

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 24, 2020**

Registration Link: https://us02web.zoom.us/webinar/register/WN_upwkDPeyTHiDdRMRCV3eIw

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

1. Runoff Mitigation Ordinance Public Hearing*

**2. 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.

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

3. 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.

4. 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.

5. 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*

6. Lots 1-6 of Walmart Layout Subdivision

Final Plat

203 SE Martin Luther King Junior Parkway ([FP20-0004](#))

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

III. New Business

1. Sooter Trust

Rezoning*

R-1, Single-Family Residential to DE, Downtown Edge

NW 3rd Street ([RZ20-0057](#))

- Located on NW 3rd Street, between NW A Street and N Main Street. Adjacent zoning districts include R-1, Single-Family Residential to the north, east, and west, and DC, Downtown Core, to the south. Properties further east and west along NW 3rd Street are zoned DE, Downtown Edge.
- The Future Land Use Plan currently depicts this property as High-Density Residential. High-Density Residential areas typically include apartments, condominium buildings, and resident-oriented commercial uses.
- 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 align the zoning of this property with recent development trends in the area.

- 2. Sooter Trust** **Rezoning***
R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
 811 NE A Street ([RZ20-0058](#))

 - Located on NE A Street, north of NE 7th Street. Adjacent zoning districts include R-1, Single-Family Residential to the north, south, and west, and RC-2, Central Residential, Moderate Density to the east.
 - The Future Land Use Plan currently depicts this property as Medium-Density Residential. Medium Density areas typically include townhomes, duplexes, and denser single-family development.
 - RC-2, located directly to the east, and DN-2 are close approximations of one another. They have similar allowable densities and land uses.
 - According to the applicant's narrative, the intent of the rezoning request is to bring the zoning of the property in line with recent development and rezoning activity in the area.

- 3. Lot 1 of Benton County Courts Addition** **Property Line Adjustment**
 215 E Central Avenue ([PLA20-0052](#))

 - Currently zoned DC, Downtown Core.
 - A property line adjustment of Lots 2, 3, 8, 9, 14, 15, 26, 27, 35-38, and 51-54 of the Original Town of Bentonville to create new Lot 1, Benton County Courts Addition (+/- 2.59 acres).
 - The plat dedicates additional right-of-way along E Central Avenue.
 - The plat dedicates a new utility easement along an electric transformer along E Central Avenue.

- 4. Walmart Supercenter #100 Expansion** **Large Scale Development**
 406 S Walton Boulevard ([LSD20-0062](#))

 - Currently zoned C-2, General Commercial. The property is located at 406 S Walton Boulevard.
 - A large scale development to construct an approximately 45,000 square foot addition to the existing Walmart Store 100. The development includes the construction of a new parking area north of the addition.
 - The development provides adequate landscaping for the expansion.
 - The architectural elevations depict split face CMU as the primary material on the building and EIFS as the trim material to match the existing building.

- 5. Hawthorne Heights Phase I** **Final Plat**
 NE J Street ([FP20-0005](#))

 - Currently zoned PRD, Planned Residential Development
 - A final plat of a 26-lot subdivision to be known as Hawthorne Heights Subdivision Phase 1. *(4 town home lots, 1 future phase lot, 20 single-family lots and 1 stormwater detention lot).*
 - Right-of-way is being dedicated along NE J Street and for the public streets throughout the new development.
 - Various utility and drainage easements are being dedicated with the plat to serve the subdivision.
 - All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to Planning Commission approval.

6. Yates

Waiver

323 Crestview Drive ([WAV20-0016](#))

- Currently zoned R-1, Single Family Residential
- A waiver from Section 1100.02, Access Management Standards, subsection C, Residential and Subdivision Access, of the Land Development Code
- According to the Code, no residential lot shall be permitted direct access to a Collector street.
- NW 5th Street is classified as a Collector street per the current Master Street Plan. However, it is functioning as a residential street. It is currently a dead-end road, with no future plans of connecting to N Walton Boulevard.

IV. Other Business



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.

