

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



**Planning Commission
Tech Review Agenda
November 10, 2020**

- I. Call to Order**
- II. Old Business**

1. The Reserve

Large Scale Development

Greenhouse Road ([LSD20-0002](#))

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

III. New Business

1. **Accessory Structures Ordinance** **Public Hearing***
2. **Guarantee Bonds Ordinance** **Public Hearing***
3. **Runoff Mitigation Ordinance** **Public Hearing***
4. **Loh & Collingsworth** **Rezoning***
(R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential)
801 & 805 SE 5th Street ([RZ20-0053](#))
 - +/- 0.45 acres
 - Currently zoned R-1, Single Family Residential and the Future Land Use Plan currently depicts this property as Medium Density Residential.
 - Adjacent zonings are R-ZL, Zero Lot Line Residential to the north, R-3, Medium Density Residential and DN-4, High Density Residential to the west, R-1, Single Family Residential to the east, and C-2, General Commercial to the south.
 - These properties are identified as “Neighborhoods of Transition” within the Land Use Plan.
 - While the rezoning does not fit into the Future Land Use Plan, it can potentially be justified due to the adjacent uses of the apartment complex to the west, higher density single family to the north and more intensive commercial and industrial uses to the south. Recently the Planning Commission approved a rezoning to DN-4 at nearby 402 SE G Street on April 7, 2020 and another DN-4 request was recently approved at 309 SE G Street on January 13, 2020.
5. **Wright** **Rezoning***
R-1, Single-Family Residential to DE, Downtown Edge
208 SE 6th Street ([RZ20-0054](#))
 - Located southwest of the intersection of SE 6th Street & SE B Street. Adjacent zoning districts include R-O, Residential Office to the north, R-3, Medium-Density Residential to the east, and R-1, Single-Family Residential to the south and west.
 - The Future Land Use Plan currently depicts this property as Downtown Commercial. Downtown Commercial areas typically include vertical, mixed-use developments with a focus on design character and pedestrian access.
 - The DE, Downtown Edge zoning district definition cites its potential as a transitional zone between the downtown core and adjacent residential areas. The form and character of structures in the DE district are meant to provide a service-oriented character for surrounding neighborhoods.
 - According to the applicant’s narrative, the intent of the rezoning request is to relocate the existing Elysian Boutique business to the home located at 208 SE 6th Street.

- 6. Square District Properties, LLC** **Rezoning***
R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
510 NW D Street ([RZ20-0055](#))
- +/- 0.29 acres
 - Currently zoned R-1, Single Family Residential and the Future Land Use Plan currently depicts this property as Medium Density Residential.
 - R-1, Single Family Residential zonings surround this property.
 - These properties are identified as “Areas of Neighborhood Transformation” within the Land Use Plan.
 - The request is consistent with the Future Land Use Plan for this area as Medium-Density Residential and fulfills the objectives of Priority Area 1 of the Community Plan as Downtown Intensification.
- 7. Walton Family Foundation, Inc.** **Rezoning***
A-1, Agricultural to C-3, Mixed-Use Commercial
NE J Street ([RZ20-0056](#))
- Parcel # 01-15205-000 is zoned A-1, Agricultural, and the surrounding zoning classifications include A-1, Agricultural to the north, west, south, and PUD, Planned Unit Development to the east.
 - This parcel fronts NE J Street and is classified as an Arterial on the Master Street Plan. Adjacent uses include First Presbyterian Church of Bentonville to the north, Crystal Bridges Museum of American Art to the west, Amazeum Children's Museum to the south, and Legacy Village restricted housing to the east.
 - The property falls within Priority Area 2, Infill. In addition to the increase in residential population and new housing in the area, the Infill Area also accommodates considerable new commercial and industrial development, further strengthening and diversifying its tax base and employment opportunities. The Future Land Use Map designates this area as Public / Semi-Public.
 - The Zoning Code parking as a principal use is conditional within the C-3, Mixed Use Commercial district. The C-3 district is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop, and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices, and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation, and greater social interaction to benefit residents' health and well-being.

8. Providence Phase II Model Home

Conditional Use Permit*

Temporary Use

6604 SW Chalkstone ([CU20-0045](#))

- Currently PRD, Planned Residential Development
- The applicant requests that a temporary parking lot be allowed on Lot 3 of Providence Village Subdivision Phase 1, to serve an adjacent office/model home that will be constructed to the north on Lot 2.
- The applicant shall submit large scale development Plans for administrative review and approval.
- The existing temporary parking lot on Lot 41 of Providence Village Subdivision Phase 1 shall be removed before the new parking lot on Lot 3 can be accepted and utilized.
- Once the subdivision is completed the parking lot shall be demolished and replaced with a single-family home.

9. SE 3rd Street Offices

Conditional Use Permit*

Temporary Use

603 & 605 SE 3rd Street ([CU20-0046](#))

- Currently zoned R-1, Single-Family Residential. Temporary uses require a Conditional Use Permit in all zoning districts.
- A conditional use permit request to allow for 603 & 605 SE 3rd Street to be permitted as temporary construction offices during the construction of the City U development.
- According to the applicant's narrative, the hours of operation will be Monday through Friday, 7:00 AM to 5:00 PM. The applicant plans to have a total of six employees located within the homes.
- According to the applicant's narrative, construction is anticipated to last a total of 26 months. It may be advisable for the Conditional Use Permit to last until January 30, 2023, or a total of 27 months from their October start date.

10. Lots 18-22 of Southside Subdivision

Lot Split

701 SE A Street ([LS20-0053](#))

- A lot split of Lot 1 of Southside Addition into Lot 18 (1420 square feet), Lot 19 (952 square feet), Lot 20 (977 square feet), Lot 21 (952 square feet), and Lot 22 (3408 square feet) of Southside Addition.
- This lot split completes 7th & A Townhomes development creating individual lots for sale. The large scale development was approved on 11/21/2017.
- *Outstanding Department Comments: GIS and Engineering*

11. Lot 26, Block 6, Deming's Addition

Property Line Adjustment

404 NW 4th Street ([PLA20-0035](#))

- A Property Line Adjustment of Lot 13, Block 6, Deming's Addition creating new Lot 26, Block 6.
- The plat dedicates additional right-of-way to meet the requirements of the Master Street Plan.

12. Project Peloton Offices

Large Scale Development

215 NW A Street ([LSD20-0047](#))

- Currently zoned DC Downtown Core. The property is located at 215 NW A Street, southwest of the Bentonville Church of the Nazarene and directly west of the previously approved Peloton Parking Garage project.
- A large scale development to construct a 175,000 square foot office building. The development provides a connection to the previously approved Peloton Parking Garage project through a sky bridge (depicted in the architectural elevations).
- The primary materials depicted on the exterior elevations include brick, architectural metal panel, and glazing. The structure is a total of 74-feet in height.
- The development meets the landscaping requirements of the Land Development Code.

13. 28th Street Park

Large Scale Development

SW 28th Street ([LSD20-0061](#))

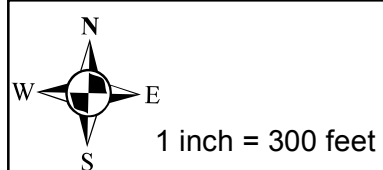
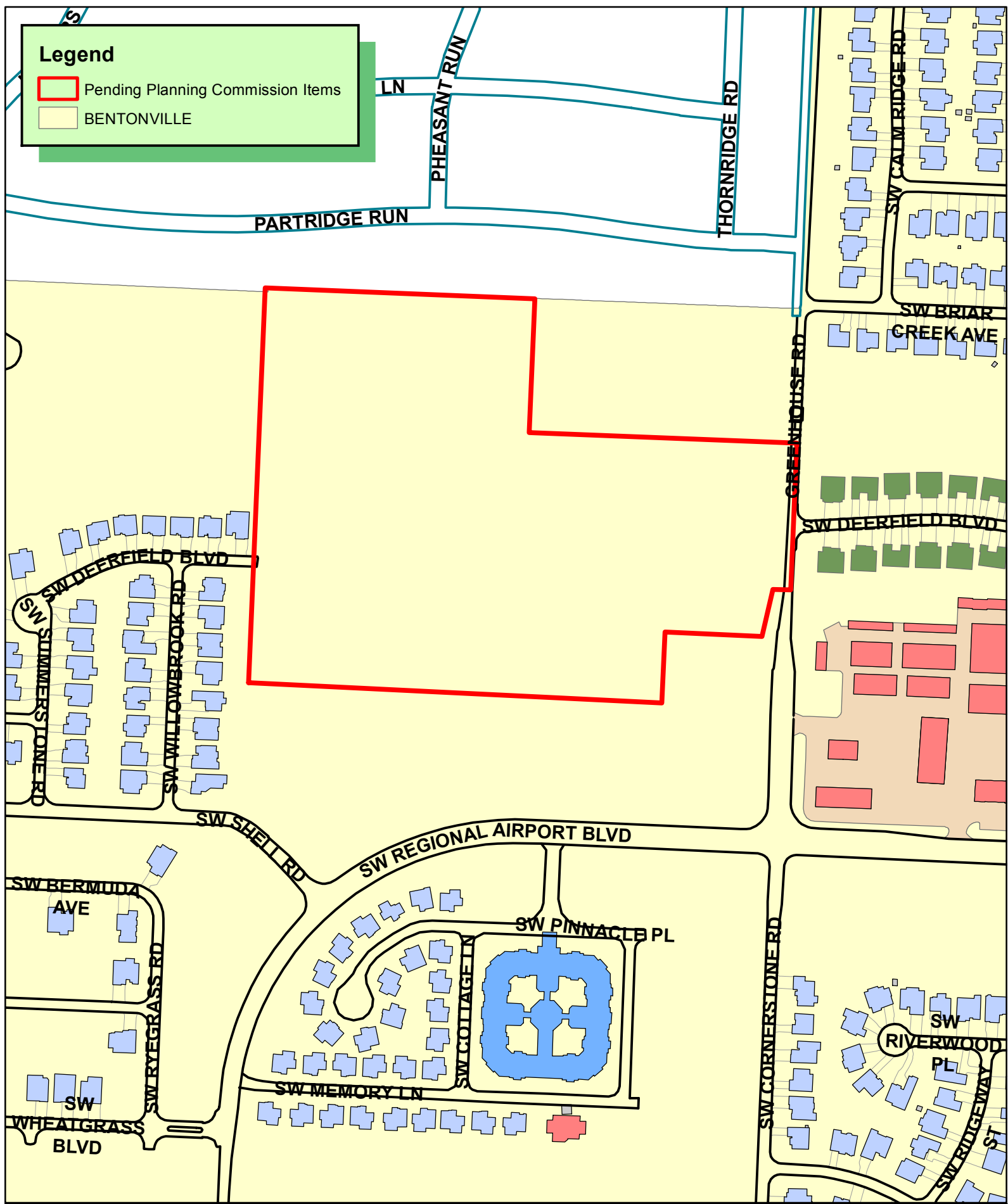
- Currently zoned A-1, Agricultural and R-2, Duplex and Patio Home Residential. The park property is located SW of the intersection of SW 28th Street and SW Bright Road. The trail property continues further to the west, south of the school, and across Featherston Road.
- A large scale development to construct a new park and trail near SW 28th Street. The park development includes the construction of a splash pad, two cricket fields, and a 76-space parking lot. The development includes a trail that runs through the park, south of the existing school property, and across Featherston Road.
- The development meets the landscaping requirements of the Land Development Code.
- *Outstanding Department Comments: GIS and Water/Sewer*

IV. Other Business

- a. FTN Downtown Drainage Study – Dan Weese**
- b. By-Laws Amendments**

Legend

-  Pending Planning Commission Items
-  BENTONVILLE



LSD20-0003
LARGE SCALE DEVELOPMENT
THE RESERVE BENTONVILLE



REVIEW PLANS FOR A

LARGE SCALE DEVELOPMENT

TO SERVE

THE RESERVE - BENTONVILLE

IN THE CITY OF

BENTONVILLE, ARKANSAS

CITY PROJECT#
LSD20-0002

October 16, 2020

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS

SPRINGDALE, ARKANSAS

PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM



INDEX OF SHEETS

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

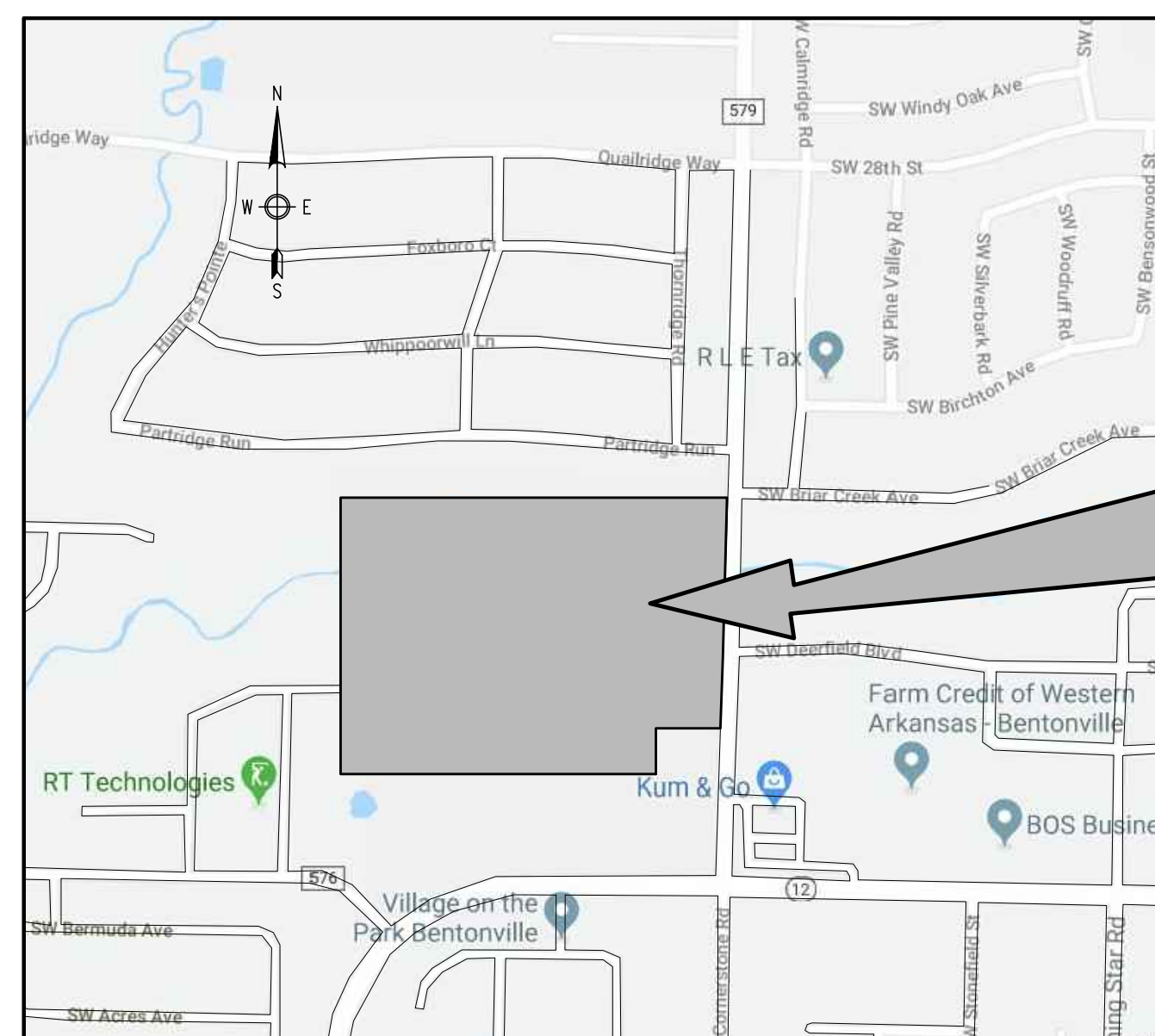
REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER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

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

NOTES:

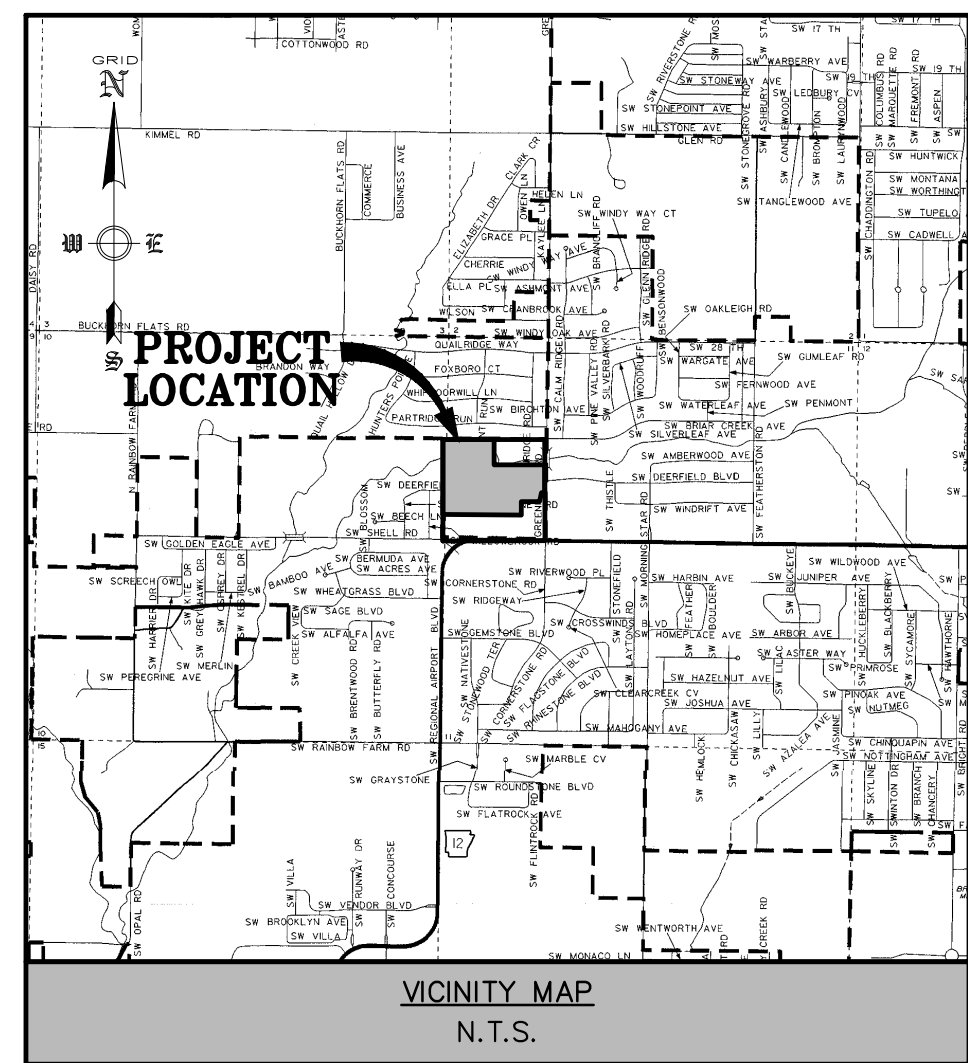
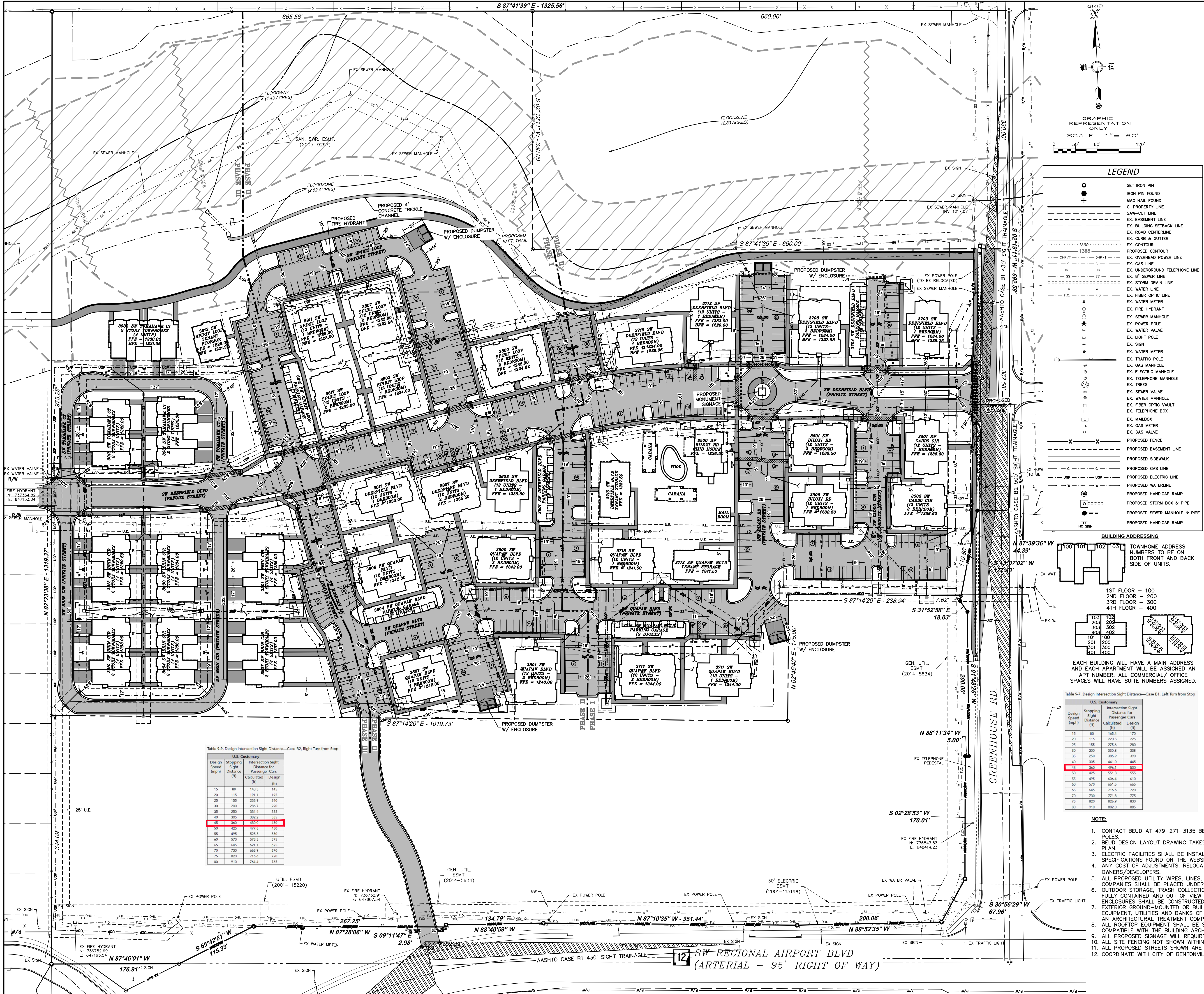
1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER. (CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS DATED AUGUST 12, 2008, ORDINANCE – 2008-64, ADH #67501 – JUNE 16, 2008)
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

CONTACT LIST	
BLACK HILL ENERGY	JOSE CONTRERAS 1255 N. 13TH STREET RODGERS, AR 72758 (479) 877-0428
ATAK:	SCOTT SEAMAN 627 WHITE ROAD SPRINGDALE, AR 72766 (479) 442-1987 OR LAYNE RHOADS, LEIS@ATT.COM (479) 442-1977
COX COMMUNICATIONS:	KIP SMITH 4501 S. 48TH STREET SPRINGDALE, AR 72782 (479) 717-3796, KIP.SMITH@COX.COM
FIRE DEPT.:	CITY OF BENTONVILLE BROAD ARNOLO 305 S.W. "A" STREET BENTONVILLE, AR 72712 (479) 271-3108
STREET DEPT.:	CITY OF BENTONVILLE TOM DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3130
WATER DEPT.:	CITY OF BENTONVILLE PRESTON NEWBLL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3140
ELECTRIC DEPT.:	CITY OF BENTONVILLE TRAVIS MATLOCK 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3135
WASTEWATER DEPT.:	CITY OF BENTONVILLE NANCY BUSBY 1801 N.E. "A" STREET BENTONVILLE, AR 72712 (479) 271-3161
PLANNING DEPT.:	CITY OF BENTONVILLE TYLER OVERSTREET 305 S.W. "A" STREET BENTONVILLE, AR (479) 271-3122
UTILITY ENGINEER:	CITY OF BENTONVILLE DAN WEESE, PE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 254-2024
STORMWATER:	CITY OF BENTONVILLE JANET PATH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 271-5002, JPATH@BENTONVILLEAR.COM



PROJECT
LOCATION

VICINITY MAP



PARCEL NUMBER: 01-07937-010

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

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

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

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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

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

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

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

TOWNHOUSES: OFF-STREET PARKING PROVIDED
VIA DRIVEWAY/GARAGE

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

RESIDENTIAL DENSITY: PHASE I APARTMENTS
132 UNITS/7.7 ACRES = 17.1 UNITS/ACRE
PHASE II APARTMENTS
144 UNITS/8.6 ACRES = 16.7 UNITS/ACRE
PHASE III TOWNHOUSES
36 UNITS/7.2 ACRES = 5.0 UNITS/ACRE

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

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

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars (ft)	Intersection Sight Distance for Trucks (ft)
15	80	163.3	170
20	115	226.5	235
25	155	295.6	290
30	200	380.8	335
35	250	485.9	390
40	305	611.3	465
45	370	758.3	560
50	445	936.4	675
55	530	1146.5	810
60	625	1399.6	965
65	735	1695.7	1140
70	855	2035.8	1335
75	990	2420.9	1555
80	1100	2852.0	1800

- NOTE:**
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
 - BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
 - ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
 - ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
 - ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
 - OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY. DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDINGS.
 - EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
 - ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - ALL SITE FENCING NOT SHOWN WITHIN THIS PLAN SET WILL REQUIRE A SEPARATE PERMIT.
 - ALL PROPOSED STREETS SHOWN ARE PRIVATE DRIVES.
 - COORDINATE WITH CITY OF BENTONVILLE GIS (TONI FOERSTER - 479-271-6852) FOR FINAL ADDRESSING, AS SHOWN.

