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
Tech Review Agenda
October 27, 2020

I. Call to Order

II. Old Business

1. Gateway Park North Warehouse **Large Scale Development**
4700 SW Regional Airport Boulevard *(LSD19-0049)*

- A major amendment to the previously approved Gateway Park North Warehouse Large Scale Development.
- After pre-construction, the plans were revised to include an additional 10,000 square feet of warehouse space, rearrangement of parking, and additional truck docks.
- *Outstanding Department Comments: Electric & Water/Sewer*

2. The Reserve **Large Scale Development**
Greenhouse Road *(LSD20-0002)*

- Currently zoned PRD, Planned Residential Development.
- Large scale development to construct a total of 312 residential units in three phases. The units are divided between 13 1-bedroom apartment buildings, 10 2-bedroom apartment buildings, and 9 townhome clusters. 132 units are proposed in Phase I, 144 in Phase II, and 36 in Phase III. The development provides a total of 552 parking spaces.
- The development proposes the construction of a 10-foot trail section along the northern boundary of the project area to meet the requirements of the Master Trail Plan.
- The applicant provided a preliminary traffic study for Engineering Department review.
- The applicant's architectural elevations depict Hardie panel and brick as the materials on the exterior of the multi-family units.
- *Outstanding Department Comments: Engineering, Fire, Water/Sewer*

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

III. New Business

1. Robinson **Rezoning***

R-1, Single-Family Residential to R-2, Duplex and Patio Home Residential

319 SW 4th Street *(RZ20-0049)*

- 319 SW 4th Street is currently zoned R-1, Single-Family Residential. Adjacent zoning classifications include R-1, Single-Family Residential to the north and east, and DN-2, Downtown Medium-Density Residential to the south and west.
- The Future Land Use Plan currently depicts this property as Medium-Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8 to 12 units per acre.
- Within the R-2 zoning district, townhouses are an allowable use, regardless of block location. Because of this property's mid-block and downtown location, the DN-2, Downtown Medium-Density Residential zoning district may be a more appropriate request.

2. Jacobs Group **Rezoning***

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

1112 Fillmore Street *(RZ20-0050)*

- 1112 Fillmore Street is zoned R-1, Single Family Residential with adjacent zoning classifications of R-1, Single Family Residential to the north and south, A-1, Agricultural used as parks to the east, and C-1, Neighborhood Commercial to the west, with the existing land use as apartments. The lot fronts Fillmore Street, which is classified as a Local street on the Master Street Plan.
- The Land Use Plan identifies this area and the surrounding areas as Moderate Density Residential. These areas support the DN-2, Downtown Medium-Density Residential classification that allows for single and two-family homes midblock and townhomes at the end of the block. This lot is mid-block with side alley access. Some of these alleys exist as functioning alleys, and others are merely existing rights-of-way yet to be improved with actual alleys. In these areas, increased residential densities and narrower lots can be accommodated, along with reduced side-yards and larger building areas. This is because lots are accessed via the alley at the rear and do not require the minimum 10' wide setback to accommodate a side driveway to access a rear garage.
- 1112 Fillmore Street falls within Priority Area 1, Downtown Intensification. To support the downtown's intensification, the City should do the following: Continue to support the increased density of residential development in select locations, in the form of a townhouse, multifamily, and mixed-use housing that allows developers to offset high property costs through market-driven means.
- This lot also falls within Downtown Neighborhood Subarea Plan, Character Area 6, Secondary Residential Density Area. These are areas typically defined by smaller lot single-family houses, with a mix of townhomes and duplex developments.

3. CHP, LLC **Rezoning***

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

407 SW D Street *(RZ20-0051)*

- 405-407 & 409 SW D Street are zoned R-1, Single-Family Residential, and the surrounding properties are R-1, Single-Family Residential, and RC-2, Central Residential-Moderate Density to the east, R-1, Single-Family Residential to the north, D-E, Downtown Edge to the south, and RC-2 to the west. The lots are located on the corner of SW 5th and SW D Streets; both are Local streets on the Master Street Plan.
- The Land Use Plan identifies this area and the surrounding area as Moderate Density Residential. These areas support the DN-2, Downtown Medium-Density Residential classification that allows for single and two-family homes midblock and townhomes at the end of the block. These lots fall within the Priority Area 1, Downtown Intensification, and Downtown Neighborhood Subarea Plan, 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.

4. Murray & Williams **Rezoning***

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

SW Regional Airport Boulevard *(RZ20-0052)*

- Parcel # 01-08207-000 is zoned A-1, Agricultural and the adjacent zoning classifications are A-1, Agricultural, R-2, Medium Density Residential, and R-4, High-Density Residential to the north, C-2, General Commercial to the west, A-1, Agricultural to the south and I-1, Light Industrial to the east. The property fronts SW Regional Airport Boulevard an Arterial street on the Master Street Plan.
- The Land Use Plan identifies this area as RE, Residential Estate, to include everything adjacent to the north, east, and south.
- The Community Plan identifies this area as Priority Area 3, Edge Growth and is intended to accommodate anticipated long-term population growth. Land that is proximate to existing infrastructure should be considered for new growth and development. To ensure that edge growth happens responsibly, the City should support the following: Within the quarter-mile buffer of existing infrastructure (water/sewer), approve new subdivisions only if they connect to existing infrastructure and serve as logical extensions to existing/adjacent development.

5. Lots 24-25 of Happy Home Subdivision **Lot Split**

813 Bella Vista Road *(LS20-0049)*

- Currently zoned R-1, Single-Family Residential. The property is located southwest of the intersection of NW 10th Street and Bella Vista Road.
- A lot split of Lot 19 of Happy Homes Subdivision, creating new Lots 24 and 25.
- The plat dedicates additional right-of-way along NW 10th Street and Bella Vista Road to meet the requirements of the Master Street Plan.
- *Outstanding Comments: GIS & Electric*

6. Lots 23-25 of Eversole Addition **Lot Split**

SW H Street & SW I Street *(LS20-0051)*

- Parcel # 01-16607-001 was purchased for the SW I Street and Hwy 112 widening project. It is zoned C-3, Mixed-Use Commercial. Adjacent zonings are C-3, Mixed-Use Commercial to the north, PUD, Planned Unit Development to the east, A-1, Agricultural to the south, and C-2, General Commercial and R-4, High-Density Residential to the west.
- The property fronts SW I Street, an Arterial, and SW 41st Street, a Local street on the Master Street Plan. The lot split creates three lots, Lot 19 (2.77 acres), Lot 20 (2.47 acres), and Lot 21 (6.15 acres) of Eversole Addition. This plat dedicates additional right of way and easements.

7. Walmart Campus Zone 3 **Large Scale Development**

1903 SE 10th Street *(LSD20-0059)*

- Currently zoned PUD, Planned Unit Development. Zone 3 of the development is generally adjacent to SE 8th Street (public) and SE Martin Luther King Junior Parkway.
- Large scale development to construct Zone 3 of the Walmart Campus. Zone 3 includes a total of five office buildings, three parking decks, and two surface parking lots.
- The primary materials depicted on the exteriors of the buildings are as follows:
  - Office structures: brick, glass, wood, architectural metal panel.
  - Parking decks: concrete, glass, architectural metal panel.
- The large scale development aligns with the previously approved Walmart Campus Planned Unit Development.

8. Living Tree Pediatrics **Large Scale Development**

SE 30th Street *(LSD20-0060)*

- Currently zoned C-2, General Commercial.
- A large scale development proposing the development of an approximately 10,200 square-foot pediatrics office. The development provides a total of 94 parking spaces, a single curb cut onto SE 30th Street, and cross access to the west.
- The development's street frontage, perimeter, and interior parking lot landscaping meet the requirements of the Land Development Code.
- The applicant's architectural elevations depict brick, architectural metal panel, and aluminum storefront systems as the primary materials of the building.

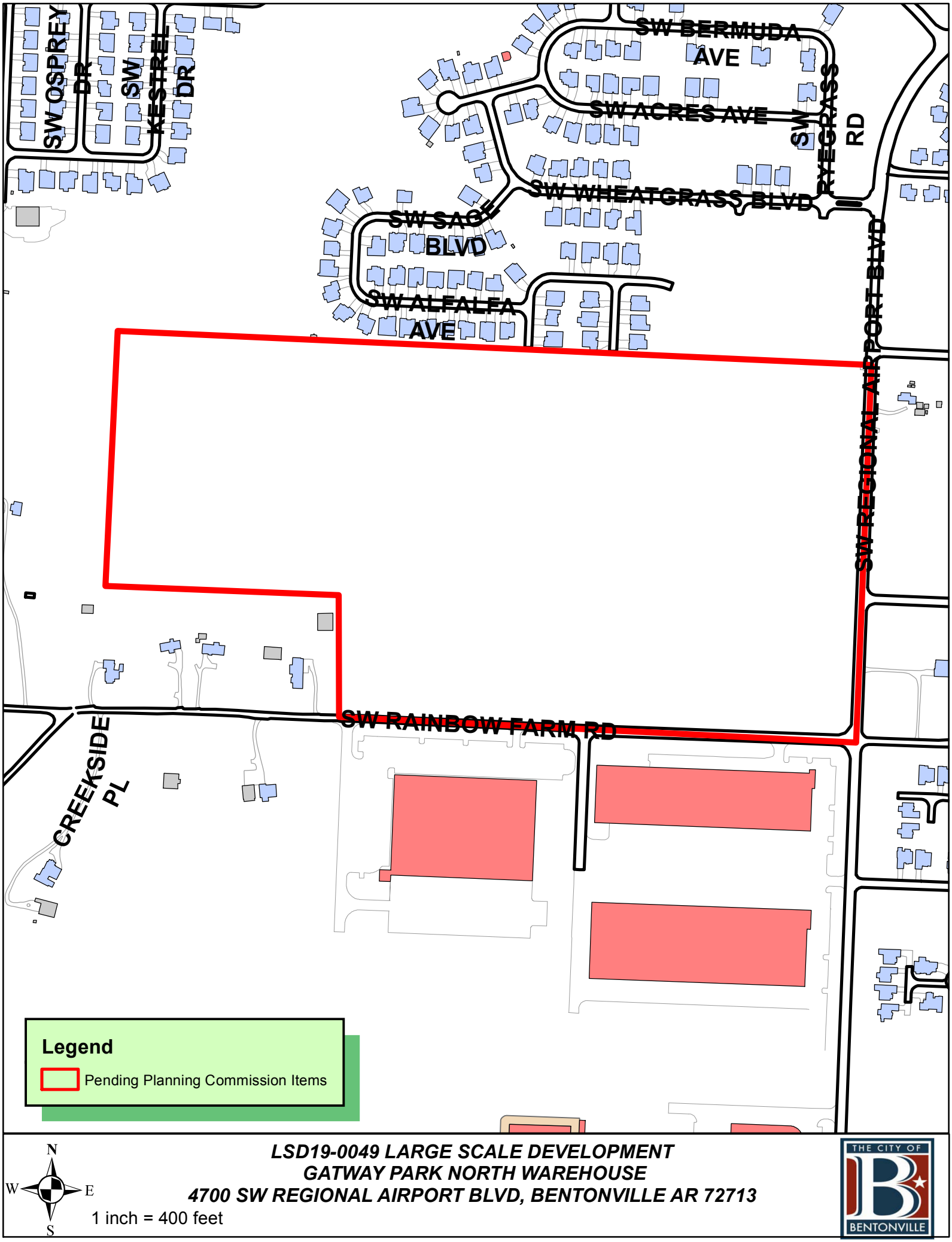
9. Lots 1-6 of Walmart Layout Subdivision **Final Plat**

203 SE Martin Luther King Junior Parkway *(FP20-0004)*

- Currently zoned C-2, General Commercial.
- A final plat to create Lots 1-6 of Walmart Layout Subdivision.
- The plat dedicates multiple utility easements of varying widths per the Walmart Layout Center Large Scale Development.
- The plat dedicates additional right-of-way for the constructed portions of SE Martin Luther King Junior Parkway and SE 5th Street.
- All non-bondable items and guarantees of improvements must be complete.
- *Outstanding Comments: Water/Sewer*

IV. Other Business

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


SW OSPREY DR
SW KESTREL DR
SW BERMUDA AVE
SW ACRES AVE
SW RYEGRASS RD
SW WHEATGRASS BLVD
SW SAGE BLVD
SW ALFALFA AVE
SW REGIONAL AIRPORT BLVD
SW RAINBOW FARM RD
CREEKSIDE PL
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 400 feet
LSD19-0049 LARGE SCALE DEVELOPMENT
GATWAY PARK NORTH WAREHOUSE
4700 SW REGIONAL AIRPORT BLVD, BENTONVILLE AR 72713
THE CITY OF
BENTONVILLE

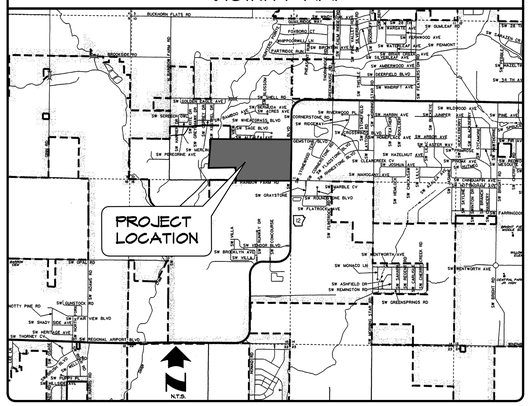
INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, & Index of Sheets
2. Overall Layout
3. Overall Site Dimension Plan
4. Site Dimension Plan
5. Site Dimension Plan
6. Site Dimension Plan
7. Site Dimension Plan
8. Erosion Control Plan
9. Erosion Control Plan
10. Erosion Control Details
11. Overall Grading and Drainage Plan
12. Grading and Drainage Plan
13. Grading and Drainage Plan
14. Grading and Drainage Plan
15. Grading and Drainage Plan
16. Storm Drain Lines A & B Profiles
17. Private Drive Profile
18. Overall Utility Plan
19. Utility Plan
20. Utility Plan
21. Utility Plan
22. Utility Plan
23. Miscellaneous Details
24. Drainage Details

L1. Landscape Plan

* Bentonville Water and Sewer Details

VICINITY MAP



October 2020

Large Scale Development Plans

for

GATEWAY PARK NORTH

4700 SW Regional Airport Boulevard

Bentonville, Benton County, Arkansas

Owner/Developer
CrossMar Investments
Contact: Chris Crossland/Phil Martz
1500 E Central Ave. Suite 110
Bentonville, AR 72712
(479) 876-8277

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: 05007C0235K

Effective Date: April 5, 2012

FOR REVIEW

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

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

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

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

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

MORRISON SHIPLEY

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

CITY PROJECT # LSD19-0049

CITY ATLAS PAGE #482

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: 479-333-7005

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 ENGINEER/PLANNING
CONTACT: ELLEN NORVELL
PHONE: 479-271-5993

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

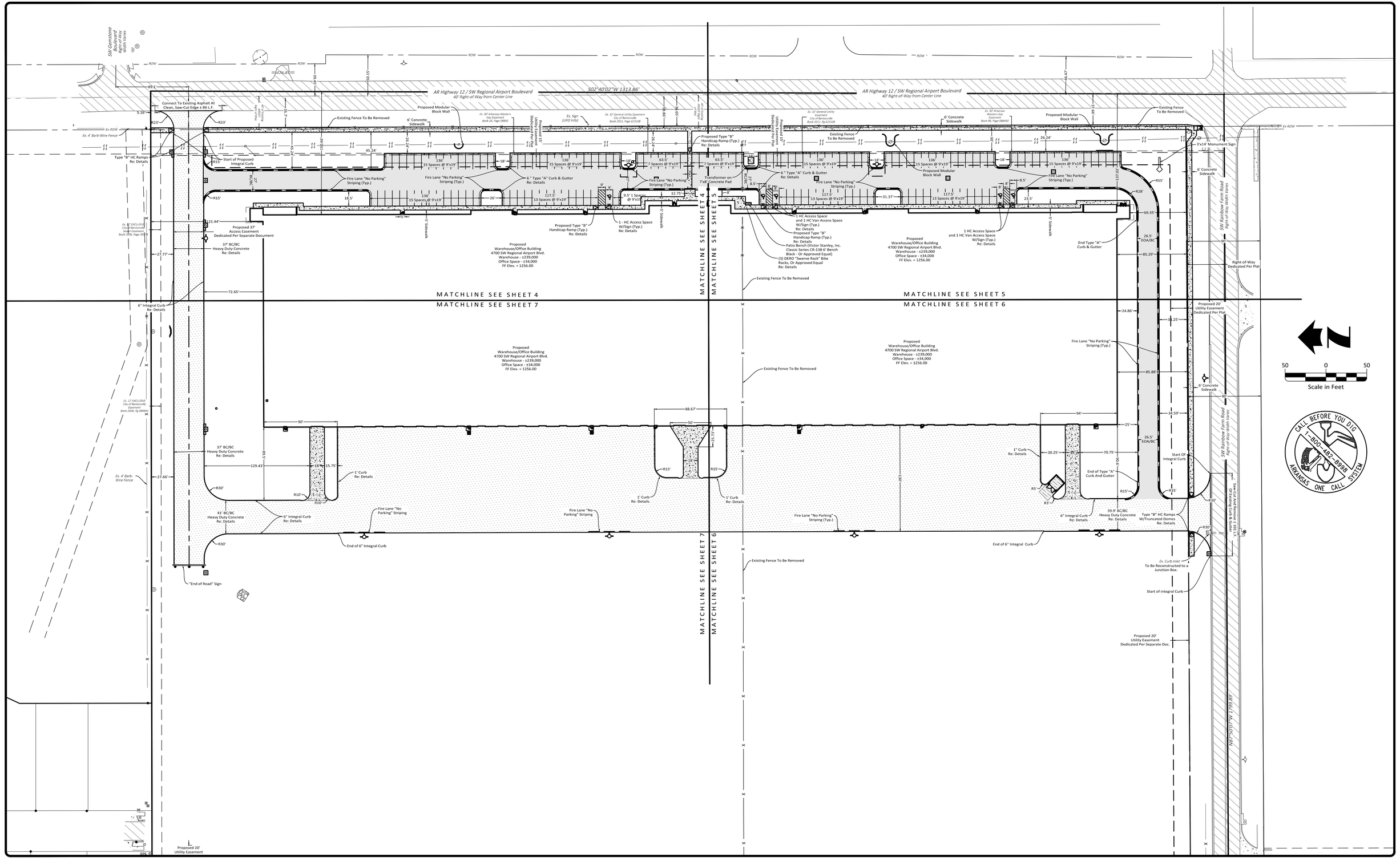
PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: 479-271-6720

BUILDING INSPECTION
PHONE: 479-271-3125

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

Gateway Park North

Drawing Name: P:\CAD-310WO\CAD-13 Plan Sheets\dwg Last Modified: Oct 05, 2020 - 4:35pm Plotted on: Oct 05, 2020 - 4:35pm by tlowe



Revision	By	Date

MORRISON SHIPLEY

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FOR REVIEW

Drawn By:	KES
Approved By:	PRF
Date:	07.25.19
Project No.:	CMI-13

Vertical Scale:	1
Horizontal Scale:	1" = 50'
Plotting Scale:	1
Drawing Name:	SITE PLAN

GATEWAY PARK NORTH

at 4700 SW Regional Airport Boulevard

Bentonville, Benton County, Arkansas

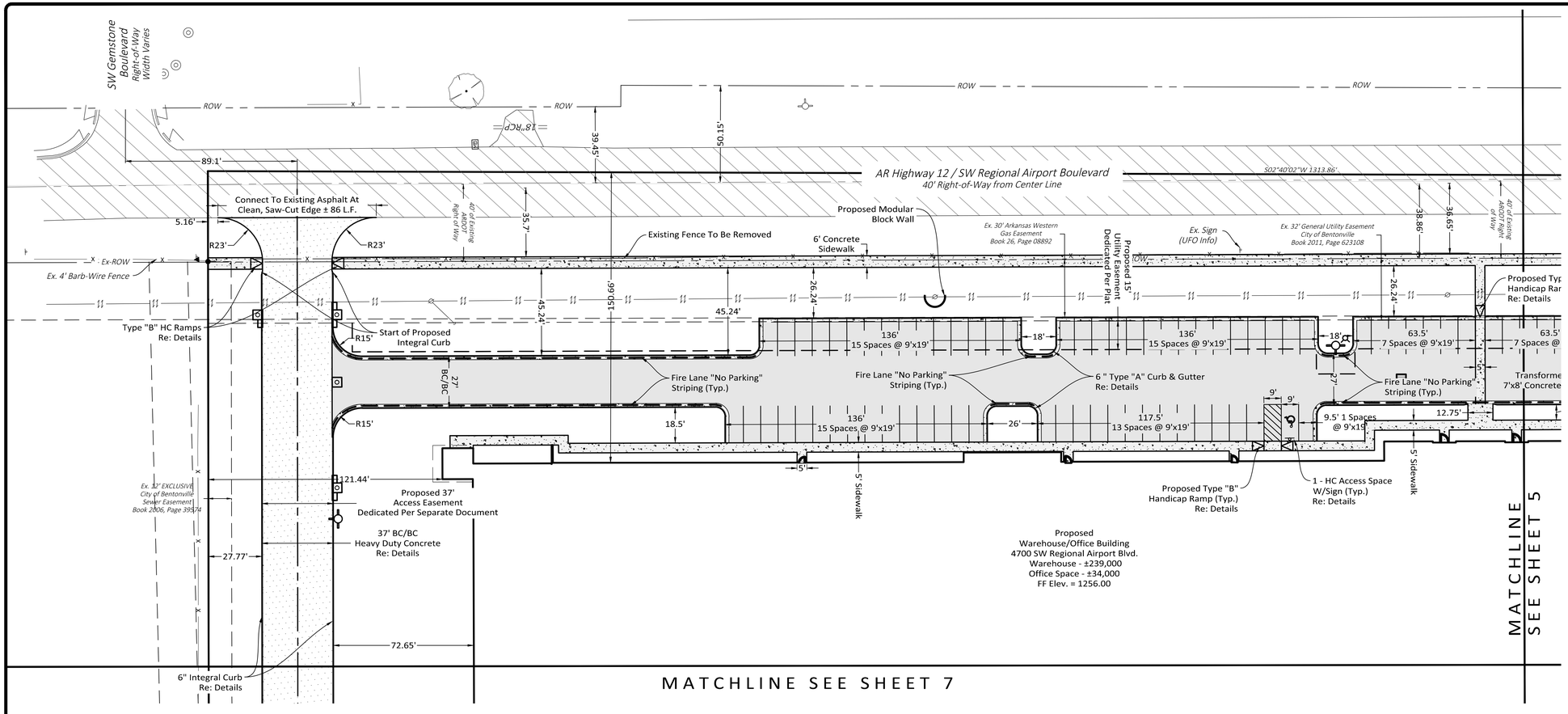
OVERALL SITE DIMENSION PLAN

LSD19-0049

Issued for Review - 10.06.2020

Sheet No.: 3 of 24

Drawing Name: P:\CMI-13\DWG\CMI-13 Plan Sheets.dwg Last Modified: Oct 05, 2020 - 4:37pm Plotted on: Oct 05, 2020 - 4:37pm by tlowe



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Scale in Feet

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

LEGEND

- Property Line
- Building Setback Line
- Proposed Right-of-Way
- Centerline Alignment
- Proposed Building Proposed Building
- Proposed Asphalt Pavement With 6" Type "A" Curb & Gutter
- 6" Type "A" Conc. Curb & Gutter
- Proposed Light Duty Asphalt Pavement
- Proposed Light Duty Concrete Pavement
- Proposed Heavy Duty Concrete Pavement
- Proposed Heavy Duty Concrete Pavement
- Proposed Light Duty Concrete Paving/Sidewalk
- Proposed Handicap Ramp Type "B" W/Detectable Warning Devices
- Proposed Handicap Ramp, Type "B"
- Proposed Fire Lane Marking Per Bentonville Fire Department Requirements
- Proposed Sign, See Plan For Type
- Accessible Parking Symbol
- Proposed Fire Hydrant
- Proposed Street Light
- Proposed Curb Inlet/ Junction Box
- Proposed Grate Inlet
- Proposed FDC
- Proposed Water Meter
- Proposed Gas Meter
- *Existing Asphalt Pavement*
- *Existing Storm Drain Inlet/Junction Box*
- *Existing Fire Hydrant*
- *Existing Water Meter*
- *Existing Manhole*
- *Existing Power Pole*
- *Existing Overhead Electric*
- *Existing Telephone Pedestal*
- *Existing Gas Meter*
- *Existing Fence*
- *Existing Fence to be Removed*

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. Refer To Architectural Plans For Details Of The Proposed Entrance Sign.
9. All Construction Shall Conform To The City Of Bentonville Development Regulations.
10. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
11. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-0f-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Bentonville Details And Specifications.
12. All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Bentonville Requirements.
13. There Is Currently No Parking Lot Light Poles Proposed For This Site.
14. The Proposed Community Design Features For This Project Are A Dero Swerve Bike Rack And Patio Benches (Victor Stanley, Inc. Classic Series CR-138 6' Bench (Color-Black) Or Approved Equal.
15. All Mechanical Equipment (Roof and Ground Mounted) Shall be Screened on All Sides By Similar Materials As the Building.

PARKING SUMMARY FOR WAREHOUSE/OFFICE

Description	Parking Requirement	Spaces Required	Spaces Provided
Proposed Warehouse (±226,000 s.f.)	5 Sp.+1/2,000 Sq.Ft. 1 Sp./10,000 Sq.Ft.	48	79
Proposed Office (±34,000 s.f.)	1 Sp./300 Sq.Ft. Up To 10,000 Sq.Ft.	65	65
HC Accessible Spaces	5 Spaces Per 101-150 Spaces	5	5
Total spaces (Warehouse/Office)		118	149*

* Includes HC Accessible Spaces

Revision	By	Date

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

FOR REVIEW

Drawn By:	KES
Approved By:	PRF
Date:	07.25.19
Project No.:	CMI-13
Vertical Scale:	1
Horizontal Scale:	1" = 30'
Plotting Scale:	1
Drawing Name:	SITE PLAN

GATEWAY PARK NORTH
at 4700 SW Regional Airport Boulevard
Bentonville, Benton County, Arkansas

SITE DIMENSION PLAN
LSD19-0049
Issued for Review - 10.06.2020

Sheet No.: 4 of 24

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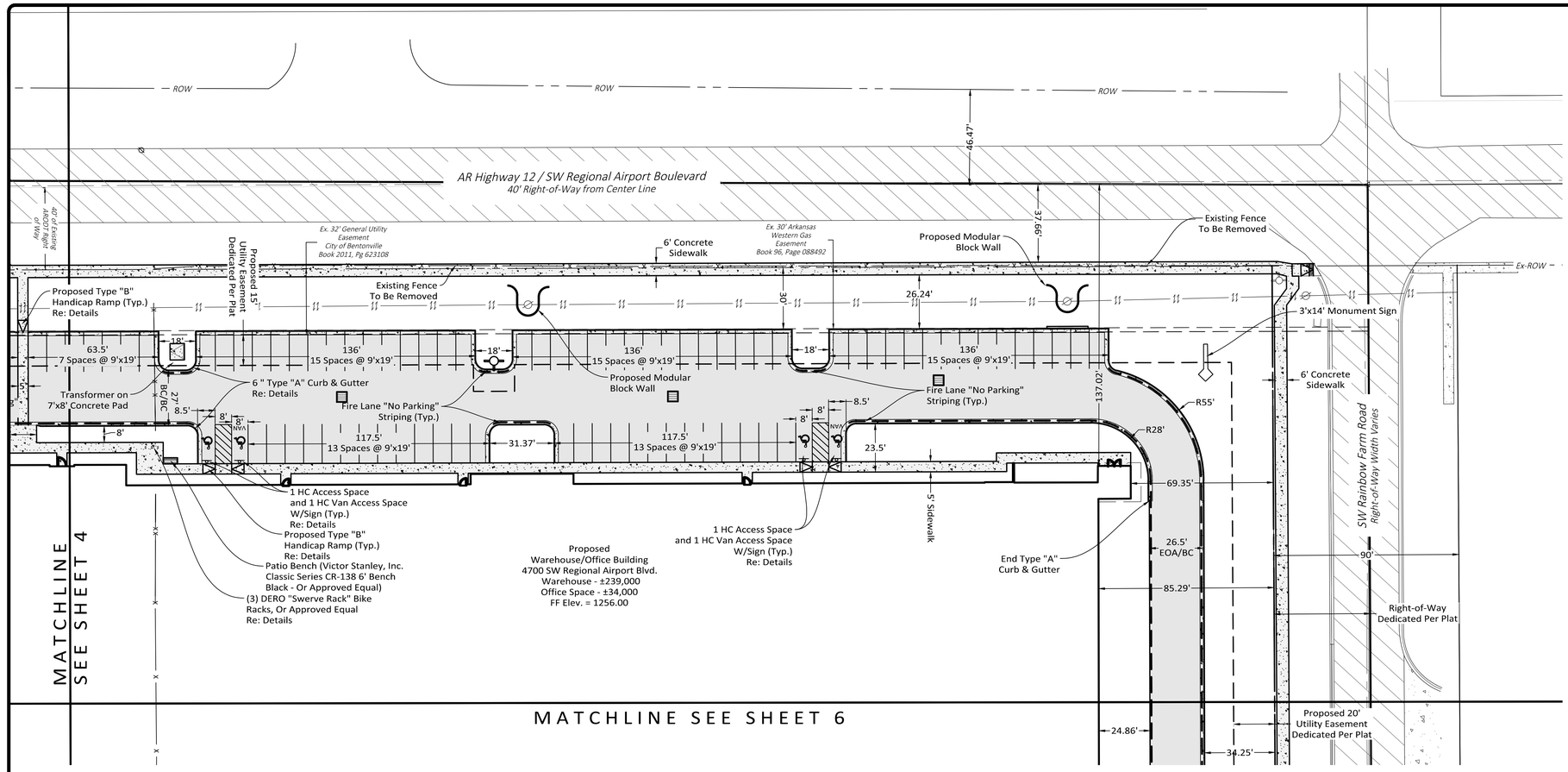

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Scale in Feet

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

Revision	By	Date

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FOR REVIEW

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Approved By:	**Horizontal Scale:**
PRF	1" = 30'
Date:	**Plotting Scale:**
07.25.19	1
Project No.:	**Drawing Name:**
CMI-13	SITE PLAN

GATEWAY PARK NORTH

at 4700 SW Regional Airport Boulevard

Bentonville, Benton County, Arkansas

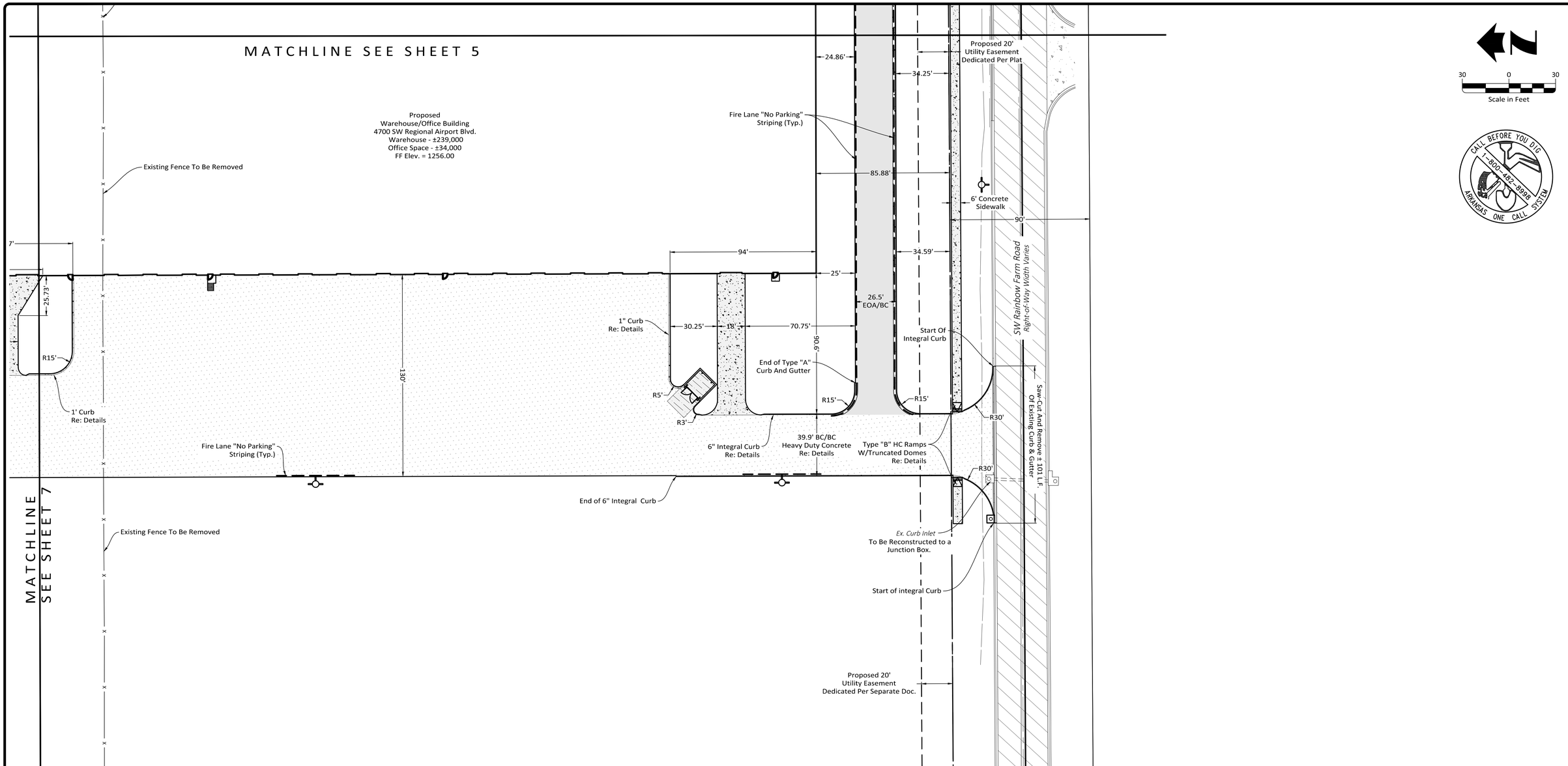
SITE DIMENSION PLAN

LSD19-0049

Issued for Review - 10.06.2020

Sheet No.: 5 of 24

Drawing Name: P:\CMI-13\DWG\CMI-13 Plan Sheets.dwg Last Modified: Oct 05, 2020 - 4:39pm Plotted on: Oct 05, 2020 - 4:39pm by Howe



Revision	By	Date

MORRISON SHIPLEY
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FOR REVIEW

Drawn By:	Vertical Scale:
KES	1
Approved By:	**Horizontal Scale:**
PRF	1" = 30'
Date:	**Plotting Scale:**
07.25.19	1
Project No:	**Drawing Name:**
CMI-13	SITE PLAN

GATEWAY PARK NORTH

at 4700 SW Regional Airport Boulevard

Bentonville, Benton County, Arkansas

SITE DIMENSION PLAN

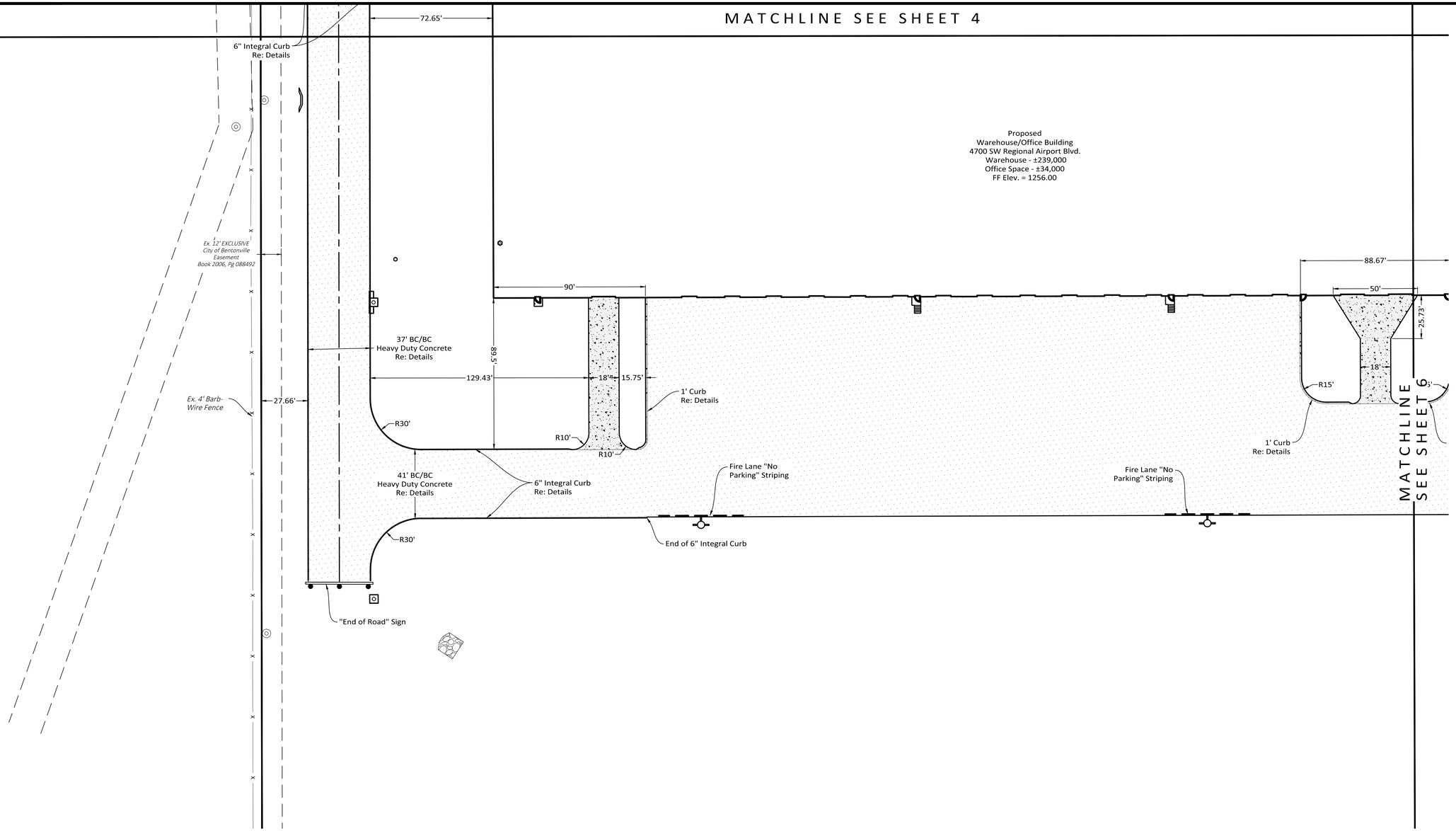
LSD19-0049

Issued for Review - 10.06.2020

Sheet No: 6 of 24

Drawing Name: P:\CMI-13\DWG\CMI-13 Plan Sheets.dwg Last Modified: Oct 05, 2020 - 4:40pm Plotted on: Oct 05, 2020 - 4:40pm by Ebowe

MATCHLINE SEE SHEET 4



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Scale in Feet

CALL BEFORE YOU DIG
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ARKANSAS ONE CALL SYSTEM

Revision	By	Date

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FOR REVIEW

Drawn By:	Vertical Scale:
KES	1
Approved By:	**Horizontal Scale:**
PRF	1" = 30'
Date:	**Plotting Scale:**
07.25.19	1
Project No.:	**Drawing Name:**
CMI-13	SITE PLAN

GATEWAY PARK NORTH

at 4700 SW Regional Airport Boulevard

Bentonville, Benton County, Arkansas

SITE DIMENSION PLAN

LSD19-0049

Issued for Review - 10.06.2020

Sheet No.: 7 of 24

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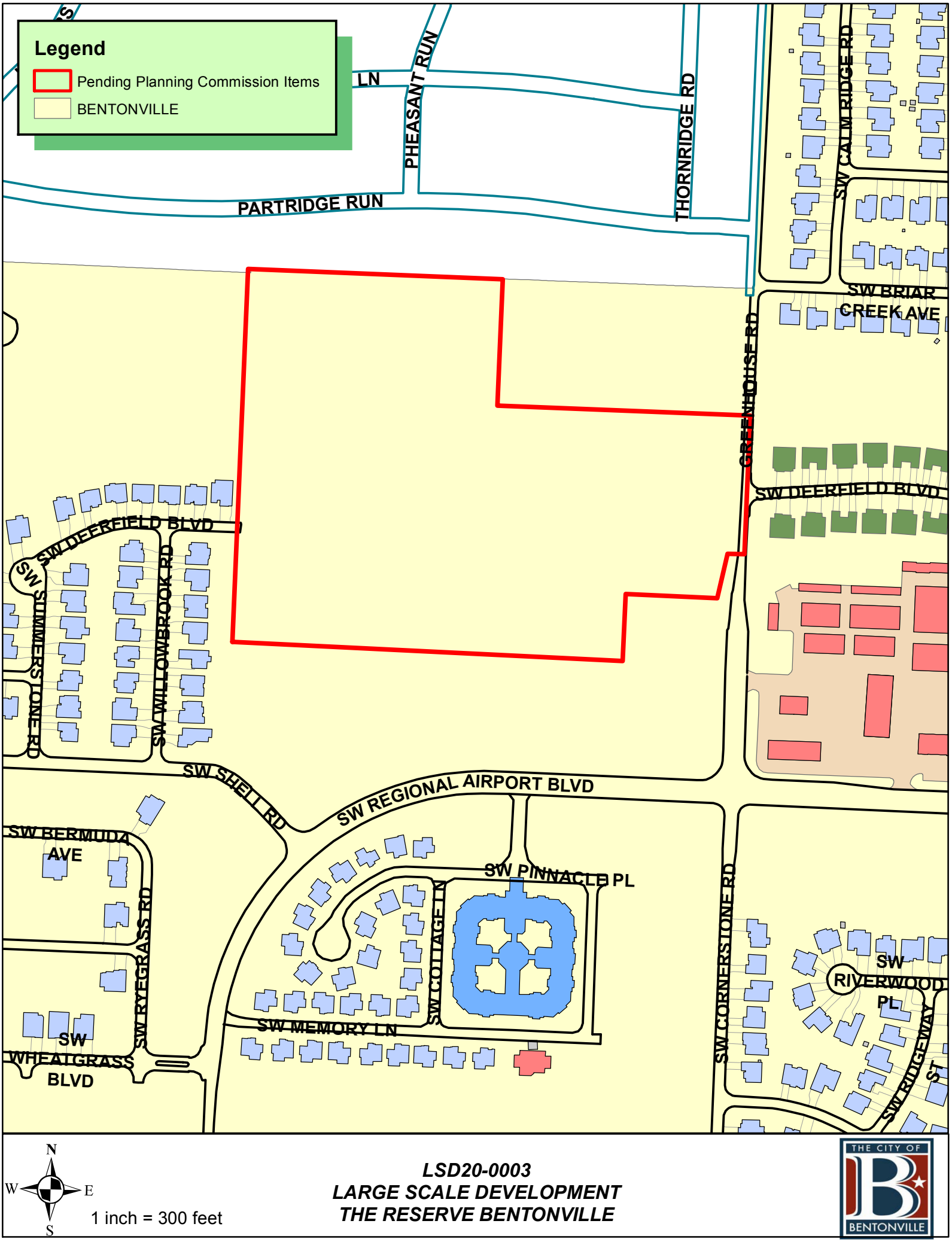


LSD20-0003
LARGE SCALE DEVELOPMENT
THE RESERVE BENTONVILLE

REVIEW PLANS FOR A

LARGE SCALE DEVELOPMENT

TO SERVE

THE RESERVE - BENTONVILLE

IN THE CITY OF

BENTONVILLE, ARKANSAS

CITY PROJECT#
LSD20-0002

October 16, 2020

BY

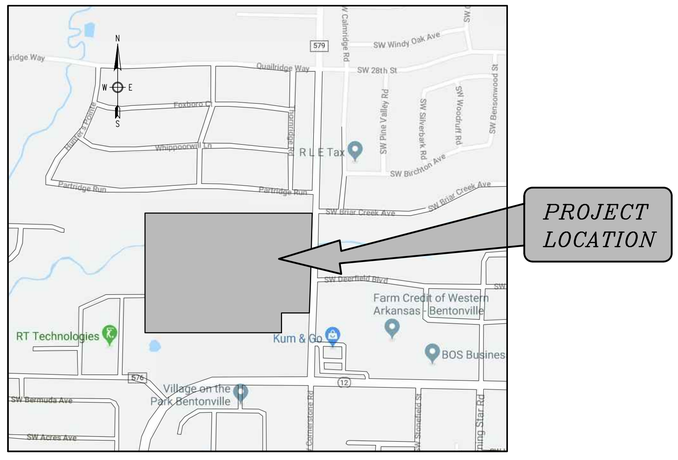
ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP - CALL BEFORE YOU DIG

CONTACT LIST

BLACK HILL ENERGY:	JOSE CONTRERAS 1255 N. 13TH STREET ROGERS, AR 72756 (479) 877-0428
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 BRAD ARNOLD 305 S.W. "A" STREET BENTONVILLE, AR 72712 (479) 271-3108
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 TRAVIS MATLOCK 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3135
WASTEWATER DEPT.:	CITY OF BENTONVILLE NANCY BUSEN 1901 N.E. "A" STREET BENTONVILLE, AR 72712 (479) 271-3161
PLANNING DEPT.:	CITY OF BENTONVILLE TYLER OVERSTREET 305 S.W. "A" STREET BENTONVILLE, AR (479) 271-3122
CITY ENGINEER:	CITY OF BENTONVILLE DAN WEESE, PE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 254-2024
STORMWATER:	CITY OF BENTONVILLE JANET PAITH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 271-5002, JPAITH@BENTONVILLEAR.COM



VICINITY MAP

INDEX OF SHEETS

SHEET No.	DESCRIPTION
0	COVER SHEET
1	EXISTING CONDITIONS
2	LSD
3	GRADING PLAN
4	STORM DRAINAGE PLAN
5-9	STORM DRAINAGE PLAN & PROFILES
10-12	TYPICAL DETAILS
13-14	WATER PLAN
15-16	SEWER PLAN
17-20	SEWER PLAN & PROFILES
21-25	CITY OF BENTONVILLE WATER & SEWER DETAILS
26-27	POWER PLAN AND UTILITY EASEMENTS
28	FIRE DEPARTMENT REVIEW SHEET
29	PAVING PLAN
30-31	STORM WATER POLLUTION PREVENTION PLAN
32	LANDSCAPE PLAN
A-1	ARCHITECTURAL DETAILS

REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER HOWEVER, THE CITY OF BENTONVILLE RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

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. (CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS DATED AUGUST 12, 2008, ORDINANCE – 2008-64, ADH #67501 – JUNE 16, 2008)
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 10 AM 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.

