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 planning@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 20, 2020

I. Call to Order
II. Approval of the October 6, 2020 Minutes
III. Consent Agenda

1. **Lots 1-3 of The Reserve Subdivision** — **Lot Split**
   Greenhouse Road *(LS20-0004)*

2. **Lot 27 of Railroad Addition** — **Lot Split**
   306 SE A Street *(LS20-0047)*

3. **Lots 2 & 3 of Shellfish Subdivision** — **Lot Split**
   407 SW C Street *(LS20-0042)*

4. **Lots 1 & 2 of Casey Subdivision** — **Lot Split**
   1117 SE 33rd Street *(LS20-0048)*

5. **Lot 1 of Venus Subdivision** — **Property Line Adjustment**
   1306 NW 9th Street *(PLA20-0049)*

6. **Benton County Courts Addition** — **Large Scale Development**
   203 E Central Avenue *(LSD20-0055)*

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

IV. Old Business

1. **Seven HB Real Estate, LLC** — **Rezoning**
   A-1 Agricultural to R-3, High-Density Residential
   3302 SE L Street *(RZ20-0040)*

V. New Business

1. **Tollet Wood, LLC** — **Rezoning***
   PUD, Planned Unit Development to C-2, General Commercial
   SW F Street & SW Regional Airport Boulevard *(RZ20-0046)*

2. **Bailey** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   SW 4th Street & SW D Street *(RZ20-0047)*

3. **Project Peloton Parking Garage** — **Conditional Use Permit***
   Noise Ordinance
   210 NW A Street *(CU20-0044)*

4. **Table at the Station** — **Conditional Use Permit***
   Amendment to Approved CUP
   409 SE 6th Street *(CU19-0014)*

5. **Walmart Campus** — **Planned Unit Development***
   Planned Unit Development Amendment
   SE 8th Street *(PUD20-0002)*

6. **Dalwarr, LLC** — **Waiver**
   Sidewalk Width Waiver
   115 NW 2nd Street *(WAV20-0018)*

7. **Benton County Courts Addition** — **Large Scale Development**
   203 E Central Avenue *(LSD20-0055)*

8. **Livingston Square** — **Large Scale Development**
   1111 SW Parnell *(LSD20-0057)*

9. **Walmart Campus Zone 1** — **Large Scale Development**
   1402 SE P Street *(LSD20-0052)*

10. **Autumn Hills Subdivision** — **Final Plat**
    SW Autumn Hills Road *(FP20-0003)*

VI. Other Business

1. **By-Laws Amendment Discussion**

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

Planning Commission
Minutes
October 6, 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
Staff: Ellen Norvell, Jon Stanley, Tyler Overstreet, Dan Weese, Peter Farmer, and Mark Brightwell

George Spence, City Attorney, presents an ethics training to the Commissioners.

Motion by Mr. Wright, seconded by Mr. Haynie to approve the minutes of September 15, 2020.
Approved 7-0

Consent Agenda

1. Lot 1 of Schaffers Subdivision, Lot Split, 402 Dickson Street (LS20-0043)
2. Lot 12, Block 4 of Deming's Addition, Lot Split, 207 NW 5th Street (PLA20-0048)
3. Lot 1 of Mushett Subdivision, Lot Split, 503 Hook Street (LS19-0008)

Approved 7-0

New Business

Item #1
Seven HB Real Estate: Rezoning, A-1, Agricultural to R-4, High Density Residential, 3302 SE L Street, RZ20-0040
Tyler Overstreet reads the staff report.
Opened public hearing
Susan Moore, 3501 SE L Street, spoke against the rezoning due to density and pedestrians from the nearby assisted living facility.
James Clark, 1108 SE 34th Street, spoke against the rezoning due to traffic, drainage, and lack of utilities.
Closed public hearing
There is discussion amongst Commissioners, staff, and the representative.
Approved 4-3
Ms. Kerr, Mr. Haynie, Mr. Davis, and Mr. Wright vote for the rezoning.
Mr. Sanders, Mr. Hipp, and Mr. Binns vote against the rezoning.

Item #2
Mendoza: Rezoning, R-1, Single Family Residential to R-O, Residential Office, 1001 Bella Vista Road, RZ20-0041
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst Commissioners, staff, and the representative.
Denied 6-1
Mr. Sanders votes for the rezoning.

Item #3
ML RES, LLC: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 412 NW A Street, RZ20-0042
Tyler Overstreet reads the staff report.
Opened public hearing
Andy Stuckey, 402 N Main Street, spoke in favor of the rezoning, but asked to require storm water mitigation
Closed public hearing
There is discussion amongst Commissioners, staff and the representative.
Approved 7-0

Item #4
405 SE 5th Street, LLC: Rezoning, C-2, General Commercial to DE, Downtown Edge, 405 SE 5th Street, RZ20-0043
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst Commissioners and staff.
Approved 7-0

Item #5
Banwarth: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 407 SW C Street, RZ20-0044
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #6
Campbell & Meeks: Rezoning, R-1, Single Family Residential to DN-3, Downtown High-Density Residential, 901-905 SE 4th Street, RZ20-0045
Tyler Overstreet reads the staff report.
Opened public hearing
Acuna, 904 SE 4th Street, speaks against the rezoning-does not want multi-family.
Chris Skinner, 906 SE 3rd Street, spoke in favor of the rezoning, but had drainage concerns.
Lisa Skinner, 906 SE 3rd Street, spoke about drainage concerns.
Closed public hearing
Approved 7-0

Item #7
Canvas Church: Conditional Use, Religious Facility, 1106 NW 10th Street, CI20-0041
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #8
Jones: Conditional Use, Temporary Use & Temporary Gravel Parking Lot, 801 SE C Street, CU20-0042
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst Commissioners, staff, and the representative.
Approved 7-0

Item #9
Walmart Campus South Central Utility Plant: Large Scale Development, 1100 SE P Street, LSD20-0049
Tyler Overstreet reads the staff report.
There is discussion amongst Commissioners, staff, and representatives.
Approved 6-0
Mr. Haynie abstains

Item #10
Circle K: Large Scale Development, 3301 SW 2nd Street, LSD20-0053
Tyler Overstreet reads the staff report.
There is discussion amongst Commissioners, staff, and representative.
Motion by Mr. Sanders, seconded by Ms. Kerr to approve the Waiver Request: Distance-Curb Cuts
Approved 7-0
Motion by Ms. Kerr, seconded by Mr. Haynie to approve the Waiver Request: Parking Placement
Approved 7-0
Large Sale Development
Approved 7-0

Item #11
Tigerdogs Commercial: Large Scale Development, 1110 SE 28th Street, LSD20-0054
Tyler Overstreet reads the staff report.
Approved 7-0

Item #12
Trail Ridge Subdivision: Preliminary Plat, 1712 SW 2nd Street, PP20-0008
Tyler Overstreet reads the staff report.
Approved 7-0

Item #13
Sage Valley Subdivision (Tylluan): Preliminary Plat, Fillmore Street, PP20-0010
Tyler Overstreet reads the staff report.
Approved 7-0

Other Business

Mr. Overstreet informs the Commissioners about a future workshop from 11am-1pm on November 19, 2020

Motion by Mr. Haynie, 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 20, 2020

Reviewer: Tyler Overstreet, AICP, Senior Planner

- At the Technical Review meeting held on October 13, 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: Lots 1-3 of The Reserve Subdivision, Greenhouse Road, PRD, Planned Residential Development & A-1, Agricultural, *LS20-0004*

A lot split of previously un-platted section land creating new Lots 1, 2, and 3 of The Reserve Subdivision. The plat dedicates additional utility easements to meet the requirements of the associated large scale development. The plat dedicates additional right-of-way to meet the requirements of the Master Street Plan and to support the street improvements of the large scale development. The plat shall dedicate a cross access easement over the top of the commercial drive connection to SW Regional Airport Boulevard.

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

Lot Split: Lot 27 of Railroad Addition, 306 SE A Street, DE, Downtown Edge, *LS20-0047*

A lot split of part of Lot 12, Block 3 of Railroad Addition creating new Lot 27, Block 3 (+/-0.18 acres). Per the requirements of the Master Street Plan, right-of-way is being dedicated along SE A Street. A 10-foot wide utility easement is being dedicated along the length of the eastern property line adjacent to SE A Street.

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

Lot Split: Lots 2 & 3 of Shellfish Subdivision, 407 SW C Street, DN-2, Downtown Medium-Density Residential, *LS20-0042*

A lot split of existing Lot 1, creating new Lot 2 (+/- 0.21 acres) & Lot 3 (+/- 0.18 acres) of Shellfish Subdivision. Per the requirements of the Master Street Plan additional right-of-way is being dedicated along SW 5th street. Right-of-way is adequate along SW C Street. All necessary utility easements were dedicated with a previously approved plat.

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

Lot Split: Lots 1 & 2 of Casey Subdivision, 1117 SE 33rd Street, A-1, Agricultural and R-O, Residential Office, *LS20-0048*

A lot split of un-platted section land that will create Lot 1 (+/- 1.97 acres) and Lot 2 (+/- 0.14 acres) of Casey Subdivision. The plat dedicates an electric easement and additional right-of-way.

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

Property Line Adjustment: Lot 1 of Venus Subdivision, 1306 NW 9th Street, R-1, Single-Family Residential, *PLA20-0049*

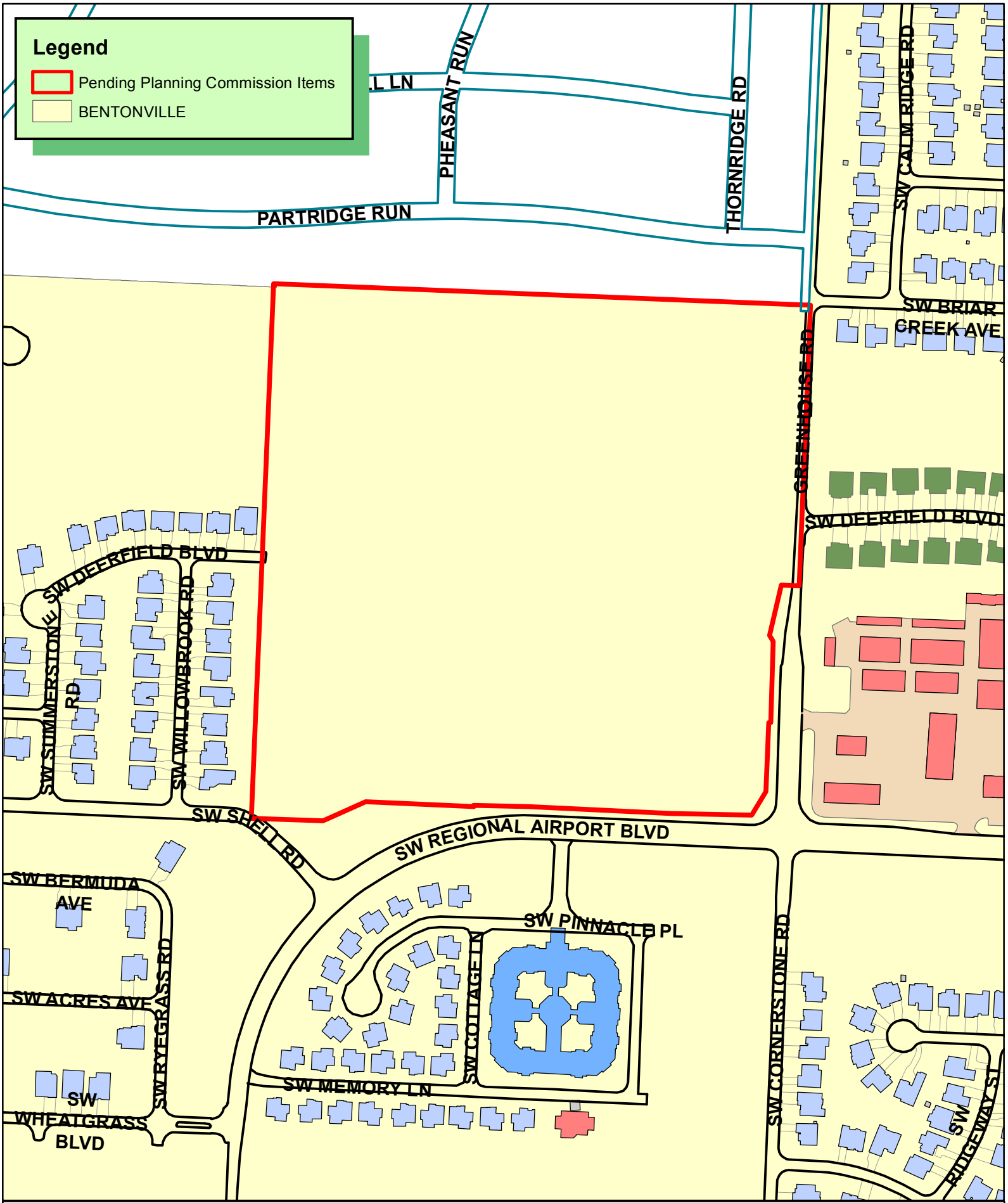
A property line adjustment creating Lot 1 (+/-.77 acres) of Venus Subdivision. The plat dedicates additional right-of-way to meet the requirements of the Master Street Plan.

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

Large Scale Development: Benton County Courts Addition, 203 E Central Avenue, DC, Downtown Core, *LSD20-0055*

A large scale development proposing a 6,200 square foot building addition and parking expansion to the existing Benton County Courts facility. The development includes a total of 72 parking spaces. The development provides 12-foot sidewalk along E Central Avenue and 8-foot sidewalk along NE 2nd Street. Both streets are designated as Collectors on the Master Street Plan. Landscaping is accomplished through street frontage buffers along both frontages, interior planting islands, and a continuous planting island. The addition is meant to match the design of the original courts facility. As such, the materials depicted on the exterior elevations include glazing, brick, precast concrete, and burnished CMU.

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



N
W E
S

1 inch = 300 feet

LS20-0004
LOT SPLIT
THE RESERVE SUBDIVISION
CREATING LOTS 1-3

THE CITY OF BENTONVILLE

LOT SPLIT

THE RESERVE SUBDIVISION

CREATING LOTS 1, 2 & 3

IN THE CITY OF

BENTONVILLE, ARKANSAS

WORK ORDER #

19945

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'AE', DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR AND A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05007C0235K, PANEL 235 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 646,618 FEET.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND FIELD DESIGNATIONS/MARKINGS BY ARKANSAS ONE CALL.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

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

ALL EXTERIOR LOT LINES HAVE A 20' U.E. AND ALL INTERIOR LOT LINES HAVE A 15' U.E. CENTERED ON THE LOT LINE.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- ***A. WARRANTY DEED:*** *PAUL W. OLLAR AND SUE L. OLLAR, RECORDED JULY 8, 1996, FILE 96-55361.*
- ***B. WARRANTY DEED:*** *ARKANSAS STATE HIGHWAY COMMISSION, RECORDED APRIL 11, 2014, BOOK 2014, PAGE 18113.*
- ***C. ALTA/NSPS SURVEY:*** *BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS 1156, JOB NO. 18168, DATED MAY 25, 2018.*

SURVEY DESCRIPTION - PARENT TRACT:

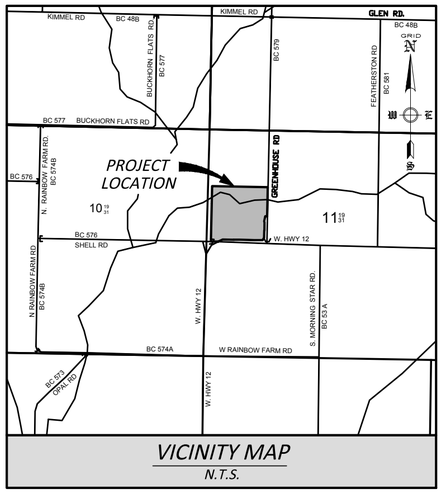
A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 1319.37 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A FOUND ALUMINUM MONUMENT "PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°41'39"E A DISTANCE OF 1325.56 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NW 1/4, SAID POINT BEING A COMPUTED POINT IN GREENHOUSE ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4 AND ALONG GREENHOUSE ROAD, S02°19'11"W A DISTANCE OF 692.58 FEET TO A COMPUTED POINT ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE LEAVING SAID EAST LINE AND GREENHOUSE ROAD AND ALONG SAID RIGHT OF WAY, N87°39'36"W A DISTANCE OF 44.39 FEET TO A FOUND IRON PIN WITH CAP "GARVER LLC 1392"; THENCE S13°07'02"W A DISTANCE OF 127.48 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S31°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE N88°11'34"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S30°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE* ***POINT OF BEGINNING,*** *CONTAINING 38.02 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

SURVEY DESCRIPTION - LOT 1:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING *AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S87°14'20"E A DISTANCE OF 1019.73 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°45'40"E A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°14'20"E A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE S13°07'02"W A DISTANCE OF 7.62 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S31°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE N88°11'34"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S30°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE* ***POINT OF BEGINNING,*** *CONTAINING 9.55 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*



SURVEY DESCRIPTION - LOT 2:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO THE* ***POINT OF BEGINNING*** *, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WEST LINE, N02°23'38"E A DISTANCE OF 975.28 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A FOUND ALUMINUM MONUMENT "PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°41'39"E A DISTANCE OF 665.56 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE, S02°19'11"W A DISTANCE OF 330.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°41'39"E A DISTANCE OF 608.96 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD, S02°33'18"W A DISTANCE OF 248.15 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, S01°31'02"E A DISTANCE OF 114.66 FEET TO A FOUND IRON PIN WITH CAP "GARVER LLC 1392"; THENCE S13°07'02"W A DISTANCE OF 119.86 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID RIGHT OF WAY, N87°14'20"W A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°45'40"W A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°14'20"W A DISTANCE OF 1019.73 FEET TO THE* ***POINT OF BEGINNING,*** *CONTAINING 23.05 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

SURVEY DESCRIPTION - LOT 3:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 1319.37 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4 AND A FOUND ALUMINUM MONUMENT "PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NW 1/4, S87°41'39"E A DISTANCE OF 665.56 FEET TO THE* ***POINT OF BEGINNING*** *, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID NORTH LINE, S87°41'39"E A DISTANCE OF 610.31 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD, S02°33'18"W A DISTANCE OF 330.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF GREENHOUSE ROAD, N87°41'39"W A DISTANCE OF 608.96 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°19'11"E A DISTANCE OF 330.00 FEET TO THE* ***POINT OF BEGINNING,*** *CONTAINING 4.62 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF GREENHOUSE ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE 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 ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS _____

PRINT NAME: _____

SIGNED: _____

NAME & ADDRESS _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. 96-55361.

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2019

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS

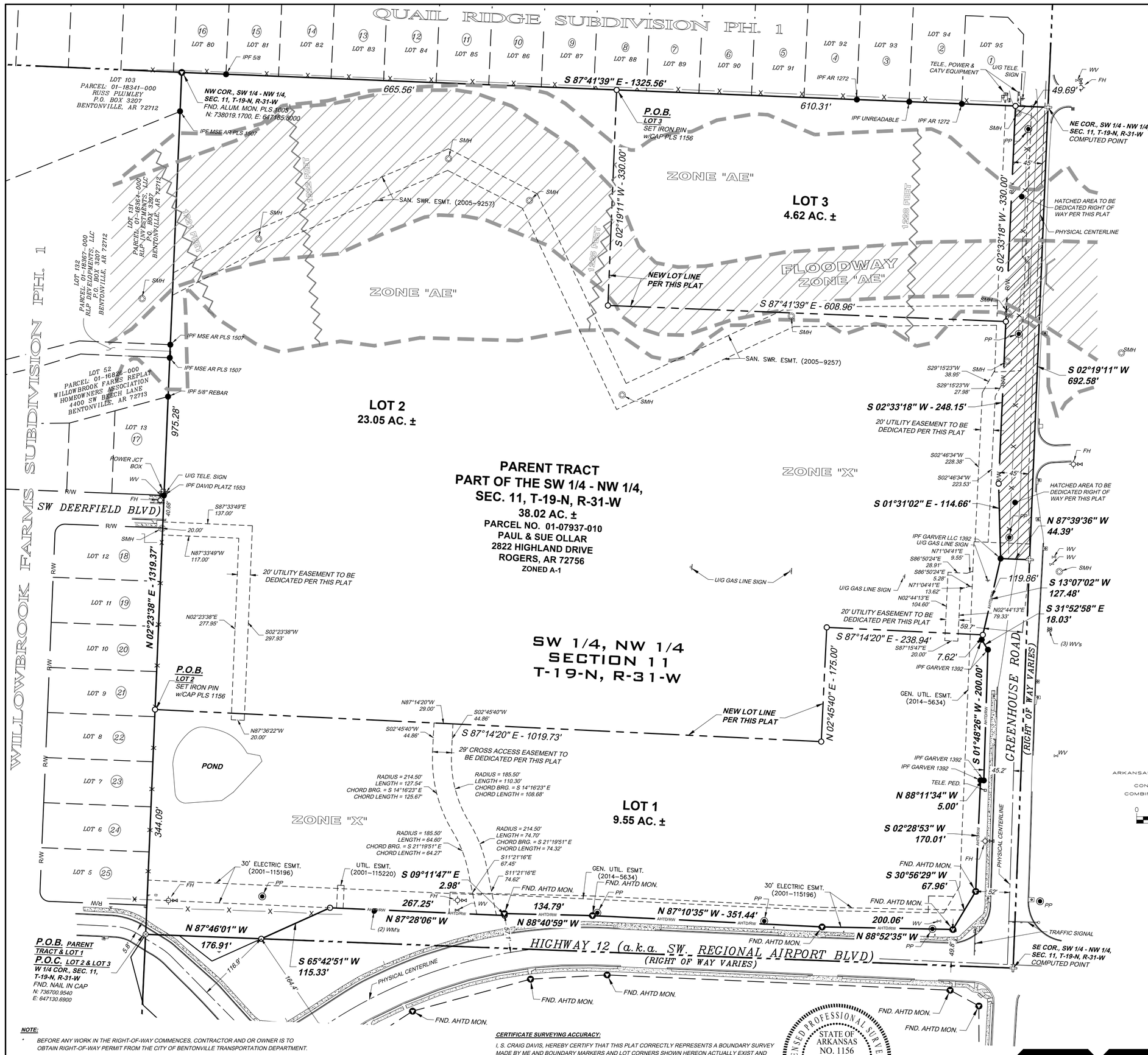
PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DAVIS



ADJACENT OWNERS

1. PARCEL: 06-02661-000
SCOTT & KATIE RUFFNER
1760 PARTRIDGE RUN
BENTONVILLE, AR 72713

2. PARCEL: 06-02660-000
CASSIE & ALEXANDER BELL
1750 PARTRIDGE RUN
BENTONVILLE, AR 72713

3. PARCEL: 06-02659-000
JAMES OBEDEY
1740 PARTRIDGE RUN
BENTONVILLE, AR 72713

4. PARCEL: 06-02658-000
RICK & RITA RACHEL
1730 PARTRIDGE RUN
BENTONVILLE, AR 72713

5. PARCEL: 06-02657-000
RANDY & JULIE CLEMENS
1720 PARTRIDGE RUN
BENTONVILLE, AR 72713

6. PARCEL: 06-02656-000
STEVEN & PAULA SHORT
1710 PARTRIDGE RUN
BENTONVILLE, AR 72713

7. PARCEL: 06-02655-000
DESIREE DE MELO & ROGER ROIZ
1700 PARTRIDGE RUN
BENTONVILLE, AR 72713

8. PARCEL: 06-02654-000
ALAN & SUSAN KOLSTAD
1670 PARTRIDGE RUN
BENTONVILLE, AR 72713

9. PARCEL: 06-02653-000
RAY & CYNTHIA PFEIFLER
1660 PARTRIDGE RUN
BENTONVILLE, AR 72713

10. PARCEL: 06-02652-000
WILLIAM & TINA DOUGHERTY
1650 PARTRIDGE RUN
BENTONVILLE, AR 72713

11. PARCEL: 06-02651-000
BRADLEY & ALICIA HOEFT
1640 PARTRIDGE RUN
BENTONVILLE, AR 72713

12. PARCEL: 06-02650-000
SCOTT & AMY MACKENZIE
1630 PARTRIDGE RUN
BENTONVILLE, AR 72713

13. PARCEL: 06-02649-000
DUONG FAMILY TRUST
1620 PARTRIDGE RUN
BENTONVILLE, AR 72713

14. PARCEL: 06-02648-000
MANUEL CERVANTES & CARMEN HERNANDEZ
1610 PARTRIDGE RUN
BENTONVILLE, AR 72713

15. PARCEL: 06-02647-000
BENDER FAMILY TRUST
1600 PARTRIDGE RUN
BENTONVILLE, AR 72713

16. PARCEL: 06-02646-000
MARLEY JOINT REV. TRUST
1550 PARTRIDGE RUN
BENTONVILLE, AR 72713

17. PARCEL: 01-16788-000
DANIEL & CYNTHIA KARNISH
4000 SW DEERFIELD BLVD.
BENTONVILLE, AR 72713

18. PARCEL: 01-16787-000
GARIKAPATI REV. TRUST
3501 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

19. PARCEL: 01-16786-000
PENICK REV. TRUST
3503 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

20. PARCEL: 01-16785-000
RAJEEV MOHANKUMAR
3505 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

21. PARCEL: 01-16784-000
DEBORAH MITCHELL
3507 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

22. PARCEL: 01-16783-000
BERTIN & TINE FEUTCHA
3601 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

23. PARCEL: 01-16782-000
SARAH PUGH
3603 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

24. PARCEL: 01-16781-000
SRINATH SUBRAMANI
3605 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

25. PARCEL: 01-16780-000
BRIAN & AMELIA JACKSON
3607 SW WILLOWBROOK RD.
BENTONVILLE, AR 72713

LEGEND

PROPERTY LINE		P.O.C.	POINT OF COMMENCEMENT
AHTD/RW	AHTD RIGHT OF WAY LINE	P.O.B.	POINT OF BEGINNING
	40 ACRE LINE		FOUND ALUMINUM MONUMENT
	ADJACENT OWNER		IPF - IRON PIN FOUND (AS NOTED)
	EASEMENT (AS NOTED)		IPS - IRON PIN SET w/ CAP "PLS 1156"
R/W	RIGHT-OF-WAY		FOUND NAIL (TYPE AS NOTED)
	PHYSICAL CENTERLINE OF ROAD		COMPUTED POINT
X X	FENCE LINE		SANITARY SEWER MANHOLE (SMH)
			WATER METER (WM)
			POWER POLE
			FIRE HYDRANT
			WATER VALVE

OWNER: PAUL & SUE OLLAR, 2822 HIGHLAND DR., ROGERS, AR 72756

SURVEYOR: ENGINEERING SERVICES, INC., 1207 S. OLD MISSOURI ROAD, P.O. BOX 282, SPRINGDALE, AR 72762

WORK ORDER #: 19949

CITY ZONING: PRD

SETBACKS: PRD EXTERIOR BOUNDARY - 20'; PRD INTERIOR BOUNDARY - 10'

GRID TRUE N

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301
CONVERGENCE ANGLE: -01°42'34"
COMBINED SCALED FACTOR: 1.0043289

0 50 100 200
SCALE 1" = 100'

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

NOTE:

- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

CERTIFICATE SURVEYING ACCURACY:

I, S. CRAIG DAVIS, 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: _____
S. CRAIG DAVIS, AR PLS 1156

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DAVIS

CITY OF BENTONVILLE PROJECT NUMBER LS20-0004

LOT SPLIT

FOR PAUL & SUE OLLAR

BENTONVILLE, BENTON COUNTY, ARKANSAS

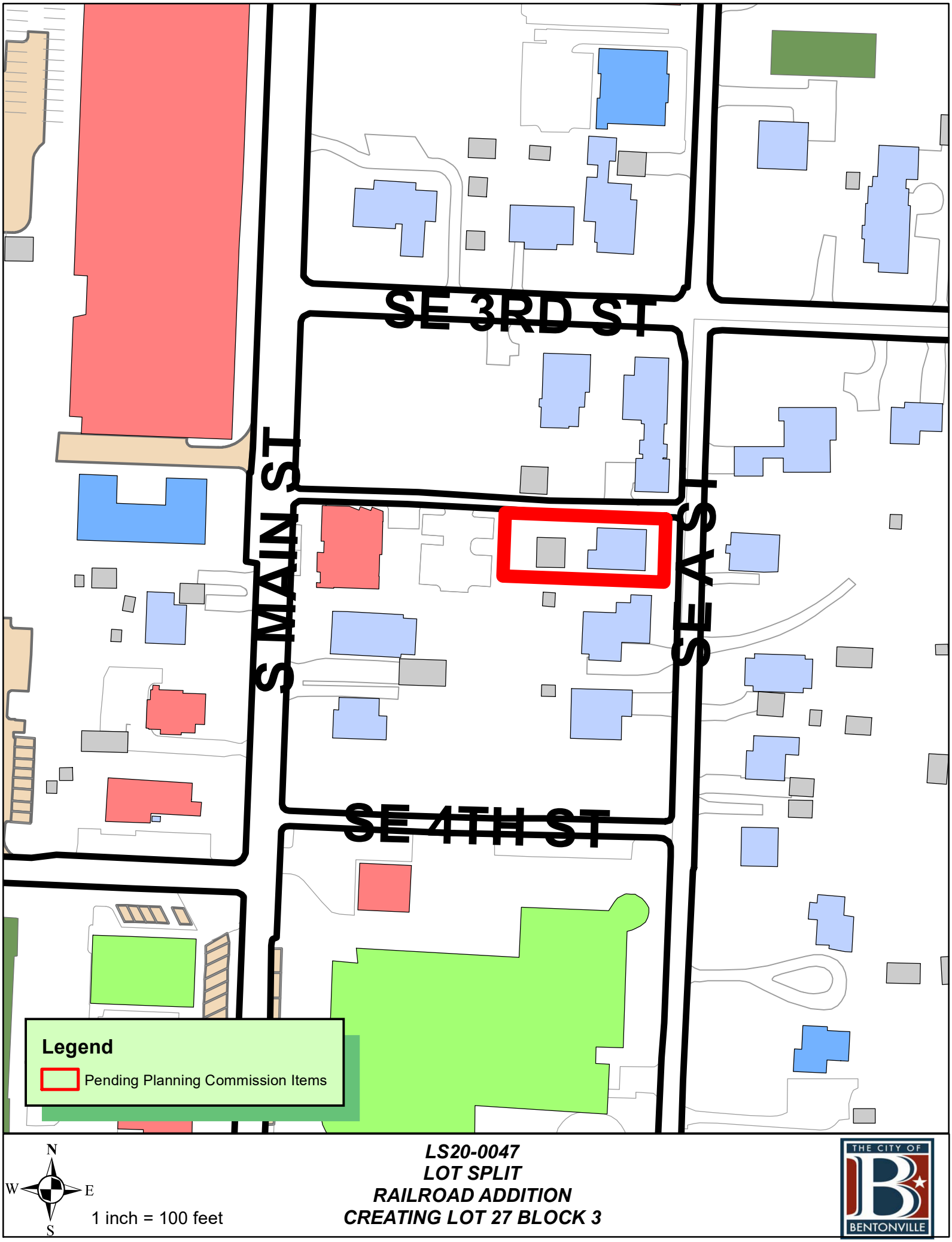
SCALE: 1"=100' | DATE: September 9, 2020 | DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 9/9/2020 10:07 AM
Z:\00 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\19945-GREENHOUSE ROAD RESERVES\19945-LOT SPLIT.dwg

W.O.# 19945 | SHEET 2 of 2

PLAT CODE: 500-19N-31W-0-11-430-04-1156



LS20-0047
LOT SPLIT
RAILROAD ADDITION
CREATING LOT 27 BLOCK 3

THE CITY OF BENTONVILLE

PARENT PARCEL DESCRIPTION (TAKEN FROM DEED L201839151):
PART OF LOT 12, BLOCK 3, OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 85 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 12; RUNNING THENCE NORTH 55 FEET FEET; THENCE WEST 149.00 FEET; THENCE SOUTH 55 FEET; THENCE EAST 149.00 FEET TO THE POINT OF BEGINNING.

NEW LOT XX SURVEY DESCRIPTION:
PART OF LOT 12, BLOCK 3, OF RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF LOT 12, BLOCK 3 OF SAID ADDITION; THENCE NORTH 02°03'37" EAST A DISTANCE OF 85.62 FEET TO A FOUND PIPE; THENCE NORTH 87°53'04" WEST A DISTANCE OF 8.36 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE NORTH 87°53'04" WEST A DISTANCE OF 140.39 FEET TO A FOUND PIPE; THENCE NORTH 02°13'22" EAST A DISTANCE OF 55.12 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°50'13" EAST A DISTANCE OF 139.71 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 01°31'18" WEST A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.18 ACRES OR 7,712 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HER0N, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED:

_____
SHERRY PERRY DATE

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

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

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

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.

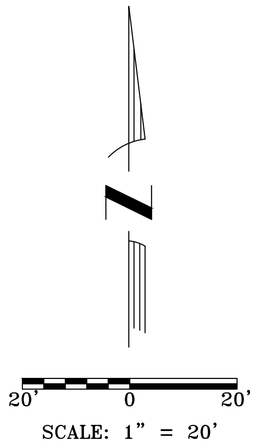
4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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

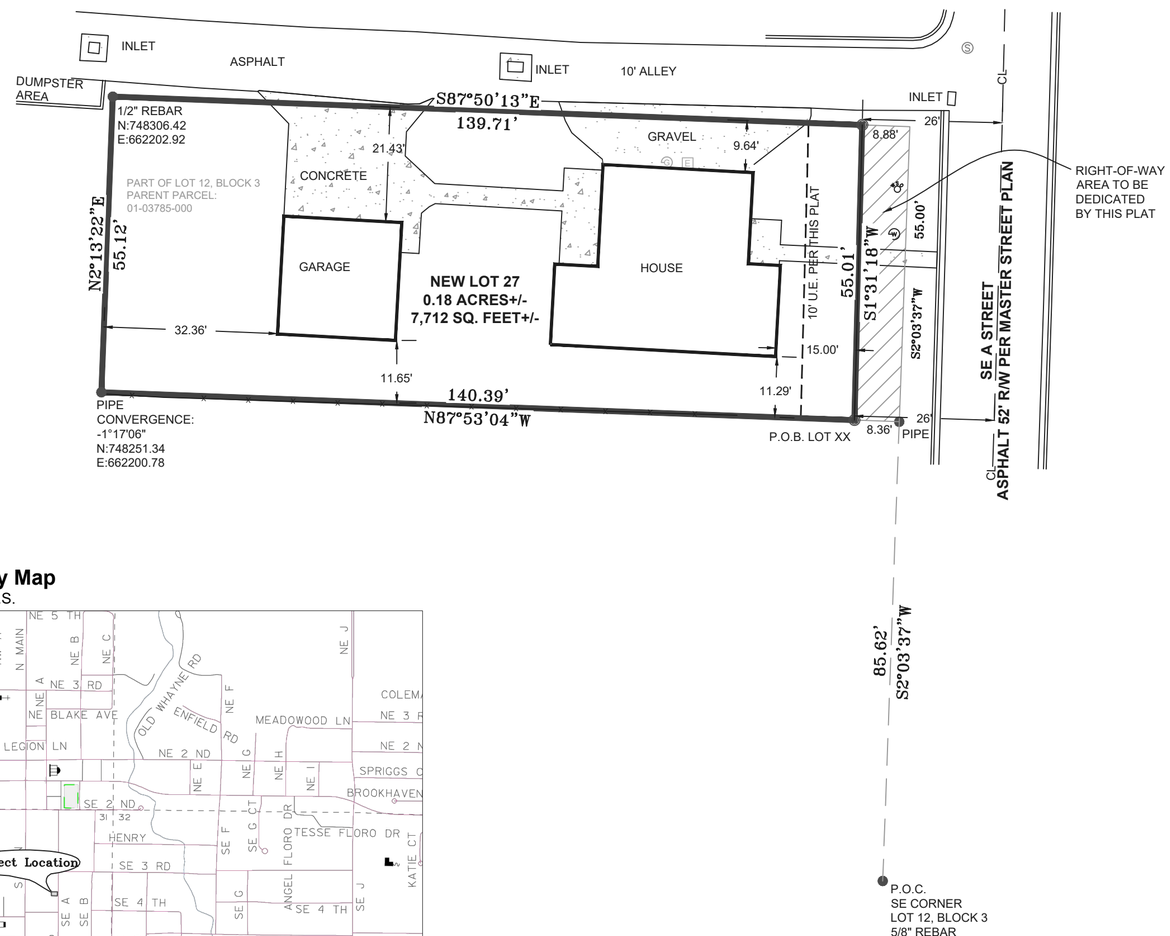
6. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

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.

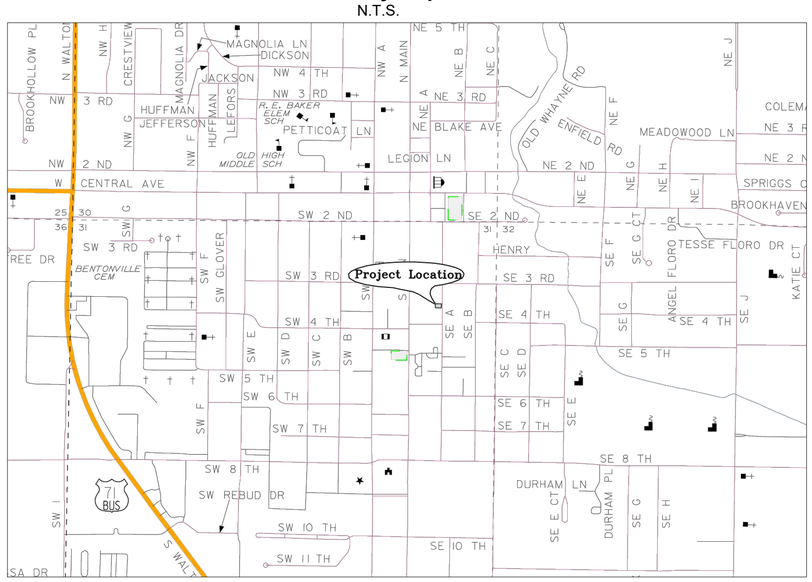
8. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.



SCALE: 1" = 20'



Vicinity Map
N.T.S.



CITY OF BENTONVILLE PROJECT NUMBER: LS20-0047

Recording Information

Job Number: 20-264 Split
Field Work: A.S.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 09/10/2020
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

GAS LINE
TELEVISION CABLE
PROPERTY LINES
UTILITY EASEMENT (U.E.)
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
(XXX.XX') RECORD DISTANCE
(XX°XX'XX") RECORD BEARING
SANITARY SEWER MANHOLE
DECIDUOUS TREE
EVERGREEN TREE
CABLE RISER
TRAFFIC SIGNAL
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
WATER SPIGOT
GAS METER
DRAINAGE MANHOLE

LEGEND
MONUMENT FOUND (AS NOTED)
MONUMENT SET (5/8" REBAR W/CAP)
AHTD R-O-W MONUMENT
BENCHMARK
GUARD POST
UTILITY POLE
TELEPHONE RISER
FIBER OPTIC TELEPHONE RISER
ELECTRICAL RISER

Notes:

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

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book L201839151 at the Office of the Circuit Clerk Benton County, Arkansas.

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

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

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

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

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

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

10. No attempt was made to show building setback lines graphically on the survey.

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

12. 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.

13. (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 05007C0090J. Revised date 09/28/2007.

Lot Split Part of Lot 12, Block 3, of Railroad Addition
Creating of Lot 27 of Railroad Addition

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

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

SHEET NO.
1 OF 1

N
W E
S

1 inch = 100 feet

LS20-0042
LOT SPLIT
SHELLFISH SUBDIVISION
LOT 1 CREATING LOTS 1 & 2

THE CITY OF BENTONVILLE

CITY NOTES:

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

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

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

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CERTIFICATE OF OWNERSHIP

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DATE OF EXECUTION: _____

SIGNED:

_____
HUNTER BANWARTH 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

CERTIFICATE OF APPROVAL

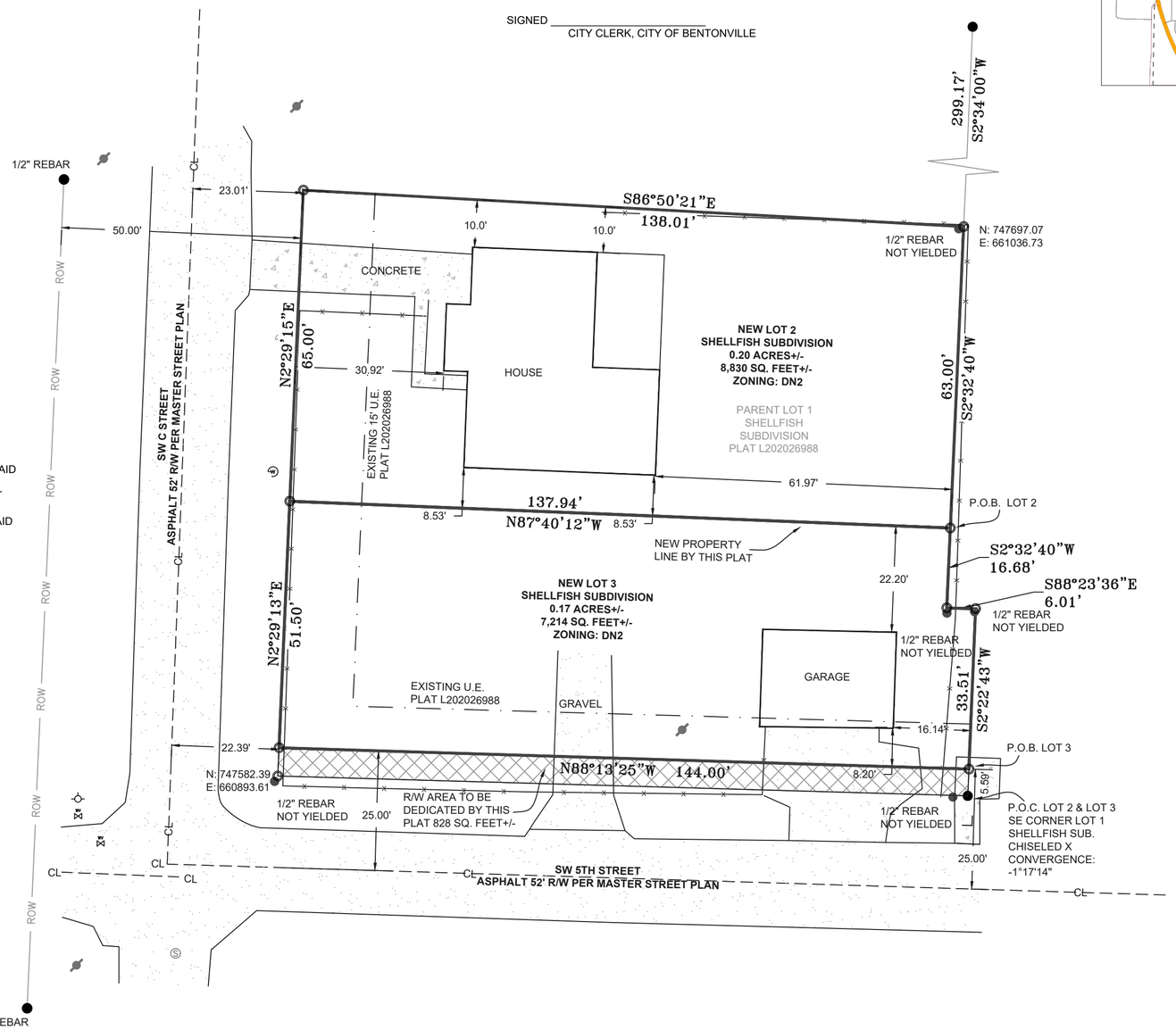
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATION AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

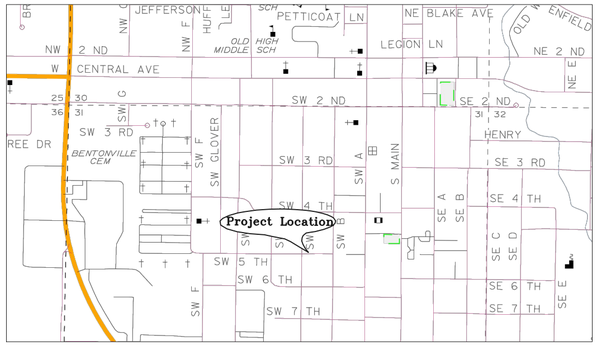
DATE OF EXECUTION: _____

SIGNED_____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE





Vicinity Map
N.T.S.

Notes:

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   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Plat Records, Book L202026988 at the Office of the Circuit Clerk Benton County, Arkansas.

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

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

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

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

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

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

10. This property is currently zoned R-1.

11. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.

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

13. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.

14. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

15. (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 05007C0090J. Revised date September 28, 2007.

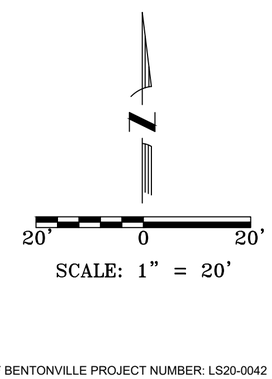
PARENT LOT 1, SHELLFISH SUBDIVISION DESCRIPTION:
LOT 1, SHELLFISH SUBDIVISION TO THE CITY OF BENTONVILLE ARKANSAS AS SHOWN IN PLAT RECORD L202026988 OF THE BENTON COUNTY RECORDS.

LOT 2, SHELLFISH SUBDIVISION DESCRIPTION:
PART LOT 1, SHELLFISH SUBDIVISION TO THE CITY OF BENTONVILLE ARKANSAS AS SHOWN IN PLAT RECORD L202026988 OF THE BENTON COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ORIGINAL LOT 1 OF SHELLFISH SUBDIVISION; THENCE NORTH 02°22'43" EAST A DISTANCE OF 39.10 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 88°23'36" WEST A DISTANCE OF 6.01 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°32'40" EAST A DISTANCE OF 16.68 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE NORTH 87°40'12" WEST A DISTANCE OF 137.94 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°29'15" EAST A DISTANCE OF 65.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 86°50'21" EAST A DISTANCE OF 138.01 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°32'40" WEST A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.20 ACRES OR 8,830 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

LOT 3, SHELLFISH SUBDIVISION DESCRIPTION:
PART LOT 1, SHELLFISH SUBDIVISION TO THE CITY OF BENTONVILLE ARKANSAS AS SHOWN IN PLAT RECORD L202026988 OF THE BENTON COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ORIGINAL LOT 1 OF SHELLFISH SUBDIVISION; THENCE NORTH 02°22'43" EAST A DISTANCE OF 5.59 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE NORTH 88°13'25" WEST A DISTANCE OF 144.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°29'13" EAST A DISTANCE OF 51.50 FEET TO A SET 5/8" REBAR PLS; THENCE SOUTH 87°40'12" EAST A DISTANCE OF 137.94 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°32'40" WEST A DISTANCE OF 16.68 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 88°23'36" EAST A DISTANCE OF 6.01 FEET TO A SET 5/8" REBAR PLS 5/8" REBAR PLS 1845; THENCE SOUTH 02°22'43" WEST A DISTANCE OF 33.51 FEET TO THE POINT OF BEGINNING CONTAINING 0.17 ACRES OR 7,214 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.



CITY OF BENTONVILLE PROJECT NUMBER: LS20-0042

Lot Split of Lot 1, Shellfish Subdivision
Creating Lots 2 & 3 of Shellfish Subdivision

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

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

Recording Information

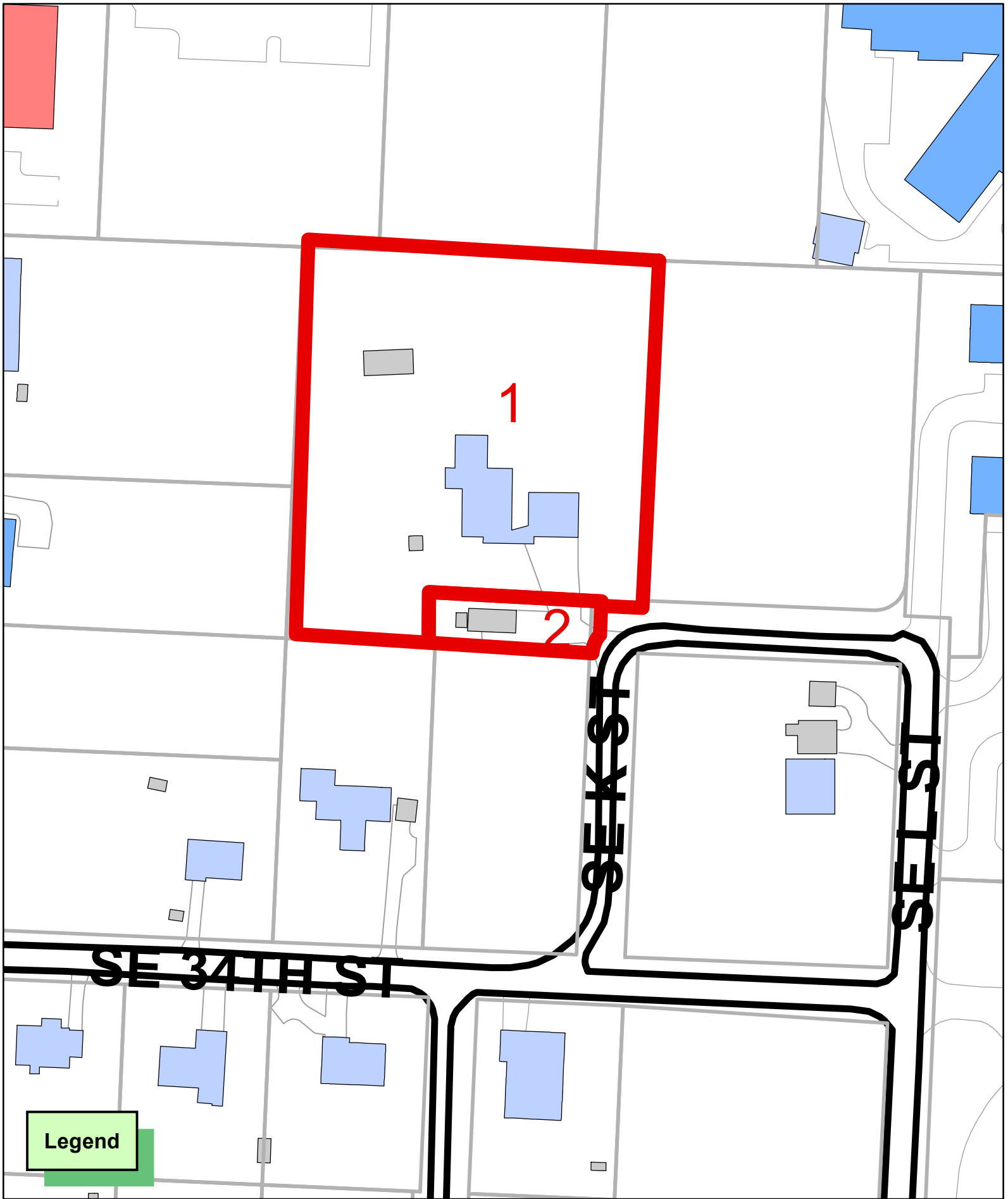
Job Number: 20-226 SPLIT
Field Work: W.A.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 08/27/2020
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

NOT ALL SYMBOLS/LINE TYPS ARE SHOWN IN DRAWING

LEGEND

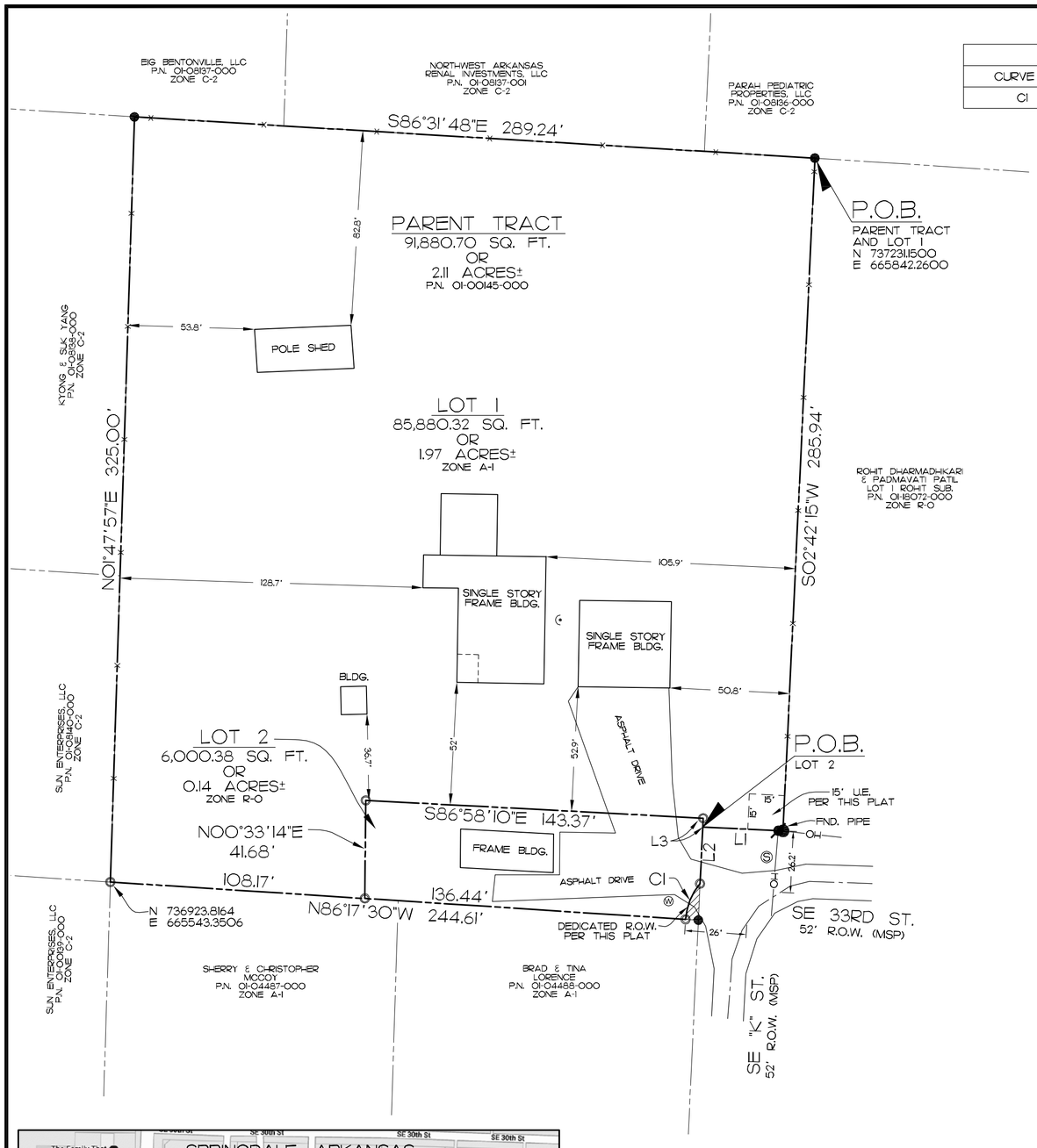
- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- AHTD R-O-W MONUMENT
- BENCHMARK
- GUARD POST
- UTILITY POLE
- TELEPHONE RISER
- FIBER OPTIC TELEPHONE RISER
- ELECTRICAL RISER
- CABLE RISER
- TRAFFIC SIGNAL
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- GAS METER
- DRAINAGE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

SHEET NO.
1 OF 1



LS20-0048
LOT SPLIT
CASEY SUBDIVISION LOTS 1 & 2
1117 & 1119 SE 33RD ST

THE CITY OF BENTONVILLE



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	DISTANCE
C1	26.00	16.59'	36°33'46"	S21°59'23"W	16.31'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N87°17'45"W	34.12'
L2	S02°42'15"W	24.05'
L3	N02°42'15"E	3.78'

0 40 80

SCALE 1" = 40 FEET

PARENT TRACT DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF LOT 1 OF ROHIT SUBDIVISION, AS SHOWN ON PLAT BOOK 2017, PAGE 292 OF THE BENTON COUNTY RECORDS, THENCE S02°42'15"W 285.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SE 33RD STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N87°17'45"W 34.12 FEET, THENCE S02°42'15"W 24.05 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 36°33'46", AND A CHORD BEARING AND DISTANCE OF S21°59'23"W 16.31 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE N86°17'30"W 244.61 FEET, THENCE N01°47'57"E 325.00 FEET, THENCE S86°31'48"E 289.24 FEET TO THE POINT OF BEGINNING, CONTAINING 91,880.70 SQUARE FEET OR 2.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

10. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE R.O.W.

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

LOT 1 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

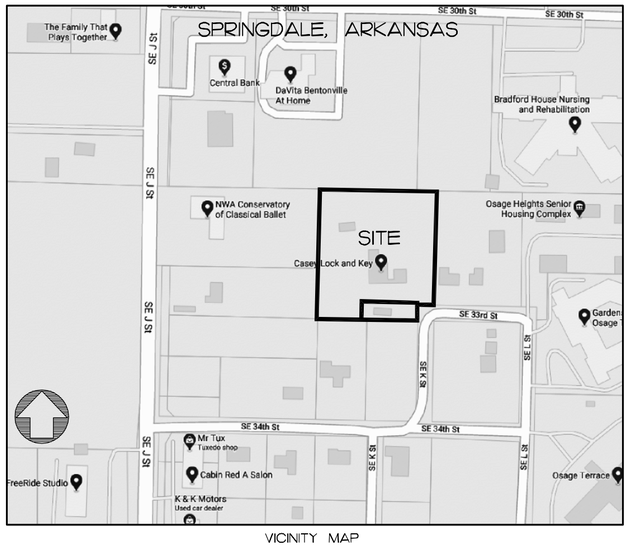
BEGINNING AT THE NW CORNER OF LOT 1 OF ROHIT SUBDIVISION, AS SHOWN ON PLAT BOOK 2017, PAGE 292 OF THE BENTON COUNTY RECORDS, THENCE S02°42'15"W 285.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SE 33RD STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N87°17'45"W 34.12 FEET, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N02°42'15"E 3.78 FEET, THENCE N86°58'10"W 143.37 FEET, THENCE S00°33'14"W 41.68 FEET, THENCE N86°17'30"W 108.17 FEET, THENCE N01°47'57"E 325.00 FEET, THENCE S86°31'48"E 289.24 FEET TO THE POINT OF BEGINNING, CONTAINING 85,880.32 SQUARE FEET OR 1.97 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 2 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF LOT 1 OF ROHIT SUBDIVISION, AS SHOWN ON PLAT BOOK 2017, PAGE 292 OF THE BENTON COUNTY RECORDS, THENCE S02°42'15"W 285.94 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SE 33RD STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE N87°17'45"W 34.12 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S02°42'15"W 24.05 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 26.00 FEET, AN ARC LENGTH OF 16.59 FEET, A CENTRAL ANGLE OF 36°33'46", AND A CHORD BEARING AND DISTANCE OF S21°59'23"W 16.31 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE N86°17'30"W 136.44 FEET, THENCE N00°33'14"E 41.68 FEET, THENCE S86°58'10"E 143.37 FEET, THENCE S02°42'15"W 3.78 FEET TO THE POINT OF BEGINNING, CONTAINING 6,000.38 SQUARE FEET OR 0.14 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

BENTONVILLE PROJECT #LS20-0048



VICINITY MAP
(N.T.S.)

LEGEND

- FOUND REBAR (OR AS NOTED)
- SET 1/2" REBAR W/CAP, LS 1370
- SANITARY SEWER MANHOLE
- WATER METER
- UTILITY POLE
- OH — OVERHEAD LINE
- x — x — WIRE FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE

STATE SURVEY CODE: 500-19n-30w-0-08-130-04-1370

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, 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. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1370
SIGNATURE
ROBERT J. CASTER

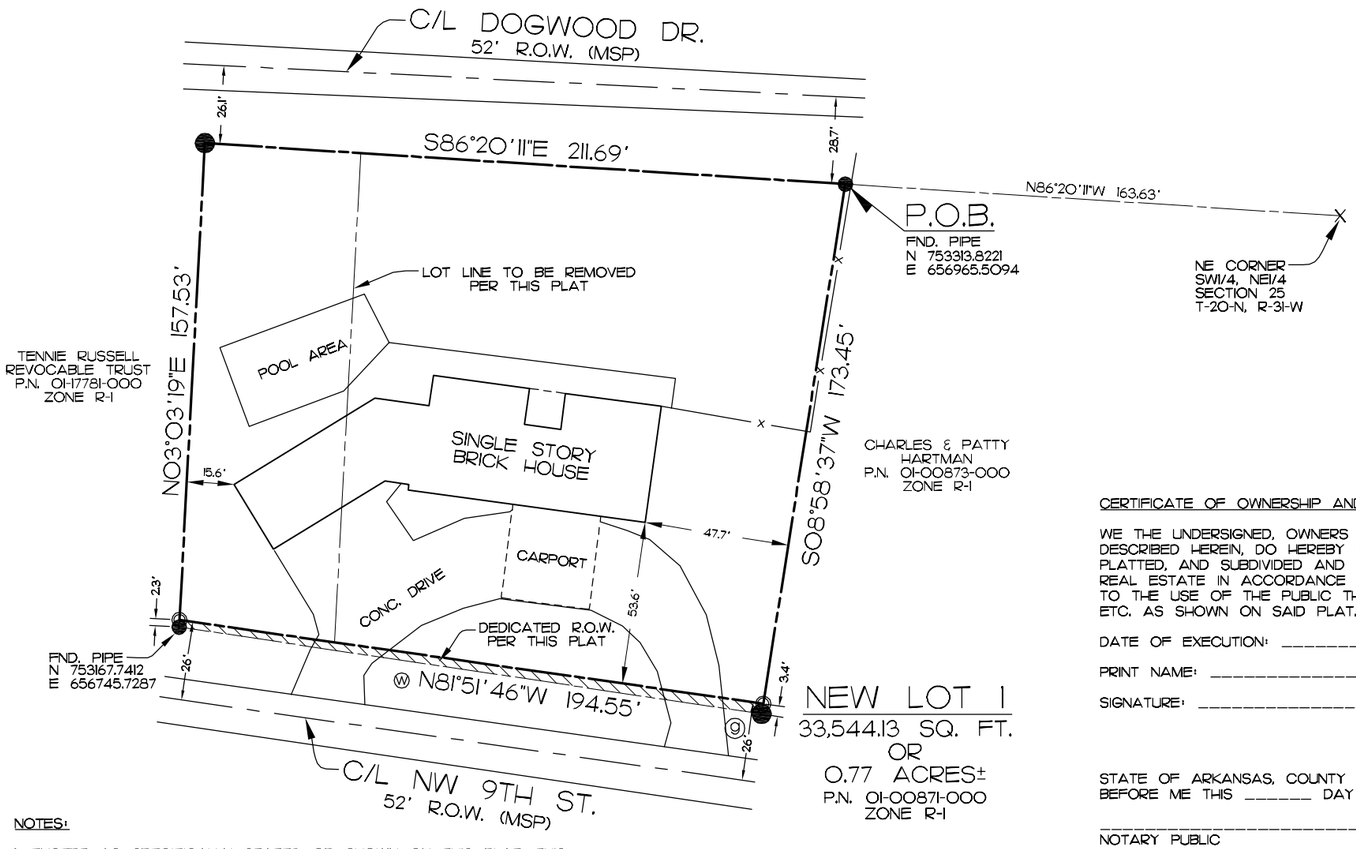
SCALE: 1" = 40'	DATE: 10-5-20

LOT SPLIT FOR:
CASEY SUBDIVISION
CREATING LOTS 1 AND 2

1117 SE 33RD STREET
BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-166	ASD	RJC	1 OF 1

NW 11TH ST
ROBINHOOD RD
NW 10TH ST
DOGWOOD DR
S MAIN ST
NW 9TH ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
PLA20-0049
PROPERTY LINE ADJUSTMENT
1306 NW 9TH ST
THE CITY OF
BENTONVILLE



NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

5. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

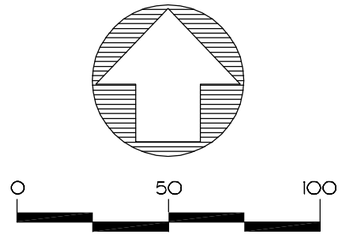
10. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE R.O.W.

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

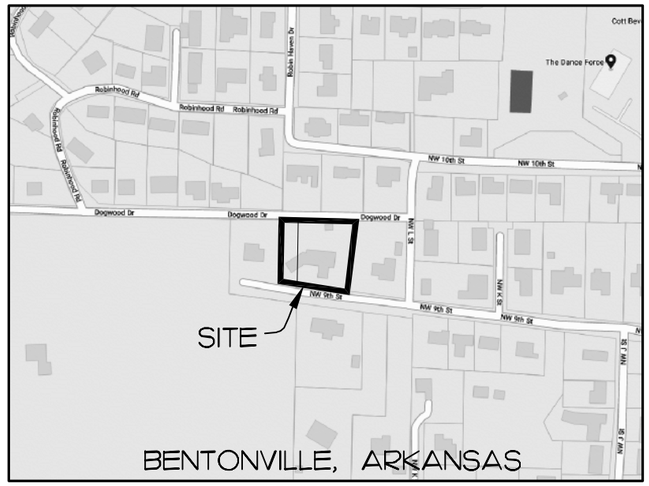
NEW LOT 1 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 25, TOWNSHIP 20, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER THE SW¼ OF THE NE¼ OF SAID SECTION 25, THENCE N86°20'11"W 163.63 FEET TO THE POINT OF BEGINNING, THENCE S08°58'37"W 173.45 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW 9TH STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N81°51'46"W 194.55 FEET, THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N03°03'19"E 157.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF DOGWOOD DRIVE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S86°20'11"E 211.69 FEET TO THE POINT OF BEGINNING, CONTAINING 33,544.13 SQUARE FEET OR 0.77 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



SCALE 1" = 50 FEET



VICINITY MAP
(N.T.S.)

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, 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. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

LEGEND

- FOUND REBAR (OR AS NOTED)
- SET 1/2" REBAR W/CAP (LS #1370)
- (W) WATER METER
- (G) GAS METER
- X METAL FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE

STATE SURVEY CODE: 500-20N-31W-0-31-130-04-1370

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

BENTONVILLE PROJECT #PLA20-0049

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464

REGISTERED
STATE OF ARKANSAS
NO. 1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 50' | DATE: 10-5-20

LOT LINE ADJUSTMENT CREATING LOT 1 VENUS SUBDIVISION

1306 NW 9TH STREET
BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-207	ASD	RJC	1 OF 1

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S

1 inch = 100 feet

LSD20-0055
LARGE SCALE DEVELOPMENT
BENTON CO COURTS ADD

THE CITY OF BENTONVILLE

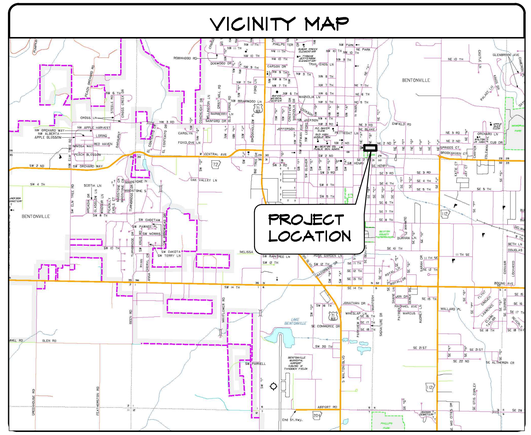
October, 2020

Large Scale Development Plans

for

Benton County Courts Addition
203 E Central Avenue

Bentonville, Benton County, Arkansas



INDEX OF SHEETS

C0.0	Cover Sheet & Vicinity Map
C1.0	Demolition Plan
C2.0	Site Dimension Plan
C3.0	Striping & Signage Plan
C4.0	Grading Plan
C5.0	Erosion Control Plan
C5.1	Erosion Control Details
C6.0	Utility Plan
C7.0	Landscape Plan
****	City of Bentonville Water and Sewer Details
C8.0	Miscellaneous Details
C8.1	Miscellaneous Details

Issued For Review - 10.05.2020

FOR REVIEW

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

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

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: 5007C0255K

Effective Date: June 05, 2012

Owner/Developer
Judge Barry Moehring
Benton County
215 E. Central Avenue
Bentonville, AR 72712
Phone: 479-271-1096

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

Zoning - Downtown Core (DC)
City Atlas Page #361
CITY PROJECT #LSD20-0055

UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: 479-333-7005
Email: Joshua.knight@blackhillscorp.com

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

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

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

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

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

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

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

GOVERNING AGENCIES

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

CITY PLANNING
CONTACT: ELLEN NORVELL
305 SW A St,
Bentonville, Ar 72712
PHONE: 479-271-5993

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

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

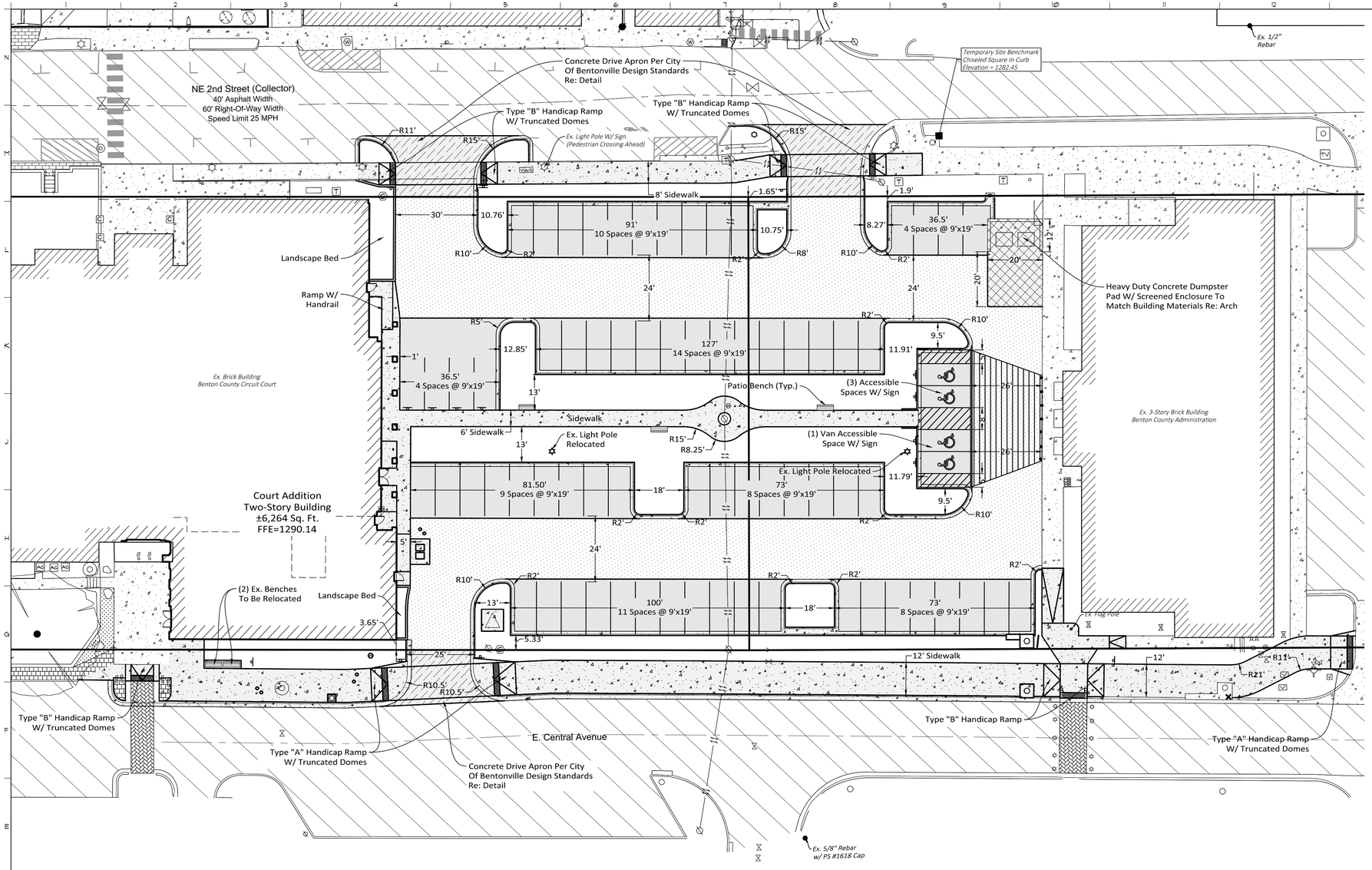
City Engineering
Contact: Dan Weese
PHONE: 479-271-5993

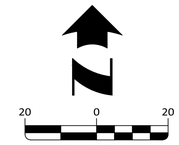
BUILDING INSPECTION
PHONE: 479-271-3125

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

BENTON COUNTY COURTS
BENTONVILLE, ARKANSAS

Drawing Name: P:\Vol4-5\SWD\Vol4-53 PLAN SHEETS.dwg Last Modified: Oct 05, 2020 - 10:11am Plotted on: Oct 05, 2020 - 10:12am by tlowe





PARKING SUMMARY

Description	Parking Spaces Required	Spaces Provided
Existing Number of Spaces	-	62*
Proposed Accessible Spaces	3	4
Proposed Total Number of Spaces	-	72*

*Includes Accessible Spaces

First Floor > 3000 S.F. - 1 Space Per 500 S.F.
Upper Floors - 1 Space Per 1,000 S.F.
51-75 Total Parking Spaces - 3 Accessible Spaces Required

Zoning - Downtown Core (DC)			
Building Setbacks			
Front Yard	*Side Yard*	*Rear Yard*	
		Adj. To Non-Residential District	*Adj. To Residential District*
0'	0'	0'	0'

General Notes

1. The City of Bentonville Street Standards, Drainage Criteria Manual, Subdivision Ordinance, Water, Sewer, Electric Utility Specifications, and State Code shall govern these plans. If there are discrepancies in the plans or information contained within, City Of Bentonville Ordinances, Standards, and Specifications shall rule, unless, approved in writing by the City Engineer.
2. To schedule an inspection or test with the City of Bentonville Engineering Department, inspections must be called in (479-271-3168) by the Engineer of Record 24 hours in advance before 10am for an inspection the following day.
3. The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.
4. 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.
5. There Are No Known Existing Wetlands On Site.

Site General Notes:

1. 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.
2. 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.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans for Exact Building Dimensions and Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. All Construction Shall Conform To The City Of Bentonville Development Regulations.
9. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
10. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Bentonville Details And Specifications.
11. The Proposed Community Design Features For This Project Are (3) Victor Stanley Patio Benches.
12. All Proposed Signage Will Require A Separate Permit.

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- R/W — Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Handrail
- Ex. Asphalt
- Ex. Concrete
- Ex. Brick Paving
- Ex. Landscaping
- Ex. Overhead Electric Line
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- CO Ex. Sewer Clean-Out
- Ex. Gas Meter
- Ex. Telephone Pedestal
- FO Ex. Fiber Optic Pedestal
- Ex. Fiber Optic Vault
- Ex. Electric Vault
- Ex. Power Pole W/ Guy Wire
- Ex. Light Pole
- MB Ex. Mailbox
- Ex. Sign
- Ex. Bollard
- TS Ex. Traffic Signal Box
- AC Ex. Air Conditioner
- Ex. Tree
- Ex. Building
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk
- Proposed Handicap Ramp, Type "A" W/ Truncated Domes
- Proposed Handicap Ramp, Type "B" W/ Truncated Domes
- Proposed Asphalt
- Proposed Concrete
- Proposed Heavy Duty Asphalt
- Proposed Concrete Drive Apron Per City Of Bentonville Design Standards
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Sewer Manhole
- CO Proposed Clean-Out
- Proposed Double Clean-Out
- Proposed Curb Inlet
- Proposed Sign
- Assessable Handicap Parking
- Proposed Bollard
- Proposed Relocated Light Pole
- Proposed Tree Grate
- Proposed Patio Bench (Victor Stanley, Inc. Classic Series CR-138 6' Bench Black - Or Approved Equal)
- Proposed Building

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.

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building. Refer To Detail In Architectural Plans.

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

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

Note: Refer To Architecture Plans For Building Dimensions

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.

SITE DIMENSION PLAN

LSD20-0055

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Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 I Rogers, Arkansas 72758 I (479) 464-4965 I www.hjarch.com

AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
Site Package
Bentonville, AR

DRAWN BY: TJL/TBL
CHECK BY: LMG
ISSUE DATE: 09/02/2020
PROJECT NO.: 2009
REVISION DATES:

SHEET C2.0

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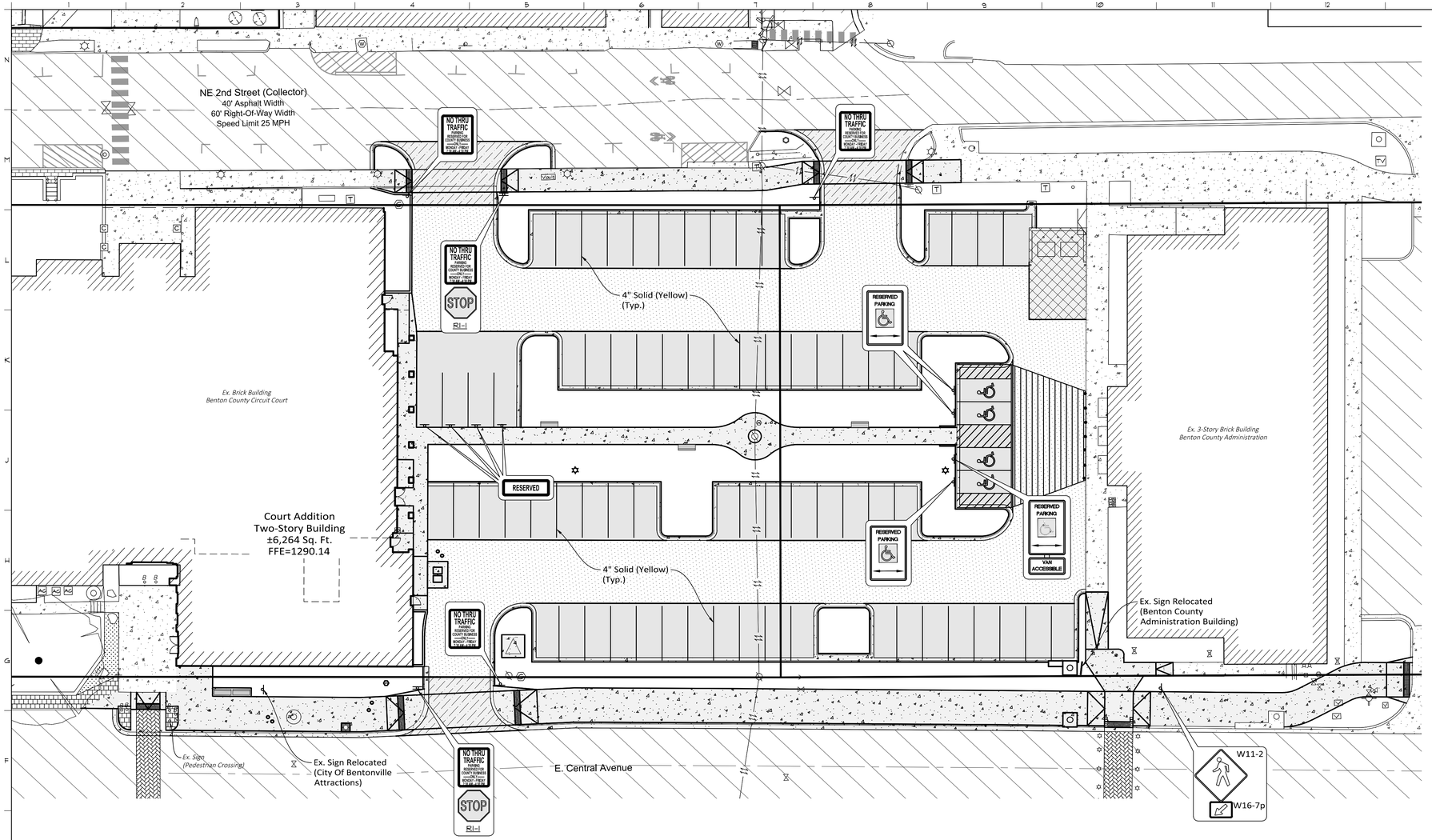

20 0 20
Scale in Feet

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

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Handrail
- Ex. Asphalt
- Ex. Concrete
- Ex. Brick Paving
- Ex. Overhead Electric Line
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Fiber Optic Vault
- Ex. Electric Vault
- Ex. Power Pole W/ Guy Wire
- Ex. Light Pole
- Ex. Mailbox
- Ex. Sign
- Ex. Bollard
- Ex. Traffic Signal Box
- Ex. Air Conditioner
- Ex. Tree
- Ex. Building
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
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- Assessable Handicap Parking
- Proposed Bollard
- Proposed Relocated Light Pole
- Proposed Tree Grate
- Proposed Patio Bench (Victor Stanley, Inc. Classic Series CR-138 6' Bench Black - Or Approved Equal)
- Proposed Building

STRIPING AND SIGNAGE PLAN
LSD20-0055

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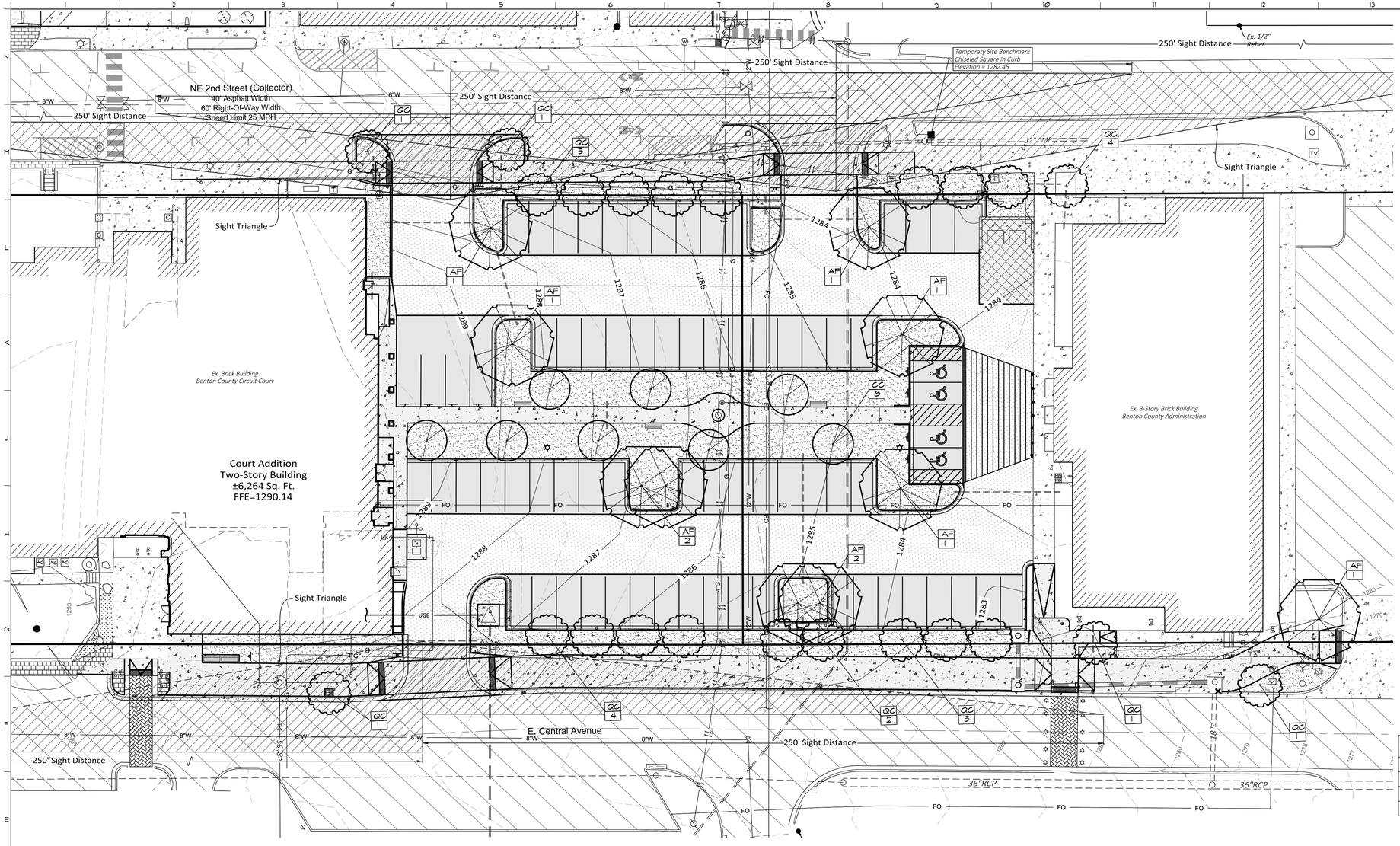


Scale in Feet

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

ISSUED FOR REVIEW

Landscape Plan General Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. All Trees Planted In The Right-Of-Way Shall Be 4" Caliper And The Lowest Limb Shall Be 60' Or Higher From Final Grade At Time Of Planting.