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

MASTER SITE PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION
DATE
DESCRIPTION

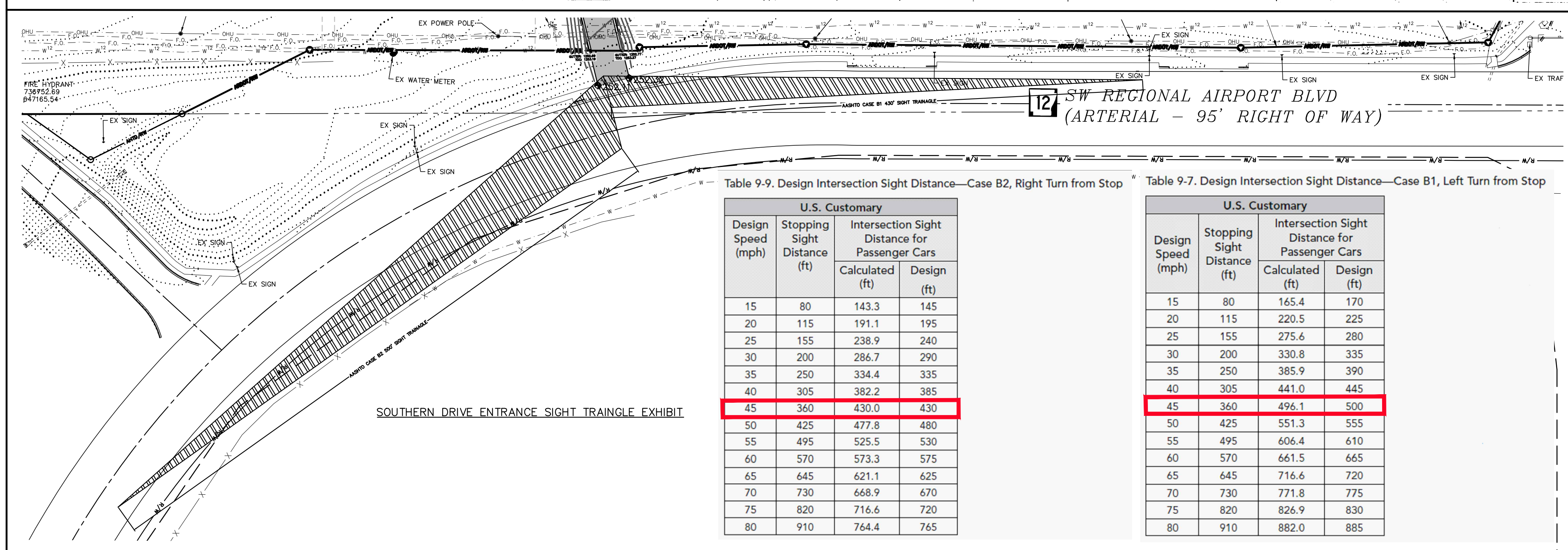
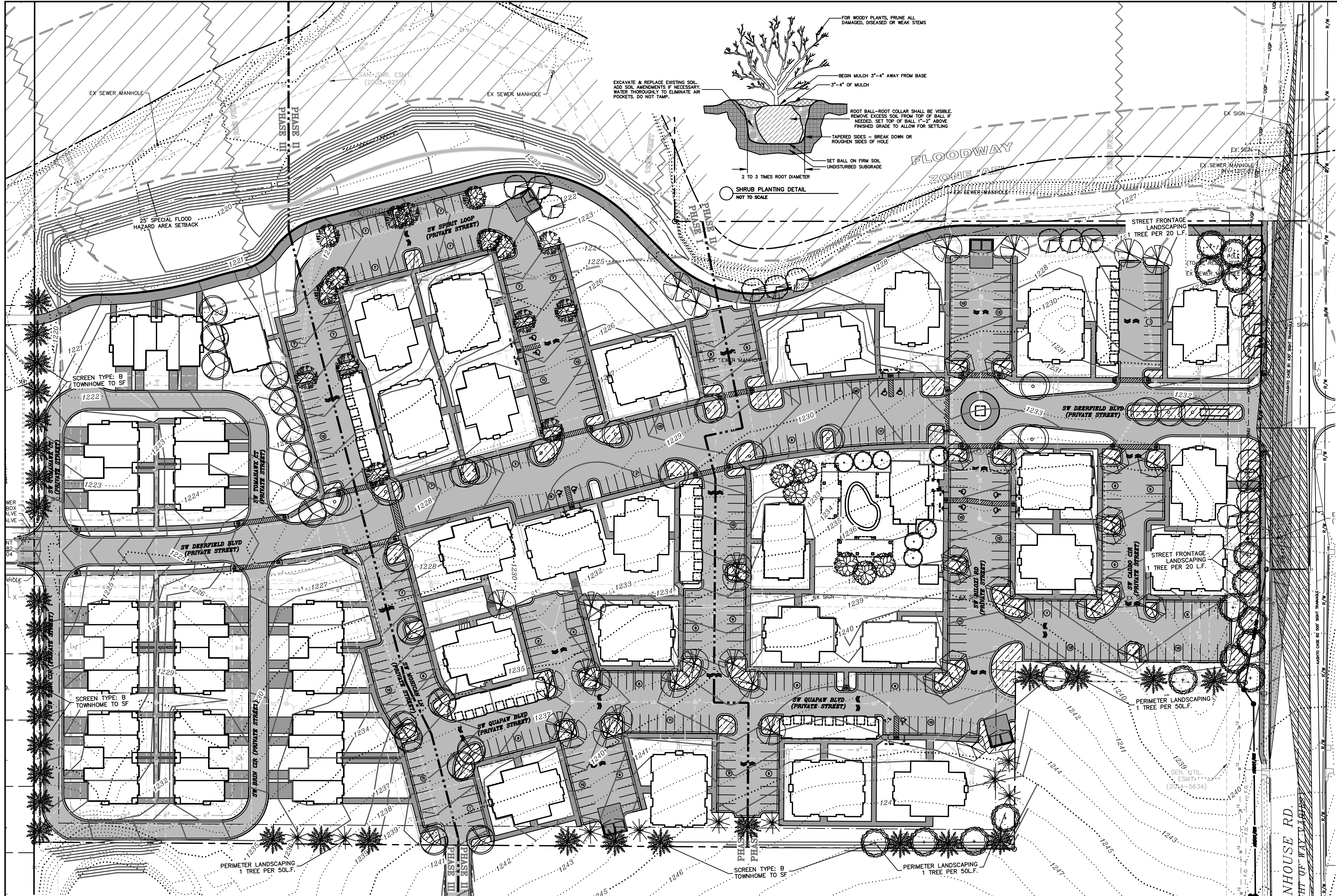
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DATE: Oct 20, 2020

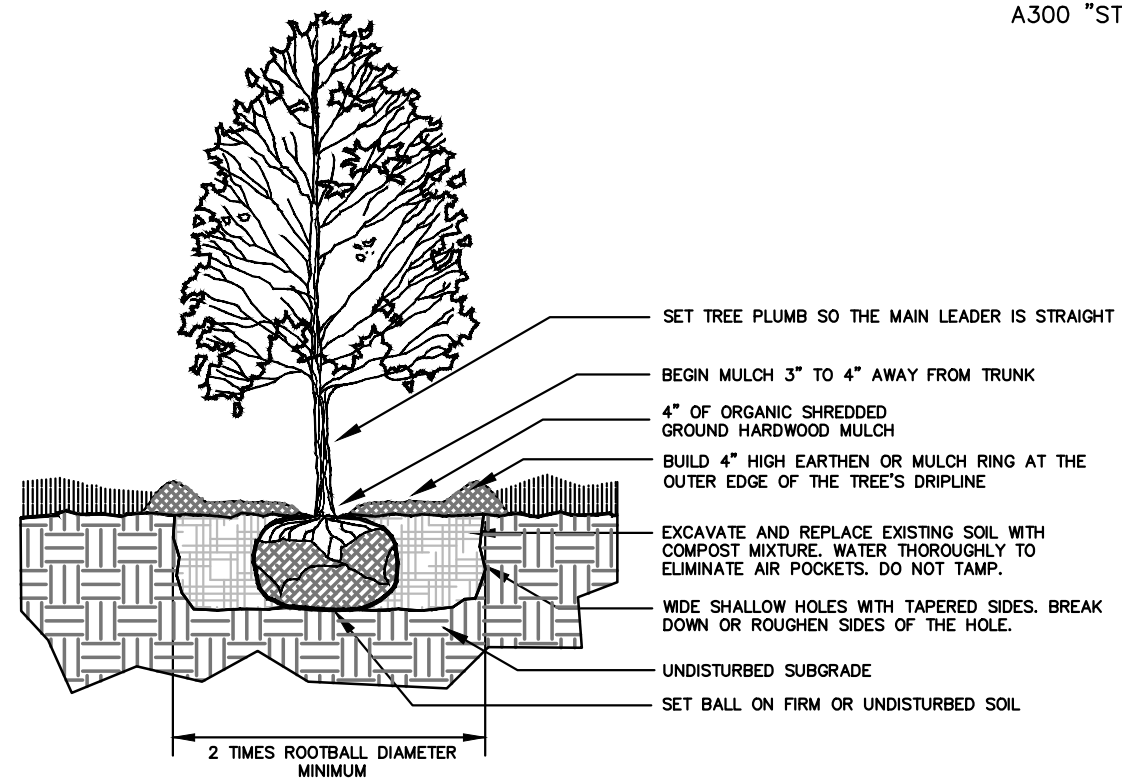
ENGINEER: TJA
DRAWN BY: DBB

W.O. #: 19945

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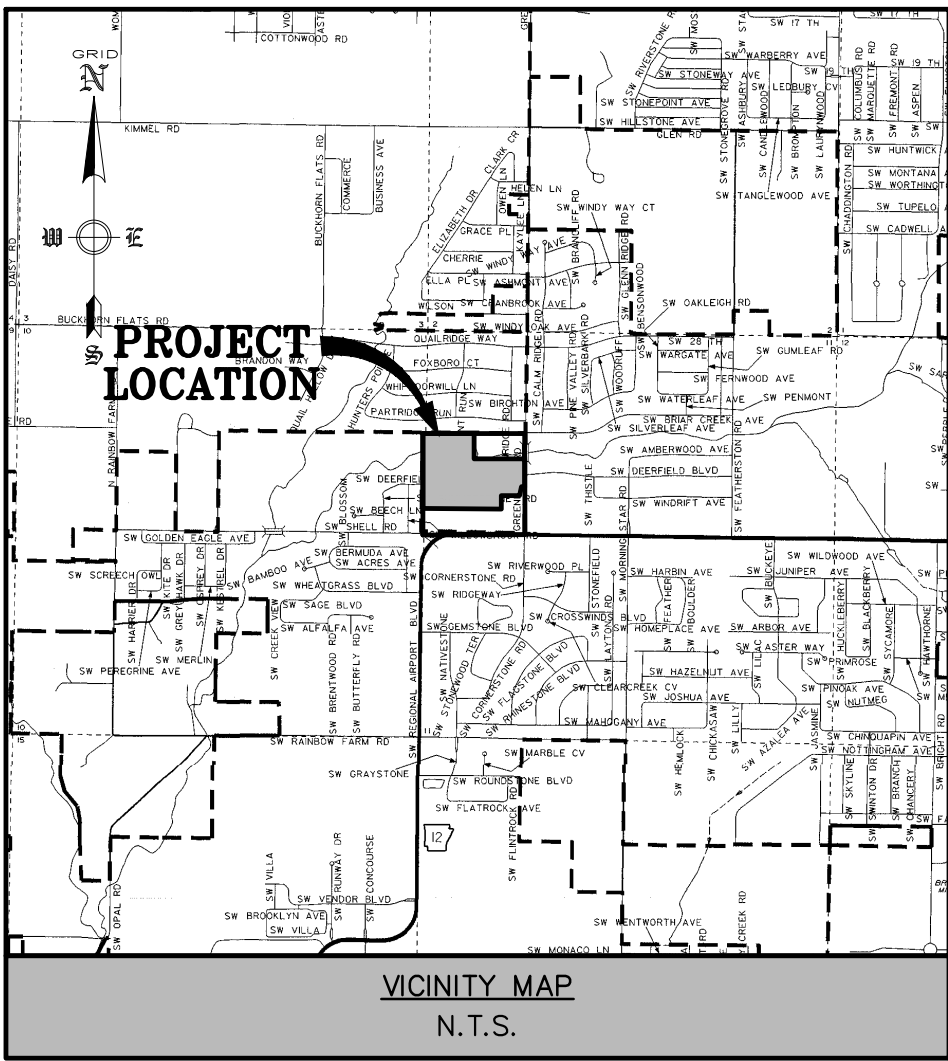
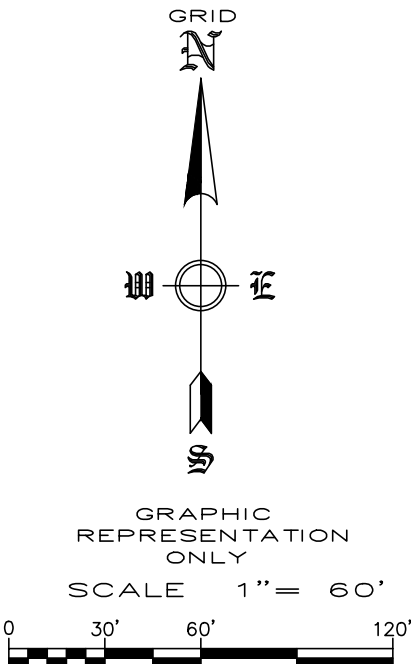


INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	LITTLELEAF LINDEN	Tilia Cordata	17	3" Cal & B
	WILLOW OAK	Quercus phellos	21	3" Cal & B
	SHORT LEAF PINE	Pinus echinata	34	3" Cal & B
	LACEBARK ELM	Ulmus parvifolia	19	3" Cal & B
	RED MAPLE	Acer rubrum	15	3" Cal & B
	EASTERN WHITE PINE	Pinus strobus	9	3" Cal & B
	SUGAR MAPLE	Acer saccharum	17	3" Cal & B
	NORTHERN RED OAK	Quercus rubra	17	3" Cal & B
	BLACK GUM	Nyssa sylvatica	17	3" Cal & B
	DURA-HEAT RIVER BIRCH	Betula nigra 'Dura-heat'	6	3" Cal & B
	EASTERN REDBUD	Cercis canadensis	9	1 1/2" Cal & B



NOTES:

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



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

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

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

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT
PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

SETBACKS: FRONT - 20'
EXTERIOR SIDE - 20'
INTERIOR SIDE - 10'
REAR - 25'

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

RESIDENTIAL DENSITY: PHASE I APARTMENTS
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168 UNITS/11.5 ACRES = 14.6 UNITS/ACRE
PHASE III TOWNHOUSES
36 UNITS/4.0 ACRES = 9.0 UNITS/ACRE

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
FORT SMITH, AR 72917
P.O. BOX 282
SPRINGDALE, AR 72762
TEL: 479-792-1234
FAX: 479-792-1235
WWW.ESINC.COM

LANDSCAPE PLAN
THE RESERVE BENTONVILLE
BENTONVILLE, ARKANSAS

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

32



Amendment to Accessory Structures

PC Date: 11/17/2020

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr.

Type	Amendment
Code Impacted	Zoning Code
Section(s)	ARt. 601 Use Regulations

Proposed Changes

The proposed changes are designed so that all accessory structures, whether residential or non-residential, are regulated the same. It also eliminates the maximum footprint requirements and letting the other regulations (percent of primary structure, lot coverage and setbacks) determine the size. This allows for the structure to be in-scale with the lot and the primary structure, without specifying an exact size.

The amendment proposes the following:

1. Eliminate distinguishing between detached and attached accessory structures. By its definition, an accessory structure is detached.
2. Equally apply the maximum size for the accessory structure as a maximum of 50% of the primary structure. Currently this is 40% for a non-residential structure and 50% for a residential structure.
3. Eliminate the maximum footprint of 720 sq. ft. as well the setbacks required if a variance is given to exceed the maximum footprint.
4. Exempt lots greater than two acres from the maximum size limit. Currently A1 and RE districts are allowed a maximum footprint of 1,000 sq. ft.
5. For all accessory structures less than or equal to 720 sq. ft., the side and rear setbacks should be 7' to meet fire code regulations.
6. For all accessory structures larger than 720 sq. ft., the structure must meet the side and rear setbacks as required by the zoning district.
7. Require similar architectural design only on accessory structures over 200 sq. ft. Currently, all accessory structures are required to have a similar architectural design as the primary structure.
8. Eliminate the requirements regarding barns and stables. Currently, they are not considered an accessory structure and have to meet the requirements of the zoning district. The proposal ensures that they are treated the same as other accessory structures.
9. Remove requirement of only having one front entrance on a primary structure. This section should only be applying to the accessory structure.

Recommendation

Staff recommends approval of the amendment to streamline the accessory structure regulations.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ZONING CODE, ARTICLE 601 USE
REGULATIONS, OF THE BENTONVILLE MUNICIPAL CODE
REGARDING ACCESSORY STRUCTURES.**

WHEREAS, the City of Bentonville wishes to clarify regulations for accessory structures.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
BENTONVILLE, ARKANSAS:**

Section 1. That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

Section 2. That the Zoning Code shall be and is hereby amended with Attachment A: Accessory Structures, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

Section 3. This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this_____ day of _____, 2020.

Approved:

Mayor Stephanie Orman

ATTEST:

City Clerk

ATTACHMENT A
Accessory Structures

Pg. 1 of 3

(underlined text to be added; strikethrough text to be deleted)

Sec 601.01 Accessory Structures

- (a) ~~General. An accessory structure may be erected detached from the principal building, or, except when a stable, may be erected as an integral part of the principal building.~~
Applicability. The regulations in this section apply in all zoning districts to all accessory structures that are detached from the principal building.
- (b) Size. The total square footage of individual accessory structures may not exceed the total square footage of the primary structure on the lot. Except, that accessory structures on lots greater than two acres in size are exempt from this size requirement.
- (1) ~~Standards. The table below establishes the maximum size standards for accessory structures.~~

	Detached- Nonresidential	Detached- Accessory Dwelling	Attached- Accessory Dwelling
Size			
% of floor area of primary structure	40%	50%	50%
Max. footprint	720 sq. ft.	720 sq. ft.	—
Lot coverage	As required by zoning district	As required by zoning district	As required by zoning district

- (2) ~~Total area. Total area cumulative of all accessory structures shall not exceed 50% of the total area of the primary structure.~~
- (3) ~~Exception. Accessory structures in the A-1 and RE districts may be allowed a maximum footprint of 1,000 square feet.~~
- (c) Lot coverage. The cumulative lot coverage of all buildings and structures on the lot shall not exceed the lot coverage required by the zoning district in which it is located.
- (d) Setbacks.
- (1) ~~Standards. The table below establishes the minimum setback standards for accessory structures.~~

ATT. A – ACCESSORY STRUCTURES

Pg. 2 of 3

	Detached Accessory Nonresidential	Detached Accessory Dwelling	Attached Accessory Dwelling
Front setback	As required by zoning district <u>in which it is located.</u>	As required by zoning district	As required by zoning district
Side setback <u>if building footprint is less than or equal to 720 sq. ft.</u>	7'	7'	As required by zoning district
<u>Side setback if building footprint is greater than 720 sq. ft.</u>	<u>Side setback as required by zoning district in which it is located.</u>		
Rear setback <u>if building footprint is less than or equal to 720 sq. ft.</u>	7'	7'	As required by zoning district
<u>Rear setback if building footprint is greater than 720 sq. ft.</u>	<u>Rear setback as required by zoning district in which it is located.</u>		

- (2) *Corner lots.* In the case of a corner lot, ~~said~~ accessory structure shall not project beyond the building line of the primary structure or existing primary structure on the adjacent lot.
 - (3) *Accessory garage setback.* An accessory garage that accesses from a rear alley and the garage door faces the alley shall have a minimum setback of 20' between the alley right-of-way and the garage door.
 - (4) *Distance from primary structure.* Any ~~detached~~ accessory structure in excess of 200 square feet shall be located a minimum of ~~40'-12'~~ from the primary structure.
 - (5) ~~*Size variance.* An accessory structure footprint in excess of 720 square feet as approved through a variance shall conform to the required setbacks of the zoning district.~~
 - (6) *Exception.* Any accessory non-residential structure less than 200 square feet and not attached to a permanent foundation, shall have a minimum side and rear yard setback of ~~five feet (5')~~ (7') and shall meet the front setback as required by the zoning district.
- (e) *Height.* Accessory structures shall not exceed the maximum height as allowed by the zoning district in which it is located.

- (f) ~~Barns and stables. Barns and stables shall not be considered nonresidential accessory structures and shall meet the setback requirements as set forth in the zoning district in which it is located.~~
- (g) *Architectural design.* In residential districts, ~~the~~ the façade of ~~the~~ accessory structures larger than 200 sq. ft. shall have a similar architecture to that of the main structure. In commercial districts, the accessory structure shall meet the design standards for large-scale developments.
- (h) ~~Location~~ Easements. No permanent accessory structure over 200 square feet shall be located in an easement. Accessory structures under 200 square feet and not attached to a permanent foundation may be located in an easement as long as it can easily be moved out of the easement if necessary.
- (i) *Accessory dwelling unit additional requirements.*
 - (1) *Occupancy.*
 - a. *A1, RE, R1, DN-1 Districts—Owner-occupied.* Either the primary or accessory dwelling unit shall be owner-occupied. "Owner-occupied" shall mean a property owner who makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, or similar means, and at no time receives rent for the owner-occupied unit.
 - b. *C2, I1 and I2 districts—Caretaker only.* ADU's in the C2, I1 or I2 districts shall be used solely for a watchman, caretaker or custodian of the facility or use on the same site. The caretaker unit shall not be separately rented, let, or leased to other than the caretaker. The caretaker shall be employed, whether compensation is direct or indirect, principally on the lot for purposes of care and protection of persons, plants, animals, equipment or other facilities on-site.
 - (2) *ADUs per lot.* Only one ADU shall be allowed per lot.
 - (3) *Architectural design.* The addition of an ADU shall be allowed only if the appearance and character of the lot and neighborhood are maintained. The design of the ADU shall be consistent with the design of the primary structure and shall maintain the style, appearance and character of the main building, and shall use matching materials, colors, window style, and comparable roof appearance.
 - (4) *Entrances and stairs.* ~~Only one entrance to the primary structure and o~~ Only one entrance to the detached ADU shall be visible from the front street. For the purpose of this regulation, the front street shall be defined as the street with the address. Exterior stairways shall not be constructed on the front of the principal dwelling unit.
 - (5) *Parking.* No additional parking spaces are required. A maximum of one additional off-street parking space may be provided for the ADU and shall be paved.
 - (6) *Compliance with applicable codes.* The ADU shall comply with all standards for health and life safety codes, building codes, as well as zoning codes as adopted by the City, except as provided in this chapter.
 - (7) *Sewer and water connections.* The ADU shall be served by the existing primary dwelling's sewer and water connections and water meter. The water meter size shall not be increased for the purpose of serving the ADU.
 - (8) *Subdivision.* The accessory dwelling unit, or the land on which the ADU is located, shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit or the land on which the principal dwelling unit is located.



Guarantee Bonds

PC Date: 11/17/2020

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr.

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Art. 300 Administration and Enforcement

Background

Currently, for completion guarantees and off-site performance guarantees, the city accepts only letters of credit or cashiers' checks. Staff reached out to developers and lenders to determine if bonds would be an acceptable form of guarantee. They found that performance bonds can be easier and more feasible to execute for the developer than the other options, while still providing the city the coverage it needs in case a project is not maintained or completed.

Proposal

In an effort to provide more options for developers to fund the guarantees, both Engineering and Planning staff support accepting performance bonds for guarantees.

Recommendation

Staff recommends approval of the amendment to allow bonds for maintenance guarantees and off-site performance guarantees.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE,
ARTICLE 300 ADMINISTRATION AND ENFORCEMENT, OF THE
BENTONVILLE MUNICIPAL CODE TO ALLOW BONDS FOR
MAINTENANCE GUARANTEES AND OFF-SITE PERFORMANCE
GUARANTEES.**

WHEREAS, the City of Bentonville wishes to accept performance bonds in addition to cashier's checks and letters of credit for maintenance guarantees and off-site performance guarantees.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

Section 2. That the Land Development Code, Article 300 Administration and Enforcement, shall be and is hereby amended with Attachment A: Guarantee Bonds, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

Section 3. This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ____ day of _____, 2020.

Approved:

Mayor Stephanie Orman

ATTEST:

City Clerk

ATTACHMENT A

Guarantee Bonds

Pg. 1 of 2

(underlined text to be added; strikethrough text to be deleted)

Sec 300.09 Maintenance Guarantee

A maintenance guarantee shall meet the following conditions:

- (a) *Amount.* The owner/developer shall provide a maintenance bond, letter of credit or cashier's check to the City of Bentonville for an amount equal to 25% of the City's replacement costs of the donated assets. Estimate shall be prepared by the engineer-of-record and approved by the City Engineer.
- (b) *Phased projects.* For phased projects, each phase shall provide an engineering estimate and a Maintenance Guarantee for all donated assets within that phase. Only Planning Commission approved phased developments will be considered.
- (c) *Required Documents.* Engineering estimate shall be accompanied by a site plan showing donated assets and all backup supporting data used to develop the engineer estimate. Engineering estimate shall be broken up into the subcategories as noted in Sec 500.02(e). Each subcategory shall be subtotaled from the individual items pertaining to that subcategory. No Lump Sum units will be approved. Each subtotal shall then be added together to create a grand total then multiplied by the percentage noted in Sec. 300.09(a) to create the amount for the Maintenance Guarantee.
- (d) *Beneficiary.* ~~The letter of credit shall be irrevocable and shall list the City of Bentonville as the beneficiary.~~ The City of Bentonville shall be the beneficiary of any bond or letter of credit. If providing a letter of credit, it shall be irrevocable.
- (e) *Format.* The ~~letter of credit~~maintenance guarantee shall be in a format as provided by the City or as approved by the Staff Attorney or his or her designee.
- (f) *Term.* The ~~letter of credit~~maintenance guarantee shall run for no less than one (1) year from the date of final acceptance as indicated by the final inspection process. The owner/developer shall promptly correct all deficiencies upon written notice from the City Engineer. The guarantee shall continue in force until released by the City Engineer. The owner/developer may request that the guarantee be recalled after a period of 1 year if in the opinion of the City Engineer all improvements are functioning as designed.
- (g) *Entitlement of payment.* At the end of that year, if the improvements have not been adequately maintained, as determined by the City Engineer or his or her designee(s), the City shall be entitled to payment under the terms of the maintenance guarantee. Further, the City shall be entitled to use all of the money secured by the maintenance guarantee to assure the proper maintenance of the improvement.
- (h) *Excess monies.* The owner/developer shall not be entitled to any excess monies until the maintenance of the improvements in the development has been completed.

Sec 300.11 Off-Site Performance Guarantee

At or prior to the preconstruction conference with the City, the owner/developer shall provide to the City Engineer, or his or her designee(s), a performance guarantee for off-site improvements meeting the following criteria:

- (a) *Amount.* The owner/developer shall provide a performance bond, letter of credit or a cashier's check to the City of Bentonville for an amount equal to 100% of what it would cost the City to complete the improvements within the public right-of-way and any off-site improvements as described in Article 1200. The cost estimate shall be prepared by the engineer-of-record and approved by the City Engineer or his or her designee(s).
- (b) *Required documents.* Engineering estimate shall be accompanied by a site plan showing estimated cost of improvements and all backup supporting data used to develop the engineer estimate. Engineering estimate shall be broken up into the subcategories as noted in Sec. 500.02(e). Each subcategory shall be totaled from the individual items pertaining to that subcategory. No Lump Sum units will be approved. Each subtotal shall then be added to create a grand total then multiplied by the percentage noted in 300.11(a) to create the amount for the Off-Site Performance Guarantee.
- (c) *Term.* The term of the performance guarantee shall be agreed to in writing by the engineer-of-record and by the City Engineer or his or her designee(s).
- (d) *Performance bond requirements.* Performance bonds shall list the City of Bentonville as the beneficiary and shall be issued by a surety company entered and licensed to do business in the State of Arkansas.
- (e) *Letter of credit standards.* Performance guarantee letter of credits shall be irrevocable and shall list the City of Bentonville as the beneficiary. The letter of credit shall be in a format as provided by the City or as approved by the Staff Attorney or his or her designee.
- (f) *Cashier's check.* The cashier's check will be deposited immediately.
- (g) *City action.* Prior to expiration of the term agreed to in subsection (c) above, the City shall inspect the improvements. If the improvements are not complete to the City's satisfaction, the owner/developer or engineer of record may request in writing an extension. If the City does not agree to the extension, the City may construct the remaining improvements using by calling the performance bond or using the amount of the cashier's check or letter of credit. ~~If the improvements are complete, the City shall release the performance guarantee in accordance with subsection (i).~~
- (h) *Excess monies.* The owner/developer shall not be entitled to any excess monies until the off-site improvement has been completed and the performance guarantee is released in accordance with subsection (i).
- (i) *Excess costs.* The owner/developer shall be liable for any cost exceeding the amount of the cashier's check or letter of credit.
- (j) *Release of performance guarantee.*
 - (1) *Certificate of completion.* To request a release of a performance guarantee, the owner/developer's engineer-of-record shall submit a certification of completion to the City Engineer or his or her designee(s) that the development is complete and functional.
 - (2) *Final inspection.* The City Engineer or his or her designee(s) shall conduct a Final Inspection of the off-site improvement. The Final Inspection must be approved prior to releasing the performance guarantee.
 - (3) *Guarantee released.* The performance guarantee is released and the City shall reimburse the owner/developer for the amount of the cashier's check or return the letter of credit to the owner/developer.



Runoff Mitigation Requirements

PC Date: 11/17/2020

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr.

Type	Amendment
Code Impacted	Land Development Code
Section(s)	Article 200 Definitions & Sec. 1100-08 Grading and Drainage

Background

Currently, formal drainage design requirements are very limited unless the project is covered by a preliminary plat or large scale development. Regulations are needed to manage stormwater run-off for those smaller developments that could impact neighboring properties.

Proposal

Staff are proposing the following amendment to help mitigate the impacts of additional stormwater runoff caused by new developments and redevelopment.

- Require all new development, not already subject to large scale development or preliminary plat, to mitigate stormwater run-off of all impervious areas.
- To mitigate run-off, developers/property owners have the option of:
 - directing run-off to an existing stormwater collection system;
 - using a low impact development technique as listed in the amendment; or
 - using another method as approved by the city engineer.
- The low impact development practices listed in the amendments are:
 - Redirect downspouts
 - Rain barrels/cisterns
 - Rain gardens
 - Porous pavers
 - Green roofs
 - Terraced landscape

Recommendation

Staff recommends approval of an ordinance to amend the Land Development Code to require stormwater run-off mitigation for impervious areas on development not subject to large scale development or preliminary plat.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE,
ARTICLE 1100 DESIGN STANDARDS, OF THE BENTONVILLE
MUNICIPAL CODE TO ESTABLISH STORMWATER RUNOFF
MITIGATION FOR ALL DEVELOPMENT.**

WHEREAS, the City of Bentonville wishes to ensure development does not negatively impact stormwater runoff; and,

WHEREAS, all development that creates impervious surfaces should mitigate stormwater runoff.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

Section 2. That the Land Development Code, Article 1100 Design Standards, shall be and is hereby amended with Attachment A: Runoff Mitigation, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

Section 3. This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this ____ day of _____, 2020.

Approved:

Mayor Stephanie Orman

ATTEST:

City Clerk

ATTACHMENT A
Runoff Mitigation

Pg. 1 of 1

Underlined text to be added, strikethrough text to be deleted.

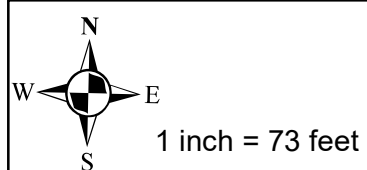
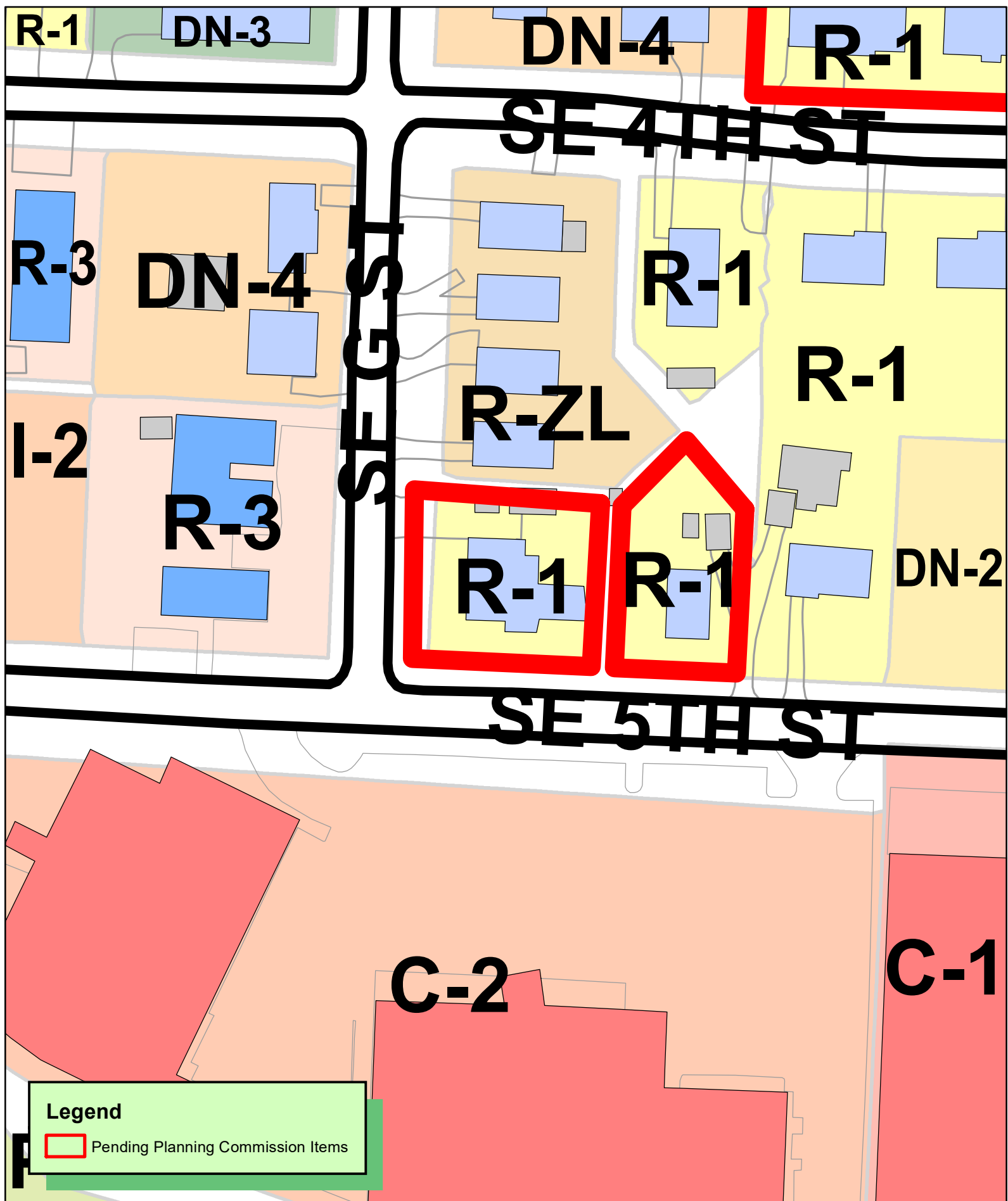
Sec. 1100.08 Grading and Drainage Regulations

(d) Stormwater run-off for impervious areas.

