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

Planning Commission
Meeting Agenda
November 03, 2020

Registration Link: https://us02web.zoom.us/webinar/register/WN_g3dFUlCDST6_b_XLnHK83Q

I. Call to Order
II. Approval of the 10-20-20 Meeting Minutes
III. Old Business

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

IV. Consent Agenda

1. **Lots 24-25 of Happy Home Subdivision** — **Lot Split**
   813 Bella Vista Road *(LS20-0049)*

2. **Lots 23-25 of Eversole Addition** — **Lot Split**
   SW H Street & SW I Street *(LS20-0051)*

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

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

V. New Business

1. **Stracener** — **Rezoning***
   A-1, Agricultural to R-1, Single-Family Residential
   9084 SW Lee Harris Road *(RZ20-0048)*

2. **Robinson** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   319 SW 4th Street *(RZ20-0049)*

3. **Jacobs Group** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   1112 Fillmore Street *(RZ20-0050)*

4. **CHP, LLC** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   407 SW D Street *(RZ20-0051)*

5. **Murray & Williams** — **Rezoning***
   A-1, Agricultural to R-4, High-Density Residential
   SW Regional Airport Boulevard *(RZ20-0052)*

6. **Walmart Campus Zone 3** — **Large Scale Development**
   1903 SE 10th Street *(LSD20-0059)*

7. **Living Tree Pediatrics** — **Large Scale Development**
   SE 30th Street *(LSD20-0060)*

VI. Other Business

1. **By-Laws Amendment**
2. **November 19th Meeting Reminder**
3. **December 15th Meeting Discussion**

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

Planning Commission
Minutes
October 20, 2020

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

Present: Richard Binns, Dana Davis, Eric Hipp, Elaine Kerr, Rod Sanders, and Reggie Wright
Absent: Joe Haynie
Staff: Brian Bahr, Mark Brightwell, Peter Farmer, Jon Stanley, Dan Weese, and Ali Worley

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

Motion by Mr. Binns, seconded by Ms. Kerr to approve the minutes of October 6, 2020.
Approved 6-0

Consent Agenda

1. Lots 1-3 of The Reserve Subdivision, Lot Split, Greenhouse Road (LS20-0004)
2. Lot 27 of Railroad Addition, Lot Split, 306 SE A Street (LS20-0047)
3. Lots 2-3 of Shellfish Subdivision, Lot Split, 407 SW C Street (LS20-0042)
4. Lots 1-2 of Casey Subdivision, Lot Split, 1117 SE 33rd Street (LS20-0048)
5. Lot 1 of Venus Subdivision, Property Line Adjustment, 1306 NW 9th Street (PLA20-0049)
6. Benton County Courts Addition, Large Scale Development, 203 E Central Avenue (LSD20-0055)

Item #6 was removed from Consent Agenda and will go to New Business Item #7
Approved 6-0

Old Business

Item #1
Seven HB Real Estate: Rezoning, A-1, Agricultural to R-3, Medium Density Residential, 3302 SE L Street, RZ20-0040
Ali Worley reads the staff report.
Opened public hearing
Robin Ramsey, 3501 SE K Street, speaks their objection.
James Clark, 1108 SE 34th Street, speaks their objection.
Rohit Dharmadhikari, 1205 SE 33rd Street, speaks their objection.
Susan Moore speaks their objection.
Closed public hearing
There is discussion amongst Commissioners, staff, and the representative, Shankar Sattapagol.
Denied 4-2
Ms. Kerr and Mr. Wright vote for the rezoning.
Mr. Davis, Mr. Sanders, Mr. Hipp, and Mr. Binns vote against the rezoning.

New Business

Item #1
Tollett Wood, LLC: Rezoning, PUD, Planned Unit Development to C-2, General Commercial, SW F Street & SW Regional Airport Boulevard, RZ20-0046
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #2
Bailey Family Trust: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 410 SW 4th Street, RZ20-0047
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #3
Project Peloton Parking Garage: Conditional Use, Noise Ordinance, 210 NW A Street, CU20-0044
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst Commissioners, staff, and representative, Cody McCool.
Conditional Use is amended to change condition #1 to read, "Valid for a period of 16 months from time of approval." Also added condition to read, "All construction lighting shall be oriented away from any residential areas."
Approved 6-0

Item #4
Table at the Station: Conditional Use, Amendment, 409 SE 6th Street, CU19-0014
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Carl, representative, gives a timeframe for the project.
Approved 6-0

Item #5
Walmart Campus: Planned Unit Development Amendment, SE J Street, PUD20-0002
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #6
Dalwarr, LLC: Waiver, Sidewalk Width, 115 NW 2nd Street, WAV20-0018
Ali Worley reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 6-0

Item #
Benton County Courts Addition: Large Scale Development, 203 E Central Avenue, LSD20-0055
Ali Worley reads the staff report.
Approved 6-0

Item #8
PE Livingston Square: Large Scale Development, SW Livingston Square Drive, LSD20-0057
Ali Worley reads the staff report.
There is discussion amongst Commissioners, staff, and the representatives, Sarah Geurtz and Jamaal Parker.
Motion by Mr. Binns, seconded by Mr. Hipp to approve the Waiver Request: Building Material
Approved 5-1
Mr. Sanders votes against
Large Scale Development
Approved 6-0

Item #9
Walmart Campus Zone 1: Large Scale Development, 1100 SE P Street, LSD20-0052
Ali Worley reads the staff report.
Approved 6-0

Item #10
Autumn Hills: Final Plat, SW Autumn Hills Road, FP20-0003
Ali Worley reads the staff report.
Approved 6-0

Other Business

There is discussion regarding by-laws amendments.

Motion by Mr. Sanders, seconded by Mr. Wright to adjourn
Meeting adjourned

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

REZONING STAFF REPORT

Bailey Family Trust

SW 4th & SW D Street

PC Date: 11/3/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0047
Applicant / Current Owner	Bailey Family Trust
Site Area	.27 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map

Note: This item was originally recommended for approval by a vote of 6-0 to rezone to DN-2, Downtown Medium-Density Residential by the Planning Commission at the October 20th meeting. City Council, at their October 27th meeting, voted by a vote of 5-3 that the applicant should seek a variance from Planning. Understanding the City Council's concerns regarding density, and reading the public comment letters from surrounding property owners, the applicant amended their rezoning request to DN-1, Downtown Low-Density Residential.

Property Description

This property is located northeast of the intersection of SW 4th Street & SW D Street. Adjacent zoning districts are RC-2, Central Residential-Moderate Density to the north and R-1, Single-Family Residential to the east, south, and west.

Relationship to the Bentonville Community Plan

The Future Land Use Map currently depicts this property as Medium-Density Residential. Medium-Density Residential areas typically include townhouse, duplex, and denser single-family development. Examples within proximity of this property include 319-329 SW D Street, 228-244 SW D Street, and the 300 and 400 blocks of SW C Street. While these RC-2, Central Residential – Moderate Density developments are not reflected within our current Community Plan, the Medium-Density Land Use Category is a close approximation.

This site also falls within the Downtown Neighborhood Subarea Plan in Character Area 5, High-Density Residential. Areas immediately adjacent to the Downtown Core and Gateway Corridors planned for the highest density and range of housing types, including multi-family.

Public Comment

Staff has received comments on this rezoning request which are included within the packet. Based upon the comments received by surrounding property owners and City Council's recommendation, the applicant has amended their request to DN-1, Downtown Low-Density Residential.

Analysis

The Bentonville Community Plan depicts the downtown area as the area generally bounded by Tiger Boulevard to the north, J Street to the east, 14th street to the south, and Walton Boulevard to the west. Properties within this area could potentially support Downtown Neighborhood (i.e. DN-1, 2, 3, and 4) and Downtown Commercial (i.e. DC and DE) zoning districts, depending on their location, context, and land use classification. Each of these zoning districts have a close approximation for themselves in areas outside of downtown.

In the case of this request, DN-1 and R-1 are close approximations of one another. R-1 and DN-1 share the following in common:

- Both R-1 and DN-1 allow only for single-family residential construction.
- Both R-1 and DN-1 have 36-foot height maximums.
- Both R-1 and DN-1 have a 45% lot coverage maximum for corner lots (such as this property).
- Both R-1 and DN-1 have 60-foot lot minimums and 6,000 square foot lot area minimums.

The primary difference between the districts are the setback standards. The DN-1 zoning district allows for 15-foot front and side exterior setbacks as opposed to the 20-feet required in the R-1 zoning district. The intent behind the more flexible setbacks of the Downtown Neighborhood districts is to orient the homes closer to the street and sidewalk, creating a more pedestrian friendly, slower traffic area, indicative of Traditional Neighborhood Design.

Conclusion

The proposed rezoning does not align with the Future Land Use Plan designation of Medium-Density Residential, nor reflect recent rezoning actions in the area to RC-2 or DN-2.

The applicant's amended request to DN-1 allows for the more flexible setbacks they desired in their original request to DN-2 while restricting the allowable uses to single-family. Staff recommends approval of the amended request.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-1, Downtown Low Density Residential

The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-1	•						

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-1	36 ft.	--	--	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-1	Single-family	6,000	-	60'	-	40%	45%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-1	All	15’	25’	15’	-	7’	0’	25’

Residential Tree Planting:

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

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DN-1, Downtown Low Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

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

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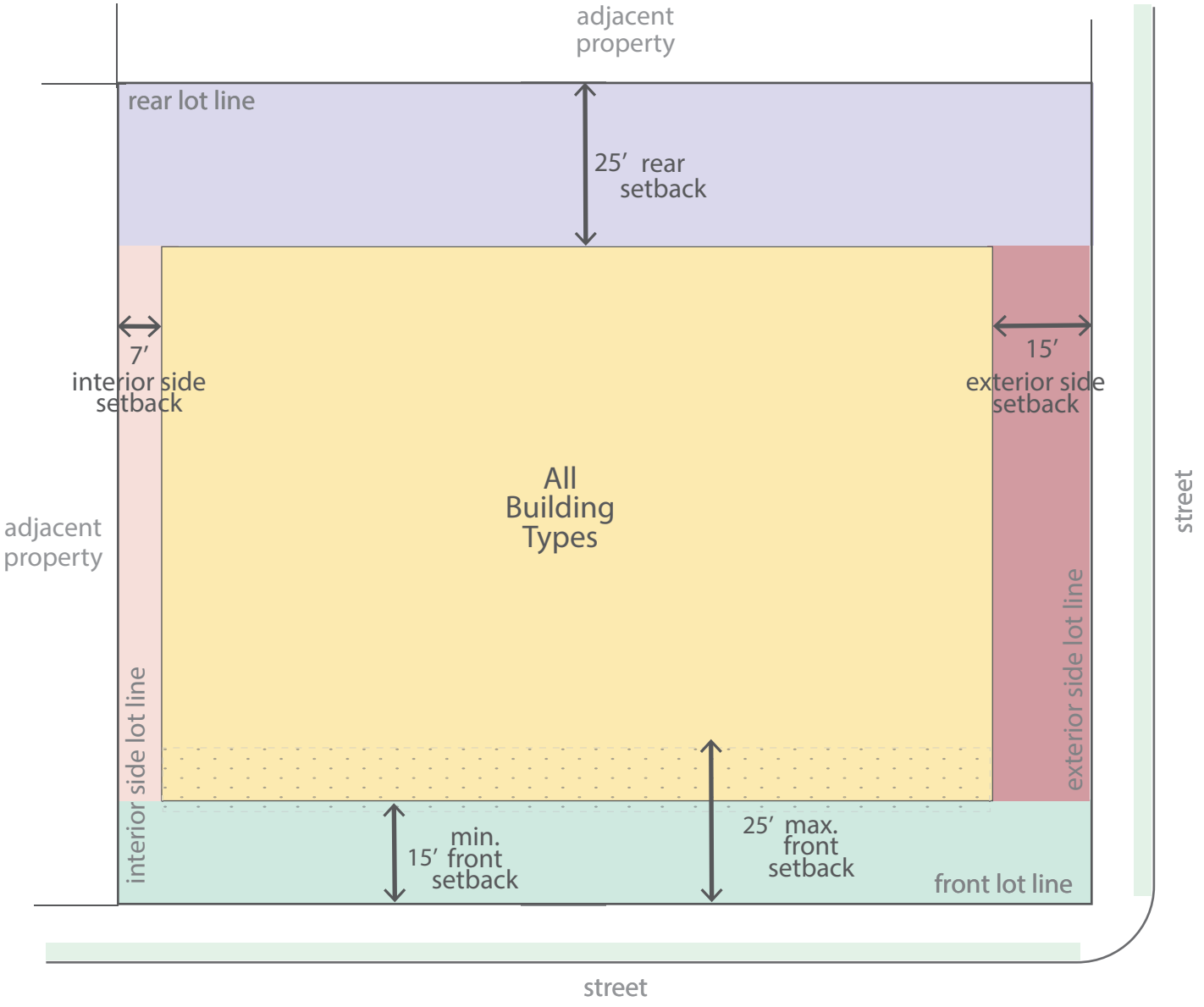
DN-1, Downtown Low Density Residential

Setback Illustration



Updated May 2020

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

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

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

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

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

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

Water and sewer is available to the property.

NOTICE OF INTENT TO REZONE

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

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

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

Proposed land use: Single-family home

The public hearing will be held OCT. 20, 20 20 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

For more information, you may call the Planning Department at (479)271-3122 extension 2.

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

☐ I/we have no objections to the rezoning.
☒ I/we object to the rezoning because:

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

Dan + Kristin Stoecklein
Signature

Dan + Kristin Stoecklein
Printed Name

319 SW D Bentonville
Physical Address

RZ20-0047

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

zoning change

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

Signature

Les J Saumweber

Printed Name

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

Physical Address

RZ20-0047

Consent Agenda Items

For Planning Commission meeting of November 3, 2020

Reviewer: Tyler Overstreet, AICP, Senior Planner

- At the Technical Review meeting held on October 27, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 24-25 of Happy Home Subdivision, 813 Bella Vista Road, R-1, Single-Family Residential, *LS20-0049*

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.

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

Lot Split: Lots 23-25 of Eversole Addition, SW H Street & SW I Street, C-3, Mixed-Use Commercial, *LS20-0051*

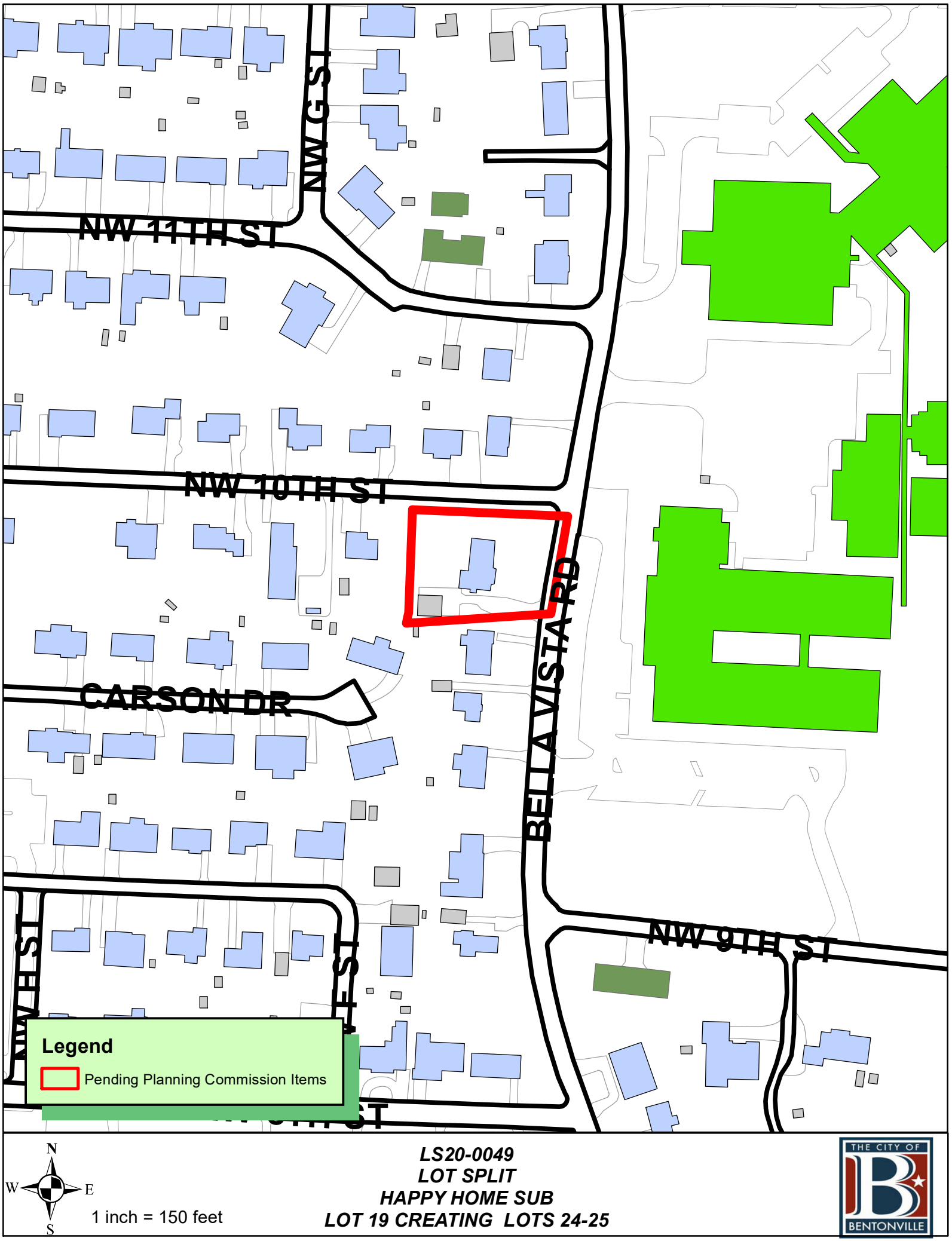
The property fronts SW I Street, an Arterial, and SW 41st Street, a Local street on the Master Street Plan. The lot split creates three lots, Lot 19 (2.77 acres), Lot 20 (2.47 acres), and Lot 21 (6.15 acres) of Eversole Addition. This plat dedicates additional right of way and easements.

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

Large Scale Development: Gateway Park North Warehouse, 4700 SW Regional Airport Boulevard, I-1, Light Industrial, *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.

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



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

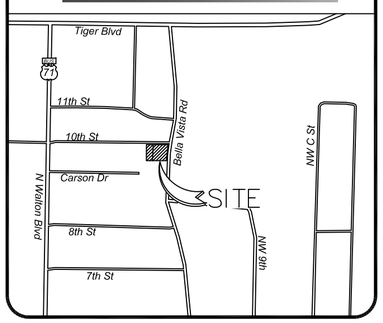
- PROPERTY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT OF WAY (R/W)
- x — x — FENCE LINE
- UTILITY EASEMENT (U.E.)
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR & CAP #1826
- POWER POLE
- TELEPHONE PEDESTAL
- WATER VALVE
- GAS METER
- WATER METER
- SANITARY SEWER
- FIRE HYDRANT

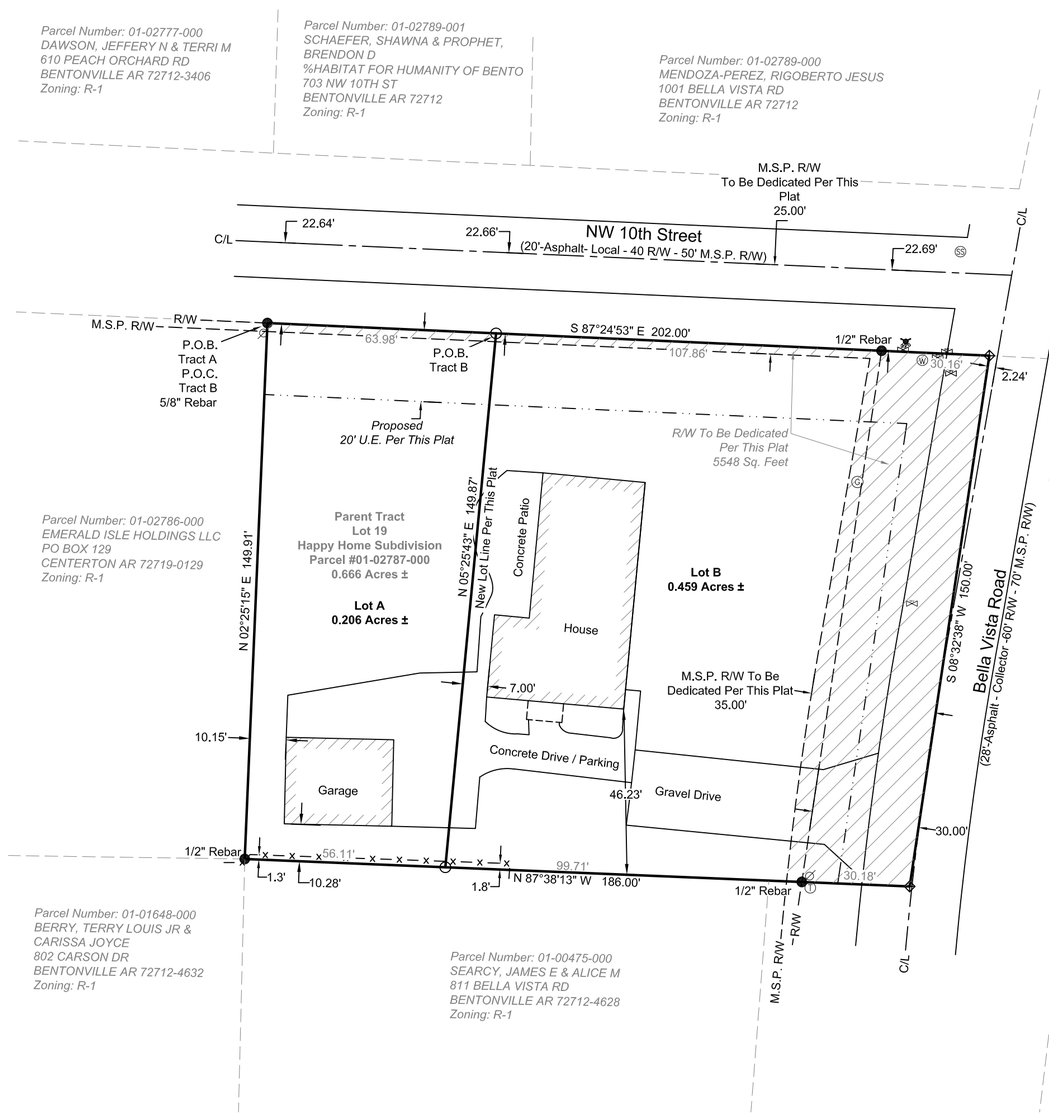
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
N.T.S. NOT TO SCALE

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

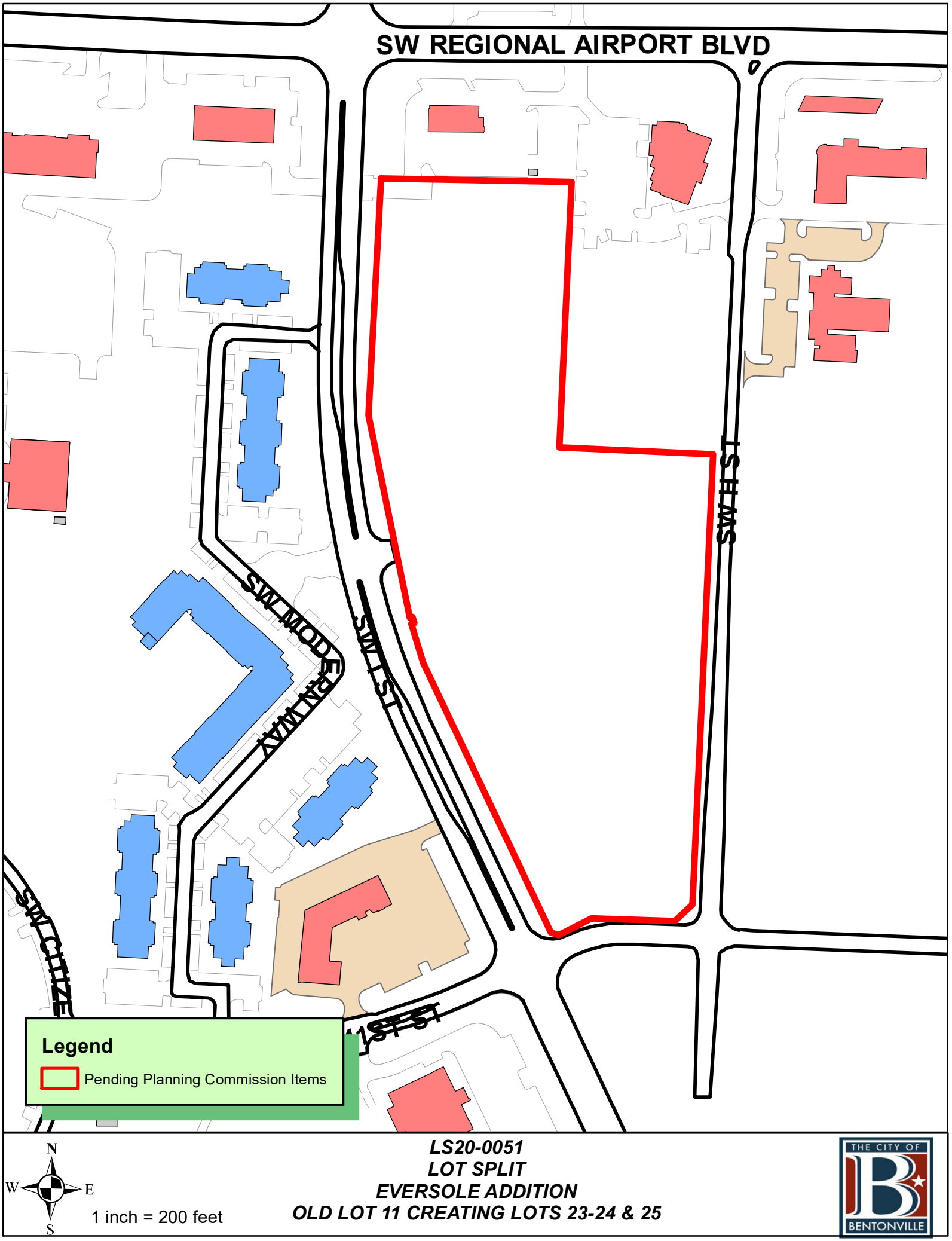
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
TPN 08/13/20	HM	RS
COUNTY & STATE: BENTON COUNTY, AR	JOB NUMBER: 20-3043	

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

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

City of Bentonville

SW I St.

Bentonville, Benton County, Arkansas

Parent Tract Description Lot 11
Lot 11 of Eversole Addition to the city of Bentonville, Benton County, Arkansas, as recorded in Plat Book 2011, Page 437 in the public records of Benton County, Arkansas.

Survey Description Lot 19

Part of the West half of the Northwest Quarter of the Southwest Quarter of Section 7, Township 19 North, Range 30 West, being known as A portion of Lot 11, Eversole Addition, according to Plat Bk. 2011, Pg. 437, in the public records of Benton County, Arkansas and being described by metes and bounds as follows:
BEGINNING at a found 1/2" Rebar capped with LS #1834, being the Northwest corner of said Lot 11;
THENCE South 02°35'52" West along the West boundary of said Lot 11, a distance of 369.35 feet to a set 5/8" rebar capped with LS #1618;
THENCE North 86°52'32" West, a distance of 334.26 feet to a set 5/8" rebar capped with LS #1618 on the East right-of-way of SW I Street;
THENCE North 03°07'38" East along said right-of-way, a distance of 318.03 feet to a found 5/8" Rebar capped with LS #1304;
THENCE North 02°14'14" East, a distance of 38.55 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 89°04'43" East along the North boundary of aforementioned Lot 11, a distance of 331.71 feet to the POINT OF BEGINNING; containing 120,732 square feet or 2.77 acres, more or less.

Survey Description Lot 20

Part of the West half of the Northwest Quarter of the Southwest Quarter of Section 7, Township 19 North, Range 30 West, being known as a portion of Lot 11, Eversole Addition, according to Plat Bk. 2011, Pg. 437, in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar being a point on the West right-of-way of SW H St.;
THENCE South 02°36'09" West along said right-of-way, a distance of 123.92 feet to a set 5/8" rebar capped with LS #1618 and the proposed North right-of-way of SW 40th St.;
THENCE North 87°27'31" West along said proposed North right-of-way, a distance of 391.74 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 77°47'12" West, a distance of 168.85 feet to a set 5/8" rebar capped with LS #1618 which bears North 09°53'14" West a distance of 5.03 feet from a 5/8" rebar capped with LS #1834;
THENCE North 10°17'29" West along the East right-of-way of SW I Street, a distance of 213.58 feet to a found 5/8" rebar capped with LS #1304;
THENCE North 03°07'28" East said right-of-way, a distance of 56.70 feet to a set 5/8" rebar capped with LS #1618;
THENCE leaving said right-of-way, South 86°52'32" East, a distance of 334.26 feet to a set 5/8" rebar capped with LS #1618 being a point on the West boundary of Lot 13, Eversole Addition according to Deed Book 2017, Page 49218;
THENCE South 02°35'52" West along said West boundary, a distance of 94.35 feet to a set 5/8" rebar with a destroyed cap;
THENCE South 87°23'59" East along the South boundary of said Lot 13, a distance of 267.87 feet to the POINT OF BEGINNING; containing 107,546 square feet or 2.47 acres, more or less.

Survey Description Lot 21

Part of the West half of the Southwest Quarter of Section 7, Township 19 North, Range 30 West, being known as a portion of Lot 11, Eversole Addition, according to Plat Bk. 2011, Pg. 437, in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar capped LS #1834 at the Southeast corner of said Lot 11;
THENCE South 47°14'17" West along the West right-of-way of SW H Street, a distance of 42.20 feet to a found 5/8" rebar capped LS #1304;
THENCE along the North right-of-way of SW 41st Street the following three (3) calls;
1. North 87°45'12" West, a distance of 78.37 feet to a found 5/8" rebar capped LS #1304;
2. North 88°54'54" West, a distance of 66.64 feet to a found 5/8" rebar with destroyed cap;
3. South 63°01'02" West, a distance of 64.42 feet to a found set 5/8" rebar capped with LS #1304 and a point on the East right-of-way SW I Street;

THENCE along said right-of-way, the following eight (8) calls;
1. North 70°23'36" West, a distance of 14.11 feet to a found 5/8" rebar capped with LS #1304;
2. North 25°20'30" West, a distance of 526.38 feet to a found 5/8" rebar capped with LS #1304;
3. North 16°08'05" West, a distance of 64.49 feet to a found 5/8" rebar capped with LS #1304;
4. North 74°01'09" East, a distance of 4.95 feet to a found 5/8" bent rebar;
5. North 14°46'58" West, a distance of 11.30 feet to a found 5/8" bent rebar;
6. South 74°27'34" West, a distance of 5.21 feet {to a found 5/8" rebar capped with LS #1304;
7. North 16°09'09" West, a distance of 35.06 feet {to a found 5/8" rebar capped with LS #1304;
8. North 12°21'16" West, a distance of 59.27 feet to a set 5/8" rebar capped with LS #1618 being a point on the proposed South right-of-way of SW 40th Street;

THENCE North 77°47'12" East along said proposed South right-of-way, a distance of 162.17 feet to a set 5/8" rebar capped with LS #1618;
THENCE South 87°27'31" East, a distance of 384.95 feet to a set 5/8" rebar capped with LS #1618 being a point on the West right-of-way of the aforementioned SW H Street;
THENCE South 02°36'09" West along said West right-of-way, a distance of 609.20 feet to the POINT OF BEGINNING; containing 267,919 square feet or 6.15 acres, more or less.