20. Trees Must Be Planted A Minimum Of 5' From All Public Utilities.

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
CC	OKLAHOMA REDBUD	Cercis canadensis 'Oklahoma'	2" Cal. B&B	As Shown	8
AF	AUTUMN BLAZE MAPLE	Acer x freemanii	2-1/2" Cal. B&B	As Shown	10
QC	CRIMSON SPIRE OAK	Quercus 'Crimschmidt'	3" Cal. B&B	As Shown	23

Landscape Requirements:

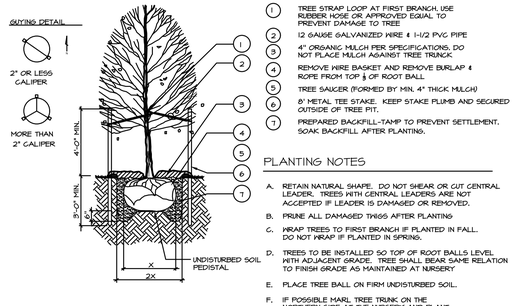
Street Frontage: 1 tree per 30 LF
E Central Avenue: 366 / 30 = 12 required street trees
Provided: 12

Street Frontage: 1 tree per 25 LF
NE 2nd Street 263 LF / 25 = 11 required street trees
Provided: 11

Island trees:
Required: 12
Provided: 18

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Handrail
- Ex. Asphalt
- Ex. Concrete
- Ex. Brick Paving
- Ex. Landscaping
- Ex. Water Line (W)
- Ex. Water Service Line (w)
- Ex. Sanitary Sewer Line (8"SS)
- Ex. Sanitary Sewer Service Line (s)
- Ex. Gas Line (G)
- Ex. Fiber Optic Line (FO)
- Ex. Overhead Electric Line
- Ex. Storm Drain Pipe (24"RCP)
- Ex. French Drain (FD)
- Ex. Contours (1350, 1351)
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out (CO)
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Fiber Optic Vault
- Ex. Electric Vault
- Ex. Power Pole w/ Guy Wire
- Ex. Light Pole
- Ex. Mailbox (MB)
- Ex. Sign
- Ex. Bollard
- Ex. Traffic Signal Box (TS)
- Ex. Air Conditioner (AC)
- Ex. Tree
- Ex. Building
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk
- Proposed Handicap Ramp, Type "A" W/ Truncated Domes
- Proposed Handicap Ramp, Type "B" W/ Truncated Domes
- Proposed Asphalt
- Proposed Concrete
- Proposed Heavy Duty Asphalt
- Proposed Concrete Drive Apron Per City Of Bentonville Design Standards
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed 1" Service Line (w)
- Proposed 6" Conduit (C)
- Proposed 4" Irrigation Sleeve (IR)
- Proposed Gas Line (G)
- Proposed Underground Electric Line (UGE)
- Proposed Storm Drain Pipe (18" RCP)
- Proposed Roof Drain Pipe (6" RD)
- Proposed Sewer Manhole
- Proposed Clean-Out (CO)
- Proposed Double Clean-Out
- Proposed Curb Inlet
- Proposed Sign
- Assessable Handicap Parking
- Proposed Bollard
- Proposed Relocated Light Pole
- Proposed Tree Grate
- Proposed Patio Bench (Victor Stanley, Inc. Classic Series CR-138 6' Bench Black - Or Approved Equal)
- Proposed Building
- Proposed Major Contour (1290)
- Proposed Minor Contour (1289)



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" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNCK.
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 1/3 OF ROOT BALL.
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL--TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL — N.T.S. — LD 01

LANDSCAPE PLAN

LSD20-0055

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AN ADDITION AND RENOVATION FOR
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DRAWN BY: TJL/TBL
CHECK BY: LMG
ISSUE DATE: 09/02/2020
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SHEET C7.0

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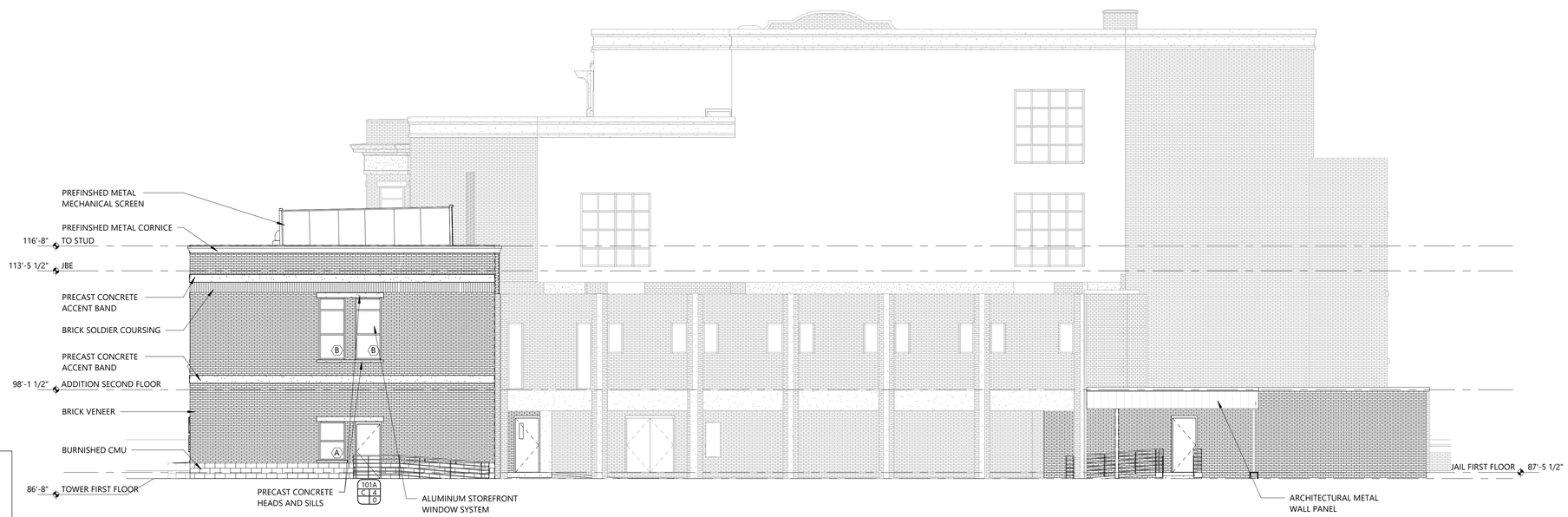
J2 **South Elevation**
1/8" = 1'-0" Ref: A1/ A2.1

MATERIALS PERCENTAGES:
BRICK VENEER: 54.9%
PRECAST: 10.5%
STOREFRONT: 20.4%
BURNISHED CMU: 6.2%
SOLDIER COURSING: 4.2%
METAL CORNICE: 3.8%



MATERIALS PERCENTAGES:
BRICK VENEER: 72.6%
PRECAST: 7.9%
STOREFRONT: 5.9%
BURNISHED CMU: 5.4%
SOLDIER COURSING: 4.5%
METAL CORNICE: 3.7%

A2 **East Elevation**
1/8" = 1'-0" Ref: A1/ A2.1

PRELIMINARY 60%

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AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
BENTONVILLE, AR

DRAWN BY: CW
CHECK BY: MH
ISSUE DATE: 00/00/0000
PROJECT NO: 2009
REVISION DATE: -

SHEET
A4.0

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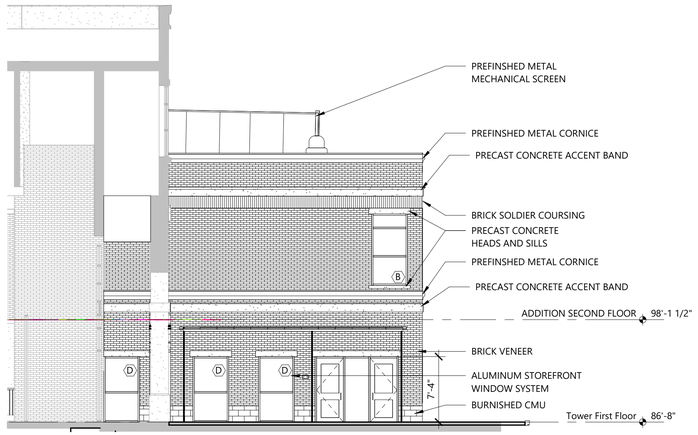
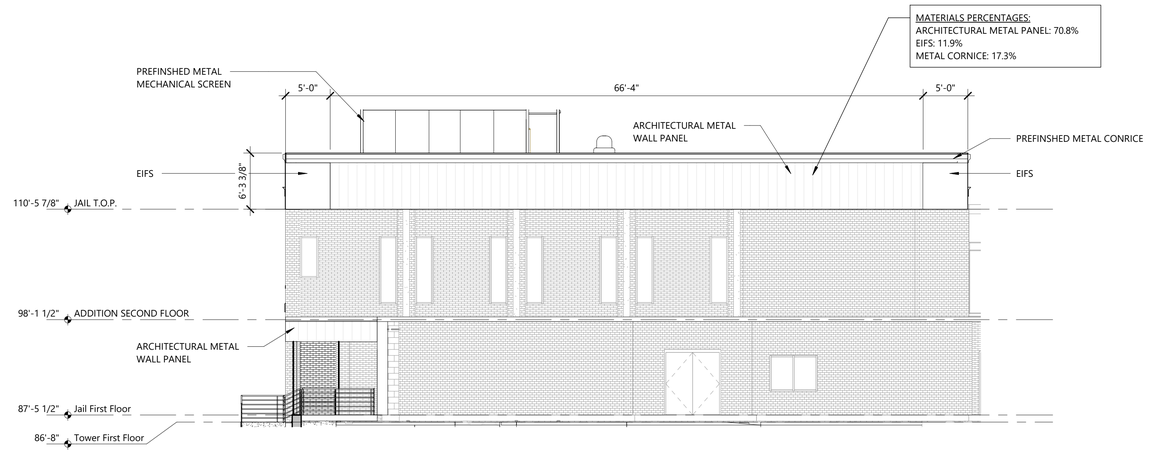


MATERIALS PERCENTAGES:
BRICK VENEER: 61.5%
PRECAST: 8.4%
STOREFRONT: 16.5%
BURNISHED CMU: 1.9%
SOLDIER COURSING: 4.6%
METAL CORNICE: 7.1%

H2 West elevation
1/8" = 1'-0" Ref: A1/ A2.1



H8 North Elevation
1/8" = 1'-0" Ref: A2/ A1.0

MATERIALS PERCENTAGES:
BRICK VENEER: 61.5%
PRECAST: 8.4%
STOREFRONT: 16.5%
BURNISHED CMU: 1.9%
SOLDIER COURSING: 4.6%
METAL CORNICE: 7.1%

A4 West Elevation
1/8" = 1'-0"

PRELIMINARY 60%

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
BENTONVILLE, AR

DRAWN BY: CW
CHECK BY: MH
ISSUE DATE: 00/00/0000
PROJECT NO: 2009
REVISION DATE: -

SHEET
A4.1

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1 East Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

3 Entry Perspective
1/8" = 1'-0"

PRELIMINARY 60%

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
BENTONVILLE, AR

DRAWN BY.
PM

CHECK BY.
MH

ISSUE DATE
00/00/0000

PROJECT NO.
2009

REVISION DATE
-

SHEET
A4.3

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REZONING STAFF REPORT

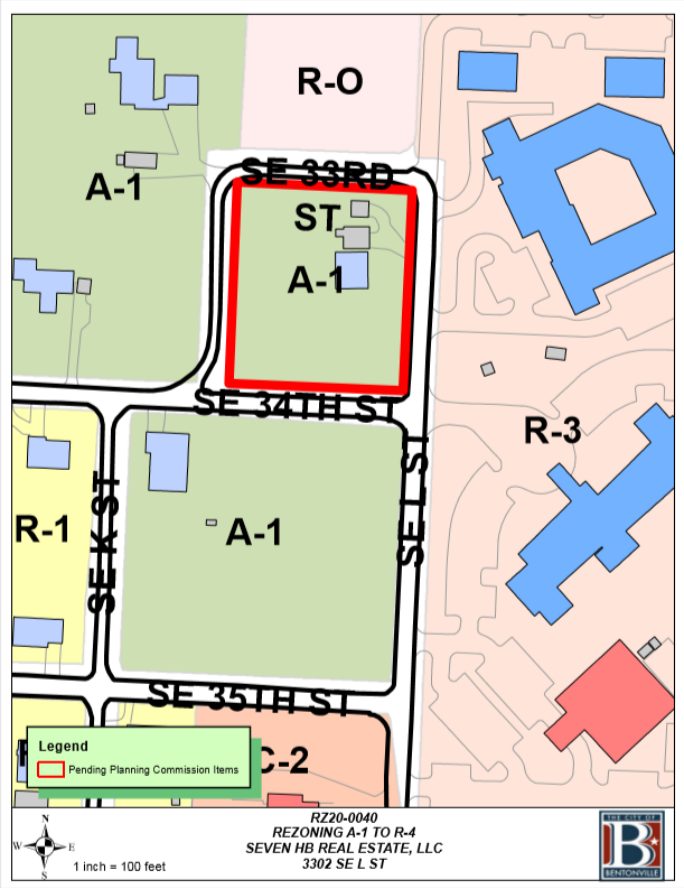
Seven HB Real Estate

3302 SE L Street
PC Date: 10/20/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0040
Applicant / Current Owner	Steven Atwell
Site Area	1.24 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium 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. This item was originally approved by the Planning Commissions on October 6th as R-4, High Density Residential by a vote of 4-3 and was sent back to Planning Commission by City Council for reconsideration. While no new and pertinent information was presented during the City Council meeting to justify the reconsideration, the applicant has voluntarily amended the request to R-3, Medium Density Residential.

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.

From:	Jon Stanley
To:	"boxer1@ipa.net"; Alison Worley; Brian Bahr; Danielle Semsrott; Ellen Norvell; Jon Stanley; Tyler Overstreet
Cc:	"Ramesh"; gopichandran@gmail.com
Subject:	RE: Planning Meeting
Date:	Friday, October 16, 2020 10:45:00 AM
Attachments:	image001.png image002.png

Thank you Steve. We will move forward accordingly and the item will be reconsidered by the Planning Commission next Tuesday October the 20th at 4:00pm. Please make sure to have representation at the meeting.

From: boxer1@ipa.net <boxer1@ipa.net>
Sent: Friday, October 16, 2020 10:28 AM
To: Planning <planning@bentonvillear.com>
Cc: 'Ramesh' <admin@cigventures.com>; gopichandran@gmail.com
Subject: Planning Meeting
Importance: High

Seven HB Real Estate, LLC is requesting to be put on the docket of the next planning meeting to request the zoning of 3302 SE L ST Bentonville AR 72712 to be R-3 instead of R-4 as per the council recommendation

Thank You

Steven Atwell
Owner/Broker
Buyer's First Realty
479-685-3363 Voice & Text
800-479-1503 Fax

Get the MLS APP

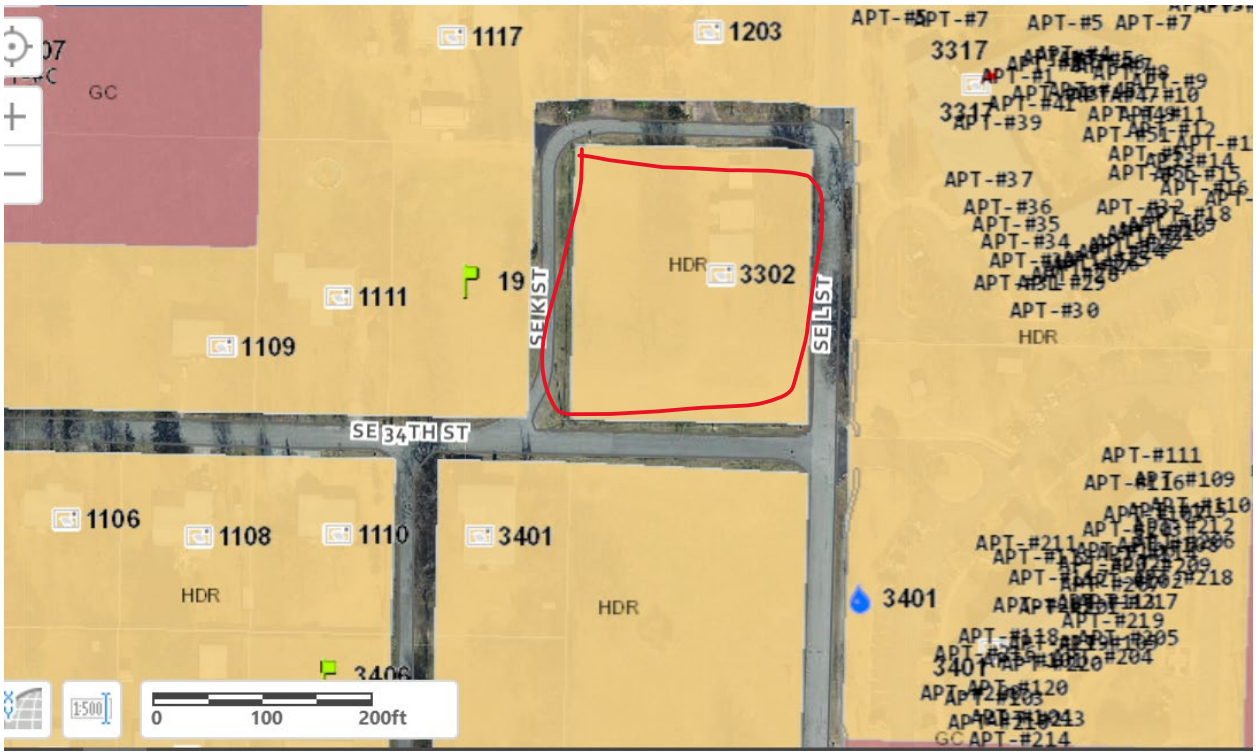
BFR BUYER'S FIRST REALTY

ACCREDITED BUSINESS BBB
BBB Rating: A+
As of 02/19/14
Click for Review

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 **<u>High Density Residential</u>** and so is all the property around it

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



Reason (need) for requesting the zoning change.

To build Apartments

Statement of how the property will relate to surrounding properties

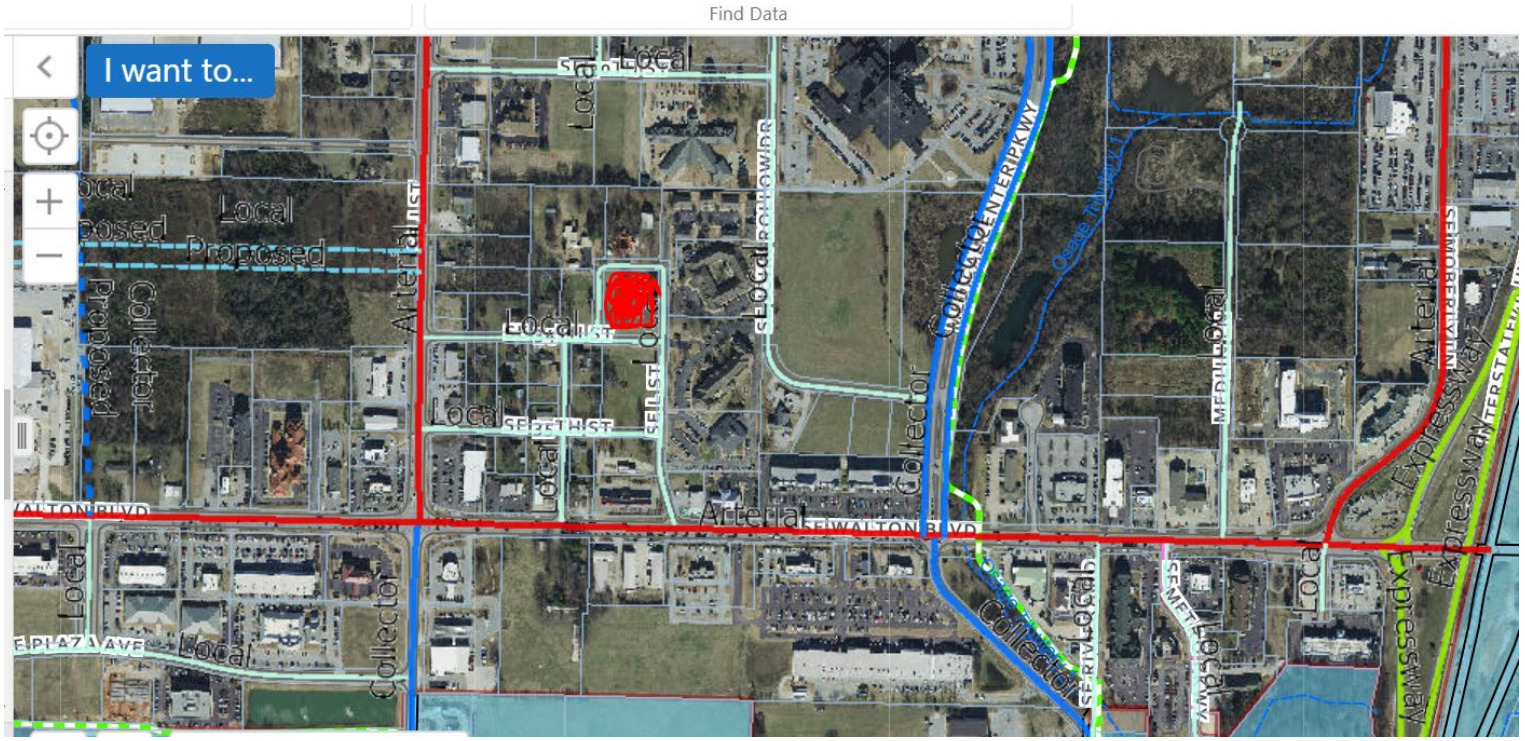
As far as how the property will relate to surrounding properties there are Apartments to the east of this property ,Vacant land to the south and west with a few single family homes mixed in. The property to the north is zone RO a house and yoga studio

Use.

Apartments

Traffic –

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



Signage.

None needed

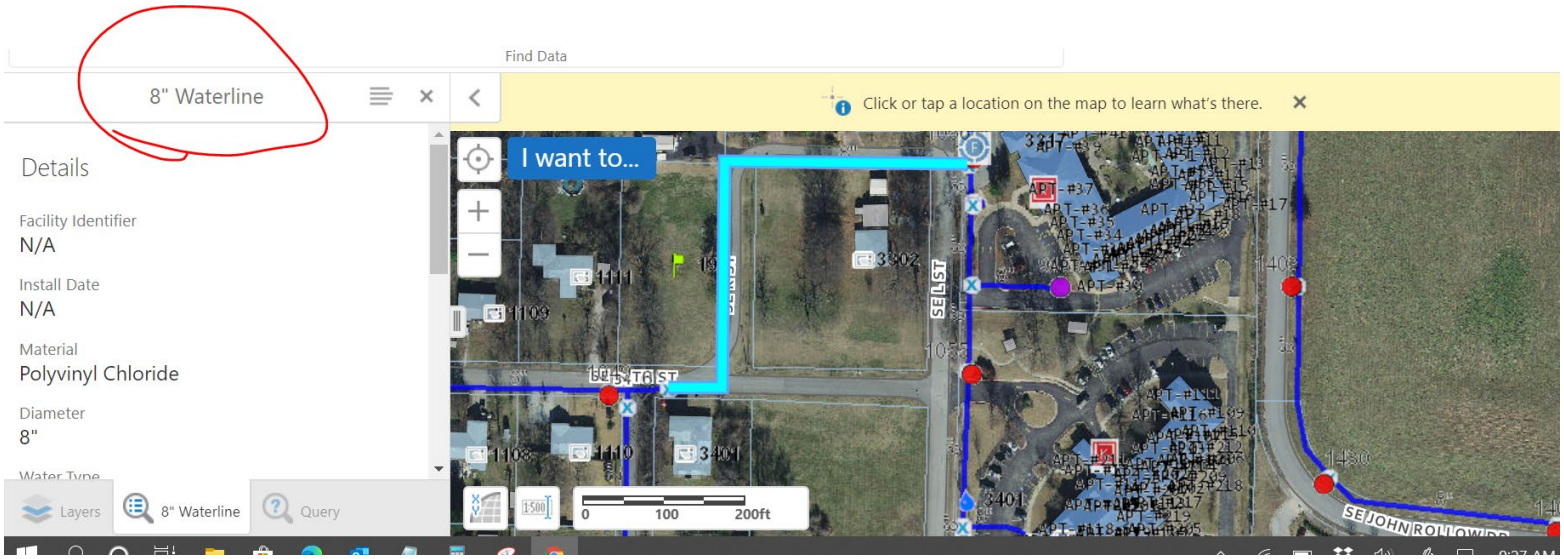
Appearance

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

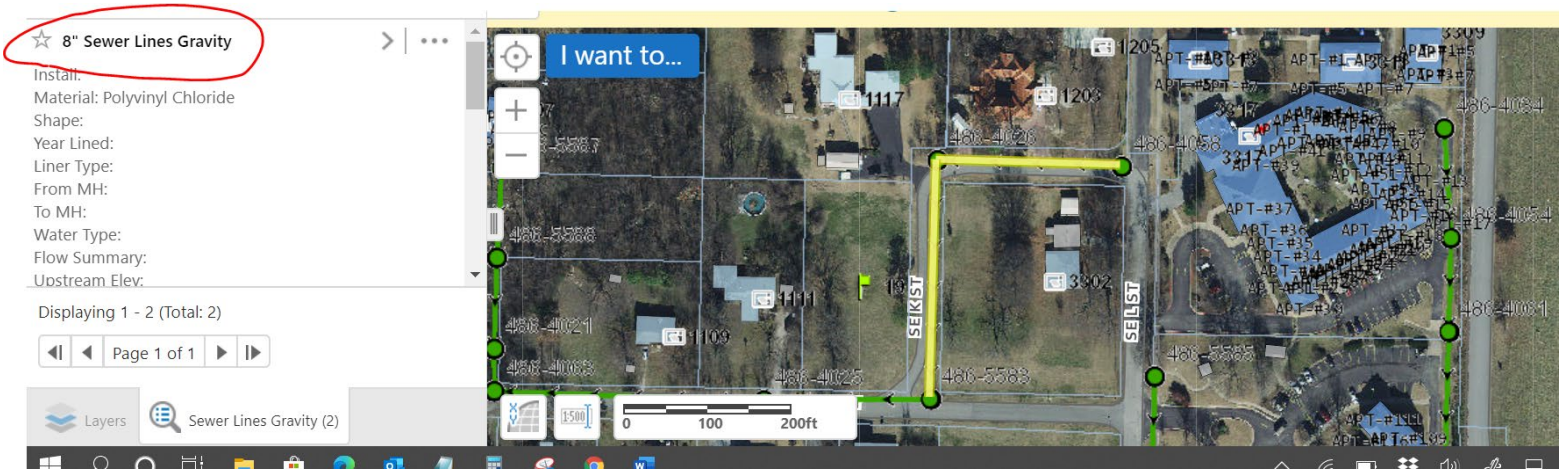
oAvailability of water and sewer (state size of lines).

There is Water, Sewer and electricity in the street

Water Line is 8”



Sewer lines are 8”



NOTICE OF INTENT TO REZONE

Seven BB Real Estate, LLC, has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1, Agricultural to R-4, High-density Residential

The legal description of the property is as follows:

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

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

Proposed land use: Apartments

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

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

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

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

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

☐ I / we have no objections to the rezoning.

☑ I / we object to the rezoning because:

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

Signature and Physical Address

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

Signature and Physical Address

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

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 **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 **Recreation, Education & Assembly** Library Park - mini **Retail** Mobile food vendor **Services** Child care - residential (4 children)	**Agriculture and Animals** Botanical garden Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Aquarium Community center Country club Educational facility Golf course Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services **Transportation / Utilities** 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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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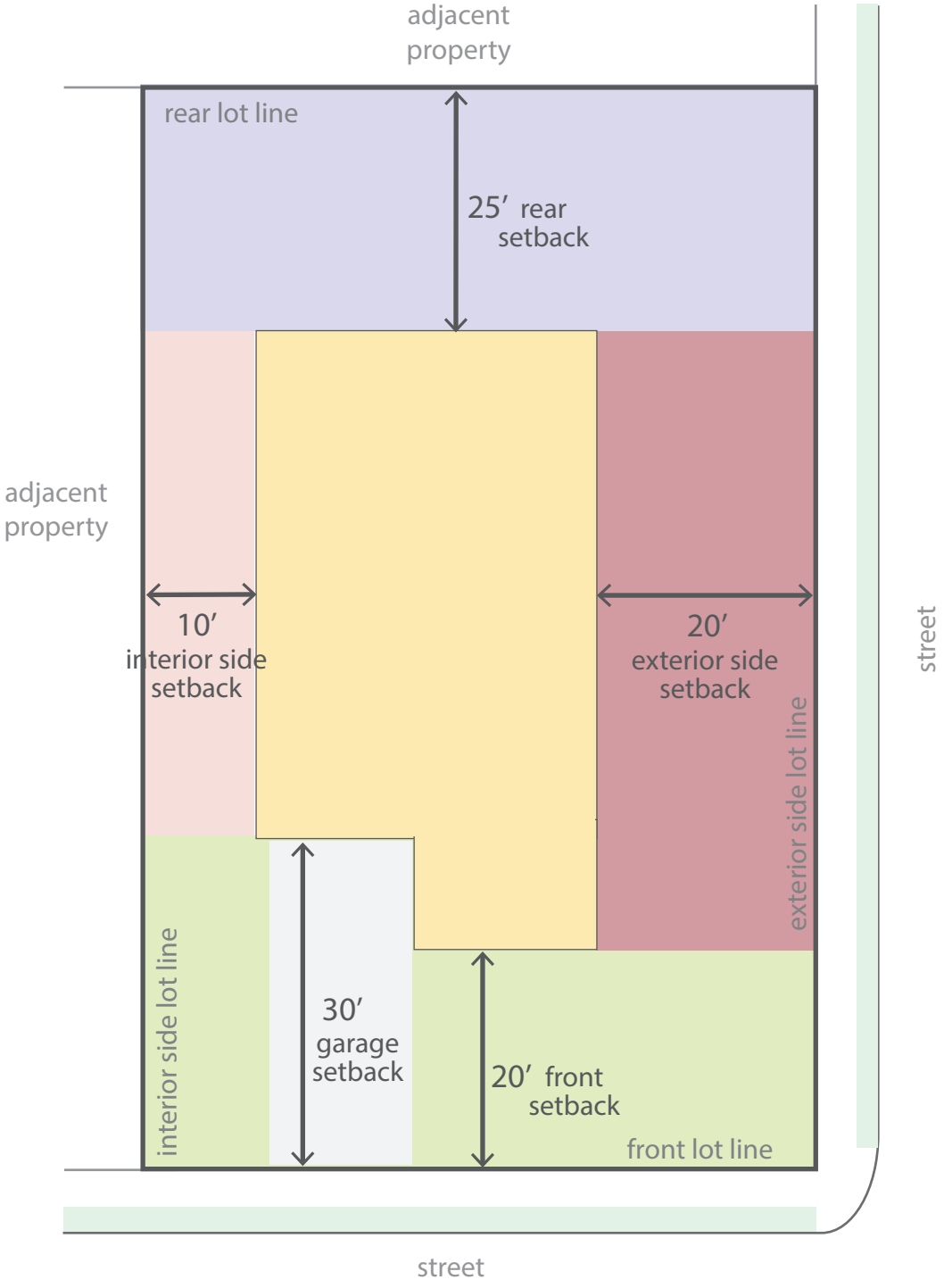
R-4, High Density Residential

Setback Illustration



Updated May 2020

REZONING STAFF REPORT

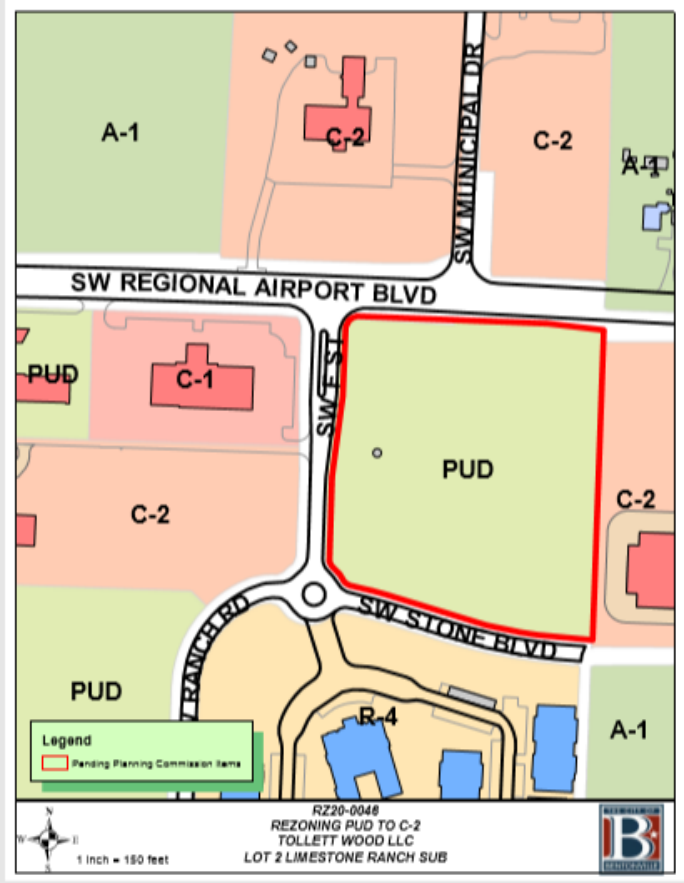
Tollett Wood, LLC

SW F & SW Regional Airport Blvd
PC Date: 10/20/2020
Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0046
Applicant / Current Owner	Tollett Wood, LLC
Site Area	6.15 acers
Current Zoning	PUD, Planned Unit Development
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

https://arcg.is/08HvK8

Location Map



Property Description
The property is 6.15 acres and zoned PUD, Planned Unit Development. Surrounding zoning classifications include C-2, General Commercial to the north, east, and west, C-1, Neighborhood Commercial to the west, and R4, High-Density Residential to the south. This lot fronts SW Regional Airport Boulevard, classified as an Arterial street, as well as SW F Street and SW Stone Boulevard, which are both classified as Local streets per the Master Street Plan.

Relationship to the Bentonville Community Plan
This is Priority Area 2, Infill within the Community Plan and falls within the Regional Airport Boulevard Subarea Plan. The Future Land Use Map identifies this area as General Commercial.

Public Comment
Staff has not received public comment on this rezoning.

Analysis
The original PUD request was approved on 24 November 2003, with the preliminary plat approved on 16 August 2004. The property received final plat approval on 15 August 2006. PUDs required building permit approval within 18 months of final plat approval, or the PUD would be revoked. The Community Plan supports infill development at this location, taking advantage of existing infrastructure. The request is consistent with the Future Land Use Plan as Commercial.

Conclusion
Staff has reviewed this application and recommends approval.

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

September 14, 2020

Bentonville Planning Commission
City of Bentonville, Arkansas
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Application for 01-14932-000
SW Regional Airport Blvd/SW F Street

On behalf of our client, we are submitting application materials to rezone a 6 acre property within the Bentonville municipal limits from PUD to C-2. This letter is intended to serve as the narrative required by the rezoning application checklist.

The property to be rezoned is Parcel Number 01-14932-000 owned by Tollett Wood, LLC, which is also Lot 2 of Limestone Ranch Subdivision. The property includes approximately 6 acres situated along the south side of Southwest Regional Airport Boulevard (Highway 12), the east side of SW F Street, and the north side of SW Stone Boulevard. Rezoning request is for a portion (±23.5 acres) of a 40-acre tract situated at the northwest corner of the intersection of SW Regional Airport Boulevard (Arkansas Highway 12) and Greenhouse Road.

The property is part of an expired PUD. A portion of the property is under contract to be sold, pending approval of the rezoning request. Applicant is requesting the entire property be rezoned as the current district is not conducive to marketing or developing the property. A lot split will be submitted to separate the portion of land under contract from the remainder of the property.

The requested zoning district is C-2, General Commercial District. This district is suitable given the property's location along Highway 12, a major vehicular thoroughfare which includes primarily commercial uses along the highway frontage in this area. The zoning code specifies the C-2 district is "designed to serve the planning area and highway travelers", which appears to accurately describe the subject property.

The C-2 district is compatible with surrounding properties and uses. To the northwest is the municipal airport. Properties directly north of this tract are in the C-2 district. A parcel to the northeast is still in the A-1 district but has not yet been developed. All other properties along the highway north and east of the subject tract are in the C-2 district, which is the dominant district in the area near Rainbow Curve. The medical facility west of the subject tract is in the C-1 district, but is a compatible use to proposed zoning, and the property south of it is C-1. Existing uses on similar tracts along this portion of the highway include a gas station, fast food, grocery store, dentist office, office space, and retail. The multi-family development to the south of the subject tract was developed in a primarily commercial area and with the expectation the highway frontage to its north would be developed for commercial use.

The City's Future Land Use Plan designates this property as GC, General Commercial, which is consistent with the requested zoning district.

No specific development of the property is proposed at this time. Applicant is requesting the rezoning to facilitate selling a portion of the property now and potentially sell or develop the remainder in the future. As such, no information is available regarding proposed signage or appearance. These items will be

addressed during City review and approval process required prior for any proposed development on the property. Proposed use of the property would be uses allowed in the C-2 District by the City's Zoning Code.

Existing road infrastructure is present to support commercial development in this location and no significant increase to traffic is anticipated as a result of the rezoning. This property is located along a multi-lane highway and has access via SW Ranch Road and SW 41st Street to Highway 112 also.

Existing water and sewer infrastructure is also available to support development of the property. Twelve inch water mains run along the north side of Highway 12, the east side of SW F Street, and the south side of SW Stone Boulevard. Eight inch gravity sewer mains run along the south side of Highway 12 and the west side of SW F Street.

Thank you for your consideration of this application. Please let us know if you have any questions or need any additional materials.

Sincerely,

Daniel Lazenby

REZONING STAFF REPORT

Bailey Family Trust

410 SW 4th Street
PC Date: 10/20/2020
Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0047
Applicant / Current Owner	Bailey Family Trust
Site Area	.27 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://arcg.is/08HvK8

Location Map

Property Description
410 SW 4th Street is vacant. Adjacent zoning districts are RC-2, Central Residential-Moderate Density to the north and R-1, Single-Family Residential to the east, south, and west. Further east of SW 4th Street are zoning districts of RC-2 and DN-2, Downtown Medium-Density Residential. This is a corner lot on SW D and SW 4th Streets. Both are listed as Local streets according to the Master Street Plan.

Relationship to the Bentonville Community Plan
The property falls within Priority Area 1, Downtown Intensification, highlighting reinvestment in the urban neighborhood around the downtown core. This site also falls within the Downtown Neighborhood Subarea Plan in 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 received comments on this rezoning request.

Analysis
The Future Land Use Map currently depicts this property as Medium-Density Residential. Medium-Density Residential areas typically include townhouse, duplex, and denser single-family development. This lot is directly south of 329 SW D Street zoned RC-2, Central Residential Moderate Density, and is similar in design and intent as DN-2, Downtown Medium-Density Residential. End of block DN-2 lots allow for townhomes, two-family, and single-family developments. This area has experienced a higher volume of redevelopment; most properties have been tear-downs and rebuilds. With its proximity to the arts district, current Walmart home office location, and the downtown square, continued redevelopment will occur in this and an expanding footprint.

Conclusion
The staff has reviewed this application. Its conformance to the Community Plan for Priority Area 1, Downtown Intensification, Subarea 5 High-Density Residential, is consistent with the Future Land Use Plan and falls in the area of potential change. The staff recommends approval.

We request that our property at 410 SW 4th be rezoned from R2to DN2 for the following reasons-

We are building a single-family home on a narrow corner lot. Therefore, we need the flexibility of the DN2 placement for our future home to better fit the lot size.

There is a large old tree on the southeast corner of the lot which sits on our lot and our neighbor's lot. We want to save this beautiful shade tree which will require the DN2 setback.

Using the DN2 setbacks (12 feet and 7 feet) will allow us to have approximately 15 feet on each side of our new home placing.

The property directly north of our property is zoned RC2 which is substantially similar to our requested zoning.

This request is in keeping with the city's future land use plan of moving toward DN2.

Water and sewer is available to the property.

NOTICE OF INTENT TO REZONE

The Bailey Family Trust has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 to DN-2

The legal description of the property is as follows:
LOT 11 and the West half of 12, BLOCK 6, CLARK'S SECOND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, as shown on plat recorded Q page 502.

The common description of the property is: 410 S.W. 4th Street

Proposed land use: Single-family home

The public hearing will be held OCT. 20, 20 20 at 5:00 p.m. It will be held at 305 SW 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 deliver it to the City of Bentonville Planning Department, 305 SW 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 extension 2.

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:

We would like the lot to add variance not rezone area and set bad precedent for surrounding area

Dan + Kristin Stoecklein
Signature

Dan + Kristin Stoecklein
Printed Name

319 SW D Bentonville
Physical Address

RZ20-0047

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:

zoning change

We understand this could allow for multi-family structures/ townhomes under the DD-2 designation. Don't want that precedence to be set. Isn't a variance a better solution?

Signature

Les J Saumweber

Printed Name

240 SW D St. and 427 SW 3rd Street, Bentonville

Physical Address

RZ20-0047

CONDITIONAL USE STAFF REPORT

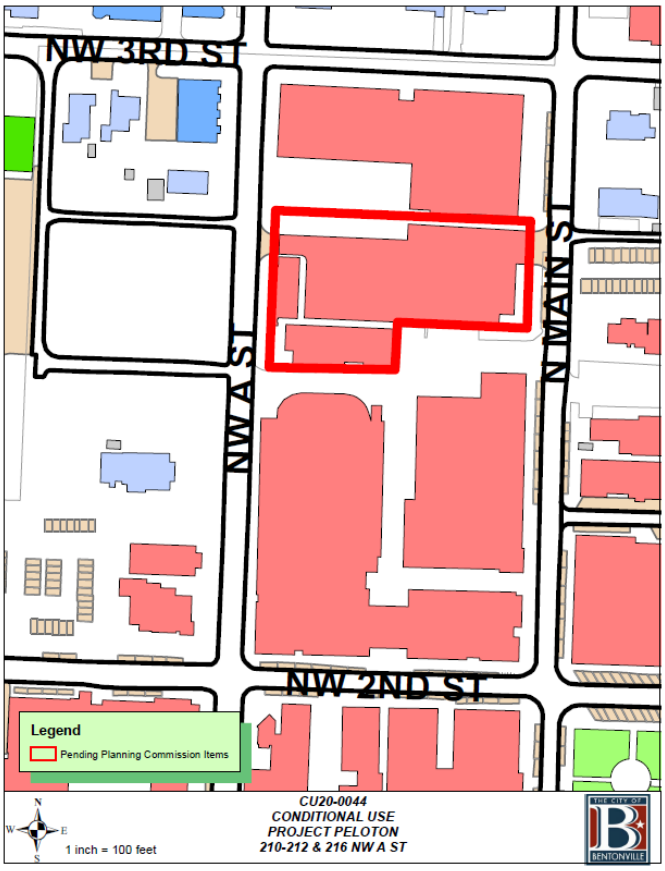
Project Peloton Parking Garage

210 NW A Street
PC Date: 10/20/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0044
Applicant / Current Owner	211 213 215 NW A, LLC
Site Area	1.21 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Requested Use	Noise Ordinance Violation
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
210 NW A Street is currently zoned DC, Downtown Core. Noise Ordinance violations require a Conditional Use Permit regardless of Zoning District.

Proposed Use Description
A request to allow for early morning and late night construction activity in association with the previously approved Peloton Parking Garage project. According to the applicant's narrative, due to the timing and scope of concrete pours affiliated with the project, they need the ability to pour overnight. These pours may require temporary lighting, concrete trucks, and machinery be located on site for their duration. Specific timelines are included within this packet.

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 the timeframe and number of occurrences presented by the applicant within their narrative.
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 meet.

September 14, 2020

CROSSLAND
CONSTRUCTION COMPANY, INC.

1800 S. 52nd St. • Ste. 410
Rogers, AR 72758
tel 479.464.7077
fax 479.464.7050

City of Bentonville Planning Department
305 SW A St; Bentonville, AR 72712
RE: Project Peloton Parking Garage Construction

To whom it may concern:

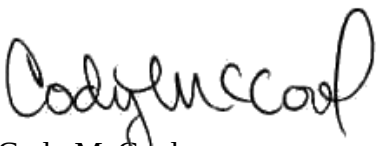
Crossland Construction Company, Inc. will be performing the necessary construction activities as described in the attached contract plans. This will include mechanically demolishing all prior construction on-site, grading, and building a cast-in-place concrete parking garage. The scale of the concrete pours will require late/early starts, and potentially overnight work utilizing temporary lighting, concrete trucks, and other machinery. It is not feasible to limit construction activities to the times currently permitted due to the type and scale of construction.

This project is located at 216 NW A St and is zoned DC-1. All traffic controls and plans/specifications are currently under review but am attaching the plans to this narrative.

Anticipated daily workforce is to be 50-100 persons and deliveries that would require variance from the sound ordinance would be limited to concrete delivery trucks, up to five per hour. Proposed working hours would be 24 hours a day, seven days a week.

Crossland intends to be the best neighbor we can be to those adjacent to the jobsite that may be affected by our activities and we will communicate those activities with those parties regularly.

Thank you for your consideration,



Cody McCool
Project Manager
cmccool@crossland.com

Table at the Station

409 SE 6th Street
PC Date: 10/20/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU19-0014
Applicant / Current Owner	Table at the Station, LLC 108 E. Central Ave Suite #10 Bentonville AR, 72712
Site Area	+/- .51 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Downtown Mixed Use Residential (DMUR)
Requested Use	Permanent Restaurant Use & temporary Gravel Parking Use
Protective Covenants	None

http://geo.bentonvillear.com/mgweb/PZpending/

Location Map

Note: This item is an amendment to a previously approved Conditional Use Permit.

Property Description
This property is located at 409 SE 6th Street and currently zoned DN-4, Downtown Mixed-Use Residential. Standalone restaurants require a conditional use permit in DN-4 and temporary uses require a conditional use permit in all zones.

Proposed Use Description
An amendment to the previously approved Conditional Use Permit for Table at the Station. The intent of the original conditional use was for the existing restaurant and temporary gravel parking to remain, while the applicant designed and constructed a building addition and converted the existing gravel parking to hard surface. The project was approved in January of 2020 for a period of one year.

The applicant submitted revised large scale development plans requesting that the development be allowed in two phases. Phase 1 includes the building addition, while Phase 2 consists of the parking lot improvements. At the conclusion of Phase 1, the applicant would be issued a Temporary Certificate of Occupancy. After Phase 2, the applicant would receive their full Certificate of Occupancy.

Because the conditions of approval have changed, the applicant needs an amended Conditional Use Permit. The applicant requests they be given a period of one year to complete the parking lot improvements after issuance of a Temporary Certificate of Occupancy on the restaurant improvements.

According to the applicant's narrative, COVID-19 and its financial implications necessitate the need for the revised request.

Projected Traffic Impact
The proposed use will not adversely impact traffic in the area.

Public Notice
Staff has not been contacted regarding this request.

Conditions of Approval
1. The Conditional Use Permit for the permanent restaurant use shall be valid in perpetuity.
2. The temporary gravel parking shall be allowed to remain for a period of one year from the date of issuance of a Temporary Certificate of Occupancy on the restaurant addition.
3. The gravel parking area must be developed per Phase 2 of the Table at the Station Large Scale Development plans to receive a permanent Certificate of Occupancy.
4. Any changes in scope, use, or ownership may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.

SAND CREEK
Engineering and Landscape Architecture, Inc.

October 2, 2020 Project # 19118

RE: Conditional Use amendment request (DN-4 Zone)
Station Café site – Table at the Station - CU-19-0014

Bentonville Planning Commission

Table at the Station, LLC was granted a conditional use at 409 SE 6th Street to allow for a restaurant and to be able to allow use of a gravel parking area until a Large Scale Development plan could be approved and constructed. The LSD has been approved and is ready to start the construction phase, however with the current Covid situation, and mandated limits on capacity, the income stream is diminished. The owner would like to request to be allowed to phase this project so that the building construction can be completed during the slower time and certain site improvements be completed as a phase 2. Also, at present the existing restaurant uses a mobile kitchen that is separate from the main building and is staged in the space where the new kitchen is to be constructed. In the process of bidding and working out how the construction activities will happen, it was found to be a problem to move the mobile kitchen away from the construction area, yet keep it functioning during construction. It is necessary to move the kitchen into the gravel parking area and continue its use until the new kitchen has been completed and the mobile unit can be removed from the site. The proposed phasing would make this a more comfortable transition. The phasing would be as follows:

PHASE 1 -
- STREET IMPROVEMENTS, SE 6TH AND SE D, ON STREET PARKING, AND STREET SIDEWALKS
- LANDSCAPING ALONG STREET RIGHTS-OF-WAY, AMENITIES
- BUILDING EXPANSION, GREASE TRAP, WEST BUILDING SIDEWALK AND COOLER
- OBTAIN A TEMORARY CERTIFICATE OF OCCUPANCY TO BE ABLE TO OPERATE THE NEW KITCHEN AND REMOVE THE MOBILE UNIT.

PHASE 2 -
- DETENTION SYSTEM, PIPES, STRUCTURES, PUMP AND OUTFALL SYSTEM
- ALLEY AND PARKING LOT CONSTRUCTION
- DUMPSTER AREA AND ENCLOSURE
- LANDSCAPING

- Proposed Use – Restaurant
- The LSD was approved, however a phased site plan is attached to reflect the phases requested with the amendment.
- Hours of operation - closed Monday's, 11am to 8pm Tuesday through Friday, 8am to 8pm on Saturdays and 10am to 2:30pm on Sunday's.

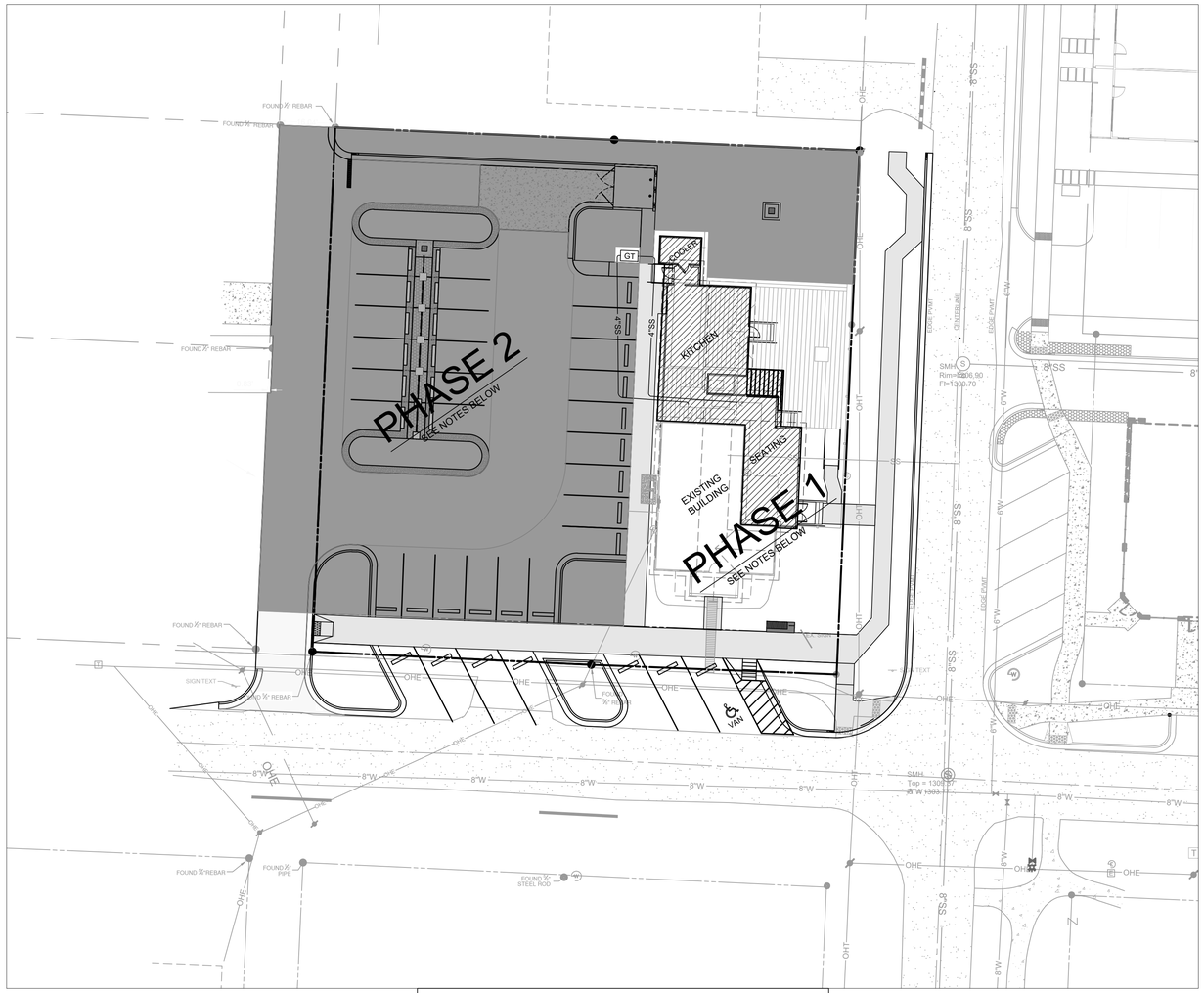
- Planned structural changes is the addition of an attached kitchen and additional seating, and remodel of the existing building. Architectural plans are under review by Building and Fire staff.
- Parking needs will remain the same and the gravel area continue until the Phase 1 activities are complete and Phase 2 can start.
- No outdoor lighting changes are planned.
- Anticipated patrons – Avg. 50-60 quests per day, 5 days a week.
- Number of employees, 5 daily
- No Covenants exists for this site.

Carl Garrett, the owner, hereby requests an amendment to Conditional Use #CU-19-0014 to allow for phasing of the project as described above and to extend the Conditional Use approval period from an Expiration date of July 21, 2021 to 18 months after the mandate is lifted and the restaurant is able open at full capacity.

We appreciate your consideration.

Sincerely,

Ken Booth
Project Manager
kbooth@sandcreek.us



SCALE: 1" = 20'

BENCHMARK:
FIRE HYDRANT TOP OF BOLT IN THE WORD MUE"LLER - ELEVATION 1311.24

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- WATER METER
- WATER VALVE
- CLEANOUT
- DRAINAGE MANHOLE
- TV RISER
- TELEPHONE RISER
- TELEPHONE METER
- LIGHTPOLE
- DRAIN SPOUT
- SIGN
- UTILITY POLE
- HVAC
- BOLLARD
- GASLINE SIGN
- FIBER OPTIC SIGN
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE
- FENCE (WOODEN FENCE)
- CENTERLINE
- CONCRETE
- ASPHALT

PROPOSED LEGEND

- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- SCREENING FENCE
- PARKING COUNT
- HEAVY DUTY CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE RIBBON (2')
- CONRETE SIDEWALK

BUILDING IMPROVEMENT AREA

PHASE 2 IMPROVEMENT AREA

PHASE PLAN

PHASE 1 -
- STREET IMPROVEMENT, ON STREET PARKING, AND SIDEWALKS
- ALLEY APPROACH TO RIGHT OF WAY
- LANDSCAPING ALONG STREET RIGHTS-OF-WAY, AMENITIES
- BUILDING EXPANSION, GREASE TRAP, SIDEWALK ALONG WEST SIDE OF BUILDING, AND COOLER

PHASE 2 -
- DETENTION SYSTEM, PIPES, STRUCTURES, PUMP AND OUTFALL SYSTEM
- ALLEY AND PARKING LOT CONSTRUCTION
- DUMPSTER ENCLOSURE
- LANDSCAPING

GRAVEL PARKING WILL REMAIN IN PLACE UNTIL PHASE 1 IS COMPLETE AND THE BUILDING CAN OBTAIN A TEMPORARY CERTIFICATE OF OCCUPANCY. THE PARKING, DETENTION, DUMPSTER AND LANDSCAPING FOR THE WEST AND NORTH AREAS TO BE DONE AS PHASE 2.

CAUTION - NOTICE TO CONTRACTOR:

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

DEVELOPER:
TABLE at the STATION, LLC
Carl Garrett
1507 S.W. 2nd Street,
Bentonville, AR 72712
(206) 372-2400
carl@tablemesabristo.com

PHASE PLAN

TABLE AT THE STATION CAFE
409 SE 6th STREET
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.9253
TIMOTHY R. SWEET

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas 479.273.4124 2022

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TRS
PROJECT #:	19118
CURRENT REVISION:	REV-0
DATE:	10/2/20
SHEET:	3 OF 7

REZONING STAFF REPORT

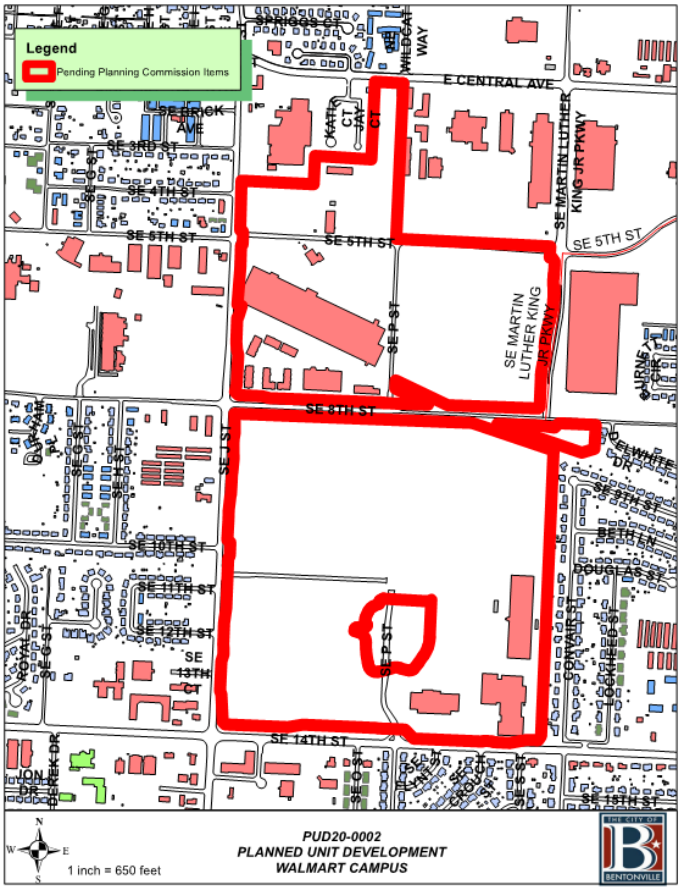
Walmart Campus

301 SE J Street
PC Date: 10/20/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	PUD20-0002
Applicant / Current Owner	Wal-Mart Stores, Inc. PO Box 8050 Bentonville, AR 72712
Site Area	+/- 231 acres
Current Zoning	I-2, Heavy Industrial, R-3, Medium-Density Residential, R-O, Residential Office, and C-2, General Commercial
Requested Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	General Commercial

https://arcg.is/08HvK8

Location Map



Note: This is an amendment to a previously approved Conditional Use Permit.

Amendment Description
The applicant requests additional property (originally railroad right-of-way), be included in the planned unit development. The inclusion of the railroad right-of-way adds two parking decks, an additional commercial building, and one surface parking lot to the original PUD.

Project Description
This property is the future site of the Walmart Home Office Campus. The property is generally bounded by E Central Avenue to the north, SE Martin Luther King Junior Parkway and SE Moberly Lane to the east, SE 14th Street to the south, and SE J Street to the west. Vicinity maps and streetscape layouts are included in the Planned Unit Development packet.

The campus includes a total of 13 commercial buildings, 12 parking decks, and 9 surface parking lots. The development is divided into five zones to be constructed in three phases. Depictions of each of the zones and a phasing plan are included within the packet. The development provides a total of 11,255 parking spaces. The Planned Unit Development depicts 15-foot setbacks along SE J Street and SE 14th Street, 10-foot setbacks along MLK, and 0-foot setbacks along SE 8th Street. The development depicts a total of 108 acres of open space, or 47% of the project area. The development provides a variety of materials such as architectural metal panel, wood finish, brick, glass, and precast concrete panels.

Currently zoned I-2 Heavy Industrial, R-3 Medium-Density Residential, R-O, Residential Office, and C-2, General Commercial. Adjacent zoning districts include R-1, R-4, C-2, and C-1 to the north, R-1, R-3, C-2, and C-1 to the east, R-1, R-O, and C-2 to the south, and R-O, C-1, C-2, R-1, I-2, and PUD to the west.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as General Commercial. General Commercial areas typically include uses that serve nearby residents and those coming from other parts of the region. They encourage a variety of commercial uses and should balance access between vehicles and pedestrians. The General Commercial land use category is compatible with the proposed Planned Unit Development

Public Comment
Staff has not received comments regarding this request.

Conclusion

According to the applicant's narrative the purpose of their Planned Unit Development is to provide a smart and sustainable design and a connected campus rooted in the community. The Campus seeks to meet these goals through the use of local materials, environmentally friendly design, connection with the Razorback Greenway and 8th Street, and building and architectural selections to serve as an extension of the existing community.

The Commerce and Industry Chapter of the 2015 Bentonville Community Plan is of special importance to this project. The Chapter's Community-Wide Recommendations suggest the City require a high quality of design and make unique and interesting places. In addition, the chapter depicts this property as being within the East Side Walmart Employment Sector Area. The plan notes that this area should serve as a link between the western trail network (which includes Downtown and Crystal Bridges) and the eastern trail network (which includes NWACC and the City of Rogers).

This Planned Unit Development, through its use of unique design, open space, and pedestrian connectivity, meets the purpose and intent of the PUD ordinance and of the Commerce and Industry Chapter of the Community Plan. Staff recommends approval of this rezoning request.

WALMART CAMPUS

PUD SUBMISSION - 1ST REVISED SUBMISSION

SEPTEMBER 28, 2020

CONTACTS

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kip.smith@cox.com

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Brent Boydston, Fire Chief
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Bentonville, AR 72712
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City of Bentonville
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Bentonville, AR 72712
(479) 271-3130

WATER DEPARTMENT
City of Bentonville
Preston Newbill
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Bentonville, AR 72712
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ELECTRIC DEPARTMENT
City of Bentonville
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WASTEWATER DEPARTMENT
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STORMWATER
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Janet Paith
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jpaith@bentonvillear.com

Walmart

Gensler | CEL | Miller Boskus Lack

swa | WALKER CONSULTANTS | wpm ENGINEERING

SHEET INDEX

PROJECT NARRATIVE
P03 Written Description of PUD

OVERALL SITE
P05 General Vicinity Map
P06 Site Boundary
P07 Master Plan | Building Types
P08 Master Plan | Zones
P09 Zone Map | LSD Package Zone 01
P10 Zone Map | LSD Package Zone 02
P11 Zone Map | LSD Package Zone 03
P12 Zone Map | LSD Package Zone 04
P13 Zone Map | LSD Package Zone 05
P14 PUD Construction Phasing Plan

BOUNDARY SURVEY
P15 ROW & Setback Boundaries

STREET SECTIONS
P16 Public City Street | SE J Street
P17 Public City Street | SE Matin Luther King Jr Parkway
P18 Public City Street | 8th Street
P19 Public Ardot Street | SE 14th Street
P20 Private Street | SE P Street
P21 Private Street | SE 5th Street
P22 Private Street | SE 10th Street

P23 Parking Lot Soil Depth

P24 Open Space Area

ZONE 01 - ELEVATIONS & MATERIALS
P25 Office Building OF01 | Foundry
P26 Office Building OF02 | Collection
P27 Office Building OF03 | Mill
P28 Office Building OF12 | Collection
P29 Office Building OF04 | Apparel Merchant Building
P30 Building D-01 | Food Hall
P31 Parking Garage | PD01
P32 Parking Garage | PD02
P33 Parking Garage | PD03
P34 Parking Garage | PD04

ZONE 03 - ELEVATIONS & MATERIALS
P35 Office Building OF05 | Mill
P36 Office Building OF06 | Foundry
P37 Office Building OF07 | Collection
P38 Office Building OF08 | Collection
P39 Parking Garage | PD05
P40 Parking Garage | PD06
P41 Parking Garage | PD10

ZONE 04 - ELEVATIONS & MATERIALS
P42 Office Building OF09 | Mill
P43 Office Building OF10 | Foundry
P44 Office Building OF11 | Collection
P45 Building G-04 | Auditorium, Conference and Training Center
P46 Parking Garage | PD07
P47 Parking Garage | PD08
P48 Parking Garage | PD09

OWNER
Walmart
Bentonville, AR

ARCHITECT
Gensler
5005 Greenville Avenue
Dallas, TX 75206

ARCHITECT
Miller Boskus Lack
224 SE 2nd Street
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Bentonville, AR 72712

PARKING AND ADVISORY
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Suite 600
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CIVIL ENGINEER
CEI
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Bentoville, AR 72712

CIVIL ENGINEER
Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010

LANDSCAPE ARCHITECT
SWA
811 W. 7th Street
8th Floor
Los Angeles, CA 90017

Walmart Home Office Campus

PUD Submission

September 28, 2020

Walmart is pleased to submit this application for a Planned Unit Development for the new Home Office Campus. We are proud that Northwest Arkansas is our home and intend, through this project, to make both Bentonville and the region even more attractive for the recruitment and retention of talented people. We believe this Home Office Campus project not only reflects the shared values that have helped accelerate growth of the company, the City of Bentonville, and the region, but also will leave a positive impact on the travelers from around the world who visit Bentonville.

4.1.10(a) Description and purpose of the PUD district.

This submission is the result of more than two years of planning and reflects the goals memorialized in the PUD ordinance. With thousands of associates in mind, both present and future, this campus is designed as a place that embraces the natural beauty of the region, enhances, and promotes the community experience, and reflects our company values.

Smart and Sustainable Design

- The campus reflects Walmart's leadership in environmental sustainability through smart building design with high performance building materials, renewable structural systems, and energy-efficient lighting and HVAC systems.
- It incorporates regionally sourced materials, including Southern Yellow Pine timber, grown in Arkansas and custom manufactured in Central Arkansas, for the primary office structural system.
- Thoughtful design in the use of bioswales, stormwater collection and management for irrigation, and wildlife habitat reflect the company's commitment to water quality and control across campus and into city systems.
- Thousands of low-maintenance native trees, shrubs and grasses provide an inviting landscape experience and open space areas that meet or exceed city requirements.
- Green spaces and trails are designed to provide direct access to nature and encourage outdoor interaction between Walmart associates, the Bentonville community, and the physical environment to reinforce sustainable living and holistic well-being.

Connected Campus

- The new 8th Street corridor will improve both visitor and commuter access to campus and the movement from east to west across town.
- The Razorback Greenway will connect the campus via bike trails, walking paths, and street crossings, encouraging safe and accessible alternative access for associates and visitors.
- The campus is designed with functional and attractive streetscapes framed by trees, plazas, buildings, and bikeways via the reestablished street grid. The road network is designed to disperse traffic more efficiently without putting pressure on only a few points of access.

Rooted in our Community

- A portion of the Razorback Greenway passes through campus and provides new tunnels at J Street and 8th Street.
- The trail network will improve pedestrian and cyclist access to the Bentonville Square, Crystal Bridges Museum, The Momentary, Thaden School, NWACC and other points of interest around the region.

401.10(b) Minimum area required for PUD districts.

This PUD application covers an area of approximately 238.81 acres, exceeding the minimum size required (10 acres).

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

All nonresidential uses in Article 401 which are permitted conditionally or by-right in commercial and mixed-use districts. Further details with respect to land use, phasing, and future uses are described by the Master Plan and Construction Phasing Plan on P07, P08, and P14.

401.10(e) Density requirements.

No density requirements are set, as this PUD proposes no residential uses.

401.10(f)(1) Description of proposed zoning and development standards.

Density:	N/A. No residential uses are proposed.
Building setbacks:	See P15, ROW & Setback Boundaries, for setbacks from public streets. Side and rear setbacks are 0’ for any interior parcels.
Height of building or structure:	Structures shall have a maximum height of 100’ above ground level finished floor elevation, except mechanical and telecommunications equipment and required screens may extend beyond this limit.
Lot size, lot width, and lot depth:	No minimum or maximum dimension.
Landscaping:	Parking Lot Landscaping: As required for similar developments, except that the number of trees required shall be provided in the continuous planting islands at the minimum rate of (1) shade tree per every six (6) parking spaces or fraction thereof and shall be located in the double row; and internal planting islands shall not be required. External planting islands shall be a minimum size of nine (9) feet by sixteen (16) feet. Street Frontage Buffer Landscaping: See P16-P22 Street Sections.
Required off-street parking spaces:	N/A. No residential uses are proposed.
Street widths:	See P16-P22 Street Sections.
Garage setbacks:	N/A. No residential garages are proposed.

401.10(f)(2) Modifications prohibited.

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(g)(1) PUD districts common open space requirements.

This proposal exceeds the minimum requirements for open space to provide a variety of accessible outdoor experiences for Walmart associates, visitors, and, where provided, the public. Please refer to the open space plan which provides details for each phase.

The master plan will provide open space that meets or exceeds code requirements.

See P24, Open Space Area, for required details.

401.10(g)(2) PUD districts parking and off-street loading requirements.

Each phase of the PUD delivers parking in a campus format. The total amount of parking provided in each phase meets or exceeds the minimum requirements set forward in Article 501 of the Bentonville Unified Development Code.

See P14, Phasing Plan, for additional details.

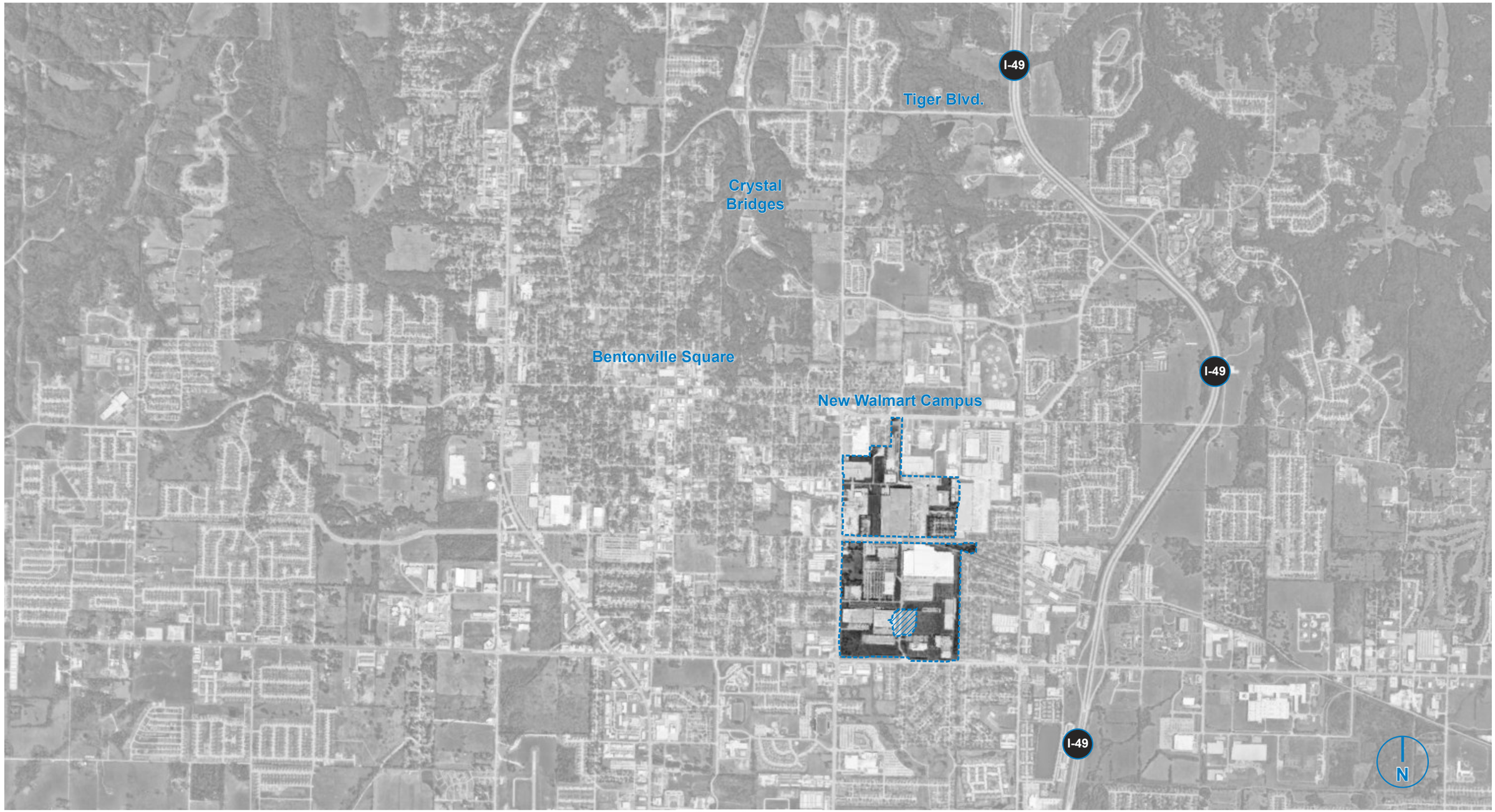
401.10(g)(3) PUD districts perimeter requirements.

The master plan is designed to create maximum compatibility with surrounding land uses.

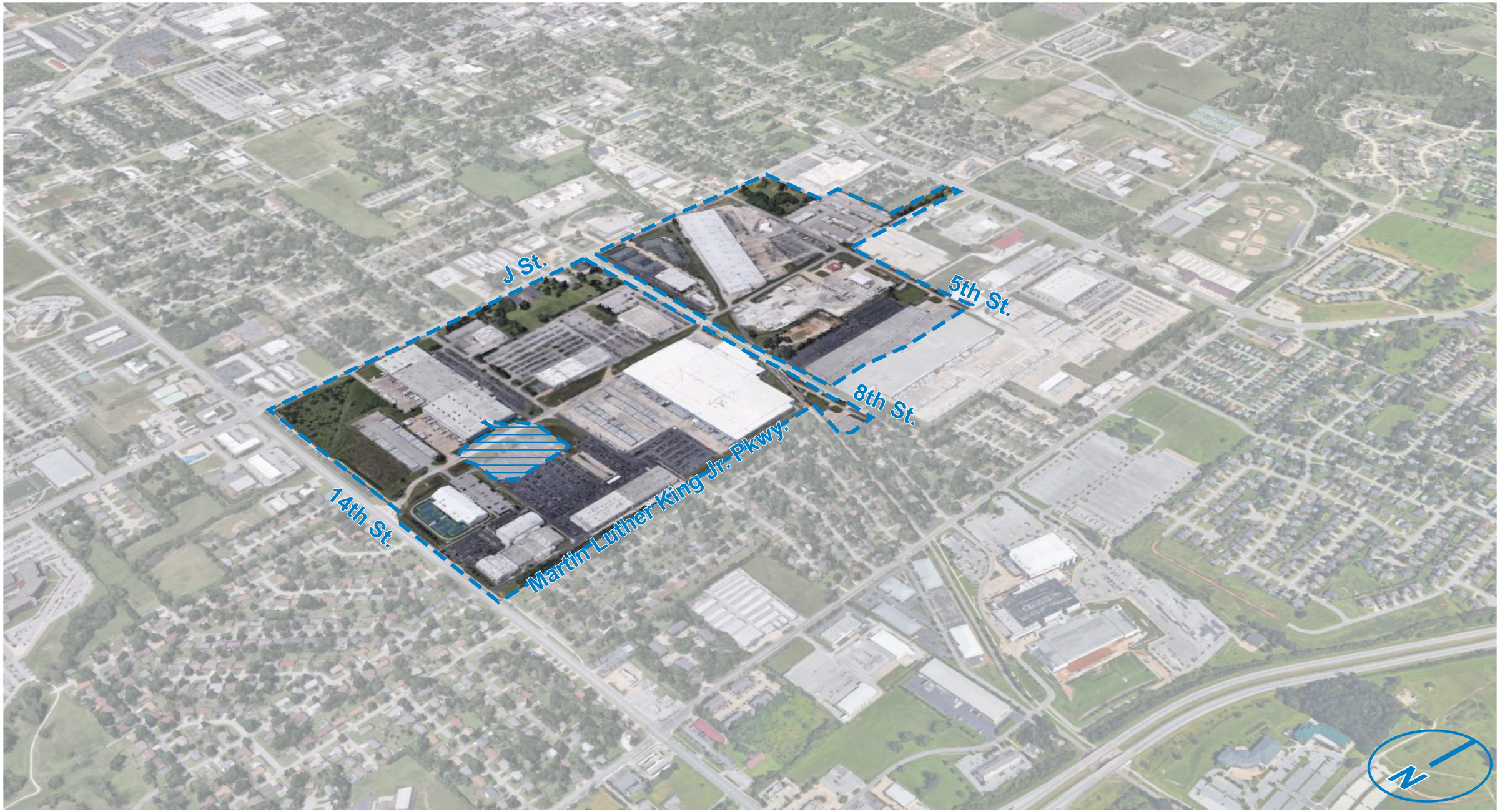
These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

401.10(g)(4) PUD districts structural design standards.

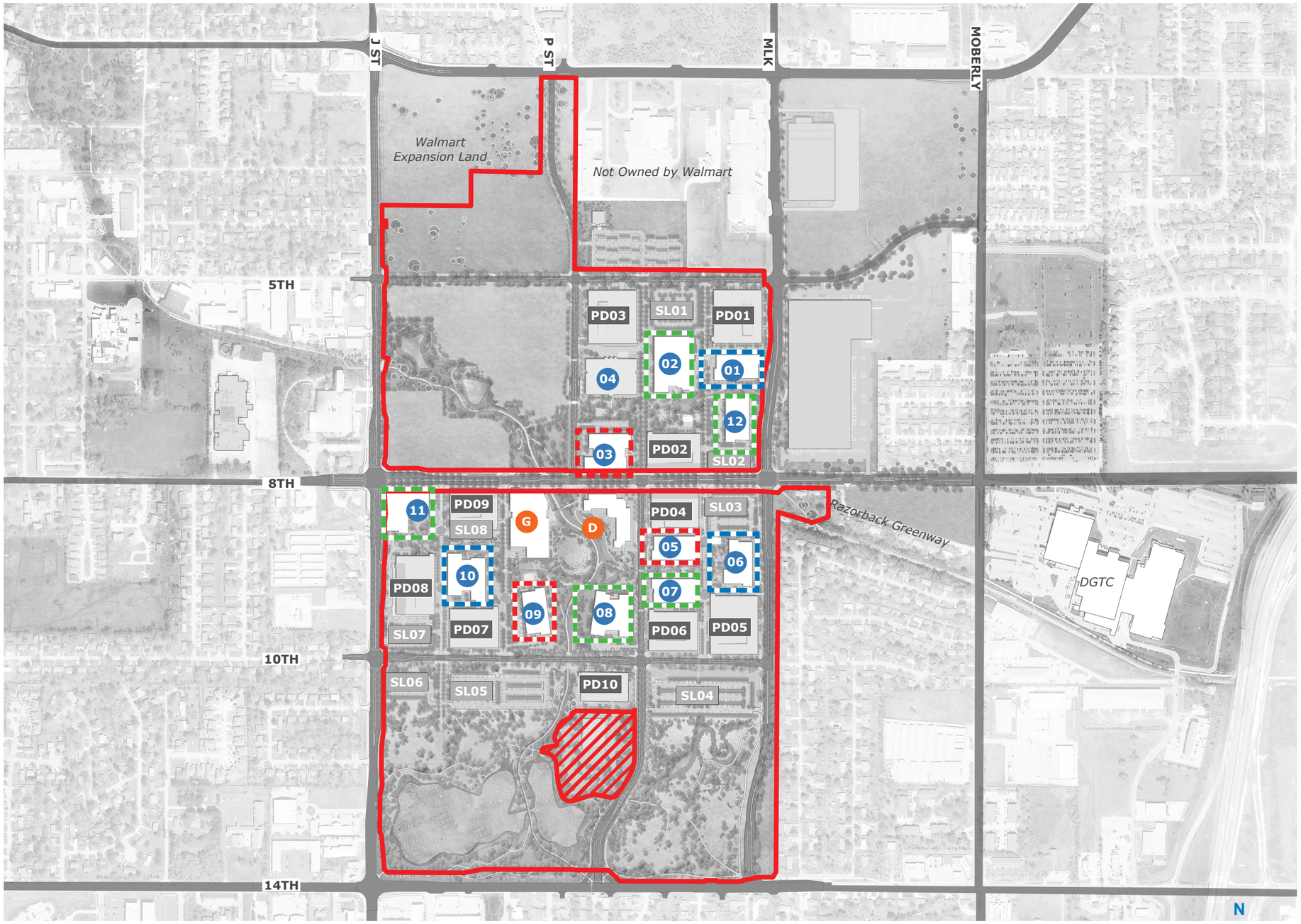
Refer to P25 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.