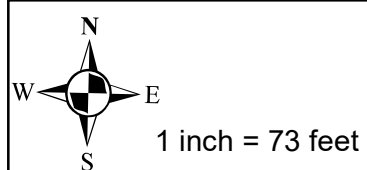
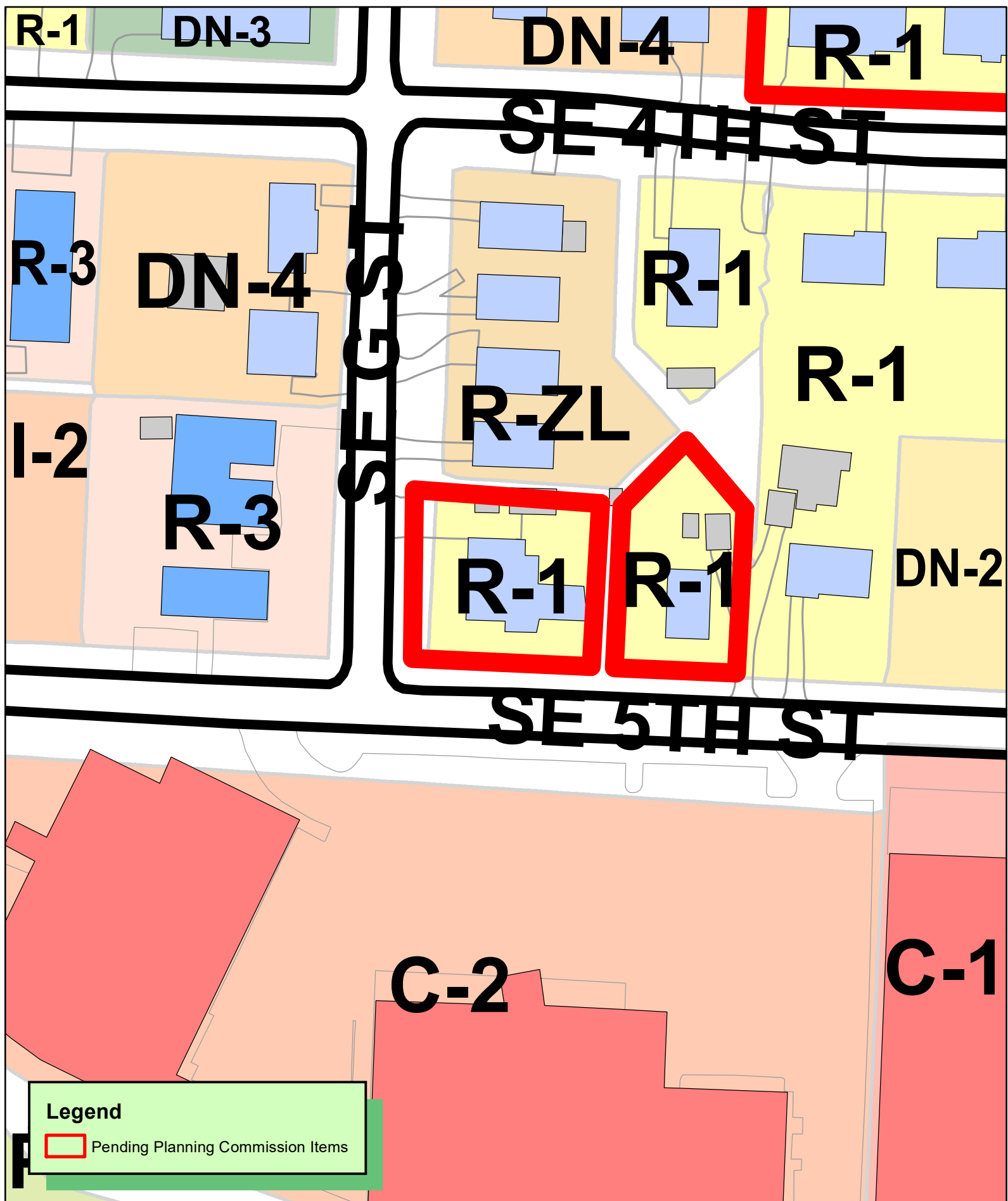
Sec. 1100.08 Grading and Drainage Regulations

