale

1"=20'

ID: B-Z5W VOLUME 1 SHEET C02.100

City of Bentonville Project No. LSD20-0049

© 2019 Gensler



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: DETAIL NUMBER SHEET NUMBER
	ALIGN EDGES
	PROPOSED TREES
	CATCH BASIN PER CIVIL
	UTILITY BOX
	P.O.B.
	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

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

KEY PLAN

Date	Description
09.06.2019	90% SCHEMATIC DESIGN
09.23.2019	100% SCHEMATIC DESIGN
06.16.2020	DESIGN DEVELOPMENT
07.26.2020	SITE PERMIT SUBMISSION
08.10.2020	1ST PLANNING COMMISSION SUBMISSION
09.21.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

DRAFT 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

B-Z5W

VOLUME

V1

SHEET

L01.001

City of Bentonville Project No. L5D20-0049

WALMART CAMPUS

BENTONVILLE, AR

FACILITY #30035-500

1710 SW COMMERCE DRIVE
STE #25
BENTONVILLE, AR 72712

Tel 479.254.0112

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Arup North America Ltd.
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San Francisco, CA 94105
Tel (415) 957-9445 Fax (415) 957-9096
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~~~~~



PLANTING AREA



POR

MAJOR/MINOR

20

| SYMBOL |  |
|--------|--|
|--------|--|



.....

## NOTES

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

| 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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Project Nam

SOUTH CENTRAL UTILITY  
PLANT (B-5W)

Project Number

2019-0074

| Description             |
|-------------------------|
| LAYOUT PLAN ENLARGEMENT |

**Scale**

0 5' 10'

 $1^{\circ} = 10'$ 

ID

**B-Z5W**

City of Bentonville

---

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STE #25  
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Tel 479.254.0112

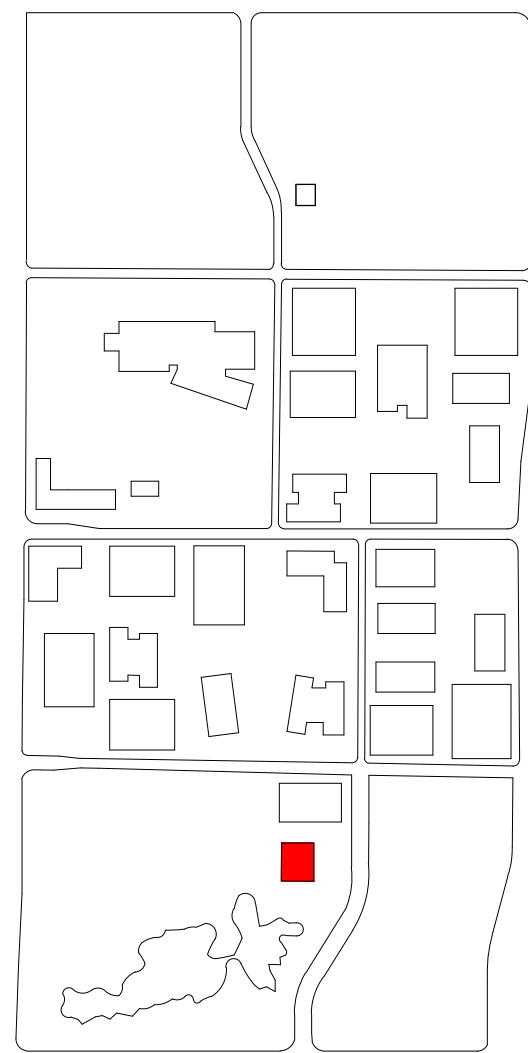
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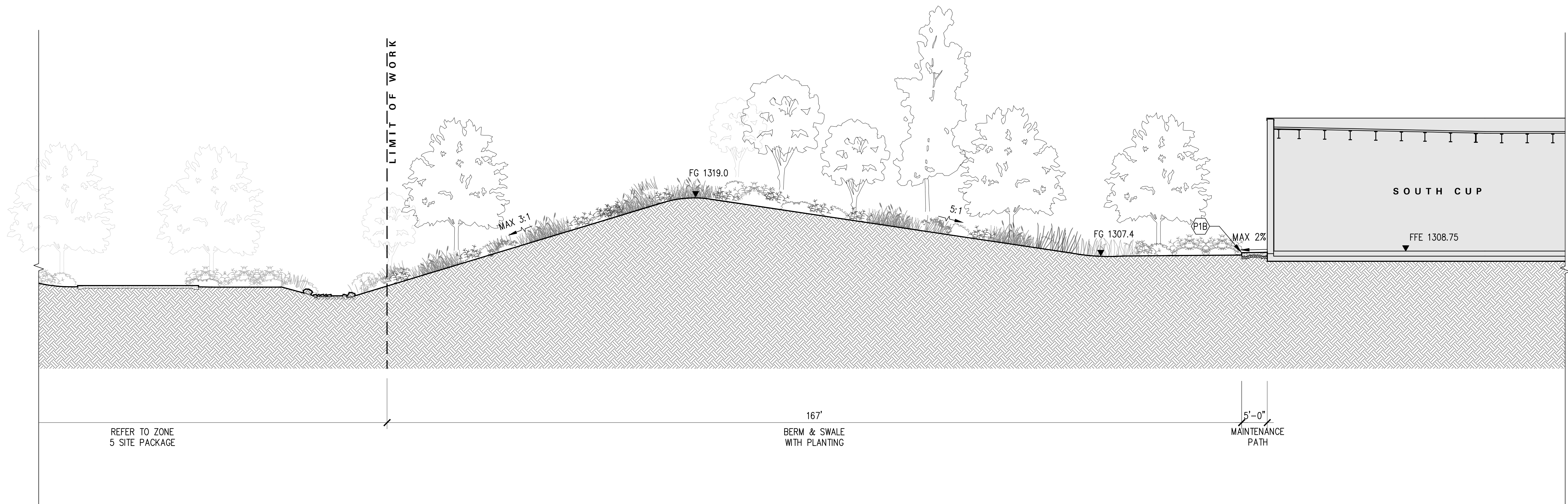
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United States  
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#### KEY PLAN



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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'

Seal / Signature

**DRAFT  
PRELIMINARY**

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Project Name

**SOUTH CENTRAL UTILITY  
PLANT (B-5W)**

Project Number

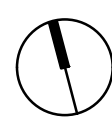
**2019-0074**

Description

**SITE SECTIONS**

Scale

0 10' 20'  
1" = 20'



ID

**B-Z5W**

VOLUME

**V1**

SHEET

**L05.001**

City of Bentonville Project No. LSD20-0049





1770 SW COMMERCE DRIVE  
STE #25  
BENTONVILLE, AR 72712

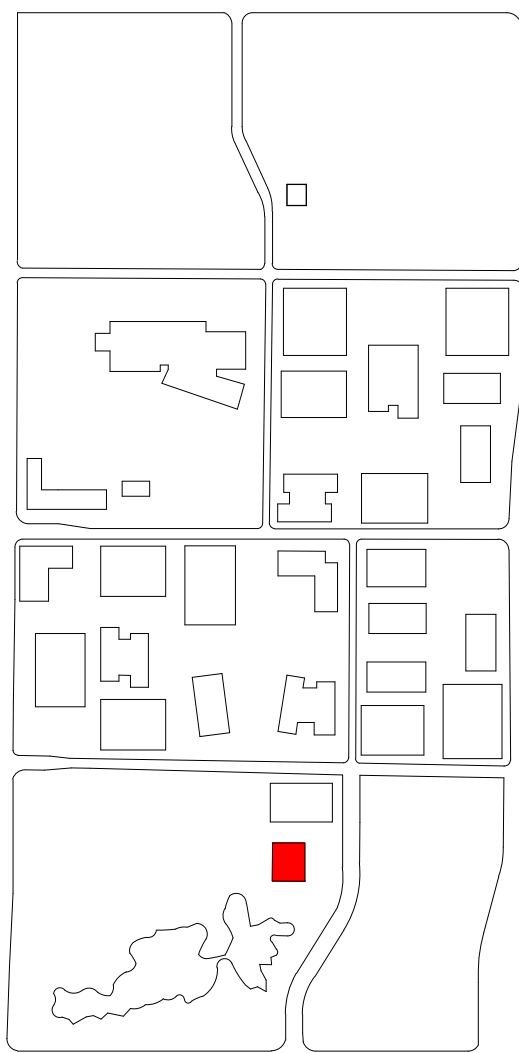
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KEY PLAN



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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

**B-Z5W**

VOLUME

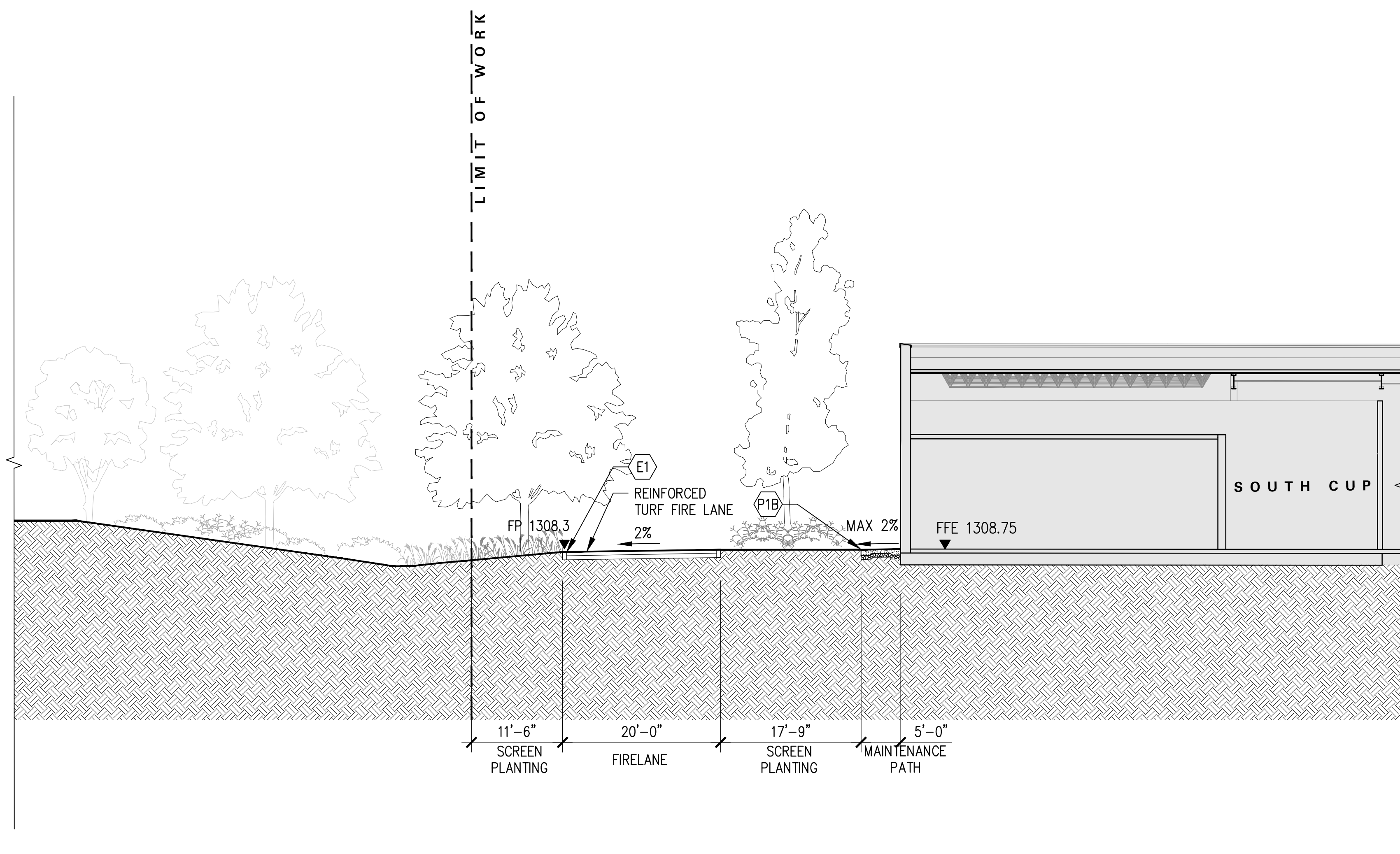
**V1**

SHEET

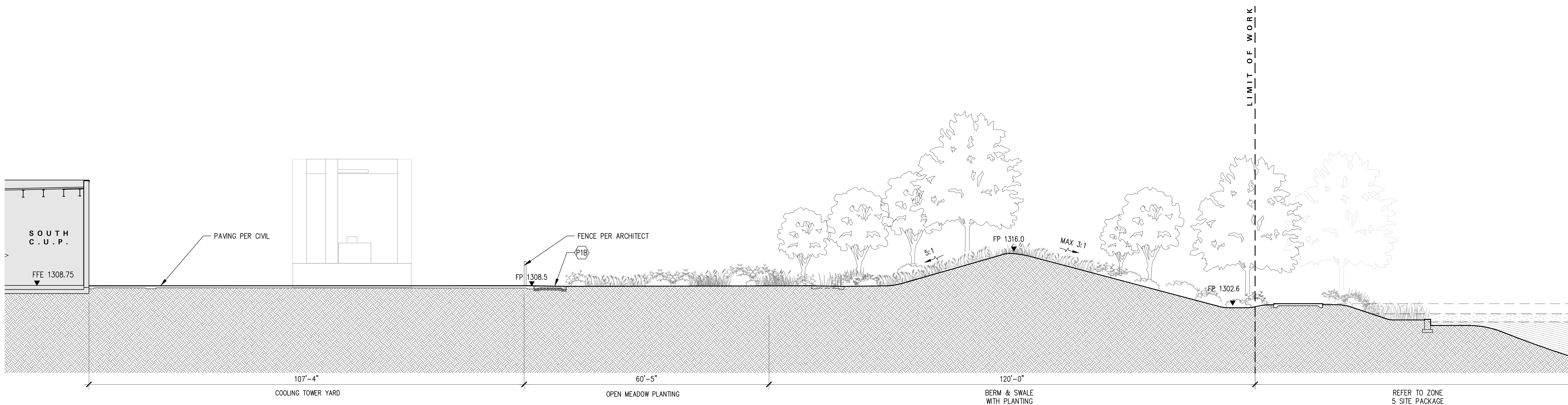
**L05.002**

City of Bentonville Project No. L02020-0049

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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'





1770 SW COMMERCE DRIVE  
STE #25  
BENTONVILLE, AR 72712

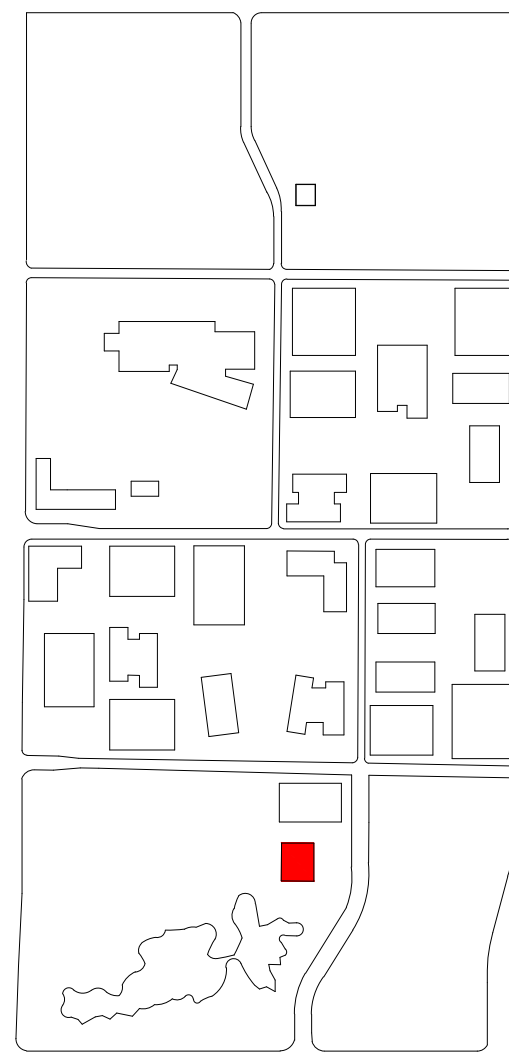
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#### KEY PLAN



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Seal / Signature

**DRAFT  
PRELIMINARY**

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permit or construction.