I-49
Tiger Blvd.
Crystal Bridges
Bentonville Square
New Walmart Campus
I-49
I-49
N

Google Maps

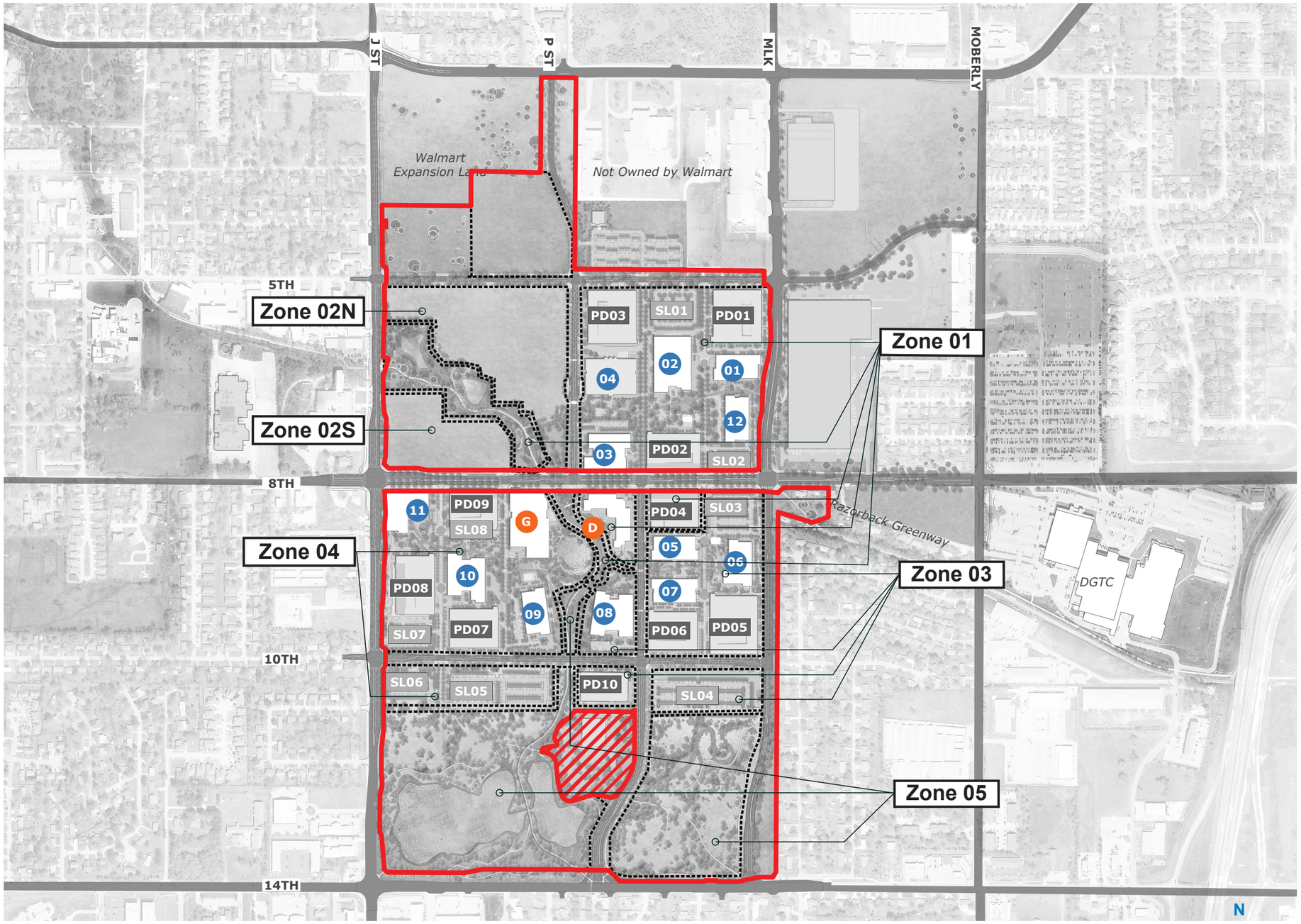


Google Maps



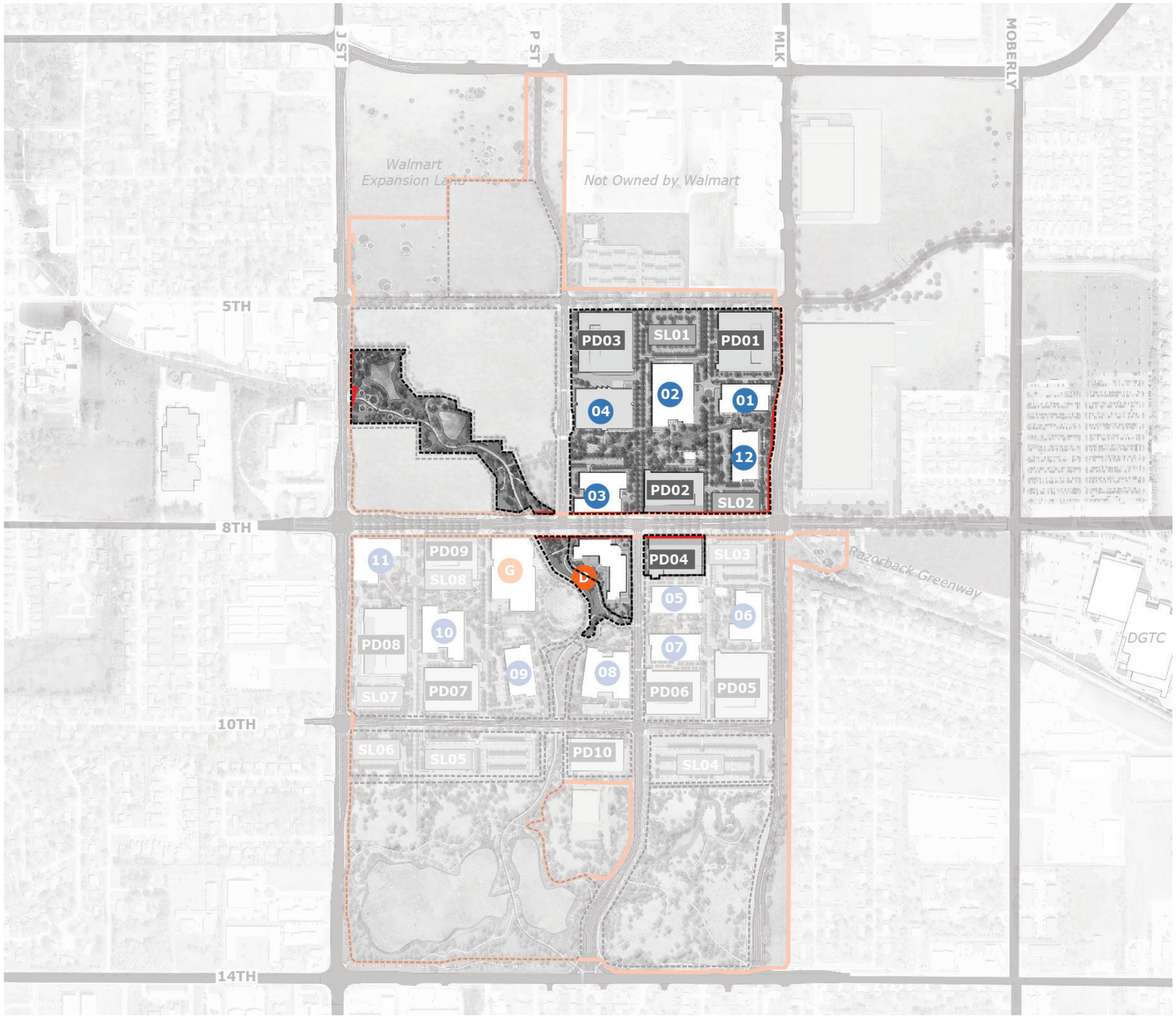
Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- "Mill" Building
- "Foundry" Building
- "Collection" Building



Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- Zone Boundary


J ST
P ST
MLK
MOBERLY
Walmart
Expansion Land
Not Owned by Walmart
5TH
8TH
10TH
14TH
PD03
SL01
PD01
02
04
01
12
03
PD02
SL02
11
PD09
SL08
G
D
PD04
SL03
05
06
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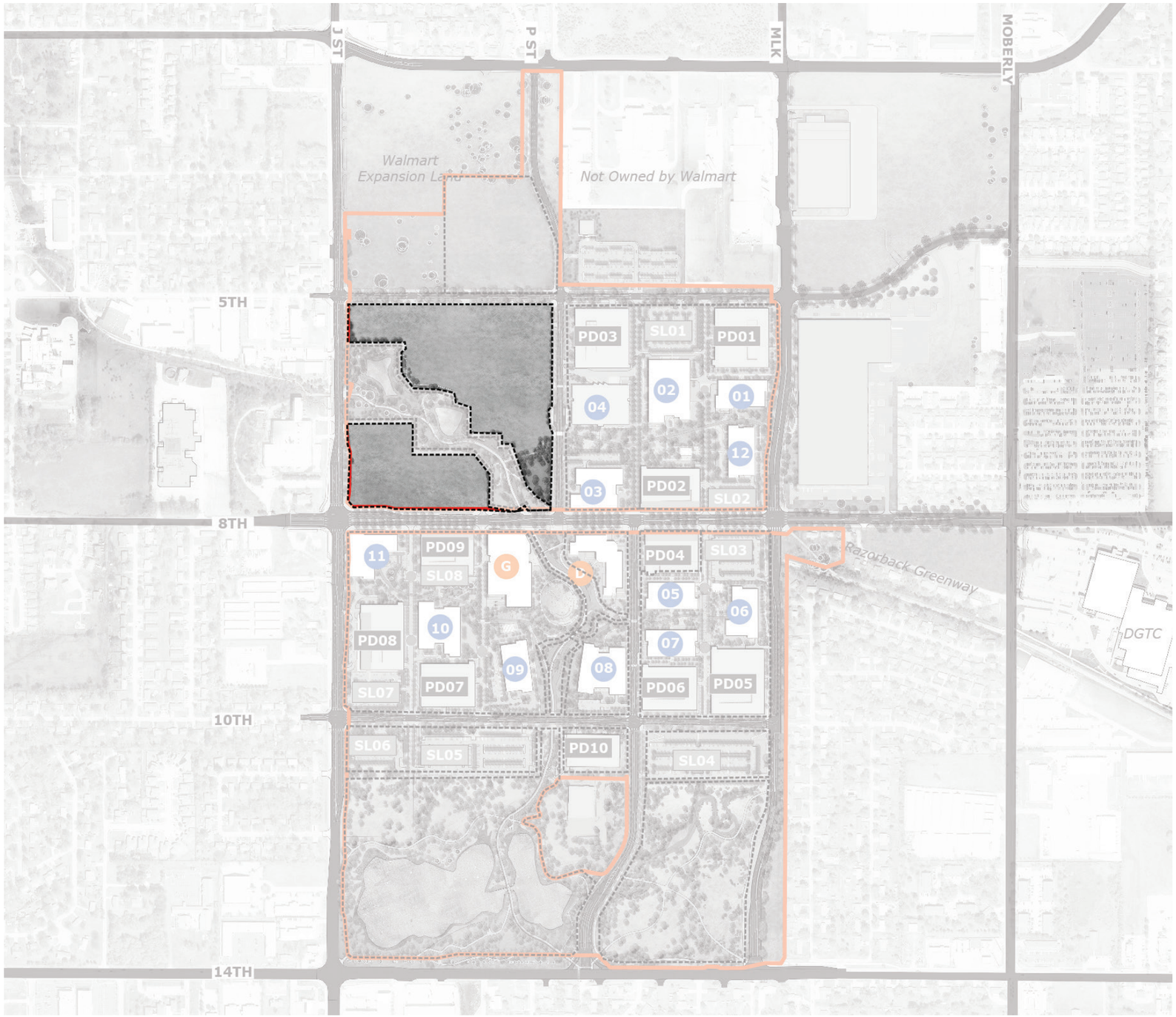
PD05
SL06
SL05
PD10
SL04
Razorback Greenway
DGTC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P ST
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Walmart
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PD03
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10TH
SL06
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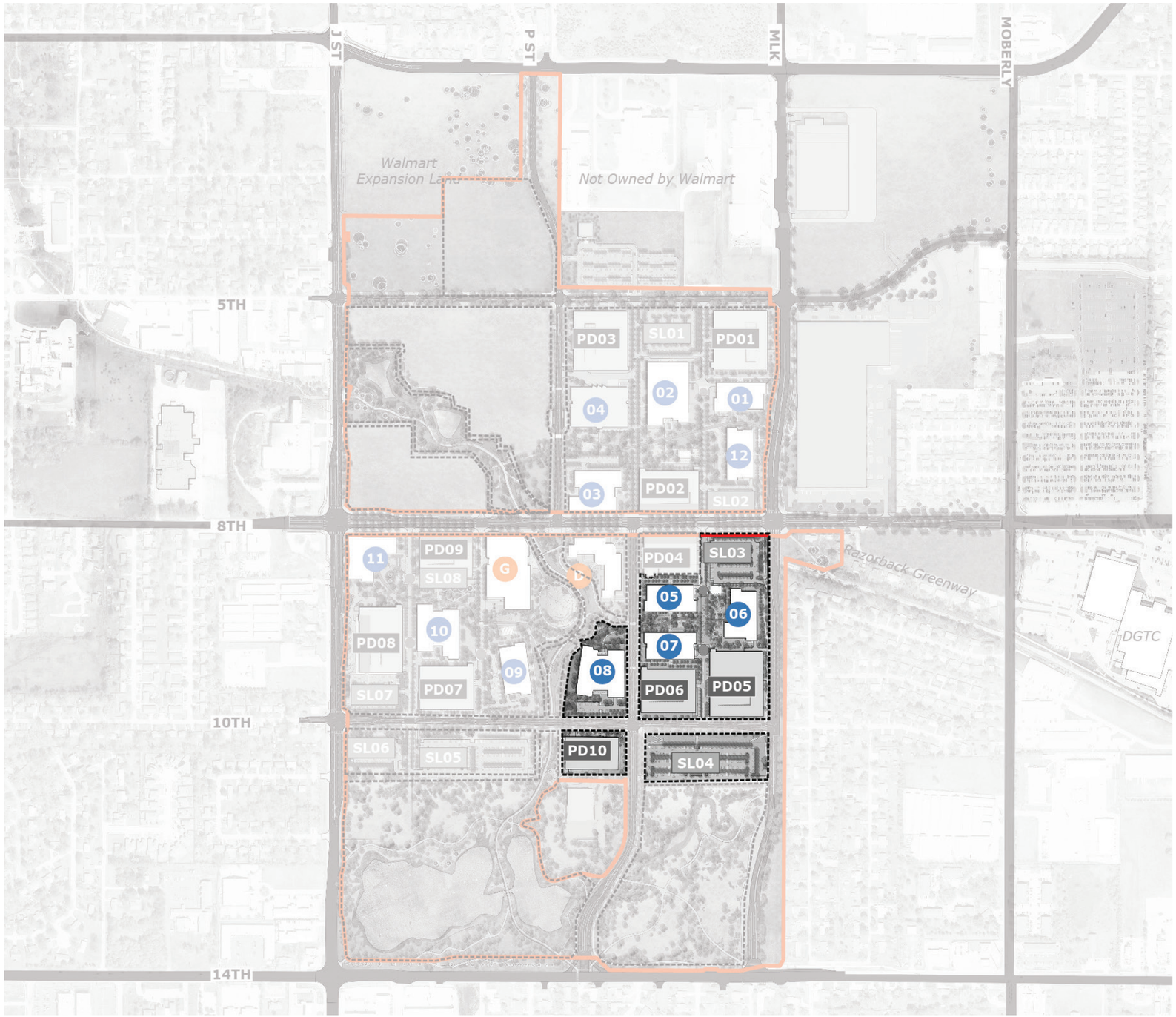
PD10
SL04
Razorback Greenway
DGTC
14TH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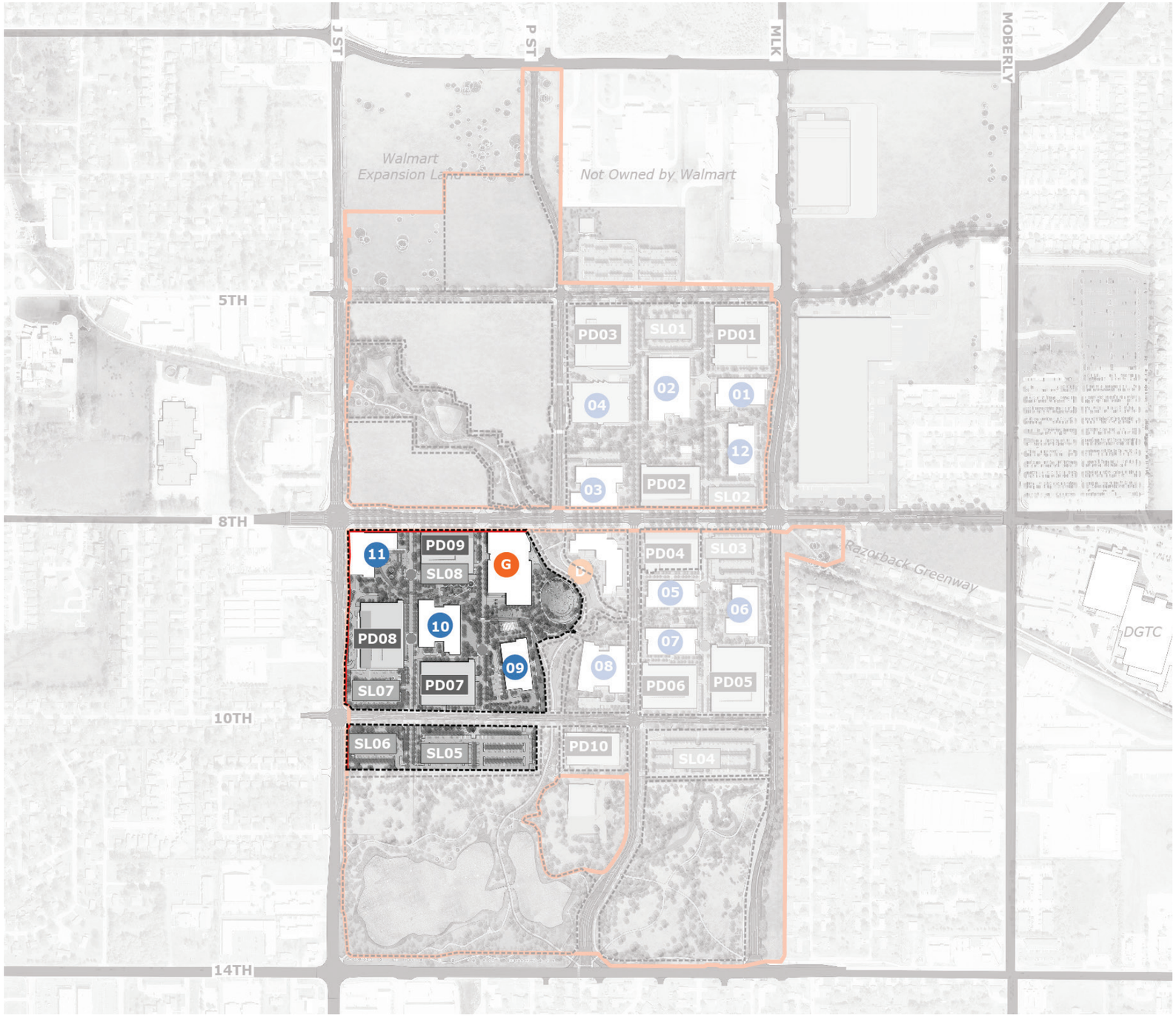
10TH
SL06
SL05
PD10
SL04
Razorback Greenway
DGTC
14TH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5TH
PD03
SL01
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8TH
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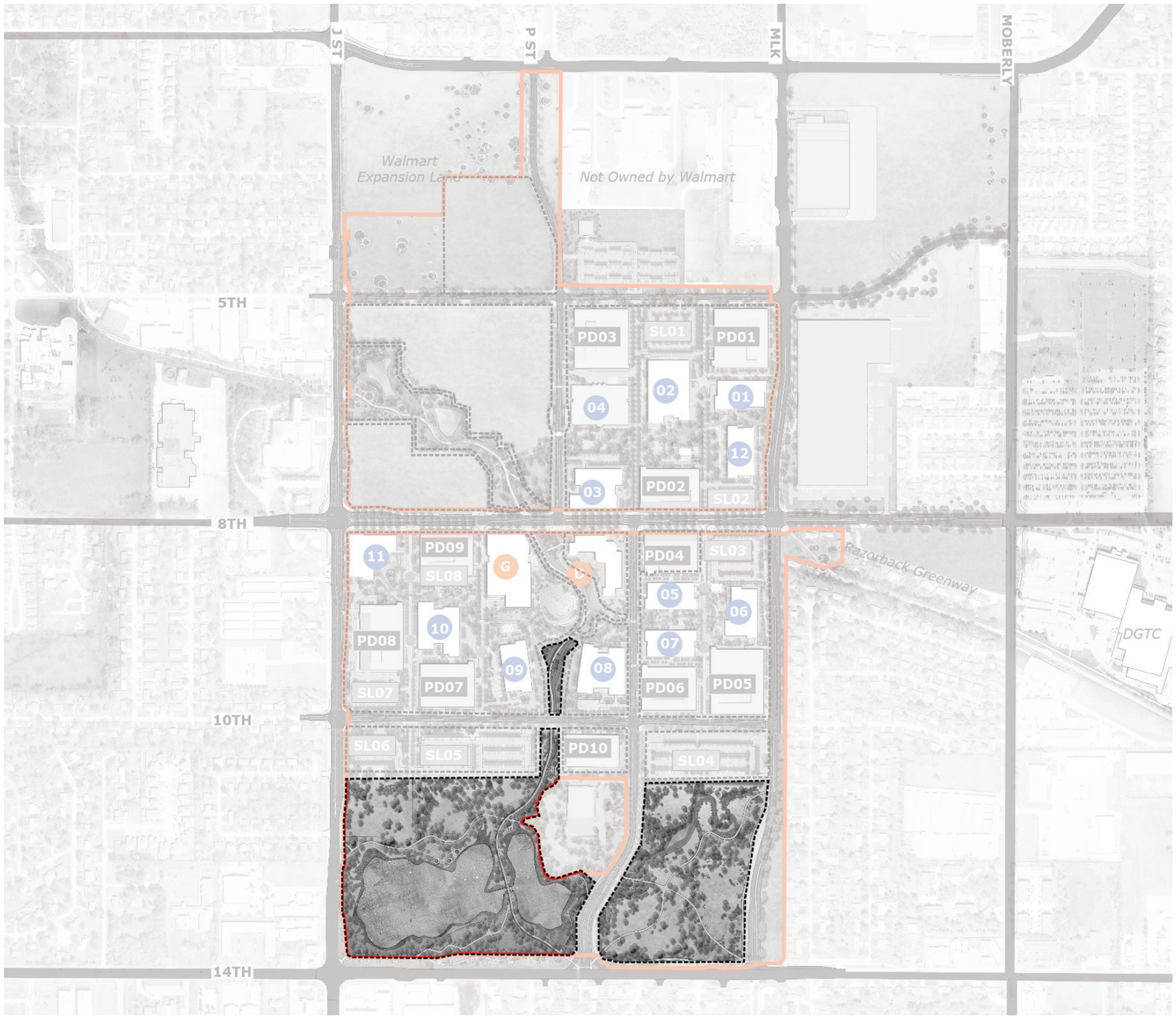
PD05
Razorback Greenway
DGTC
10TH
SL06
SL05
PD10
SL04
14TH


J ST
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5TH
PD03
SL01
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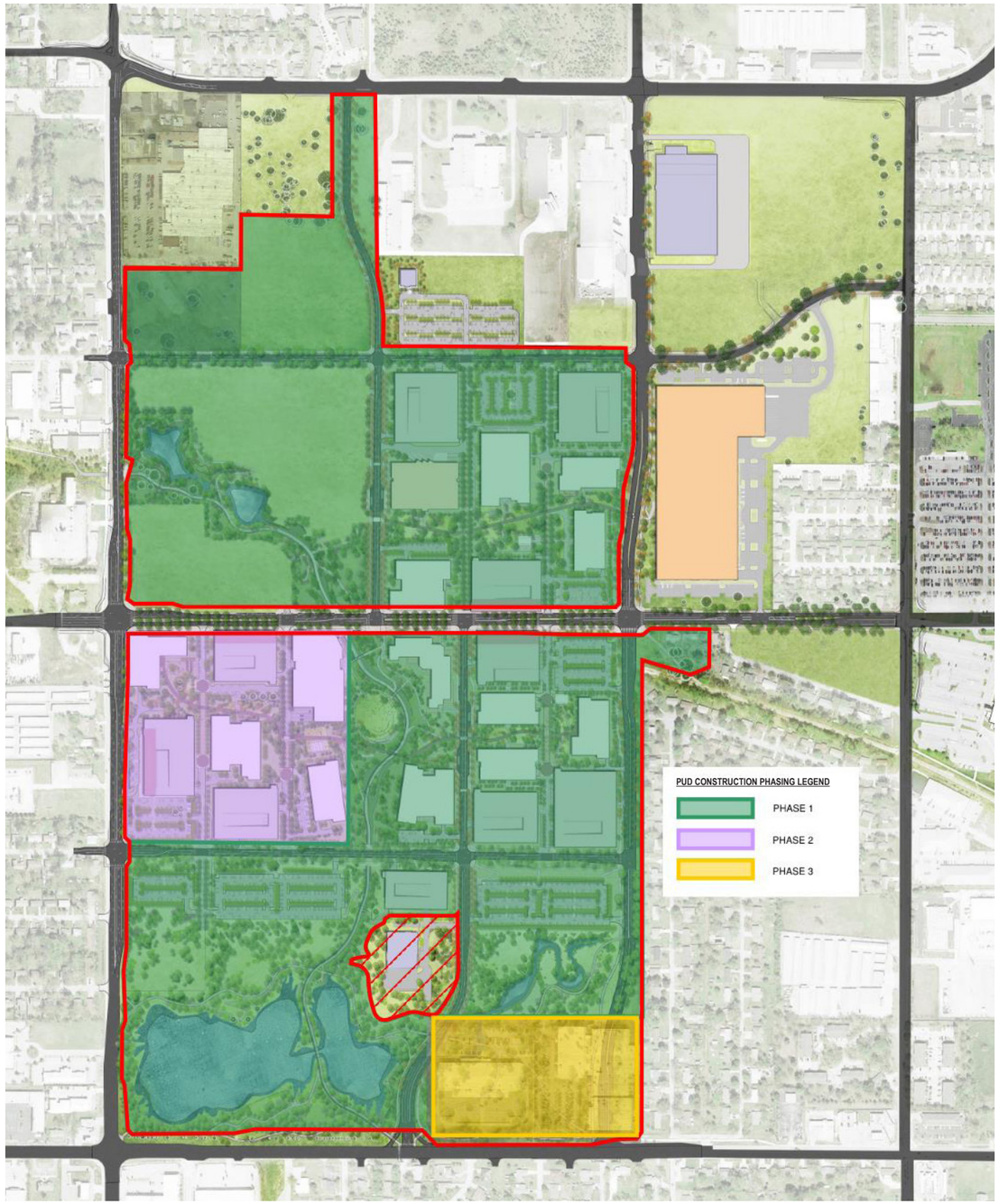
PD10
SL04
Razorback Greenway
DGTC
14TH



PHASE 1

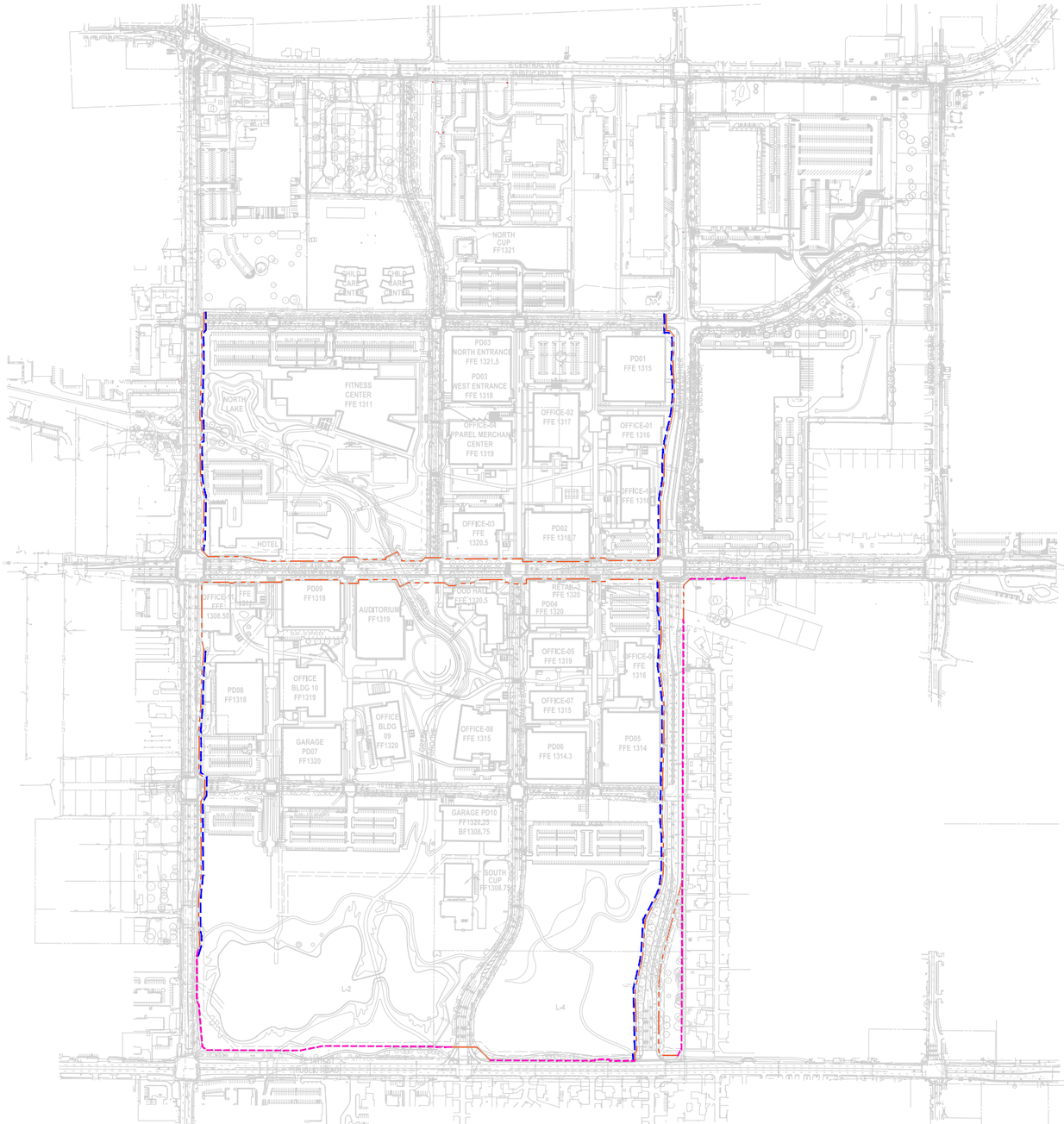
Required Parking Spaces:	5,099
Total Parking Spaces:	10,632

PHASE 2

Required parking spaces:	2,816
Total parking spaces:	3,905

PHASE 3

Required parking spaces:	0
Total parking spaces:	0



LEGEND

200 0 200 400

SCALE: 1"=200'

PROPOSED ROW

EXISTING ROW

BUILDING SETBACK*

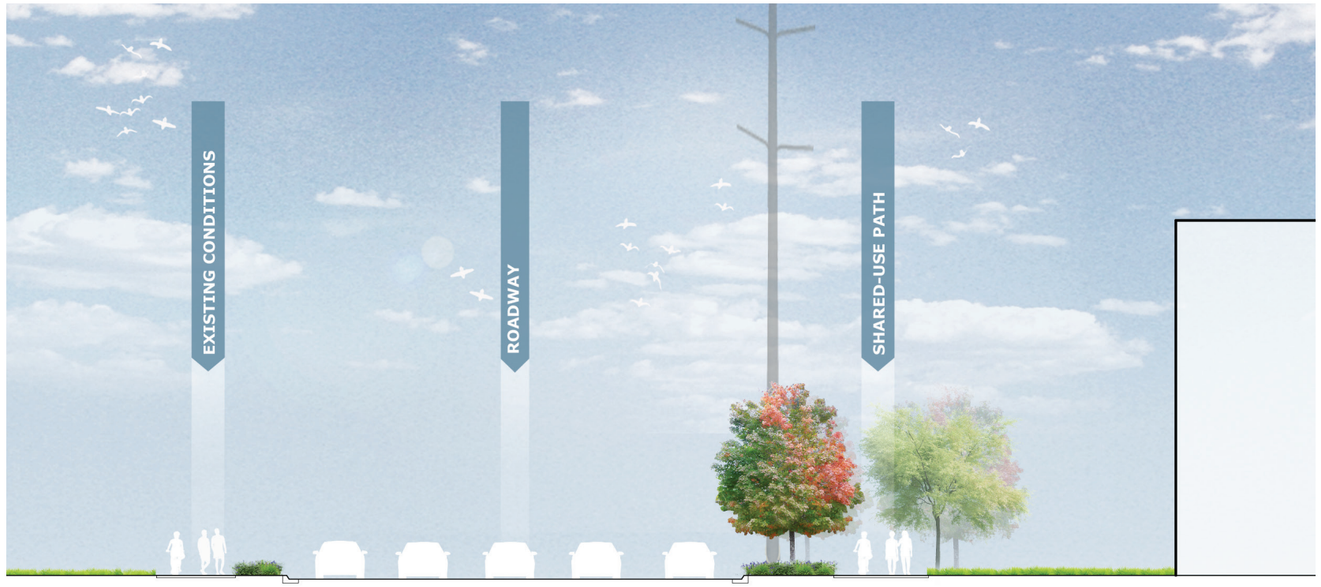
15' BUILDING SETBACK – J STREET, 14TH STREET

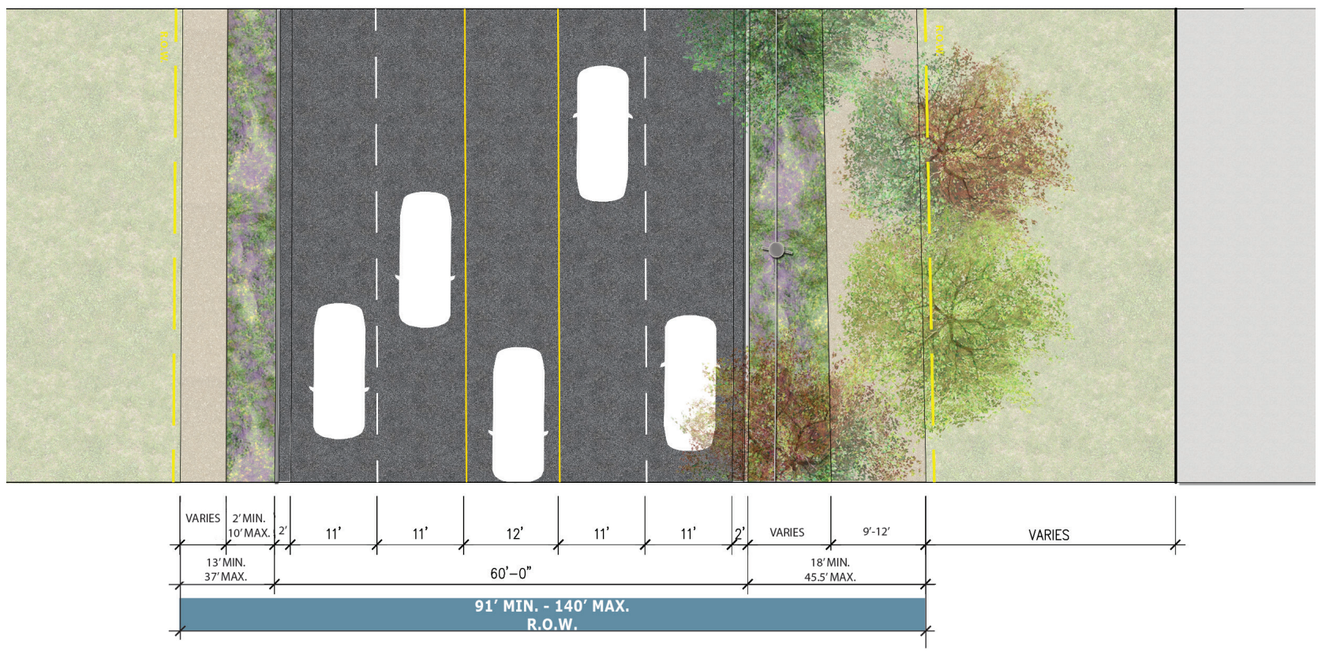
10' BUILDING SETBACK – MLK PARKWAY

0' BUILDING SETBACK – 8TH STREET

*WHERE A UTILITY EASEMENT EXISTS, THE EASEMENT SHALL BE THE SETBACK IF THE EASEMENT IS GREATER THAN THE SETBACK

100' MAX. BUILDING HEIGHT
ABOVE GROUND LEVEL FINISHED FLOOR ELEVATION





PROPOSED GUIDELINES

EAST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk Note: Reduced width where necessary to minimize impact to existing trees.*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities shall not exceed a mature height of 25 feet.*

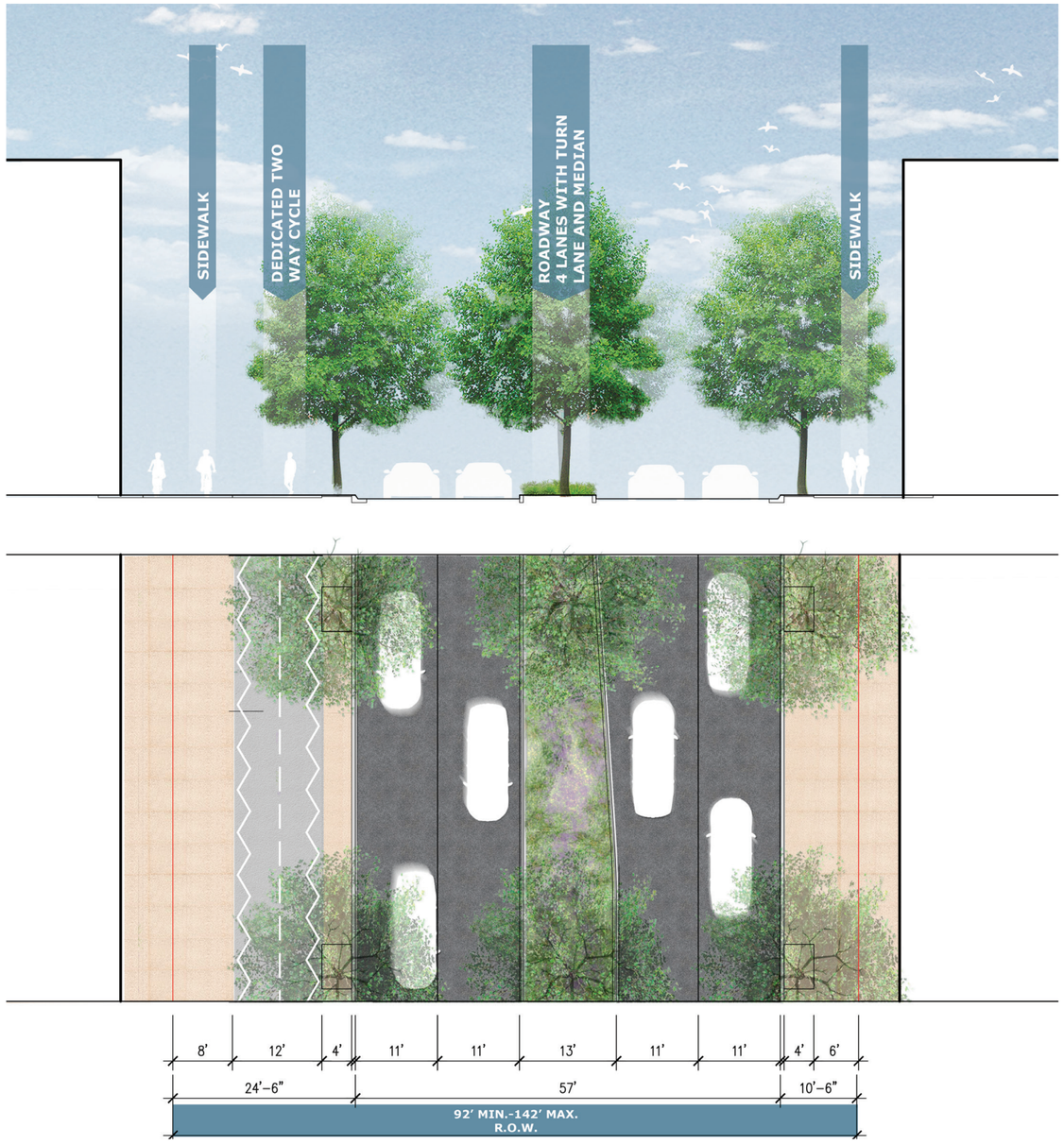
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

EAST & WEST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk (on west side only)*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

NORTH

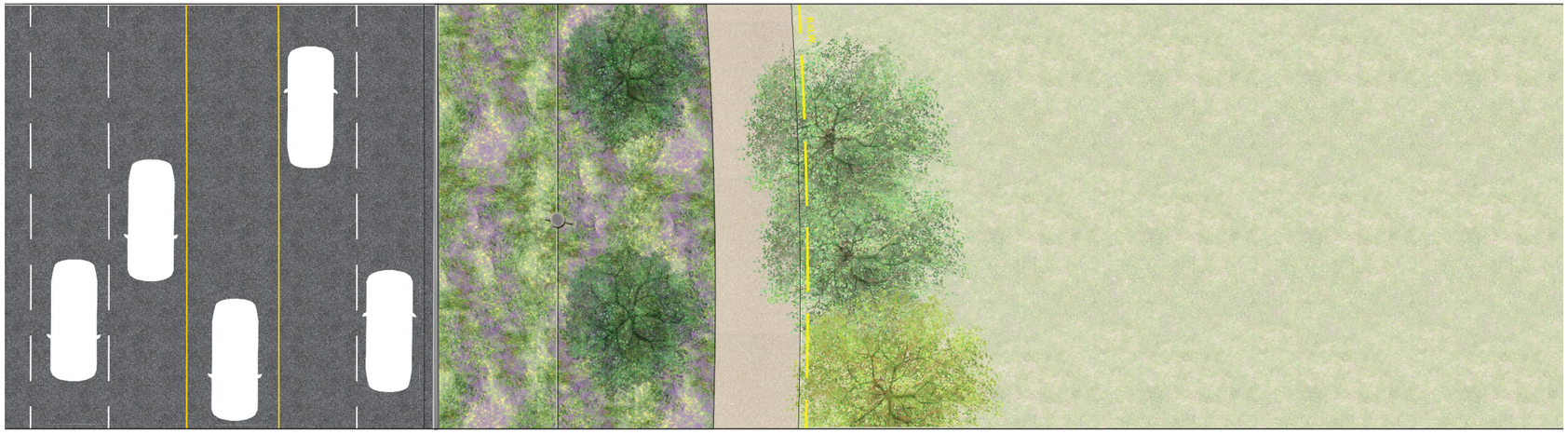
- *4' wide paved curb zone*
- *6' Min. wide sidewalk*

SOUTH

- *4' paved curb zone*
- *12' wide two-way cycle path*
- *8' Min. wide sidewalk*

- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

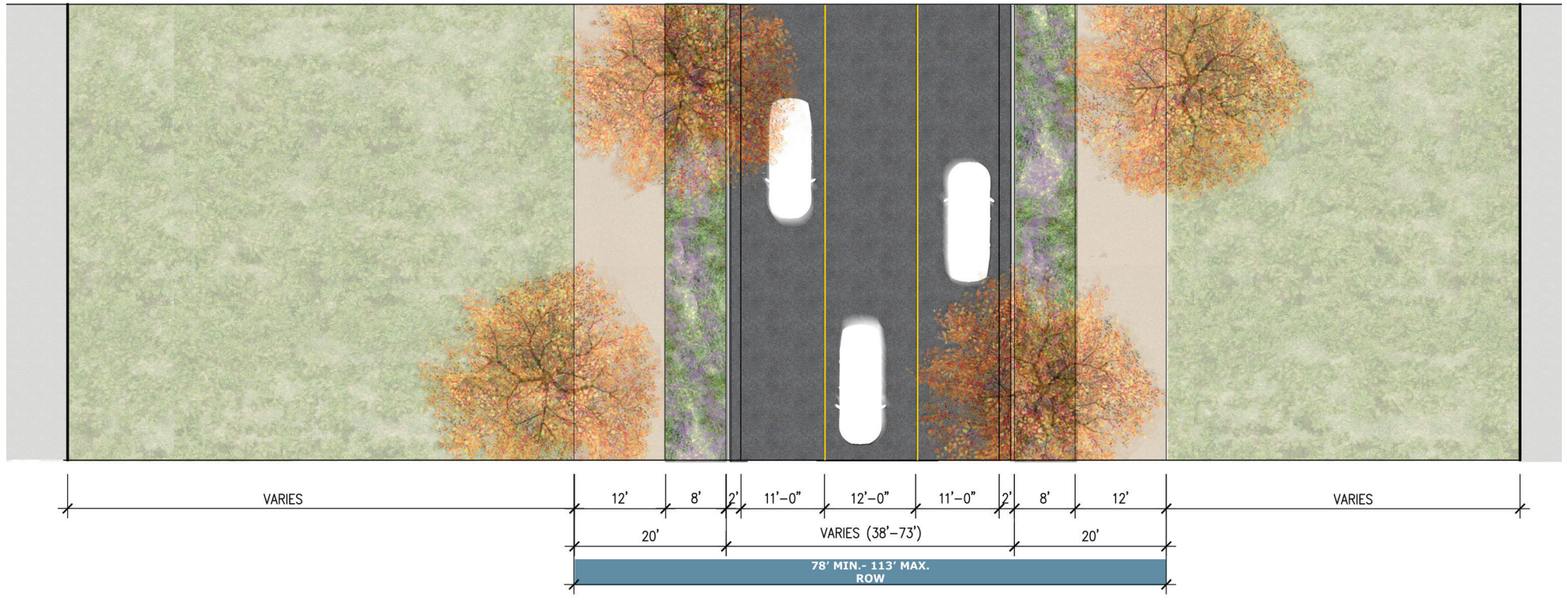


PROPOSED GUIDELINES

NORTH

- *8' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities will be coordinated with AEP/ SWEPCO.*

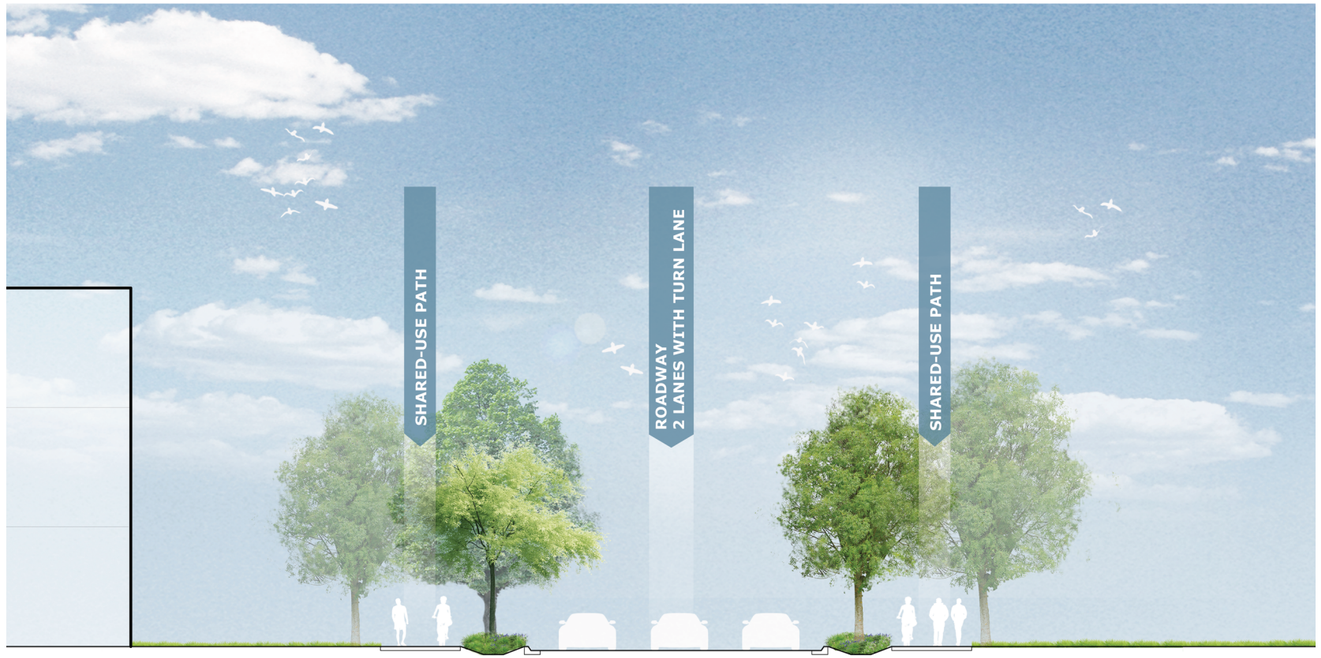
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents

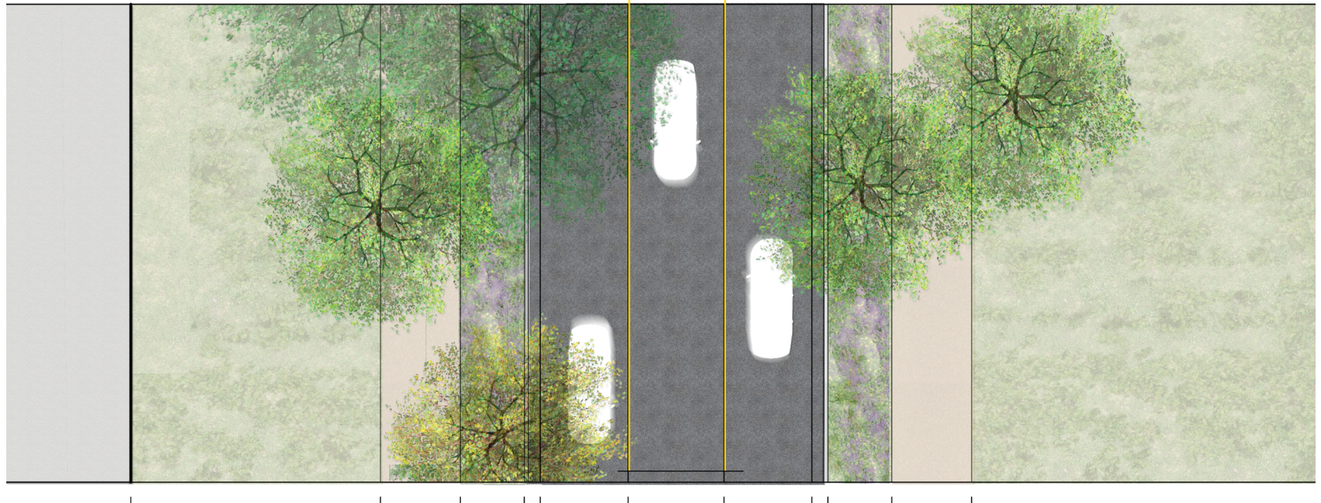


PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

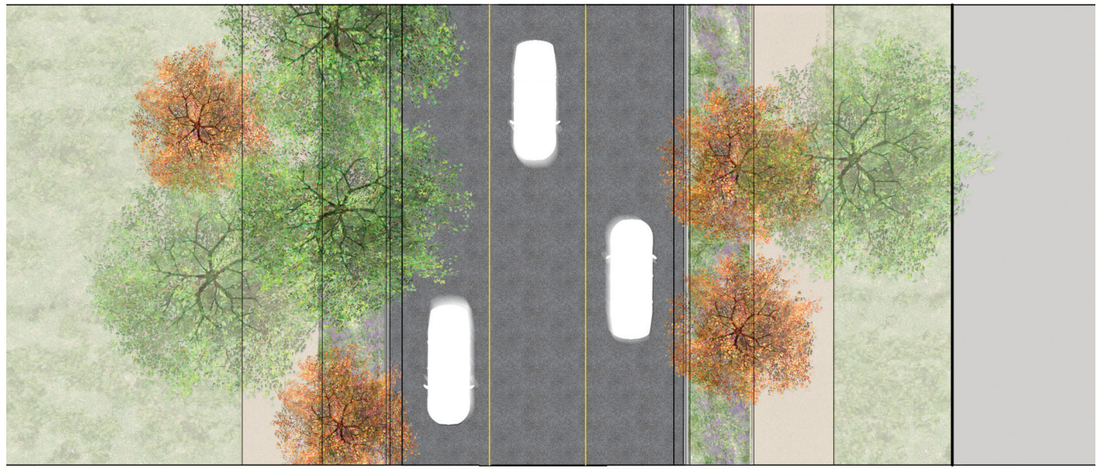




*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*



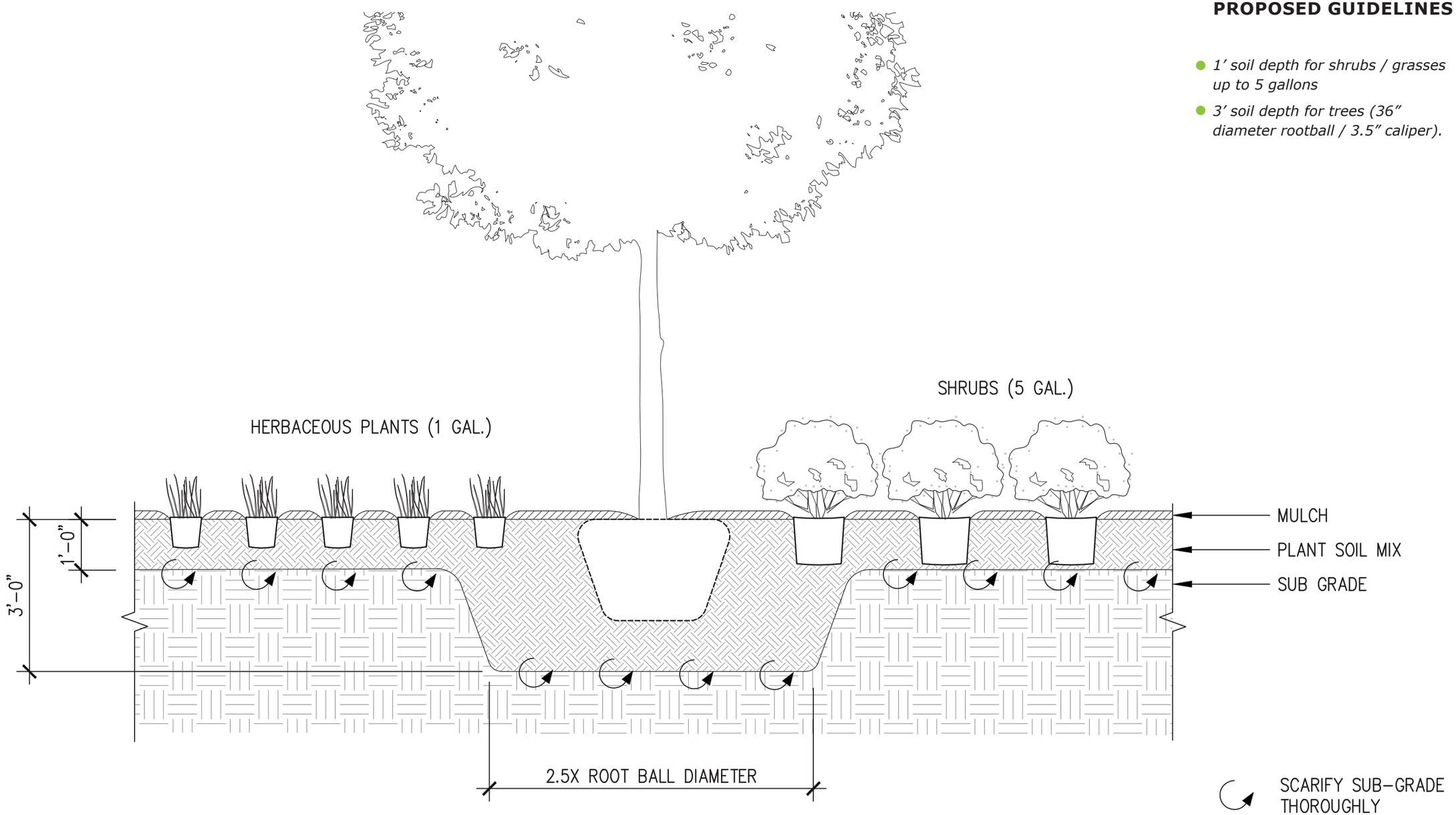
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

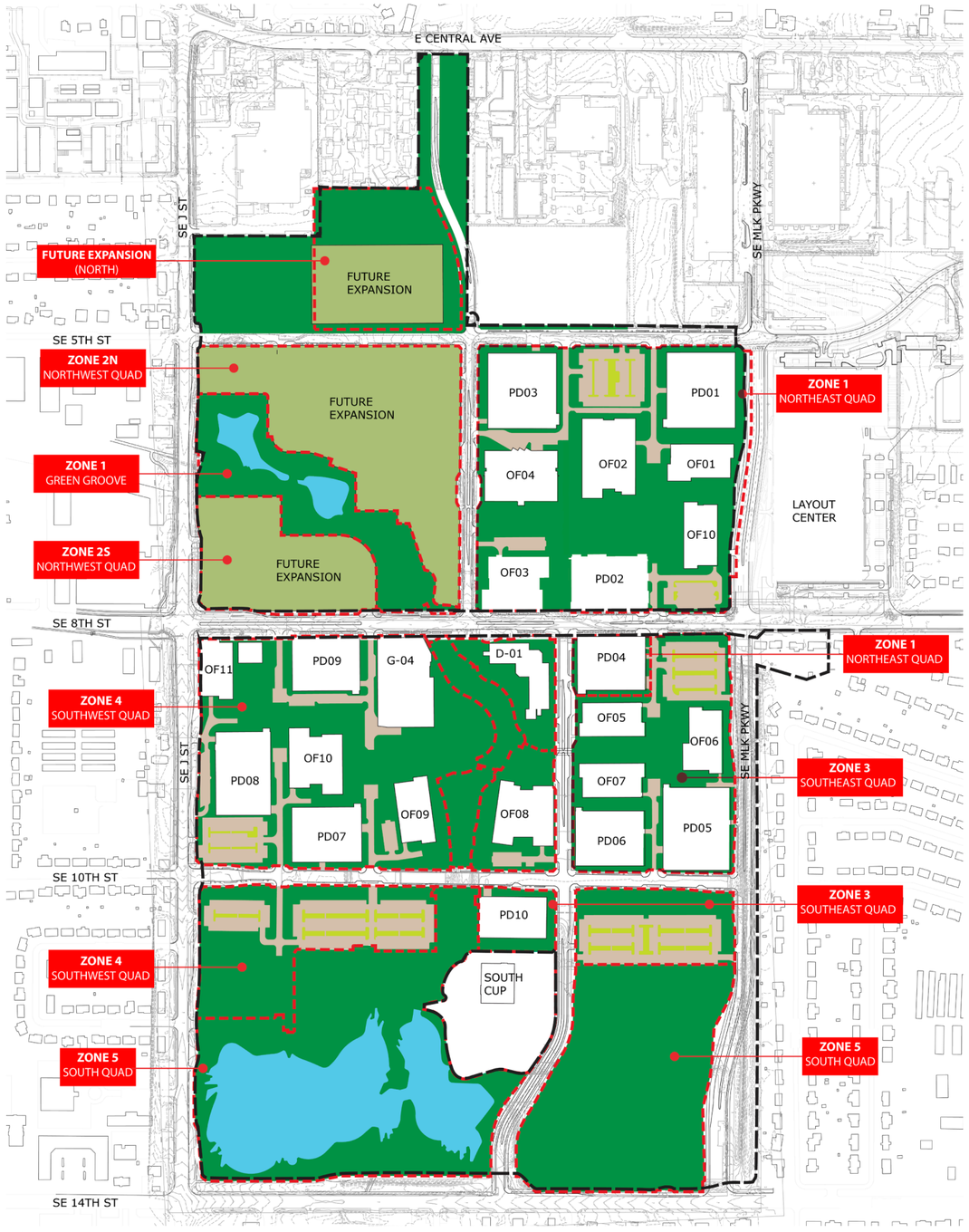
- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

PROPOSED GUIDELINES

- *1’ soil depth for shrubs / grasses up to 5 gallons*
- *3’ soil depth for trees (36” diameter rootball / 3.5” caliper).*



OPEN SPACE AREA



ZONE 1
AREA: 34.0 acres
OPEN SPACE: 16.12 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 1 - GREEN GROOVE
AREA: 11.0 acres
OPEN SPACE: 9.8 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

ZONE 2S
AREA: 7.7 acres
FUTURE EXPANSION AREA: 7.7 acres

ZONE 2N
AREA: 16.2 acres
FUTURE EXPANSION AREA: 16.2 acres

ZONE 3
AREA: 24.8 acres
OPEN SPACE: 11.57 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 4
AREA: 38.6 acres
OPEN SPACE: 18.2 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 5
AREA: 48.5 acres
OPEN SPACE: 36.0 acres
OPEN SPACE POND: 12.5 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

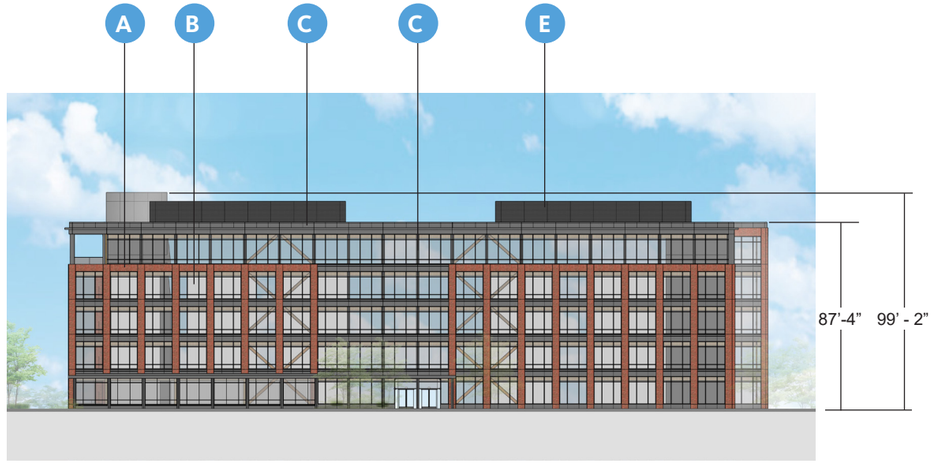
FUTURE EXPANSION (NORTH)
AREA: 9.2 acres
OPEN SPACE: 4.4 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)
FUTURE EXPANSION AREA: 4.9 acres

TOTAL AREA: 231 ACRES
OPEN SPACE: 110.67 acres
TOTAL OPEN SPACE PERCENTAGE: 48%
(28% ABOVE REQUIREMENT)

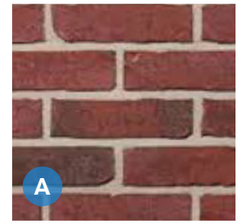
KEY

- OPEN SPACE AREA - SOFTSCAPE OR PEDESTRIAN HARDSCAPE
- OPEN SPACE AREA - POND OR SEASONAL WATERWAY
- FUTURE EXPANSION ZONE (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT/VEHICULAR PAVING AREA (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT PLANTING (NOT INCLUDED IN OPEN SPACE AREA)

NORTH ELEVATION



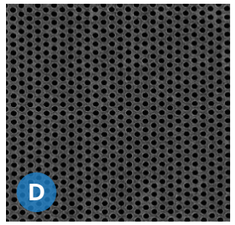
SOUTH ELEVATION



BR01- RED THIN BRICK

GL01- VISION GLASS

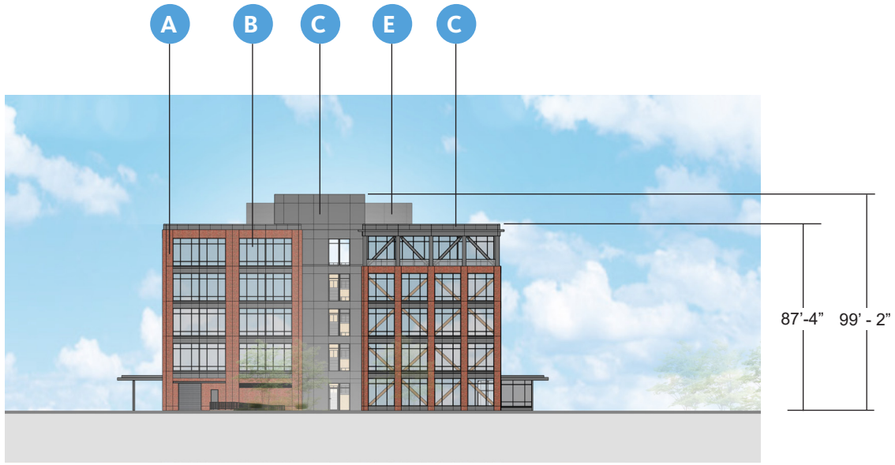
MP01- GRAY METAL MINIMUM 24 GAUGE



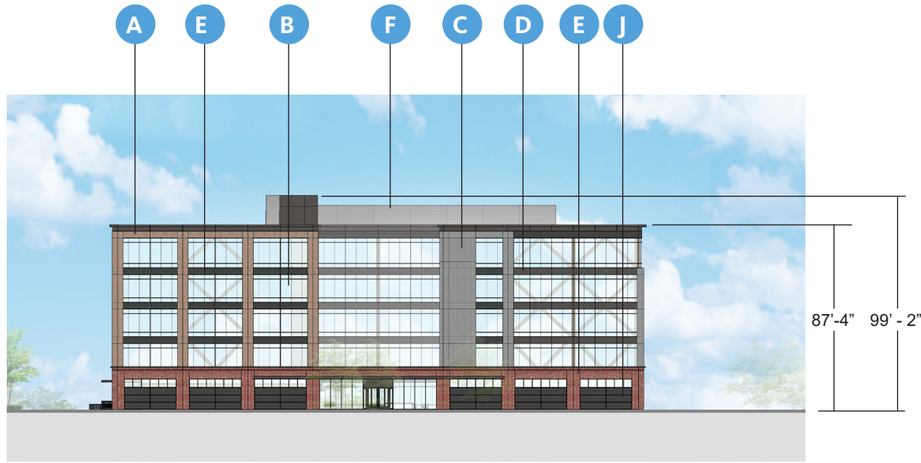
MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

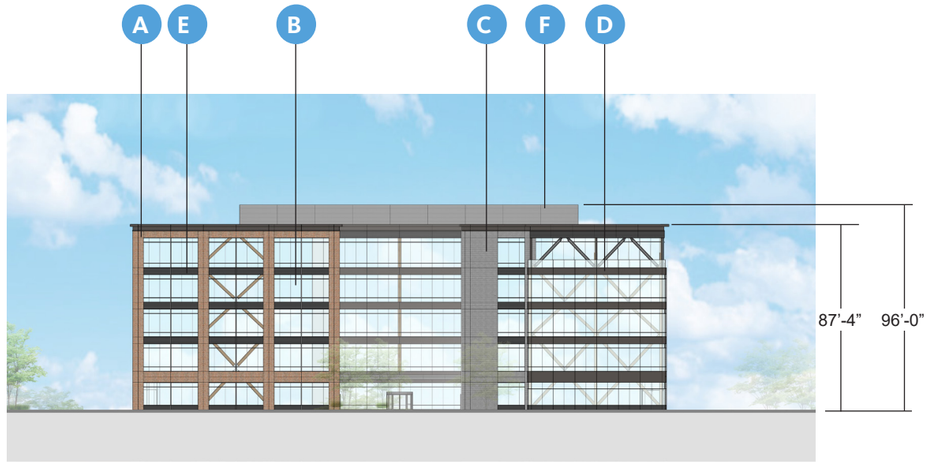
EAST ELEVATION



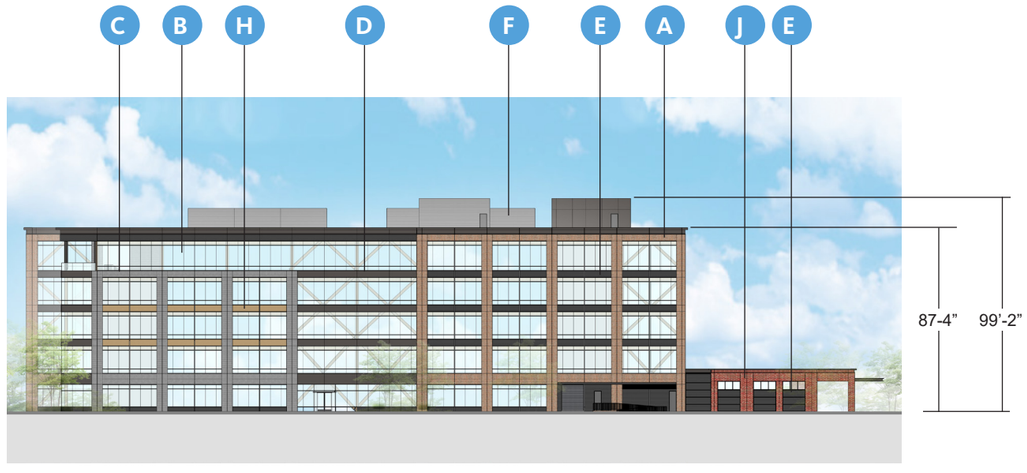
WEST ELEVATION



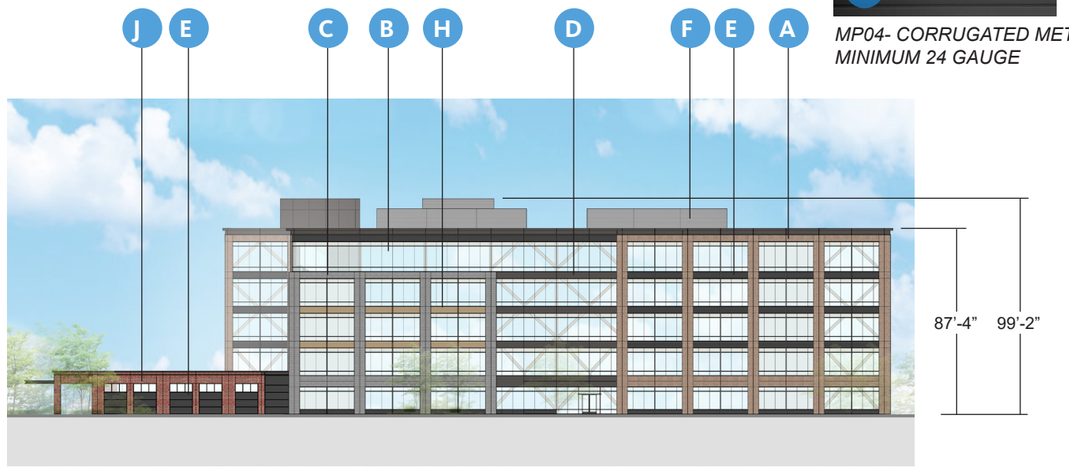
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

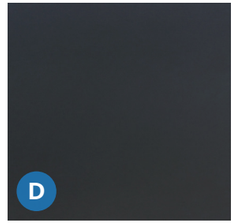


WEST ELEVATION

BR02- RED THIN BRICK

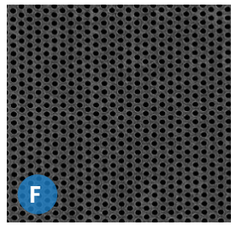
GL01- VISION GLASS

BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE

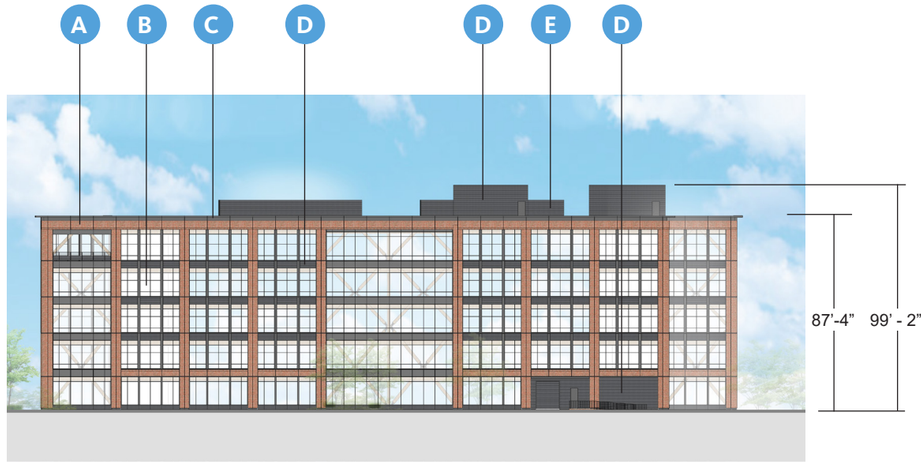
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



MP05- PERFORATED METAL MINIMUM 24 GAUGE

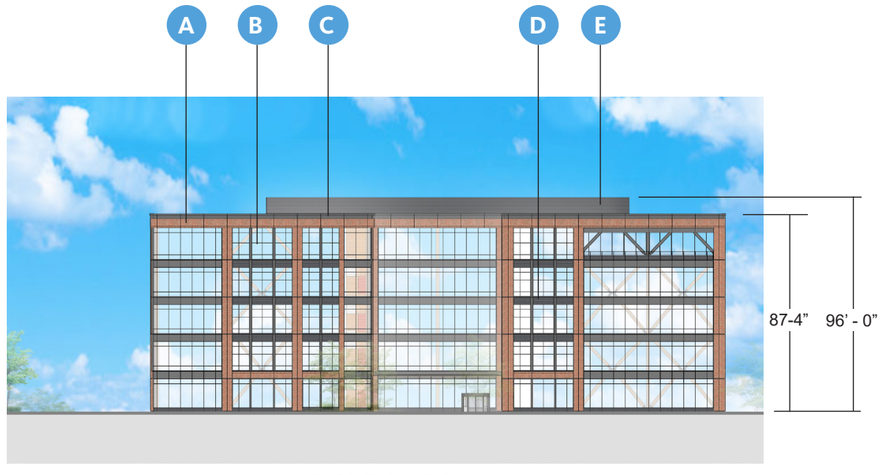
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

BR05- RED THIN BRICK

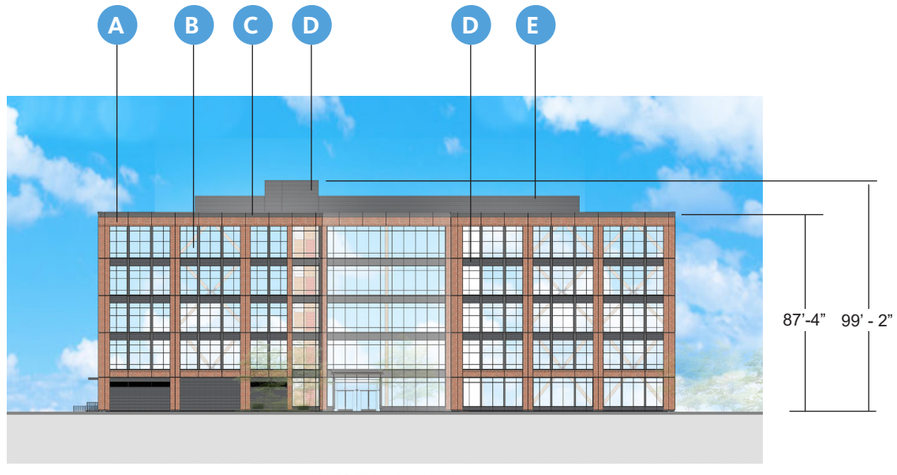


NORTH ELEVATION

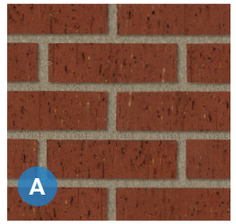
SOUTH ELEVATION



EAST ELEVATION

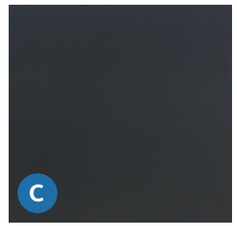


WEST ELEVATION



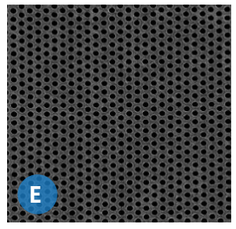
BR01- RED THIN BRICK

GL01- VISION GLASS



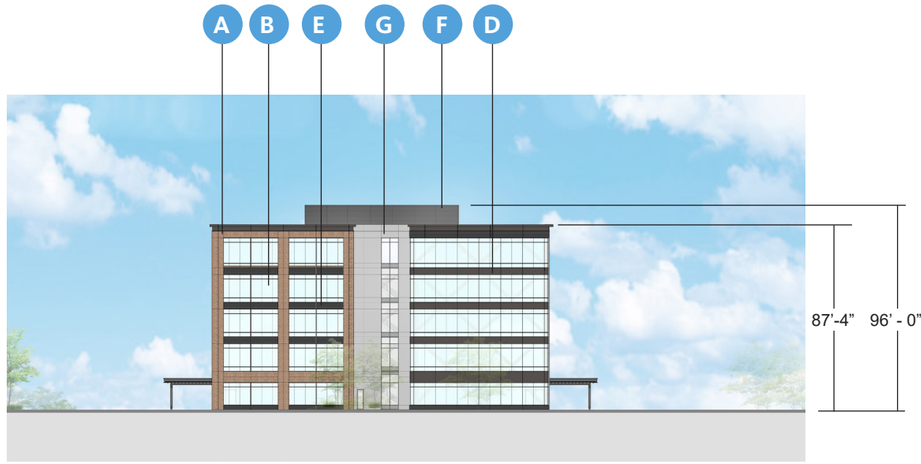
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

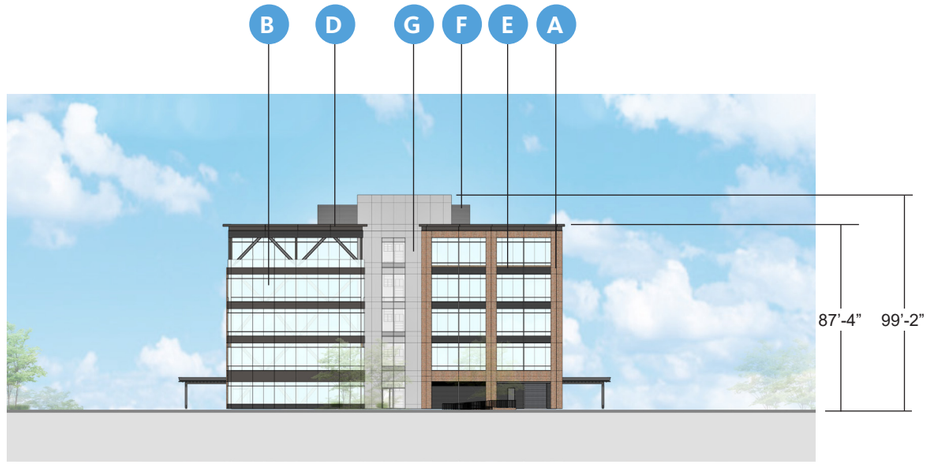


MP05- PERFORATED METAL MINIMUM 24 GAUGE

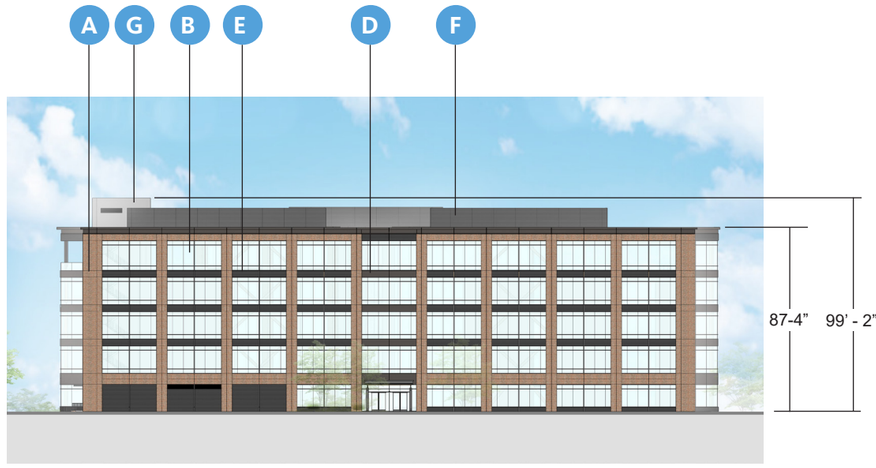
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



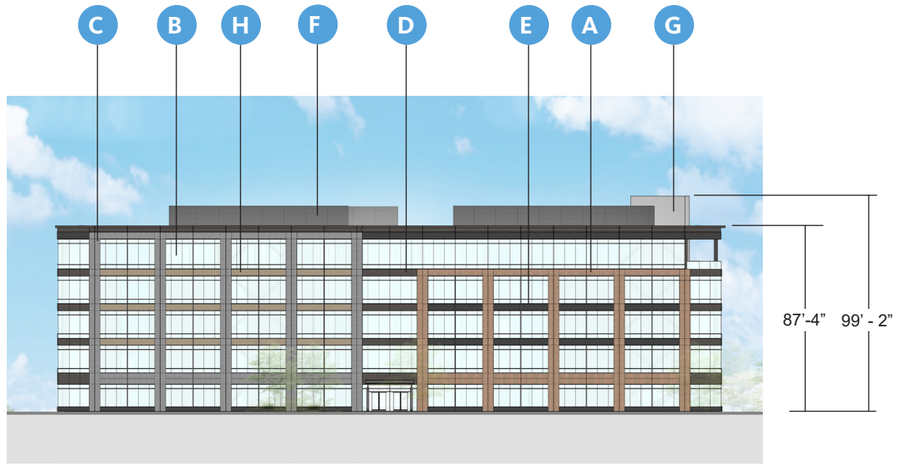
NORTH ELEVATION



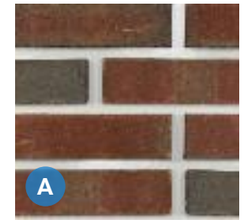
SOUTH ELEVATION



EAST ELEVATION



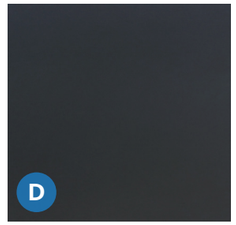
WEST ELEVATION



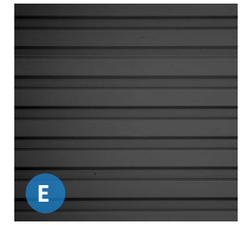
BR02- RED THIN BRICK

GL01- VISION GLASS

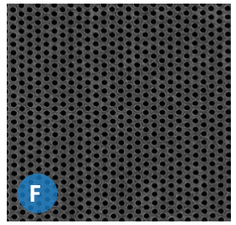
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE

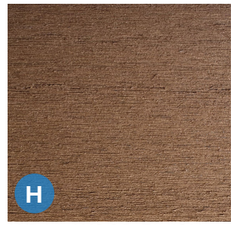


MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



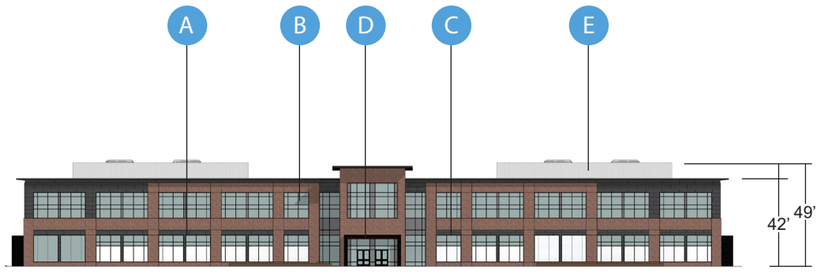
MP05- PERFORATED METAL
MINIMUM 24 GAUGE

MP01- GRAY METAL
MINIMUM 24 GAUGE

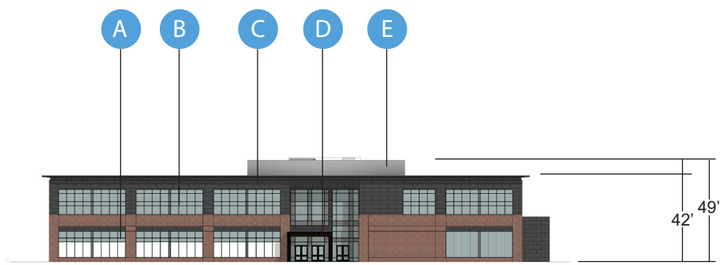


WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

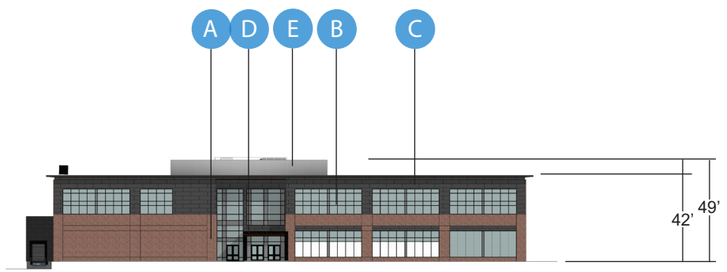
NORTH ELEVATION



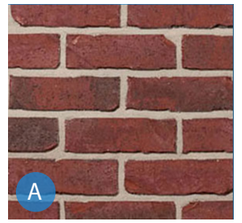
SOUTH ELEVATION



EAST ELEVATION

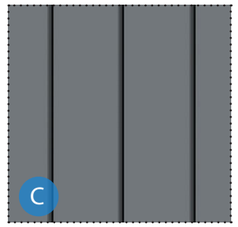


WEST ELEVATION

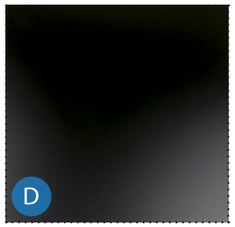


BR01- RED BRICK

GL01- VISION GLASS

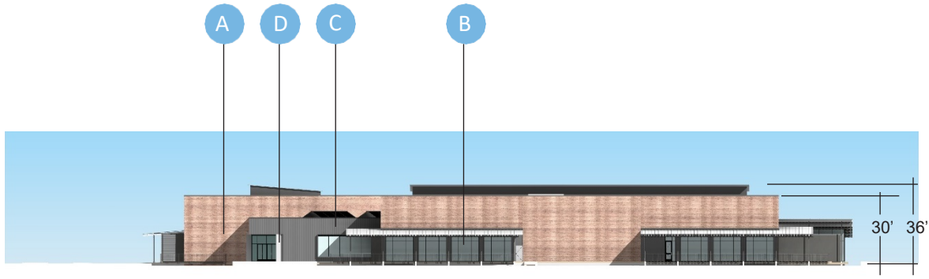


MP01- GRAY METAL
MINIMUM 24 GAUGE

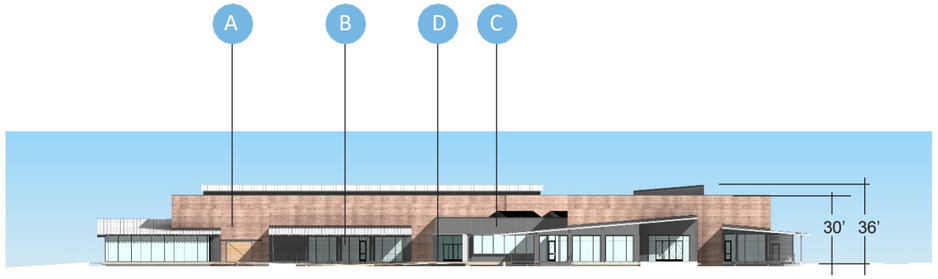


MP03- BLACK METAL
MINIMUM 24 GAUGE

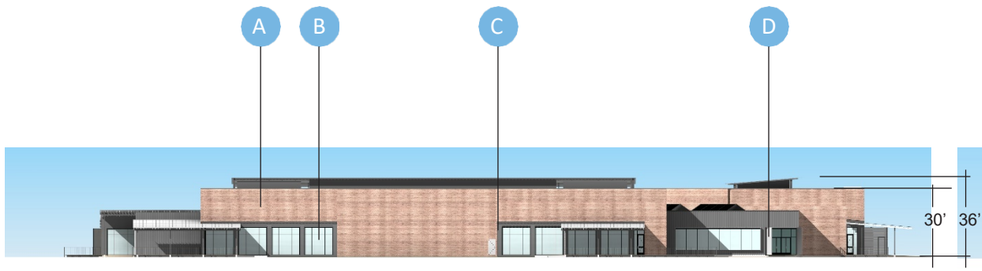
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