(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

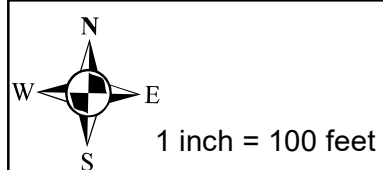
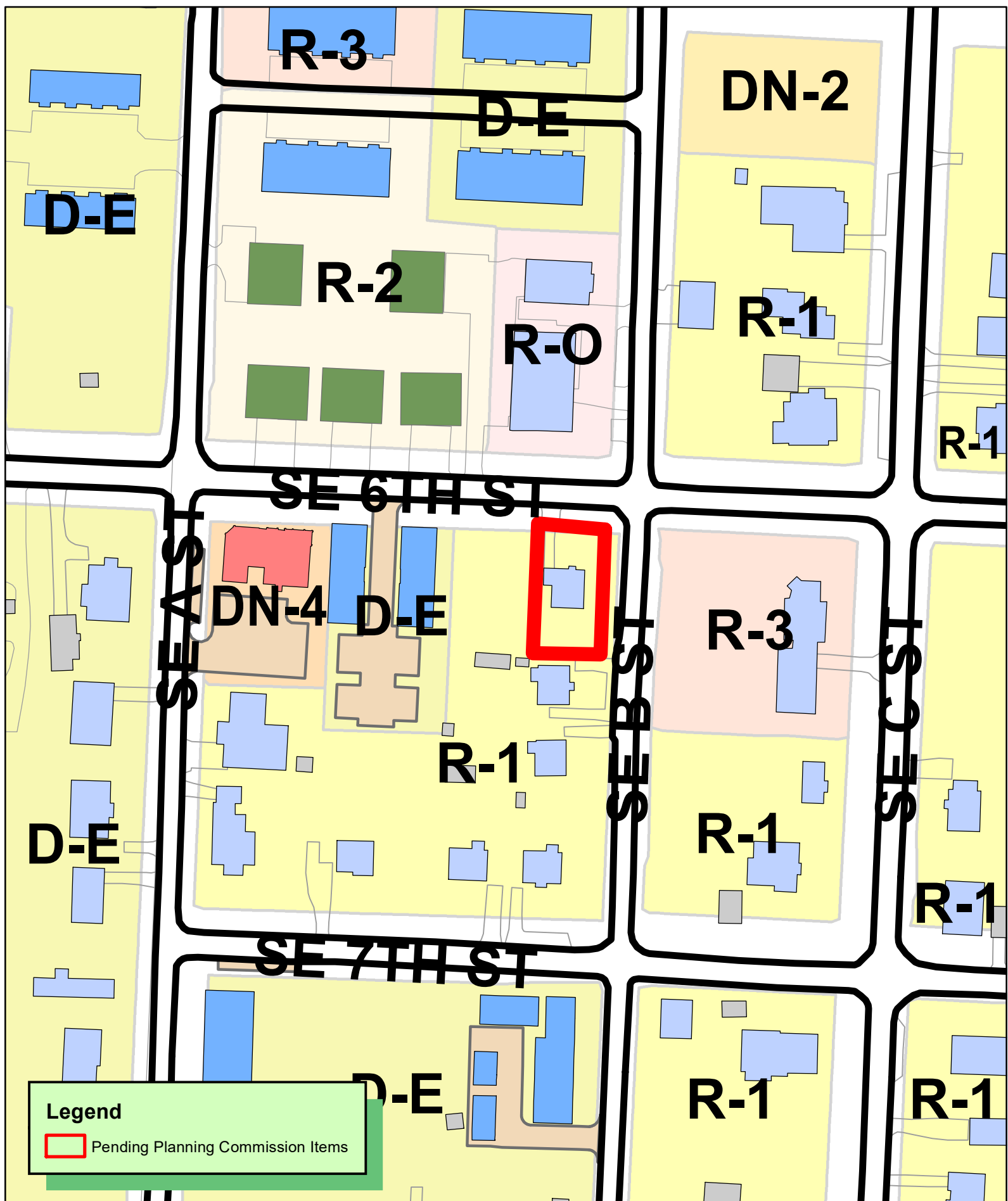
To Whom It May Concern,

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.



RZ20-0054
REZONING R-1 TO DE
POLSON SUBDIVISION - LOT 4
208 SE 6TH ST



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.

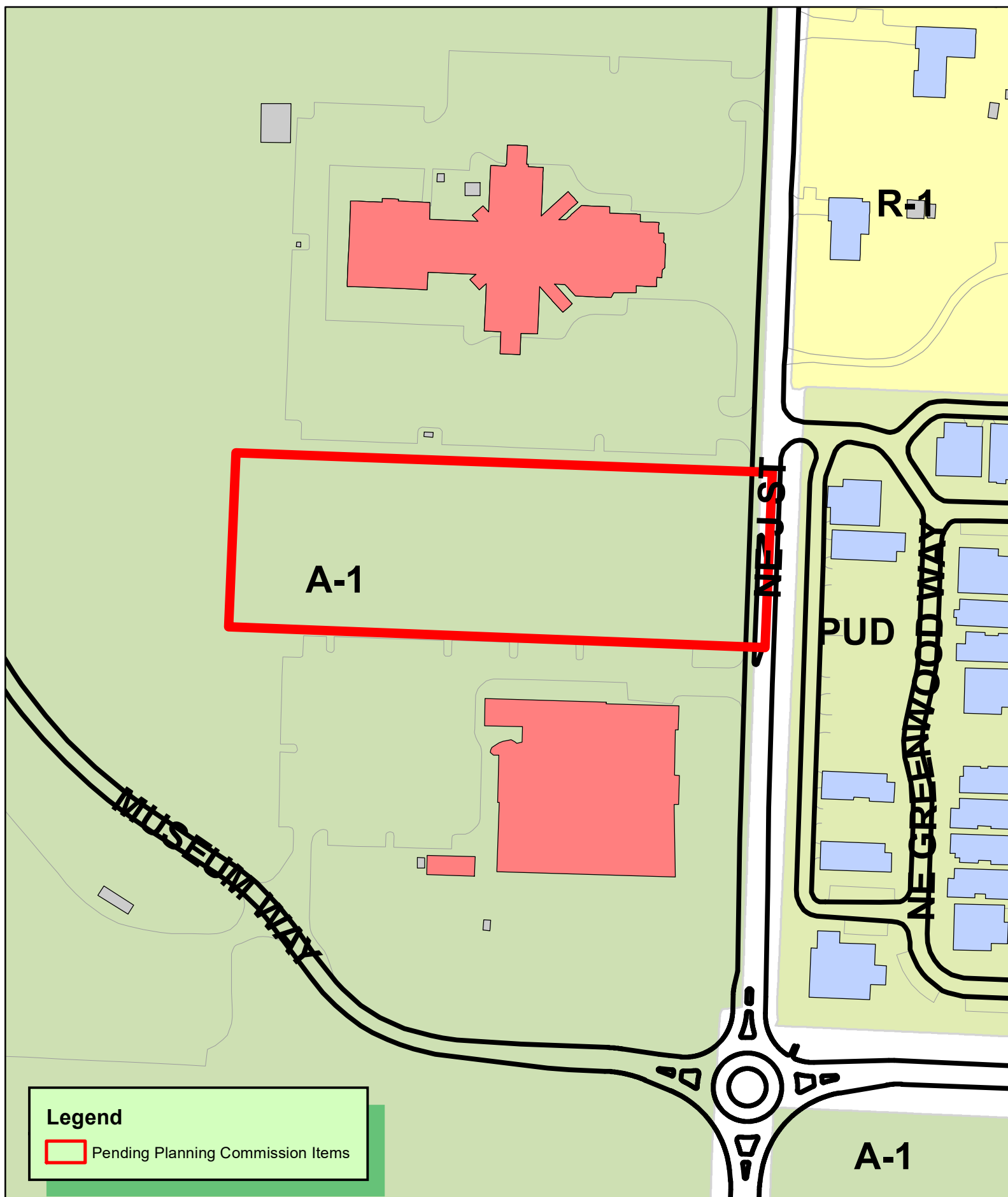
I have been a huge part of downtown since we opened in 2012. I was born and raised here in Bentonville, and I have always wanted to keep my business downtown. Please help us remain in business and allow us continue to support Bentonville residents, including our staff.