- (1) Requirement. All development not subject to Large Scale Development or Preliminary Plat must mitigate stormwater run-off of all impervious areas. All stormwater must be directed to a stormwater collection system. If new impervious areas cannot be directed to a stormwater collection system, each new impervious area shall be mitigated at a rate of 0.2 cubic ft. of storage for each 1 sq. ft. of impervious area. Mitigation techniques must be the Low Impact Development practices listed here or other techniques as approved by the City Engineer;

Practice	Collection Requirement
Redirect downspouts	0.05 cubic ft. for each 1 sq. ft. of roof that is redirected
Rain barrels / cisterns	100% of the volume of the structure
Rain gardens	20% of the volume of the rain garden
Porous pavers	40% of the volume of the rock under the pavers + 0.10 cubic ft. for each 1 sq. ft. of pavers
Green roofs	.20 cubic ft. for each 1 sq. ft. of roof
Terraced landscape	40% of the volume of the terrace

- (2) Waiver requests. The property owner or developer may request a waiver of run-off mitigation requirements from the Planning Commission in accordance with Sec. 300.04 Waivers. The Planning Commission shall grant waivers only upon a review and consideration of the following review criteria.
- a. Staff support of the waiver.
 - b. Sufficient documentation showing that the increased impervious area will not increase flows off-site or cause negative impacts.
 - c. Sufficient documentation that flows are already accounted for in an existing system that is functioning as designed.
- (3) Replacement and maintenance. Property owners are responsible for maintenance and replacement of the stormwater run-off mitigation practices required by this section.



RZ20-0053
REZONING R-1 TO DN-2
SEEN LOH
YOUNGS ADD LOTS 6 & 7 BLOCK 3





Blew & Associates, P.A.

Civil Engineers

Professional Land Surveyors

3825 N. Shiloh Dr.
Fayetteville, Arkansas 72703
479-443-4506
Fax 582-1883

October 1, 2020

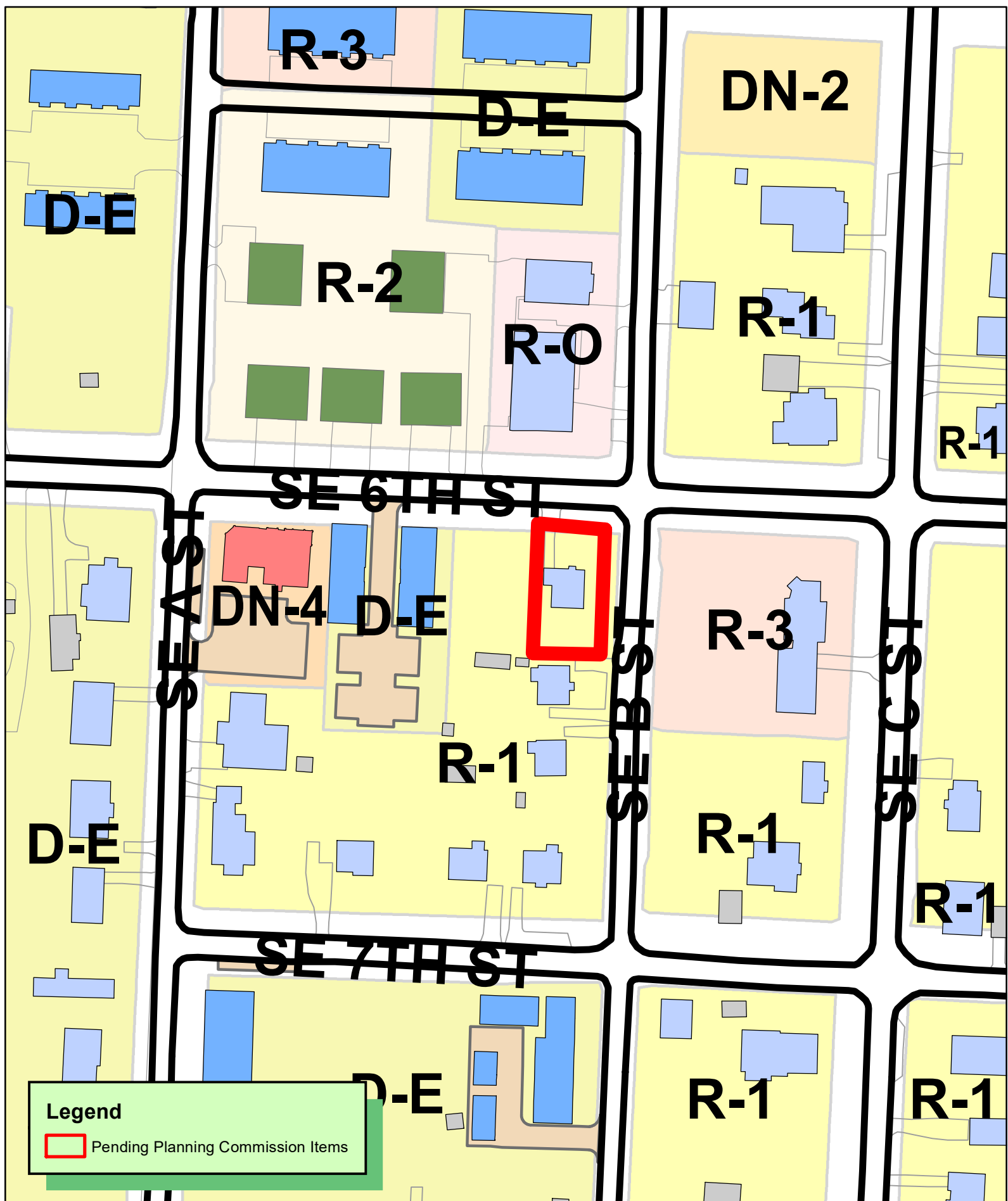
To Whom It May Concern,

Rezone

My client, Seen Loh & Zeb & Lavee Collingsworth is requesting to be rezoned from R to DN4. It appears that the rezone will not affect adjacent current zonings. Address for the rezone is 801 & 805 SE 5th St. Bentonville, AR. My clients intend to add on to their property which is why they want to rezone to DN4. Traffic will stay the same since they are not planning on making their home a business. The appearance will stay the same as well. Both properties' have 8" sewer polyvinyl chloride and 6" water polyvinyl chloride

Sincerely,

Amanda Hallmark
Project Manager
Blew & Associates, P.A.



To Whom It May Concern :

My name is Lisa Jones, daughter of Larry and Linda Wright. I have owned Elysian Boutique since 2012. We have been operating at 111 S Main Street since 2017. The pandemic has not been great for many of us, especially those in retail. At this time we cannot afford our rent. Our landlords have agreed to let us out of our current lease with no penalties at this time. Our only option is to move our store into the property my parents own at 208 SE 6th Street. It is currently zoned residential. Our intention is to have it zoned Downtown Edge so that we can operate there and remain a staple of downtown. We have a very loyal customer base and we hope we can pull through after this hard time.

The home has been remodeled this year, by my husband. We are currently updating the outside as needed. We have just placed a full driveway along with beautiful landscaping. We would want to keep it as close to its charm as possible. Currently there are businesses surrounding the home. Across the street and two doors down. We feel that the Cigar Distract, Momentary, and Table at the Station would help us belong on 6th street.

With the home being a corner lot, we feel as though we have the ability to help keep the unique look of the home and also be a beneficial business for those living around the area. We will be installing a new front door this next week along with a fresh touch up to the paint. We have had a new roof placed along with gutters today.

We currently have all water and sewer that would be needed for us.

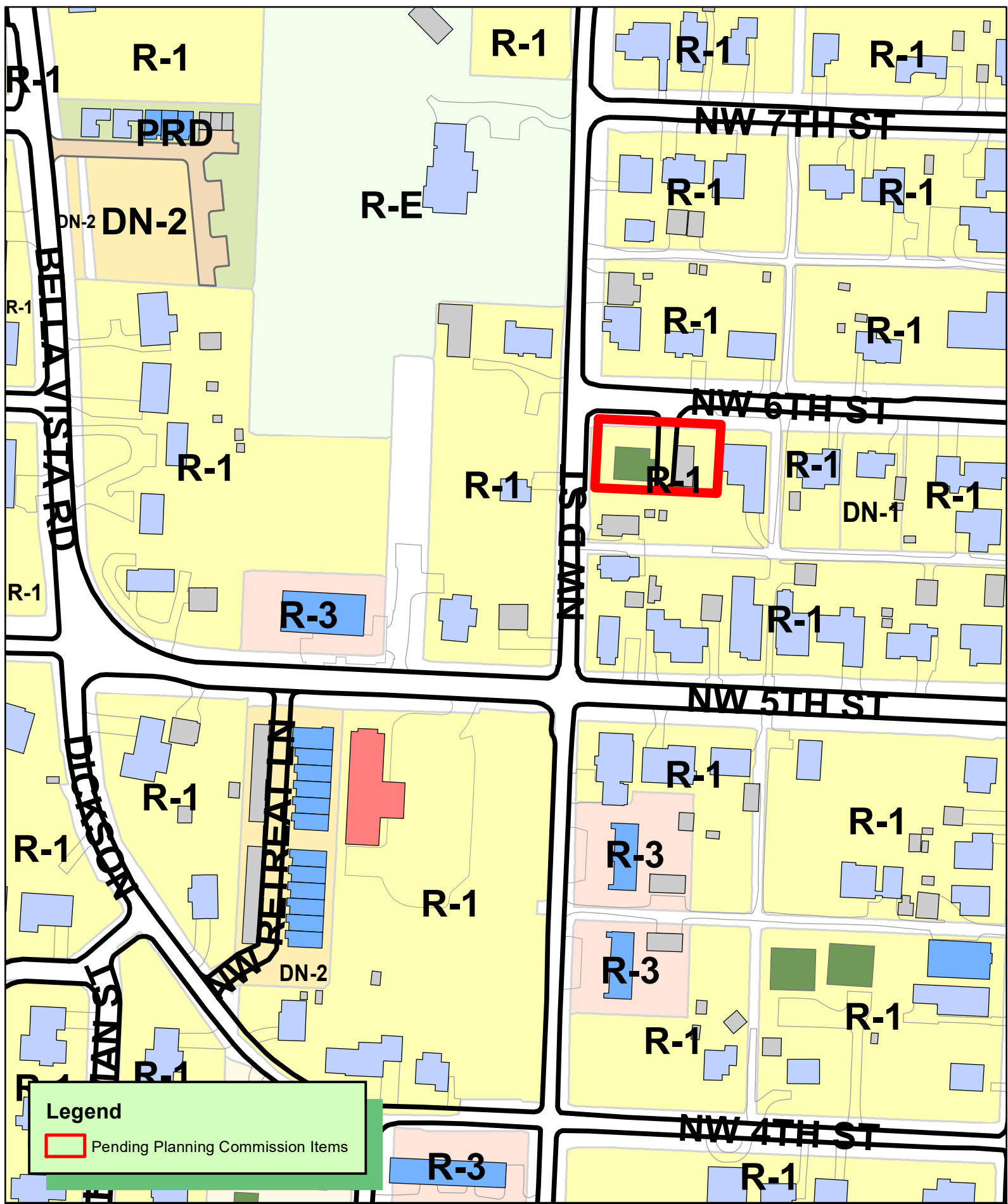
I have been a huge part of downtown since we opened in 2012. I was born and raised here in Bentonville, and I have always wanted to keep my business downtown. Please help us remain in business and allow us continue to support Bentonville residents, including our staff.

Thank you for your time.

Sincerely,

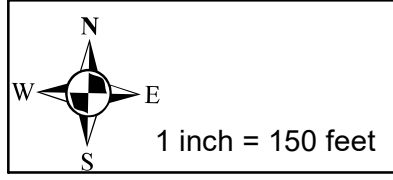
A handwritten signature in black ink, appearing to read 'Lisa Jones', with a stylized flourish at the end.

Lisa Jones
Owner
Elysian Boutique



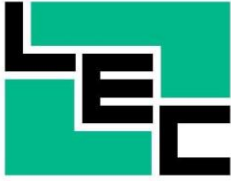
Legend

Pending Planning Commission Items



RZ20-0055
REZONING R-1 TO DN2
510 NW D ST





LEMONS ENGINEERING CONSULTANTS, INC.

204 CHERRY STREET
CABOT, AR 72023
(501) 843-5081
(501) 941-0959 Fax

October 12, 2020

Bentonville Planning Commission
305 SW 'A' Street
Bentonville, Arkansas 72712

Re: Proposed Rezone – 510 A & B "D" Street
Bentonville Project: RZ20-0055

Dear Planning Commission Members:

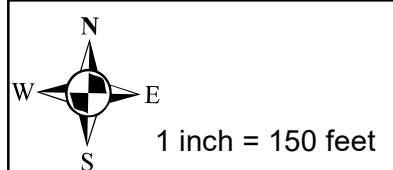
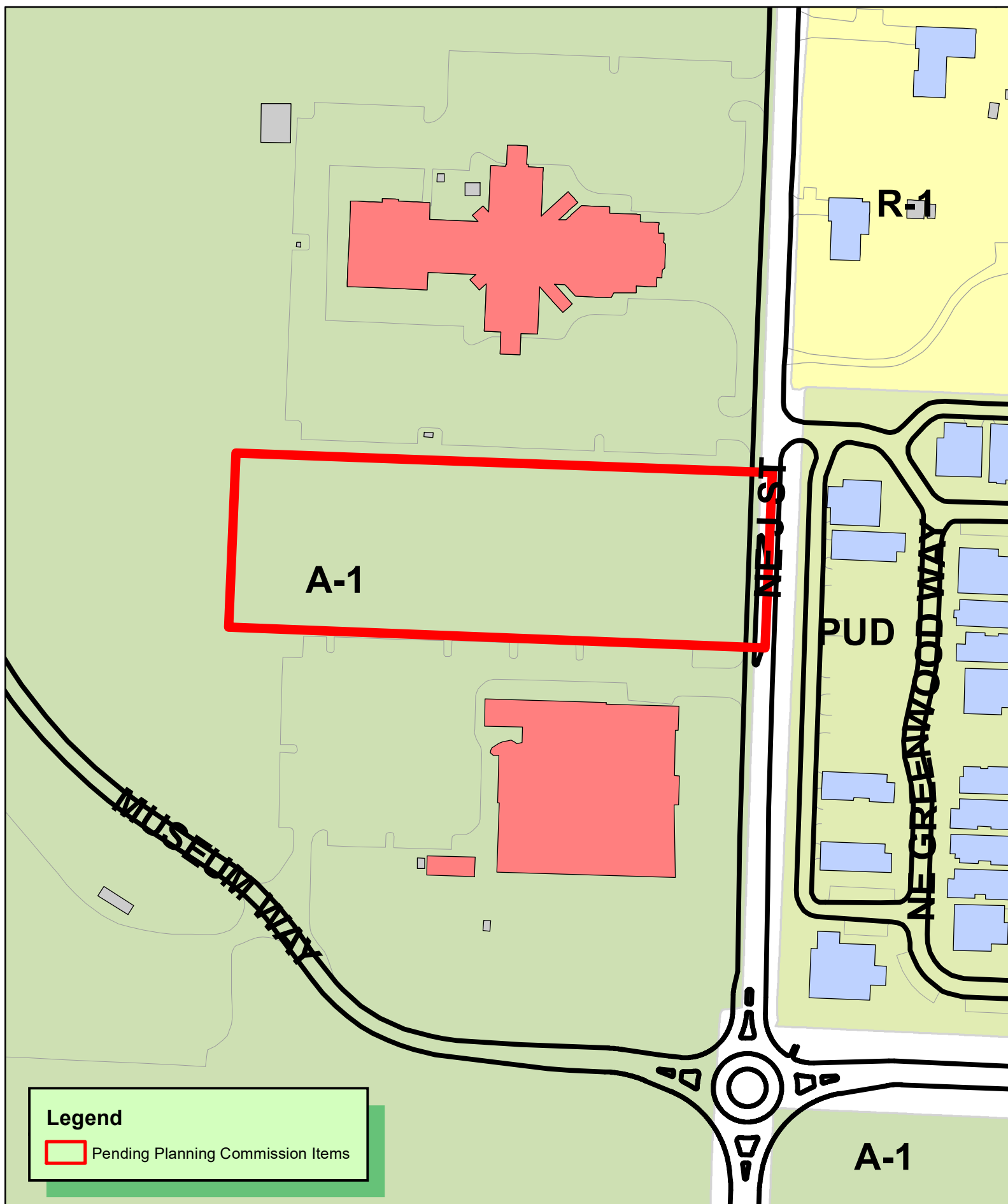
Attached you will find the recent boundary survey for the subject property. The owners of said tract are requesting a rezone from R-1, to DN2. From inspecting the enclosed survey, you will find that this property presently contains one duplex, facing D Street, with a second building located on the East half of the property. This rezone will bring the zoning of the property consistent with the present land use.

Once the rezone is approved, the owners plan to remodel the second building into a residence. At present, the second building is used as a garage. A "lot split" will be provided under separate cover. The remaining information, with regards to this rezone, has been sent through ETRAKIT, earlier today, including the payment of fees in the amount of \$350.00.

Please inform our office if you need additional information.

Sincerely,

Tim Lemons, PE



RZ20-0056
REZONING A-1 TO C-3
WALTON FAMILY FOUNDATION
CRYSTAL BRIDGES MUSEUM ADD LOT 10



175 Montrose West Ave, Suite 400
Akron, OH 44321
330.665.0660
www.cesoinc.com



October 6, 2020

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

RE: Parcel #01-15205-000 rezone to C-3

Dear Mr. Stanley:

Please accept this narrative letter for the referenced request to rezone parcel #01-15205-000 to C-3. See below for additional information on this request:

Current Zoning Designation: A-1 Agricultural District

Proposed Zoning Designation: C-3 Central Commercial

Explanation: Parcel #01-15205-000 is being proposed to be rezoned from A-1 Agricultural to C-3 Central Commercial in order to develop a real estate project in compliance with C-3 development standards. The current owner is Alice L Walton Foundation, a Delaware nonprofit corporation.

Reason to Rezone: The rezone would allow the development to establish an area that would provide an opportunity for people to meet and utilize additional services within the vicinity of their residences.

Statement of how the property will relate to surrounding properties: Being within the immediate proximity of the Amazeum and Crystal Bridges Museums, the development would be designed to complement the surrounding uses. The development would also add pedestrian walkability via new trails and encourage greater social interaction of residents.

Use: Parking deck

Traffic: The development should not substantially increase the current traffic patterns on Museum Way and could potentially encourage more pedestrian activity.

Signage: None proposed

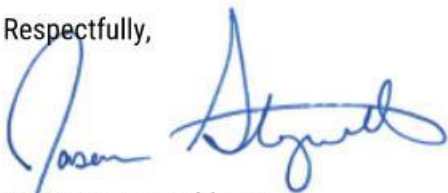
Appearance: Modern design standards will be used to enhance and compliment the surrounding area.

Water / Sewer: Water service is available via the 12" water main along the east side of J Street. Sewer service has a potential connection to the manhole located southeast of the Amazeum building.

Thank you for your consideration of this request.

Should you have any further questions, please do not hesitate to call me.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jason Steigerwald". The signature is fluid and cursive, with the first name "Jason" written in a smaller, more legible script than the last name "Steigerwald".

Jason Steigerwald, P.E.
Civil Team Lead

Enclosures

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.

RZ20-0056

☒ I / we object to the rezoning because:

We moved to Legacy because of location - lack of congestion & open spaces

We now have a multi story apartment complex on one side & now a multi-story

Parking garage on the other

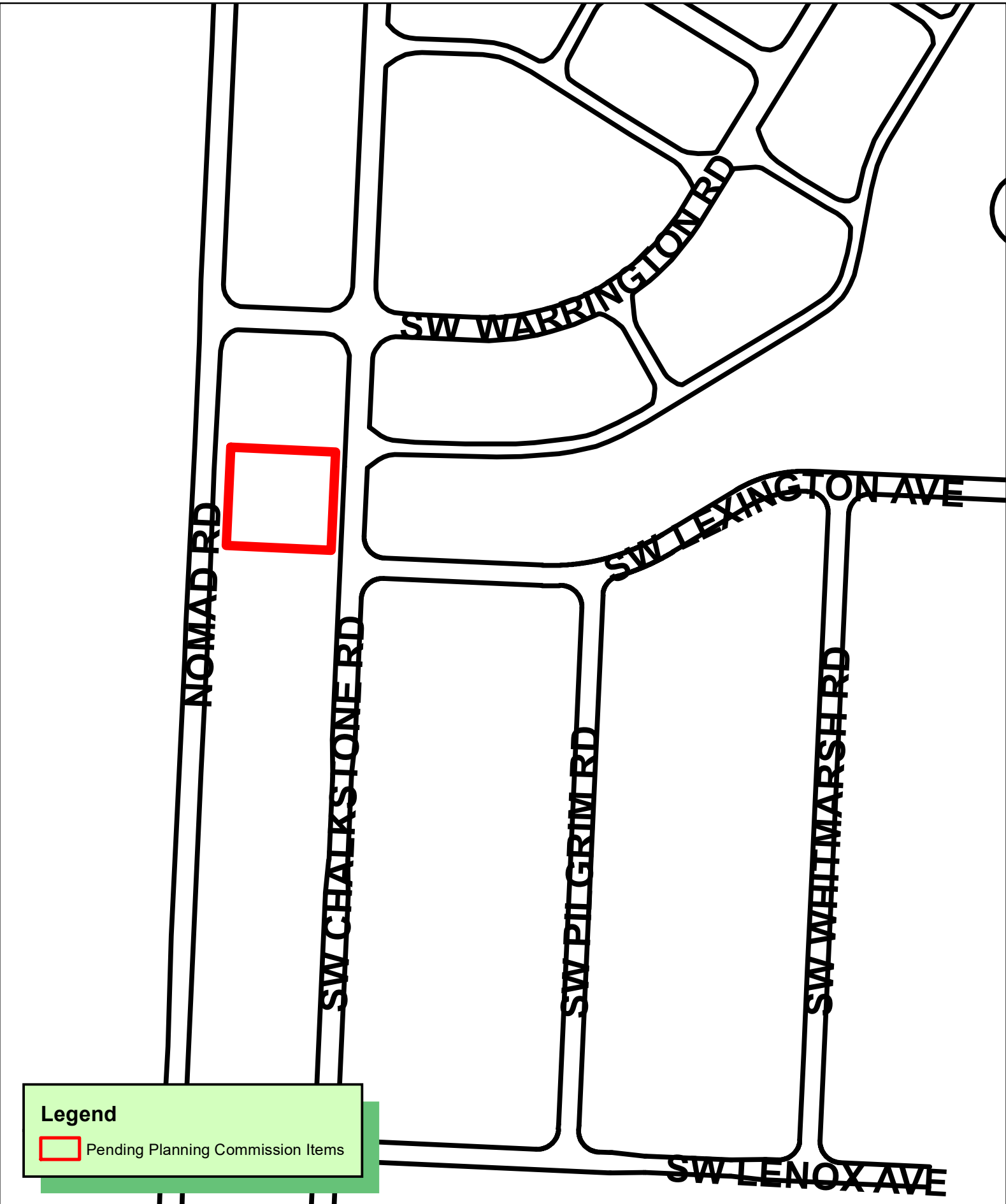
David Rogers
Signature and Physical Address

709 GREENWOOD
WAY
BUL-AR

Lyn Rogers
Signature and Physical Address

We believe these will cause a change to the quality of life in our neighborhood
& cause our property value to decline.

Suggestion - build the parking deck - underground with a park/green area
on the surface.



Legend

 Pending Planning Commission Items



1 inch = 150 feet

CU20-0045
CONDITIONAL USE
PROVIDENCE 2 MODEL HOME & PARKING LOT
6604 SW CHALKSTONE RD LOTS 2-3



Bentonville Planning Commission

Application for Conditional Use

Providence, LLC (Rausch Coleman Homes) would like to apply for a conditional use permit to use one of our homes and temporary parking lot in the Providence phase 2 subdivision in Bentonville, 72713 as a model home – sales center to house the sales professional for that community and conduct real estate transactions. This sales center will have hours of operation as follows:

Monday – 10:00AM – 6:00PM

Tuesday – Saturday 9:00AM – 6:00PM

Holiday schedule to vary.

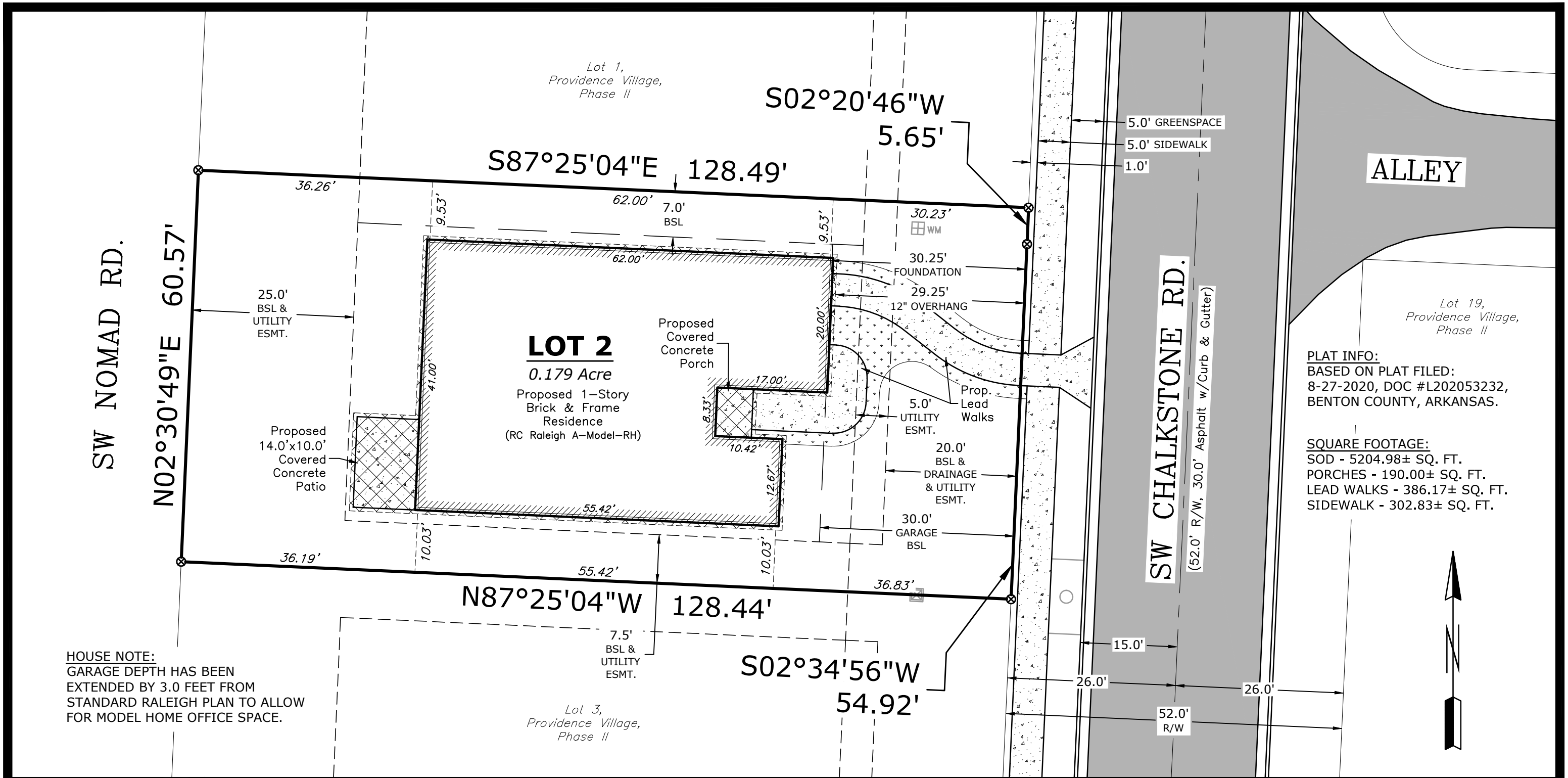
The additional traffic that will be generated will be similar to that of a home in the area with visitors. We would like to propose adding a parking lot on the property next to the model home. Additional signage will include an American flag, Rausch Coleman flags at a lower height, and a sign in the front yard indicating the property is the model home and possibly a layout of the neighborhood. No flammable or hazardous material will be present on site. Noise levels will be similar to a residential home. Additional motion sensor lights will be added to the home for security, but no different than ones existing in the area. The house will not be screened from surrounding residential areas, but the house itself will follow the same exterior looks as the neighboring houses.

Once everything is approved it will take us approximately 30 days (or less) to build the new model home. Once that is completed we will begin the process of moving all the equipment and converting the old model in phase 1 to be sold ASAP.

Please let us know if you require any additional information.