Project Name

**SOUTH CENTRAL UTILITY  
PLANT (B-5W)**

Project Number

**2019-0074**

Description

**SITE SECTIONS**

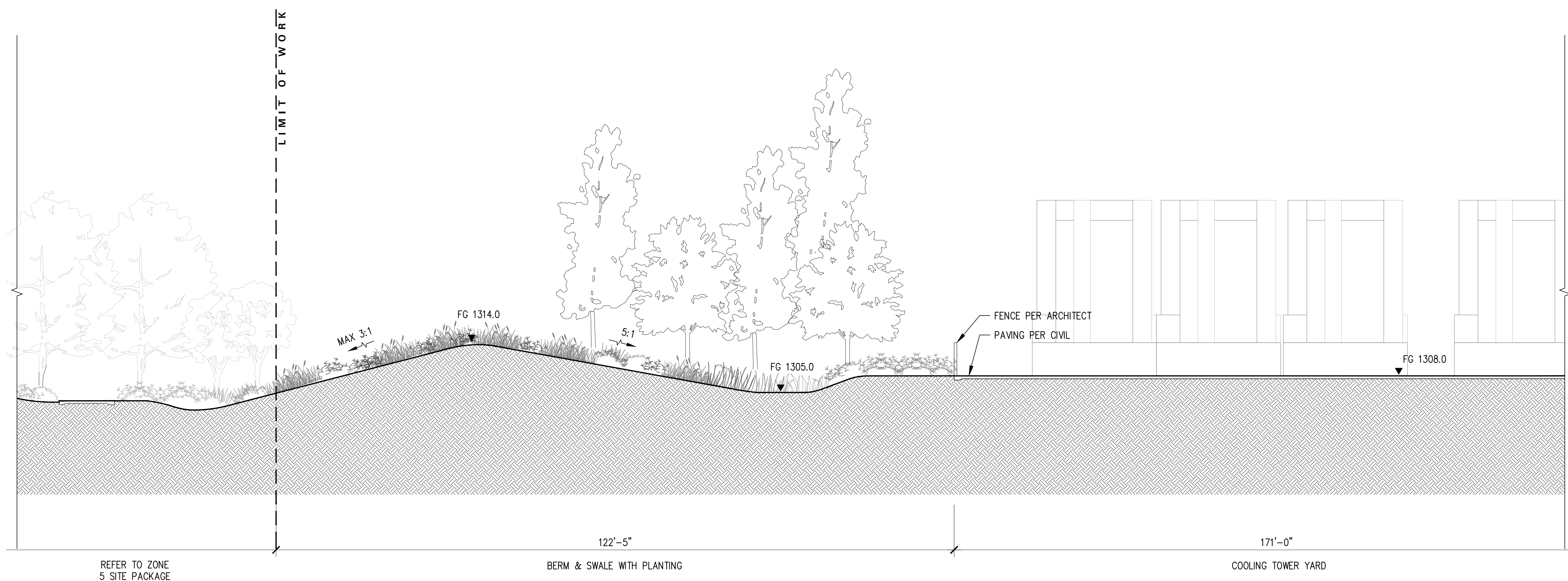
Scale

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1" = 20'

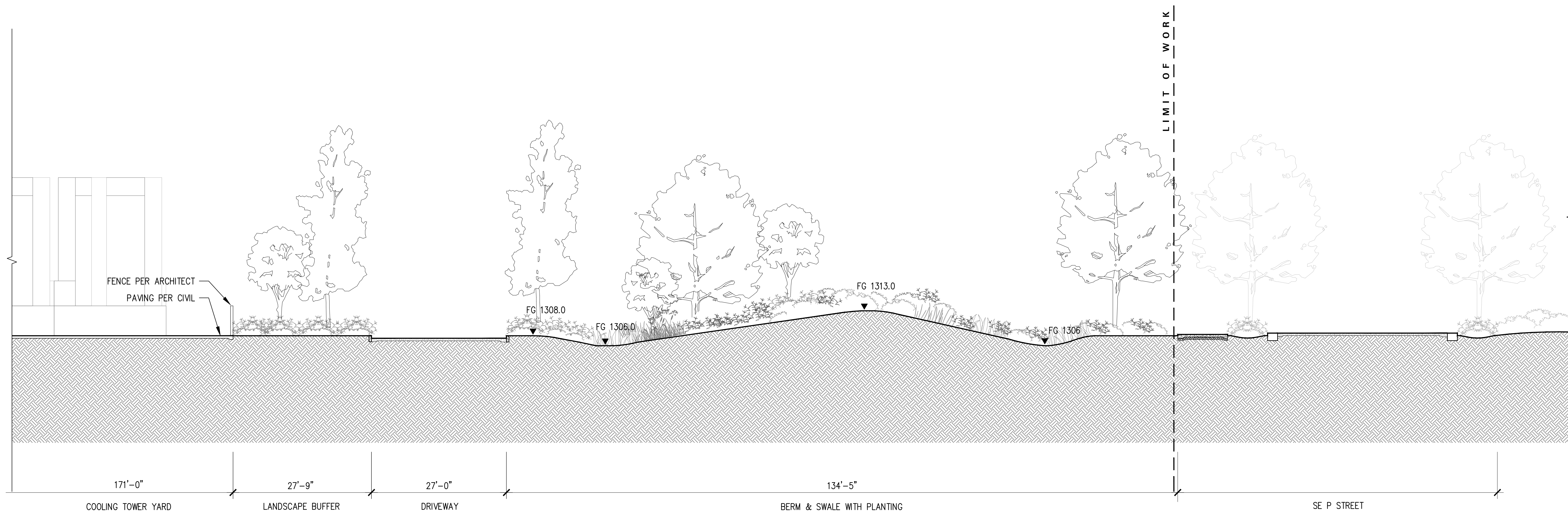
ID  
**B-Z5W** VOLUME SHEET  
**V1 L05.003**

City of Bentonville Project No. LSD20-0049

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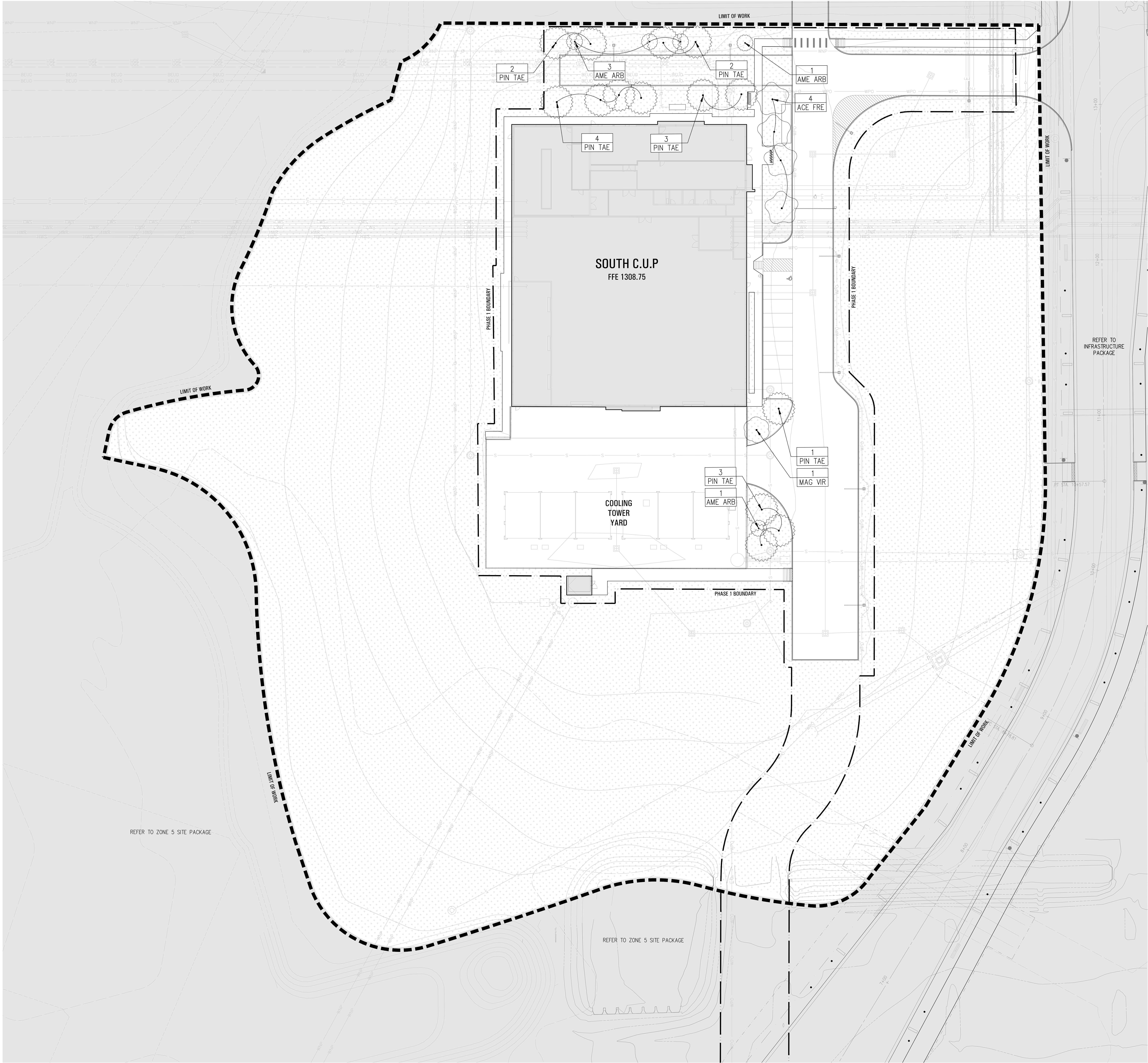


02 SOUTH CUP SECTION LOOKING SOUTH - PHASE 2  
1" = 10'



01 SOUTH CUP SECTION LOOKING NORTH - PHASE 2  
1" = 10'





| 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<br>REFER TO DETAIL (03/L08.041) AND SPECIFICATION |         |                                  |                     |

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

WALMART CAMPUS

BENTONVILLE, AR

FACILITY #30035-500

1770 SW COMMERCE DRIVE  
STE #25  
BENTONVILLE, AR 72712

Tel 479.254.0112

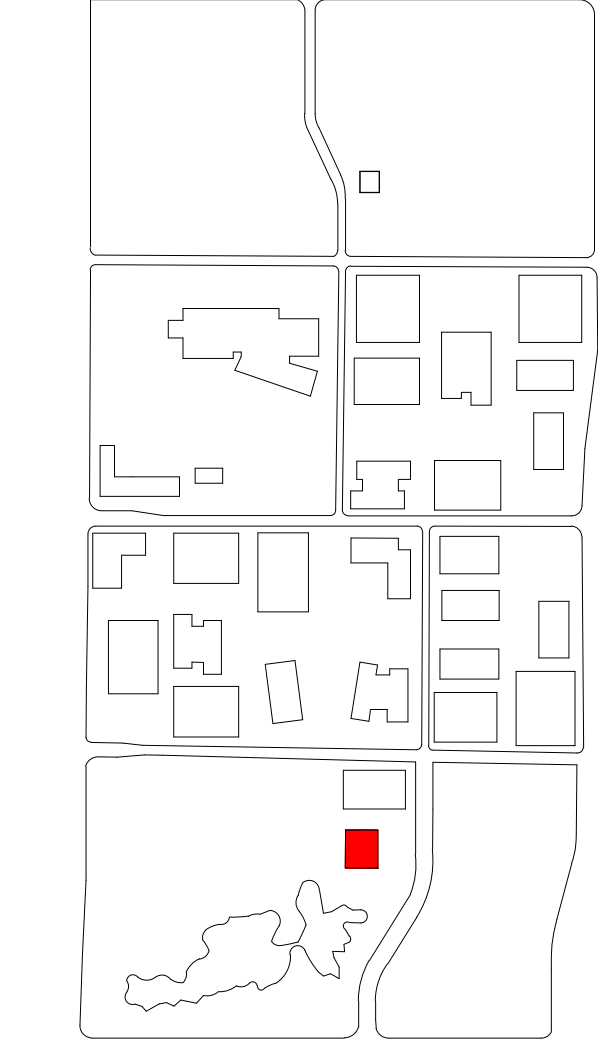
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United States  
www.swagroup.com  
+1.213.236.9090 o

KEY PLAN



| △ Date     | Description                        |
|------------|------------------------------------|
| 09.06.2019 | 90% SCHEMATIC DESIGN               |
| 09.23.2019 | 100% SCHEMATIC DESIGN              |
| 06.16.2020 | DESIGN DEVELOPMENT                 |
| 07.26.2020 | SITE PERMIT SUBMISSION             |
| 08.10.2020 | 1ST PLANNING COMMISSION SUBMISSION |
| 09.21.2020 | 2ND PLANNING COMMISSION SUBMISSION |

Seal / Signature

DRAFT

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

PLANTING PLAN - TREES - PHASE 1

Scale

0 10' 20'  
1" = 20'

ID

B-Z5W

VOLUME | SHEET

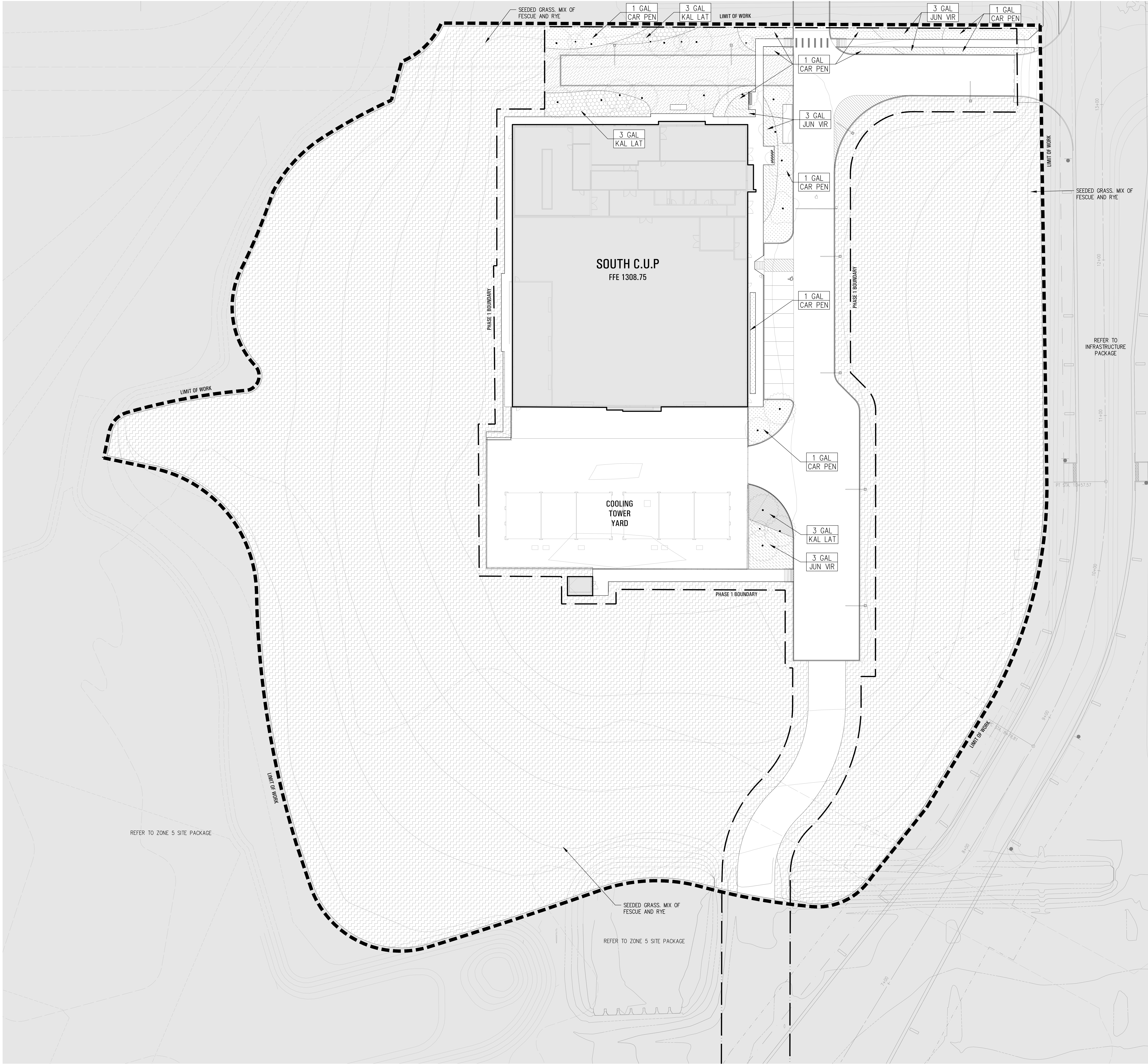
V1 | L08.011

City of Bentonville Project No.

LSD20-0049

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| UNDERSTORY SCHEDULE     |                                                                                                       |                                 |                                  |
|-------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------|
| EVERGREEN SHRUBS        |                                                                                                       |                                 |                                  |
| SYMBOL                  | ABBR.                                                                                                 | BOTANICAL NAME                  | COMMON NAME                      |
|                         | 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 PENNSYLVANICA             | OAK SEDGE, OR PENNSYLVANIA SEDGE |
|                         | JUN EFF                                                                                               | JUNCUS EFFUSUS                  | COMMON RUSH                      |
|                         | SPO HET                                                                                               | SPOROLOBUS HETEROLEPIS          | PRAIRIE DROPSEED                 |
| HERBACEOUS PERENNIALS   |                                                                                                       |                                 |                                  |
|                         | RUD FUL                                                                                               | RUDBECKIA FULGIDA               | BLACK EYED SUSAN                 |
|                         | ECH AUG                                                                                               | ECHINECEA AUGUSTIFOLIA          | PURPLE CONEFLOWER                |
| WILDFLOWER MEADOW GRASS |                                                                                                       |                                 |                                  |
|                         | AR DOT "SPECIAL WILDFLOWER MIX"<br>REFER TO UNDERSTORY PLANT SCHEDULE (L00.002) FOR FULL SPECIES LIST |                                 |                                  |
| SEEDED TURF             |                                                                                                       |                                 |                                  |
|                         | SEEDED MIX OF FESCUE & RYE GRASS.<br>SPECIES/VARIETY MIX TO BE PROVIDED BY CLIENT.                    |                                 |                                  |

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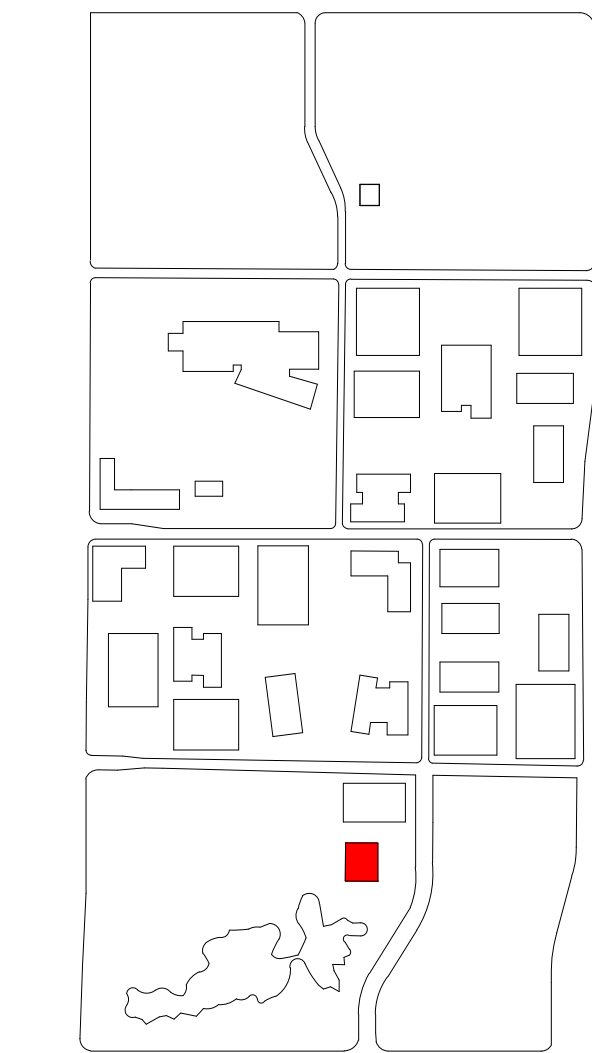
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KEY PLAN



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|------------|------------------------------------|
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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 - UNDERSTORY - PHASE 1**

Scale  
0 10' 20'  
1" = 20'

ID  
**B-Z5W**

VOLUME  
**V1**

SHEET  
**L08.021**

City of Bentonville Project No. LSD20-0049





| 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   |
|                                                                       | MAG VIR | MAGNOLIA VIRGINIANA                  | SWEET BAY MAGNOLIA  |
|                                                                       | PIN TAE | PINUS TAEDA                          | LOBLOLLY PINE       |
|                                                                       | SAS ALB | SASSAFRAS ALBIDUM                    | SASSAFRAS           |
| --- ROOT BARRIER<br>REFER TO DETAIL (03/L08.041)<br>AND SPECIFICATION |         |                                      |                     |