Property Line Table		
Line #	Direction	Length
L1	N70°23'36"W	14.11'
L2	N74°01'09"E	4.95'
L3	N14°46'58"W	11.30'
L4	S74°27'34"W	5.21'
L5	N16°09'09"W	35.06'

Easement Line Table		
LINE	BEARING	DISTANCE
EL6	N10°17'29"W	5.03'

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

City of Bentonville Project # LS20-0051

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
JUSTIN RILEY

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

Descriptions

SHEET TITLE

SHEET NUMBER

2 OF 4

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

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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

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PHONE: (479) 273-9472
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Incidental Subdivision
City of Bentonville

SW I St.
Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
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No. 118
ARKANSAS ENGINEER

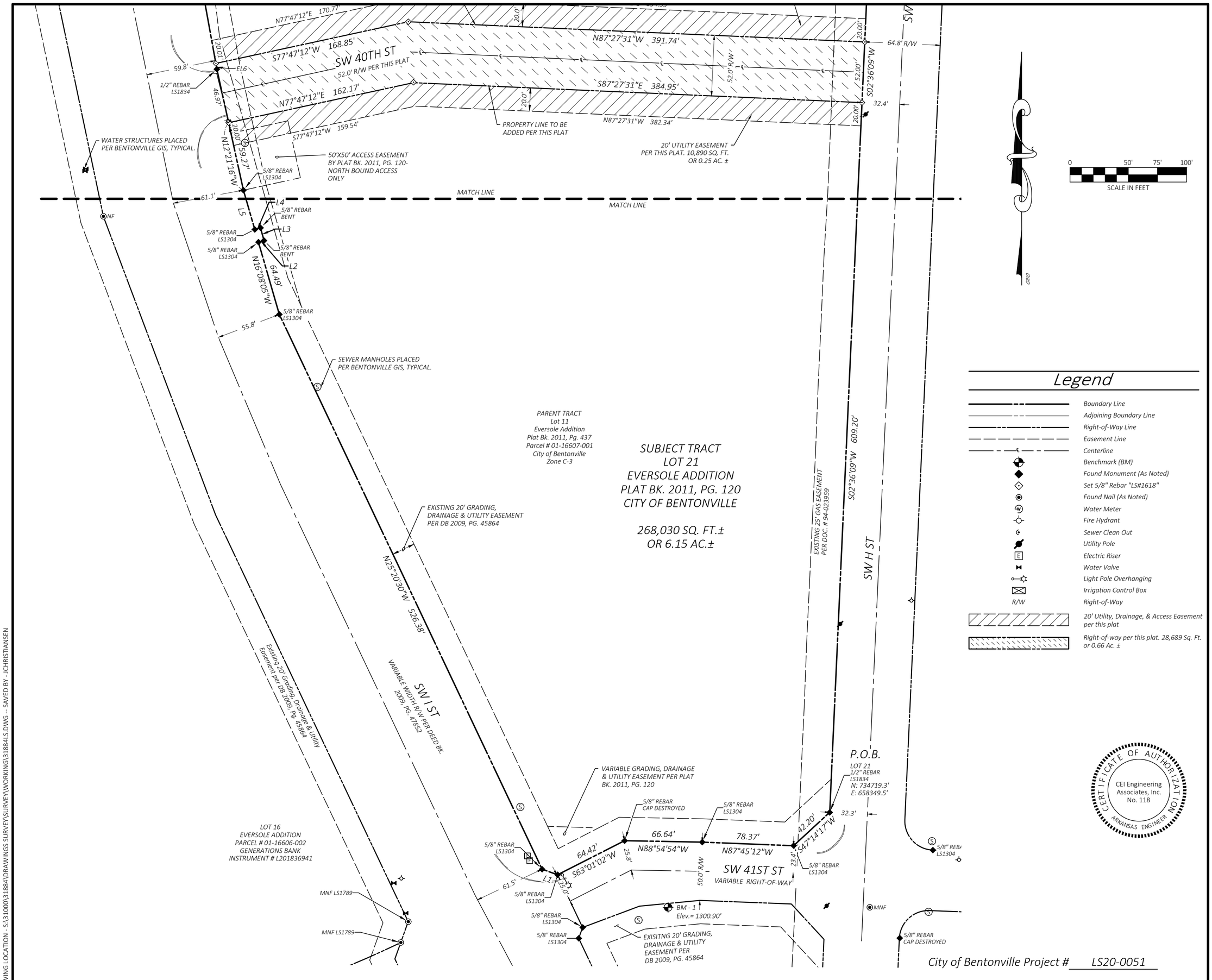
PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	JF
CEI PROJECT NUMBER	31884
DATE	10/8/2020
REVISION	REV-1

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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CEI
Solutions for Land and Life

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

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

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

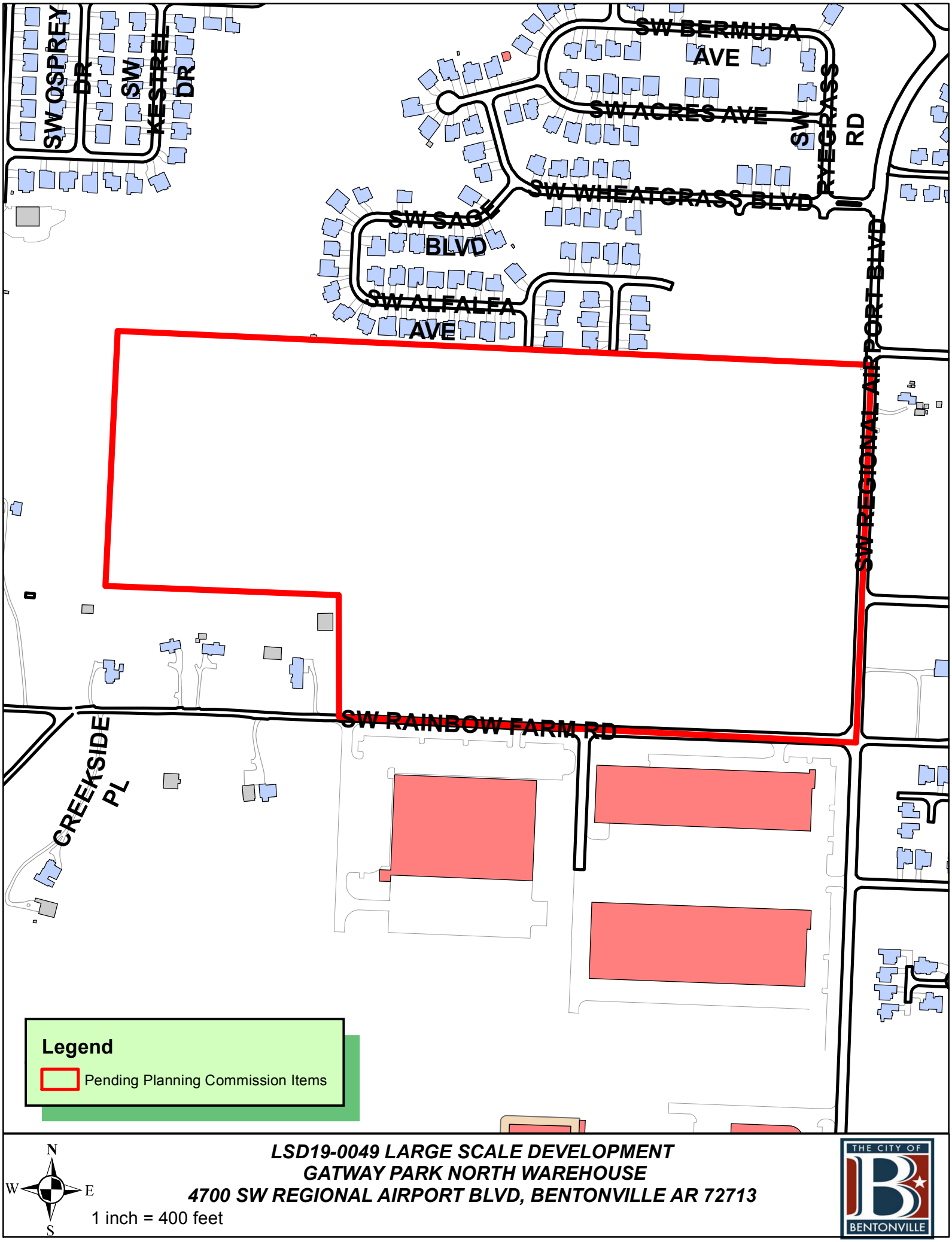
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1618
SIGNATURE
DUSTIN RILEY

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


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

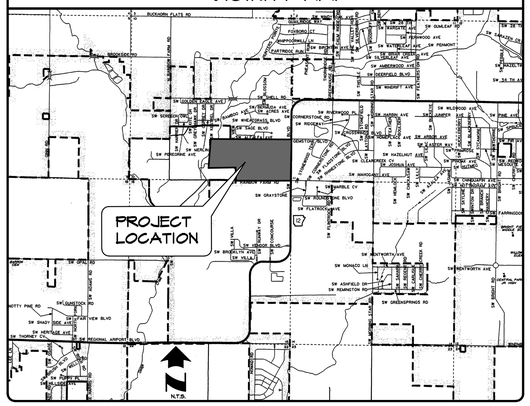
INDEX OF SHEETS

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

AR Highway 12 / SW Regional Airport Boulevard
40' Right-of-Way from Center Line

S02°40'02"W 1313.86'

SW Cornerstone Boulevard
Right-of-Way Width Varies

SW Rainbow Farm Road
Right-of-Way Width Varies

MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 6
MATCHLINE SEE SHEET 7

Proposed Warehouse/Office Building
4700 SW Regional Airport Blvd.
Warehouse - ±239,000
Office Space - ±34,000
FF Elev. = 1256.00

Connect To Existing Asphalt At Clean, Saw-Cut Edge ± 86 LF
Existing Fence To Be Removed
Proposed Modular Block Wall
6' Concrete Sidewalk
Ex. 30' Arkansas Western Gas Easement Book 26, Page 08892
Ex. Sign (UFO Info)
Ex. 32' General Utility Easement City of Bentonville Book 2011, Page 623108
Proposed 20' Utility Easement Dedicated Per Plat
Ex. 30' Arkansas Western Gas Easement Book 96, Page 08840
Existing Fence To Be Removed
Proposed Modular Block Wall
Existing Fence To Be Removed
3'x14' Monument Sign
Ex. 4' Barb-Wire Fence
Type "B" HC Ramps Re: Details
Start of Proposed Integral Curb
Fire Lane "No Parking" Striping (Typ.)
6 " Type "A" Curb & Gutter Re: Details
Proposed Type "B" Handicap Ramp (Typ.) Re: Details
Transformer on 7'x8' Concrete Pad
6" Type "A" Curb & Gutter Re: Details
Proposed Modular Block Wall
Fire Lane "No Parking" Striping (Typ.)
Ex. 40' ENTERGY Easement Book 2006, Page 39818
Proposed 37' Access Easement Dedicated Per Separate Document
37' BC/BC Heavy Duty Concrete Re: Details
Proposed 20' Utility Easement Dedicated Per Plat
Proposed Type "B" Handicap Ramp (Typ.) Re: Details
1 - HC Access Space W/Sign (Typ.) Re: Details
1 HC Access Space and 1 HC Van Access Space W/Sign (Typ.) Re: Details
Proposed Type "B" Handicap Ramp (Typ.) Re: Details
Patio Bench (Victor Stanley, Inc. Classic Series CR-138 6' Bench Black - Or Approved Equal)
(3) DERO "Swerve Rack" Bike Racks, Or Approved Equal Re: Details
1 HC Access Space and 1 HC Van Access Space W/Sign (Typ.) Re: Details
End Type "A" Curb & Gutter
Existing Fence To Be Removed
6" Integral Curb Re: Details
Proposed 20' Utility Easement Dedicated Per Plat
Fire Lane "No Parking" Striping (Typ.)
Existing Fence To Be Removed
Ex. 15' ENTERGY Easement City of Bentonville Book 2006, Pg 08492
Ex. 4' Barb-Wire Fence
37' BC/BC Heavy Duty Concrete Re: Details
1' Curb Re: Details
1' Curb Re: Details
1' Curb Re: Details
1" Curb Re: Details
End of Type "A" Curb And Gutter
Start Of Integral Curb
6' Concrete Sidewalk
Proposed 20' Utility Easement Dedicated Per Plat
41' BC/BC Heavy Duty Concrete Re: Details
6" Integral Curb Re: Details
Fire Lane "No Parking" Striping
End of 6" Integral Curb
Fire Lane "No Parking" Striping
Fire Lane "No Parking" Striping (Typ.)
End of 6" Integral Curb
6" Integral Curb Re: Details
39.9' BC/BC Heavy Duty Concrete Re: Details
Type "B" HC Ramps W/Truncated Domes Re: Details
"End of Road" Sign
Existing Fence To Be Removed
Ex. Curb Inlet To Be Reconstructed to a Junction Box.
Start of integral Curb
Proposed 20' Utility Easement Dedicated Per Separate Doc.
Sidewalk Culvert and Removal of Existing Curb & Gutter
N89°49'00"W 1799.89'

50 0 50
Scale in Feet

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

Revision	By	Date

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

FOR REVIEW

Drawn By:	KES/TBL
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

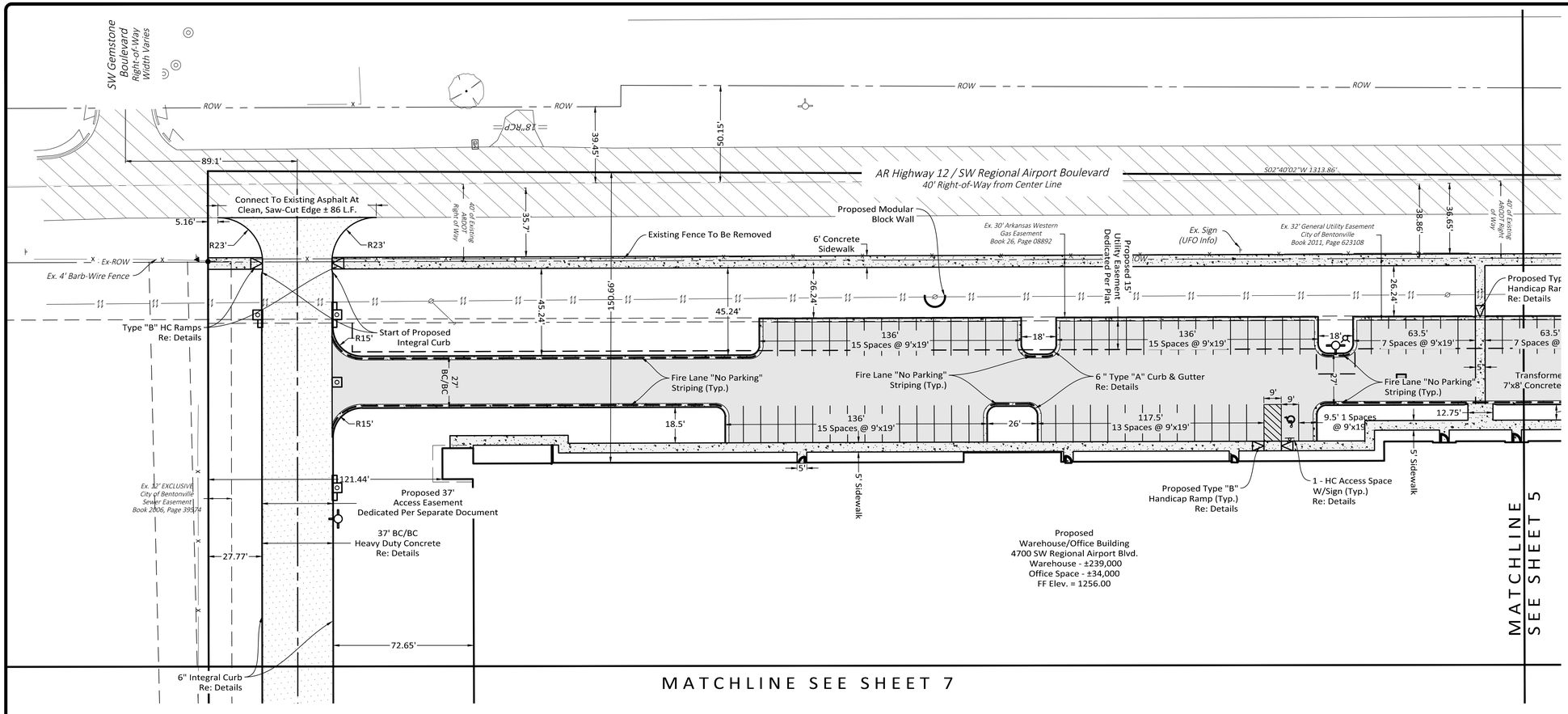
OVERALL SITE DIMENSION PLAN

LSD19-0049

Issued for Review - 10.26.2020

Sheet No.: 3 of 24

Drawing Name: P:\CMI-13\DWG\CMI-13 Plan Sheets.dwg Last Modified: Oct 27, 2020 - 4:23pm Plotted on: Oct 27, 2020 - 4:24pm by tlowe



30 0 30
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

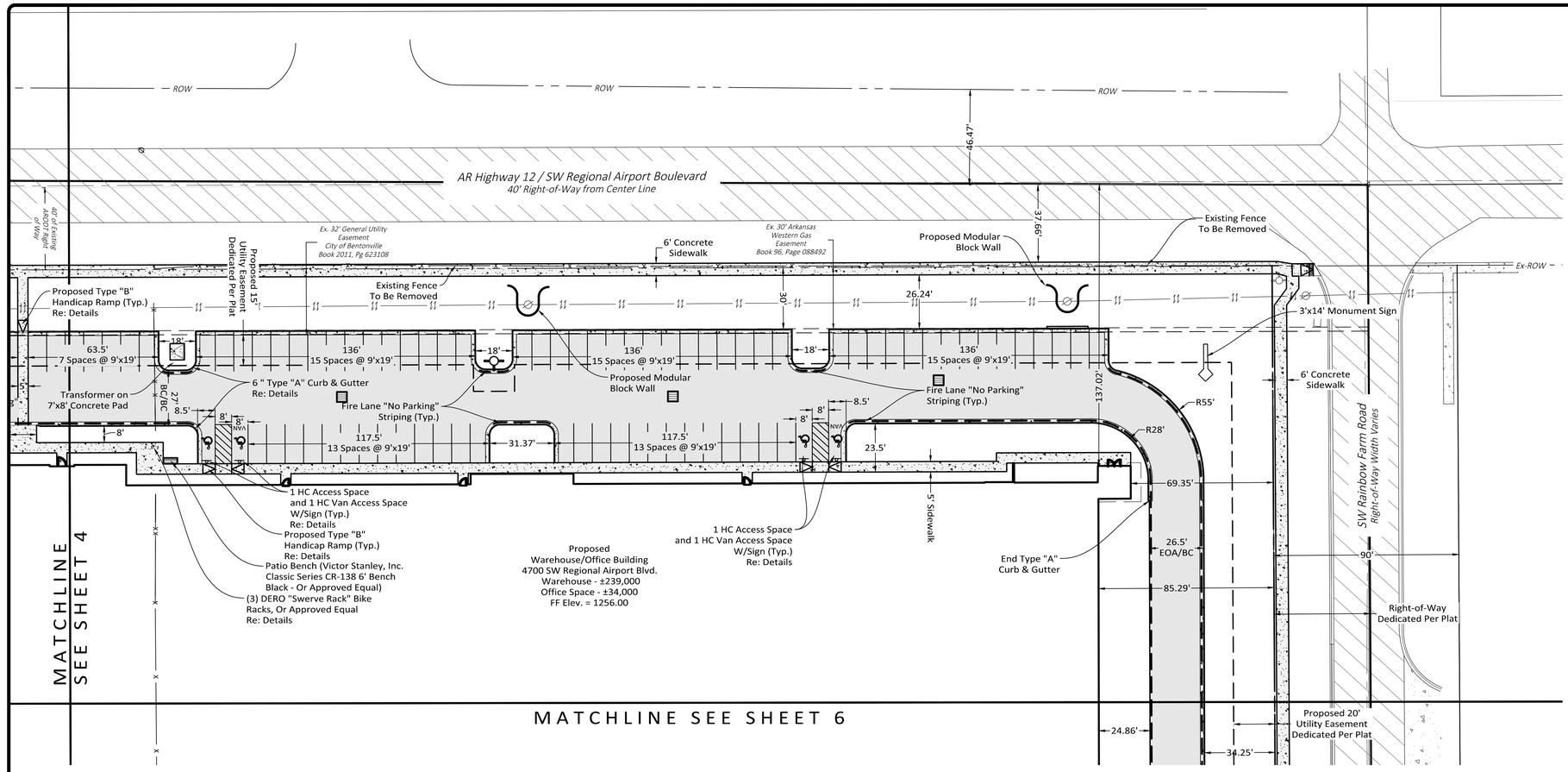
Drawn By:	KES
Approved By:	PRF
Date:	07.25.19
Project No.:	CMI-13
Vertical Scale:	1
Horizontal Scale:	1" = 30'
Plotting Scale:	1
Drawing Name:	SITE PLAN

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

Drawing Name: P:\CMI-13\DWG\CMI-13 Plan Sheets.dwg Last Modified: Oct 09, 2020 - 4:37pm Plotted on: Oct 09, 2020 - 4:38pm by tlowe



30 0 30

Scale in Feet

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

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

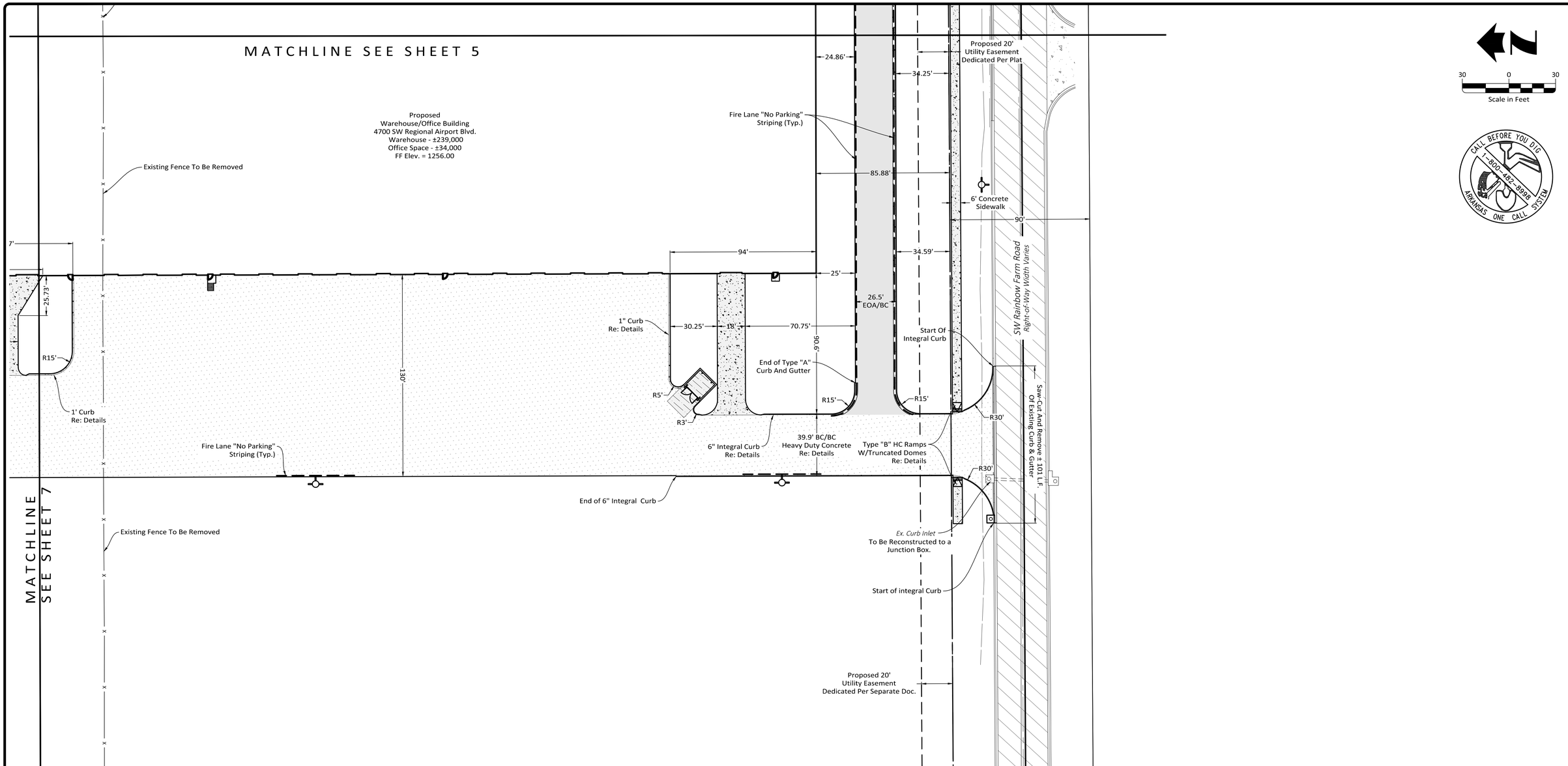
SITE DIMENSION PLAN

LSD19-0049

Issued for Review - 10.06.2020

Sheet No.: 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

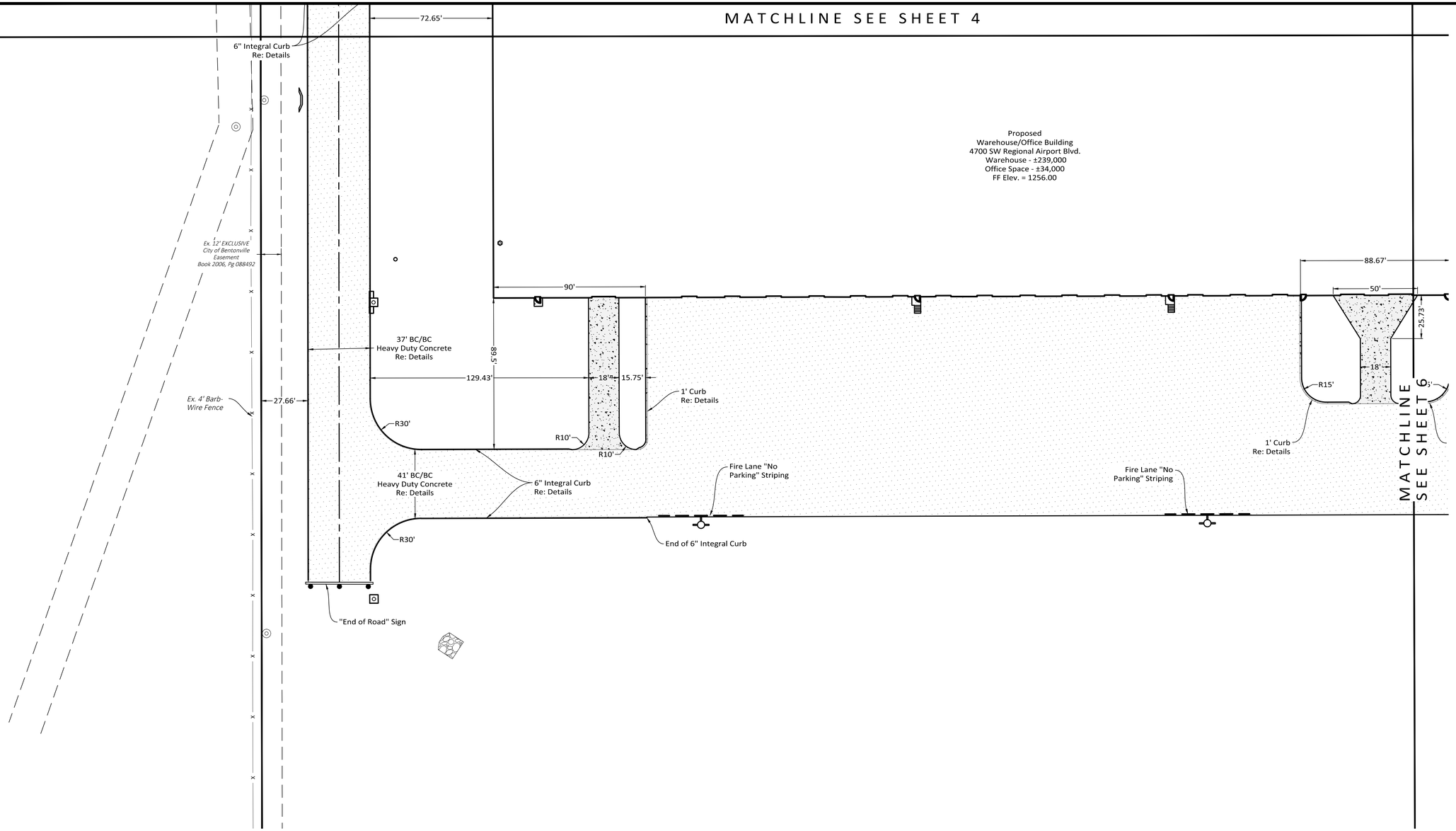
LSD19-0049

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



30 0 30
Scale in Feet

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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

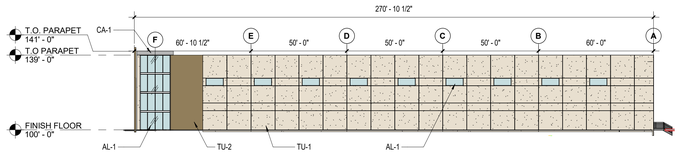
Sheet No.: 7 of 24

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 Etowe

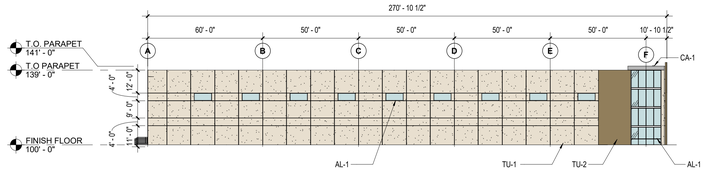
C:\Users\cdmalloy.CORE\Documents\20-019 Gateway North Building 100_CENTRAL_cdmalloy.CFKG5.rvt
6/30/2020 11:51:34 AM
© 2014 CORE ARCHITECTS, INC. ALL RIGHTS RESERVED

FINISH LEGEND	
TU-1 TILT-UP CONCRETE WALL PANELS MATERIAL: SMOOTH FINISH TILT-UP CONCRETE INSULATED WALL PANEL COLOR: PAINT - SHERWIN WILLIAMS RESERVED WHITE SW 7056 MNF: TBD	**TU-2 TILT-UP CONCRETE WALL PANELS** MATERIAL: STRUCTURAL TILT-UP WALL C -NATURAL STONE VENEER COLOR: STONE - TO MATCH ADJACENT BUILDINGS MNF: TBD
AL-1 ALUMINUM FRAMED STOREFRONT MATERIAL: ALUMINUM STOREFRONT COLOR: CLEAR ANNODIZED MNF: KAWNEER	**D-1 DOORS** MATERIAL: HOLLOW METAL FRAME COLOR: PAINT - SILVER MNF: TBD
CA-1 ALUMINUM CANOPY MATERIAL: PREFINISHED ALUMINUM COLOR: CLEAR ANODIZED ALUMINUM FINISH TO MATCH STOREFRONT MNF: MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL	

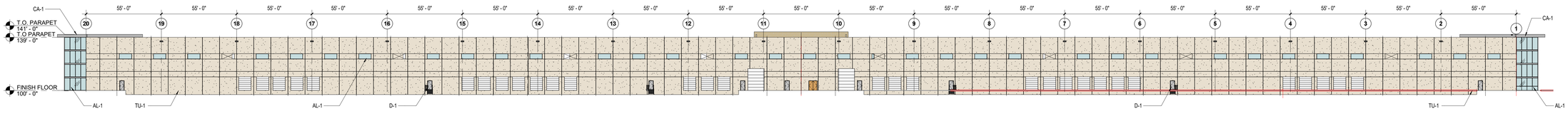
TOTAL FACADE AREA:	108,441 sqft	
MINUS OPENINGS:	101,565 sqft	100%
TILT UP CONC.:	88,756 sqft	87%
STONE-FACED:	4,521 sqft	5%
STOREFRONT:	8,288 sqft	8%



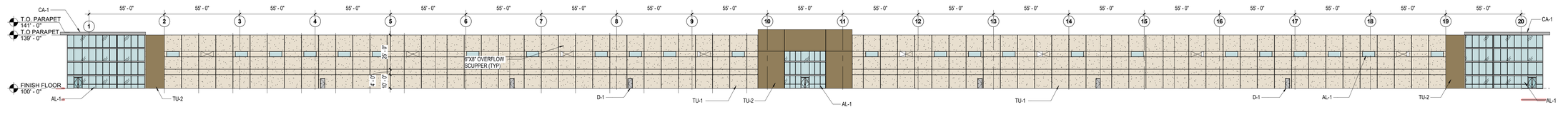
4 SOUTH ELEVATION. MATERIAL
1/32" = 1'-0"



3 NORTH ELEVATION. MATERIAL
1/32" = 1'-0"



2 EAST ELEVATION. MATERIAL
1/32" = 1'-0"



1 WEST ELEVATION . MATERIAL
1/32" = 1'-0"

CORE ARCHITECTS
1800 S. OSAGE SPRINGS DR. SUITE 100 - ROGERS, AR 72758
PH: 479.631.0629 FX: 479.631.0674 www.corearch.com

ARCHITECT OF RECORD:
REGISTERED ARCHITECT
Core Architects, Inc.
C482
STATE OF ARKANSAS

REVISION		
NO.	ISSUE	DATE

CONSULTANT:

GATEWAY NORTH BUILDING 100

AIRPORT BLVD. & RAINBOW RD.
BENTONVILLE, ARKANSAS

DRAWN BY: CDM
CHECKED BY: DS

PROJECT #: **20-019**

DATE: 06.25.2020

DRAWING: **P2.1**
FACADE AREAS

REZONING STAFF REPORT

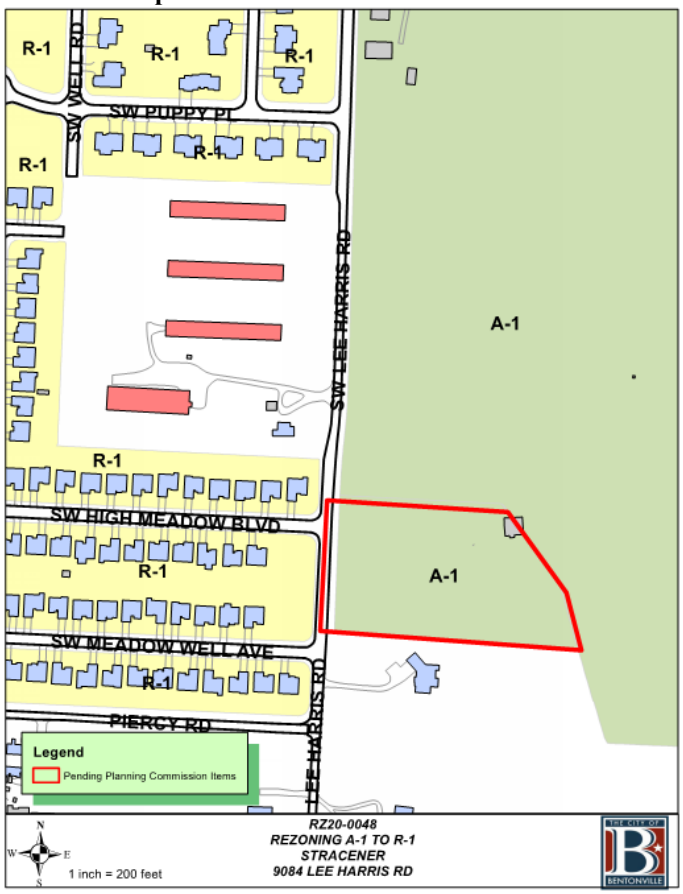
Stracener

9084 SW Lee Harris Road
PC Date: 11/3/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0048
Applicant / Current Owner	Tommy & Robin Stracener 9084 Lee Harris Road Bentonville, AR 72713
Site Area	+/- 4.17 Acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Residential Estates (RE)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 9084 SW Lee Harris Road and surrounded by R-E, Residential Estate, R-1 Single Family Residential and A-1, Agricultural zonings. The current use of the property is a single-family residence.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as Residential Estate. These areas usually include large detached single-family residential homes.

Public Comment
To date, staff has not received public comment regarding this request.

Analysis
The site's existing residential use and being surrounded by single–family residential development may justify a rezoning to R-1, Single-Family Residential. According to the applicant's narrative, they intend to construct a shop building on the south east corner of their property behind their existing single-family residence.