Thank you,

Rausch Coleman Homes, NWA Division

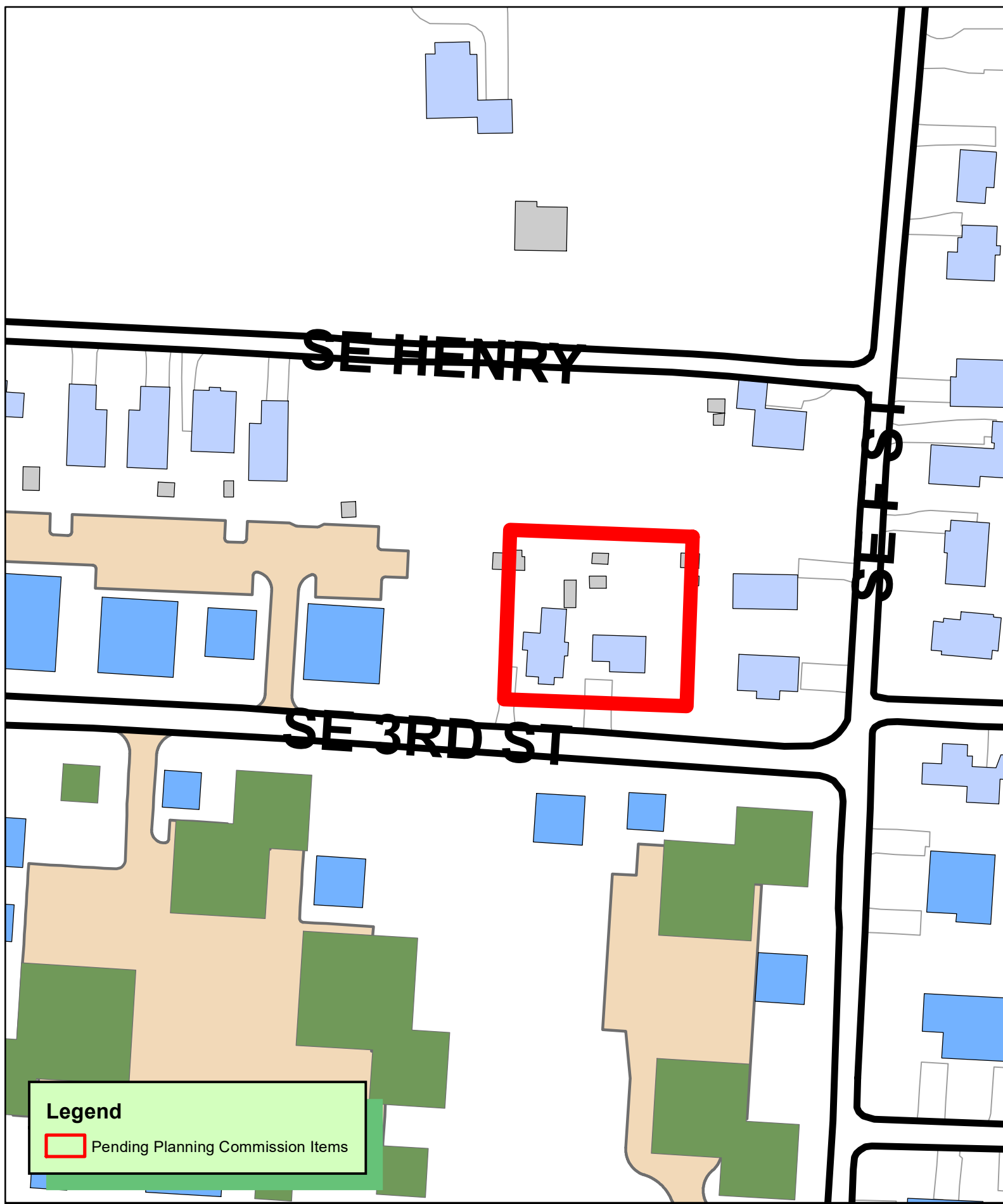


HOUSE NOTE:
GARAGE DEPTH HAS BEEN
EXTENDED BY 3.0 FEET FROM
STANDARD RALEIGH PLAN TO ALLOW
FOR MODEL HOME OFFICE SPACE.

PLAT INFO:
BASED ON PLAT FILED:
8-27-2020, DOC #L202053232,
BENTON COUNTY, ARKANSAS.

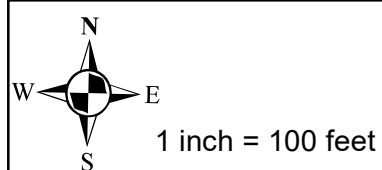
SQUARE FOOTAGE:
SOD - 5204.98± SQ. FT.
PORCHES - 190.00± SQ. FT.
LEAD WALKS - 386.17± SQ. FT.
SIDEWALK - 302.83± SQ. FT.

REVISIONS		DATE	LEGEND — = SUBJECT PROPERTY LINE — = ADJOINER PROPERTY LINE — = ROAD CENTERLINE — = BUILDING SETBACK LINE - - - = EASEMENT LINE ⊗ = CALCULATED POINT ABBREVIATIONS R/W = RIGHT-OF-WAY ESMT. = EASEMENT BSL = BUILDING SETBACK LINE PROP. = PROPOSED ARC L. = ARC LENGTH ARC R. = ARC RADIUS CHORD B. = CHORD BEARING CHORD D. = CHORD DISTANCE	NOTES: - ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET FORMAT. - ALL HOUSE DIMENSIONS SHOWN ARE TO OUTSIDE OF FRAME UNLESS OTHERWISE NOTED. - CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. - ALL PROPERTY INFORMATION SHOWN IS BASED ON SUBDIVISION PLAT PROVIDED BY DEVELOPER AND MAY BE SUBJECT TO CHANGE.	BENTONVILLE, BENTON COUNTY, ARKANSAS PLOT PLAN OF LOT 2, PROVIDENCE VILLAGE, PHASE II		JAKE WORTHINGTON Residential Plot Plans P.O. Box 2021 Alma, AR 72921 (479)–226–6400 e-mail: zjakew@gmail.com	
DATE: 9-25-2020								
JOB NO: 20-07-01								
SCALE: 1"=15'		FOR USE BY: Rausch Coleman Homes PROPERTY ADDRESS: 6604 SW Chalkstone Road Bentonville, AR 72712						



Legend

 Pending Planning Commission Items



CU20-0046
CONDITIONAL USE
603 & 605 SE 3RD ST
PARCELS 01-01892-000 & 01-01893-000



Blue Crane, LLC

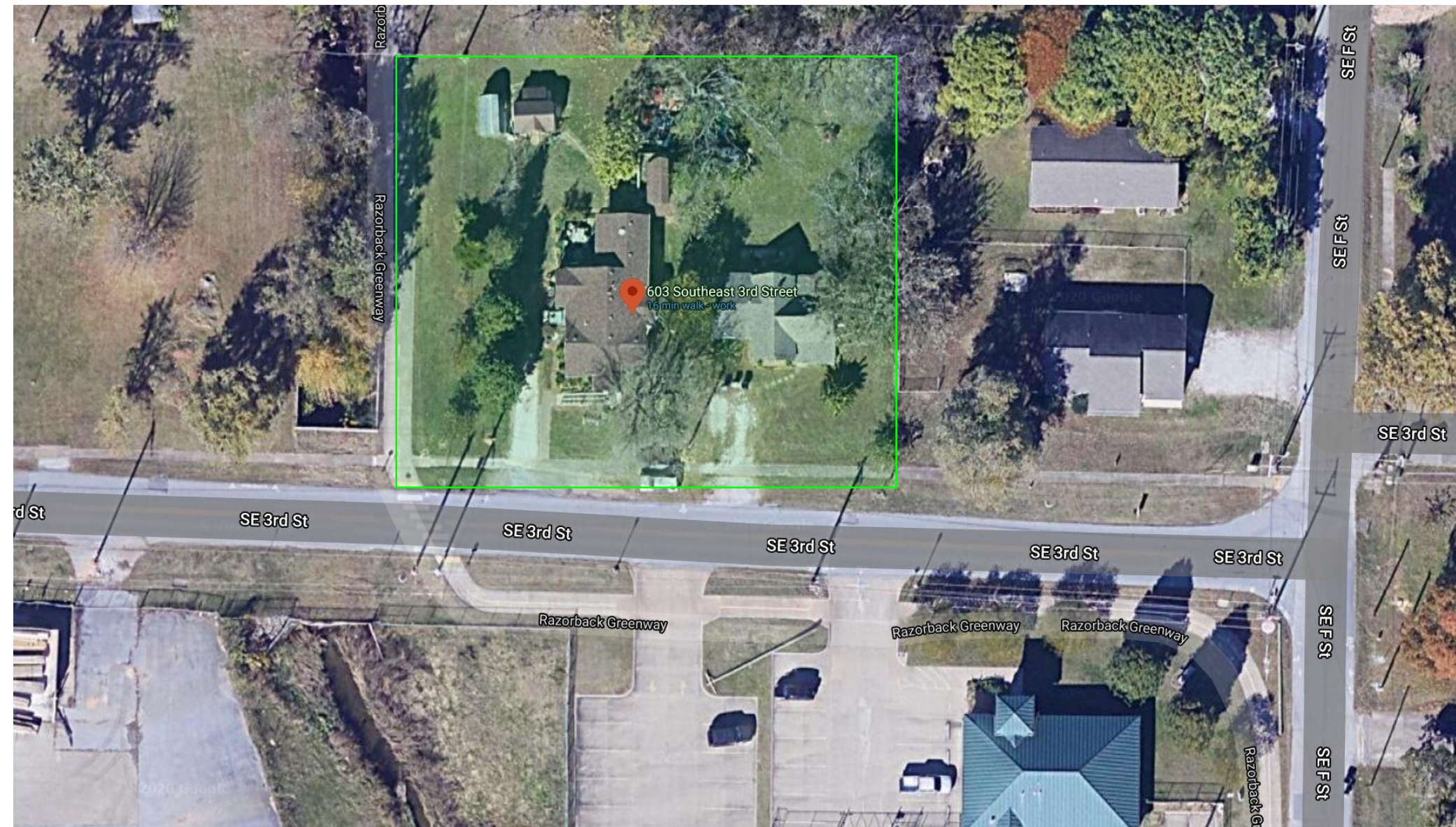
P.O. Box 1860 Bentonville, AR 72712-1860 | 479.283.2924

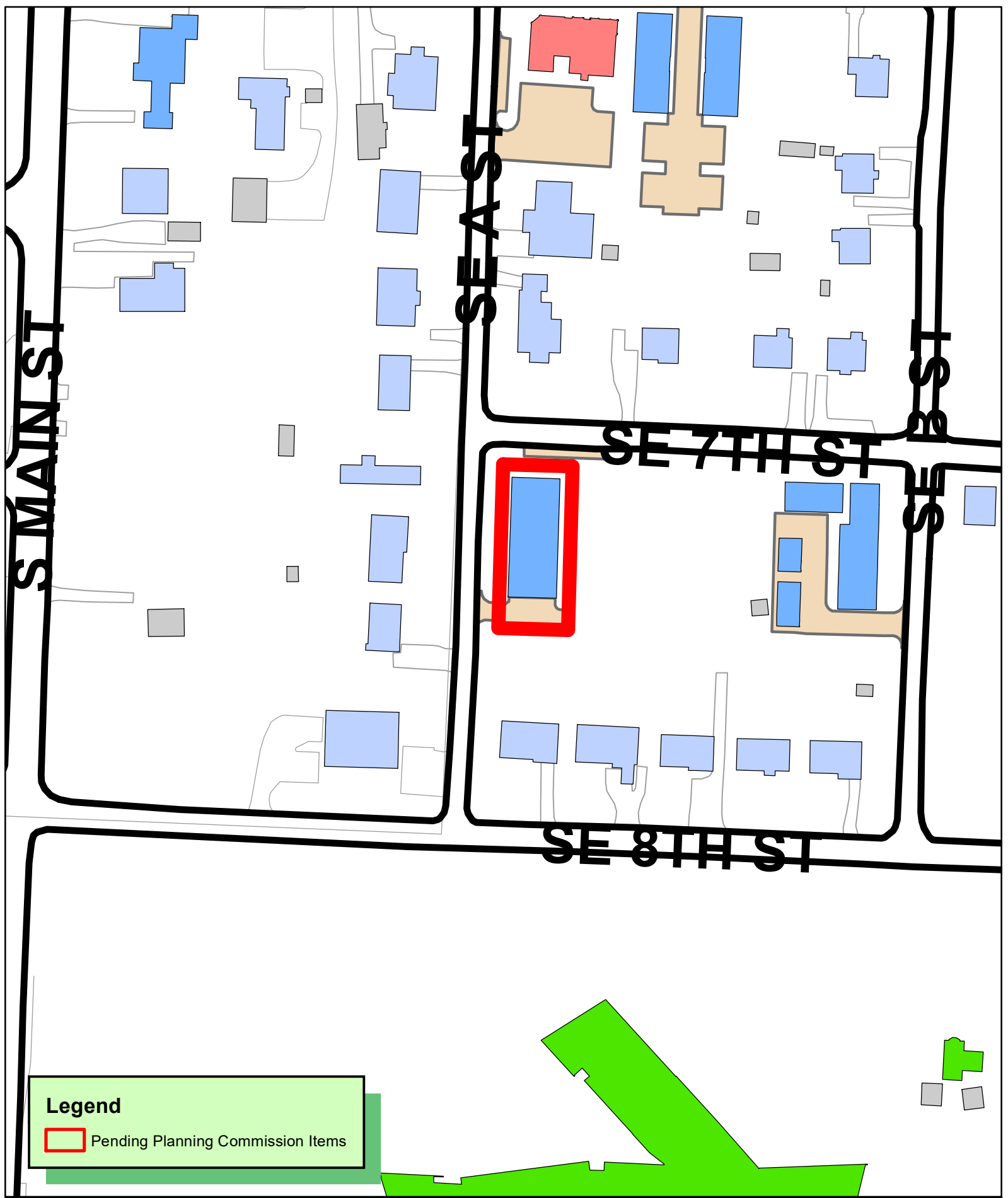
October 01, 2020

City of Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

Re: Conditional Use Permit request for 603 and 605 SE 3rd Street.

603 and 605 SE 3rd Street properties are both single family homes. We are requesting a CUP to allow these properties to be used as offices in lieu of construction office trailers for the City U multifamily project. The construction schedule is 26 months with a mid October 2020 start date. The hours of operation will be from Monday through Friday from 7:00 am to 5:00 pm. There are no proposed structural changes to these houses. The 6 employees will use the existing parking spaces. We do not anticipate any patrons, clients on a daily basis. Weekly group meetings will be held down the street at 700 SE 5th Street to allow for social distancing.





Legend

 Pending Planning Commission Items

 1 inch = 100 feet

**LS20-0053
LOT SPLIT
SOUTHSIDE SUBDIVISION
LOT 11 CREATING LOTS 18-22**



01-00555-000
PBR HOLDINGS LLC.
408 SE B STREET
BENTONVILLE, AR. 72712-5941

EDGE ASPHALT

HURRICANE WA LLC
JACOBS GROUP
PO BOX 1285
BENTONVILLE, AR 72712

- 1) PARCEL NUMBER: 01-04324-000
- 2) ADDRESS - 202 SE 7TH STREET
- 3) CURRENT ZONING = D-E
- 4) BASIS OF ROTATION - ARKANSAS STATE PLANE
- 5) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.
- 6) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 7) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- 8) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS OF THE INTENT AND TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE R-O-W.
- 9) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'26"E 12.85 feet to the POINT OF BEGINNING, thence N01°51'54"E 134.26 feet, thence S88°11'31"E 57.52 feet, thence S01°34'06"W 135.35 feet, thence N87°07'26"W 58.23 feet to the POINT OF BEGINNING: Containing 0.18 acres more or less subject to easements and right of way of record.

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'26"E 71.08 feet, thence N01°34'06"E 105.58 feet to the POINT OF BEGINNING, thence N88°22'09"W 50.12 feet, thence N01°37'51"E 28.43 feet, thence S88°11'31"E 50.09 feet, thence S01°34'06"W 28.28 feet to the POINT OF BEGINNING, Containing 1,420 square feet, more or less, subject to easements and right of way of record.

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-County Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°02'26"E 71.08 feet, thence N01°33'16"E 86.58 feet to the POINT OF BEGINNING, thence N88°22'09"W 50.12 feet, thence N01°37'51"E 19.00 feet, thence S88°22'09"E 50.12 feet, thence S01°37'51"W 19.00 feet to the POINT OF BEGINNING, Containing 952 square feet, more or less, subject to easements and right of ways of record.

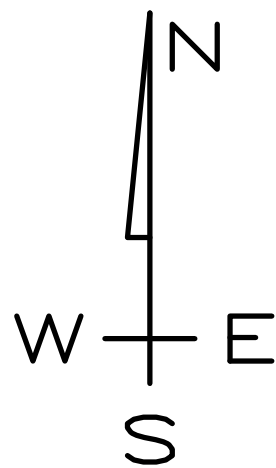
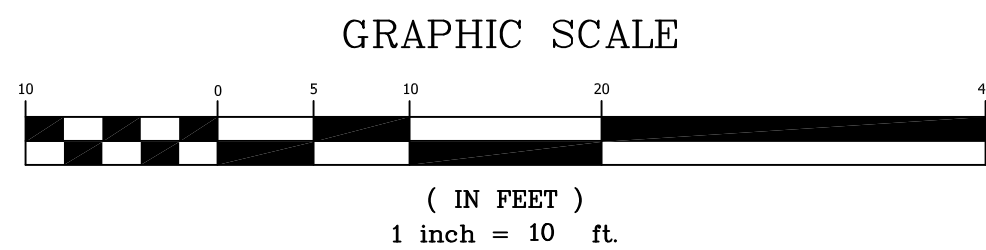
A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°02'26"E 71.08 feet, thence N01°31'56"E 67.08 feet to the POINT OF BEGINNING, thence N88°22'09"W 50.12 feet, thence N01°37'51"E 19.50 feet, thence S88°22'09"E 50.12 feet, thence S01°37'51"W 19.50 feet to the POINT OF BEGINNING, Containing 977 square feet, more or less, subject to easements and right of ways of record.

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 6, thence S87°07'26"E 71.08 feet, thence N01°29'36"E 48.08 feet to the POINT OF BEGINNING, thence N88°22'09"W 50.12 feet, thence N01°37'51"E 19.00 feet, thence S88°22'09"E 50.12 feet, thence S01°37'51"W 19.00 feet to the POINT OF BEGINNING, Containing 952 square feet, more or less, subject to easements and right of ways of record.

A part of Lot 6 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW corner of said Lot 6, thence S87°07'26"E 12.85 feet to the POINT of BEGINNING, thence N01°51'54"E 132.76 feet, thence S88°11'31"E 7.43 feet, thence S01°37'51"W 85.93 feet, thence S88°22'09"E 50.12 feet, thence N01°29'36"W 48.08 feet, thence N87°07'26"W 58.23 feet to the POINT of BEGINNING, Containing 5.408 square feet, more or less, all of Lot 22 being a Private Access and Drainage Easement except that part which is a Public Access Easement per document Book 22 page 41595.



BENTONVILLE, AR



BUILDING SETBACK TABLE DOWNTOWN EDGE ZONING	
FRONT NON-RESIDENTIAL	0' MAX
FRONT RESIDENTIAL	20' MAX
SIDE	7' MIN.
REAR ADJACENT TO NON-RESIDENTIAL ZONES	7' MIN.
REAR ADJACENT TO RESIDENTIAL ZONES	7' MIN.
REAR ADJACENT TO RESIDENTIAL ZONES	12' MIN.

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 _____

I, David L. Jorgensen, 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. 1118
State of Arkansas

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

PROJECT #LS20-0053

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

JORGENSEN
+ASSOCIATES
Civil Engineering • Surveying



LEGEND

- ✕ CALCULATED POINT
- ⦿ FOUND RAILROAD SPIKE
- ⦿ SET IRON PIN & CAP
- ⌚ POWER POLE
- △ CENTERLINE MARKER
- Ⓢ SEWER MANHOLE
- ⦿-| FIRE HYDRANT
- ⦿^{SL} STREET LIGHT

LOT LINE
PL
EXISTING 8" SEWER LINE
EX SS-8
PROPOSED 8" SEWER LINE
SS-8
EXISTING WATERLINE
EX WL-8
PROPOSED 8" WATER LINE
WL-8
CENTERLINE STREET
BUILDING SETBACK
UTILITY EASEMENT
SIDEWALK

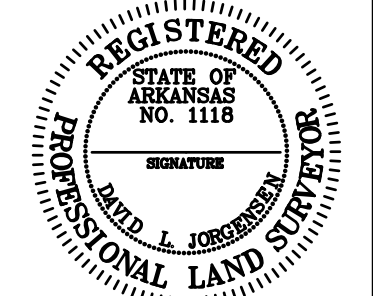
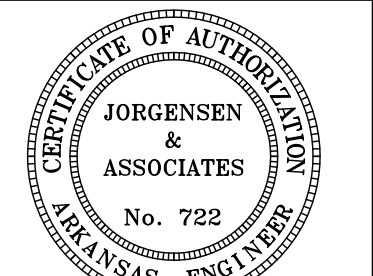
PROJECT DETAILS

PROJECT TITLE:
77TH & A TOWNHOMES
LOT 11 SOUTHSIDE SUB

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

DATE: 11.02.2020
DRAWN BY: JSI
PROJECT # 2016037
FILE PATH: Z:\LSD\2016037\ASB
SHEET SIZE: 22" x 34"
SCALE: 1" = 10'

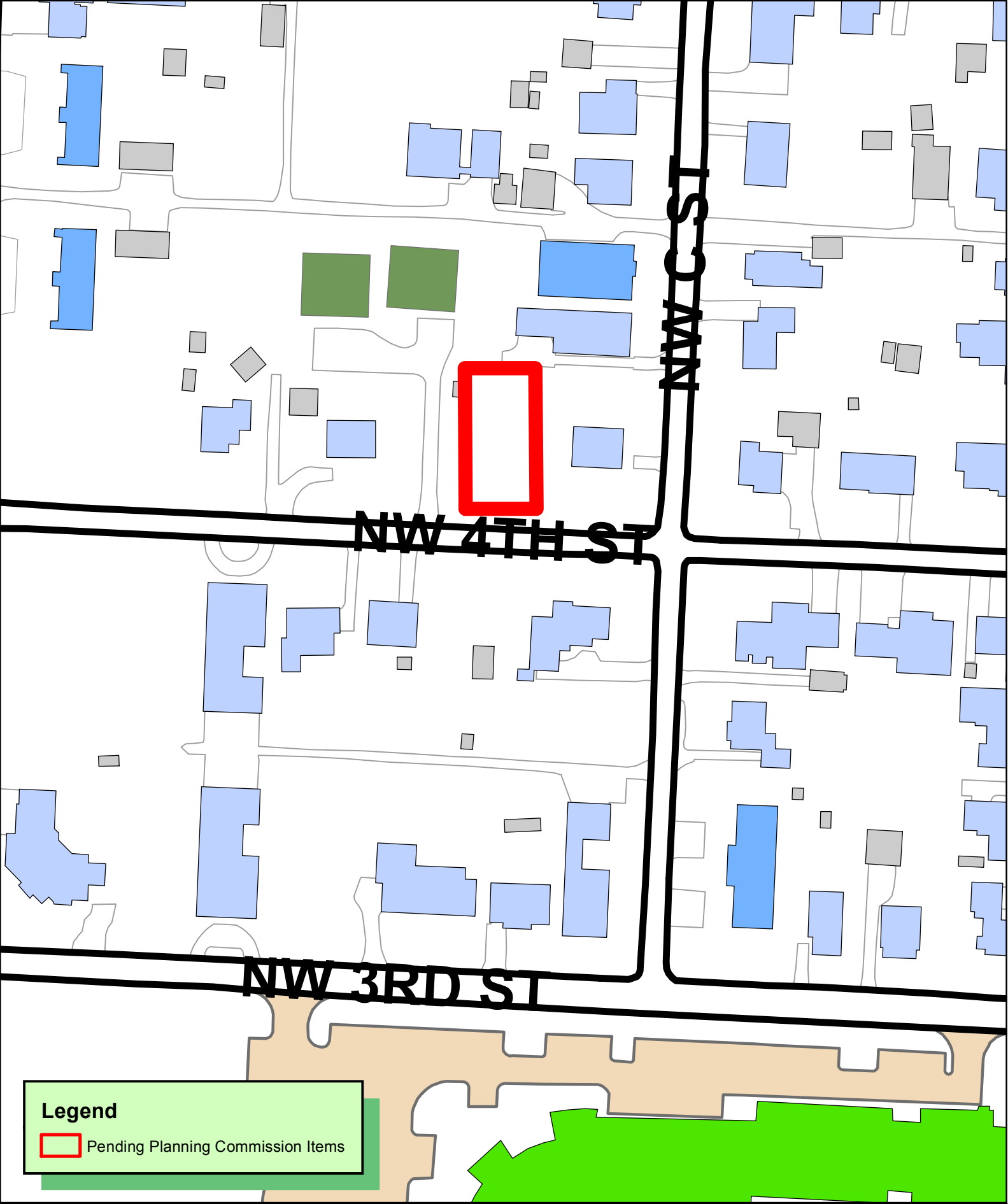


SHEET TITLE

SUBDIVISION

SHEET NUMBER

C 1.0



1 inch = 100 feet

PLA20-0035
PROPERTY LINE ADJUSTMENT
DEMINGS ADDITION
LOT 13 BOCK 6 CREATING LOT 26



The following table shows the results of the regression analysis. The dependent variable is the number of days absent from work due to illness or injury. The independent variables are age, gender, education, experience, tenure, and income. The R-squared value indicates the proportion of variance explained by the model.



DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE_____

CERTIFICATE OF APPROVAL:

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____

MAYOR OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

DATE OF EXECUTION: _____

SIGNED: _____

NO. _____

STATE OF ARKANSAS

	AC UNIT		FIBER OPTICS SIGN		SANITARY SEWER MANHOLE
	BACKFLOW VALVE		FIRE HYDRANT		SATELLITE DISH
	BOLLARD POST		FIRE SPRINKLER		SEPTIC TANK LID
	BUGGY AXLE		FLAG POLE		SET ALUMINUM MONUMENT
	CABLE CLO		GAS LINE SIGN		SET COTTON SPINDLE
	CABLE TV PEDESTAL		GAS METER		SET STAKE ON LINE
	CHISLED "X"		GAS STUB		SET 1/2" IRON REBAR
	COMPUTED POINT		GAS REGULATOR		STATE MONUMENT
	CONC. MONUMENT		GENERATOR		STONE MONUMENT
	C.O.E. MONUMENT		GROUND LIGHT		STORM DRAIN MANHOLE
	DOWN GUY		IRRIG. CONTROL VALVE		STREET SIGN
	DRAIN GRATE		JUNCTION BOX		T-POST
	ELECTRIC BOX		LAMP POST		TELEPHONE BOX
	ELECTRIC METER		MAIL BOX		TELEPHONE PEDESTAL
	ELECTRIC PEDESTAL		PARKING SIGN		TEMPORARY BENCHMARK
	EXIST. ALUM. CAPPED MON.		PAY PHONE		TRAFFIC SIGNAL BOX
	EXIST. COTTON SPINDLE		POWER POLE		TRANSFORMER BOX
	EXISTING IRON PIPE		PROPANE TANK		TREE
	EXIST. IRON REBAR		RAILROAD SPIKE		WATER LINE SIGN
	EXISTING NAIL		READING		WATER METER
	FENCE POST		RIGHT OF WAY MONUMENT		WATER SPIGOT
	EXIST. IRON IN CONCRETE		SANITARY SEWER CLEANOUT		WATER VALVE
	CENTERLINE ROAD		EASEMENT LINE		BUILDING SETBACK LINE
	RIGHT-OF-WAY LINE		UNDERGROUND ELECTRIC LINE		
	BARBED-WIRE FENCE		GAS LINE		
	CHAIN-LINKED FENCE		SANITARY SEWER LINE		
	PRIVACY FENCE		STORM SEWER LINE		
	WIRE FENCE		TELEPHONE LINE		
	MAJOR CONTOUR INTERVAL		WATER LINE		
	MINOR CONTOUR INTERVAL		PROPERTY LINE		
	BUILDING LINE				
	FIBER-OPTICS LINE				
	DITCH/WATER LINE				

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

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

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

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

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 UTILITY COMPANIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

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

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

SURVEY DESCRIPTION – ORIGINAL TRACT 'A'

PARCEL #01-02144-000
WARRANTY DEED 2005-71682

A PART OF LOT NUMBERED THIRTEEN (13) IN BLOCK NUMBERED SIX (6), DEMINGS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13), SAID POINT BEING AN EXISTING IRON PIPE; THENCE N00°23'46"W 114.93 FEET ALONG THE WEST LINE OF SAID LOT THIRTEEN (13) TO AN EXISTING IRON PIPE; THENCE LEAVING THE WEST LINE OF SAID LOT THIRTEEN (13), S89°53'33"E 57.95 FEET TO AN EXISTING IRON REBAR; THENCE S00°28'23"E 114.92 FEET TO AN EXISTING IRON REBAR AT THE SOUTH LINE OF SAID LOT THIRTEEN (13); THENCE N89°54'00"W 58.10 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION – ADJUSTED TRACT 'A'

PARCEL #01-02144-000

LOT NUMBERED TWENTY-SIX (26) IN BLOCK NUMBERED SIX (6), DEMINGS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT TWENTY-SIX (26), SAID POINT BEING AN EXISTING IRON PIPE; THENCE N00°23'46"W 114.93 FEET TO AN EXISTING IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT TWENTY-SIX (26); THENCE S89°53'33"E 57.95 FEET TO AN EXISTING IRON REBAR AT THE NORTHEAST CORNER OF SAID LOT TWENTY-SIX (26); THENCE S00°28'23"E 114.92 FEET TO AN EXISTING IRON REBAR AT THE SOUTHEAST CORNER OF SAID LOT TWENTY-SIX (26); THENCE N89°54'00"W 58.10 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

HUFFMAN RESIDENTIAL 404 NW 4TH LLC.