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#### KEY PLAN

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| 07.26.2020 | SITE PERMIT SUBMISSION             |
| 08.10.2020 | 1ST PLANNING COMMISSION SUBMISSION |
| 09.21.2020 | 2ND PLANNING COMMISSION SUBMISSION |

Seal / Signature

**DRAFT  
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

**PLANTING PLAN - TREES - PHASE  
2**

Scale

0 10' 20'  
1" = 20'

ID

**B-Z5W**

VOLUME | SHEET

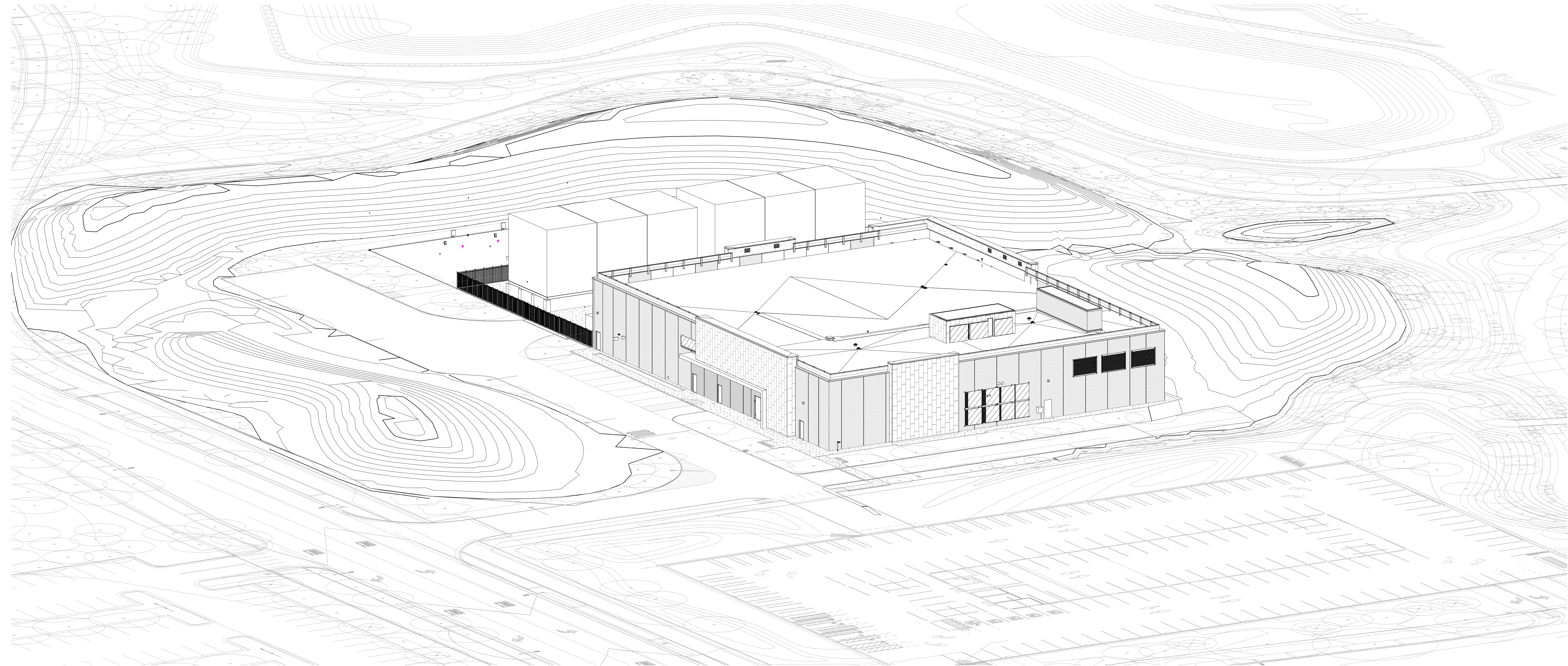
**V1 | L08.111**

City of Bentonville Project No.

LSD20-0049

© 2020 SWA

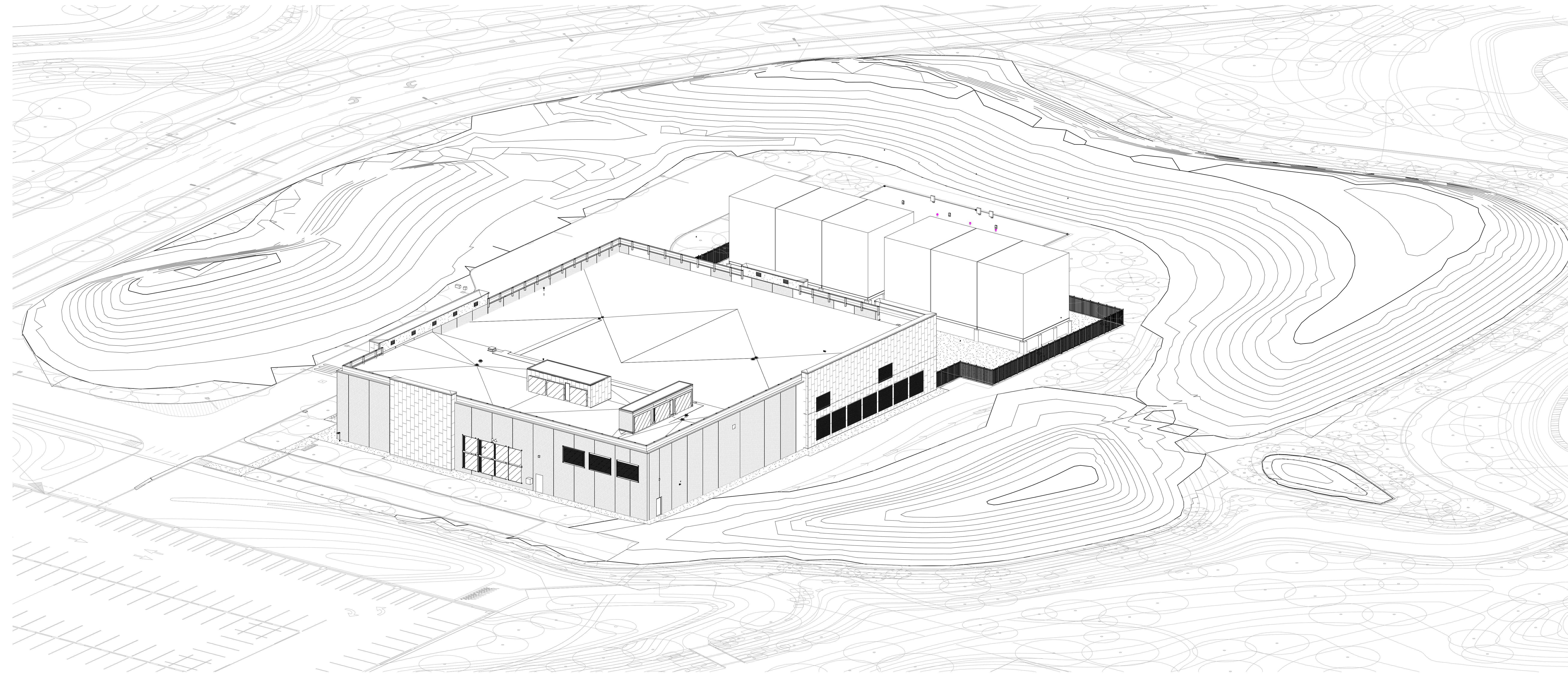




22 AXON LOOKING SOUTHWEST

SCALE:

REF: /



24 AXON LOOKING SOUTHEAST

SCALE:

REF: /

SHEET NOTES

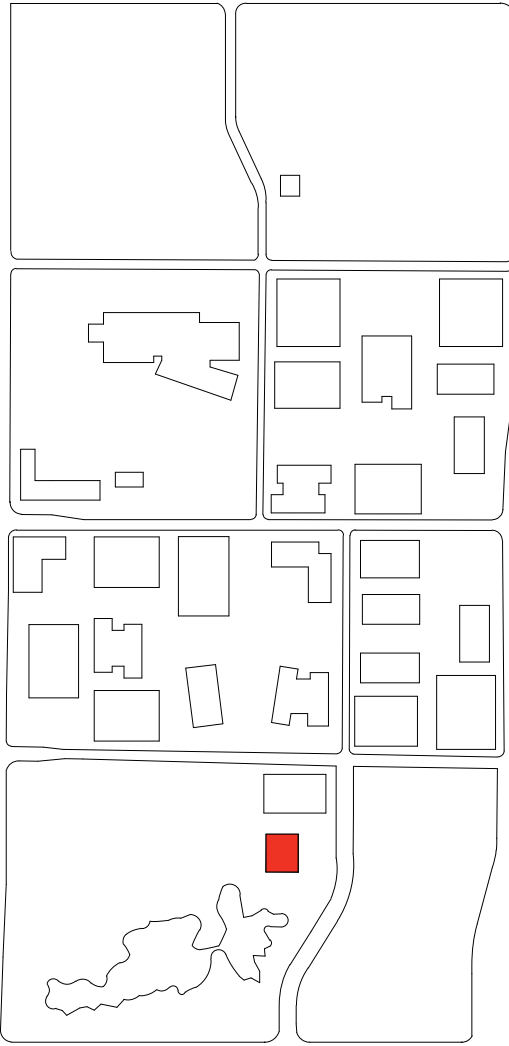
**WALMART  
CAMPUS**  
**Walmart**  
BENTONVILLE, AR  
FACILITY # 30035-500



1710 SW COMMERCE DRIVE  
STE. 405  
BENTONVILLE, AR 72712

Tel: 479.254.0112

KEY PLAN



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

GENERAL NOTES

Seal / Signature

Project Name  
**SOUTH CENTRAL UTILITY  
PLANT**  
Project Number  
**2019-0074**  
Description  
**AXONOMETRIC VIEWS**

Scale

ID  
**B-Z5W V1**  
VOLUME | SHEET  
**A03.100**

City of Bentonville Project No. LSC20-0049

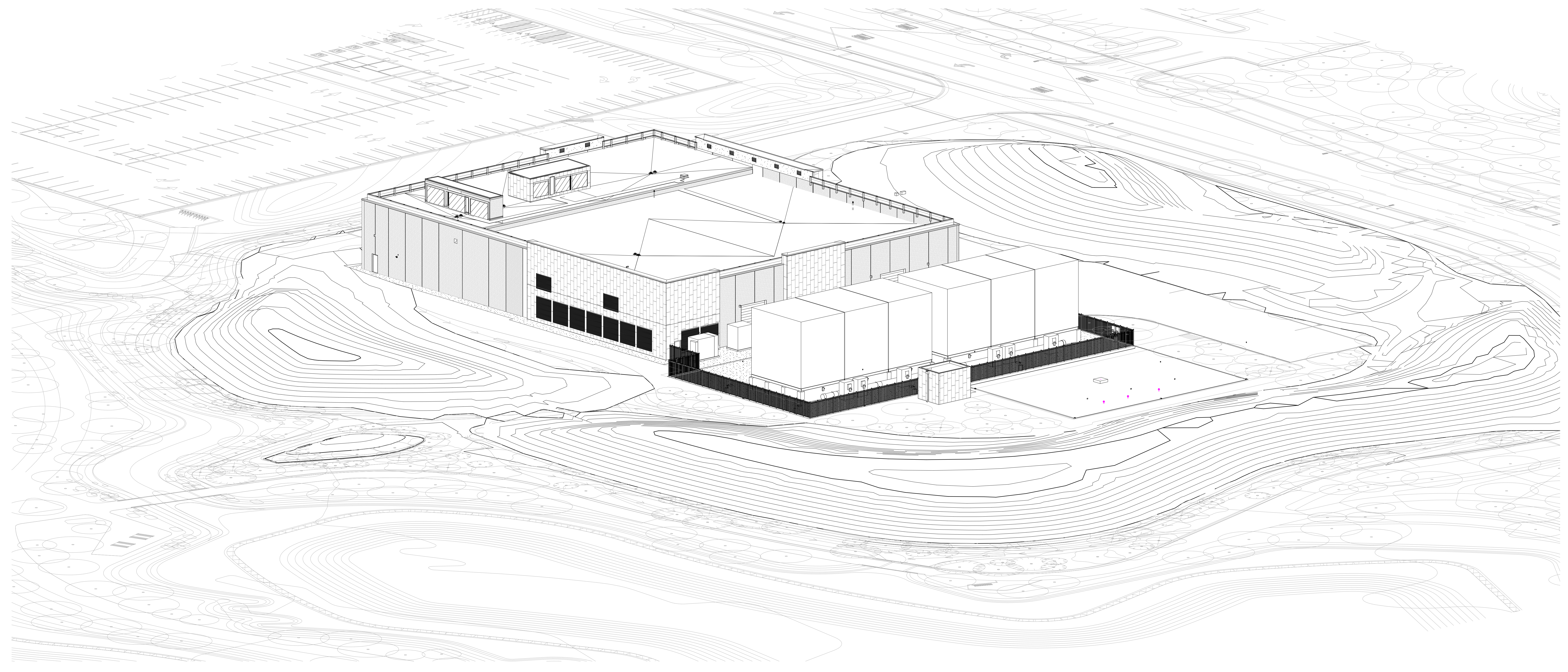
© 2019 Gensler





22 AXON LOOKING NORTHWEST

REF: /



24 AXON LOOKING NORTHEAST

REF: /

SHEET NOTES

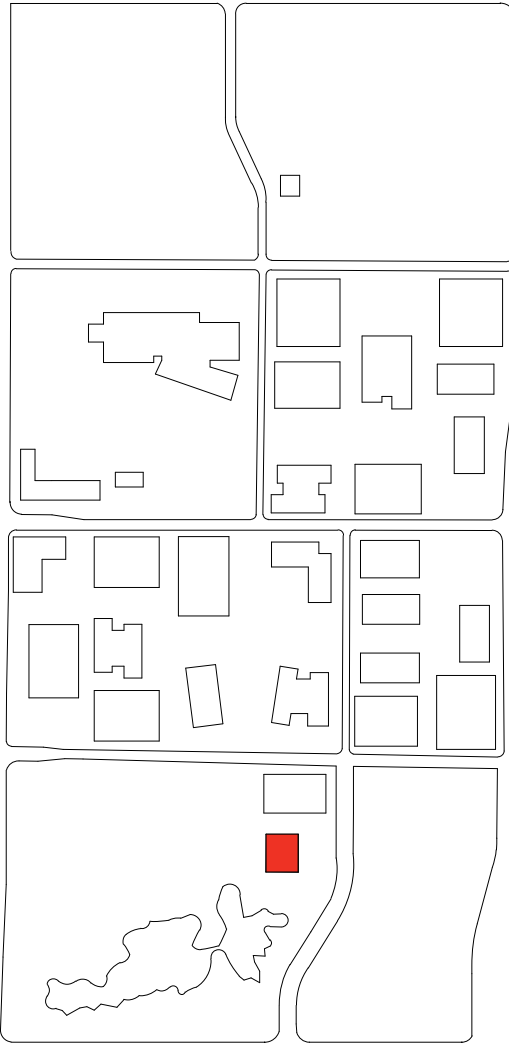
**WALMART  
CAMPUS**  
BENTONVILLE, AR  
FACILITY # 30035-500



1710 SW COMMERCE DRIVE  
STE. 405  
BENTONVILLE, AR 72712

Tel: 479.254.0112

KEY PLAN



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

GENERAL NOTES

Seal / Signature

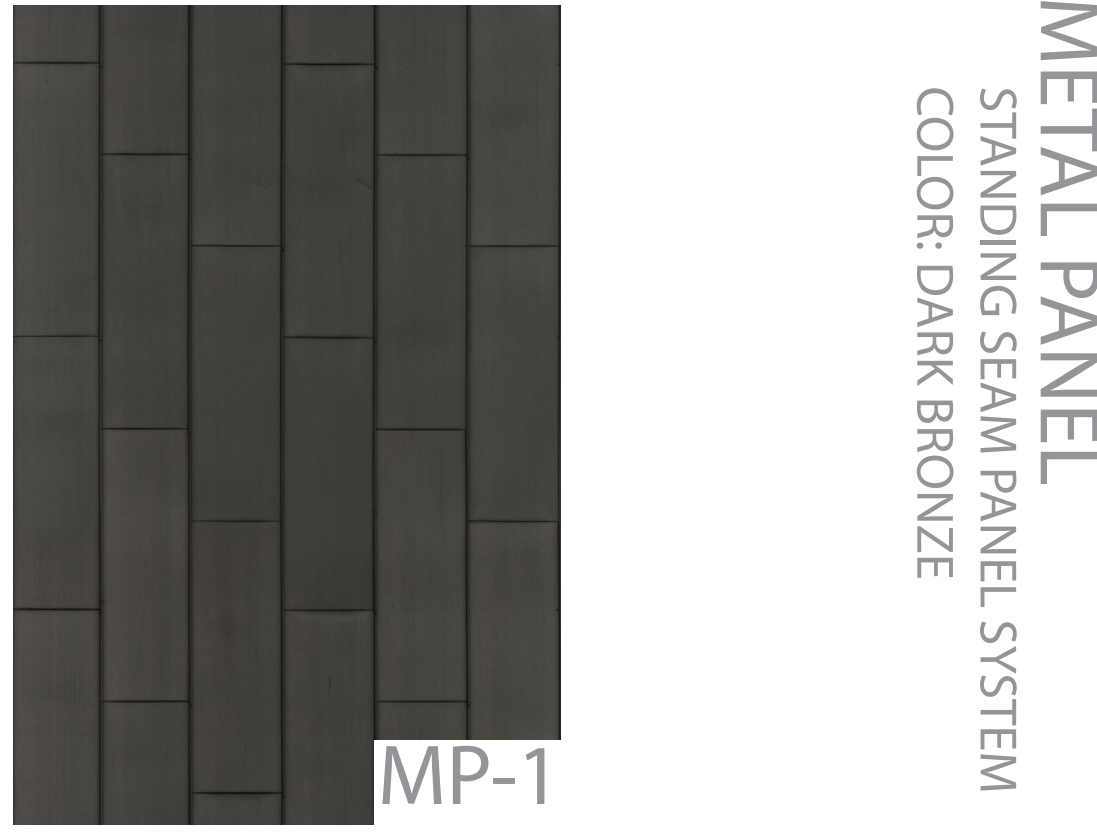
Project Name  
**SOUTH CENTRAL UTILITY  
PLANT**  
Project Number  
**2019-0074**  
Description  
**AXONOMETRIC VIEWS**