Conclusion
While the request is not consistent with the Future Land Use Plan, staff recommends approval of the rezoning request due to its compatibility with the surrounding residential zonings and the applicant's intent as stated in the Analysis section of this report.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-1, Single Family Residential

The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 ft. at building line.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-1	All	6,000	-	60’	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-1	All	20’	7’	20’	25’

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

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

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

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

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

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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R-1, Single Family Residential

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

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - modular Dwelling - single family **Recreation, Education & Assembly** Library Park - community Park - mini Park – neighborhood **Services** Child care - residential (4 children) **Retail** Mobile food vendor	**Agriculture and Animals** Animal - farm Botanical garden Urban farm **Residential** Home occupation - type a **Recreation, Education & Public** Aquarium Community center Country club Educational facility Golf course Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary Uses	**Agriculture and Animals** Apiculture Hobby chicken **Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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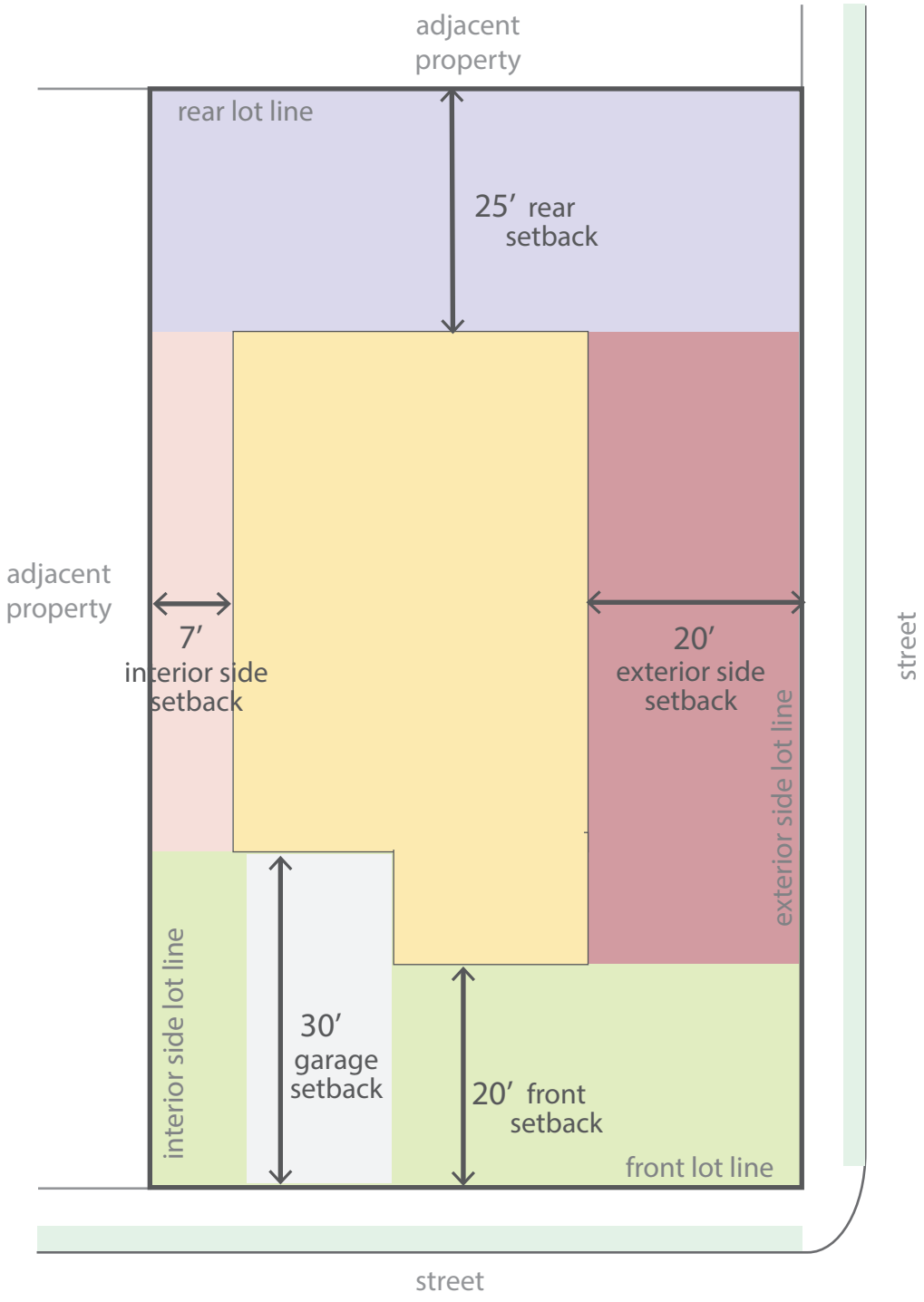
R-1, Single Family Residential

Setback Illustration



REQUEST FOR REZONING APPLICATION

Property Owner: Tommy and Robin Stracener

Property Address: 9084 Lee Harris Road, Bentonville, AR 72713

Contact Information: 870-926-9764

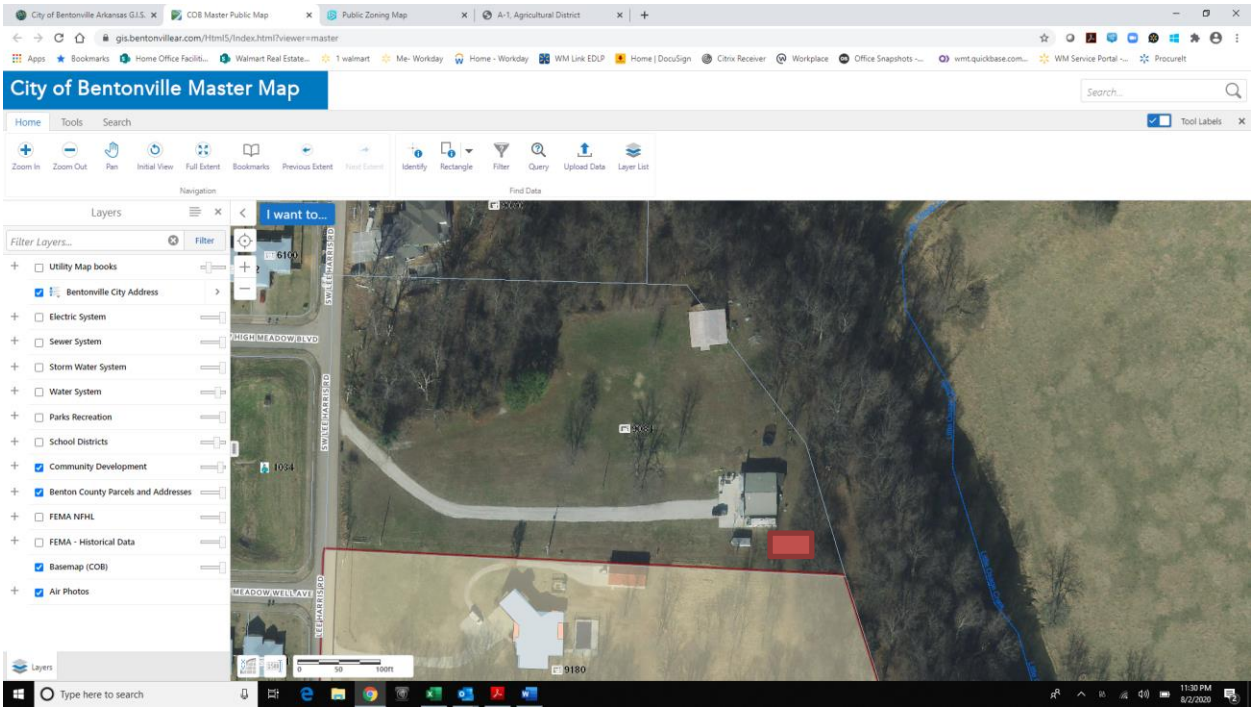
Contact Email: tommystracener@yahoo.com

Property Owner Consent Form: See Exhibit A

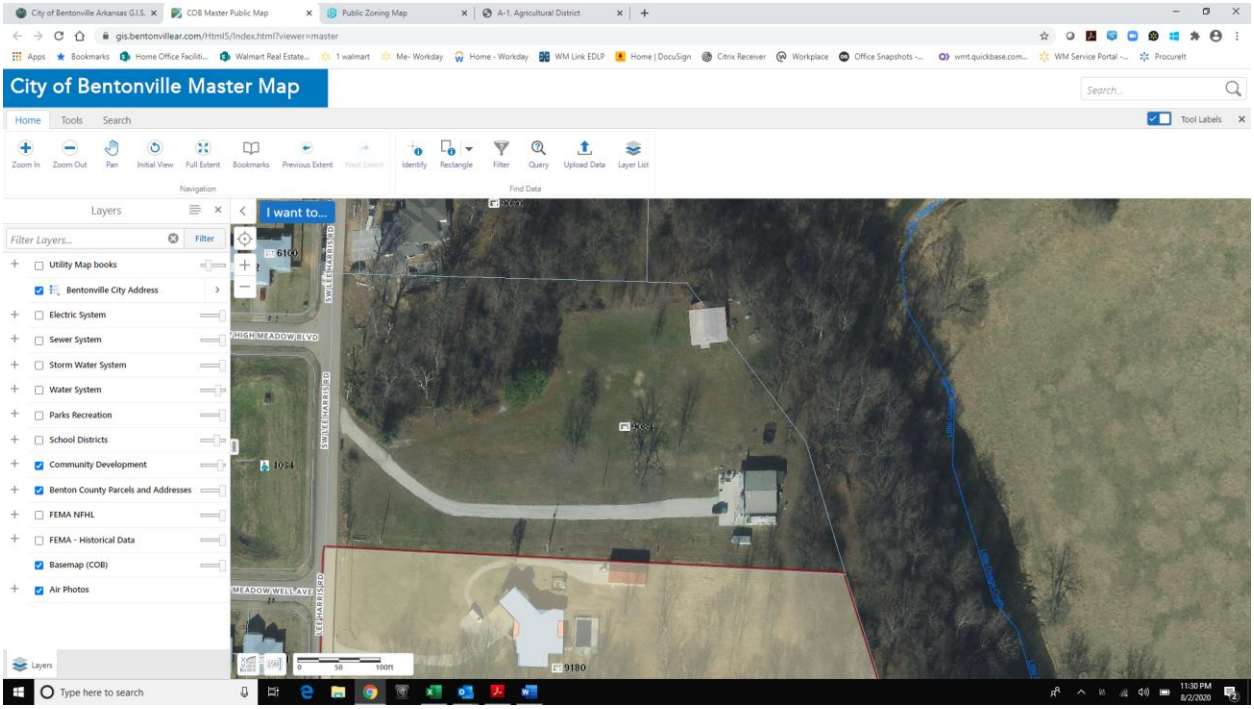
Warranty Deed: See Exhibit B

Narrative:

Proposed use- Rezone from A-1 (Agricultural District) to R-1 (Single Family Residential) to allow for new privately used shop to be built on southeast corner of the property to comply with minimum setback of R-1.



Hours of operation- N/A, for personal use
Indoor and outdoor areas to be utilized- N/A, for personal use
Planned indoor and outdoor structural changes- New structure
Parking needs- N/A, for personal use
Planned outdoor lighting changes- N/A, for personal use
Anticipated patrons- N/A, for personal use
Proposed number of employees- N/A, for personal use
Photographs of property- see aerial



REZONING STAFF REPORT

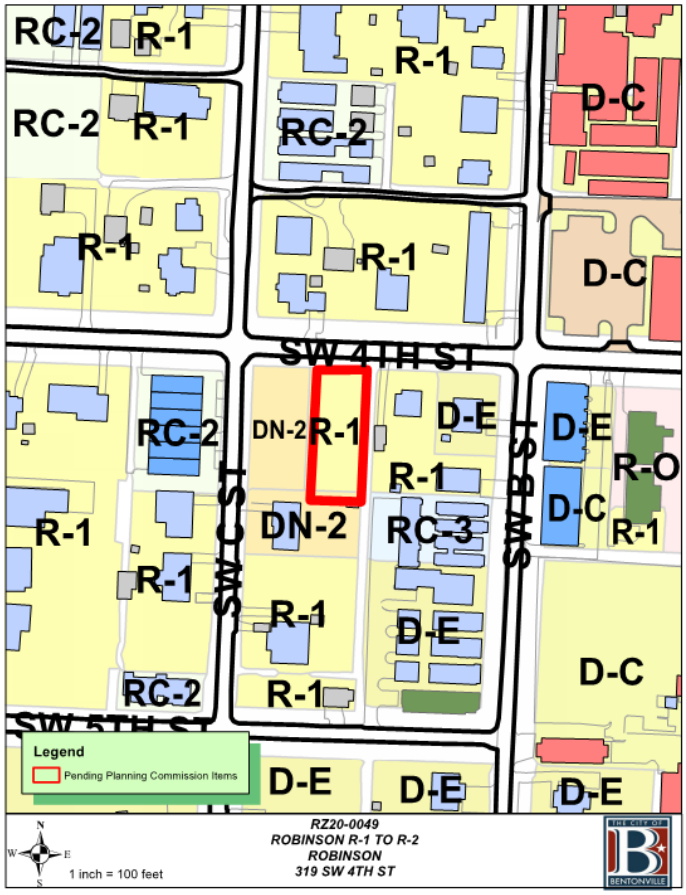
Robinson

319 SW 4th Street
PC Date: 11/3/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0049
Applicant / Current Owner	Lisa & Reginald Robinson
Site Area	+/- .24 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located on SW 4th Street, mid-block between SW B and SW C Streets. The property 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.

Relationship to the Bentonville Community Plan
The Land Use Plan identifies this area as Medium-Density Residential. These areas typically include duplex, townhome, and denser single-family residential uses.

The Bentonville Community Plan depicts this parcel within Downtown Neighborhood Character Area 5, High-Density Residential Area. High-Density Residential Areas are noted for their potential to support higher densities and a range of housing types (p. 137). The plan further indicates that the property is located within an area of potential change.

Public Comment
Staff has not received comment on this request.

Analysis
According to the applicant, the intent of the rezoning request is to allow the zoning of their single-family home to fit in with the context of the surrounding neighborhood. The applicant would like to construct an eight-foot tall fence, which is only allowed within Downtown and Downtown Neighborhood zoning districts.

Conclusion
Planning staff has reviewed this rezoning request, and has found it to be consistent with the Bentonville Community Plan and the Downtown Neighborhood Subarea Plan. Although the applicant has already constructed a single-family home on the site, the DN-2 zoning district better fits with the current and future context of the surrounding neighborhood. Planning staff recommends approval of the rezoning request.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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DN-2, Downtown Medium Density Residential

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and were small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

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

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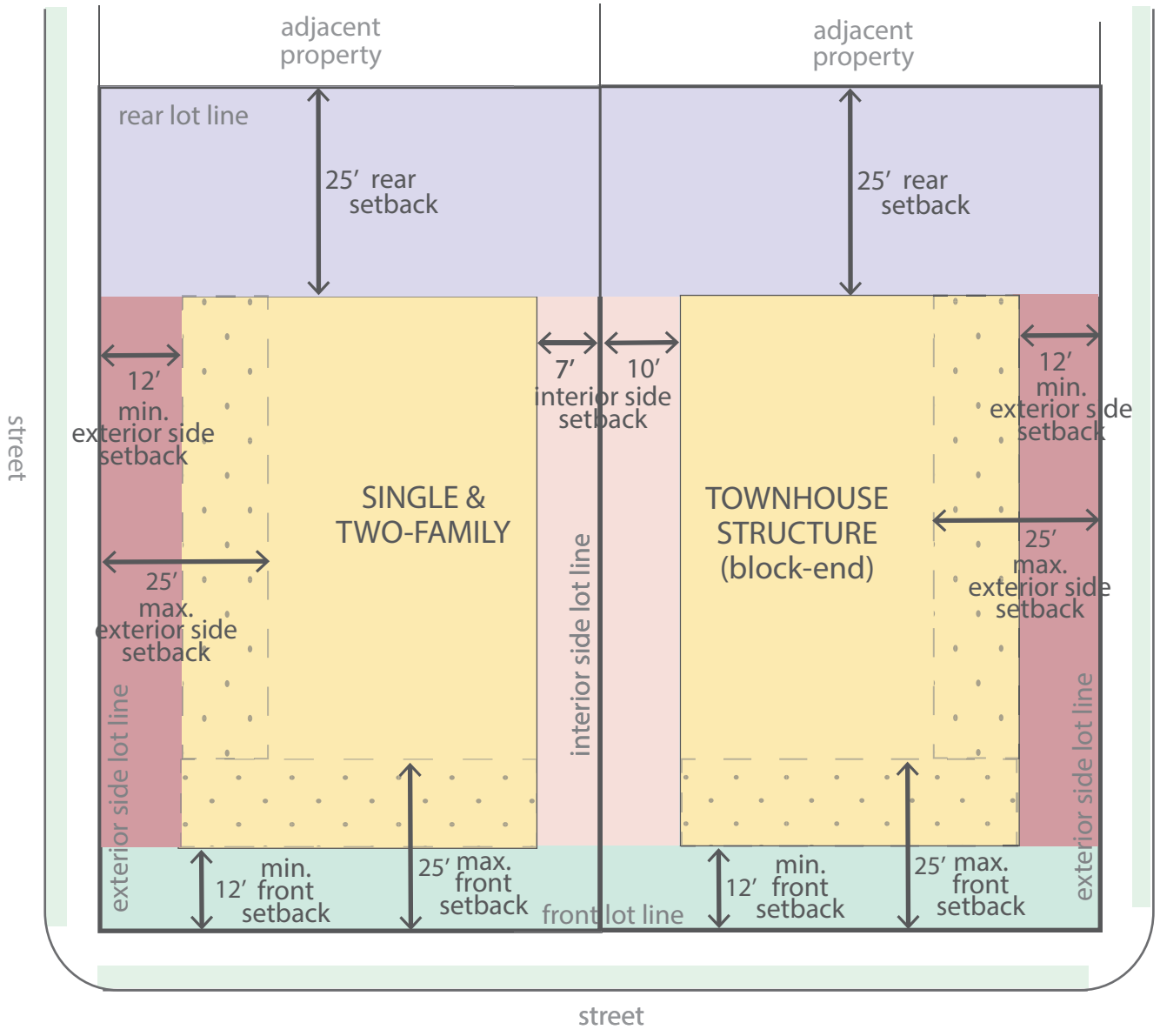
DN-2, Downtown Medium Density Residential

Setback Illustration



Updated May 2020

REZONING STAFF REPORT

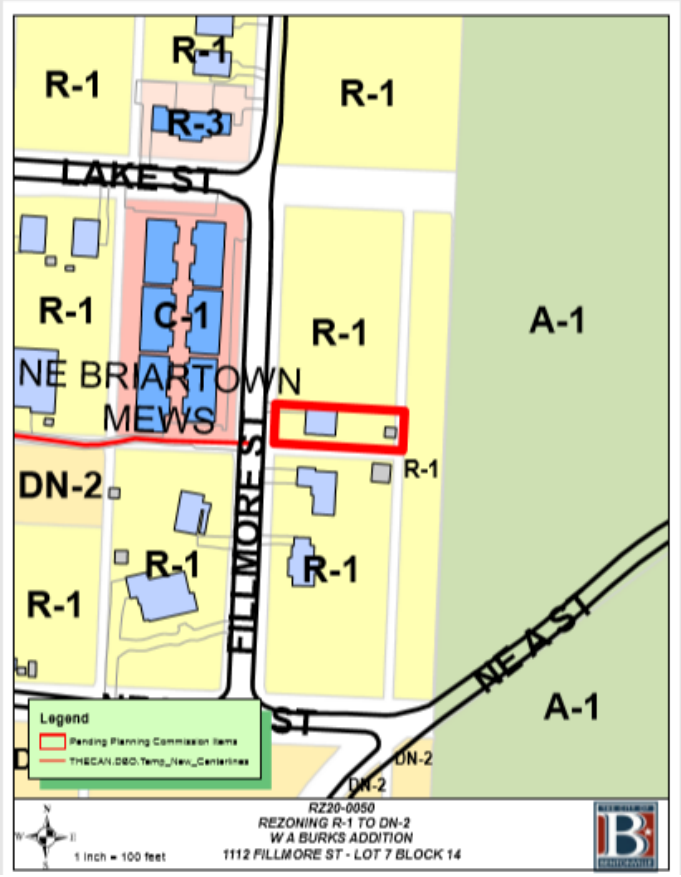
Jacobs Group

1112 Fillmore Street
PC Date: 11/3/2020
Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0050
Applicant / Current Owner	Allison Jacobs
Site Area	.17 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Downtown Medium-Density Residential (D-MDR)

https://arcg.is/08HvK8

Location Map



Property Description
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.

Relationship to the Bentonville Community 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.

Public Comment
To date staff has not received public comment about this rezoning.

Analysis
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.

Conclusion
This request meets the requirements of the Future Land Use Plan, Priority Area 1, Downtown Intensification, and Downtown Neighborhood Subarea Plan, Character Area 6, Secondary Residential Density Area. Staff recommends approval.

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DN-2, Downtown Medium Density Residential

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and were small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

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

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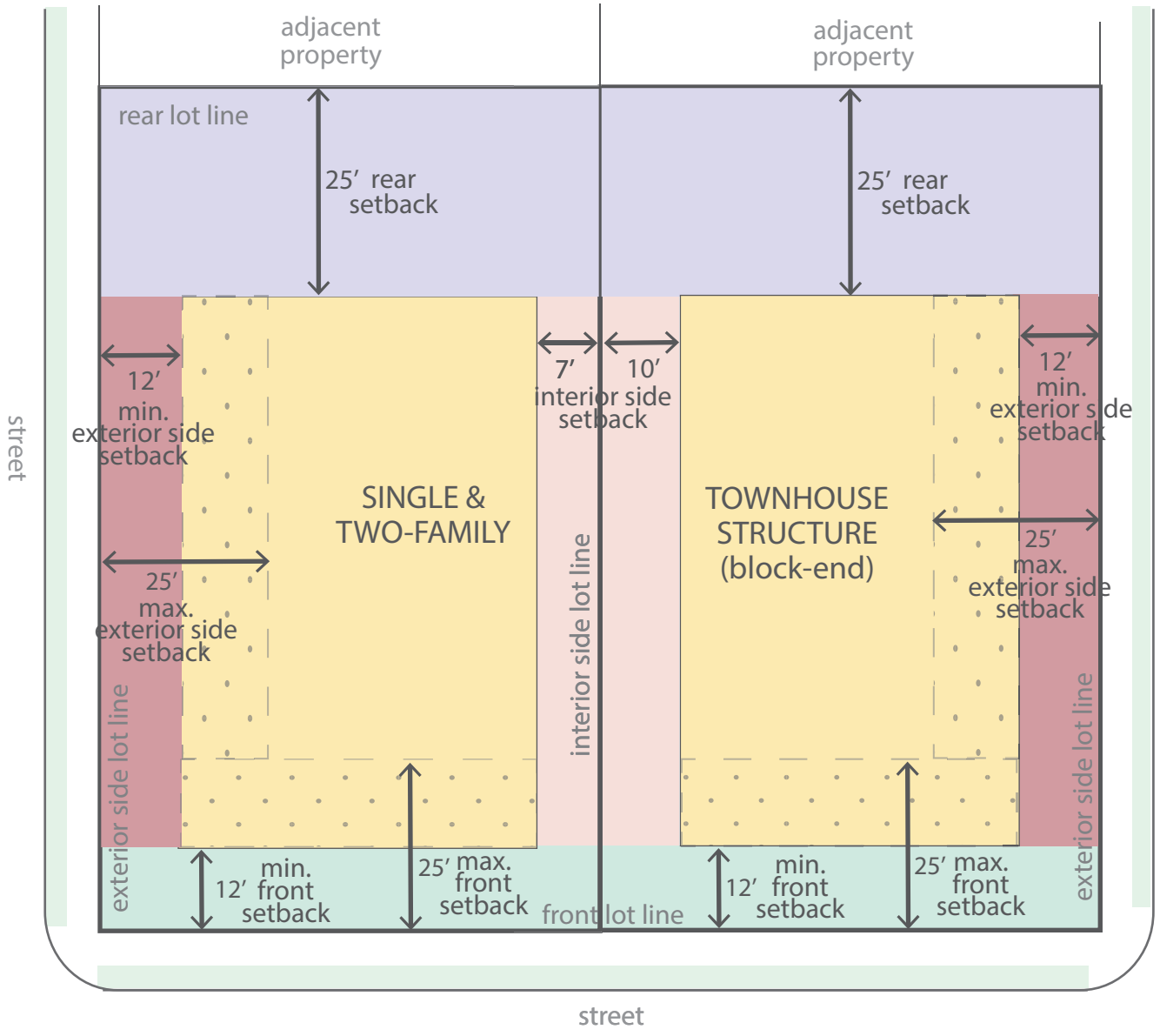
DN-2, Downtown Medium Density Residential

Setback Illustration



Updated May 2020

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

REZONING STAFF REPORT

CHP LLC

407 SW D Street

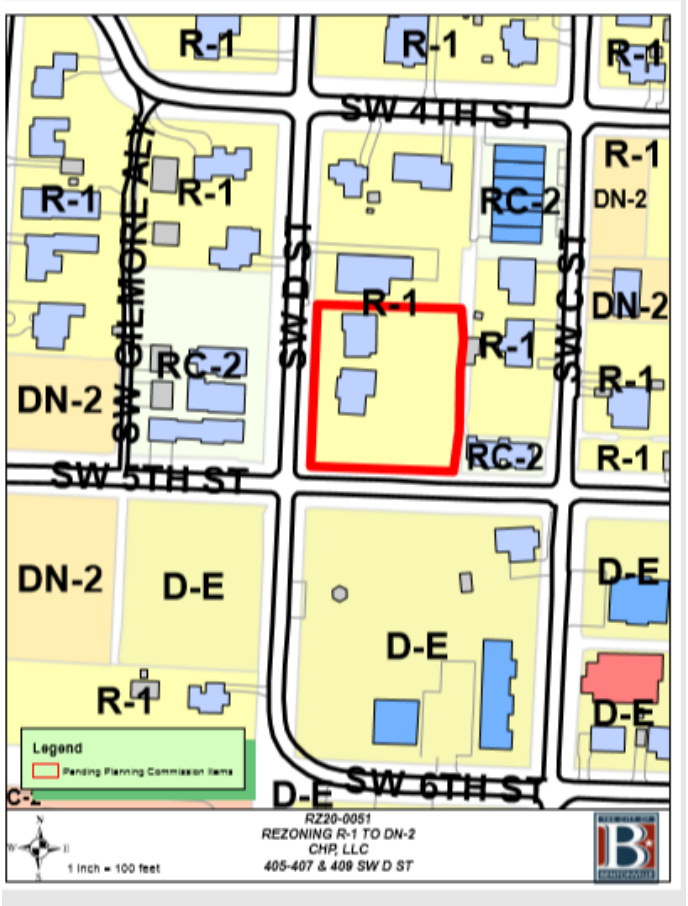
PC Date: 11/3/2020

Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0051
Applicant / Current Owner	CHP, LLC
Site Area	.33 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description

405, 407, & 409 SW D Street are zoned R-1, Single Family Residential. The surrounding properties are zoned R-1, SingleFamily Residential and RC-2, Central Residential-Moderate Density to the east, R-1, 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.

Relationship to the Bentonville Community Plan

The Land Use Plan identifies this area and the surrounding area as Medium-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.

Public Comment

To date staff has not received public comment on this rezoning request.

Analysis

405, 407, & 409 SW D Street are surrounded by many of the city's zoning classifications to include RC-2, R-1, and D-E. The owner's intent per their narrative is to build a two-family duplex consistent with Bentonville's Community Plan for the moderate density classification. The adjacent property to the east is a duplex. Gilmore Park is directly across the street to the south. Lots in the general area vary in size from 44 feet wide to 60+ feet. Most of the new construction in the area are tear downs and rebuilds. While it can be easier to develop land on the outskirts of town prematurely, a better approach is to prioritize the development of vacant or underutilized properties within the city's already developed areas. These infill sites are served by existing infrastructure, provide access to existing transportation systems, support enhanced walkability and mobility, and provide proximity to goods, services, and activities. By filling in the existing urban fabric gaps, Bentonville can accommodate anticipated growth in a thoughtful, responsible, and appropriate manner.

Conclusion

Planning staff has reviewed this rezoning request. It is consistent with the Community Plan for Priority Area 1, Downtown Intensification, Downtown Neighborhood Subarea Plan, Character Area 5, High-Density Residential, and how the property has developed around this site. Staff recommends approval of the proposed rezoning.

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DN-2, Downtown Medium Density Residential

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and were small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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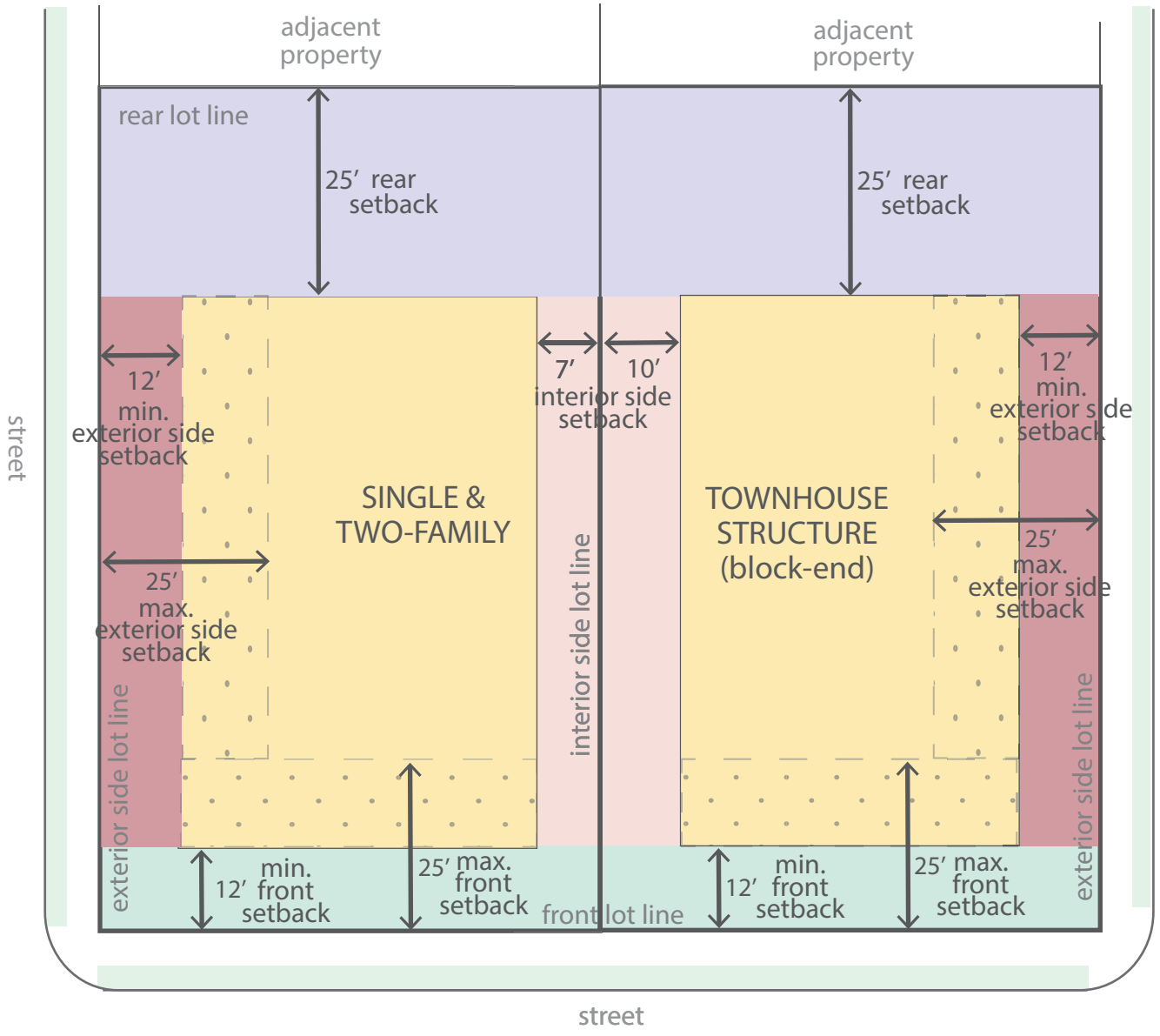
DN-2, Downtown Medium Density Residential

Setback Illustration



Updated May 2020

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.

REZONING STAFF REPORT

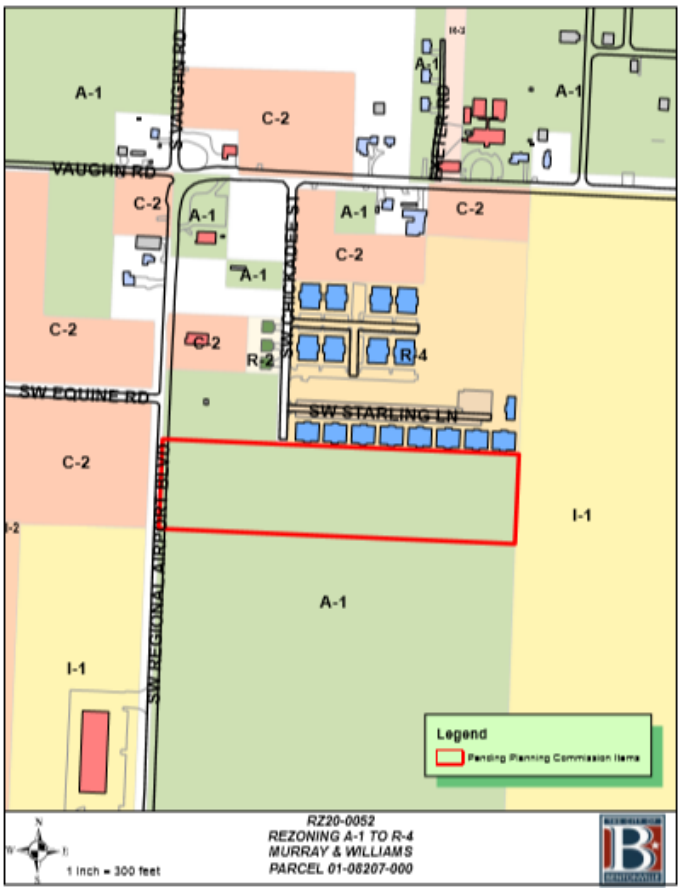
Murray & Williams

SW Regional Airport Boulevard
PC Date: 11/3/2020
Reviewer: Brian Bahr, Planning Services Manager

Project Number	RZ20-0052
Applicant / Current Owner	Murray & Williams
Site Area	10.09 acres
Current Zoning	PRD, Planned Residential Development
Requested Zoning	R-4, High Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
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.

Relationship to the Bentonville Community Plan
The Land Use Plan identifies this area as 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.

Public Comment
Staff has not received comment on this request to date.

Analysis
According to the applicant's narrative, the property owner states he intends to submit large-scale development plans to construct townhomes. The property has water, sewer, and street infrastructure adjacent or abutting the property. SW Chickadee, a Local street, is stubbed on the north side of the property with water and sewer on the west side of SW Regional Airport Boulevard and the east side of SW Chickadee approximately 100 feet north of the property line. Vaughn Apartments Phase 2 abut this property to the north.

Conclusion
Planning staff has reviewed this rezoning request, and it is consistent with the Community Plan, Priority Area 3, Edge Growth, and its distance from public infrastructure and, like developments, multifamily. Staff recommends approval.