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

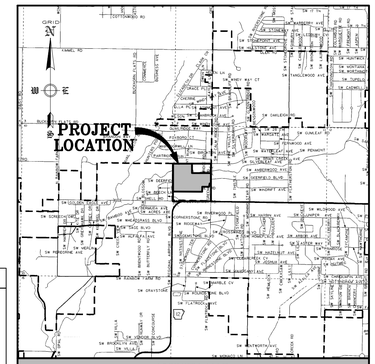
U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	143.3	145
20	115	191.1	195
25	155	238.9	240
30	200	286.7	290
35	250	334.4	335
40	305	382.2	385
45	360	430.0	430
50	425	477.8	480
55	495	525.5	530
60	570	573.3	575
65	645	621.1	625
70	730	668.9	670
75	820	716.6	720
80	910	764.4	765

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	165.4	170
20	115	220.5	225
25	155	275.6	280
30	200	330.8	335
35	250	385.9	390
40	305	441.0	445
45	360	496.1	500
50	425	551.3	555
55	495	606.4	610
60	570	661.5	665
65	645	716.6	720
70	730	771.8	775
75	820	826.9	830
80	910	882.0	885

LEGEND

- SET IRON PIN
- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED HANDICAP RAMP



VICINITY MAP
N.T.S.

PARCEL NUMBER: 01-07937-010

OWNER: OLLAR, PAUL & SUE
2822 HIGHLAND DRIVE
ROGERS, AR 72756-3120

DEVELOPER: THE RESERVE AT BENTONVILLE, LLC
P.O. BOX 10386
FORT SMITH, AR 72917

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

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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

WHERE A UTILITY EASEMENT EXIST THE SETBACK SHALL BE THE UTILITY EASEMENT OR WHICHEVER IS GREATER.

GROSS AREA: 40.15 ACRES±
NET AREA: 23.47 ACRES±

PARKING REQUIRED: APARTMENTS/ MULTI-FAMILY: 3 SPACES/ EACH TWO RESIDENTIAL UNITS
276 UNITS/ 2 * 3 = 414 REQUIRED SPACES (INCLUDING 2% OF TOTAL REQUIRED SPACES TO BE A.D.A. COMPLIANT)

TOWNHOUSES: OFF-STREET PARKING PROVIDED VIA DRIVEWAY/GARAGE

PARKING PROVIDED: 530 SPACES PROVIDED (INCLUDING 12 A.D.A SPACES)

RESIDENTIAL DENSITY: PHASE I APARTMENTS
132 UNITS/7.7 ACRES = 17.1 UNITS/ACRE

PHASE II APARTMENTS
144 UNITS/8.6 ACRES = 16.7 UNITS/ACRE

PHASE III TOWNHOUSES
36 UNITS/7.2 ACRES = 5.0 UNITS/ACRE

PROPOSED RESIDENTIAL BUILDINGS

BUILDING TYPE	TOTAL UNITS
13 BUILDINGS - 1 BEDROOM APARTMENTS	12 UNITS/BUILDING = 156 RESIDENTIAL UNITS
10 BUILDINGS - 2 BEDROOM APARTMENTS	12 UNITS/BUILDING = 120 RESIDENTIAL UNITS
9 BUILDINGS - TOWNHOUSE	4 UNITS/BUILDING = 36 RESIDENTIAL UNITS

FLOOD PLAIN ZONING:

THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05007C0235 K, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS, PANEL 235 OF 560. EFFECTIVE DATE: JUNE 5, 2012.

NOTE:

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
4. ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5. ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12Kv AND ABOVE.
6. OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY. DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS.
7. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
8. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
9. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. ALL SITE FENCING NOT SHOWN WITHIN THIS PLAN SET WILL REQUIRE A SEPARATE PERMIT.
11. ALL PROPOSED STREETS SHOWN ARE PRIVATE DRIVES.

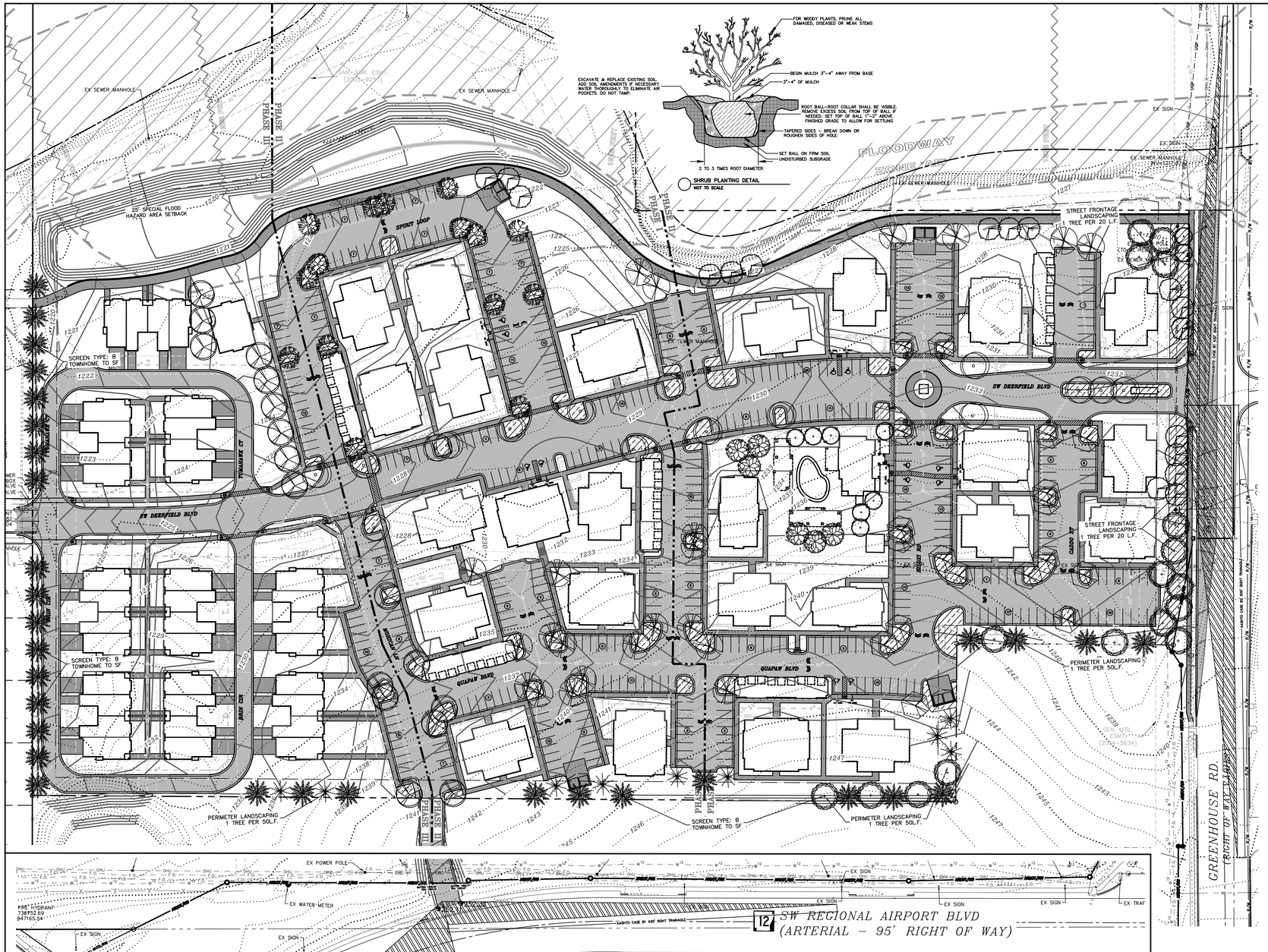
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

MASTER SITE PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

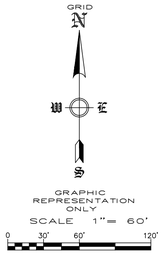
© COPYRIGHT 2020, ENGINEERING SERVICES, INC. 10/19/2020 11:23 AM

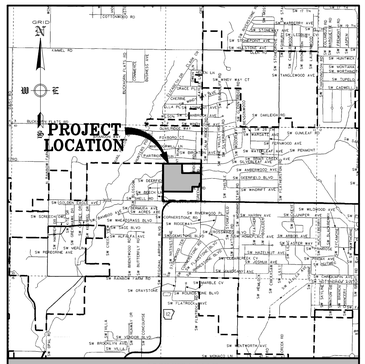
SCALE: 1"=60'
DATE: Oct 19, 2020
ENGINEER: TJA
DRAWN BY: DBB
W.O. #: 19945



SOUTHERN DRIVE ENTRANCE SIGHT TRAINGLE EXHIBIT

SHRUB PLANTING DETAIL
NOT TO SCALE





VICINITY MAP
N.T.S.

OWNER:	OLLAR, PAUL & SUE 2822 HIGHLAND DRIVE ROGERS, AR 72756-3120
DEVELOPER:	THE RESERVE AT BENTONVILLE, LLC P.O. BOX 10386 FORT SMITH, AR 72917
ENGINEER:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
EXISTING ZONING:	A-1 AGRICULTURAL DISTRICT
PROPOSED ZONING:	PRD – PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL DEVELOPMENT
SETBACKS:	FRONT – 20' EXTERIOR SIDE – 20' INTERIOR SIDE – 10' REAR – 25'
GROSS AREA:	40.15 ACRES±
NET AREA:	23.47 ACRES±
RESIDENTIAL DENSITY:	PHASE I APARTMENTS 132 UNITS/7.9 ACRES = 16.7 UNITS/ACRE PHASE II APARTMENTS 168 UNITS/11.5 ACRES = 14.6 UNITS/ACRE PHASE III TOWNHOUSES 36 UNITS/4.0 ACRES = 9.0 UNITS/ACRE

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	LITTLELEAF LINDEN	Tilia Cordata	17	3" Cal B & B
	WILLOW OAK	Quercus phellos	21	3" Cal B & B
	SHORT LEAF PINE	Pinus echinata	34	3" Cal B & B
	LACEBARK ELM	Ulmus parvifolia	19	3" Cal B & B
	RED MAPLE	Acer rubrum	15	3" Cal B & B
	EASTERN WHITE PINE	Pinus strobus	9	3" Cal B & B
	SUGAR MAPLE	Acer saccharum	17	3" Cal B & B
	NORTHERN RED OAK	Quercus rubra	17	3" Cal B & B
	BLACK GUM	Nyssa sylvatica	17	3" Cal B & B
	DURA-HEAT RIVER BIRCH	Betula nigra 'Dura-heat'	6	3" Cal B & B
	EASTERN REDBUD	Cercis canadensis	9	1.5" Cal B & B

NOTES:

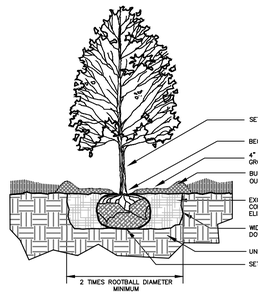
1. HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS.
2. EDGING SHALL BE PLACED IN LANDSCAPE BEDS AS SHOWN ON PLANS.
3. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
4. CHOCOLATE LANDSCAPE ROCK AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS.
5. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
6. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
7. CONTRACTOR TO PRESERVE EXISTING TREE CANOPY WHERE POSSIBLE ON SITE
8. ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF CHOCOLATE LANDSCAPE ROCK AT TIME OF INSTALLATION
9. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2"
10. SHRUBS WILL HAVE A MIN. SIZE OF 3 GALLON POT WITH A HEIGHT OF 18"
11. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
12. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
13. HEALTHTY TREES SHALL NOT BE REMOVED AT ANY TIME AND PRUNING ACCORDING TO ANSI A300 "STANDARDS FOR TREE CARE" WILL BE UTILIZED FOR MAINTENANCE PURPOSES
14. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
15. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
16. TREES SHALL BE AT LEAST (5) FIVE FEET FROM ANY UTILITY MAIN LINES.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
18. PRESERVED TREES TO BE LIMBED UP TO 8' MIN. USE PRUNING AND MAINTENACNE STANDARDS FROM ANSI A300 "STANDARDS FOR TREE CARE"

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	143.3	145
20	115	191.1	195
25	155	238.9	240
30	200	286.7	290
35	250	334.4	335
40	305	382.2	385
45	360	430.0	430
50	425	477.8	480
55	495	525.5	530
60	570	573.3	575
65	645	621.1	625
70	730	668.9	670
75	820	716.6	720
80	910	764.4	765

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	165.4	170
20	115	220.5	225
25	155	275.6	280
30	200	330.8	335
35	250	385.9	390
40	305	441.0	445
45	360	496.1	500
50	425	551.3	555
55	495	606.4	610
60	570	661.5	665
65	645	716.6	720
70	730	771.8	775
75	820	826.9	830
80	910	882.0	885



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
5. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
THE RESERVE BENTONVILLE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2020 ENGINEERING SERVICES INC. 10/19/2020 11:34 AM
G:\JOB FILES\ENGINEERING JOBS\19945 LANDSCAPE.DWG

SCALE: 1"=60'
DATE: Oct 19, 2020
ENGINEER: DBB
DRAWN BY: JLS
W.O. #: 19945

32

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"

2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"

3 SIDE ELEVATION 1 - PRESENTATION SIDE 2 SIMILAR
1/8" = 1'-0"

WALL MATERIAL BREAKDOWN SCHEDULE - 1 BEDROOM APARTMENTS

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	280 SF	14%
FRONT ELEVATION	BRICK (PAINT)	1000 SF	49%
FRONT ELEVATION	HARDIE (PAINT)	780 SF	38%
TOTAL AREA =		**2,060 SF**	
SIDE 1 ELEVATION	OPENING	340 SF	20%
SIDE 1 ELEVATION	BRICK (PAINT)	700 SF	41%
SIDE 1 ELEVATION	HARDIE (PAINT)	675 SF	39%
TOTAL AREA =		**1,715 SF**	
SIDE 2 ELEVATION	OPENING	340 SF	20%
SIDE 2 ELEVATION	BRICK (PAINT)	700 SF	41%
SIDE 2 ELEVATION	HARDIE (PAINT)	675 SF	39%
TOTAL AREA =		**1,715 SF**	
REAR ELEVATION	OPENING	280 SF	14%
REAR ELEVATION	BRICK (PAINT)	1000 SF	49%
REAR ELEVATION	HARDIE (PAINT)	780 SF	38%
TOTAL AREA =		**2,060 SF**	
TOTAL FACADE AREA		**7,550 SF**	
TOTALS			
	OPENING	1,240 SF	16%
	BRICK (PAINT)	3,400 SF	45%
	HARDIE (PAINT)	2,910 SF	39%

blueROCK design · build
479-459-2838 - bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ARNOLD REGISTERED ARCHITECT NO. 4317 ARKANSAS

PRESENTATION - 1 BEDROOM APTS.

Seal

Revisions

Date 1.31.20

Project 19.100

PR-1B

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"

2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"

3 SIDE 1 ELEVATION - PRESENTATION SIDE 2 SIMILAR
1/8" = 1'-0"

WALL MATERIAL BREAKDOWN SCHEDULE - 2 BEDROOM APARTMENTS

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	340 SF	17%
FRONT ELEVATION	BRICK (PAINT)	855 SF	42%
FRONT ELEVATION	HARDIE (PAINT)	830 SF	41%
TOTAL AREA =		**2,025 SF**	
SIDE 1 ELEVATION	OPENING	430 SF	23%
SIDE 1 ELEVATION	BRICK (PAINT)	790 SF	42%
SIDE 1 ELEVATION	HARDIE (PAINT)	680 SF	35%
TOTAL AREA =		**1,900 SF**	
SIDE 2 ELEVATION	OPENING	430 SF	23%
SIDE 2 ELEVATION	BRICK (PAINT)	790 SF	42%
SIDE 2 ELEVATION	HARDIE (PAINT)	680 SF	35%
TOTAL AREA =		**1,900 SF**	
REAR ELEVATION	OPENING	340 SF	17%
REAR ELEVATION	BRICK (PAINT)	855 SF	42%
REAR ELEVATION	HARDIE (PAINT)	830 SF	41%
TOTAL AREA =		**2,025 SF**	
TOTAL FACADE AREA		**7,850 SF**	
TOTALS			
	OPENING	1,540 SF	20%
	BRICK (PAINT)	3,290 SF	42%
	HARDIE (PAINT)	3,020 SF	38%

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479-459-2838 - bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ARBOUR REGISTERED ARCHITECT NO. 4317 ARKANSAS

PRESENTATION - 2 BEDROOM APTS

Seal

Revisions

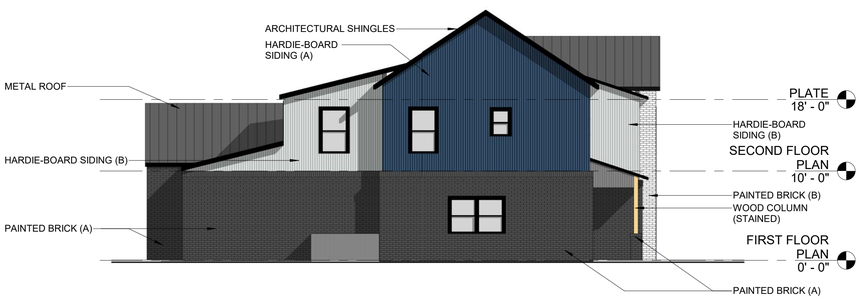
Date 1.31.20

Project 19.100

PR-2B

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"

2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"



3 SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"

4 SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

WALL MATERIAL BREAKDOWN SCHEDULE - 4 PLEX BUILDING

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	390 SF	20%
FRONT ELEVATION	BRICK (PAINT)	820 SF	44%
FRONT ELEVATION	HARDIE (PAINT)	690 SF	36%
TOTAL AREA =		**1,900 SF**	
SIDE 1 ELEVATION	OPENING	70 SF	7%
SIDE 1 ELEVATION	BRICK (PAINT)	525 SF	50%
SIDE 1 ELEVATION	HARDIE (PAINT)	450 SF	43%
TOTAL AREA =		**1,045 SF**	
SIDE 2 ELEVATION	OPENING	70 SF	7%
SIDE 2 ELEVATION	BRICK (PAINT)	525 SF	50%
SIDE 2 ELEVATION	HARDIE (PAINT)	450 SF	43%
TOTAL AREA =		**1,045 SF**	
REAR ELEVATION	OPENING	480 SF	31%
REAR ELEVATION	BRICK (PAINT)	660 SF	43%
REAR ELEVATION	HARDIE (PAINT)	400 SF	26%
TOTAL AREA =		**1,540 SF**	
TOTAL FACADE AREA		**5,530**	
TOTALS			
	OPENING	1,010 SF	18%
	BRICK (PAINT)	2,530 SF	46%
	HARDIE (PAINT)	1,990 SF	36%

blueROCK design · build
479-459-2838 - bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ABBOTT REGISTERED ARCHITECT NO. 4317 ARKANSAS

PRELIMINARY - 4 PLEX

Seal

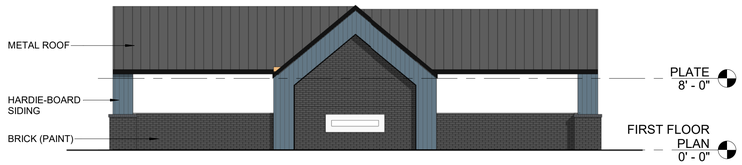
Revisions

Date 1.31.20

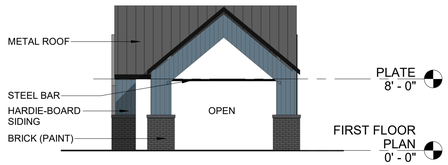
Project 19.100

PR-FP

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"



2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"



3 SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"

4 SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

WALL MATERIAL BREAKDOWN SCHEDULE - CABANA BUILDING

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	BRICK (PAINT)	250 SF	76%
FRONT ELEVATION	HARDIE (PAINT)	80 SF	24%
TOTAL AREA =		**330 SF**	
SIDE 1 ELEVATION	BRICK (PAINT)	35 SF	33%
SIDE 1 ELEVATION	HARDIE (PAINT)	70 SF	67%
TOTAL AREA =		**105 SF**	
SIDE 2 ELEVATION	BRICK (PAINT)	35 SF	33%
SIDE 2 ELEVATION	HARDIE (PAINT)	70 SF	67%
TOTAL AREA =		**105 SF**	
REAR ELEVATION	BRICK (PAINT)	270 SF	73%
REAR ELEVATION	HARDIE (PAINT)	100 SF	27%
TOTAL AREA =		**370 SF**	
TOTAL FACADE AREA		**910 SF**	
TOTALS			
	BRICK (PAINT)	590 SF	65%
	HARDIE (PAINT)	320 SF	35%

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PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. &
GREENHOUSE RD., BENTONVILLE, ARKANSAS

PRESENTATION
CABANA
BUILDING

Seal

Revisions

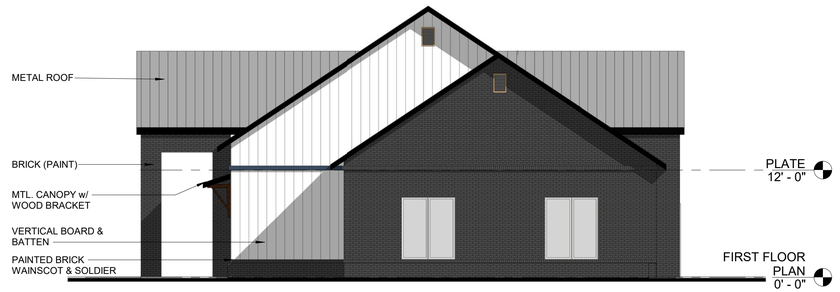
Date
1.31.20

Project 19.100

PR-CA

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"

2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"



3 SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"

4 SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

WALL MATERIAL BREAKDOWN SCHEDULE - CLUBHOUSE BUILDING

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	240 SF	22%
FRONT ELEVATION	BRICK (PAINT)	595 SF	53%
FRONT ELEVATION	HARDIE (PAINT)	280 SF	25%
TOTAL AREA =		**1,115 SF**	
SIDE 1 ELEVATION	OPENING	90 SF	8%
SIDE 1 ELEVATION	BRICK (PAINT)	725 SF	62%
SIDE 1 ELEVATION	HARDIE (PAINT)	345 SF	30%
TOTAL AREA =		**1,160 SF**	
SIDE 2 ELEVATION	OPENING	90 SF	8%
SIDE 2 ELEVATION	BRICK (PAINT)	725 SF	62%
SIDE 2 ELEVATION	HARDIE (PAINT)	345 SF	30%
TOTAL AREA =		**1,160 SF**	
REAR ELEVATION	OPENING	325 SF	30%
REAR ELEVATION	BRICK (PAINT)	450 SF	41%
REAR ELEVATION	HARDIE (PAINT)	310 SF	29%
TOTAL AREA =		**1,085 SF**	
TOTAL FACADE AREA		**4,520 SF**	
TOTALS			
	OPENING	745 SF	16%
	BRICK (PAINT)	2,495 SF	55%
	HARDIE (PAINT)	1,280 SF	29%

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PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ARGOLL REGISTERED ARCHITECT NO. 4317 STATE OF ARKANSAS

PRESENTATION - CLUBHOUSE

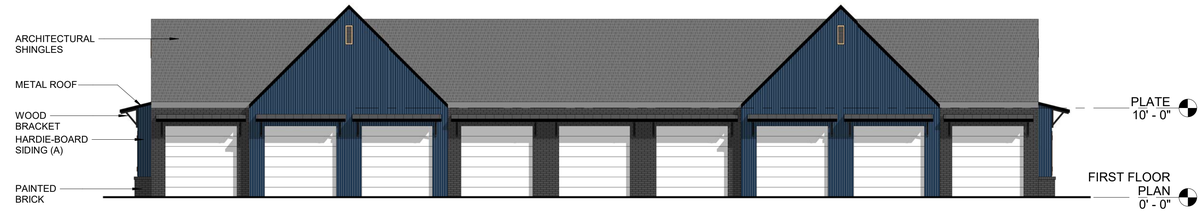
Seal

Revisions

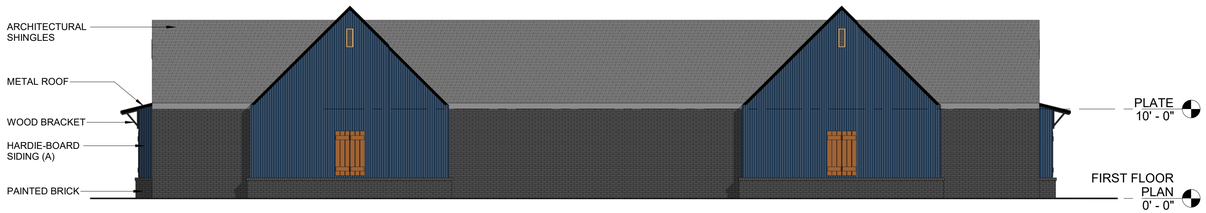
Date 1.31.20

Project 19.100

PR-CH



1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"



2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"

3 SIDE 1 ELEVATION - PRESENTATION
1/8" = 1'-0"

4 SIDE 2 ELEVATION - PRESENTATION
1/8" = 1'-0"

WALL MATERIAL BREAKDOWN SCHEDULE - 2 BEDROOM APARTMENTS

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	580 SF	47%
FRONT ELEVATION	BRICK (PAINT)	245 SF	20%
FRONT ELEVATION	HARDIE (PAINT)	420 SF	33%
TOTAL AREA =		**1,245 SF**	
SIDE 1 ELEVATION	OPENING	20 SF	6%
SIDE 1 ELEVATION	BRICK (PAINT)	190 SF	61%
SIDE 1 ELEVATION	HARDIE (PAINT)	100 SF	33%
TOTAL AREA =		**310 SF**	
SIDE 2 ELEVATION	OPENING	20 SF	6%
SIDE 2 ELEVATION	BRICK (PAINT)	190 SF	61%
SIDE 2 ELEVATION	HARDIE (PAINT)	100 SF	33%
TOTAL AREA =		**310 SF**	
REAR ELEVATION	OPENING	35 SF	3%
REAR ELEVATION	BRICK (PAINT)	660 SF	53%
REAR ELEVATION	HARDIE (PAINT)	550 SF	44%
TOTAL AREA =		**1,245 SF**	
TOTAL FACADE AREA		**3,110 SF**	
TOTALS			
	OPENING	655 SF	21%
	BRICK (PAINT)	1,285 SF	41%
	HARDIE (PAINT)	1,170 SF	38%

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PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

BRETT ARBOGAST
REGISTERED ARCHITECT
NO. 4317
STATE OF ARKANSAS

PRELIMINARY - GARAGE

Seal

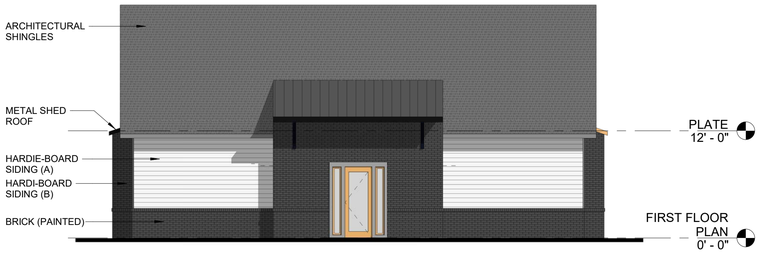
Revisions

Date 1.31.20

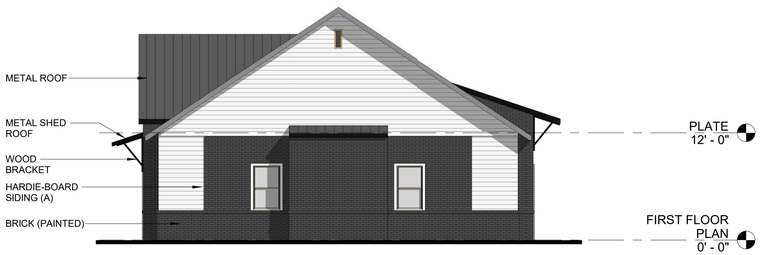
Project 19.100

PR-GA

1 FRONT ELEVATION - PRESENTATION
1/8" = 1'-0"



2 REAR ELEVATION - PRESENTATION
1/8" = 1'-0"



3 SIDE ELEVATION 1 - PRESENTATION
1/8" = 1'-0"

4 SIDE ELEVATION 2 - PRESENTATION
1/8" = 1'-0"

WALL MATERIAL BREAKDOWN SCHEDULE - STORAGE BUILDING

DIRECTION	MATERIAL	MATERIAL AREA (SF)	% OF FACADE
FRONT ELEVATION	OPENING	55 SF	8%
FRONT ELEVATION	BRICK (PAINT)	385 SF	56%
FRONT ELEVATION	HARDIE (PAINT)	245 SF	36%
TOTAL AREA =		**685 SF**	
SIDE 1 ELEVATION	OPENING	40 SF	6%
SIDE 1 ELEVATION	BRICK (PAINT)	350 SF	47%
SIDE 1 ELEVATION	HARDIE (PAINT)	350 SF	47%
TOTAL AREA =		**740 SF**	
SIDE 2 ELEVATION	OPENING	40 SF	6%
SIDE 2 ELEVATION	BRICK (PAINT)	350 SF	47%
SIDE 2 ELEVATION	HARDIE (PAINT)	350 SF	47%
TOTAL AREA =		**740 SF**	
REAR ELEVATION	OPENING	55 SF	9%
REAR ELEVATION	BRICK (PAINT)	300 SF	50%
REAR ELEVATION	HARDIE (PAINT)	245 SF	41%
TOTAL AREA =		**600 SF**	
TOTAL FACADE AREA		**2,765**	
TOTALS			
	OPENING	190 SF	7%
	BRICK (PAINT)	1,385 SF	50%
	HARDIE (PAINT)	1,190 SF	43%

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479-459-2838 - bluerockdesignbuild@gmail.com

PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

S.E. CORNER OF S.W. AIRPORT REGIONAL BLVD. & GREENHOUSE RD., BENTONVILLE, ARKANSAS

ROBERT ARBOGAST
REGISTERED ARCHITECT
NO. 4377
STATE OF ARKANSAS

PRESENTATION - STORAGE UNIT BUILDING

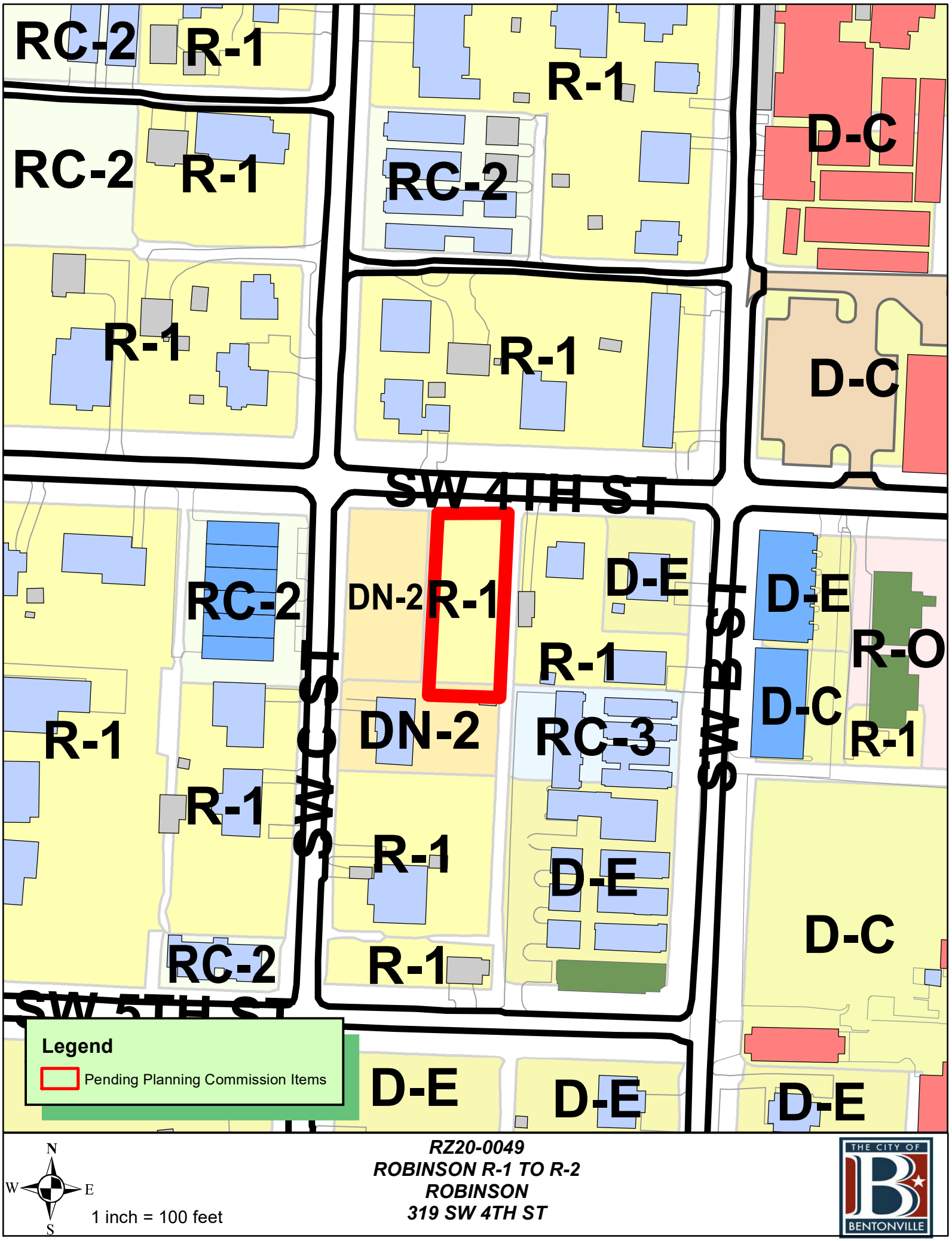
Seal

Revisions

Date 1.31.20

Project 19.100

PR-ST


RC-2
R-1
R-1
D-C
RC-2
R-1
RC-2
R-1
R-1
D-C
SW 4TH ST
RC-2
DN-2
R-1
D-E
D-E
R-O
R-1
D-C
R-1
DN-2
RC-3
SW 3RD ST
SW 5TH ST
R-1
R-1
D-E
D-C
RC-2
R-1
SW 5TH ST
Legend
Pending Planning Commission Items
D-E
D-E
D-E
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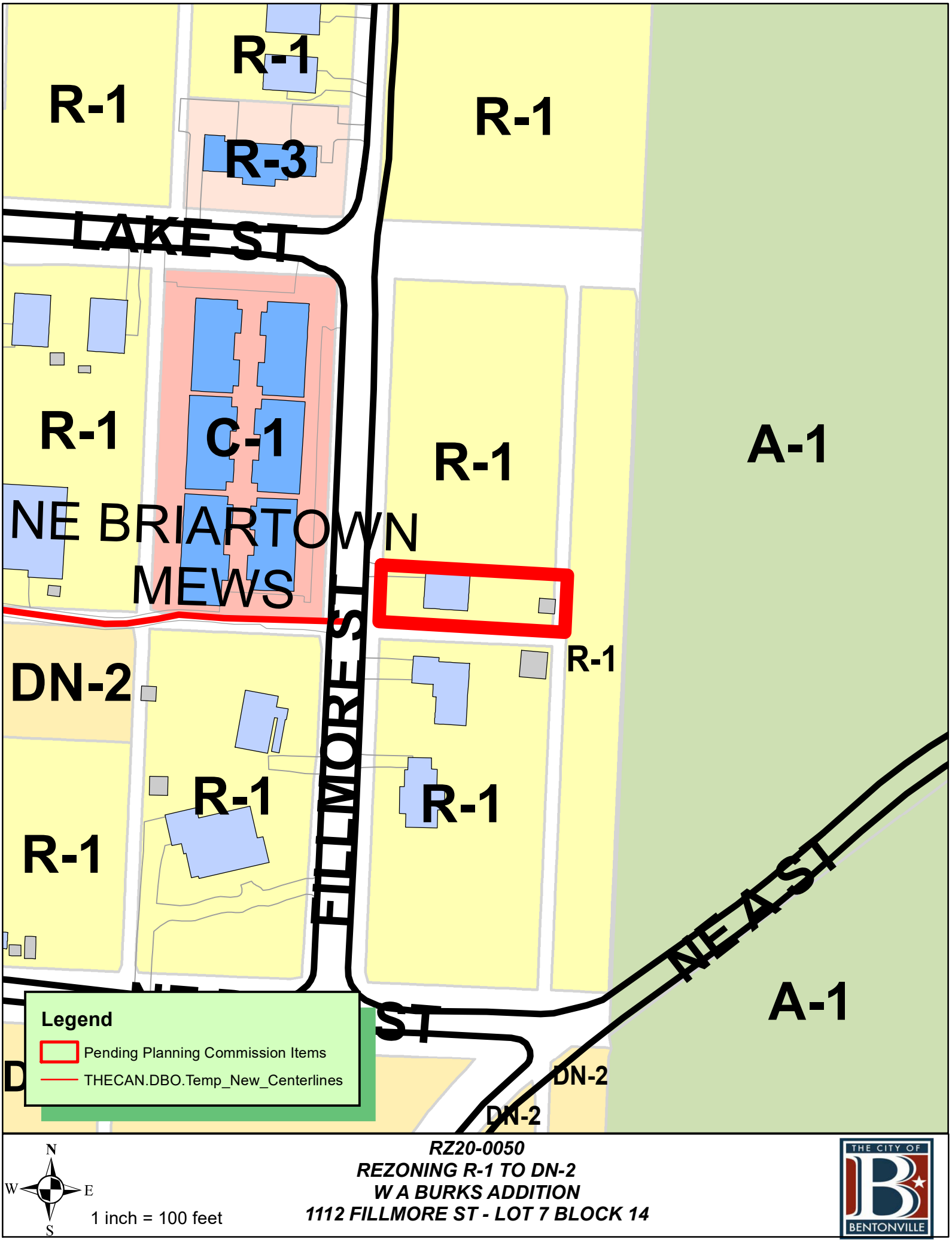
1 inch = 100 feet
RZ20-0049
ROBINSON R-1 TO R-2
ROBINSON
319 SW 4TH ST
THE CITY OF
BENTONVILLE


R-1
R-1
R-1
R-3
LAKE ST
R-1
C-1
R-1
A-1
NE BRIARTOWN MEWS
FILLMORE ST
R-1
DN-2
R-1
R-1
R-1
NE A ST
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DN-2
DN-2
Legend
Pending Planning Commission Items
THECAN.DBO.Temp_New_Centerlines
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1 inch = 100 feet
RZ20-0050
REZONING R-1 TO DN-2
W A BURKS ADDITION
1112 FILLMORE ST - LOT 7 BLOCK 14
THE CITY OF
BENTONVILLE

JACOBS GROUP

Specializing in Downtown Housing

September 28th, 2020

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: 1112 Fillmore Street – Rezoning Request

Dear Planning Staff,

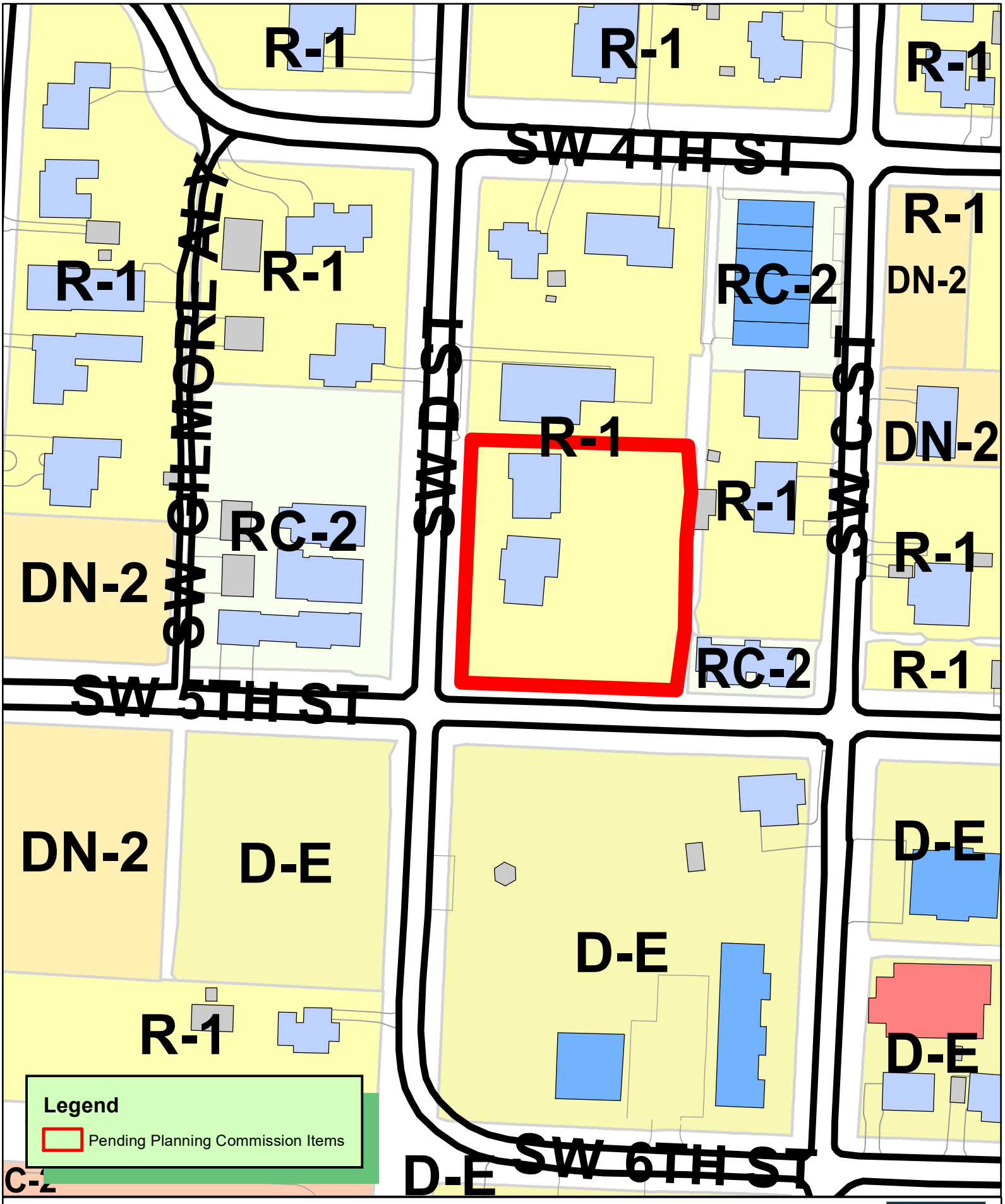
We are requesting that the property located at **1112 NE Filmore Street,** which is currently zoned R-1, to be rezoned to DN-2, Downtown Medium-density Residential. The property will only be used for residential purposes and will be loaded from the existing public alley to limit the impact vehicles can have along the streetscape. Minimal traffic increase is expected and no signage is proposed for the project. The new housing will be served by existing water and sewer lines which run along NE Filmore Street.

Sincerely,

Jacobs Group

PO Box 1285

Bentonville, AR 72712



N
W E
S

1 inch = 100 feet

RZ20-0051
REZONING R-1 TO DN-2
CHP, LLC
405-407 & 409 SW D ST

THE CITY OF BENTONVILLE

Rezone Narrative

Owner: CHP, LLC
Address: 403 SW D St., 407 SW D St., 409 SW D St.
Bentonville, AR 72712

Current Zoning: R-1, Single Family Residential

Proposed Zoning: DN-2, Downtown Medium Density Residential

Owner: CHP, LLC

Reason for rezone: To build two-family (duplex) homes at a density that fits with the current Master Land Use Plan, which calls for Medium Density Residential.

How will property relate to surrounding properties: The current surrounding properties include Gilmore Park to the South, a Duplex to the East, Single Family Homes to the East and North, and Single Family Residential to the West. Surrounding zoning within a one-block radius includes a mixture of DE-Downtown Edge, R1-Single Family Residential, RC-2 – Central Residential, Moderate Density, RC-3 – Central Residential, High Density and DN-2 – Downtown Medium Density Residential.

Proposed Use: Medium Density, Two-Family Residential use

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: Any signage to comply with city ordinances and regulations. None planned.

Appearance: The intention is to build new two-family housing that will blend with the surrounding residences in style and materials and fit well with the current downtown architecture.

Water and Sewer Availability: Water and Sewer mains are available to serve the property.