Scale

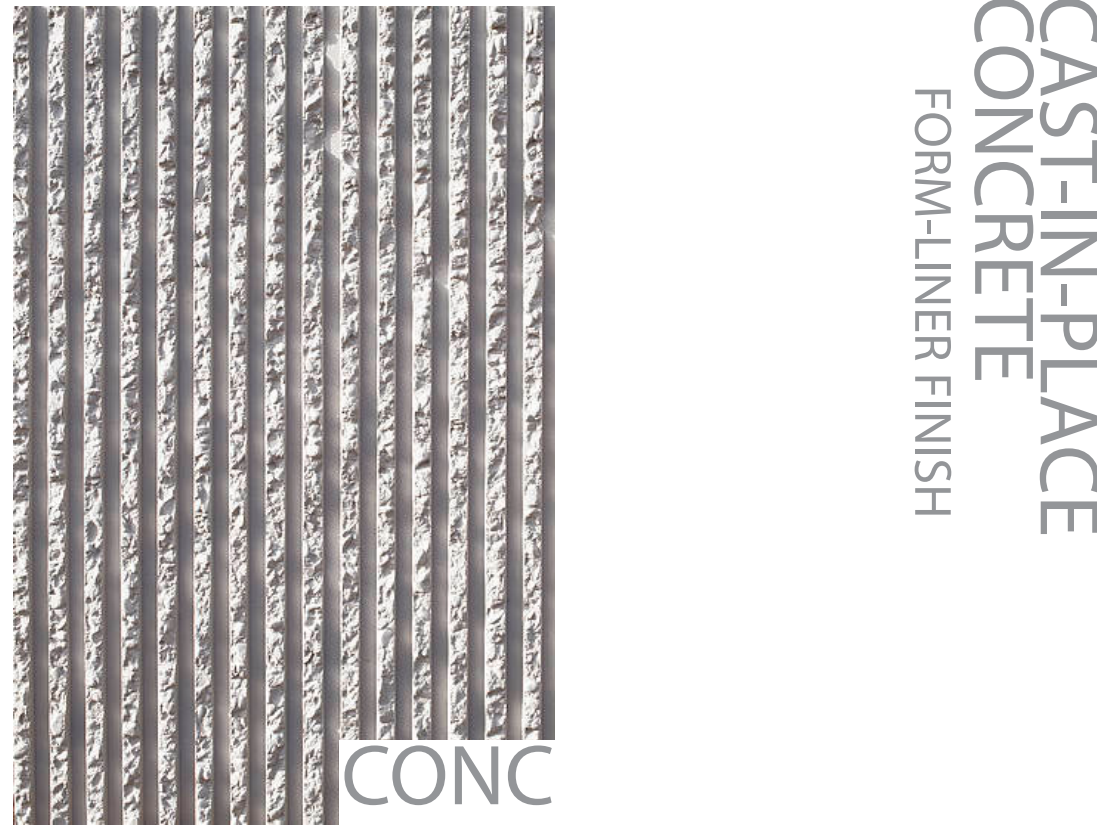
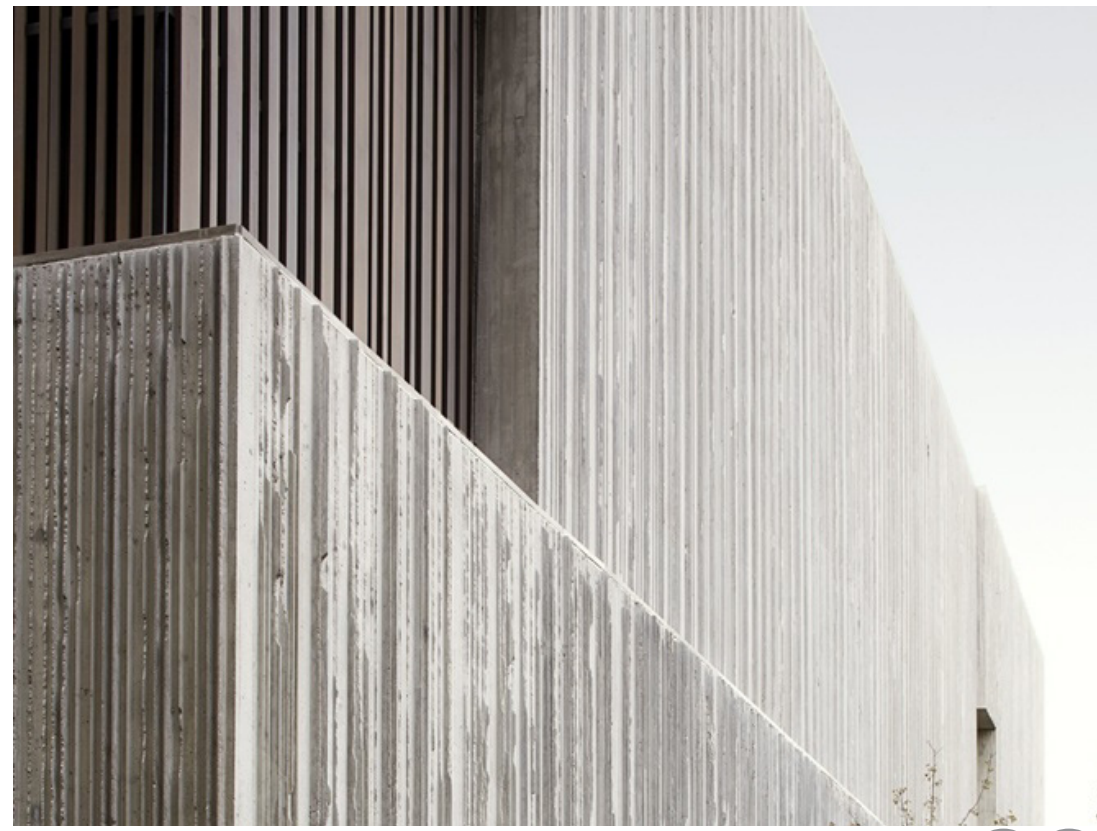
ID  
**B-Z5W** VOLUME | SHEET  
**V1** **A03.101**  
City of Bentonville Project No. LSC20-0049

© 2019 Gensler





METAL PANEL  
STANDING SEAM PANEL SYSTEM  
COLOR: DARK BRONZE



CAST-IN-PLACE  
CONCRETE  
FORM-LINER FINISH



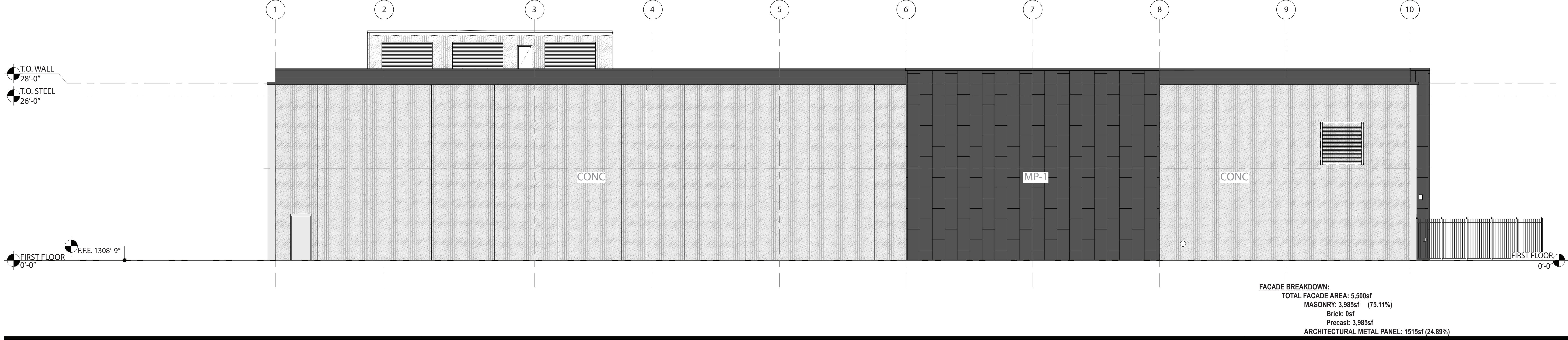
BRICK  
THIN-BRICK INSET INTO  
PRECAST PANEL  
COLOR: EBONITE VELOUR



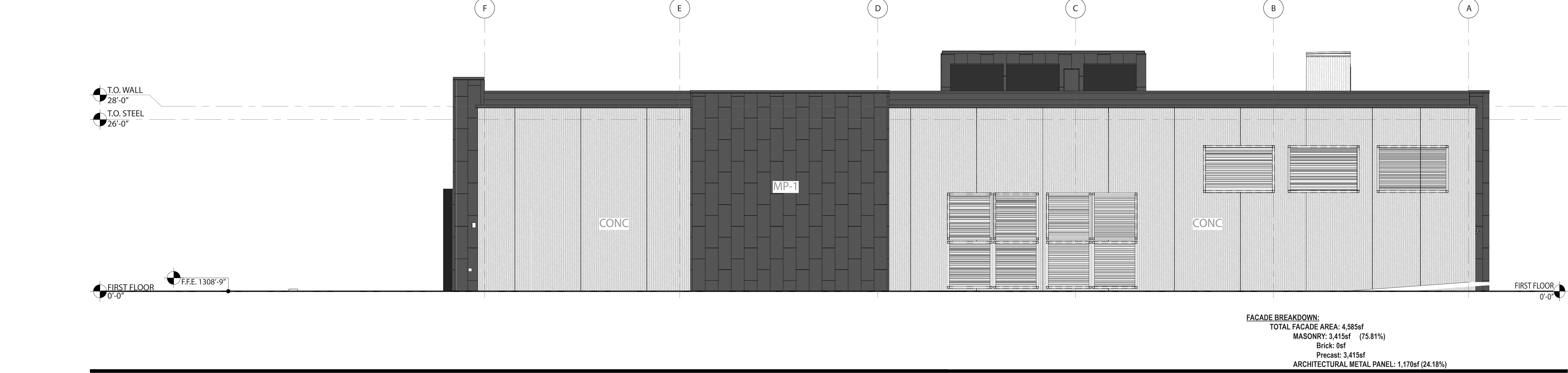
21 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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

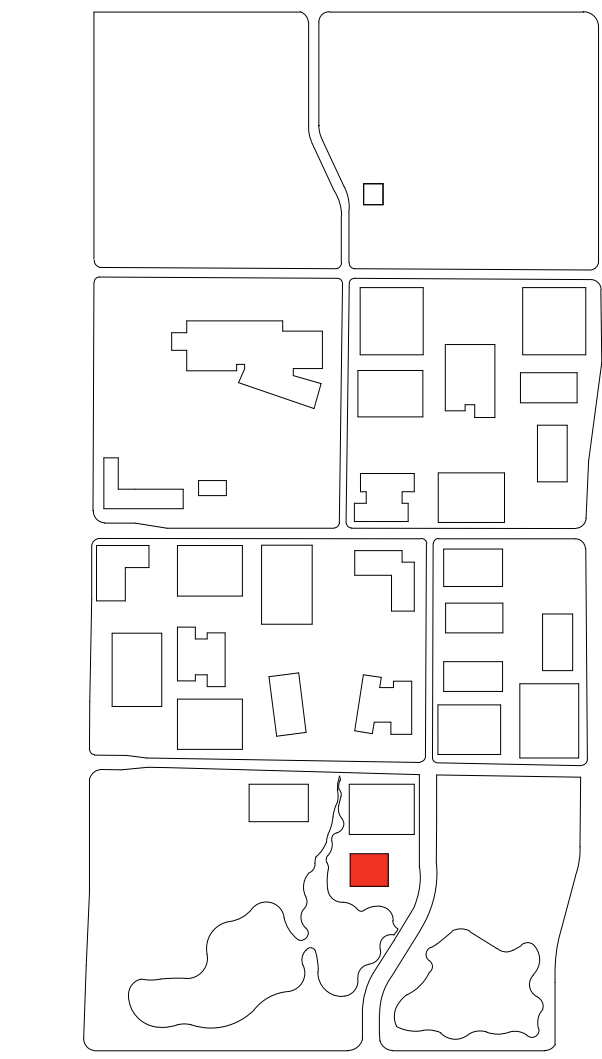


23 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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

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



# LARGE SCALE DEVELOPMENT STAFF REPORT



## Circle K

3301 SW 2<sup>nd</sup> Street

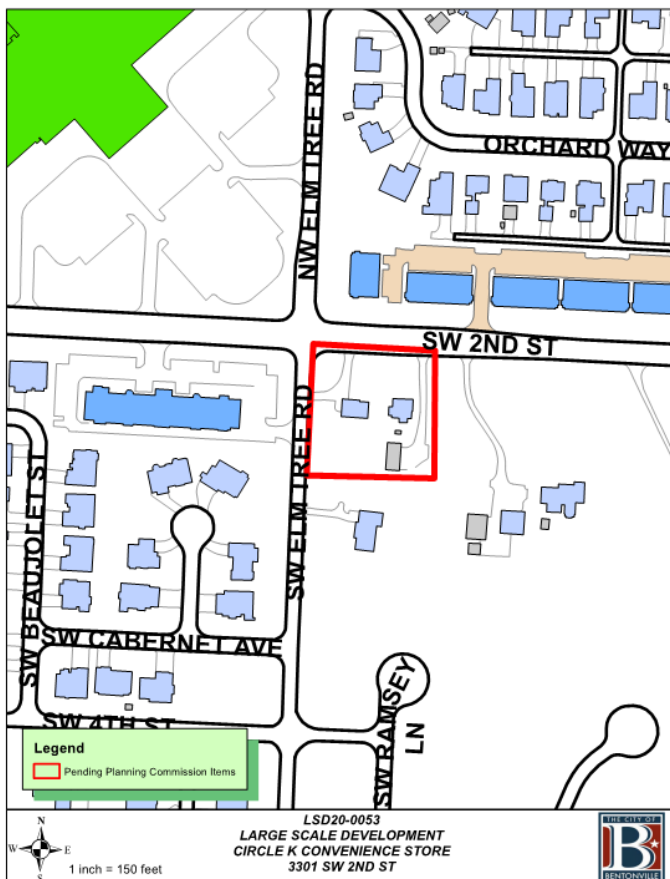
PC Date: 10/6/2020

Reviewer: Jon Stanley, Senior Planner

|                                 |                                                                            |
|---------------------------------|----------------------------------------------------------------------------|
| Project Number                  | LSD20-0053                                                                 |
| Applicant / Current Owner       | Steel Development, Inc.<br>400 Peach Orchard Road<br>Bentonville, AR 72712 |
| Site Area                       | +/- 1.27 acres                                                             |
| Current Zoning                  | C-1, Neighborhood Commercial                                               |
| Future Land Use Map Designation | Residential Estates (RE)                                                   |
| Development Type / Use          | Convenience Store with Gas Station                                         |

<https://arcris/08HvK8>

### Location Map



### Property Description

This property is located at 3301 SW 2<sup>nd</sup> Street. The approximately 1.27-acre property is currently zoned C-1, Neighborhood Commercial. A Conditional Use Permit for a gas station at this location was approved by the Planning Commission on July 21, 2020.

### Project Details

A large scale development proposing the construction of a convenience store with associated fuel sales and parking. The facility is approximately 3,500 square feet in size, 28 feet tall, and includes the required 25 parking spaces to serve the development. This exceeds the number of required spaces as listed in the Zoning Code.

Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with requirements of the Land Development Code.

The exterior elevations depict brick, stone veneer, and store front glass as the primary materials of the building.

### Projected Traffic Impact

The development has the potential to impact traffic in the area. However, the site's location at a signalized intersection of two Arterial roads, the ingress/egress point located as far south and east as possible, and compliance with the parking requirements of the Zoning Code should accommodate any increases in traffic to the area. Additionally, the curb cut onto SW 2<sup>nd</sup> Street will be designated as right-in/right-out only.

### Waivers

There are two waiver requests associated with this large scale development.

- The applicant is requesting a waiver from the Land Development Code Section 1100.02, Access management standards, (a) Curb Cuts (3) Distance from intersections. The code states that curb cuts or access points shall be 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 impossible to meet the required 250-foot distance from the centerline of the road for an access drive. The proposed distance for the ingress/egress onto SW Elm Tree is 220 feet from the intersection and onto SW 2<sup>nd</sup> Street is 205 feet from the intersection.
- Additionally, the applicant is requesting a waiver to Land Development Code, Article 1100 Development Standards, Section 1100.13 Design Standards for Large Scale Developments, (G) Site Planning, (2) Parking Placement. No more than 60% of the required parking can be located in the front of the building. As a corner lot, this site has two fronts.



# LARGE SCALE DEVELOPMENT STAFF REPORT

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## **Conclusion**

The proposed development does not meet all requirements of the City of Bentonville Land Development Code due to the two waiver requests. However, due to the project's location on a corner lot and restricted depth from the intersection, staff feels the proposed ingress/egress points and parking placement meets the intent of the Land Development Code. Therefore, staff recommends approval of the two waiver requests and large scale development.





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

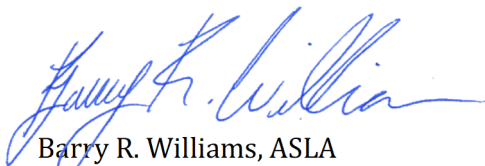
(a) Curb Cuts

(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





September 30, 2020

Jon Stanley, Senior Planner  
Office of Current Planning  
305 SW A Street  
Bentonville, AR 72712

RE: Circle K – LSD 20-0053  
Waiver Request  
CTA Job #20101900

Jon,

I would like to formally request a waiver from the City of Bentonville Land Development Code, Article 1100 Development Standards, Section 1100.13 Design Standards for Large Scale Developments, (G) Site Planning, (2) Parking Placement. We have two street frontages with this parcel, and the required building and canopy work well being parallel to the north and south property lines. We have situated our parking with more than 60% in what will be the Front or Address side of the building. We feel like the plan we have proposed works well for both vehicles and pedestrians, providing enough room for circulation and movement around the site. We, also, understand some additional screening shrubs and plantings may be needed or required between the parking and roadway. We are willing to do this additional planting.

Therefore, we would formally request a waiver of this development standard, and ask that this be approved by the Bentonville Planning Commission.