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R-4, High Density Residential

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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet at building line

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

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R-4, High Density Residential

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

Land Uses:

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

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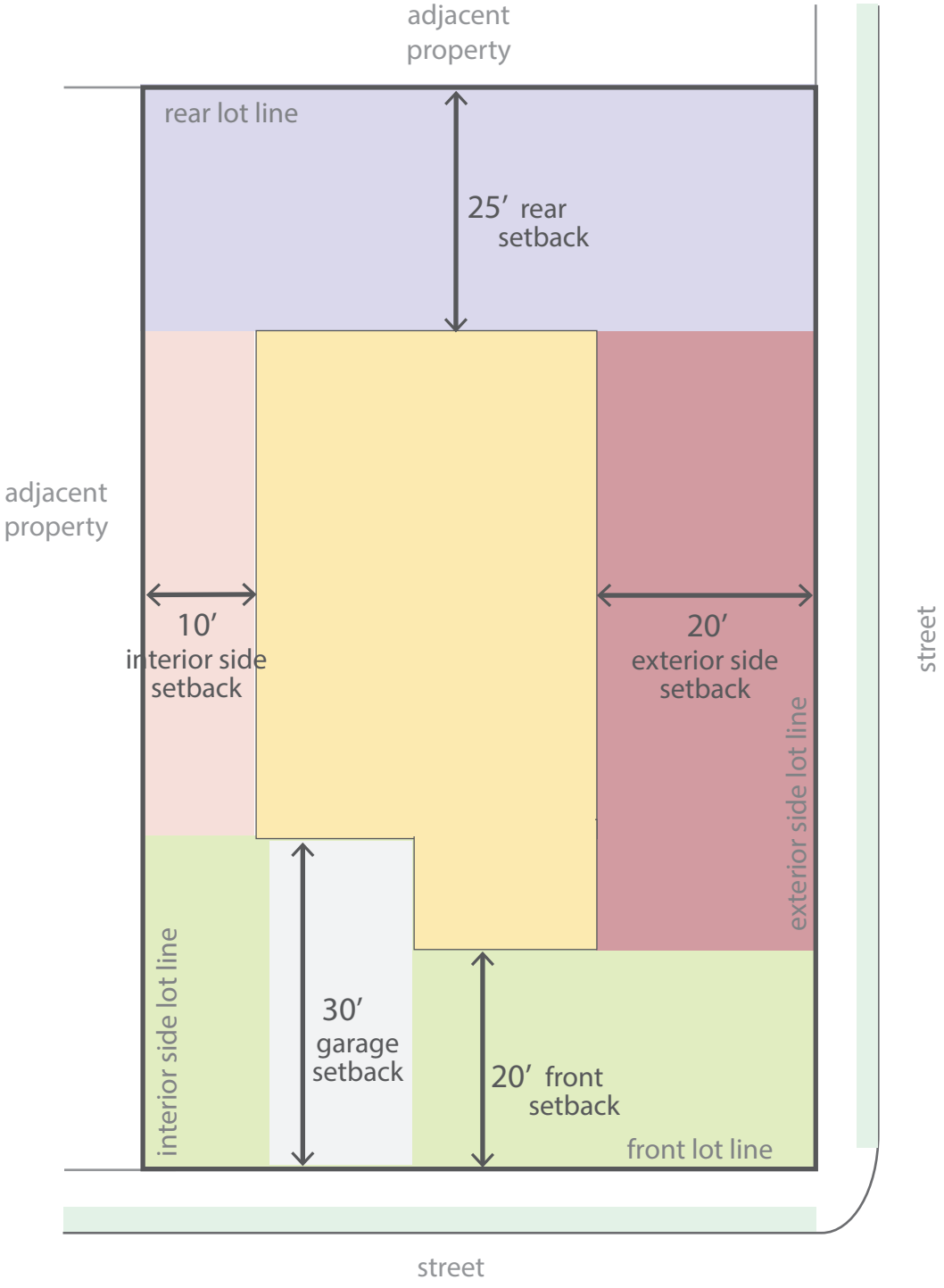
R-4, High Density Residential

Setback Illustration



Updated May 2020

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+ASSOCIATES
Civil Engineering · Surveying

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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

LARGE SCALE DEVELOPMENT STAFF REPORT

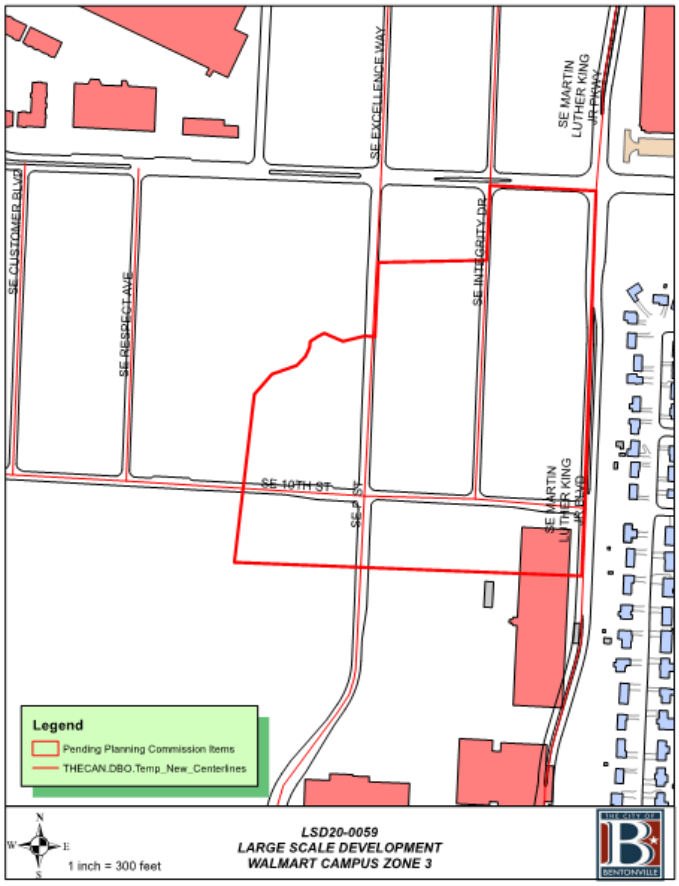
Walmart Campus Zone 3

1903 SE 10th Street
PC Date: 11/3/2020
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0059
Applicant / Current Owner	Walmart Stores East, LP
Site Area	+/- 85 acres
Current Zoning	PUD, Planned Unit Development
Future Land Use Map Designation	Commercial
Development Type / Use	Office Campus

https://arcg.is/08HvK8

Location Map



Property Description
The properties involved in this large scale development are on both sides of SE 10th Street (proposed private), south of SE 8th Street (public), west of future Martin Luther King Junior Boulevard (public), and on both sides of future P Street (private). The area is described as "Zone 3" in the previously approved Walmart Campus Planned Unit Development.

Project Details
A large scale development to construct Zone 3 of the Walmart Campus. Zone 3 includes a total of three parking decks, five office buildings, and two surface parking lots. The development includes landscaping (previously approved with the PUD) in excess of the requirements of the Land Development Code.

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 originally approved Planned Unit Development.

Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the development is bisected by multiple public and private streets, and their street improvements are in excess of the requirements of the City of Bentonville's Master Street Plan. These street improvements should accommodate any increases in traffic caused by the development.

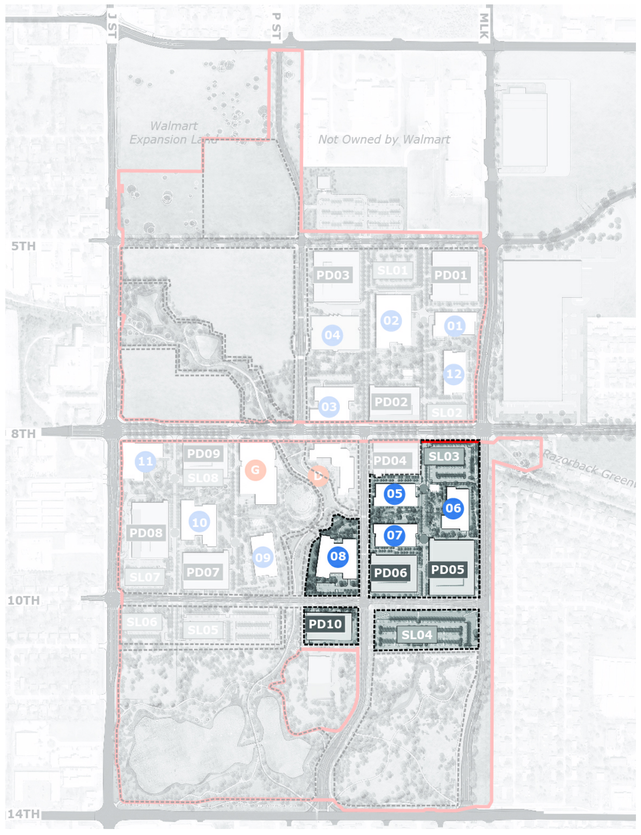
Waivers
No waivers requested.

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

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

WALMART

LSD ZONE 03



PROJECT CONTACTS

OWNER

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CITY OF BENTONVILLE (CONTINUED)

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4b Technology
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390 Glenborough Dr., Suite 290
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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

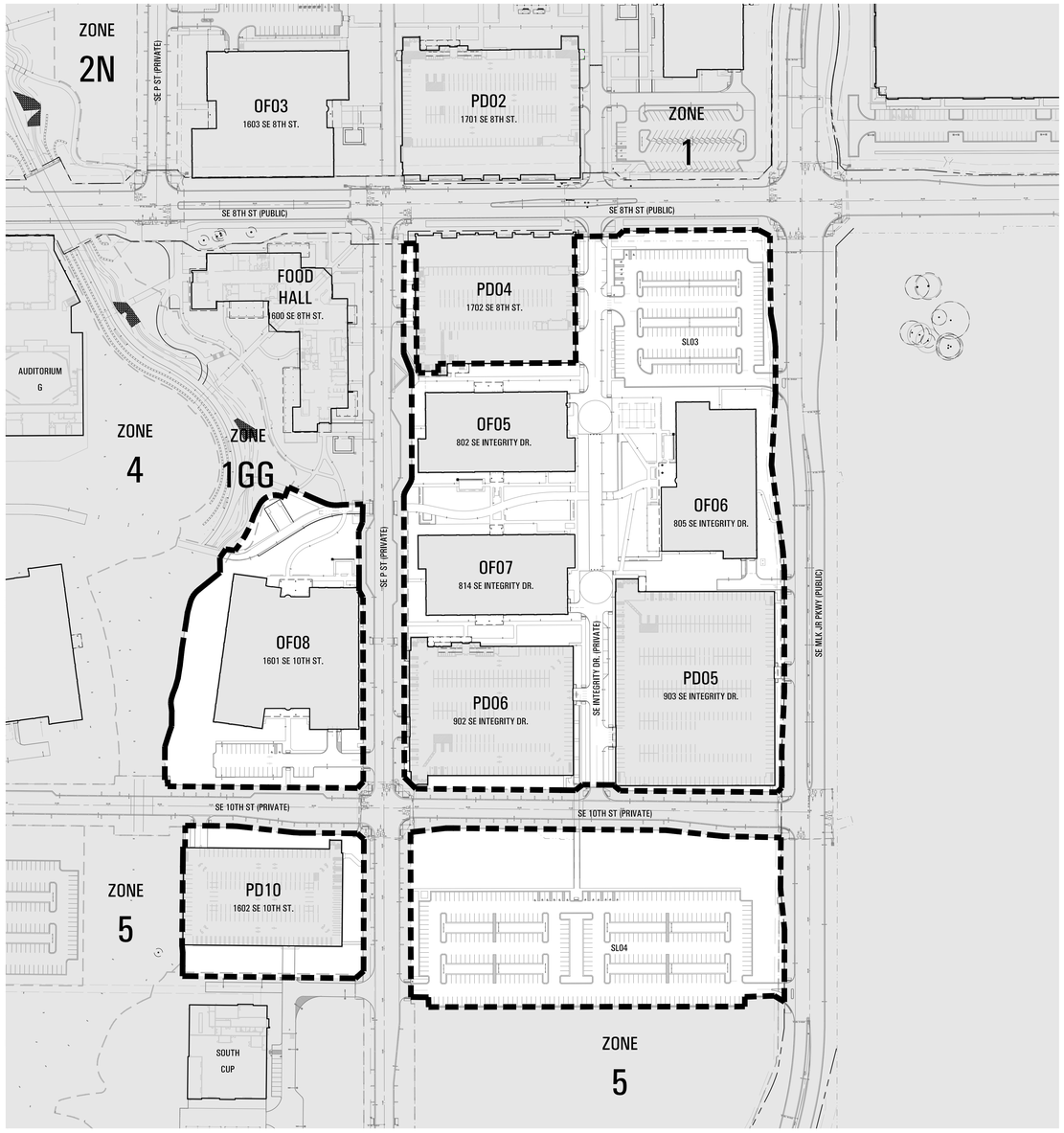
WALMART CAMPUS
ZONE 3 SITE PACKAGE

A PROJECT OF WALMART

CITY OF BENTONVILLE, ARKANSAS

2ND PC SUBMISSION

10/19/20



WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524

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Dallas, TX 75206
United States

Tel 214.273.1500
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swa

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Los Angeles, California
90017-3419
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+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

LANDSCAPE COVER SHEET

Scale

AS INDICATED

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

City of Bentonville Project No. LSD20-0059

© 2020 SWA

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524

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5005 Greenville Avenue
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United States

Tel 214.273.1500
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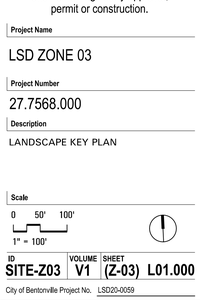
KEY PLAN



△	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 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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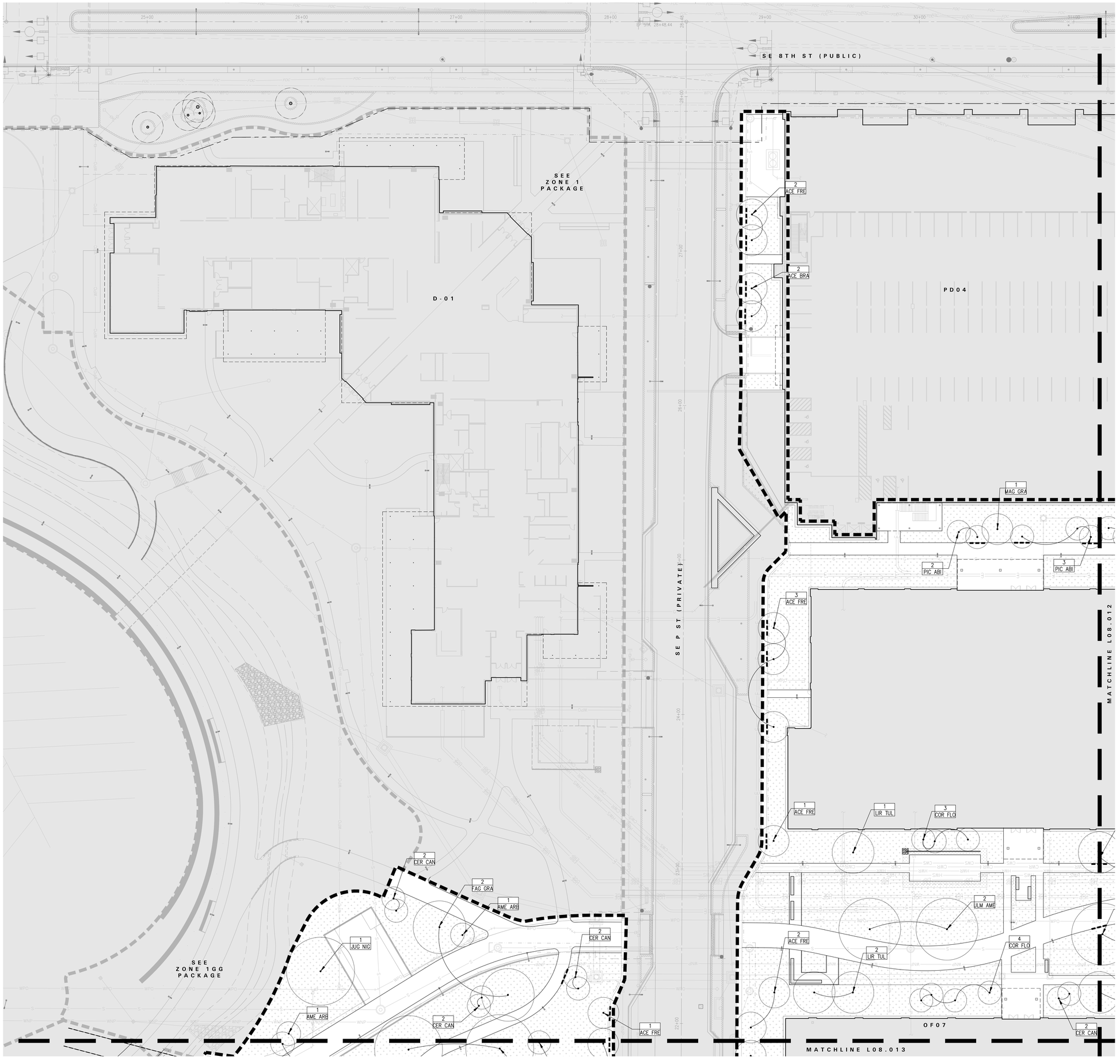

TREE SCHEDULE

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

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
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+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 SITE-Z03 | VOLUME V1 | SHEET (Z-03) L08.011

City of Bentonville Project No. LSD20-0059

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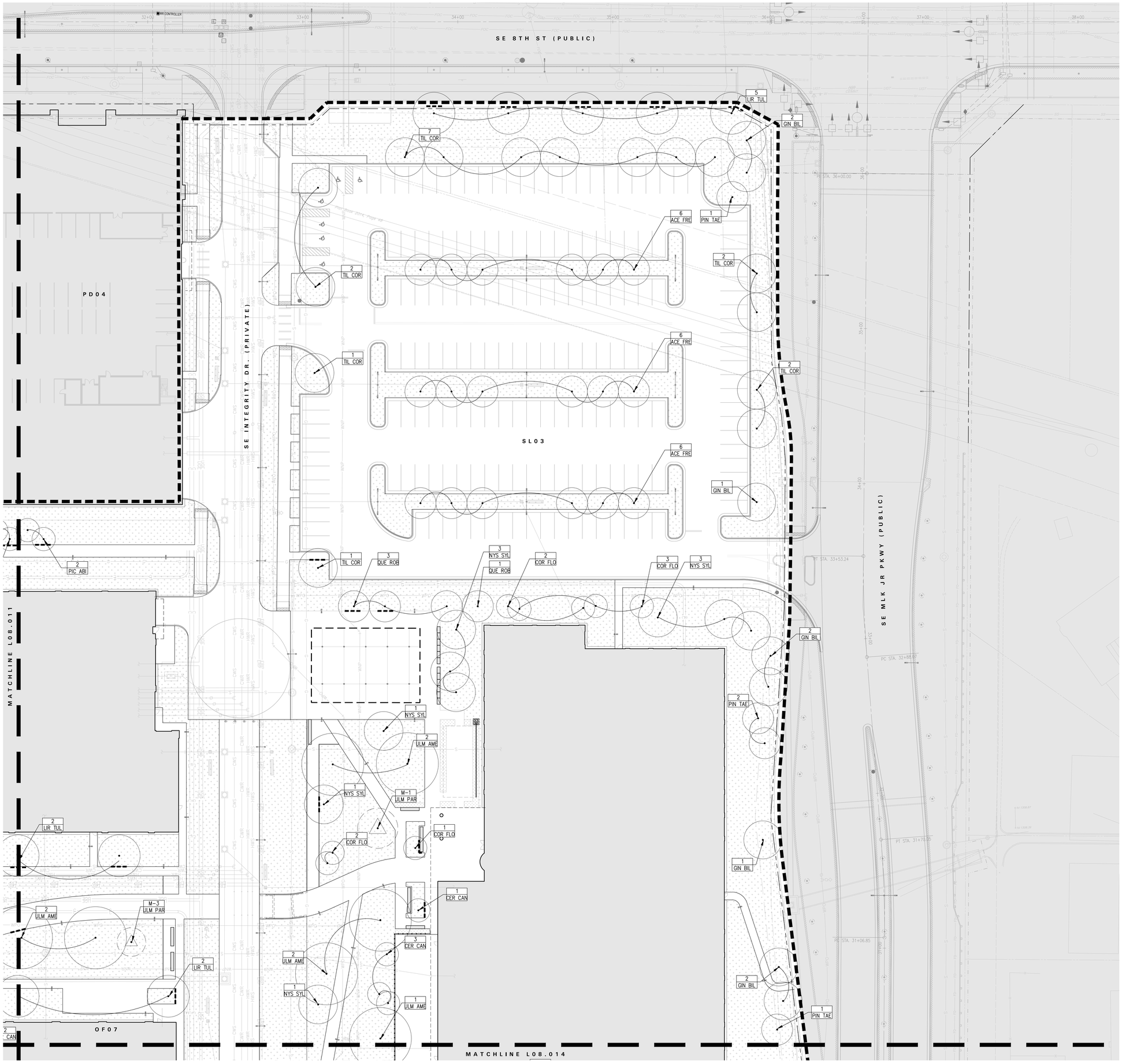

TREE SCHEDULE

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
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COR FLO	CORNUS FLORIDA	DOGWOOD FLOWERING
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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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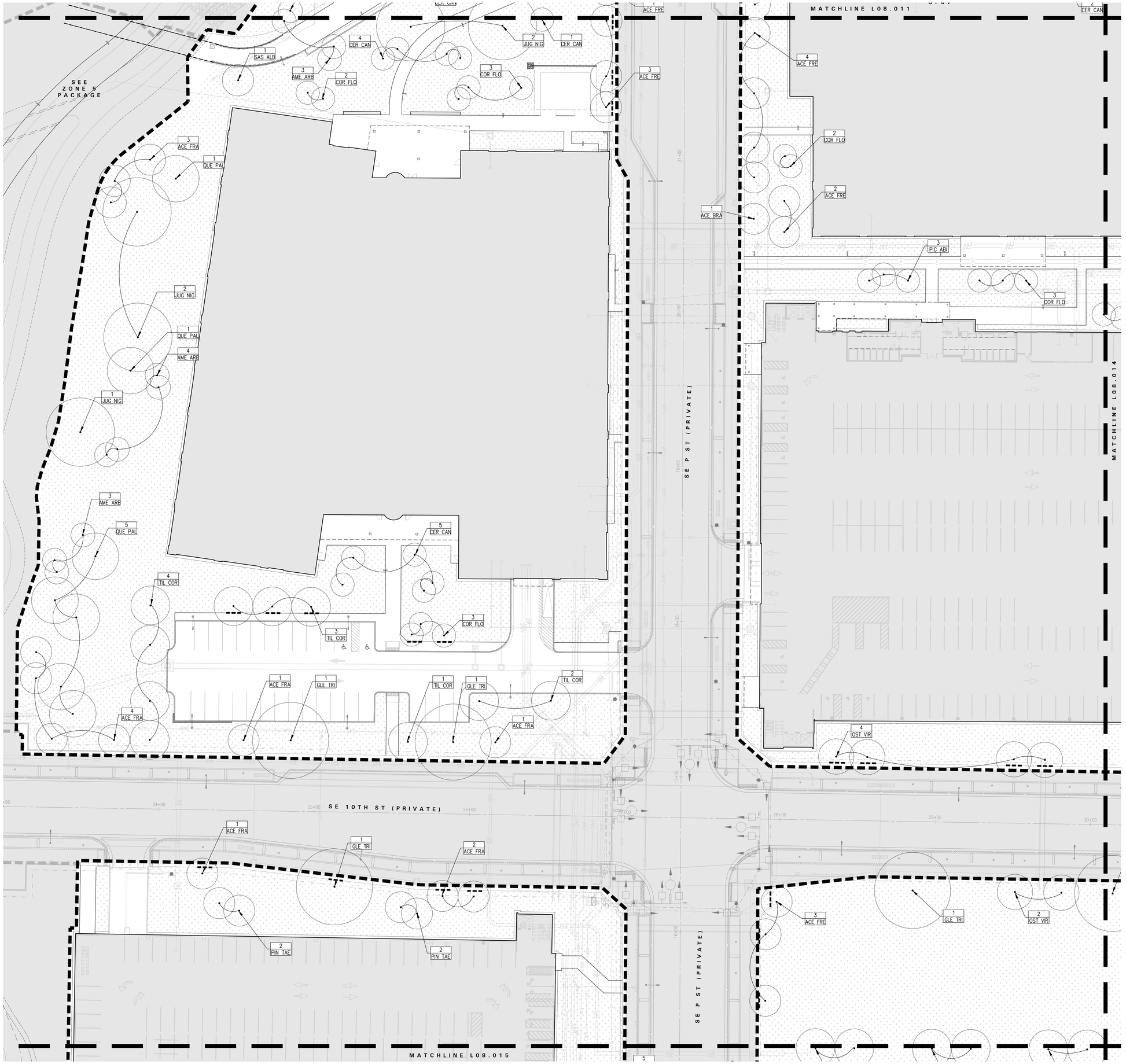

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Seal / Signature

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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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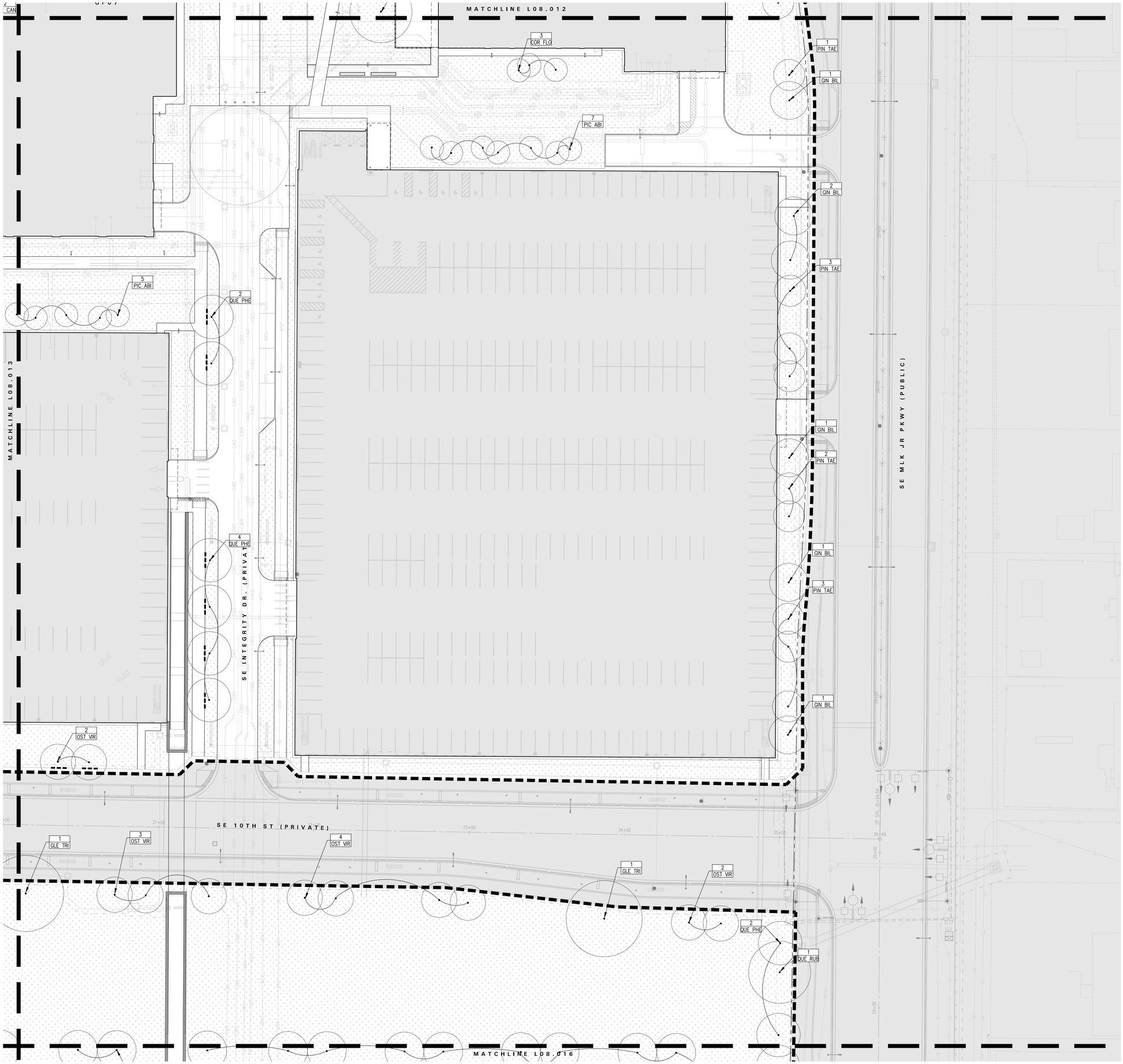

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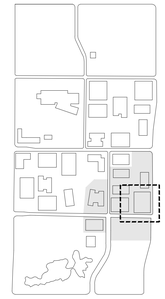
KEY PLAN



Date	Description
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10.19.2020	2ND PC SUBMISSION

Seal / Signature

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PRELIMINARY
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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) L08.014

City of Bentonville Project No. LSD20-0059

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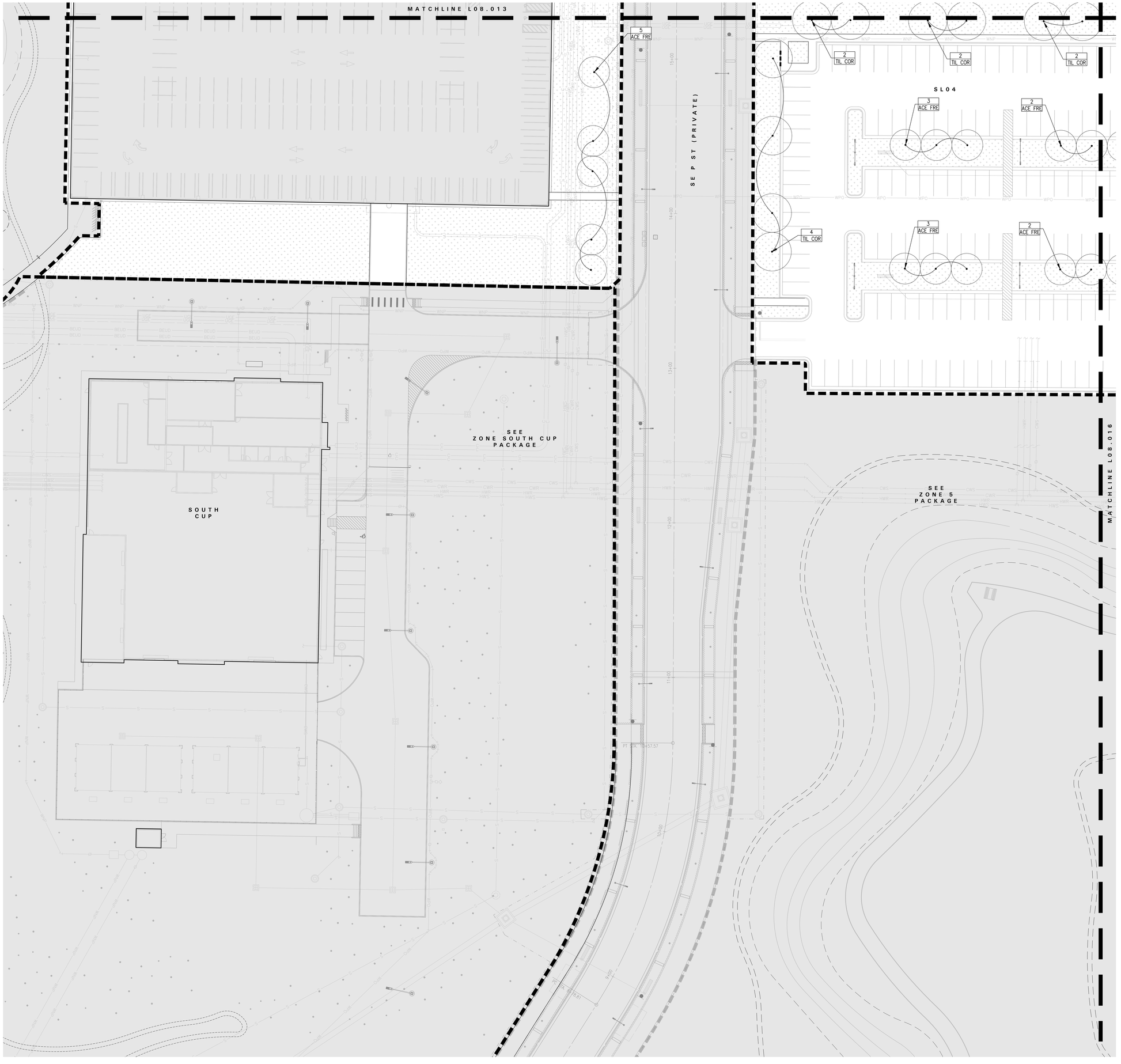

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ROOT BARRIER
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RELOCATED EXISTING TREE
REFER TREE PROTECTION PLANS

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-524

Gensler

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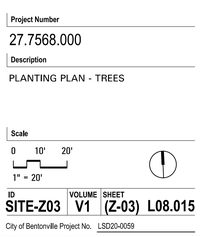
KEY PLAN



△	Date	Description
	09.02.2020	PRE-APP REQUEST
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Seal / Signature

DRAFT

PRELIMINARY

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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) L08.015

City of Bentonville Project No. LSD20-0059

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TREE SCHEDULE

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Seal / Signature

DRAFT
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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) L08.016

City of Bentonville Project No. LSD20-0059

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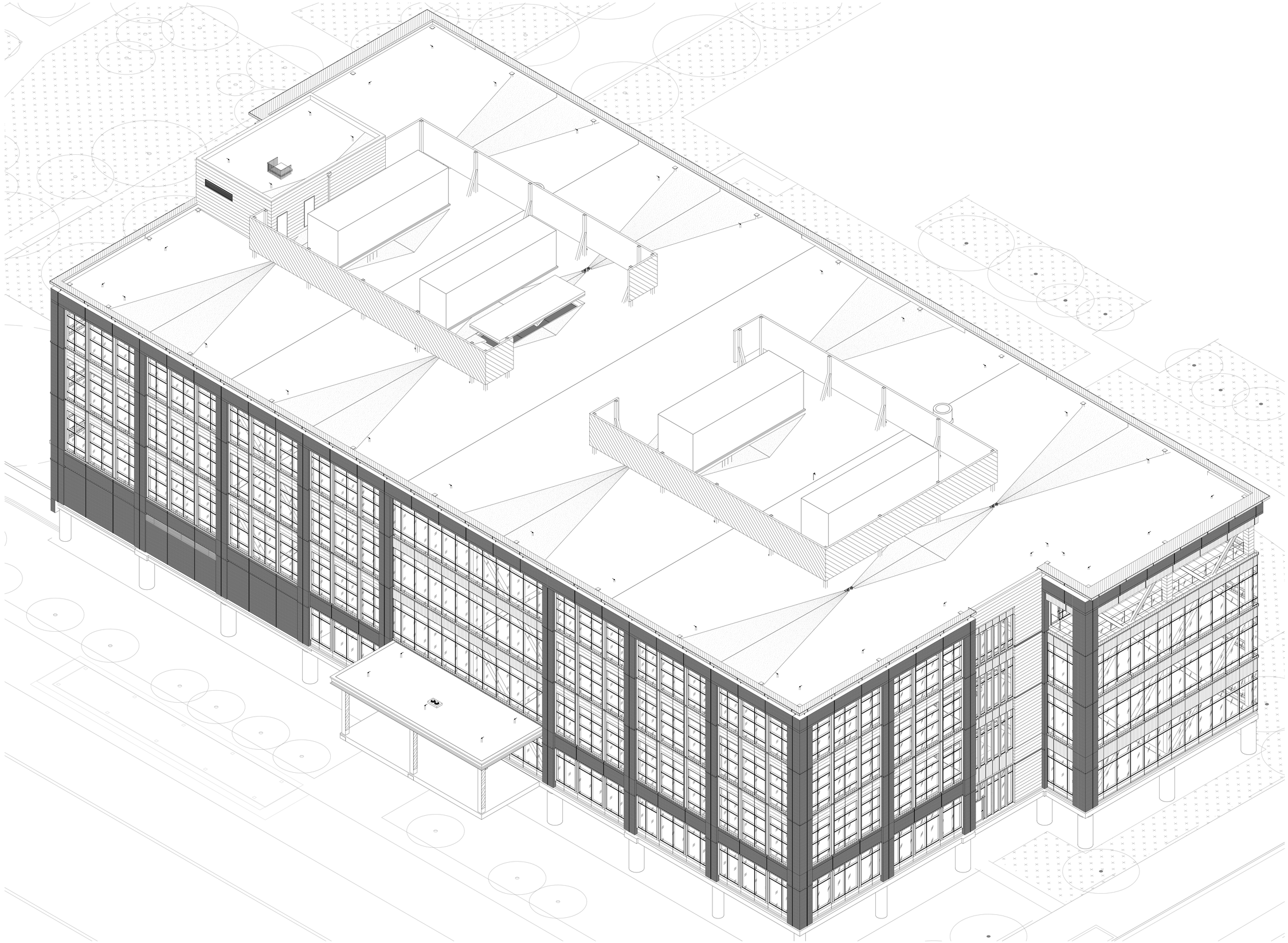