A-1
S VAUGHN RD
C-2
R-3
A-1
EXETER RD
A-1
VAUGHN RD
C-2
A-1
A-1
C-2
C-2
A-1
SW CHICKADEE ST
C-2
C-2
R-2
R-4
SW EQUINE RD
SW STARLING LN
C-2
I-2
SW REGIONAL AIRPORT BLVD
I-1
A-1
I-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 300 feet
RZ20-0052
REZONING A-1 TO R-4
MURRAY & WILLIAMS
PARCEL 01-08207-000
THE CITY OF
BENTONVILLE

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

September 24, 2020

City of Bentonville
305 SW A Street
Bentonville, AR 72712

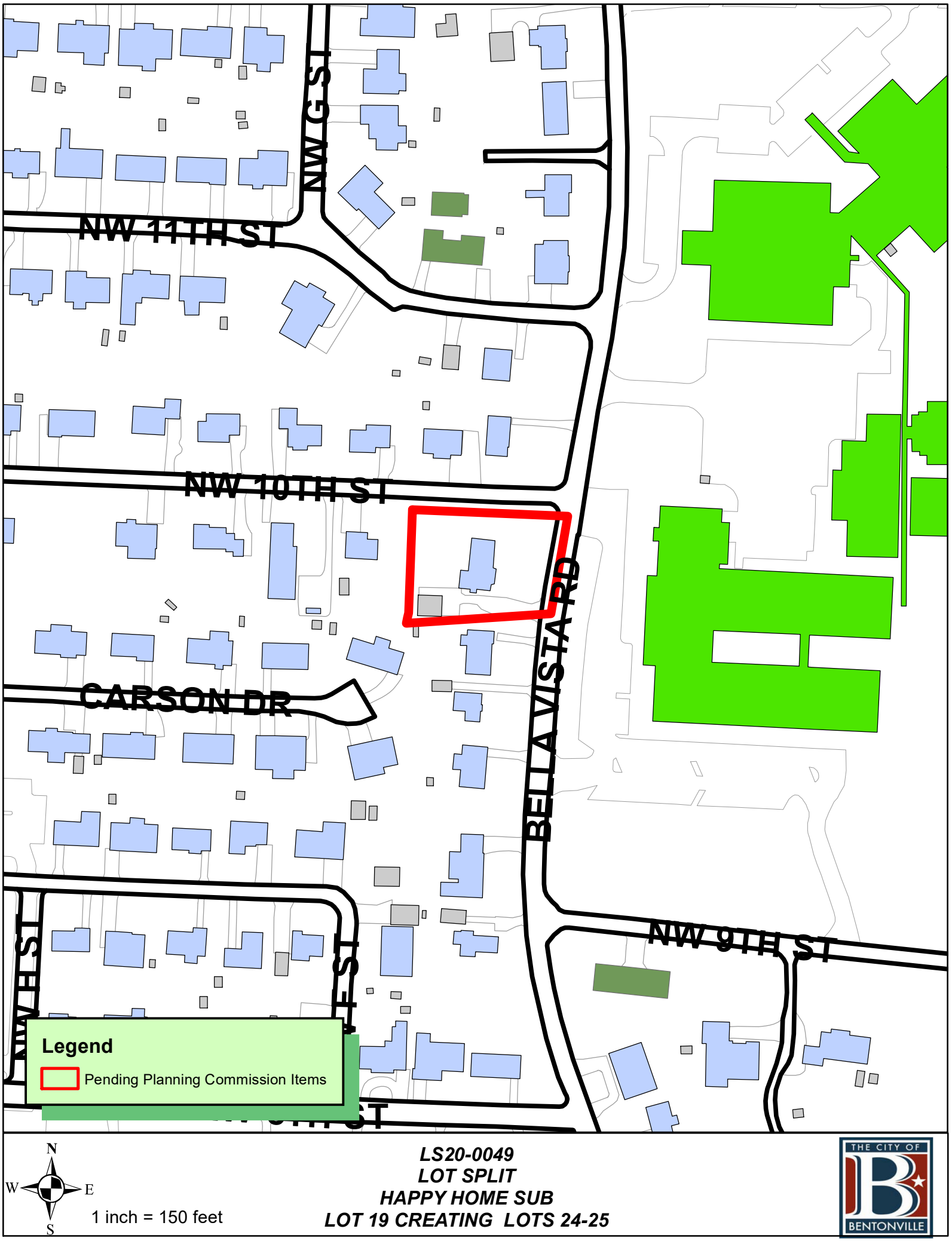
Attn: Planning Department
Re: Aviator Phase 2 Rezoning

This letter is in regards to a proposed rezoning for parcel #01-08207-000 which is located at the end of SW Chickadee St and on the east side of SW Regional Airport Blvd. The intent if rezoned is to become Ph 2 of multi-family development known as the Aviator which is located directly north of this site. Please see the following required information below:

- This property is currently zoned Agriculture (A-1) and the owner is David Murray. The requested zoning designation is R-4 High Density Residential. The developer is owner intends to submit LSD plans to the City, for review, detailing development of townhomes on the properties.
- We feel that R-4 High Density Residential will be compatible with surrounding residential zoning and existing developments.
- The following are the current zonings surrounding this site: R-4 to the north, C-2 to the west across SW Regional Blvd, A-1 to the south (same property owner), and I-1 to the east. We feel that the R-4 High Density Residential is compatible and fits in well with the surrounding properties and future zoning in this area.
- The proposed use after rezoning will be multi-family.
- The property has direct access to SW Chickadee St and SW Regional Blvd., which are fairly new streets, built to current City Code, and are classified as local streets. SW Chickadee street stubs out to this property on the north side and is classified as a Local. SW Regional Airport Blvd. provides access from the west side of this property and is classified as an Arterial. Both streets have the capacity to handle any increase in traffic due to this development.
- Signage may be placed to distinguish the townhome development from surrounding developments. Signage will be approved prior to installation and will meet City Code.
- The appearance of Future Development will be compatible with surrounding developments.
- There is currently an 8-inch water line at the south end of SW Chickadee St and a 12” line on the west side of SW Regional Airport Blvd. There is also an 8-inch sewer line on the west side of SW Regional Blvd that drains to the north and then east to a pump station located on the north side of SW Regional Blvd. Water and Sewer will be connected to this existing infrastructure when future development occurs.

Sincerely,

Justin L. Jorgensen, PE



LS20-0049
LOT SPLIT
HAPPY HOME SUB
LOT 19 CREATING LOTS 24-25

THE CITY OF BENTONVILLE

LOT SPLIT

Miscellaneous Notes

COMPLETED FIELD WORK:
JULY 6, 2020

BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°22'56.6376"
LONGITUDE = -94°13'01.6095"
CONVERGENCE ANGLE = -1°17'24.49163
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR
(GRID TO GROUND) = 1.000019048362833

REFERENCE DOCUMENTS:
1. QUIT CLAIM DEED FILED IN DEED BOOK 2015 AT PAGE 55887.
2. QUIT CLAIM DEED FILED IN DEED BOOK 2004 AT PAGE 51498.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, BEARING AN EFFECTIVE DATE OF 9/28/2017, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NO INGRESS/EGRESS SHALL BE PERMITTED ONTO BELLA VISTA ROAD.

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 LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

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

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

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

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

Legend of Symbols & Abbreviations

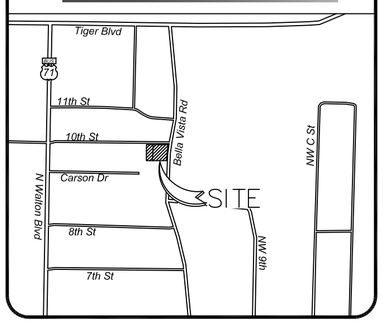
- PROPERTY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT OF WAY (R/W)
- x — x — FENCE LINE
- UTILITY EASEMENT (U.E.)
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR & CAP #1826
- POWER POLE
- TELEPHONE PEDESTAL
- WATER VALVE
- GAS METER
- WATER METER
- SANITARY SEWER
- FIRE HYDRANT

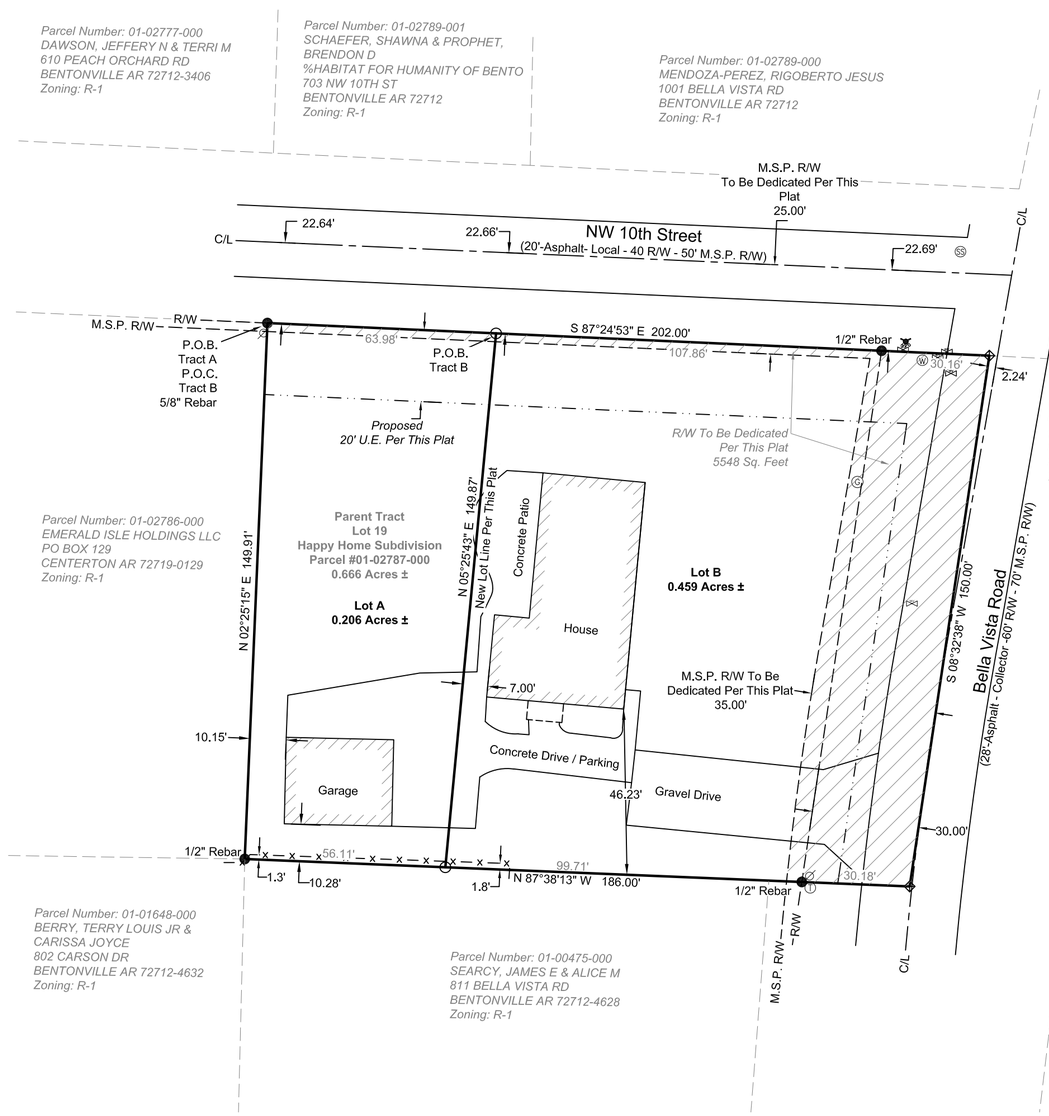
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
N.T.S. NOT TO SCALE

Zoning & Setback Information

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

Vicinity Map (N.T.S.)





BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°22'57.3500"
LONGITUDE = -94°13'02.6633"
CONVERGENCE ANGLE = -1°17'25.10482
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR
(GRID TO GROUND) = 1.000022877523369

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY, THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

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

0 30 60
1 INCH = 30 FEET

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 25TH DAY OF FEBRUARY, 2019.

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.

Survey Description

PARENT TRACT
LOT 19, HAPPY HOME SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

LOT A
A PART OF LOT 19, HAPPY HOME SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS. BEGINNING AT A FOUND 5/8" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 19; THENCE RUNNING S87°24'53"E 63.98' TO A SET 1/2" REBAR; THENCE S05°25'43"W 149.87' SET 1/2" REBAR; THENCE N87°38'13"W 56.11' TO A FOUND 1/2" REBAR; THENCE N02°25'15"E 149.91' TO THE POINT OF BEGINNING. CONTAINING 0.206 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT B
A PART OF LOT 19, HAPPY HOME SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS. COMMENCING AT A FOUND 5/8" REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 19; THENCE RUNNING S87°24'53"E 63.98' TO A SET 1/2" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE RUNNING S87°24'53"E PASSING THROUGH A FOUND 1/2" REBAR AT A DISTANCE OF 107.86' FOR A TOTAL DISTANCE OF 138.02'; THENCE S08°32'38"W 150.00'; THENCE N87°38'13"W PASSING THROUGH A FOUND 1/2" REBAR AT A DISTANCE OF 30.18' FOR A TOTAL DISTANCE OF 129.89'; THENCE N05°25'43"E149.87' TO THE POINT OF BEGINNING. CONTAINING 0.459 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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 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

Owner/Developer

BRYAN DOFFIN
604 W. CENTRAL AVE
BENTONVILLE, AR 72712
(479) 236-0914

CERTIFICATE OF SURVEYING ACCURACY

I, HEATH A. MYERS, 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. 1826 STATE OF ARKANSAS

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

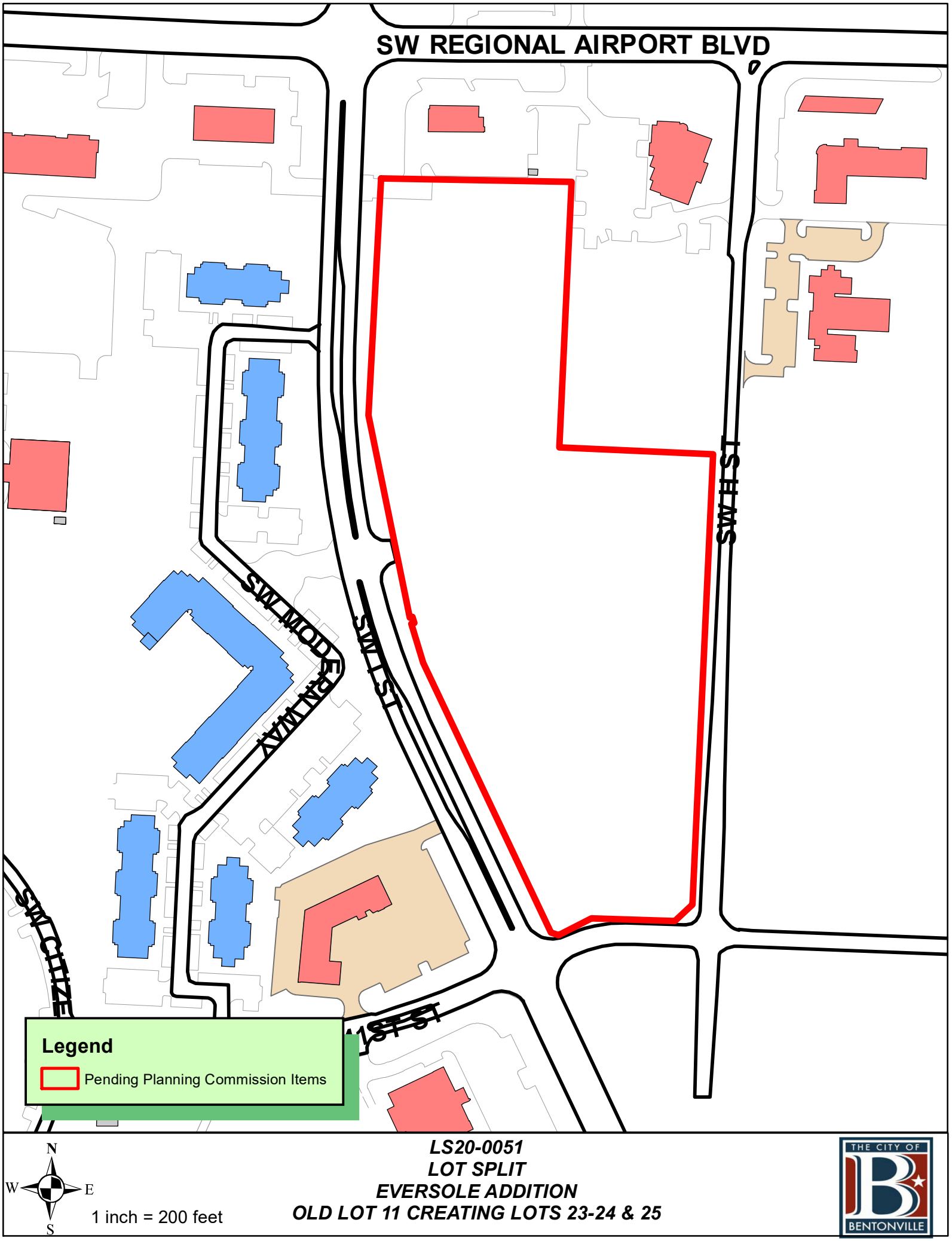
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
TPN 08/13/20	HM	RS
COUNTY & STATE: BENTON COUNTY, AR	JOB NUMBER: 20-3043	

LOCATION: 813 BELLA VISTA ROAD, BENTONVILLE, AR

FOR THE USE AND BENEFIT OF:

BRYAN DOFFIN

LS20-0049



LS20-0051
LOT SPLIT
EVERSOLE ADDITION
OLD LOT 11 CREATING LOTS 23-24 & 25

THE CITY OF BENTONVILLE

Incidental Subdivision of Lot 11 Eversole Addition creating Lots 23, 24, & 25

City of Bentonville

SW I St.

Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
2. *This plat represents a Lot Split of the parcel recorded in Plat Records, Plat Bk. 2011, Pg. 437 in the public records of Benton County, Arkansas.*
3. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
4. *Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD 83, North Zone, per GPS observations as established by processing through OPUS.*
5. *Basis of Elevation: NAVD 88, per GPS observations as established by processing through OPUS.*
6. *Site Benchmark: See block for benchmark information .*
7. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
8. *This survey meets current Arkansas State Standards of Practice for Property Boundary Surveys and Plats.*
9. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
10. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
11. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
12. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
13. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
14. *By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.*
    Map Number: 05007C0255K
    Map Revised: June 5. 2012
15. *Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information, visit www.BentonvillePlanning.com or call the planning Department at 479-271-3122.*
16. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
17. *There may not be fences or any other structures built in any drainage easements.*
18. *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.*
19. *Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.*
20. *All structures must maintain minimum of 20' clearances from all electric lines.*
21. *BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.*
22. *It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.*
23. *Relocation of any existing electrical facilities shall be at the owner's expense.*
24. *Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.*

VICINITY MAP

NOT TO SCALE

Latitude: 36°20'00"N
Longitude: 94°13'16"W

Certificate of Ownership & Dedication:

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

Date of Execution: _____
Signed: _____
Name & Address: _____
Print Name: _____

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

_____ _____
Notary Public *My Commission Expires*

Certificate of Approval

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

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Owner

Parcel # 01-16607-001
City of Bentonville
SW I St.
Bentonville, AR 72712

Benchmark Information

Benchmark #1: *5/8" rebar with CEI cap*
N: 734637.81'
E: 658210.88'
Elev.: 1300.90'

Benchmark #2: *5/8" rebar with CEI cap*
N: 735939.45'
E: 658158.49'
Elev.: 1293.78'

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

REVISION

NO.	DESCRIPTION	DATE
1	1st sub comm	10/8/20

Certificate of Surveying Accuracy

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

Date of Execution: 10.19.2020

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

City of Bentonville Project # *LS20-0051*

Solutions for Land and Life

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

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

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

Incidental Subdivision
City of Bentonville
SW I St.
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	JF
CEI PROJECT NUMBER	31884
DATE	10/8/2020
REVISION	REV-1

Cover

SHEET TITLE

SHEET NUMBER

1 OF 4

DRAWING LOCATION - S:\31000\31884\DRAWINGS SURVEY\SURVEY\WORKING\31884LS.DWG -- SAVED BY - JCHRISTIANSEN

© 2020 CEI ENGINEERING ASSOCIATES, INC.

P.O.B.
LOT 19
1/2" REBAR
LS1834
N: 735979.0'
E: 658138.6'

S89°04'43"E 331.71'

62.9'

N02°14'14"E 38.55'

5/8" REBAR
LS1304

29' UTILITY EASEMENT
PLAT BK. 2011, PG. 204

20' UTILITY EASEMENT
PLAT BK. 2011, PG. 120

BM - 2
Elev.= 1293.78'

LOT 12
EVERSOLE ADDITION
PARCEL # 01-16608-000
FARM TEETH, LLC
DEED BK. 2017, PG. 39913
ZONE: C-3

50'X50' ACCESS
& UTILITY
EASEMENT PER
PLAT BK. 2011,
PG. 120

20' UTILITY EASEMENT
PLAT BK. 2011, PG. 120

EXISTING 20' GRADING,
DRAINAGE & UTILITY EASEMENT
PER DB 2009, PG. 45864

5/8" REBAR
LS1666

20' GRADING, DRAINAGE
& UTILITY EASEMENT PER
PLAT BK. 2011, PG. 120

SUBJECT TRACT
LOT 19
EVERSOLE ADDITION
PLAT BK. 2011, PG. 120
CITY OF BENTONVILLE

120,732 SQ. FT.±
OR 2.77 AC.±

N03°07'28"E 318.03'

369.35'

S02°35'52"W

SW I ST
VARIABLE WIDTH R/W PER DEED BK.
2009, PG. 47852

LOT 13
EVERSOLE ADDITION
PARCEL # 01-16608-001
JHAMPTON, LLC
DEED BK. 2017, PG. 49218
ZONE: C-3

EXISTING 25' GAS EASEMENT
PER DOC. #94-023959

20' UTILITY EASEMENT
PER THIS PLAT. 11,257 SQ. FT.
OR 0.26 AC. ±

PROPERTY LINE TO BE
ADDED PER THIS PLAT

10.00'
10.0'
56.7'
S86°52'32"E 334.55'
N86°52'32"W 334.26'
N86°52'32"W 334.55'
26.0'
10.00'
10.00'
10.00'
10.0'

N03°07'28"E 56.70'

107.1(R/W

5/8" REBAR
LS1304

SUBJECT TRACT
LOT 20
EVERSOLE ADDITION
PLAT BK. 2011, PG. 120
CITY OF BENTONVILLE

107,546 SQ. FT.±
OR 2.47 AC.±

N10°17'29"W 213.58'

PARENT TRACT
Lot 11
Eversole Addition
Plat Bk. 2011, Pg. 437
Parcel # 01-16607-001
City of Bentonville
Zone C-3

94.35'

50'X50' ACCESS
EASEMENT
BY PLAT BK.
2011, PG. 120

P.O.B.
LOT 20
5/8" REBAR
CAP UNREADABLE
N: 735503.6'
E: 658385.1'

S87°23'59"E 267.87'

5/8" REBAR
CAP DESTROYED

32.4'

123.92'

SW H ST

64.8' R/W

20' UTILITY EASEMENT
PER THIS PLAT. 11,257 SQ. FT.
OR 0.26 AC. ±

PROPERTY LINE TO BE
ADDED PER THIS PLAT

N77°47'12"E 170.77'
20.0'
S87°27'31"E 394.35'
N87°27'31"W 391.74'
20.00'
52.0' R/W
52.00'
S02°36'09"W
32.4'
S87°27'31"E 384.95'
20.0'
N87°27'31"W 382.34'
20.00'

S77°47'12"W 168.85'
SW 40TH ST
52.0' R/W PER THIS PLAT
N77°47'12"E 162.17'
S77°47'12"W 159.54'

59.8'
EL6
1/2" REBAR
LS1834
46.97'
20.00'

PROPERTY LINE TO BE
ADDED PER THIS PLAT

20' UTILITY EASEMENT
PER THIS PLAT. 10,890 SQ. FT.
OR 0.25 AC. ±

WATER STRUCTURES PLACED
PER BENTONVILLE GIS, TYPICAL.

50'X50' ACCESS EASEMENT
BY PLAT BK. 2011, PG. 120-
NORTH BOUND ACCESS
ONLY

N12°21'16"W 59.27'

5/8" REBAR
LS1304

61.1'

MATCH LINE

MATCH LINE

L4
5/8" REBAR
BENT
L5
L3
5/8" REBAR
LS1304
5/8" REBAR
5/8" REBAR
BENT

NF

GRID

0 50' 75' 100'
SCALE IN FEET

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Benchmark (BM)
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1618"
- Found Nail (As Noted)
- Water Meter
- Fire Hydrant
- Sewer Clean Out
- Utility Pole
- Electric Riser
- Water Valve
- Light Pole Overhanging
- Irrigation Control Box
- R/W — Right-of-Way
- 20' Utility, Drainage, & Access Easement per this plat
- Right-of-way per this plat. 28,689 Sq. Ft. or 0.66 Ac. ±

State Survey Code: 500-19N-30W-0-07-400-04-1618

City of Bentonville Project # LS20-0051

DRAWING LOCATION - S:\31000\31884\DRAWINGS SURVEY\SURVEY\WORKING\31884LS.DWG -- SAVED BY - JCHRISTIANSEN

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CEI
Solutions for Land and Life

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

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

Incidental Subdivision
City of Bentonville

SW I St.
Bentonville, Benton County, Arkansas

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

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

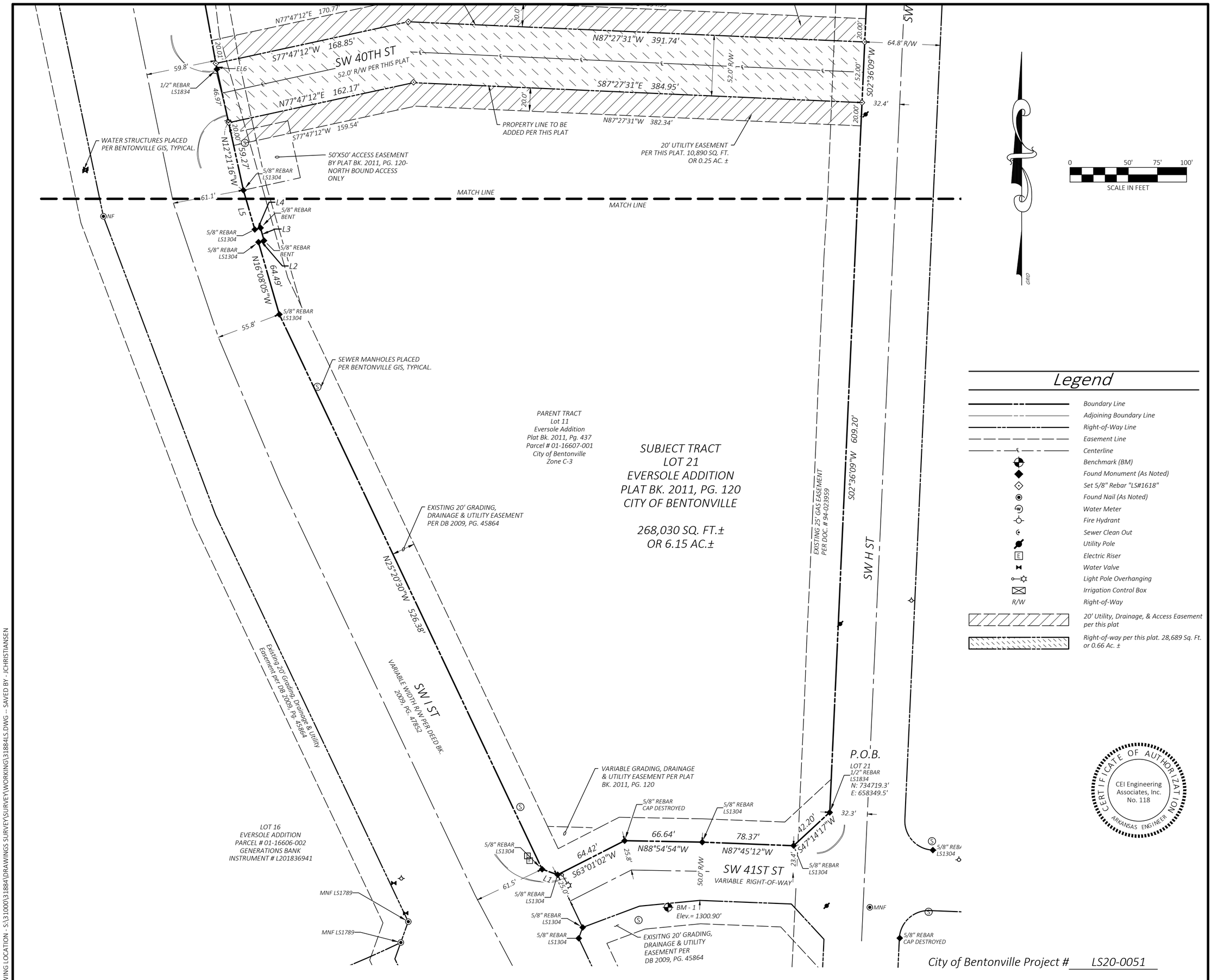
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	JF
CEI PROJECT NUMBER	31884
DATE	10/8/2020
REVISION	REV-1

Preliminary Plat

SHEET TITLE

SHEET NUMBER

3 OF 4



City of Bentonville Project # LS20-0051

DRAWING LOCATION - S:\31000\31884\DRAWINGS SURVEY\SURVEY WORKING\31884LS.DWG -- SAVED BY - JCHRISTIANSEN

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Incidental Subdivision
City of Bentonville
SW I St.
Bentonville, Benton County, Arkansas

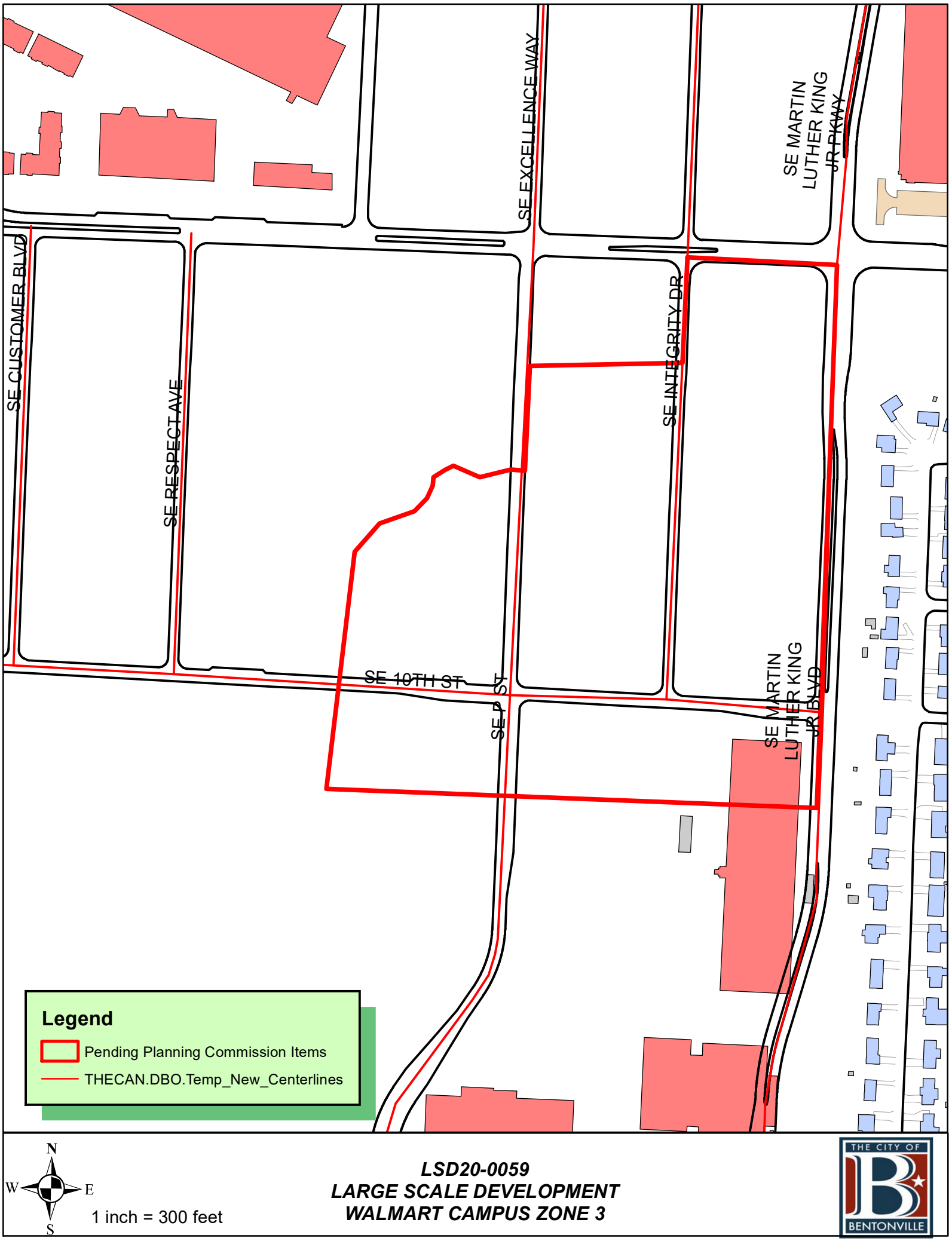
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1618
SIGNATURE
DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	JF
CEI PROJECT NUMBER	31884
DATE	10/8/2020
REVISION	REV-1

Preliminary Plat

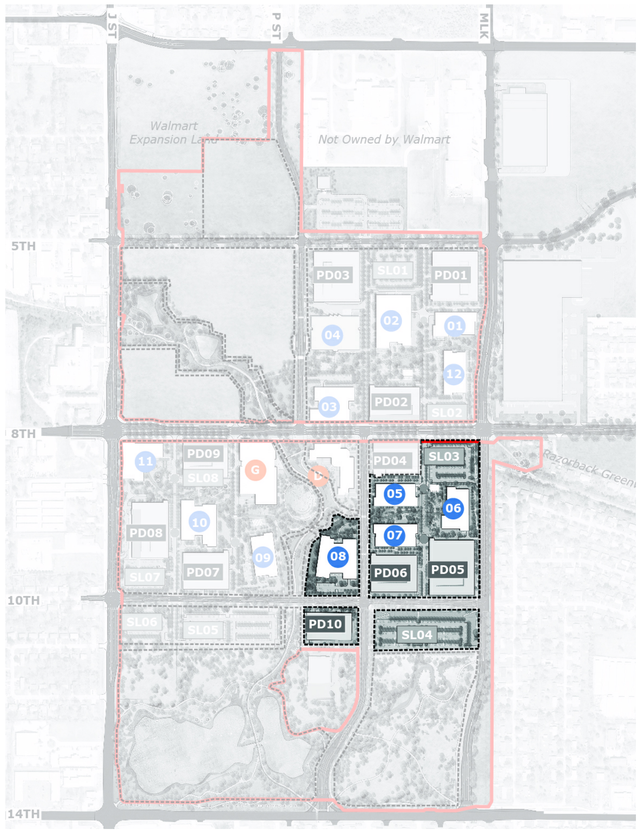
SHEET TITLE

SHEET NUMBER


SE EXCELLENCE WAY
SE MARTIN LUTHER KING JR PKWY
SE CUSTOMER BLVD
SE RESPECT AVE
SE INTEGRITY DR
SE 10TH ST
SE J ST
SE MARTIN LUTHER KING JR BLVD
Legend
Pending Planning Commission Items
THECAN.DBO.Temp_New_Centerlines
N
W
E
S
1 inch = 300 feet
LSD20-0059
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 3
THE CITY OF
BENTONVILLE

WALMART

LSD ZONE 03



PROJECT CONTACTS

OWNER

WALMART, INC.
2001 SE 10TH ST
BENTONVILLE, AR 72712

CITY OF BETONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING

TYLER OVERSTREET
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-6840
EMAIL:TOVERSTREET@BENTONVILLEAR.COM

BRIAN BAHR
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3122
EMAIL:BBAHR@BENTONVILLEAR.COM

JON STANLEY
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3122
EMAIL:JSTANLEY@BENTONVILLEAR.COM

STREET DEPARTMENT

DENNIS BIRGE
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3130
EMAIL:DBIRGE@BENTONVILLEAR.COM

ENGINEERING DEPARTMENT

DAN WEESE, PE
CITY ENGINEER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3168
EMAIL:DWEESE@BENTONVILLEAR.COM

STORMWATER

JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-5002
EMAIL:JPAITH@BENTONVILLEAR.COM

CITY OF BENTONVILLE (CONTINUED)

PUBLIC WORKS

MIKE BENDER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-6720
EMAIL:MBENDER@BENTONVILLEAR.COM

FIRE DEPARTMENT

JAKE FEEMSTER
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-3151
EMAIL:JAFEEMSTER@BENTONVILLEAR.COM

BRENT BOYDSTON
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-5927
EMAIL:BBOYDSTON@BENTONVILLEAR.COM

WATER DEPARTMENT

BEAU THOMPSON
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-418-8680
EMAIL:BTHOMPSON@BENTONVILLEAR.COM

PRESTON NEWBILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3140
EMAIL:PNEWBILL@BENTONVILLEAR.COM

WASTEWATER DEPARTMENT

NANCY BUSEN
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-3160
EMAIL:NBUSEN@BENTONVILLEAR.COM

ELECTRIC DEPARTMENT

TRAVIS MATLOCK
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-5941
EMAIL:TMATLOCK@BENTONVILLEAR.COM

CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3159
EMAIL:CBARNES@BENTONVILLEAR.COM

BLACK HILLS ENERGY

JOSH KNIGHT
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
PHONE:479-271-6840
EMAIL:JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T

SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, AR 72766
OR LAYNE RHODES
479-442-1977
PHONE:479-442-1967
EMAIL:LR159@ATT.COM

COX COMMUNICATIONS

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

HEALTH DEPARTMENT

ARKANSAS DEPARTMENT OF HEALTH
4815 WEST MARKHAM STREET
LITTLE ROCK, AR 72205
PHONE:501-661-2400

BENTON COUNTY HEALTH DEPARTMENT
1200 W WALNUT
ROGERS, AR 72712
PHONE:479-986-1300

ENVIRONMENTAL/GEOTECHNICAL

MARCO V. VICENTE SILVESTRE, PE
3165 PINE WOODS ROAD
SPRINGDALE, AR 72762
PHONE:479-756-1555
EMAIL:MSILVESTRE@BUILDINGANDEARTH.COM

LOCAL CIVIL ENGINEER

JOHN TRAHAN
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE:479-273-9472
EMAIL:JTRAHAN@CEIENG.COM

STEVE PAWLACYK, PE
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE:479-273-9472
EMAIL:SPAWLACZYK@CEIENG.COM

Gensler
5005 Greenville Avenue
Dallas, TX 75206
Tel 214.273.1500

walter p moore
Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010
USA
Tel (713) 630-7300

swa
SWA
811 W. 7TH ST.
8TH FLOOR
LOS ANGELES, CA 90017
USA
Tel (213) 236-9090

CEI
CEI
3108 SW Regency Parkway
Bentonville, AR 72712
USA
Tel (479) 273-9472

ARUP
ARUP
3560 Mission Street
San Francisco, CA 94105
USA
Tel (415) 957-9445

ISP DESIGN LIGHTING CONSULTANT
17225 S DIXIE HWY. STE. 201 • MIAMI, FL 33157 • 305.278.1565
ISP
17225 S. Dixie Hwy. Ste. 201
Miami, FL 33157
USA
Tel (305) 278 1565

4b Technology
4b Technology Group, LLC
390 Glenborough Dr., Suite 290
Houston, TX 77067
USA
Tel (832) 249-9379

FACILITY # 30043-525

VOLUME: I, III

2ND PLANNING COMMISSION SUBMISSION
10.19.2020

BENTONVILLE, ARKANSAS

027.7568.000 PROPRIETARY

City of Bentonville Project No.
LSD20-0059

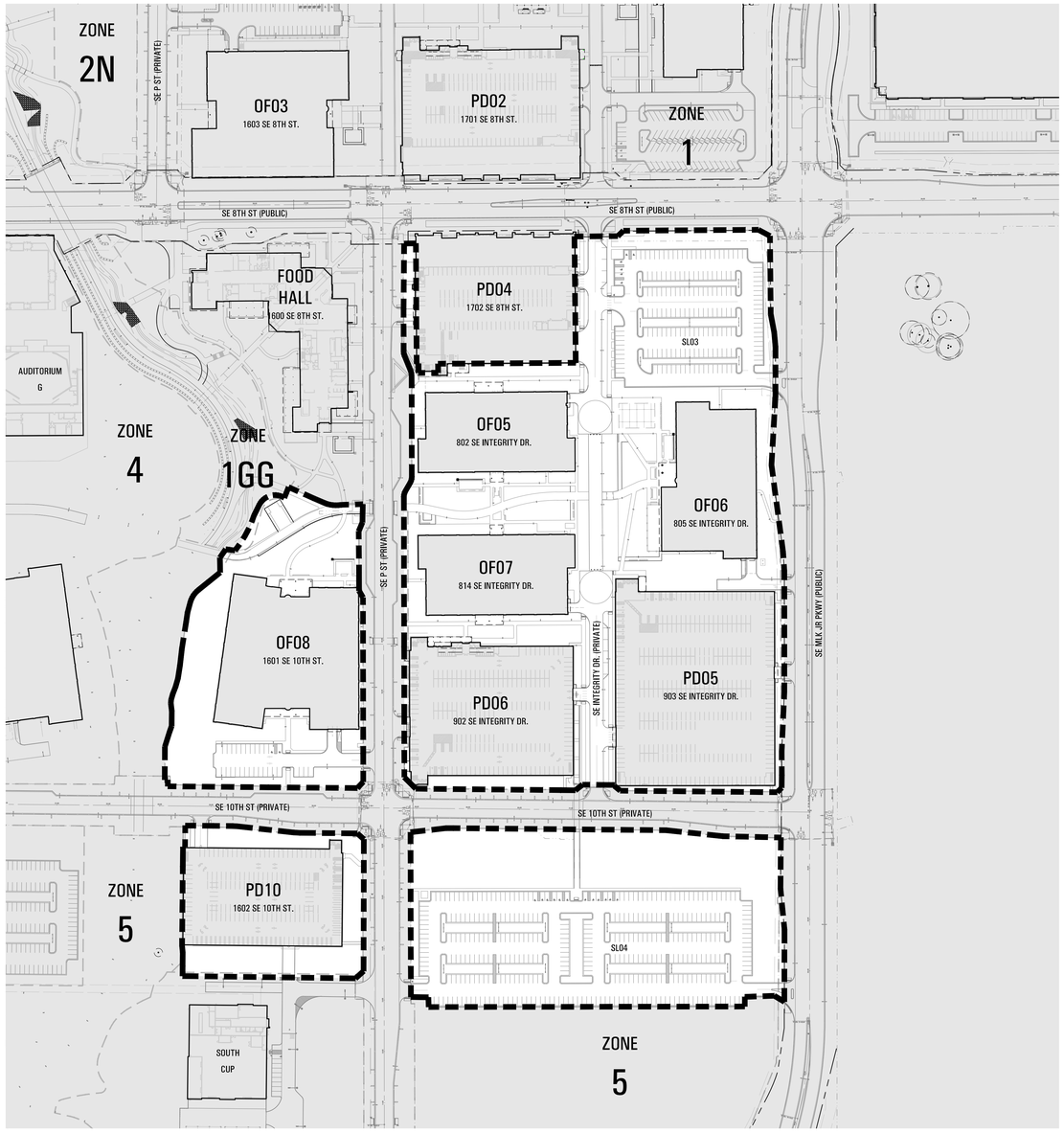
WALMART CAMPUS
ZONE 3 SITE PACKAGE

A PROJECT OF WALMART

CITY OF BENTONVILLE, ARKANSAS

2ND PC SUBMISSION

10/19/20



WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524

Gensler

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Dallas, TX 75206
United States

Tel 214.273.1500
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www.swagroup.com
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KEY PLAN

△ Date	Description
09.02.2020	PRE-APP REQUEST
09.28.2020	1ST PC SUBMISSION
10.19.2020	2ND PC SUBMISSION

Seal / Signature

DRAFT

PRELIMINARY

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

Project Name

LSD ZONE 03

Project Number

27.7568.000

Description

LANDSCAPE COVER SHEET

Scale

AS INDICATED

ID	VOLUME	SHEET	
SITE-Z03	V1	(Z-03)	L00.000

City of Bentonville Project No. LSD20-0059

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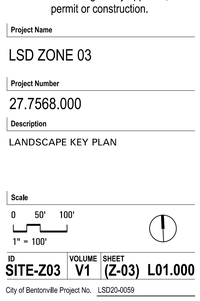

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Project Name

LSD ZONE 03

Project Number

27.7568.000

Description

LANDSCAPE KEY PLAN

Scale

0 50' 100'

1" = 100'