Thank you for your time.

Sincerely,

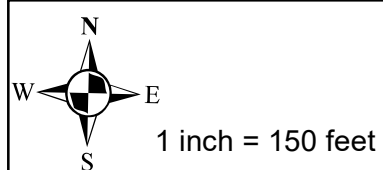
A handwritten signature in black ink, appearing to read 'Lisa Jones', with a stylized flourish at the end.

Lisa Jones
Owner
Elysian Boutique



Legend

 Pending Planning Commission Items



RZ20-0056
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

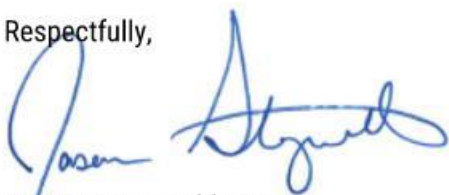
Appearance: Modern design standards will be used to enhance and compliment the surrounding area.

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

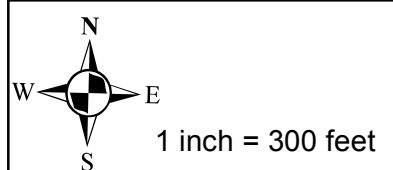
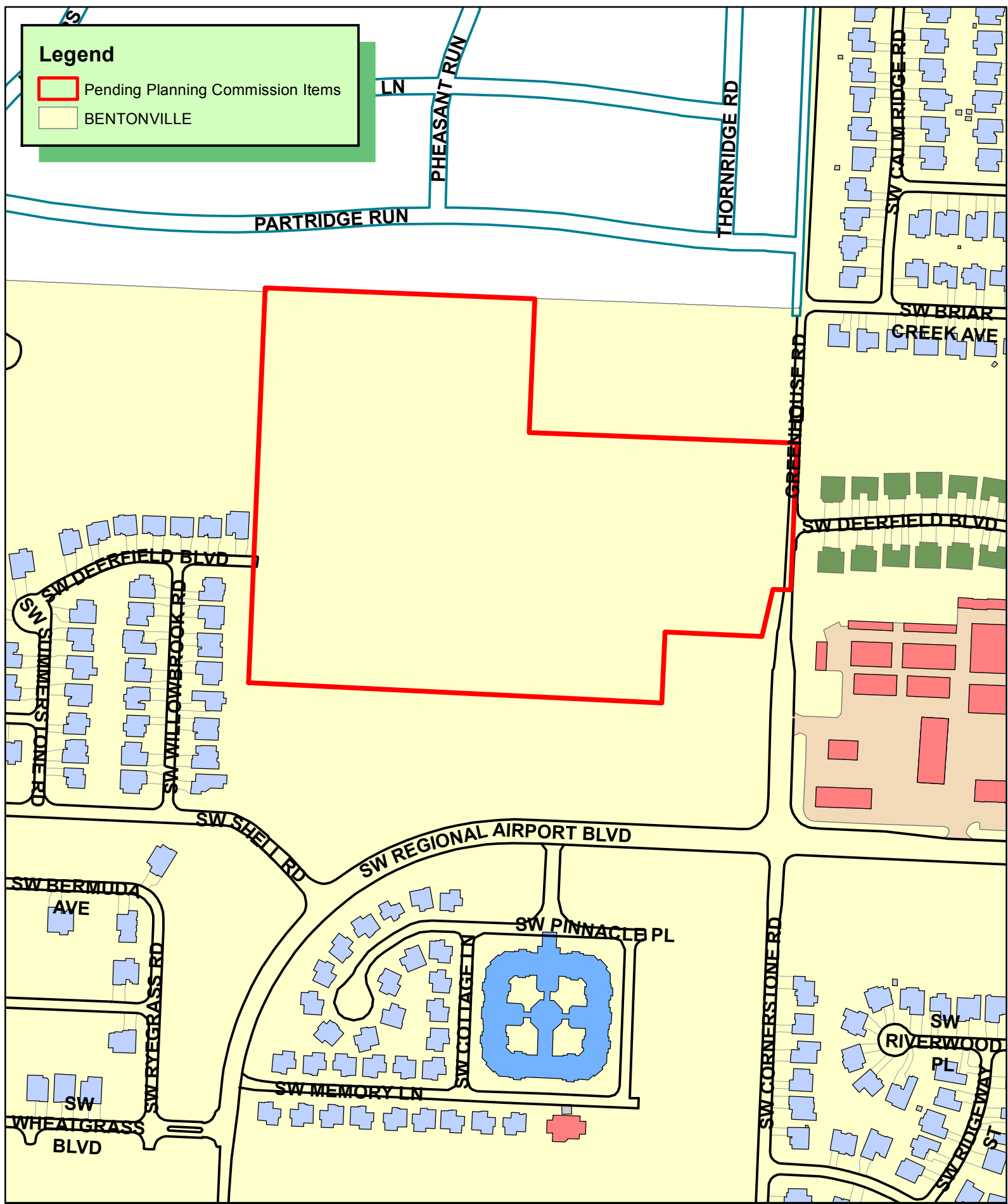
Lyn Rogers
Signature and Physical Address

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
-  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

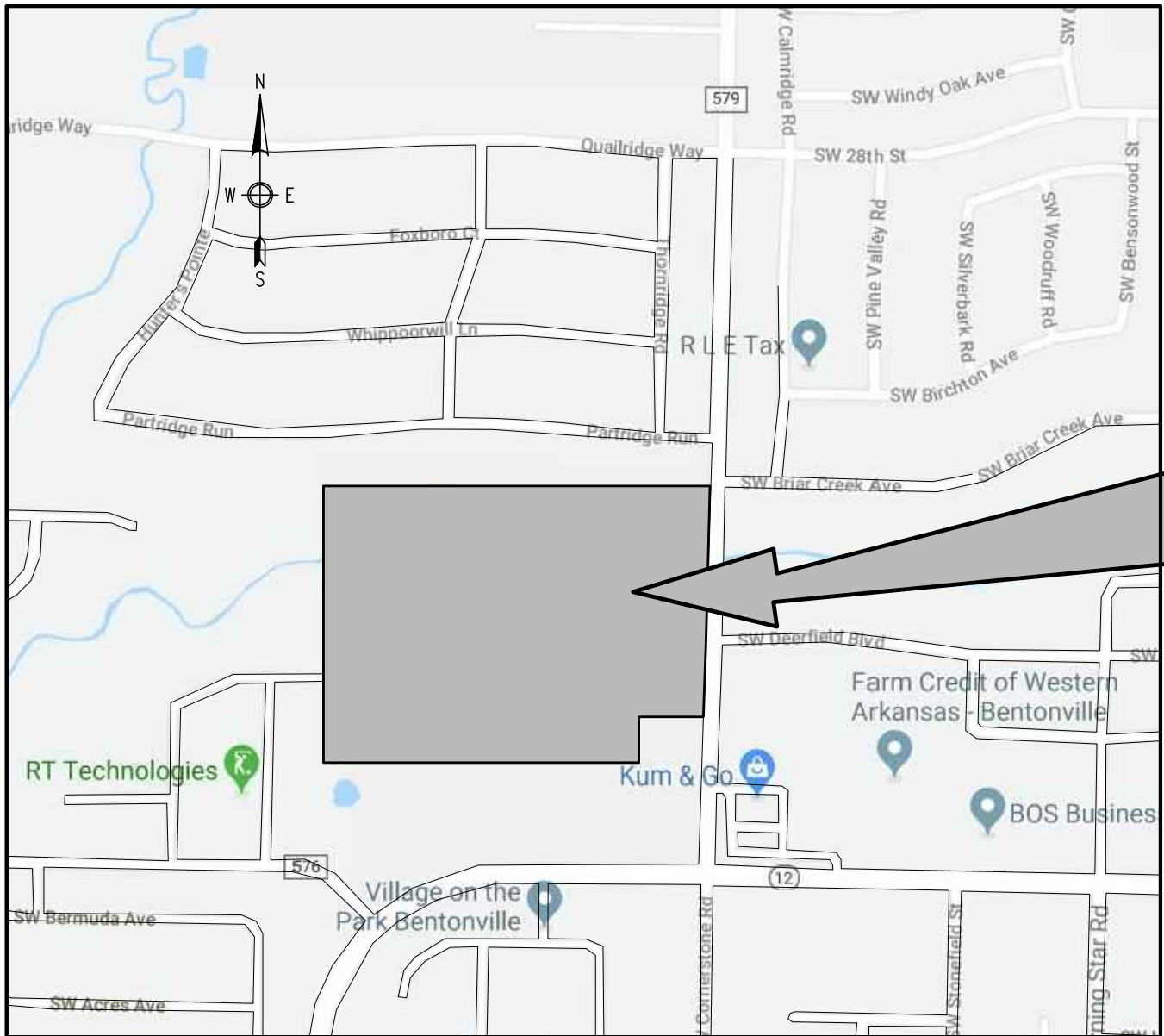
BY
ENGINEERING SERVICES INC.