AXONOMETRIC VIEW - NORTHWEST 4 STORY SCHEME

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

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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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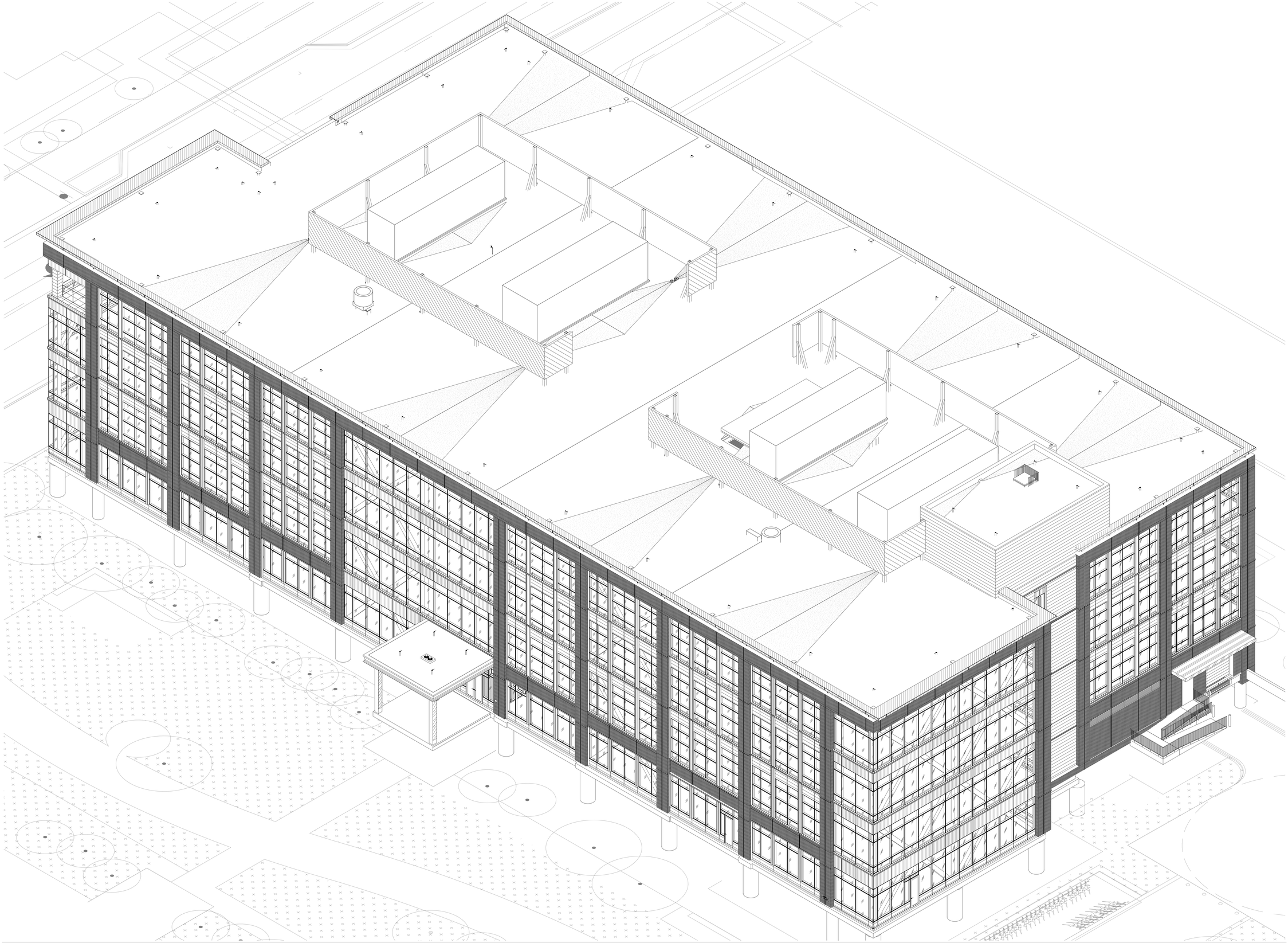

AXONOMETRIC VIEW - SOUTHEAST 4 STORY SCHEME

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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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

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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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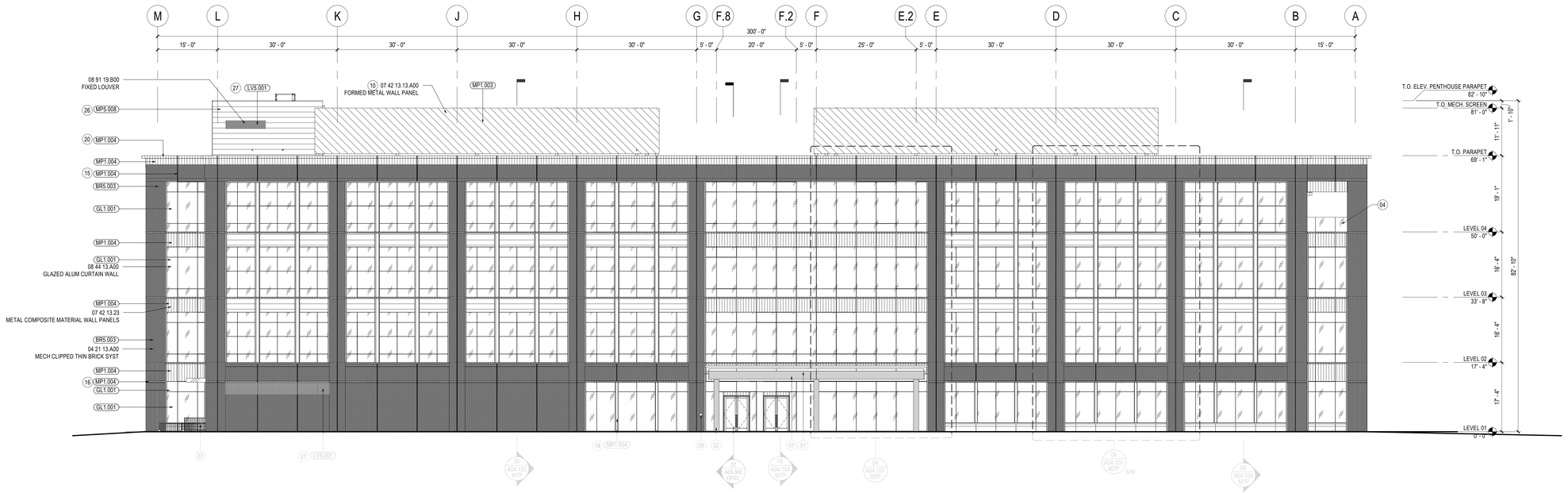
6/16/2020 4:46:25 PM BIM 360://027.7568.000 - NEC\WMC_OF05-03_GEN_A-Base-Building_027756800-v4

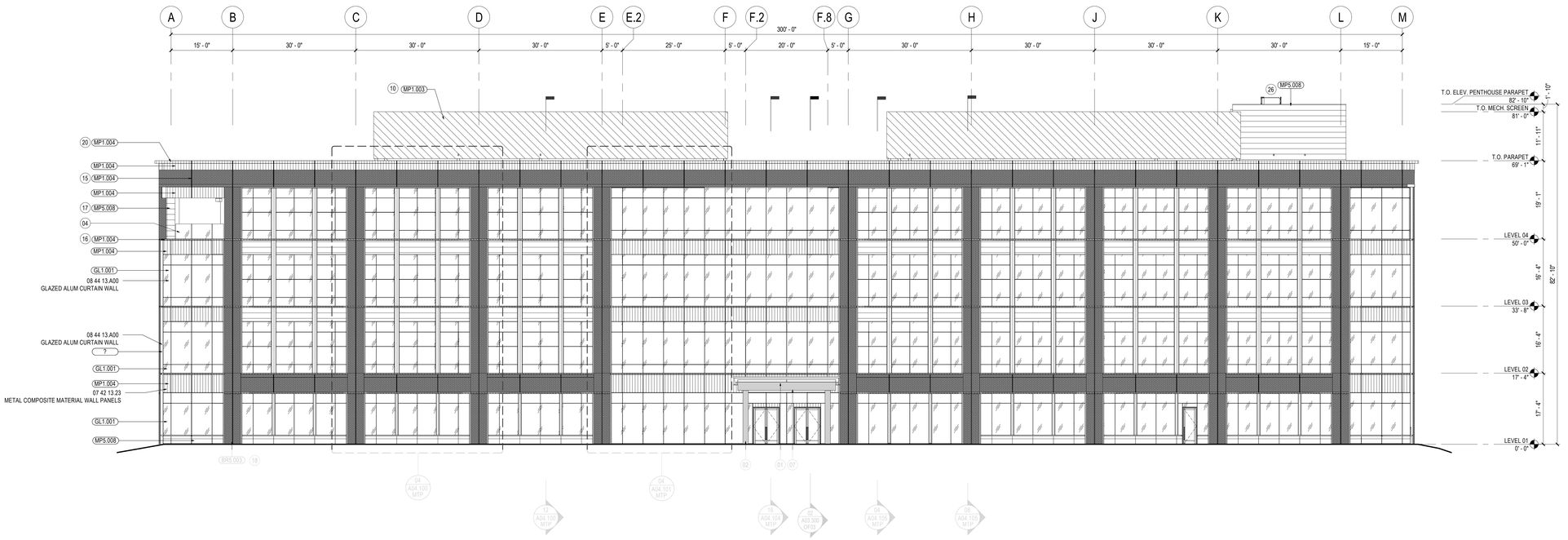


OVERALL BUILDING ELEVATION - NORTH

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

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	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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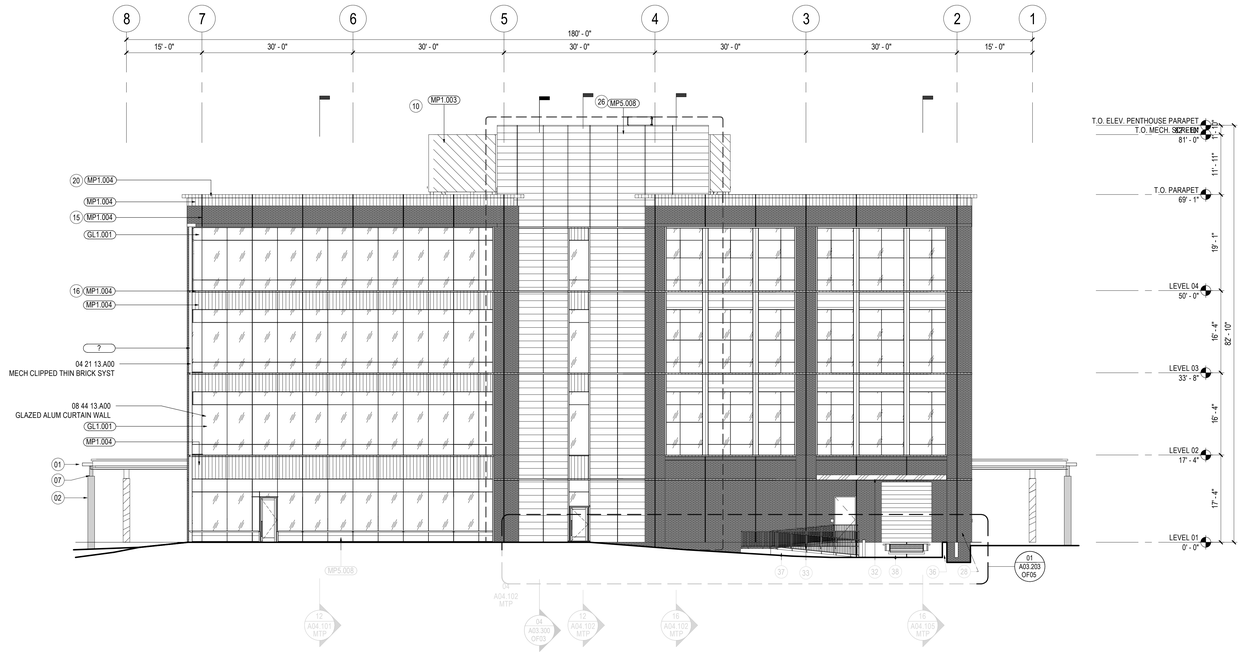
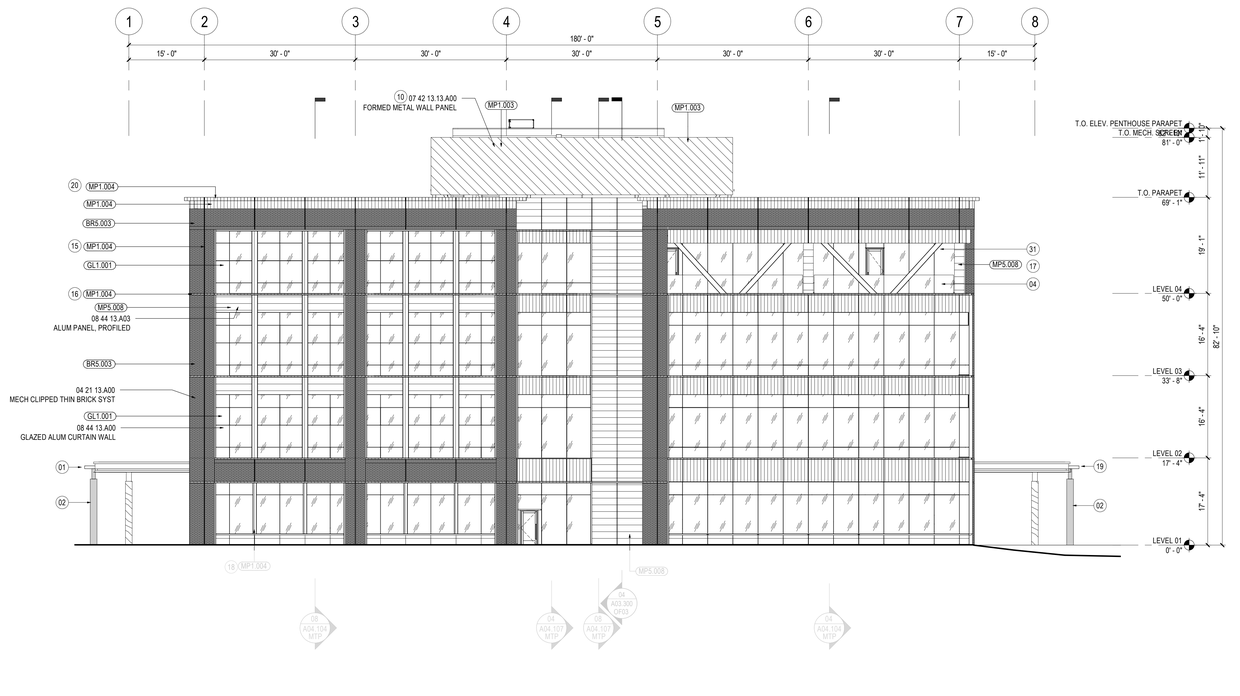


OVERALL BUILDING ELEVATION - EAST

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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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

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United States

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Fax 214.273.1505

KEY PLAN

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11.07.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
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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	A03.201

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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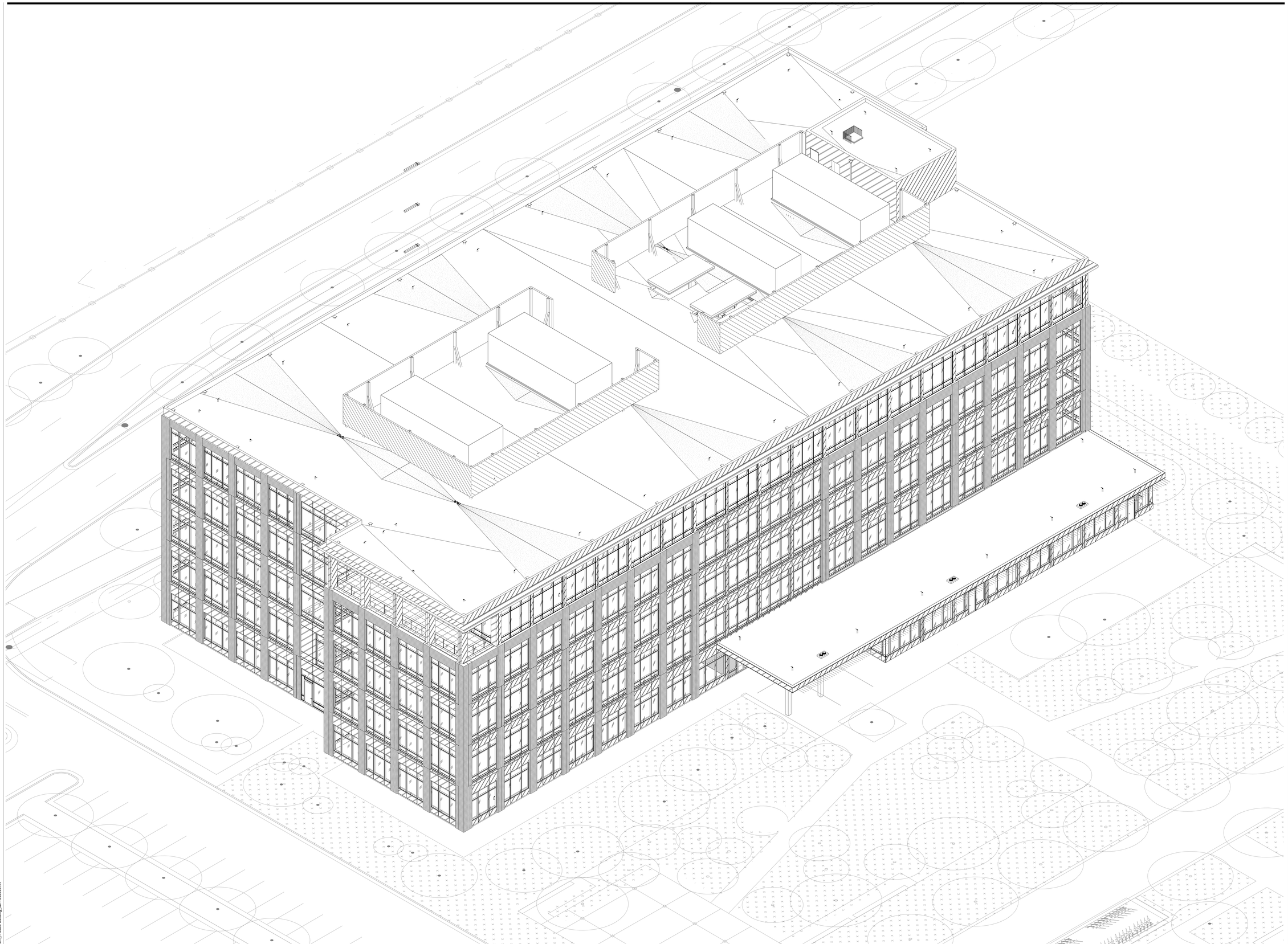

AXONOMETRIC VIEW - NORTHWEST

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

PRELIMINARY
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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	A03.100

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 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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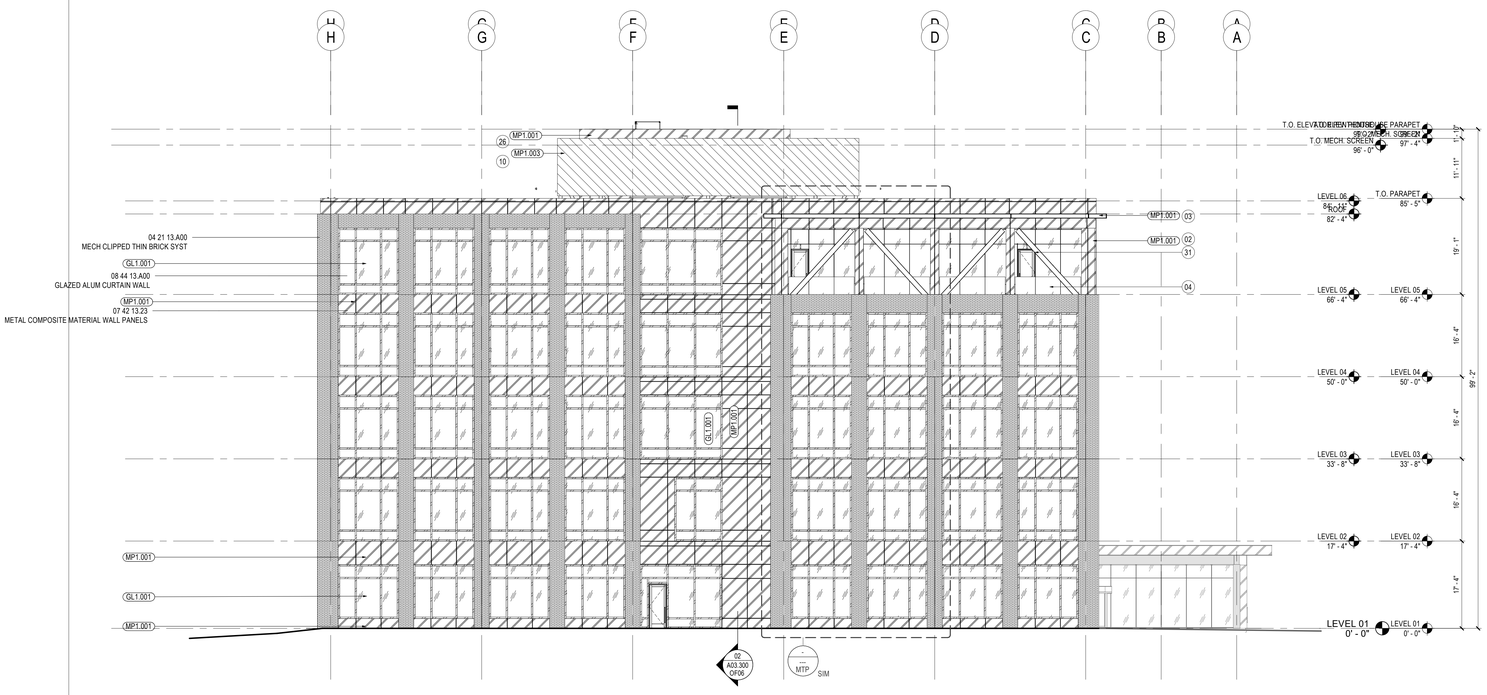
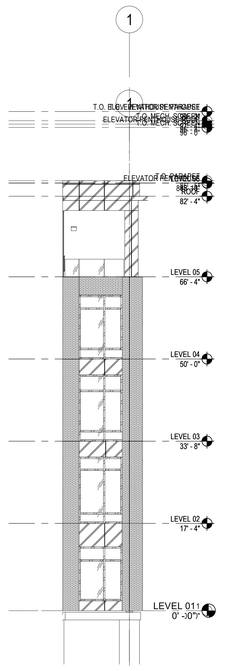


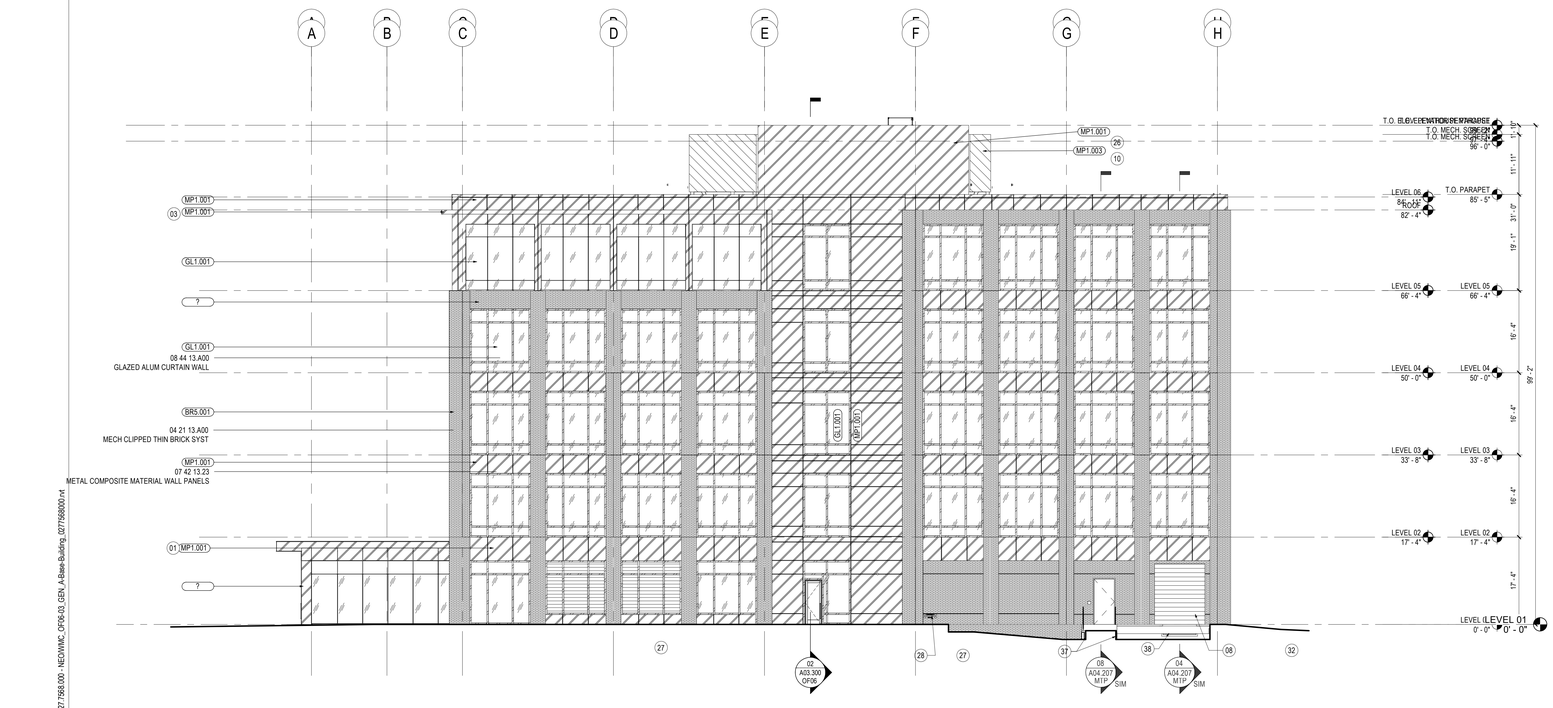
OVERALL BUILDING ELEVATION - NORTH

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



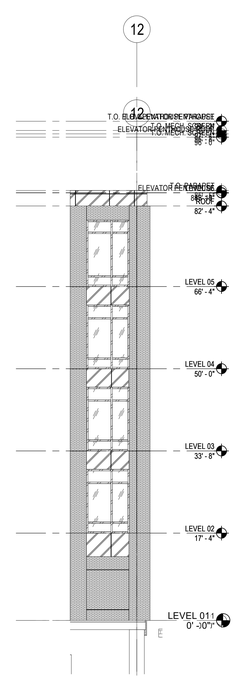
Elevation 2 - a

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

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

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

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

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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)

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
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 - 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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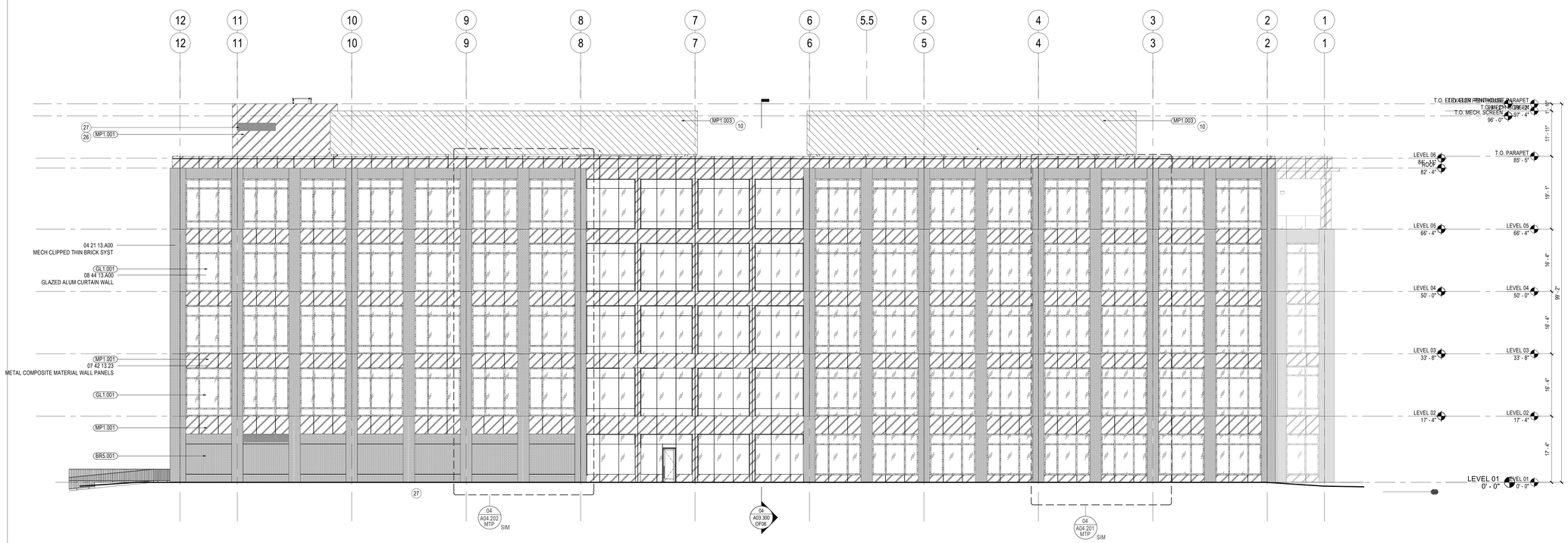
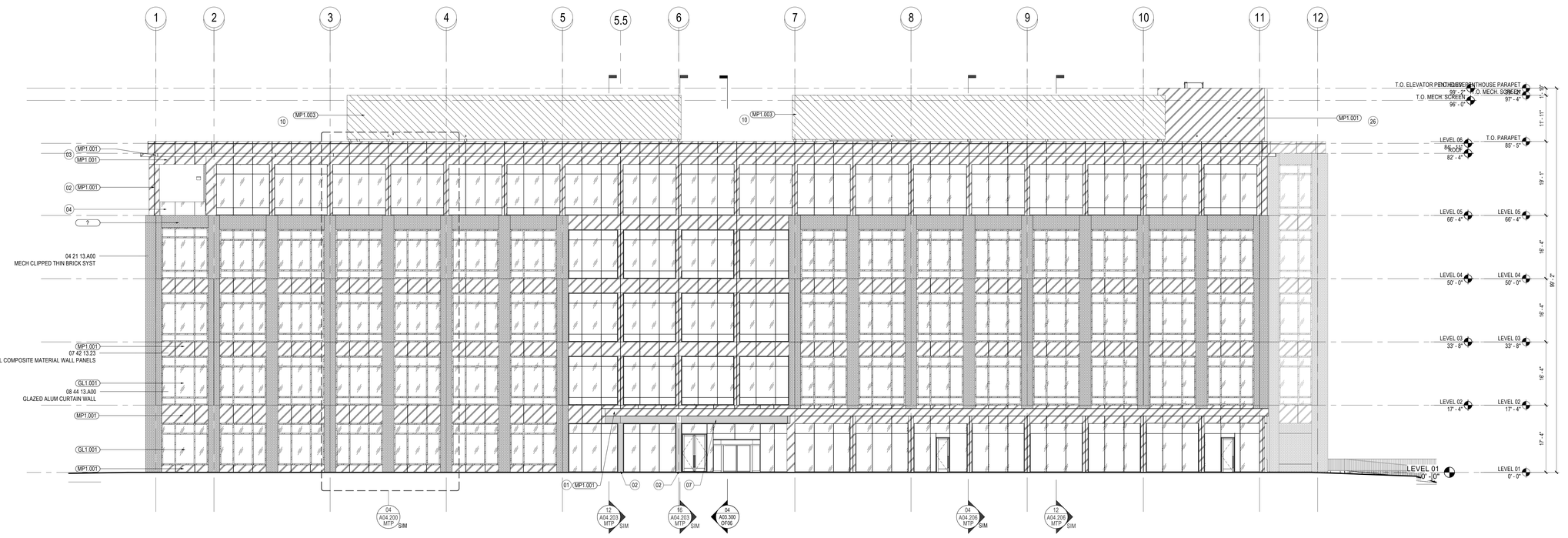


OVERALL BUILDING ELEVATION - EAST

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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COLOR: DARK GRAY
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WALMART CAMPUS

Walmart

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Seal / Signature

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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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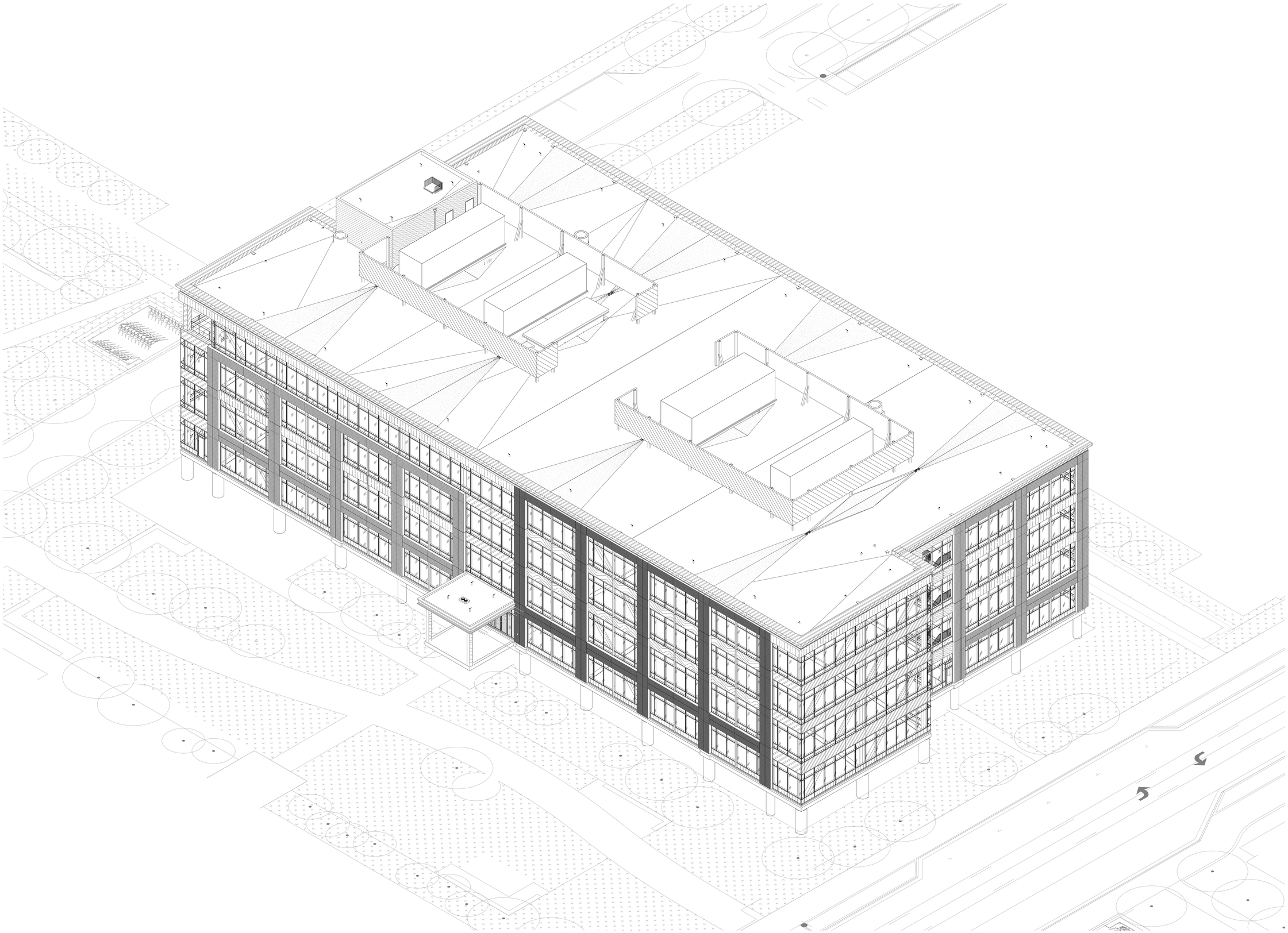