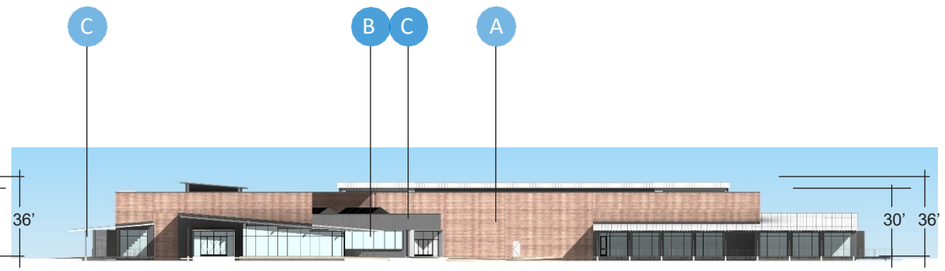
NORTH ELEVATION



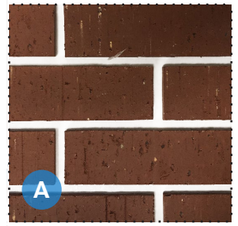
SOUTH ELEVATION



EAST ELEVATION

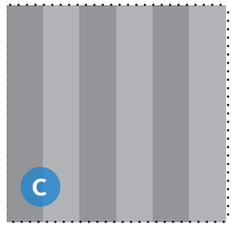


WEST ELEVATION

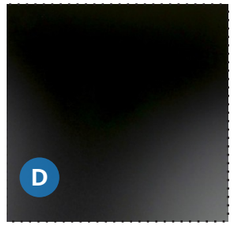


BR01- RED BRICK

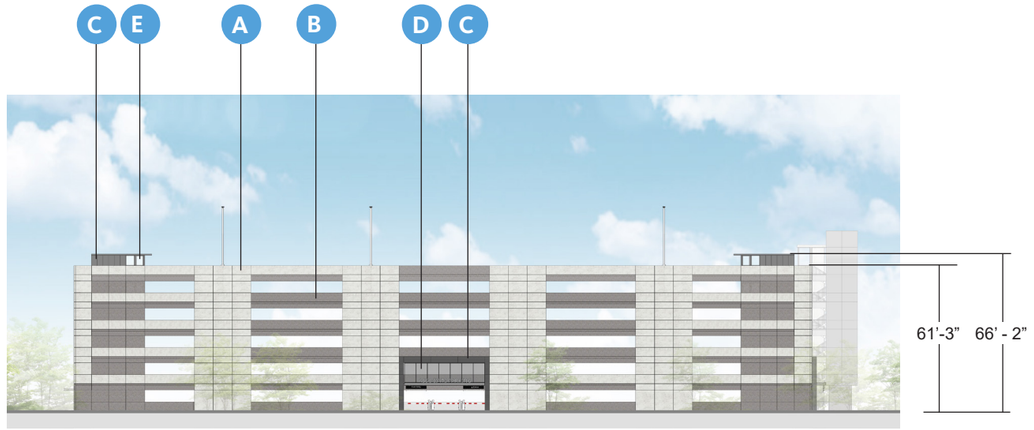
GL01- VISION GLASS



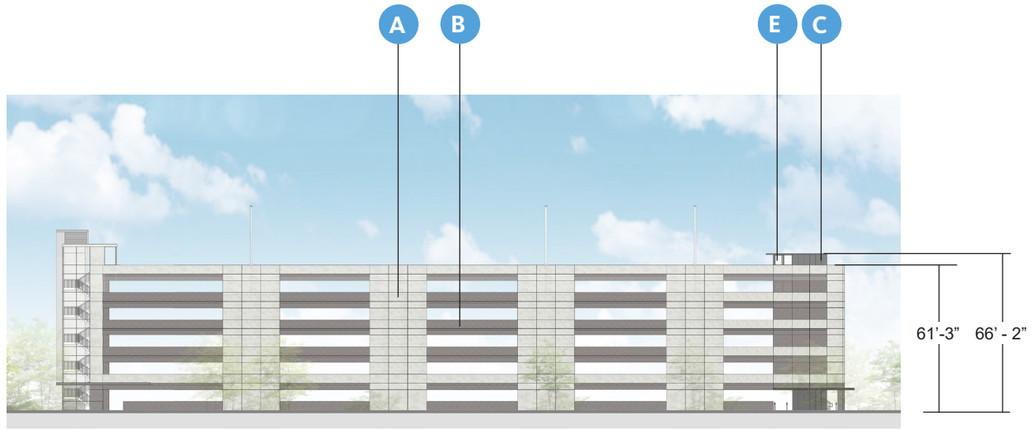
MP01- CONCEALED FASTENER METAL PANEL MINIMUM 24 GAUGE



MP02- DARK METAL MINIMUM 24 GAUGE

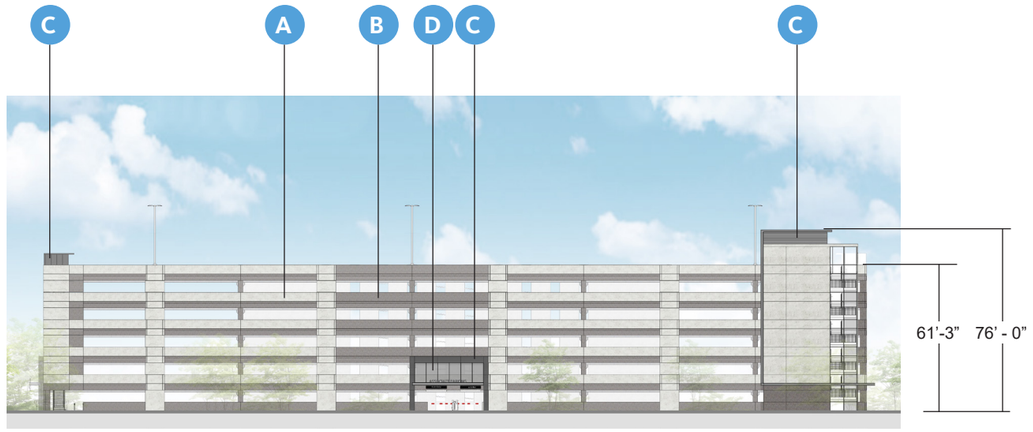


NORTH ELEVATION

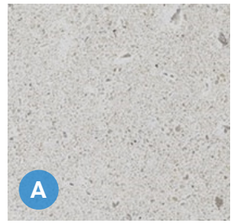


SOUTH ELEVATION

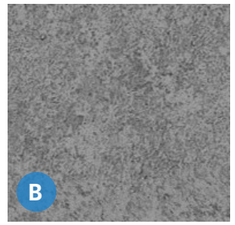
EAST ELEVATION



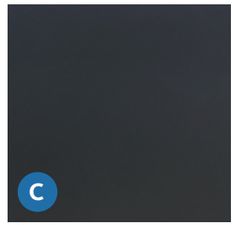
WEST ELEVATION



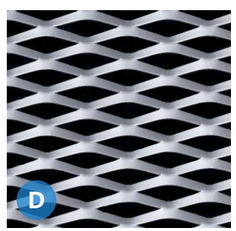
PC01- PRECAST LIGHT



PC02- PRECAST DARK

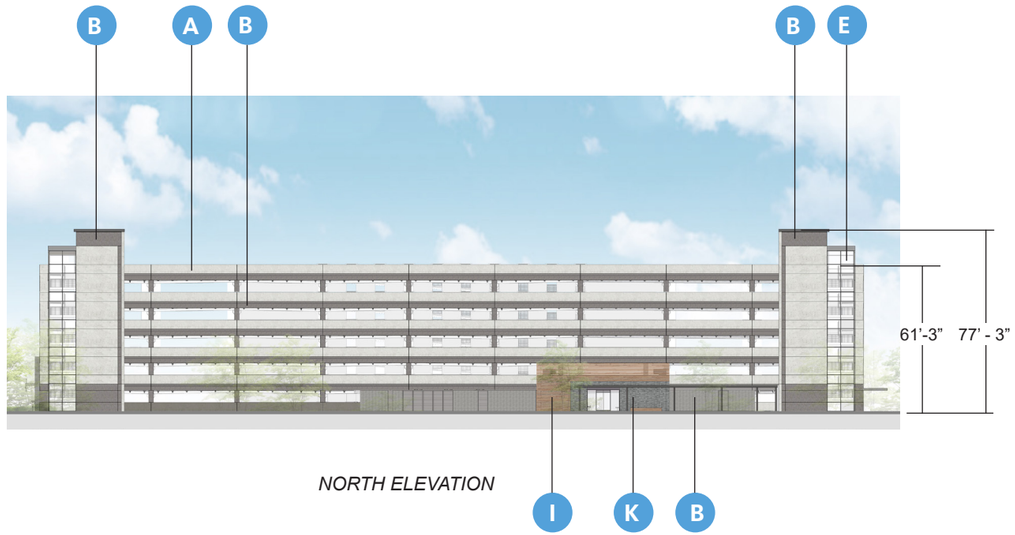


MP03- BLACK METAL
MINIMUM 24 GAUGE

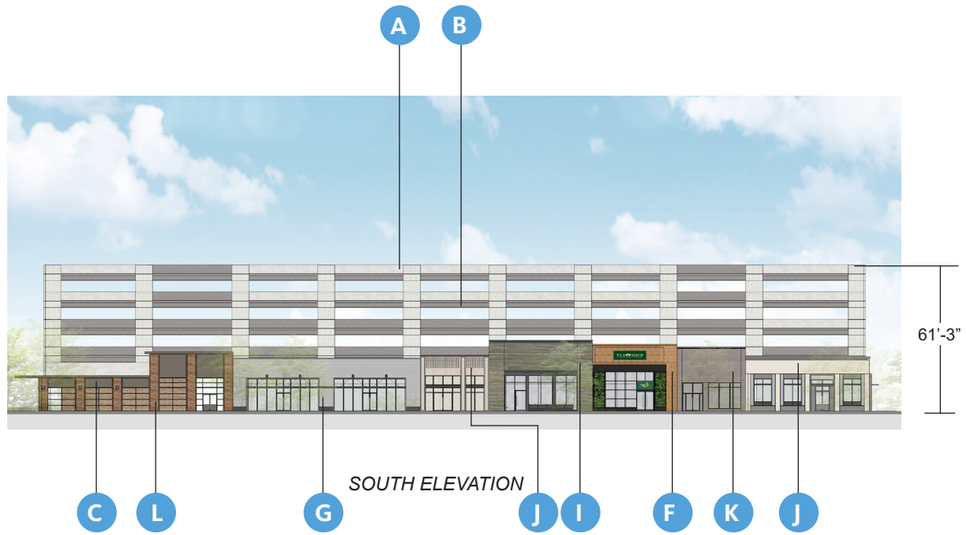


MP06 - EXPANDED METAL
MINIMUM 24 GAUGE

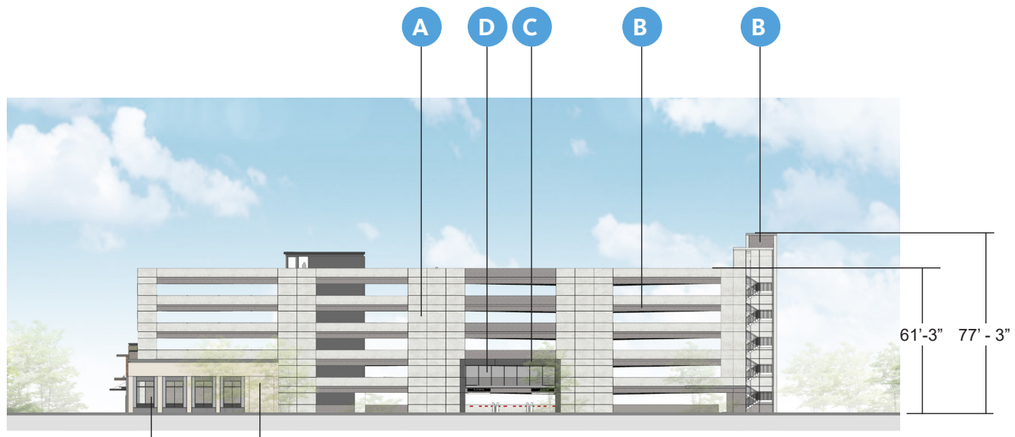
GL01- VISION GLASS



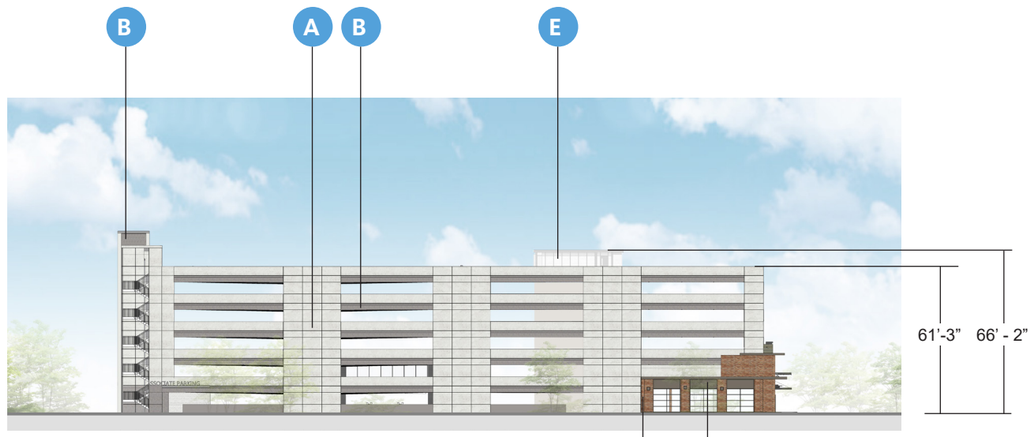
NORTH ELEVATION



SOUTH ELEVATION



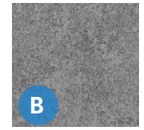
EAST ELEVATION



WEST ELEVATION

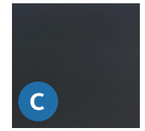
PC01-
PRECAST LIGHT

WD02 -
WOOD SLAT

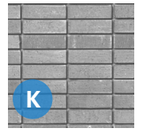


PC02-
PRECAST DARK

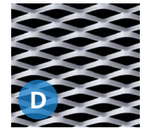
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE

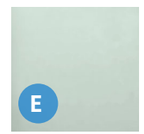


BR03 -
BRICK VENEER



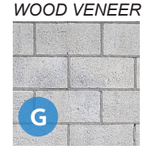
MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE

BR04 -
BRICK VENEER

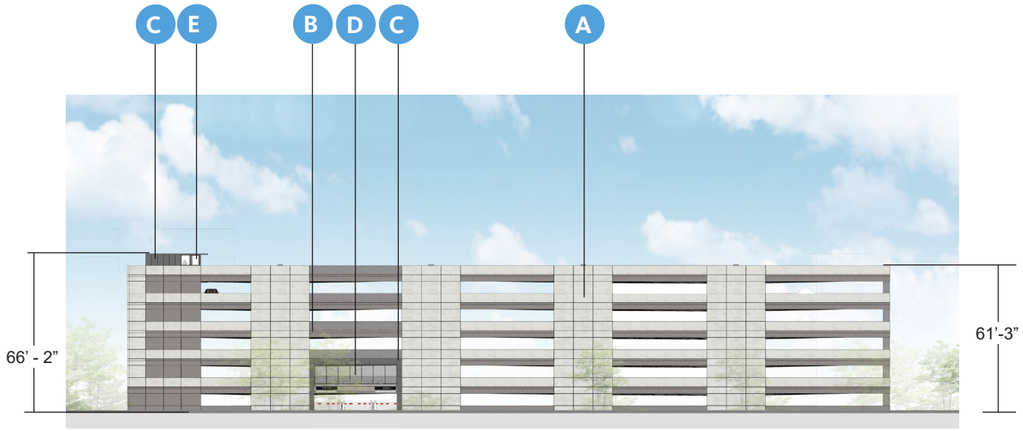


GL01-
VISION GLASS

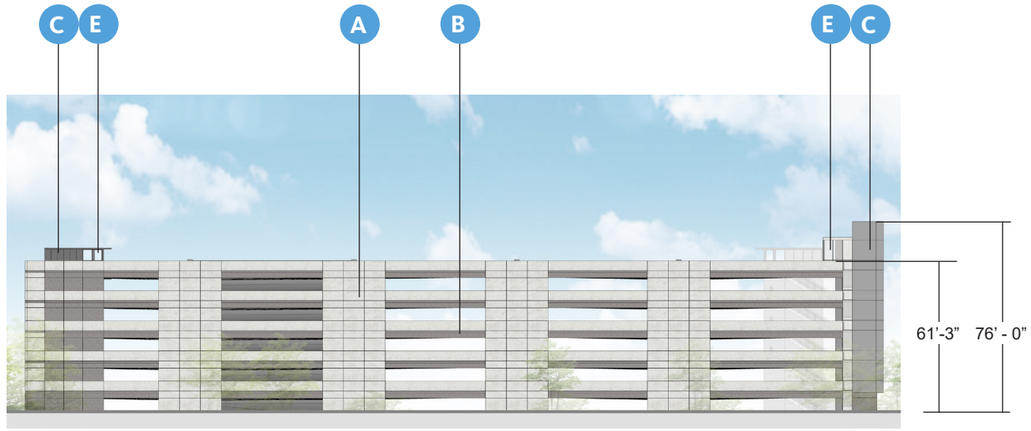
WD01 -
WOOD VENEER



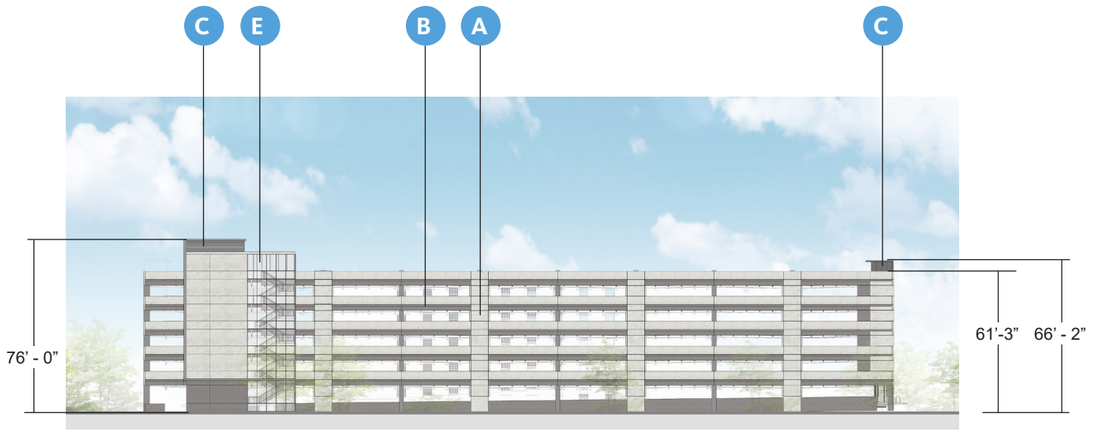
BR01 -
CMU BLOCK



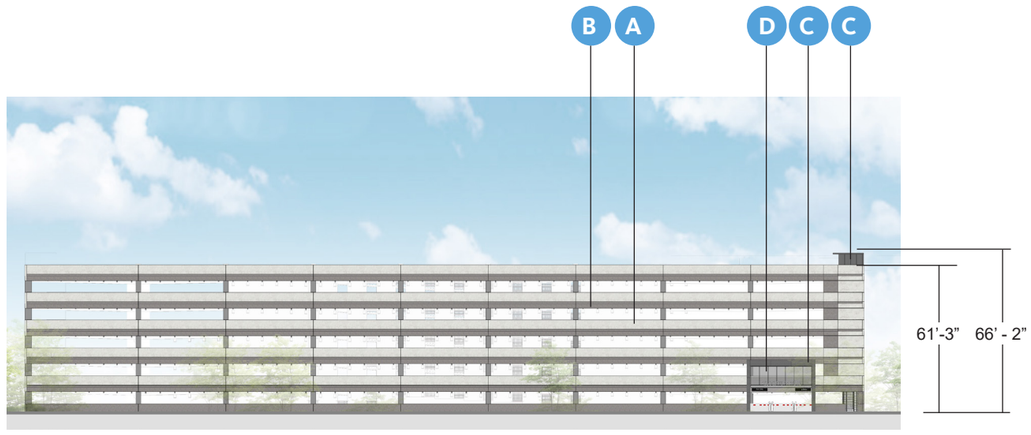
NORTH ELEVATION



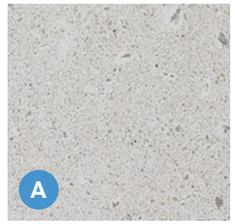
SOUTH ELEVATION



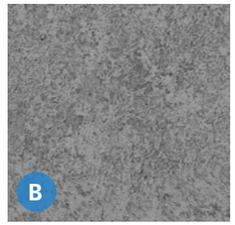
EAST ELEVATION



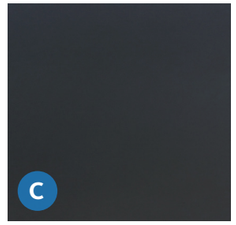
WEST ELEVATION



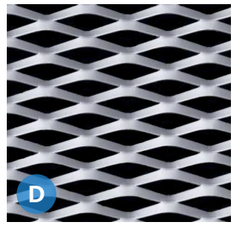
PC01- PRECAST LIGHT



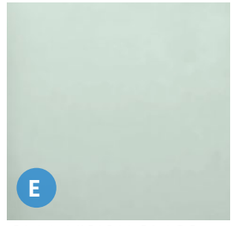
PC02- PRECAST DARK



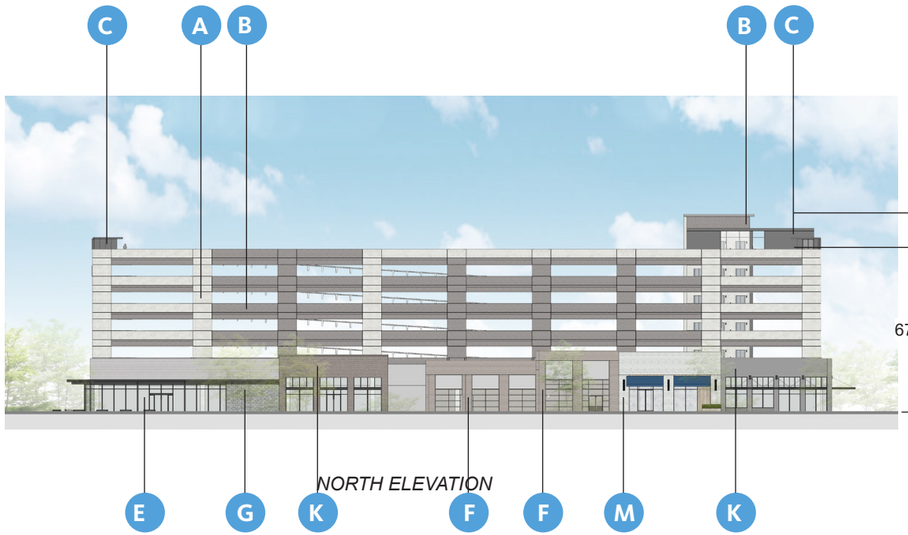
MP03- BLACK METAL
MINIMUM 24 GAUGE



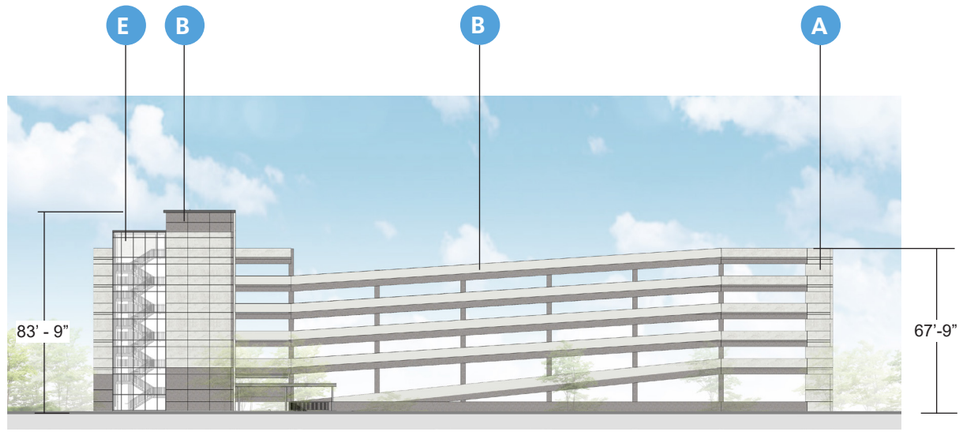
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



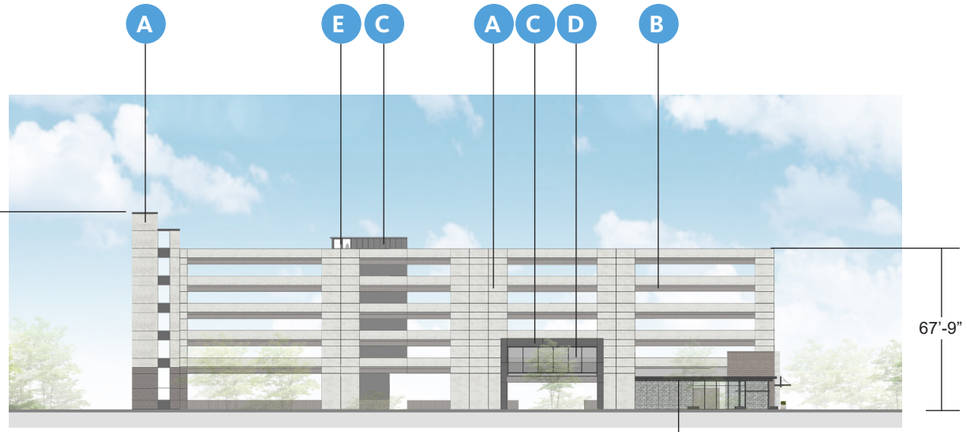
GL01- VISION GLASS



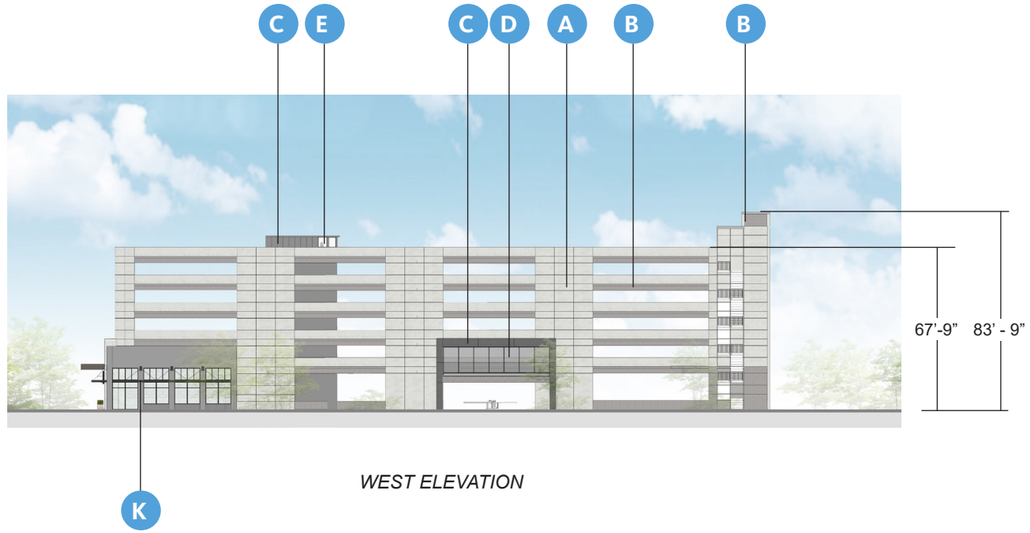
NORTH ELEVATION



SOUTH ELEVATION



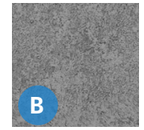
EAST ELEVATION



WEST ELEVATION

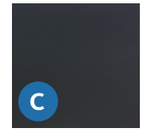
PC01- PRECAST LIGHT

WD02 - WOOD SLAT

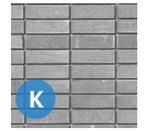


PC02- PRECAST DARK

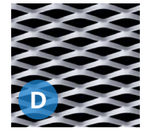
BR02 - BRICK VENEER



MP03- BLACK METAL MINIMUM 24 GAUGE

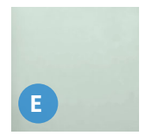


BR03 - BRICK VENEER



MP06 - EXPANDED METAL MINIMUM 24 GAUGE

BR04 - BRICK VENEER

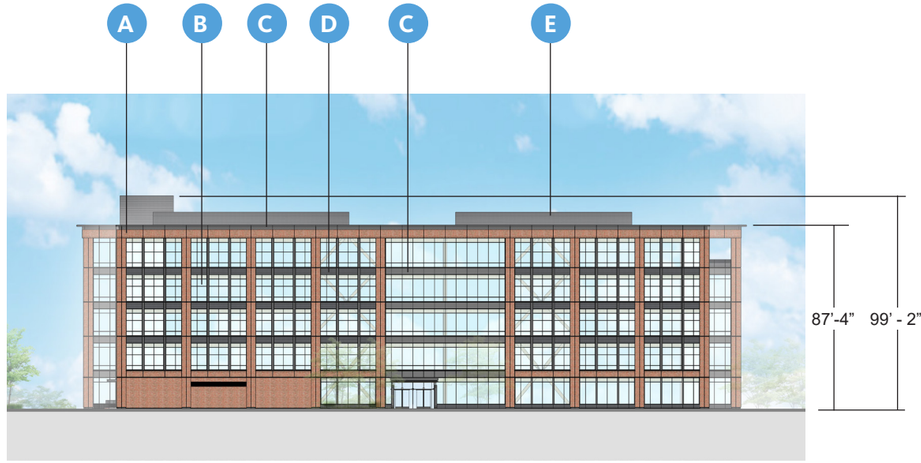


GL01- VISION GLASS

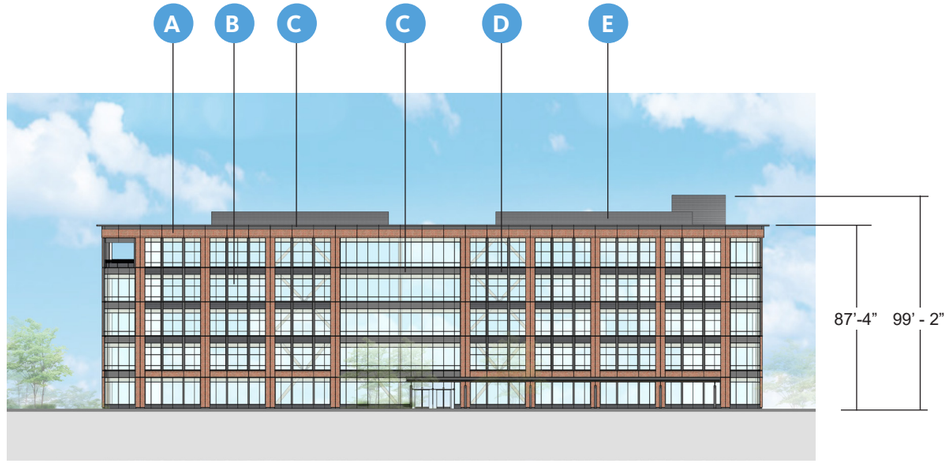
BR05 - BRICK VENEER

WD01 - WOOD VENEER

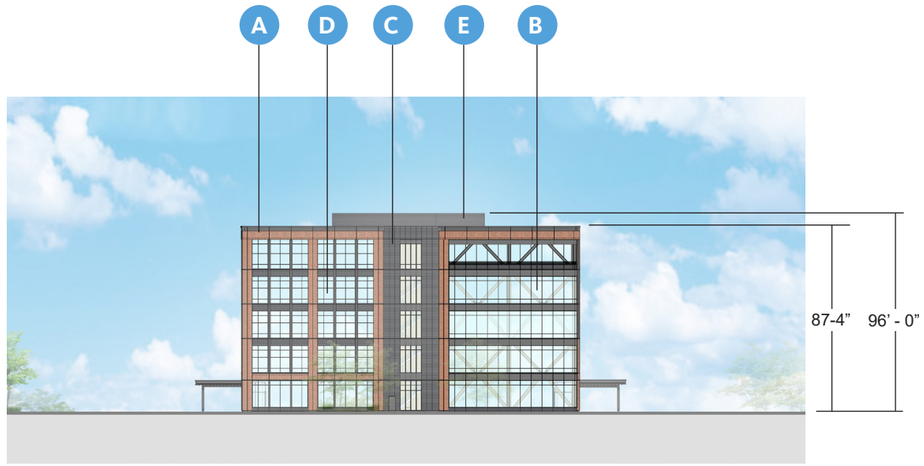
BR01 - CMU BLOCK



NORTH ELEVATION

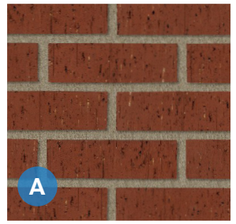


SOUTH ELEVATION



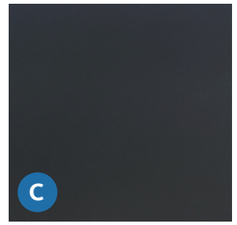
EAST ELEVATION

WEST ELEVATION



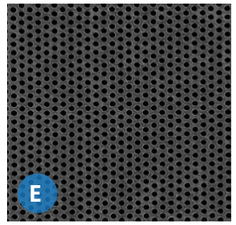
BR01- RED THIN BRICK

GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

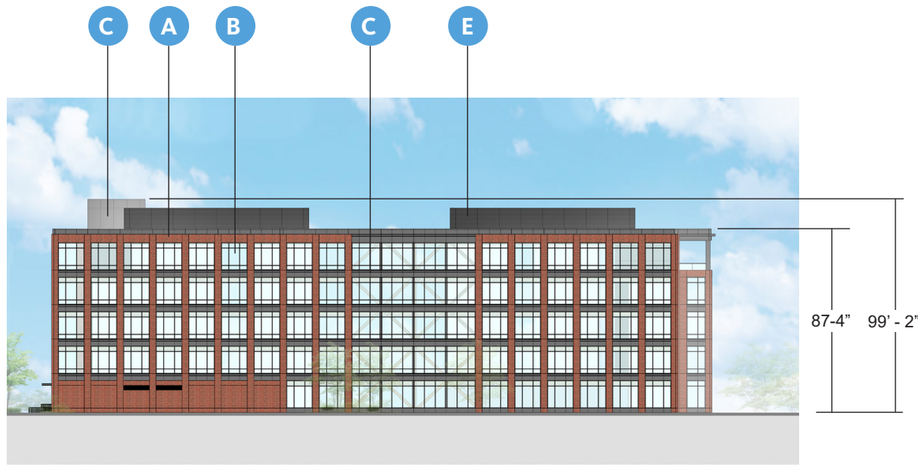


MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

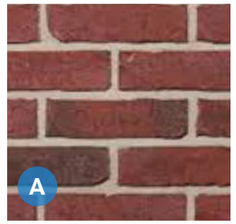
NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

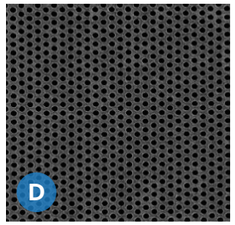
WEST ELEVATION



BR01- RED THIN BRICK

GL01- VISION GLASS

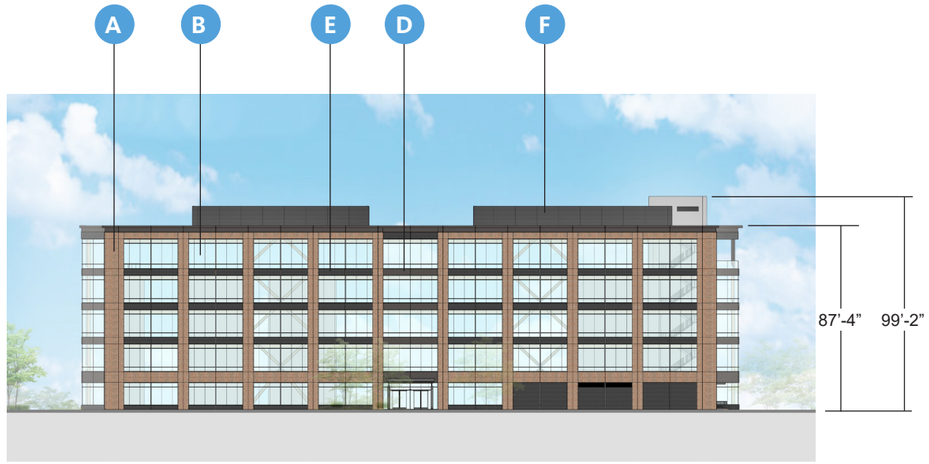
MP01- GRAY METAL MINIMUM 24 GAUGE



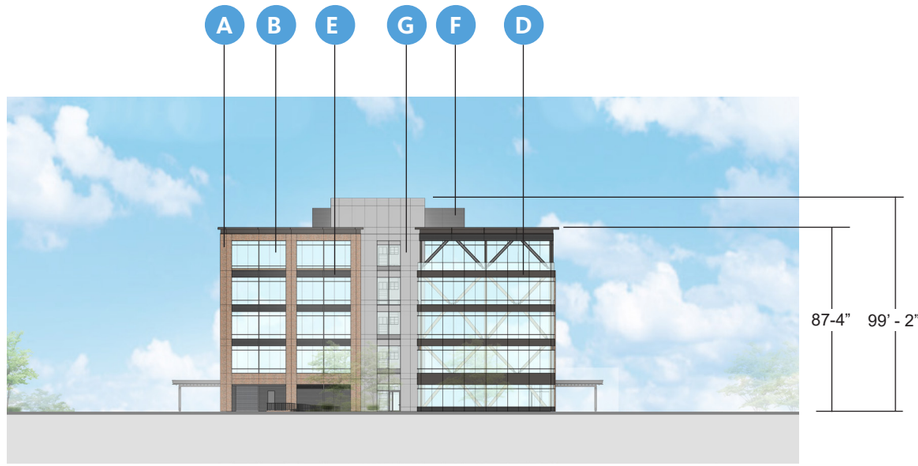
MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

NORTH ELEVATION

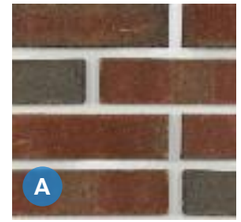


SOUTH ELEVATION



EAST ELEVATION

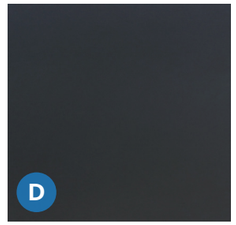
WEST ELEVATION



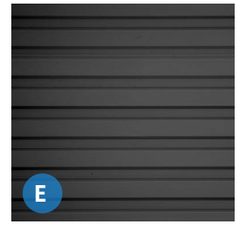
BR02- RED THIN BRICK

GL01- VISION GLASS

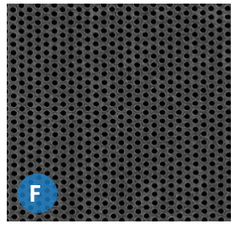
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE

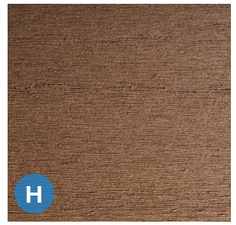


MP04- CORRUGATED METAL MINIMUM 24 GAUGE

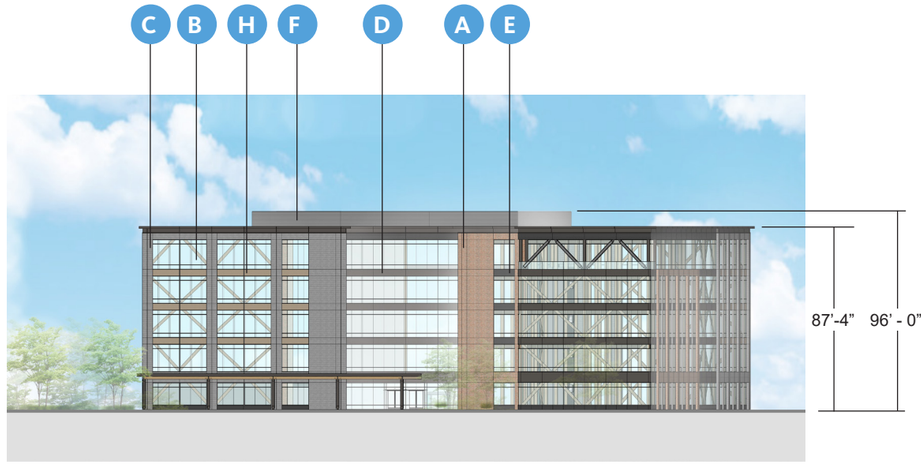


MP05- PERFORATED METAL MINIMUM 24 GAUGE

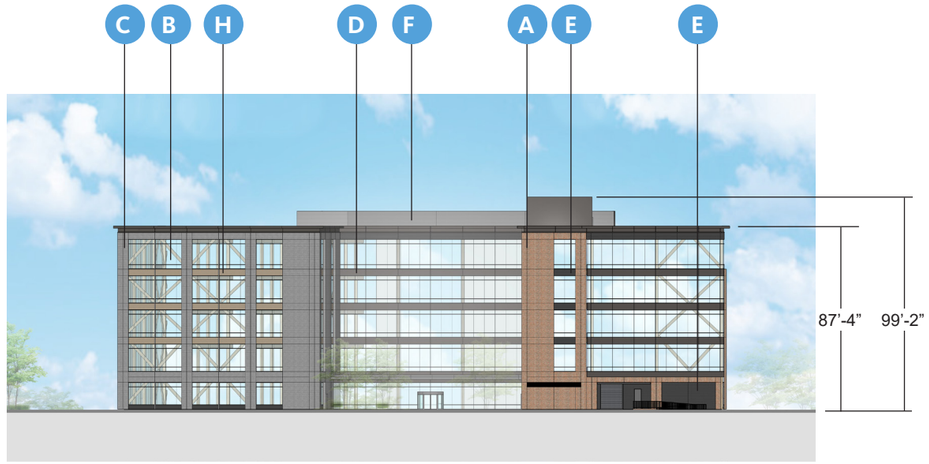
MP01- GRAY METAL MINIMUM 24 GAUGE



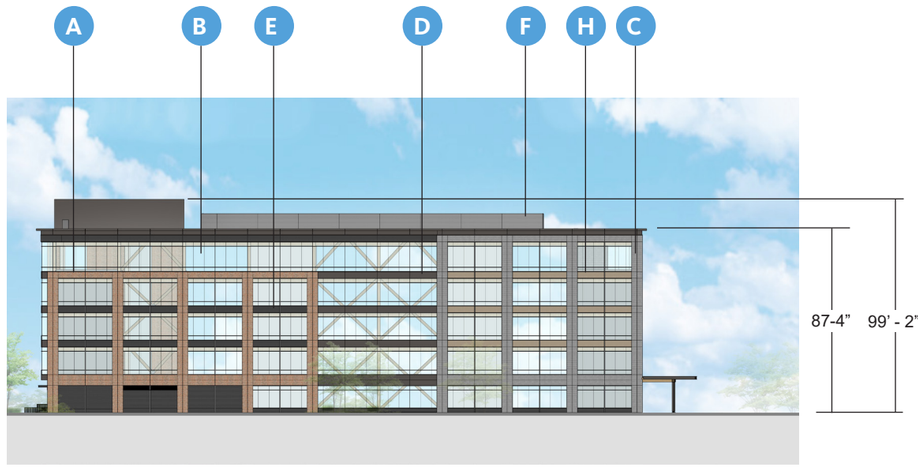
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



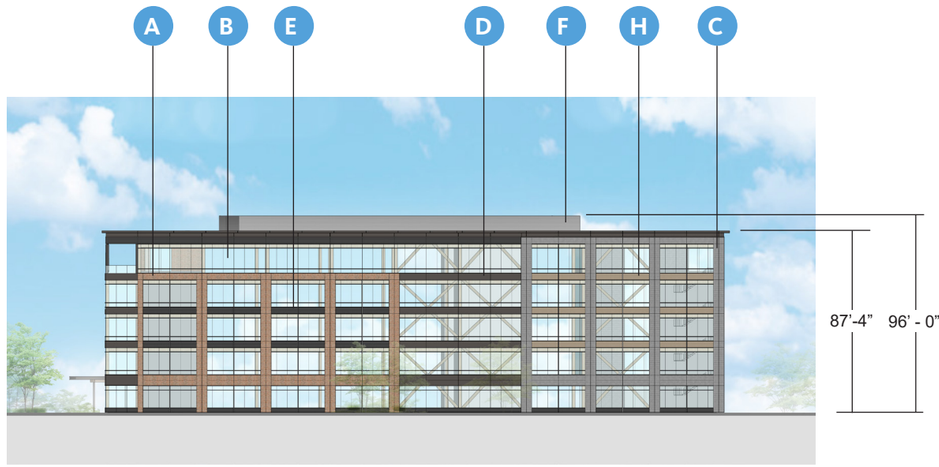
NORTH ELEVATION



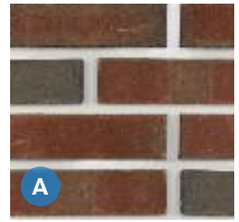
SOUTH ELEVATION



EAST ELEVATION



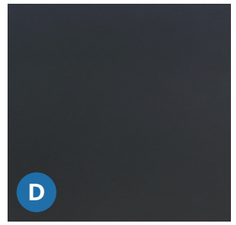
WEST ELEVATION



BR02- RED THIN BRICK

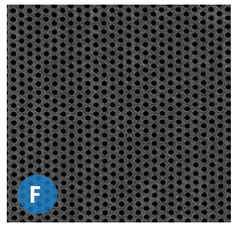
GL01- VISION GLASS

BR04- GRAY THIN BRICK



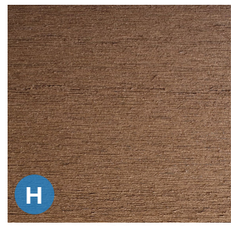
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

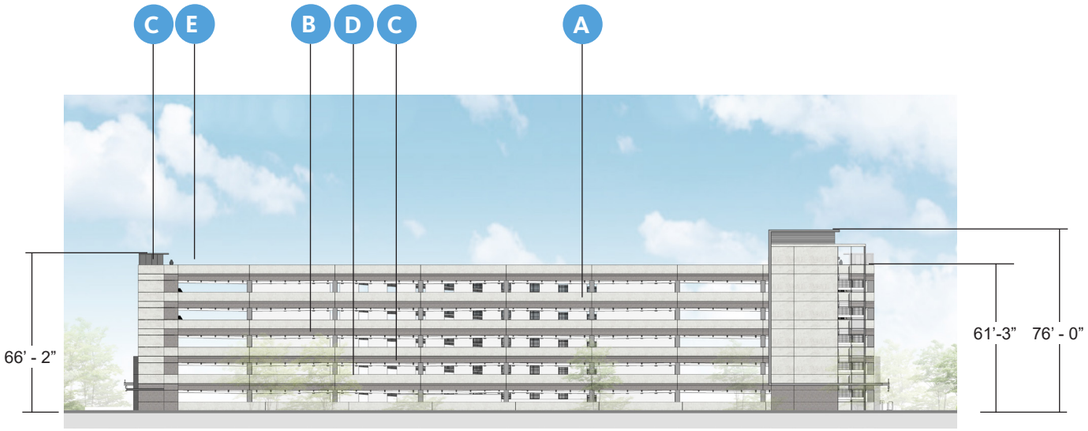


MP05- PERFORATED METAL MINIMUM 24 GAUGE

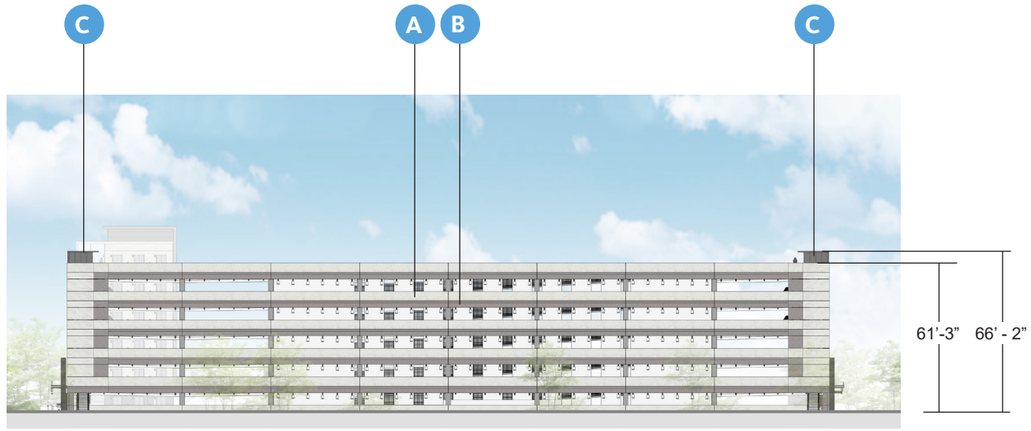
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

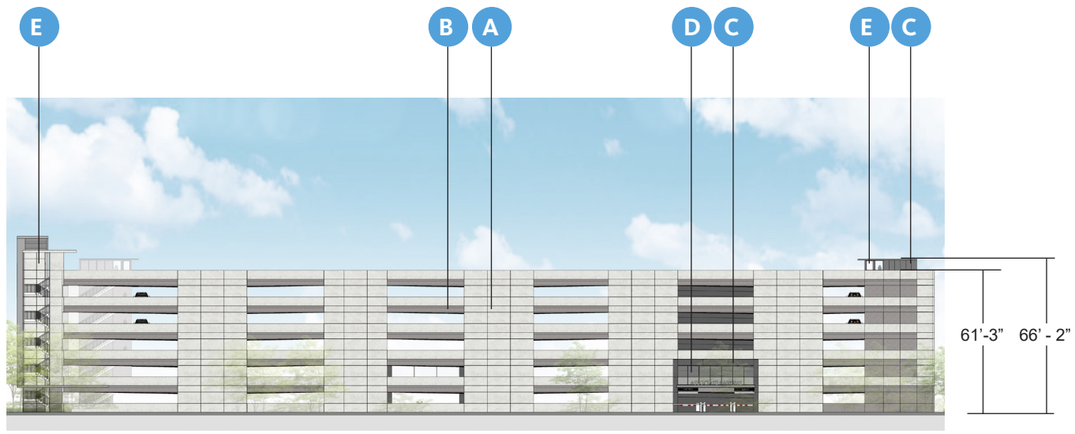


NORTH ELEVATION



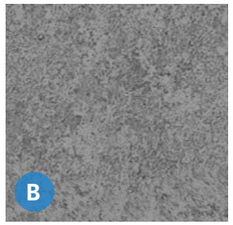
SOUTH ELEVATION

EAST ELEVATION

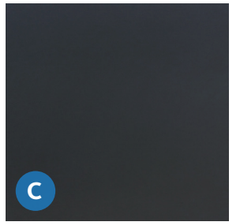


WEST ELEVATION

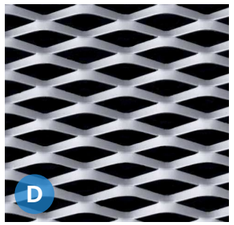
PC01- PRECAST LIGHT



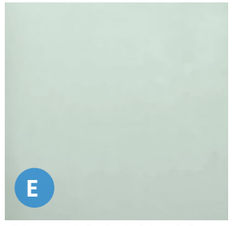
PC02- PRECAST DARK



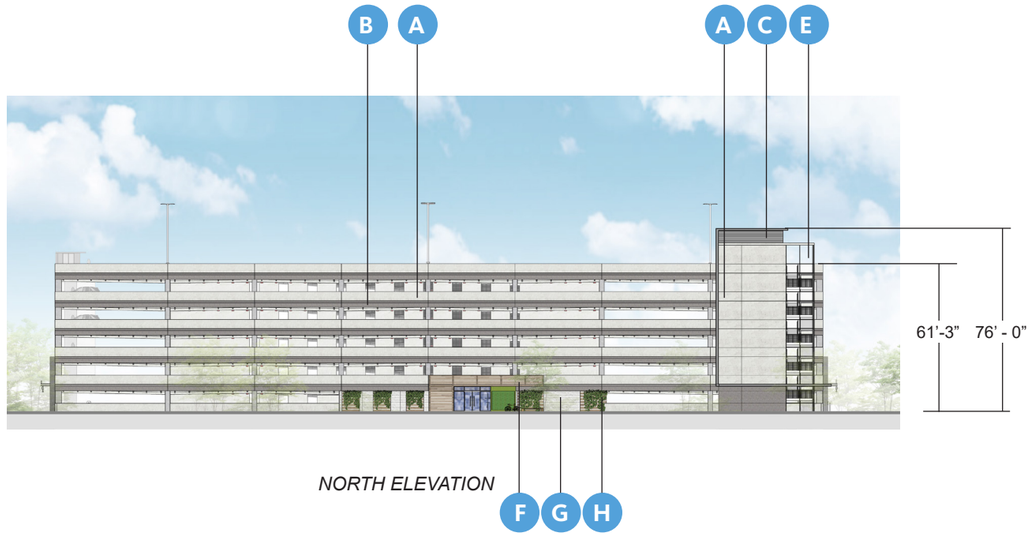
MP03- BLACK METAL
MINIMUM 24 GAUGE



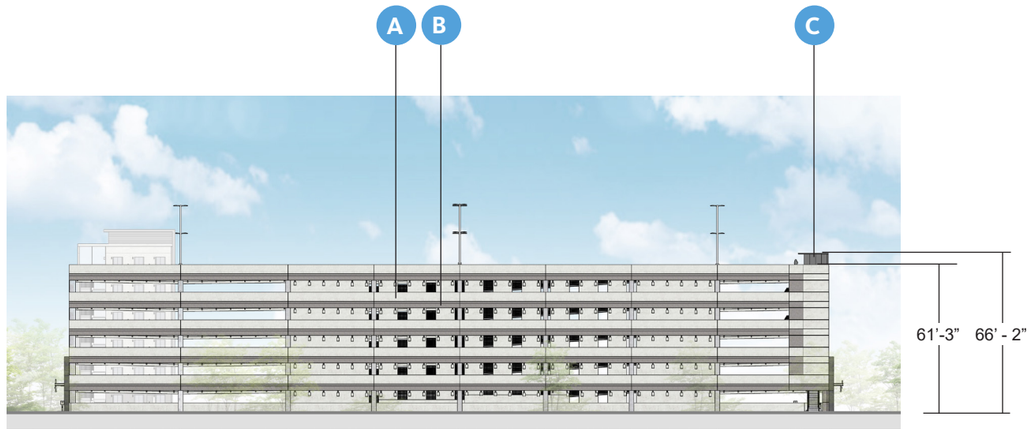
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



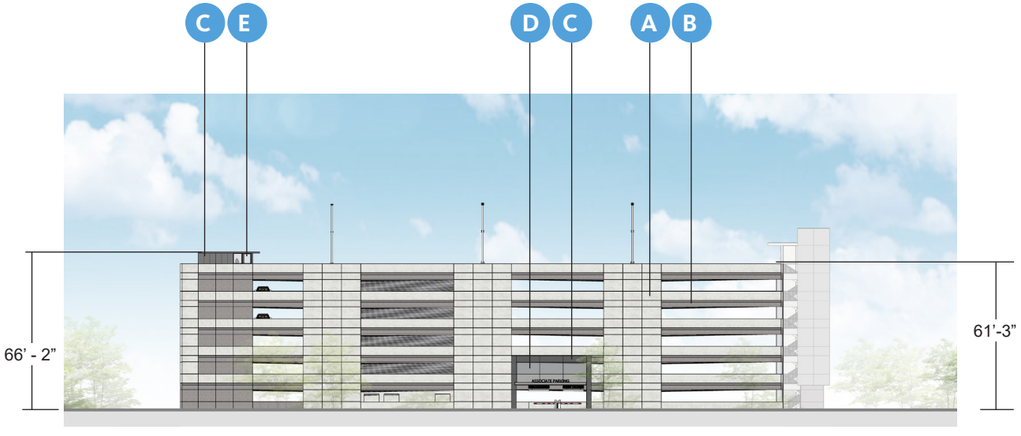
GL01- VISION GLASS



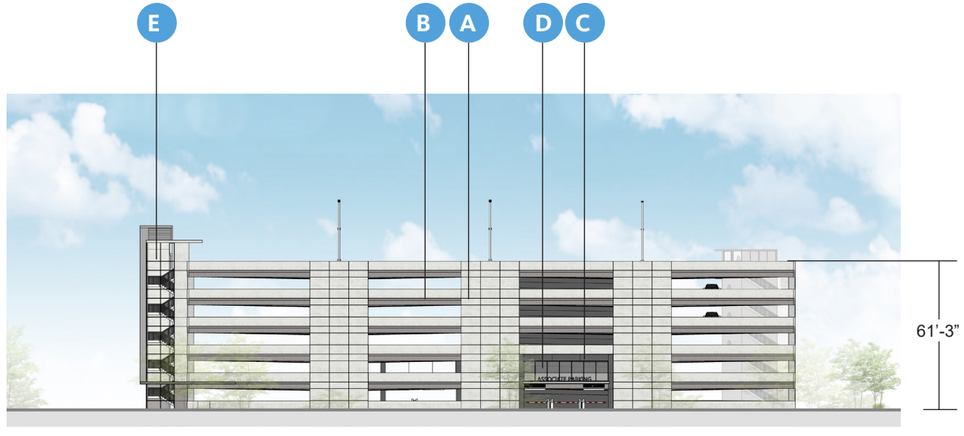
NORTH ELEVATION



SOUTH ELEVATION

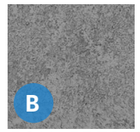


EAST ELEVATION

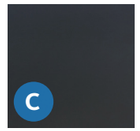


WEST ELEVATION

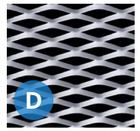
PC01- PRECAST LIGHT



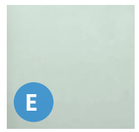
PC02- PRECAST DARK



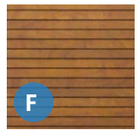
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



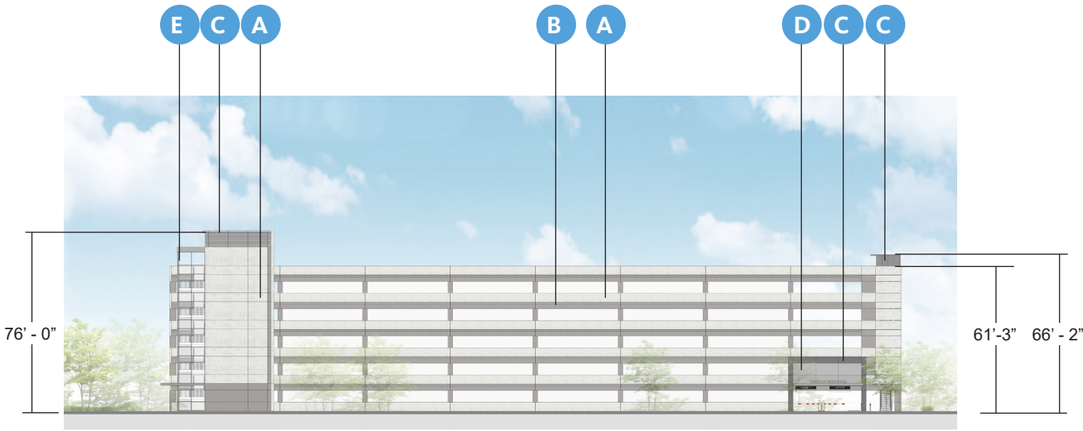
GL01- VISION GLASS



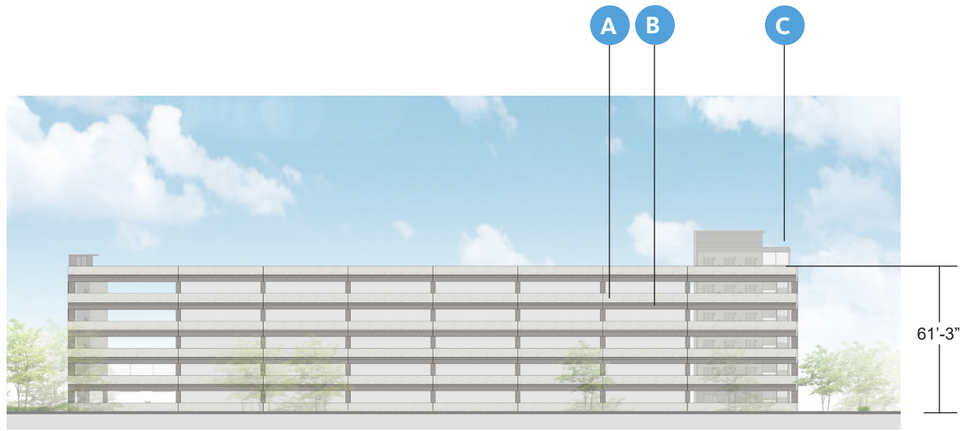
WD01 - WOOD VENEER

BR01 - BRICK VENEER

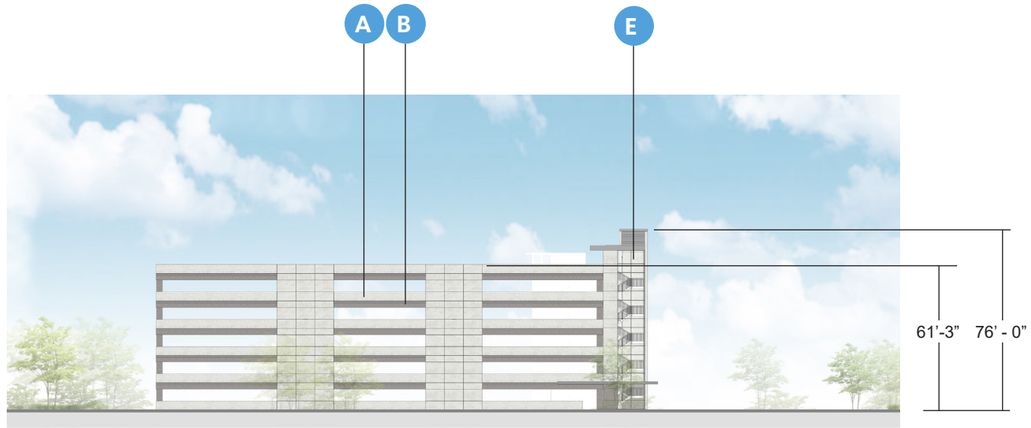
WC01 - GREEN WALL



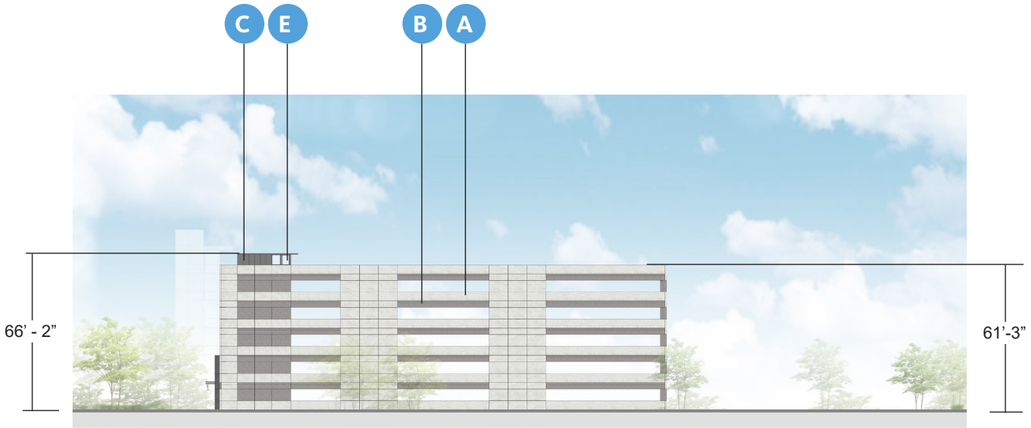
NORTH ELEVATION



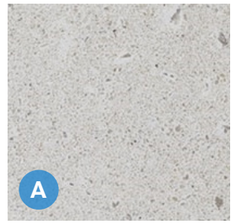
SOUTH ELEVATION



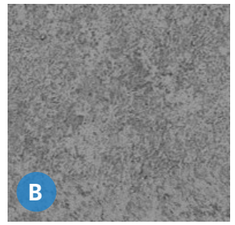
EAST ELEVATION



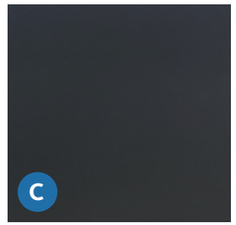
WEST ELEVATION



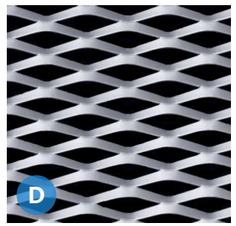
PC01- PRECAST LIGHT



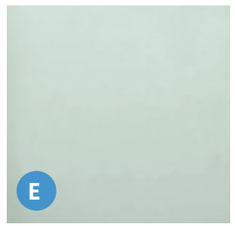
PC02- PRECAST DARK



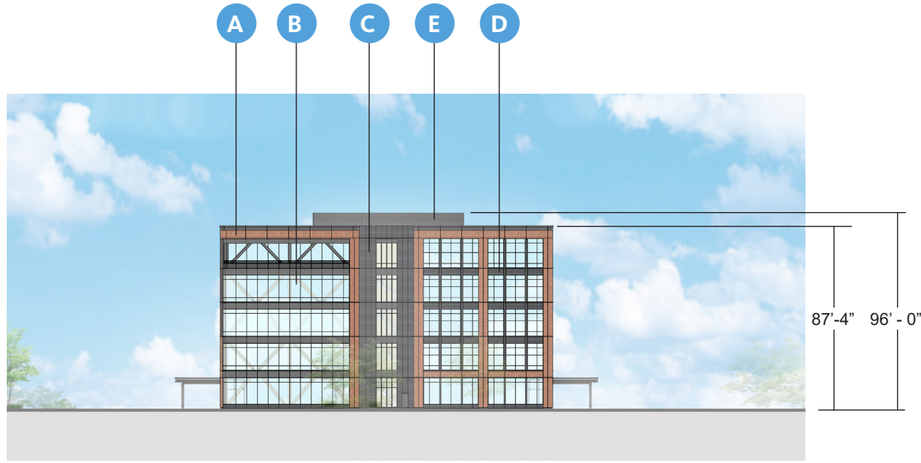
MP03- BLACK METAL
MINIMUM 24 GAUGE



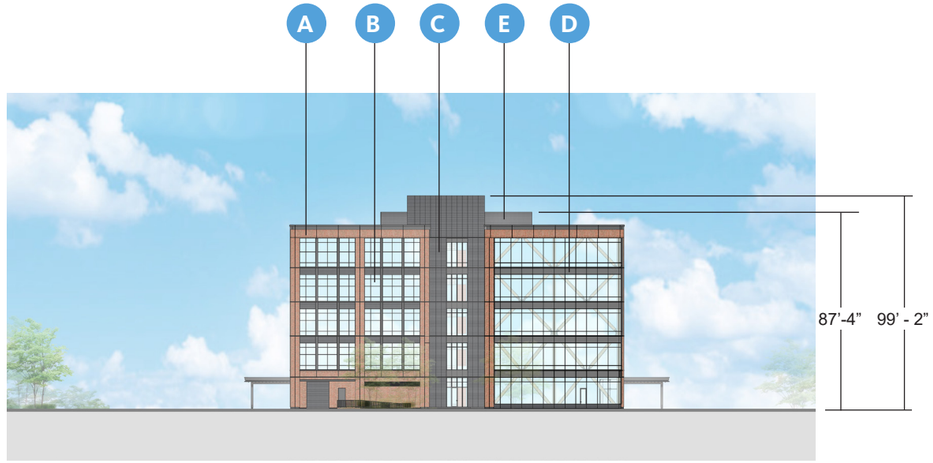
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



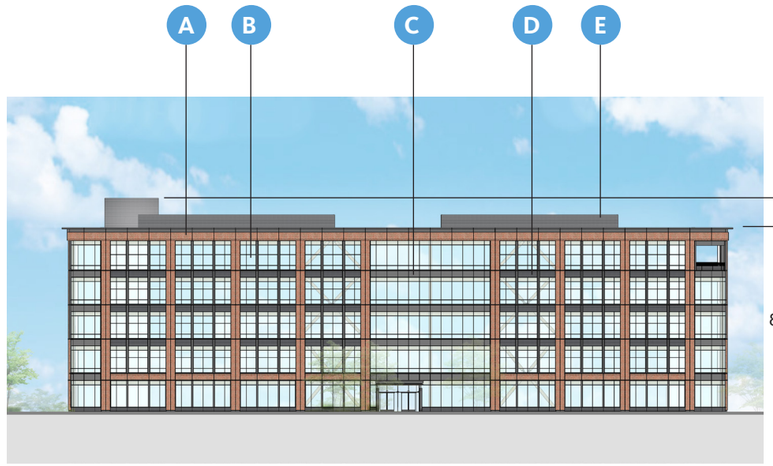
GL01- VISION GLASS



NORTH ELEVATION

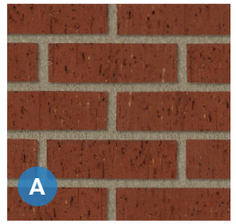


SOUTH ELEVATION



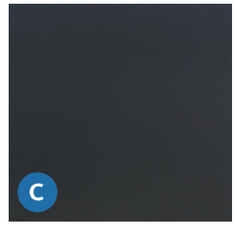
EAST ELEVATION

WEST ELEVATION



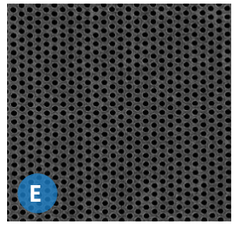
BR01- RED THIN BRICK

GL01- VISION GLASS



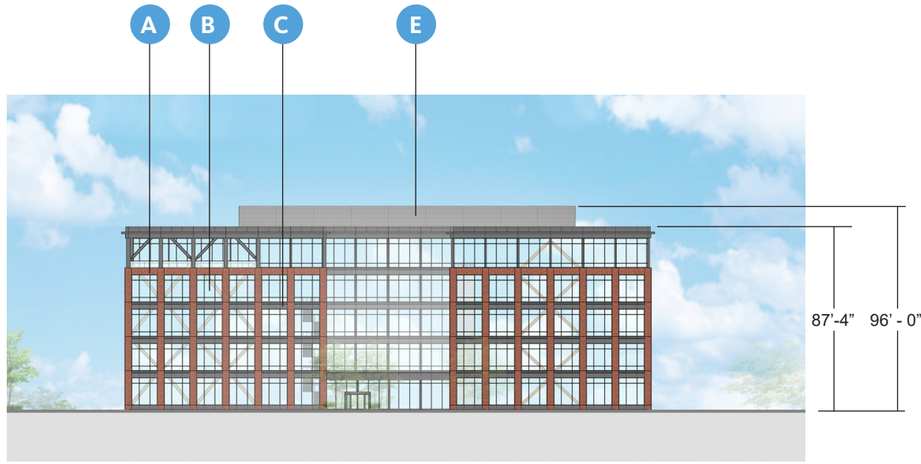
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

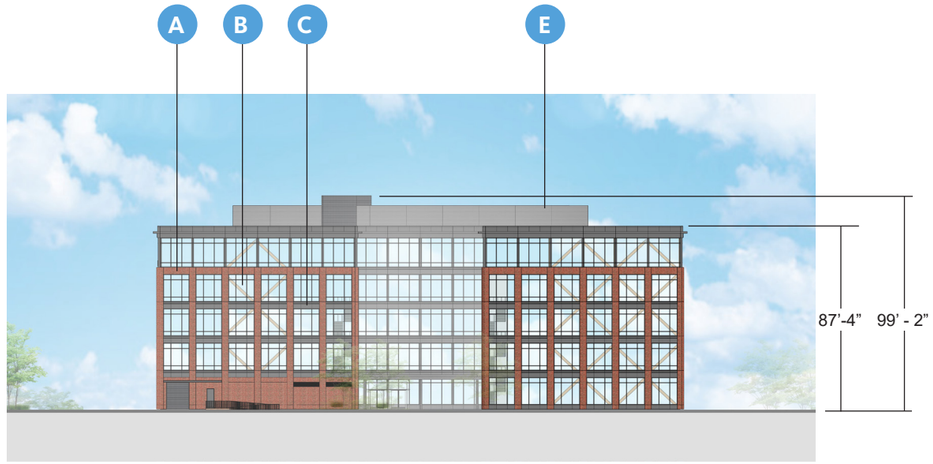


MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

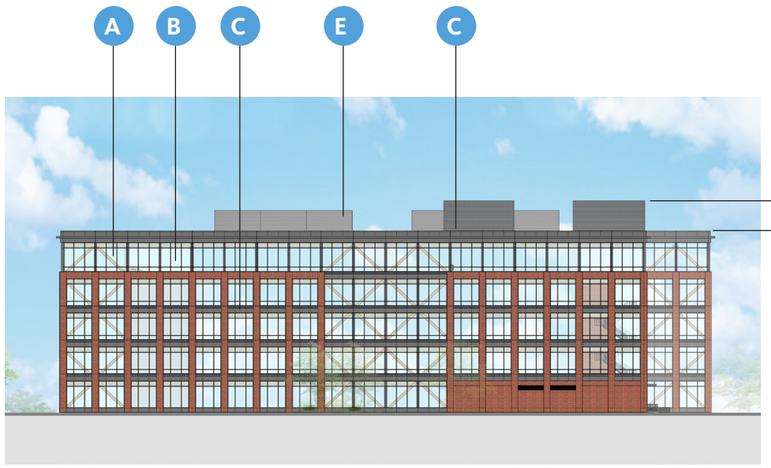


NORTH ELEVATION

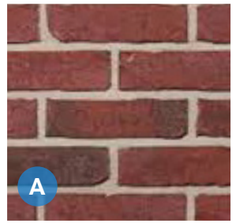


SOUTH ELEVATION

EAST ELEVATION



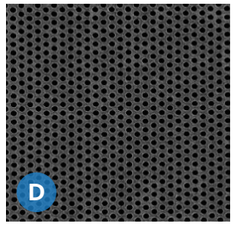
WEST ELEVATION



BR01- RED THIN BRICK

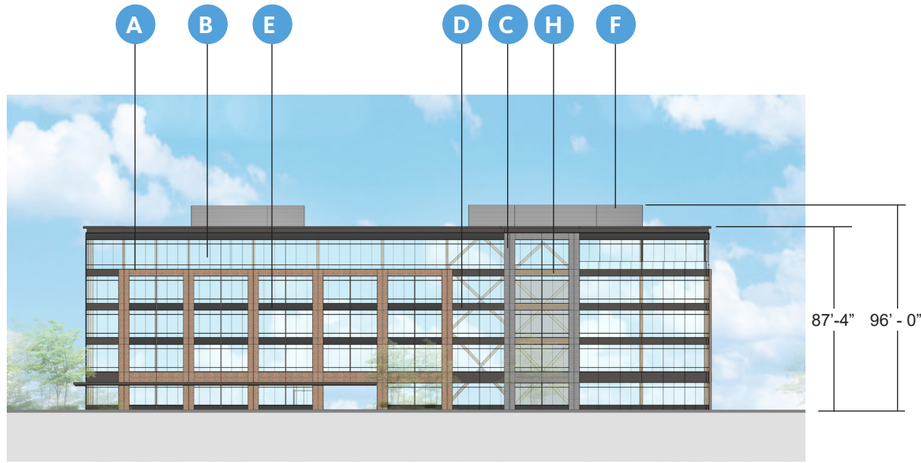
GL01- VISION GLASS

MP01- GRAY METAL MINIMUM 24 GAUGE

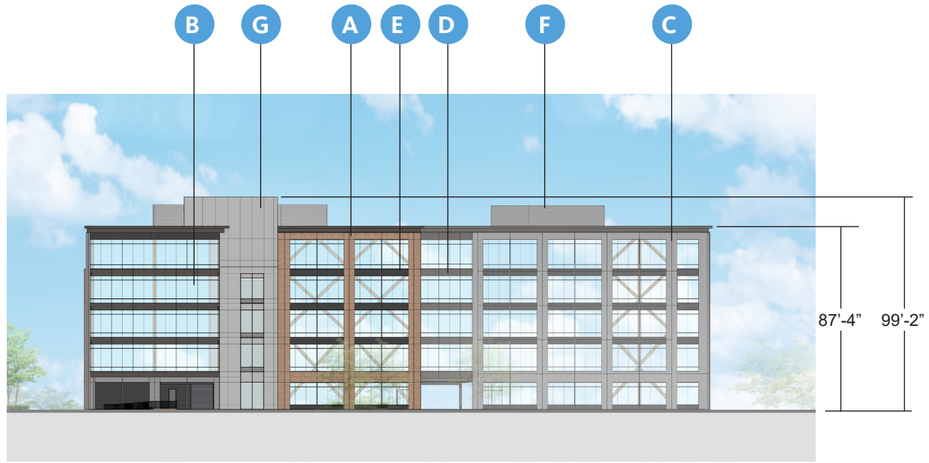


MP05- PERFORATED METAL MINIMUM 24 GAUGE

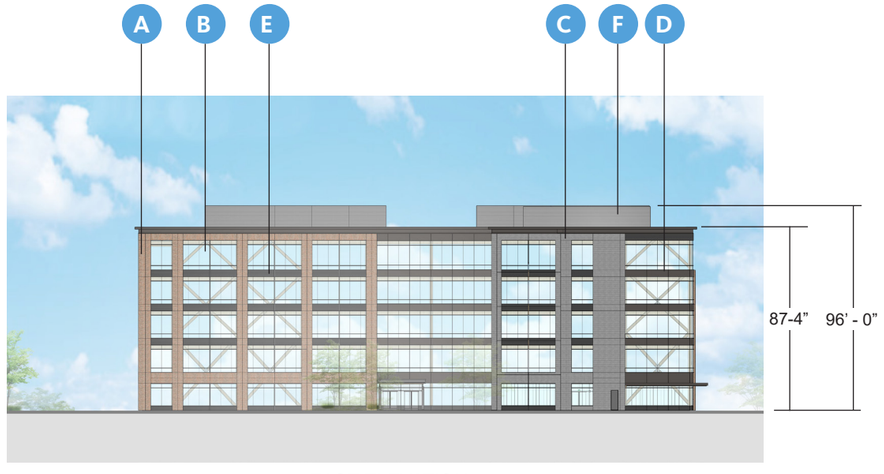
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



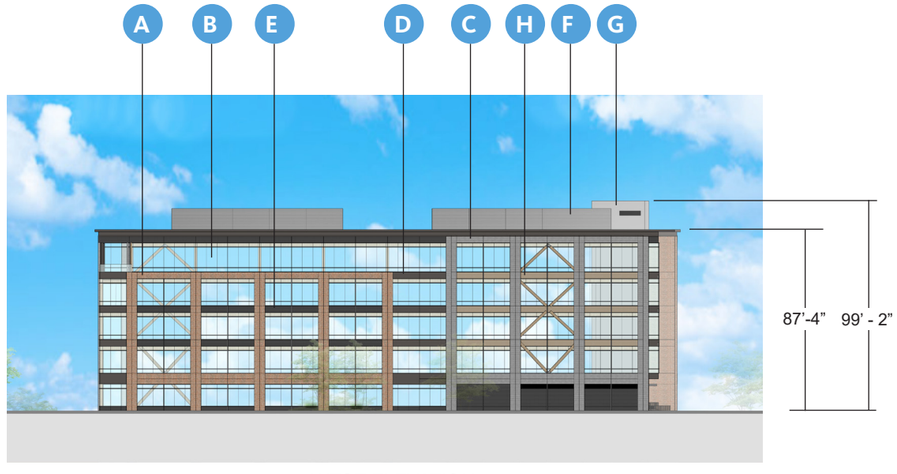
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

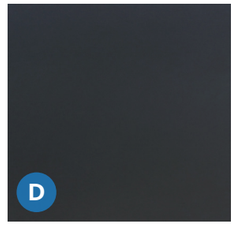


WEST ELEVATION

BR02- RED THIN BRICK

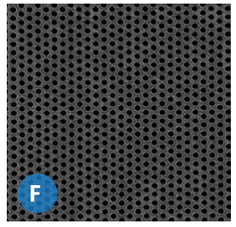
GL01- VISION GLASS

BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE

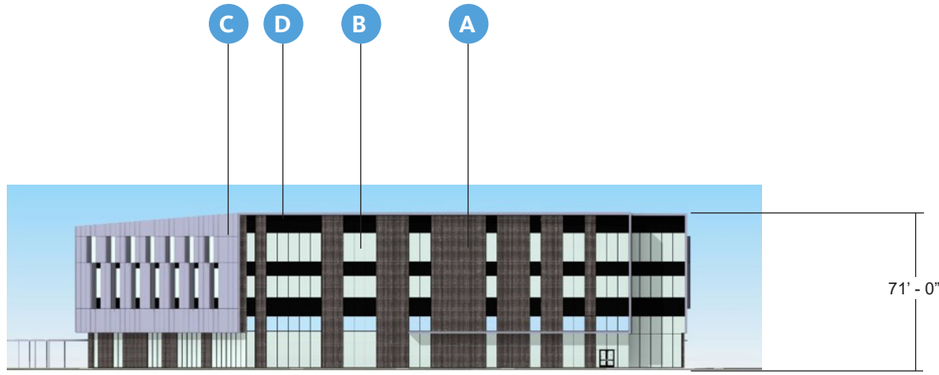
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



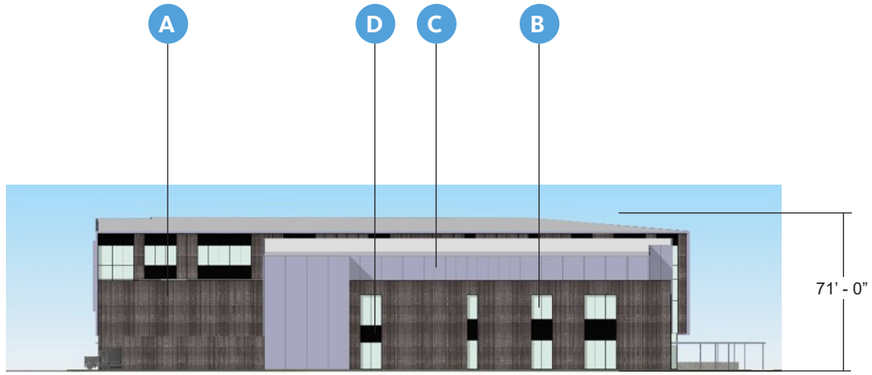
MP05- PERFORATED METAL MINIMUM 24 GAUGE

MP01- GRAY METAL MINIMUM 24 GAUGE

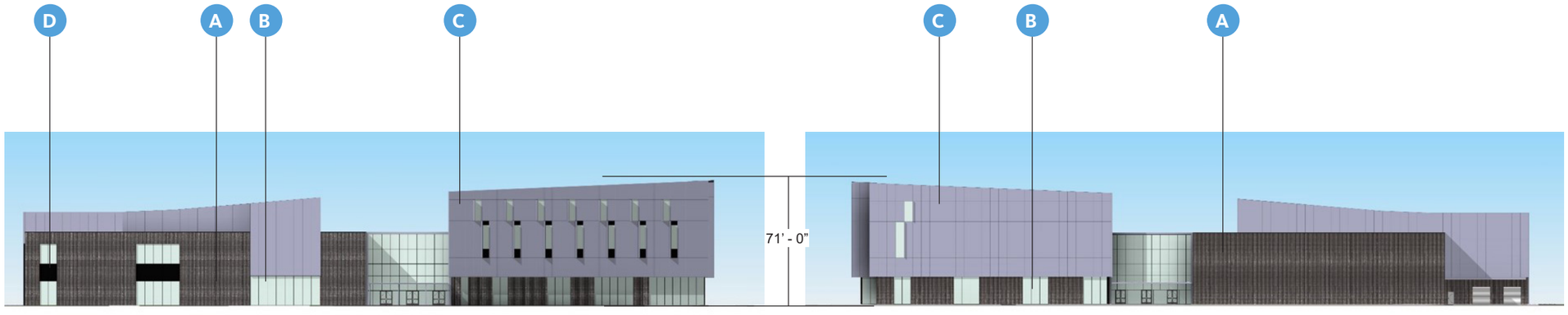
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



NORTH ELEVATION

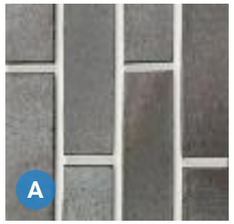


SOUTH ELEVATION



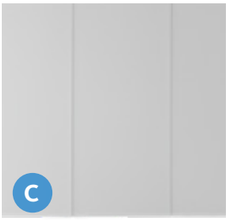
EAST ELEVATION

WEST ELEVATION

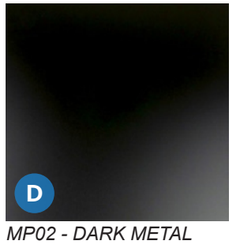


BR01 - GREY BRICK

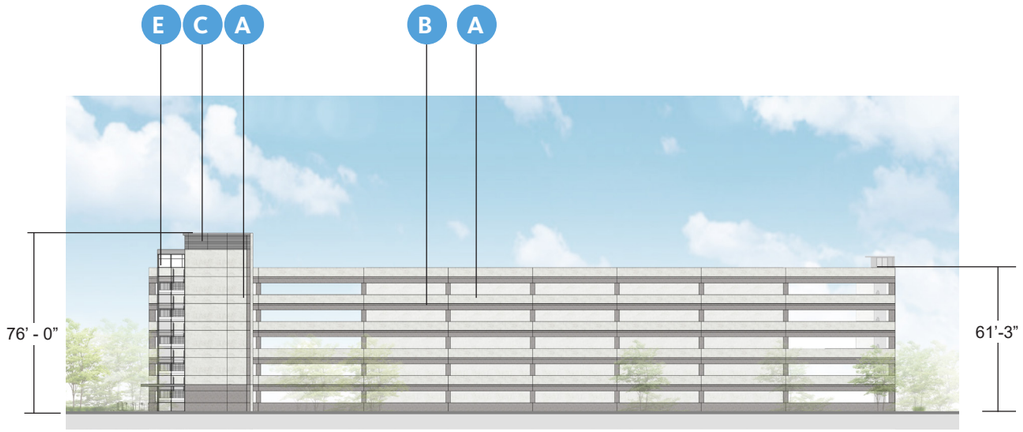
GL01 - VISION GLASS



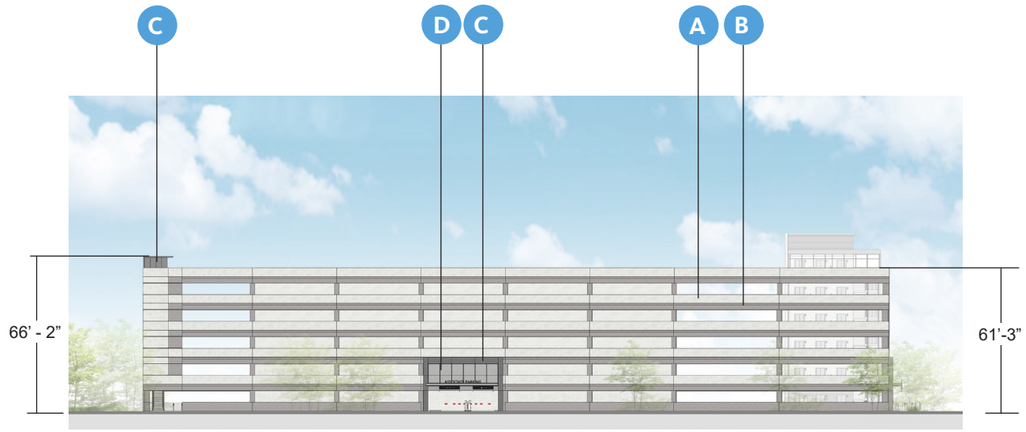
MP01 - CONCEALED PANEL
METAL FASTENER
MINIMUM 24 GAUGE



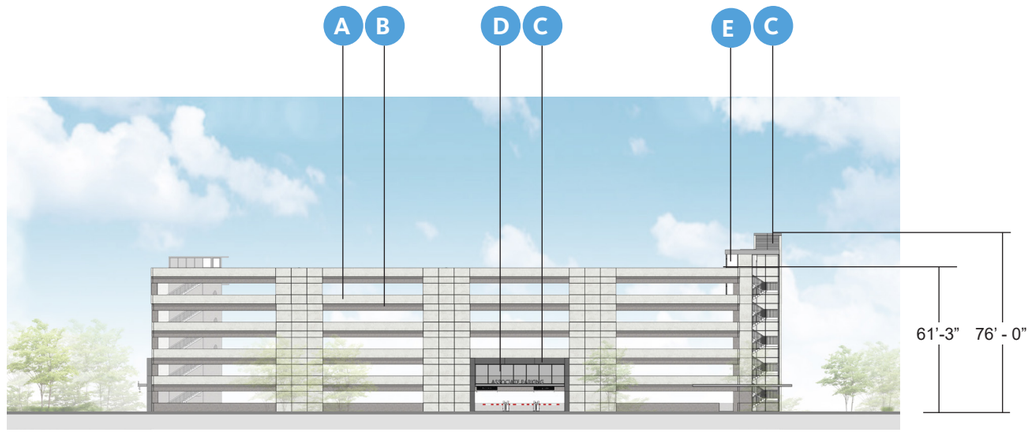
MP02 - DARK METAL
MINIMUM 24 GAUGE



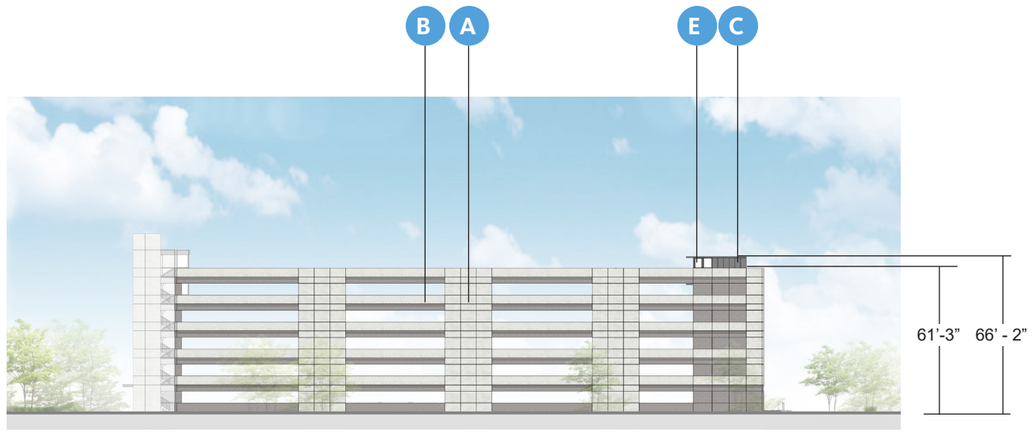
NORTH ELEVATION



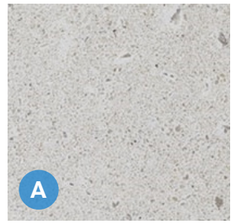
SOUTH ELEVATION



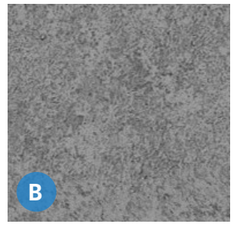
EAST ELEVATION



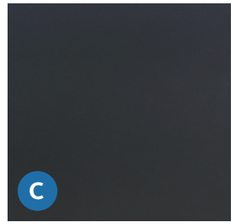
WEST ELEVATION



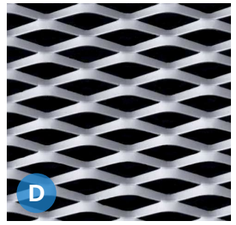
PC01- PRECAST LIGHT



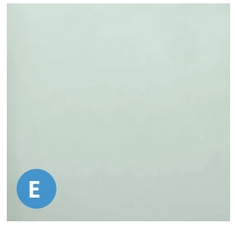
PC02- PRECAST DARK



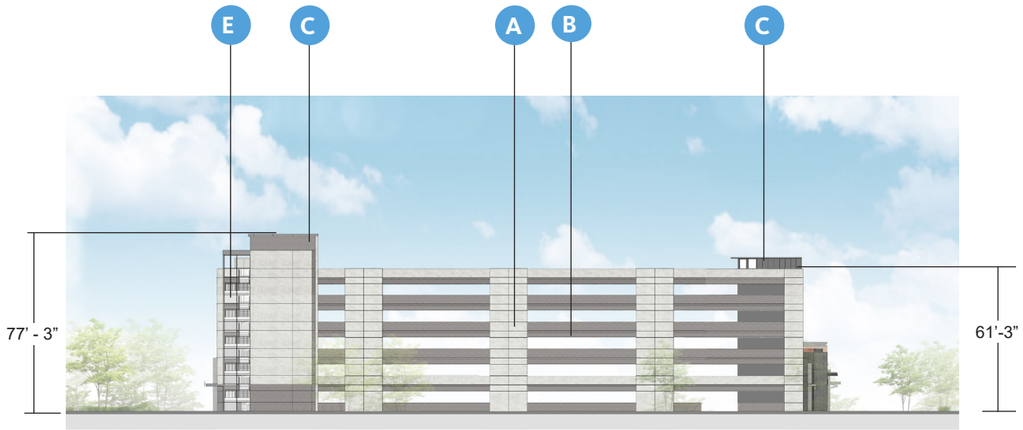
MP03- BLACK METAL
MINIMUM 24 GAUGE



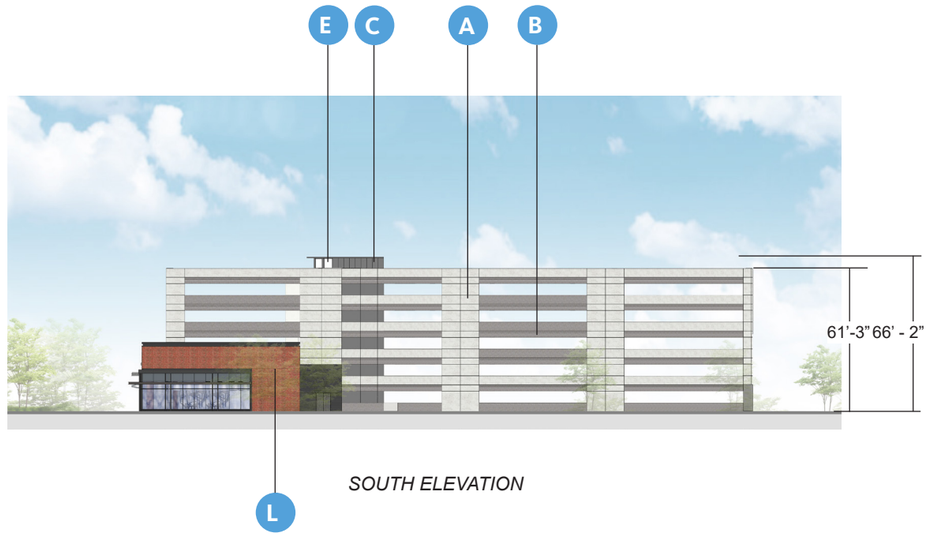
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