Thank you,

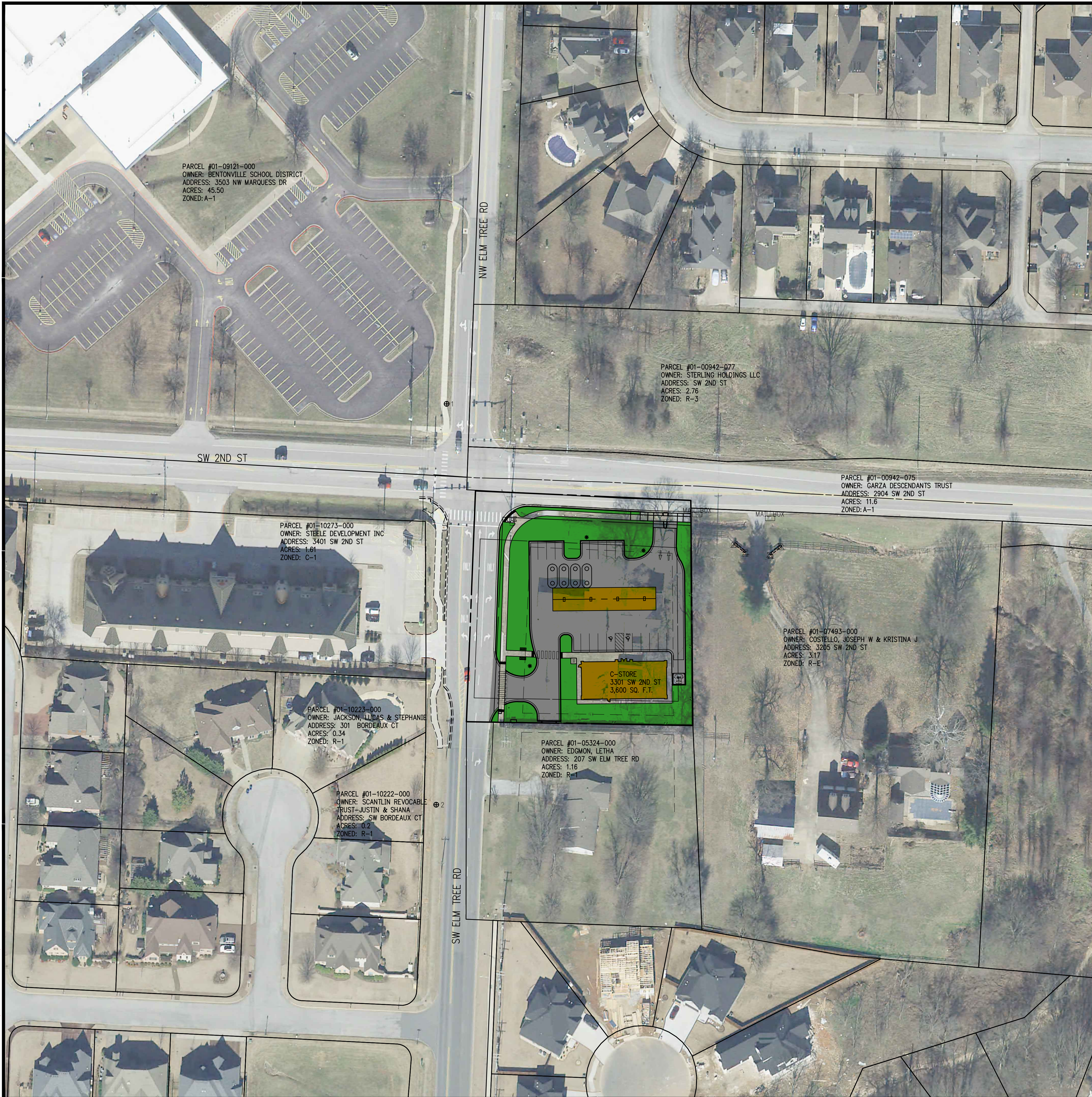


Barry R. Williams, ASLA  
Project Manager









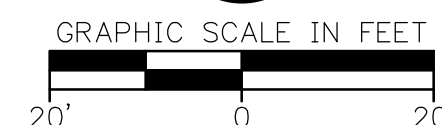






C-104





3301 SW 2ND STREET  
BENTONVILLE, AR

Key Plan

SW 2ND ST

SW 1ST ST

SW 3RD ST

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PLANTING PLA

L-101

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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/WEDDS 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 A 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.

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.

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

EAST PERIMETER TREES REQUIRED:  $236 \text{ LF} / 40 = 6 \text{ TREES}$   
EAST PERIMETER TREES PROVIDED: 25 TREES

SOUTH PERIMETER TREES REQUIRED:  $237 \text{ LF} / 40 = 6 \text{ TREES}$   
SOUTH PERIMETER TREES PROVIDED: 17 TREES

TOTAL TREES REQUIRED = 35  
TOTAL TREES PROVIDED = 46

| <u>DECIDUOUS ORNAMENTAL</u>                                                           |    | <u>QTY</u>                                                | <u>BOTANICAL / COMMON NAME</u> | <u>CONT</u> | <u>CAL</u>    | <u>SIZE</u>   |
|---------------------------------------------------------------------------------------|----|-----------------------------------------------------------|--------------------------------|-------------|---------------|---------------|
|  | 1  | 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            |
| <u>DECIDUOUS SHADE TREE</u>                                                           |    | <u>QTY</u>                                                | <u>BOTANICAL / COMMON NAME</u> | <u>CONT</u> | <u>CAL</u>    | <u>SIZE</u>   |
|  | 4  | ACER TRUNCATUM / SHANTUNG MAPLE                           | B # B                          | 2.5'CAL     | 8'-10'        | HT            |
|                                                                                       | 5  | QUERCUS RUBRA / RED OAK                                   | B # B                          | 2.5'CAL     | 8'-10'        | HT            |
| <u>EVERGREEN TREES</u>                                                                |    | <u>QTY</u>                                                | <u>BOTANICAL / COMMON NAME</u> | <u>CONT</u> | <u>CAL</u>    | <u>SIZE</u>   |
|  | 35 | JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR   | B # B                          | 2'CAL       | 8'-10'        | HT            |
| <u>STREET TREES</u>                                                                   |    | <u>QTY</u>                                                | <u>BOTANICAL / COMMON NAME</u> | <u>CONT</u> | <u>CAL</u>    | <u>SIZE</u>   |
|  | 13 | CARPINUS CAROLINIANA / AMERICAN HORNEBEAM                 | B # B                          | 2.5'CAL     | 8' HT.        | MIN           |
|                                                                                       | 10 | QUERCUS SHUMARDII 'PANACHE' / PANACHE SHUMARD OAK         | B # B                          | 2.5'CAL     | 8'-10'        | HT            |
| <u>SHRUBS</u>                                                                         |    | <u>QTY</u>                                                | <u>BOTANICAL / COMMON NAME</u> | <u>SIZE</u> | <u>HEIGHT</u> | <u>SPREAD</u> |
|  | 33 | BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD | 5 GAL                          |             |               |               |

TOTAL SITE AREA = 1.27± ACRES (55,209 SQ.FT)  
 GREENSPACE AREA = 0.38± ACRES (16,526 SQ.FT) OR 30%  
 TOTAL IMPERVIOUS AREA = 0.89± ACRES (38,682 SQ.FT)  
 TOTAL PARKING LOT AREA = 0.21± ACRES (8,937 SQ.FT.)  
 INTERIOR GREENSPACE = 883 SQ.FT. (9.8%)



# LARGE SCALE DEVELOPMENT STAFF REPORT



## Tigerdogs

1110 SE 28<sup>th</sup> Street

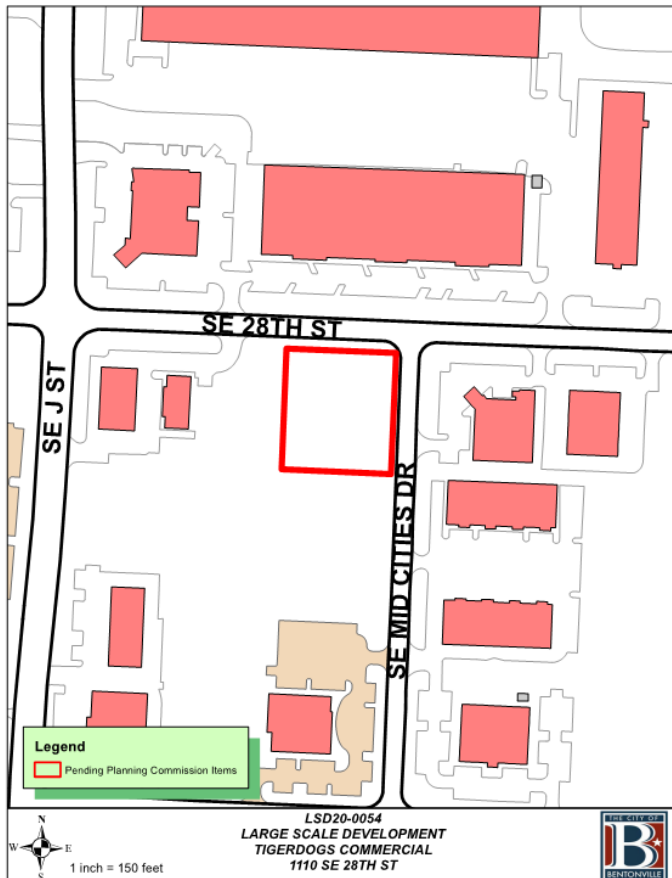
PC Date: 10/6/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

|                                 |                            |
|---------------------------------|----------------------------|
| Project Number                  | LSD20-0054                 |
| Applicant / Current Owner       | Tigerdogs Development, LLC |
| Site Area                       | +/- 1 acres                |
| Current Zoning                  | C-2, General Commercial    |
| Future Land Use Map Designation | Office                     |
| Development Type / Use          | Retail/Office Lease Space  |

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

### Location Map



### Property Description

This property is located southwest of the intersection of SE 28<sup>th</sup> Street and SE Midcities Drive. The property is currently zoned C-2, General Commercial with a Future Land Use classification of Office.

### Project Details

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.

### Projected Traffic Impact

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

### Waivers

No waivers requested

### Conclusion

The proposed large scale development does meet the minimum requirements of the Land Development Code.

Planning staff recommends approval of this large scale development.



# 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

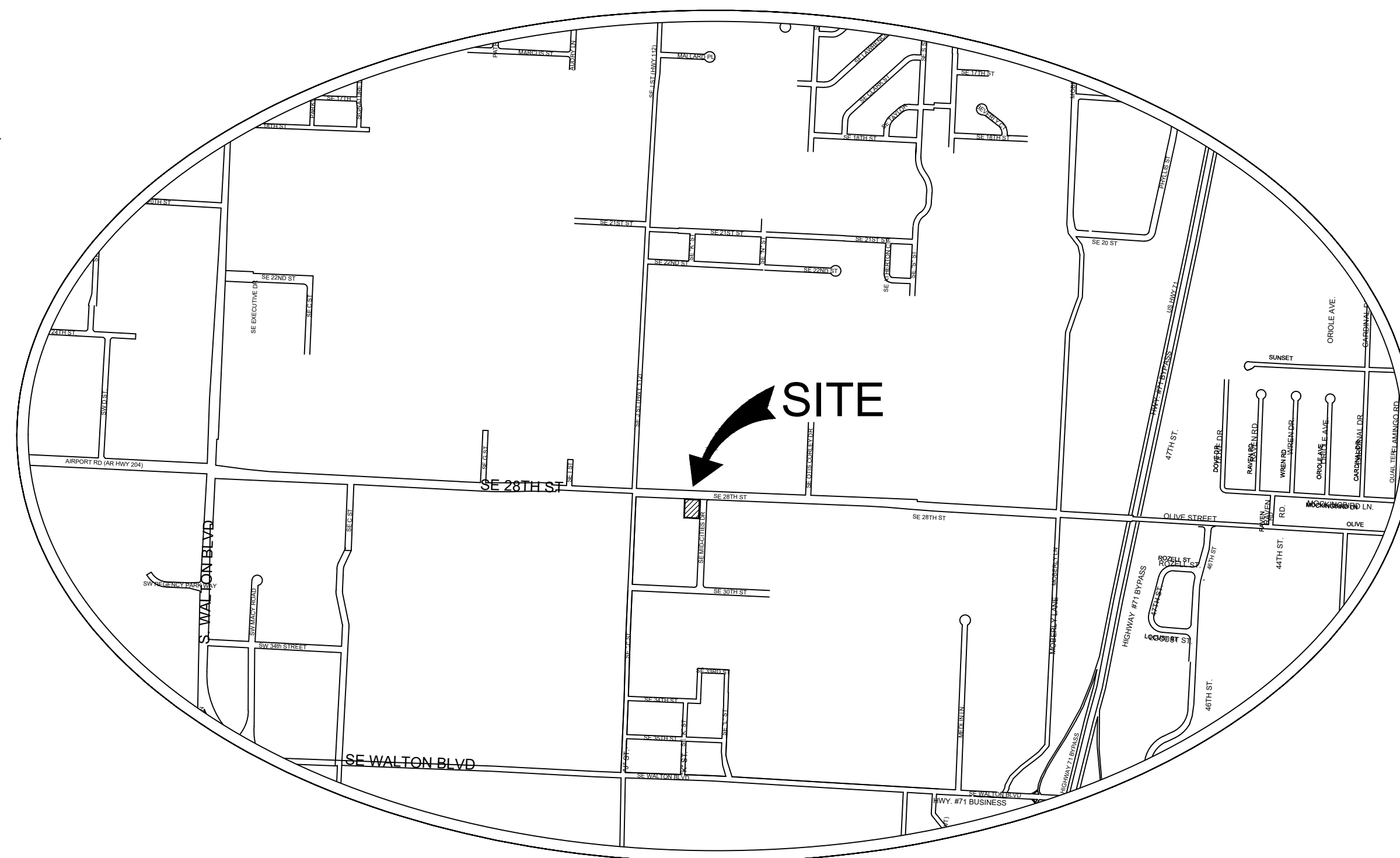
**WASTEWATER DEPARTMENT**  
CITY OF BENTONVILLE  
1901 N.E. "A" STREET  
BENTONVILLE, AR 72712  
NANCY BUSEN  
(479) 271-3160

**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 |
| △ | REV-1 | 8/31/20 | FIRST SUBMITTAL   |
| △ | 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@BENTONVILLEAR.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.



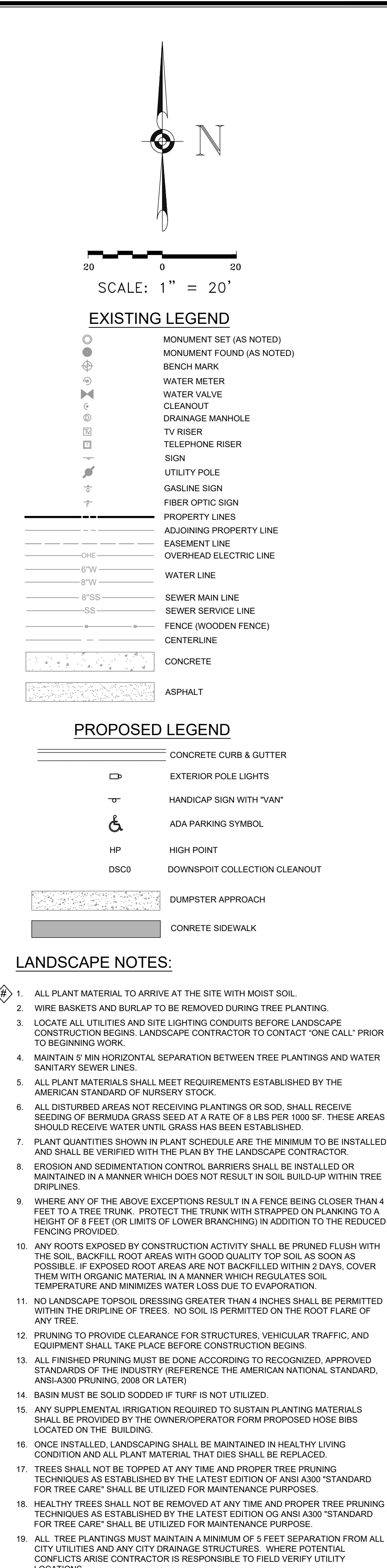
Know what's below.  
Call before you dig.

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.



CITY OF BENTONVILLE PROJECT # LSD 20-0054





|                         |           |
|-------------------------|-----------|
| 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    |



# PRELIMINARY PLAT STAFF REPORT



## Trail Ridge Subdivision

1712 SW 2<sup>nd</sup> Street

PC Date: 10/6/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

|                                 |                                |
|---------------------------------|--------------------------------|
| Project Number                  | PP20-0008                      |
| Applicant / Current Owner       | Boulder and Beam, LLC          |
| Site Area                       | +/- 7.59 acres                 |
| Current Zoning                  | R-1, Single Family Residential |
| Future Land Use Map Designation | Residential Estates (RE)       |
| Development Type / Use          | Single-Family Subdivision      |

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

### Location Map



### Property Description

This property is located at 1712 SW 2<sup>nd</sup> Street. The approximately 7.59-acre site is currently zoned R-1, Single-Family Residential.

### Project Details

A preliminary plat proposing the construction of a 15-lot single-family subdivision to be known as Trail Ridge Subdivision. Lot 8 shall be a non-buildable detention. The existing home on Lot 13 will remain. 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.

### Projected Traffic Impact

The development does not have the potential to significantly impact traffic in the area.

### Waivers

No waivers requested.

### Conclusion

The preliminary plat does meet the minimum requirements of the Land Development Code. Staff recommends approval of the project.