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



CONTACT LIST	
BLACK HILL ENERGY:	JOSE CONTRERAS 1255 N. 13TH STREET ROGERS, AR 72766 (479) 877-0428
AT&T:	SCOTT SEAMAN 827 WHITE ROAD SPRINGDALE, AR 72766 (479) 442-1987 OR LAYNE RHODES, LR158@ATT.COM (479) 442-1977
COX COMMUNICATIONS:	KIP SMITH 4801 S. 48TH STREET SPRINGDALE, AR 72762 (479) 217-3796, KIP.SMITH@COX.COM
ORE DEPT.:	CITY OF BENTONVILLE BRAD ARNOLD 305 S.W. "A" STREET BENTONVILLE, AR 72712 (479) 271-3108
STREET DEPT.:	CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3130
WATER DEPT.:	CITY OF BENTONVILLE PRESTON NEWELL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3140
ELECTRIC DEPT.:	CITY OF BENTONVILLE TRAVIS MATLOCK 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3135
WASTEWATER DEPT.:	CITY OF BENTONVILLE NANCY BUSEN 1901 N.E. "A" STREET BENTONVILLE, AR 72712 (479) 271-3161
PLANNING DEPT.:	CITY OF BENTONVILLE TYLER OVERSTREET 305 S.W. "A" STREET BENTONVILLE, AR (479) 271-3122
CITY ENGINEER:	CITY OF BENTONVILLE DAN WESE, 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