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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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	A03.100

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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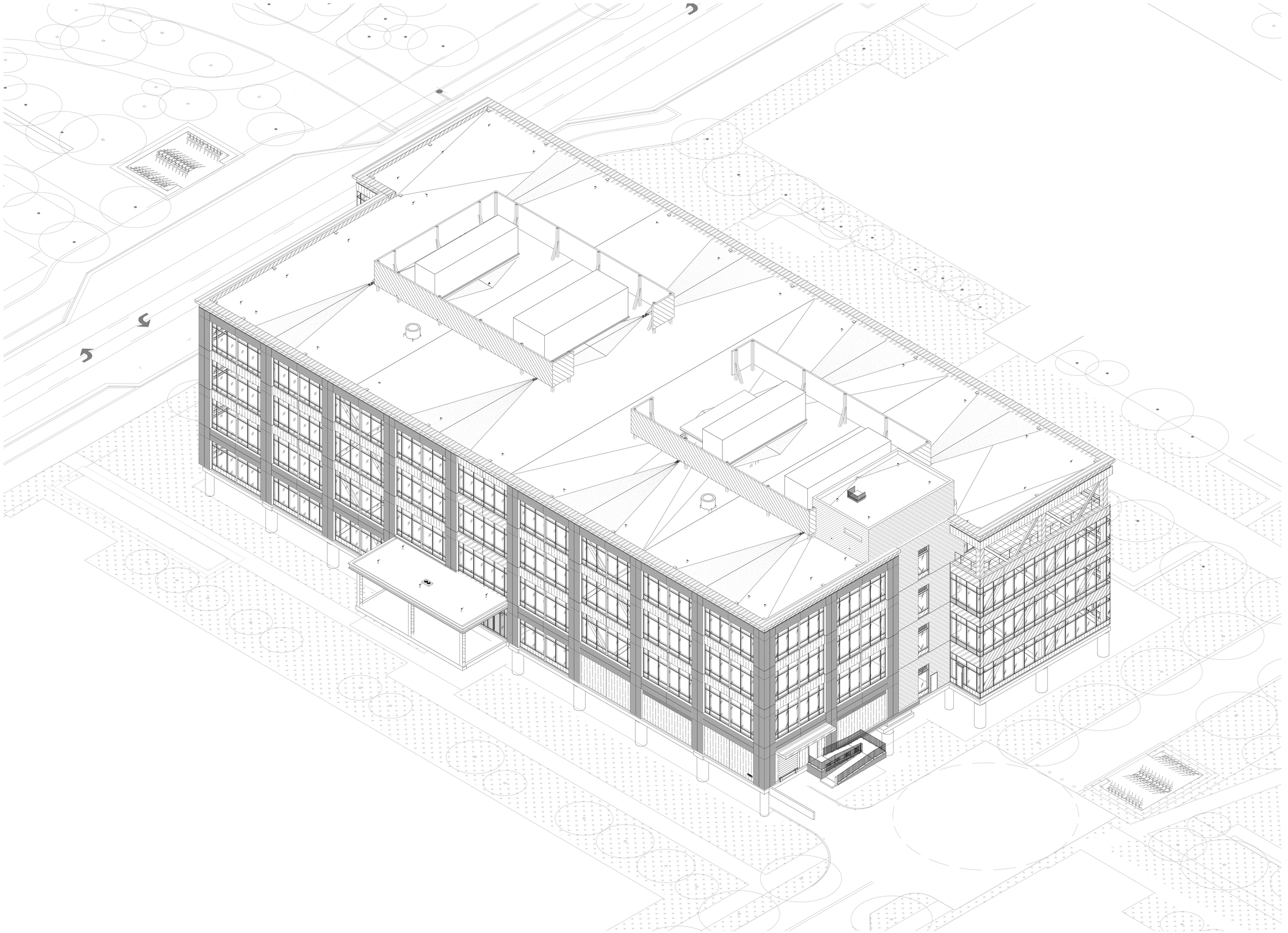

AXONOMETRIC VIEW - SOUTHEAST

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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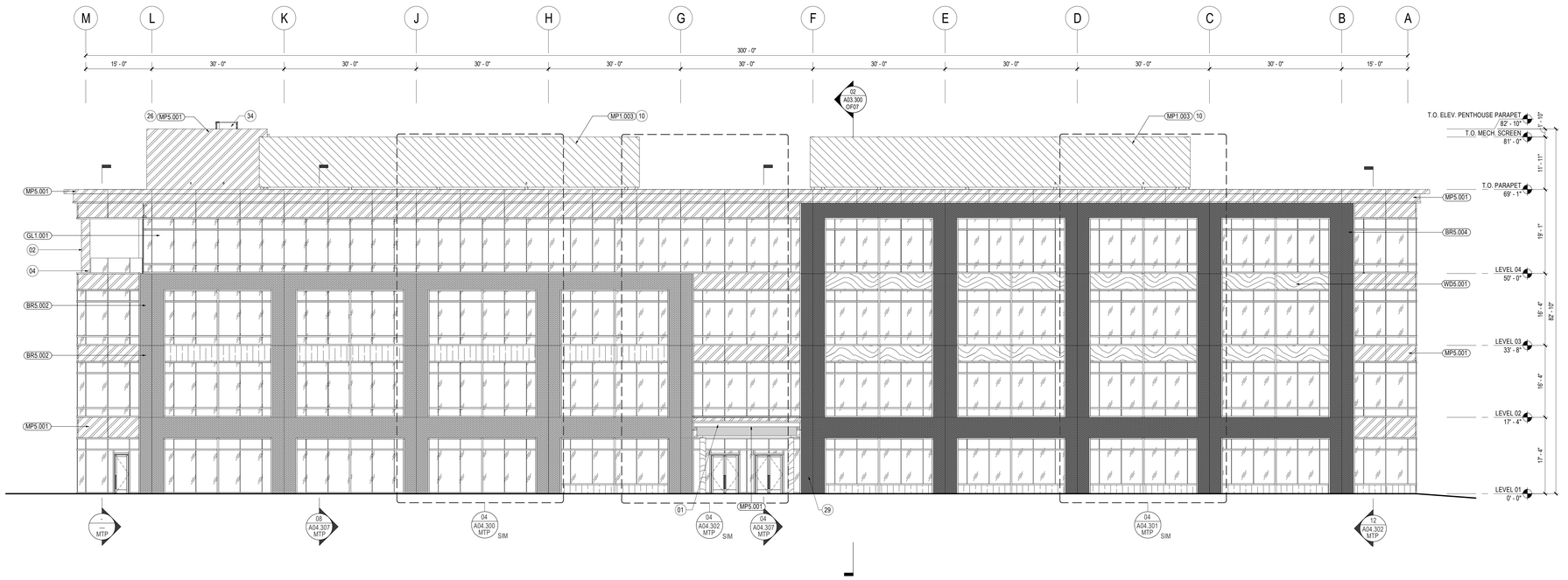
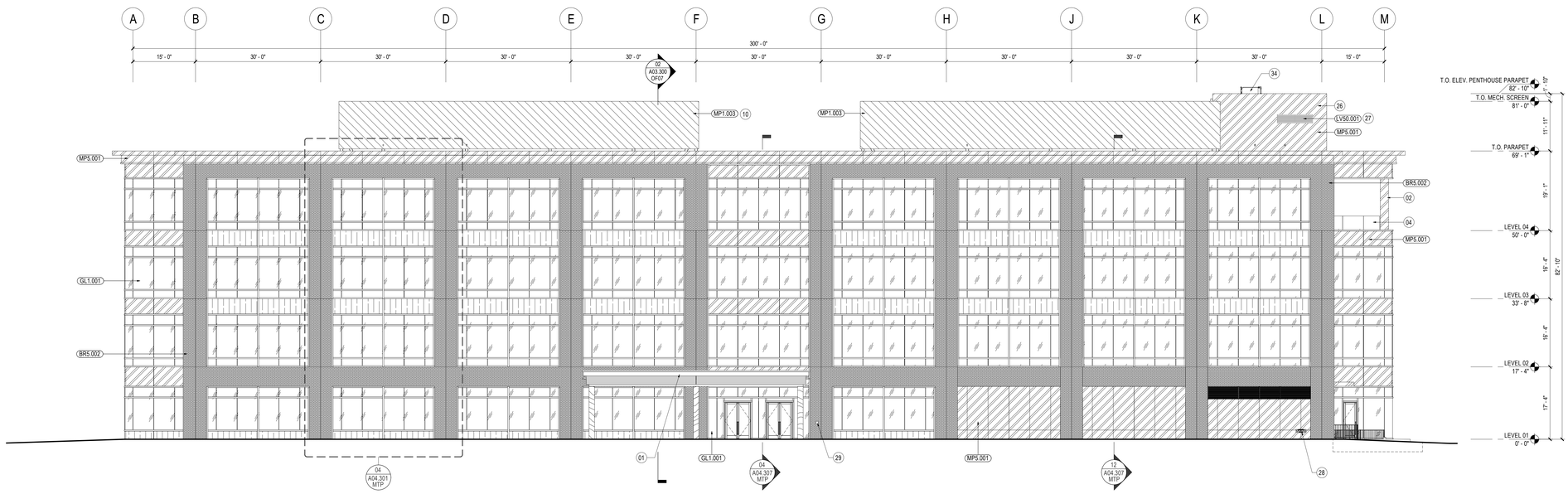


OVERALL BUILDING ELEVATION - NORTH

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

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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

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 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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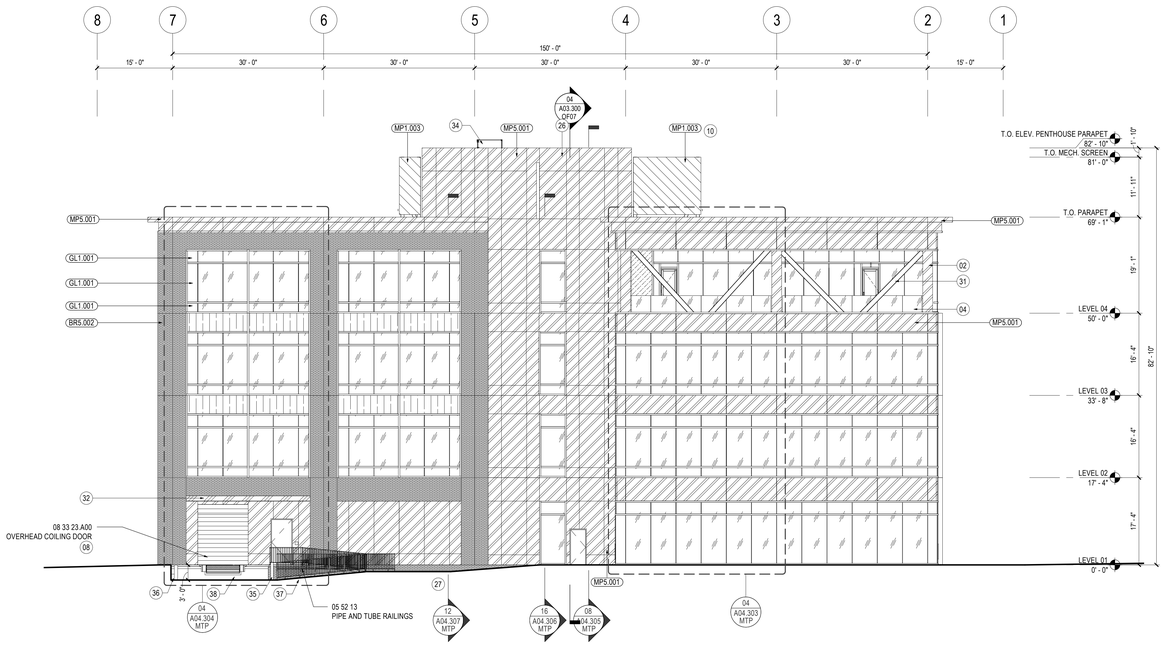


OVERALL BUILDING ELEVATION - EAST

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

REF: 01 / A02.101

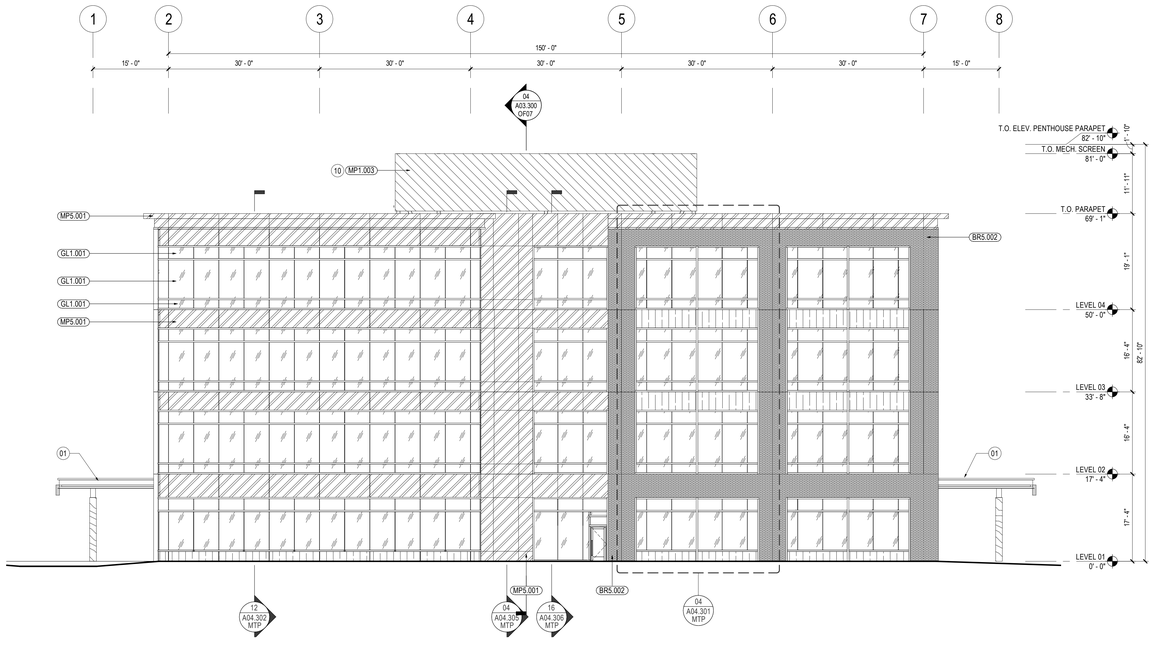
06

BUILDING ELEVATION - SOUTH @ WEST CORNER

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

REF: 01 / A02.101

04

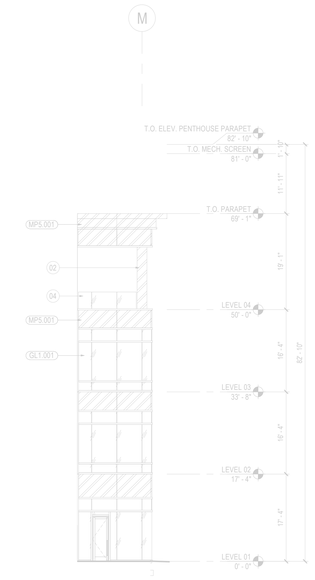


OVERALL BUILDING ELEVATION - WEST

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

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KEY PLAN

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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 - 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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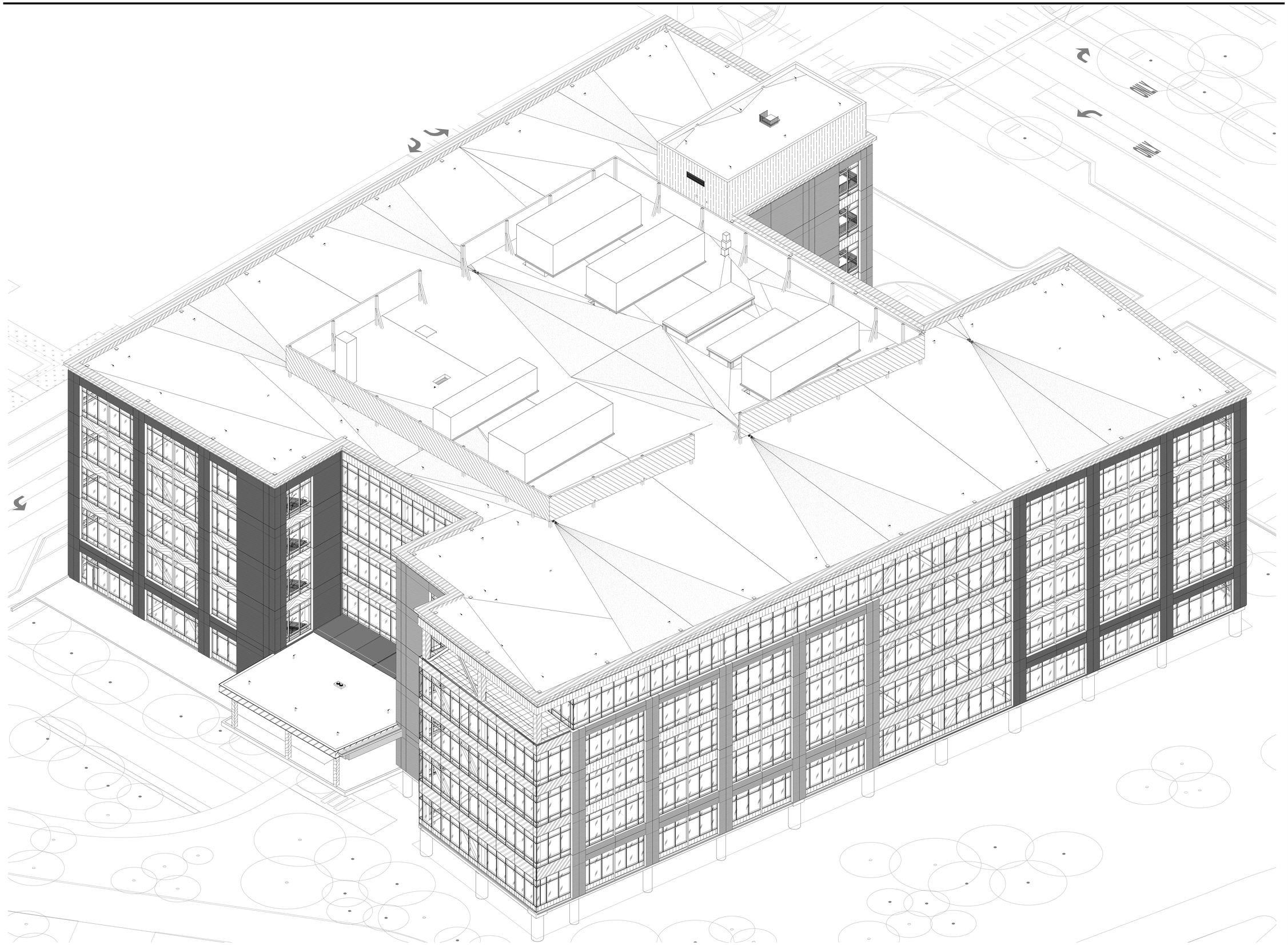

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

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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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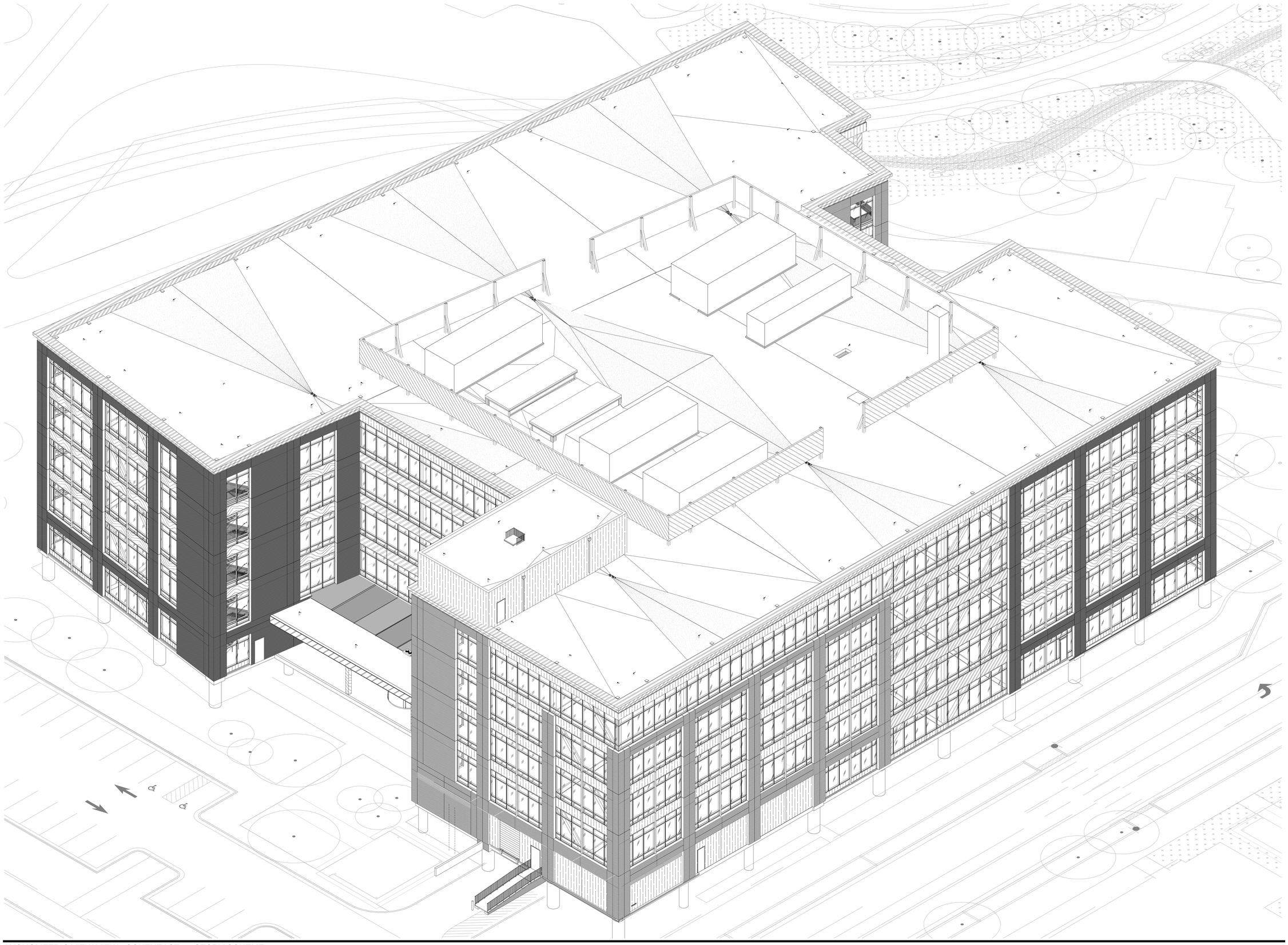

AXONOMETRIC VIEW VIEW - SOUTHEAST - 5 STORY SCHEME

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

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AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF08-Z03	V1	A03.101

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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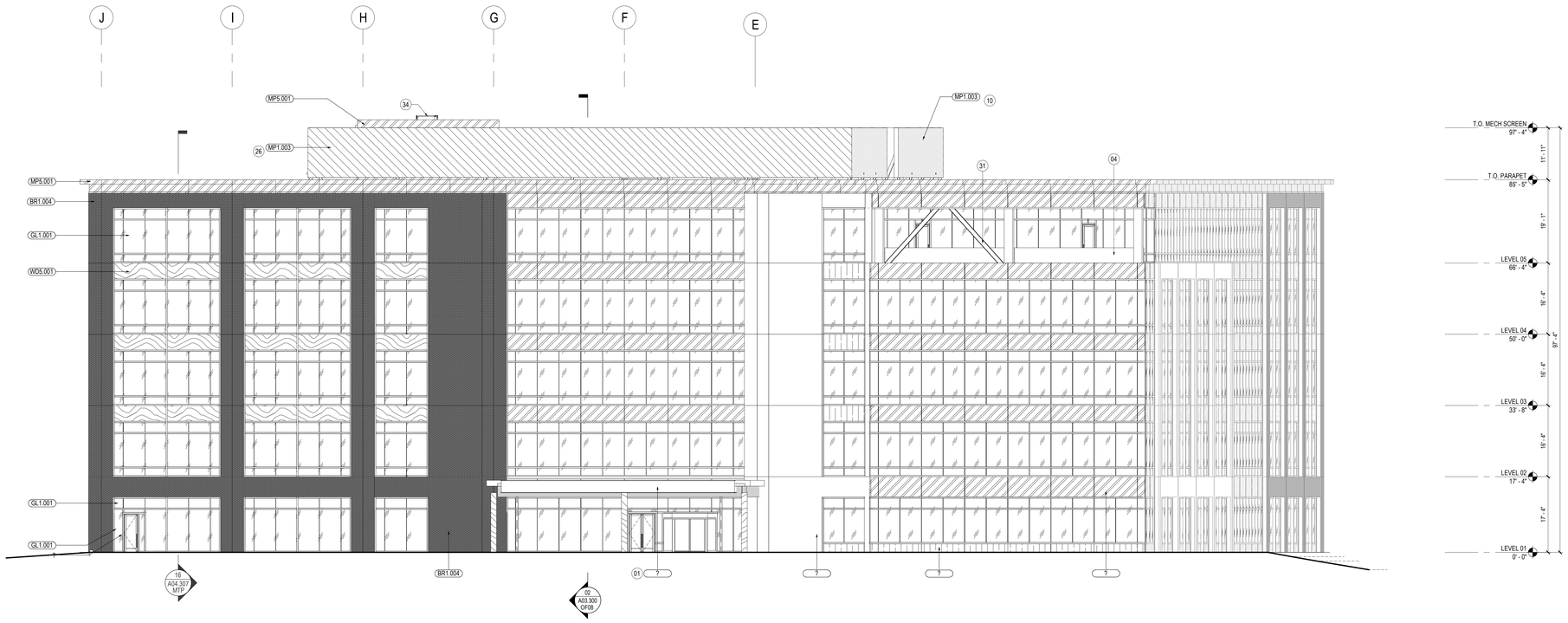
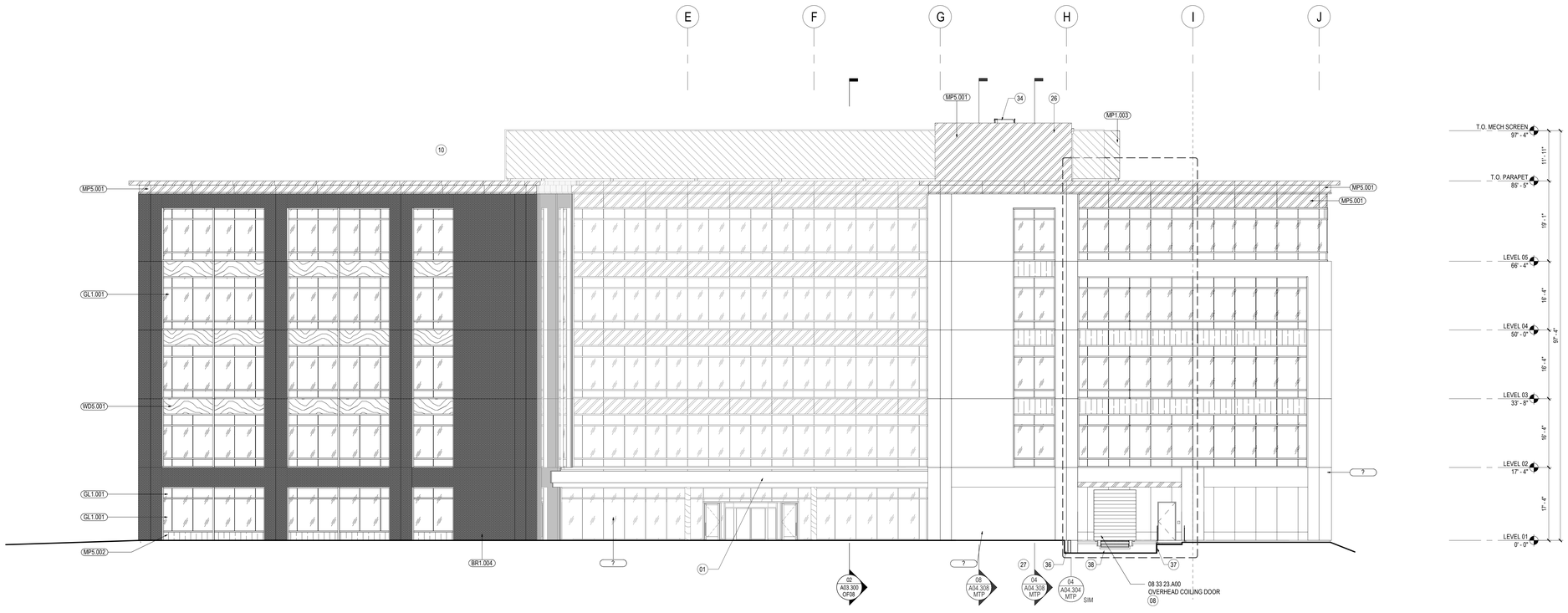


OVERALL BUILDING ELEVATION - NORTH

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

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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

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COLOR: 507 OLD RICHLAND
SPEC: 04 21 13

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

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SPEC: 08 80 00

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WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-525 (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

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KEY PLAN

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Seal / Signature

PRELIMINARY
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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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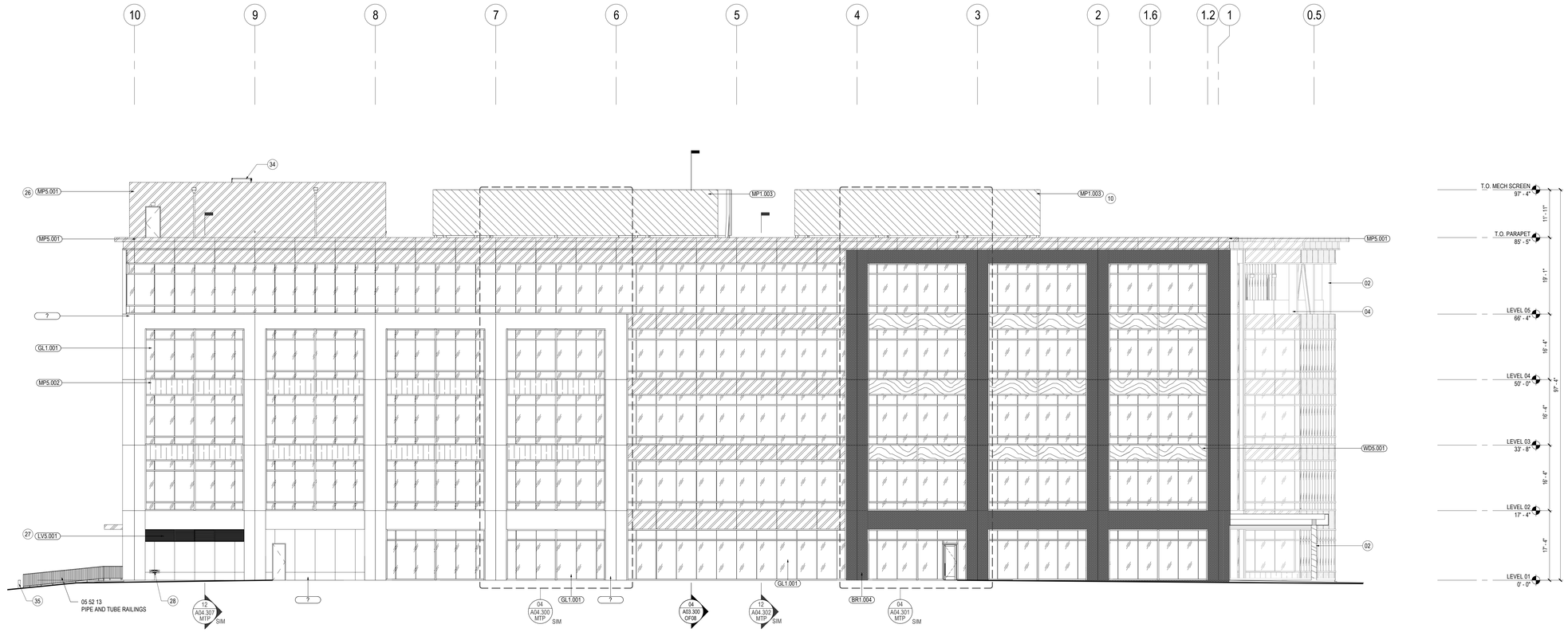
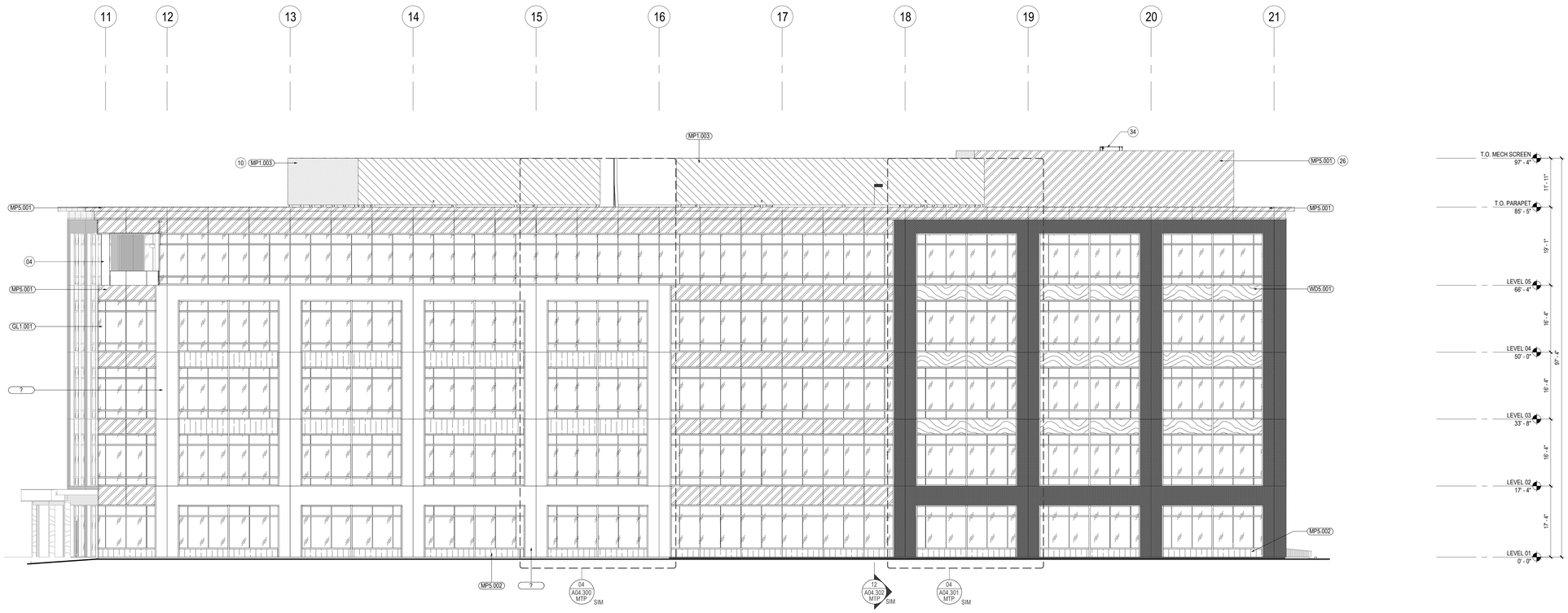