September 2020

Preliminary Plat

for

TRAIL RIDGE SUBDIVISON  
Lots 1-15

Bentonville, Benton County, Arkansas

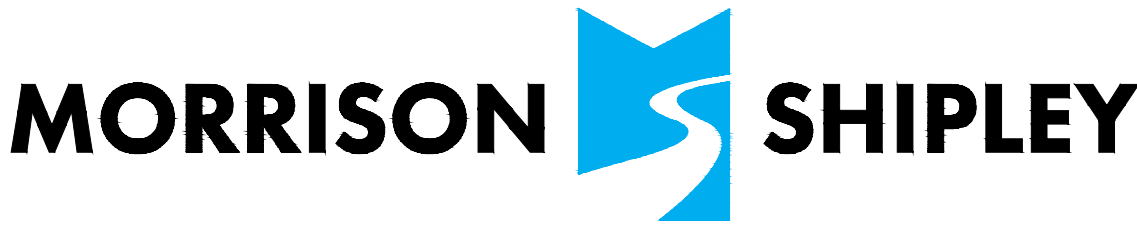
Owner/Developer  
Boulder & Beam, LLC  
Contact: Teri Malies  
Address: 4508 NE Birchgrove Place  
Bentonville, AR 72712  
Email: tmalies1@gmail.com

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

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



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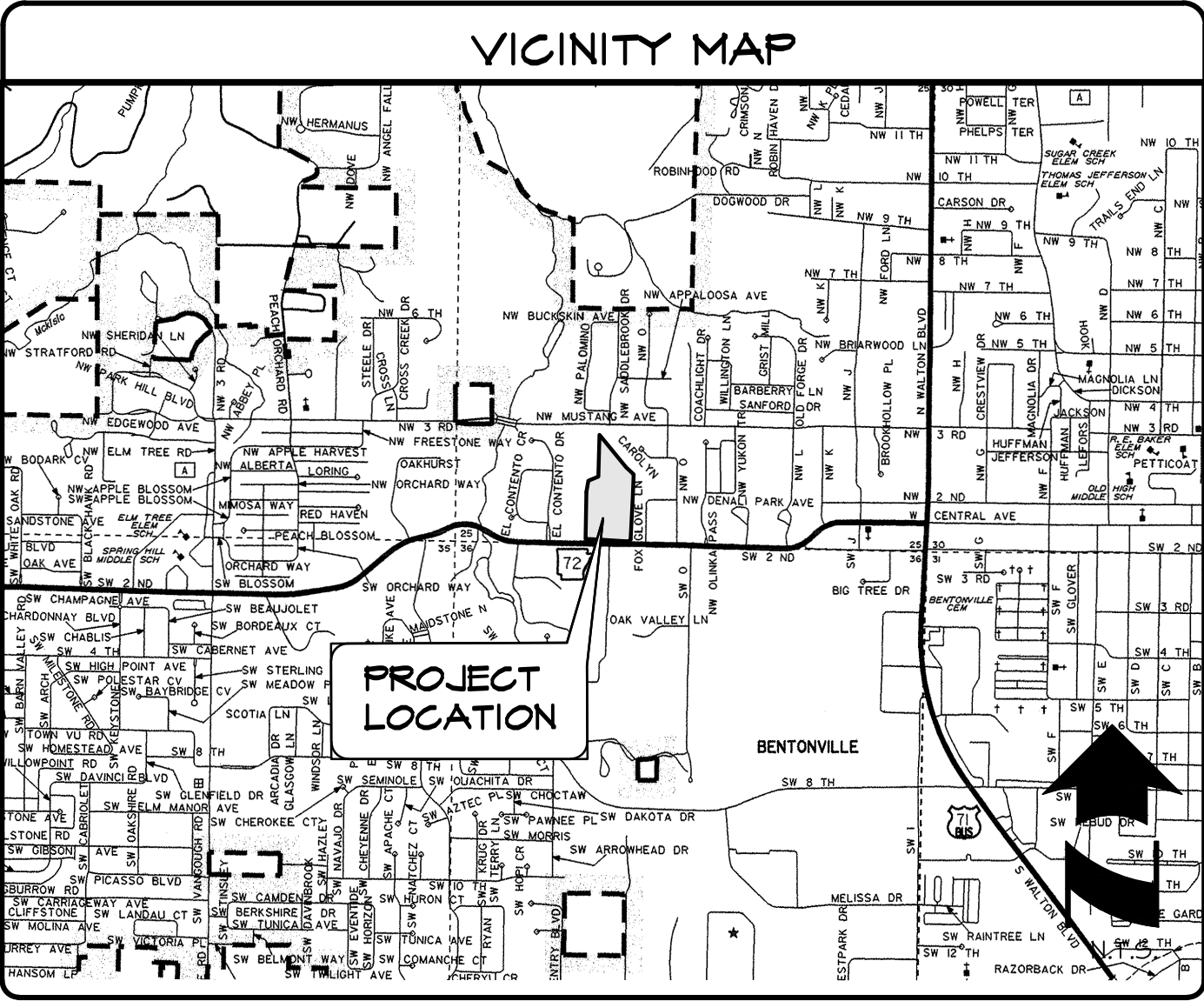


The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications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

|                                                                                                                                                                                             |                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NATURAL GAS</b><br>BLACK HILLS ENERGY<br>CONTACT: JOSH KNIGHT<br>1301 FEDERAL WAY<br>PO BOX 2129<br>LOWELL, AR 72745<br>PHONE: (479) 721-4543<br>EMAIL: joshua.knight@blackhillscorp.com | <b>TELEPHONE</b><br>AT&T<br>CONTACT: SCOTT SEAMAN<br>PHONE: 479-442-1967<br>CONTACT: LAYNE RHODES<br>PHONE: (479) 442-1977<br>627 WHITE ROAD<br>SPRINGDALE, ARKANSAS 72766 |
| <b>CABLE TELEVISION</b><br>COX COMMUNICATIONS<br>CONTACT: KIP SMITH<br>4901 S. 48th STREET<br>SPRINGDALE, ARKANSAS<br>PHONE: (479) 717-3796<br>EMAIL: kip.smith@cox.com                     | <b>WASTEWATER</b><br>CITY OF BENTONVILLE<br>CONTACT: NANCY BUSEN<br>1901 NE A STREET<br>BENTONVILLE, ARKANSAS<br>PHONE: (479) 271-3160                                     |
| <b>WATER &amp; SEWER</b><br>CITY OF BENTONVILLE<br>CONTACT: PRESTON NEWBILL<br>3200 S.W. MUNICIPAL DRIVE<br>BENTONVILLE, ARKANSAS 72712<br>PHONE: (479) 271-3140                            | <b>FIRE DEPARTMENT</b><br>CITY OF BENTONVILLE<br>CONTACT: BRENT BOYDSTON (FIRE CHIEF)<br>800 SW "A" STREET<br>BENTONVILLE, ARKANSAS 72712<br>PHONE: (479) 271-5927         |
| <b>ELECTRIC</b><br>CITY OF BENTONVILLE<br>CONTACT: CHARLIE BARNES<br>3200 S.W. MUNICIPAL DRIVE<br>BENTONVILLE, AR 72712<br>PHONE: (479) 271-3159                                            | <b>DEPARTMENT OF HEALTH</b><br>ARKANSAS DEPARTMENT OF HEALTH<br>DIVISION OF ENGINEERING, SLOT 37<br>4815 W. MARKHAM<br>LITTLE ROCK, AR 72205<br>PHONE: (501) 661-2623      |

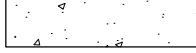
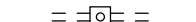
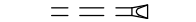
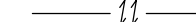
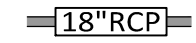
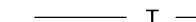
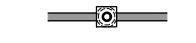
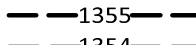
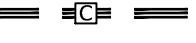
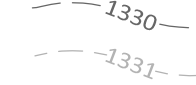
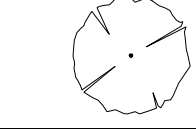
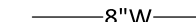
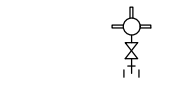
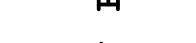
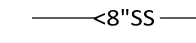
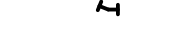
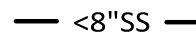
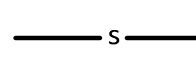
GOVERNING AGENCIES

|                                                                                         |                                                                                                |
|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>CITY OF BENTONVILLE</b><br>3200 S.W. MUNICIPAL DRIVE<br>BENTONVILLE, ARKANSAS 72712  | <b>CITY ENGINEER</b><br>CONTACT: DAN WEESE<br>PHONE: (479) 271-5993                            |
| <b>CITY PLANNING</b><br>CONTACT: ELLEN NORVELL<br>305 SW A ST.<br>PHONE: (479) 271-5993 | <b>BUILDING INSPECTION</b><br>PHONE: (479) 271-3125                                            |
| <b>STREET DEPARTMENT</b><br>CONTACT: TONY DAVIS<br>PHONE: (479) 271-3130                | <b>STORMWATER</b><br>CONTACT: JANET PAITH<br>PHONE: (479) 271-5002<br>jpaith@bentonvillear.com |
| <b>PUBLIC WORKS</b><br>CONTACT: MIKE BENDER<br>PHONE: (479) 271-6720                    |                                                                                                |

TRAIL RIDGE  
SUBDIVISION



Drawing Name: P:\CSC-G\DRW\CSC-G Covering Unit Modified: Sep 17, 2020 - 2:58pm Plotted on: Sep 18, 2020 - 12:18pm by: kshaver

| 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       |
|  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                                                            |  Existing UG Telephone Line             |
|  Proposed Curb Inlet or Junction Box                                                         |  Existing Telephone Pedestal            |
|  Proposed Flared End Section                                                                 |  Existing Gas Line                      |
|  Proposed Finished Grade Contour                                                             |  Existing Gas Regulator                 |
|  Proposed Street Light                                                                       |  Existing Fence                         |
|  Proposed 6-4" PVC Conduit                                                                   |  Existing Grade Contours                |
|                                                                                                                                                                               |  Existing Tree                         |
| PROPOSED WATER & SEWER                                                                                                                                                        | EXISTING WATER & SEWER                                                                                                   |
|  Proposed PVC Water Line W/Size (AWWA C900, DR-14)                                         |  Existing Water Line W/Size           |
|  Proposed 1" Service Line                                                                  |  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 |
|  Proposed Water Line Bend                                                                  |  Existing Manhole                     |
|  Proposed PVC Sanitary Sewer Line W/Size (SDR-26)                                          |                                                                                                                          |
|  Proposed Sewer Manhole                                                                    |                                                                                                                          |
|  Proposed 4" San. Sewer Wye & 4" PVC Service Line (SDR-26) Gasket Fittings)(Extend To BSL) |                                                                                                                          |

GENERAL NOTES:

- Storm Sewer Distances And Inverts Are Measured From Center Of Inlets And End Of Flared End Sections.
- Contractor Shall Provide Access To All Existing Driveways, Streets And Mailboxes During Construction.
- All Site Grading And Earthwork Shall Be Done In Accordance With The Recommendations of the Geotechnical Engineer of Record.
- 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.
- 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.
- All Meter Cans And Other Appurtenances Must Be Level With Finished Grade.
- Handicap Accessible Ramps Location, Orientation, and Truncated Domes Shall be Discussed On Site And Approved By the City of Bentonville Before Being Constructed.
- Stop Signs And Associated Street Signs Will be Purchased By the Developer Through the City of Bentonville and Installed by the City of Bentonville.
- The Owner Will Purchase Street Lights to be Installed By the City of Bentonville.
- Any Monument Signs Will Require a Separate Permit and Approval Before Placement.
- Relocation or any Existing Electrical Facilities shall be at the Owner's Expense.

INDEX OF SHEETS

- Cover Sheet and Vicinity Map
  - General Notes and Legend
  - Preliminary Plat
  - Preliminary Plat
  - Typical Street Section
  - Demolition Plan
  - Erosion Control Plan
  - Erosion Control Details
  - Street Plan
  - Grading and Drainage Plan
  - Intersections
  - Trail Ridge Drive Street Profile and Storm Drain Line A and B Profiles.
  - Utility Plan
  - Sewer Line A Profile
  - Miscellaneous Details
  - Miscellaneous Details
  - Outlet Structure Detail
  - Landscape Plan and Details
- \* City of Bentonville Details

| Revision | By | Date |
|----------|----|------|
|          |    |      |
|          |    |      |
|          |    |      |
|          |    |      |
|          |    |      |
|          |    |      |
|          |    |      |

MORRISON SHIPLEY

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

|                        |
|------------------------|
| Drawn By:<br>KES       |
| Approved By:<br>PRF    |
| Date:<br>09.21.2020    |
| Project No.:<br>CSC-01 |

|                           |
|---------------------------|
| Vertical Scale:<br>1      |
| Horizontal Scale:<br>50   |
| Plotting Scale:<br>1"=50' |
| Drawing Name:<br>PRE PLAT |

TRAIL RIDGE SUBDIVISION

Bentonville, Benton County, Arkansas

GENERAL NOTES AND LEGEND

CITY PROJECT #PP20-0008

Issued for Review – 09.21.2020

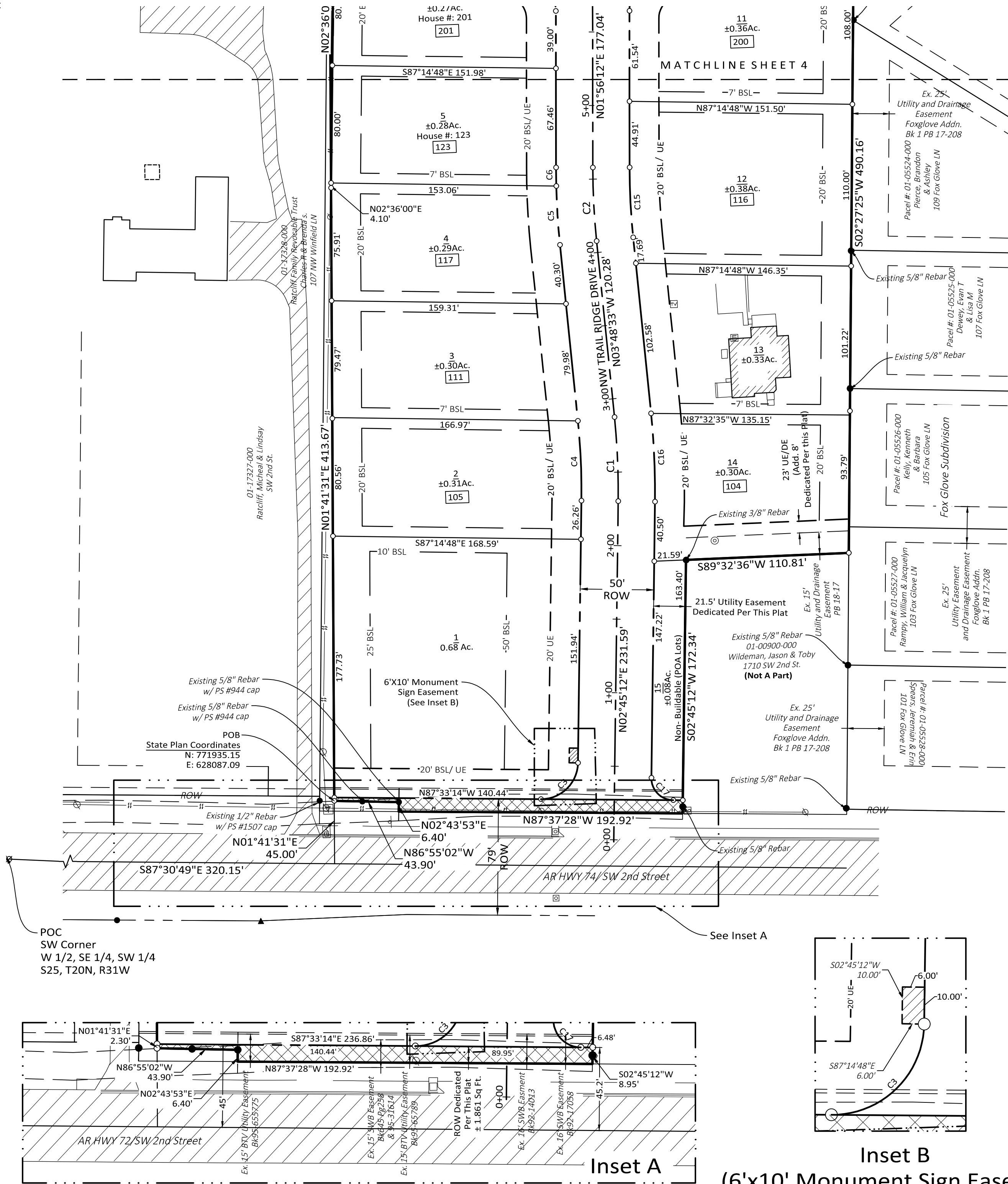
Sheet No.:

2

18

of





| 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'       |

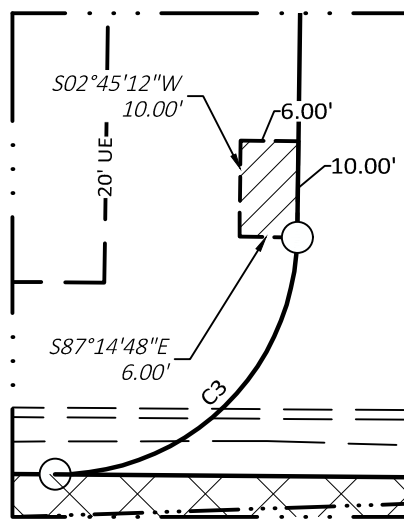
|    |                                                            |
|----|------------------------------------------------------------|
|    | Ex. Boundary Line                                          |
|    | Ex. Boundary Line to be Removed                            |
|    | Ex. Adjacent Boundary Line                                 |
|    | Proposed Lot Line                                          |
|    | Ex. Right of Way Line                                      |
|    | Proposed Right of Way Line                                 |
|    | Ex. Road Centerline                                        |
|    | Proposed Road Centerline                                   |
|    | Ex. Easement Line                                          |
|    | Proposed Easement Line                                     |
|    | Proposed Building Setback Line                             |
|    | Proposed Right-of-Way<br>Dedication to City of Bentonville |
| UE | Utility Easement Dedicated<br>Per this Plat                |
| DE | Drainage Easement Dedicated<br>Per this Plat               |
|    | 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                                              |
|    | Recorded Bearing and Distance                              |

(S00°52'40"E 185.11')

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:

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 Southeast 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)

|                     |            |
|---------------------|------------|
| <b>Drawn By:</b>    | KES        |
| <b>Approved By:</b> | PRF        |
| <b>Date:</b>        | 09.21.2020 |
| <b>Project No.:</b> | CSC-01     |

|                          |          |
|--------------------------|----------|
| <b>Vertical Scale:</b>   | 1        |
| <b>Horizontal Scale:</b> | 50       |
| <b>Plotting Scale:</b>   | 1"=50'   |
| <b>Drawing Name:</b>     | PRE PLAT |

# TRAIL RIDGE SUBDIVISION

*Bentonville, Benton County, Arkansas*

CITY PROJECT #PP20-0008

*Issued for Review - 09.21.2020*

3

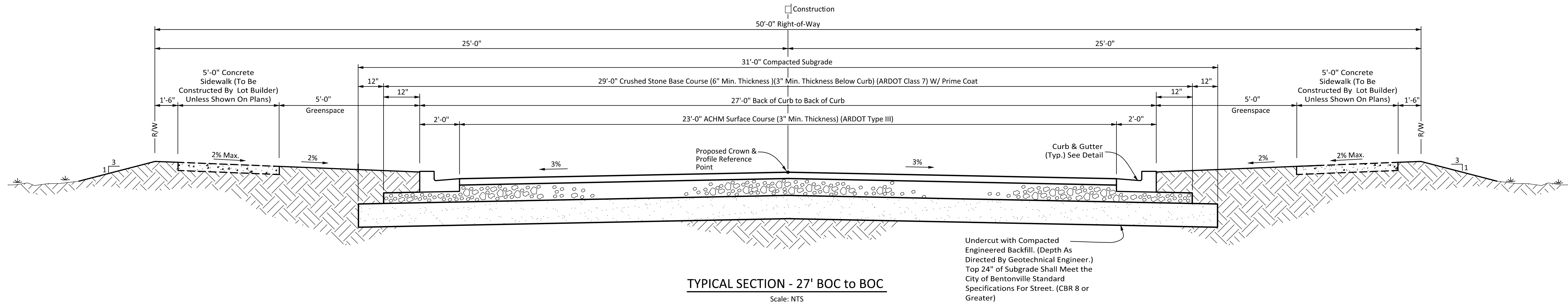
18

**Yof**









TYPICAL SECTION - 27' BOC to BOC  
Scale: NTS

Notes:

- Existing Trees That Can Be Protected And Remain Shall Be Saved.
- 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.
- 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.
- 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.
- All Phases Of Construction Shall Meet Or Exceed The Site Work Specifications.
- Contractor Shall Coordinate And Comply With All Utility Companies Requirements When Working With, Or Around Utilities In Project Area.
- 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.
- 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.
- 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.
- 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.
- Contractor Shall Provide Access To All Driveways, Streets, And Mailboxes During Construction.
- Contractor Shall Install Temporary Barb Wire Fence Prior To Removing Existing Fence On All Property With Livestock.
- All Driveway Radii Are 3.5' Unless Otherwise Noted.
- There Shall Be No Slopes Steeper Than 3:1.