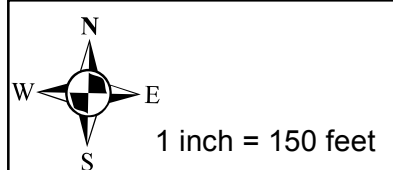
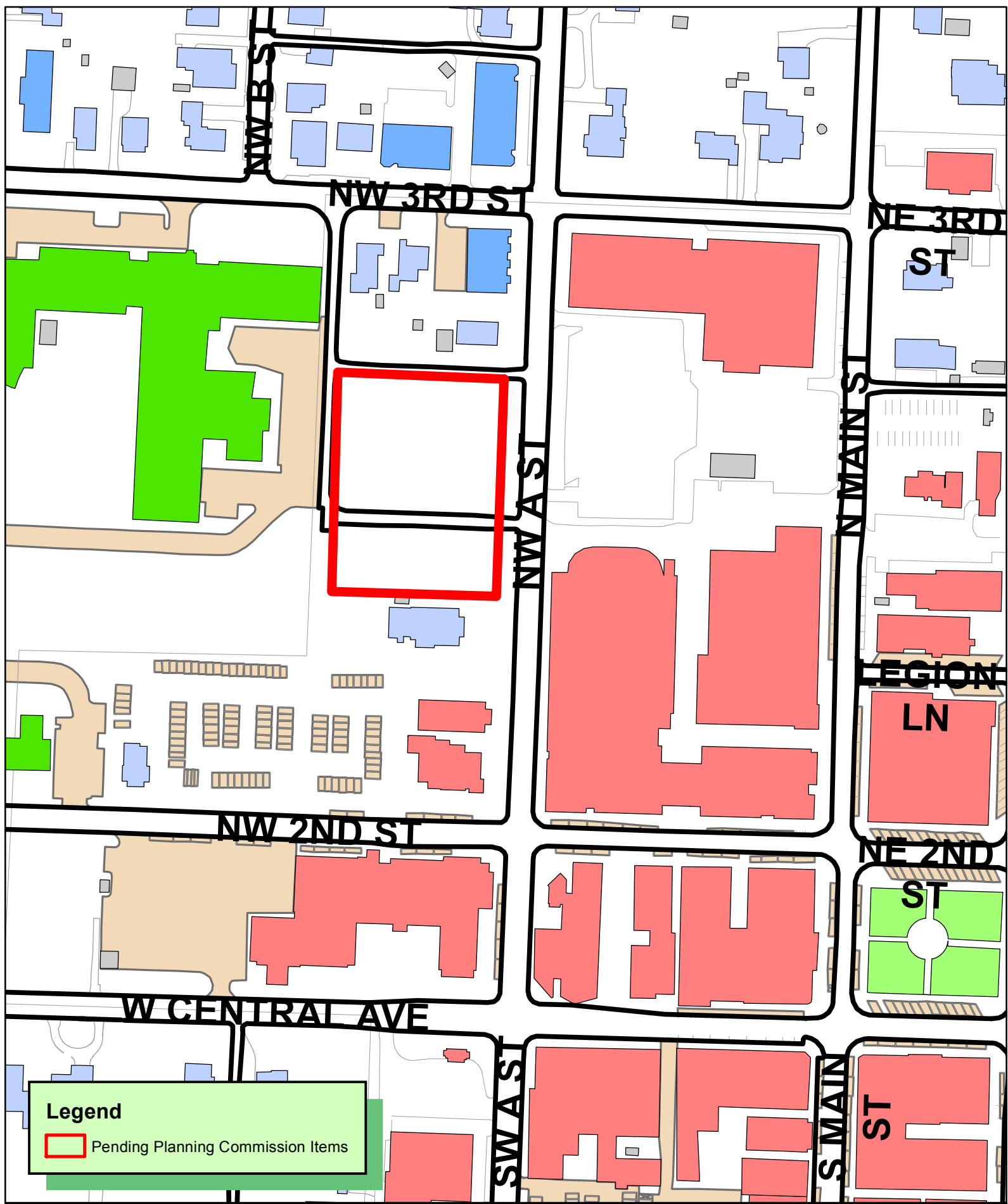
ADDRESS:

404 NW 4TH STREET
BENTONVILLE, ARKANSAS

ZONING: (R-1) SINGLE FAMILY
RESIDENTIAL

COB PROJECT NUMBER: PLA20-0035

SHEET 1 OF 1	JOB NO. 20134	REVISIONS			 118 S. COLLEGE AVENUE FAYETTEVILLE, ARKANSAS 72701 479 444 8784 1 888 549 8784 arasurveying@abeglobal.net	 ALAN REID & ASSOCIATES PROFESSIONAL LAND SURVEYORS BOUNDARY TOPO	DRAFTSMAN	JC
		DATE	DESCRIPTION	BY			DATE	01/17/2020
		10/23/2020	REVISIONS	JC			CHECKED	—
							SCALE	1" = 30'
							SHEET SIZE	18" x 24"
<i>HUFFMAN RESIDENTIAL 202 NW 4TH LLC.</i> 404 NW 4TH STREET BENTONVILLE, ARKANSAS								
<i>PROPERTY LINE ADJUSTMENT— BENTONVILLE, AR.</i>								



LSD20-0047
LARGE SCALE DEVELOPMENT
PELOTON OFFICE
215 NW A ST



LARGE SCALE DEVELOPMENT PLANS

PELOTON OFFICE BUILDING

215 NW A STREET

BENTONVILLE, ARKANSAS

LSD20-0047

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, ARKANSAS. MAP NUMBER: 05007C0255K MAP REVISED: 06-05-2012

LEGAL DESCRIPTION

LOT 208 OF THE ORIGINAL TOWN OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2017 AT PAGE 583. AND
LOTS 5 AND 9, IN CLAYPOOL BLOCK IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. AND
LOTS 13 AND 14 BEING A LOT SPLIT OF LOT 7, CLAYPOOL BLOCK IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 15 AT PAGE 203.

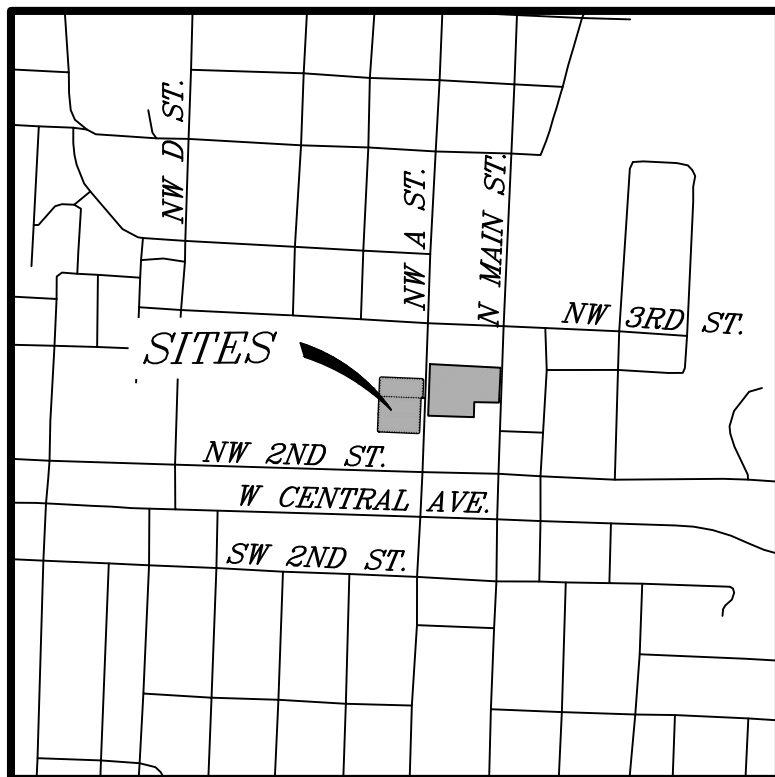
THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS 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 (479-271-3188) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

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

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

CURRENT ZONING	DC
PROPOSED ZONING	DC
CONSTRUCTION TYPE	1A & 2B
SPRINKLERED	YES
BUILDING HEIGHT	77'-4"



Vicinity Map

Not to Scale
Latitude: 36.74149°
Longitude: -94.210488°

CEI CONTACT:

NAME: NATE BACHELOR, PE
ENGINEER OF RECORD
NBACHELOR@CEIENG.COM
(479) 273-9472

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

NAME: NEAL GRIFFIN
CONSTRUCTION OBSERVER
NGRIFFIN@CEIENG.COM
(479) 367-4973

CLIENT CONTACT:

NAME: MARK HERRMANN
EMAIL: MHERRMANN@POLKSTANLEYWILCOX.COM
PHONE: (479) 444-0473

PLAN INDEX:

- C0 COVER SHEET
C100 DEMOLITION PLAN
C200 SITE PLAN
C300 GRADING PLAN
C310 WEST GRADING
C320 STORM P&P
C400 EROSION CONTROL PLAN
C410 EROSION CONTROL NOTES
C500 UTILITY PLAN
C600 DETAIL SHEET 1
C610 DETAIL SHEET 2
C620 DETAIL SHEET 3

ASSOCIATED PLANS:

1. SURVEY
2. CITY OF BENTONVILLE GENERAL WATER AND SEWER DETAILS
3. CITY OF BENTONVILLE WATER DETAILS
4. CITY OF BENTONVILLE SANITARY SEWER DETAILS
5. BEUD ELECTRIC LAYOUT

RESOURCE LIST:

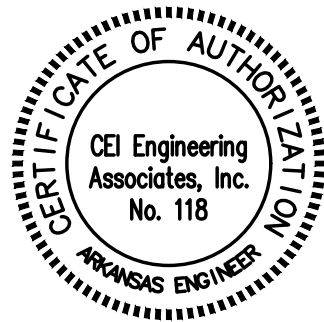
CITY OF BENTONVILLE PARKS & RECREATION DAVID WRIGHT 215 SW A ST BENTONVILLE, AR 72712 PHONE: (479) 464-7275	WASTEWATER DEPARTMENT NANCY BUSEN 1801 N.E. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3160	STREET DEPARTMENT TONY DAVIS 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3130
CITY OF BENTONVILLE CITY ENGINEER DAN WEISE 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-5993	ELECTRIC DEPARTMENT CHARLIE BARNES 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3159	NATURAL GAS BLACK HILLS ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY LOWELL, AR 72745 PHONE: (479) 333-7005
PLANNING DEPARTMENT JON STANLEY 305 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3122	STORMWATER JANE FOOTE 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-5002	TELEPHONE AT&T 627 WHITE ROAD SPRINGDALE, AR 72766 SCOTT SEAMAN PHONE: (479) 442-1967
WATER DEPARTMENT PRESTON NEWBILL 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3140	FIRE DEPARTMENT BRENT BOYDSTON FIRE CHIEF 800 S.W. A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927	LAYNE RHODES PHONE: (479) 442-1977
		CABLE COCOMMUNICATIONS MICHAEL MOORE 4903 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3750



Know what's below.
Call before you dig.



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



Arkansas * California * Minnesota * Pennsylvania * Texas

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STANLEY
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www.polkstanleywilcox.com



contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501.378.0878 office

consultants:

CIVIL:
CEI Engineering | Bentonville, AR

STRUCTURAL:
Martin/Martin | Bentonville, AR

MEFPF:
Bernhard TIME | Fayetteville, AR

PARKING:
Walker Consultants | Houston TX

LANDSCAPE:
... | ...

project name:

PROJECT PELOTON

Bentonville, AR

PACKAGE 4

Office Package

issue date | revisions:

11.02.2020

date description

psw job number:

885A

contents:

COVER

JOB NO.: 31410
DWG NAME: 31410-05-01
DATE: 8/17/20
11:07 AM
SHEET NO.
C0

LSD20-0047

C0



Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501.378.0878 office

CIVIL:
CEI Engineering | Bentonville, AR

STRUCTURAL:
Martin/Martin | Bentonville, AR

MEFP:
Bentford Time | Fayetteville, AR

PARKING:
Walker Consultants | Houston TX

LANDSCAPE:

PROJECT PELOTON

Bentonville, AR

PACKAGE 4

Office Package

11.02.2020

date description

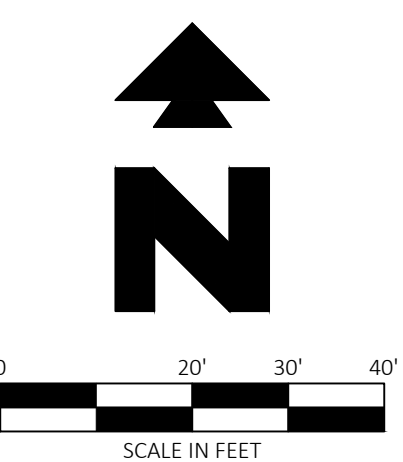
885A

SITE PLAN

31410	11/2/2020	NLB	NLB	RIC	RIC
CEI PROJECT NO.	REVISION/DATE	DPOR	PM	DES	DRW
 Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS					
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712				(479)273-9472 FAX (479)273-0844	



Know what's below.
Call before you dig.



SITE BENCHMARK	
BENCHMARK #1: SET MAG NAIL	
N-750308.56'	
E-1661433.92'	
ELEV-1294.99'	
BENCHMARK #2: SET MAG NAIL	
N-750281.11'	
E-1661705.35'	
ELEV-1297.43'	

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.

EXISTING LEGEND			
—	EAST OR ELECTRIC	—	OHT — OVERHEAD TELEPHONE
—	ACFTV	—	OHTV — OVERHEAD TV
—	OVERHEAD	—	X"SS — SANITARY SEWER
—	SOUTH OR SEWER	—	UGE — UNDERGROUND ELECTRIC
—	TELEPHONE	—	UGE&T — UNDERGROUND ELECTRIC AND TELEPHONE
—	UNDERGROUND	—	UGT — UNDERGROUND TELEPHONE
—	WEST OR WATER	—	UGTV — UNDERGROUND TV
—	PROPERTY LINE	—	X"W — WATER
—	RIGHT OF WAY LINE	—	
—	STORM DRAIN	—	
—	X"G — GAS	—	5-10-11 50.5
—	OHE — OVERHEAD ELECTRIC	—	3" = DIAMETER OF TRUNK IN FEET
—	OHE&T — OVERHEAD ELECTRIC AND TELEPHONE	—	10" = HEIGHT OF TREE IN FEET
		—	11" = CANOPY DIAMETER IN FEET
		—	50.5 = ELEVATION AT BASE OF TREE

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

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTERS ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STIRRING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 70A.
- ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

SITE NOTES

- TAPER CURBS TO MATCH EXISTING CURBS.
- TRANSFORMER PAD (PER RE-UD DETAIL)
- LANDSCAPING AND HARDSCAPING (PER LANDSCAPE ARCHITECT PLANS)

SITE DETAILS

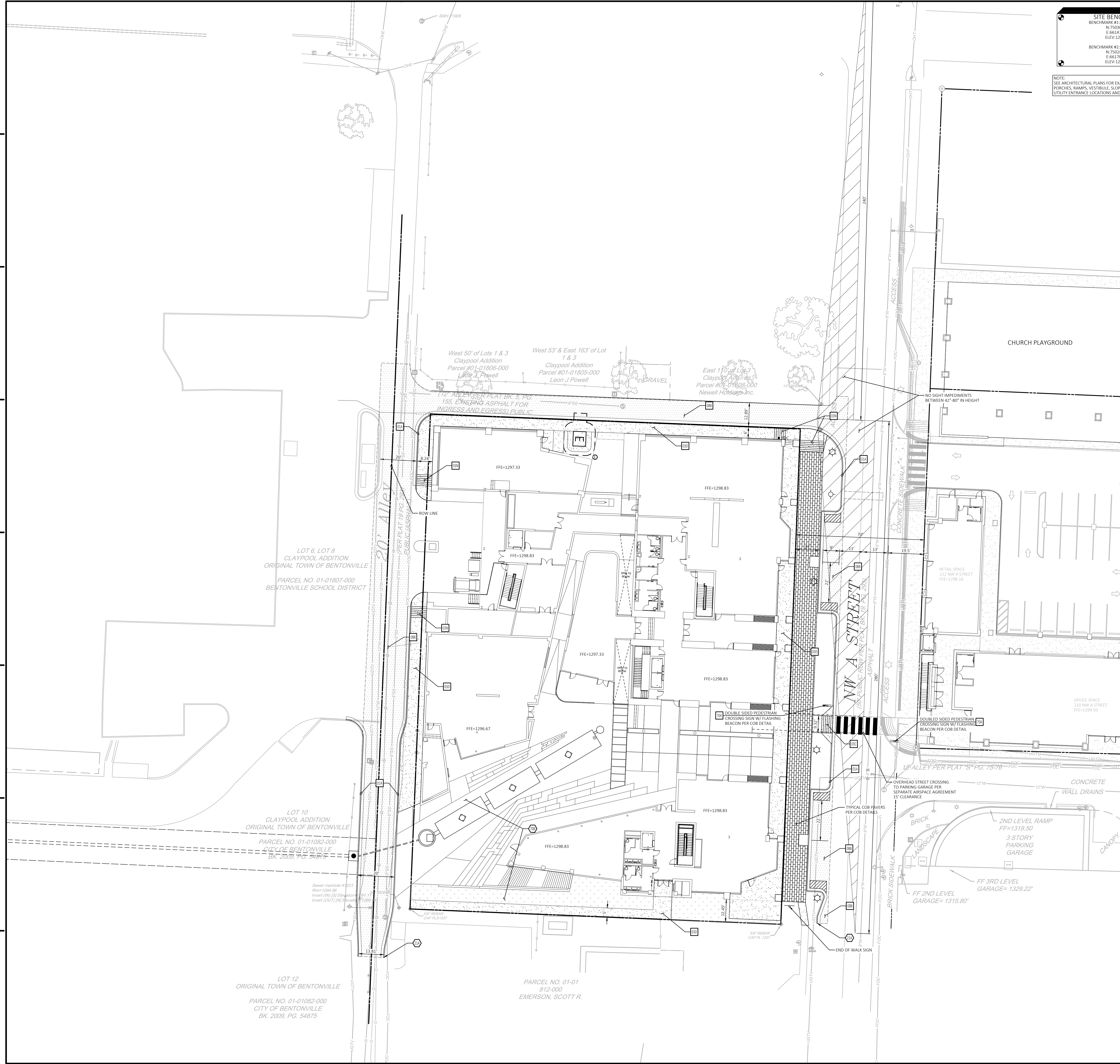
- TYPE A CONCRETE CURB AND GUTTER
- WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- CONCRETE SIDEWALK
- WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
- HEAVY DUTY ASPHALT PAVING
- COB PEDESTRIAN CROSSING SIGN

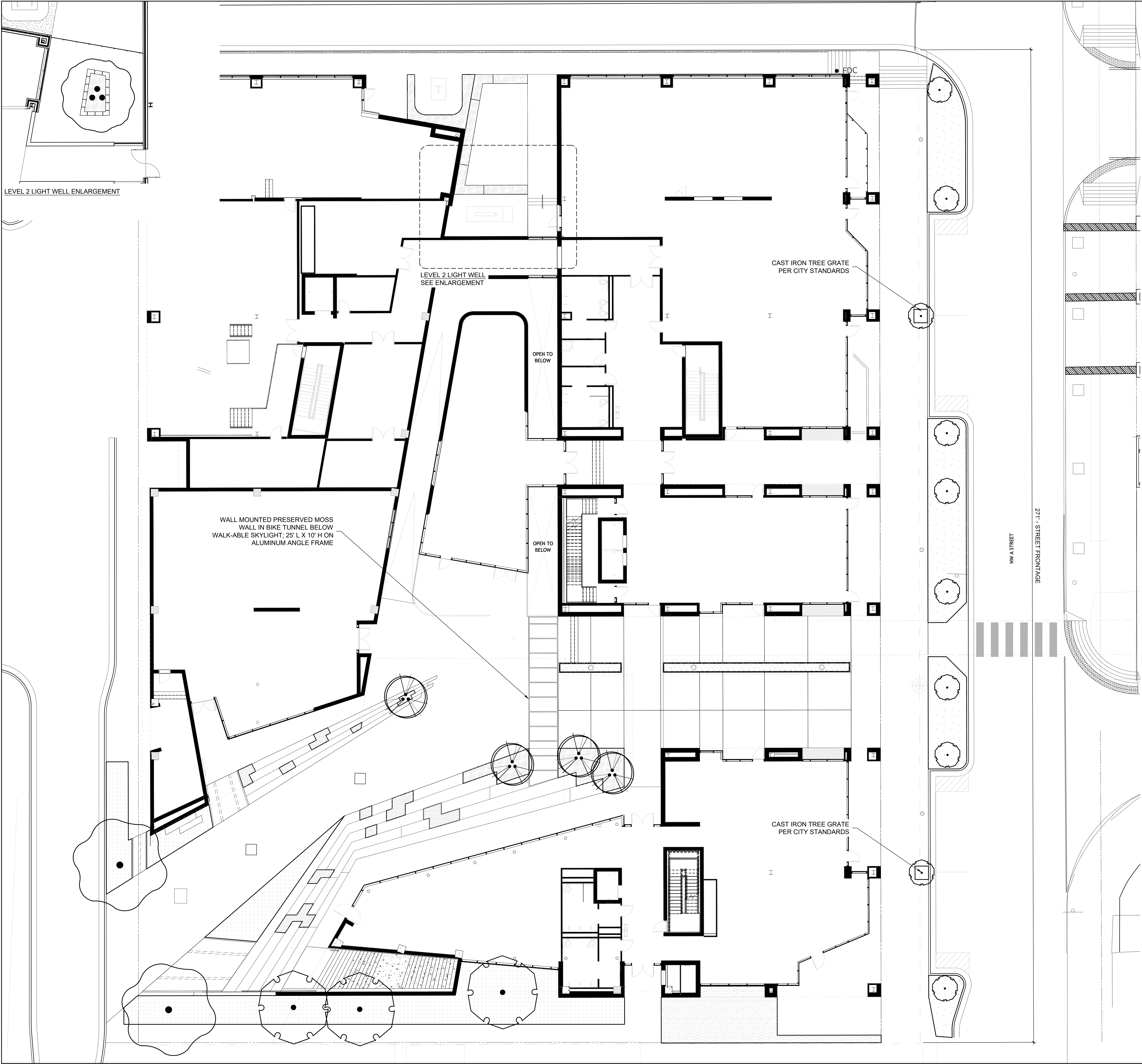
SITE DATA	
SITE AREA	1.26 ACRES (54,776 ± SF)
BUILDING AREA	174,000 SF
ZONING	DC
PARKING REQUIRED FIRST FLOOR	1/500 = 61 SPACES
PARKING REQUIRED UPPER FLOORS	1/1000 = 144 SPACES
PARKING PROVIDED GARAGE	507 SPACES
PARKING PROVIDED ON STREET	4 SPACES
ADA PARKING REQUIRED	9 SPACES (IN GARAGE)
ADA PARKING PROVIDED	20 SPACES (IN GARAGE)

PHASE 1: INCLUDES ALL SITE WORK, BUILDING FOUNDATIONS AND STRUCTURAL WORK.

PHASE 2: INCLUDES THE BUILDING.

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





LEVEL 2 LIGHT WELL ENLARGEMENT

LEVEL 2 LIGHT WELL SEE ENLARGEMENT

CAST IRON TREE GRATE PER CITY STANDARDS

OPEN TO BELOW

OPEN TO BELOW

WALL MOUNTED PRESERVED MOSS WALL IN BIKE TUNNEL BELOW WALK-ABLE SKYLIGHT; 25' L X 10' H ON ALUMINUM ANGLE FRAME

CAST IRON TREE GRATE PER CITY STANDARDS

PLANT SCHEDULE

TREES

COMMON / BOTANICAL NAME

- EVERGREEN SWEET BAY MAGNOLIA / MAGNOLIA VIRGINIANA AUSTRALIS
- HARVEST MOON WITCH HAZEL / HAMMELIS VIRGINIANA 'HARVEST MOON'
- LONDON PLANE TREE / PLATANUS X ACERIFOLIA
- PYRAMIDAL TULIP TREE / LIRIODENDRON TULIPIFERA 'FASTIGIATUM'
- SLENDER SILHOUETTE SWEET GUM / LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'

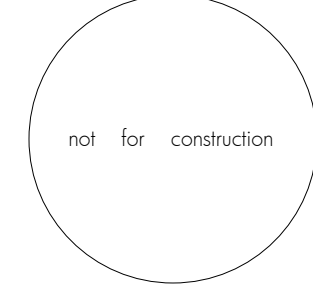
GROUND COVERS

COMMON / BOTANICAL NAME

- CUSTOM RAIN GARDEN MIX / RAIN GARDEN
- EVERGREEN VINE / EVERGREEN VINE
- PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS
- SHADE SHRUBS / GROUNDCOVERS / SHADE SHRUBS / GC
- SUN SHRUBS / GROUNDCOVERS / SUN SHRUBS / GC

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contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501.378.0878 office

consultants:

MEFP:
Bernhard TME
2039 Green Acres Road
Fayetteville, AR 72703

STRUCTURAL:
Martin/Martin Consulting Engineers
100 South Main Street
Bentonville, AR 72712

CIVIL:
CEI Engineering Associates
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

project name:

PROJECT PELOTON
Bentonville, AR

issue date | revisions:

09.17.2020
date description

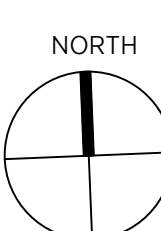
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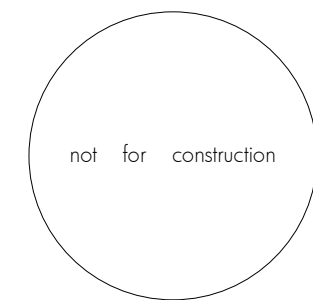
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PLANTING PLAN

scale: 1"=10'-0"



L5.00



contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office
Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501.378.0878 office

consultants:

CIVIL: CBI Engineering Associates
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

LANDSCAPE: CARBO
200 Laurel Street, Suite 100
Baton Rouge, LA 70800

STRUCTURAL: Martin/Martin
100 South Main Street
Bentonville, AR 72712

MEFF: Bernhard TME
2039 Green Acres Road
Fayetteville, AR 72703

AV/ACOUSTICS: Arup
35 E Wacker Dr., Suite 1800
Chicago, IL 60601

project name:

Project Peloton
Bentonville, AR

issue date | revisions:

11.02.2020

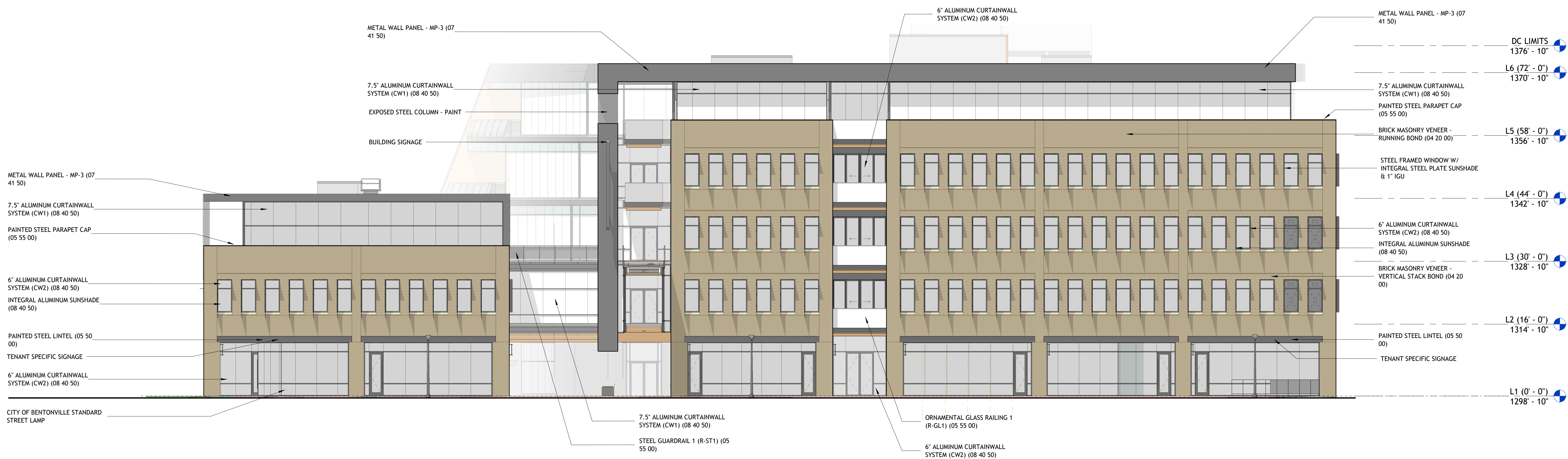
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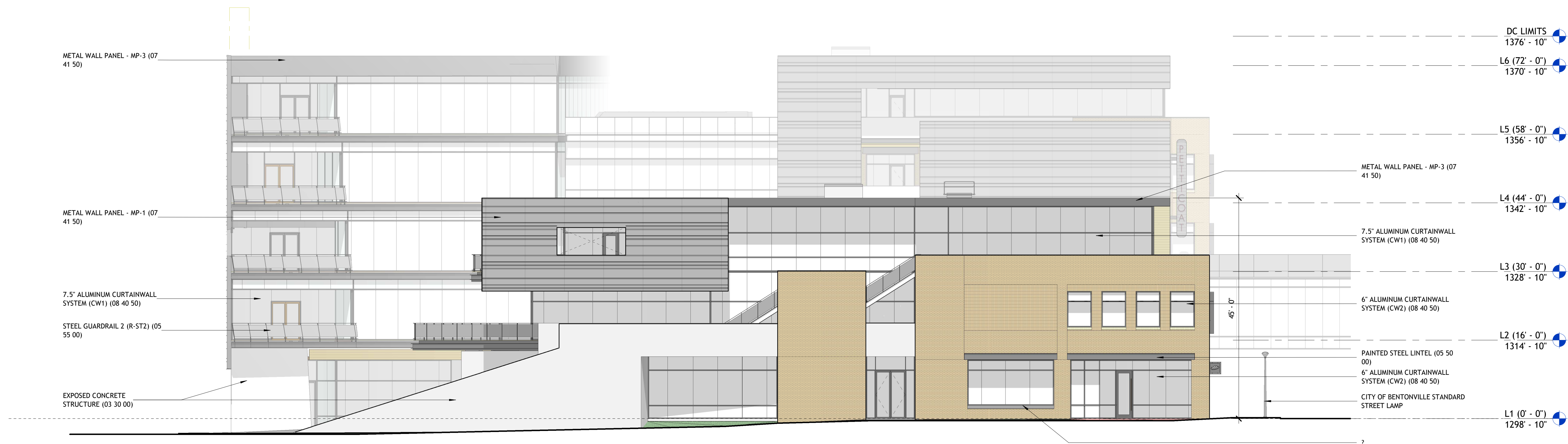
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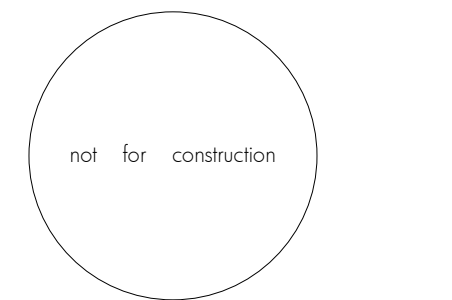
BUILDING
ELEVATIONS