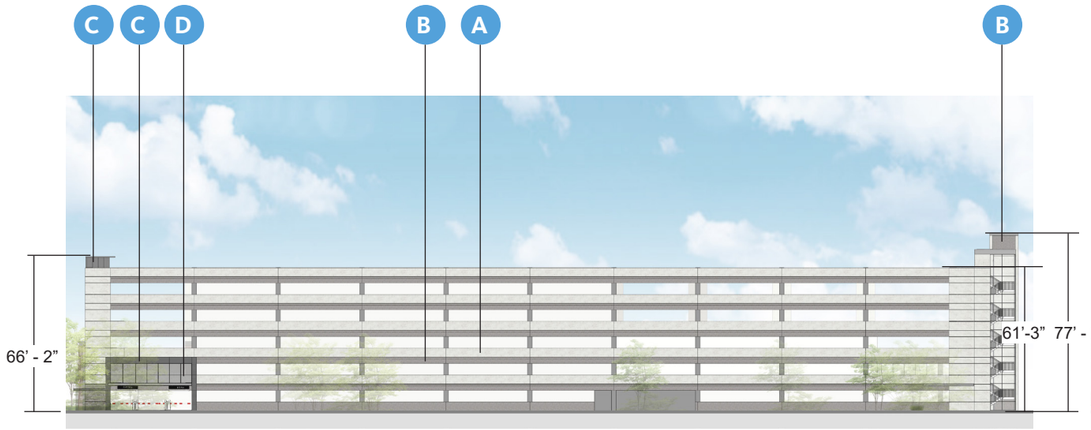
GL01- VISION GLASS



NORTH ELEVATION



SOUTH ELEVATION

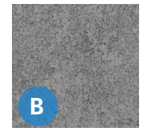


EAST ELEVATION

WEST ELEVATION

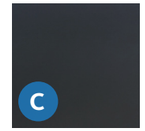
PC01-
PRECAST LIGHT

WD02 -
WOOD SLAT

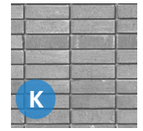


PC02-
PRECAST DARK

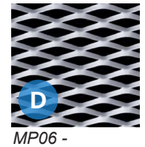
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE

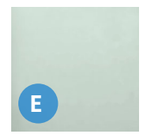


BR03 -
BRICK VENEER

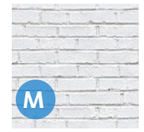


MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE

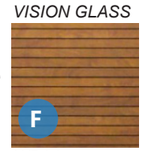
BR04 -
BRICK VENEER



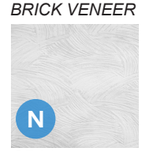
GL01-
VISION GLASS



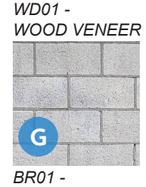
BR05 -
BRICK VENEER



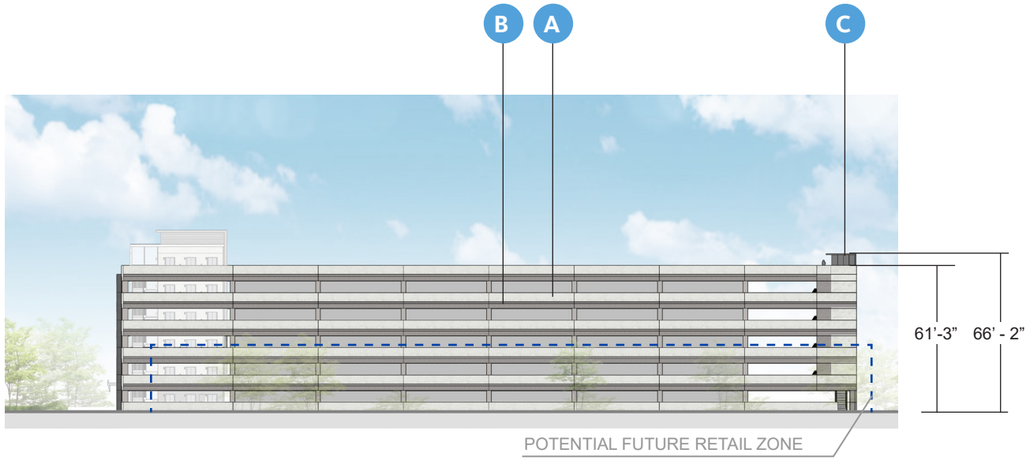
WD01 -
WOOD VENEER



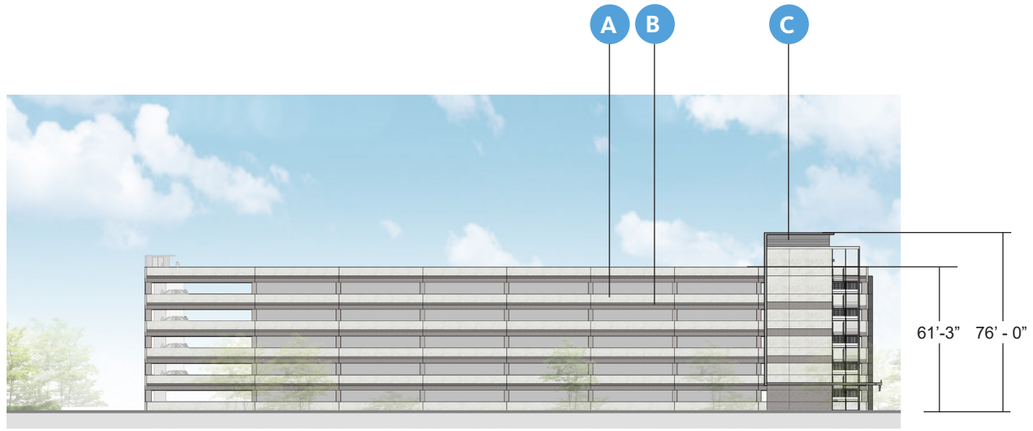
GR01 -
GRAPHIC WALL



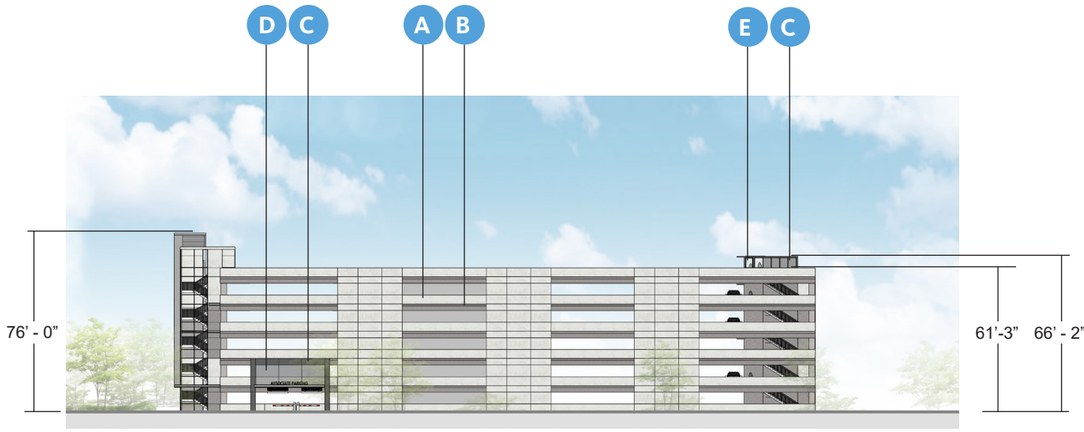
BR01 -
CMU BLOCK



NORTH ELEVATION



SOUTH ELEVATION



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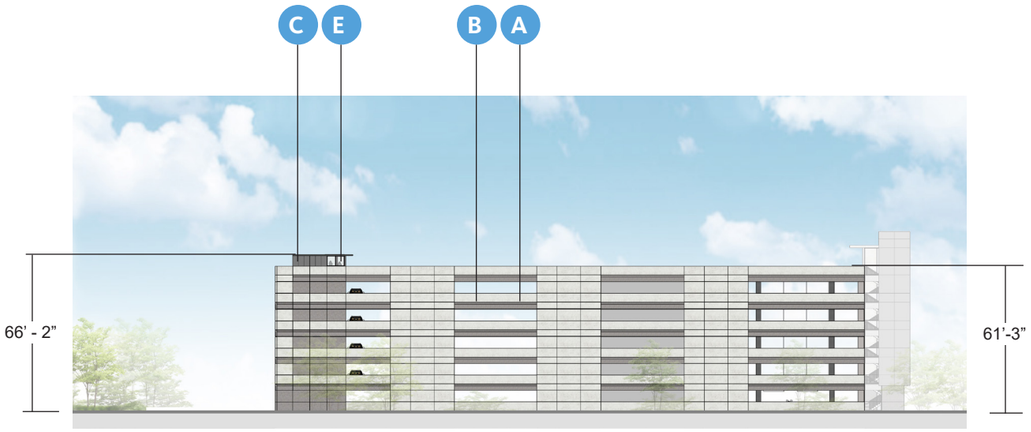

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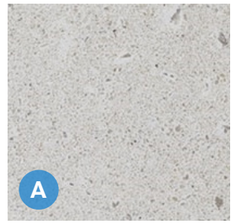
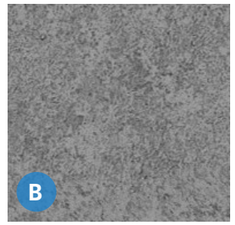
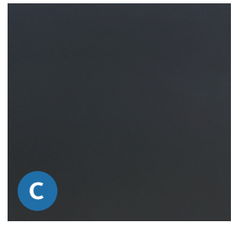


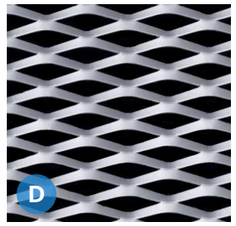
PC01- PRECAST LIGHT



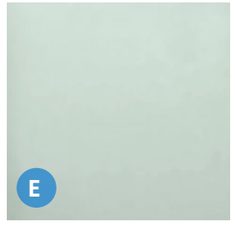
PC02- PRECAST DARK



MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS

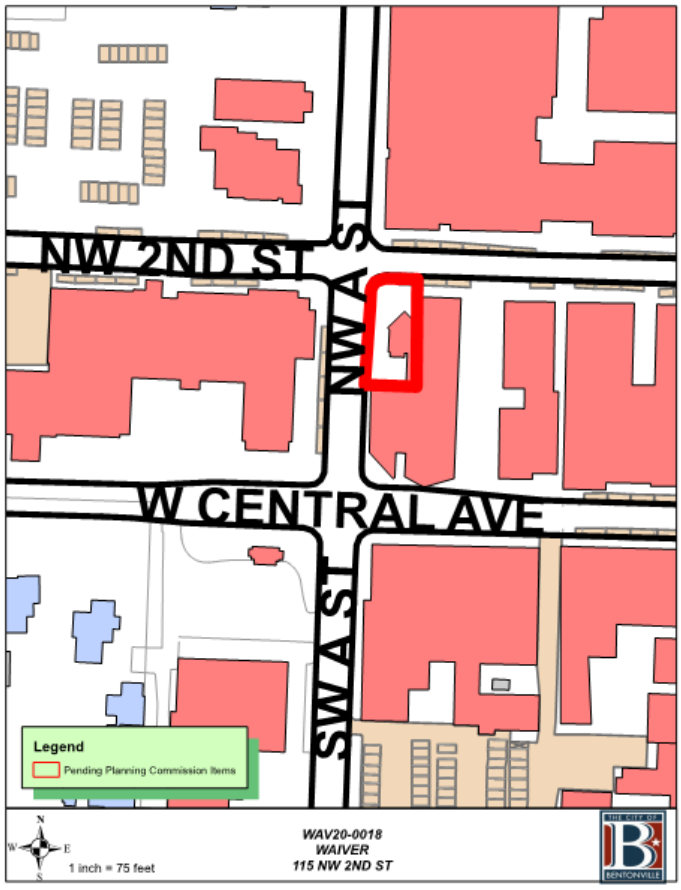
WAIVER REQUEST STAFF REPORT

Dalwarr, LLC

115 NW 2nd Street
PC Date: 10/20/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	WAV20-0018
Applicant / Current Owner	Dalwarr, LLC
Site Area	+/- .66 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Waiver Request	Section 1100.15, Sidewalk Width

https://arcg.is/08HvK8



Property Description
This property is located at 115 NW 2nd Street, on the southeast corner of the intersection of NW 2nd Street and NW A Street. The property is currently under redevelopment for use as a bar. The property is currently zoned DC, Downtown Core.

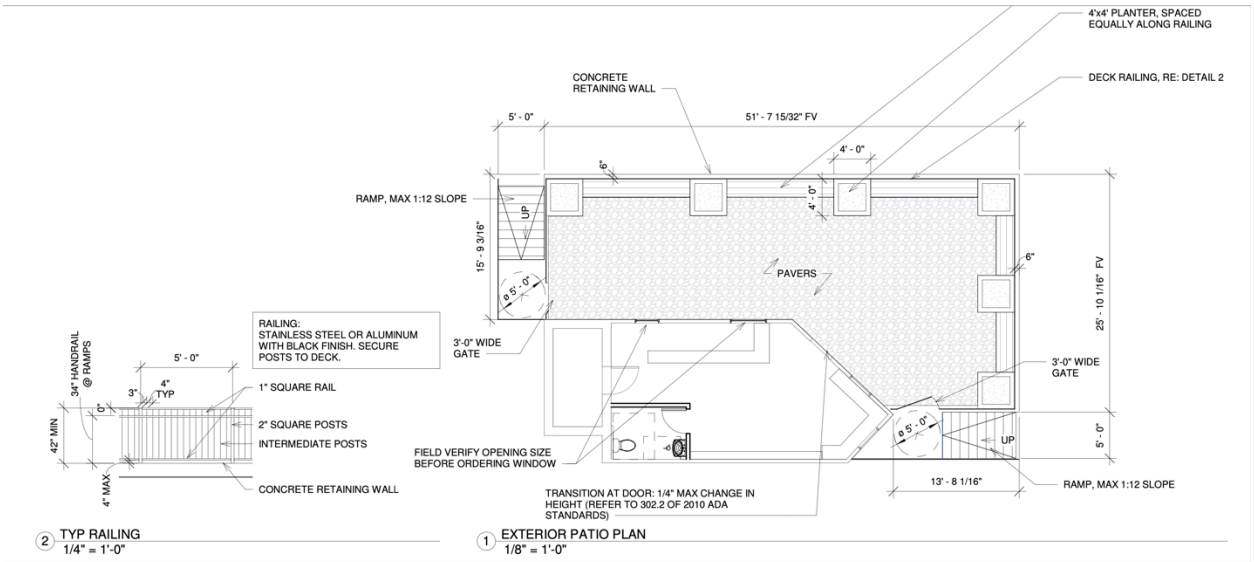
Waiver Request

- A waiver from Section 1100.15 Sidewalk requirements, subsection (d), item (1), Downtown Sidewalks, of the Land Development Code.
    - The applicant requests the existing 5-foot wide sidewalk be accepted as opposed to the 12-foot sidewalk required by ordinance.
    - According to the applicant's narrative, an existing building to the south, which is built to the back of sidewalk, makes construction of a new 12-foot sidewalk ill-advised.

Analysis & Recommendation
The existing building to the south of this application prevents the construction of a consistent, 12-foot wide sidewalk along the entire block length. The applicant's pending development, with tree planters and a seat wall, will still create a welcoming, pedestrian oriented environment along the corridor, while clearly delineating the public and private spheres. Staff recommends approval of the waiver request.

115 NW 2nd Street 5 foot sidewalk waiver request
Permit CALT20-0058

We would like to request a waiver on building a new sidewalk along the west side of our bldg. parallel to NW A St. The current sidewalk is 5ft wide and 83' long and the adjoining property to the south has no setback on the building with a 5ft sidewalk. See attached building plans and google maps picture of property for reference.



LARGE SCALE DEVELOPMENT STAFF REPORT

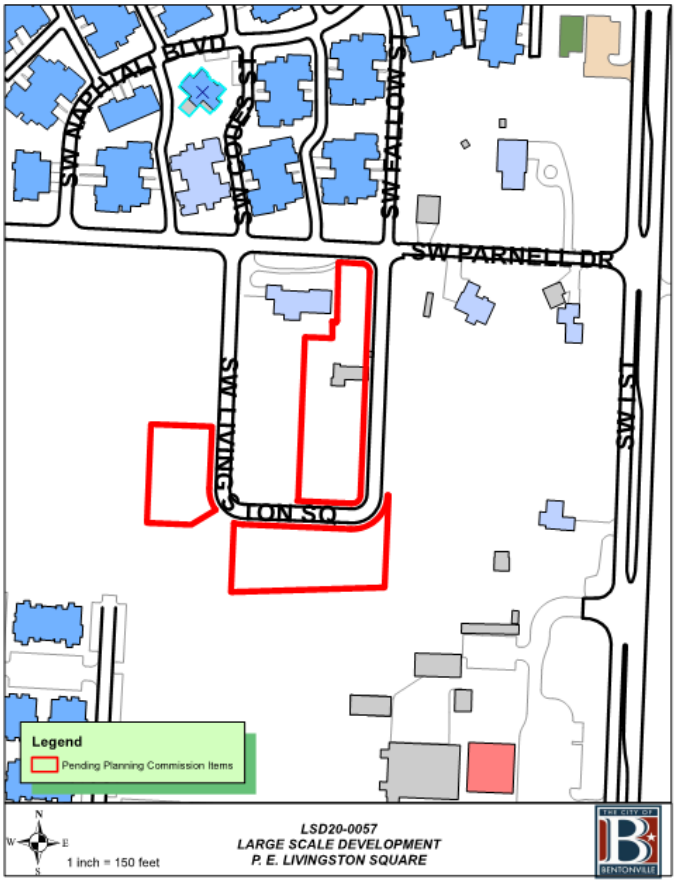
P.E. Livingston Square (Lots 35-38)

SW Livingston Square Drive
PC Date: 10/20/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	LSD20-0057
Applicant / Current Owner	Jamal & Stephanie Parker Buildup Development, LLC 1111 SW Parnell Road Bentonville, AR 72712
Site Area	+/-2.24 acres
Current Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Medium Density Residential
Development Type / Use	Retail/Office Lease Space

https://arcg.is/08HvK8

Location Map



Property Description
This property is located along SW Livingston Square Drive. The property is currently zoned R-3, Medium Density Residential and is also designated as Medium Density Residential within the Future Land Use plan.

Project Details
A large scale development proposing the construction of 37 residential units of varying configurations and size. These include two townhome structures, nine duplex structures and one single-family home, each unit having an average of a 950 square foot footprint and being two or three stories in height.

The applicant's architectural elevations depict architectural brick, Hardie board, and glass 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
There is one waiver request associated with this Large Scale Development.

- A waiver from Article 1100, Section 1100.21, Large Scale Development Design Standards, Subsection (e), Building material, of the Land Development Code. Code requires that a minimum of two primary materials be used on each façade constituting at least 75% of the wall area and no single primary material shall constitute less than 25% of the wall area. According to the applicant's narrative, they designed and constructed the existing portion of the subdivion with respect to the old development standards prior to the new development standards passed at the August 4th Planning Commission meeting and would like to keep the same theme through the subdivion for consistence and aesthetics.

Conclusion
The proposed large scale development does not meet the minimum requirements of the Land Development Code due to the waiver request.

Planning staff recommends approval of this large scale development.

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

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

October 15, 2020

RE: Waiver Request for "PE Livingston Square Homes for Lots 35-38 "

Mr. Stanley,
Please accept this Waiver Request for Jamal and Stephanie Parker's PE Livingston Square Homes for Lots 35-38. You may note that the name for this project has changed since the last resubmittal; Toni Forester requested the name to be changed to this.

This specific Waiver request relates to the City's Land Development Code 1100-21 Large Scale Development Design Standards (e) Building Material and section (e)'s Building Materials' table which does not allow Masonry Board (i.e. hardiplanking) as a primary material (it is only allowed as a Trim Material) and also which requires two Primary Materials, neither of which can constitute less than 25% of a building's façade. The property owner is respectfully requesting the allowance of a mixture of two Primary Materials: brick and board-and-batten hardiplanking as shown on the rendered elevations included in this submittal. The architect is working on gathering exact percentages of all materials and will have that completed by, at the latest, the October 19th noon resubmittal date for review. Those percentages will allow thorough review of the above items as well as windowpane percentage potential for counting as a Primary Material.

Please see Appendices A-B to view the materials and styles of the existing homes in the PE Livingston Square subdivision; board and batten hardiplanking and brick are used on these single-family residential homes. The attached proposed renderings show these two primary building materials continuing to be used on the proposed two-family and townhomes in order to create a cohesive design element throughout PE Livingston Square subdivision.

When these homes were constructed, this exterior style was allowed by the City and before delving into the design of this Large Scale Development, the applicants had their architect start designing the proposed two-family and townhome structures. However, during later meetings with City Staff, the Land Development code was updated to no longer allow hardiplanking as a Primary Material.

We feel that the property owner's desire to match the existing recently-constructed homes in this subdivision is a special circumstance affecting the subject property that is not a factor in many developments. The property owners own all units in this subdivision and they desire to have a cohesive subdivision even while mixing different densities and home types with the site's newly-constructed single-family residential homes.

We feel that strict application of the building material regulations would unreasonably affect the applicant by causing a visual separation between the units to be constructed and the existing units. They wish to utilize the same façade style and colors between the existing and the new development so as to give a commonality between the different density/home types of the different units. Requiring a different material from the hardiplanking will divide the development. The desire is to have this subdivision work together and to feel cohesive.

The Large Scale Development code was created with the intent to improve the overall quality of development with surrounding land uses and to enhance pedestrian safety and walkability. We feel strongly that this Waiver request does not cause a decrease in either of these items; indeed, we feel that allowing the requested primary building materials to be utilized for the rest of the development will create a more cohesive development which would lead to an improvement in overall development quality and in pedestrian safety and walkability.

Granting this Waiver request will not be detrimental to the public health, safety, and welfare. It will also not be injurious to other property in the area, as the properties to the immediate north of PE Livingston Square subdivision and to the immediate south appear to contain large amounts of hardiplanking as primary materials (please view Appendices B & C).

Because this subdivision is being added onto by the same property owner who owns the entire subdivision, because the property to the north and south already appear to contain hardiplanking as primary building materials, and because the single family residential homes in PE Livingston Square Subdivision contain hardiplanking, we feel that granting this Waiver request will not prevent orderly subdivision of other land in the area in accordance with these regulations. The property owners just request to be allowed to continue the design style they developed and started implementing with the single-family residential units constructed already in PE Livingston Square subdivision.

Thank you for your consideration. If you have any questions, please feel free to email me at sdg@eda-pa.com or to call me at the below phone number.

Sincerely,

Sarah Geurtz

Sarah Geurtz, PLA

134 W. Emma Ave. Springdale, AR 72764 Phone: 479-756-1266
www.eda-pa.com

APPENDIX A

Figure 1 PE Livingston Square subdivision's existing SFR home exteriors.

APPENDIX B

Figure 2 - PE Livingston Square subdivision's existing SFR homes with recently-constructed apartments in the background to the south.

APPENDIX C

Figure 3 - Homes adjacent to the north of PE Livingston Square subdivision.

P.E. LIVINGSTON SQUARE HPR

Large Scale Development

Bentonville, AR

Bentonville's Project No: LSD20-0057

EDA Project No. 1843.5

July 14, 2020

REVISION: October 2, 2020

GENERAL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE GENERAL IN NATURE AND ARE BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL UTILITIES BEFORE PROCEEDING WITH THE CONSTRUCTION.
3. OTHER CONTRACTORS, LABORERS, WORKMEN, UTILITY COMPANIES, ETC., MAY BE WORKING WITHIN OR AROUND THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS TO MINIMIZE ANY CONFLICTS THAT ARISE.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.
5. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET OR EXCEED THE MINIMUM STANDARD AS SPECIFIED BY THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND THE CITY OR COUNTY WITH JURISDICTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PAYING AND POSTING FOR ALL PAYMENT, PERFORMANCE, AND MAINTENANCE BONDS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
8. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES WHEN WORKING IN ANY RIGHT OF WAY. SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL GUIDELINES AND REGULATIONS.
9. THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARDS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY MEASURES TO PROVIDE ADEQUATE TRENCH SAFETY, AND ALL OTHER ITEMS NECESSARY TO SATISFY ACT 291–1993 OF THE STATE OF ARKANSAS.
11. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION, THE PROCUREMENT AND LOCATION OF ALL EASEMENTS, TEMPORARY AND PERMANENT, NECESSARY TO CARRY OUT THE WORK OUTLINED WITHIN THESE DRAWINGS AND RELATED CONTRACT DOCUMENTS PRIOR TO ANY CONSTRUCTION ACTIVITIES OFF THE SUBJECT PROPERTY. CONSTRUCTION STAKING OF PROPOSED WORK BY ENGINEER DOES NOT CONSTITUTE VERIFICATION OF EASEMENT OR AUTHORIZE THE CONTRACTOR TO PROCEED WITH WORK. VERIFICATION SHALL BE IN WRITING FROM ENGINEER.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.

CONCRETE NOTES:

1. CONCRETE STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 501.
2. CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE 1 PORTLAND CEMENT COMPLIANCE WITH ACI COMMITTEE 318–89 REQUIREMENTS.
3. REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS.
4. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET–RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS BY SAW–CUT OR OTHER APPROVED MEANS. THE CONSTRUCTION JOINTS SHALL BE LOCATED 15–FOOT ON–CENTERS, MAXIMUM EACH WAY. THE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE ENGINEER OR AS DETAILED ON PLANS.

REVEGETATION REQUIREMENTS:

1. 0% TO 10% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING, SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUN–OFF IN NO MORE THAN TWO GROWING SEASONS.
2. 10% TO 25% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND / OR GROUND COVER, SAID PLANTINGS SHALL PROVIDE COMPLETE AND UNIFORM COVER IN NO MORE THAN TWO GROWING SEASONS.
3. 25% TO 33% FINISH GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER (PER CITY STANDARDS) OR COVERED WITH RIP–RAP. IF RIP–RAP IS USED, THE SLOPE'S STABILITY AND ERODABILITY MUST BE EQUIVALENT TO OR BETTER THAN IT'S PRE–DEVELOPED STATE.
4. MORE THAN 33% FINISH GRADE: ANY FINISH GRADE OVER 33% REQUIRES LANDSCAPE FABRIC AND STABILIZATION.

PAVING NOTES:

1. ASPHALTIC CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTIONS 406 AND 303.
2. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN–PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS.
3. CRUSHED STONE BASE SHALL BE CLEAN CRUSHER RUN STONE IN THE THICKNESS AND COMPACTION REQUIREMENTS AS REQUIRED AND SPECIFIED ON THE PLANS. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS FOR CLASS 7 BASE MATERIAL AS REQUIRED BY THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
4. BITUMINOUS PRIME COAT SHALL BE CUTBACK ASPHALT, TYPE MC–30 OR MC–70 IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE HIGHWAY SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. HOT–MIX ASPHALTIC CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 409, MATERIALS AND EQUIPMENT FOR HOT MIX BITUMINOUS BINDER AND SURFACE COURSES IN THE ARKANSAS STATE HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

OTHER NOTES:

1. THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION OR FURTHER REVIEW, WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITYORDINANCES AND CRITERIA. THE APPROVAL OF ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE AND GRADING IS NOT A GUARANTEE OF APPROVAL OF THIS PROJECT BY OTHER CITY DIVISIONS.
2. THE ENGINEER OF RECORD SHALL PROVIDE "PART TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT. THE ENGINEER OF RECORD SHALL ALSO REVIEW AND APPROVE MATERIAL SUBMITTALS (APPROVED SUBMITTALS SHALL BE SUBMITTED TO THE CITY OF CONCURRENCE BEFORE MATERIAL IS ORDERED). WEEKLY INSPECTIONS REPORTS SHOULD BE SUBMITTED TO THE CITY OF BENTONVILLE'S PUBLIC WORKS INSPECTOR.
3. REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH THE CITY OF BENTONVILLE CODES AND REGULATIONS AND DOES NOT WARRANTY THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERROR, OMISSIONS OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE COUNTY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONSDETERMINED IN THE FIELD THAT REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION TO BE PAID FOR BY THE DEVELOPER.

BENTONVILLE CITY AND UTILITY CONTACTS:

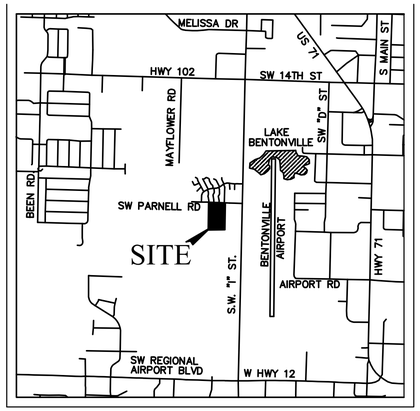
ATLAS PAGE: 443

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
STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271–3130
WATER DEPT.: CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271–3140
ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271–3159
WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 N.E. "A" STREET, BENTONVILLE, AR 72712, (479) 271–3160
PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 S.W. "A" STREET, BENTONVILLE, AR, (479) 271–3122
CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271–5993
STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271–5002, JPAITH@BENTONVILLEAR.COM

ALL CONSTRUCTION SHALL CONFORM TO THE AHTD SPECIFICATIONS, THE CITY OF BENTONVILLE SPECIFICATIONS OR THE SPECIFICATIONS WRITTEN FOR THIS PROJECT, WHICHEVER IS MORE STRINGENT

FULL PRE-CON INFORMATION:

NEED	RECD	
		WATER AND SEWER ADH APPROVAL
		FIRELINE ADH APPROVAL
X		NOTICE OF COVERAGE
X		SWPPP
X		DRAINAGE REPORT
X		PDF OF FINAL CONSTRUCTION PLANS
X		ELECTRIC PLANS INCORPORATED INTO PLAN SET
		STREET LIGHT FEES PAID
		OFFSITE EASEMENTS FILED
		ENGINEER ESTIMATE PROVIDED
		PERFORMANCE GUARANTEE PROVIDED
		AHTD APPROVAL RECEIVED AND REVIEWED
		NO RISE CERTIFICATE
		USCOE APPROVAL
X		PRELIM. APPROVAL OF ARCH/BLDG PLANS
		FLOODPLAIN DEVELOPMENT PERMIT



Vicinity Map
Not to Scale

OWNER/DEVELOPER:

PARCEL 15–18581–000
JAMAL & STEPHANIE PARKER

PARCEL 15–18582–000
BUILDUP DEVELOPMENT, LLC

1111 SW PARNELL ROAD
BENTONVILLE, AR 72712
(O) 479–657–0945

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

DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. CORRUGATED METAL PIPE (CMP) SHALL BE IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. PIPE GAUGES SHALL BE AS FOLLOWS:
   18" 16 GA.
   24" 16 GA.
   30" 14 GA.
   36" 14 GA.
   42" 14 GA.
   THE COEFFICIENT OF FRICTION FOR THE METAL PIPES MUST BE EQUAL TO OR BETTER THAN THE UNPAVED HELICAL 2 2/3" X ½" CORRUGATED STEEL PIPE.
4. RCP FLARED END SECTIONS SHALL BE CLASS II.
5. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
6. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.

GRADING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.
2. BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8–INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.
3. OFF–SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.
4. AREAS THAT ARE TO BE CUT TO SUB–GRADE LEVELS SHALL BE PROOF–ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE–COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE WATER SPRINKLING TRUCKS OR OTHER MEANS SUITABLE FOR CONTROL OF DUST. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
6. THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB–GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB–GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.
7. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.
8. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR–INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP–SOIL IS NOT AVAILABLE ON–SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

SITE NOTES:

1. THERE ARE NO JURISDICTIONAL WATERS OF THE U.S. KNOWN ON THIS SITE, OR WETLANDS
2. THERE ARE NO KNOWN EROSION CONTROL PROBLEMS ON THE SITE OR WITHIN 100' DOWN STREAM OF THE PROJECT.
3. ALL KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS AND UNDERGROUND STRUCTURES ARE SHOWN ON THE PLANS.
4. THERE ARE NO KNOWN SEWER OVERFLOW ISSUES ON THIS SITE.
5. THERE ARE NO KNOWN GROUND LEASES OR ACCESS AGREEMENTS FOR THIS SITE.
6. THERE ARE NO KNOWN POTENTIAL HAZARDOUS AREAS ON THIS SITE.

DEM–ASSIGNED ADDRESSES				
BUILDING NO.	ADDRESSES			
BUILDING 1	2600	2602		
BUILDING 2	2606			
BUILDING 3	2610	2612	2614	2616
BUILDING 4	2622	2624	2626	2628
BUILDING 5	2630	2632		
BUILDING 6	2634	2636		
BUILDING 7	2638	2640		
BUILDING 8	2677	2675		
BUILDING 9	2673	2671		
BUILDING 10	2667	2665		
BUILDING 11	2663	2661		
BUILDING 12	2657	2655		
BUILDING 13	2653	2651		
BUILDING 14	2717	2715	2713	2711
BUILDING 15	2709	2707		
BUILDING 16	2705	2703		

OWNER & DEVELOPER:
JAMAL PARKER
1111 SW PARNELL RD
BENTONVILLE AR 72712
479–657–0945

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
134 WEST EMMA
SPRINGDALE, AR 72764
479–756–1266
PROFESSIONAL LICENSE # 15,162

SURVEYOR:
JAMES LAYOUT SERVICES, LLC
P.O. BOX 611
FARMINGTON, AR 72730
479–439–9929

FLOODPLAIN:
THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA FIRM MAP 05007C0255K. EFFECTIVE 06/05/2012.

BASIS OF BEARING:
ARKANSAS STATE PLANE SYSTEM NORTH ZONE
HORIZONTAL NAD 83
VERTICAL NAVD 88

SEPTIC:
EXISTING SEPTIC SYSTEM ON LOT 34 (AS SHOWN ON PLAN)

ZONING:
R–3
USAGE:
RESIDENTIAL

	SHEET
Final Plat	V101
Large Scale Development Plan	C101
Utility Plan	C102
Grading/Erosion Control Plan	C103
Utility Profiles	C202
Details	C501
Erosion Control Details	C502
Landscape Plan	L101
Landscape Details	L501

DRAWN BY:	CLP	CHECKED BY:	JRG	DRAWING CREATION DATE:	071420
				JOB NUMBER:	1843.5

DATE | # | REVISION DESC.

COVERED: 10/6/2020 9:09 AM
SHEET: 10/6/2020 11:07 AM
PLOT DATE: 10/6/2020 11:07 AM

BENTONVILLE LSD#: LSD20-0057

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

CERTIFICATE OF AUTHORIZATION NUMBER
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

PRELIMINARY NOT FOR CONSTRUCTION

COVER

P.E. LIVINGSTON SQUARE HPR
BENTONVILLE, AR

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756–1266
(479) 750–2003 Fax
www.edapa.com
EDA
134 West Emma Avenue
Springdale, Arkansas 72764

C000

Lot 34 Legal Description: Part of Lot 34 PE Livingston Square Subdivision to the City of Bentonville, Benton County, Arkansas per the plat of said subdivision filed for record at file L201851655 in the Office of the Circuit Clerk and Ex-Officio Recorder for Benton County, Arkansas, being more particularly described as follows:

Beginning at the Southwest Corner of said lot 34, thence North 02°23'22" East, a distance of 127.23 feet to the point of curve of a non tangent curve to the right, having a radius of 15.00 feet,an arc distance of 23.71 feet, a chord bearing North 47°39'47" East a distance of 21.31 feet.; thence South 87°03'48" East, a distance of 155.29 feet; thence South 02°54'41" West, a distance of 118.06 feet; thence North 86°57'34" West, a distance of 7.36 feet; thence South 02°22'26" West, a distance of 22.77 feet; thence North 87°36'38" West, a distance of 46.99 feet; thence North 87°36'38" West, a distance of 115.00 feet to the POINT OF BEGINNING. Containing 23,820.55 square feet or 0.55 acres, more or less.

Lot 35 Legal Description: Lots 8, 9, 10, & 11 PE Livingston Square Subdivision to the City of Bentonville, Benton County, Arkansas per the plat of said subdivision filed for record at file L201851655 in the Office of the Circuit Clerk and Ex-Officio Recorder for Benton County, Arkansas, being more particularly described as follows:

Beginning at the Northwest Corner of said lot 8, thence South 87°36'38" East, a distance of 112.88 feet; thence South 02°23'22" West, a distance of 114.19 feet to a point of curve to the left having a radius of 65.00 feet,an arc distance of 42.29 feet, a chord bearing South 16°14'59" East a distance of 41.55 feet.; thence South 58°35'02" West, a distance of 52.91 feet; thence North 87°36'38" West, a distance of 82.25 feet; thence North 02°24'28" East, a distance of 183.00 feet to the POINT OF BEGINNING. Containing 20,573 square feet or 0.47 acres, more or less.

Lot 36 Legal Description: Lots 13, 14, 15, 16, 17, & 18 PE Livingston Square Subdivision to the City of Bentonville, Benton County, Arkansas per the plat of said subdivision filed for record at file L201851655 in the Office of the Circuit Clerk and Ex-Officio Recorder for Benton County, Arkansas, being more particularly described as follows:

Beginning at the Southeast Corner of said lot 18, thence South 88°19'45" West, a distance of 284.71 feet; thence North 02°23'22" East, a distance of 128.00 feet to the point of curve of a non tangent curve to the left, having a radius of 65.00 feet,an arc distance of 17.20 feet, a chord bearing South 80°01'47" East a distance of 17.15 feet.; thence South 87°36'38" East, a distance of 200.00 feet to a point of curve to the left having a radius of 65.00 feet,an arc distance of 102.10 feet, a chord bearing North 47°23'22" East a distance of 91.92 feet.; thence South 87°36'38" East, a distance of 2.00 feet; thence South 02°23'22" West, a distance of 170.58 feet to the POINT OF BEGINNING. Containing 33,897 square feet or 0.78 acres, more or less.

Lot 37 Legal Description:
Lots 26, 27, 28, 29, 30, 31, 32, 33, and part of Lot 34 PE Livingston Square Subdivision to the City of Bentonville, Benton County, Arkansas per the plat of said subdivision filed for record at file L201851655 in the Office of the Circuit Clerk and Ex-Officio Recorder for Benton County, Arkansas, being more particularly described as follows:

Beginning at the Southwest Corner of said lot 26, thence North 02°23'22" East, a distance of 302.00 feet; thence South 87°36'38" East, a distance of 46.99 feet; thence North 02°22'26" East, a distance of 22.77 feet; thence South 86°57'34" East, a distance of 7.36 feet; thence North 02°54'41" East, a distance of 118.06 feet; thence South 87°03'48" East, a distance of 44.72 feet to a point of curve to the right having a radius of 15.00 feet,an arc distance of 23.42 feet, a chord bearing South 42°20'13" East a distance of 21.11 feet.; thence South 02°23'22" West, a distance of 412.32 feet to a point of curve to the right having a radius of 15.00 feet,an arc distance of 23.56 feet, a chord bearing South 47°23'22" West a distance of 21.21 feet.; thence North 87°36'38" West, a distance of 100.00 feet to the POINT OF BEGINNING.
Containing 43,257.40 square feet or 0.99 acres, more or less.

NOTES:
1. 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 WITHIN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE SEPARATE PERMIT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE
3. THERE MAY NOT BE FENCES OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.
4. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
5. SHADED LOTS ARE BUILT-OUT AND ARE NOT PART OF THIS CONCEPTUAL PLAN.
6. THERE ARE NO KNOWN DESIGNATED WETLANDS ON THIS PROPERTY.
7.

Certificate of Recording
This document filed for record _____ day,

20____ in Plat Book No. _____, page _____.

Signed:
_____
Circuit Clerk

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

Date of Execution: _____

Signed:_____ _____
Name & Address Name & Address

Source of Title: D.R. _____

Page _____

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

Signed _____ (Bentonville Planning Commission Chairman)

Signed_____ (Mayor City of Bentonville)

Signed _____(City Clerk, City of Bentonville)

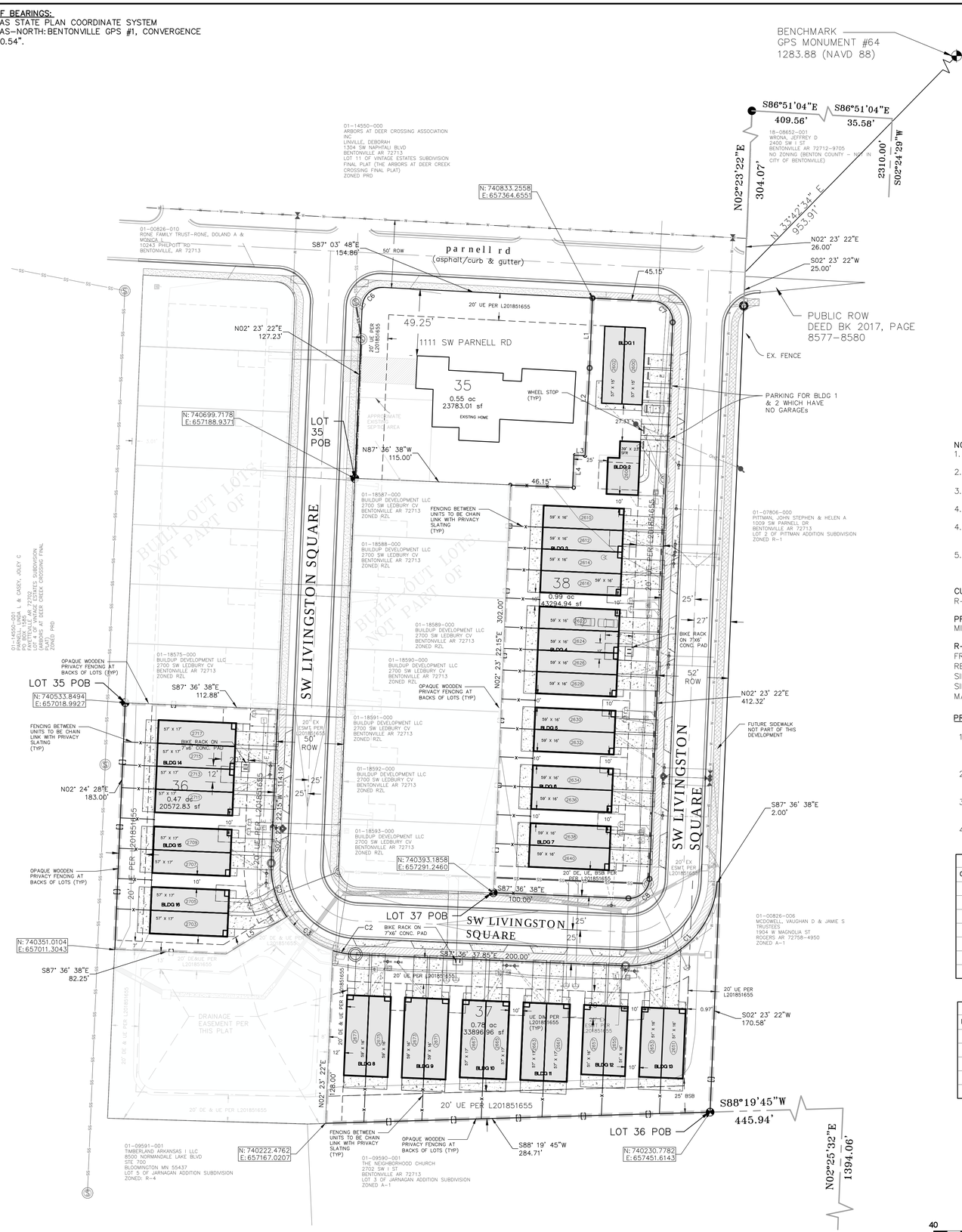
Certificate of Surveying Accuracy

I, _____, 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. _____
State of Arkansas

BASIS OF BEARINGS:
ARKANSAS STATE PLAN COORDINATE SYSTEM
ARKANSAS-NORTH: BENTONVILLE GPS #1, CONVERGENCE -01°17'10.54".



LEGEND
- PROPERTY LINE
- EASEMENT
- BUILDING SETBACK LINE
- STREET CENERLINE
- ROW LINE
- ELECTRIC
- SS — SANITARY SEWER
- STORM SEWER
- W — WATER
- PHASE LINE
- X — CHAINLINK FENCE
- WOOD FENCE
- SITE BENCHMARK
- MAGNAIL
- RR SPIKE
- 5/8" FOUND IRON PIN
- 5/8" SET IRON PIN
- POB
- POC
- FUTURE SIDEWALK
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

ENGINEER
EARTHPLAN DESIGN ALTERNATIVES, PA
James Geurtz (Professional License # 15,162)
134 W. Emma Ave.
Springdale, AR 72764
(0)479-756-1266

LANDSCAPE ARCHITECT
EARTHPLAN DESIGN ALTERNATIVES, PA
Sarah Geurtz (Professional License # 9831)
134 W. Emma Ave.
Springdale, AR 72764
479-756-1266

ARCHITECT
Owen Meyer
13103 Rosario Rd.
Garfield, AR 72732
479-409-3222

SURVEYOR
James Layout Services
Matt James, PS
7601 W Wedington Dr
Fayetteville, AR 72704
479-439-9929

OWNER/DEVELOPERS
Buildup Development LLC, Parker, Stephanie & Jamal
1111 SW Parnell Drive
Bentonville, AR 72712
479-657-0945

GARAGE PARKING =	68
DRIVEWAY PARKING = WITHOUT GARAGE	6
TOTAL PARKING =	74

FLOOD HAZARD CERTIFICATION:
THIS IS TO CERTIFY THAT BY GRAPHIC PLOTTING ONLY, THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY MAP NUMBER 05007C0255K, EFFECTIVE DATE, JUNE 5, 2012 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

NOTES:
1. EASEMENTS ARE AS SHOWN IN THE FINAL PLAT OF PE LIVINGSTON SQUARE SUBDIVISION FILING DOCUMENT NUMBER L201851655.
2. SOME UTILITY EASEMENTS ARE REQUESTED TO BE VACATED CONCURRENTLY WITH THIS PLAT.
3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
4. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON BEUD'S WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
5. NO PLANNED SIGNAGE IS KNOWN AT THIS TIME. NOTE THAT ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

CURRENT ZONING:
R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED USE:
MIXTURE OF SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL AND TOWNHOMES

R-3 SETBACKS:
FRONT: 20' (30' WITH FRONT GARAGES)
REAR: 25'
SIDE (INTERIOR): 10'
SIDE (EXTERIOR): 20'
MAXIMUM ALLOWED RESIDENTIAL BUILDING HEIGHT: 40' TO ROOF PEAK.

PROPOSAL:

1. HORIZONTAL PROPERTY REGIME (HRP) - REMOVING THE INTERIOR LOT LINES FOR EXISTING LOTS 8-11, 13-18, AND 26-33 AND DEVELOPING AN HPR WITH A MIXTURE OF SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL, AND TOWNHOME STRUCTURES.
2. MAINTAIN THE 30' FRONT BSB AND REAR 25' BSB ON MOST LOTS. BUILDING 1 & 2 HAVE NO GARAGE. THE REMAINING UNITS CONTAIN GARAGES WITH STACKING SPACES FOR 2 VEHICLES.
3. MAINTAIN 12' OF SEPARATION DISTANCE ON LOT 35 BLDG 14 NORTH PROPERTY LINE TO MAINTAIN THE 12' INTERIOR SIDE SEPARATION DISTANCE REQUIRED PER THE R-ZL REQUIREMENTS.
4. PROPERTY OWNERS WILL WORK WITH THEIR ATTORNEY REGARDING THE PROPER HANDLING OF THE PROPOSED HORIZONTAL PROPERTY REGIME (HPR).

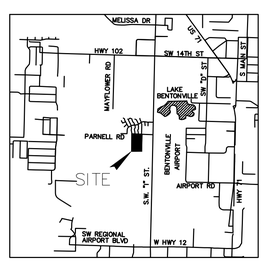
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	102.10	65.00	90.00	S47° 23' 22"W	91.92
C2	17.20	65.00	15.16	S80° 01' 47"E	17.15
C3	42.61	65.00	37.56	S53° 40' 09"E	41.85
C5	42.29	65.00	37.28	S16° 14' 59"E	41.55
C6	23.71	15.00	90.56	N47° 39' 47"E	21.31
C7	23.42	15.00	89.45	N42° 20' 13"W	21.11
C8	23.56	15.00	90.00	N47° 23' 22"E	21.21

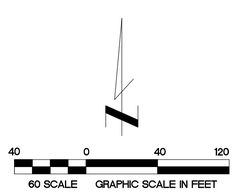
Parcel Line Table

Line #	Length	Direction
L1	51.80	S2°22'59"W
L2	64.95	S2°57'15"W
L3	8.20	N87°36'33"W
L4	24.00	S2°24'11"W
L5	52.91	N58°35'02"E

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



VICINITY
Not to Scale



AR STATE PLAT CODE:
500-19N-31W-0-01-210-04-1845

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:	CHK'D BY:	DRAWING CREATION DATE:	JOB NUMBER:
JRG	CLP	071420	1843.5

PLOT DATE: 10/6/2020 10:46 AM
PLOT SCALE: 1:1.000000
PLANNING
P:\PROJECTS\1843\PLANS\1843 CSP.DWG
BENTONVILLE LSD#: LSD20-0057

DATE	#	REVISION DESC.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 15,162
JAMES R. GEURTZ

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

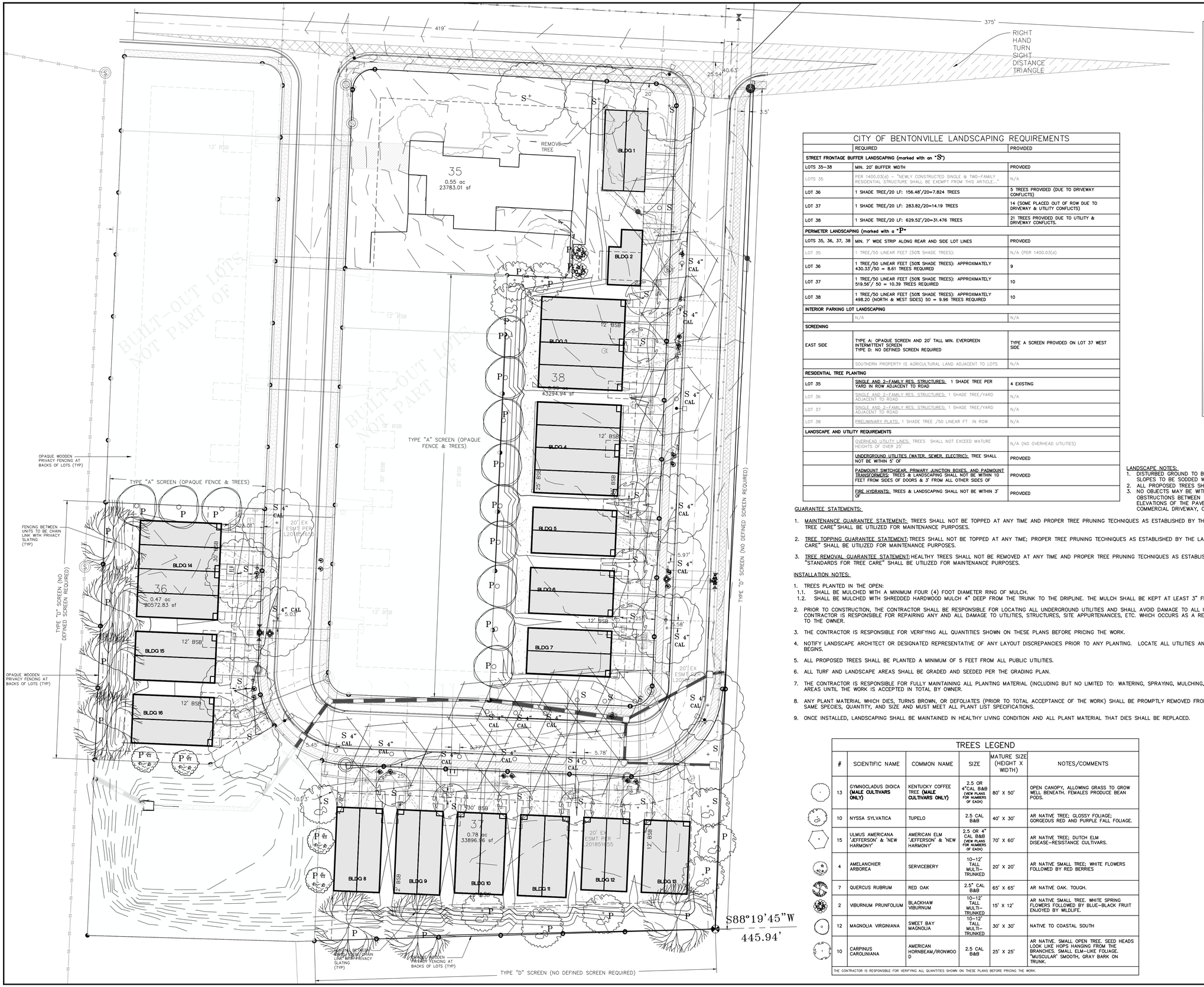
LARGE SCALE DEVELOPMENT

P.E. LIVINGSTON SQUARE HPR
BENTONVILLE, AR

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
(479) 435-2570
Fax: (479) 750-2570
134 West Emma Avenue
Springdale, Arkansas 72764

Bentonville Project #XXXX-XXXX

C101



Legend

- Telephone Pedestal
- Electric Transformer
- Double Water Meter
- Overhead Electric Pole
- Fire Hydrant
- Valve
- Sanitary Sewer Manhole
- Storm Water Manhole
- Sewer Service
- Light Pole
- Ex Private Yard Hydrant
- Public Water Main
- Proposed Water Service
- Existing Water Service
- Public Sewer Main
- Proposed Sewer Service
- Existing Sewer Service
- Property Line
- Easement Line
- Building Set Back Line
- Underground Electric
- Water Line
- Overhead Electric Line
- Storm Water Pipe
- Privacy Fence
- Future Sidewalk
- Existing Sidewalk
- Proposed Sidewalk

CITY OF BENTONVILLE LANDSCAPING REQUIREMENTS

	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER LANDSCAPING (marked with an "S")		
LOTS 35–38	MIN. 20' BUFFER WIDTH	PROVIDED
LOTS 35	PER 1400.03(d) – "NEWLY CONSTRUCTED SINGLE & TWO-FAMILY RESIDENTIAL STRUCTURE SHALL BE EXEMPT FROM THIS ARTICLE..."	N/A
LOT 36	1 SHADE TREE/20 LF: 156.48'/20=7.824 TREES	5 TREES PROVIDED (DUE TO DRIVEWAY CONFLICTS)
LOT 37	1 SHADE TREE/20 LF: 283.82/20=14.19 TREES	14 (SOME PLACED OUT OF ROW DUE TO DRIVEWAY & UTILITY CONFLICTS)
LOT 38	1 SHADE TREE/20 LF: 629.52'/20=31.476 TREES	21 TREES PROVIDED DUE TO UTILITY & DRIVEWAY CONFLICTS.
PERIMETER LANDSCAPING (marked with a "P"		
LOTS 35, 36, 37, 38	MIN. 7' WIDE STRIP ALONG REAR AND SIDE LOT LINES	PROVIDED
LOT 35	1 TREE/50 LINEAR FEET (50% SHADE TREES):	N/A (PER 1400.03(d)
LOT 36	1 TREE/50 LINEAR FEET (50% SHADE TREES): APPROXIMATELY 430.33'/50 = 8.61 TREES REQUIRED	9
LOT 37	1 TREE/50 LINEAR FEET (50% SHADE TREES): APPROXIMATELY 519.56'/ 50 = 10.39 TREES REQUIRED	10
LOT 38	1 TREE/50 LINEAR FEET (50% SHADE TREES): APPROXIMATELY 498.20 (NORTH & WEST SIDES) 50 = 9.96 TREES REQUIRED	10
INTERIOR PARKING LOT LANDSCAPING		
	N/A	N/A
SCREENING		
EAST SIDE	TYPE A: OPAQUE SCREEN AND 20' TALL MIN. EVERGREEN INTERMITTENT SCREEN TYPE D: NO DEFINED SCREEN REQUIRED	TYPE A SCREEN PROVIDED ON LOT 37 WEST SIDE
	SOUTHERN PROPERTY IS AGRICULTURAL LAND ADJACENT TO LOTS	N/A
RESIDENTIAL TREE PLANTING		
LOT 35	SINGLE AND 2-FAMILY RES. STRUCTURES: 1 SHADE TREE PER YARD IN ROW ADJACENT TO ROAD	4 EXISTING
LOT 36	SINGLE AND 2-FAMILY RES. STRUCTURES: 1 SHADE TREE/YARD ADJACENT TO ROAD	N/A
LOT 37	SINGLE AND 2-FAMILY RES. STRUCTURES: 1 SHADE TREE/YARD ADJACENT TO ROAD	N/A
LOT 38	PRELIMINARY PLATS: 1 SHADE TREE /50 LINEAR FT IN ROW	N/A
LANDSCAPE AND UTILITY REQUIREMENTS		
	OVERHEAD UTILITY LINES: TREES SHALL NOT EXCEED MATURE HEIGHTS OF OVER 25'	N/A (NO OVERHEAD UTILITIES)
	UNDERGROUND UTILITIES (WATER, SEWER, ELECTRIC): TREE SHALL NOT BE WITHIN 5' OF	PROVIDED
	PADMOUNT SWITCHGEAR, PRIMARY JUNCTION BOXES, AND PADMOUNT TRANSFORMERS: TREES & LANDSCAPING SHALL NOT BE WITHIN 10 FEET FROM SIDES OF DOORS & 3' FROM ALL OTHER SIDES OF	PROVIDED
	FIRE HYDRANTS: TREES & LANDSCAPING SHALL NOT BE WITHIN 3' OF	PROVIDED

LANDSCAPE NOTES:

1. DISTURBED GROUND TO BE SEEDED WITH TURF–TYPE BERMUDA. AREAS WITH 3:1 SLOPES TO BE SODDED WITH TURF–TYPE BERMUDA
2. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
3. NO OBJECTS MAY BE WITHIN THE AREA TO BE KEPT CLEAR OF SITE OBSTRUCTIONS BETWEEN THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ELEVATIONS OF THE PAVEMENT EDGE OF EACH INTERSECTING STREET, COMMERCIAL DRIVEWAY, OR VEHICULAR ACCESS EASEMENT.

GUARANTEE STATEMENTS:

1. MAINTENANCE GUARANTEE STATEMENT: 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.
2. TREE TOPPING GUARANTEE STATEMENT: TREES SHALL NOT BE TOPPED AT ANY TIME; PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. TREE REMOVAL GUARANTEE STATEMENT: HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

INSTALLATION NOTES:

1. TREES PLANTED IN THE OPEN:
   1.1. SHALL BE MULCHED WITH A MINIMUM FOUR (4) FOOT DIAMETER RING OF MULCH.
   1.2. SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH 4" DEEP FROM THE TRUNK TO THE DRIPLINE. THE MULCH SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
4. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
5. ALL PROPOSED TREES SHALL BE PLANTED A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
6. ALL TURF AND LANDSCAPE AREAS SHALL BE GRADED AND SEEDED PER THE GRADING PLAN.
7. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NO LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY OWNER.
8. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MUST MEET ALL PLANT LIST SPECIFICATIONS.
9. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

TREES LEGEND

#	SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HEIGHT X WIDTH)	NOTES/COMMENTS
13	GYMNOCLADUS DIOICA **(MALE CULTIVARS ONLY)**	KENTUCKY COFFEE TREE **(MALE CULTIVARS ONLY)**	2.5 OR 4"CAL B&B (VIEW PLANS FOR NUMBERS OF EACH)	80' X 50'	OPEN CANOPY, ALLOWING GRASS TO GROW WELL BENEATH. FEMALES PRODUCE BEAN PODS.
10	NYSSA SYLVATICA	TUPELO	2.5 CAL B&B	40' X 30'	AR NATIVE TREE; GLOSSY FOLIAGE; GORGEOUS RED AND PURPLE FALL FOLIAGE.
15	ULMUS AMERICANA 'JEFFERSON' & 'NEW HARMONY'	AMERICAN ELM 'JEFFERSON' & 'NEW HARMONY'	2.5 OR 4" CAL B&B (VIEW PLANS FOR NUMBERS OF EACH)	70' X 60'	AR NATIVE TREE; DUTCH ELM DISEASE–RESISTANCE CULTIVARS.
4	AMELANCHIER ARBOREA	SERVICEBERY	10–12' TALL MULTI–TRUNKED	20' X 20'	AR NATIVE SMALL TREE; WHITE FLOWERS FOLLOWED BY RED BERRIES
7	QUERCUS RUBRUM	RED OAK	2.5" CAL B&B	65' X 65'	AR NATIVE OAK. TOUGH.
2	VIBURNUM PRUNFOLIUM	BLACKHAW VIBURNUM	10–12' TALL MULTI–TRUNKED	15' X 12'	AR NATIVE SMALL TREE. WHITE SPRING FLOWERS FOLLOWED BY BLUE–BLACK FRUIT ENJOYED BY WILDLIFE.
12	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	10–12' TALL MULTI–TRUNKED	30' X 30'	NATIVE TO COASTAL SOUTH
10	CARPINUS CAROLINIANA	AMERICAN HORNBEAM/IRONWOOD	2.5 CAL B&B	25' X 25'	AR NATIVE. SMALL OPEN TREE. SEED HEADS LOOK LIKE HOPS HANGING FROM THE BRANCHES. SMALL ELM–LIKE FOLIAGE. "MUSCULAR" SMOOTH, GRAY BARK ON TRUNK.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.

Know what's below. Call before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY:	SDG	CHECKED BY:	JRG
DRAWING CREATION DATE:		071420	
JOB NUMBER:	1843.5		

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LAST SAVED: 10/6/2020 10:53 AM
PLOT DATE: 10/6/2020 10:53 AM

#	REVISION DESC.	DATE

BENTONVILLE PROJECT NO: LSD20–0057

LANDSCAPE PLAN

P.E. LIVINGSTON SQUARE HPR
BENTONVILLE, AR

REGISTERED LANDSCAPE ARCHITECT BARRAT K. WILLIAMS LICENSE NO. 000 STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322 ARKANSAS ENGINEER

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756–1265
(479) 355–2570
Fax: (479) 855–2570
www.edapa.com
134 West Emma Avenue
Springdale, Arkansas 72764

L101

LARGE SCALE DEVELOPMENT STAFF REPORT

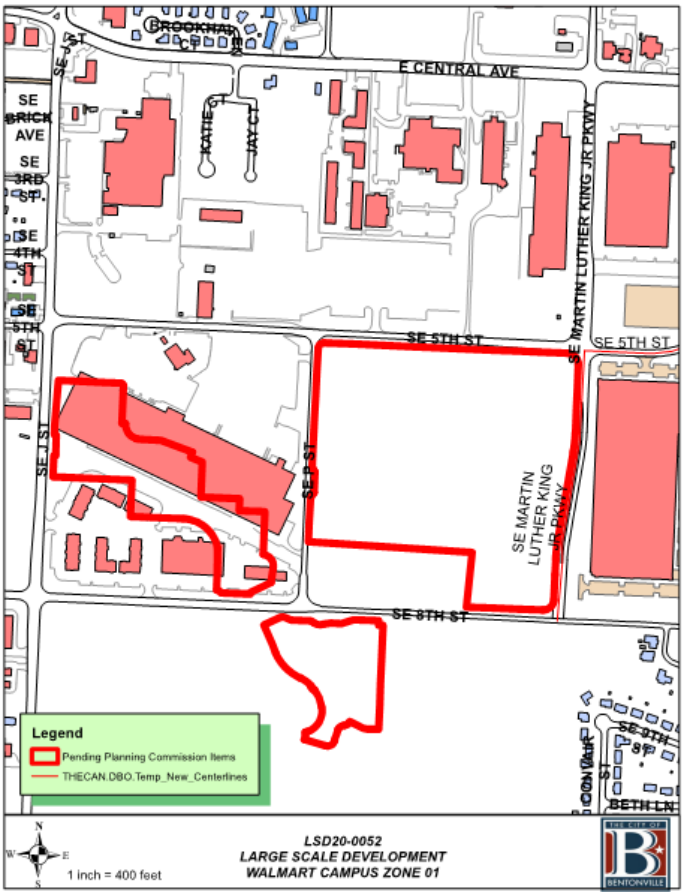
Walmart Campus Zone 1

1402 SE P Street
PC Date: 10/20/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0052
Applicant / Current Owner	28th and I Street, LLC
Site Area	+/- 85 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Commercial
Development Type / Use	Office Campus

https://arcg.is/08HvK8

Location Map



Property Description
The properties involved in this large scale development are on the north and south sides of SE 8th Street, between SE J Street and Martin Luther King Junior Parkway. The area is described as "Zone 1" in the previously approved Walmart Campus Planned Unit Development.

Project Details
A large scale development to construct Zone 1 of the Walmart Campus. Zone 1 includes a total of four parking decks, five office buildings, two surface parking lots, and an auditorium. The development includes a connection to the Razorback Greenway and a pedestrian access tunnel under SE 8th Street.

The primary materials depicted on the exteriors of the buildings are as follows:

- Auditorium: brick, glass, wood, architectural metal panel.
- Office structures: brick, glass, wood, architectural metal panel.
- Parking decks: concrete, glass, architectural metal panel.

The large scale development aligns with the originally approved Planned Unit Development.

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. In addition, the development is bisected by multiple public and private streets, and their street improvements are in excess of the requirements of the City of Bentonville's Master Street Plan.

Waivers
No waivers requested.

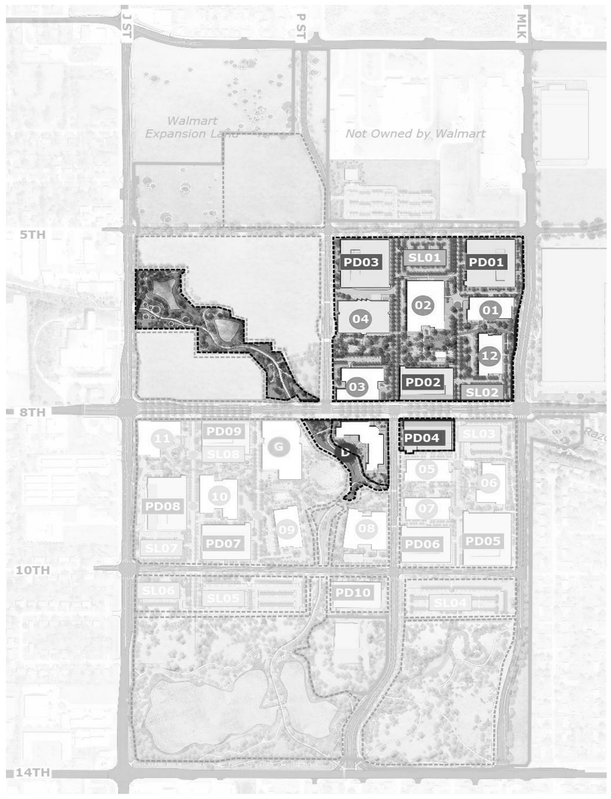
Conclusion
The proposed large scale development meets the minimum requirements of the Land Development Code. In addition, the large scale development meets the intent of the Commerce and Industry Chapter of the Bentonville Community Plan. The development encourages a high quality of design and will create a unique sense of place for the community and region.

The Walmart Campus seeks to integrate within the existing community rather than creating a stark separation between the campus and surrounding area. Through the project's utilization of contextually appropriate building materials, structural heights and forms, and integration with the existing trail network, the project has accomplished this goal. Planning staff recommends approval of this large scale development.

WALMART

FACILITY # 30043-524

LSD ZONE 01



PROJECT CONTACTS

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VOLUME: I, III

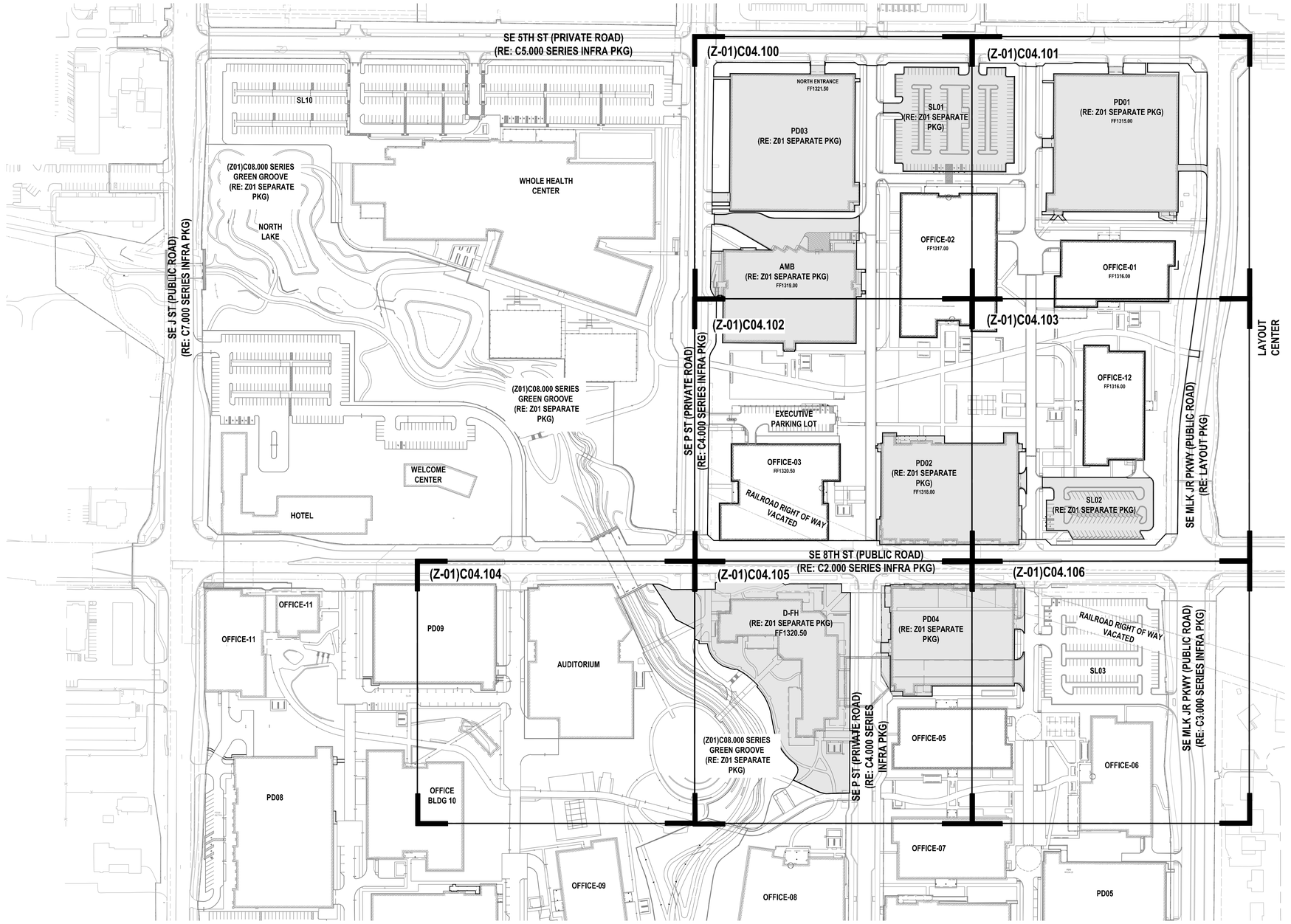
2ND PLANNING COMMISSION SUBMISSION

10.05.2020

BENTONVILLE, ARKANSAS

027.7568.000 PROPRIETARY

City of Bentonville Project No.
LSD20-0052



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100 50 0 100

SCALE: 1" = 100'

HATCH LEGEND :

RE: SEPARATE PACKAGES

LEGEND :

ZONE 1 PACKAGE LIMIT LINE

WALMART CAMPUS

Walmart

BENTONVILLE, AR
FACILITY # 30043-524

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
5100 SW RESEARCH PARKWAY, SUITE 2 (479) 273-6670
BENTONVILLE, AR 72712 FAX (479) 273-0844

ISP DESIGN LIGHTING CONSULTANT

KEY PLAN

△	Date	Description
1	06.24.2020	ISSUE FOR PERMIT
2	08.31.2020	1ST PLANNING COMMISSION SUBMISSION
3	10.05.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 10-05-2020
ASBL COA NO. 719

Project Name

LSD ZONE 01

Project Number

27.7568.000

Description

ZONE 01 OVERALL LAYOUT PLAN

Scale

1" = 20'

ID	VOLUME	SHEET
SITE-Z01	V1	(Z-01)C04.000

City of Bentonville Project No. LSD20-0052

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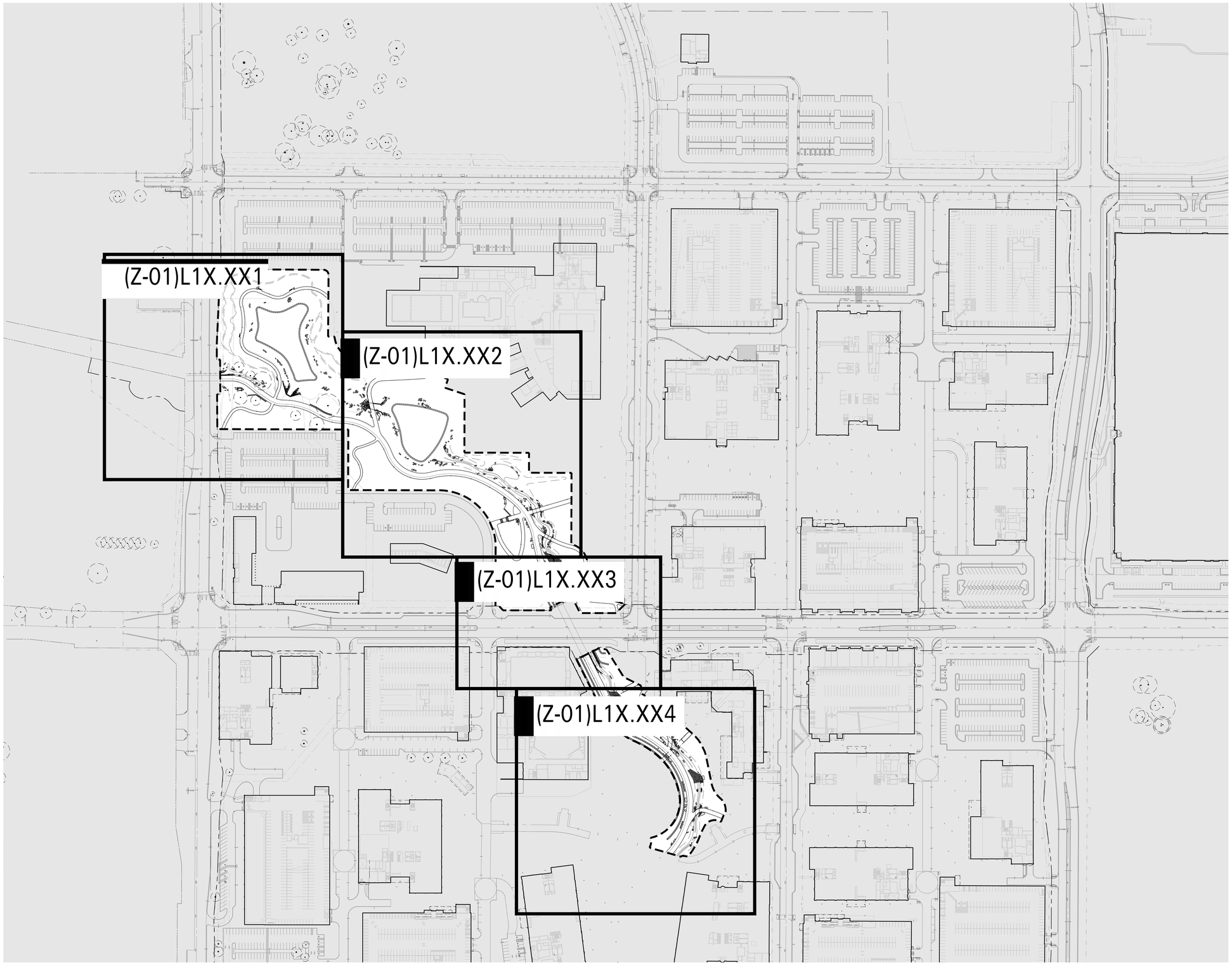
Oct 05 , 2020 - 11:03pm X:\M03\2018\18031-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Site\SF01\WMC_SF01_WPM_C_LA-DV_M03180310-09.dwg



WALMART CAMPUS

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KEY PLAN

Date	Description
06.24.2020	PRE-APP REQUEST
08.31.2020	1ST PLANNING COMMISSION SUBMISSION
10.05.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

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PRELIMINARY

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Project Name

LSD ZONE 01

Project Number

27.7568.000

Description

LANDSCAPE KEY PLAN

Scale

0 50' 100'

1" = 100'

ID	VOLUME	SHEET	
SITE-Z01	V1	(Z-01)	L11.000

City of Bentonville Project No. LSD20-0052

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PAVING & HEADER SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL
	P1A	CONCRETE PAVING	CAST IN PLACE CONCRETE
	P1B	INTEGRAL COLOR CONCRETE PAVING	CAST IN PLACE CONCRETE
	P2	CHAT/FINES	CRUSHED STONE
	P3	SINGLE-TRACK TRAIL	COMPACTED EARTH
	P4	FIRELANE REINFORCED TURF	PLASTIC PERMEABLE PAVERS WITH GRASS
	P5	MULCH WALKING SURFACE	PECAN HUSK
	E1	CONCRETE RIBBON CURB	CAST IN PLACE CONCRETE

GRAVEL SCHEDULE

SYMBOL	KEY	DESCRIPTION	MATERIAL
	G1	STORM CHANNEL RIP-RAP	LOCAL CREEK STONE
	G2	BIOSWALE GRAVEL	LOCAL CREEK STONE

BOULDER SCHEDULE

SYMBOL	KEY	ITEM	MATERIAL
	B1	LARGE ROCK	LOCAL SANDSTONE OR LIMESTONE, TBD
S	B2	SMALL BOULDER	LOCAL SANDSTONE OR LIMESTONE, TBD
M	B3	MEDIUM BOULDER	LOCAL SANDSTONE OR LIMESTONE, TBD
L	B4	LARGE BOULDER	LOCAL SANDSTONE OR LIMESTONE, TBD

NOTES:

1. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES

WALMART CAMPUS

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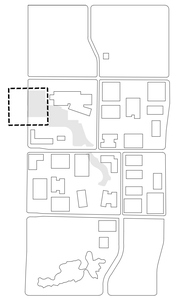
KEY PLAN



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Seal / Signature

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Project Name

LSD ZONE 01

Project Number

27.7568.000

Description

PAVING & STONE MATERIALS PLAN

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET	
SITE-Z01	V1	(Z-01)	L12.001

City of Bentonville Project No. LSD20-0052

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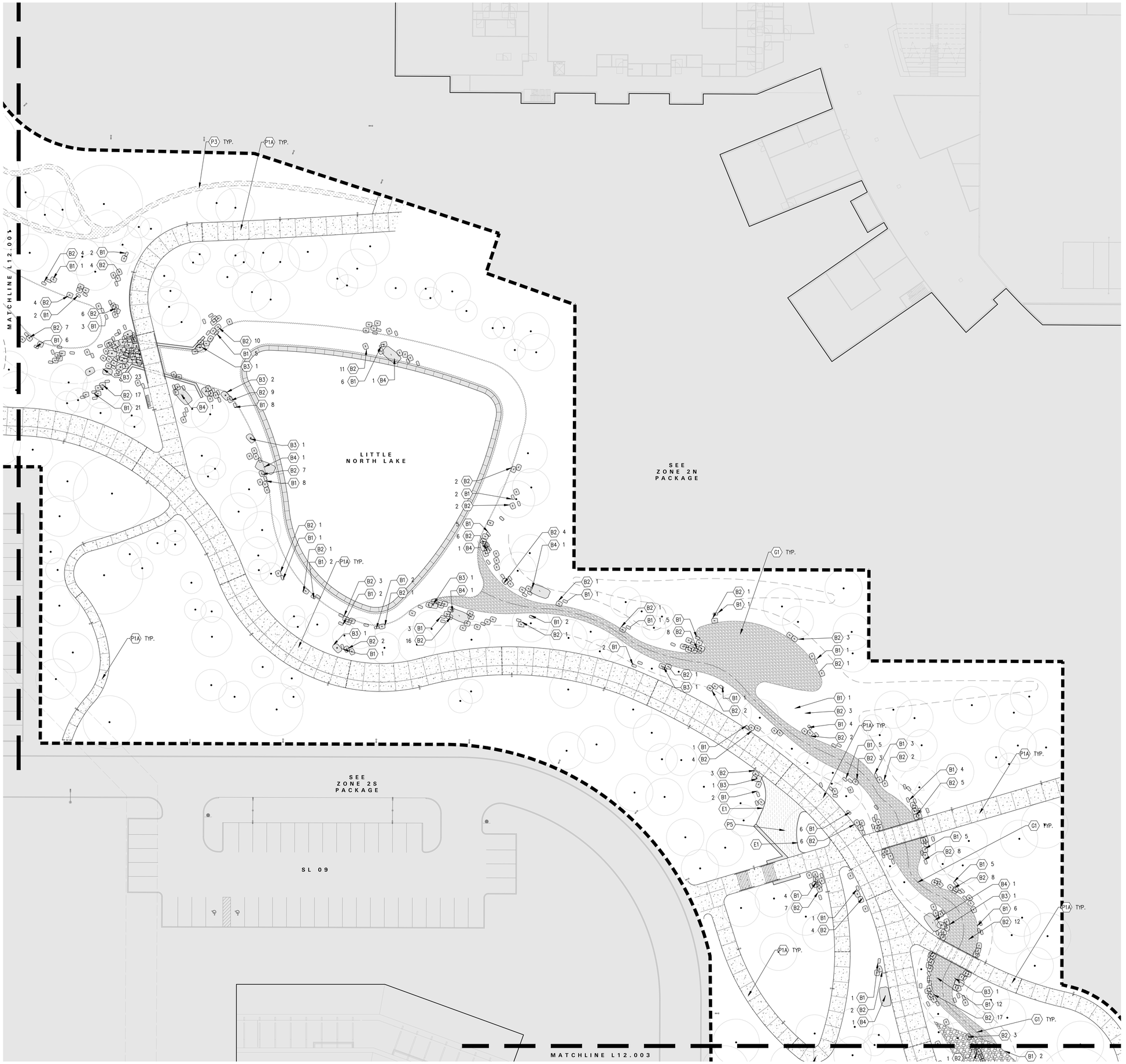