VICINITY MAP

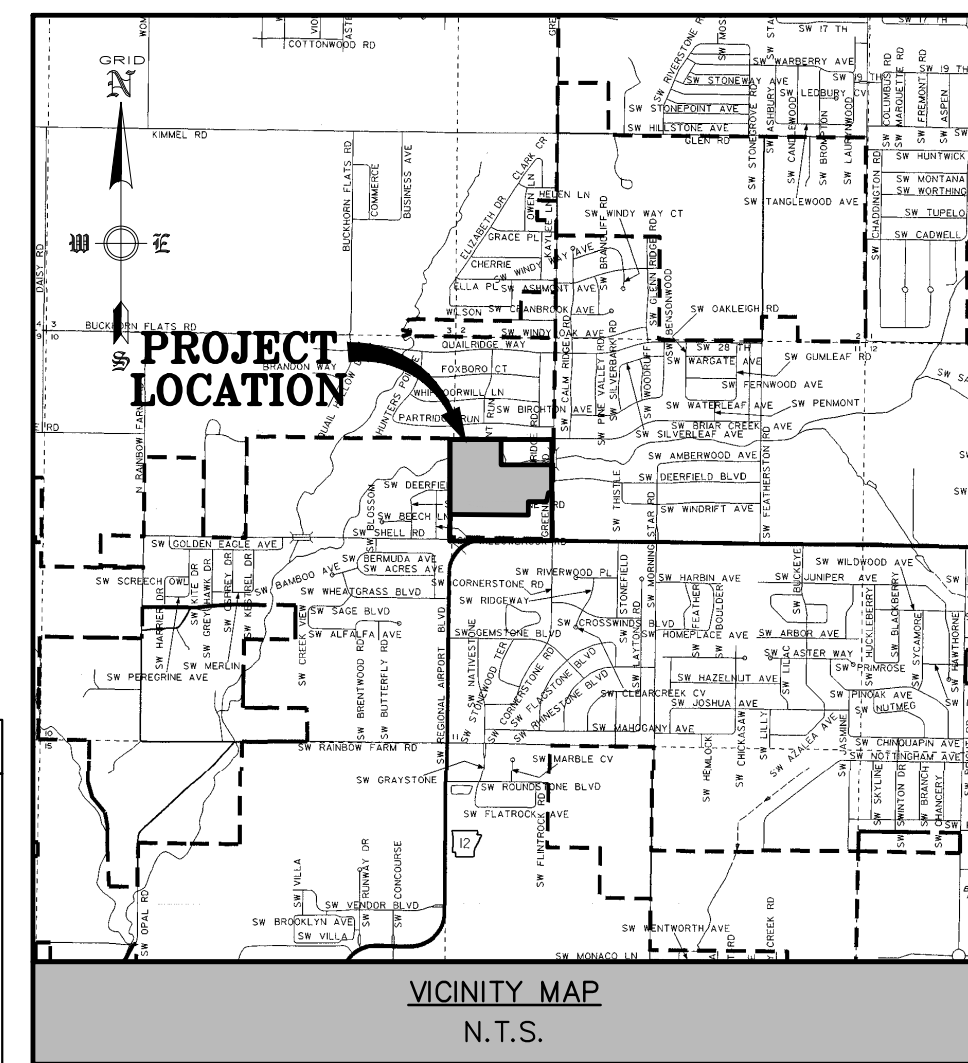
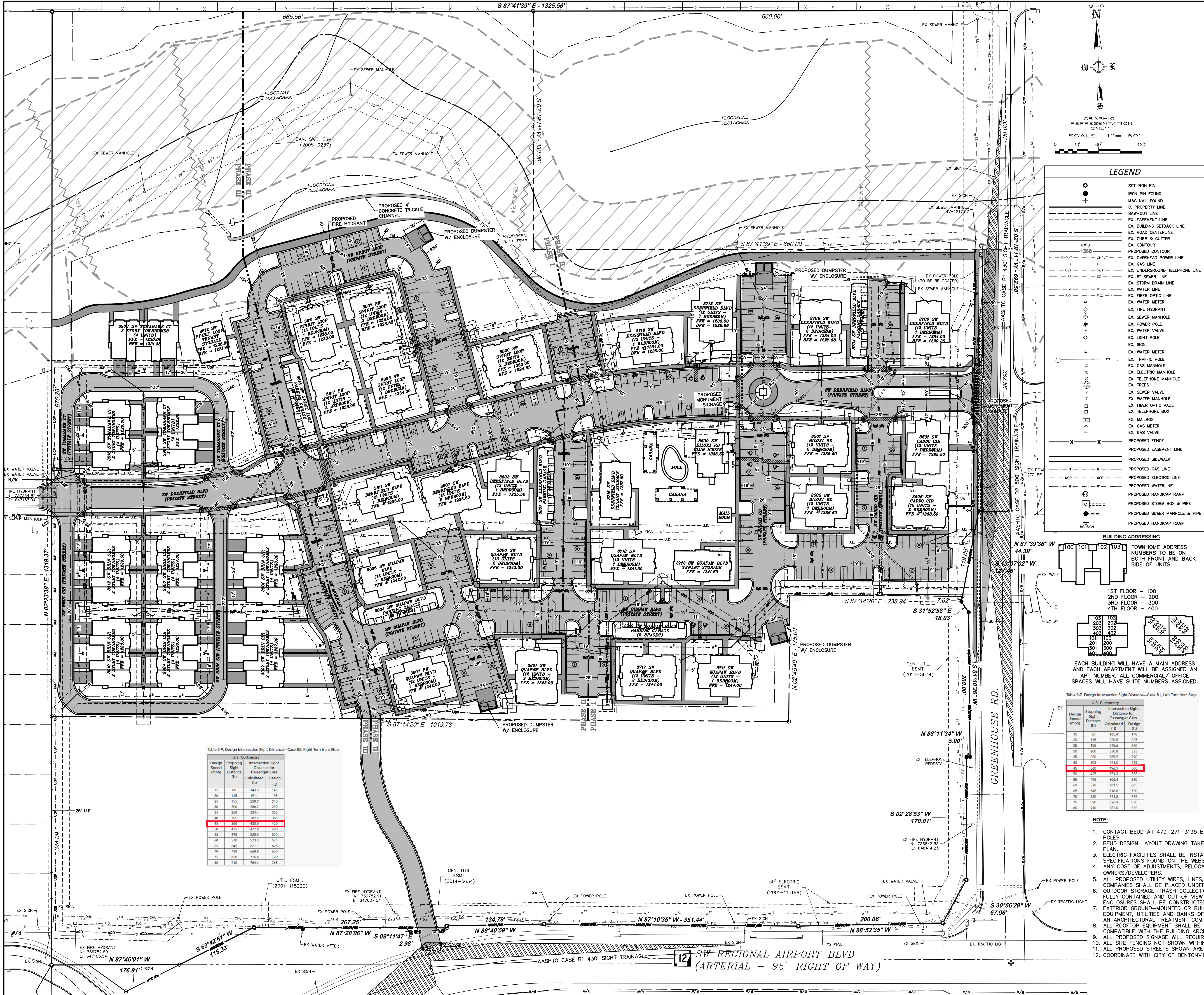
INDEX OF SHEETS	
SHEET No.	DESCRIPTION
0	COVER SHEET
1	EXISTING CONDITIONS
2	LSD
3	GRADING PLAN
4	STORM DRAINAGE PLAN
5-9	STORM DRAINAGE PLAN & PROFILES
10-12	TYPICAL DETAILS
13-14	WATER PLAN
15-16	SEWER PLAN
17-20	SEWER PLAN & PROFILES
21-25	CITY OF BENTONVILLE WATER & SEWER DETAILS
26-27	POWER PLAN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