1 | EAST ELEVATION - LSD
3/32" = 1'-0"



2 | SOUTH ELEVATION - LSD
3/32" = 1'-0"



contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
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3108 SW Regency Parkway, Suite 2
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200 Laurel Street, Suite 100
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100 South Main Street
Bentonville, AR 72712

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issue date | revisions:

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#	date	description

psw job number:

885A

contents:

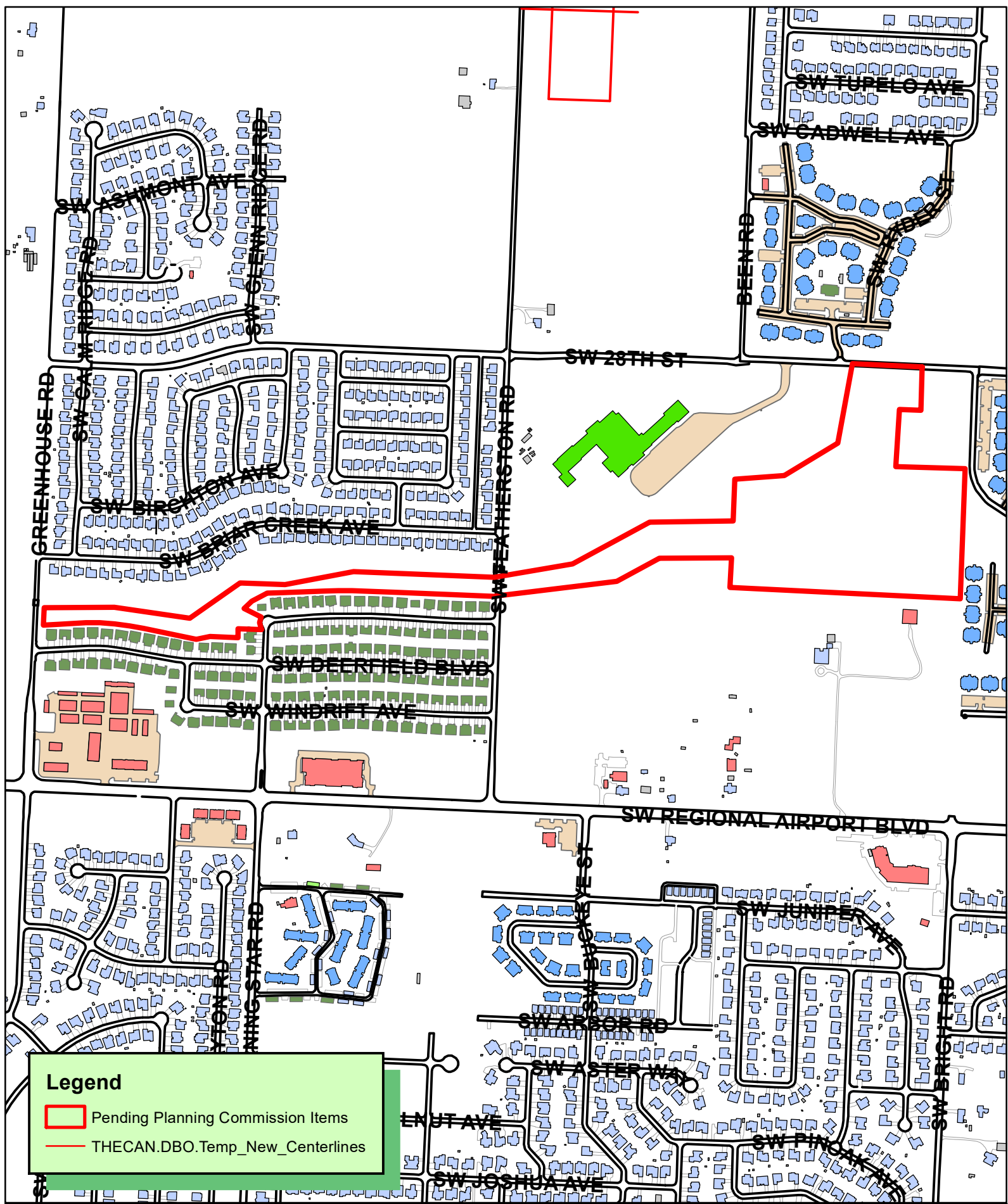
**BUILDING
ELEVATIONS**



1 WEST ELEVATION - LSD
3/32" = 1'-0"



2 NORTH ELEVATION - LSD
3/32" = 1'-0"



Legend

- Pending Planning Commission Items
- THECAN.DBO.Temp_New_Centerlines

N
W E
S

1 inch = 700 feet

LSD20-0061
LARGE SCALE DEVELOPMENT
SW 28TH ST PARK



LARGE SCALE DEVELOPMENT

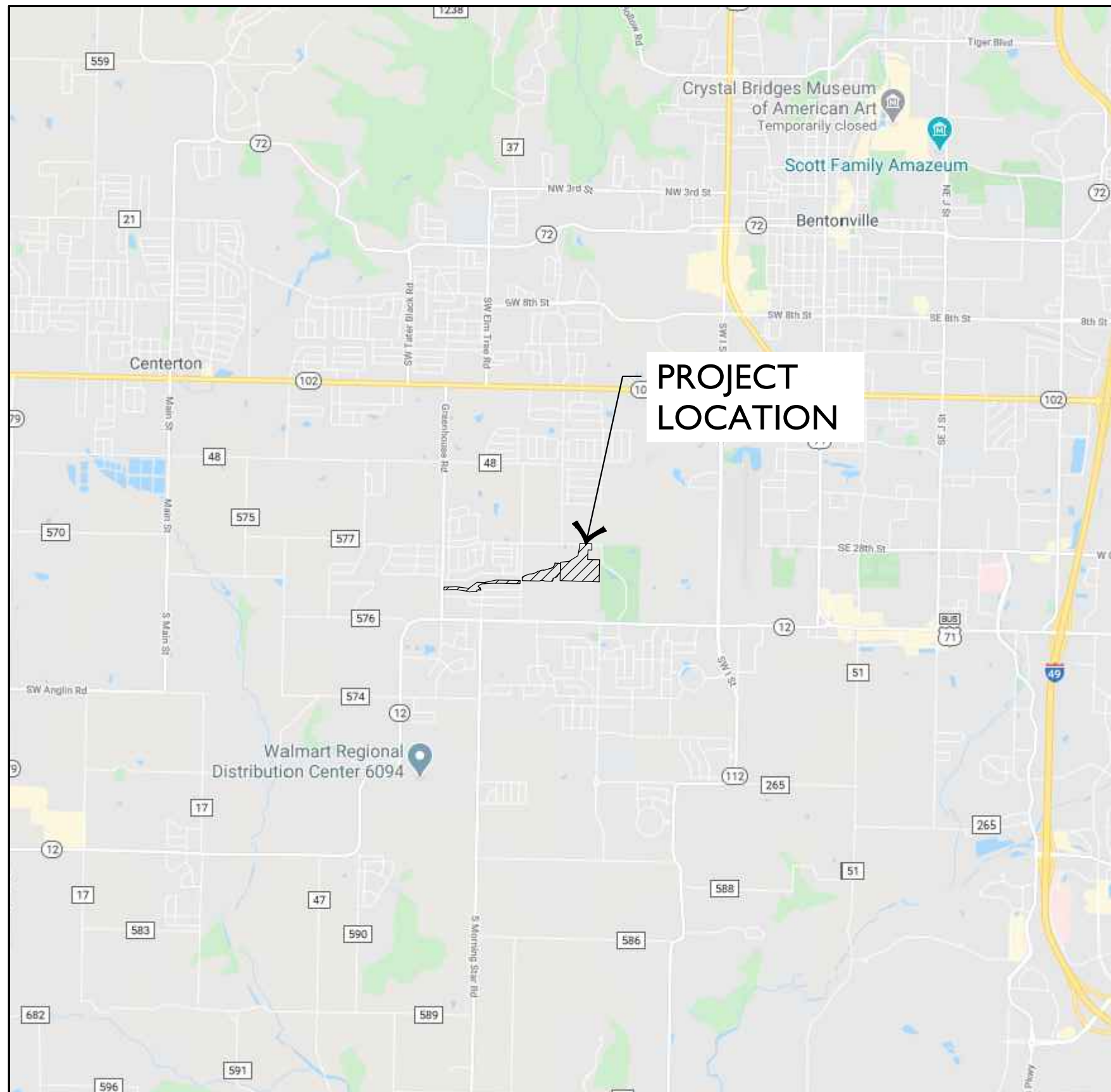
28TH STREET PARK

SW 28TH STREET & SW MAPLE ROAD, BENTONVILLE, AR 72712

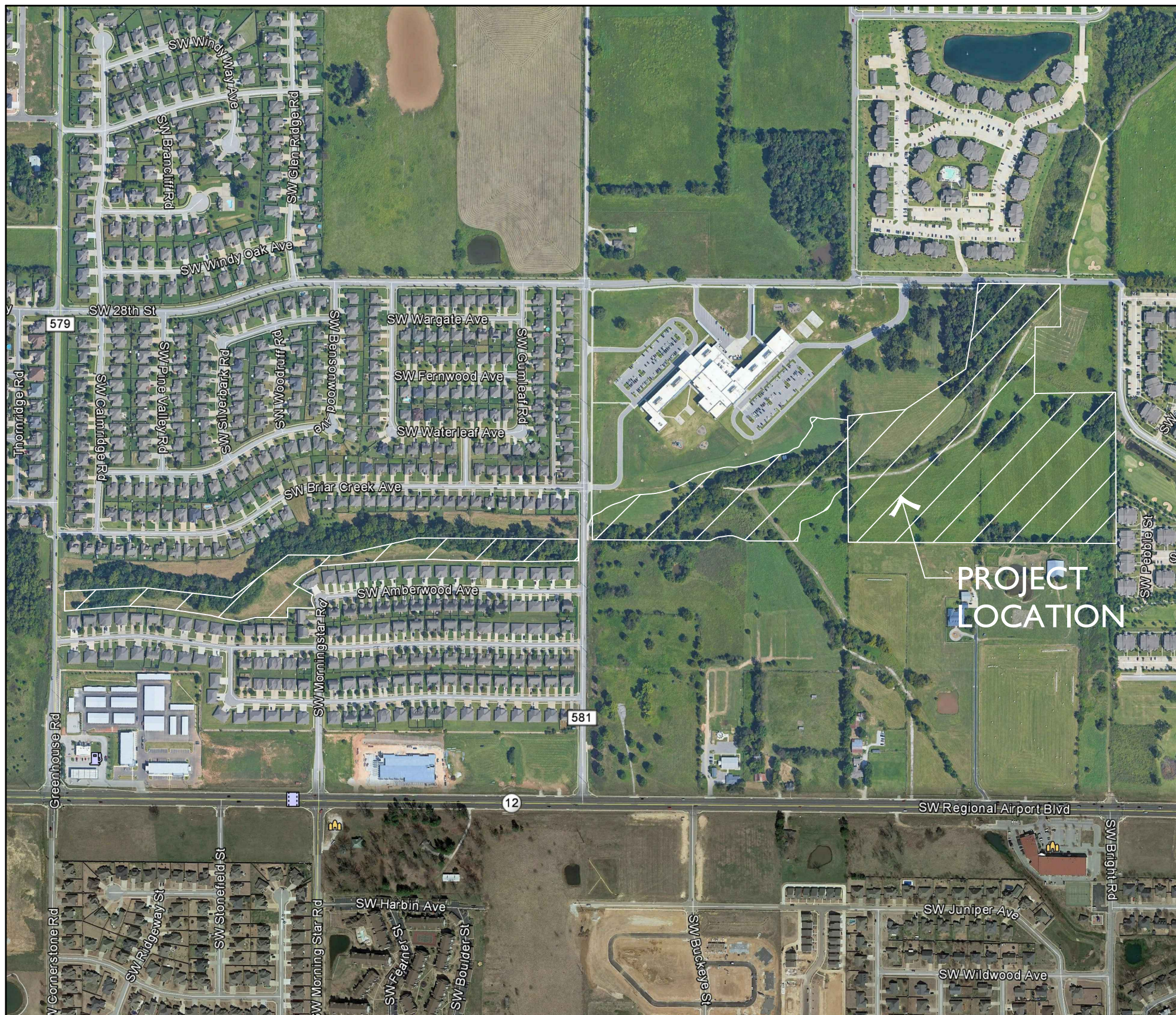
(LSD 20-0061)

75% CONSTRUCTION DOCUMENTS

NOVEMBER 2, 2020



VICINITY MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE



DRAWING LIST

COVER	COVER SHEET
C0.01	GENERAL NOTES & LEGEND
C0.10	DEMOLITION & TREE PRESERVATION PLAN
C0.11	DEMOLITION & TREE PRESERVATION PLAN
C0.12	DEMOLITION & TREE PRESERVATION PLAN
C0.13	DEMOLITION & TREE PRESERVATION PLAN
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN
C1.02	SITE PLAN
C1.03	SITE PLAN
C1.04	SITE PLAN
C2.01	UTILITY PLAN
C2.02	UTILITY PLAN
C2.03	UTILITY PLAN
C2.04	UTILITY PLAN
C3.01	GRADING & DRAINAGE PLAN
C3.02	GRADING & DRAINAGE PLAN
C3.03	GRADING & DRAINAGE PLAN
C3.04	GRADING & DRAINAGE PLAN
C3.05	GRADING & DRAINAGE PLAN
C3.06	GRADING & DRAINAGE PLAN
C4.01	EROSION CONTROL PLAN
C4.02	EROSION CONTROL PLAN
C4.03	EROSION CONTROL PLAN
C4.04	EROSION CONTROL PLAN
C4.05	EROSION CONTROL DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C5.02	SITE DETAILS
C5.03	SITE DETAILS
C5.04	SITE DETAILS
C5.05	SITE DETAILS
C5.06	SITE DETAILS
C5.07	SITE DETAILS
C5.08	SITE DETAILS
C5.09	SITE DETAILS
C5.10	SITE DETAILS
C6.01	TRAIL PLAN & PROFILE
C6.02	TRAIL PLAN & PROFILE
C6.03	TRAIL PLAN & PROFILE
C6.04	TRAIL PLAN & PROFILE
C6.05	TRAIL PLAN & PROFILE
C6.06	TRAIL PLAN & PROFILE
C6.07	TRAIL PLAN & PROFILE

UTILITY AND CITY CONTACTS

Black Hills Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479)333-7005, joshua.knight@blackhillscorp.com

AT&T: Scott Seaman, 627 White Road, Springdale AR 72766, (479) 442-1967 or Layne Rhodes, lr159@att.com, (479) 442-1977

Cox Communications: Kip Smith, 4901 S. 48th Street, Springdale, AR 72762, (479)717-3796 kip.smith@cox.com

Fire Dept.: City of Bentonville, W. Jake Feemster CBO CFM CFEI, Division Chief / Fire Marshal, Bentonville Fire Department, (479)271-3108

Street Dept.: City of Bentonville, Dennis Birge, PE, Transportation Engineer, City of Bentonville, 3200 SW Municipal Drive, Bentonville, Arkansas 72712, (479)271-6840, dbirge@bentonvillear.com

Water Dept.: City of Bentonville, Preston Newbill, Manager, City of Bentonville Water Utilities, (479)-271-3140, pnnewbill@bentonvillear.com

Wastewater Dept.: City of Bentonville, Nancy Busen, Manager, City of Bentonville Wastewater Utilities, (479)-271-3161, nbusen@bentonvillear.com

Electric Dept.: City of Bentonville, Travis Matlock, PE Engineering Director, City of Bentonville, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-5941

Planning Dept.: City of Bentonville, Jon Stanley, Senior Planner, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122

City Engineer: City of Bentonville, Dan Weese, City Engineer, (479)-271-3168, dweese@bentonvillear.com

Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaith@bentonvillear.com

PROPERTY DESCRIPTION:

PARENT TRACT

Part of the Northwest Quarter of Section 12, Township 19 North, Range 31 West; Part of the Northeast Quarter of the Northeast Quarter, Part of the Southwest Quarter of the Northeast Quarter and Part of the Southeast Quarter of the Northwest Quarter of Section 11, Township 19 North, Range 31 West, Benton County, Arkansas and also being known as:
Lots 1, 2 and 3 of Kyleton Addition as recorded in Plat Book 2006, Page 492;
Lots 2 and 3 of Coughlin Addition as recorded in Plat Book 2011, Page 438;
A portion of Lot 5 of Coughlin Addition as recorded in Plat Book 2017, Page 739;
And Lot 138 of Riverwalk Farm Estates as recorded in Plat Book 2007, Page 288.

FLOOD DATA:

BY GRAPHIC PLOTTING ONLY. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) SHOWN ON THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOODWAY, WHICH IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. MAP NUMBER: D507C0255K MAP REVISED: JUNE 5, 2012

OWNER:
CITY OF BENTONVILLE
DAVID WRIGHT
PARKS AND RECREATION DIRECTOR
215 SW A ST.
BENTONVILLE, AR 72712

SURVEYOR:
CEI ENGINEERING ASSOCIATES, INC.
DUSTIN RILEY
3108 SW REGENCY PRKWY
BENTONVILLE, AR 72712
479.273.9472

SITE SUMMARY

ZONING:
AGRICULTURE (A-1)
DUPLEX & PATIO HOMES (R-2)
USE:
PARK AND TRAIL
AREA:
33.4 AC

ZONING SUMMARY

A-1 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	5 ACRES	26.6 ACRES
LOT WIDTH MIN:	100'	1,326.42' / 405.37'
LOT DEPTH MIN:	100'	1,691.41' / 1,818.93'
LOT COVERAGE MAX CORNER:	30%	0.06%

A-1 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	30'	30'
SIDE YARD (PUBLIC R.O.W.):	30'	867'
SIDE YARD:	30'	30'
REAR YARD:	30'	815'

R-2 LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	7,000 SF	293,657 SF
LOT WIDTH MIN:	70'	2,669.83' / 2,885.02'
LOT COVERAGE MAX CORNER:	50%	N/A

R-2 SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD:	20'	N/A
SIDE YARD (INTERIOR):	7'	N/A
SIDE YARD (EXTERIOR):	20'	N/A
REAR YARD:	25'	N/A

PROJECT NOTES

- 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 BELLA VISTA 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 COMMUNITY DEVELOPMENT DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-268-4980) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A FINAL INSPECTION.
- THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAYE PRECON WITH THE COMMUNITY DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.
- ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF MUTCD AND AASHTO TRAIL GUIDELINES.

LANDSCAPE ARCHITECT:
ECOLOGICAL DESIGN GROUP, INC.
MARTIN SMITH, PLA, ASLA
210 EAST MERRIMAN
WYNNE, AR 72396
MSMITH@ECOLOGICALDG.COM
870.588.6426

CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP, INC.
BRAHM DRIVER, PE
216 W BIRCH ST.
ROGERS, AR 72756
BDRIVER@ECOLOGICALDG.COM
501.944.3090

28TH STREET PARK
SW 28th Street & SW Maple Road
Bentonville, Arkansas

EDG PROJECT NO. 19-066
DATE 2020.11.02

REVISIONS	
Number	Date

PHASE 75% Construction Documents

TITLE Cover Sheet

SHEET NO. C0.00

SITE SUMMARY

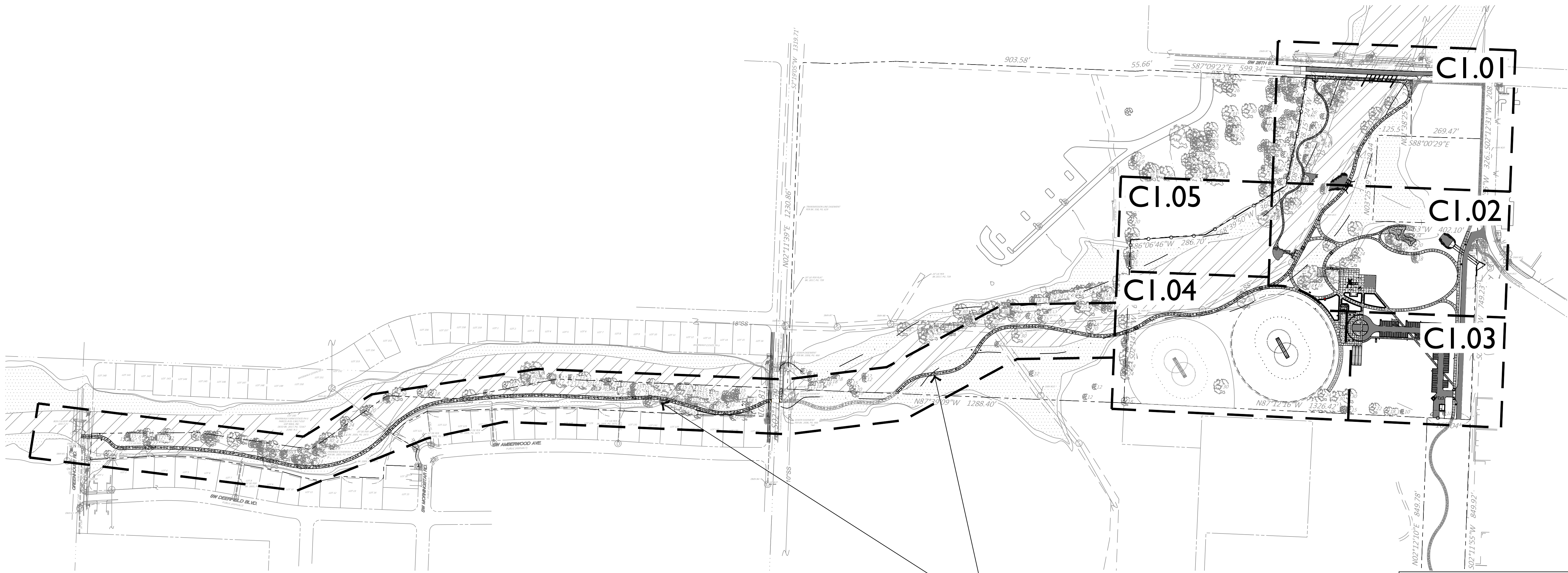
ZONING:
AGRICULTURE (A-1)
DUPLEX & PATIO HOMES (R-2)

USE:
PARK AND TRAIL

AREA:
33.4 AC

ZONING SUMMARY		
A-1 LOT AND AREA STANDARDS		
LOT AREA MIN:	REQUIRED 5 ACRES	PROVIDED 26.6 ACRES
LOT WIDTH MIN:	100'	1,326.42' / 405.37'
LOT DEPTH MIN:	100'	1,691.41' / 1,818.93'
LOT COVERAGE MAX CORNER:	30%	0.06%
A-1 SETBACK STANDARDS		
FRONT YARD:	REQUIRED 30'	PROVIDED 30'
SIDE YARD (PUBLIC R.O.W.):	30'	867'
SIDE YARD:	30'	30'
REAR YARD:	30'	815'
R-2 LOT AND AREA STANDARDS		
LOT AREA MIN:	REQUIRED 7,000 SF	PROVIDED 293,657 SF
LOT WIDTH MIN:	70'	2,669.83' / 2,885.02'
LOT COVERAGE MAX CORNER:	50%	N/A
R-2 SETBACK STANDARDS		
FRONT YARD:	REQUIRED 20'	PROVIDED N/A
SIDE YARD (INTERIOR):	7'	N/A
SIDE YARD (EXTERIOR):	20'	N/A
REAR YARD:	25'	N/A

PARKING DATA	
ZONING	AGRICULTURAL (A-1)
USE	PARK AND TRAIL
PARKING REQUIREMENTS	N/A
ADA SPACES REQUIRED	76 TOTAL PARKING SPACES
TOTAL	4 ADA SPACES REQUIRED
ON SITE PARKING PROVIDED	72 SPACES
ON SITE ADA SPACES PROVIDED	4 SPACES
TOTAL	76 SPACES

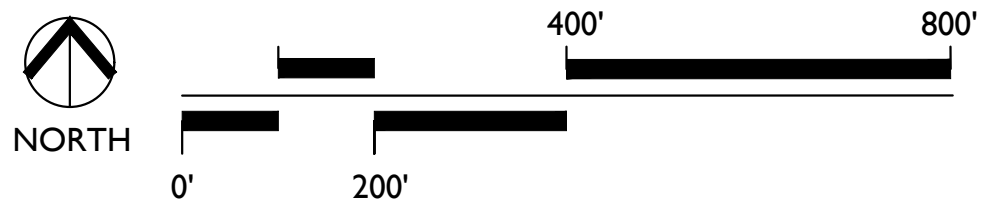


CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES

BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN

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

I OVERALL SITE PLAN



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www.ecologicaldgd.com

phone: 501 378 0200

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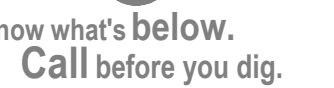
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Bentonville, Arkansas

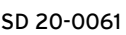
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DATE	2020.11.02
REVISIONS	
Number	Date
PHASE	75% Construction Documents
TITLE	Overall Site Plan
SHEET NO.	C1.00

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TITLE Site Plan

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C1.03

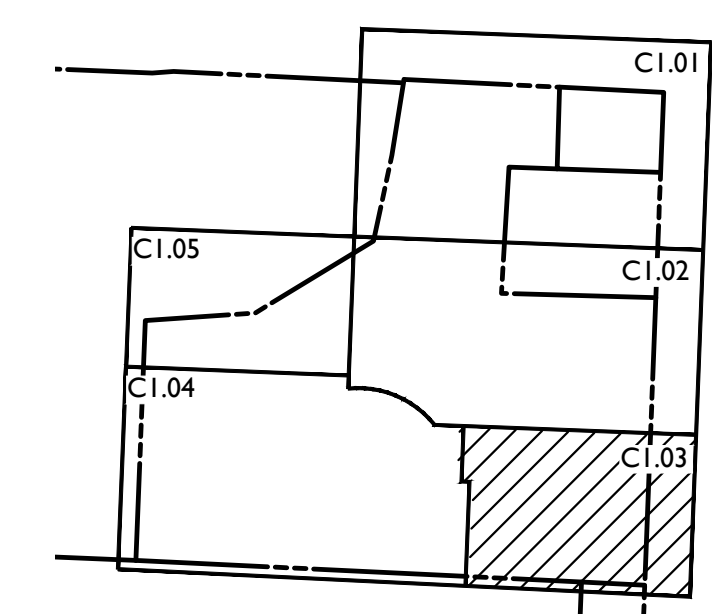
LSD 20-0061

PROPOSED LEGEND

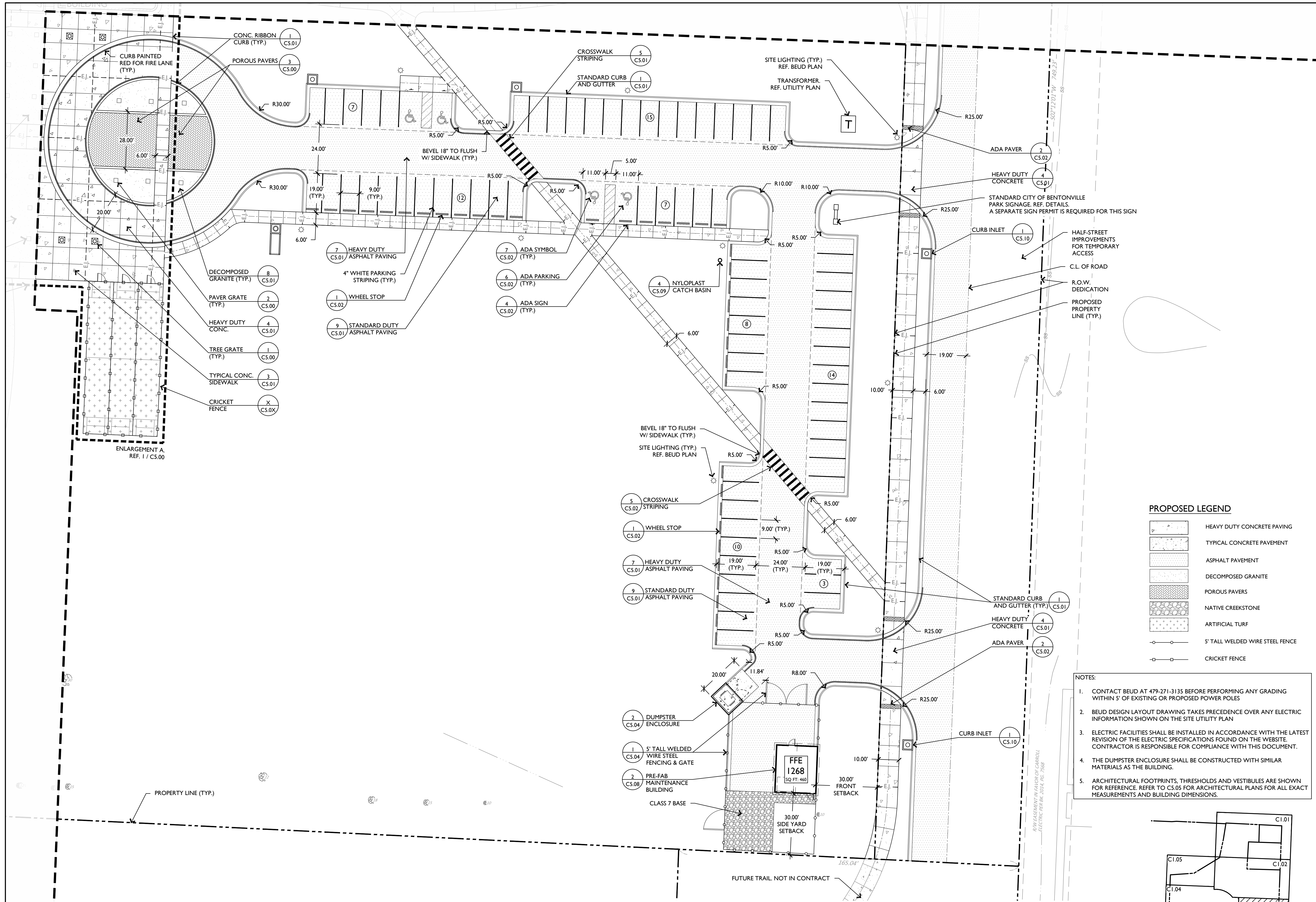
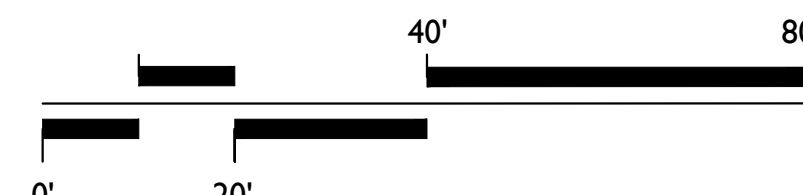
	HEAVY DUTY CONCRETE PAVING
	TYPICAL CONCRETE PAVEMENT
	ASPHALT PAVING
	DECOMPOSED GRANITE
	POROUS PAVERS
	NATIVE CREEKSTONE
	ARTIFICIAL TURF
	5' TALL WELDED WIRE STEEL FENCE
	CRICKET FENCE

NOTES:

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2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
4. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
5. ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO C5.05 FOR ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.