PAVING & HEADER SCHEDULE

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NOTES:

1. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES

WALMART CAMPUS

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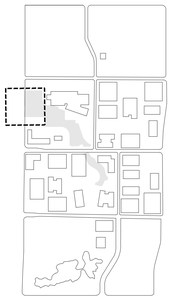
KEY PLAN



Date	Description
06.24.2020	PRE-APP REQUEST
08.31.2020	1ST PLANNING COMMISSION SUBMISSION
10.05.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

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PRELIMINARY

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Project Name

LSD ZONE 01

Project Number

27.7568.000

Description

PAVING & STONE MATERIALS PLAN

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET
SITE-Z01	V1	(Z-01) L12.002

City of Bentonville Project No. LSD20-0052

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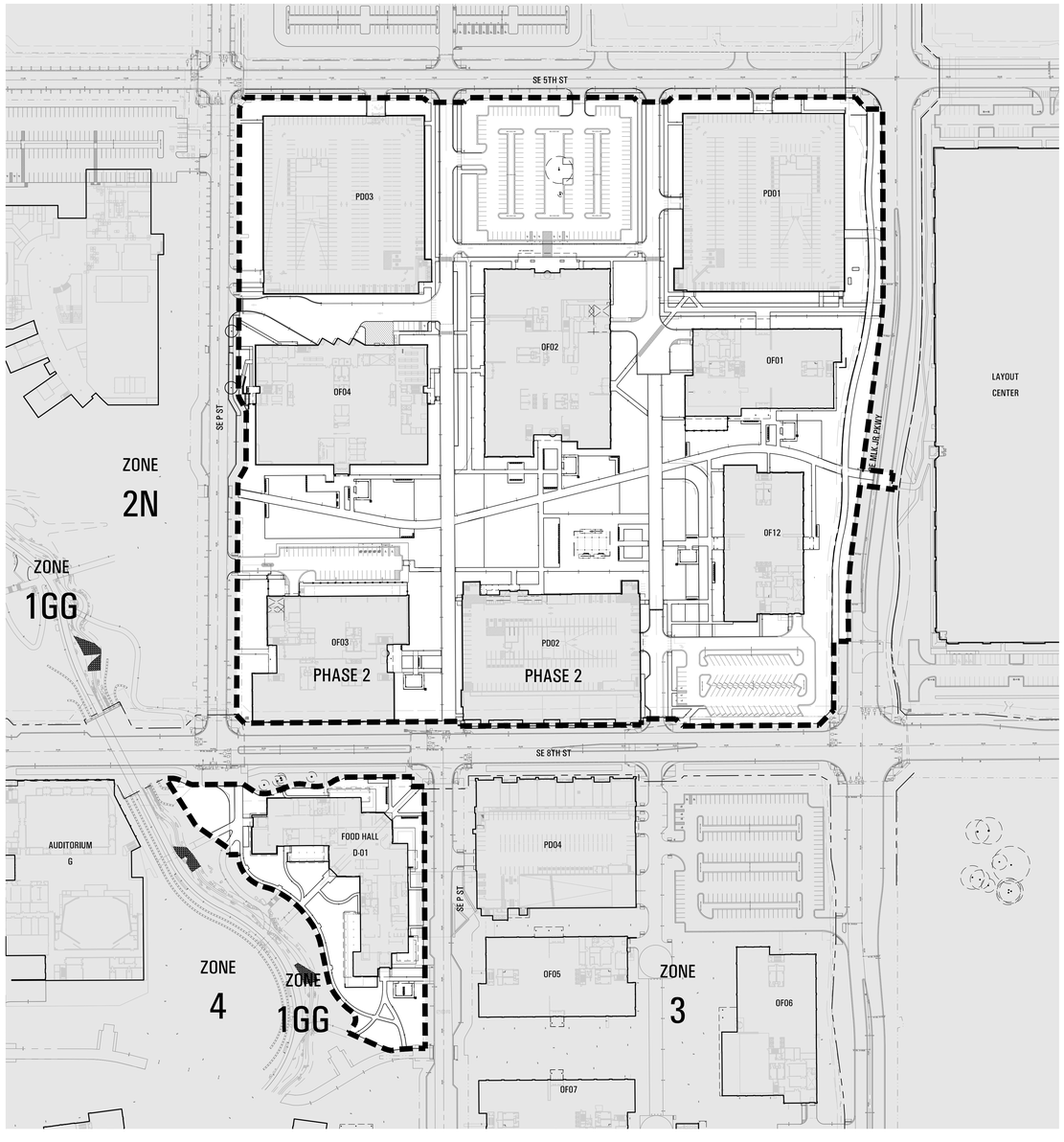
WALMART CAMPUS
ZONE 1 SITE PACKAGE

A PROJECT OF WALMART

CITY OF BENTONVILLE, ARKANSAS

2ND PLANNING COMMISSION SUBMISSION

10.05.20



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KEY PLAN

△	Date	Description
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Seal / Signature

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PRELIMINARY

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Project Name

LSD ZONE 01

Project Number

27.7568.000

Description

LANDSCAPE COVER SHEET

Scale

AS INDICATED

ID	VOLUME	SHEET
SITE-Z01	V1	(Z-01) L00.000

City of Bentonville Project No. LSD20-0052

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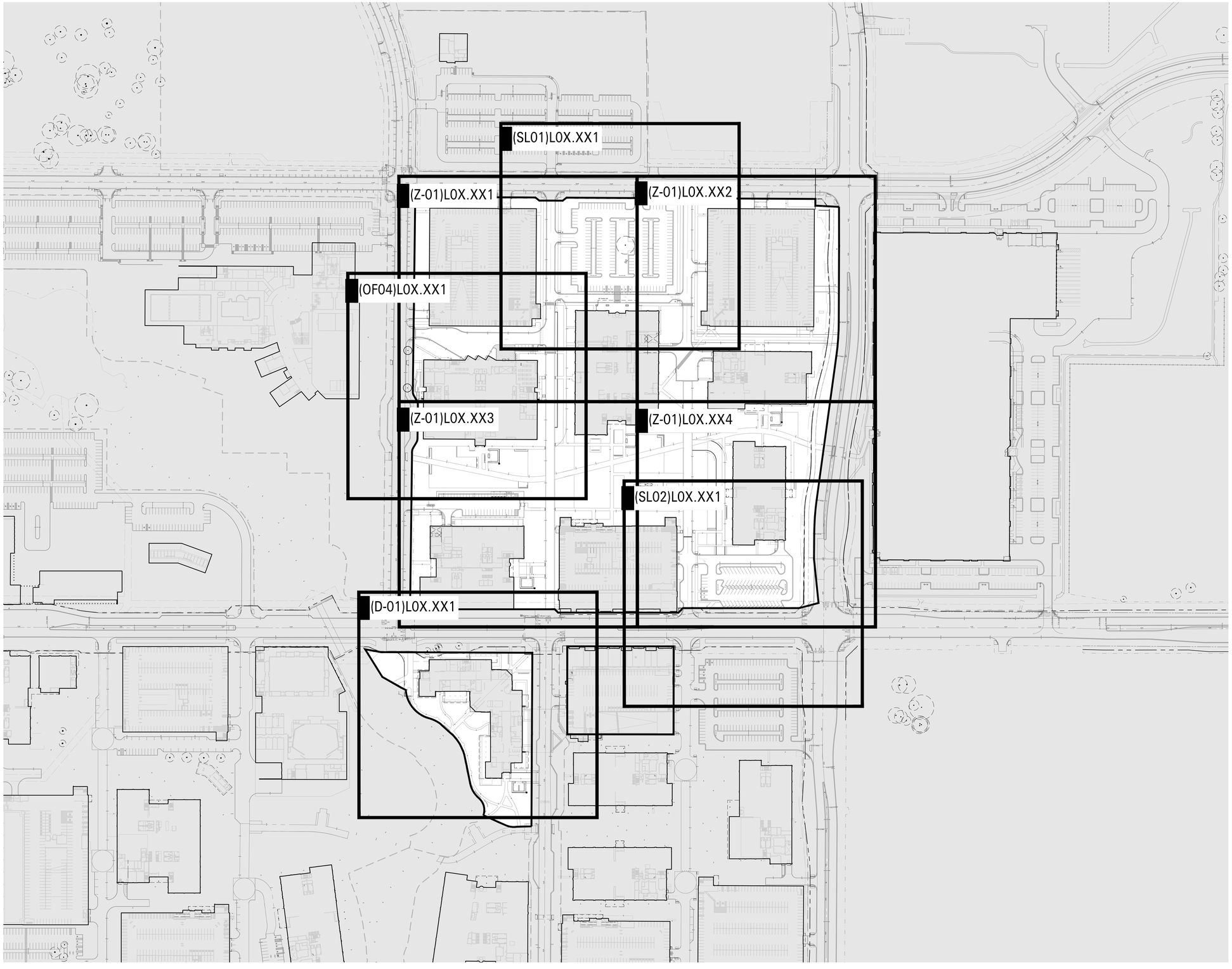

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524

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KEY PLAN

Date	Description
06.24.2020	PRE-APP REQUEST
08.31.2020	1ST PLANNING COMMISSION SUBMISSION
10.05.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

DRAFT

PRELIMINARY

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

Project Name

LSD ZONE 01

Project Number

27.7568.000

Description

LANDSCAPE KEY PLAN

Scale

0 50' 100'

1" = 100'

ID	VOLUME	SHEET	
SITE-Z01	V1	(Z-01)	L01.000

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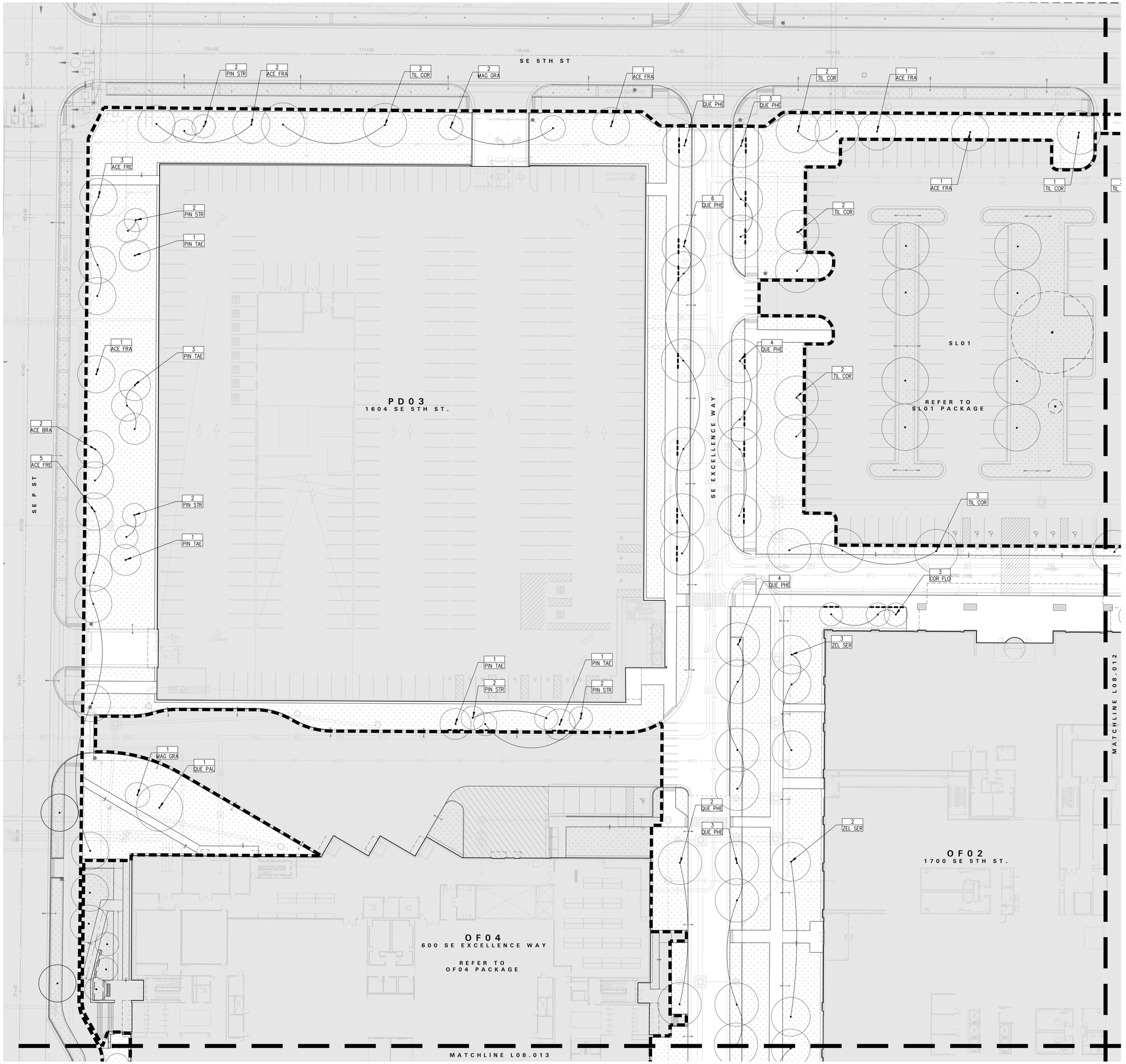

TREE SCHEDULE		
ABBREVIATION	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
ACE FRE	ACER FREEMANII	FREEMAN MAPLE
ACE FRA	ACER RUBRUM VAR. 'FRANKSRED'	RED SUNSET MAPLE
ACE BRA	ACER RUBRUM VAR. 'BRANDYWINE'	BRANDYWINE MAPLE
CLA KEN	CLADRASTRIS KENTUKEA	AMERICAN YELLOWWOOD
FAG GRA	FAGUS GRANDIFOLIA	AMERICAN BEECH
GIN BIL	GINKGO BIBLOBA	GINKGO
GLE TRI	GLEDITSIA TRIANCANTHOS	HONEY LOCUST
JUG NIG	JUGLANS NIGRA	BLACK WALNUT
QUE PAL	QUERCUS PALUSTRIS	PIN OAK
QUE PHE	QUERCUS PHELLOS	WILLOW OAK
TIL COR	TILIA CORDATA	LITTLE LEAF LINDEN
ULM AME	ULMUS AMERICANA	AMERICAN ELM
ZEL SER	ZELKOVA SERRATA	JAPANESE ZELKOVA
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AME ARB	AMELANCHIER ARBOREA	COMMON SERVICEBERRY
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COR FLO	CORNUS FLORIDA	DOGWOOD FLOWERING
EVERGREENS		
PIN STR	PINUS STROBUS	EASTERN WHITE PINE
PIN TAE	PINUS TAEDA	LOBLOLLY PINE
MAG GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
RIPARIAN TREE		
TAX DIS	TAXODIUM DISTICHUM	BALD CYPRESS

	ROOT BARRIER REFER TO DETAIL (C/L07.002) AND SPECIFICATION

NOTES:

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3. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.
4. REFER TO L08.001 FOR FULL PLANTING SCHEDULE

LEGEND:

- PROPOSED TREE
- EXISTING TREE, PROTECT IN PLACE. REFER TREE PROTECTION PLANS
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PLANTING PLAN - TREES

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET
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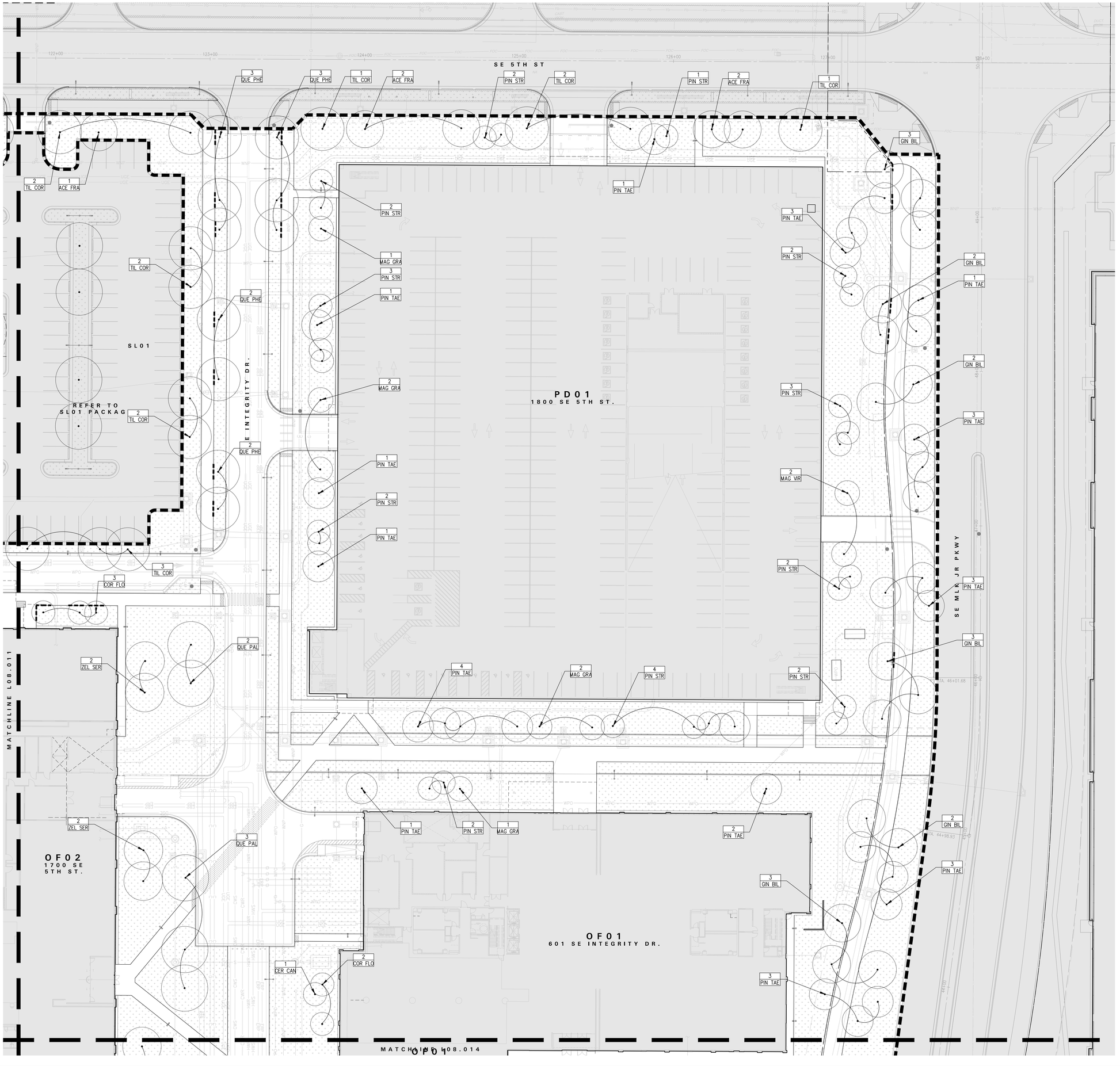

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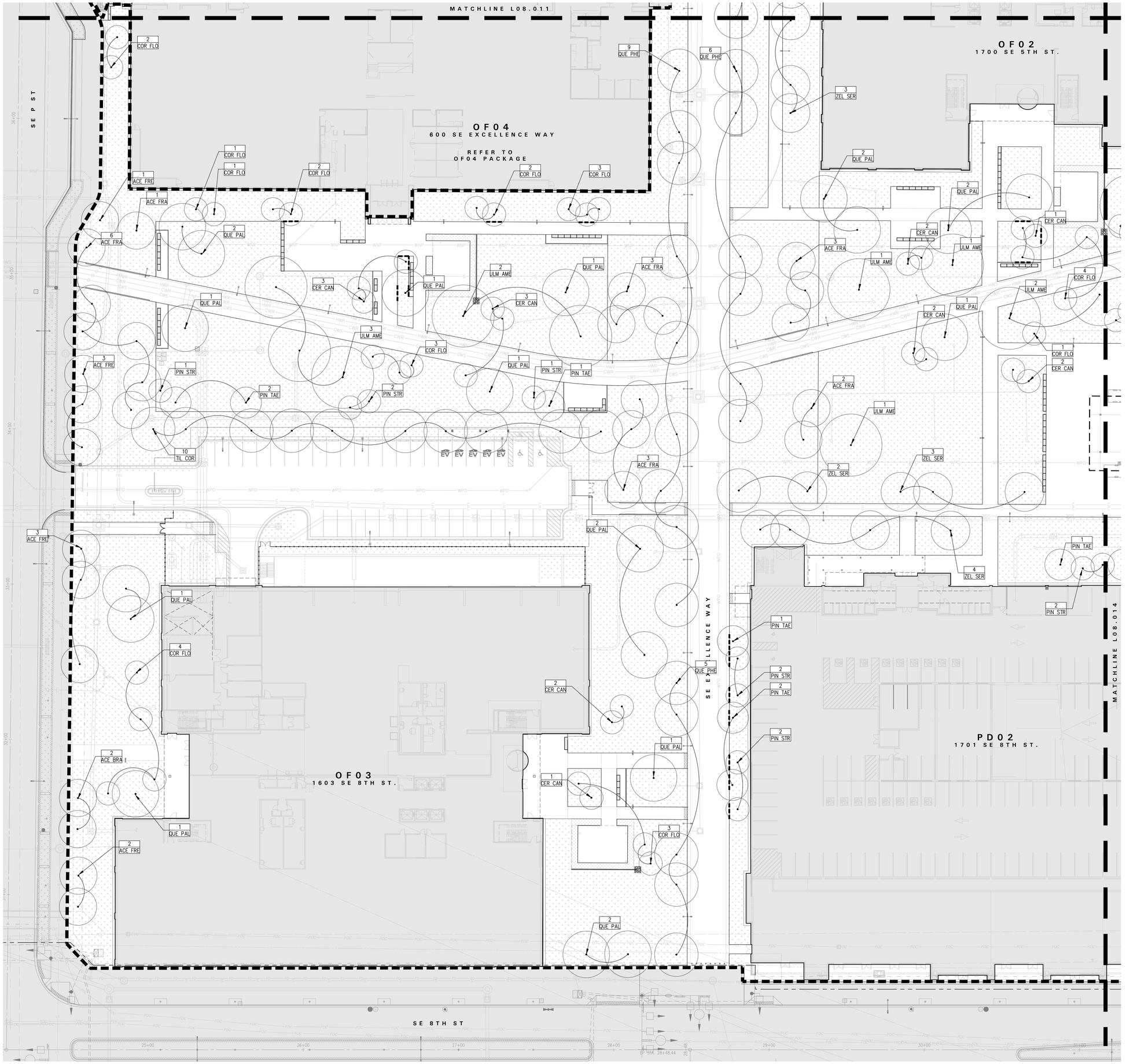

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PLANTING PLAN - TREES

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ID	VOLUME	SHEET	
SITE-Z01	V1	(Z-01)	L08.013

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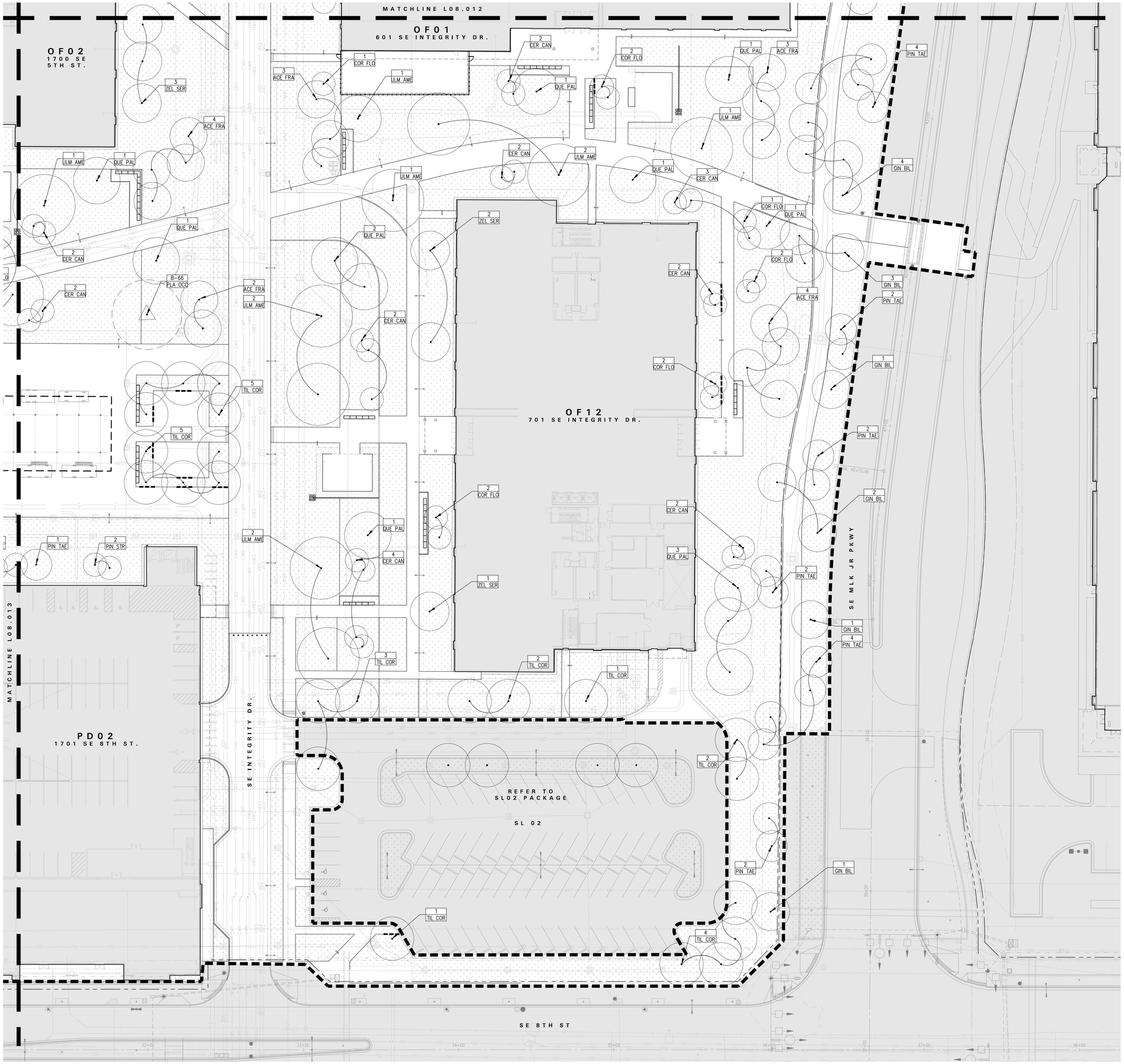

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SITE-Z01	V1	(Z-01) L08.014

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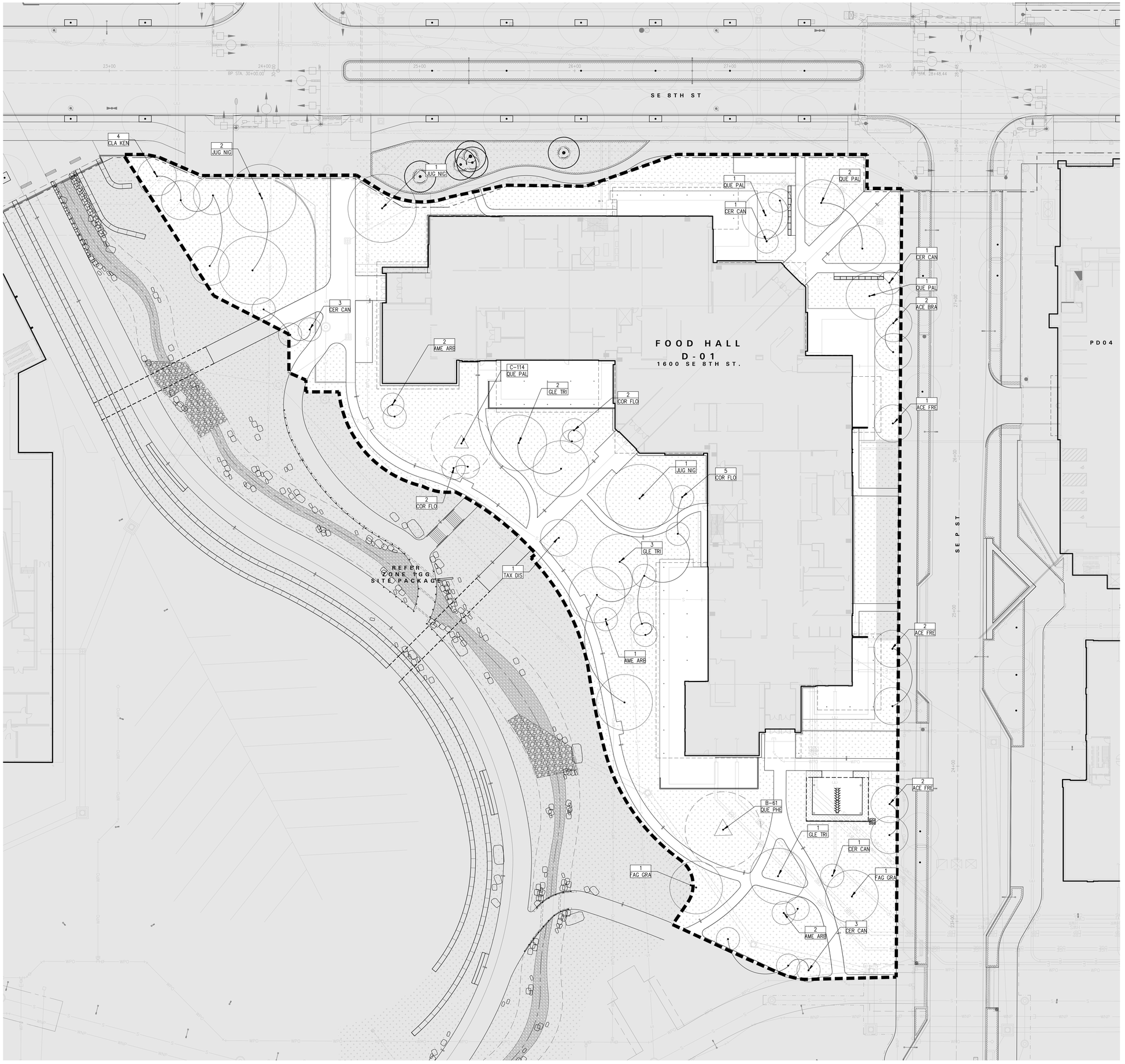

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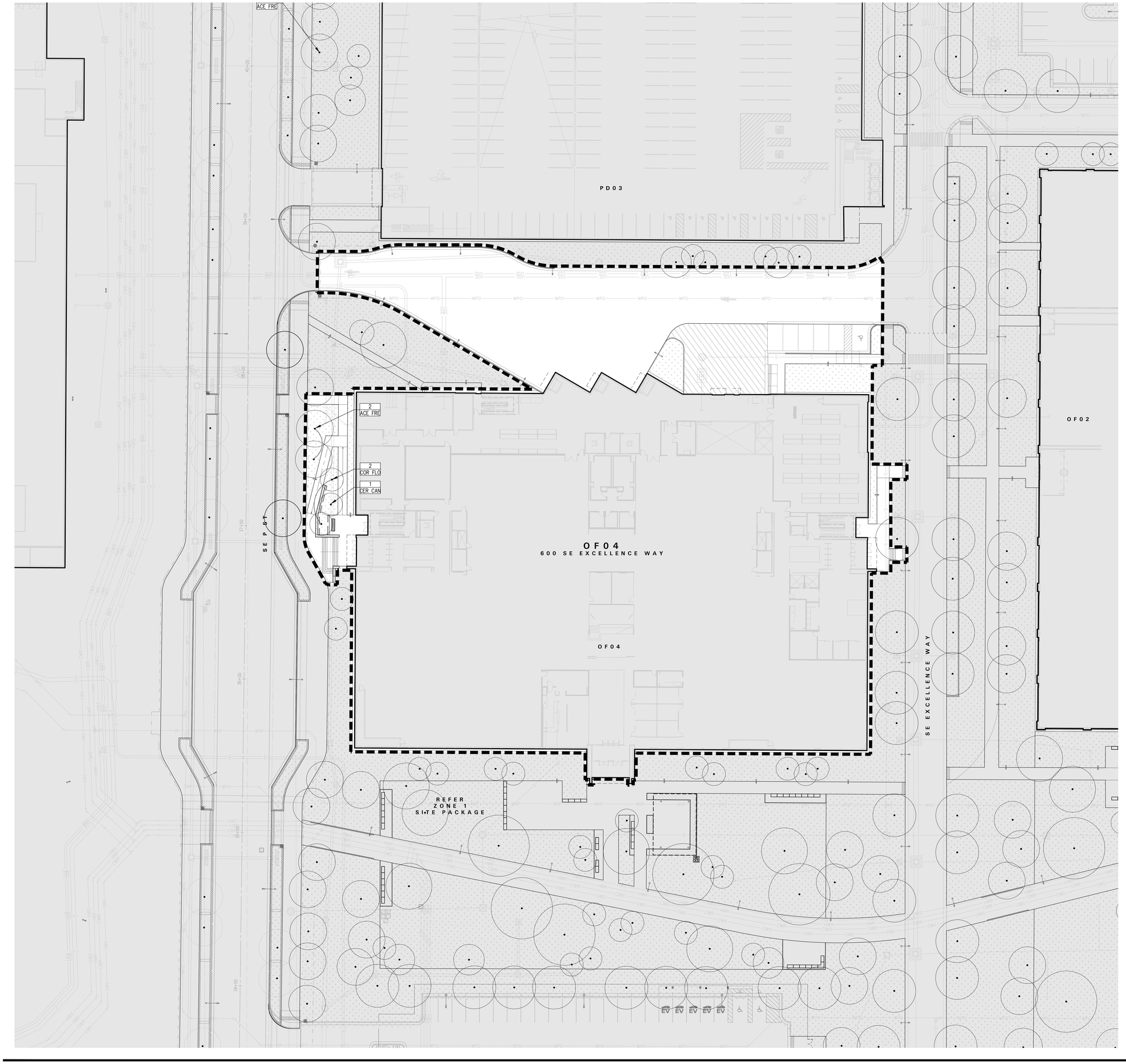

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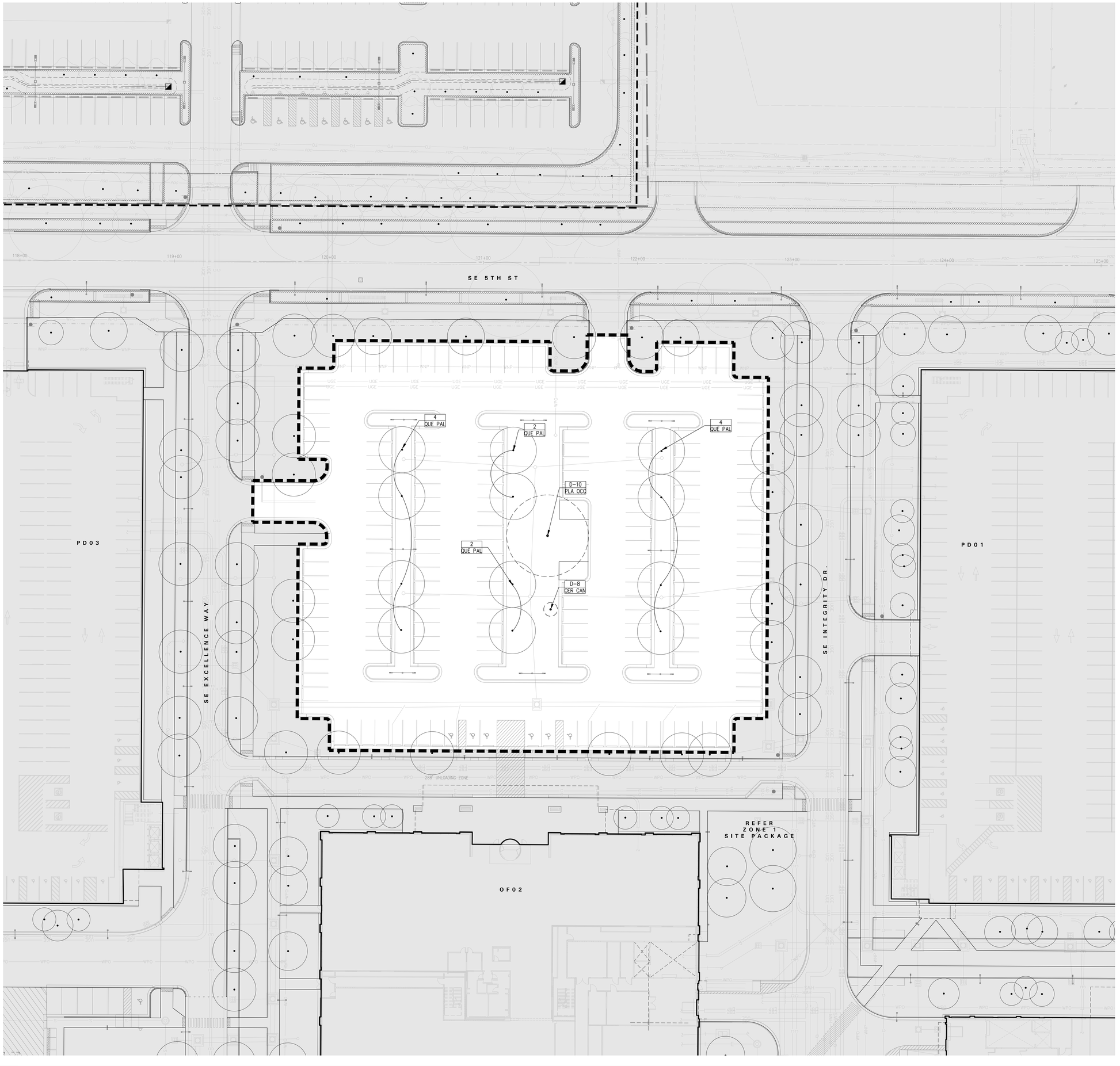

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LEGEND:

- PROPOSED TREE
- EXISTING TREE, PROTECT IN PLACE. REFER TREE PROTECTION PLANS
- RELOCATED EXISTING TREE REFER TREE PROTECTION PLANS

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

swa

811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

KEY PLAN

△	Date	Description
	06.24.2020	PRE-APP REQUEST
	08.31.2020	1ST PLANNING COMMISSION SUBMISSION
	10.05.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

DRAFT

PRELIMINARY

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

Project Name

LSD ZONE 01

Project Number

27.7568.000

Description

PLANTING PLAN - TREES

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET
SITE-Z01	V1	(SL01) L08.011

City of Bentonville Project No. LSD20-0052

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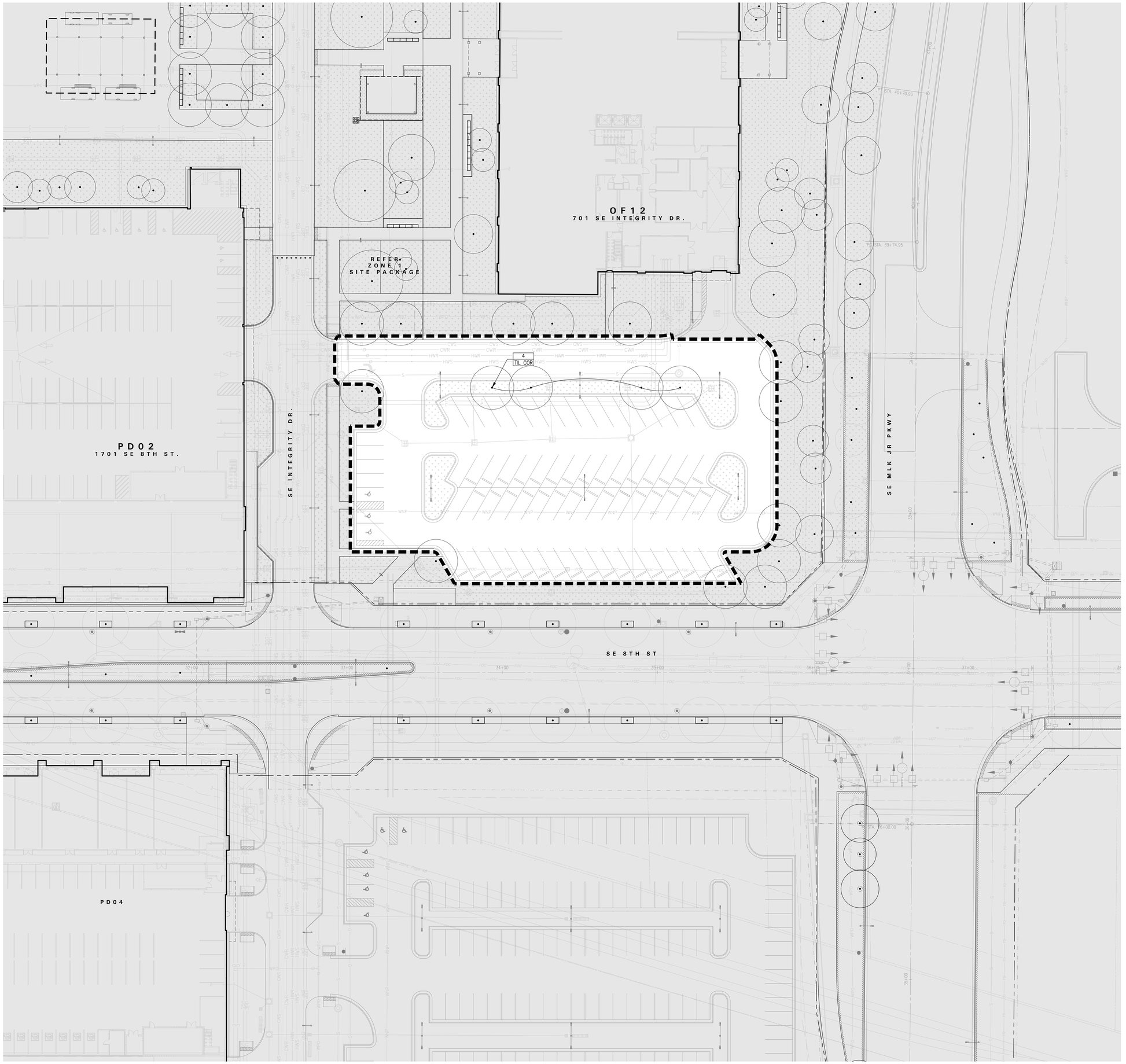

TREE SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
ACE FRE	ACER FREEMANII	FREEMAN MAPLE
ACE FRA	ACER RUBRUM VAR. 'FRANKSRED'	RED SUNSET MAPLE
ACE BRA	ACER RUBRUM VAR. 'BRANDYWINE'	BRANDYWINE MAPLE
CLA KEN	CLADRASTRIS KENTUKEA	AMERICAN YELLOWWOOD
FAG GRA	FAGUS GRANDIFOLIA	AMERICAN BEECH
GIN BIL	GINKGO BIBLOBA	GINKGO
GLE TRI	GLEDITSIA TRIANCANTHOS	HONEY LOCUST
JUG NIG	JUGLANS NIGRA	BLACK WALNUT
QUE PAL	QUERCUS PALUSTRIS	PIN OAK
QUE PHE	QUERCUS PHELLOS	WILLOW OAK
TIL COR	TILIA CORDATA	LITTLE LEAF LINDEN
ULM AME	ULMUS AMERICANA	AMERICAN ELM
ZEL SER	ZELKOVA SERRATA	JAPANESE ZELKOVA
UNDERSTORY		
AME ARB	AMELANCHIER ARBOREA	COMMON SERVICEBERRY
CER CAN	CERCIS CANADENSIS	EASTERN REBUD
COR FLO	CORNUS FLORIDA	DOGWOOD FLOWERING
EVERGREENS		
PIN STR	PINUS STROBUS	EASTERN WHITE PINE
PIN TAE	PINUS TAEDA	LOBLOLLY PINE
MAG GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
RIPARIAN TREE		
TAX DIS	TAXODIUM DISTICHUM	BALD CYPRESS

- - - - -	ROOT BARRIER REFER TO DETAIL (C/L07.002) AND SPECIFICATION

NOTES:

1. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
2. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
3. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.
4. REFER TO L08.001 FOR FULL PLANTING SCHEDULE

LEGEND:

- PROPOSED TREE
- EXISTING TREE, PROTECT IN PLACE. REFER TREE PROTECTION PLANS
- RELOCATED EXISTING TREE REFER TREE PROTECTION PLANS

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524

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swa

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Los Angeles, California
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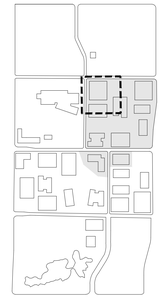
www.swagroup.com
+1.213.236.9090 o

KEY PLAN



Date	Description
06.24.2020	PRE-APP REQUEST
08.31.2020	1ST PLANNING COMMISSION SUBMISSION
10.05.2020	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

DRAFT

PRELIMINARY

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

Project Name

LSD ZONE 01

Project Number

27.7568.000

Description

PLANTING PLAN - TREES

Scale

0 10' 20'

1" = 20'

ID SITE-Z01 | VOLUME V1 | SHEET (SL02) L08.011

City of Bentonville Project No. LSD20-0052

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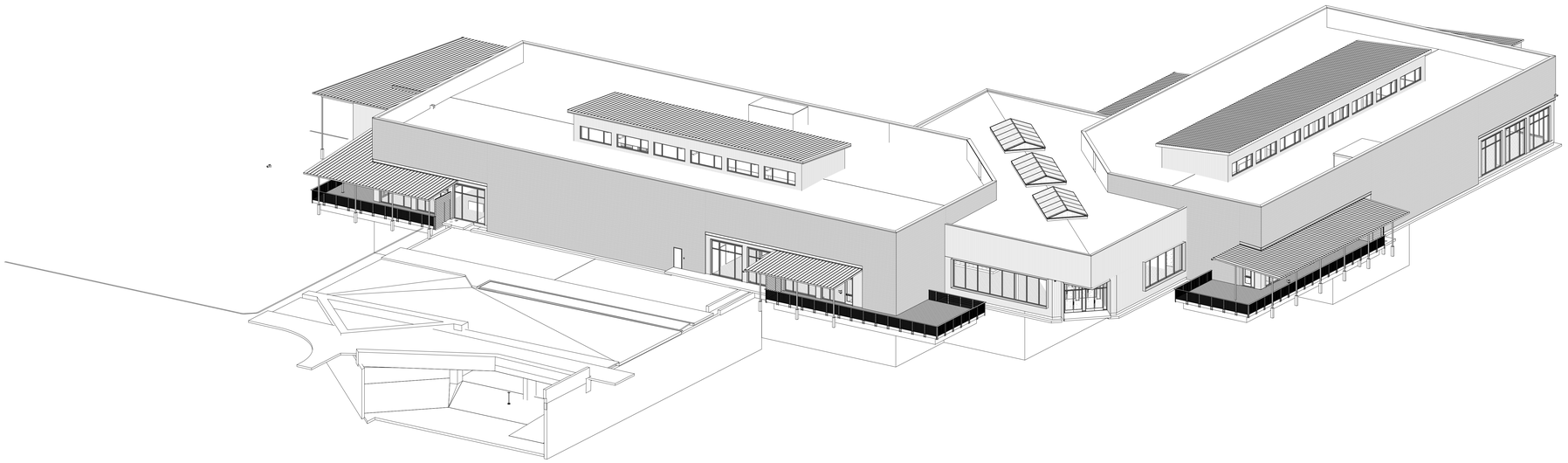
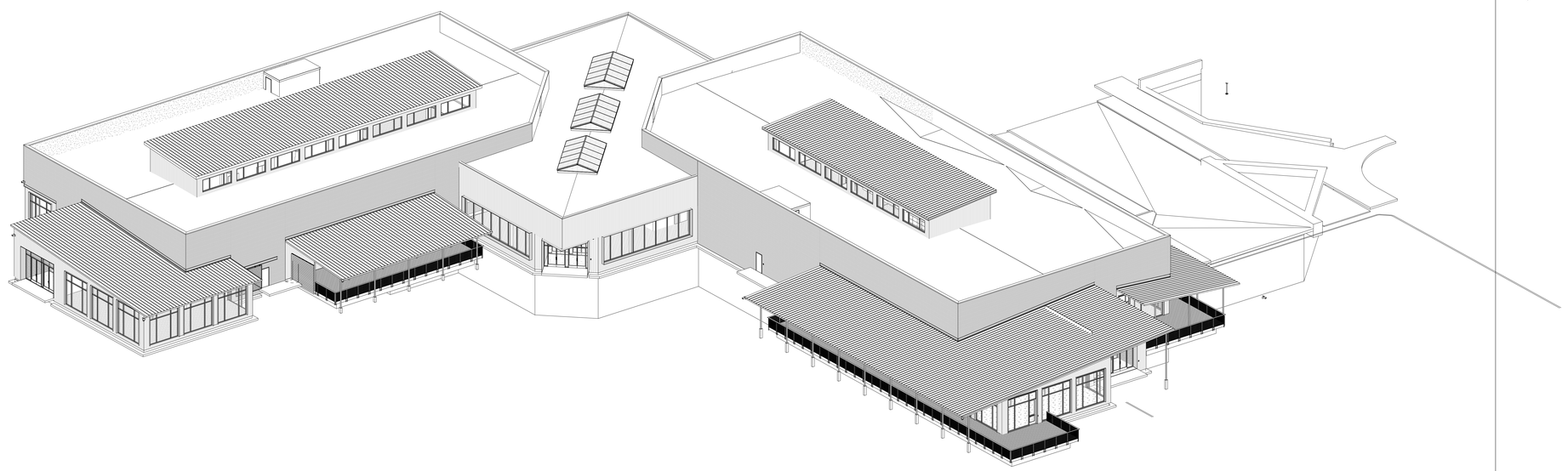


AXON NORTHEAST SIDE
SCALE:
REF: /
02



AXON SOUTHWEST SIDE
SCALE:
REF: /
04

SHEET NOTES

GENERAL NOTES

KEY PLAN

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

MBL
2397 N. Green Acres Rd.
Fayetteville, AR. 72703
United States
Tel 479.443.7121

KEY PLAN

Date	Description
07.31.2020	50% DESIGN DEVELOPMENT

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - FOOD HALL - D, ZONE 01

Project Number
180026

Description
AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
D-01	V1	A03-100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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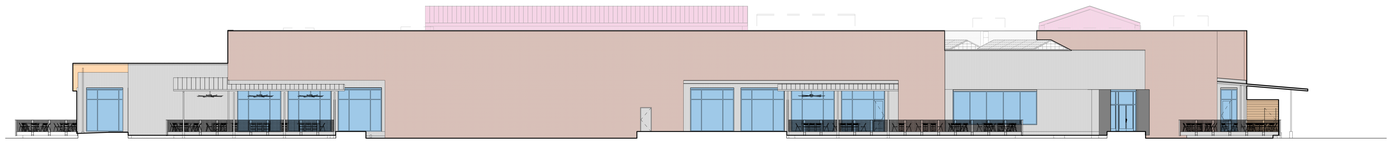
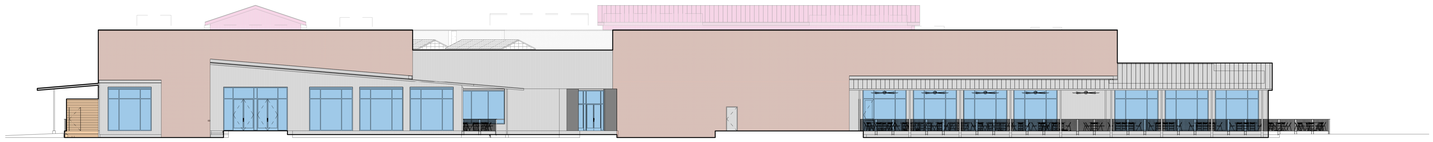


16% GLASS
56% BRICK
26% METAL
1% WOOD
METAL (ROOF PROJECTION)

LSD_EAST ELEVATION
SCALE: 1/16" = 1'-0"

REF: 01 / A02-100

1



22% GLASS
45% BRICK
32% METAL
1% WOOD
METAL (ROOF PROJECTION)

LSD_WEST ELEVATION
SCALE: 1/16" = 1'-0"

REF: 01 / A02-100

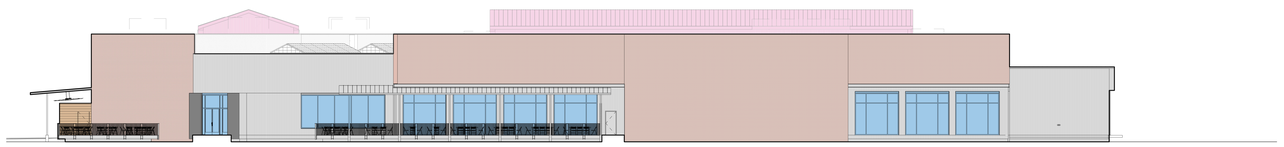
2

24% GLASS
38% BRICK
35% METAL
2% WOOD
METAL (ROOF PROJECTION)

LSD_SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

REF: 01 / A02-100

3



16% GLASS
52% BRICK
31% METAL
1% WOOD
METAL (ROOF PROJECTION)

LSD_NORTH ELEVATION
SCALE: 1/16" = 1'-0"

REF: 01 / A02-101

4

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

MBL
2397 N. Green Acres Rd.
Fayetteville, AR. 72703
United States
Tel 479.443.7121

KEY PLAN

△ Date Description

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - FOOD HALL - D, ZONE 01

Project Number
180026

Description
FACADE MATERIALS

Scale
1/16" = 1'-0"

ID	VOLUME	SHEET
D-01	X	AX8.00

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
09.19.2019	50% SCHEMATIC DESIGN
11.07.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 01, ZONE 01

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF01-Z01	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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3D VIEW - NORTHWEST VIEW

SCALE:

REF: /

01

6/16/2020 4:22:25 PM BIM:360://027 7568.000 - NEGWWMC_OF01-01_GEN_A-Base-Building_027756800-v4

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
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KEY PLAN

△	Date	Description
	09.19.2019	50% SCHEMATIC DESIGN
	11.07.2019	SCHEMATIC DESIGN
	03.05.2020	SD PAGE TURN REVIEW
	03.26.2020	50% DESIGN DEVELOPMENT
	06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 01, ZONE 01

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF01-Z01	V1	A03.101

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

© 2020 Gensler

3D VIEW - SOUTHEAST VIEW

SCALE:

REF: /

01

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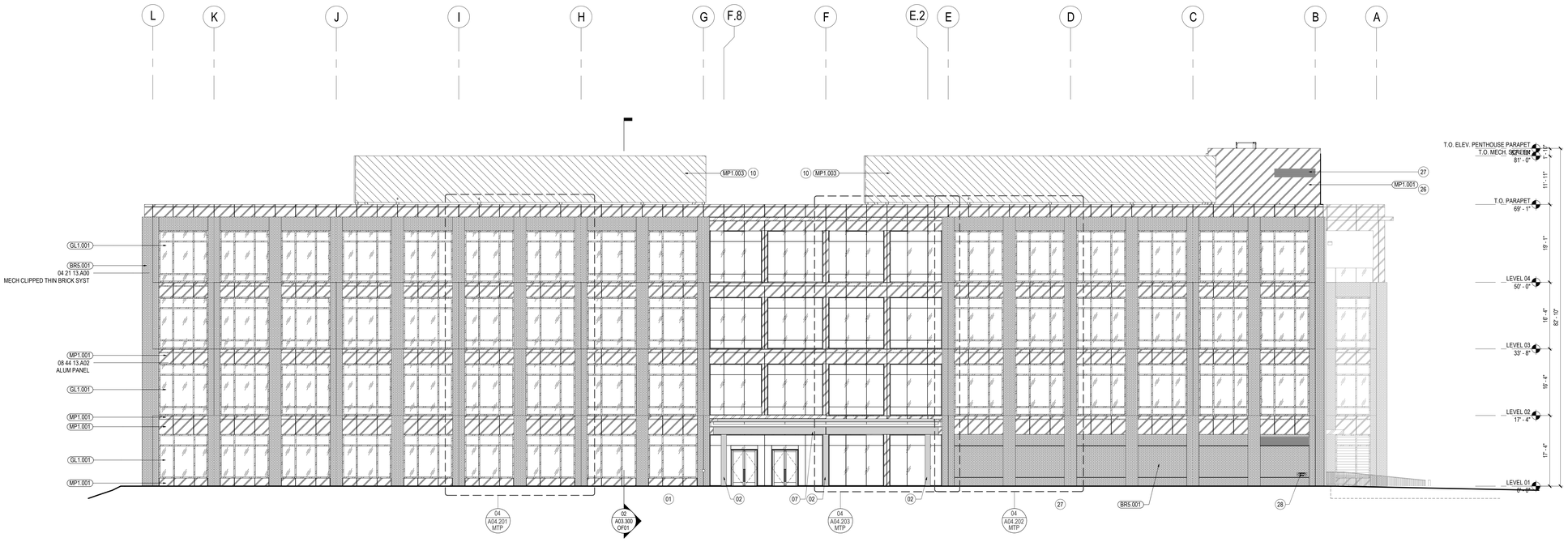


TOTAL MODULE AREA: 20215 S.F.

TOTAL GLASS: 9828 S.F.

TOAL METAL: 5530 S.F

TOTAL BRICK: 4857 S.F.

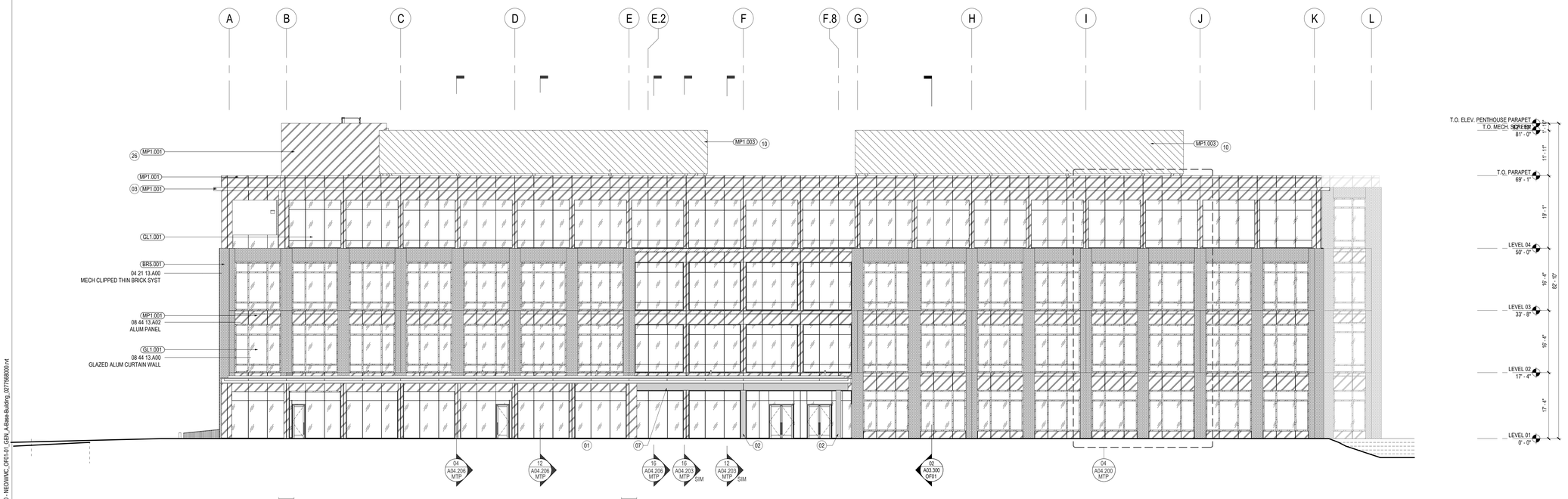
PENTHOUSE SCREENING: 2338 S.F.

OVERALL BUILDING ELEVATION - NORTH

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

02



TOTAL MODULE AREA: 20162 S.F.

TOTAL GLASS: 11236 S.F.

TOAL METAL: 6092 S.F

TOTAL BRICK: 2834 S.F.

PENTHOUSE SCREENING: 2338 S.F.

OVERALL BUILDING ELEVATION - SOUTH

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

04

SHEET NOTES

01 ENTRY CANOPY. MASSTIMBER STRUCTURE (REF. STRUCTURAL). CLT SOFFIT PANEL WITH 2X WOOD SLATS SPACED AT 1'-0" O.C. ALUMINUM FASCIA WITH TPO ROOF (SLOPE 1/4" PER 1'-0" TO DRAINS)

02 PROVIDE METAL PANEL TO ALL EXPOSED COLUMNS, TYPICAL

03 ALUMINUM EXTRUSION ROOF OVERHANG. (SLOPE @ 1/2" PER 1'-0" AWAY FROM BUILDING)

07 GLUE LAMINATED WOOD BEAM REF. STRUCTURAL

10 POST SUPPORTED MECHANICAL SCREENWALL TO BE PROVIDED WITH CONTINUOUS PERFORATED METAL PANELS ON THREE SIDES AND ONE FRAMED OPENING PER ENSLOSURE. METAL PANELS TO HAVE 50% OPEN AREA. BOTTOM OF THE SCREEN IS 3'-0" ABOVE FINISHED ROOF

26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.

27 LOUVER, PAINTED TO MATCH METAL PANELS. PROVIDE INSULATED BLANK OFF PANEL AT NON-ACTIVE PORTIONS OF LOUVER.

28 FIRE DEPARTMENT CONNECTION

GENERAL NOTES

LEGEND

BR5.001 - THINK BRICK PANEL
COLORS: CRAWFORD BRAMPTON BRICK
SPEC: 04 21 13

GL1.001 - DYNAMIC GLASS, VISION
SPEC: 08 88 36

GL1.002 - DYNAMIC GLASS, SPANDREL
SPEC: 08 88 36

MP1.001 - ALUMINUM WALL PANEL
COLOR: CADET GREY
SPEC: 08 44 13

MP1.003 - FORMED METAL WALL PANEL
COLOR: DARK GRAY
SPEC: 07 42 13.13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
09.19.2019	50% SCHEMATIC DESIGN
11.07.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

Project Name

WMC - OFFICE BUILDING 01, ZONE 01

Project Number

27.7568.000

Description

BUILDING ELEVATIONS - NORTH & SOUTH

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF01-Z01	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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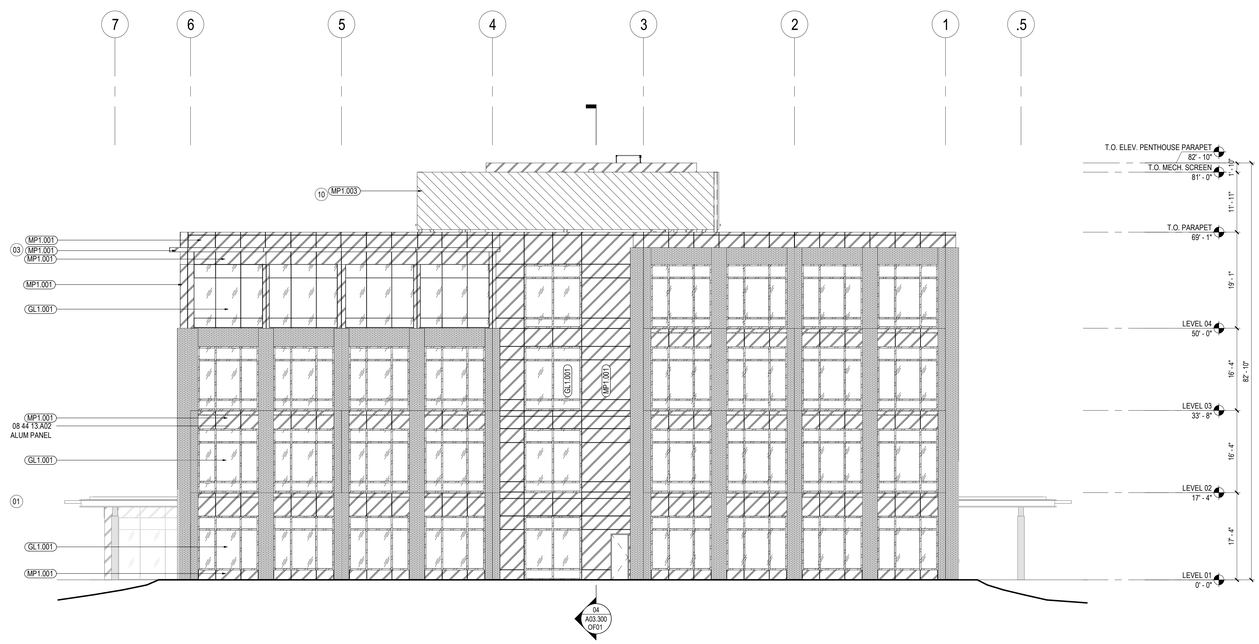
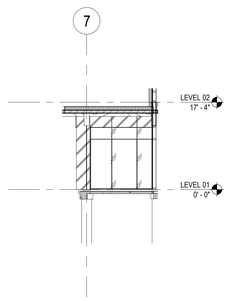
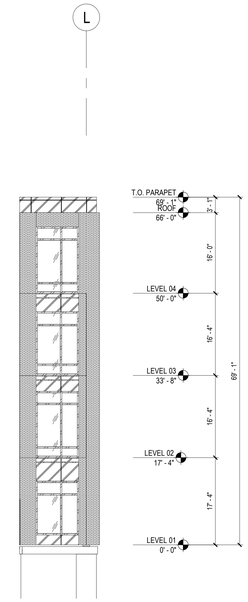






TOTAL MODULE AREA: 11780 S.F.

TOTAL GLASS: 5425 S.F.

TOAL METAL: 3778 S.F

TOTAL BRICK: 2577 S.F.

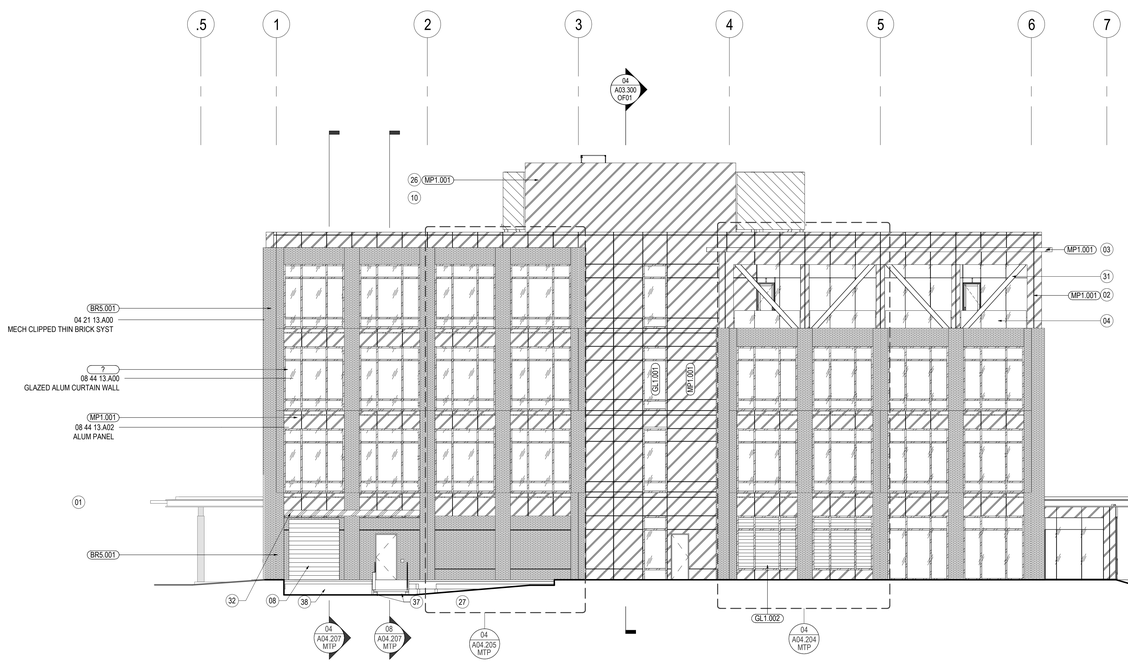
PENTHOUSE SCREENING: 678 S.F.

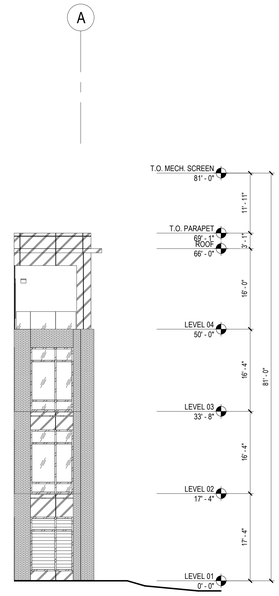
OVERALL BUILDING ELEVATION - EAST
SCALE: 3/32" = 1'-0"

REF: 01 / A02.101 02

1 - d
SCALE: 3/32" = 1'-0"
REF: 01 / A02.101 3

1 - a
SCALE: 3/32" = 1'-0"
REF: 01 / A02.101 1





TOTAL MODULE AREA: 11919 S.F.

TOTAL GLASS: 4570 S.F.

TOAL METAL: 4135 S.F

TOTAL BRICK: 3214 S.F.

PENTHOUSE SCREENING: 766 S.F.

OVERALL BUILDING ELEVATION - WEST
SCALE: 3/32" = 1'-0"

REF: 01 / A02.101 04

Elevation 1 - b
SCALE: 3/32" = 1'-0"
REF: 01 / A02.101 5

SHEET NOTES

01 ENTRY CANOPY. MASSTIMBER STRUCTURE (REF. STRUCTURAL). CLT SOFFIT PANEL WITH 2X WOOD SLATS SPACED AT 1'-0" O.C. ALUMINUM FASCIA WITH TPO ROOF (SLOPE 1/4" PER 1'-0" TO DRAIN).
02 PROVIDE METAL PANEL TO ALL EXPOSED COLUMNS, TYPICAL
03 ALUMINUM EXTRUSION ROOF OVERHANG. (SLOPE @ 1/2" PER 1'-0" AWAY FROM BUILDING)
04 3/4" LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS ALUMINUM GLAZING SHOE WITH 1"X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP
08 MOTOR OPERATED OVERHEAD COILING DOOR. CUSTOM PAINTED TO MATCH COMPOSITE METAL PANELS. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION, MODEL 626 STORMTITE
10 POST SUPPORTED MECHANICAL SCREENWALL TO BE PROVIDED WITH CONTINUOUS PERFORATED METAL PANELS ON THREE SIDES AND ONE FRAMED OPENING PER ENSLOSURE. METAL PANELS TO HAVE 50% OPEN AREA. BOTTOM OF THE SCREEN IS 3'-0" ABOVE FINISHED ROOF
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
27 LOUVER, PAINTED TO MATCH METAL PANELS. PROVIDE INSULATED BLANK OFF PANEL AT NON-ACTIVE PORTIONS OF LOUVER.
31 EXPOSED GALV. CATEGORY 3 AESS STEEL CROSS BRACING WITH HIGH PERFORMANCE COATING. RE: STRUCT. DWGS.
32 LOADING DOCK CANOPY. METAL PANEL CLAD STEEL TUBES (REF. STRUCTURAL)
37 CONCRETE WALL SUPPORTING RAMP. RE: STRUCTURAL
38 DOCK FRONT TO BE EXPOSED CONCRETE W/ CONCRETE PILASTER TO MATCH BRICK ABOVE. BUMPERS ATTACHED TO CONCRETE.

GENERAL NOTES

A. REFER TO SHEET A03.200 FOR GENERAL NOTES.

LEGEND

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

GL1.001 - DYNAMIC GLASS, VISION
SPEC: 08 88 36

GL1.002 - DYNAMIC GLASS, SPANDREL
SPEC: 08 88 36

MP1.001 - ALUMINUM WALL PANEL
COLOR: CADET GREY
SPEC: 08 44 13

MP1.003 - FORMED METAL WALL PANEL
COLOR: DARK GRAY
SPEC: 07 42 13.13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
09.19.2019	50% SCHEMATIC DESIGN
11.07.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - OFFICE BUILDING 01, ZONE 01

Project Number
27.7568.000

Description
BUILDING ELEVATIONS - EAST & WEST

Scale
3/32" = 1'-0"

ID	VOLUME	SHEET
OF01-Z01	V1	A03.201

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

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Dallas, TX 75206
United States

Tel 214.273.1500
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Date	Description
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11.07.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 02, ZONE 01

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF02-Z01	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

© 2020 Gensler

3D VIEW - NORTHWEST VIEW

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

6/16/2020 4:54:44 PM BIM:360://027.7568.000 - NEC\WMC_OF02-01_GEN_A-Base-Building_d2f7998800.rvt

3D VIEW - SOUTHEAST VIEW

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description
	09.19.2019	50% SCHEMATIC DESIGN
	11.07.2019	SCHEMATIC DESIGN
	03.05.2020	SD PAGE TURN REVIEW
	03.26.2020	50% DESIGN DEVELOPMENT
	06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 02, ZONE 01

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF02-Z01	V1	A03.101

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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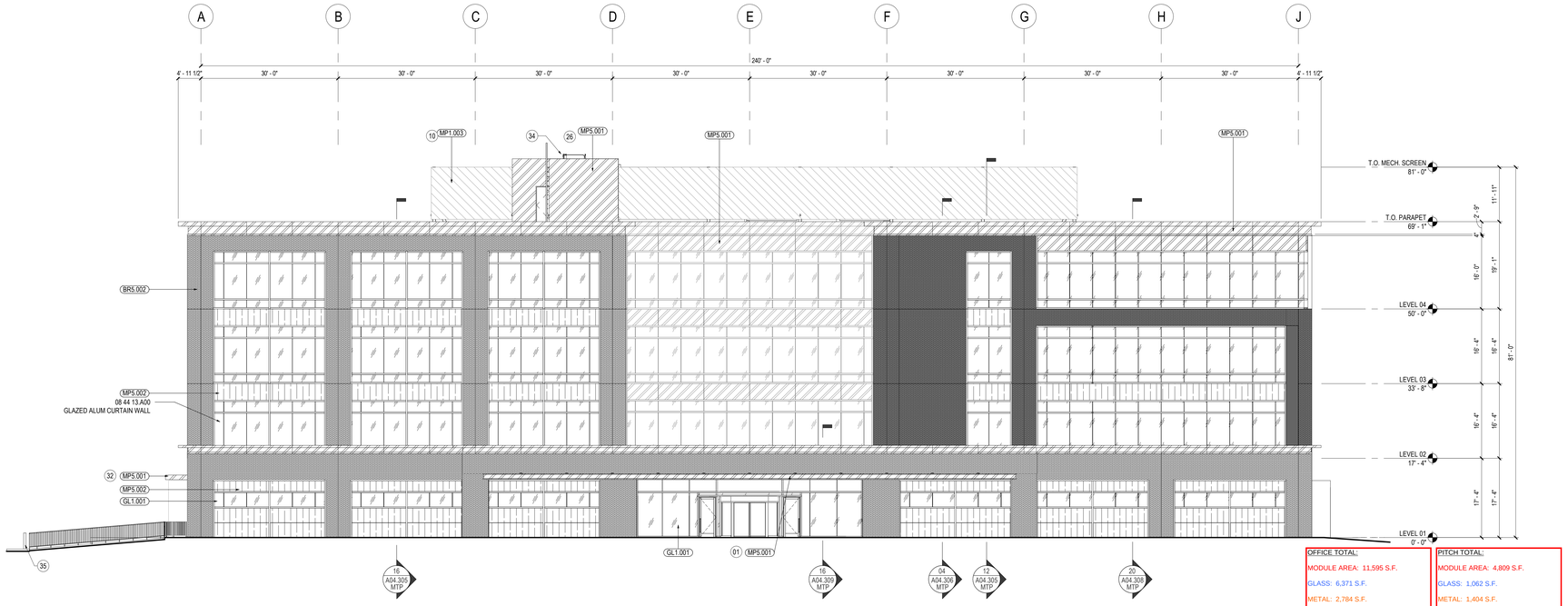


OFFICE TOTAL:
MODULE AREA: 11,595 S.F.
GLASS: 6,371 S.F.
METAL: 2,784 S.F.
BRICK: 2,440 S.F.
METAL PENTHOUSE: 318 S.F.
METAL ROOF SCREEN: 1,602 S.F.

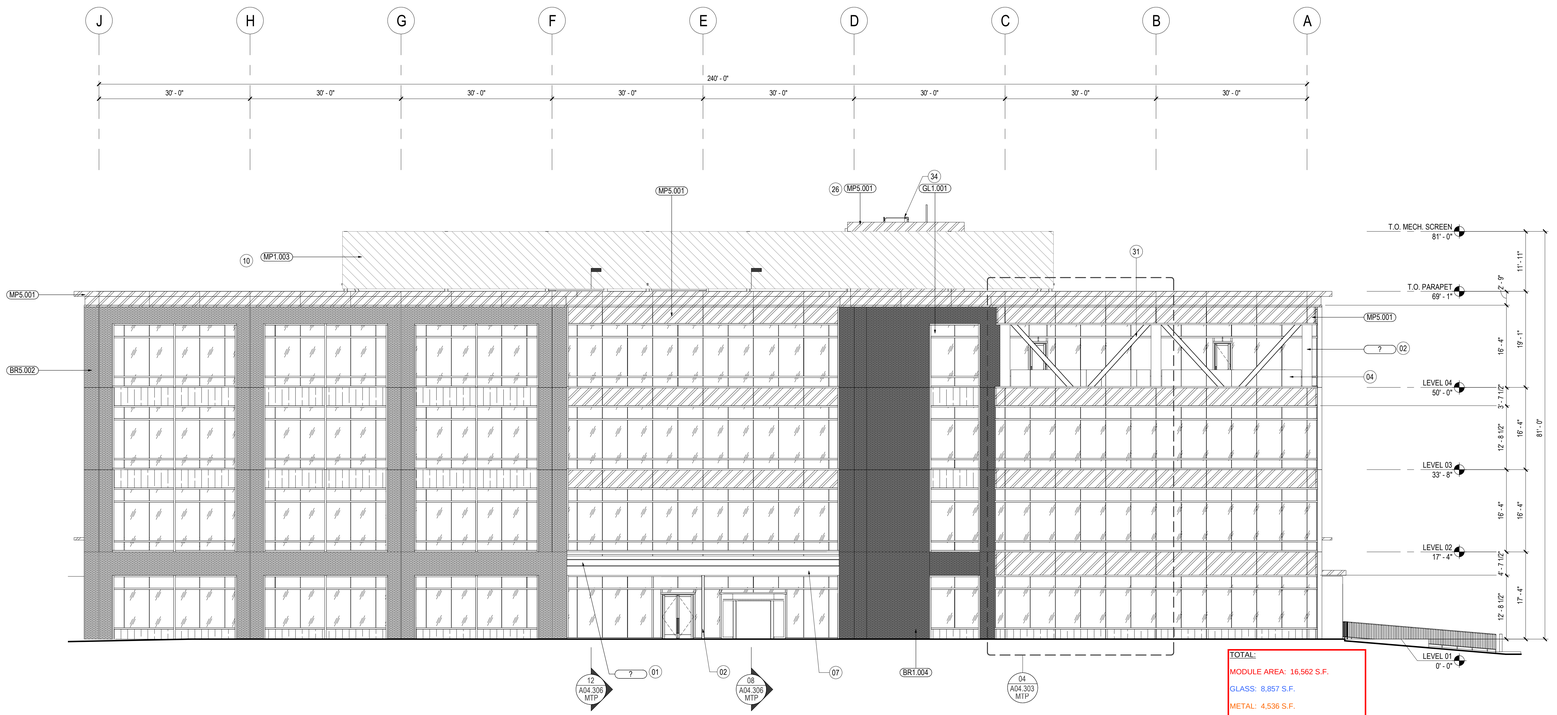
PITCH TOTAL:
MODULE AREA: 4,809 S.F.
GLASS: 1,062 S.F.
METAL: 1,404 S.F.
BRICK: 2,343 S.F

NORTH ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

02



TOTAL:
MODULE AREA: 16,562 S.F.
GLASS: 8,857 S.F.
METAL: 4,536 S.F.
BRICK: 3,169 S.F.
METAL PENTHOUSE: 318 S.F.
METAL ROOF SCREEN: 1,598 S.F.

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

04

SHEET NOTES

01 ENTRY CANOPY. MASSTIMBER STRUCTURE (REF. STRUCTURAL). CLT SOFFIT PANEL WITH 2X WOOD SLATS SPACED AT 1'-0" O.C. ALUMINUM FASCIA WITH TPO ROOF (SLOPE 1/4" PER 1'-0" TO DRAINS)
02 PROVIDE METAL PANEL TO ALL EXPOSED COLUMNS, TYPICAL
04 3/4" LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP
07 GLUE LAMINATED WOOD BEAM REF. STRUCTURAL
10 POST SUPPORTED MECHANICAL SCREENWALL TO BE PROVIDED WITH CONTINUOUS PERFORATED METAL PANELS ON THREE SIDES AND ONE FRAMED OPENING PER ENSLOSURE. METAL PANELS TO HAVE 50% OPEN AREA. BOTTOM OF THE SCREEN IS 3'-0" ABOVE FINISHED ROOF
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
31 EXPOSED GALV. CATEGORY 3 AESS STEEL CROSS BRACING WITH HIGH PERFORMANCE COATING. RE: STRUCT. DWGS.
32 LOADING DOCK CANOPY. METAL PANEL CLAD STEEL TUBES (REF. STRUCTURAL)
34 ROOF HATCH GUARDRAIL
35 CONCRETE FILLED, GALVANIZED VEHICULAR PIPE BOLLARD - HIGH PERFORMANCE COATING TO MATCH GUARDRAIL

GENERAL NOTES

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

- BRS.002 - THIN BRICK PANEL COLOR: 507 OLD RICHLAND SPEC: 04 21 13
- BR1.004 - THIN BRICK PANEL COLOR: MIDNIGHT, SMOOTH SPEC: 04 21 13
- GL1.001 - DYNAMIC GLASS, VISION SPEC: 08 80 00
- GL1.002 - DYNAMIC GLASS, SPANDREL SPEC: 08 80 00
- MP5.001 - ALUMINUM WALL PANEL COLOR: DUSTY CHARCOAL SPEC: 08 44 13
- MP5.002 - ALUMINUM PANEL, FORMED PROFILE COLOR: FOCUS BLACK II SPEC: 08 44 13
- MP5.003 - ALUMINUM WALL PANEL COLOR: TBD SPEC: 08 44 13
- MP1.003 - FORMED METAL WALL PANELS COLOR: DARK GRAY SPEC: 07 42 13.13
- WD5.001 - WOOD HYBRID ALUMINUM PANEL COLOR: ROSEWOOD SPEC: 08 44 13

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Walmart

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FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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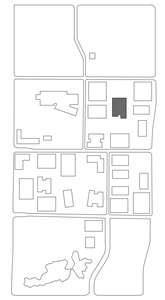

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Seal / Signature

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Project Name
WMC - OFFICE BUILDING 02, ZONE 01

Project Number
27.7568.000

Description
BUILDING ELEVATIONS - NORTH AND SOUTH

Scale
3/32" = 1'-0"

ID	VOLUME	SHEET
OF02-Z01	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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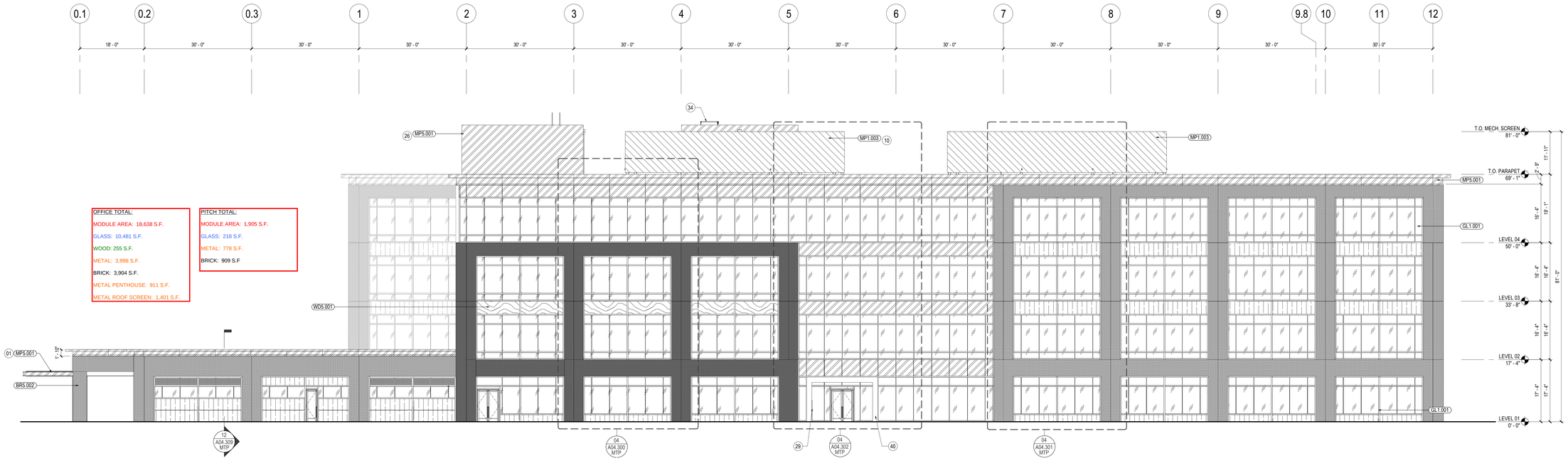
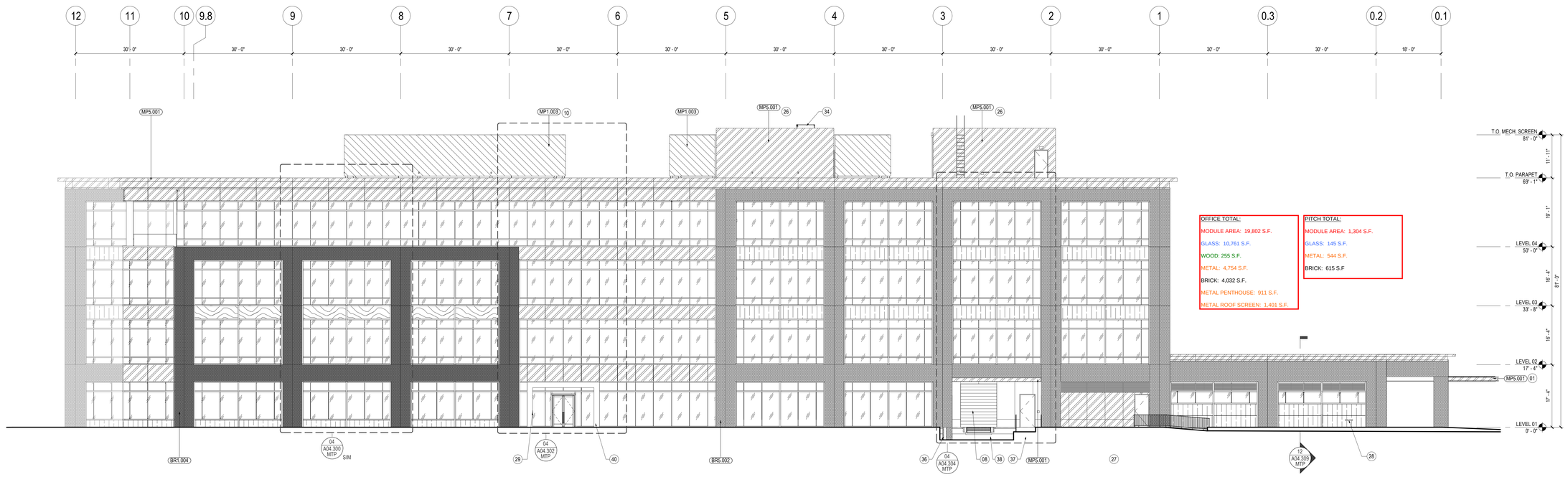


WEST ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

02



EAST ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

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SHEET NOTES

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08 MOTOR OPERATED OVERHEAD COILING DOOR. CUSTOM PAINTED TO MATCH COMPOSITE METAL PANELS. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION, MODEL 625 STORMTITE

10 POST SUPPORTED MECHANICAL SCREENWALL TO BE PROVIDED WITH CONTINUOUS PERFORATED METAL PANELS ON THREE SIDES AND ONE FRAMED OPENING PER ENSLOSURE. METAL PANELS TO HAVE 50% OPEN AREA. BOTTOM OF THE SCREEN IS 3'-0" ABOVE FINISHED ROOF

26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.