ID	VOLUME	SHEET
SITE-Z03	V1	(Z-03) L01.000

City of Bentonville Project No. LSD20-0059

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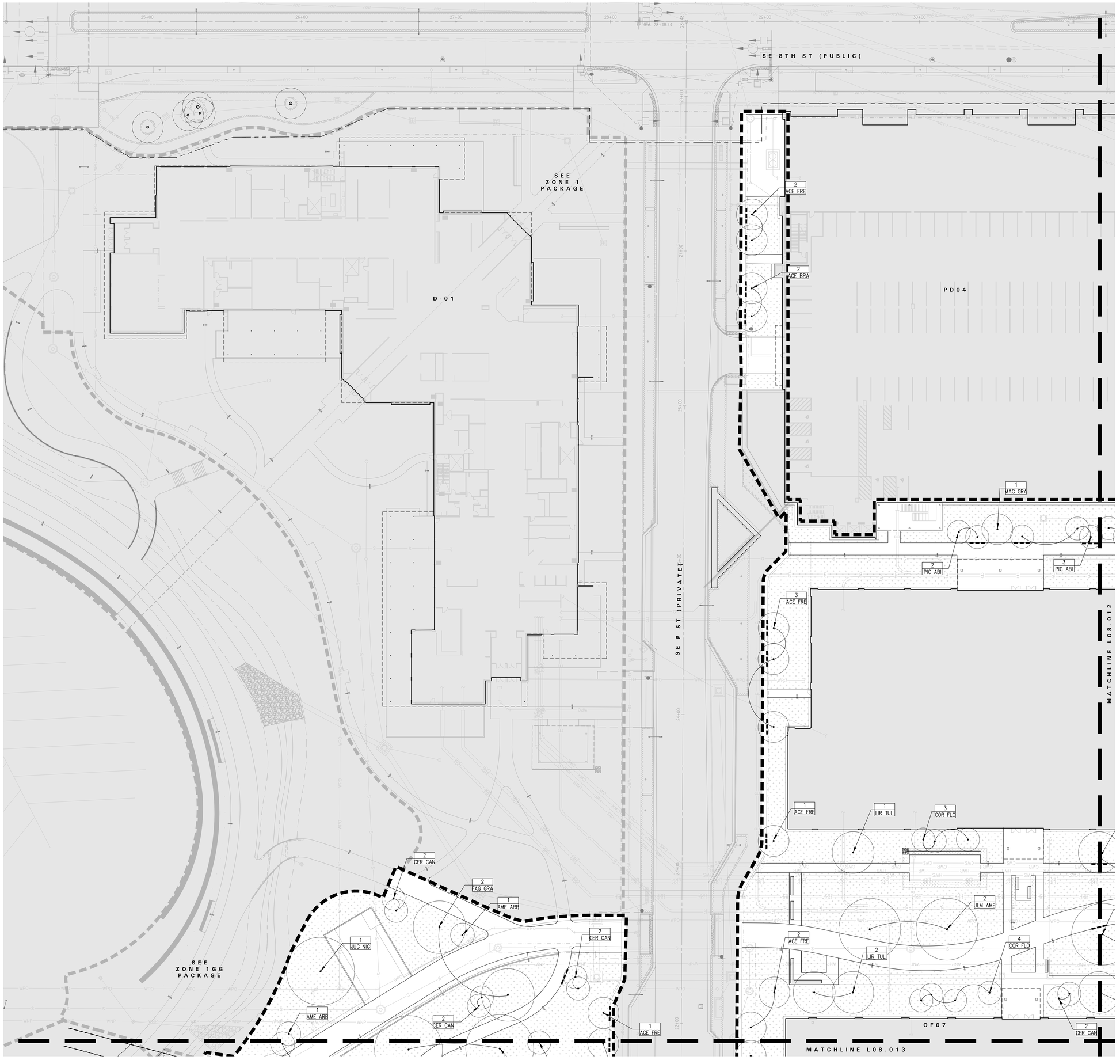

TREE SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
ACE FRE	ACER X FREEMANII	FREEMAN MAPLE
ACE FRA	ACER RUBRUM VAR. 'FRANKSRED'	RED SUNSET MAPLE
ACE BRA	ACER RUBRUM VAR. 'BRANDYWINE'	BRANDYWINE MAPLE
FAG GRA	FAGUS GRANDIFOLIA	AMERICAN BEECH
GIN BIL	GINKGO BILOBA	GINKGO
GLE TRI	GLEDITSIA TRIANCANTHOS	HONEY LOCUST
JUG NIG	JUGLANS NIGRA	BLACK WALNUT
LIR TUL	LIRIODENDRON TULIPIFERA	TULIP TREE
NYS SYL	NYSSA SYLVATICA	BLACK GUM
OST VIR	OSTRYA VIRGINIANA	EASTERN HOP HORNBEAM
QUE PAL	QUERCUS PALUSTRIS	PIN OAK
QUE PHE	QUERCUS PHELLOS	WILLOW OAK
QUE ROB	QUERCUS ROBUR	ENGLISH OAK
QUE RUB	QUERCUS RUBRA	RED OAK
TIL COR	TILIA CORDATA	LITTLE LEAF LINDEN
ULM AME	ULMUS AMERICANA	AMERICAN ELM
SAS FRA	SASSAFRAS ALBIDUM	SASSAFRAS
UNDERSTORY		
AME ARB	AMELANCHIER ARBOREA	COMMON SERVICEBERRY
CER CAN	CERCIS CANADENSIS	EASTERN REDBUD
COR FLO	CORNUS FLORIDA	DOGWOOD FLOWERING
EVERGREENS		
PIC ABI	PICEA ABIES	NORWAY SPRUCE
PIN TAE	PINUS TAEDA	LOBLOLLY PINE
MAG GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA

ROOT BARRIER
REFER TO DETAIL (D/L06.901)
AND SPECIFICATION

NOTES:

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

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

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Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

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LSD ZONE 03

Project Number

27.7568.000

Description

PLANTING PLAN - TREES

Scale

0 10' 20'
1" = 20'

ID SITE-Z03 | VOLUME V1 | SHEET (Z-03) L08.011

City of Bentonville Project No. LSD20-0059

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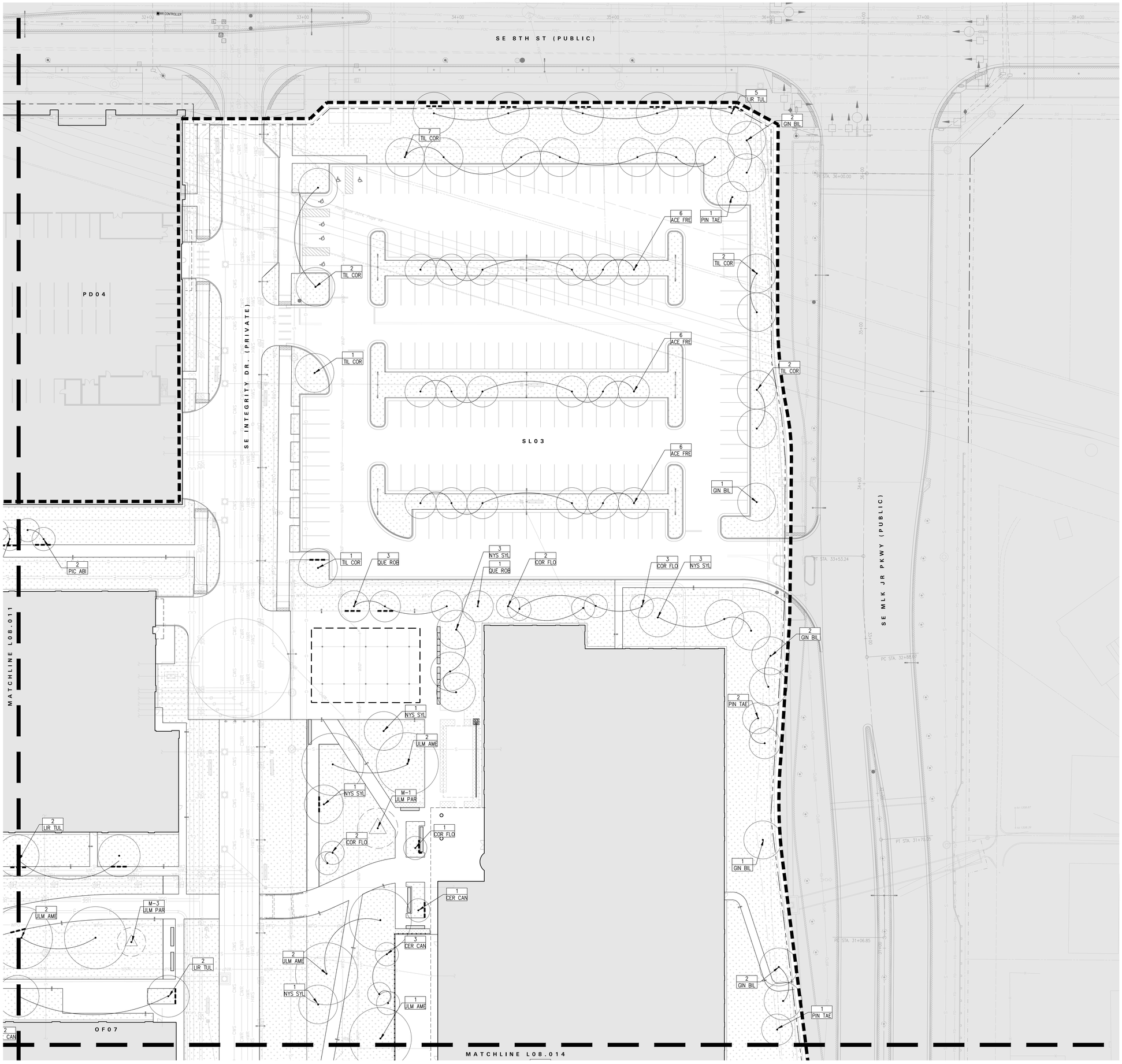

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RELOCATED EXISTING TREE
REFER TREE
PROTECTION PLANS

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Project Name

LSD ZONE 03

Project Number

27.7568.000

Description

PLANTING PLAN - TREES

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET
SITE-Z03	V1	(Z-03) L08.012

City of Bentonville Project No. LSD20-0059

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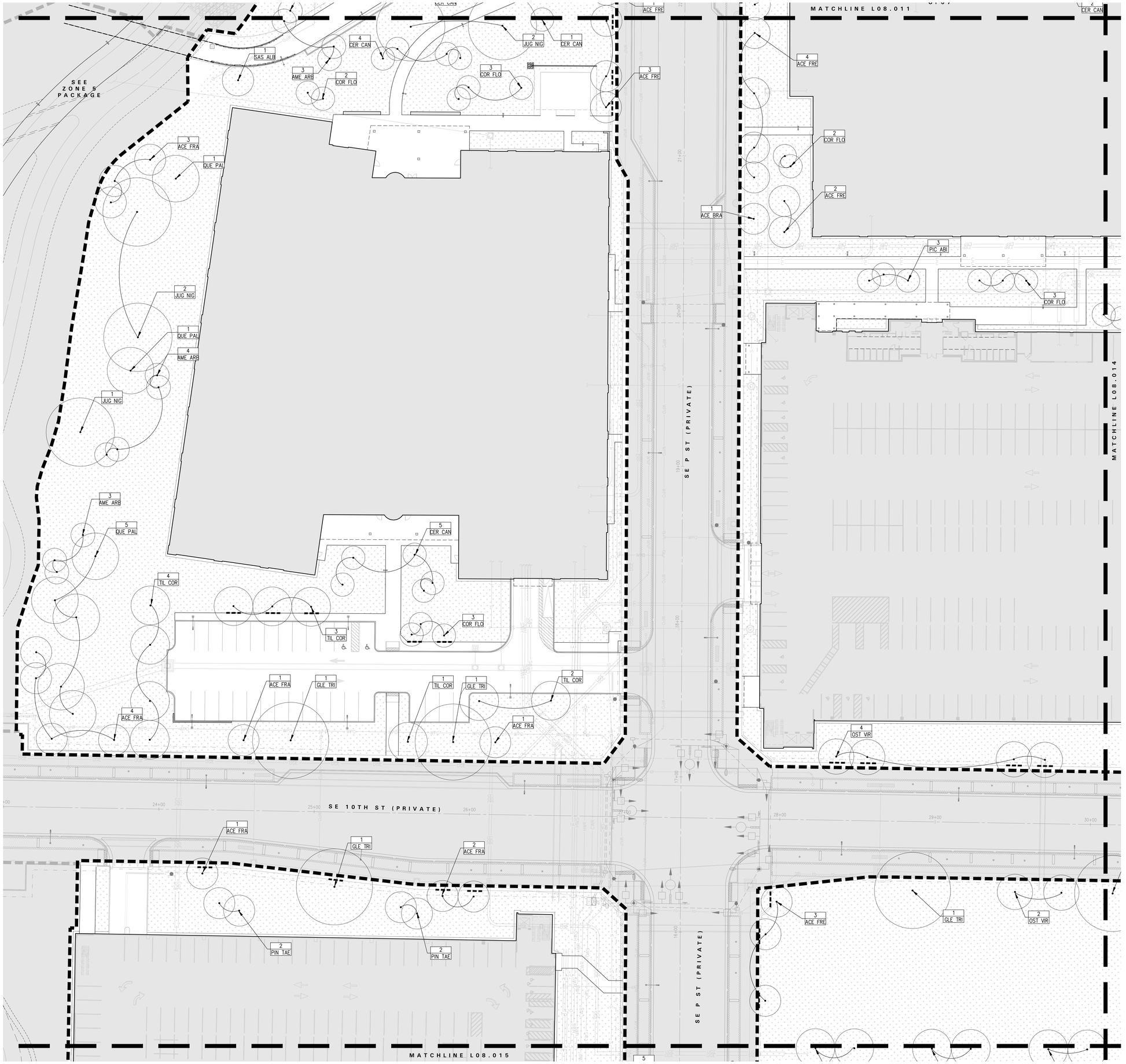

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WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

swa

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www.swagroup.com
+1.213.236.9090 o

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Seal / Signature

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Project Name
LSD ZONE 03

Project Number
27.7568.000

Description
PLANTING PLAN - TREES

Scale
0 10' 20'
1" = 20'

ID SITE-Z03 | VOLUME V1 | SHEET (Z-03) L08.013

City of Bentonville Project No. LSD20-0059

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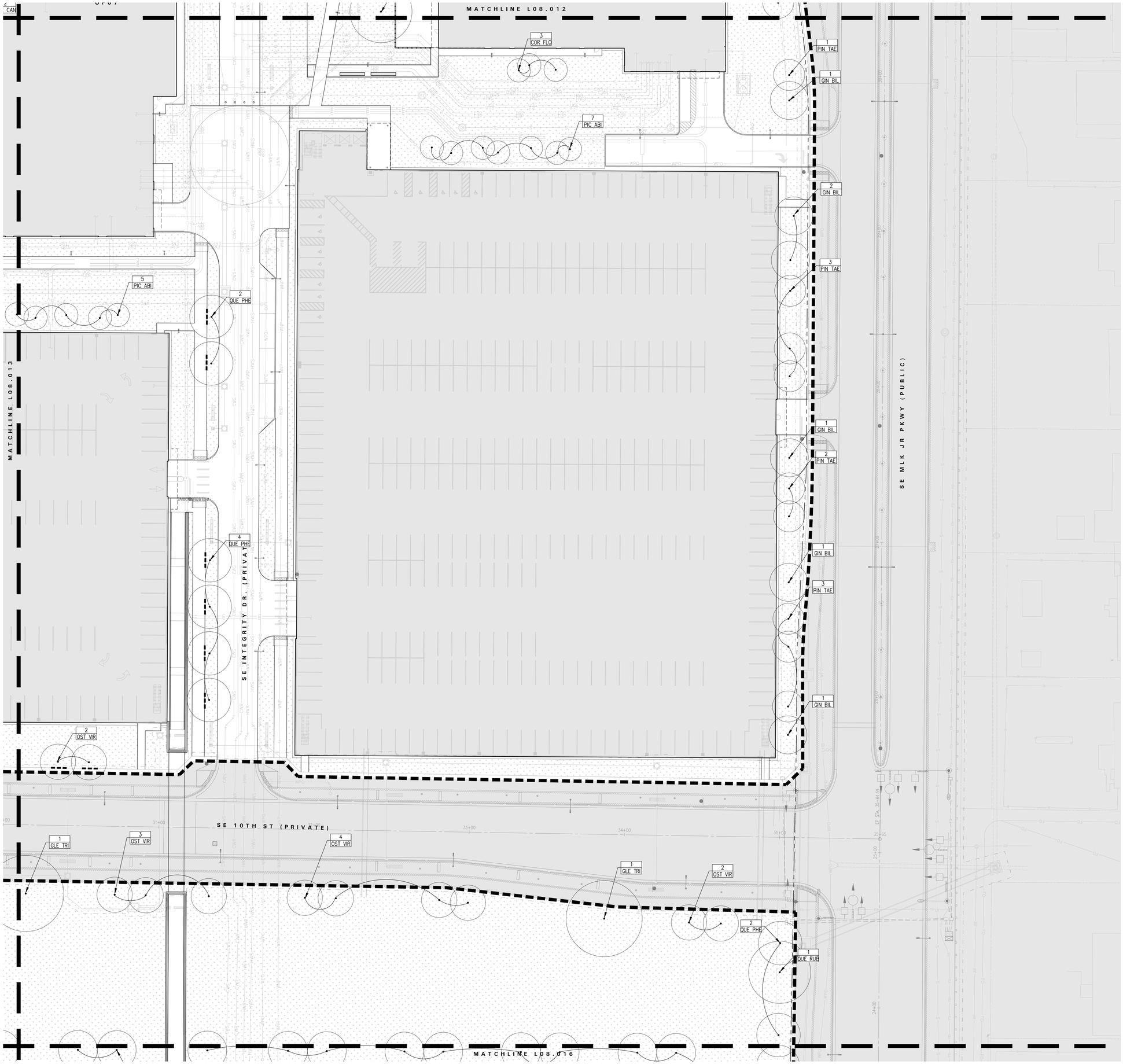

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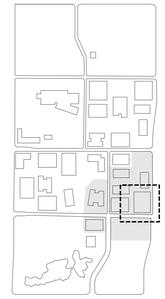

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Project Number

27.7568.000

Description

PLANTING PLAN - TREES

Scale

0 10' 20'
1" = 20'

ID	VOLUME	SHEET
SITE-Z03	V1	(Z-03) L08.014

City of Bentonville Project No. LSD20-0059

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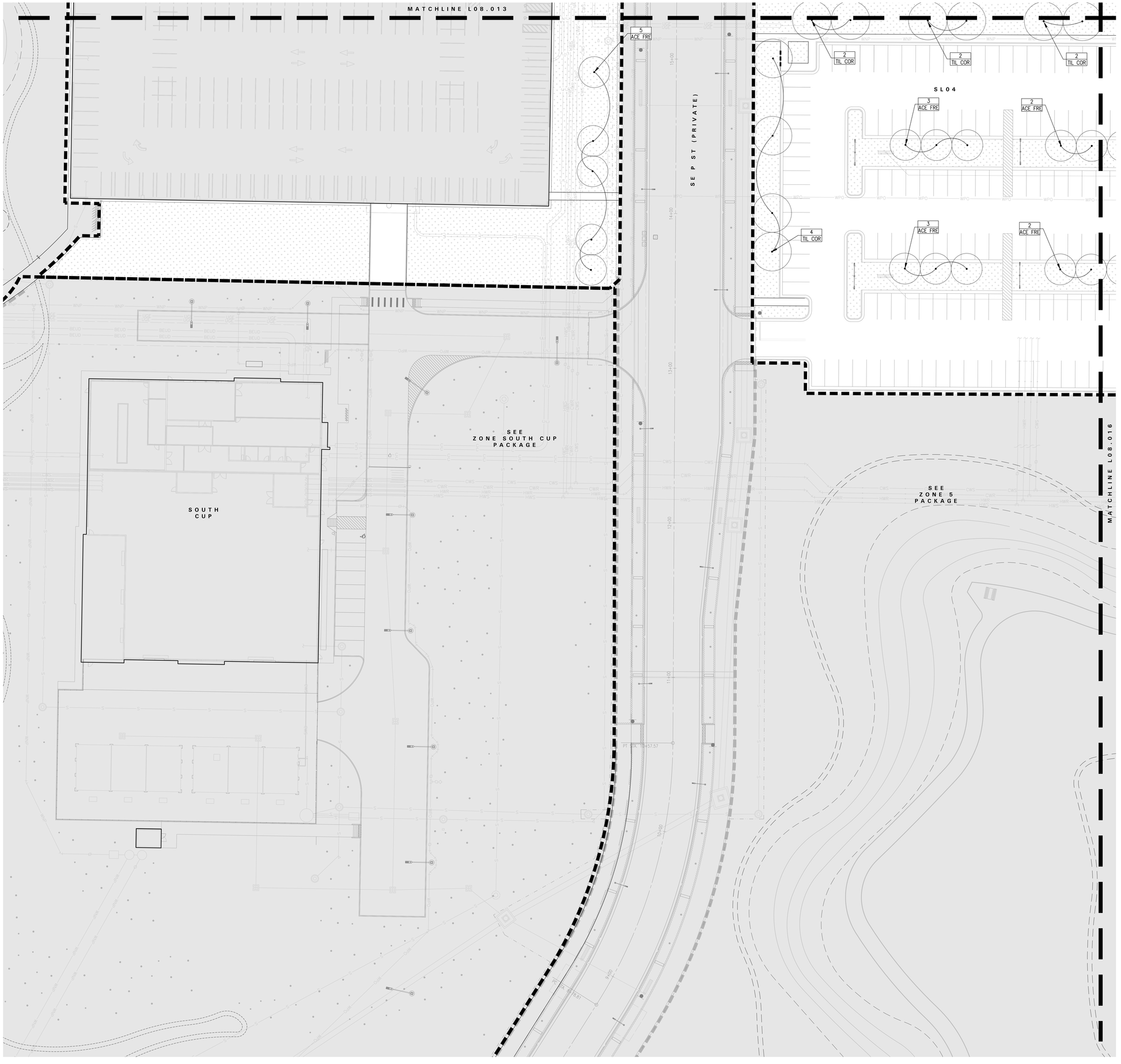

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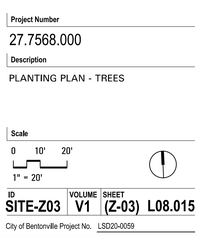

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LSD ZONE 03

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Description

PLANTING PLAN - TREES

Scale

0 10' 20'

1" = 20'

ID	VOLUME	SHEET
SITE-Z03	V1	(Z-03) L08.015

City of Bentonville Project No. LSD20-0059

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QUE PHE	QUERCUS PHELLOS	WILLOW OAK
QUE ROB	QUERCUS ROBUR	ENGLISH OAK
QUE RUB	QUERCUS RUBRA	RED OAK
TIL COR	TILIA CORDATA	LITTLE LEAF LINDEN
ULM AME	ULMUS AMERICANA	AMERICAN ELM
SAS FRA	SASSAFRAS ALBIDUM	SASSAFRAS
UNDERSTORY		
AME ARB	AMELANCHIER ARBOREA	COMMON SERVICEBERRY
CER CAN	CERCIS CANADENSIS	EASTERN REDBUD
COR FLO	CORNUS FLORIDA	DOGWOOD FLOWERING
EVERGREENS		
PIC ABI	PICEA ABIES	NORWAY SPRUCE
PIN TAE	PINUS TAEDA	LOBLOLLY PINE
MAG GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA

ROOT BARRIER
REFER TO DETAIL (D/L06.901) AND SPECIFICATION

NOTES:

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

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
	09.02.2020	PRE-APP REQUEST
	09.28.2020	1ST PC SUBMISSION
	10.19.2020	2ND PC SUBMISSION

Seal / Signature

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

Project Name

LSD ZONE 03

Project Number

27.7568.000

Description

PLANTING PLAN - TREES

Scale

0 10' 20'
1" = 20'

ID	VOLUME	SHEET
SITE-Z03	V1	(Z-03) L08.016

City of Bentonville Project No. LSD20-0059

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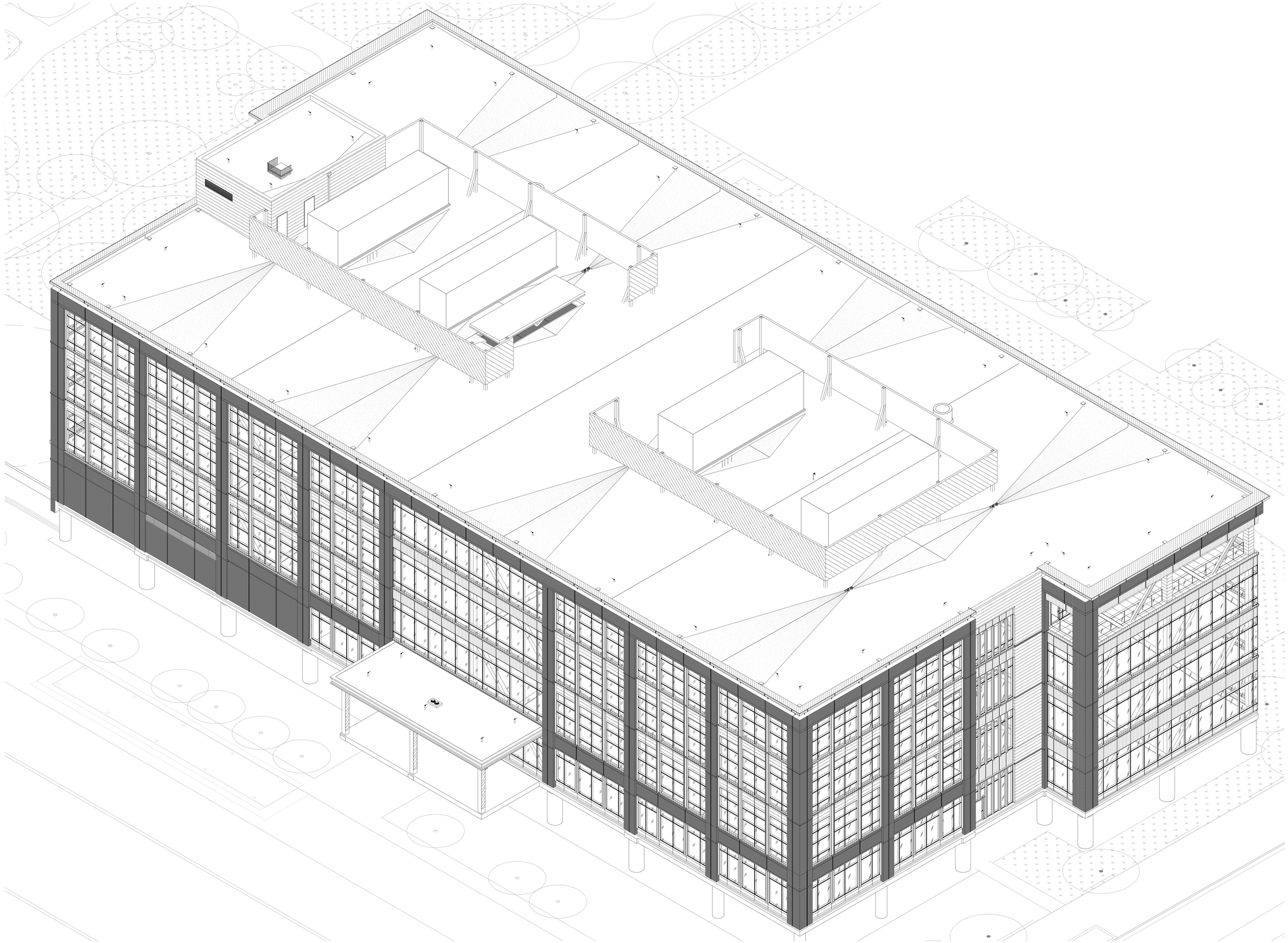

AXONOMETRIC VIEW - NORTHWEST 4 STORY SCHEME

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (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
	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 05, ZONE 03

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF05-Z03	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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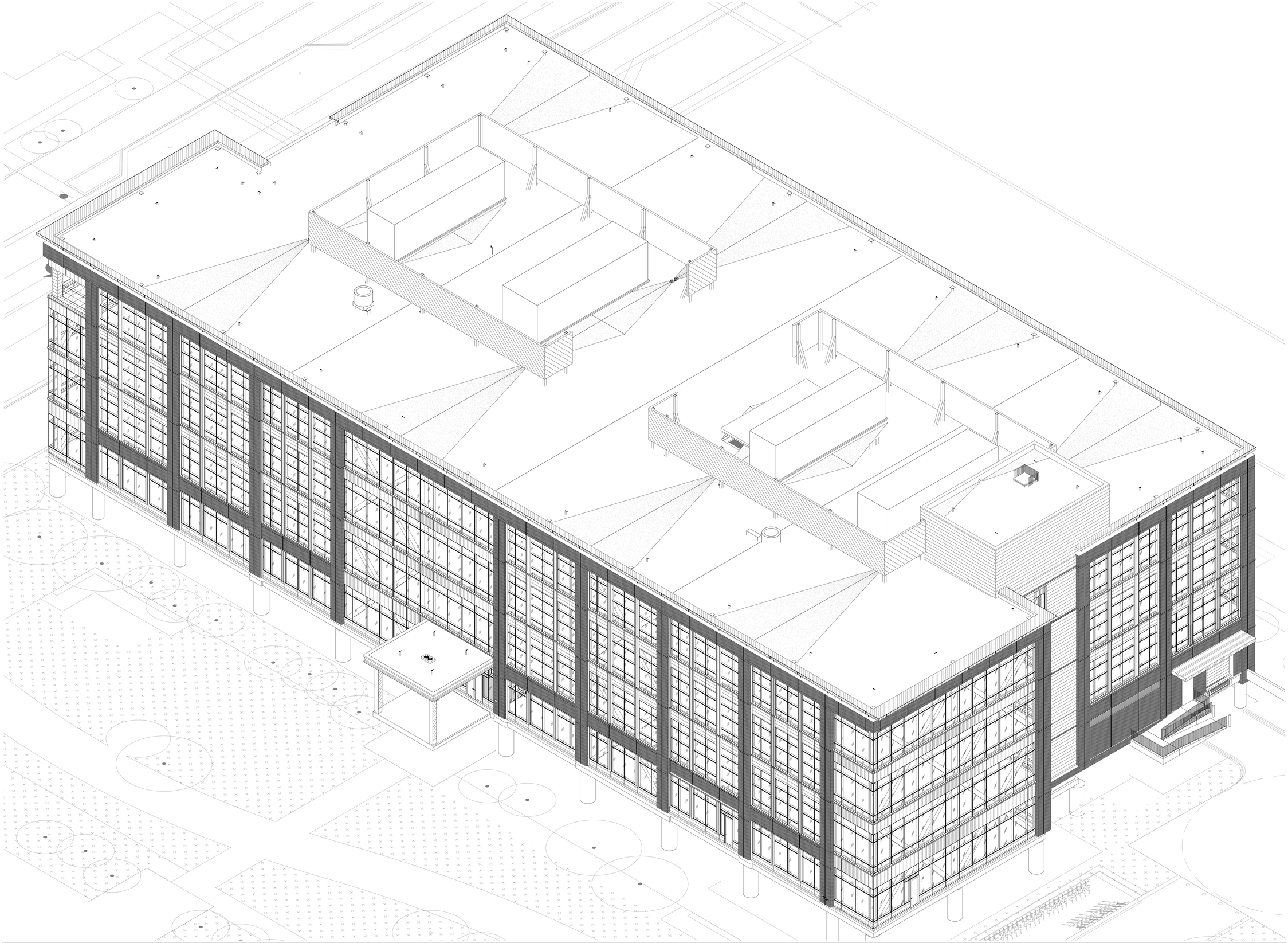

AXONOMETRIC VIEW - SOUTHEAST 4 STORY SCHEME

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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Seal / Signature

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Project Name

WMC - OFFICE BUILDING 05, ZONE 03

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF05-Z03	V1	A03.101

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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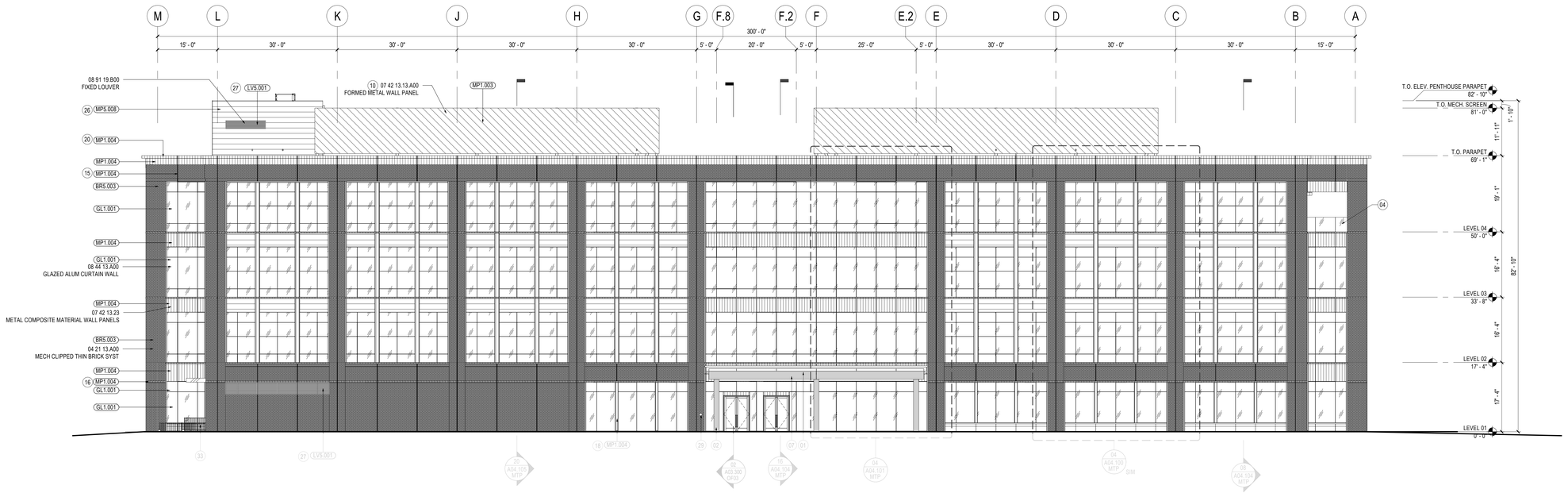
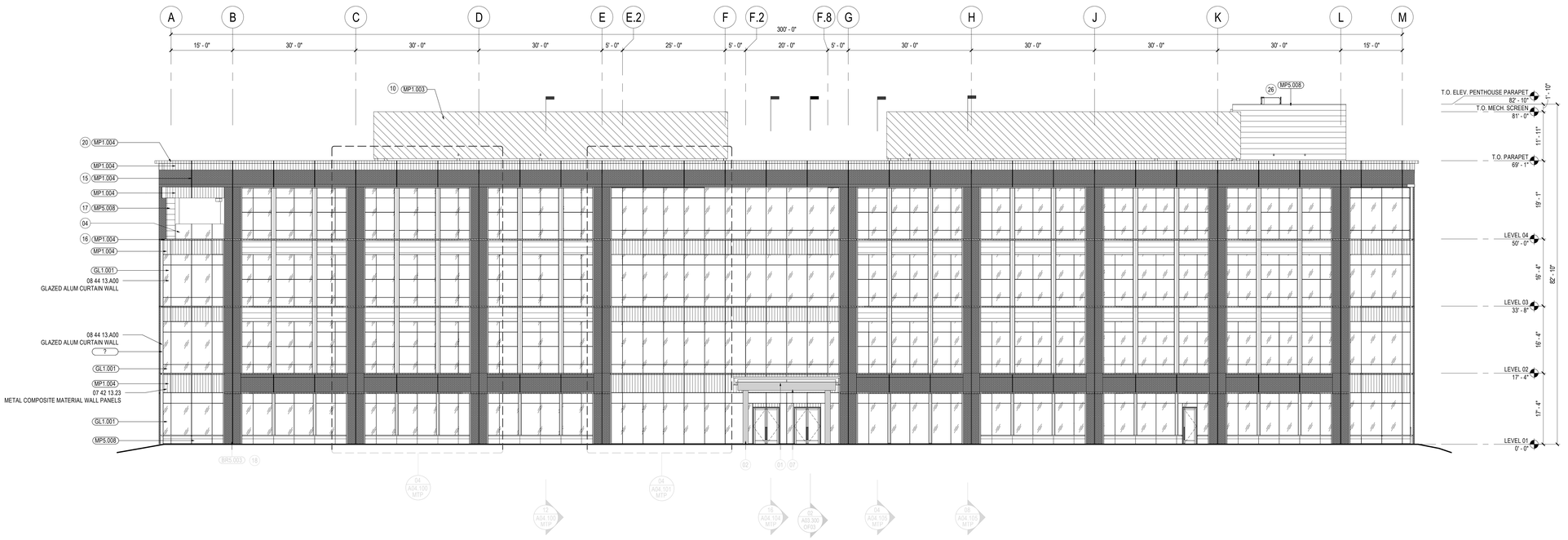


OVERALL BUILDING ELEVATION - NORTH

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

REF: 01 / A02.101

02



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.
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
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.
29 RECESSED MOUNTED KNOX BOX, 48" ABOVE F.F.
33 CAST IN PLACE CONCRETE RAMP AND LANDING WITH PAINTED STEEL PIPE GUARDRAIL

GENERAL NOTES

LEGEND

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

GL1.001 - INSUL. GLAZING UNIT, VISION
SPEC: 08 80 00

MP1.003 - ALUM. PANEL, FORMED/PERFORATED
COLOR: DARK GRAY
SPEC: 07 42 13.13

MP1.004 - ALUMINUM PANEL
COLOR: DARK GRAY
SPEC: 07 42 13.23

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

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

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United States

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Fax 214.273.1505

KEY PLAN

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Seal / Signature

PRELIMINARY
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Project Name

WMC - OFFICE BUILDING 05, ZONE 03

Project Number

27.7568.000

Description

BUILDING ELEVATIONS

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF05-Z03	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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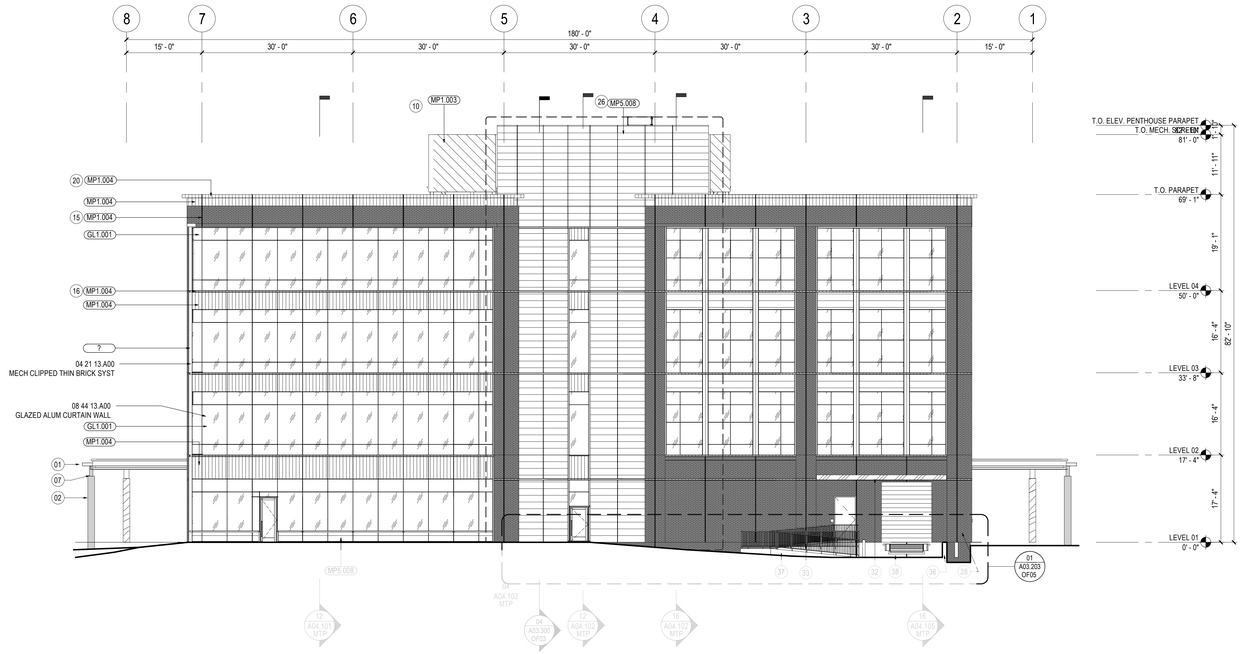
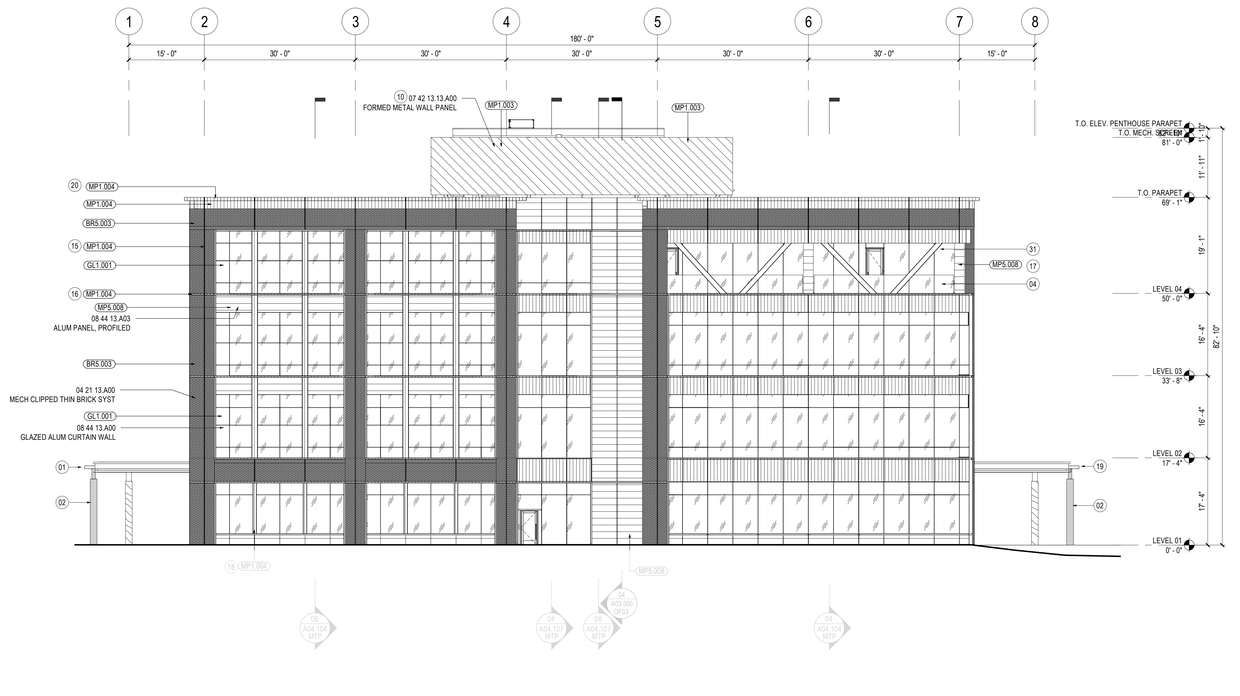


OVERALL BUILDING ELEVATION - EAST

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

REF: 01 / A02.101

02



OVERALL BUILDING ELEVATION - WEST

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
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
19 ENTRY CANOPY, METAL CANOPY OF-MP07 WITH OF-WD01 SLATTED SOFFIT
20 METAL OVERHANG
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
28 FIRE DEPARTMENT CONNECTION
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
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

REFER TO SHEET A03.200 FOR GENERAL NOTES

LEGEND

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

GL1.001 - INSUL. GLAZING UNIT, VISION
SPEC: 08 80 00

MP1.003 - ALUM. PANEL, FORMED/PERFORATED
COLOR: DARK GRAY
SPEC: 07 42 13.13

MP1.004 - ALUMINUM PANEL
COLOR: DARK GRAY
SPEC: 07 42 13.23

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

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (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
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 05, ZONE 03

Project Number

27.7568.000

Description

BUILDING ELEVATIONS

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF05-Z03	V1	A03.201

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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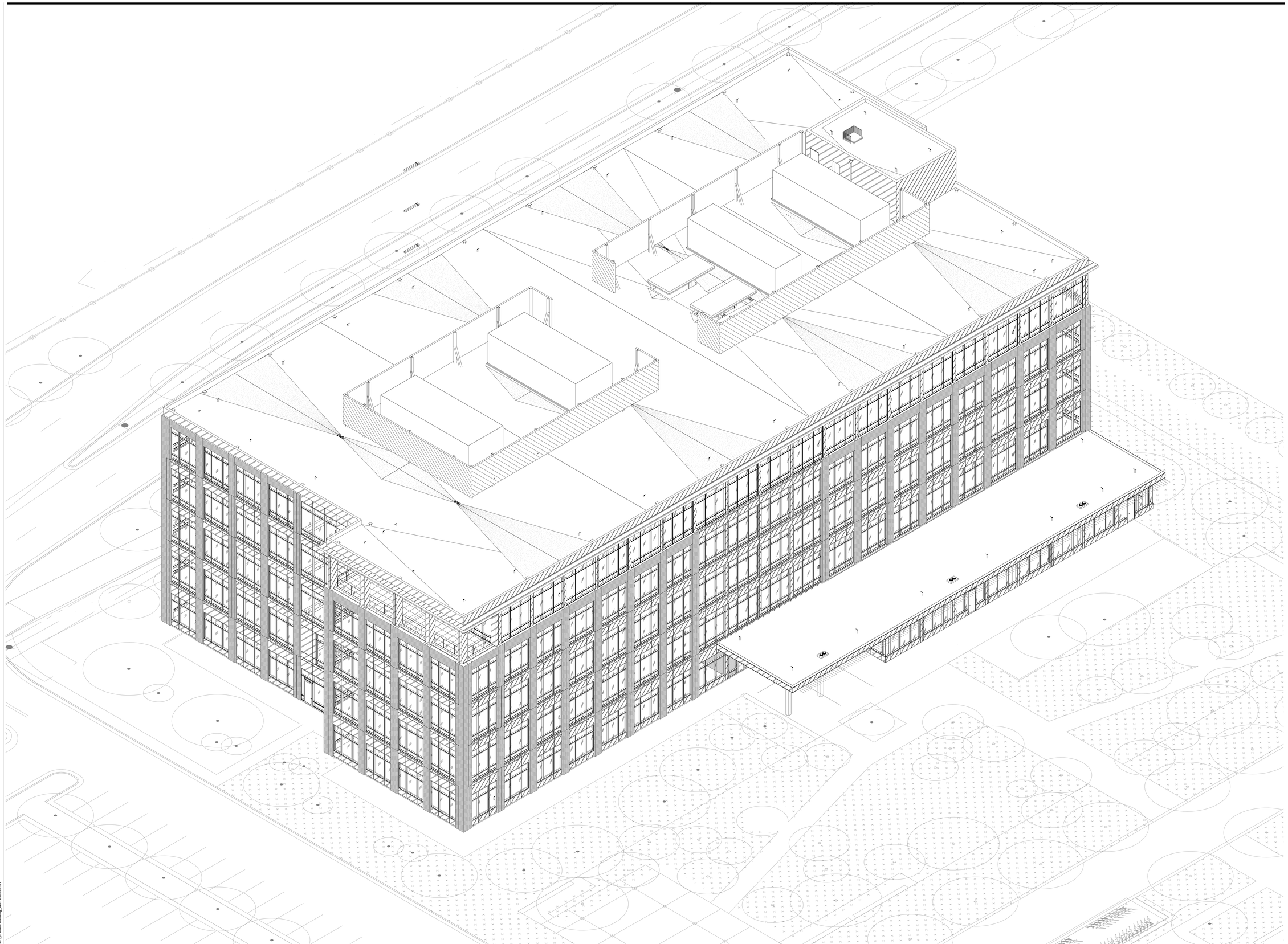