Notes:

- Subgrade Requirements Shall Meet The City Of Bentonville Street Specifications.
- All Sidewalks Are To Be Constructed By Lot Owners Unless Noted On Plans.
- 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.

Drawing Name: P:\CSC-G\DRW\CSC-G Covering Unit- Modified Sep 17, 2020 - 2:58pm Plotted on: Sep 18, 2020 - 12:18pm by: kshaver

| Revision | By | Date |
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|              |            |
|--------------|------------|
| Drawn By:    | KES        |
| Approved By: | PRF        |
| Date:        | 09.21.2020 |
| Project No.: | CSC-01     |

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| Vertical Scale:   | 1        |
| Horizontal Scale: | 50       |
| Plotting Scale:   | 1"=50'   |
| Drawing Name:     | PRE PLAT |

TRAIL RIDGE SUBDIVISION

Bentonville, Benton County, Arkansas

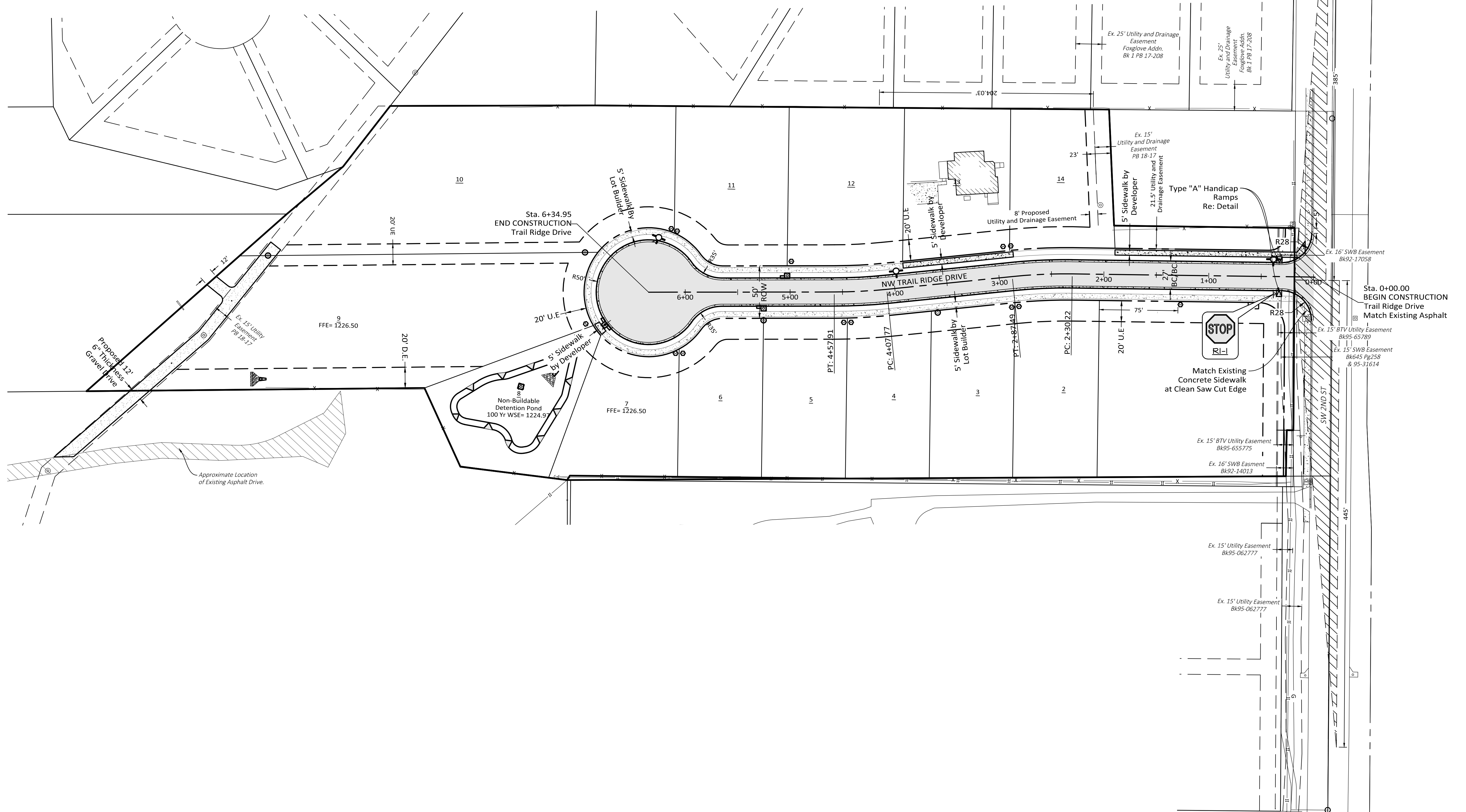
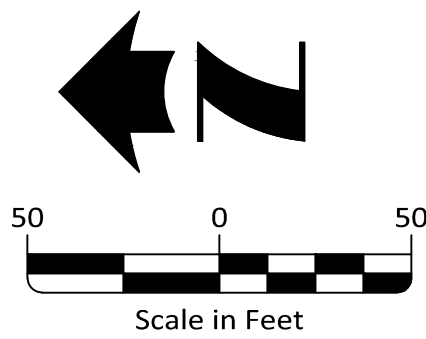
TYPICAL STREET SECTION

CITY PROJECT #PP20-0008

Issued for Review – 09.21.2020

Sheet No.:  
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18  
of





Drawing Name: P:\CSC-01\DWG\CSC-01.dwg and Eng'dwg Last Modified: Sep 18, 2020 - 8:24am Plotted on: Sep 18, 2020 - 12:55pm by laura.g

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|--------------|------------|
| Drawn By:    | KES        |
| Approved By: | PRF        |
| Date:        | 09.21.2020 |
| Project No.: | CSC-01     |

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| Vertical Scale:   | 1        |
| Horizontal Scale: | 50       |
| Plotting Scale:   | 1"=50'   |
| Drawing Name:     | PRE PLAT |

**TRAIL RIDGE SUBDIVISION**

Bentonville, Benton County, Arkansas

**STREET PLAN**

CITY PROJECT #PP20-0008

Issued for Review – 09.21.2020

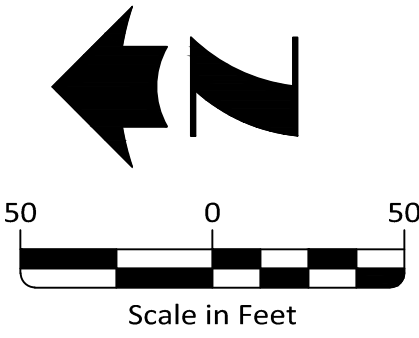
Sheet No.:

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of





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

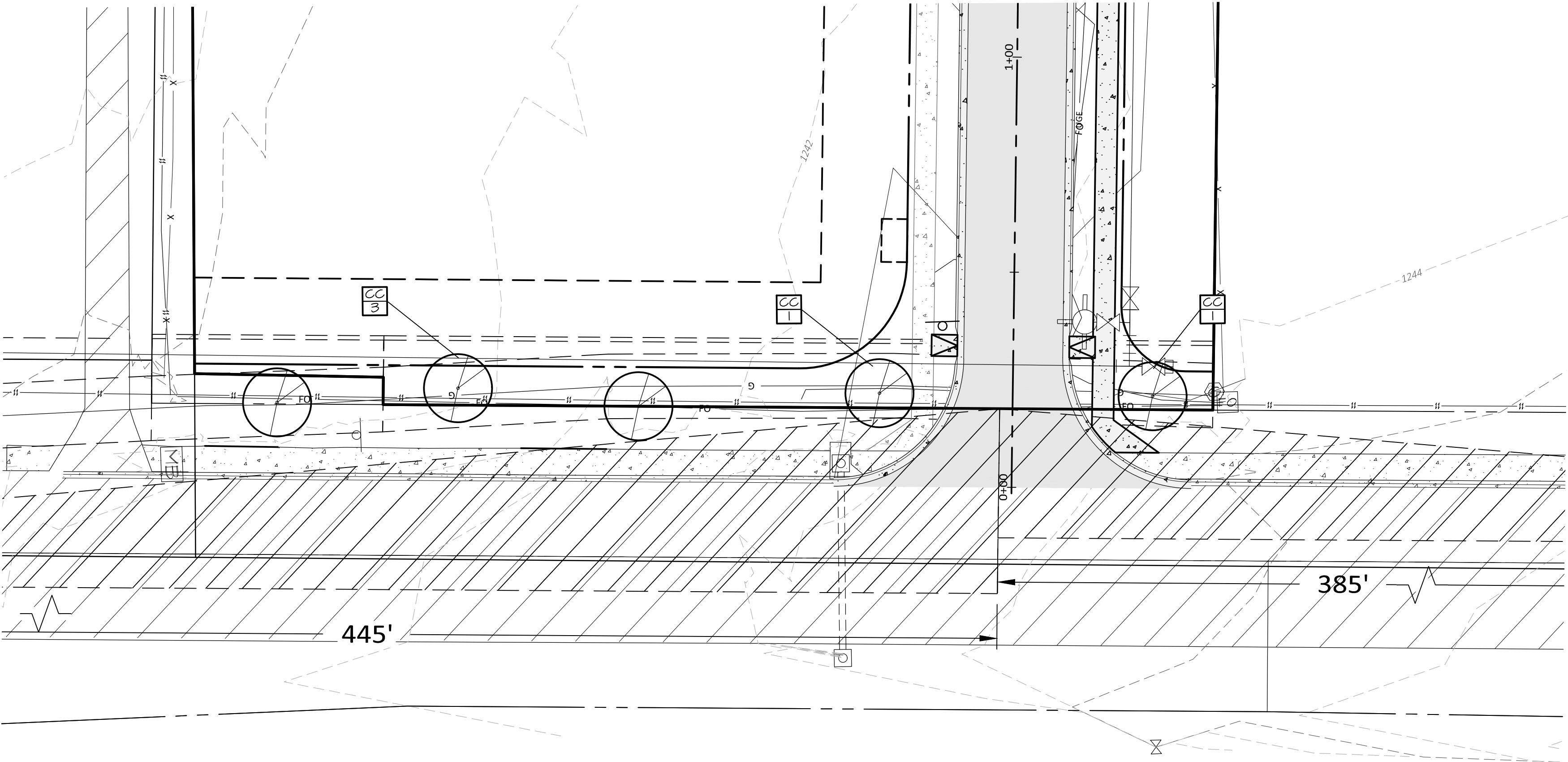
Street Trees: 237 L.F. / 50 = 5 Street Trees  
Street Trees Required: 5 Street Trees  
Street Trees Provided: 5 Street Trees

**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.

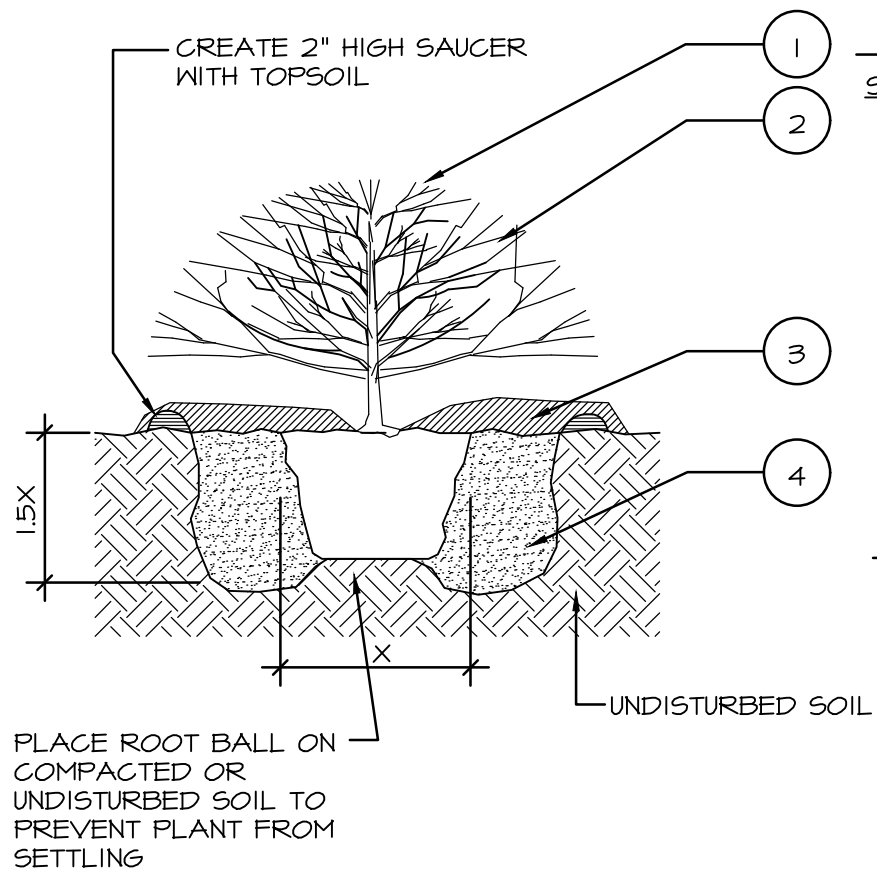
- Landscape Plan General Notes:**
- The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
  - All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
  - All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
  - Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
  - No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.
  - 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.
  - 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.
  - 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.
  - Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.
  - All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
  - 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.
  - 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.
  - Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.
  - Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)
  - 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)
  - 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)
  - 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)
  - 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

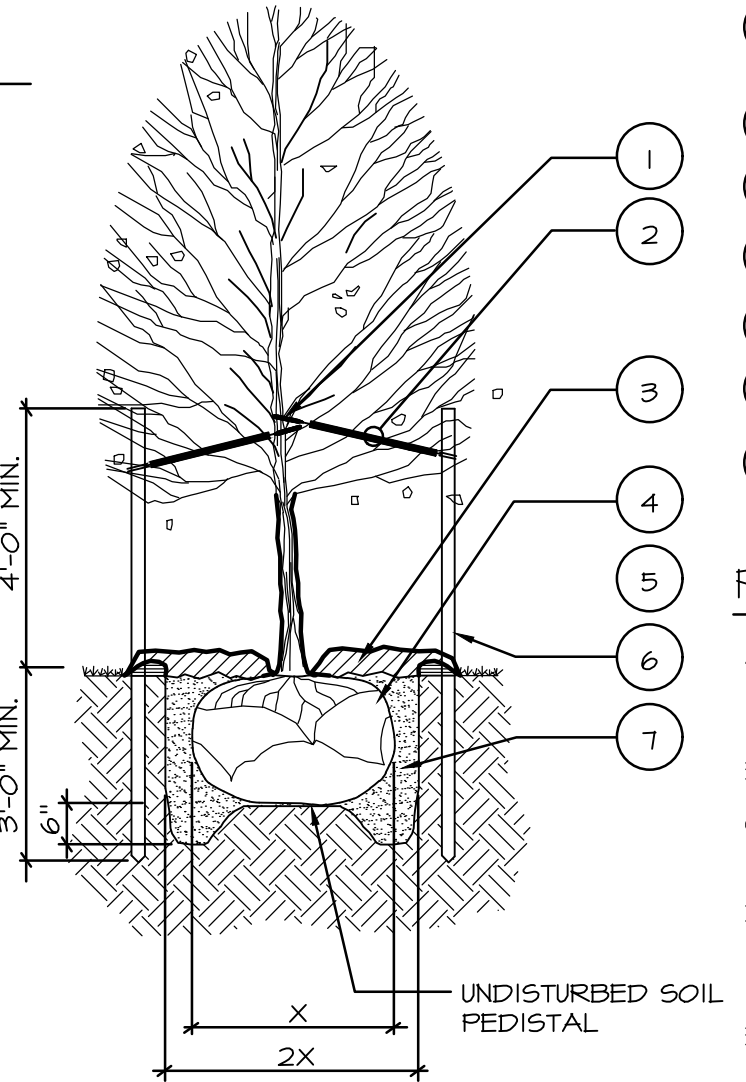
| SYMBOL | DESCRIPTION                                                                                                                           |
|--------|---------------------------------------------------------------------------------------------------------------------------------------|
| ①      | 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 1/4" VERTICAL GROVES 3" APART
- B. SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL

GUYING 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 1/3 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 MARK 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

|              |            |
|--------------|------------|
| Drawn By:    | KES        |
| Approved By: | PRF        |
| Date:        | 09.21.2020 |
| Project No.: | CSC-01     |

|                   |          |
|-------------------|----------|
| Vertical Scale:   | 1        |
| Horizontal Scale: | 50       |
| Plotting Scale:   | 1"=50'   |
| Drawing Name:     | 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.:

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of

Drawing Name: P:\CSC-01\DRG\CSC-01.dwg and Eng'ng last modified: Sep 18, 2020 - 8:24am Photos on: Sep 18, 2020 - 12:58pm by: kcsenger



# PRELIMINARY PLAT STAFF REPORT



## Sage Valley Subdivision

Valley Street and Fillmore Street

PC Date: 10/6/2020

Reviewer: Jon Stanley, Senior Planner

|                                 |                                                                                |
|---------------------------------|--------------------------------------------------------------------------------|
| Project Number                  | PP20-0009                                                                      |
| Applicant / Current Owner       | JOCS Trust- Chris & Jamie Sohosky<br>13336 Mary Lou Lane<br>Garfield, AR 72732 |
| Site Area                       | +/- 4.72 acres                                                                 |
| Current Zoning                  | PRD, Planned Residential Development                                           |
| Future Land Use Map Designation | Open Space                                                                     |
| Development Type / Use          | Single-Family Subdivision                                                      |

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

### Location Map



### Property Description

This property is located north of the intersections of Valley Street and Fillmore Street. The approximately 4.72-acre tract is currently zoned PRD, Planned Residential Development.