I SITE PLAN



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Bentonville, Arkansas

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DATE 2020.11.02

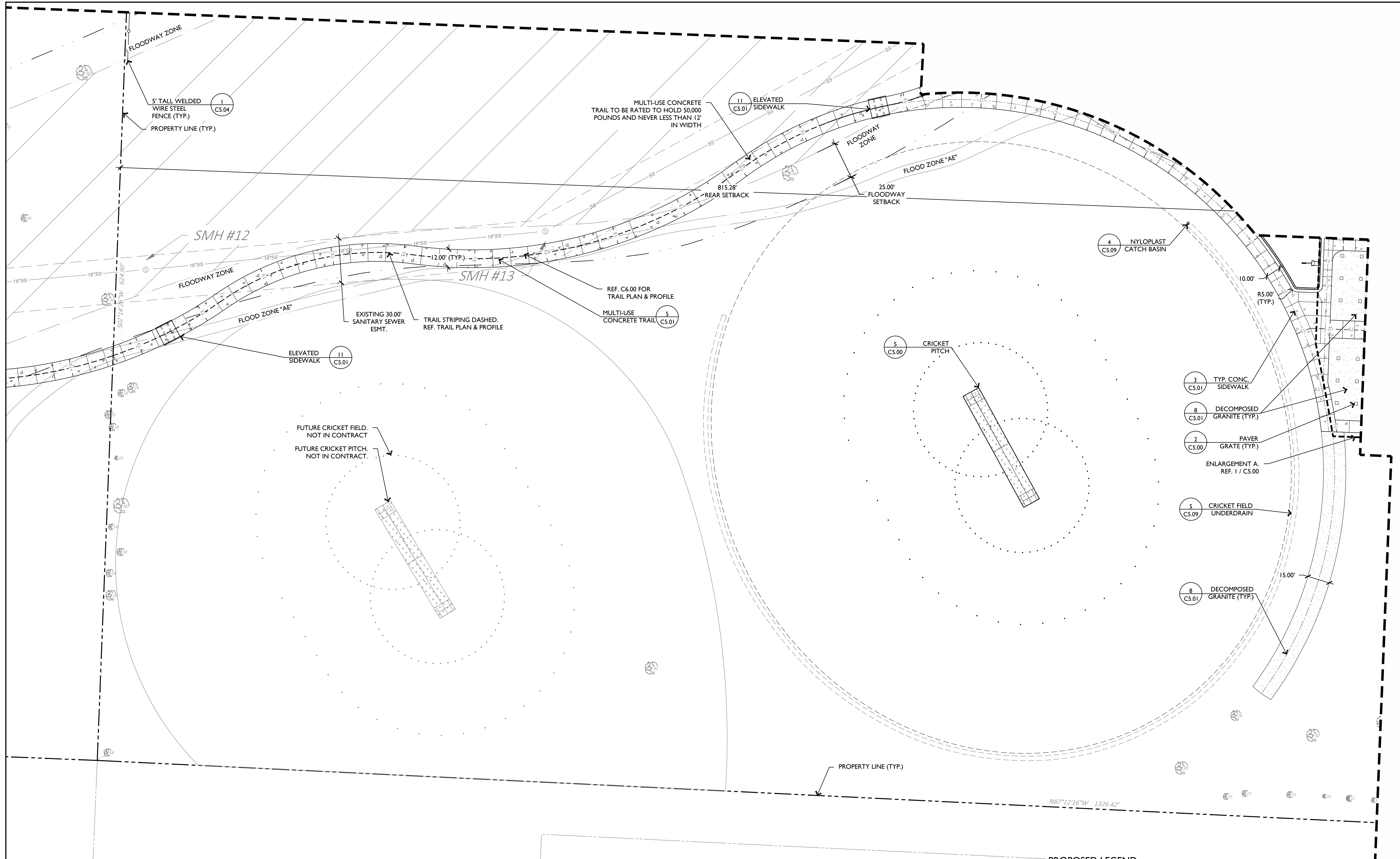
REVISIONS	
Number	Date

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TITLE Site Plan

SHEET NO. C1.04

LSD 20-0061

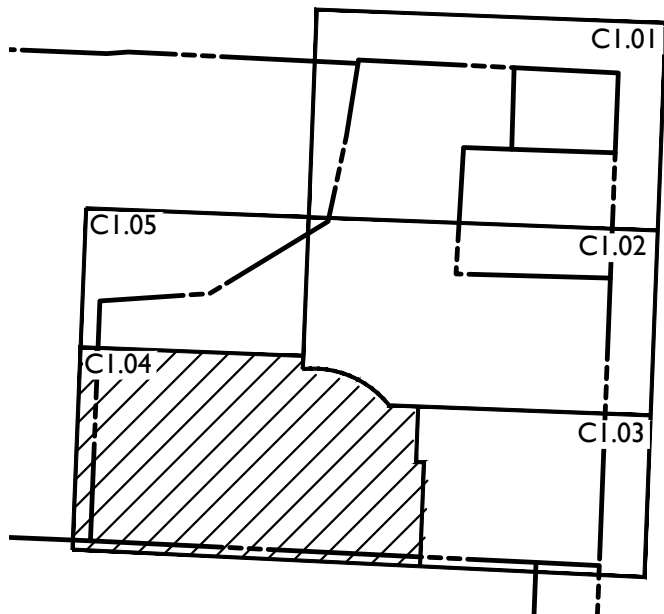


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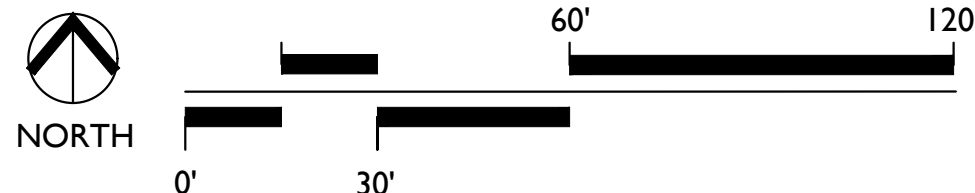
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PROPOSED LEGEND

- HEAVY DUTY CONCRETE PAVING
- TYPICAL CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- DECOMPOSED GRANITE
- POROUS PAVERS
- NATIVE CREEKSTONE
- ARTIFICIAL TURF
- 5' TALL WELDED WIRE STEEL FENCE
- CRICKET FENCE



I SITE PLAN



NO BOUNDARY THIS LOT, TOPO ONLY

SUBJECT TRACT
LOT 5
COUGHLIN ADDITION
PLAT BK. 2017, PG. 739
PARCEL # 01-16697-000
BENTONVILLE SCHOOL DISTRICT #6
DEED BK. 2016, PG. 26156
ZONE: A-1
1,981,339 SQ. FT.±
OR 45.49 AC.±

PROPERTY LINE (TYP.)
5' TALL WELDED
WIRE STEEL FENCE
(TYP.)

25.00' FLOODWAY
SETBACK

AREA TO REMAIN
UNDISTURBED (TYP.)

FLOODWAY ZONE

FLOOD ZONE "AE"

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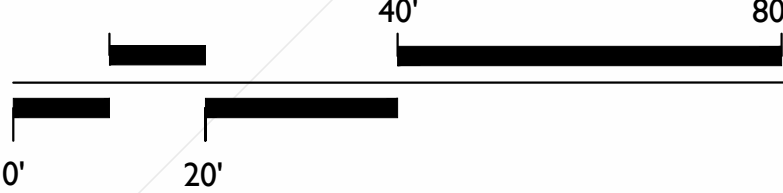
28TH STREET PARK
SW 28th Street & SW Maple Road
Bentonville, Arkansas

PROPOSED LEGEND

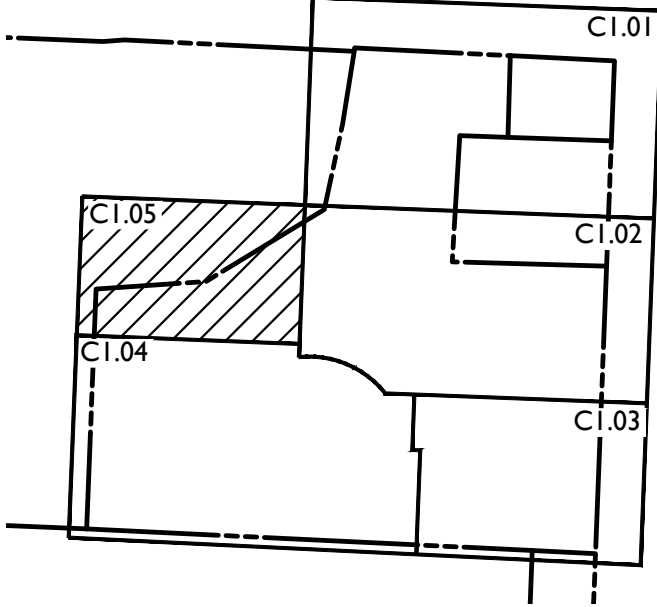
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- ASPHALT PAVEMENT
- DECOMPOSED GRANITE
- POROUS PAVERS
- NATIVE CREEKSTONE
- ARTIFICIAL TURF
- 5' TALL WELDED WIRE STEEL FENCE
- CRICKET FENCE

WELDED
WIRE STEEL
FENCE (TYP.)

1 SITE PLAN

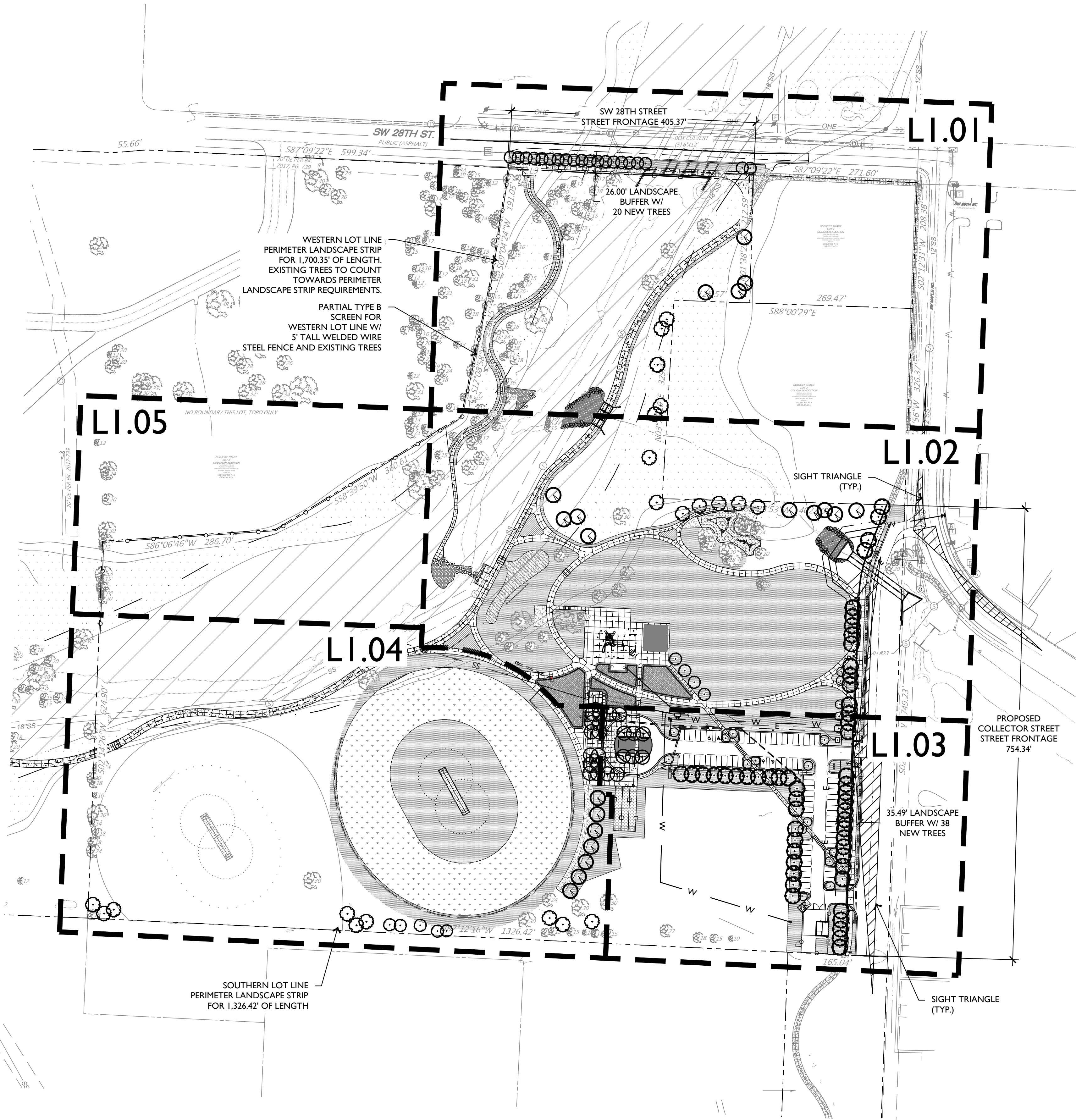


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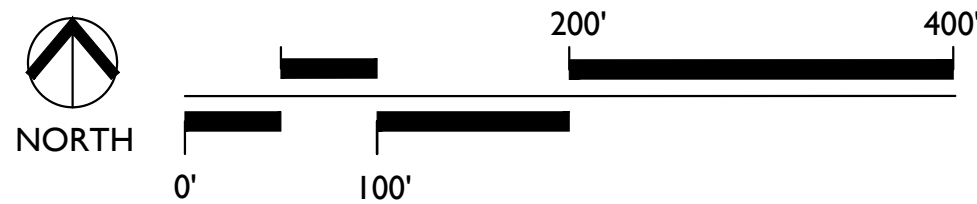


EDG PROJECT NO.	19-066
DATE	2020.11.02
REVISIONS	
Number	Date
PHASE	75% Construction Documents
TITLE	Site Plan
SHEET NO.	C1.05

LSD 20-0061



LANDSCAPE PLAN



CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS - EAST TRACT			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SW 28TH ST	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 405.37 LF / 20 = 20.27 ~ 20 TREES REQUIRED EXISTING BUFFER = NO NEW TREES REQUIRED	20 TREES	20 NEW TREES
SW MAPLE RD	MIN. 20 FT BUFFER	YES	YES
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 754.34 LF / 20 = 37.72 ~ 38 TREES REQUIRED EXISTING BUFFER = NO NEW TREES REQUIRED	38 TREES	38 NEW TREES
PERIMETER LANDSCAPE STRIP			
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 1,700.35 / 50 = 34.00 ~ 34 TREES REQUIRED BUFFER EXISTS	34 TREES	34 EXISTING TREES
EASTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 1,069.70 / 50 = 21.39 ~ 21 TREES REQUIRED	21 TREES	21 NEW TREES
SOUTHERN LOTLINE	ONE (1) TREE PER 50 LF OF LENGTH: 1,326.42 / 50 = 26.53 ~ 27 TREES REQUIRED PARTIAL BUFFER EXISTS	27 TREES	14 NEW TREES + 13 EXISTING
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 25,871.72 SF 8% * 25,871.72 SF = 2,070 SF	2,076 SF	2,072 SF
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	YES	YES
	MIN. 2 TREES EACH	YES	YES
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	N/A	N/A
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	N/A	N/A
	ONE (1) SHADE TREE PER 6 SPACES	N/A	N/A
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE	AGRICULTURAL / COMMERCIAL USES: TYPE D SCREEN REQUIRED NO DEFINED SCREEN REQUIRED	NO	EXISTING TREES
WESTERN LOT LINE	AGRICULTURAL / AGRICULTURAL USES: TYPE B SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT + SOLID SCREEN MIN. 3' HEIGHT	YES	PARTIAL 5' TALL WELDED WIRE STEEL FENCE + EXISTING TREES
TREE PRESERVATION CREDITS			
	TBD		
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

PLANT LEGEND

TREES	COMMON NAME
	AMERICAN SYCAMORE
	DOWNY SERVICEBERRY
	SANGRIA NUTTALL OAK
	SOUTHERN RED OAK
	SUGAR MAPLE
	TULIP POPLAR

SHRUB AREAS	COMMON NAME
	2" PLUGS
	SWAMP MILKWEED
	SOFT RUSH
	BLUE LOVE GRASS

GROUND COVERS	COMMON NAME
	HYDROSEED BERMUDA GRASS
	TIF 419 BERMUDA GRASS

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www.ecologicaldg.com

phone: 501 378 0200

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SW 28th Street & SW Maple Road

Bentonville, Arkansas

EDG PROJECT NO.	19-066
DATE	2020.11.02
REVISIONS	
Number	Date
PHASE	75% Construction Documents
TITLE	Overall Landscape Plan
SHEET NO.	L1.00

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28TH STREET PARK

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Bentonville, Arkansas

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DATE 2020.11.02

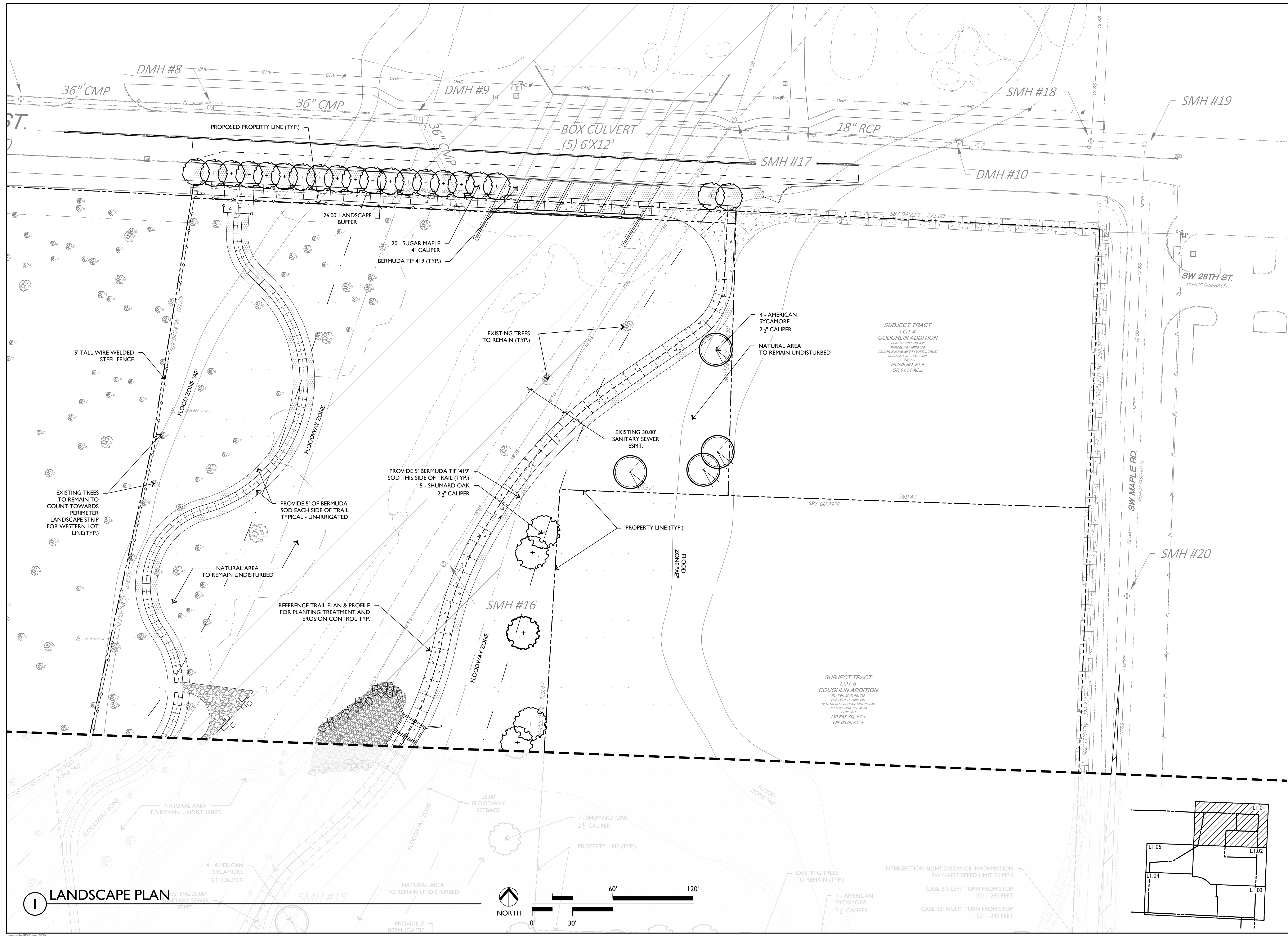
REVISIONS	
Number	Date

PHASE 75% Construction Documents

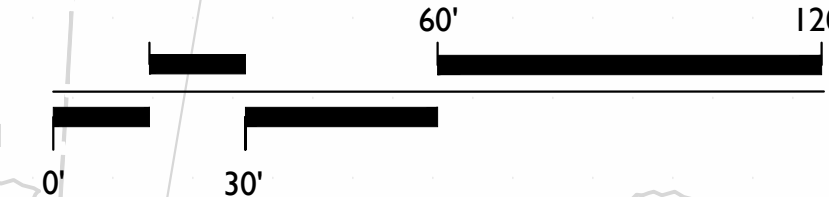
TITLE Landscape Plan

SHEET NO. L1.01

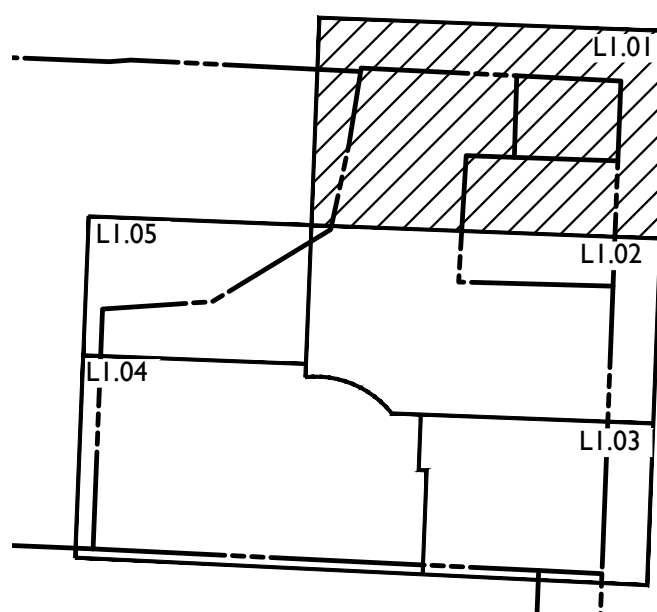
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LANDSCAPE PLAN

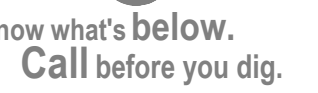


INTERSECTION SIGHT DISTANCE INFORMATION
SW MAPLE SPEED LIMIT 25 MPH
CASE B1: LEFT TURN FROM STOP
ISD = 280 FEET
CASE B2: RIGHT TURN FROM STOP
ISD = 240 FEET



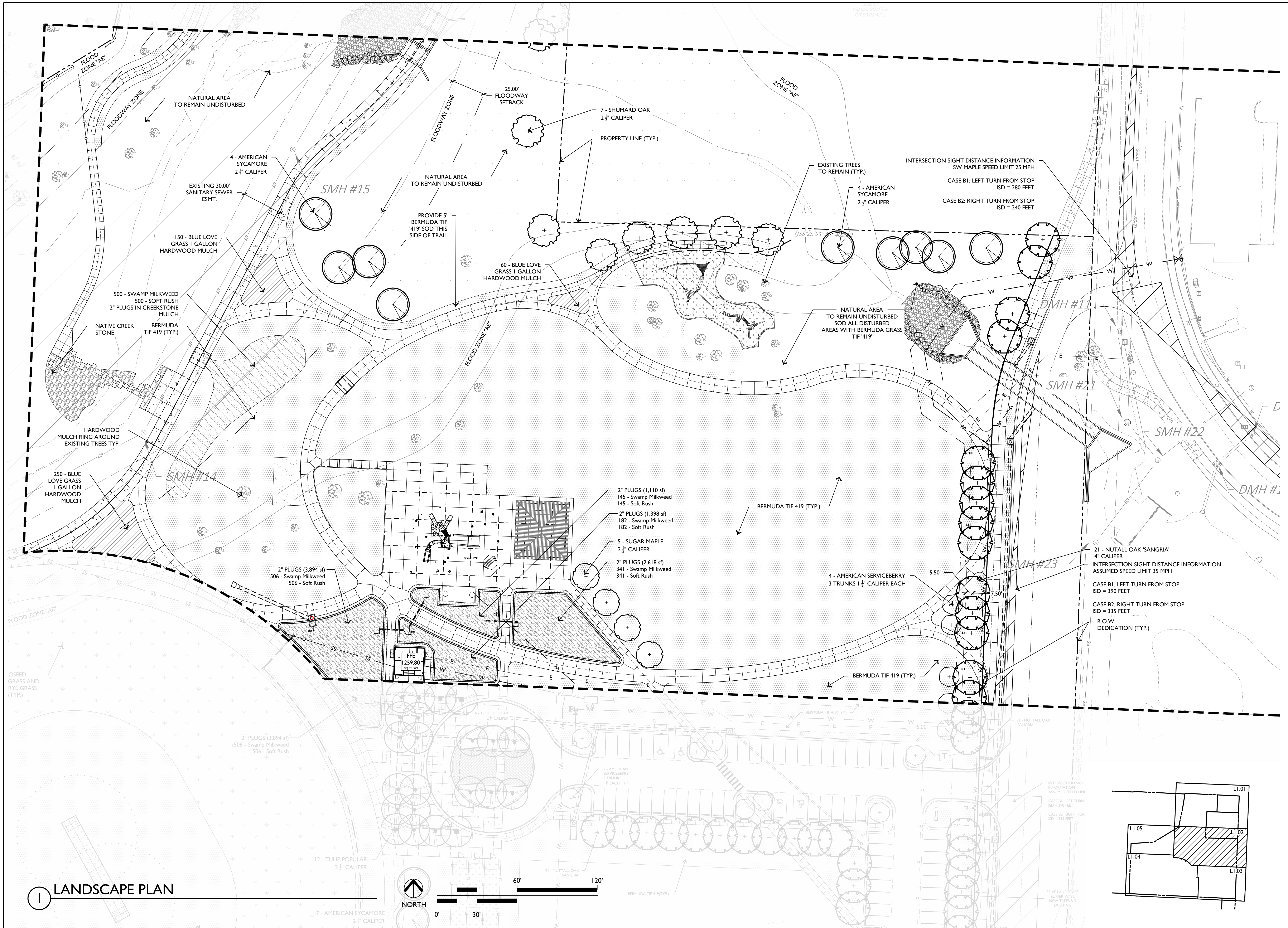
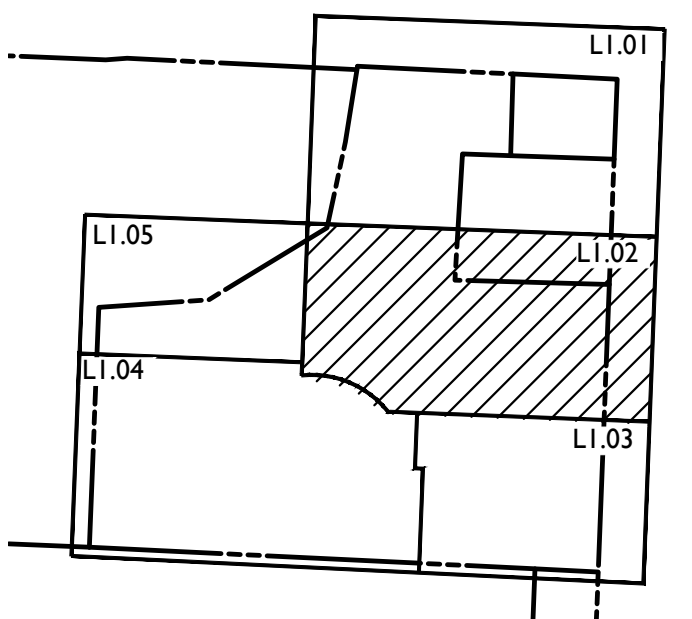
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Landscape Plan		
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SHEET NO.		LSD 20-0061