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

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Dallas, TX 75206
United States

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KEY PLAN

△	Date	Description
	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 06, ZONE 03

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF06-Z03	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 # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

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11.07.2019	SCHEMATIC DESIGN
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06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL

Seal / Signature

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Project Name

WMC - OFFICE BUILDING 06, ZONE 03

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF06-Z03	V1	A03.101

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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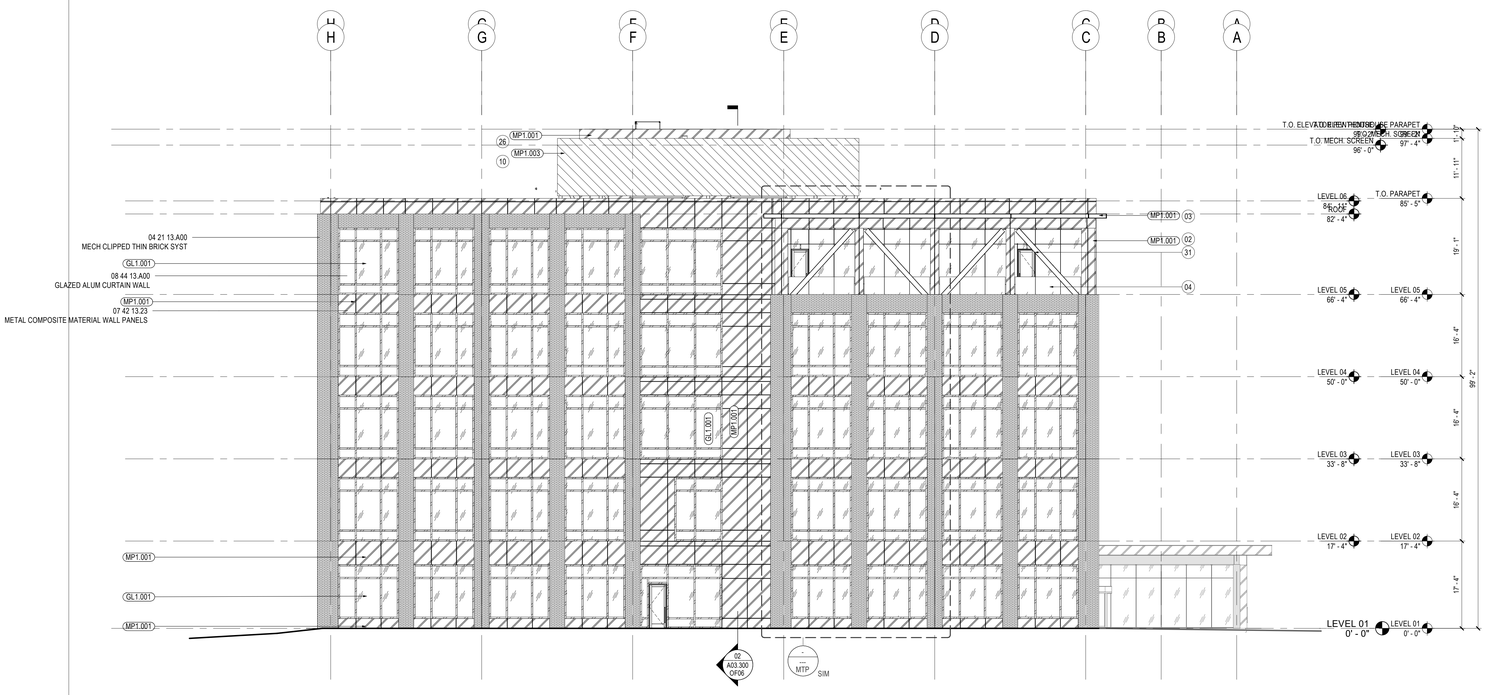
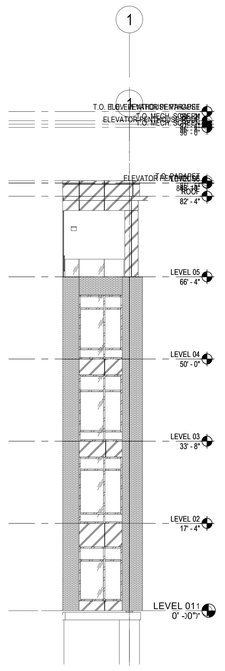


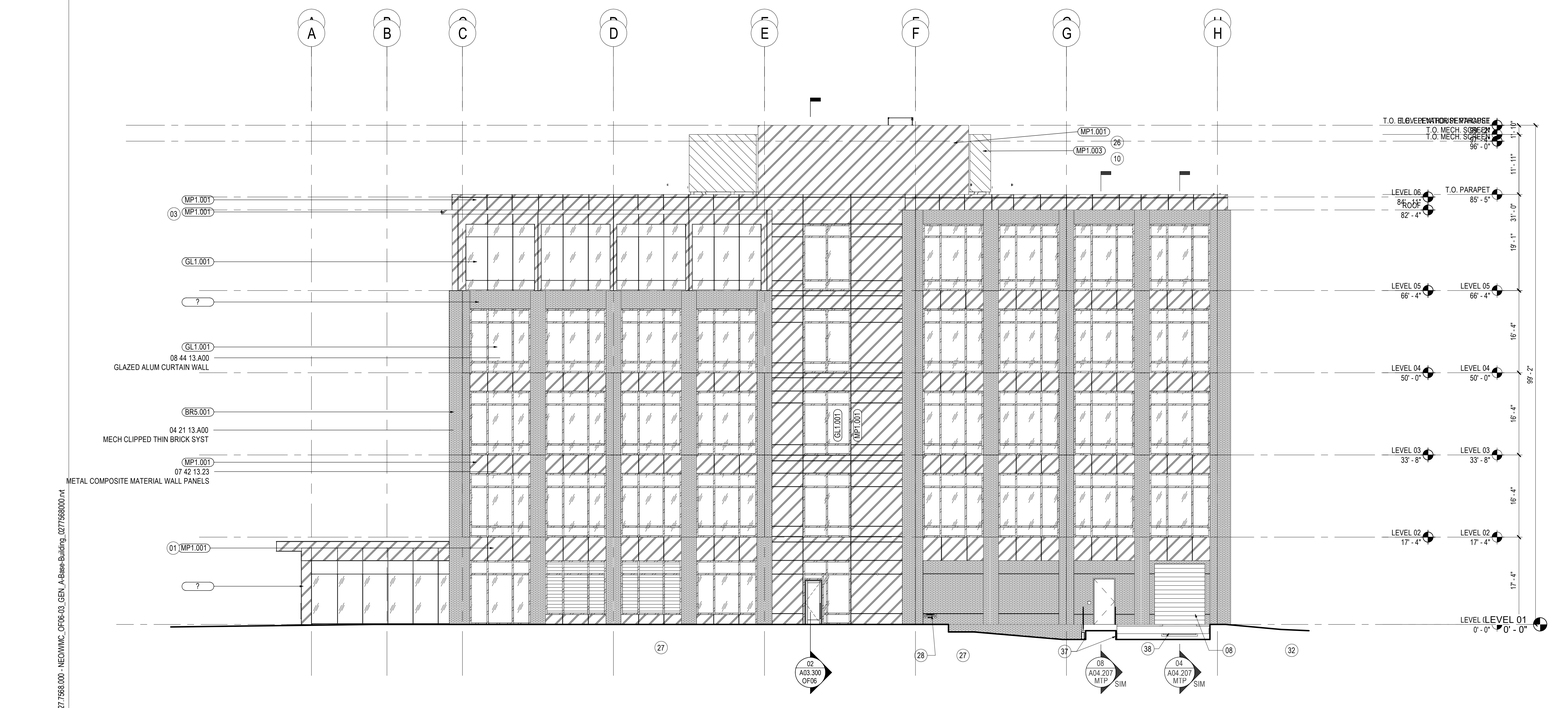
OVERALL BUILDING ELEVATION - NORTH

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



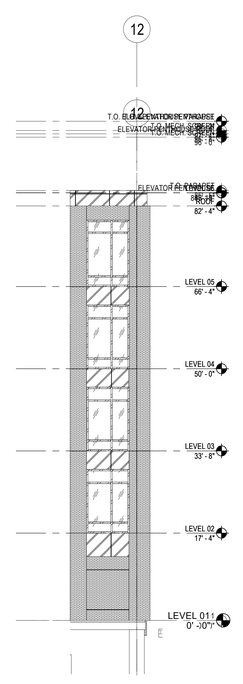
Elevation 2 - a

SCALE: 3/32" = 1'-0" REF: 01 / A02.105 **3**



OVERALL BUILDING ELEVATION - SOUTH

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



Elevation 1 - a

SCALE: 3/32" = 1'-0" REF: 01 / A02.105 **1**

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

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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 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

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

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 # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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Seal / Signature

PRELIMINARY
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Project Name
WMC - OFFICE BUILDING 06, ZONE 03

Project Number
27.7568.000

Description
BUILDING ELEVATION - NORTH & SOUTH

Scale
3/32" = 1'-0"

ID	VOLUME	SHEET
OF06-Z03	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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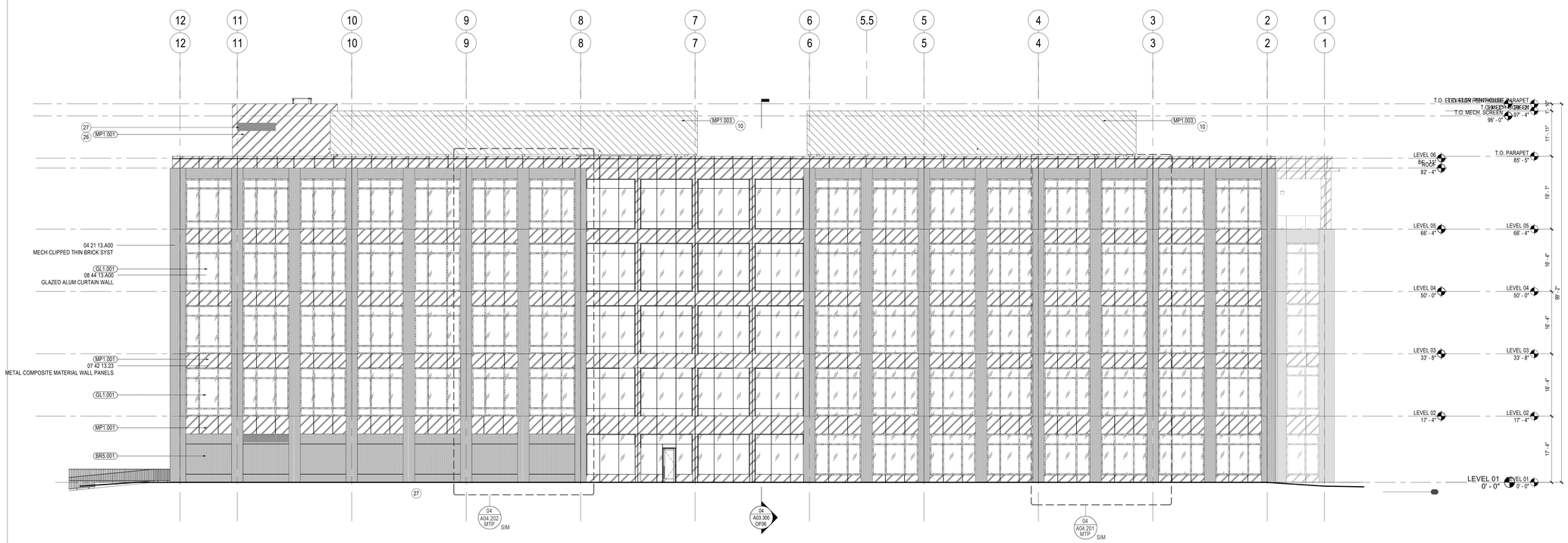
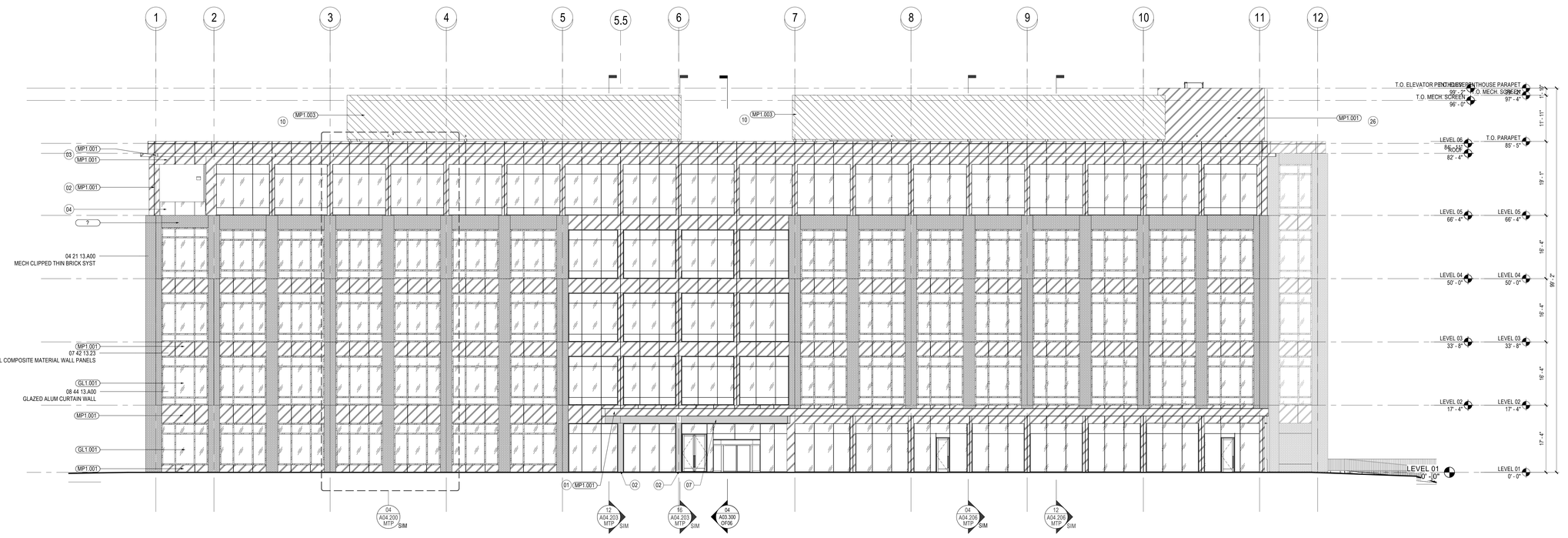


OVERALL BUILDING ELEVATION - EAST

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

REF: 01 / A02.101

02



OVERALL BUILDING ELEVATION - WEST

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

REF: 01 / A02.101

04

SHEET NOTES

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

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 # 30043-525 (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
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 06, ZONE 03

Project Number
27.7568.000

Description
BUILDING ELEVATION - EAST & WEST

Scale
3/32" = 1'-0"

ID	VOLUME	SHEET
OF06-Z03	V1	A03.201

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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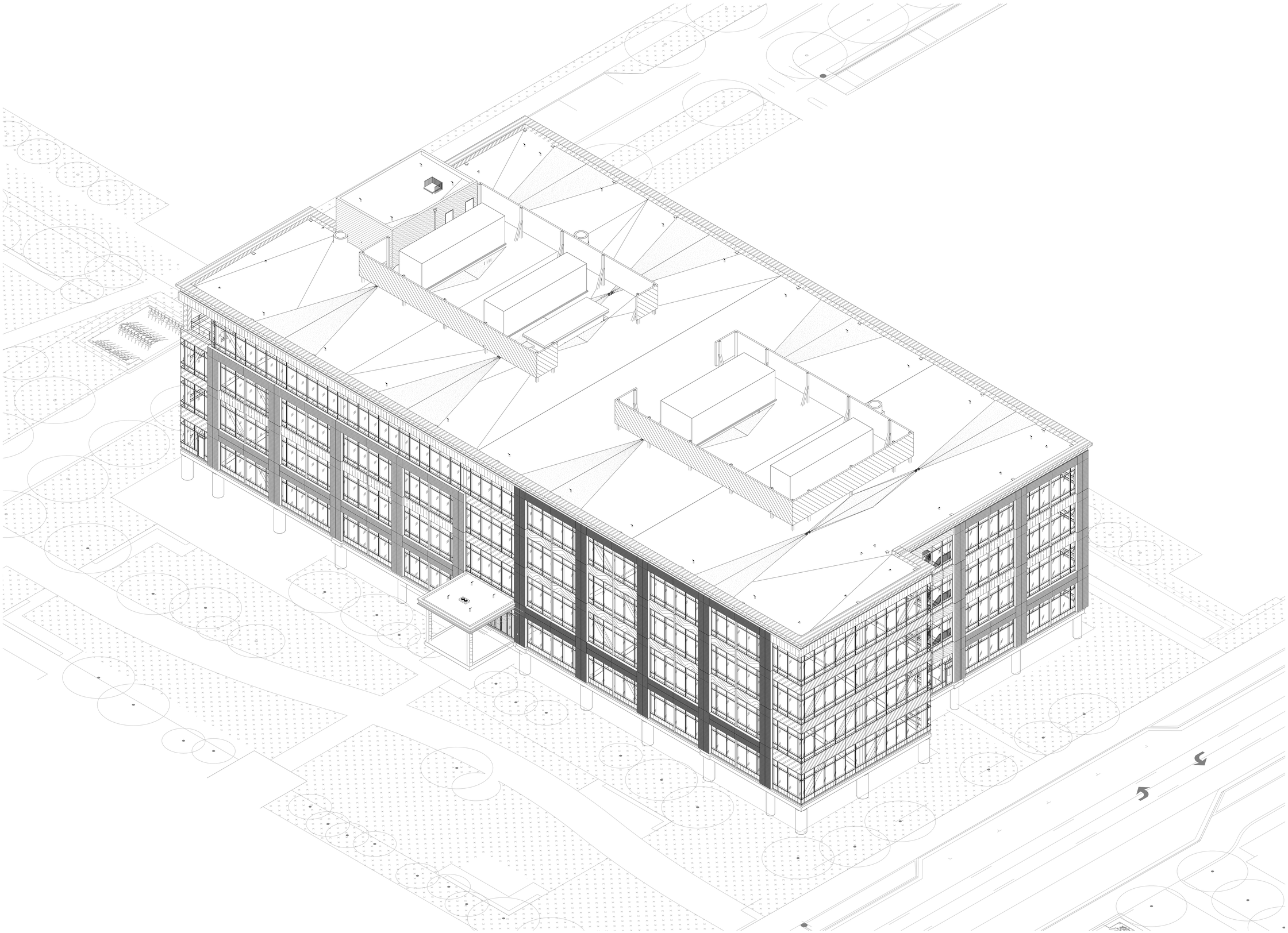

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

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Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 07, ZONE 03

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF07-Z03	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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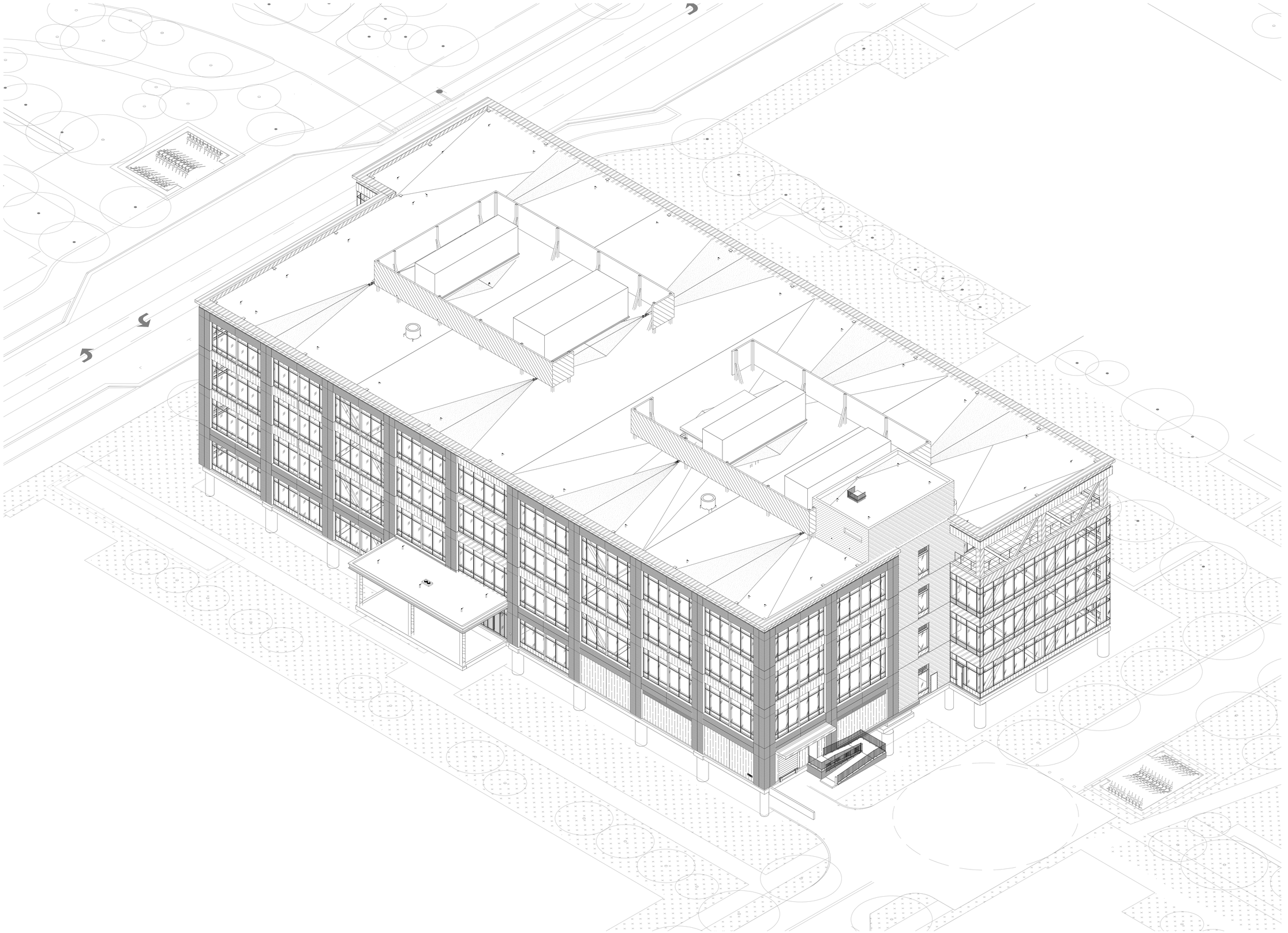

AXONOMETRIC VIEW - SOUTHEAST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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Seal / Signature

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Project Name

WMC - OFFICE BUILDING 07, ZONE 03

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF07-Z03	V1	A03.101

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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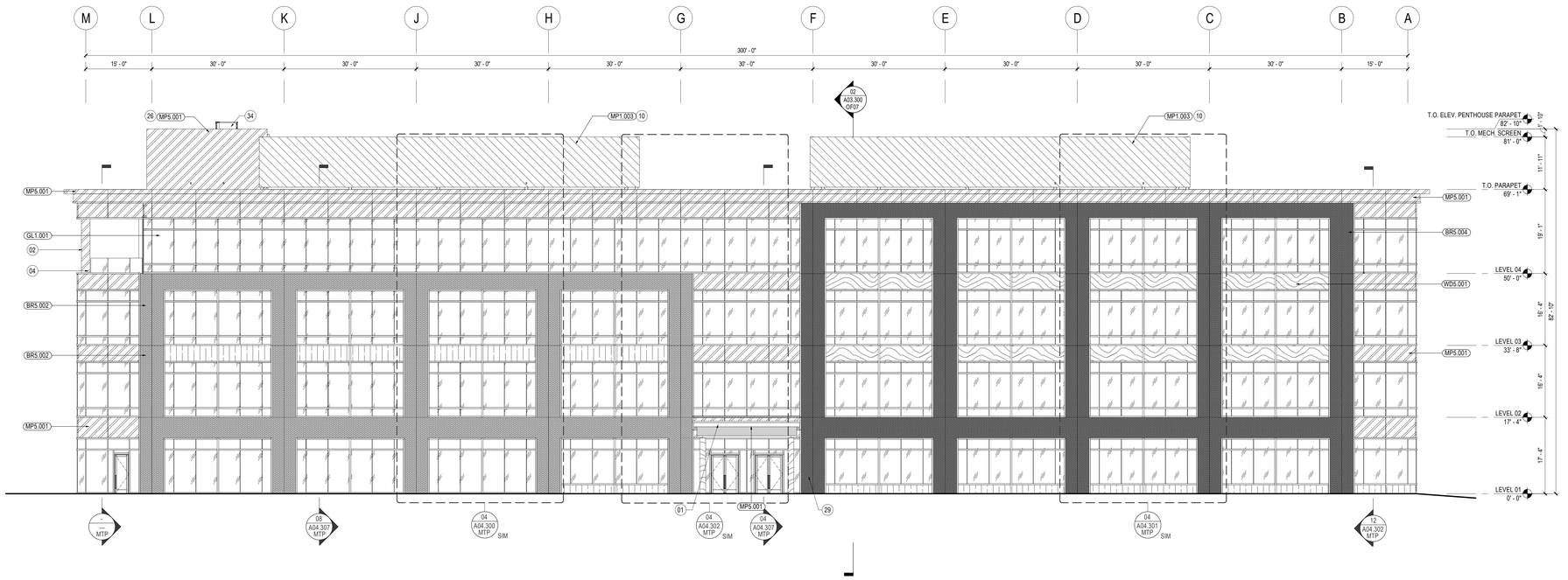
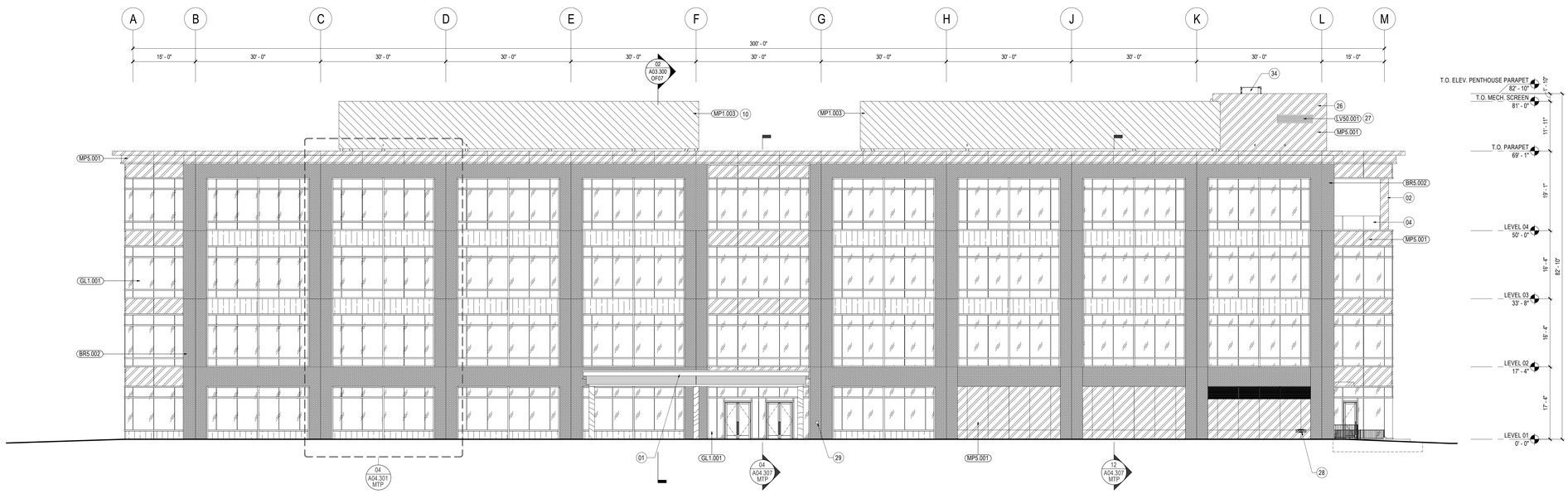


OVERALL BUILDING ELEVATION - NORTH

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

REF: 01 / A02.101

02



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.

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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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

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 # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

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Seal / Signature

PRELIMINARY
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Project Name

WMC - OFFICE BUILDING 07, ZONE 03

Project Number

27.7568.000

Description

BUILDING ELEVATION - NORTH & SOUTH

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF07-Z03	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXX

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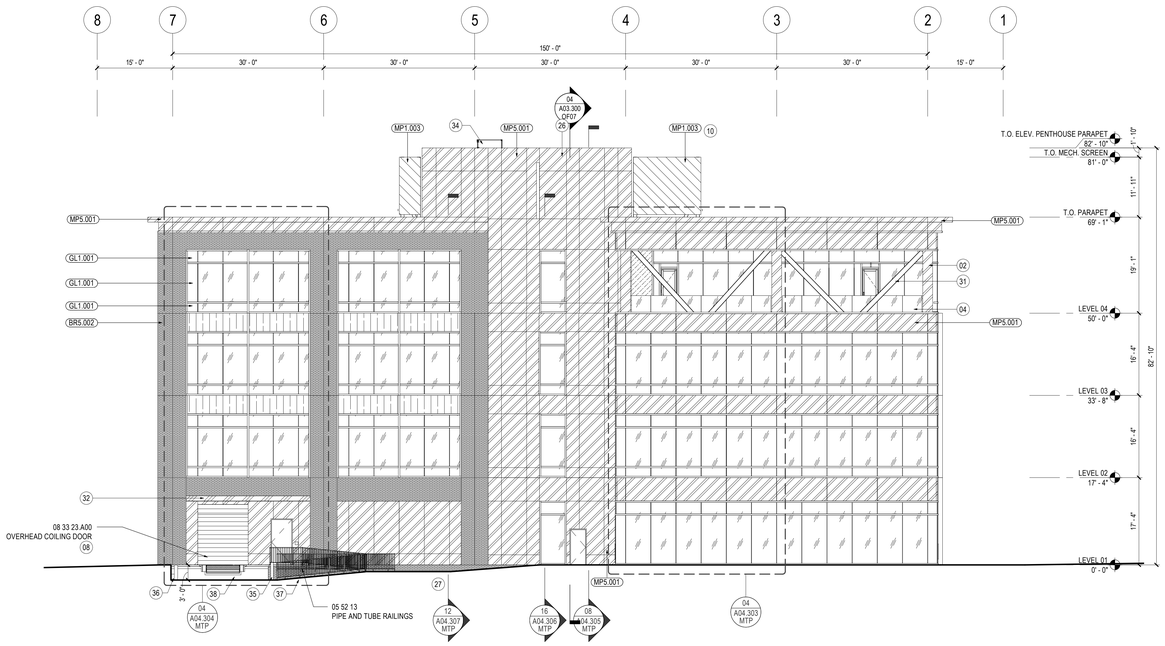


OVERALL BUILDING ELEVATION - EAST

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

REF: 01 / A02.101

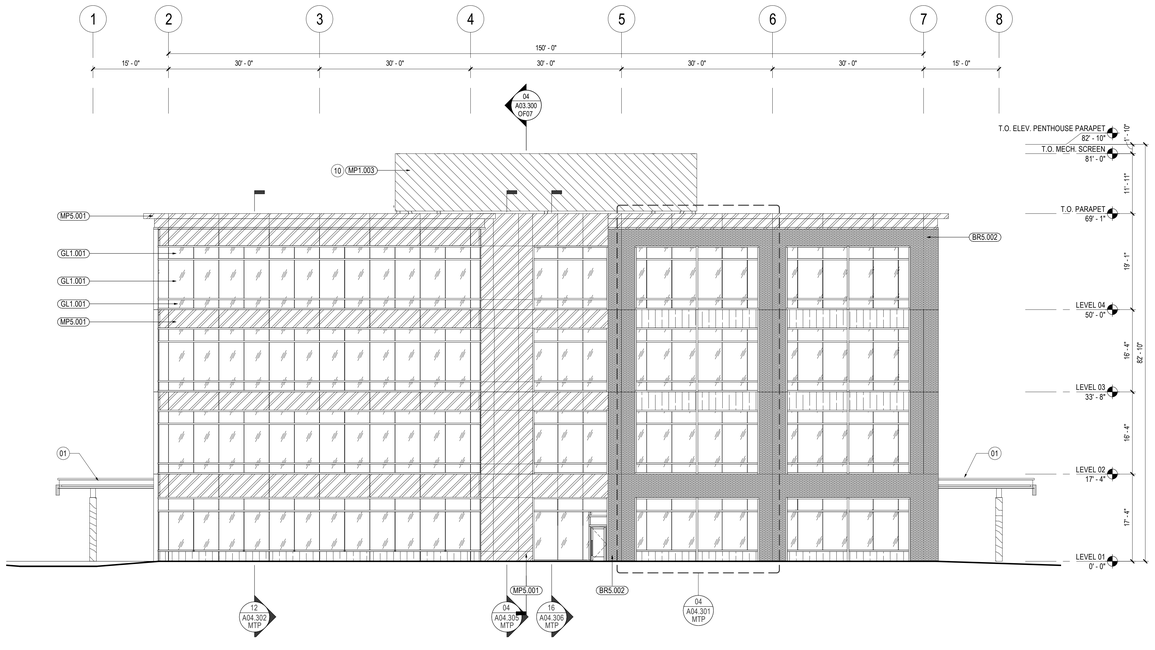
06

BUILDING ELEVATION - SOUTH @ WEST CORNER

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

REF: 01 / A02.101

04

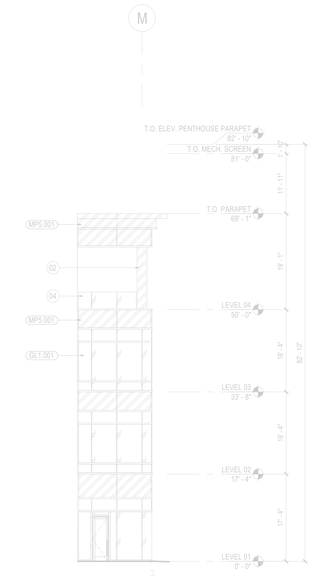


OVERALL BUILDING ELEVATION - WEST

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

REF: 01 / A02.101

08



BUILDING ELEVATION - SOUTH @ TERRACE CORNER

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

REF: 01 / A02.101

02

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.

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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

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 # 30043-525 (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
	11.07.2019	SCHEMATIC DESIGN
	03.05.2020	SD PAGE TURN REVIEW
	03.26.2020	50% DESIGN DEVELOPMENT
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Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 07, ZONE 03

Project Number

27.7568.000

Description

BUILDING ELEVATION - EAST & WEST

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF07-Z03	V1	A03.201

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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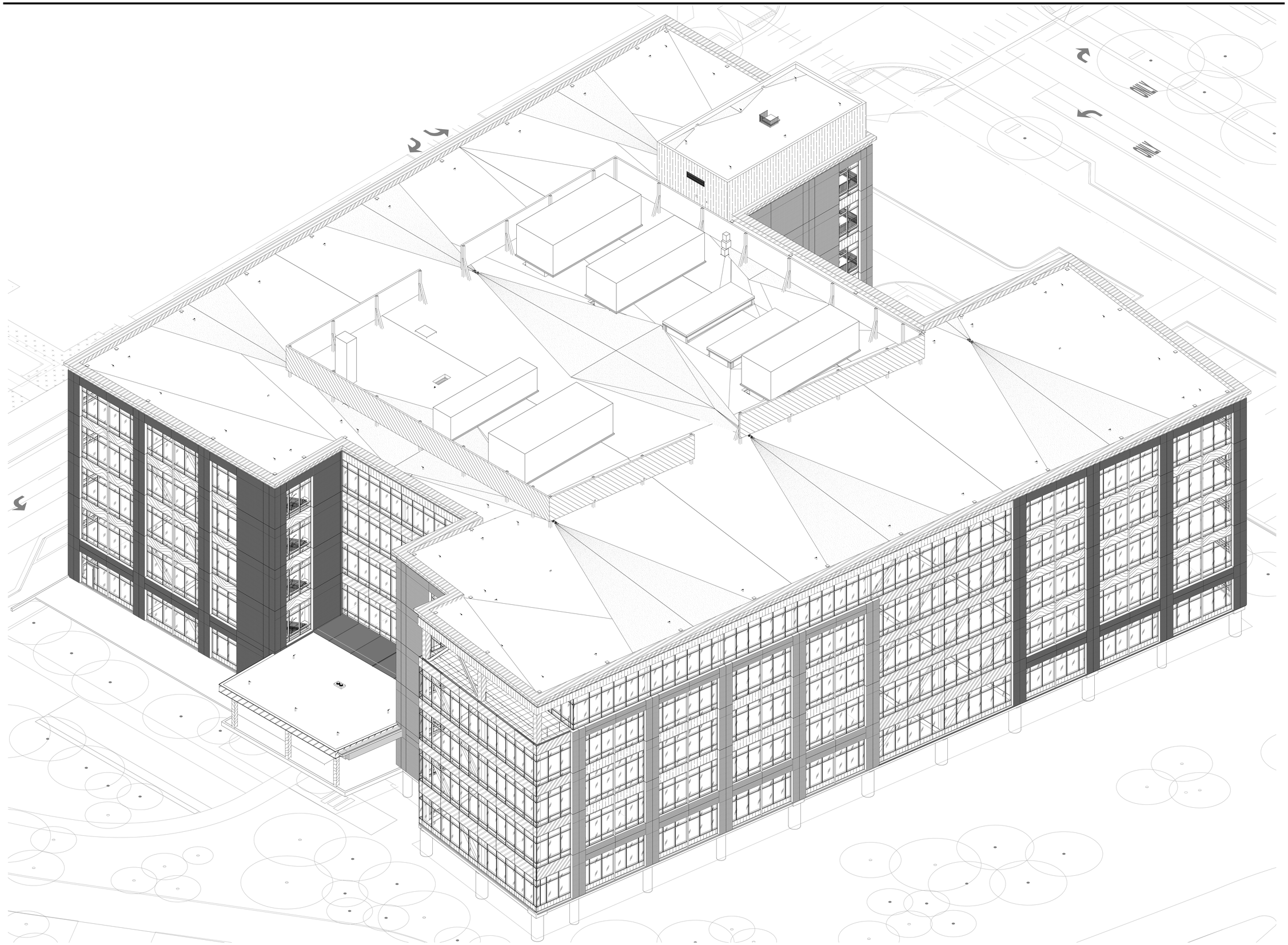

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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Seal / Signature

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Project Name

WMC - OFFICE BUILDING 08, ZONE 03

Project Number

027.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF08-Z03	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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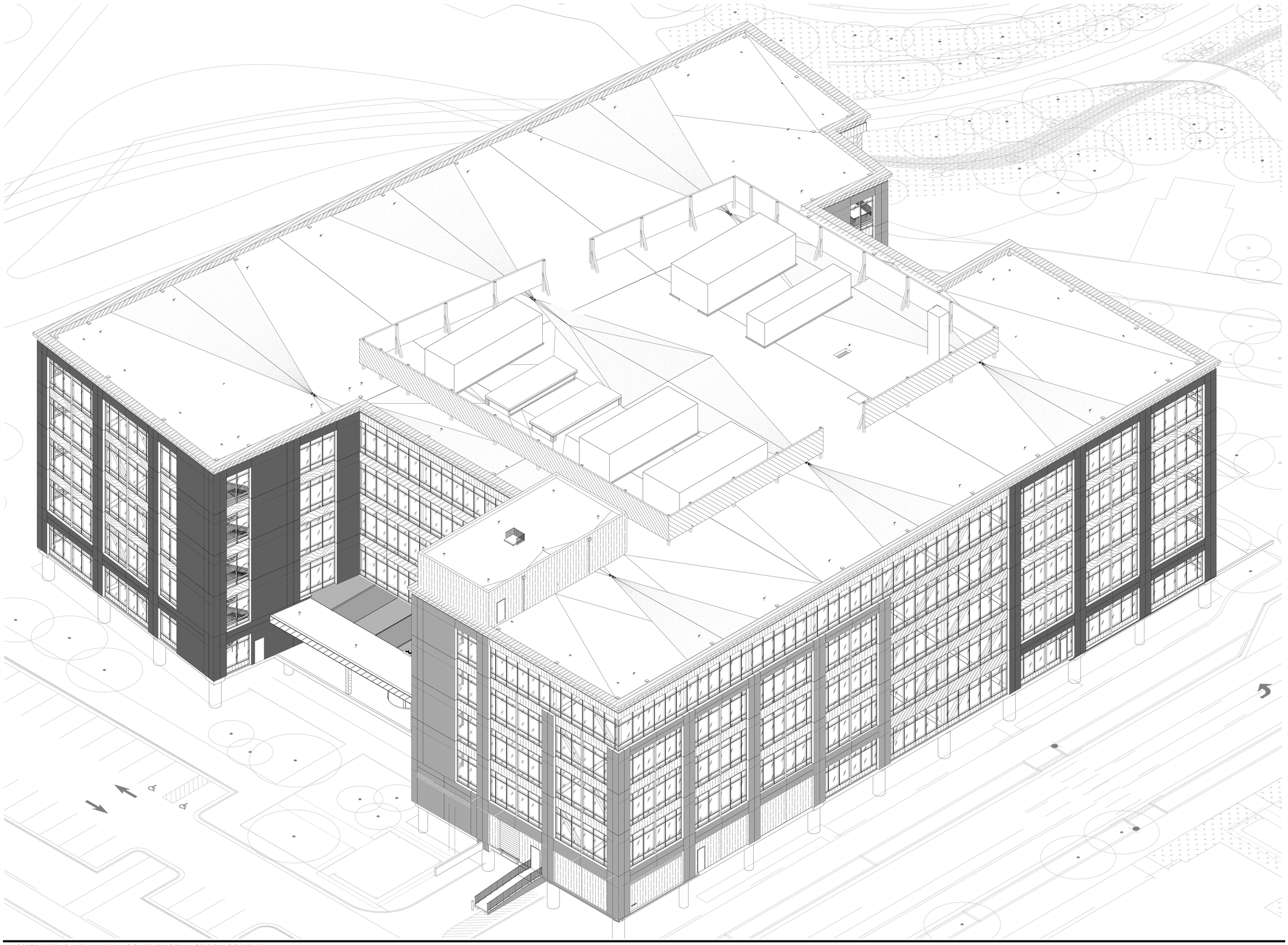

AXONOMETRIC VIEW VIEW - SOUTHEAST - 5 STORY SCHEME

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

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FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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Project Name

WMC - OFFICE BUILDING 08, ZONE 03

Project Number

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Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF08-Z03	V1	A03.101

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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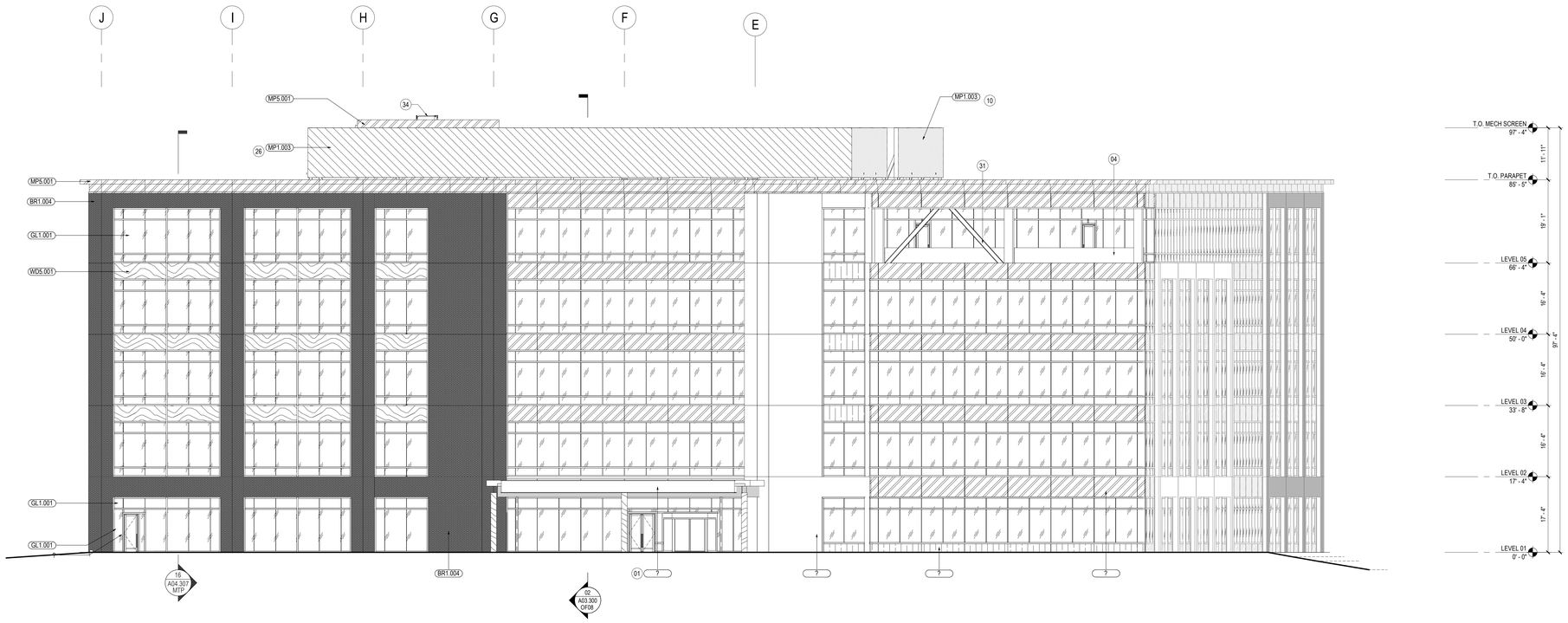
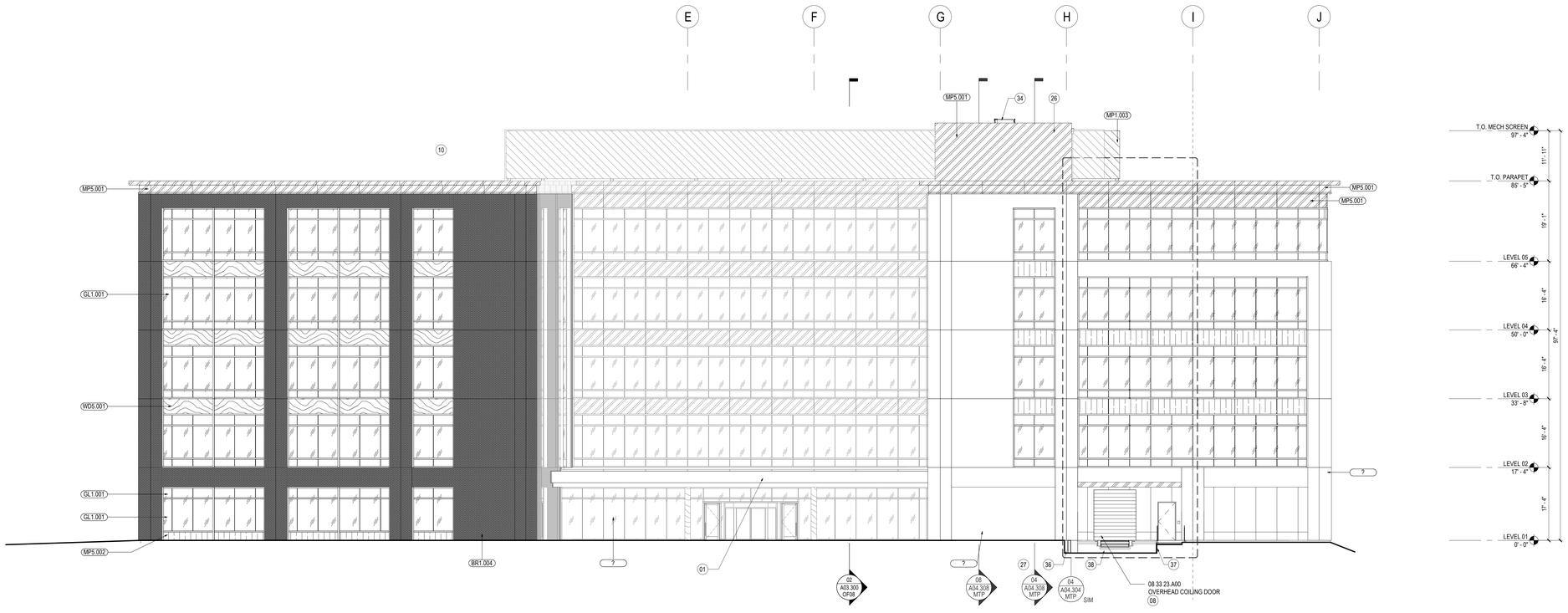