OVERALL BUILDING ELEVATION - EAST

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

02 PROVIDE METAL PANEL TO ALL EXPOSED COLUMNS, TYPICAL

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GENERAL NOTES

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LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

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  SPEC: 08 44 13
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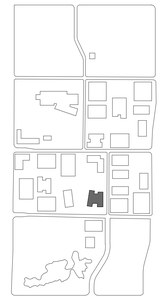
KEY PLAN



Date	Description
11.07.2019	SCHEMATIC DESIGN
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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 - 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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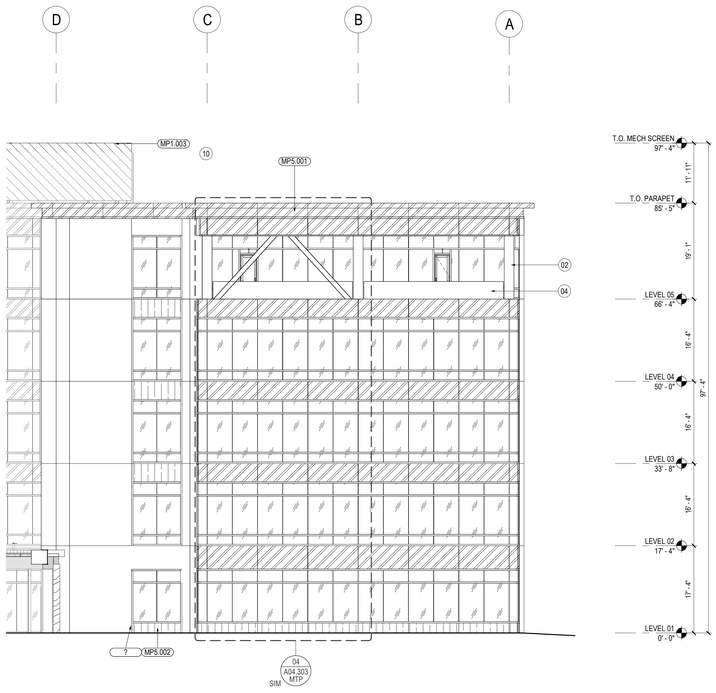
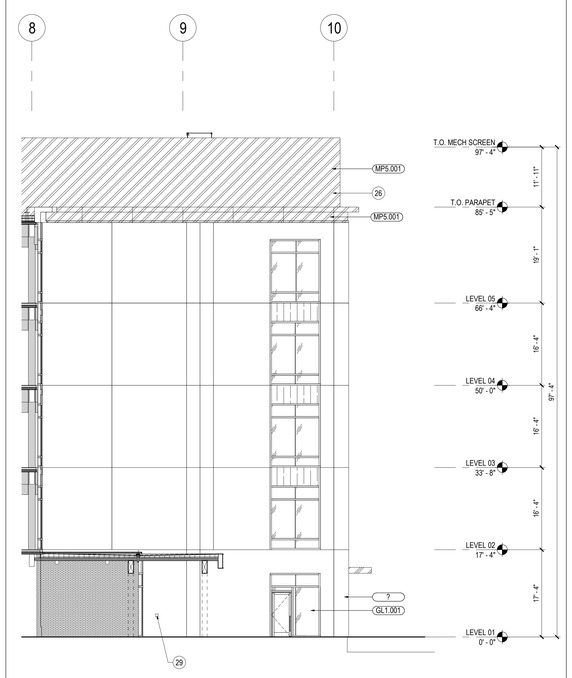


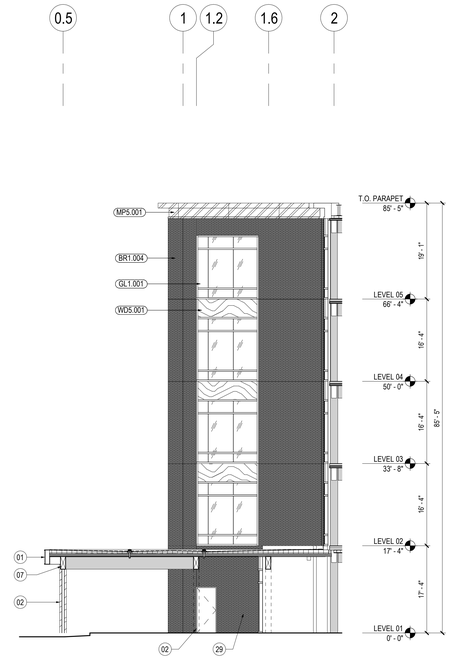
BUILDING ELEVATION - NORTH ELEVATION

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



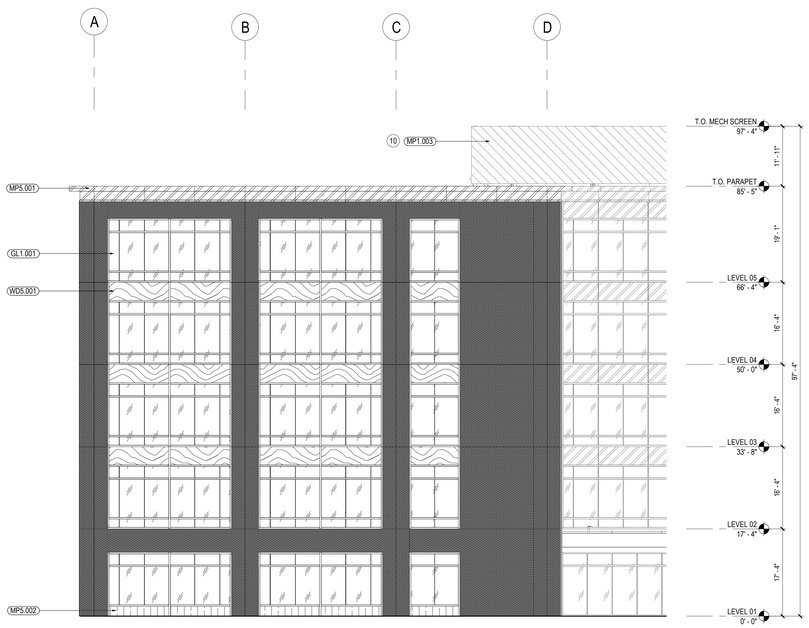
SOUTH COURTYARD - WEST ELEVATION

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



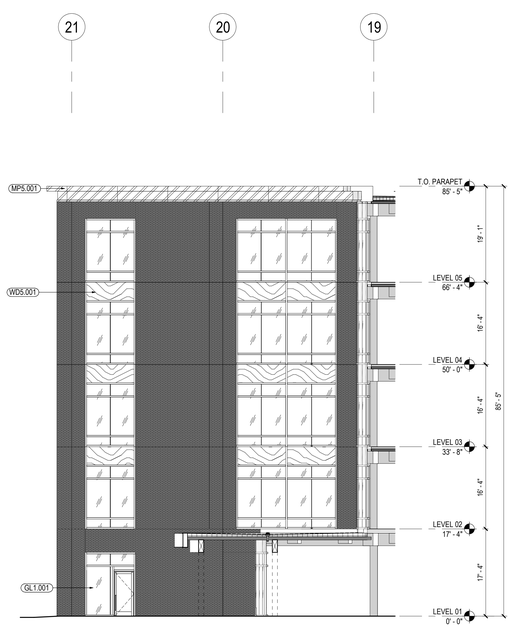
NORTH COURTYARD - WEST ELEVATION

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



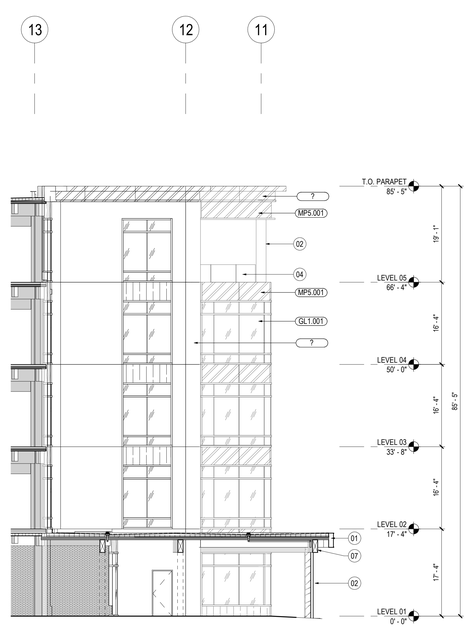
BUILDING ELEVATION - SOUTH ELEVATION

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)

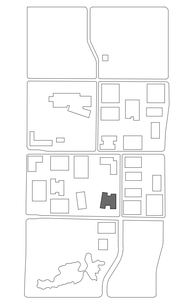
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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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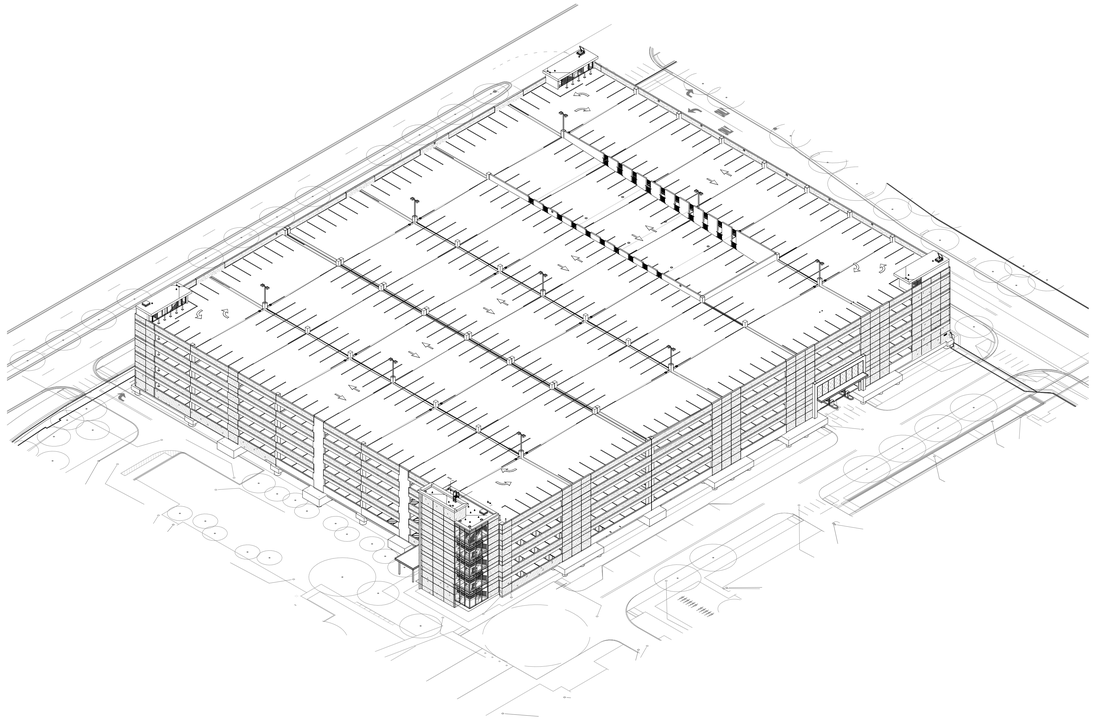
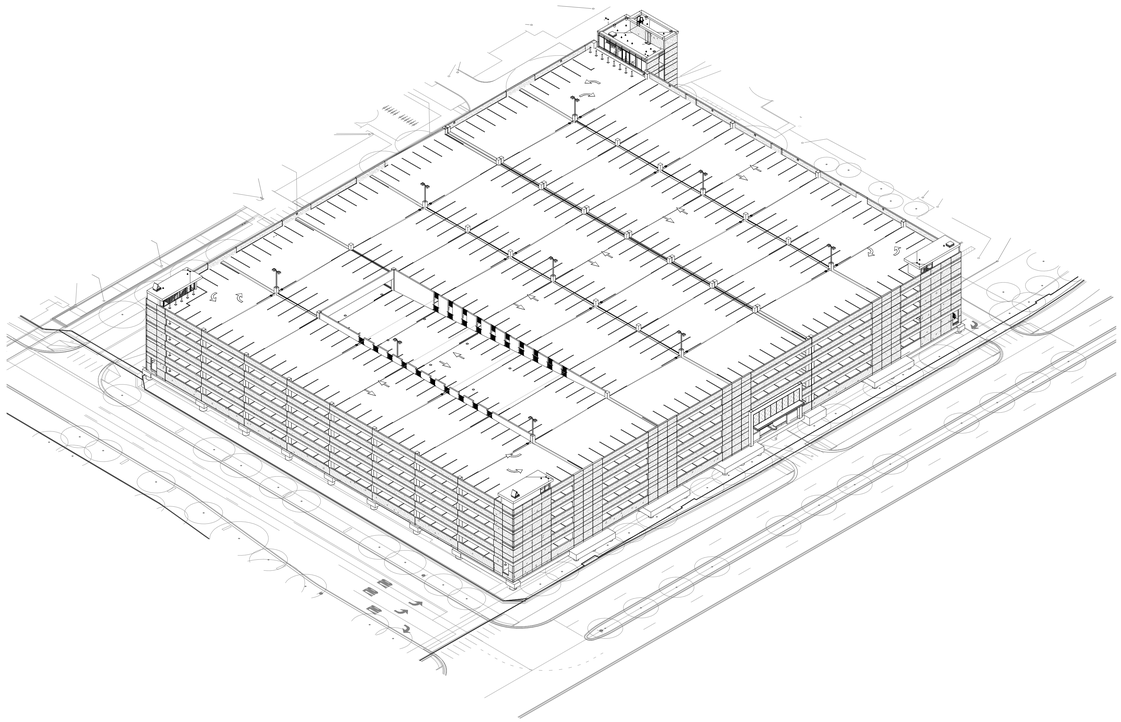


3D VIEW - NORTHWEST

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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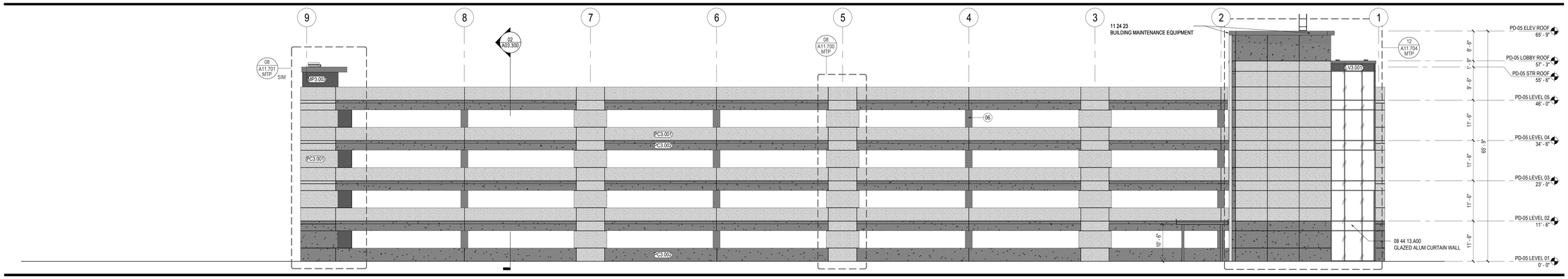
8/13/2020 8:50:45 PM BIM 360://027.7568.000 - WEDVWMC_PD05-03_GEN_A-Base-Building_027756800011.rvt

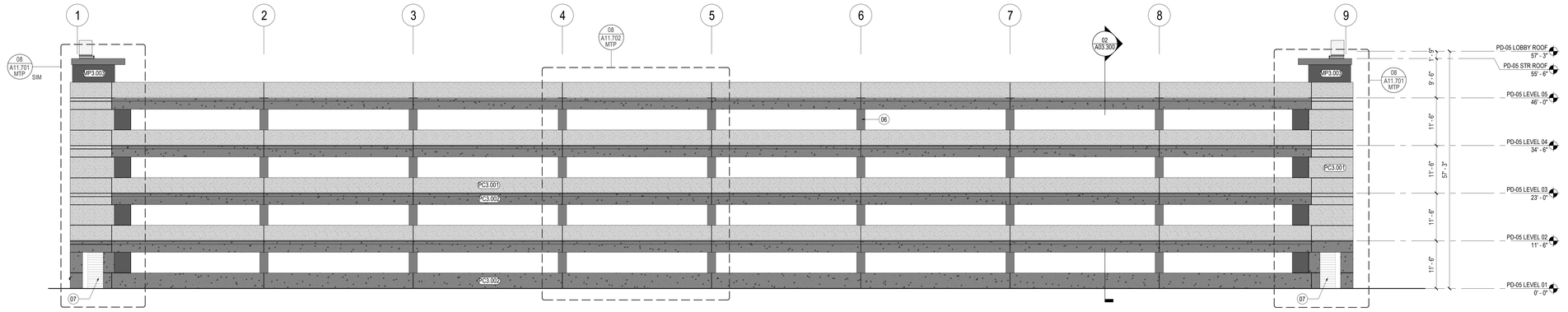


PD05 NORTH ELEVATION

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

REF: 01 / A02.101

01

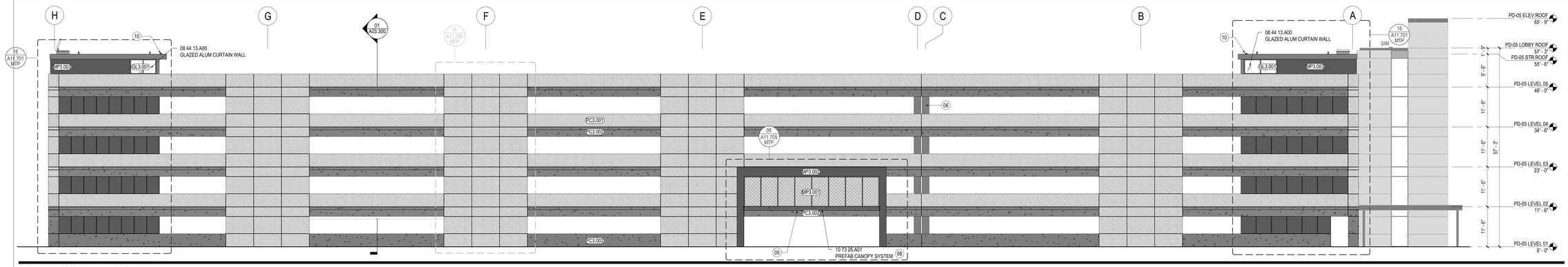


PD05 SOUTH ELEVATION

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

REF: 01 / A02.101

02

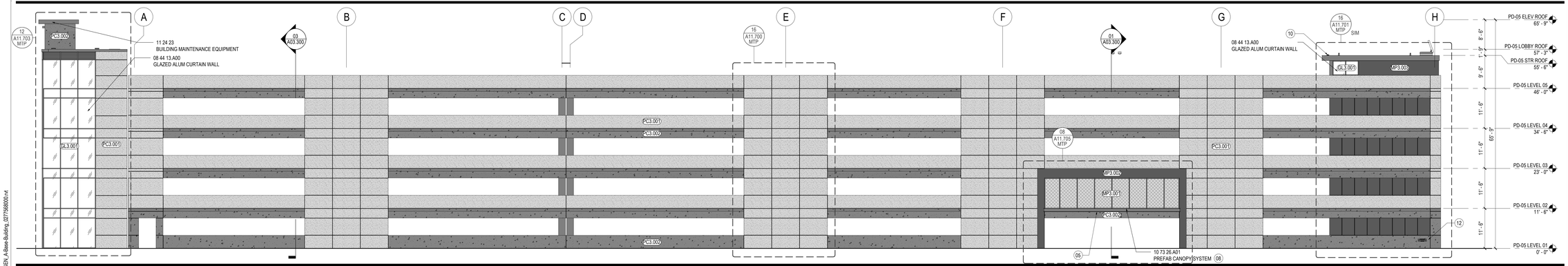


PD05 EAST ELEVATION

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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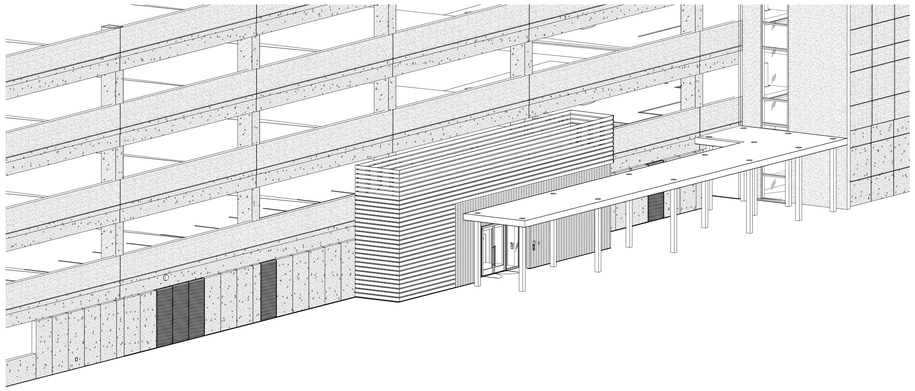
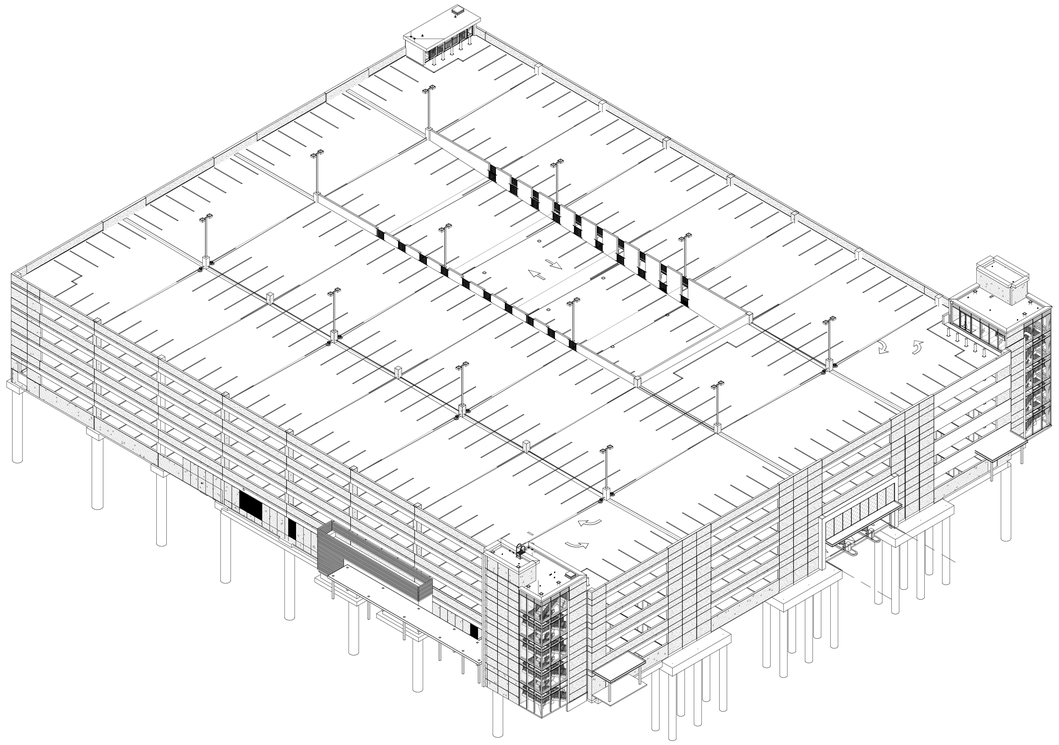


3D VIEW - BIKE LOCKER ENTRANCE

SCALE:

REF: /

13

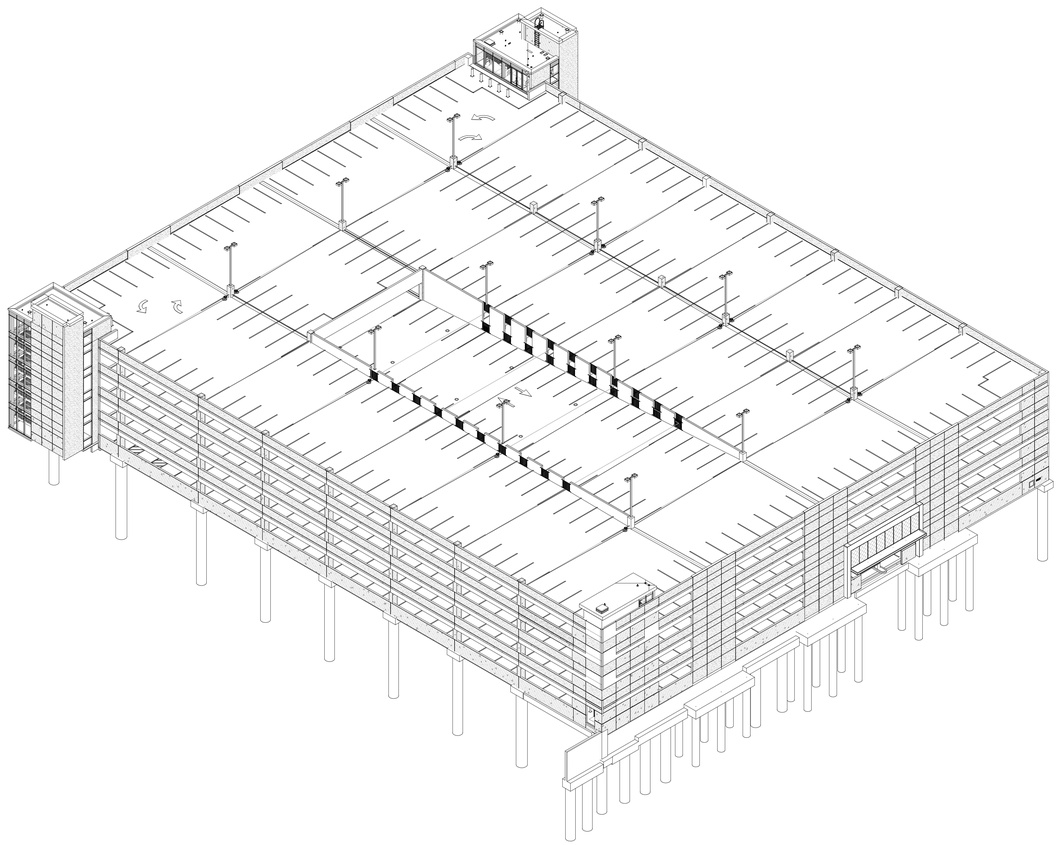


3D VIEW - NORTHWEST

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

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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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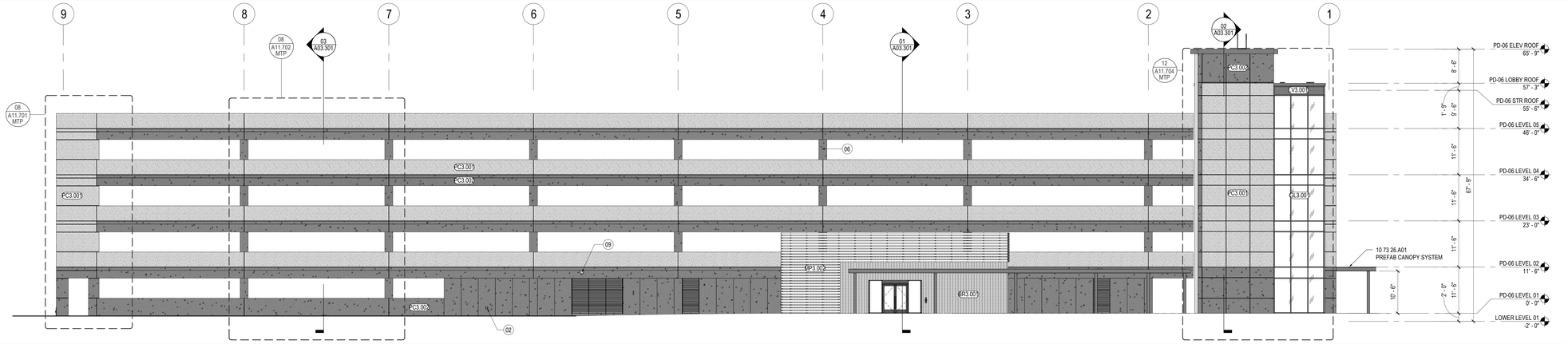
8/13/2020 8:43:17 PM BIM 360://027.7568.000 - WEDIVWMC_PD06-03_GEN_A-Base-Building_027756800.rvt

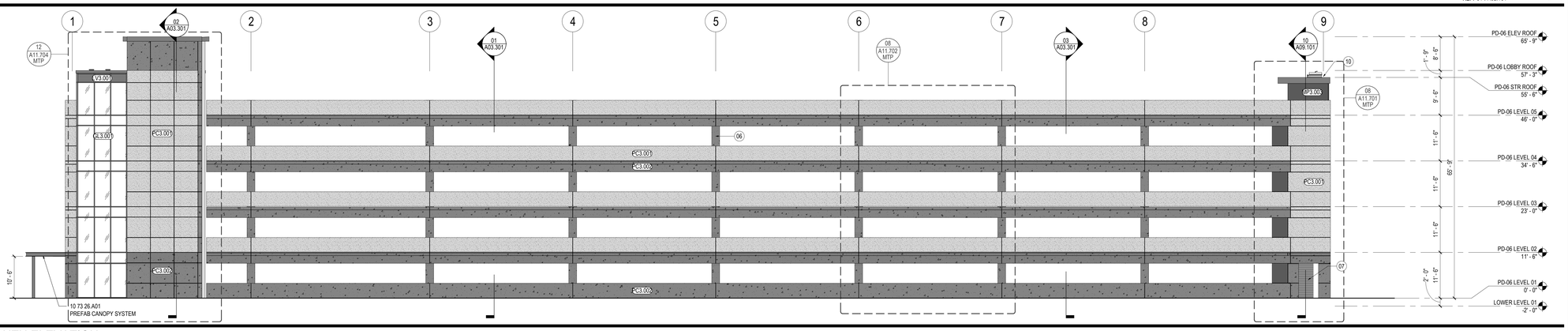


PD06 - NORTH ELEVATION

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

REF: 01 / A02.101

04

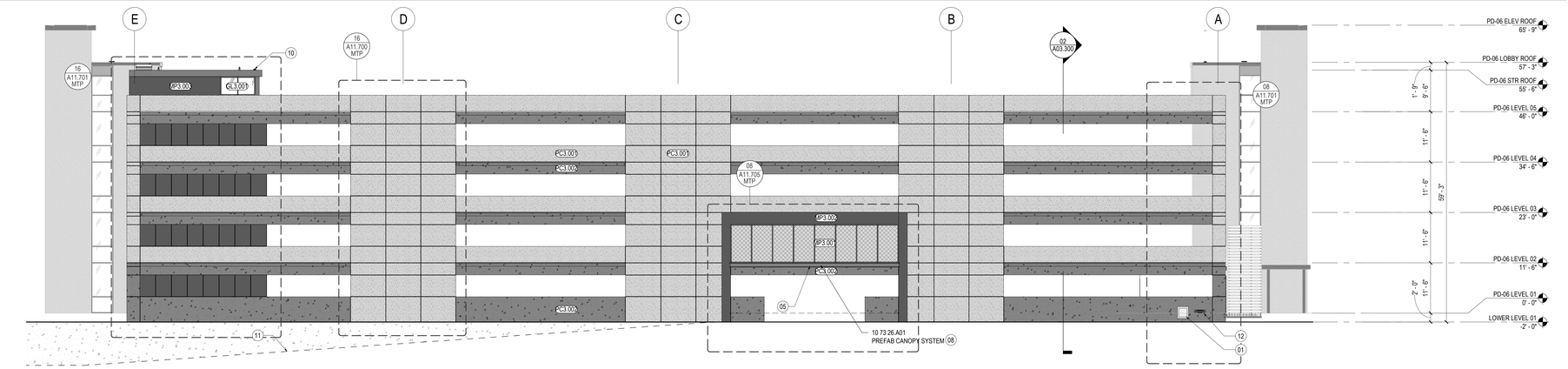


PD06 - SOUTH ELEVATION

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

REF: 01 / A02.101

01

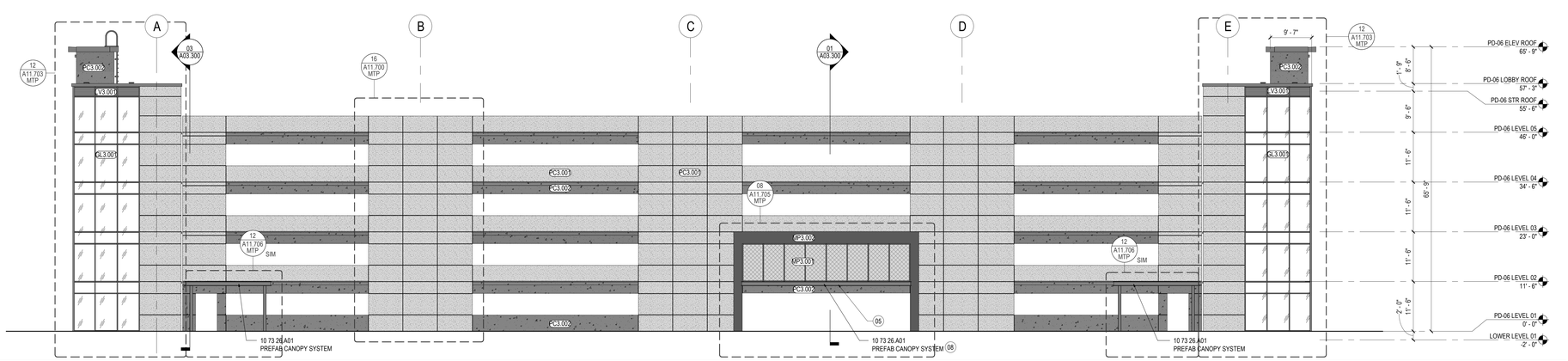


PD06 - EAST ELEVATION

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
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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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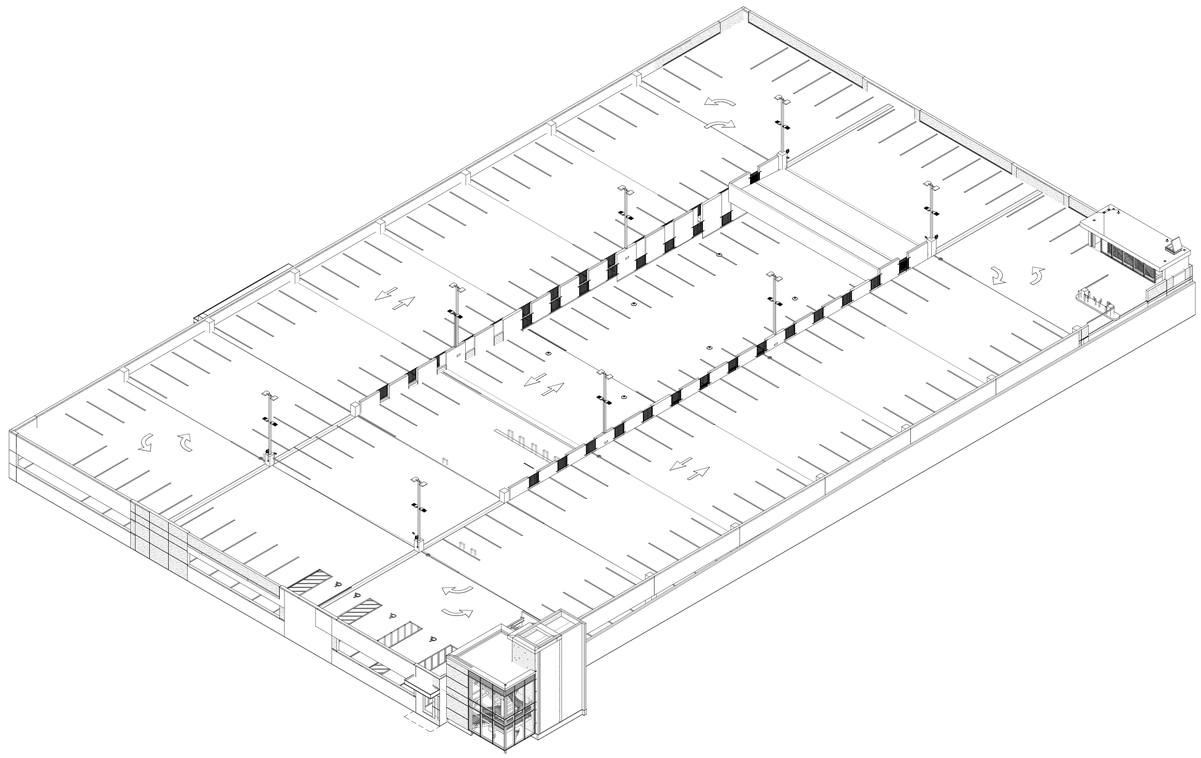
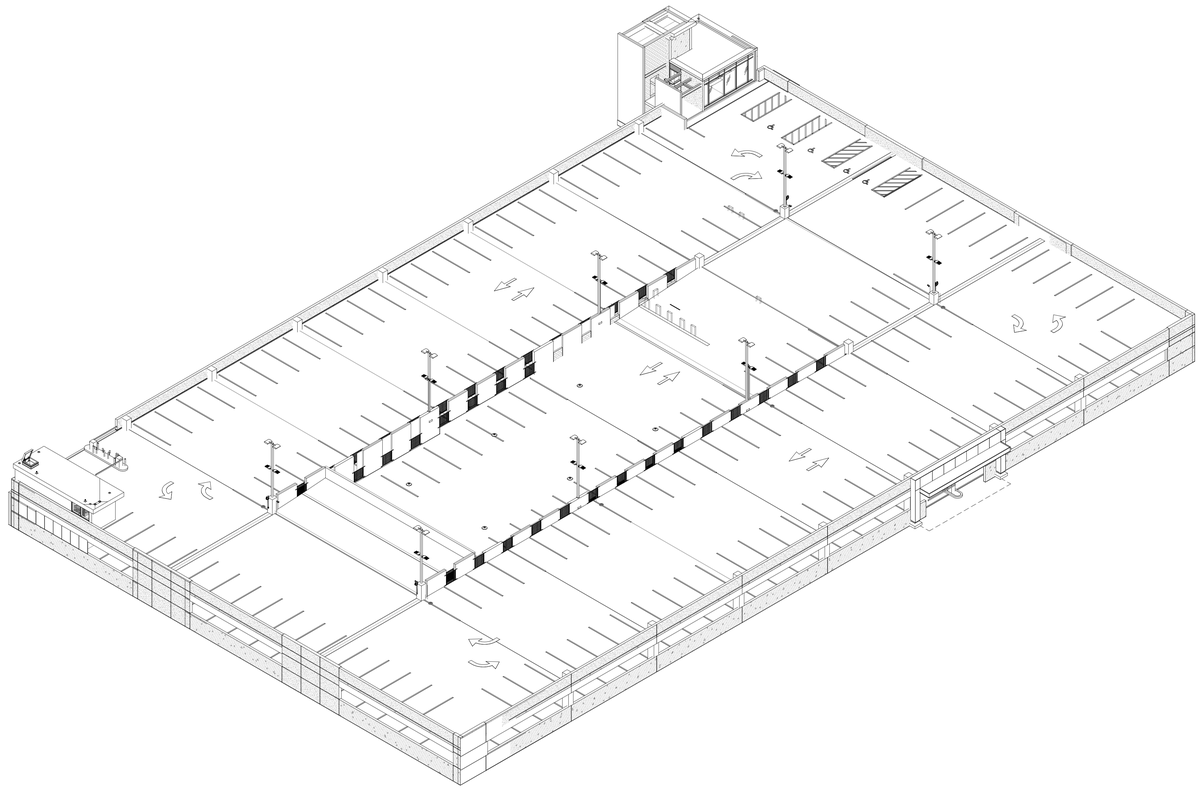