### Project Details

The PRD, Planned Residential Development for Sage Valley (aka Tylluan) Subdivision was approved on July 7, 2020. The preliminary plat is adhering to all requirements as set forth in the approved PRD zoning document. The plat depicts a total of 13 single family lots and one common lot for a club house to occur at a later date. All sidewalk adjacent to non-buildable and common lots shall be constructed with the development of the subdivision and all remaining sidewalk will be required at the time of building permit issuance. The plat depicts adequate residential street frontage landscaping along Valley Street. All non-bondable items and guarantees of improvement must be complete, and a final inspection performed and approved prior to approval of a final plat.

### Projected Traffic Impact

The development does not have the potential to significantly impact traffic in the area.

### Waivers

No waivers requested.

### Conclusion

The preliminary plat does meet the minimum requirements of the Land Development Code. Staff recommends approval of the project.



PRELIMINARY PLAT ENGINEERING PLANS

SAGE VALLEY SUBDIVISION

FILLMORE STREET

BENTONVILLE, ARKANSAS

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;

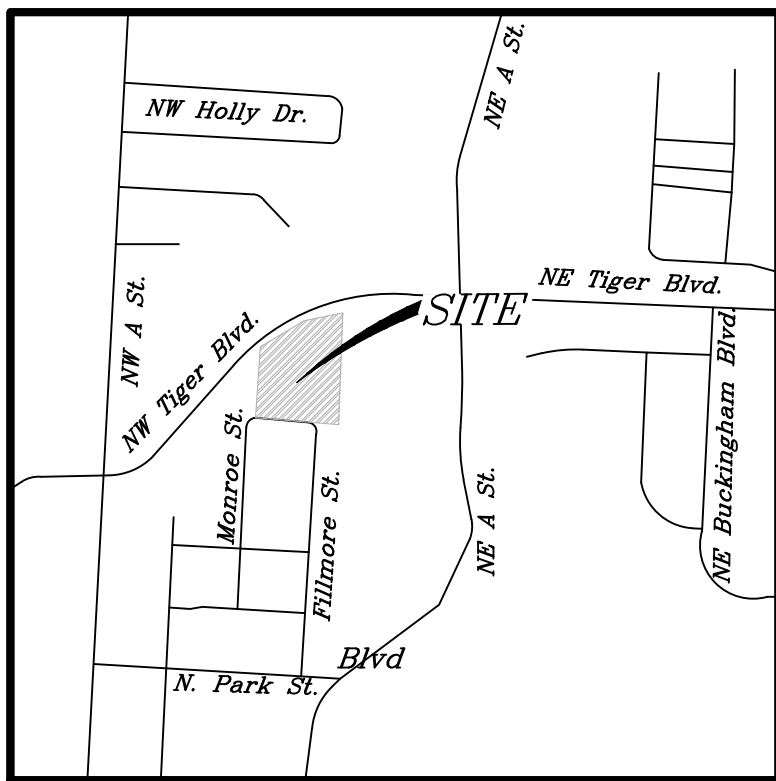
THENCE South 87°13'47" East, along a portion of Fillmore St. vacated by Ordinance 2020-7 a distance of 50.02 feet to a found 5/8" rebar capped with LS #1618 and the Northwest corner of Lot 9, Block 16;

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.

COB PROJECT NUMBER PP20-0010

|                   |     |
|-------------------|-----|
| 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  
NBACHELOR@CEIENG.COM  
(479) 273-9472

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

DEVELOPER CONTACT:

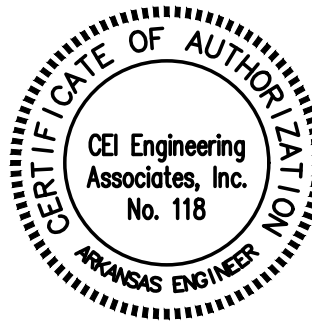
NAME: CHRIS SOHOSKY  
TELLJUAN, LLC,  
MANAGER  
CHRIS@TRUEHOP.GURU  
(479) 544-5107



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



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

RESOURCE LIST:

|                                                                                                                                                        |                                                                                                                                                                   |                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| PLANNING<br>CITY OF BENTONVILLE<br>305 SW A STREET<br>BENTONVILLE, AR 72712<br>PHONE#: (479) 273-3122<br>ELLEN NORVELL                                 | ARKANSAS DEPARTMENT OF HEALTH<br>4815 W. MARKHAM, SLOT #37<br>LITTLE ROCK, AR 72705<br>PHONE#: 501-661-2662<br>FAX #: 501-280-4734<br>ADAM PARKER                 | COX COMMUNICATIONS<br>4901 S. 48TH STREET<br>SPRINGDALE, AR 72762<br>PHONE #: (479) 717-3796<br>KIP SMITH<br>KIP.SMITH@COX.COM |
| CITY ENGINEER<br>CITY OF BENTONVILLE<br>3200 SW MUNICIPAL DRIVE<br>BENTONVILLE, AR 72712<br>PHONE#: (479) 271-5993<br>DAN WEESE                        | WATER DEPT.<br>CITY OF BENTONVILLE<br>3200 SW MUNICIPAL DRIVE<br>BENTONVILLE, AR 72712<br>PRESTON NEWBILL<br>PHONE#: (479) 271-3140<br>PNEWBILL@BENTONVILLEAR.COM | CARROLL ELECTRIC<br>PO BOX 329<br>BENTONVILLE, AR 72712<br>PHONE#: (479) 640-6105<br>DEREK THURMAN<br>DTHRUMAN@CARROLLECC.COM  |
| STREET DEPT.<br>CITY OF BENTONVILLE<br>3200 SW MUNICIPAL DRIVE<br>BENTONVILLE, AR 72712<br>PHONE#: (479) 271-3130<br>TONY DAVIS                        | STORM WATER<br>CITY OF BENTONVILLE<br>3200 SW MUNICIPAL DRIVE<br>BENTONVILLE, AR 72712<br>JANET PAITH<br>PHONE#: 479-271-5002<br>JPAITH@BENTONVILLEAR.COM         | TELEPHONE<br>AT&T<br>627 WHITE ROAD<br>SPRINGDALE, AR 72766<br>SCOTT SEAMAN<br>PHONE #: (479) 442-1967<br>SS7513@ATT.COM       |
| FIRE DEPT.<br>CITY OF BENTONVILLE<br>800 SW A STREET<br>BENTONVILLE, AR 72712<br>PHONE#: (479) 271-5027<br>BRENT BOYDSTON, FIRE CHIEF                  | BENTONVILLE ELECTRIC<br>3200 SW MUNICIPAL DRIVE<br>BENTONVILLE, AR 72712<br>CHARLIE BARNES<br>PHONE#: (479) 271-3159                                              | LAYNE RHODES<br>PHONE #: (479) 442-1977<br>LR159@ATT.COM                                                                       |
| WASTEWATER DEPT.<br>CITY OF BENTONVILLE<br>1901 NE A ST.<br>BENTONVILLE, AR 72712<br>PHONE#: (479) 271-3160<br>NANCY BUSEN<br>NBUSEN@BENTONVILLEAR.COM | GAS<br>BLACK HILLS ENERGY<br>1301 FEDERAL WAY, PO BOX 2129<br>LOWELL, AR 72745<br>PHONE#: (479) 333-7005<br>JOSH KNIGHT<br>JOSHUA.KNIGHT@BLACKHILLSCORP.COM       |                                                                                                                                |

Arkansas \* California \* Minnesota \* Pennsylvania \* Texas

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

COB PROJECT NUMBER PP20-0010

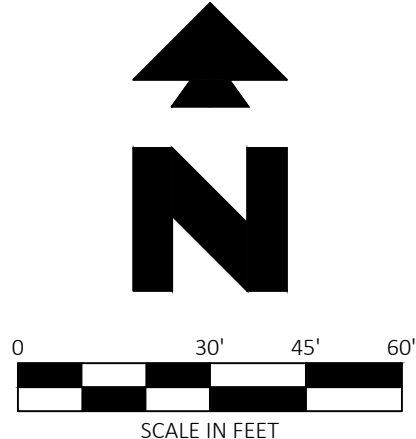
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PROJECT: SAGE VALLEY SUBDIVISION FILLMORE STREET BENTONVILLE, ARKANSAS



| 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<br>N: 755049.66'<br>E: 662926.77'<br>Elev.: 1241.40' | Benchmark #2: N: 755053.45'<br>E: 662911.12'<br>Elev.: 1245.38' |



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                          |
| ---   | STORM DRAIN                     | .5 = DIAMETER OF TRUNK IN FEET   |                                    |
| X"G   | GAS                             | 10 = HEIGHT OF TREE IN FEET      |                                    |
| OHE   | OVERHEAD ELECTRIC               | 12 = CANOPY DIAMETER IN FEET     |                                    |
| OHE&T | OVERHEAD ELECTRIC AND TELEPHONE | 50.5 = ELEVATION AT BASE OF TREE |                                    |

PROPOSED LEGEND

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

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- 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.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
- ALL FENCING MUST BE 5' OR GREATER FROM PROPERTY LINE AND WILL REQUIRE A SEPARATE PERMIT.
- 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

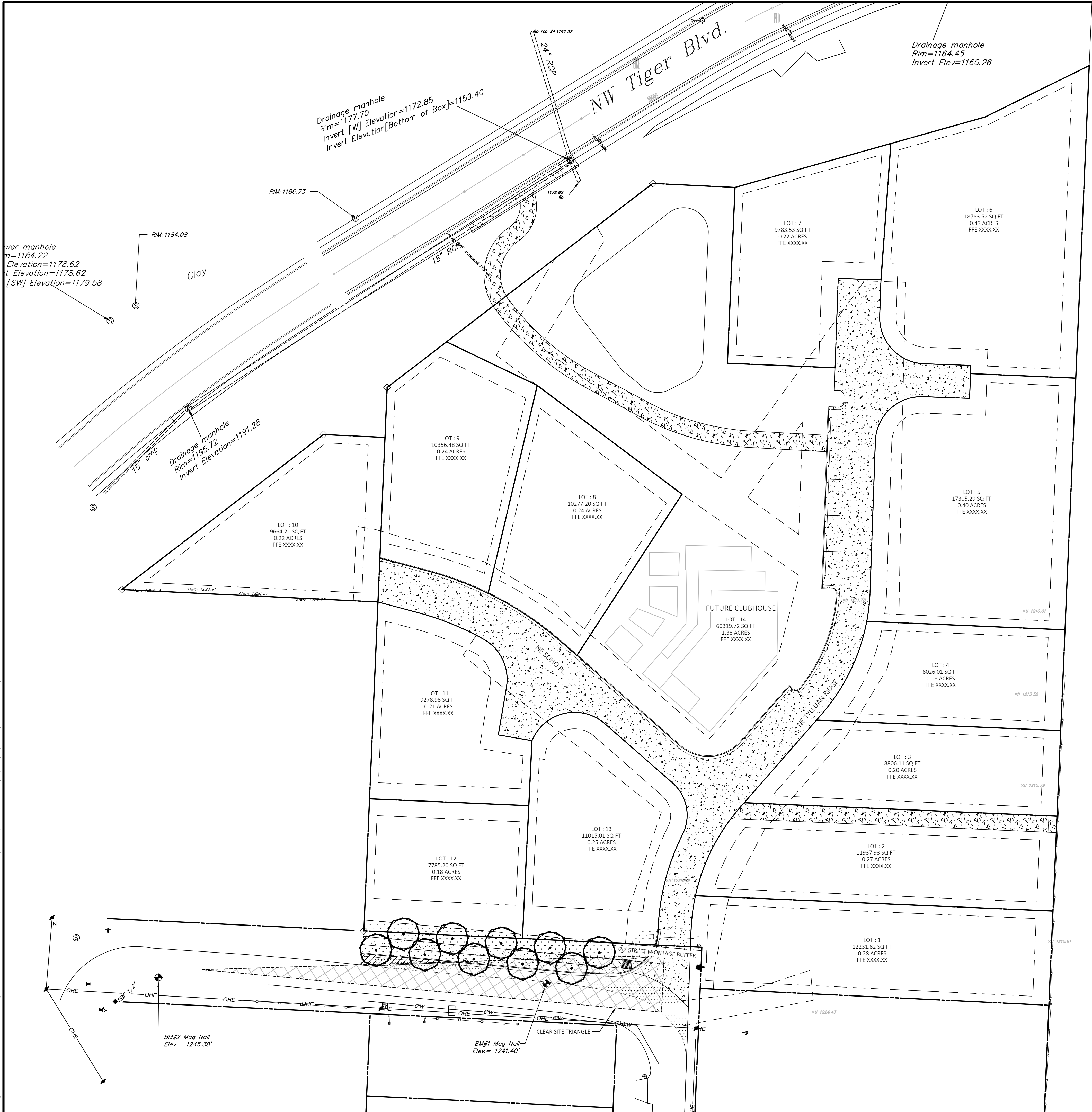
COB PROJECT NUMBER PP20-0010



|                                                                                       |              |                          |                              |                                    |     |
|---------------------------------------------------------------------------------------|--------------|--------------------------|------------------------------|------------------------------------|-----|
| 30718                                                                                 | 9/21/20      | TCO                      | NLB                          | RIC                                | RIC |
| CEI PROJECT NO.                                                                       | INITIAL DATE | DPOR                     | PM                           | DES                                | DRW |
|  |              |                          |                              |                                    |     |
| Engineering Associates, Inc.                                                          |              |                          |                              |                                    |     |
| ENGINEERS                                                                             |              | PLANNERS                 |                              | SURVEYORS                          |     |
| LANDSCAPE ARCHITECTS                                                                  |              | ENVIRONMENTAL SCIENTISTS |                              |                                    |     |
| 3108 S.W. REGENCY PARKWAY, SUITE 2<br>Bentonville, AR 72712                           |              |                          |                              | (479)273-9472<br>FAX (479)273-0844 |     |
| SAGE VALLEY SUBDIVISION                                                               |              |                          |                              |                                    |     |
| FILLMORE STREET<br>BENTONVILLE ARKANSAS                                               |              |                          |                              |                                    |     |
| No. 14021                                                                             |              |                          |                              |                                    |     |
| SITE PLAN                                                                             |              |                          | REV DATE<br>9/21/20<br>REV-0 | SHEET NO.<br>C1.0                  |     |

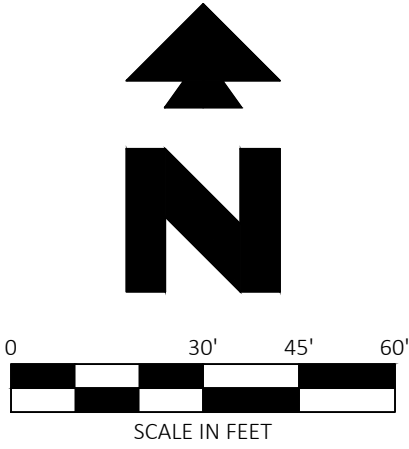


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P.C

| SITE BENCHMARK                       |               |                 |               |
|--------------------------------------|---------------|-----------------|---------------|
| Benchmark #1: Mag Nail Benchmark #2: |               |                 |               |
| N: 755049.68'                        | E: 662926.77' | N: 755053.45'   | E: 662691.12' |
| Elev.: 1241.40'                      |               | Elev.: 1245.38' |               |



Know what's below.  
Call before you dig.

#### EXISTING LEGEND

|  |                                 |  |                                    |
|--|---------------------------------|--|------------------------------------|
|  | EAST OR ELECTRIC                |  | OVERHEAD TELEPHONE                 |
|  | NORTH                           |  | OVERHEAD TV                        |
|  | SOUTH OR SEWER                  |  | SANITARY SEWER                     |
|  | TELEPHONE                       |  | UNDERGROUND ELECTRIC               |
|  | WEST OR WATER                   |  | UNDERGROUND ELECTRIC AND TELEPHONE |
|  | PROPERTY LINE                   |  | UNDERGROUND TELEPHONE              |
|  | RIGHT OF WAY LINE               |  | UNDERGROUND TV                     |
|  | STORM DRAIN                     |  | WATER                              |
|  | GAS                             |  | TREE INFO                          |
|  | OVERHEAD ELECTRIC               |  | .5 = DIAMETER OF TRUNK IN FEET     |
|  | OVERHEAD ELECTRIC AND TELEPHONE |  | 10 = HEIGHT OF TREE IN FEET        |
|  |                                 |  | 13 = CANOPY DIAMETER IN FEET       |
|  |                                 |  | 50.5 = ELEVATION AT BASE OF TREE   |

#### 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

- SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.
- 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.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED IMMEDIATELY.
- UTILITY LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL.
- NO LANDSCAPE MATERIAL BETWEEN 30" AND 60" IN HEIGHT SHALL BE INSTALLED WITHIN THE CLEAR SITE TRIANGLES.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND LIMBED UP TO A HEIGHT OF 8'.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- 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)

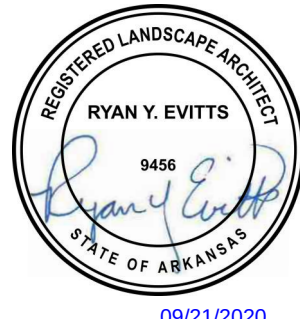
LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)

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



|                                                                         |              |                              |                          |     |     |
|-------------------------------------------------------------------------|--------------|------------------------------|--------------------------|-----|-----|
| 30718                                                                   | 9/21/20      | TCO                          | NLB                      | RIC | RIC |
| CEI PROJECT NO.                                                         | INITIAL DATE | DPOR                         | PM                       | DES | DRW |
| <b>CEI Engineering Associates, Inc.</b>                                 |              |                              |                          |     |     |
| ENGINEERS • PLANNERS<br>LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS |              |                              |                          |     |     |
| 3108 S.W. REGENCY PARKWAY, SUITE 2<br>Bentonville, AR 72712             |              |                              |                          |     |     |
| (479) 273-9472<br>FAX (479) 273-0844                                    |              |                              |                          |     |     |
| <b>SAGE VALLEY SUBDIVISION</b>                                          |              |                              |                          |     |     |
| FILLMORE STREET<br>BENTONVILLE ARKANSAS                                 |              |                              |                          |     |     |
| <b>LANDSCAPE PLAN</b>                                                   |              | REV DATE<br>9/21/20<br>REV-0 | SHEET NO.<br><b>C6.0</b> |     |     |