OVERALL BUILDING ELEVATION - NORTH

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

REF: 01 / A02.101

02



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)

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34 ROOF HATCH GUARDRAIL

36 SITE RETAINING WALL

37 CONCRETE WALL SUPPORTING RAMP. RE: STRUCTURAL

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GENERAL NOTES

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

LEGEND

RE: SPEC 07 05 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
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MP5.002 - ALUMINUM PANEL, FORMED PROFILE
COLOR: FOCUS BLACK II
SPEC: 08 44 13

MP5.003 - ALUMINUM WALL PANEL
COLOR: TBD
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MP1.003 - FORMED METAL WALL PANELS
COLOR: DARK GRAY
SPEC: 07 42 13.13

WD5.001 - WOOD HYBRID ALUMINUM PANEL
COLOR: ROSEWOOD
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Seal / Signature

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Project Name

WMC - OFFICE BUILDING 08, ZONE 03

Project Number

027.7568.000

Description

BUILDING ELEVATION - NORTH & SOUTH

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF08-Z03	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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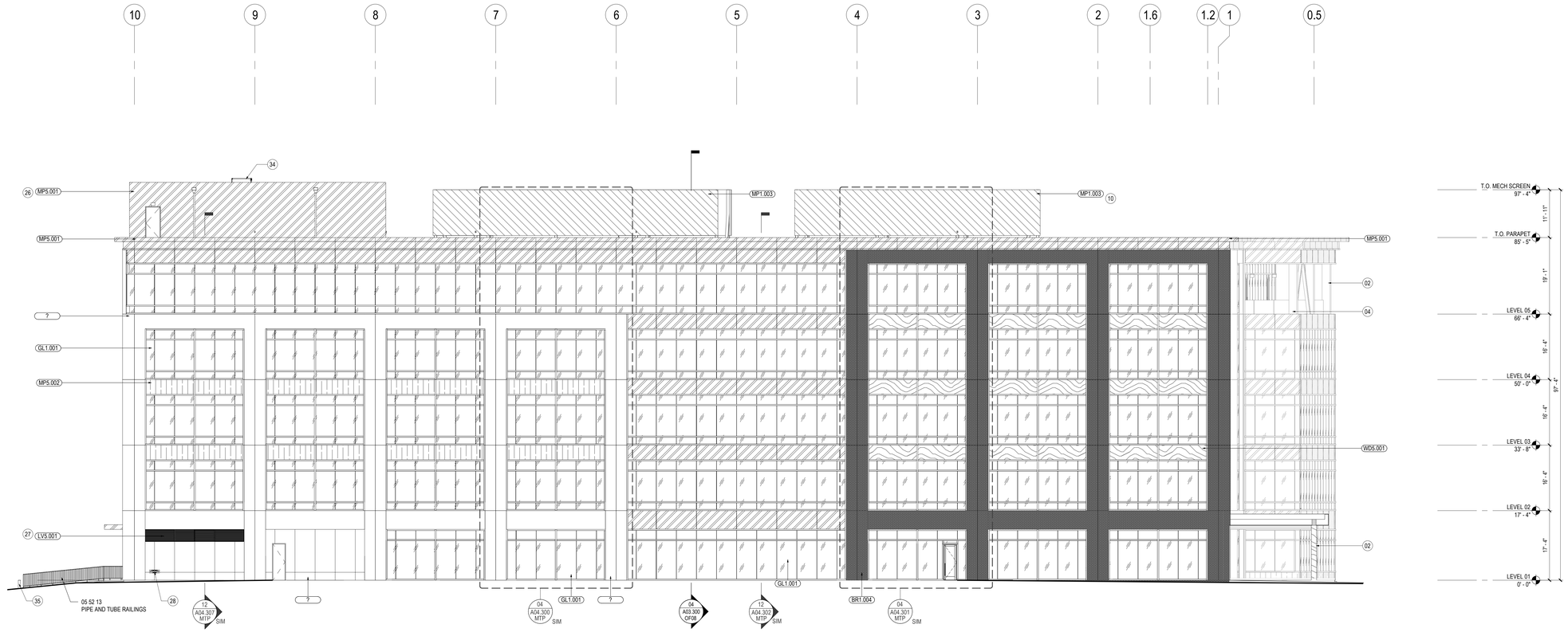
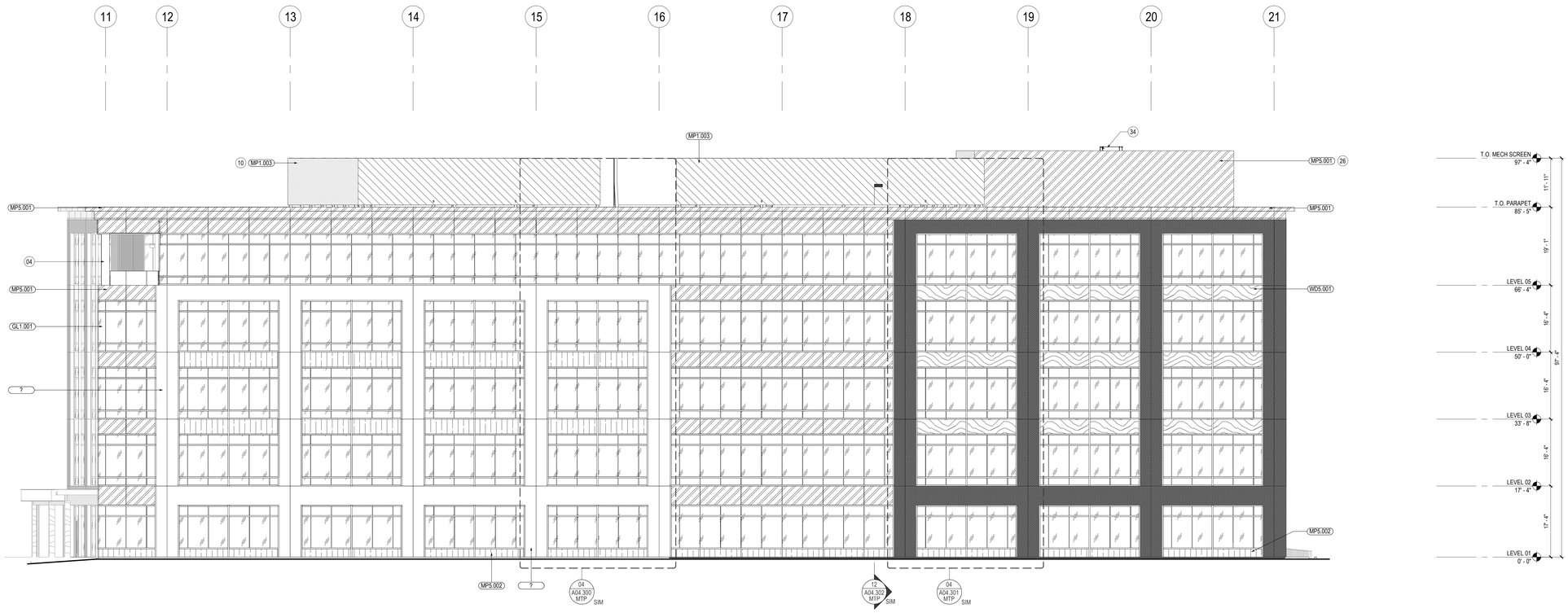


OVERALL BUILDING ELEVATION - EAST

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

REF: 01 / A02.101

02



OVERALL BUILDING ELEVATION - WEST

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

REF: 01 / A02.101

04

SHEET NOTES

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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 # 30043-525 (FOUNDATION)

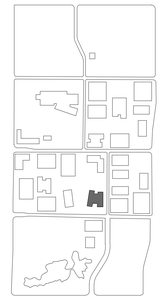
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN



Date	Description
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 08, ZONE 03

Project Number

027.7568.000

Description

BUILDING ELEVATION - EAST & WEST

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF08-Z03	V1	A03.201

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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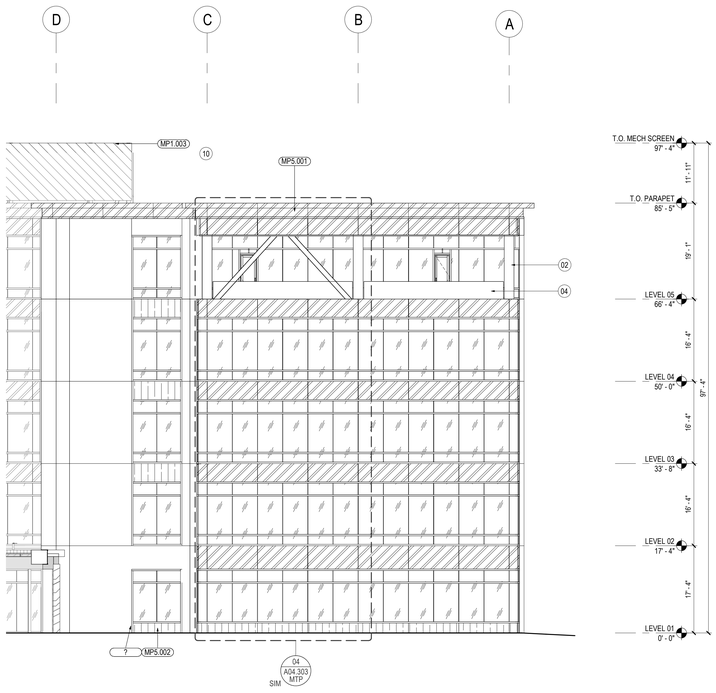
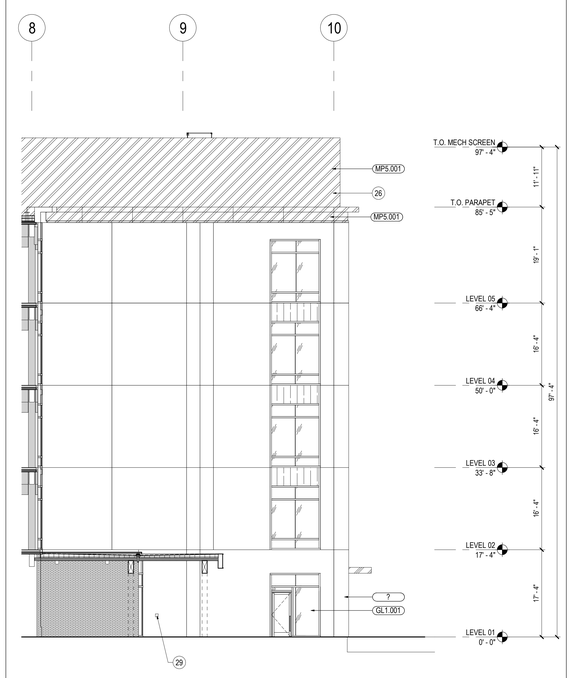


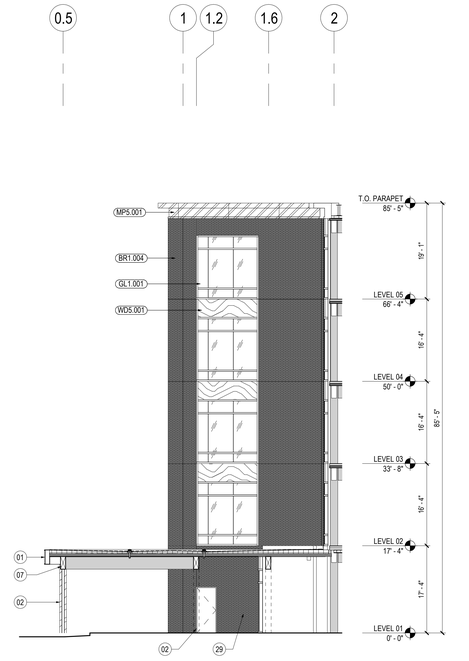
BUILDING ELEVATION - NORTH ELEVATION

SCALE: 3/32" = 1'-0" REF: 01 / A02.101 14



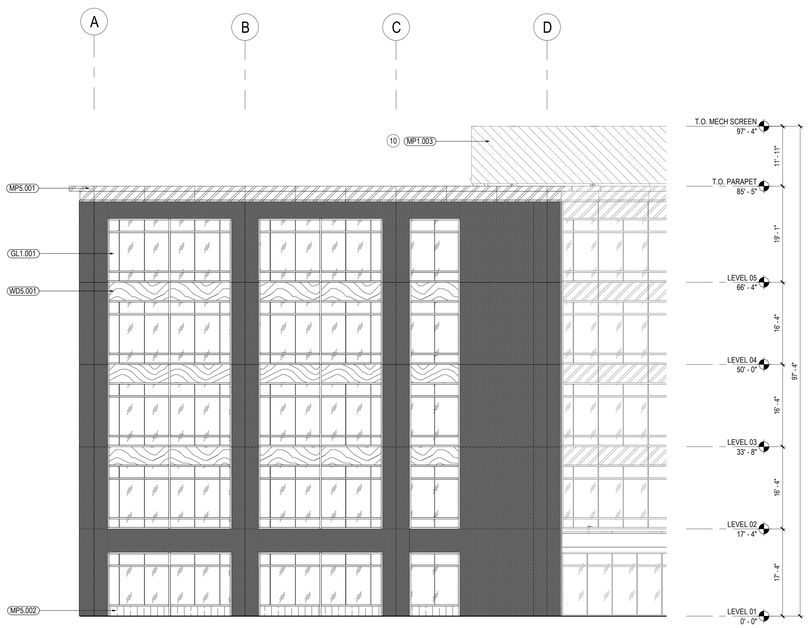
SOUTH COURTYARD - WEST ELEVATION

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



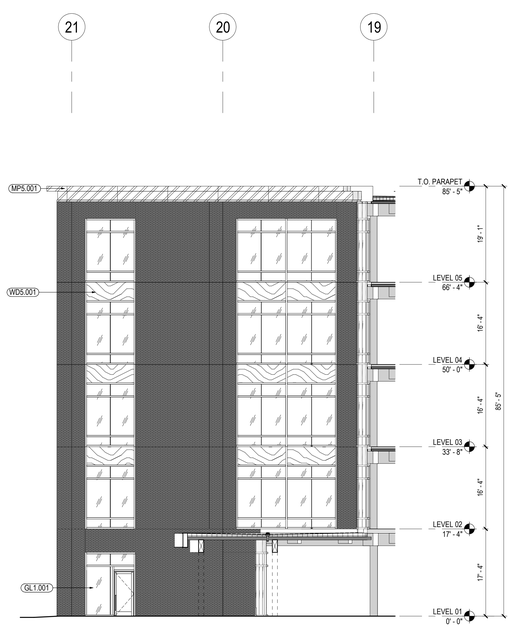
NORTH COURTYARD - WEST ELEVATION

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



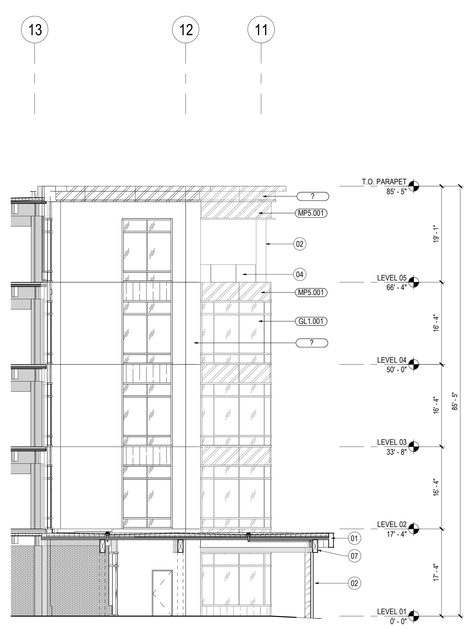
BUILDING ELEVATION - SOUTH ELEVATION

SCALE: 3/32" = 1'-0" REF: 01 / A02.101 16



SOUTH COURTYARD - EAST ELEVATION

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



NORTH COURTYARD - EAST 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

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.

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

GENERAL NOTES

A. REFER TO SHEET A03.200A 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
- 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
- WD5.001 - WOOD HYBRID ALUMINUM PANEL
  COLOR: ROSEWOOD
  SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

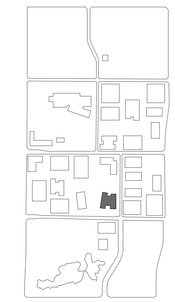
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN



Date	Description
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 08, ZONE 03

Project Number
027.7568.000

Description
BUILDING ELEVATION - NORTHEAST & SOUTHWEST

Scale
3/32" = 1'-0"

ID	VOLUME	SHEET
OF08-Z03	V1	A03.202

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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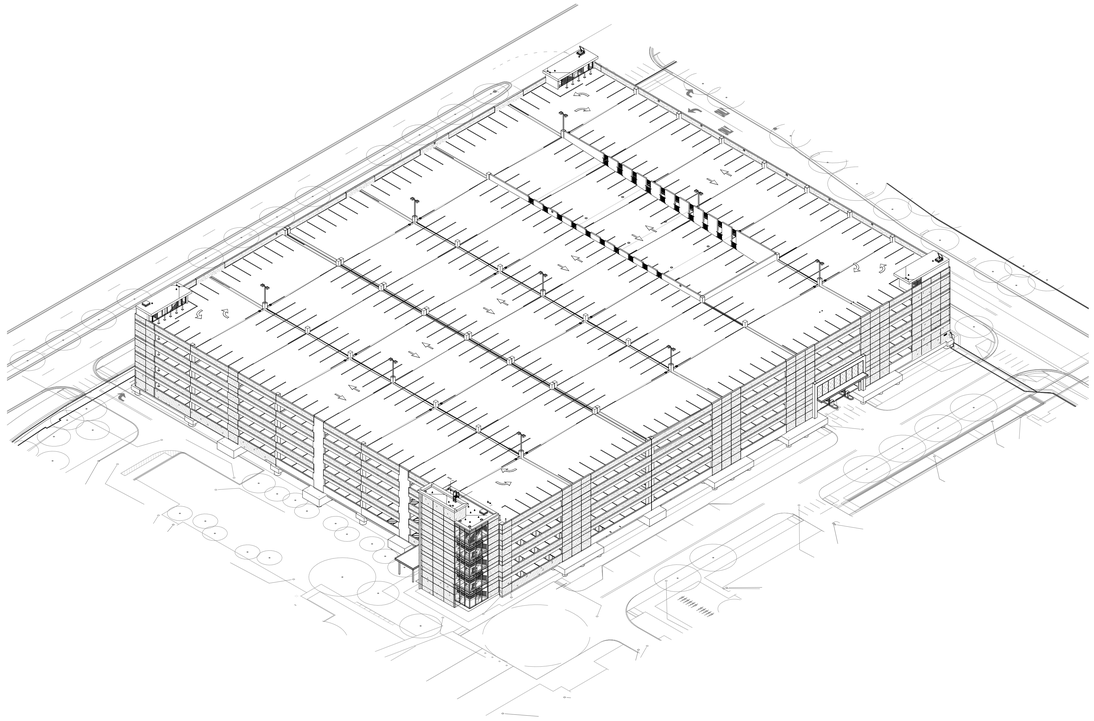
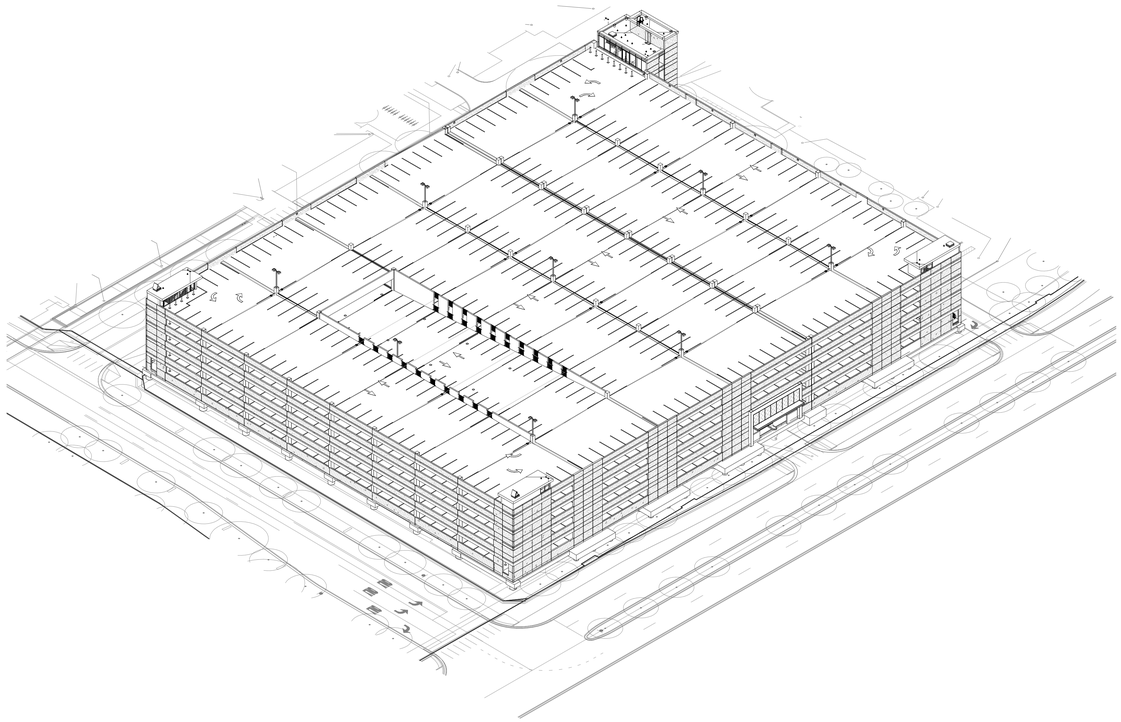


3D VIEW - NORTHWEST

SCALE:

REF: /

02



3D VIEW - SOUTHEAST

SCALE:

REF: /

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

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
07.02.2020	DESIGN DEVELOPMENT
08.13.2020	ISSUE FOR PRICING

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

Project Name

WMC - PARKING DECK 05, ZONE 03

Project Number

27.7568.000

Description

BUILDING 3D VIEWS

Scale

NOT TO SCALE

ID	VOLUME	SHEET
PD05-Z03	V1	A03.100

City of Bentonville Project No. XXXXXXXXXX

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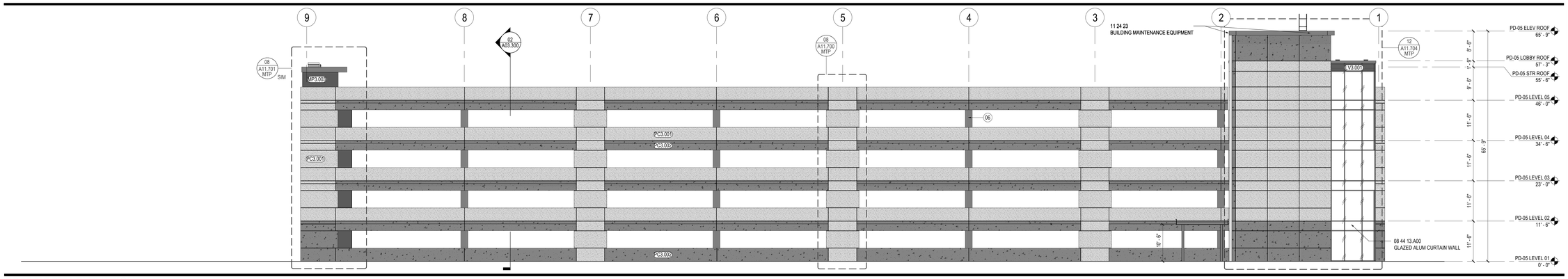
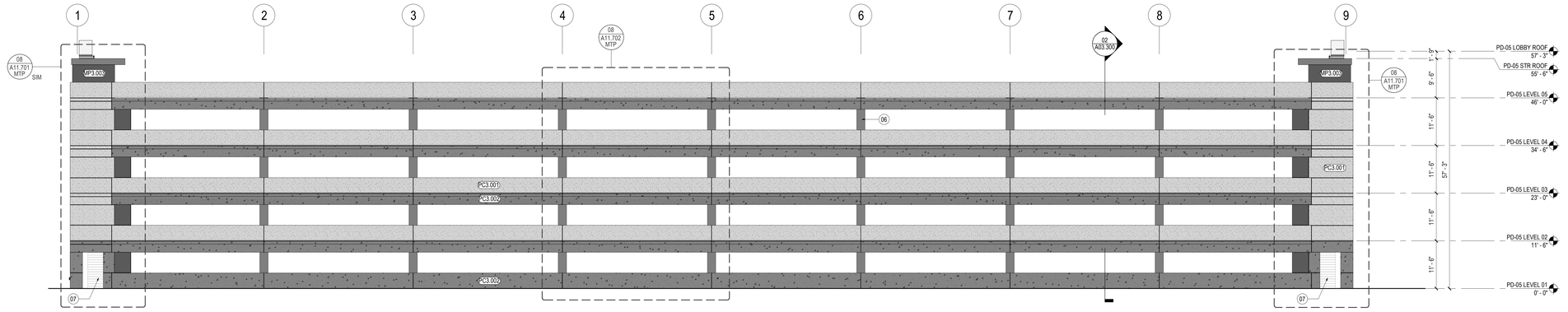


PD05 NORTH ELEVATION

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

REF: 01 / A02.101

01

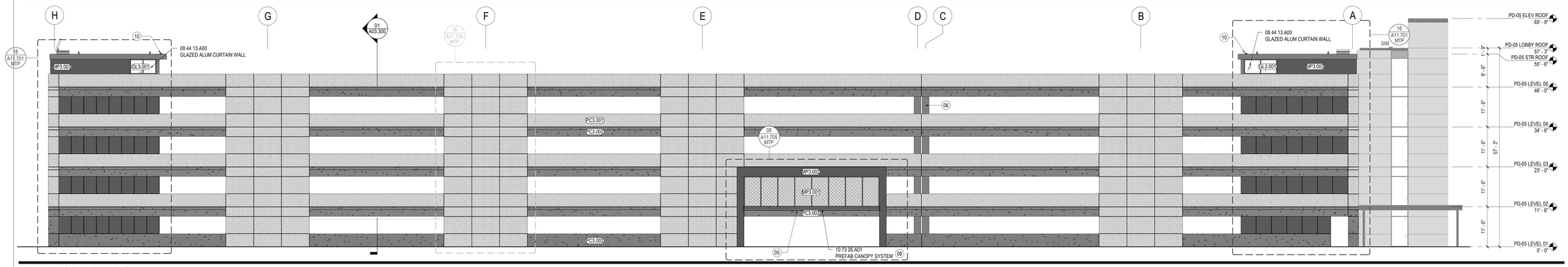


PD05 SOUTH ELEVATION

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

REF: 01 / A02.101

02

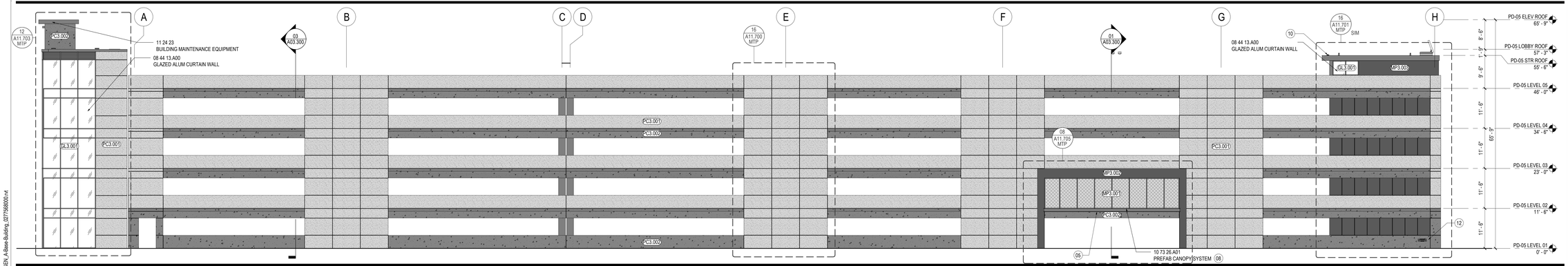


PD05 EAST ELEVATION

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

REF: 01 / A02.101

03



PD05 WEST ELEVATION

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

REF: 01 / A02.101

04

SHEET NOTES

03 GRIND SMOOTH ALL WELDS
05 PARKING SIGNAGE
06 PRECAST CONCRETE COLUMNS WITH PAINTED CP.002 FINISH, SEE STRUCTURAL
07 PRECAST STAIRS, REFER TO MTP DETAILS
08 AVADEK CANOPY OVER VEHICLE ENTRY
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

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
	07.02.2020	DESIGN DEVELOPMENT
	08.13.2020	ISSUE FOR PRICING

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
WMC - PARKING DECK 05, ZONE 03

Project Number
27.7568.000

Description
EXTERIOR ELEVATIONS

Scale
As indicated

ID	VOLUME	SHEET
PD05-Z03	V1	A03.200

City of Bentonville Project No. XXXXXXXXXX

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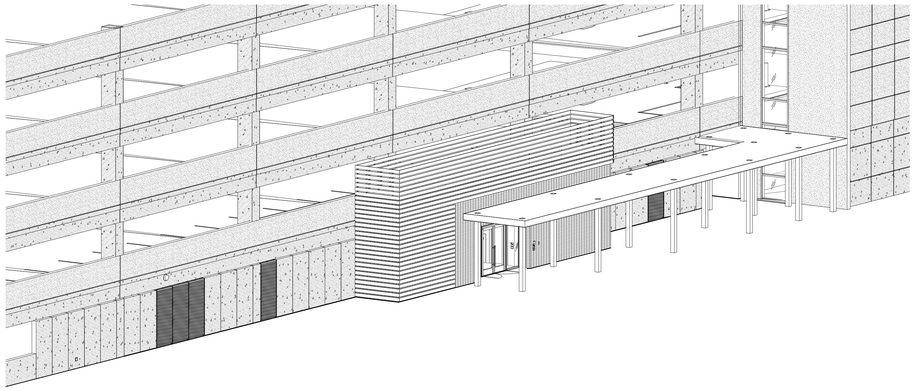
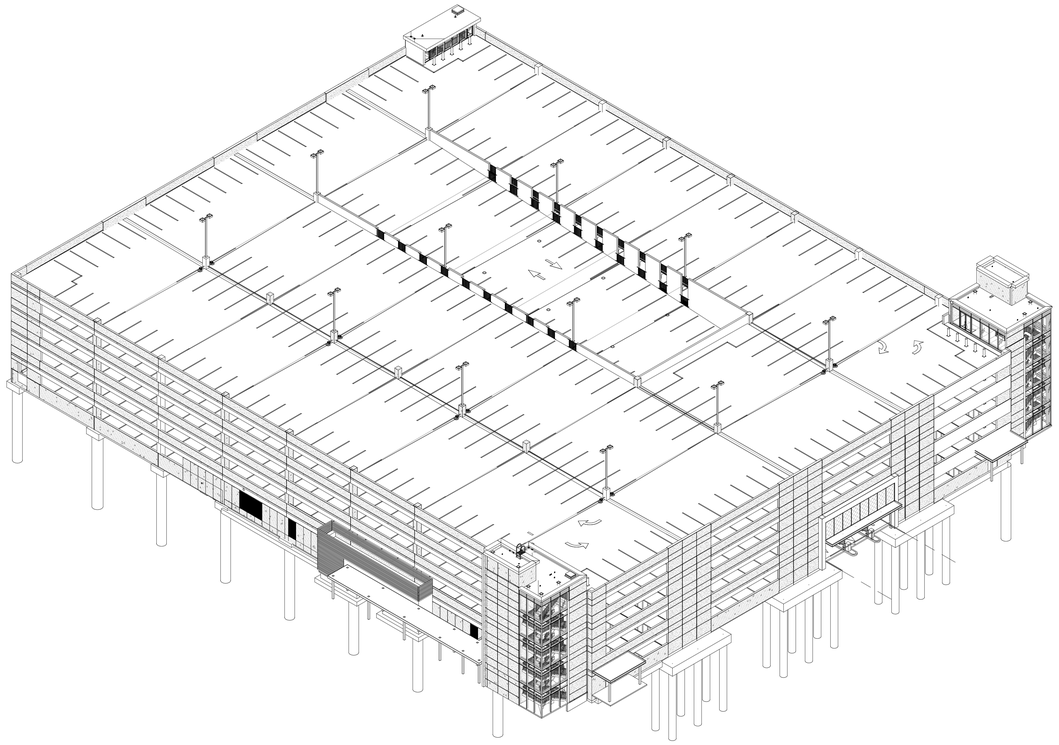


3D VIEW - BIKE LOCKER ENTRANCE

SCALE:

REF: /

13

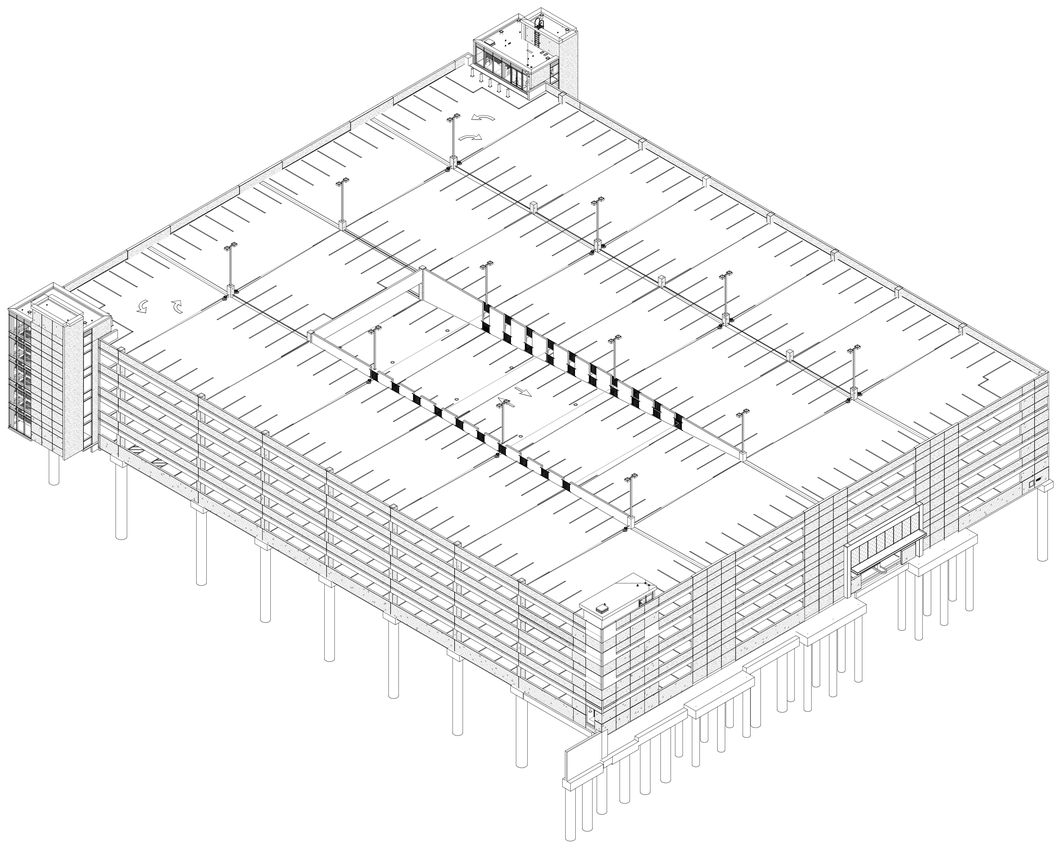


3D VIEW - NORTHWEST

SCALE:

REF: /

02



3D VIEW - SOUTHEAST

SCALE:

REF: /

04

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
08.13.2020	ISSUE FOR PRICING

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - PARKING DECK 06, ZONE 03

Project Number

27.7568.000

Description

BUILDING 3D VIEWS

Scale

ID	VOLUME	SHEET
PD06-Z03	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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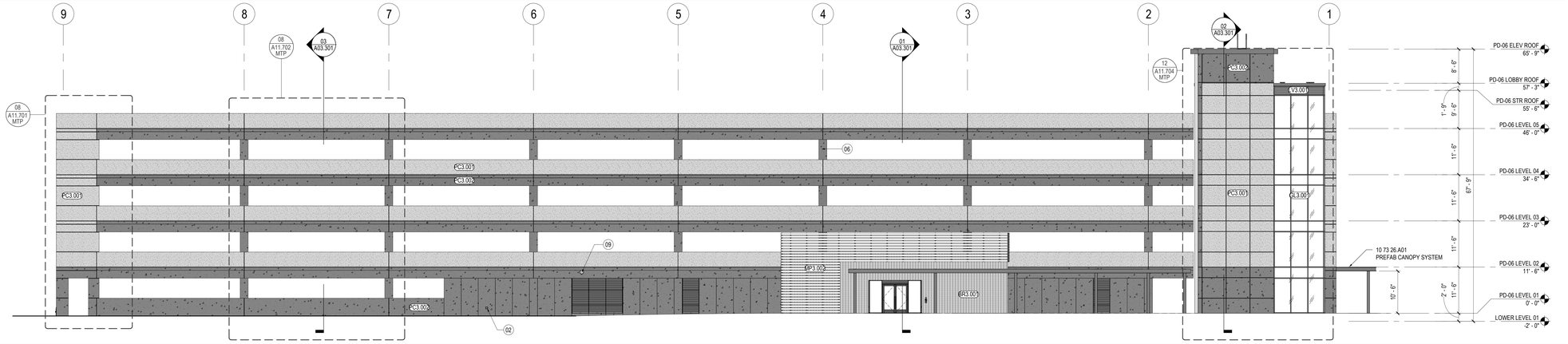
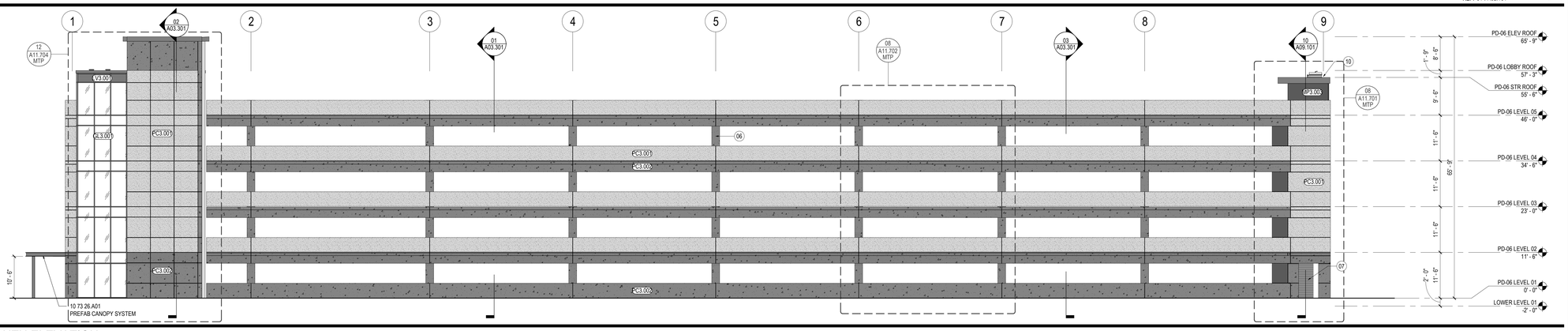


PD06 - NORTH ELEVATION

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

REF: 01 / A02.101

04

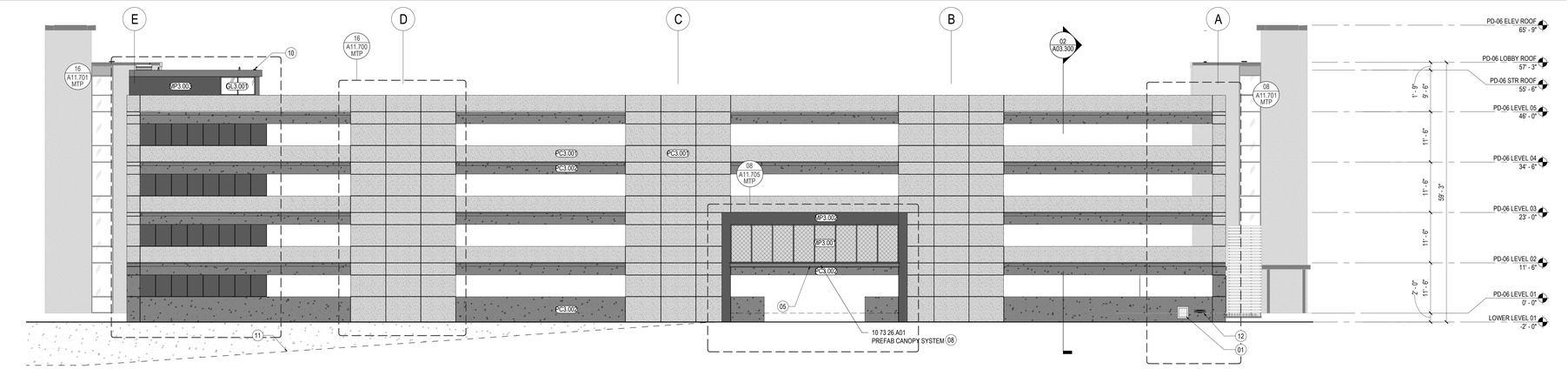


PD06 - SOUTH ELEVATION

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

REF: 01 / A02.101

01

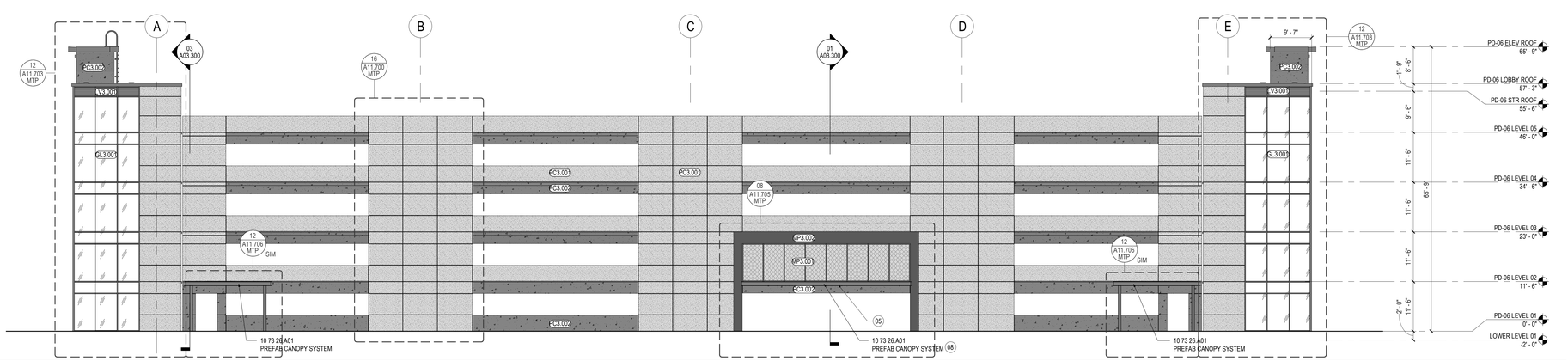


PD06 - EAST ELEVATION

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

REF: 01 / A02.101

03



PD06 - WEST ELEVATION

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

REF: 01 / A02.101

02

SHEET NOTES

01 PRECAST SPANDREL WITH PAINTED FINISH, TYP.
02 PRECAST WITH SANDBLASTED FINISH, TYP
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
09 1" REVEAL IN PRECAST, TYP
10 ROOF DRAIN. SEE ARCHITECTURAL ROOF PLAN
11 PEDESTRIAN TUNNEL RAMP RE: CIVIL
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