3D VIEW - NORTHEAST
SCALE:
REF: /
02



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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United States

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Fax 214.273.1505

KEY PLAN

△	Date	Description

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - PARKING DECK 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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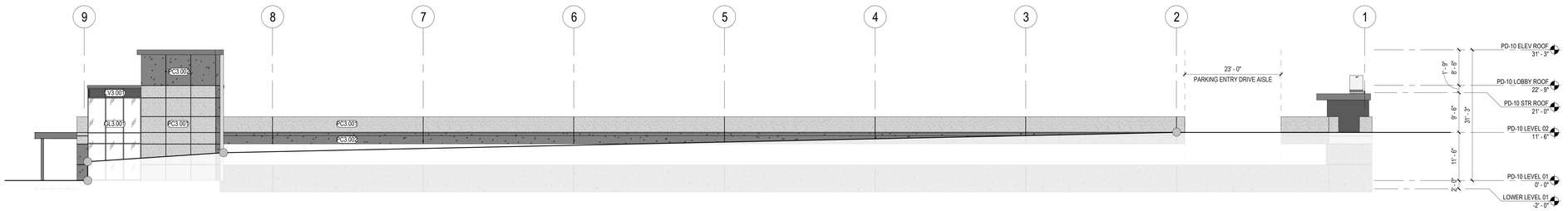
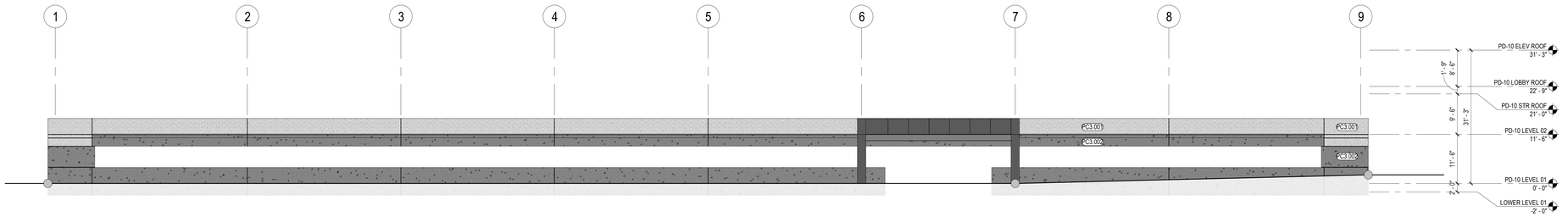


PD10 - NORTH ELEVATION

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

REF: 01 / A02.101

01

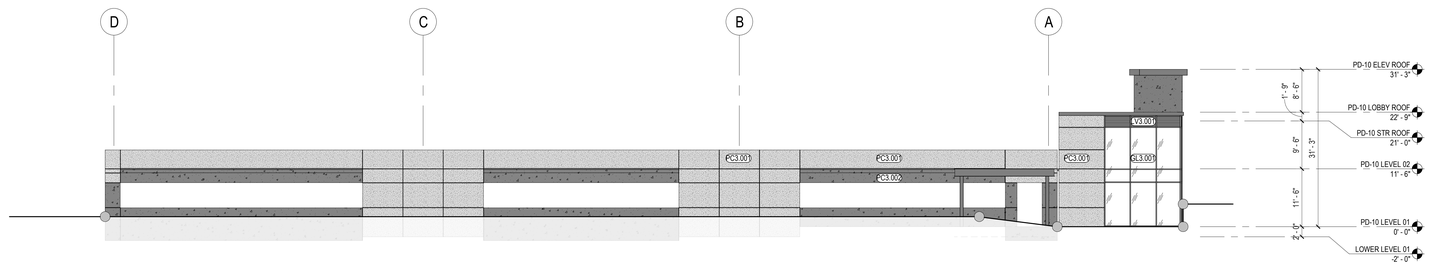


PD10 - SOUTH ELEVATION

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

REF: 01 / A02.101

02

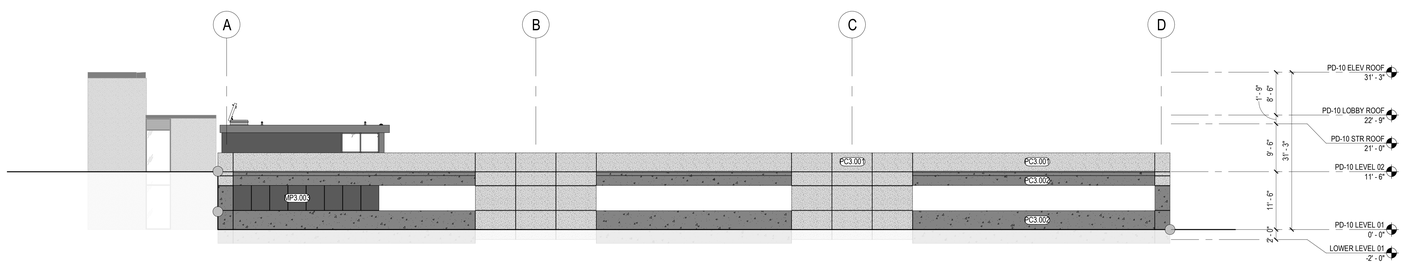


PD10 - EAST ELEVATION

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)

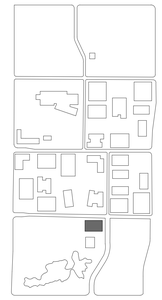
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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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LARGE SCALE DEVELOPMENT STAFF REPORT

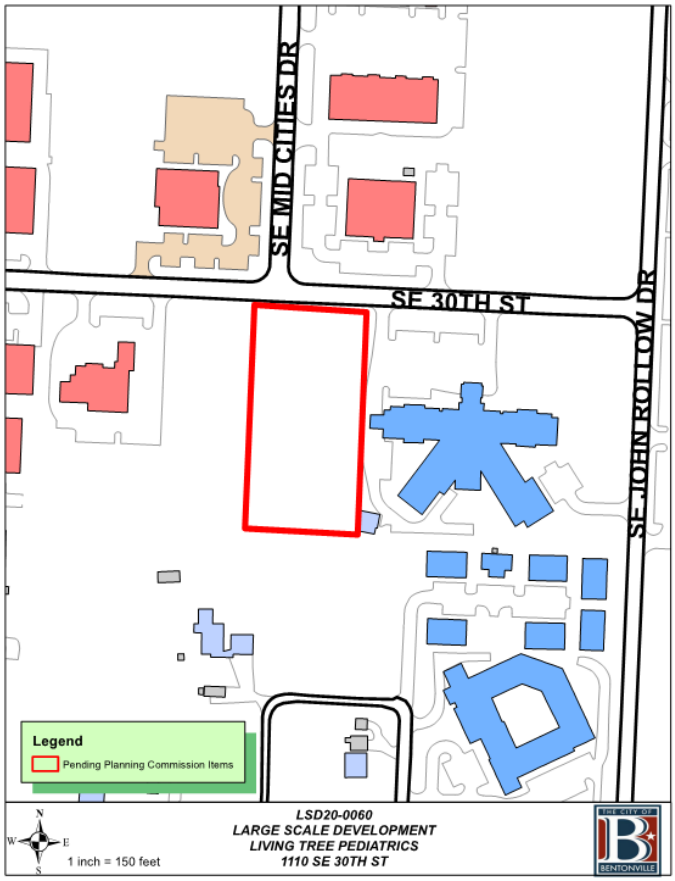
Living Tree Pediatric Care

1110 SE 30th Street
PC Date: 11/3/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	LSD20-0060
Applicant / Current Owner	Parah Pediatric Properties, LLC 2900 Medical Center Parkway, Ste 370 Bentonville, AR 72712
Site Area	+/- 1.7 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Office
Development Type / Use	Medical Services Office

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1110 SE 30th Street. The property is currently zoned C-2, General Commercial with a Future Land Use classification of Office.

Project Details
A large scale development proposing the construction of an approximately 10,200 square foot medical office building. The development provides a total of 94 parking spaces. It also provides adequate landscaping and sidewalk to meet the requirements of the Land Development Code.

The applicant's architectural elevations depict brick, metal wall panels, and aluminum store front glass as their proposed exterior materials.

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

Waivers
No waivers requested

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

Planning staff recommends approval of this large scale development.

LARGE SCALE DEVELOPMENT 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:

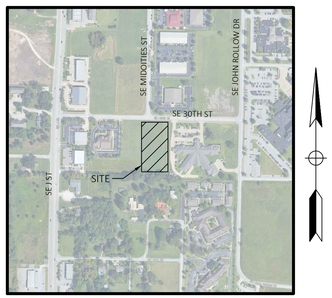
LOT 10, MID-CITIES CROSSING SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICE RECORDER OF BENTON COUNTY, ARKANSAS IN PLAT RECORD 23I AT PAGE 13.

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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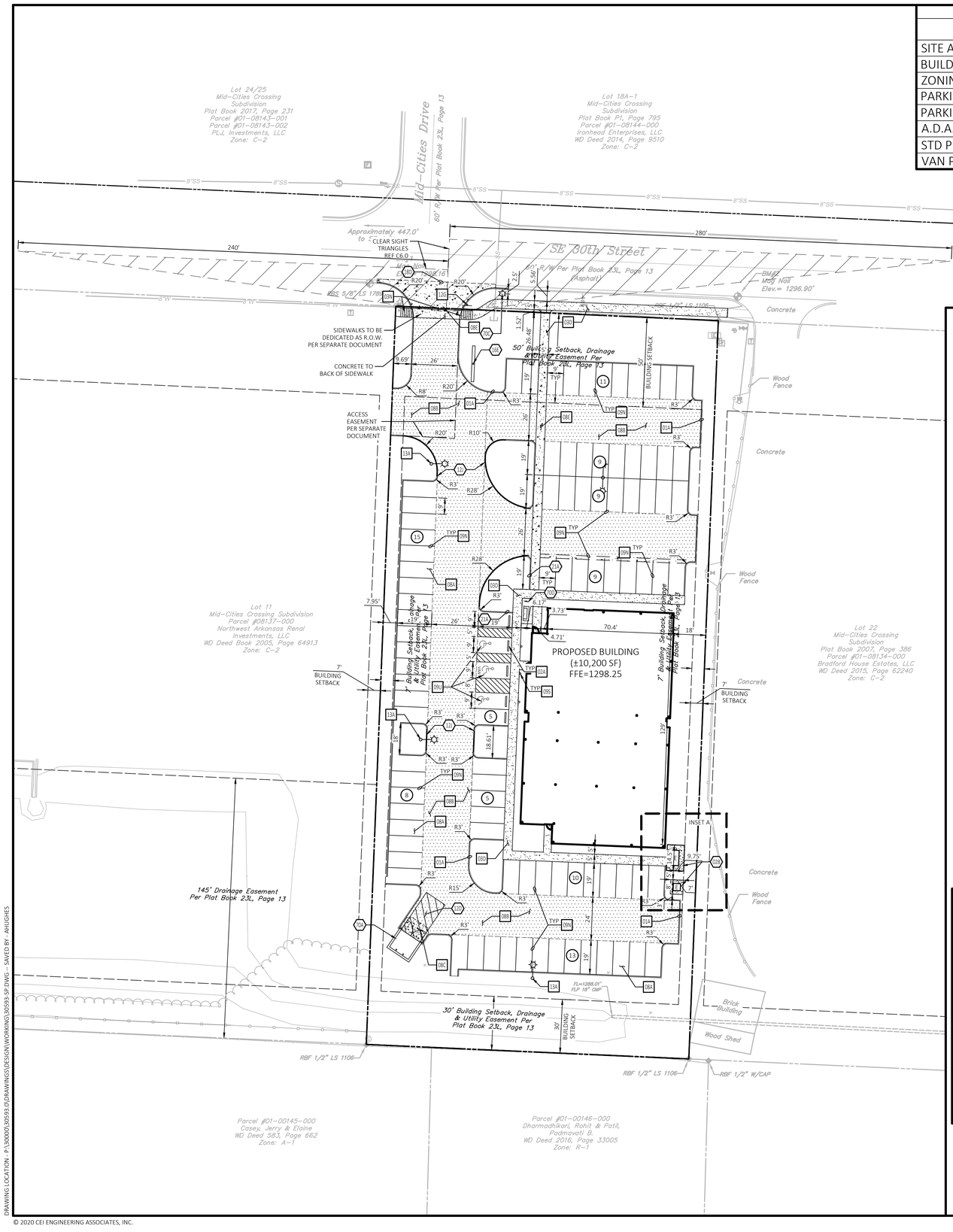


SITE DATA	
SITE AREA	1.70 ACRES (74,132 ± SF)
BUILDING AREA	10,200 SF
ZONING	C-2
PARKING REQUIRED	1/200 = 51 SPACES
PARKING PROVIDED	94 SPACES (90 + 4 A.DA.)
A.D.A. REQUIRED	4 SPACES (3 STD & 1 VAN)
STD PROVIDED	3 SPACES
VAN PROVIDED	1 SPACE

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.

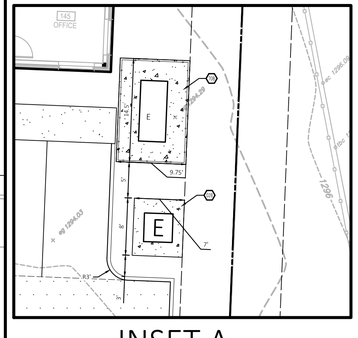
I. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY MATERIALS SIMILAR TO THOSE OF THE BUILDING.

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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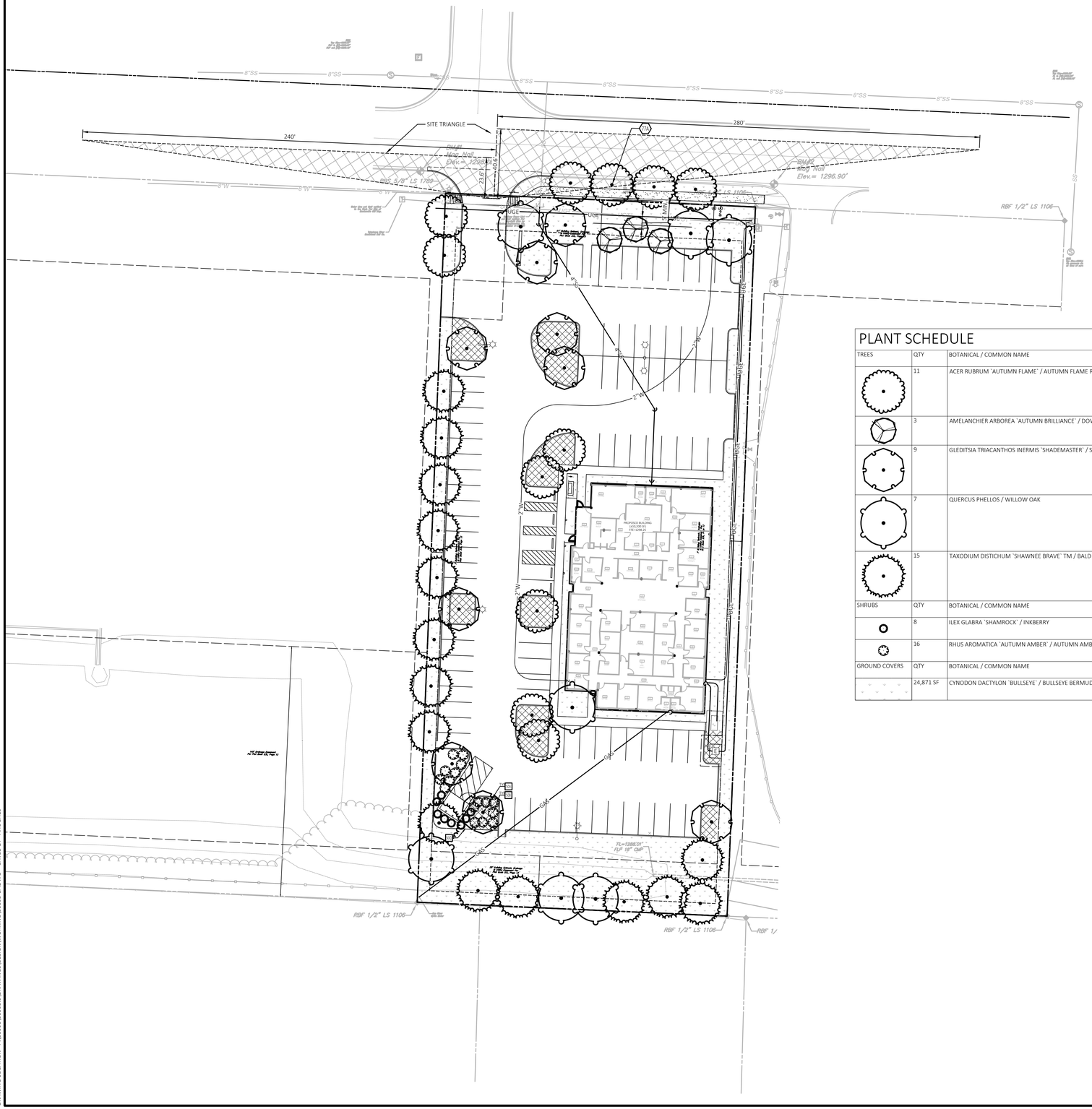

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N

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
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- 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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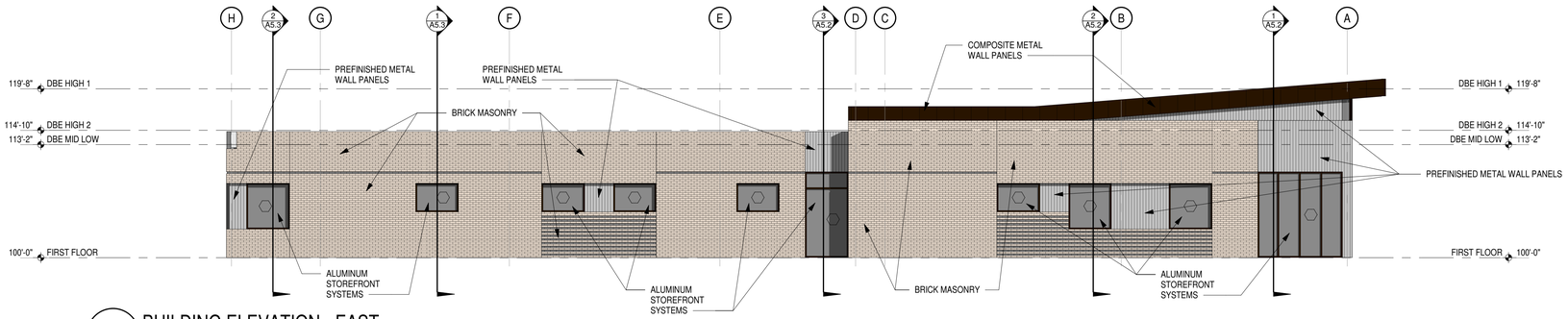
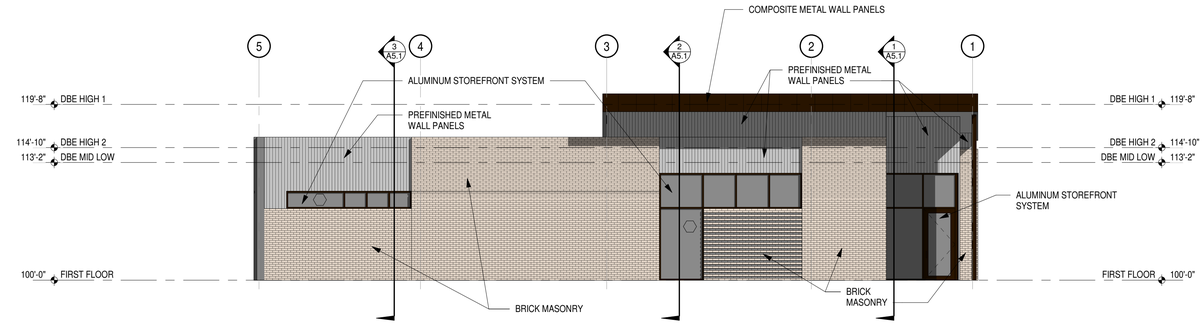


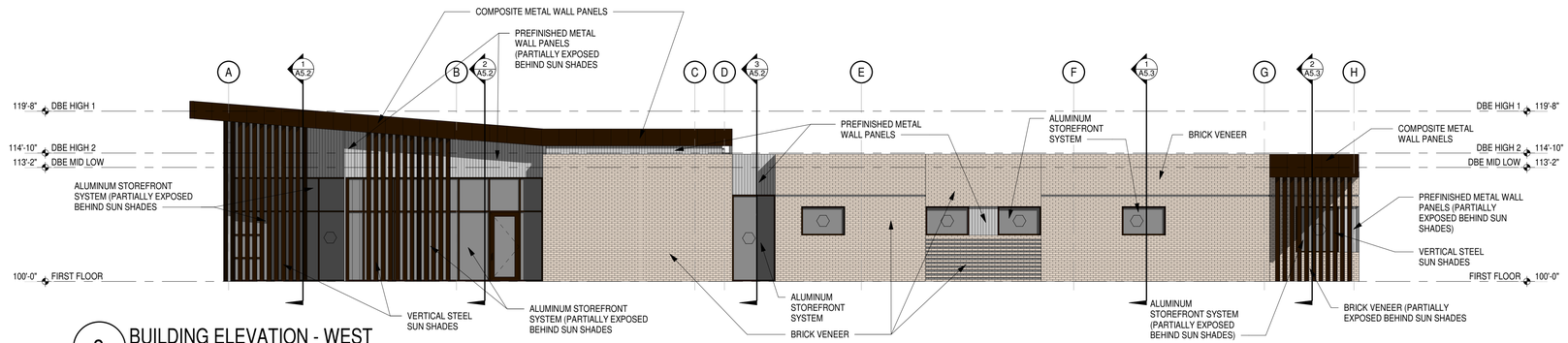
4 BUILDING ELEVATION - EAST
1/8" = 1'-0"

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%



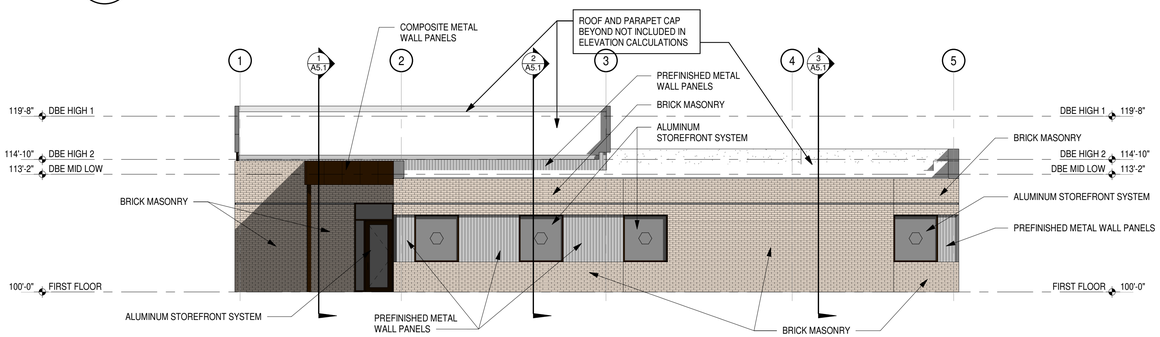
3 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

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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Elaine Kerr
50 Stonehenge Drive
Bentonville, AR 72712
479-366-3200

October 12, 2020

Dana Davis, Chairman
Bentonville Planning Commission
Bentonville, Arkansas

Chairman Davis,

Pursuant to my last email, the brief meeting at the end of Planning Commission, and the upcoming meeting we are to have with Planning Staff as well as City Council, I would like to request the by-laws be amended as follows:

> **In November of each even year, Planning Commission and Planning Staff will meet together and review all the Land Use changes and look at the Zoning Map to see what changes might need to be made.**

Please feel free to change the wording as long as every other year we review the above.

Respectfully,

Elaine K

Elaine Kerr

Cc: Tyler Overstreet

BY-LAWS
BENTONVILLE PLANNING COMMISSION

Article 1 Member, Term, Attending to Duties

1.1 The Members and term of office shall be as stipulated by the most recent city ordinances or as amended.

1.2 When a new member is appointed to the commission the position number he or she is filling will be so designated at the time of appointment.

1.3 Missing three (3) consecutive regularly scheduled meetings, to include both, Planning Commission and/or Technical Review meetings or a total of six (6) meetings combined in a calendar year, except in extraordinary cases, may, at the recommendation of the commission, constitute cause for removal by the city council.

1.4 Members should advise the secretary or planning staff before the meeting date if they expect to be absent or late.

Article 2 Officers, Election and Term, Duties, Chairing the Meeting, Signing for the Commission.

2.1 The members shall elect a chairman, vice-chairman and a secretary at the administrative meeting in December, and the term of office shall be until the next officers have been elected.

2.2 The chairman shall preside at meetings and hearings and shall decide points of order or procedure, following Robert's Rules of Order. The chair may designate a parliamentarian to keep the meeting running in an orderly fashion.

2.3 In case the chairman is absent, the vice-chairman shall assume the duties as chair; next comes the secretary. If all three are absent and a quorum is present, those members shall elect from among themselves a chairman and secretary and proceed.

2.4 The secretary shall be responsible for the following tasks; however, (s) he may delegate authority for performing them to another member or employee of the planning department;

2.4.1 Bring an up-to-date copy of the by-laws and appointing orders (names, addresses, term dates, and committee lists) to every meeting.

2.4.2 Prepare the minutes of meetings and public hearings.

2.4.3 Distribute minutes of regular meetings, special meetings and public hearings to all Commission members prior to next regularly scheduled meeting.

2.4.4 Hand deliver, mail, email or otherwise digitally notify the proposed order of business items and notice of regular meetings, and the purpose and notice of special meetings.

2.4.5 Keep up with priority correspondence and inspect the files; complete filings with city officials as required. Routine matters will normally be delegated to the employee (s) of the planning department.

2.4.6 Place notices of public hearing and legal advertising.

2.5 When adopting all or a part of the comprehensive city plan for all or any part of the incorporated territory which takes the certifying signature of the chairman, the material shall be signed by the appointed chairman or the acting chairman.

2.5.1 In lesser matters and when agreed to by the members, the chair shall delegate the authority for certifying specific commission actions to another officer. Routine matters will normally be the duty of the planning department.

2.5.2 In the event the planning commission takes action accompanied by restrictions or conditions that must be met before that action is to be certified and carried into effect, the planning staff will assure satisfaction of these conditions.

Article 3 Meeting scheduling, Quorum, Majority, Order of Business, Public Hearings

3.1 Commission meetings shall be open to the public as provided by the Arkansas Freedom of Information Act.

3.1.1. The regular meetings of the planning commission shall be on the first and third Tuesday of each month at 4:00 p.m. in the Planning Commission Chambers of the Bentonville Community Development Building located at 305 SW A Street.

3.1.2. Special meetings may be called at any time by the chairman or any three members.

3.2. No formal business shall be conducted without a quorum and no member may vote by proxy.

3.2.1 A quorum shall exist when a majority of the appointive members are present.

3.2.2 The affirmative vote of a simple majority of those members present shall carry any motion or resolution, except as otherwise stated. The chairman shall have a vote at all times.

3.2.3 The mayor shall be an ex-officio member (or any ex-officio member) and shall not be counted in arriving at quorum.

3.3 The order of business shall follow the distributed agenda unless otherwise agreed to by the members.

3.4 Public hearings shall be conducted (formally), and the chair shall make all rulings and determinations regarding the scope of the inquiry, the admissibility of evidence, the order in which evidence, objections and arguments will be heard, and other like matters, except that other members shall be privileged to make inquires personally and to call for a vote on any ruling of the chair, whereupon the vote shall determine the rule. It shall be the purpose of the chair to entertain the presentation of sufficient matter to do substantial justice to all concerned parties to the proceedings. It is not the intent in the public hearing to defy the members and their responsibilities as spokesmen for the public view on public issues, but rather to develop them in this role. Final or official action shall be taken only in regular meetings unless the public hearing is continued to a special session of the planning commission after the hearing.

3.5 A rehearing shall be called if there is substantial information indicating a factual error, omission or oversight in the first consideration or at the request of city council. A request for a rehearing must be made in writing and must state the factual error, omission or oversight asserted as the basis for a rehearing. A request of a rehearing must be filed with the community development director within 30 days from the date of final action on the matter by planning commission.

3.6 One meeting per year will be reserved for administrative items. No development items will be heard at this meeting. The 2nd meeting during the month of December will be reserved for administrative items of the planning commission.

3.7 In November of each even year, Planning Commission and Planning Staff will hold a special meeting to review the previous two year's Zoning and General Plan Amendments and evaluate the need for changes to the Future Land Use Plan.

Article 4 Consent Agenda

4.1 The community development director or his/her designee is authorized to prepare for each meeting a consent agenda for consideration by the planning commission.

4.2 Items may be placed on the consent agenda if it is non-controversial, the item does not require a public hearing and staff and applicant agree on the findings and conditions of approval.

4.3 The following procedure will generally be followed by the planning commission when considering consent agenda items:

4.3.1 Introduction of the consent agenda items by the chair.

4.3.2 Any commissioner or member of the public may request that an item be removed from the consent agenda. The reason for the request shall be stated. Such request need not be seconded.

4.3.3 The chair shall determine if the item removed from the consent agenda can be expeditiously resolved or be placed at the end of the regular agenda. The public hearing on each item, which has been removed from consent, shall be limited to the issues raised by those requesting removal.

4.3.4 After any item(s) has been removed from the consent agenda, the chair may call for a motion to approve the item(s) remaining on the consent agenda.

4.3.5 Only one motion is required for all consent items. After being duly seconded, the consent agenda shall be voted on by a roll call vote of the commissioners.

Article 5 Committees

5.1 The chairman may establish standing, special, or advisory committees. Committee members may be persons other than member of the planning commission, but a commission member shall be named as either active or ex officio chairman of each committee. The chairman shall be obliged to follow Robert's Rules of Order.

5.2 Meetings shall be called by the chairman of the committee, or a majority of the membership of the committee, notifying the others.

Article 6 Records, Action, Studies, Recommendations, Public Access

6.1 The planning department shall keep a file including, among other things, studies, plans, reports and recommendations made by the commission members and planning department staff in the discharge of its duties and responsibilities.

6.2 Records shall be kept open to the public, available without fees or delays, subject only to the necessity for good order and discipline in the office of the planning department.

Article 7 Changes to These By-Laws, Timing, 2/3 Majority

7.1 These by-laws shall be adopted, and later suspended, changed, or canceled only after an affirmative vote of 2/3rds of the membership of the planning commission. Amendments shall be proposed in writing at a regular meeting and moved for action at a following meeting, unless ten days notice and the written amendment itself have been given to all members, in which case motion may be made at a special meeting ten days after all the members have received the proposed change to these by-laws.

PLANNING COMMISSION ACTION: by majority of the appointed members so voting, these by-laws for the Bentonville Planning Commission are approved.

REVISED AND ADOPTED BY THE CITY OF BENTONVILLE PLANNING COMMISSION THIS 6TH DAY OF MARCH, 2018.

ATTEST:

_____ _____

Secretary Chair

Amended 02/11/77
05/19/98
02/03/04
12/28/05
03/20/07
03/6/18
08/18/20
11/17/20