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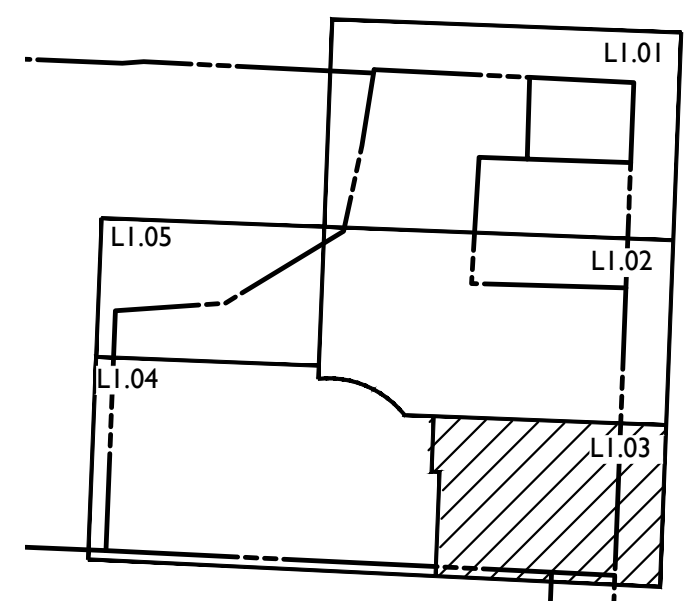
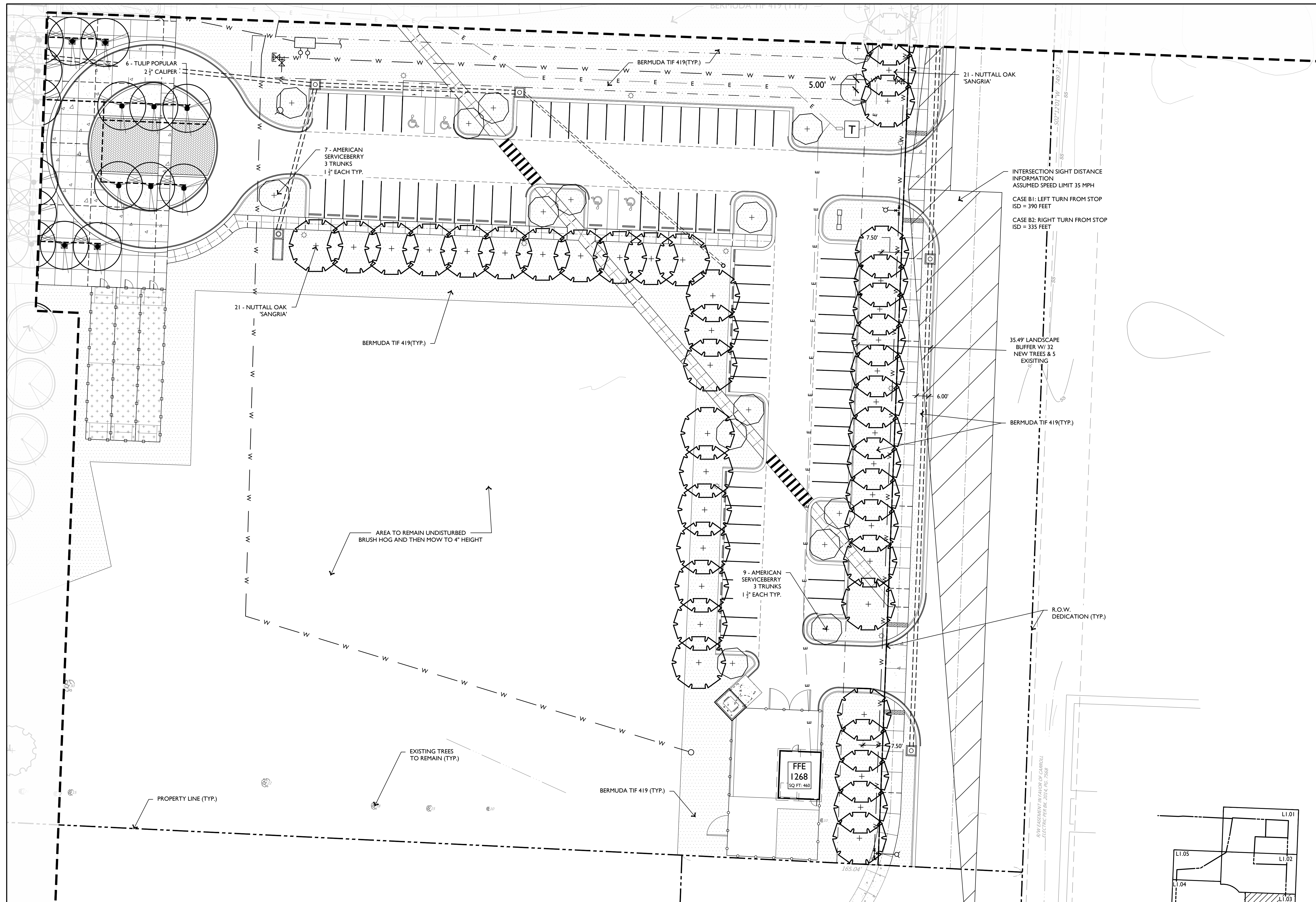
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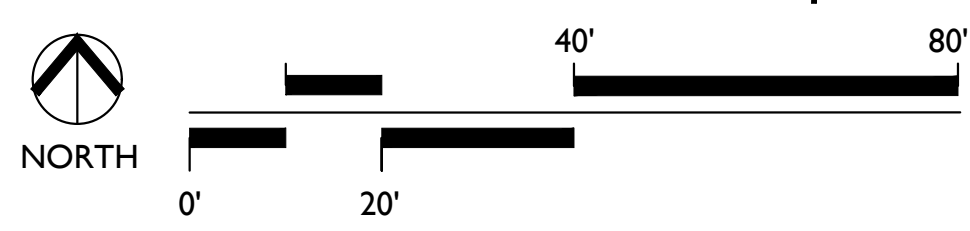
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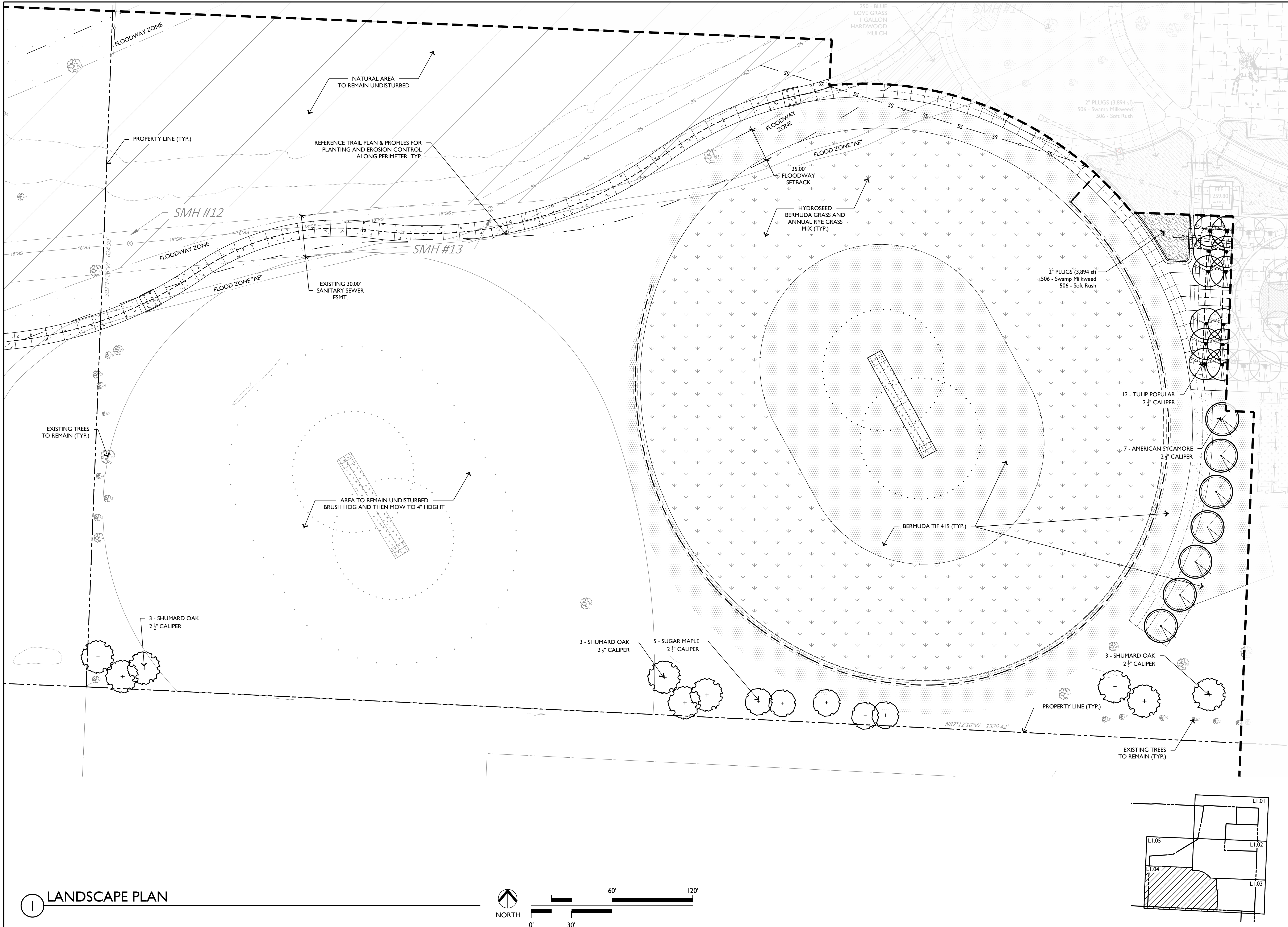
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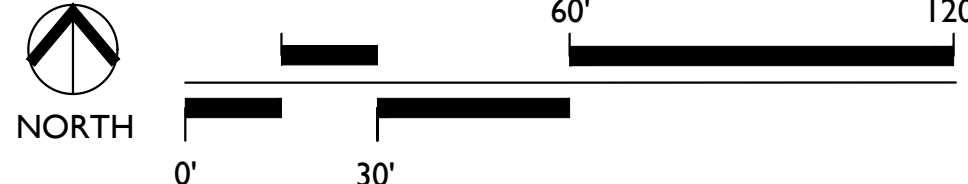
TITLE Landscape Plan

SHEET NO. L1.04

LSD 20-0061



LANDSCAPE PLAN



NO BOUNDARY THIS LOT, TOPO ONLY

SUBJECT TRACT
LOT 5
COUGHLIN ADDITION
PLAT BK. 2017, PG. 739
PARCEL # 01-16697-000
BENTONVILLE SCHOOL DISTRICT #6
DEED BK. 2016, PG. 26156
ZONE: A-1
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28TH STREET PARK
SW 28th Street & SW Maple Road
Bentonville, Arkansas

EDG PROJECT NO. 19-066
DATE 2020.11.02

REVISIONS	
Number	Date

PHASE 75% Construction Documents

TITLE Landscape Plan

SHEET NO. L1.05

LSD 20-0061

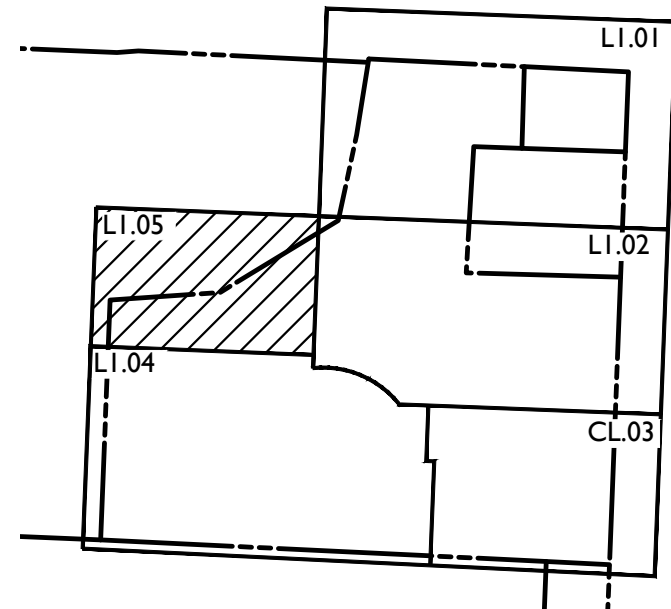
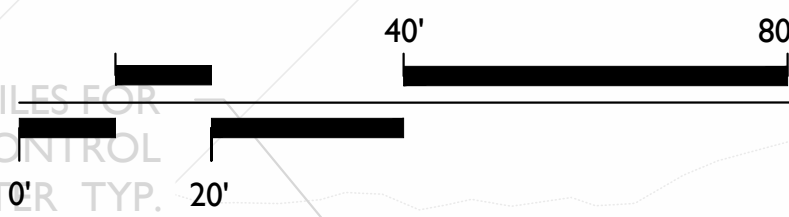
PROPERTY LINE (TYP.)

LANDSCAPE PLAN

REFERENCE TRAIL PLAN & PROFILES FOR
PLANTING AND EROSION CONTROL
ALONG PERIMETER, TYP.



NORTH



LANDSCAPE NOTES:

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & SEC 1400.8.G-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.
- ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BEFORE TREE PLACEMENT.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

IRRIGATION GENERAL NOTES:

IRRIGATION CONTRACTOR SHALL INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S CURRENT SPECIFICATIONS AND RECOMMENDATIONS.

CONTRACTOR SHALL CAREFULLY VERIFY A MINIMUM RESIDUAL WATER PRESSURE OF 70psi @ 60gpm. CONTRACTOR SHALL NOTIFY THE OWNER IF WATER PRESSURE IS LESS THAN NOTED.

WHEN TRENCHING UNDER THE DRIPLINE OF EXISTING TREES EXTREME CARE MUST BE GIVEN TO AVOID ROOT DAMAGE. IF AT ALL POSSIBLE AVOID TRENCHING INSIDE THE DRIPLINE BY GOING AROUND THE TREE RATHER THAN UNDER IT. INSTALL PIPING AND SPRINKLERS ON THE INSIDE OF NEW CURBLINES IF POSSIBLE. IF TRENCHING MUST OCCUR UNDER THE DRIPLINE, USE EITHER TUNNELING OR HAND-DIGGING METHODS RATHER THAN A MECHANICAL TRENCHER. MINIMIZE THE IMPACT OF ROOT SEVERING BY AVOIDING CONSTRUCTION DURING HOT, DRY WEATHER, KEEPING TREES WELL WATERED BEFORE AND AFTER DIGGING AND COVERING ROOTS WITH SOIL OR MULCH AS SOON AS POSSIBLE.

CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED TO ALL UTILITIES (BOTH OVERHEAD AND BELOWGROUND) DURING THE IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE AT LOCAL UTILITIES AND THE OWNER IN THE LOCATION OF THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN THE WORKING AREA.

WINTERIZATION SHALL BE DONE USING A COMBINATION OF MANUAL DRAIN VALVES IN THE LOW POINTS OF THE MAINLINE, AUTOMATIC DRAIN VALVES ON LATERAL LINES AND WRAPPING BACKFLOW PREVENTER WITH HEAT TAPE INSIDE THE ENCLOSURE.

ALL PVC MAINLINE SHALL BE PVC SCH40. LATERAL LINES PVC CL200. ALL PVC FITTINGS SHALL BE SCH40 PVC TYPE I AND MUST BE OF DOMESTIC MANUFACTURE. PVC SOLVENT CEMENT AND PRIMER SHALL BE AS RECOMMENDED / APPROVED BY THE MANUFACTURER OF THE PIPE.

CONTRACTOR SHALL INSTALL A TRACER WIRE ABOVE ALL MAINLINE PIPING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

INSTALL SPRINKLERS WITH CHECK VALVE FEATURE TO AVOID LOW- HEAD DRAINAGE FROM SPRINKLERS AT LOWER ELEVATIONS. PROGRAM CONTROLLER WITH "CYCLE+SOAK" FEATURE AS REQUIRED TO ALLOW WATER TO INFILTRATE SOIL AND ELIMINATE RUN-OFF.

COORDINATE EXACT LOCATIONS OF WATER METER, BACKFLOW PREVENTER, CONTROLLER AND CLIMATE SENSOR WITH THE ARCHITECT AND GENERAL CONTRACTOR.

SLEEVEING NOTE:

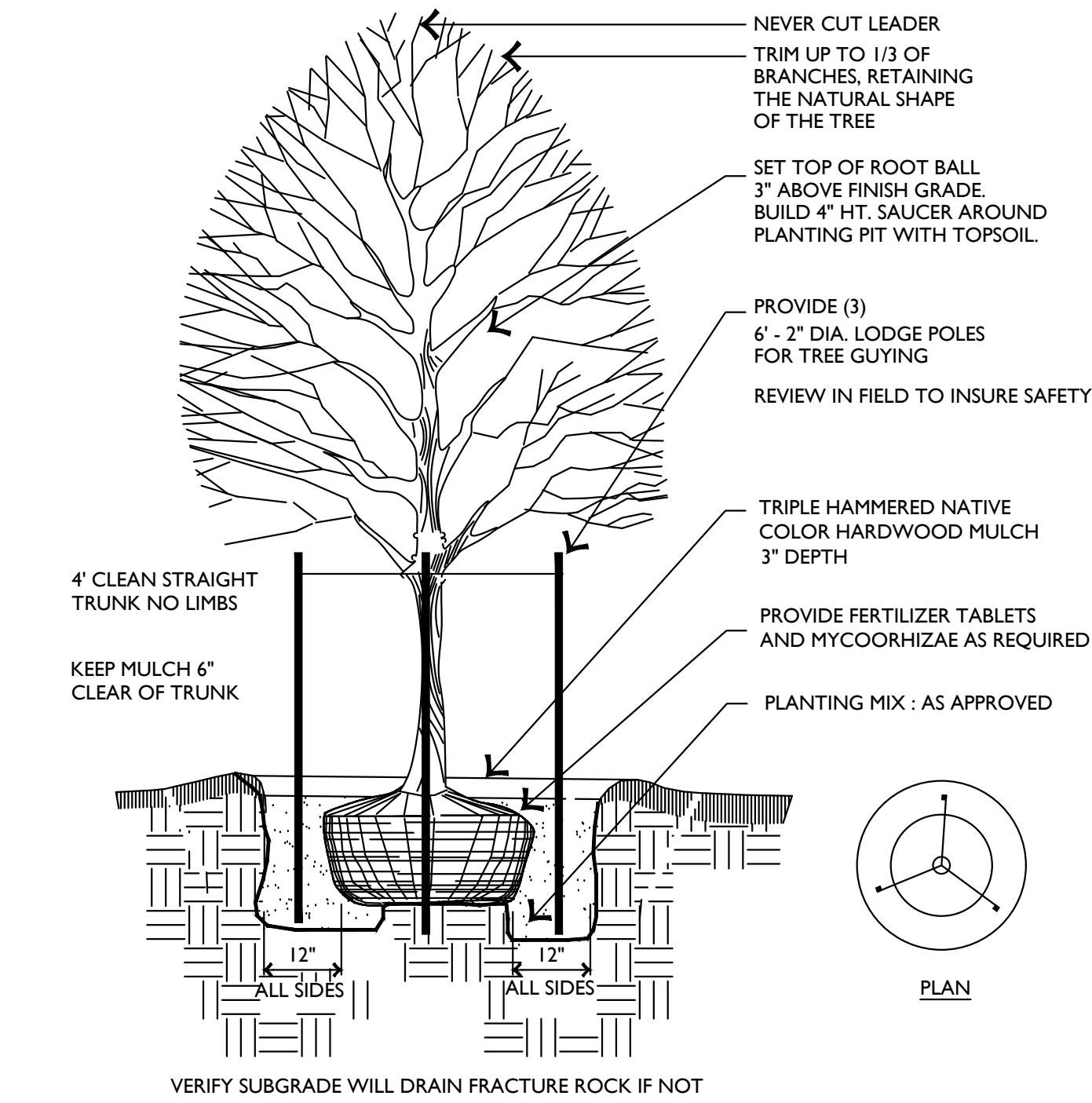
THE GENERAL CONTRACTOR SHALL PROVIDE SCH40 PVC SLEEVING, BURIED AT A MINIMUM OF 18" AND MAXIMUM OF 24" DEPTH.

UPON COMPLETION OF SITE FILLING AND COMPACTION OPERATIONS, AND PRIOR TO THE CONSTRUCTION OF FOUNDATIONS, ROADWAYS, WALKS OR OTHER PAVEMENTS OR OBSTRUCTIONS, THE GENERAL CONTRACTOR SHALL INSTALL SLEEVES IN SUFFICIENT SIZES TO ACCOMMODATE FUTURE IRRIGATION PIPING AND/OR CONTROL WIRING. ENDS OF SLEEVES SHALL EXTEND 18 INCHES PAST THE EDGES OF ALL PAVING OR CONSTRUCTION. THE ENDS OF THE SLEEVES SHALL BE CLEARLY MARKED FOR FUTURE USE BY THE IRRIGATION CONTRACTOR.

IRRIGATION NOTE:

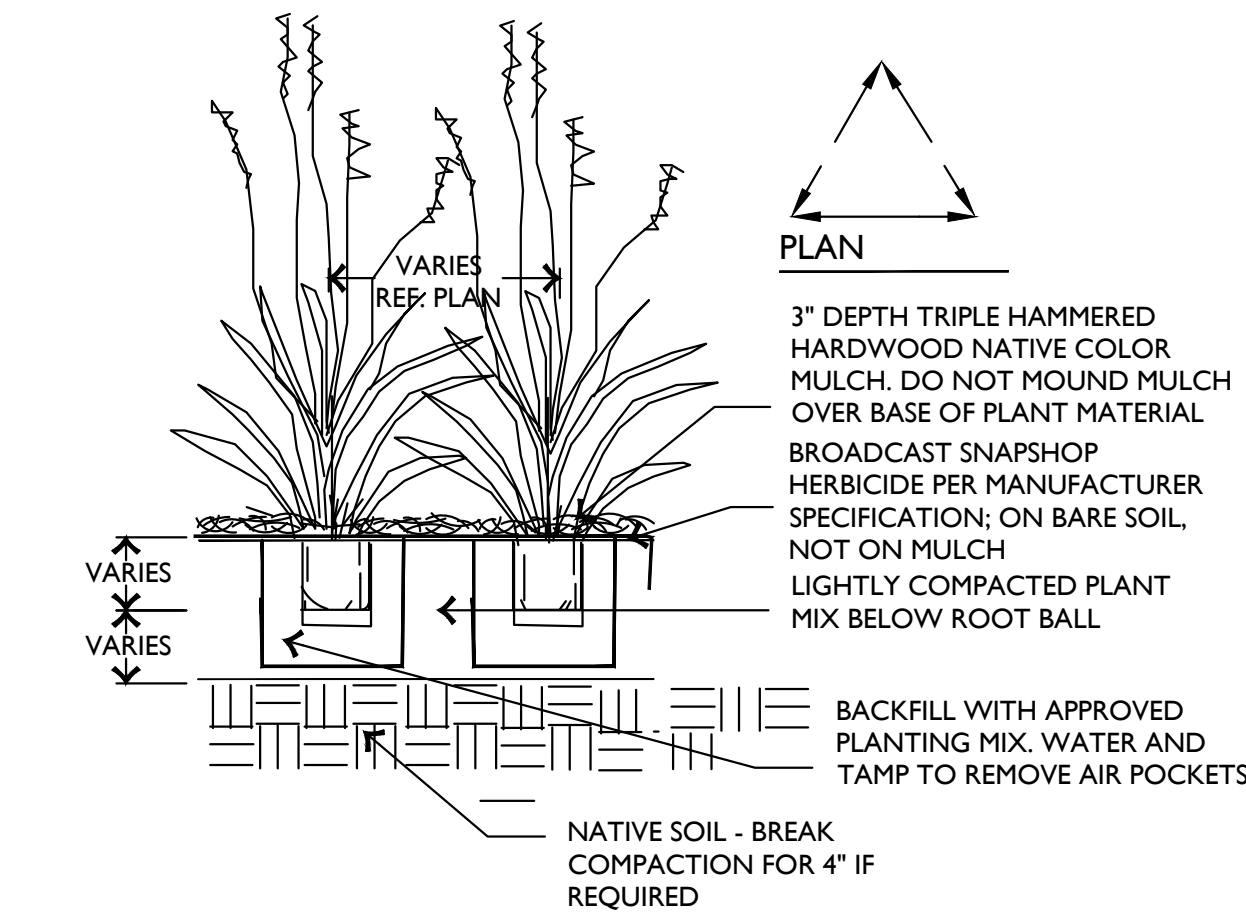
THE IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL CONVENTIONAL IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL. ALL PLANTING AREAS SHALL RECEIVE DRIP IRRIGATION, TREES SHALL RECEIVE BUBBLERS, AND SOD AREAS SHALL RECEIVE TURF/POP SPRAY HEADS. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED.

BIO-RETENTION AREAS, PLANTING BEDS, SOD AREAS, SHALL BE ZONED SEPARATELY



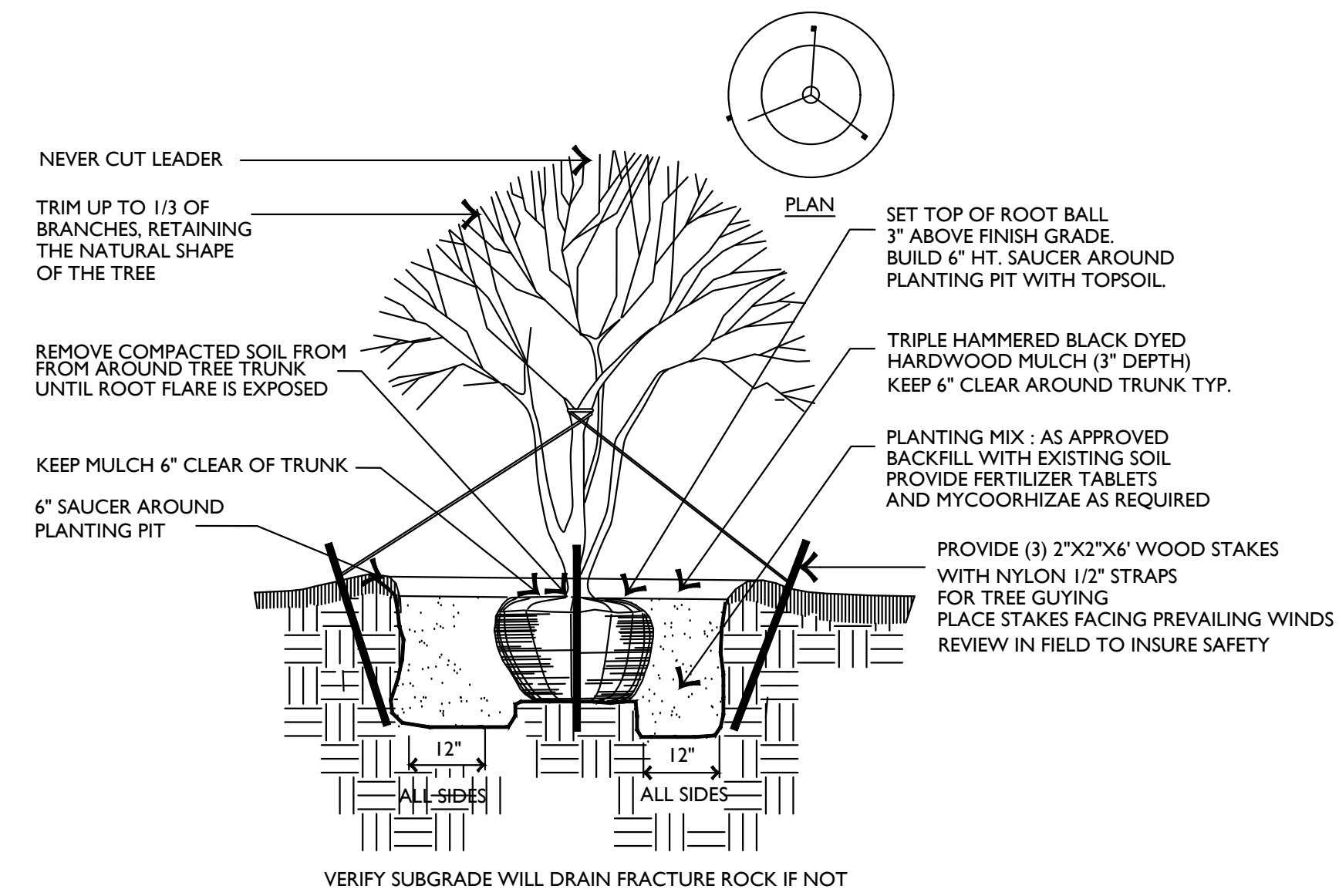
1 TREE PLANTING

NOT TO SCALE



2 NATIVE GRASS PLANTING

NOT TO SCALE



3 SHRUB PLANTING

NOT TO SCALE

PLANT SCHEDULE						
TREES	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	20	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	2.5" CAL	---	AS SHOWN
	19	DOWNY SERVICEBERRY	AMELANCHIER ARBOREA	3 TRUNKS, 1-1/2" EACH	---	AS SHOWN
	54	SANGRIA NUTTALL OAK	QUERCUS NUTTALLII 'QNSTD'	4" CAL	---	AS SHOWN
	4	SHUMARD RED OAK	QUERCUS SHUMARDII	2.5" CAL	---	AS SHOWN
	29	SUGAR MAPLE	ACER SACCHARUM	2.5" CAL	---	AS SHOWN
	22	TULIP POPLAR	LIRIODENDRON TULIPIFERA	2.5" CAL	---	AS SHOWN
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
		2" PLUGS				
	1,705	SWAMP MILKWEED	ASCLEPIAS INCARNATA	---	2" PLUGS	24" O.C.
	1,705	SOFT RUSH	JUNCUS EFFUSUS	---	2" PLUGS	24" O.C.
	462	BLUE LOVE GRASS	ERAGROSTIS ELLIOTTII	---	1 GALLON	30" O.C.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	88,069 SF	HYDROSEED BERMUDA GRASS	CYNODON DACTYLON	---	FLAT	---
	236,858 SF	TIF 419 BERMUDA GRASS	CYNODON DACTYLON 'TIF 419'	---	FLAT	---

EDG

Ecological Design Group, Inc

www.ecologicaldgd.com

phone: 501.378.0200

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28TH STREET PARK

SW 28th Street & SW Maple Road

Bentonville, Arkansas

EDG PROJECT NO.	19-066
DATE	2020.11.02
REVISIONS	
Number	Date
PHASE	75% Construction Documents
TITLE	Landscape Notes & Details
SHEET NO.	L1.06

LSD 20-0061

**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 inquiries 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 The Planning Commission shall hold an annual administrative meeting on the 2nd Tuesday of December. No development items will be heard at this meeting.
- 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.

- 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.

- 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.

- 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.

Secretary

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