LEGEND

GL3.001 08 80 00 MONOLITHIC GLAZING UNIT - CLEAR
GL3.002 08 80 00 INSULATED GLAZING UNIT SOLARBAN 70XL (2) + CLEAR
CP3.001 03 41 00 STRUCTURAL ARCHITECTURAL PRECAST CONCRETE WITH SANDBLASTED FINISH
CP3.002 03 41 00 STRUCTURAL ARCHITECTURAL PRECAST CONCRETE WITH PAINTED FINISH
CP3.003 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 07 46 16 ALUMINUM SIDING - 6" WOODGRAIN, COLOR AS SELECTED BY ARCHITECT
MP3.003 07 42 13.23 ALUMINUM COMPOSITE METAL PANEL, COLOR AS SELECTED BY ARCHITECT
BR3.001 07 46 16 ALUMINUM SIDING - 6" PROFILE WOODGRAIN, COLOR AS SELECTED BY ARCHITECT
LV3.001 08 91 00 STORM RESISTANT FIXED HORIZONTAL LOUVER, RSH - 5700 COLOR AS SELECTED BY ARCHITECT
LV3.002 08 91 00 STORM RESISTANT FIXED HORIZONTAL LOUVER, RS - 7315 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
	08.13.2020	ISSUE FOR PRICING

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - PARKING DECK 06, ZONE 03

Project Number
27.7568.000

Description
BUILDING ELEVATIONS

Scale
As indicated

ID	VOLUME	SHEET
PD06-Z03	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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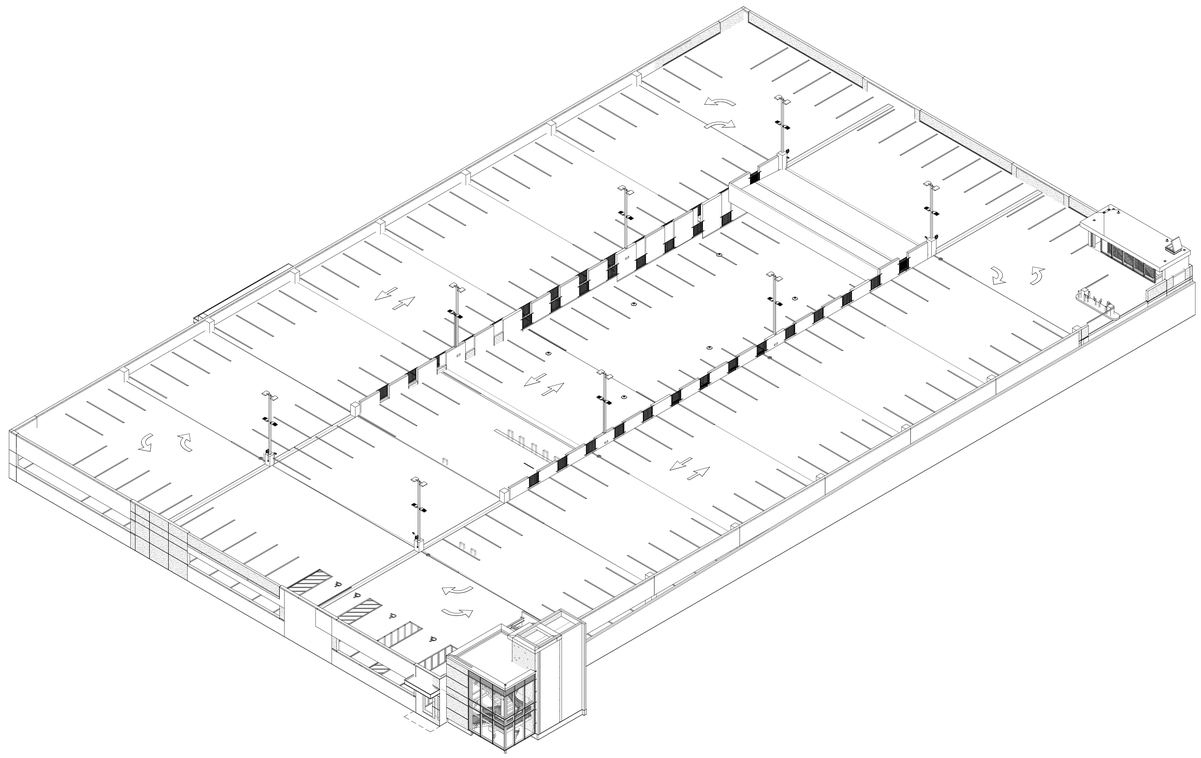
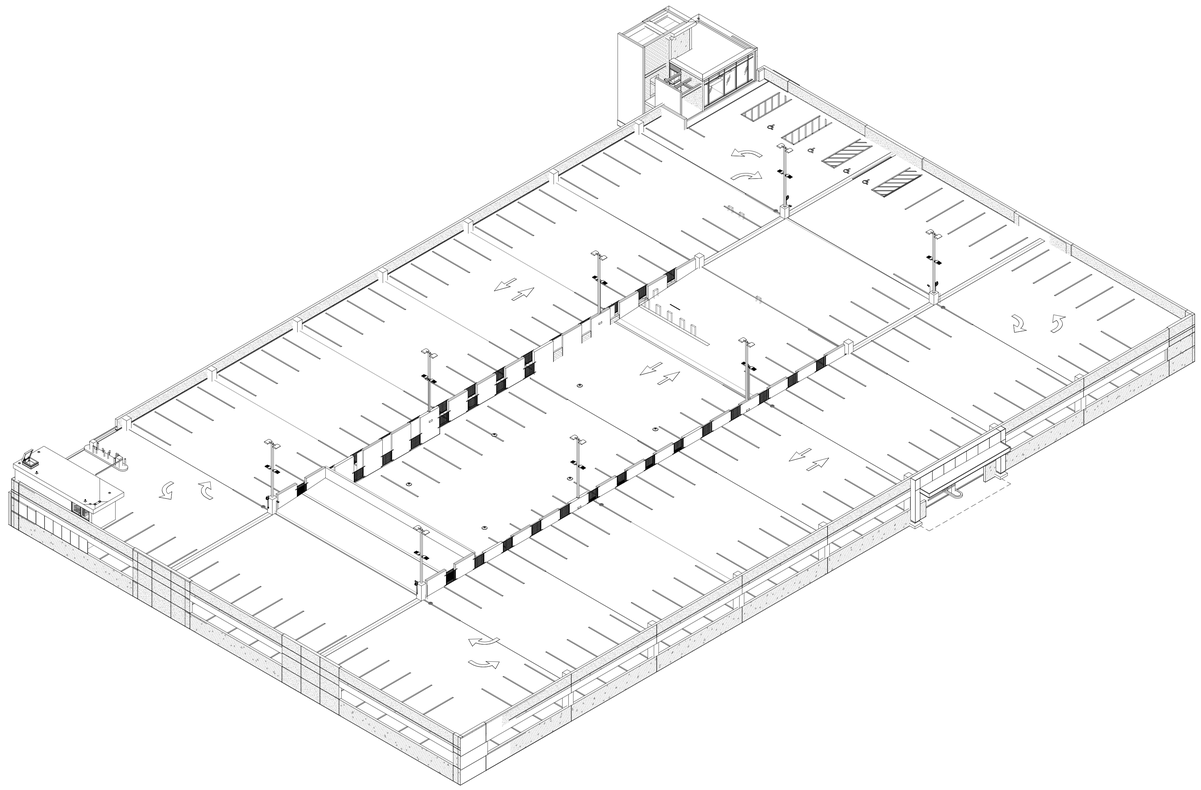


3D VIEW - NORTHEAST
SCALE:
REF: /
02



3D VIEW - SOUTHWEST
SCALE:
REF: /
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

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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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 10, ZONE 05

Project Number
27.7568.000

Description
AXONOMETRIC VIEWS

Scale
1/4" = 1'-0"

ID	VOLUME	SHEET
PD10-Z03	V1	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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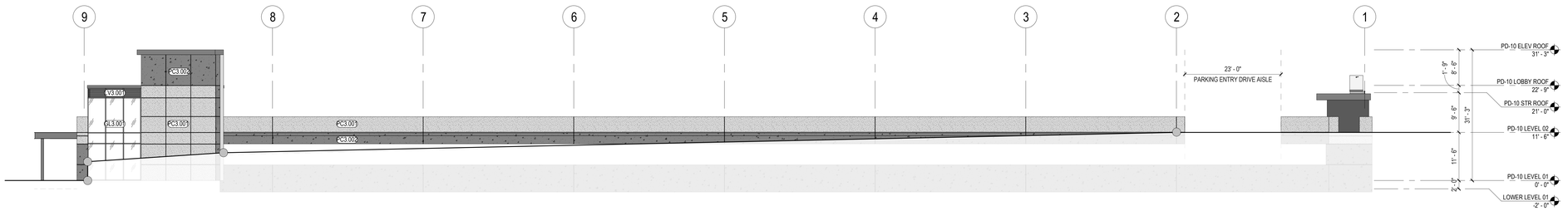
11/2/2020 5:28:15 PM BIM 360://027.7568.000 - HEQWMC_PD10-03_GEN_A-Base-Building_027756800.rvt

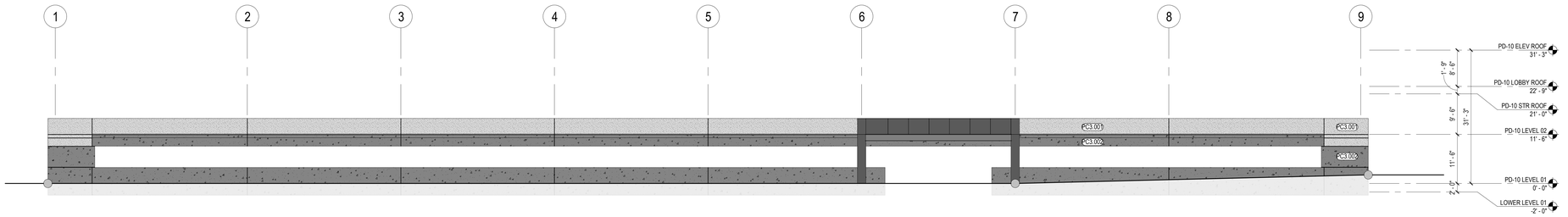


PD10 - NORTH ELEVATION

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

REF: 01 / A02.101

01

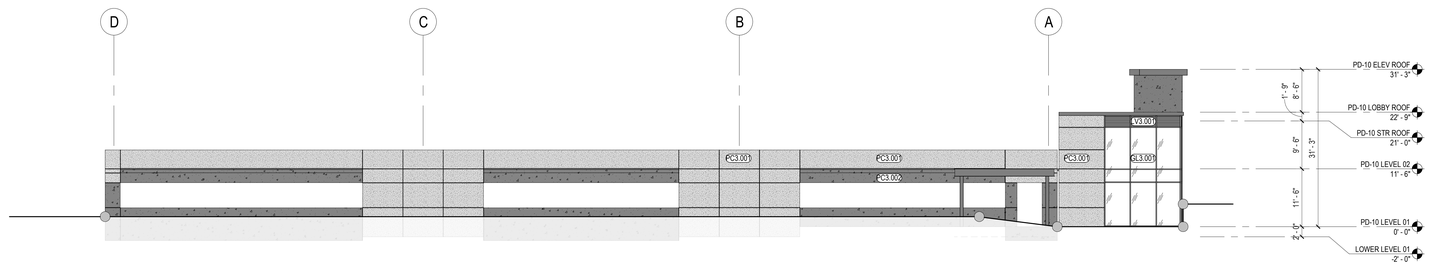


PD10 - SOUTH ELEVATION

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

REF: 01 / A02.101

02

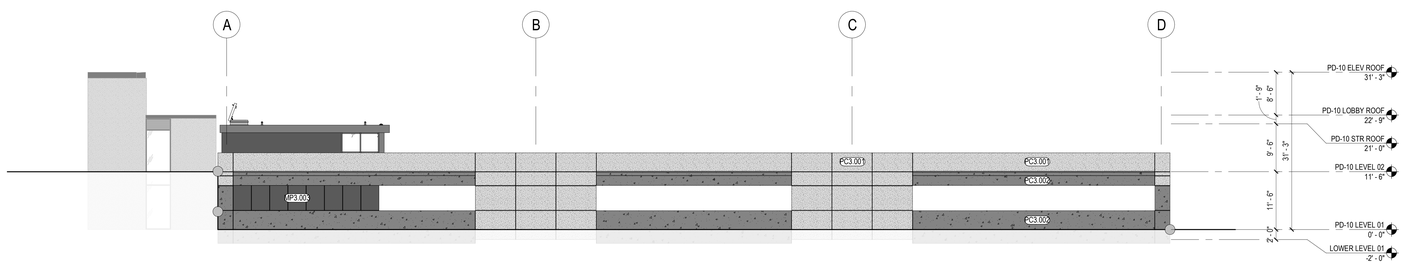


PD10 - EAST ELEVATION

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

REF: 01 / A02.101

03



PD10 - WEST ELEVATION

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

REF: 01 / A02.101

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 # 30043-524 (FOUNDATION)

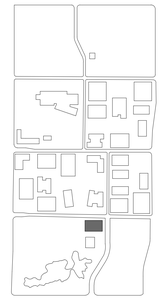
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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 10, ZONE 05

Project Number

27.7568.000

Description

EXTERIOR ELEVATIONS

Scale

As indicated

ID	VOLUME	SHEET
PD10-Z03	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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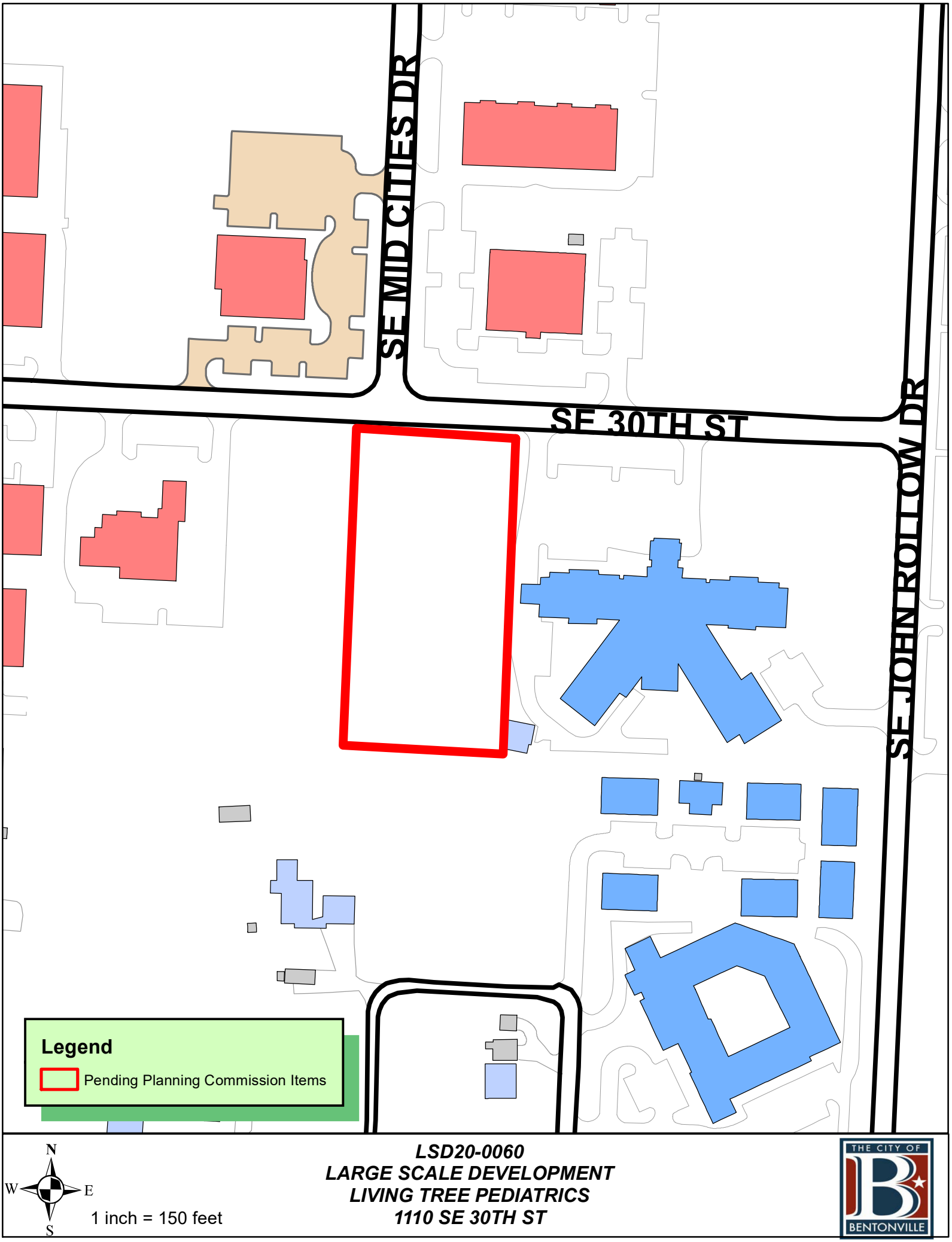


LSD20-0060
LARGE SCALE DEVELOPMENT
LIVING TREE PEDIATRICS
1110 SE 30TH ST

THE CITY OF BENTONVILLE

LARGE SCALE DEVELOPMENT PLANS

LIVING TREE PEDIATRICS

LSD#20-0060

1110 SE 30TH STREET

BENTONVILLE, ARKANSAS

GENERAL NOTES:

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

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

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

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

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

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

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

G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

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

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

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

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X', OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR BENTON COUNTY, AR.
MAP NUMBER: 05007C0255K
MAP REVISED: JUNE 5, 2012

LEGAL DESCRIPTION:

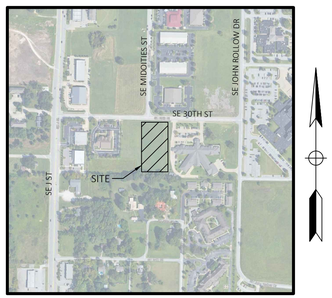
LOT 10, MID-CITIES CROSSING SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICE RECORDER OF BENTON COUNTY, ARKANSAS IN PLAT RECORD 23I AT PAGE 13.

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

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
FOR WATER UTILITIES, CALL 479-271-3140 OR EMAIL WATERSEWER@BENTONVILLEAR.COM

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

ALL WORK WITHIN THE CITY OF BENTONVILLE RIGHT-OF-WAY SHALL MEET THE CITY OF BENTONVILLE STREET SPECIFICATIONS.



Vicinity Map

Not to Scale

PLAN INDEX:

C0.0 COVER SHEET
C1.0 DEMOLITION PLAN
C2.0 SITE PLAN
C3.0 OVERALL GRADING PLAN
C4.0 EROSION CONTROL PLAN
C4.1 EROSION CONTROL NOTES
C5.0 UTILITY PLAN
C6.0 LANDSCAPE PLAN
C6.1 LANDSCAPE NOTES
C7.0 DETAIL SHEET 1

ASSOCIATED PLANS:

1. SURVEY
2. CITY OF BENTONVILLE STANDARD WATER DETAIL SHEET 1
3. BEUD ELECTRIC DETAIL SHEET 1
4. BEUD ELECTRIC DETAIL SHEET 2
5. BEUD ELECTRIC DETAIL SHEET 3
6. BEUD ELECTRIC LAYOUT SHEET E1
7. A1-1 DUMPSTER & GENERATOR ENCLOSURE DETAILS

RESOURCE LIST:

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

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

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

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

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

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

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

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

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

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

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

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

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

CEI CONTACT:

NAME: NATE BACHELOR, PE
EMAIL: NBACHELOR@CEIENG.COM
PHONE: (479) 273-9472

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

ARCHITECT CONTACT:

NAME: MIKE SPAETH
EMAIL: MIKE@BILD-ARCHITECTS.COM
ADDRESS: BILD ARCHITECTS
525 S SCHOOL AVE,
FAYETTEVILLE, AR 72701
PHONE: (479) 249-6165

OWNER CONTACT:

NAME: JEFFREY SAVAGE
EMAIL: JEFFREY.SAVAGE@LIVINGTREEPEDIATRICS.COM
ADDRESS: LIVING TREE PEDIATRICS
2900 MEDICAL CENTER PARKWAY, SUITE 370
BENTONVILLE,AR 72712
PHONE: (479) 372-2165

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

CEI Solutions for Land and Life

CERTIFICATE OF AUTHORIZATION — CEI Engineering Associates, Inc. No. 118 — Arkansas Engineer

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

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

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

LIVING TREE PEDIATRICS
LSD#20-0060
1110 SE 30TH STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	NLB
DESIGNER	ALH
CEI PROJECT NUMBER	30593
DATE	10/19/2020
REVISION	REV-0

LSD#20-0060

COVER
SHEET TITLE

SHEET NUMBER
C0.0

DRAWING LOCATION - P:\30000\30593.00\DRAWINGS\DESIGN\WORKING\30593-CS.DWG -- SAVED BY - AHUGHES
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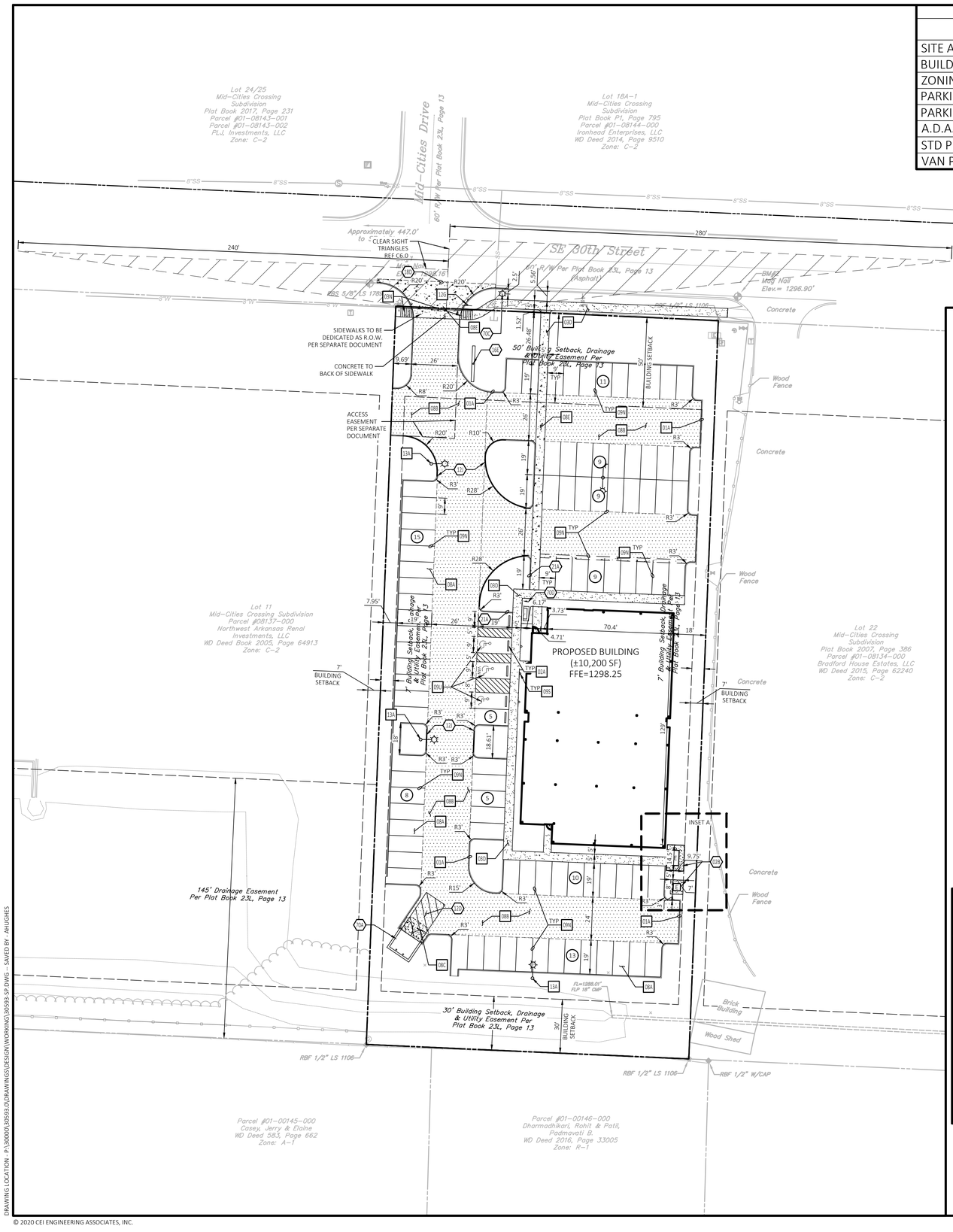


SITE DATA	
SITE AREA	1.70 ACRES (74,132 ± SF)
BUILDING AREA	10,200 SF
ZONING	C-2
PARKING REQUIRED	1/200 = 51 SPACES
PARKING PROVIDED	94 SPACES (90 + 4 A.DA.)
A.D.A. REQUIRED	4 SPACES (3 STD & 1 VAN)
STD PROVIDED	3 SPACES
VAN PROVIDED	1 SPACE

SITE BENCHMARK

Benchmark REF 1: Mag Nail located at the back of curb on the South side of SE 30th Street approximately 19.5' Northwest of a fire hydrant and approximately 19,5' Northeast from a telephone riser. Elevation = 1298.16'

Benchmark REF 2: Mag Nail located in the concrete on the South side of SE 30th Street at the Northeast corner of Subject Property, Lot 10 of Mid-Cities Crossing Subd. approximately 12.5' Northeast from at light pole and approximately 58.5' North from a fire hydrant. Elevation = 1296.90'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 10' 15' 20'
SCALE IN FEET

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

EXISTING LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- SS Sanitary Sewer Line
- (SD) Storm Drain Pipe
- Water Line
- Barb Wire Fence Line
- Wood Fence Line
- Benchmark
- Found Monument (as noted)
- Set 5/8" Rebar "LS#1789"
- Gas Meter
- Water Meter
- Grate Inlet (Not Shown on Drawing)
- Fire Hydrant
- Sewer Manhole
- E Electric Riser
- T Telephone Riser
- Unknown Riser
- Fiber Optic Valve
- Lightpole Overhanging
- Water Valve
- Traffic Sign (type of sign)
- CMP Corrugated Metal Pipe
- B/B Back to Back of Curb
- R/W Right-of-Way
- WD Warranty Deed
- SMH Sanitary Sewer Manhole
- RBF Rebar Found (As Noted)
- RBS Rebar Set (As Noted)
- BM Site Benchmark
- (XXXX) Record Bearing & Distance per plat 23L, Page 13

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- # PROPOSED PARKING SPACES
- CURB INLET
- LIMITS OF STANDARD DUTY ASPHALT PAVING (PER ARCH. PLANS)
- LIMITS OF HEAVY DUTY ASPHALT PAVING (PER ARCH. PLANS)
- LIMITS OF HEAVY DUTY CONCRETE PAVING (PER ARCH. PLANS)

GENERAL SITE NOTES

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

B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A AND 08B OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09N.

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

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

F. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

G. PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.

H. PROPOSED LIGHTING SHALL BE CONFORMED TO CITY OF BENTONVILLE REQUIREMENTS AND SHALL REQUIRE THAT IT BE "CUT-OFF" OR "B-U-G" WITH A U RATING OF ZERO AND APPROVED BY THE PLANNING DEPARTMENT.

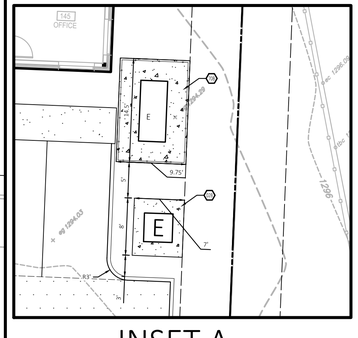
I. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY MATERIALS SIMILAR TO THOSE OF THE BUILDING.

SITE NOTES

02B TRANSFORMER PAD PER BEUD DETAILS.
12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
12I FIRE LANE STRIPING PER LOCAL CODES.
16E MONUMENT SIGN. REQUIRES SEPARATE PERMIT.
18D MATCH EXISTING PAVEMENT ELEVATIONS.
21A TAPER CURB TO MATCH SIDEWALK.
70A DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS AND DETAILS. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH MATERIALS SIMILAR TO THOSE OF THE BUILDING.
70B GENERATOR PAD AND SCREENING PER ARCHITECTURAL PLANS AND DETAILS.
70C LIGHT POLE PER BEUD DETAILS.
70D BENCH (VICTOR STANLEY "CLASSIC, MODEL #C-10, OR APPROVED EQUAL.) & BIKE RACK (SINGLE HOOP, DERO SWERVE RACK, BLACK OR APPROVED EQUAL.)

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08A STANDARD DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
08E STANDARD DUTY CONCRETE PAVING
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
12G STOP SIGN



INSET A

0 10' 15' 20'
SCALE IN FEET

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

LIVING TREE PEDIATRICS
LSD#20-0060
1110 SE 30TH STREET
BENTONVILLE, ARKANSAS

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

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	NLB
DESIGNER	ALH
CEI PROJECT NUMBER	30593
DATE	10/19/2020
REVISION	REV-0

LSD#20-0060

SITE PLAN
SHEET TITLE

SHEET NUMBER
C2.0

DRAWING LOCATION - P:\30000\30593.0\DRAWINGS\DESIGN\WORKING\30593-SP.DWG -- SAVED BY - AHUGHES

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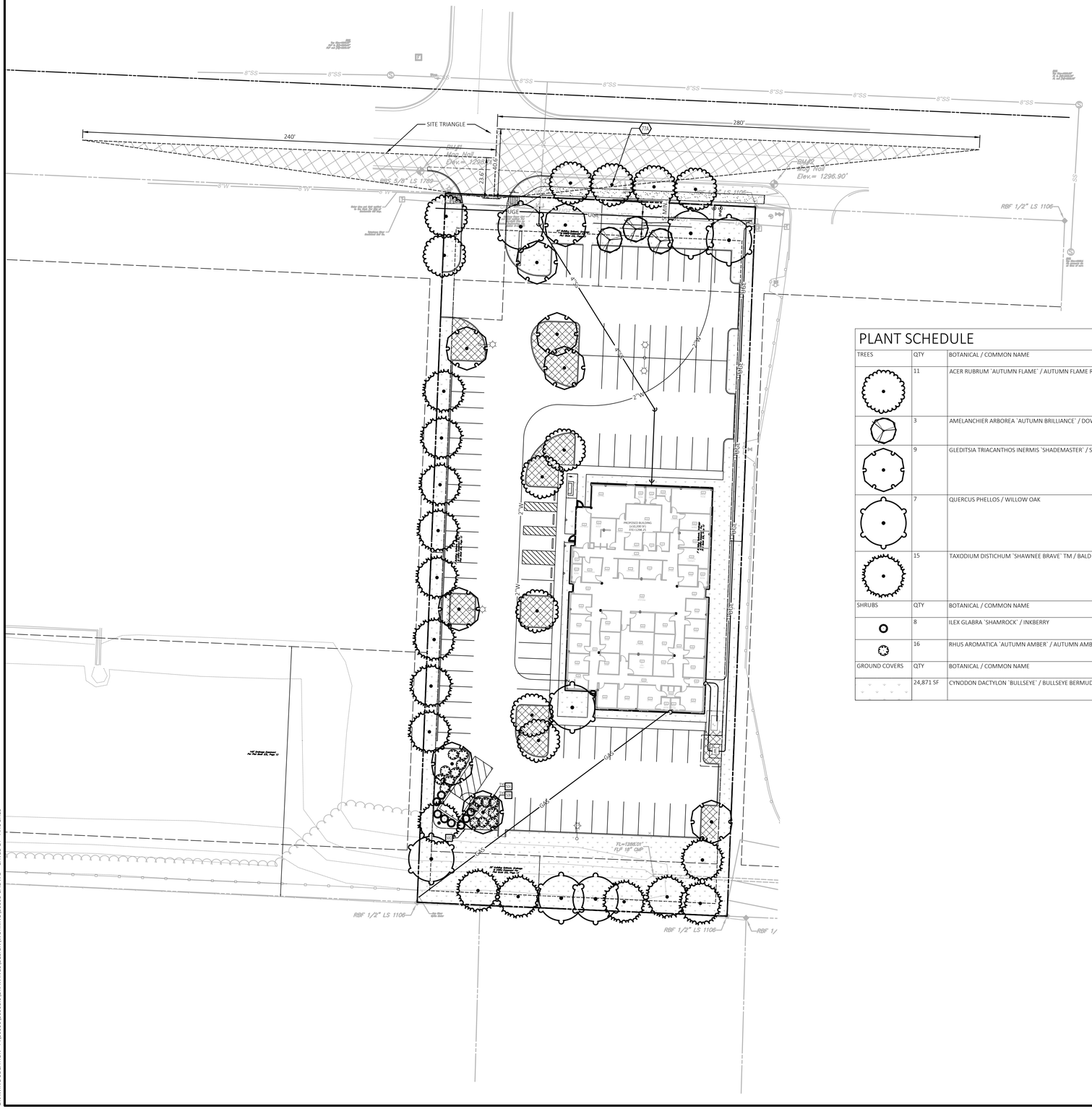

SITE BENCHMARK

Benchmark REF 1: Mag Nail located at the back of curb on the South side of SE 30th Street approximately 19.5' Northwest of a fire hydrant and approximately 19,5' Northeast from a telephone riser. Elevation = 1298.16'

Benchmark REF 2: Mag Nail located in the concrete on the South side of SE 30th Street at the Northeast corner of Subject Property, Lot 10 of Mid-Cities Crossing Subd. approximately 12.5' Northeast from at light pole and approximately 58.5' North from a fire hydrant. Elevation = 1296.90'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 30' 45' 60'
SCALE IN FEET

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

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	DETAIL
	11	ACER RUBRUM `AUTUMN FLAME` / AUTUMN FLAME RED MAPLE	B & B	2.5"CAL	50A
	3	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE` / DOWNY SERVICEBERRY	B & B	2"CAL	50A
	9	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` / SHADEMASTER LOCUST	B & B	2.5"CAL	50A
	7	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5"CAL	50A
	15	TAXODIUM DISTICHUM `SHAWNEE BRAVE` TM / BALD CYPRESS	B & B	2.5"CAL	50A
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT
	8	ILEX GLABRA `SHAMROCK` / INKBERRY	5 GAL	50B	
	16	RHUS AROMATICA `AUTUMN AMBER` / AUTUMN AMBER SUMAC	5 GAL	50B	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	DETAIL	
	24,871 SF	CYNODON DACTYLON `BULLSEYE` / BULLSEYE BERMUDA GRASS	SOD		

EXISTING LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- SS Sanitary Sewer Line
- (SIZE) Storm Drain Pipe
- Water Line
- Barb Wire Fence Line
- Wood Fence Line
- Benchmark
- Found Monument (as noted)
- Set 5/8" Rebar "LS#1789"
- Gas Meter
- Water Meter
- Grate Inlet (Not Shown on Drawing)
- Fire Hydrant
- Sewer Manhole
- E Electric Riser
- T Telephone Riser
- U Unknown Riser
- F Fiber Optic Valve
- Lightpole Overhanging
- Water Valve
- Traffic Sign (type of sign)
- CMP Corrugated Metal Pipe
- B/B Back to Back of Curb
- R/W Right-of-Way
- WD Warranty Deed
- SMH Sanitary Sewer Manhole
- RBF Rebar Found (As Noted)
- RBS Rebar Set (As Noted)
- BM Site Benchmark
- (XXXX) Record Bearing & Distance per plat 23L, Page 13

PROPOSED LEGEND

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

GENERAL NOTES

A. SEE LANDSCAPE NOTES SHEET C-6.1 FOR LANDSCAPE NOTES AND DETAILS.

LANDSCAPE NOTES

77A TREES WITHIN SITE TRIANGLE TO BE LIMBED UP TO A MINIMUM OF 60" TO AVOID VISIBILITY OBSTRUCTIONS.

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL
50Q STEEL EDGING

CITY OF BENTONVILLE LANDSCAPE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
6. ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.
7. ALL TREES PLANTED IN THE PUBLIC RIGHT OF WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
8. IN ACCORDANCE WITH CITY OF BENTONVILLE DEVELOPMENT STANDARD SEC 1100.01 F(1): THE SHADED AREAS OF THE SITE TRIANGLES SHALL REAMAIN CLEAR OF SITE OBSTRUCTIONS BETWEEN THREE (3) AND EIGHT (8) FEET ABOVE THE ELEVATIONS OF THE PAVEMENT EDGE UNLESS OTHERWISE APPROVED. ALL AASHTO STANDARDS SHALL BE FOLLOWED.

BENTONVILLE LANDSCAPE REQUIREMENTS

	REQUIREMENT	REQUIRED	PROVIDED
AREA			
STREET FRONTAGE BUFFER LANDSCAPING	THE LANDSCAPE STREET BUFFER SHALL BE A MINIMUM OF 20' IN WIDTH	REQUIRED	PROVIDED
	ONE SHADE TREE SHALL BE PLANTED PER 20 LF OF STREET FRONTAGE	180 LF / 20 = 9 TREES REQUIRED	13 TREES PROVIDED
PERIMETER LANDSCAPE	A MIN 7' WIDE PERIMETER LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE SIDE AND REAR PROPERTY LINES	REQUIRED	PROVIDED
	ONE TREE SHALL BE PLANTED PER 50 LF OF PERIMETER	EAST SIDE: 412 LF / 50 = 9 TREES REQUIRED	3 TREES * PROVIDED
		WEST SIDE: 412 LF / 50 = 9 TREES REQUIRED	9 TREES PROVIDED
		SOUTH SIDE: 180 LF / 50 = 4 TREES REQUIRED	7 TREES PROVIDED
INTERIOR PARKING LOT LANDSCAPING	A MIN OF 8% OF THE PARKING LOT SHALL BE DEDICATED TO INTERIOR LANDSCAPING	40,105 SF x 8% = 3,208 SF OF LANDSCAPE REQUIRED	3,471 SF PROVIDED
	EXTERNAL LANDSCAPE ISLANDS SHALL BE A MIN OF 9'x19' AND CONTAIN A MIN OF 1 TREES	REQUIRED	PROVIDED
	INTERNAL LANDSCAPE ISLANDS SHALL BE A MIN OF 18'x18' AND CONTAIN A MIN OF 2 TREES	REQUIRED	PROVIDED
SCREENING REQUIREMENTS	NO ADDITIONAL SCREENING IS REQUIRED		

* SOME TREES FROM THIS COUNT ARE LOCATED ON THE SOUTH OR NORTH SIDE OF THE SITE DUE TO LARGE UTILITY CONFLICTS ALONG EAST SIDE OF BUILDING.

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

LIVING TREE PEDIATRICS
LSD#20-0060
1110 SE 30TH STREET
BENTONVILLE, ARKANSAS

REGISTERED LANDSCAPE ARCHITECT
RYAN Y. EVITTS
9456
STATE OF ARKANSAS
2020/10/19

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	NLB
DESIGNER	ALH
CEI PROJECT NUMBER	30593
DATE	10/19/2020
REVISION	REV-0

LSD#20-0060

LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
C6.0

DRAWING LOCATION - P:\30000\30593.01\DRAWINGS\DESIGN\WORKING\30593-LP.DWG -- SAVED BY - AHUGHES

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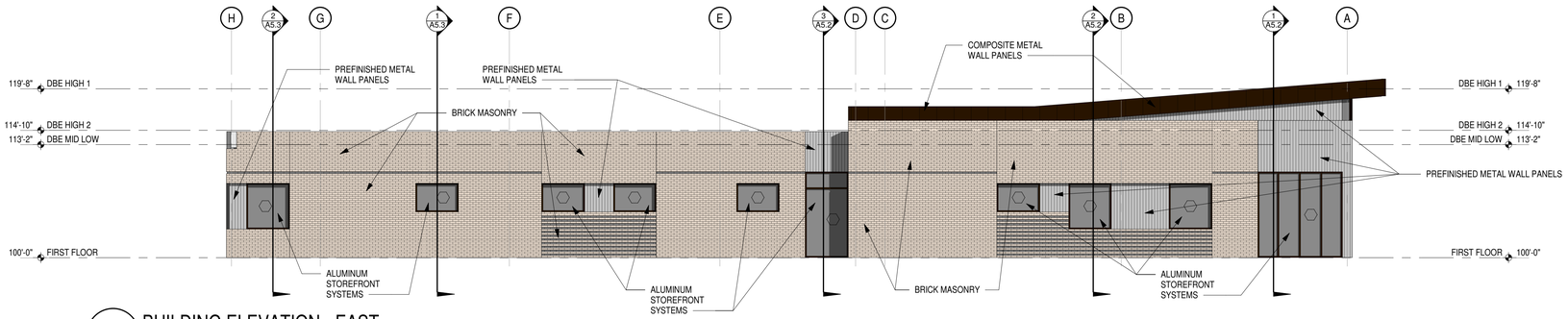
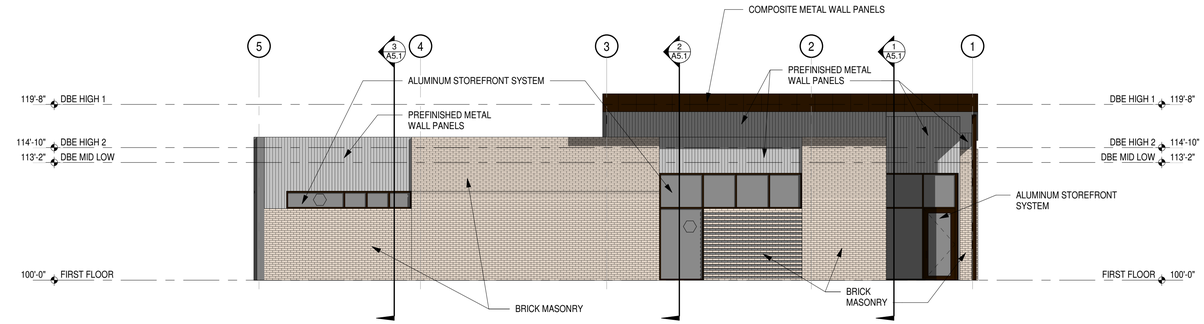


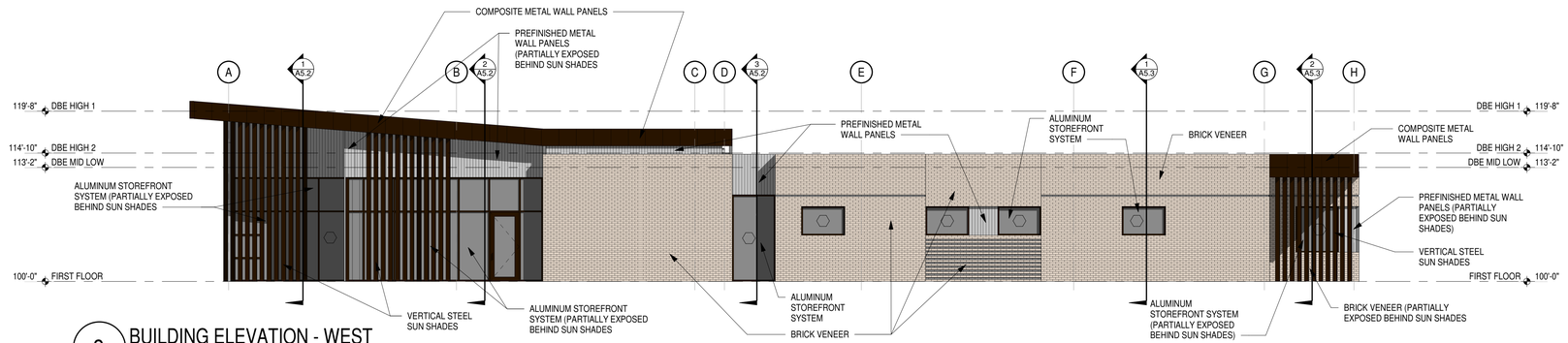
4 BUILDING ELEVATION - EAST
1/8" = 1'-0"

OVERALL ELEVATION AREA	= 2,154 SF	
BRICK MASONRY	= 1,518 SF	70.5%
ALUMINUM STOREFRONT SYSTEMS	= 312 SF	14.5%
PREFINISHED METAL WALL PANELS	= 206 SF	9.5%
COMPOSITE METAL WALL PANELS	= 118 SF	5.5%



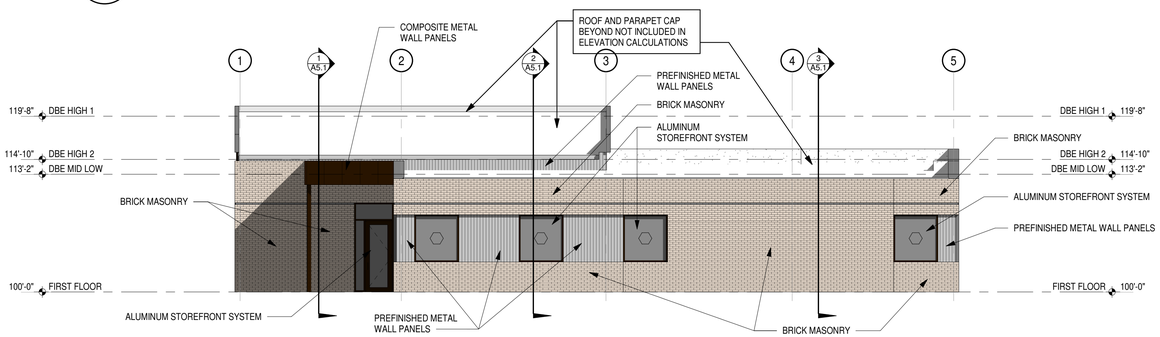
3 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

OVERALL ELEVATION AREA	= 1,480 SF	
BRICK MASONRY	= 850 SF	57.5%
ALUMINUM STOREFRONT SYSTEMS	= 229 SF	15.5%
PREFINISHED METAL WALL PANELS	= 317 SF	21.5%
COMPOSITE METAL WALL PANELS	= 84 SF	5.5%



2 BUILDING ELEVATION - WEST
1/8" = 1'-0"

OVERALL ELEVATION AREA	= 2,140 SF	
BRICK MASONRY	= 1,136 SF	53%
ALUMINUM STOREFRONT SYSTEMS	= 421 SF	20%
VERTICAL STEEL SUN SHADES	= 277 SF	13%
PREFINISHED METAL WALL PANELS	= 180 SF	8.5%
COMPOSITE METAL WALL PANELS	= 126 SF	5.5%



1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

OVERALL ELEVATION AREA	= 1,089 SF	
BRICK MASONRY	= 797 SF	73%
ALUMINUM STOREFRONT SYSTEMS	= 150 SF	14%
PREFINISHED METAL WALL PANELS	= 115 SF	10.5%
COMPOSITE METAL WALL PANELS	= 27 SF	2.5%

BiLD ARCHITECTS

REGISTERED ARCHITECT
MICHAEL LEE BILD
License Number AR.15165
STATE OF ARKANSAS

REGISTERED ARCHITECT
BILD Projects PLLC
License Number LL165
STATE OF ARKANSAS

PRELIMINARY PRICING SET

NEW MEDICAL CLINIC FOR LIVING TREE PEDIATRICS

BENTONVILLE, AR

PROJECT NO.
2020-001

ISSUE DATE
11/30/2020

REVISON DATES
DATE DESCRIPTION

A4.1

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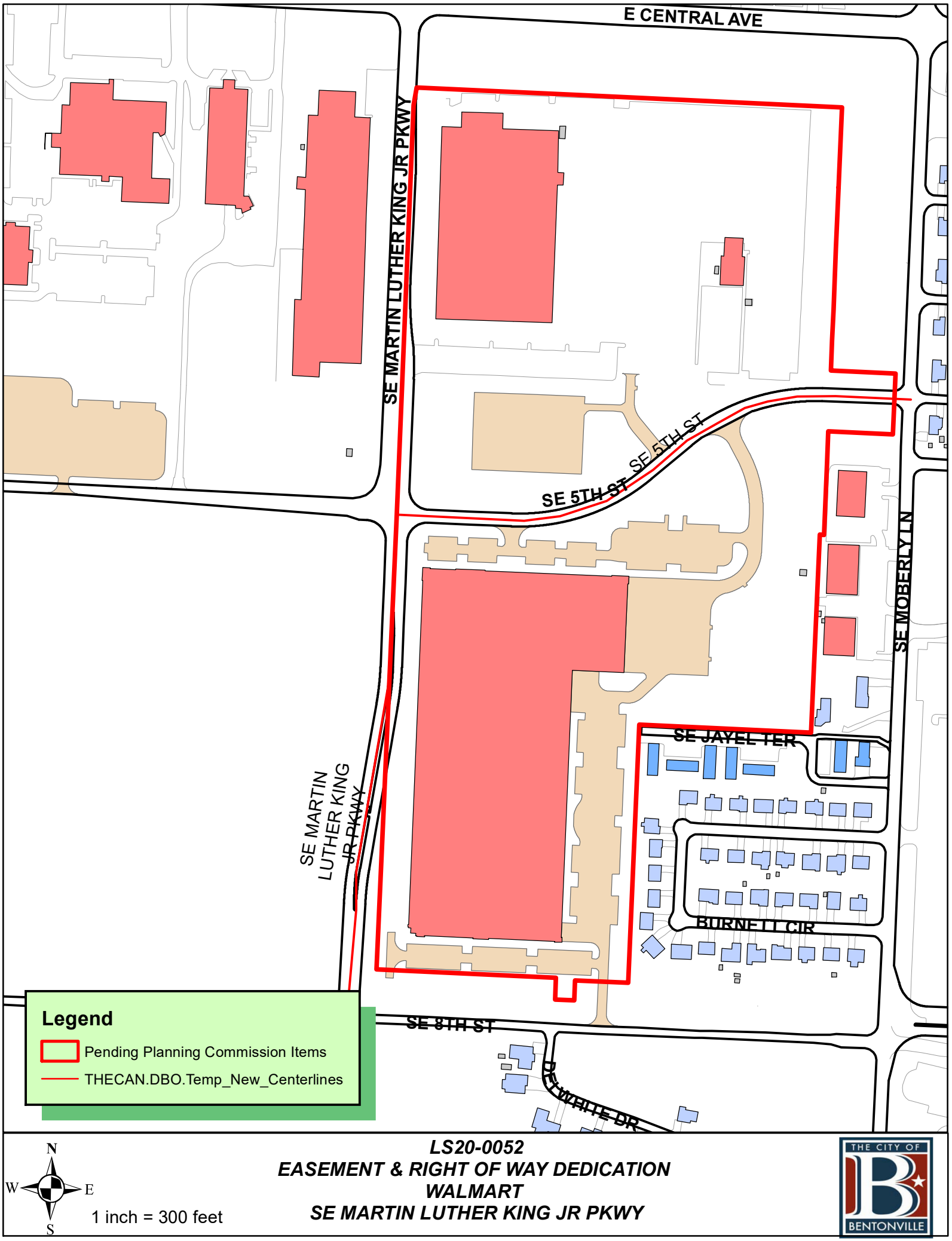

LS20-0052
EASEMENT & RIGHT OF WAY DEDICATION
WALMART
SE MARTIN LUTHER KING JR PKWY

FINAL PLAT

Walmart Stores, Inc.