27 LOUVER, PAINTED TO MATCH METAL PANELS. PROVIDE INSULATED BLANK OFF PANEL AT NON-ACTIVE PORTIONS OF LOUVER.

28 FIRE DEPARTMENT CONNECTION

29 RECESSED MOUNTED KNOX BOX, 48" ABOVE F.F.

34 ROOF HATCH GUARDRAIL

36 SITE RETAINING WALL

37 CONCRETE WALL SUPPORTING RAMP. RE: STRUCTURAL

38 DOCK FRONT TO BE EXPOSED CONCRETE W/ CONCRETE PILASTER TO MATCH BRICK ABOVE. BUMPERS ATTACHED TO CONCRETE.

40 ENTRY PORTAL. METAL PANEL CLAD STEEL TUBES (REF. STRUCTURAL)

GENERAL NOTES

REFER TO SHEET A03.200A FOR GENERAL NOTES

LEGEND

REFER TO SHEET A03.200 FOR LEGEND

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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Seal / Signature

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Project Name

WMC - OFFICE BUILDING 02, ZONE 01

Project Number

27.7568.000

Description

BUILDING ELEVATIONS - EAST AND WEST

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF02-Z01	V1	A03.201

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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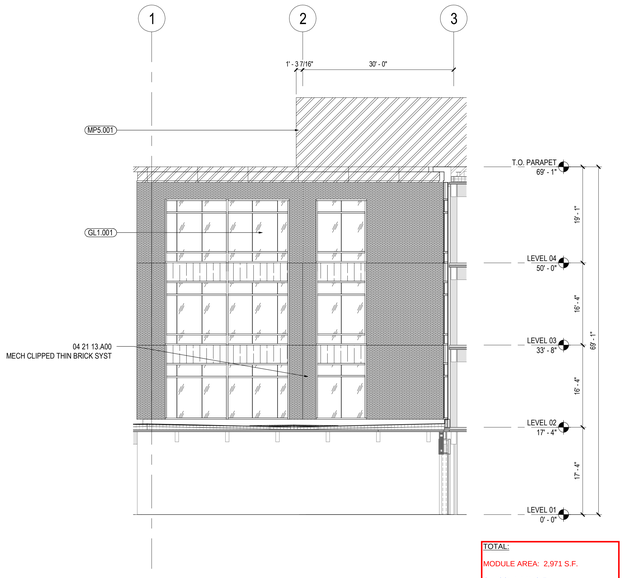
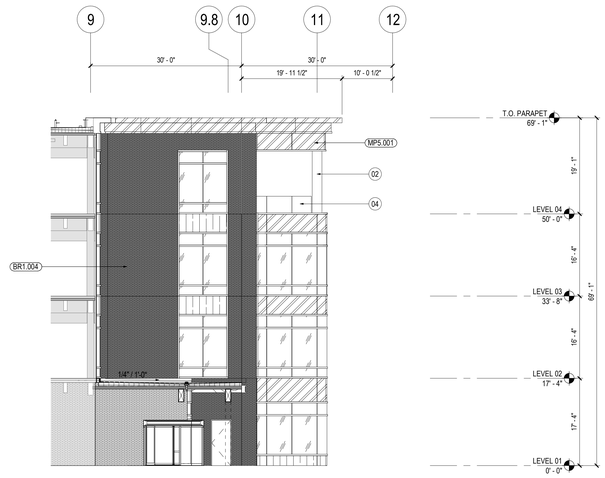


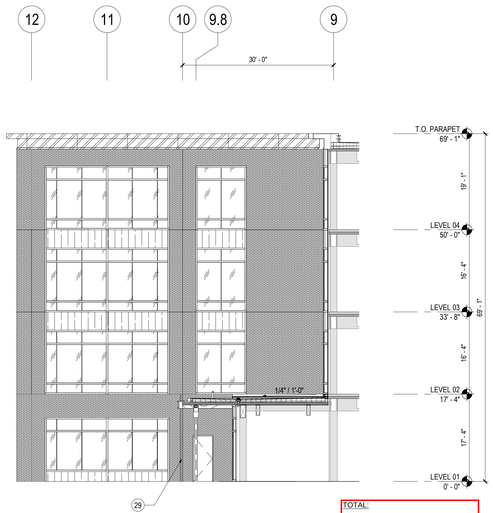
TOTAL:
MODULE AREA: 2,971 S.F.
GLASS: 1,141 S.F.
METAL: 551 S.F.
BRICK: 1,279 S.F

NORTH WEST ELEVATION
SCALE: 3/32" = 1'-0" REF: 01 / A02.102 **10**



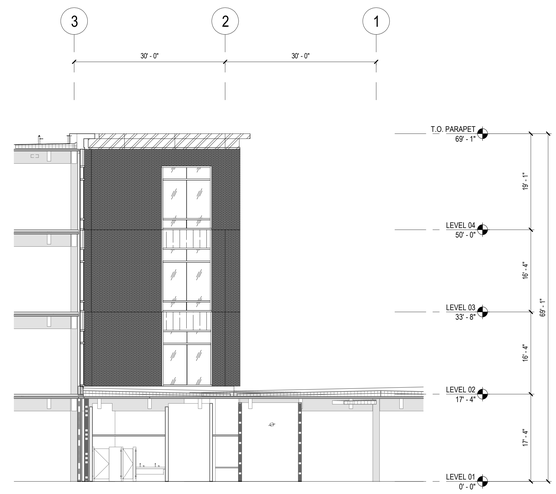
TOTAL:
MODULE AREA: 2,449 S.F.
GLASS: 812 S.F.
METAL: 573 S.F.
BRICK: 1,064 S.F

SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0" REF: 01 / A02.101 **02**



TOTAL:
MODULE AREA: 3,711 S.F.
GLASS: 1,429 S.F.
METAL: 670 S.F.
BRICK: 1,612 S.F

SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0" REF: 01 / A02.101 **12**



MODULE AREA: 1,435 S.F.
GLASS: 326 S.F.
METAL: 196 S.F.
BRICK: 913 S.F.

NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0" REF: 01 / A02.102 **04**

SHEET NOTES

02 PROVIDE METAL PANEL TO ALL EXPOSED COLUMNS, TYPICAL
04 3/4" LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP
29 RECESSED MOUNTED KNOX BOX, 48" ABOVE F.F.

GENERAL NOTES

A. BASIS OF DESIGN FOR GLAZING SYSTEM IS KAWNEER 1600 7 1/2" DEPTH WITH 1" INSULATED GLAZING. BUTT GLAZED SSG JOINTS WHERE NOTED ON THE ELEVATIONS.
B. ENTRIES TO BE ALUMINUM AND GLASS MEDIUM STILE DOORS.

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

- BR5.002 - THIN BRICK PANEL COLOR: 507 OLD RICHLAND SPEC: 04 21 13
- BR1.004 - THIN BRICK PANEL COLOR: MIDNIGHT, SMOOTH SPEC: 04 21 13
- GL1.001 - DYNAMIC GLASS, VISION SPEC: 08 80 00
- GL1.002 - DYNAMIC GLASS, SPANDREL SPEC: 08 80 00
- MP5.001 - ALUMINUM WALL PANEL COLOR: DUSTY CHARCOAL SPEC: 08 44 13
- MP5.002 - ALUMINUM PANEL, FORMED PROFILE COLOR: FOCUS BLACK II SPEC: 08 44 13
- MP5.003 - ALUMINUM WALL PANEL COLOR: TBD SPEC: 08 44 13
- MP1.003 - FORMED METAL WALL PANELS COLOR: DARK GRAY SPEC: 07 42 13.13
- WD5.001 - WOOD HYBRID ALUMINUM PANEL COLOR: ROSEWOOD SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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Seal / Signature

PRELIMINARY
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Project Name
WMC - OFFICE BUILDING 02, ZONE 01

Project Number
27.7568.000

Description
BUILDING ELEVATIONS

Scale
3/32" = 1'-0"

ID	VOLUME	SHEET
OF02-Z01	V1	A03.202

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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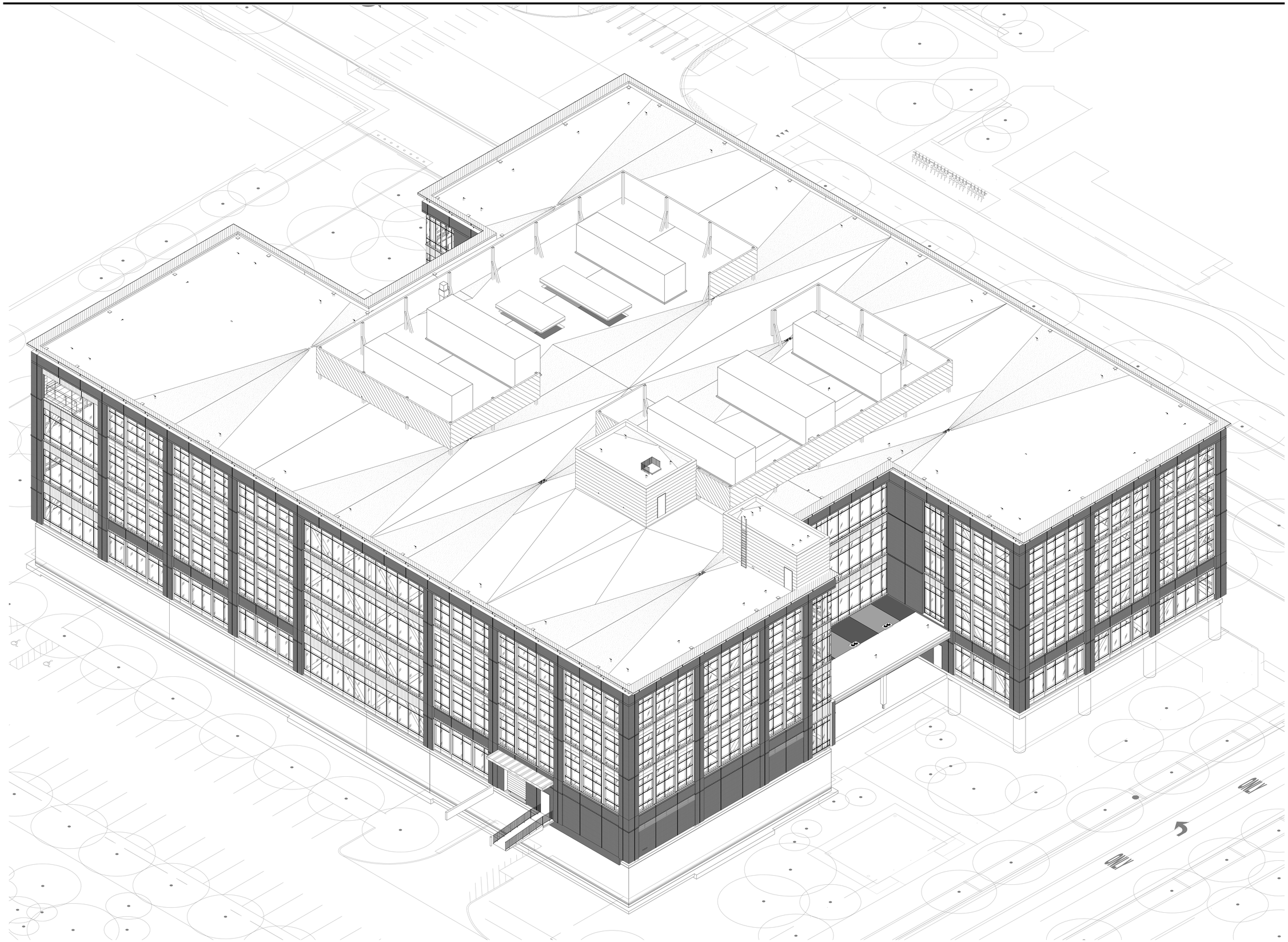

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

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Seal / Signature

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Project Name

WMC - OFFICE BUILDING 03, ZONE 01

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF03-Z01	V1	A03.100

City of Bentonville Project No. XXXXXXXXX

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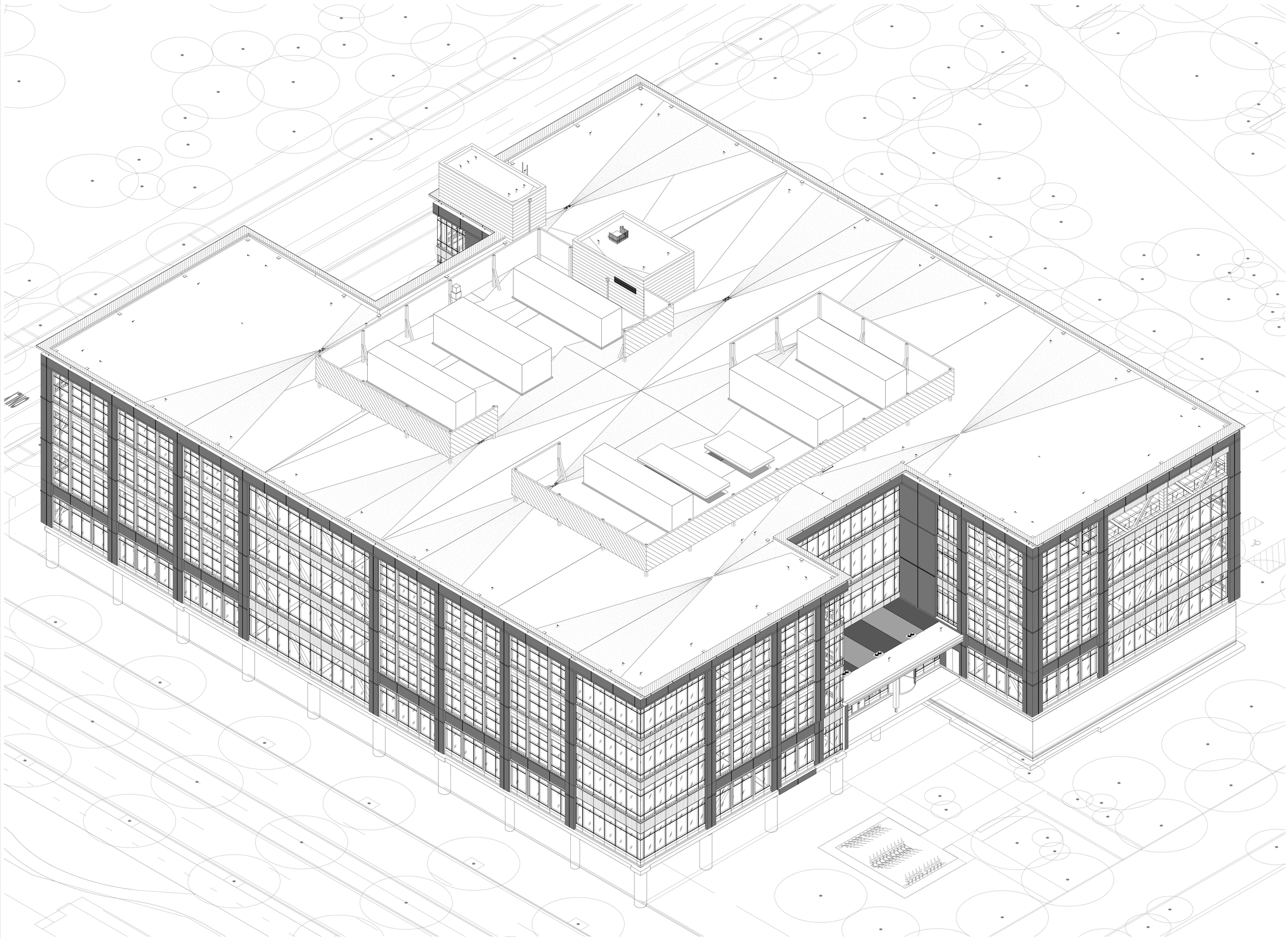

AXONOMETRIC VIEW - SOUTHEAST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

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Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF03-Z01	V1	A03.101

City of Bentonville Project No. XXXXXXXXX

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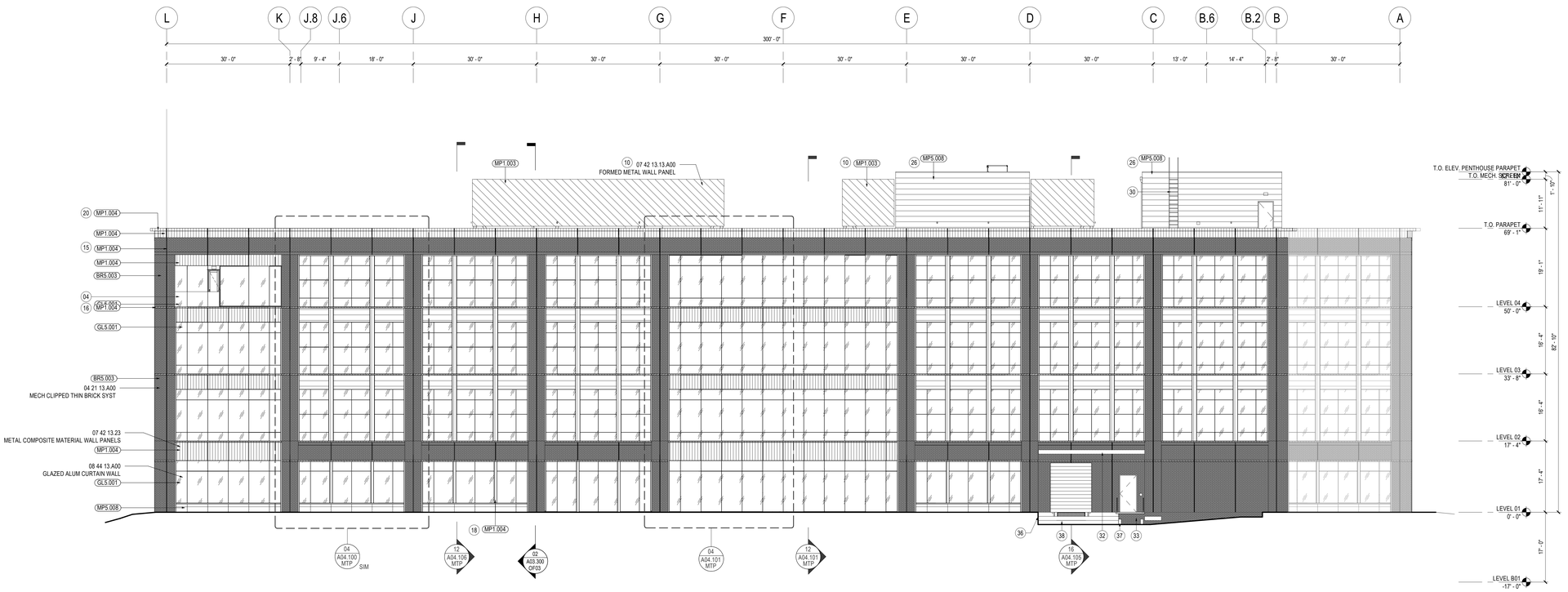
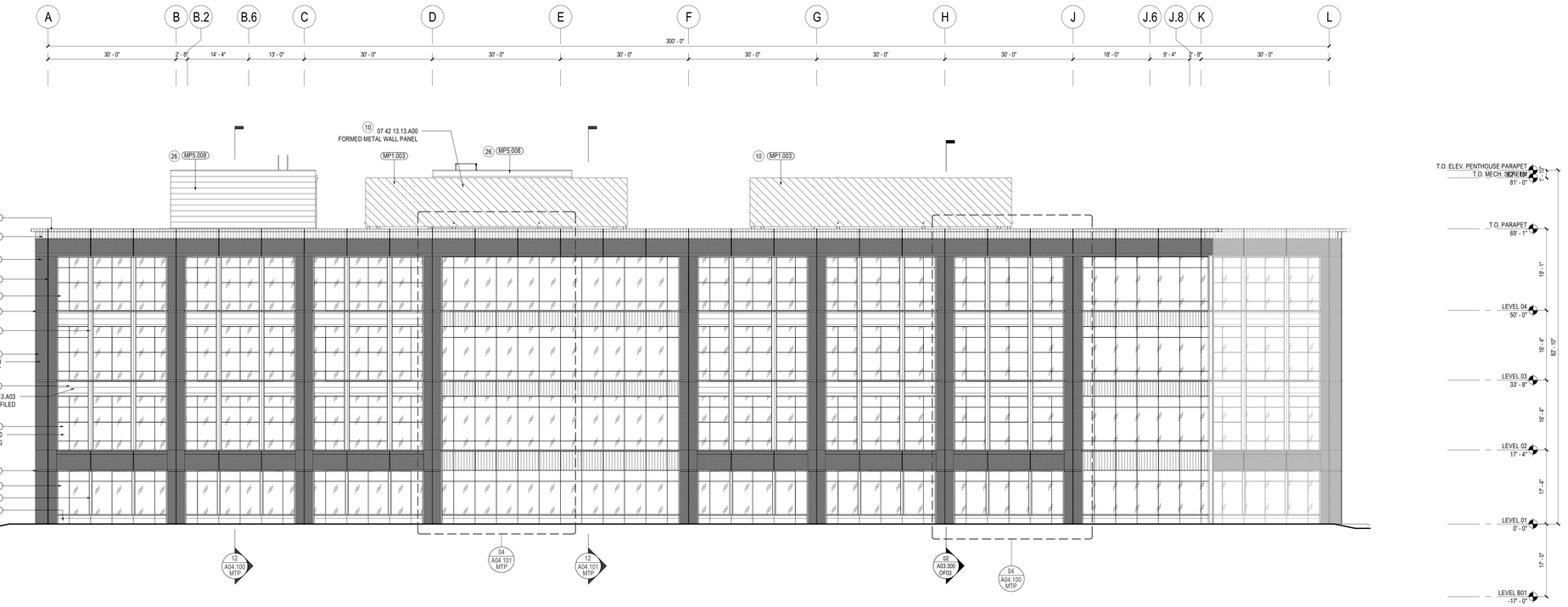


NORTH ELEVATION
SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

02



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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04

SHEET NOTES

04 3/4" LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP

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15 VERTICAL JOINT TRIM, TYPICAL.

16 HORIZONTAL JOINT TRIM, TYPICAL.

18 CUSTOM METAL PANEL PROFILE

20 METAL OVERHANG

26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.

30 GALVANIZED STEEL EXTERIOR ROOF ACCESS LADDER

32 LOADING DOCK CANOPY. METAL PANEL CLAD STEEL TUBES (REF. STRUCTURAL)

33 CAST IN PLACE CONCRETE RAMP AND LANDING WITH PAINTED STEEL PIPE GUARDRAIL

36 SITE RETAINING WALL

37 CONCRETE WALL SUPPORTING RAMP. RE: STRUCTURAL

38 DOCK FRONT TO BE EXPOSED CONCRETE W/ CONCRETE PILASTER TO MATCH BRICK ABOVE. BUMPERS ATTACHED TO CONCRETE.

GENERAL NOTES

LEGEND

BR5.003 - THIN BRICK PANEL
COLOR: 530 DARK MODULAR
SPEC: 04 21 13

GL1.001 - DYNAMIC GLASS, VISION
SPEC: 08 88 36

MP1.003 - FORMED METAL WALL PANELS
COLOR: DARK GRAY
SPEC: 07 42 13.13

MP1.004 - ALUMINUM PANEL
COLOR: DARK GRAY
SPEC: 08 44 13

MP5.008 - ALUM. PANEL, FORMED PROFILE
COLOR: DARK GRAY
SPEC: 08 44 13

WALMART CAMPUS

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3/32" = 1'-0"

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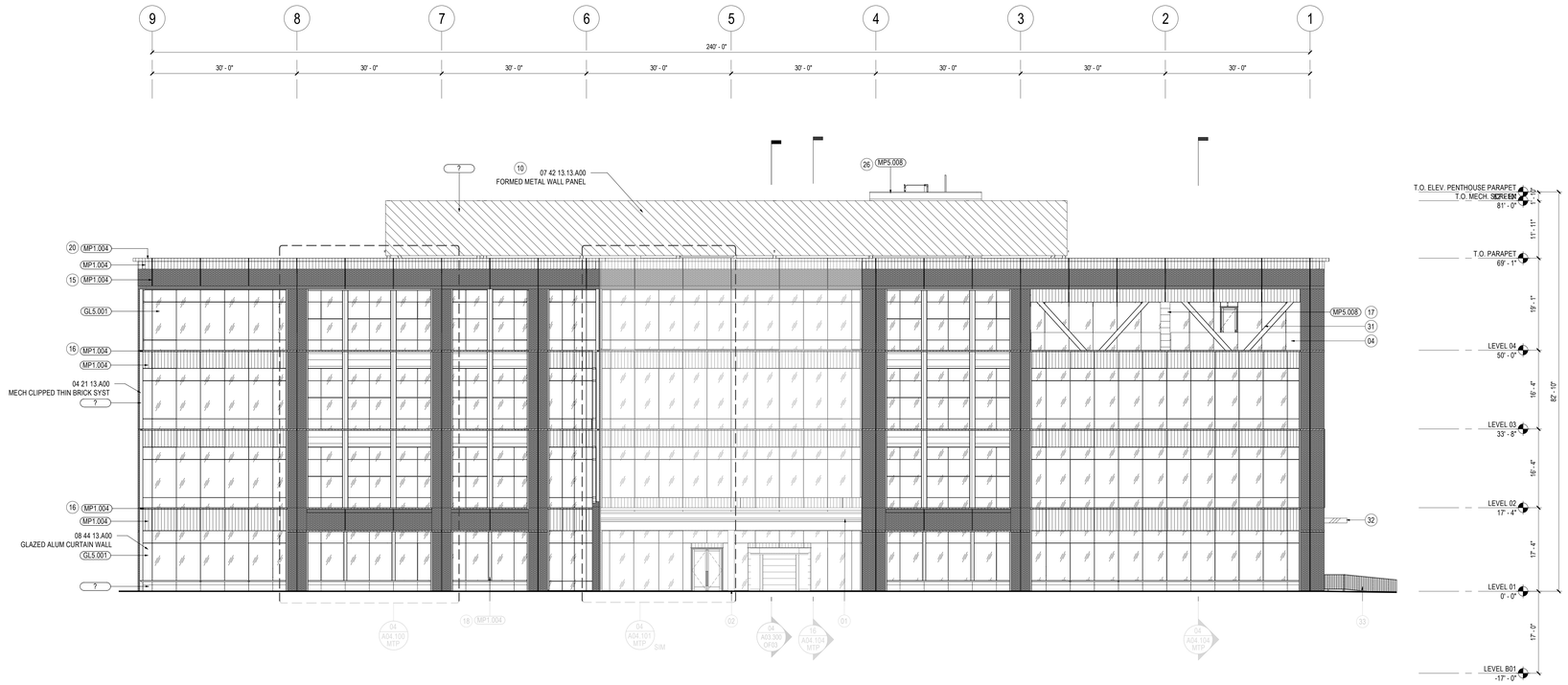

EAST ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

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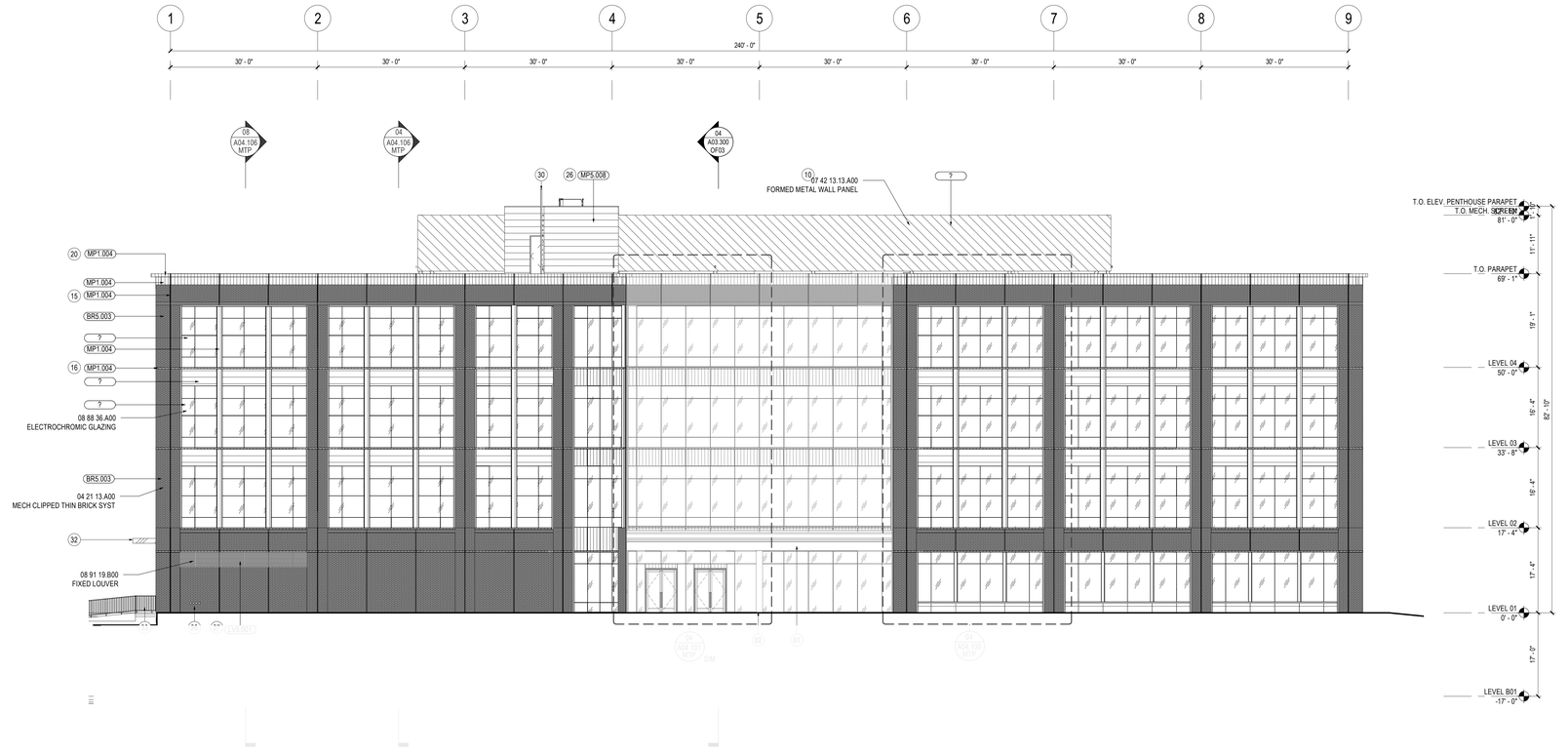

WEST ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

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01 ENTRY CANOPY. MASSTIMBER STRUCTURE (REF. STRUCTURAL). CLT SOFFIT PANEL WITH 2X WOOD SLATS SPACED AT 1'-0" O.C. ALUMINUM FASCIA WITH TPO ROOF (SLOPE 1/4" PER 1'-0" TO DRAINS)
02 PROVIDE METAL PANEL TO ALL EXPOSED COLUMNS, TYPICAL
04 3/4" LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP
10 POST SUPPORTED MECHANICAL SCREENWALL TO BE PROVIDED WITH CONTINUOUS PERFORATED METAL PANELS ON THREE SIDES AND ONE FRAMED OPENING PER ENSLOSURE. METAL PANELS TO HAVE 50% OPEN AREA. BOTTOM OF THE SCREEN IS 3'-0" ABOVE FINISHED ROOF
15 VERTICAL JOINT TRIM, TYPICAL.
16 HORIZONTAL JOINT TRIM, TYPICAL.
17 PROVIDE METAL PANEL TO ALL EXPOSED COLUMNS, TYPICAL
18 CUSTOM METAL PANEL PROFILE
20 METAL OVERHANG
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
27 LOUVER, PAINTED TO MATCH METAL PANELS. PROVIDE INSULATED BLANK OFF PANEL AT NON-ACTIVE PORTIONS OF LOUVER.
28 FIRE DEPARTMENT CONNECTION
30 GALVANIZED STEEL EXTERIOR ROOF ACCESS LADDER
31 EXPOSED GALV. CATEGORY 3 AESS STEEL CROSS BRACING WITH HIGH PERFORMANCE COATING. RE: STRUCT. DWGS.
32 LOADING DOCK CANOPY. METAL PANEL CLAD STEEL TUBES (REF. STRUCTURAL)
33 CAST IN PLACE CONCRETE RAMP AND LANDING WITH PAINTED STEEL PIPE GUARDRAIL

GENERAL NOTES

REFER TO SHEET A03.200 FOR GENERAL NOTES.

LEGEND

BR5.003 - THIN BRICK PANEL
COLOR: 530 DARK MODULAR
SPEC: 04 21 13

GL1.001 - DYNAMIC GLASS, VISION
SPEC: 08 88 36

MP1.003 - FORMED METAL WALL PANELS
COLOR: DARK GRAY
SPEC: 07 42 13.13

MP1.004 - ALUMINUM PANEL
COLOR: DARK GRAY
SPEC: 08 44 13

MP5.008 - ALUM. PANEL, FORMED PROFILE
COLOR: DARK GRAY
SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
09.19.2019	50% SCHEMATIC DESIGN
11.07.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 03, ZONE 01

Project Number

27.7568.000

Description

BUILDING ELEVATIONS

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF03-Z01	V1	A03.201

City of Bentonville Project No. XXXXXXXXXXX

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BIM:360://027.7568.000 - NEC\WMC_OF03-01_GEN_A-Base-Building_027568000.rvt
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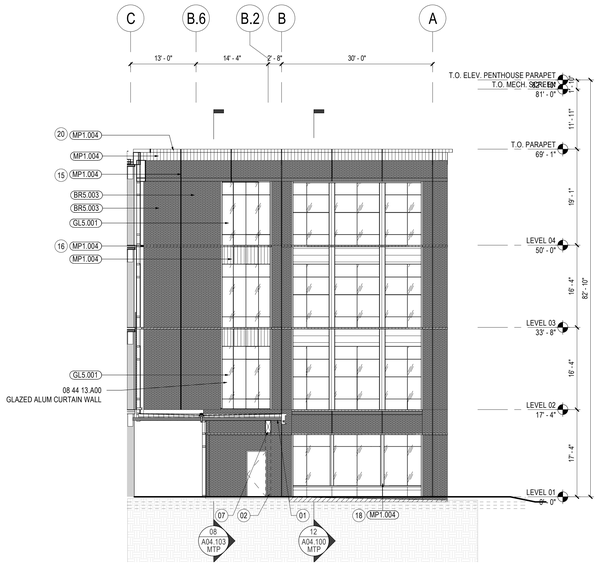
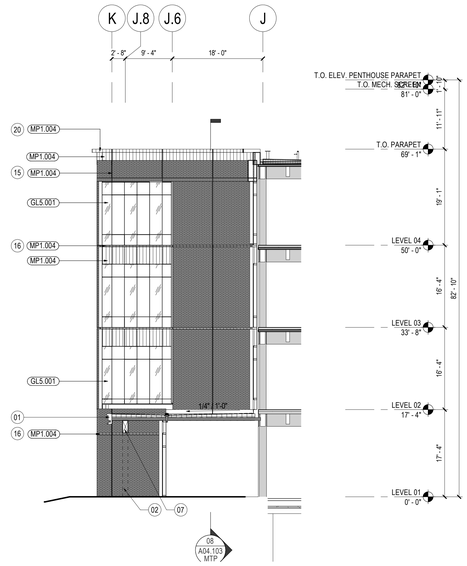
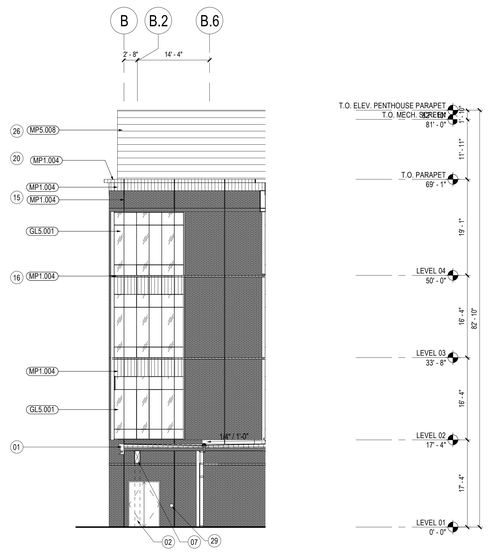


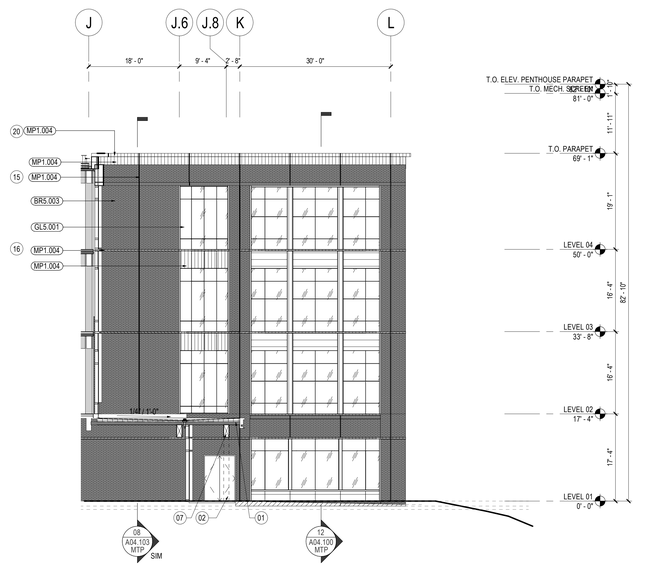
NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"
REF: 01 / A02.101
10



NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"
REF: 01 / A02.101
02



SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"
REF: 01 / A02.101
12



SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"
REF: 01 / A02.101
04

SHEET NOTES

01 ENTRY CANOPY. MASSTIMBER STRUCTURE (REF. STRUCTURAL). CLT SOFFIT PANEL WITH 2X WOOD SLATS SPACED AT 1'-0" O.C. ALUMINUM FASCIA WITH TPO ROOF. (SLOPE 1/4" PER 1'-0" TO DRAINS)
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07 GLUE LAMINATED WOOD BEAM REF. STRUCTURAL
15 VERTICAL JOINT TRIM, TYPICAL.
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20 METAL OVERHANG
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
29 RECESSED MOUNTED KNOX BOX, 48" ABOVE F.F.

GENERAL NOTES

REFER TO SHEET A03.200 FOR GENERAL NOTES.

LEGEND

- BR5.003 - THIN BRICK PANEL
  COLOR: 530 DARK MODULAR
  SPEC: 04 21 13
- GL1.001 - DYNAMIC GLASS, VISION
  SPEC: 08 88 36
- MP1.003 - FORMED METAL WALL PANELS
  COLOR: DARK GRAY
  SPEC: 07 42 13.13
- MP1.004 - ALUMINUM PANEL
  COLOR: DARK GRAY
  SPEC: 08 44 13
- MP5.008 - ALUM. PANEL, FORMED PROFILE
  COLOR: DARK GRAY
  SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
09.19.2019	50% SCHEMATIC DESIGN
11.07.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - OFFICE BUILDING 03, ZONE 01

Project Number
27.7568.000

Description
BUILDING ELEVATIONS

Scale
3/32" = 1'-0"

ID	VOLUME	SHEET
OF03-Z01	V1	A03.202

City of Bentonville Project No. XXXXXXXXXXX

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WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # 30500-XXX (SUPERSTRUCTURE)

MBL
2397 N. Green Acres Rd.
Fayetteville, AR. 72703
Tel: 479.443.7121

KEY PLAN

Date	Description
11.18.2019	50% SCHEMATIC DESIGN
06.01.2020	50% DESIGN DEVELOPMENT
07.31.2020	DESIGN DEVELOPMENT

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 04, ZONE 01

Project Number

180025

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF04-01	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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3D VIEW - SOUTHWEST VIEW

SCALE:

REF: /

01

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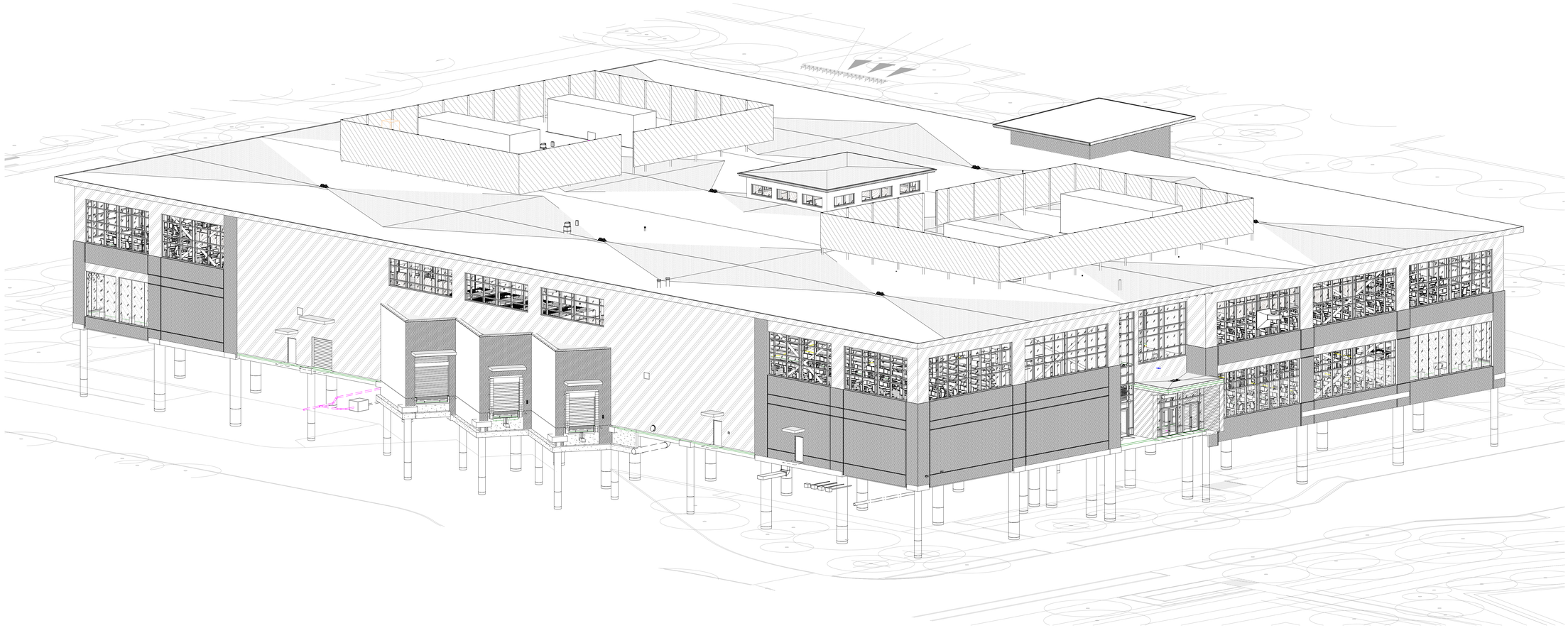

3D VIEW - NORTHWEST VIEW

SCALE:

REF: /

01

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # 30500-XXX (SUPERSTRUCTURE)

MBL

2397 N. Green Acres Rd.
Fayetteville, AR. 72703
Tel: 479.443.7121

KEY PLAN

△	Date	Description
	11.18.2019	50% SCHEMATIC DESIGN
	06.01.2020	50% DESIGN DEVELOPMENT
	07.31.2020	DESIGN DEVELOPMENT

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 04, ZONE 01

Project Number

180025

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF04-01	V1	A03.101

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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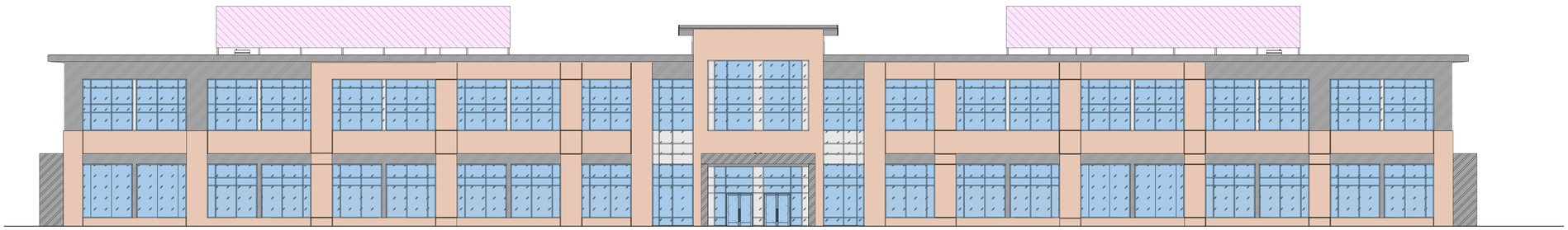
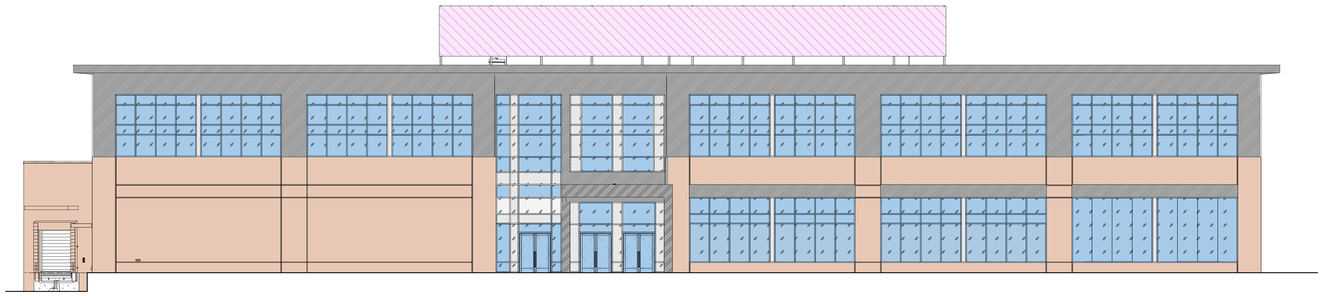


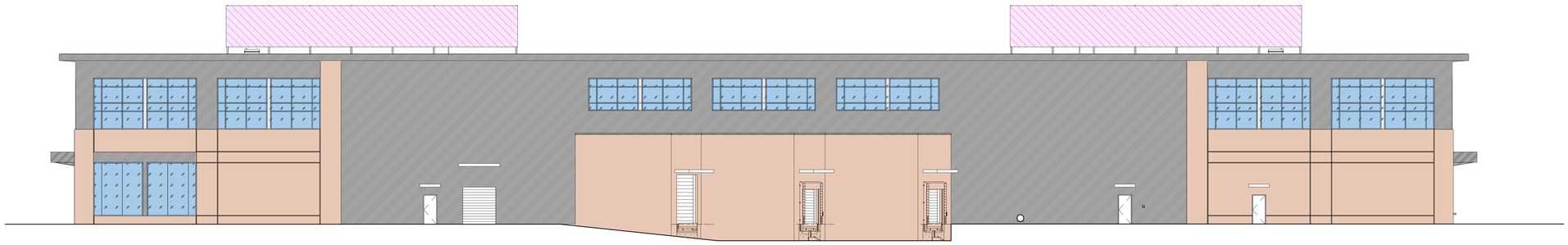
GLAZING (45%)
MASONRY (36%)
METAL PANEL (16%)
TRIM & SPANDREL GLAZING (3%)
ROOF PROJECTION, METAL PANEL (100%)

LSD ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"
REF: /
01



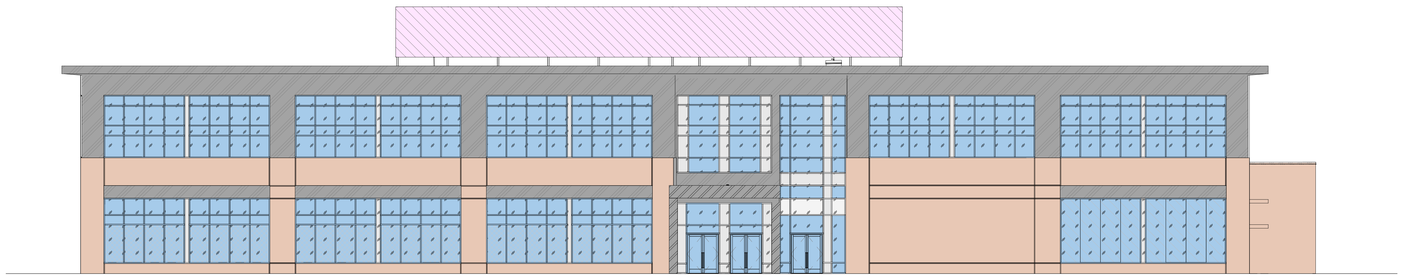
GLAZING (39%)
MASONRY (35%)
METAL PANEL (22%)
TRIM & SPANDREL GLAZING (4%)
ROOF PROJECTION, METAL PANEL (100%)

LSD ELEVATION - WEST
SCALE: 3/32" = 1'-0"
REF: /
02



GLAZING (15%)
MASONRY (36%)
METAL PANEL (48%)
TRIM & SPANDREL GLAZING (1%)
ROOF PROJECTION, METAL PANEL (100%)

LSD ELEVATION - NORTH
SCALE: 3/32" = 1'-0"
REF: /
03



GLAZING (43%)
MASONRY (30%)
METAL PANEL (23%)
TRIM & SPANDREL GLAZING (4%)
ROOF PROJECTION, METAL PANEL (100%)

LSD ELEVATION - EAST
SCALE: 3/32" = 1'-0"
REF: /
04

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # 30500-XXX (SUPERSTRUCTURE)

MBL
2397 N. Green Acres Rd.
Fayetteville, AR. 72703
Tel: 479.443.7121

KEY PLAN

△	Date	Description

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - OFFICE BUILDING 04, ZONE 01

Project Number
180025

Description
LSD BUILDING ELEVATIONS

Scale
3/32" = 1'-0"

ID	VOLUME	SHEET
OF04-01	V1	AX0.001

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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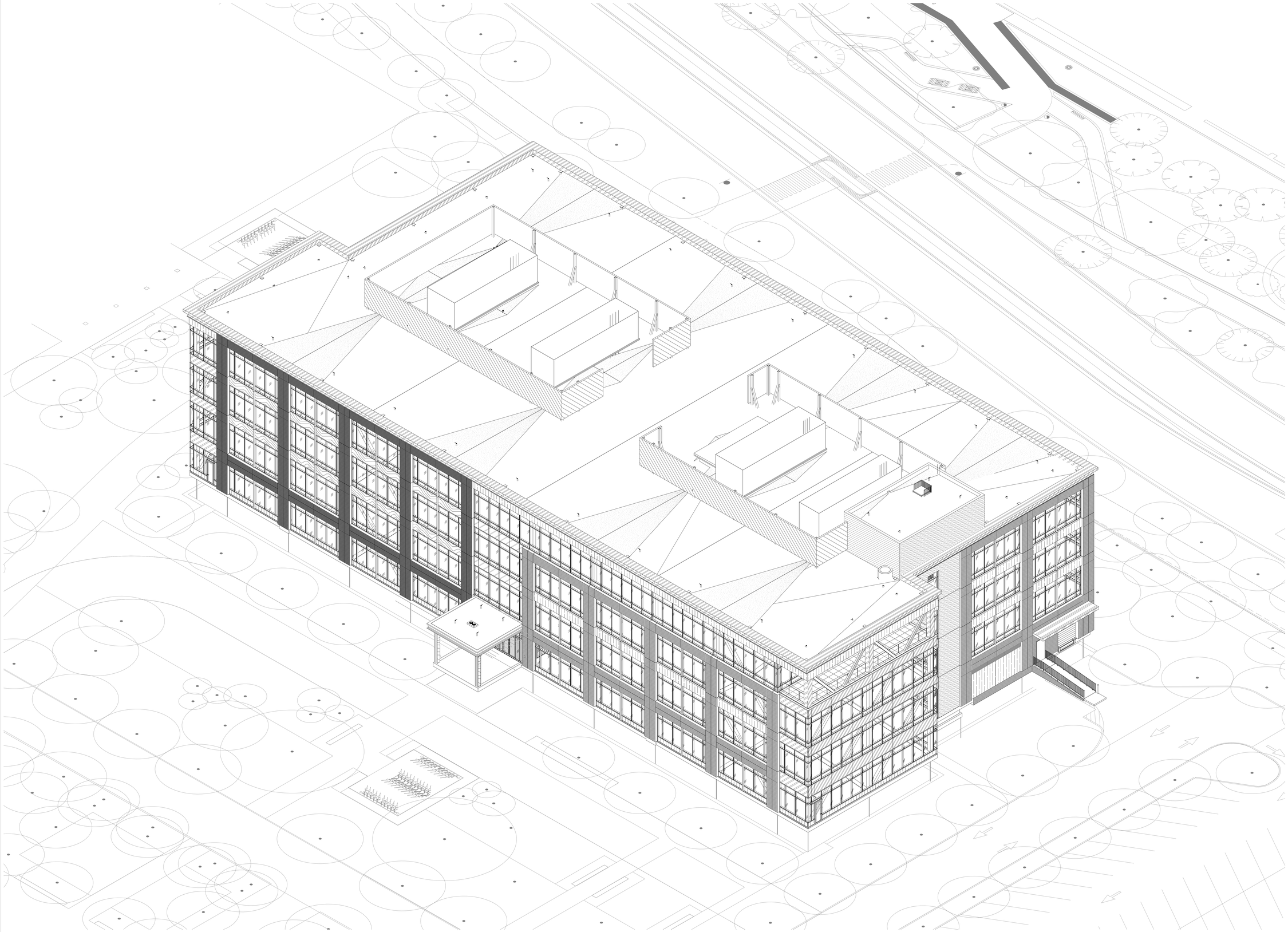

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 12, ZONE 01

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF12-Z01	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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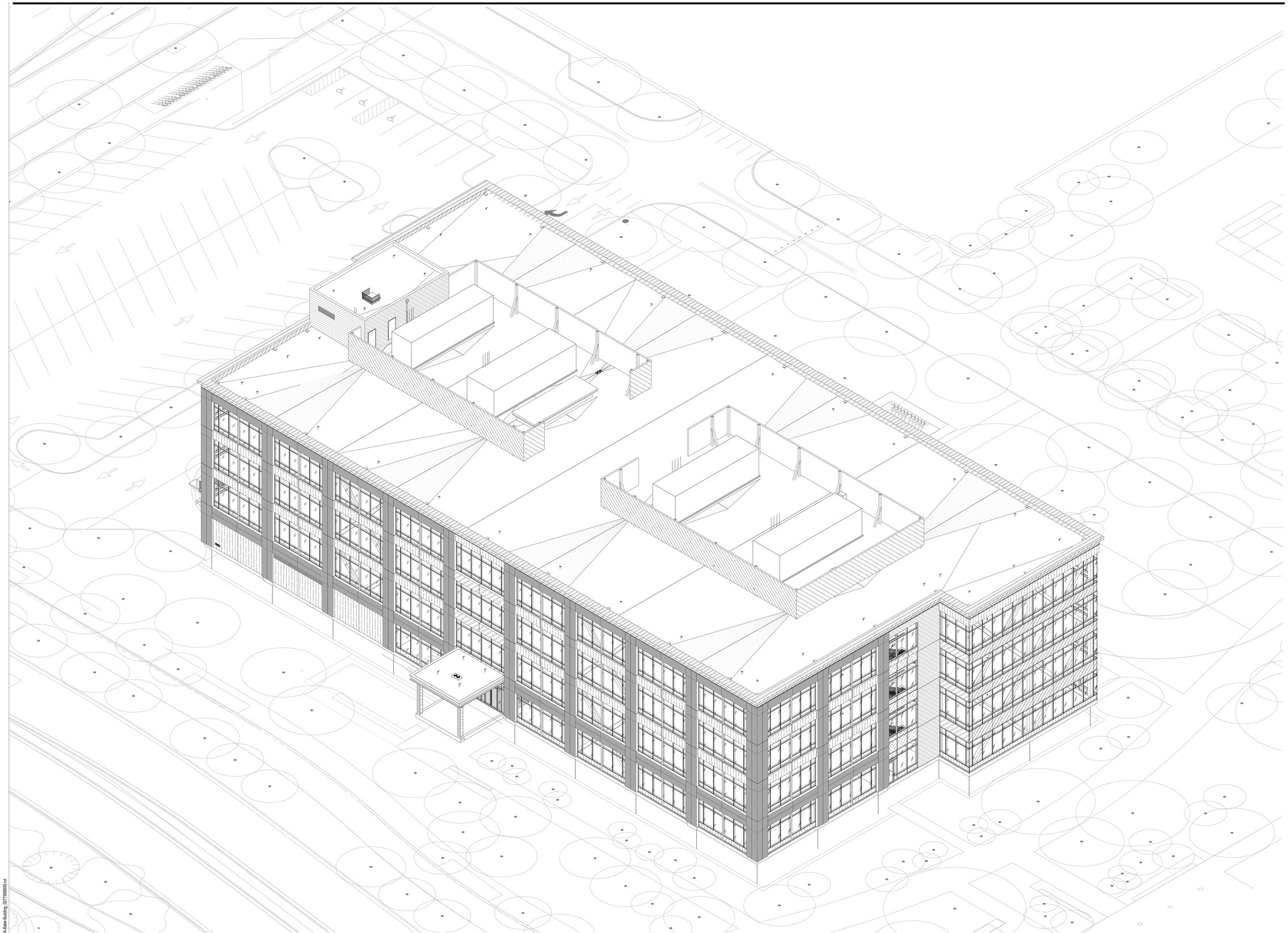

AXONOMETRIC VIEW - SOUTHEAST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
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KEY PLAN

△	Date	Description
	03.05.2020	SD PAGE TURN REVIEW
	06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
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Project Name

WMC - OFFICE BUILDING 12, ZONE 01

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF12-Z01	V1	A03.101

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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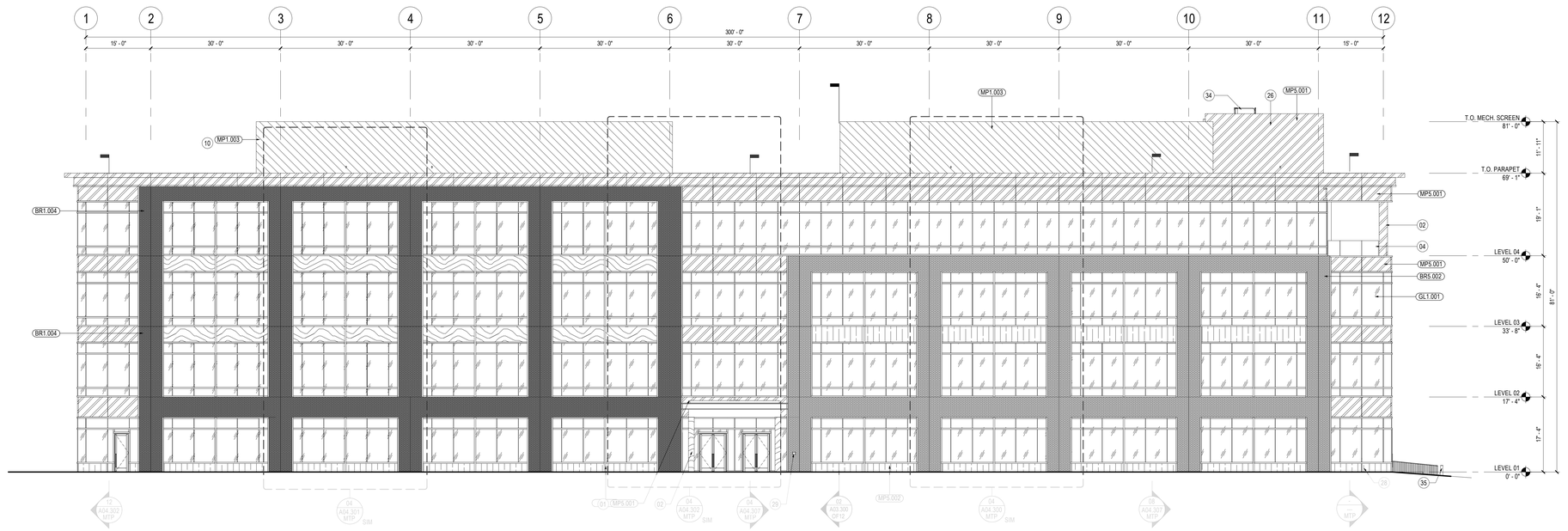


MODULE AREA: 21063 SF

GLASS AREA: 11610 SF

METAL AREA: 3771 SF

BRICK AREA: 4652 SF

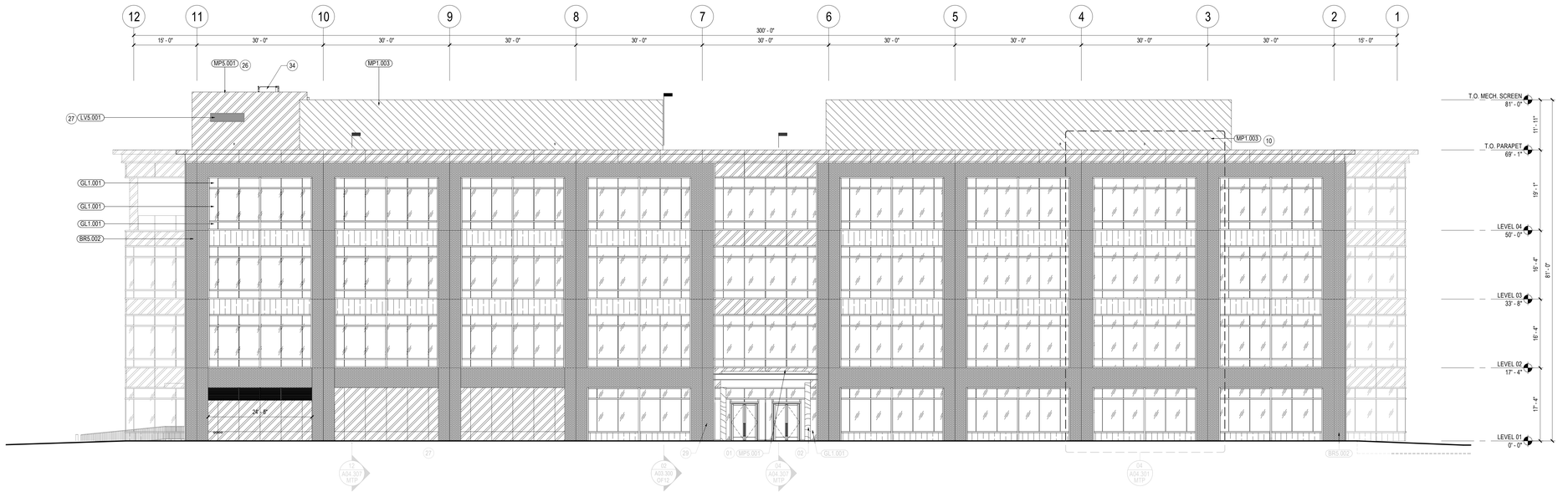
WOOD AREA: 1000

OVERALL BUILDING ELEVATION - WEST

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

02



MODULE AREA: 21063 SF

GLASS AREA: 10522 SF

METAL AREA: 5290 SF

BRICK AREA: 5251 SF

WOOD AREA: 0

OVERALL BUILDING ELEVATION - EAST

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

04

SHEET NOTES

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26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.

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28 FIRE DEPARTMENT CONNECTION

29 RECESSED MOUNTED KNOX BOX, 48" ABOVE F.F.

34 ROOF HATCH GUARDRAIL

35 CONCRETE FILLED, GALVANIZED VEHICULAR PIPE BOLLARD - HIGH PERFORMANCE COATING TO MATCH GUARDRAIL

GENERAL NOTES

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

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

BR1.004 - THIN BRICK PANEL
COLOR: MIDNIGHT, SMOOTH
SPEC: 04 21 13

GL1.001 - DYNAMIC GLASS, VISION
SPEC: 08 80 00

GL1.002 - DYNAMIC GLASS, SPANDREL
SPEC: 08 80 00

MPS.001 - ALUMINUM WALL PANEL
COLOR: DUSTY CHARCOAL
SPEC: 08 44 13

MPS.002 - ALUMINUM PANEL, FORMED PROFILE
COLOR: FOCUS BLACK II
SPEC: 08 44 13

MPS.003 - ALUMINUM WALL PANEL
COLOR: TBD
SPEC: 08 44 13

MP1.003 - FORMED METAL WALL PANELS
COLOR: DARK GRAY
SPEC: 07 42 13.13

WDS.001 - WOOD HYBRID ALUMINUM PANEL
COLOR: ROSEWOOD
SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description
	03.05.2020	SD PAGE TURN REVIEW
	06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 12, ZONE 01

Project Number

27.7568.000

Description

BUILDING ELEVATION - EAST & WEST

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF12-Z01	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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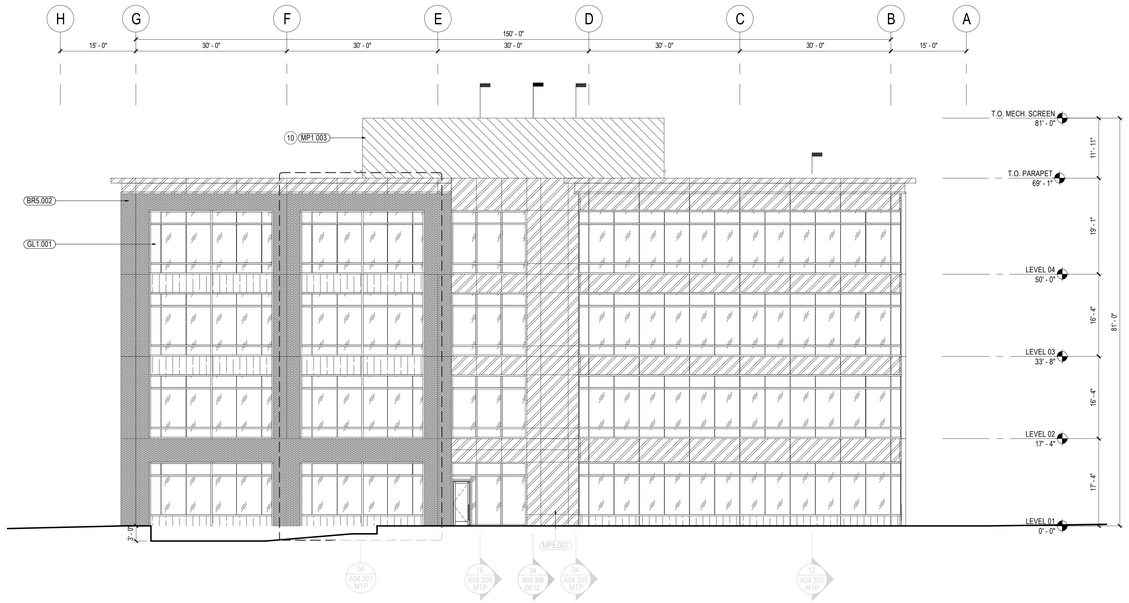
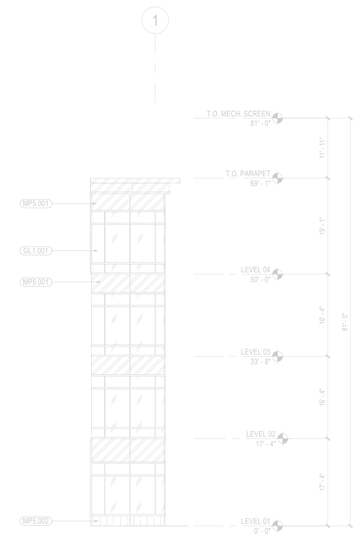


OVERALL BUILDING ELEVATION - NORTH

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

06

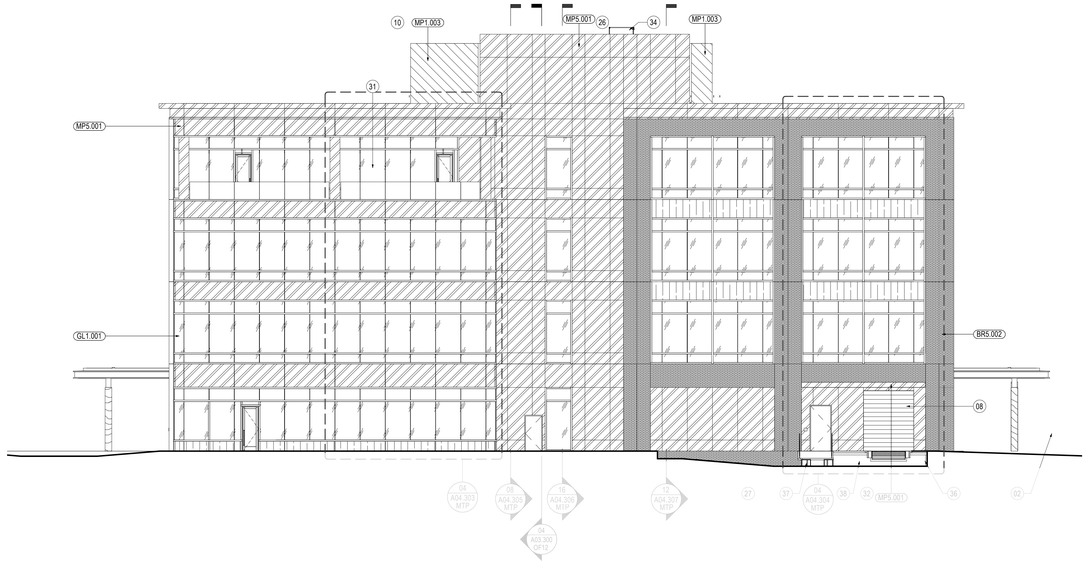


BUILDING ELEVATION - EAST @ NORTH CORNER

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

02

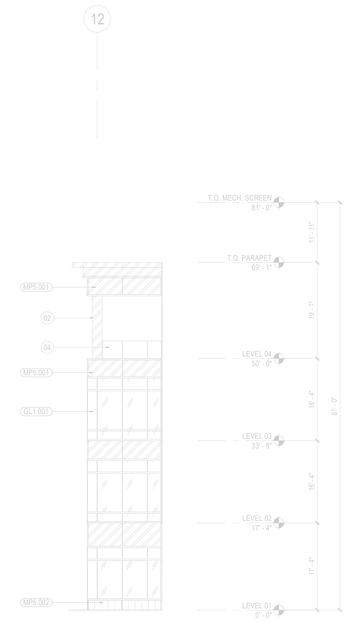


OVERALL BUILDING ELEVATION - SOUTH

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

08



BUILDING ELEVATION - EAST @ TERRACE CORNER

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

04

SHEET NOTES

02 PROVIDE METAL PANEL TO ALL EXPOSED COLUMNS, TYPICAL

04 3/4" LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP

08 MOTOR OPERATED OVERHEAD COILING DOOR. CUSTOM PAINTED TO MATCH COMPOSITE METAL PANELS. BASIS OF DESIGN IS OVERHEAD DOOR CORPORATION, MODEL 625 STORMTITE

10 POST SUPPORTED MECHANICAL SCREENWALL TO BE PROVIDED WITH CONTINUOUS PERFORATED METAL PANELS ON THREE SIDES AND ONE FRAMED OPENING PER ENCLOSURE. METAL PANELS TO HAVE 50% OPEN AREA. BOTTOM OF THE SCREEN IS 3'-0" ABOVE FINISHED ROOF

26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.

27 LOUVER, PAINTED TO MATCH METAL PANELS. PROVIDE INSULATED BLANK OFF PANEL AT NON-ACTIVE PORTIONS OF LOUVER.

31 EXPOSED GALV. CATEGORY 3 AESS STEEL CROSS BRACING WITH HIGH PERFORMANCE COATING. RE: STRUCT. DWGS.

32 LOADING DOCK CANOPY. METAL PANEL CLAD STEEL TUBES (REF. STRUCTURAL)

34 ROOF HATCH GUARDRAIL

36 SITE RETAINING WALL

37 CONCRETE WALL SUPPORTING RAMP. RE: STRUCTURAL

38 DOCK FRONT TO BE EXPOSED CONCRETE W/ CONCRETE PILASTER TO MATCH BRICK ABOVE. BUMPERS ATTACHED TO CONCRETE.

GENERAL NOTES

A. REFER TO SHEET A03.200 FOR GENERAL NOTES

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

BR5.002 - THIN BRICK PANEL
COLOR: 507 OLD RICHLAND
SPEC: 04 21 13

BR1.004 - THIN BRICK PANEL
COLOR: MIDNIGHT, SMOOTH
SPEC: 04 21 13

GL1.001 - DYNAMIC GLASS, VISION
SPEC: 08 80 00

GL1.002 - DYNAMIC GLASS, SPANDREL
SPEC: 08 80 00

MP5.001 - ALUMINUM WALL PANEL
COLOR: DUSTY CHARCOAL
SPEC: 08 44 13

MP5.002 - ALUMINUM PANEL, FORMED PROFILE
COLOR: FOCUS BLACK II
SPEC: 08 44 13

MP5.003 - ALUMINUM WALL PANEL
COLOR: TBD
SPEC: 08 44 13

MP1.003 - FORMED METAL WALL PANELS
COLOR: DARK GRAY
SPEC: 07 42 13.13

WD5.001 - WOOD HYBRID ALUMINUM PANEL
COLOR: ROSEWOOD
SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
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United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
03.05.2020	SD PAGE TURN REVIEW
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - OFFICE BUILDING 12, ZONE 01

Project Number
27.7568.000

Description
BUILDING ELEVATION - NORTH & SOUTH

Scale
3/32" = 1'-0"

ID	VOLUME	SHEET
OF12-Z01	V1	A03.201

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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BIM 360://027.7568.000 - NEW/WMC_OF12-01_GEN_A-Base-Building_027756800D.rvt
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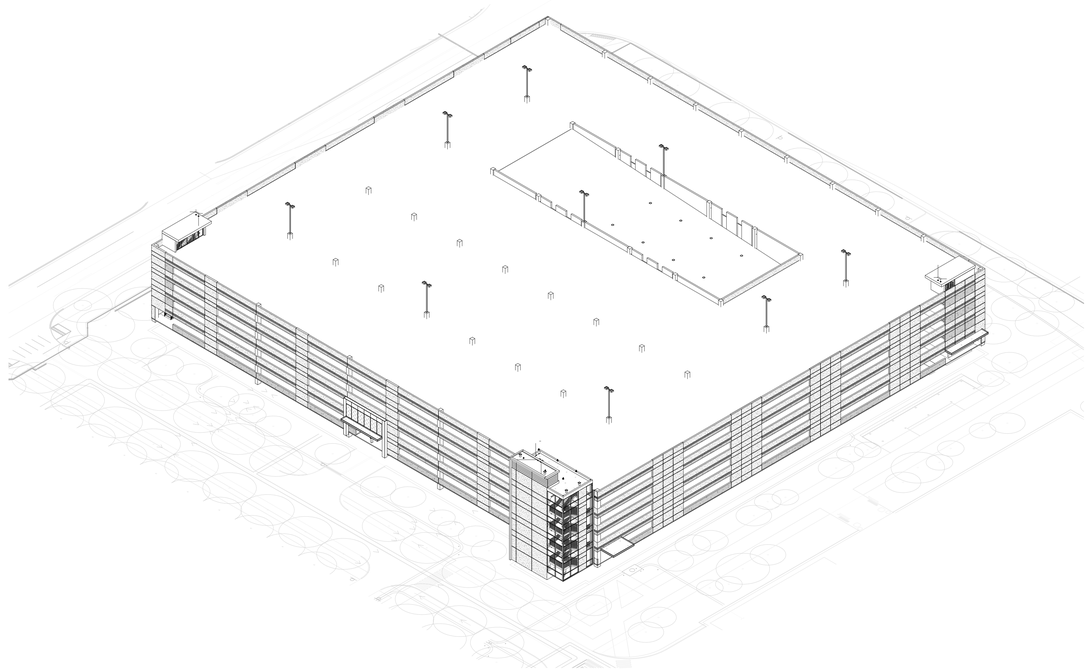
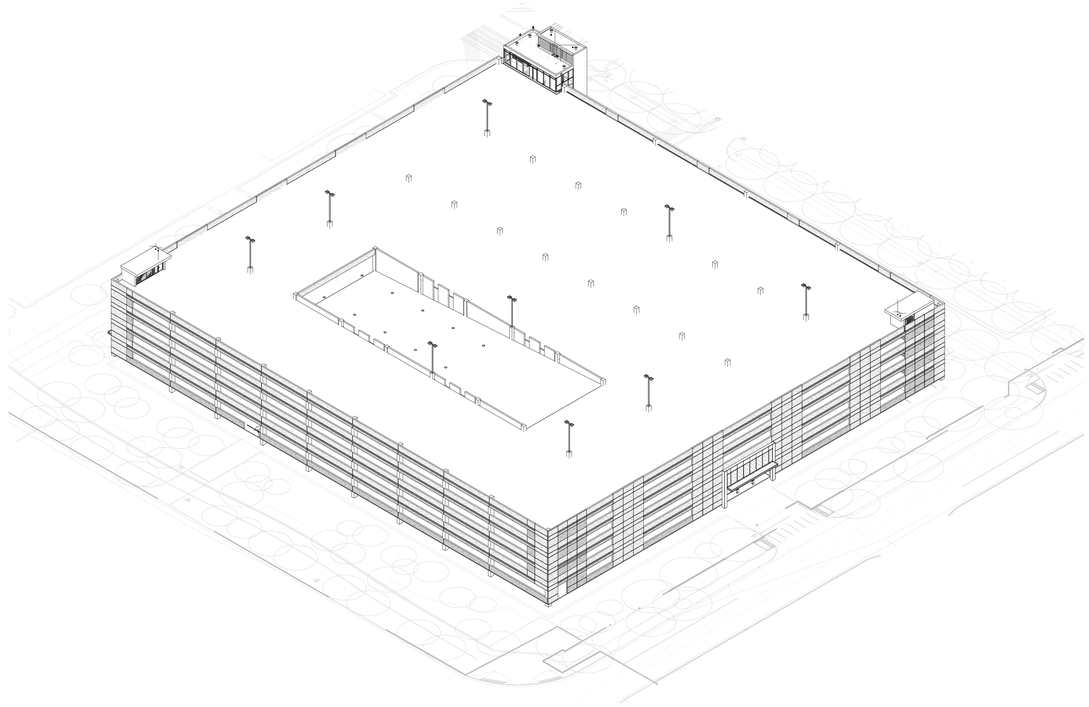


01 3D VIEW - SOUTH WEST AXON
SCALE:



02 3D VIEW - NORTH EAST AXON
SCALE:

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET MTP-V1-A11.030 FOR GENERAL NOTES

NOTE: EVERY SHEET NOTE MAY NOT APPEAR ON THIS PAGE

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description
	06.04.2020	DESIGN DEVELOPMENT

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - PARKING DECK 01, ZONE 01

Project Number

27.7568.000

Description

BUILDING AXONOMETRIC VIEWS

Scale

1/2" = 1'-0"

ID	VOLUME	SHEET
PD01-Z01	V1	A03.100

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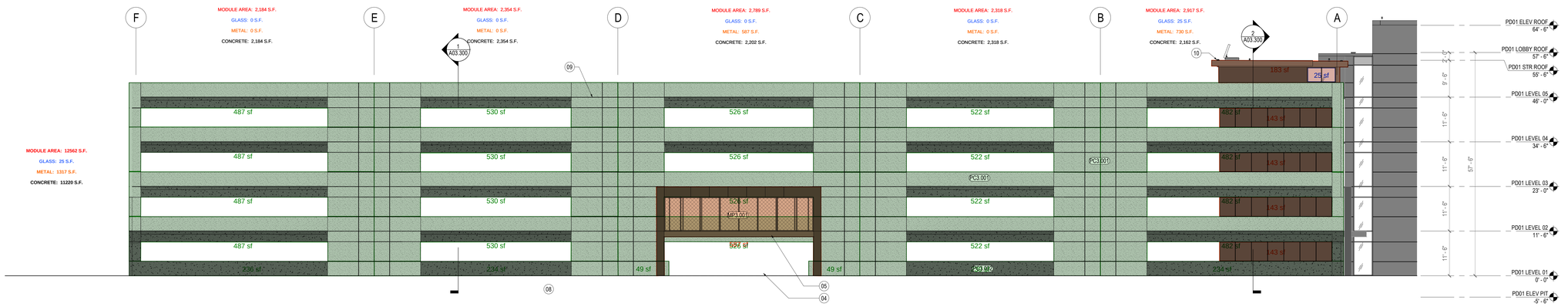
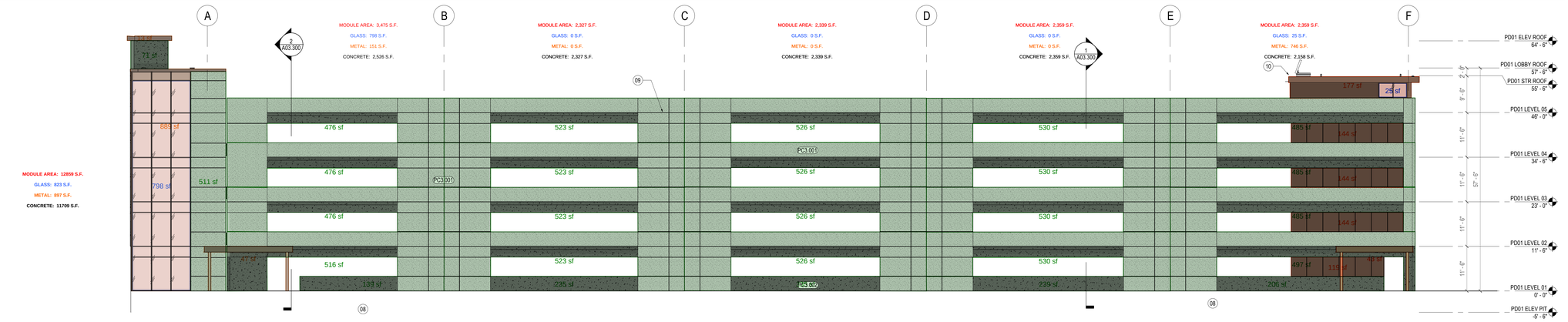
6/4/2020 12:52:45 PM BIM 360://027.7568.000 - WEOVWMC_PD01-01_GEN_A-Base-Building_027756800.rvt



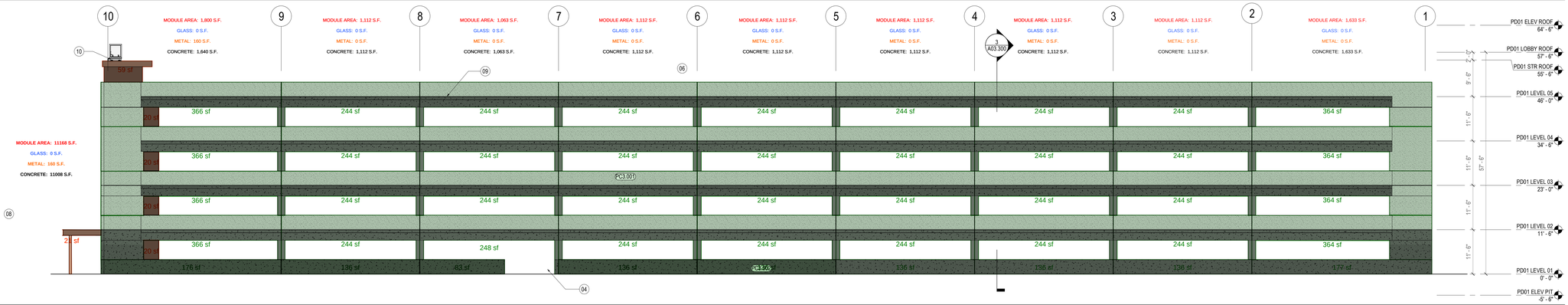
01 PD01 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



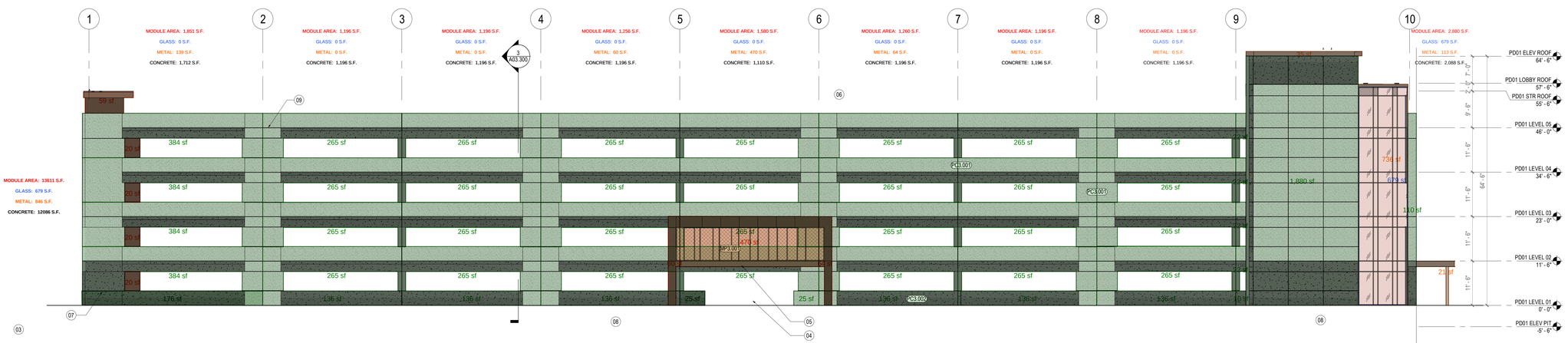
02 PD01 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



03 PD01 EAST ELEVATION

SCALE: 3/32" = 1'-0"



04 PD01 WEST ELEVATION

SCALE: 3/32" = 1'-0"

SHEET NOTES

03 GRIND SMOOTH ALL WELDS
04 PARKING EQUIPMENT
05 PARKING SIGNAGE
06 PRECAST CONCRETE COLUMNS WITH PAINTED CP.002 FINISH, SEE STRUCTURAL
07 PRECAST STAIRS, REFER TO MTP DETAILS
08 FORMED METAL PANELS WITH PERIMETER METAL CHANNEL FINISHED TO MATCH
09 1" REVEAL IN PRECAST, TYP
10 ROOF DRAIN, SEE ARCHITECTURAL ROOF PLAN

GENERAL NOTES

LEGEND

GL3.001 08 80 00 MONOLITHIC GLAZING UNIT - CLEAR

PC3.001 03 45 00 ARCHITECTURAL PRECAST CONCRETE WITH SANDBLASTED FINISH

PC3.002 03 45 00 ARCHITECTURAL PRECAST CONCRETE WITH PAINTED FINISH

PC3.003 03 41 00 STRUCTURAL PRECAST CONCRETE WITH PAINTED FINISH

MP3.001 10 82 00 EXPANDED METAL MESH - FLUOROPOLYMER PAINT FINISH, COLOR AS SELECTED BY ARCHITECT

MP3.002 10 82 00 ARCHITECTURAL GRILL, KYNAR FINSH, COLOR AS SELECTED BY ARCHITECT

MP3.003 07 42 13.23 ALUMINUM COMPOSITE METAL PANEL, COLOR AS SELECTED BY ARCHITECT

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
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United States

Tel 214.273.1500
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KEY PLAN

△	Date	Description
	06.04.2020	DESIGN DEVELOPMENT

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - PARKING DECK 01, ZONE 01

Project Number
27.7568.000

Description
BUILDING ELEVATIONS

Scale
As indicated

ID	VOLUME	SHEET
PD01-Z01	V1	A03.200

City of Bentonville Project No. XXXXXXXXXX

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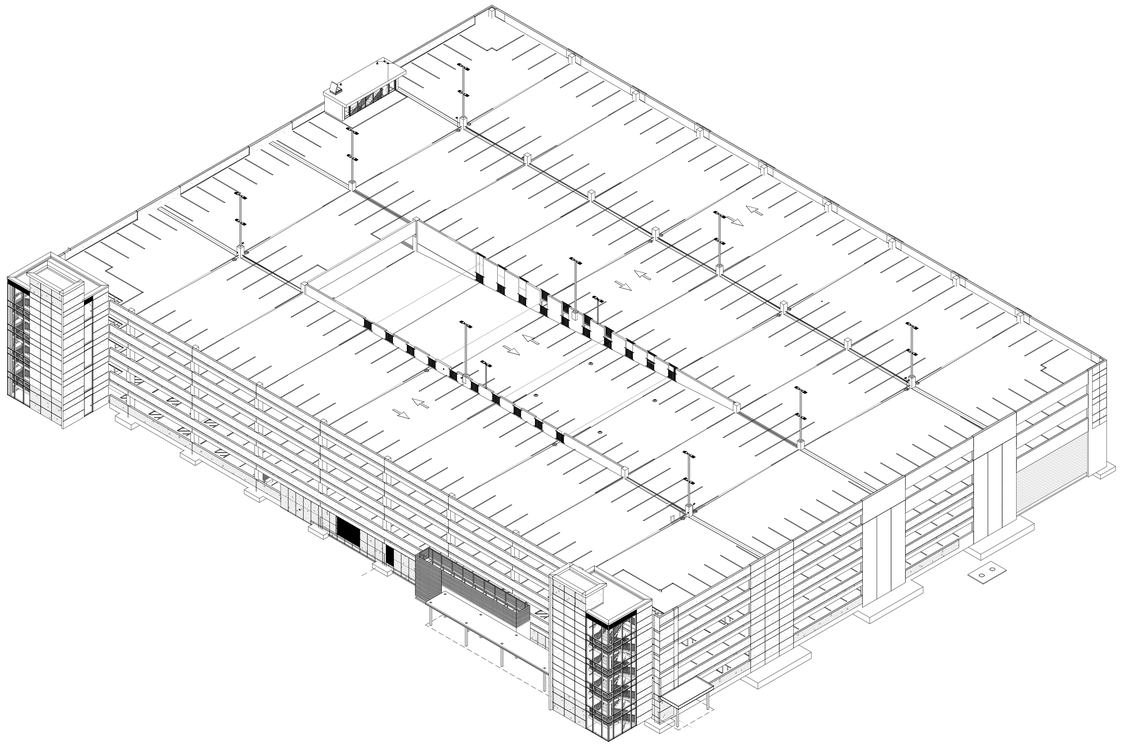
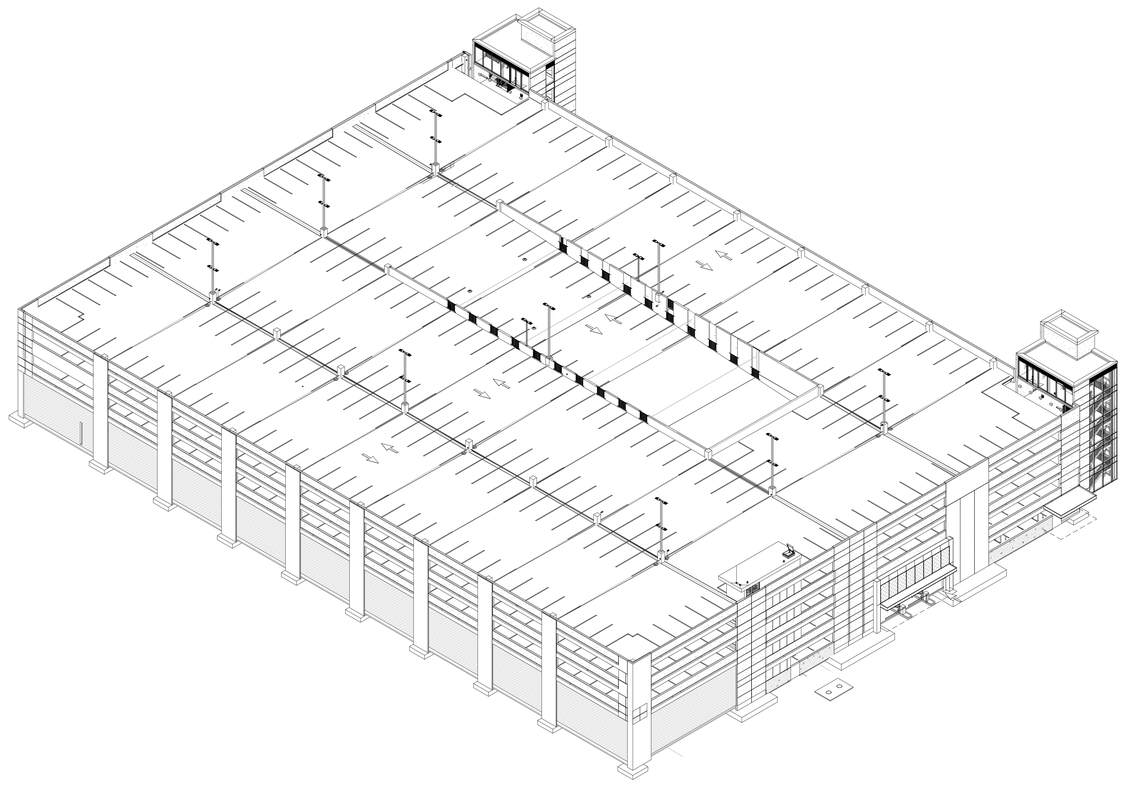


3D VIEW - NORTHWEST AXON
SCALE:
REF: /
02



3D VIEW - SOUTHEAST AXON
SCALE:
REF: /
04

SHEET NOTES

GENERAL NOTES

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Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

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Fax 214.273.1505

KEY PLAN

△	Date	Description

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - PARKING DECK 02, ZONE 01

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
PD02-Z01	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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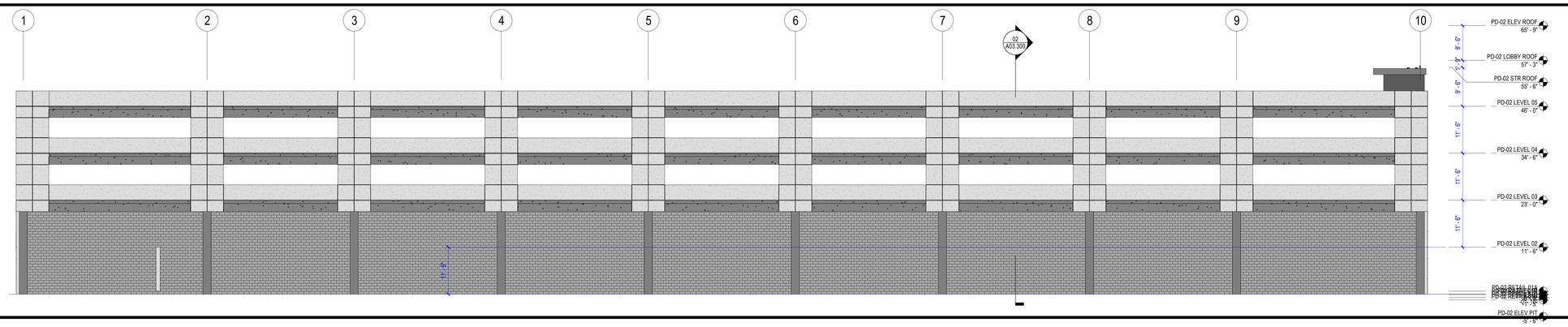
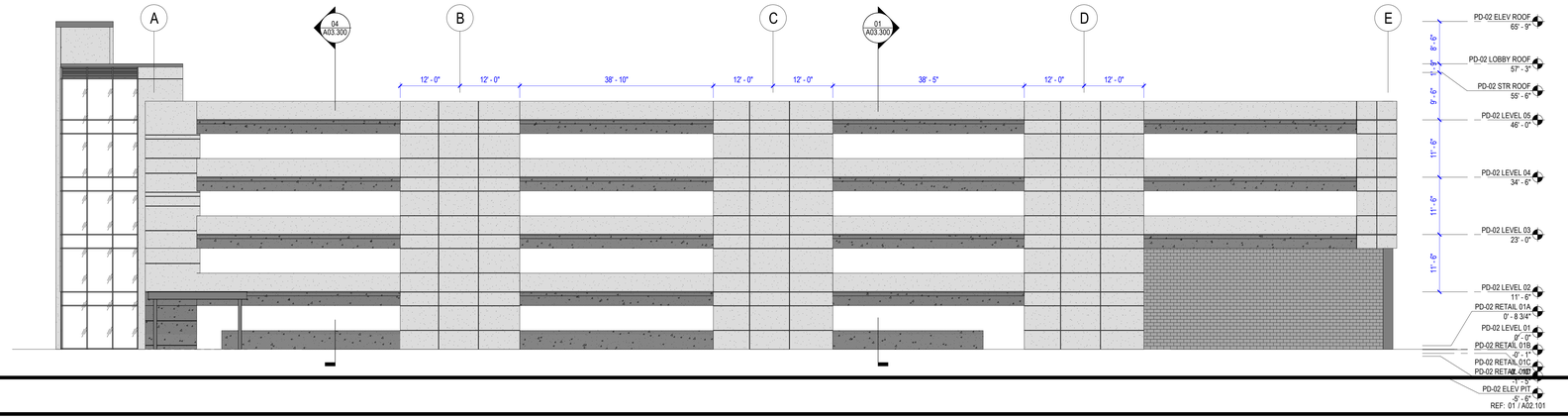


PD02 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

01



PD02 WEST ELEVATION

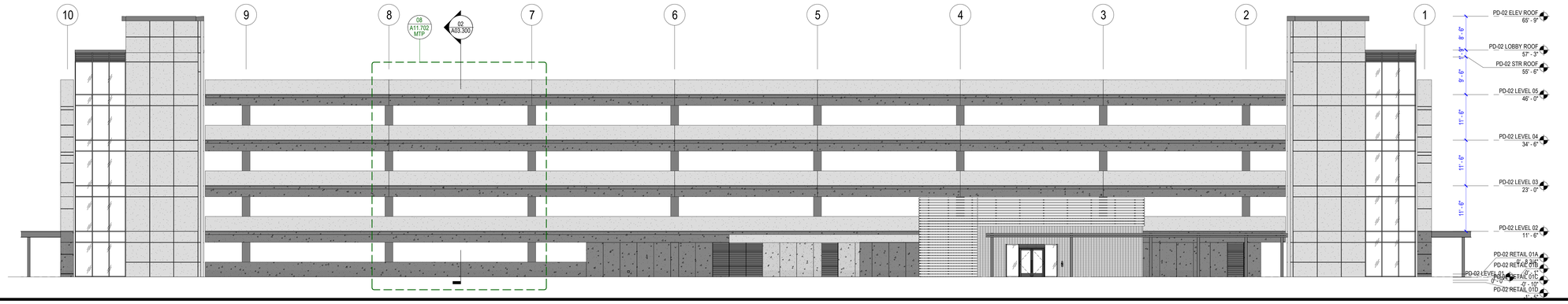
SCALE: 3/32" = 1'-0"

02

PD02 EAST ELEVATION

SCALE: 3/32" = 1'-0"

03



PD02 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

04

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET MTP-V1-A11.030 FOR GENERAL NOTES
B. REFER TO SHEET MTP-PD-A11.950 FOR ELEVATOR DETAILS
C. REFER TO SHEET MTP-PD-A11.910 FOR PRECAST STAIR DETAILS
D. REFER TO SHEET MTP-V1-A00.400 AND MTP-V1-A00.401 FOR PARTITION TYPES AND DETAILS

LEGEND

- GL3.001 — 08 80 00 — MONOLITHIC GLAZING UNIT - CLEAR
- PC3.001 — 03 41 00 — STRUCTURAL ARCHITECTURAL PRECAST CONCRETE WITH SANDBLASTED FINISH
- PC3.002 — 03 41 00 — STRUCTURAL ARCHITECTURAL PRECAST CONCRETE WITH PAINTED FINISH
- PC3.003 — 03 41 00 — STRUCTURAL PRECAST CONCRETE WITH PAINTED FINISH
- MP3.001 — 10 82 00 — EXPANDED METAL MESH - FLUOROPOLYMER PAINT FINISH, COLOR AS SELECTED BY ARCHITECT
- MP3.003 — 07 42 13.23 — ALUMINUM COMPOSITE METAL PANEL, COLOR AS SELECTED BY ARCHITECT
- LV3.001 — 08 91 00 — STORM RESISTANT FIXED HORIZONTAL LOUVER, RSH - 5700 COLOR AS SELECTED BY ARCHITECT

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

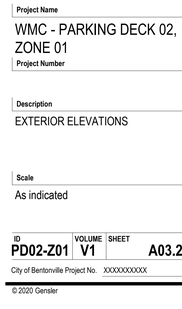
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN



△	Date	Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

WMC - PARKING DECK 02, ZONE 01

Project Number

Description

EXTERIOR ELEVATIONS

Scale

As indicated

ID	VOLUME	SHEET
PD02-Z01	V1	A03.200

City of Bentonville Project No. XXXXXXXXX

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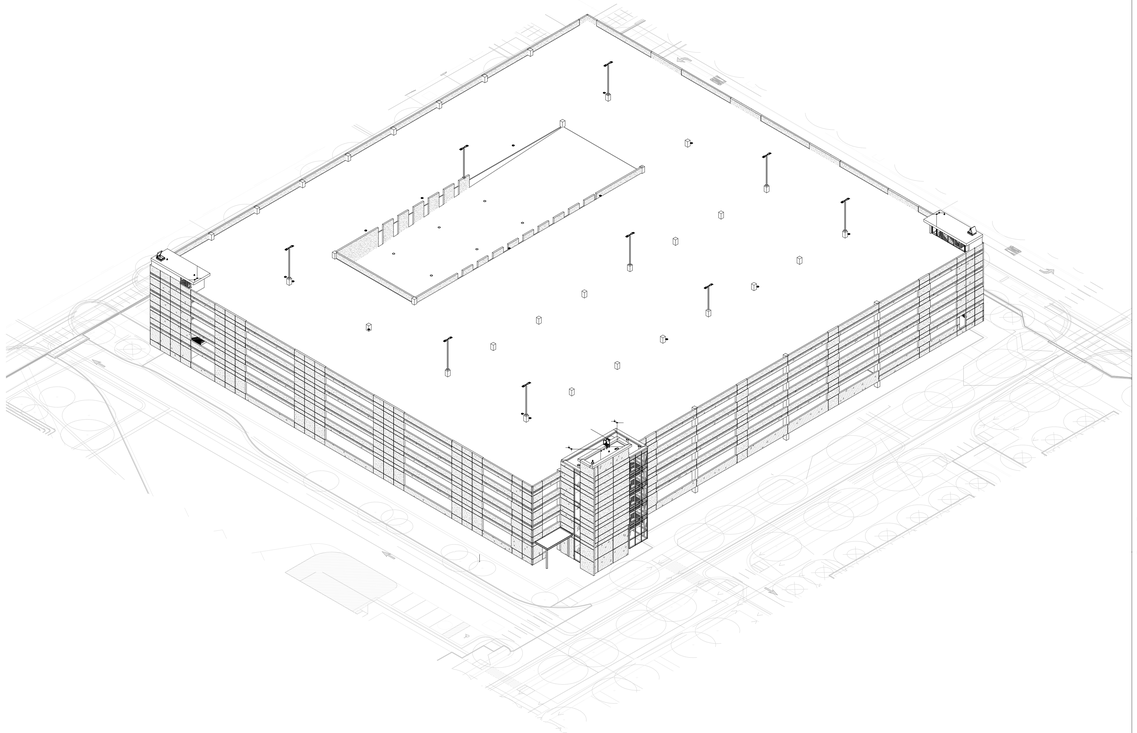
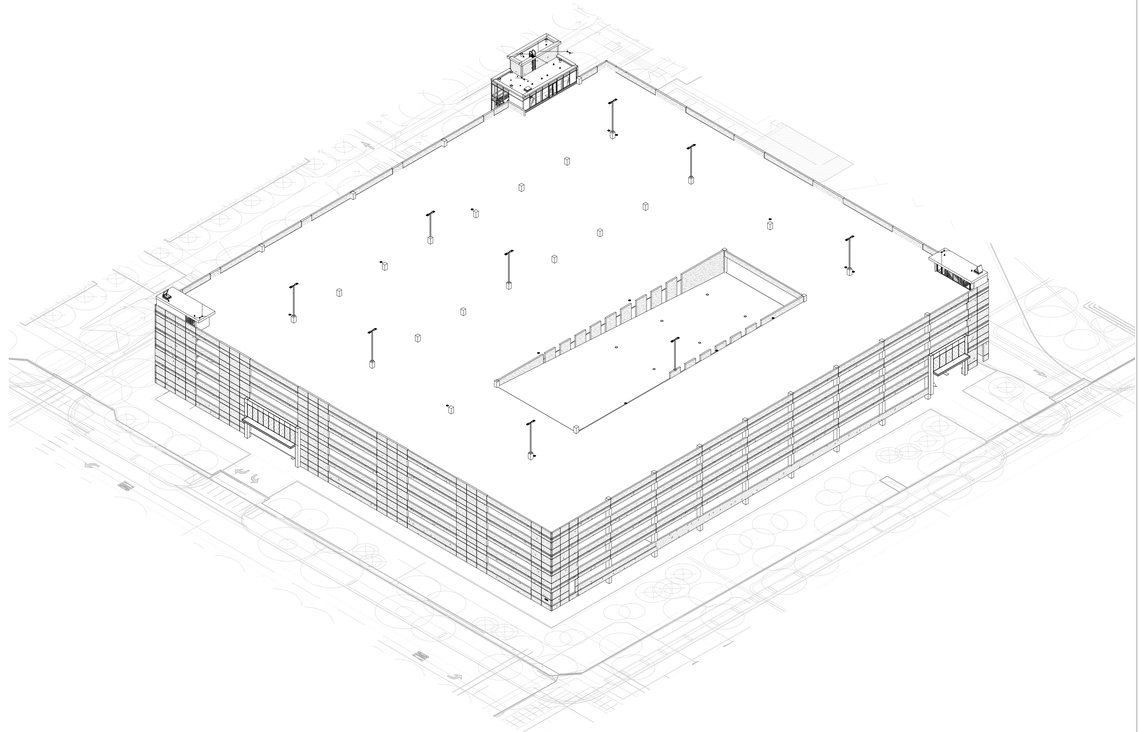


3D VIEW - SOUTH WEST AXON

SCALE:

REF: /

01



3D VIEW - NORTH EAST AXON

SCALE:

REF: /

02

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET MTP-V1-A11.030 FOR GENERAL NOTES
B. REFER TO SHEET MTP-PD-A11.950 FOR ELEVATOR DETAILS
C. REFER TO SHEET MTP-PD-A11.910 FOR PRECAST STAIR DETAILS

NOTE: EVERY SHEET NOTE MAY NOT APPEAR ON THIS PAGE

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
06.04.2020	DESIGN DEVELOPMENT
08.13.2020	ISSUE FOR PRICING

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - PARKING DECK 03, ZONE 01

Project Number

27.7568.000

Description

BUILDING AXONOMETRIC VIEWS

Scale

1/2" = 1'-0"

ID	VOLUME	SHEET
PD03-Z01	V1	A03.100

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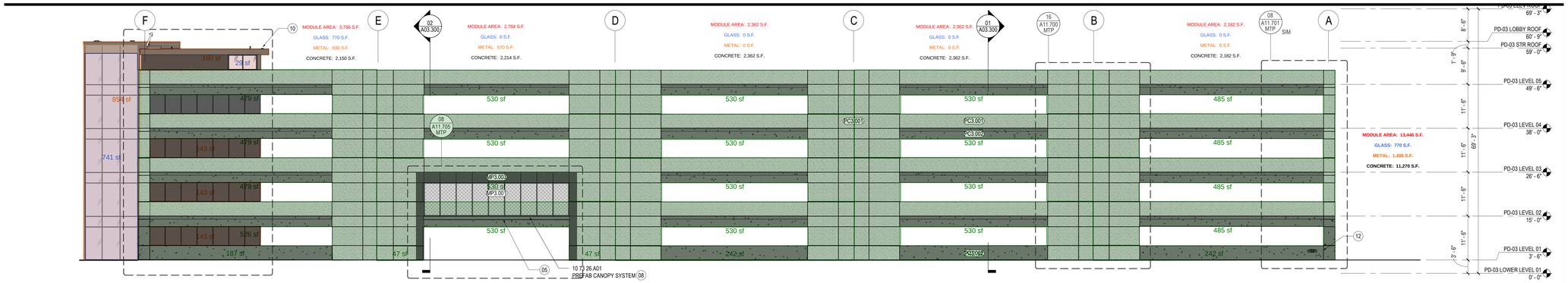
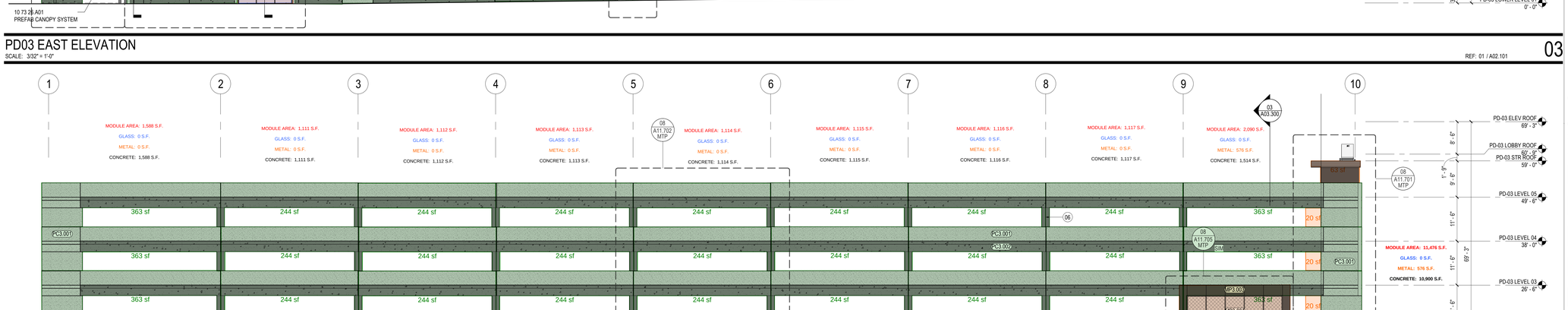


PD03 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

01

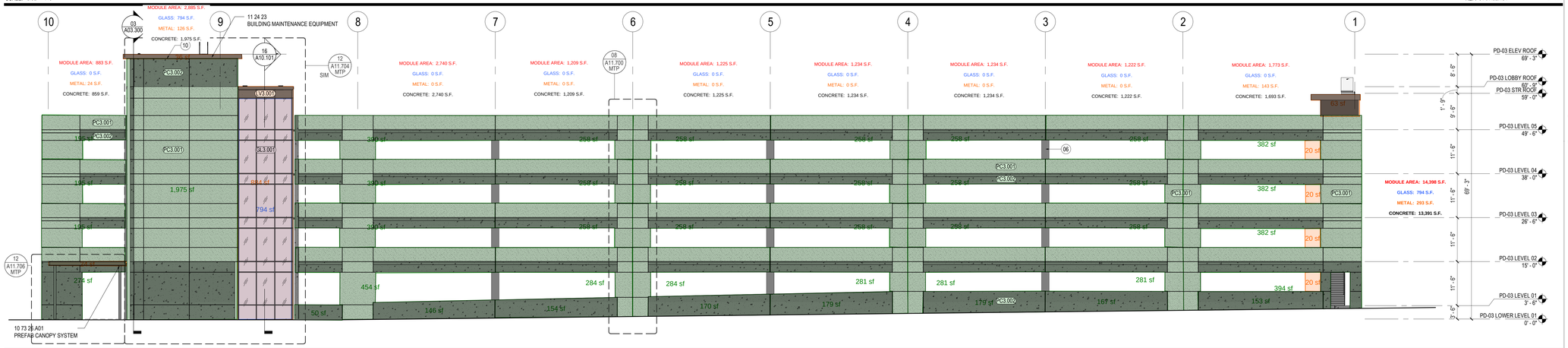


PD03 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

02



PD03 EAST ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

03

PD03 WEST ELEVATION

SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

04

SHEET NOTES

05 PARKING SIGNAGE
06 PRECAST CONCRETE COLUMNS WITH PAINTED CP.002 FINISH. SEE STRUCTURAL
07 PRECAST STAIRS, REFER TO MTP DETAILS
08 FORMED METAL PANELS WITH PERIMETER METAL CHANNEL, CHANNEL FINISHED TO MATCH METAL PANELS
10 ROOF DRAIN, SEE ARCHITECTURAL ROOF PLAN
12 FIRE DEPARTMENT CONNECTION RE; MTP 08A11.720

GENERAL NOTES

A. REFER TO SHEET MTP-V1-A11.030 FOR GENERAL NOTES
B. REFER TO SHEET MTP-PD-A11.950 FOR ELEVATOR DETAILS
C. REFER TO SHEET MTP-PD-A11.910 FOR PRECAST STAIR DETAILS
D. REFER TO SHEET MTP-V1-A00.400 AND MTP-V1-A00.401 FOR PARTITION TYPES AND DETAILS

LEGEND

GL3.001 08 80 00 MONOLITHIC GLAZING UNIT - CLEAR

PC3.001 03 41 00 STRUCTURAL ARCHITECTURAL PRECAST CONCRETE WITH SANDBLASTED FINISH

PC3.002 03 41 00 STRUCTURAL ARCHITECTURAL PRECAST CONCRETE WITH PAINTED FINISH

PC3.003 03 41 00 STRUCTURAL PRECAST CONCRETE WITH PAINTED FINISH

MP3.001 10 82 00 EXPANDED METAL MESH - FLUOROPOLYMER PAINT FINISH, COLOR AS SELECTED BY ARCHITECT

MP3.003 07 42 13.23 ALUMINUM COMPOSITE METAL PANEL, COLOR AS SELECTED BY ARCHITECT

LV3.001 08 91 00 STORM RESISTANT FIXED HORIZONTAL LOUVER, RSH - 5700 COLOR AS SELECTED BY ARCHITECT

NOTE: EVERY SHEET NOTE MAY NOT APPEAR ON THIS PAGE

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

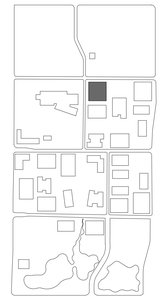
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN



Date	Description
06.04.2020	DESIGN DEVELOPMENT
08.13.2020	ISSUE FOR PRICING

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - PARKING DECK 03, ZONE 01

Project Number
27.7568.000

Description
EXTERIOR ELEVATIONS

Scale
As indicated

ID	VOLUME	SHEET
PD03-Z01	V1	A03.200

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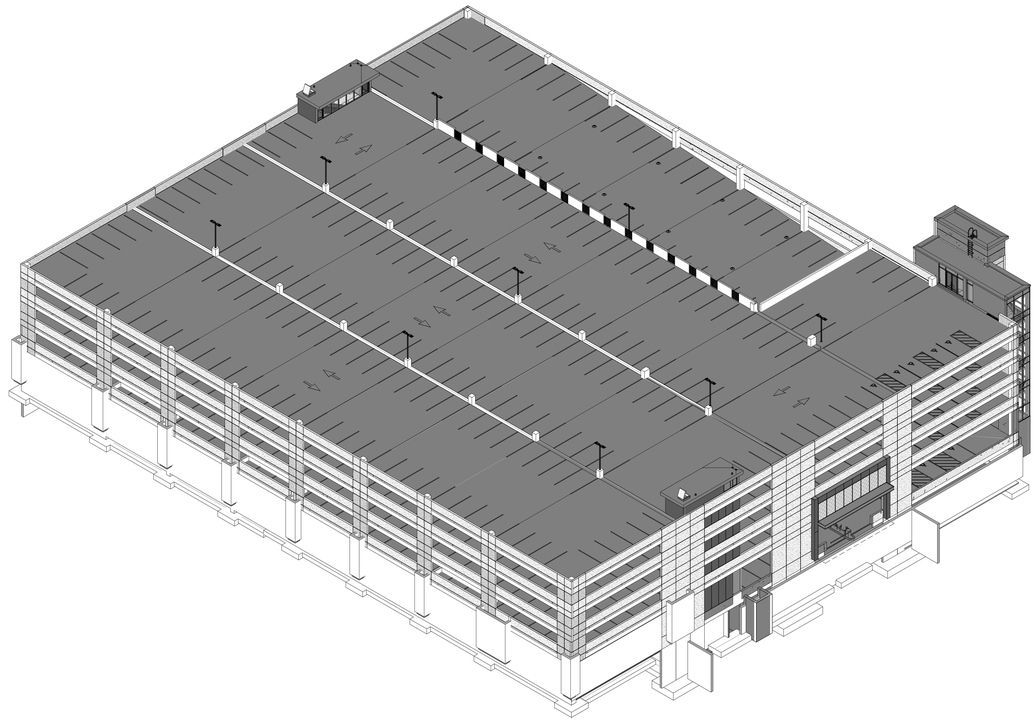
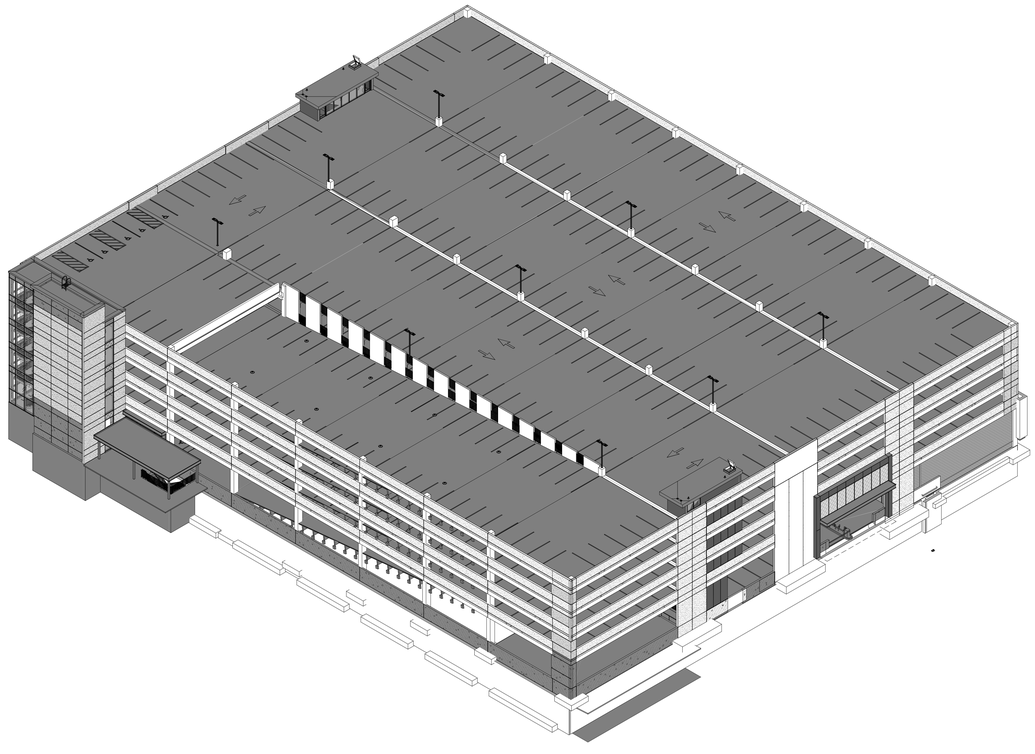


3D VIEW - NORTHWEST AXON

SCALE:

REF: /

01



3D VIEW - SOUTHEAST AXON

SCALE:

REF: /

02

SHEET NOTES

GENERAL NOTES

LEGEND

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - PARKING DECK 04, ZONE 03

Project Number

27.7568.000

Description

BUILDING AXONOMETRIC VIEW

Scale

ID	VOLUME	SHEET
PD04-Z03	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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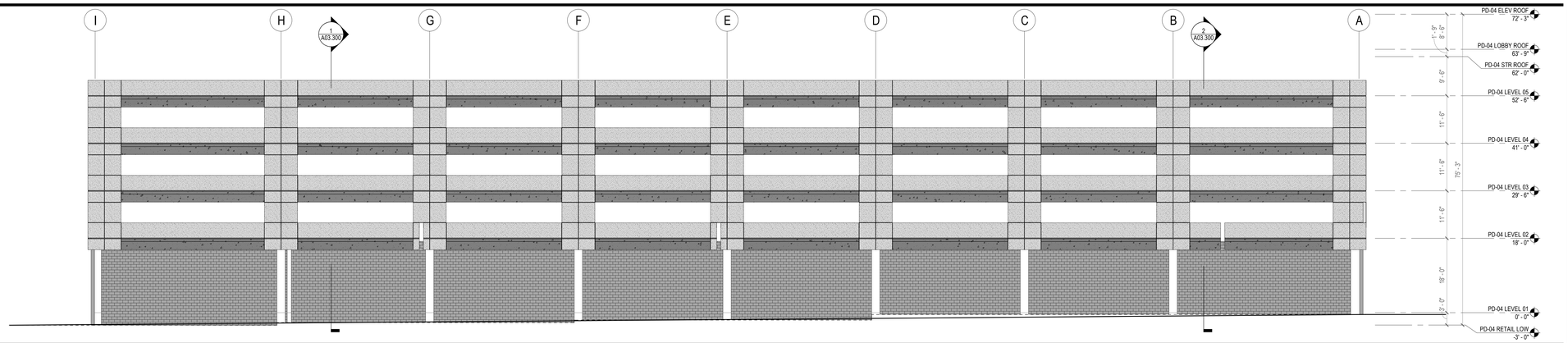
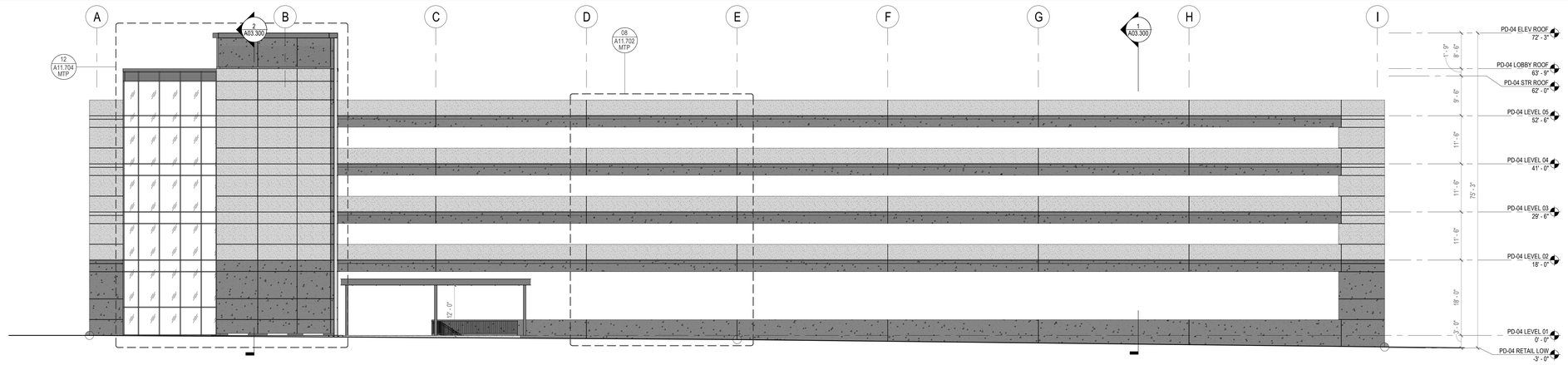
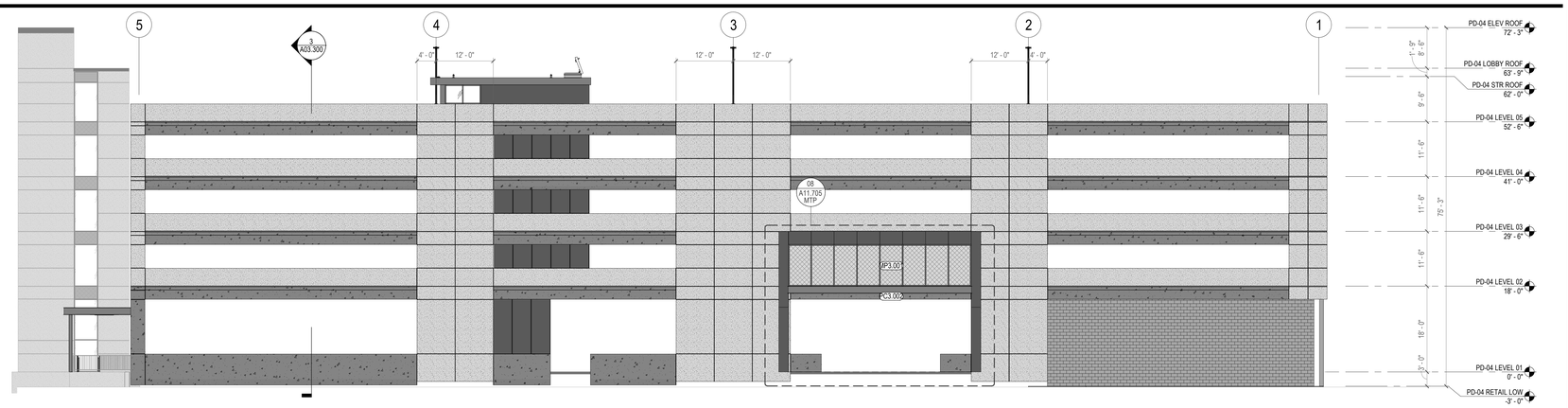


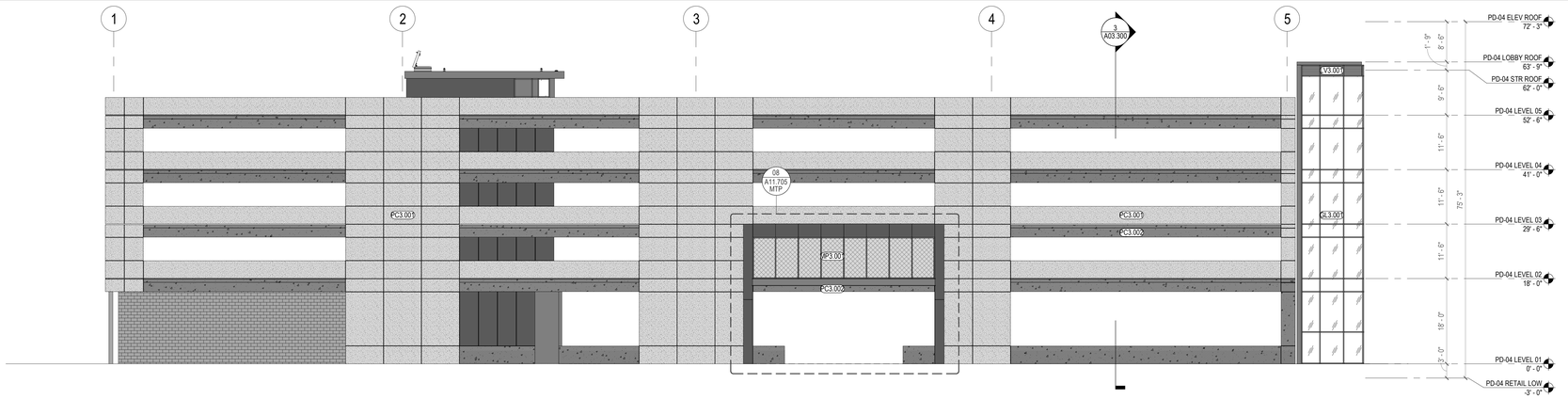
01 PD04 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



02 PD04 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



03 PD04 EAST ELEVATION
SCALE: 3/32" = 1'-0"



04 PD04 WEST ELEVATION
SCALE: 3/32" = 1'-0"

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET MTP-V1-A11.030 FOR GENERAL NOTES
B. REFER TO SHEET MTP-PD-A11.950 FOR ELEVATOR DETAILS
C. REFER TO SHEET MTP-PD-A11.910 FOR PRECAST STAIR DETAILS
D. REFER TO SHEET MTP-V1-A00.400 AND MTP-V1-A00.401 FOR PARTITION TYPES AND DETAILS

LEGEND

GL3.001	08 80 00	MONOLITHIC GLAZING UNIT - CLEAR
PC3.001	03 41 00	STRUCTURAL ARCHITECTURAL PRECAST CONCRETE WITH SANDBLASTED FINISH
PC3.002	03 41 00	STRUCTURAL ARCHITECTURAL PRECAST CONCRETE WITH PAINTED FINISH
PC3.003	03 41 00	STRUCTURAL PRECAST CONCRETE WITH PAINTED FINISH
MP3.001	10 82 00	EXPANDED METAL MESH - FLUOROPOLYMER PAINT FINISH, COLOR AS SELECTED BY ARCHITECT
MP3.003	07 42 13.23	ALUMINUM COMPOSITE METAL PANEL, COLOR AS SELECTED BY ARCHITECT
LV3.001	08 91 00	STORM RESISTANT FIXED HORIZONTAL LOUVER, RSH - 5700 COLOR AS SELECTED BY ARCHITECT

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - PARKING DECK 04, ZONE 03

Project Number
27.7568.000

Description
BUILDING ELEVATIONS

Scale
As indicated

ID	VOLUME	SHEET
PD04-Z03	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

© 2020 Gensler

BIM 360://027 7568.000 - HEQWMC - PD04-03_GEN_A Base Building_027756800.rvt
9/14/2020 9:40:33 AM

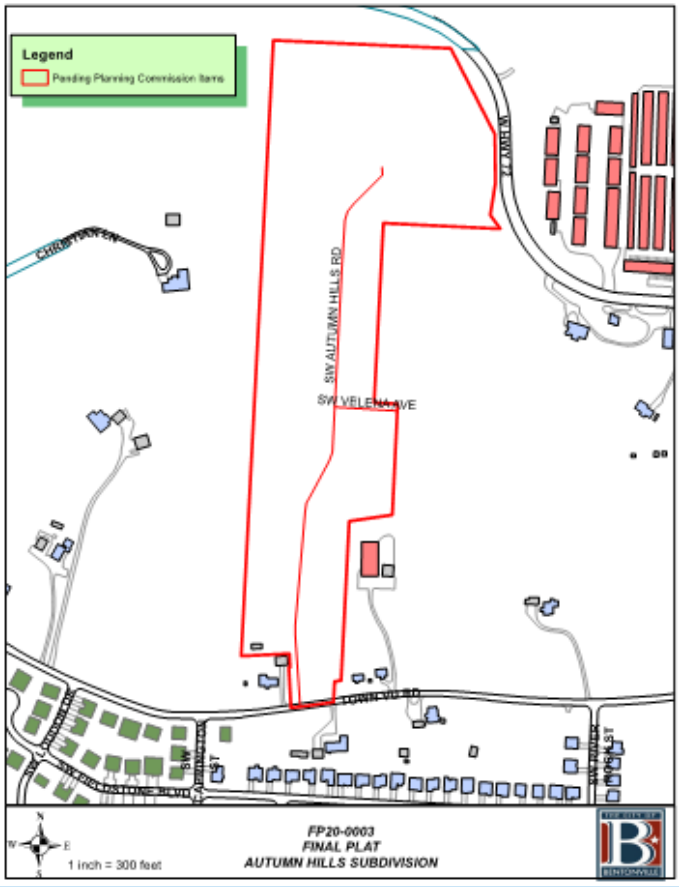
Autumn Hills Subdivision

SW Autumn Hills Road & Town Vu Road
PC Date: 10/20/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	FP20-0003
Applicant / Current Owner	Calcon Inc. 10636 Hwy 72 w Bentonville, AR 72712-9017 Phone: 479-273-5558
Site Area	+/- 29.10 Acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located north of Town Vu Road and South of Hwy 72 on newly constructed SW Autumn Hills Road. The approximately 29-acre tract of land is zoned R-1, Single Family Residential with a Future Land Use Plan designation of RE, Residential Estate.

Project Details

The final plat consists of 54 total lots, fifty (50) of which are buildable single-family lots with an average lot size of 0.30 acres or approximately 12,800 square feet. The four remaining lots contain private alleys, a storm-water detention pond, and a public lift station that was constructed with the subdivion. The plat dedicates 50-foot public street rights-of-ways for two newly constructed public streets named SW Autumn Hills Road and SW Velena Avenue. Various public utility easements are also being dedicated with the plat to serve the subdivision.

All non-bondable items and guarantees of improvements must be completed and a final inspection performed and approved prior to final plat approval.

Waivers

There are no waivers requested with this final plat.

Analysis and Recommendation

The plat does meet the minimum requirements of the subdivision regulations therefore staff recommends approval.

Standard Conditions of Approval

1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.
3. The plat shall not be filed until a final inspection has been completed and all non-bondable items accepted.

NOTES

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

AUTUMN HILLS - FINAL PLAT - SHEET 1/6

STATE RECORDING NUMBER:
500-20N-31W-0-34-400-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 26TH DAY OF AUGUST, 2020.

REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP

VICINITY MAP NOT TO SCALE

NOTES:
1) THERE ARE NO EXISTING WETLANDS ON THIS SITE.
2) ALL UTILITIES HAVE BEEN FIELD-LOCATED.
3) LOT 1 SHALL BE DEDICATED AS A DRAINAGE EASEMENT.
4) LOTS 52, 53, & 54 SHALL BE DEDICATED AS RECREATION EASEMENTS.
5) SIDEWALK CONSTRUCTION AND REQUIRED ADA RAMPS WITH TRUNCATED DOMES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER AT THE TIME OF BUILDING AND SHALL BE INSTALLED PER CITY SPECIFICATIONS.
6) EACH HOME BUILDER IS REQUIRED TO PLANT ONE SHADE TREE IN EACH YARD ADJACENT TO ROADWAY AND 1 SHADE TREE PLANTED IN EACH RIGHT-OF-WAY ADJACENT TO ROADWAY.
7) HOMEBUILDERS ARE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TO DRAINAGE EASEMENTS OR THE PUBLIC RIGHT-OF-WAY.
8) MAINTENANCE OF DETENTION PONDS, DRAINAGE STRUCTURES, AND ALL RECREATION AREAS ARE RESPONSIBILITY OF PROPERTY OWNERS' ASSOCIATION.
9) THERE SHALL BE NO FENCES OR ANY OTHER STRUCTURES BUILT WITHIN ANY DRAINAGE EASEMENTS.
10) END OF STREET SIGNS CONFORMING TO MUTCD STANDARDS ARE REQUIRED AT LOCATION OF ROAD TERMINATION.
11) THE PROPERTY SURVEYED LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.
12) HOUSES ON LOTS 15-35 TO BE EQUIPPED WITH A NFPA 13D FIRE SUPPRESSION SYSTEM DUE TO ONLY ONE ENTRANCE.
13) POND ON LOTS 48 & 49 TO BE FILLED IN BY HOME BUILDER.

SURVEY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING AXLE MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S87°25'34"E 655.74' TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY OF HIGHWAY #72 WEST, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S27°09'45"E 357.06', S00°55'57"E 179.70', S09°13'22"W 119.14', S35°40'31"E 63.48', THENCE LEAVING SAID RIGHT-OF-WAY N87°12'57"W 432.98' TO AN EXISTING REBAR, THENCE S02°55'14"W 663.86' TO AN EXISTING RAIL SPIKE, THENCE S87°27'36"E 87.34', THENCE S02°54'46"W 410.56', THENCE S81°47'06"W 160.00', THENCE S02°54'46"W 589.50', THENCE S81°47'06"W 24.46', THENCE S02°54'46"W 76.00', THENCE S81°57'38"W 124.12', THENCE S83°57'46"W 34.53', THENCE N03°08'50"W 149.73' TO AN EXISTING REBAR, THENCE N86°51'57"E 4.94' TO AN EXISTING REBAR, THENCE N03°08'31"W 50.25' TO AN EXISTING REBAR, THENCE S86°55'50"W 178.04' TO AN EXISTING REBAR, THENCE N02°58'54"E 2276.49' TO THE POINT OF BEGINNING, CONTAINING 29.10 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN TOWN VU ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

OWNER / DEVELOPER:
CALCON INC
10636 HWY 72 W
BENTONVILLE AR 72712-9017
PHONE: 479-273-5558

SURVEYOR / ENGINEER:
BATES & ASSOCIATES, INC
7230 S. PLEASANT RIDGE DRIVE
FAYETTEVILLE, AR 72704
PHONE: 479-442-9350
COA #1335

LAST SITE VISIT:
AUGUST 26, 2020

ORIGINAL PARCEL NUMBERS:
01-00942-525, 01-00942-510, & 01-00942-500

PROPERTY ZONED:
R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED USE:
SINGLE-FAMILY SUBDIVISION

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

*WHERE A UTILITY EASEMENT EXTENDS BEYOND THE REQUIRED SETBACK, THE EDGE OF THE UTILITY EASEMENT SHALL BE THE SETBACK.

GARAGE SETBACK STANDARDS:
STREET-FACING: 30' FROM THE PROPERTY LINE THE GARAGE FACES
SIDE- OR REAR-LOADING: 20' FROM THE FRONT PROPERTY LINE

MAXIMUM BUILDING HEIGHT:
36 FEET

MAXIMUM LOT COVERAGE:
INTERIOR LOT: 40%
EXTERIOR LOT: 45%

TOTAL ACREAGE :
29.10 ACRES +/- BEFORE R/W DEDICATION
26.15 ACRES +/- AFTER R/W DEDICATION

TOTAL NUMBER OF LOTS:
50 SINGLE-FAMILY RESIDENTIAL
1 DRAINAGE FACILITY
3 RECREATION

DENSITY:
0.52 UNITS PER ACRE

FLOOD CERTIFICATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 34°11'52" W	32.04'
L2	S 55°48'08" E	52.07'
L3	S 63°08'52" E	71.94'
L4	S 35°40'31" E	63.48'
L5	S 81°47'06" W	24.46'
L6	N 86°51'57" E	4.94'
L7	N 03°08'31" W	50.25'
L8	N 00°22'22" E	33.42'
L9	S 83°57'46" W	34.53'
L10	S 02°54'46" W	76.00'
L13	N 84°08'42" E	9.94'
L14	N 02°55'14" E	50.00'
L15	N 87°53'45" E	5.33'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2000.00'	278.91'	278.69'	N 00°51'11" E	7°59'25"
C2	150.00'	62.39'	61.95'	N 16°45'53" E	23°49'58"
C3	150.00'	67.44'	66.87'	N 15°48'03" E	25°45'38"
C4	150.00'	120.11'	116.93'	N 25°51'36" E	45°52'43"
C5	20.00'	33.13'	29.47'	N 50°35'26" W	94°53'51"
C6	1975.00'	36.71'	36.71'	N 02°36'34" W	1°03'54"
C7	1975.00'	97.87'	97.86'	N 00°39'27" W	2°50'21"
C8	1975.00'	80.11'	80.10'	N 01°55'27" E	2°19'26"
C9	1975.00'	60.74'	60.74'	N 03°58'02" E	1°45'44"
C10	125.00'	52.00'	51.62'	N 16°45'53" E	23°49'58"
C11	175.00'	39.34'	39.26'	N 22°14'27" E	12°52'49"
C12	175.00'	39.34'	39.26'	N 09°21'39" E	12°52'49"
C13	15.00'	23.56'	21.21'	N 47°55'14" E	90°00'00"
C14	15.00'	23.56'	21.21'	N 42°04'46" W	90°00'00"
C15	125.00'	32.66'	32.57'	N 10°24'22" E	14°58'16"
C16	125.00'	67.43'	66.61'	N 33°20'44" E	30°54'27"
C17	18.50'	5.79'	5.77'	N 57°46'06" E	17°56'18"
C18	53.50'	48.13'	46.52'	N 40°57'56" E	51°32'37"
C19	53.50'	33.69'	33.13'	N 02°50'38" W	36°04'31"
C20	53.50'	41.82'	40.77'	N 43°16'38" W	44°47'29"
C21	53.50'	35.94'	35.27'	N 84°55'02" W	38°29'20"
C22	53.50'	50.24'	48.42'	S 48°56'05" W	53°48'25"
C23	53.50'	45.14'	43.81'	S 02°08'25" E	48°20'36"
C24	18.50'	24.25'	22.55'	S 11°14'37" W	75°06'40"
C25	175.00'	28.68'	28.65'	S 44°06'14" W	9°23'27"
C26	175.00'	76.10'	75.50'	S 26°57'02" W	24°54'57"
C27	175.00'	35.34'	35.28'	S 08°42'24" W	11°34'19"
C28	125.00'	43.33'	43.11'	S 12°51'05" W	19°51'41"
C29	125.00'	12.87'	12.86'	S 25°43'54" W	5°53'56"
C30	175.00'	14.52'	14.52'	S 26°18'14" W	4°45'16"
C31	175.00'	58.27'	58.00'	S 14°23'15" W	19°04'42"
C32	175.00'	0.58'	0.58'	S 04°56'36" W	0°11'25"
C33	2025.00'	18.20'	18.20'	S 04°35'27" W	0°30'54"
C34	2025.00'	75.03'	75.03'	S 03°16'18" W	2°07'23"
C35	2025.00'	74.90'	74.89'	S 01°09'02" W	2°07'09"
C36	2025.00'	77.59'	77.58'	S 01°00'23" E	2°11'43"
C37	2025.00'	36.68'	36.68'	S 02°37'23" E	1°02'16"

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED : _____

NAME & ADDRESS: _____

_____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____
PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:
I, DERRICK THOMAS, 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. _____
STATE OF ARKANSAS

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

FP20-0003

RECORDING NUMBER/DATE

N W E S

LEGEND:
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
BUILDING SETBACK
UTILITY EASEMENT
OVERHEAD POWER LINE
SET 5/8" REBAR/CAP
COMPUTED POINT
BOLT
FOUND 1/2" REBAR
TELEPHONE PEDESTAL
WATER METER
FIRE HYDRANT
SANITARY SEWER MH
POWER POLE
WATER VALVE
LIGHT

Location Map:
R-20-W
34
T-31-N

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

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FOR USE AND BENEFIT OF:
CALCON, INC

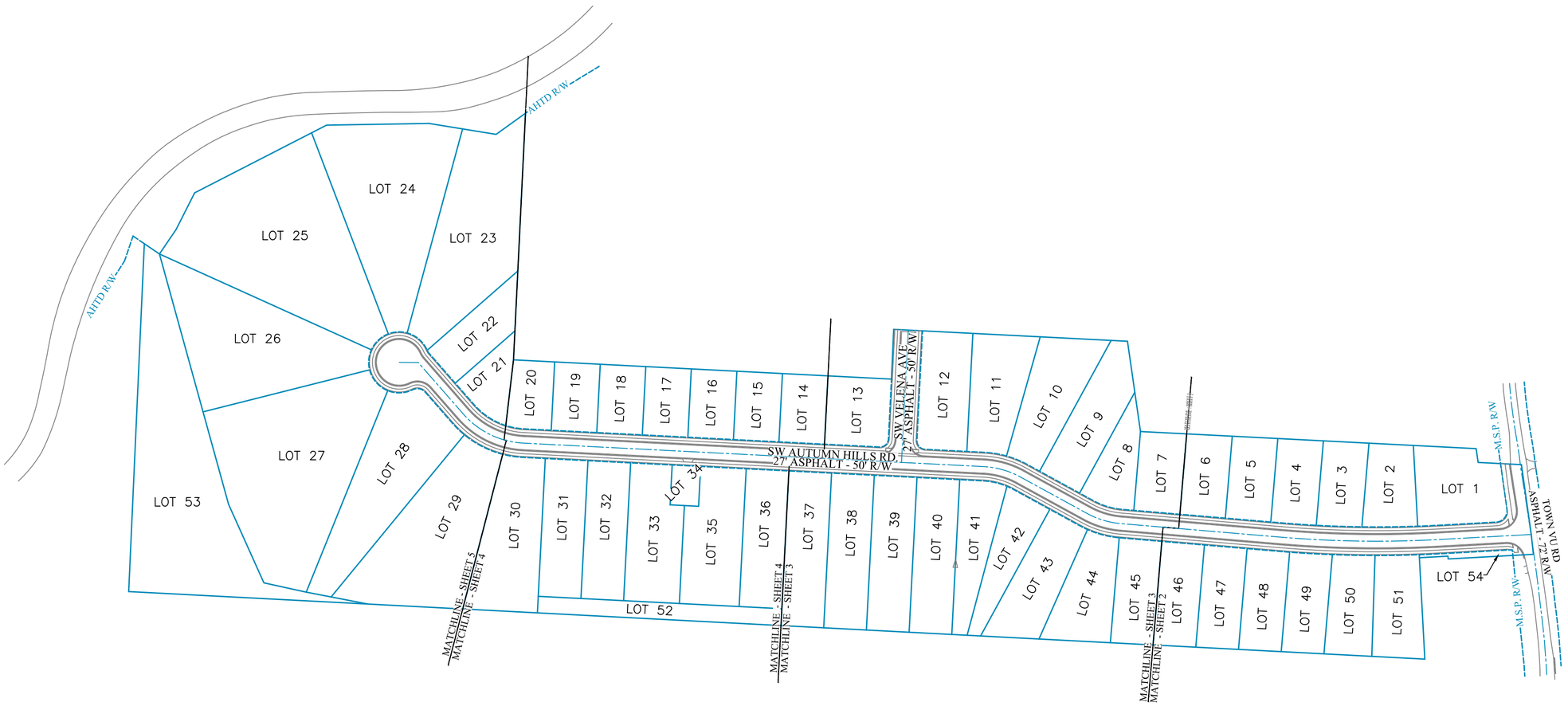
ADDRESS: TOWN VU RD BENTONVILLE, ARKANSAS

LOCATION: SECTION: 34 TOWNSHIP: 20 NORTH RANGE: 31 WEST

DATE: 9/21/2020 | SCALE: 1"=60' | DRAFTED: BW/JY | SURVEYED: JN | REVIEWED: DT | ATLAS PAGE: 400 | COA #1335

DRAWING #16-278 FP 1/6

AUTUMN HILLS - FINAL PLAT - SHEET 2/6



0’ 150’ 300’ 450’

GRAPHIC SCALE (IN FEET)
1 Inch = 150ft.

FP20-0003

RECORDING NUMBER/DATE

LEGEND:

- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- BUILDING SETBACK
- UTILITY EASEMENT
- OVERHEAD POWER LINE
- SET 5/8" REBAR/CAP
- COMPUTED POINT
- BOLT
- FOUND 1/2" REBAR
- TELEPHONE PEDESTAL
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- LIGHT

Location Map:
R-20-W
34
T-31-N

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr.• Fayetteville, Arkansas 72704 • 479.442.9350• Fax 479.521.9350

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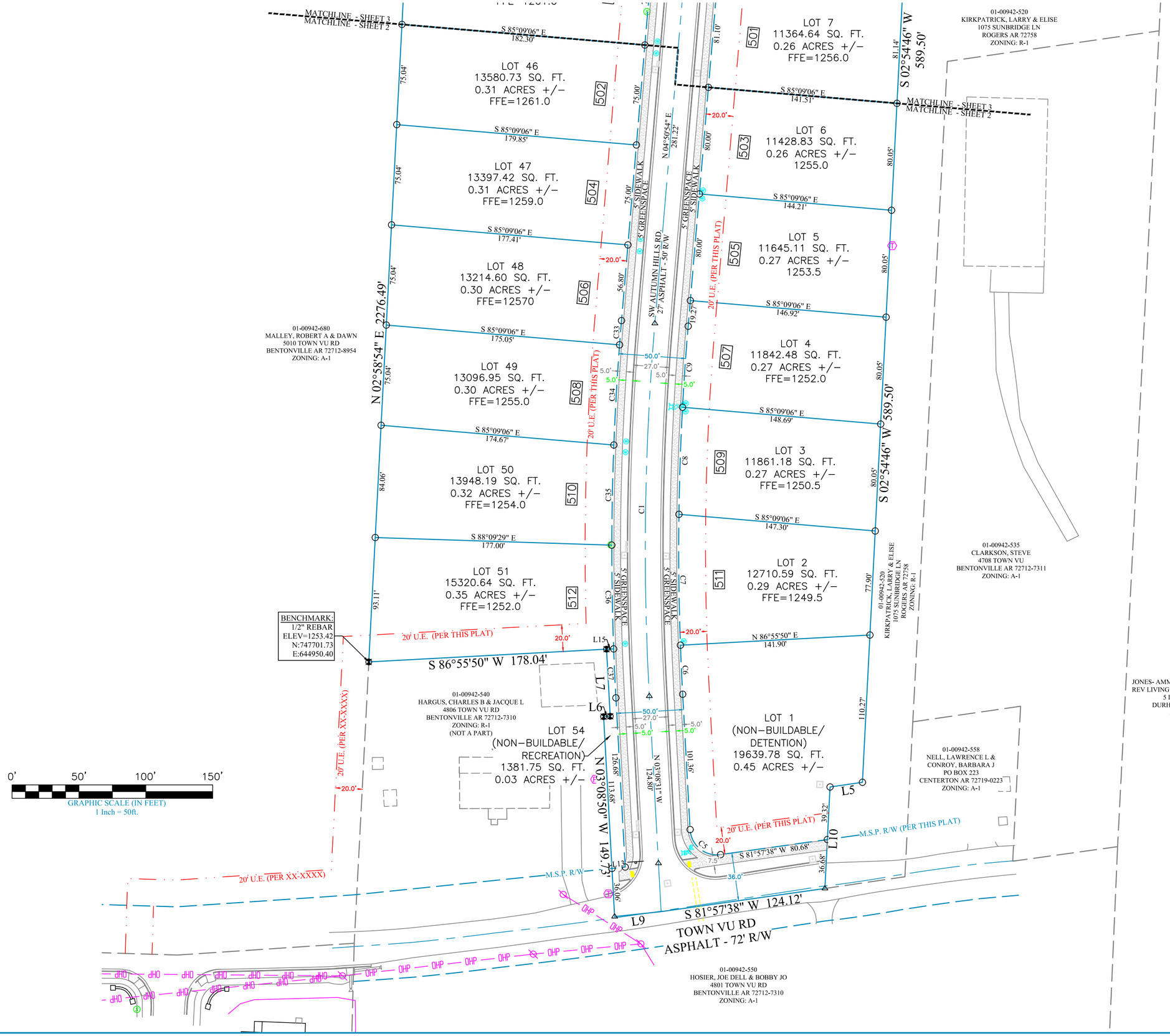
FOR USE AND BENEFIT OF:
CALCON, INC

ADDRESS:
TOWN VU RD
BENTONVILLE, ARKANSAS

DATE: *9/21/2020* SCALE: *1"=150'*
LOCATION:
SECTION: 34
TOWNSHIP: 20 NORTH
RANGE: 31 WEST
SURVEYED: JN DRAFTED: BW/JY
REVIEWED: DT
ATLAS PAGE: 400
COA #335

DRAWING #16-278 FP 2/6

AUTUMN HILLS - FINAL PLAT - SHEET 3/6



RECORDING NUMBER/DATE

LEGEND:

SET 5/8" REBAR/CAP	BOUNDARY LINE (MEASURED)
COMPUTED POINT	BOUNDARY LINE (EXISTING)
BOLT	FORTY LINE/ TIE LINE
FOUND 1/2" REBAR	CENTERLINE OF ROAD
TELEPHONE PEDESTAL	RIGHT-OF-WAY
WATER METER	BUILDING SETBACK
FIRE HYDRANT	UTILITY EASEMENT
SANITARY SEWER	OVERHEAD POWER LINE
POWER POLE	
WATER VALVE	
LIGHT	

Location Map:
R-20-W
34
T-31-N

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7239 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9599 • Fax 479.521.5350

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FOR USE AND BENEFIT OF:
CALCON, INC

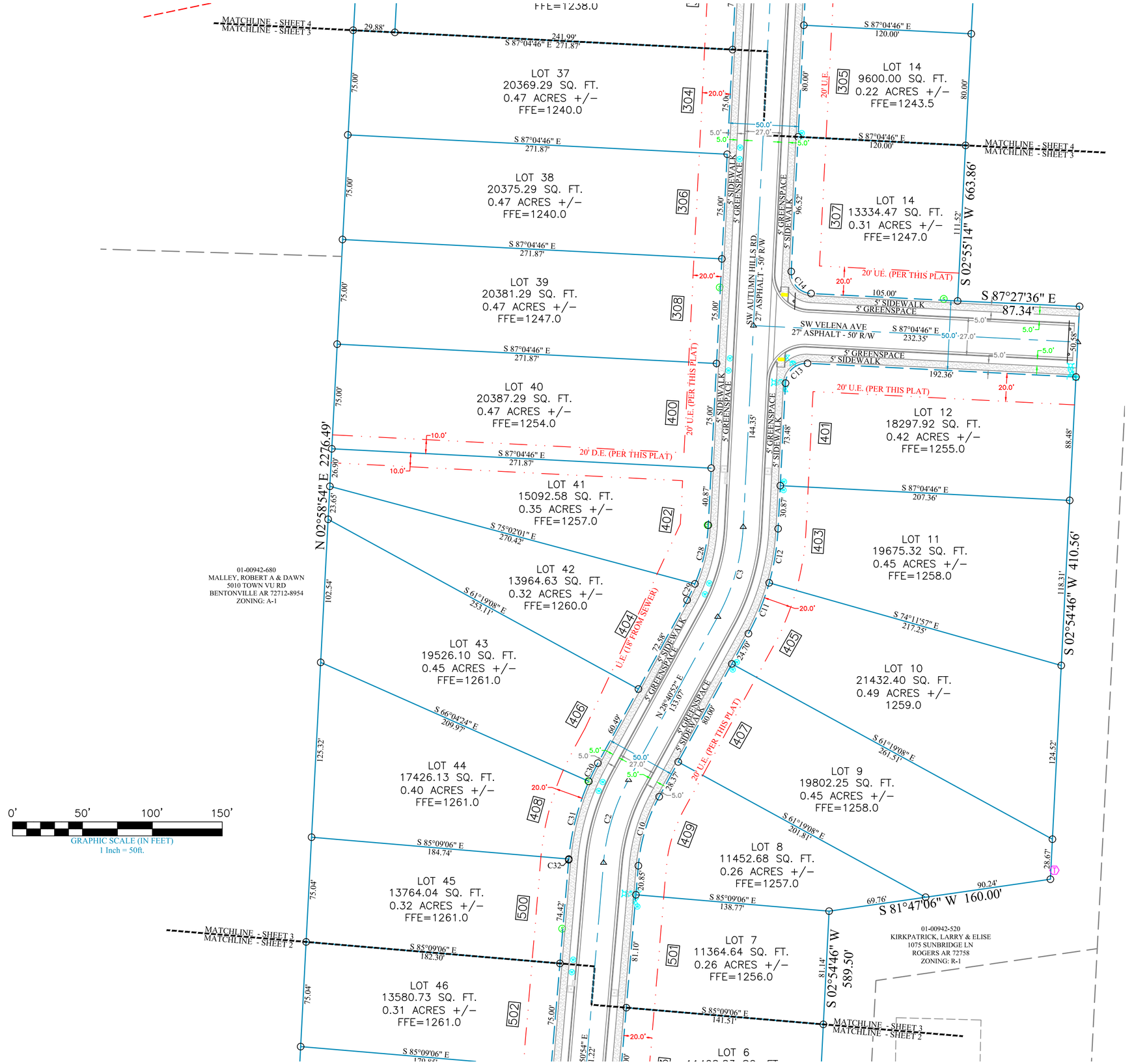
ADDRESS:
TOWN VU RD
BENTONVILLE, ARKANSAS

DATE: 6/21/2020	SCALE: 1"=50'	DRAFTED:	
LOCATION:		SURVEYED:	BW/JY
SECTION: 34		JN	
TOWNSHIP: 20 NORTH		REVIEWED:	DT
RANGE: 31 WEST			
ATLAS PAGE: 400		COA #335	

DRAWING #16-278 FP 3/6

FP20-0003

AUTUMN HILLS - FINAL PLAT - SHEET 4/6



RECORDING NUMBER/DATE

LEGEND:

BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
BUILDING SETBACK
UTILITY EASEMENT
OVERHEAD POWER LINE

SET 5/8" REBAR/CAP
COMPUTED POINT
BOLT
FOUND 1/2" REBAR
TELEPHONE PEDESTAL
WATER METER
FIRE HYDRANT
SANITARY SEWER MH
POWER POLE
WATER VALVE
LIGHT

Location Map:
R-20-W
34
T-31-N

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9599 · Fax 479.521.9350

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FOR USE AND BENEFIT OF:
CALCON, INC

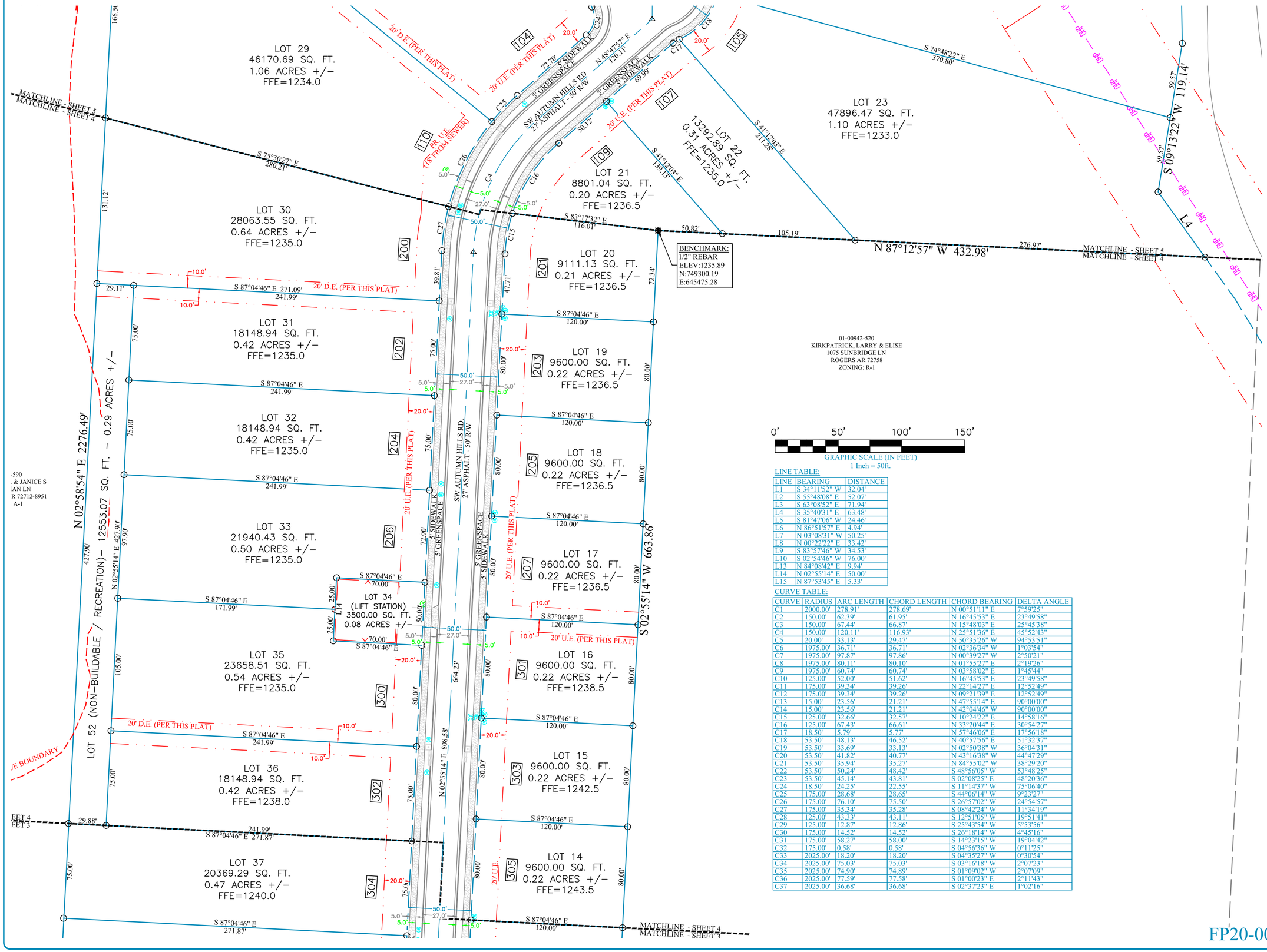
ADDRESS:
TOWN VU RD
BENTONVILLE, ARKANSAS

DATE: 9/21/2020 | SCALE: 1"=50'
LOCATION: SECTION: 34 TOWNSHIP: 20 NORTH RANGE: 31 WEST
SURVEYED: JN | DRAFTED: BW/JY
REVIEWED: DT
ATLAS PAGE: 400
COA #1335

DRAWING #16-278 FP 4/6

FP20-0003

AUTUMN HILLS - FINAL PLAT - SHEET 5/6



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 34°11'52" W	32.04'
L2	S 55°48'08" E	52.07'
L3	S 63°08'52" E	71.94'
L4	S 35°40'31" E	63.48'
L5	S 81°47'06" W	24.46'
L6	N 86°51'57" E	4.94'
L7	N 03°08'31" W	50.25'
L8	N 00°22'23" E	33.42'
L9	S 83°57'46" W	34.53'
L10	S 02°54'46" W	76.00'
L13	N 84°08'42" E	9.94'
L14	N 02°55'14" E	50.00'
L15	N 87°53'45" E	5.33'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2000.00'	278.91'	278.69'	N 00°51'11" E	7°59'25"
C2	150.00'	62.39'	61.95'	N 16°45'53" E	23°49'58"
C3	150.00'	67.44'	66.87'	N 15°48'03" E	25°45'38"
C4	150.00'	120.11'	116.93'	N 25°51'36" E	45°52'43"
C5	20.00'	33.13'	29.47'	N 50°35'26" W	94°53'51"
C6	1975.00'	36.71'	36.71'	N 02°36'34" W	1°03'54"
C7	1975.00'	97.87'	97.86'	N 00°39'27" W	2°50'21"
C8	1975.00'	80.11'	80.10'	N 01°55'27" E	2°19'26"
C9	1975.00'	60.74'	60.74'	N 03°58'02" E	1°45'44"
C10	125.00'	52.00'	51.62'	N 16°45'53" E	23°49'58"
C11	175.00'	39.34'	39.26'	N 22°14'27" E	12°52'49"
C12	175.00'	39.34'	39.26'	N 09°21'39" E	12°52'49"
C13	15.00'	23.56'	21.21'	N 47°55'14" E	90°00'00"
C14	15.00'	23.56'	21.21'	N 42°04'46" W	90°00'00"
C15	125.00'	32.66'	32.57'	N 10°24'22" E	14°58'16"
C16	125.00'	67.43'	66.61'	N 33°20'44" E	30°54'27"
C17	18.50'	5.79'	5.77'	N 57°46'06" E	17°56'18"
C18	53.50'	48.13'	46.52'	N 40°57'56" E	51°32'37"
C19	53.50'	33.69'	33.13'	N 02°50'38" W	36°04'31"
C20	53.50'	41.82'	40.77'	N 43°16'38" W	44°47'29"
C21	53.50'	35.94'	35.27'	N 84°55'02" W	38°29'20"
C22	53.50'	50.24'	48.42'	S 48°56'05" W	53°48'25"
C23	53.50'	45.14'	43.81'	S 02°08'25" E	48°20'36"
C24	18.50'	24.25'	22.55'	S 11°14'37" W	75°06'40"
C25	175.00'	28.68'	28.65'	S 44°06'14" W	9°23'27"
C26	175.00'	76.10'	75.50'	S 26°57'02" W	24°54'57"
C27	175.00'	35.34'	35.28'	S 08°42'24" W	11°34'19"
C28	125.00'	43.33'	43.11'	S 12°51'05" W	19°51'41"
C29	125.00'	12.87'	12.86'	S 25°43'54" W	5°53'56"
C30	175.00'	14.52'	14.52'	S 26°18'14" W	4°45'16"
C31	175.00'	58.27'	58.00'	S 14°23'15" W	19°04'42"
C32	175.00'	0.58'	0.58'	S 04°56'36" W	0°11'25"
C33	2025.00'	18.20'	18.20'	S 04°35'27" W	0°30'54"
C34	2025.00'	75.03'	75.03'	S 03°16'18" W	2°07'23"
C35	2025.00'	74.90'	74.89'	S 01°09'02" W	2°07'09"
C36	2025.00'	77.59'	77.58'	S 01°00'23" E	2°11'43"
C37	2025.00'	36.68'	36.68'	S 02°37'23" E	1°02'16"

RECORDING NUMBER/DATE

LEGEND:
- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- BUILDING SETBACK
- UTILITY EASEMENT
- OVERHEAD POWER LINE
- SET 5/8" REBAR/CAP
- COMPUTED POINT
- BOLT
- FOUND 1/2" REBAR
- TELEPHONE PEDESTAL
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ATLAS PAGE: 400

COA #1335

FP20-0003

DRAWING #16-278 FP 5/6

AUTUMN HILLS - FINAL PLAT - SHEET 6/6

06-00047-240
SPRING FEVER DEVELOPMENT LLC
2102 SE 14TH ST
BENTONVILLE AR 72712-6902
ZONING: A-1 (CENTERTON)

18-09900-000
SMITH, DAVID G
909 LAKEVIEW DR
ROGERS AR 72756-3010
ZONING: BENTON COUNTY

P.O.B.
NW CORNER
NW 1/4, NW 1/4
SECTION 34
T-20-N R-31-W

S 87°25'34" E 610.71'

JB NO. R90027)

LOT 53
(NON-BUILDABLE / RECREATION)
78558.30 SQ. FT.
1.80 ACRES +/-

FLOODWAY BOUNDARY

FLOOD ZONE A/E BOUNDARY

N 74°33'59" E 455.46'

287.26'

168.20'

N 65°45'50" E
151.03'

10W EASEMENT (CARROLL ELECTRIC - PER XX-XXXX)

20' D.E (PER THIS PLAT)

L1

L2

L3

W. HWY 72
40' ASPHALT - R/W VARIES

S 27°09'45" E 260.13'
230.56'

N 24°19'38" E
407.95'

06-00085-010
SPRING FEVER DEVELOPMENT LLC
2102 SE 14TH ST
BENTONVILLE AR 72712-6902
ZONING: A-1 (CENTERTON)

N 02°58'54" E 2276.49'

420.18'

N 12°22'17" E
75.98'

N 10°55'43" E
65.76'

44.49'

LOT 27
73092.68 SQ. FT.
1.68 ACRES +/-
FFE=1229.0

LOT 26
49988.26 SQ. FT.
1.15 ACRES +/-
FFE=1229.0

S 14°09'42" E
301.31'

10.0'

LOT 25
76434.63 SQ. FT.
1.75 ACRES +/-
FFE=1230.0

N 69°07'07" E
377.40'

S 67°58'07" E
381.18'

100

101

102

103

C21

C22

C19

C20

C23

C24

C18

L8

42.0'

53.5'

5.0'

20.0'

LOT 28
38773.36 SQ. FT.
0.89 ACRES +/-
FFE=1233.0

LOT 24
55569.06 SQ. FT.
1.28 ACRES +/-
FFE=1230.0

01-00942-590
MOODY, ELVIS L & JANICE S
101 CHRISTIAN LN
BENTONVILLE AR 72712-8951
ZONING: A-1

S 50°35'30" E
368.06'

20' D.E (PER THIS PLAT)

20' U.E. (PER THIS PLAT)

104

105

107

LOT 29
46170.69 SQ. FT.
1.06 ACRES +/-
FFE=1234.0

72.70'

5' SIDEWALK

5' GREENSPACE

SW AUTUMN HILLS RD
27' ASPHALT - 50' R/W

N 48°47'57" E
120.11'

5' GREENSPACE

5' SIDEWALK

69.99'

C25

C17

100.0'

S 74°48'22" E
370.80'

LOT 23
47896.47 SQ. FT.
1.10 ACRES +/-
FFE=1233.0

MATCHLINE - SHEET 5
MATCHLINE - SHEET 4

166.50'

131.12'

110

PR. LIE
(18" FROM SEWER)

C26

C4

C16

C27

C15

109

LOT 21
8801.04 SQ. FT.
0.20 ACRES +/-
FFE=1236.5

LOT 22
13292.89 SQ. FT.
0.31 ACRES +/-
FFE=1235.0

S 41°12'03" E
139.13'

S 41°12'03" E
211.28'

S 75°30'27" E
280.21'

S 83°17'32" E
116.01'

50.82'

105.19'

N 87°12'57" W 432.98'

276.97'

MATCHLINE - SHEET 5
MATCHLINE - SHEET 4

LOT 30
28063.55 SQ. FT.
0.64 ACRES +/-
FFE=1235.0

200

201

LOT 20
9111.13 SQ. FT.
0.21 ACRES +/-
FFE=1236.5

BENCHMARK:
1/2" REBAR
ELEV:1235.89
N:749300.19
E:645475.28

S 00°55'57" E 179.70'

S 09°13'22" W 119.14'

59.57'

L4

10.0'

S 87°04'46" E 271.09'

20' D.E. (PER THIS PLAT)

29.11'

39.81'

47.71'

72.34'

0' 50' 100' 150'
GRAPHIC SCALE (IN FEET)
1 Inch = 50ft.

FP20-0003

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DRAWING #16-278 FP 6/6

Elaine Kerr
50 Stonehenge Drive
Bentonville, AR 72712
479-366-3200

October 12, 2020

Dana Davis, Chairman
Bentonville Planning Commission
Bentonville, Arkansas

Chairman Davis,

Pursuant to my last email, the brief meeting at the end of Planning Commission, and the upcoming meeting we are to have with Planning Staff as well as City Council, I would like to request the by-laws be amended as follows:

> **In November of each even year, Planning Commission and Planning Staff will meet together and review all the Land Use changes and look at the Zoning Map to see what changes might need to be made.**

Please feel free to change the wording as long as every other year we review the above.

Respectfully,

Elaine K

Elaine Kerr

Cc: Tyler Overstreet