WALMART LAYOUT SUBDIVISION CREATING LOTS 1-6

Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. This plat represents a Final Plat of the parcel recorded in Deed Records, Bk. 2011, Pg. 8152, Bk. 671, Pg. 901, Bk. 633 Pg. 222, Bk. 2006, Pg. 2826, Bk. in the public records of Benton County Arkansas .
2. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
3. Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, per GPS observations as established by processing through OPUS.
4. Basis of Elevation: NAVD88, per GPS observations as established by processing through OPUS.
5. Site Benchmark: See table for benchmark information block.
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
8. This survey is based on a title search provided by City Title & Closing , file number 17-5351 .
9. Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.
10. Subsurface and environmental conditions were not examined nor considered a part of this survey.
11. Multiple utility services are located within easements abutting or within the bounds of subject tract.
12. The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
13. By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County Arkansas .

    Map Number: 05007C0255K & 05007C0260K
    Map Revised: June 5, 2012
14. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For mroe info visit www.bentonvilleplanning.com or call the Planning Department 479-271-3122.
15. Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
16. There may not be fences or any other structures built in any drainage easements.
17. 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.
18. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
19. All structures must maintain minimum of 20' clearances from all electric lines.
20. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
21. It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
22. Relocation of any existing electrical facilities shall be at the owner's expense.
23. Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.

Vicinity Map

Not to Scale

Latitude: 36°22'01"N
Longitude: 94°11'11"W

Benchmark Information

Benchmark #1: 2" Aluminum Monument	Benchmark #2: 5/8" rebar
N: 748723.78'	N: 746198.90'
E: 668270.73'	E: 668296.40'
Elev.: 1305.76'	Elev.: 1310.11'

Certificate of Surveying Accuracy

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

Date of Execution: 10.19.2020

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

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: _____
Signature: _____
Address: _____
Print Name: _____

Source of Title: D.R. _____
Page: _____

Date of Execution: _____
Signature: _____
Address: _____
Print Name: _____

Source of Title: D.R. _____
Page: _____

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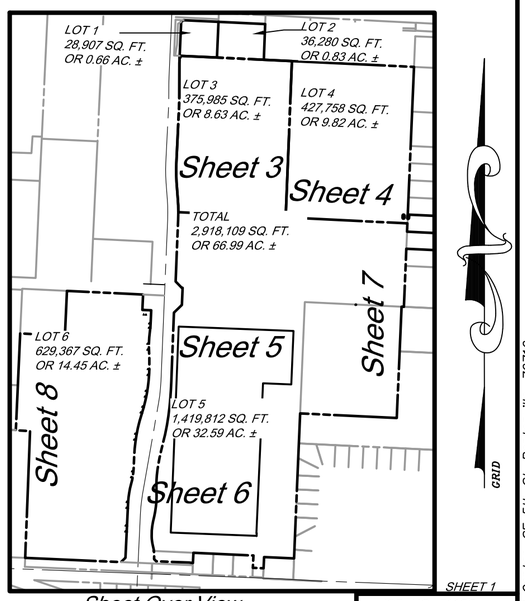
Signature: _____
Address: _____
Print Name: _____

Source of Title: D.R. _____
Page: _____

Owner	Owner
Parcel # 01-00771-001 Wal-Mart Stores East LP P.O.Box 8050 MS 0555 Bentonville, AR 72712	Parcel # 01-04889-000 & 01-00767-000 Wal-Mart Stores, Inc. P.O. Box 8050 Bentonville, AR 72712
Owner	**Owner**
Parcel # 01-03095-000 & 01-03096-000 Moberly Investments, LLC P.O.Box 13005 Fayetteville, AR 72703	Parcel # 01-04889-001 & 01-00768-000 Wal-Mart Whse 6008 P.O.Box 8050 Bentonville, AR 72712
Owner	**Owner**
Parcel # 01-02496-000 & 01-02497-000 Wal-Mart Properties, Inc. 07-6008 P.O.Box 8050 MS 0555 Bentonville, AR 72712	Parcel # 01-00767-001 CKP Investors, LLC 234 E Millsap Rd. Ste. 200 Fayetteville, AR 72703



Sheet Over View

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

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

3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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

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

Arkansas * California * Pennsylvania * Texas

ATLAS PAGE: 405

City of Bentonville Project # FP20-0004

JOB NO.:31166
DWG NAME:Easement

DATE	SHEET NO.
10/16/20 11:21 AM REV 0	1 OF 10

SHEET 1

PROJECT: Layout Center, SE 5th St, Bentonville, 72712

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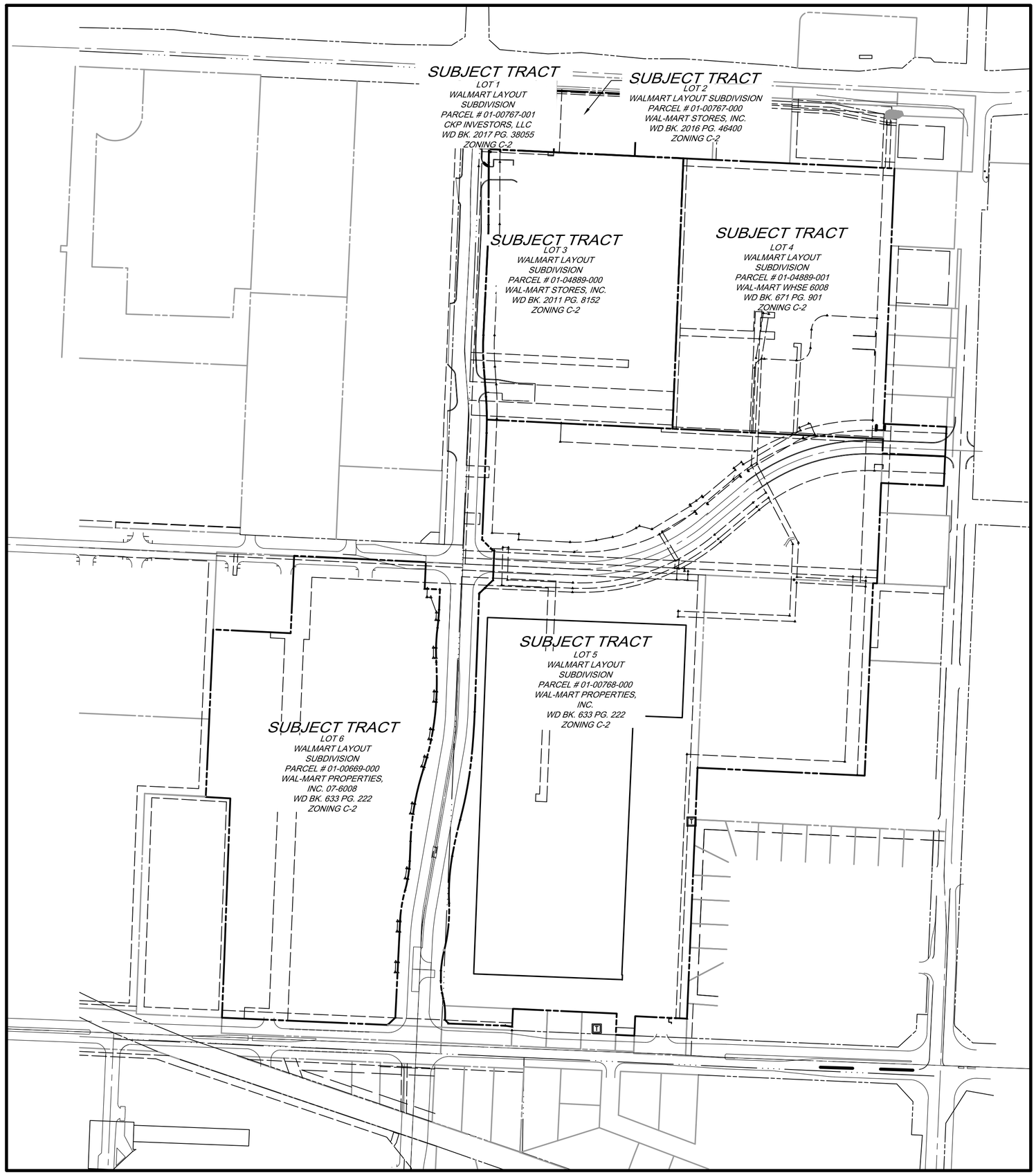

GRID

0 200' 300' 400'

SCALE IN FEET

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

City of Bentonville Project # FP20-0004

SHEET 2

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

3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
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DALLAS OFFICE TBPLS FIRM: #10194234

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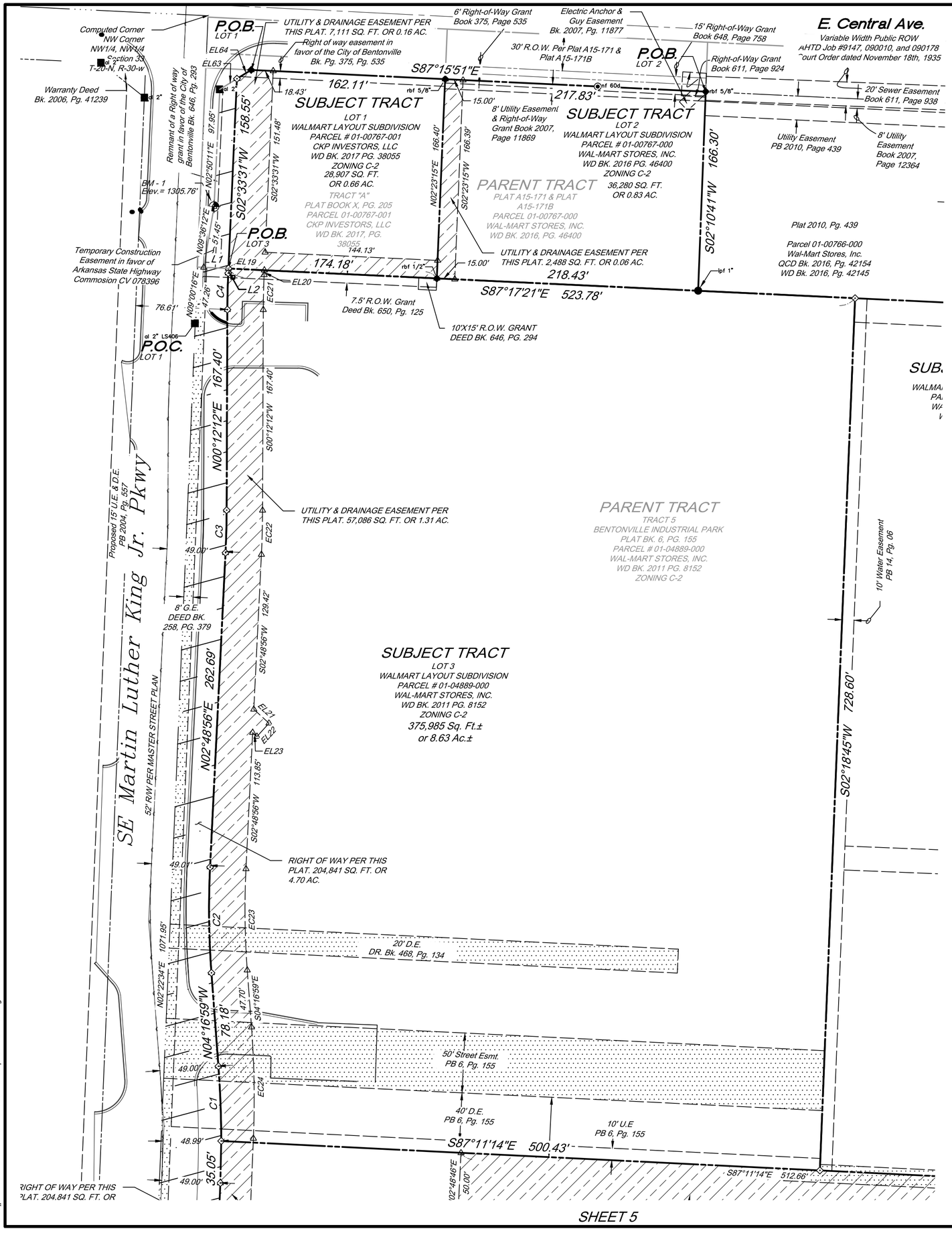
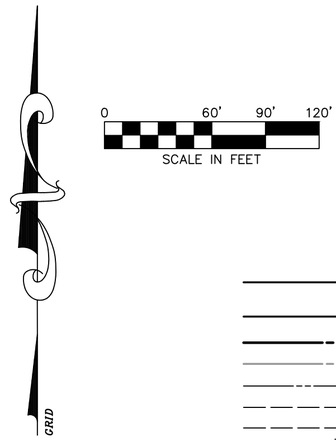
JOB # 31166 DRAWING: 31166 final plat rev-1.dwg LAST SAVED BY: DRILEY



SHEET 4

SHEET 5



LEGEND

	Boundary Line
	Adjoiner Boundary Line
	Right-of-Way Line
	Easement Line
	Proposed Easement
	Benchmark
	Found 5/8" Rebar (rbs) (As noted)
	Set 5/8" Rebar (rbs) "LS#1618"
	Found Pipe (IPF) (As noted)
	Right-of-Way (R/W) monument
	Brass/Aluminum (al) Cap
MAG	Found Nail (As Noted)
QCD	Quit Claim Deed
WD	Warranty Deed
G.E.	Gas Easement
P.O.B.	Point of Beginning
E.E.	Electric Easement
D.E.	Drainage Easement
U.E.	Utility Easement
PB	Plat Book
R/W	Right-of-Way
DR	Deed Record
	Sewer Clean Out
E	Electric Meter
W	Water Meter
D	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Fire Hydrant
S	Sewer Manhole (SMH)
	Utility Pole
E	Electric Riser
	Water Valve
	Irrigation Control Box
G	Grease Trap
W	Water Riser
E	Electric Vault
F	Fiber Optic Vault
T	Telephone Vault
TS	Traffic Signal Vault
	Traffic Light (2 Lamps)
	Traffic Light (3 Lamps)
	Light Pole Overhanging
CPP	Corrugated Plastic Pipe
RCP	Reinforced Concrete Pipe
	Utility & Drainage Easement per this document
	Emergency Access and Public Utility Easement Only per this document
	Right-of-Way Dedication per this document
	Easements to be Vacated per separate document
	Utility Easement per this document

City of Bentonville Project # FP20-0004

SHEET 3

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

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
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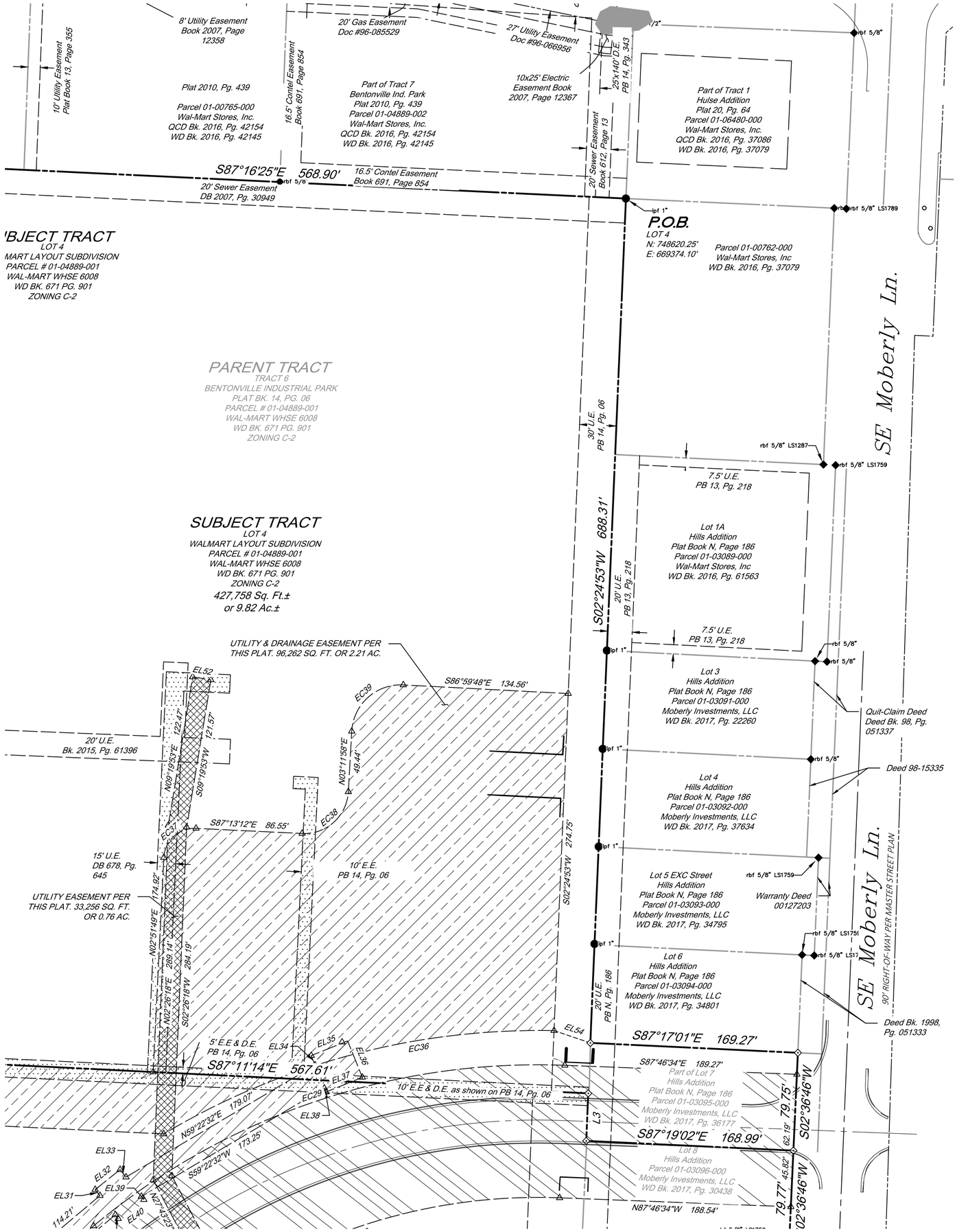
JOB # 31166 DRAWING: 31166 final plat rev-1.dwg LAST SAVED BY: DRILEY



LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Proposed Easement
- Benchmark
- Found 5/8" Rebar (rbs) (As noted)
- Set 5/8" Rebar (rbs) "LS#1618"
- Found Pipe (IPF) (As noted)
- Right-of-Way (R/W) monument
- Brass/Aluminum (al) Cap
- Found Nail (As Noted)
- QCD — Quit Claim Deed
- WD — Warranty Deed
- G.E. — Gas Easement
- P.O.B. — Point of Beginning
- E.E. — Electric Easement
- D.E. — Drainage Easement
- U.E. — Utility Easement
- PB — Plat Book
- R/W — Right-of-Way
- DR — Deed Record
- Sewer Clean Out
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Utility Pole
- Electric Riser
- Water Valve
- Irrigation Control Box
- Grease Trap
- Water Riser
- Electric Vault
- Fiber Optic Vault
- Telephone Vault
- Traffic Signal Vault
- Traffic Light (2 Lamps)
- Traffic Light (3 Lamps)
- Light Pole Overhanging
- CPP — Corrugated Plastic Pipe
- RCP — Reinforced Concrete Pipe
- Utility & Drainage Easement per this document
- Emergency Access and Public Utility Easement Only per this document
- Right-of-Way Dedication per this document
- Easements to be Vacated per separate document
- Utility Easement per this document

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

City of Bentonville Project # FP20-0004

SHEET 4

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

3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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SHEET 3

SHEET 8

SHEET 7

SHEET 6

SHEET 5

SUBJECT TRACT

LOT 5
WALMART LAYOUT SUBDIVISION
PARCEL # 01-00768-000
WAL-MART PROPERTIES, INC.
WD BK. 633 PG. 222
ZONING C-2
1,419,812 Sq. Ft.±
or 32.59 Ac.±

PARENT TRACT

LOT 1
BENTONVILLE INDUSTRIAL PARK
PLAT BK. 6, PG. 79
PARCEL # 01-00768-000
WAL-MART PROPERTIES, INC.
WD BK. 633 PG. 222
ZONING C-2

PARENT TRACT

LOT 1
BENTONVILLE INDUSTRIAL PARK
PLAT BK. 6, PG. 79
PARCEL # 01-00768-000
WAL-MART PROPERTIES, INC.
WD BK. 633 PG. 222
ZONING C-2

SUBJECT TRACT

LOT 5
WALMART LAYOUT SUBDIVISION
PARCEL # 01-00768-000
WAL-MART PROPERTIES, INC.
WD BK. 633 PG. 222
ZONING C-2
1419812 SQ. FT. ±
OR 32.59 AC ±

S87°11'14"E 500.43'
S87°11'14"E 512.66'
N87°11'14"W 523.69'
40' D.E. PB 6, Pg. 155
10' U.E PB 6, Pg. 155
5' E.E & D.E. PB 14, Pg. 06
N02°48'46"E 50.00'
RIGHT OF WAY PER THIS PLAT. 204,841 SQ. FT. OR 4.70 AC.
UTILITY & DRAINAGE EASEMENT PER THIS PLAT. 57,086 SQ. FT. OR 1.31 AC.
UTILITY & DRAINAGE EASEMENT PER THIS PLAT. 96,262 SQ. FT. OR 2.21 AC.
62'X30' UTILITY EASEMENT PB 6, PG. 79
8' GAS LINE EASEMENT DB 397, PG. 184
43'X30' UTILITY EASEMENT PB 6, PG. 79
N02°22'34"E 288.25'
S02°22'34"W 307.54'
35.05'
49.00'
48.99'
PROPERTY LINE TO BE REMOVED PER THIS PLAT
rbs 5/8 ls 1759
S87°14'44"E 98.00'
S02°28'13"W 71.74'
N02°28'07"E 80.00'
S87°31'53"E 72.19'
N87°31'53"W 224.83'
S87°12'37"E 138.73'
N79°02'25"E 45.01'
EMERGENCY ACCESS & PUBLIC UTILITY EASEMENT PER THIS PLAT. 141,215 SQ. FT. OR 3.24 AC.
UTILITY & DRAINAGE EASEMENT PER THIS PLAT. 57,086 SQ. FT. OR 1.31 AC.
N58°59'24"E 121.62'
S58°59'24"W 103.33'
S30°54'51"E 87.96'
N29°05'51"W 82.66'
S87°31'38"E 176.29'
N87°31'38"W 191.08'
N87°31'53"W 237.18'
S01°41'07"W 87.18'
N01°41'07"E 101.97'
16.5' Telephone Easement DB 320, Pg. 10
UTILITY EASEMENT PER THIS PLAT. 843 SQ. FT. OR 0.02 AC.
UTILITY EASEMENT PER THIS PLAT. 33,256 SQ. FT. OR 0.76 AC.
20' Water Line Easement DB 397, Pg. 184
N87°14'56"W 499.24'
PROPERTY LINE TO BE REMOVED PER THIS PLAT
S87°37'26"E 300.11'
N87°37'26"W 315.06'
S87°18'02"E 425.44'
20' Utility Easement PB 6, Pg. 79
UTILITY & DRAINAGE EASEMENT PER THIS PLAT. 53,708 SQ. FT. OR 1.23 AC.
N02°09'33"E 318.13'
SE Martin Luther King Jr. Pkwy
R/W VARIES (52' MINIMUM PER MASTER STREET PLAN)
106.4' R/W
47.07'
53.60'
48.28'
82.74'
31.81'
33.42'
7.28'
78.62'
101.00'
49.00'
L12
L13
L14
L17
C1
C13
C14
C15
C16
C17
EC24
EC25
EC26
EC27
EC28
EC31
EC32
EC33
EC34
EC35
EC47
EC48
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EL84
EL85
EL86
EL88
EL89
EL90
EL94
EL95
EL96
EL98
EL99
EL100
EL101
EL102
N50°00'18"E 134.95'
S50°00'18"W 115.18'
N50°08'57"E 114.21'
S50°08'57"W 134.95'
N50°08'57"E 134.95'
S50°08'57"W 134.98'
S50°08'57"W 134.95'
N27°43'23"W 63.98'
S27°43'23"E 238.52'
N27°43'23"W 140.51'
N59°22'32"E 179.07'
S59°22'32"W 173.25'
N02°36'18"W 28.22'
N02°36'18"E 28.22'
S02°28'13"W 53.76'
N02°21'07"E 53.76'
34.17'

0 60' 90' 120'
SCALE IN FEET

GRID

LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Proposed Easement
- Benchmark
- Found 5/8" Rebar (rbs) (As noted)
- Set 5/8" Rebar (rbs) "LS#1618"
- Found Pipe (IPF) (As noted)
- Right-of-Way (R/W) monument
- Brass/Aluminum (al) Cap
- MAG Found Nail (As Noted)
- QCD Quit Claim Deed
- WD Warranty Deed
- G.E. Gas Easement
- P.O.B. Point of Beginning
- E.E. Electric Easement
- D.E. Drainage Easement
- U.E. Utility Easement
- PB Plat Book
- R/W Right-of-Way
- DR Deed Record
- Sewer Clean Out
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Utility Pole
- E Electric Riser
- Water Valve
- Irrigation Control Box
- Grease Trap
- W Water Riser
- E Electric Vault
- F Fiber Optic Vault
- T Telephone Vault
- Traffic Signal Vault
- Traffic Light (2 Lamps)
- Traffic Light (3 Lamps)
- Light Pole Overhanging
- CPP Corrugated Plastic Pipe
- RCP Reinforced Concrete Pipe
- Utility & Drainage Easement per this document
- Emergency Access and Public Utility Easement Only per this document
- Right-of-Way Dedication per this document
- Easements to be Vacated per separate document
- Utility Easement per this document

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

City of Bentonville Project # FP20-0004

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

3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
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SHEET 5

SHEET 7

PARENT TRACT
LOT 1
BENTONVILLE INDUSTRIAL PARK
PLAT BK. 6, PG. 79
PARCEL # 01-00768-000
WAL-MART PROPERTIES, INC.
WD BK. 633 PG. 222
ZONING C-2

SUBJECT TRACT
LOT 5
WALMART LAYOUT SUBDIVISION
PARCEL # 01-00768-000
WAL-MART PROPERTIES, INC.
WD BK. 633 PG. 222
ZONING C-2
1419812 SQ. FT. ±
OR 32.59 AC ±

RIGHT OF WAY PER THIS PLAT. 204,841 SQ. FT. OR 4.70 AC.

UTILITY & DRAINAGE EASEMENT PER THIS PLAT. 53,708 SQ. FT. OR 1.23 AC.

PROPERTY LINE TO BE REMOVED PER THIS PLAT

Parcel 01-00772-000
JDP Investments, LLC
WD Bk. 2014, Pg. 57427
WD Bk. 2014, Pg. 57437

Lot DTN
Burnett Addition
Parcel # 01-07063-000
Jack Hill Construction, Inc.

Lot 9
Burnett Addition
Parcel # 01-07034-000
Periasamy, Sundararajan
Deed Bk. 2014 Pg. 24255

Lot 10
Burnett Addition
Parcel # 01-07035-000
Dunlap, Kimberly K
Deed Bk. 1999 Pg. 114849

Lot 11
Burnett Addition
Parcel # 01-07036-000
Thompson, Letitia Mae
Deed Bk. 2003 Pg. 25632

Lot 12
Burnett Addition
Parcel # 01-07037-000
Oldham, Terri L
Deed Bk. 1996 Pg. 49185

Lot 13
Burnett Addition
Parcel # 01-07038-000
Loughman, Shelby Anna
Deed Bk. 2017 Pg. 38724

Lot 14
Burnett Addition
Parcel # 01-07039-000
Robbins, Wanda Jean
Deed Bk. 2004 Pg. 37942

Burnett Addition
Parcel # 01-07062-000
City of Bentonville
WD Bk. 2014 Pg. 58340

Parcel 01-02497-000
Wal-Mart Properties

Parcel 01-02496-000
& 01-02497-000
Wal-Mart Properties

Lot 4
Ellis Addition
Parcel # 01-02495-000
City of Bentonville
WD Bk. 2014 Pg. 57129

Lot 3
Ellis Addition
Parcel # 01-02494-000
City of Bentonville
WD Bk. 2014 Pg. 55921

Pt. Lot 2
Ellis Addition
Parcel # 01-02493-000
City of Bentonville
WD Bk. 2014 Pg. 61343

Parcel 01-00779-001
City of Bentonville
WD Bk. 2015 Pg. 31724

Parcel 01-02497-002
City of Bentonville

Utility Easement
Bk 2016, Pg.30305

U.E.
Bk 2016,
Pg.30305

20' Utility Easement
PB 6, Pg. 79

15' U.E.
PB 20, Pg. 257

P.O.B.
LOT 5
N: 746330.79'
E: 66(55'

RR Spike
SE Corner
NE1/4
Section 32

BM - 2
Elev.= 1310.11'

SE Martin Luther King Jr. PKWY
RW VARIES (52' MINIMUM PER MASTER STREET PLAN)

SE 8th St.
90' RIGHT-OF-WAY PER MASTER STREET PLAN

C5	72.48'
C6	28.61'
C7	62.27'
C8	120.8' R/W
C9	262.64'
C10	111.1' R/W
C11	53.37'
C12	124.6' R/W
C18	52.50'
C19	48.28'
C20	61.75'
L4	N87°19'51"W 139.52'
L5	46.29'
L6	45.94'
L7	N87°22'22"W 279.80'
L8	N87°46'48"W 153.27'
L9	N87°30'40"W 334.95'
L10	S46°10'50"W
L11	S02°46'45"W
	S02°24'56"W 676.14'
	N02°24'56"E 711.15'
	S02°21'07"W

0 60' 90' 120'
SCALE IN FEET

LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Proposed Easement
- Benchmark
- Found 5/8" Rebar (rbs) (As noted)
- Set 5/8" Rebar (rbs) "LS#1618"
- Found Pipe (IPF) (As noted)
- Right-of-Way (R/W) monument
- Brass/Aluminum (al) Cap
- MAG Found Nail (As Noted)
- QCD Quit Claim Deed
- WD Warranty Deed
- G.E. Gas Easement
- P.O.B. Point of Beginning
- E.E. Electric Easement
- D.E. Drainage Easement
- U.E. Utility Easement
- PB Plat Book
- R/W Right-of-Way
- DR Deed Record
- Sewer Clean Out
- Electric Meter
- Water Meter
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Sewer Manhole (SMH)
- Utility Pole
- Electric Riser
- Water Valve
- Irrigation Control Box
- Grease Trap
- Water Riser
- Electric Vault
- Fiber Optic Vault
- Telephone Vault
- Traffic Signal Vault
- Traffic Light (2 Lamps)
- Traffic Light (3 Lamps)
- Light Pole Overhanging
- CPP Corrugated Plastic Pipe
- RCP Reinforced Concrete Pipe
- Utility & Drainage Easement per this document
- Emergency Access and Public Utility Easement Only per this document
- Right-of-Way Dedication per this document
- Easements to be Vacated per separate document
- Utility Easement per this document

GRID

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

City of Bentonville Project # FP20-0004

SHEET 6

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500
3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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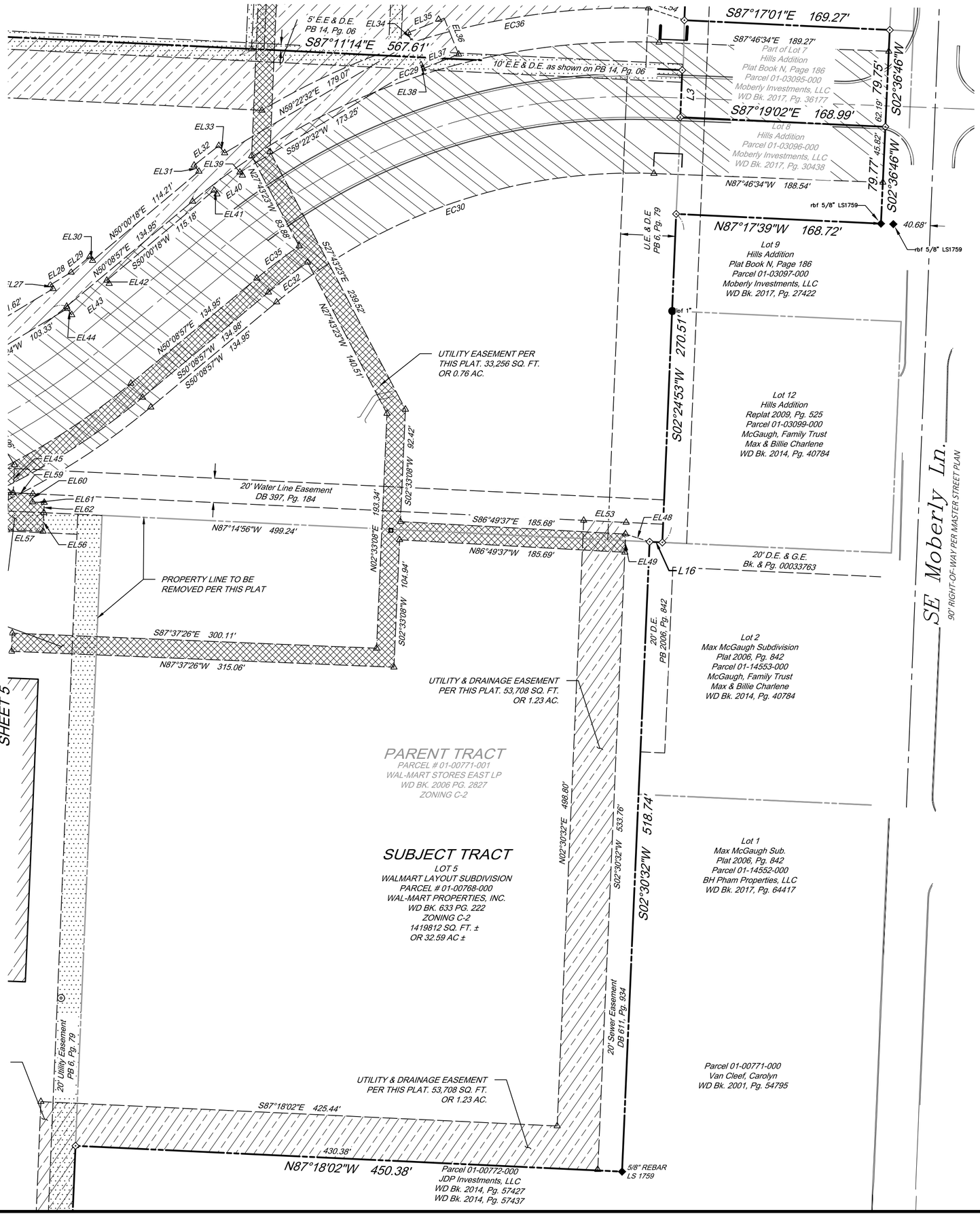
SHEET 4



LEGEND

	Boundary Line
	Adjoiner Boundary Line
	Right-of-Way Line
	Easement Line
	Proposed Easement
	Benchmark
	Found 5/8" Rebar (rbs) (As noted)
	Set 5/8" Rebar (rbs) "LS#1618"
	Found Pipe (IPF) (As noted)
	Right-of-Way (R/W) monument
	Brass/Aluminum (al) Cap
MAG	Found Nail (As Noted)
QCD	Quit Claim Deed
WD	Warranty Deed
G.E.	Gas Easement
P.O.B.	Point of Beginning
E.E.	Electric Easement
D.E.	Drainage Easement
U.E.	Utility Easement
PB	Plat Book
R/W	Right-of-Way
DR	Deed Record
	Sewer Clean Out
E	Electric Meter
W	Water Meter
D	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Fire Hydrant
S	Sewer Manhole (SMH)
	Utility Pole
E	Electric Riser
	Water Valve
	Irrigation Control Box
G	Grease Trap
W	Water Riser
E	Electric Vault
F	Fiber Optic Vault
T	Telephone Vault
Ts	Traffic Signal Vault
	Traffic Light (2 Lamps)
	Traffic Light (3 Lamps)
	Light Pole Overhanging
CPP	Corrugated Plastic Pipe
RCP	Reinforced Concrete Pipe
	Utility & Drainage Easement per this document
	Emergency Access and Public Utility Easement Only per this document
	Right-of-Way Dedication per this document
	Easements to be Vacated per separate instrument
	Utility Easement per this document

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

City of Bentonville Project # FP20-0004

SHEET 7

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
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SHEET 5

SHEET 6

SE Martin Luther King Jr. Pkwy

R/W VARIES (52' MINIMUM PER MASTER STREET PLAN)

rbs 5/8 ls 1759

S87°14'44"E 98.00'

106.4' R/W

S02°21'07"W 53.76'

C14 C15 C16 C17 C18 C19 C20 C11 C10 C9 C8 C7 L11

EL99 EL100 EL101 EL102 EL95 EL94 EL89 EL85 EL84 EL81 EL80 EL78 EL77 EL76 EL74 EL73 EL72 EL71 EL69 EL70 EL66 EL65

EC53 EC52 EC50 EC51 L88 EC49 EC48 EC47 L89 EC42 EC43 EC41 EC40

L17 34.17' 71.74' S02°28'13"W

124.6' R/W 53.6' 52.30' 48.28' 111.4' R/W 61.75' 20.8' R/W 57.55' 62.27'

S02°21'07"W 53.37'

S02°46'45"W 262.64'

122.15'

S46°10'50"W 28.61'

122.5' R/W

49.69'

PROPERTY LINE TO BE REMOVED PER THIS PLAT

S87°14'44"E 354.94'

SUBJECT TRACT

LOT 6
WALMART LAYOUT SUBDIVISION
PARCEL # 01-00669-000
WAL-MART PROPERTIES, INC. 07-6008
WD BK. 633 PG. 222
ZONING C-2
629,367 SQ. FT.
OR 14.45 AC.

PARENT TRACT

LOT 1
BENTONVILLE INDUSTRIAL PARK
PLAT BK. 6, PG. 79
PARCEL # 01-00768-000
WAL-MART PROPERTIES, INC.
WD BK. 633 PG. 222
ZONING C-2

U.E. BK. 6, Pg. 79

N02°34'19"E 208.70'

S87°14'44"E 208.70'

10' U.E. Plat 5, Page 271

10' U.E. Plat 5, Page 271

Parcel 01-00670-000
Lang, Mary R. Trustee
QCD Bk. 2016, Pg. 67546

rbf 5/8" LS1759

20' U.E. PB 2006, Pg. 419

N02°33'45"E 451.42'

Variable Width Gap

66.21'

N86°44'42"W

10' U.E. PB 2006, Pg. 796

N02°09'21"E 426.22'

10' U.E. PB 2006, Pg. 796

N02°15'30"E 164.82'

P.O.B. LOT 6

rbf 5/8" LS1304

52.14'

mnf LS1304

N87°30'40"W 446.70'

Utility Easement BK 2016, Pg. 30305

40' Right-of-Way Grant

Power Pole Guy Wire

20' U.E. B 2006, Pg. 796

Lot 2
Mid-Continent Add
Replat 2009, Pg. 94
Parcel 01-12039-000
North Arkansas Wholesale Co., Inc.
WD Bk. 2009, Pg. 11794

Lot 3
Mid-Continent Add
Replat 2009, Pg. 94
Parcel 01-12039-001
Wal-Mart Stores, Inc.
WD Bk. 2011, Pg. 57172

Lot 1
Terravista Addition
Plat Bk. 2006, Pg. 796
Parcel 01-14547-002
Wal-Mart Stores, Inc.
QCD Bk. 2016, Pg. 41617
PP Bk. 2016, Pg. 41611

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

0 60' 90' 120'
SCALE IN FEET

GRID

LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Proposed Easement
- Benchmark
- Found Monument (as noted)
- Set 5/8" Rebar (rbs) "LS#1618"
- Found Pipe (IPF) (As noted)
- Right-of-Way (R/W) monument
- Brass/Aluminum (al) Cap
- MAG Found Nail (As Noted)
- QCD Quit Claim Deed
- WD Warranty Deed
- G.E. Gas Easement

LEGEND

- P.O.B. Point of Beginning
- E.E. Electric Easement
- D.E. Drainage Easement
- U.E. Utility Easement
- PB Plat Book
- R/W Right-of-Way
- DR Deed Record
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- Easements to be Vacated per separate documents
- Utility Easements per this plat

LEGEND

- Sewer Clean Out
- E Electric Meter
- W Water Meter
- D Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- S Sewer Manhole (SMH)
- Utility Pole
- E Electric Riser
- Water Valve
- Irrigation Control Box
- Gr Grease Trap
- W Water Riser
- E Electric Vault

LEGEND

- F Fiber Optic Vault
- T Telephone Vault
- Ts Traffic Signal Vault
- Traffic Light (2 Lamps)
- Traffic Light (3 Lamps)
- Light Pole Overhanging
- CPP Corrugated Plastic Pipe
- RCP Reinforced Concrete Pipe

City of Bentonville Project # FP20-0004

SHEET 8

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