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

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

NOTES:

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



PARCEL NUMBER: 01-07937-010

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

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

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

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DEVELOPMENT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

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

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

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

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

TOWNHOUSES: OFF-STREET PARKING PROVIDED VIA DRIVEWAY/GARAGE

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

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

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

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

- NOTE:**
- 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 FORSTER - 479-271-6852) FOR FINAL ADDRESSING, AS SHOWN.

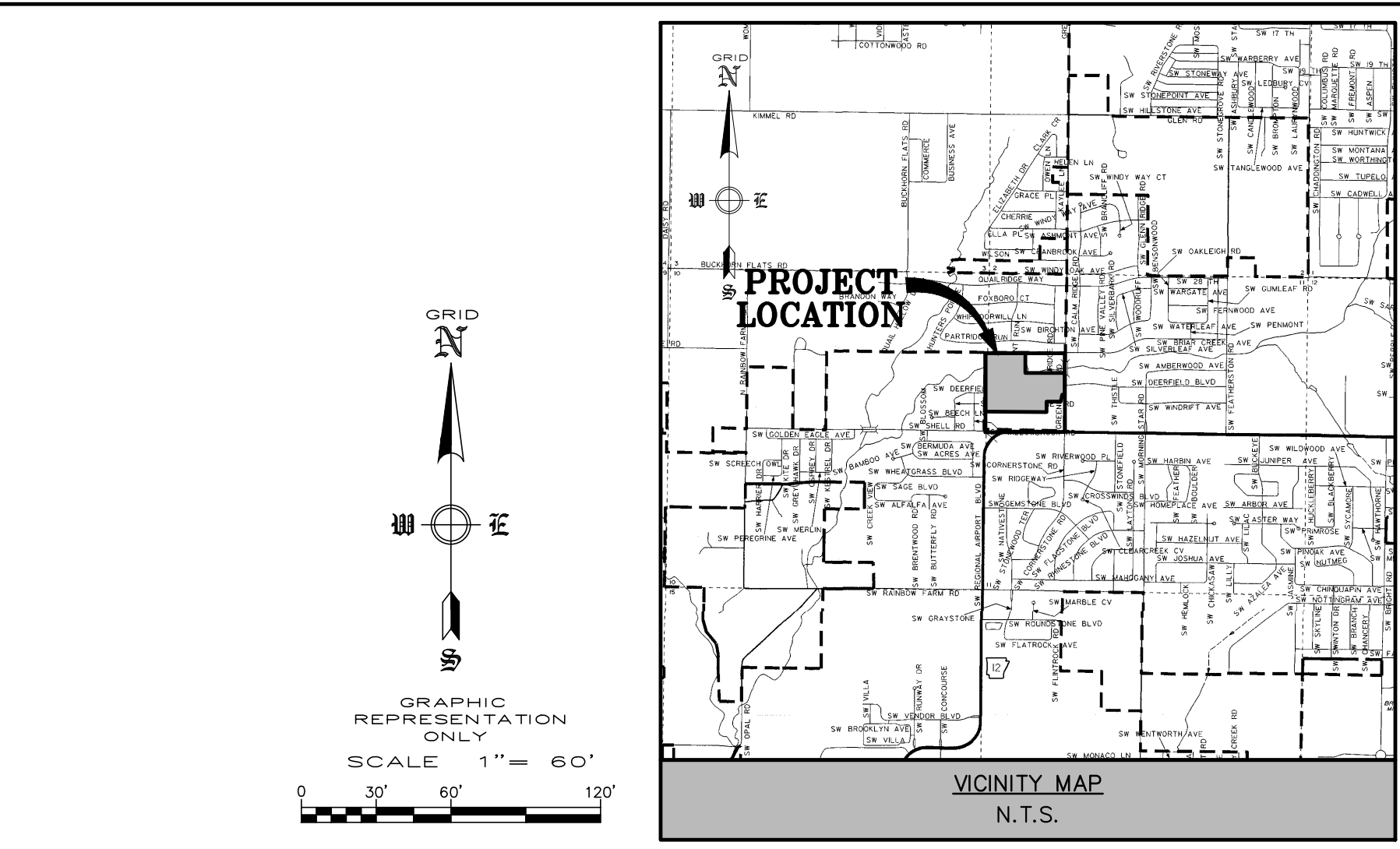
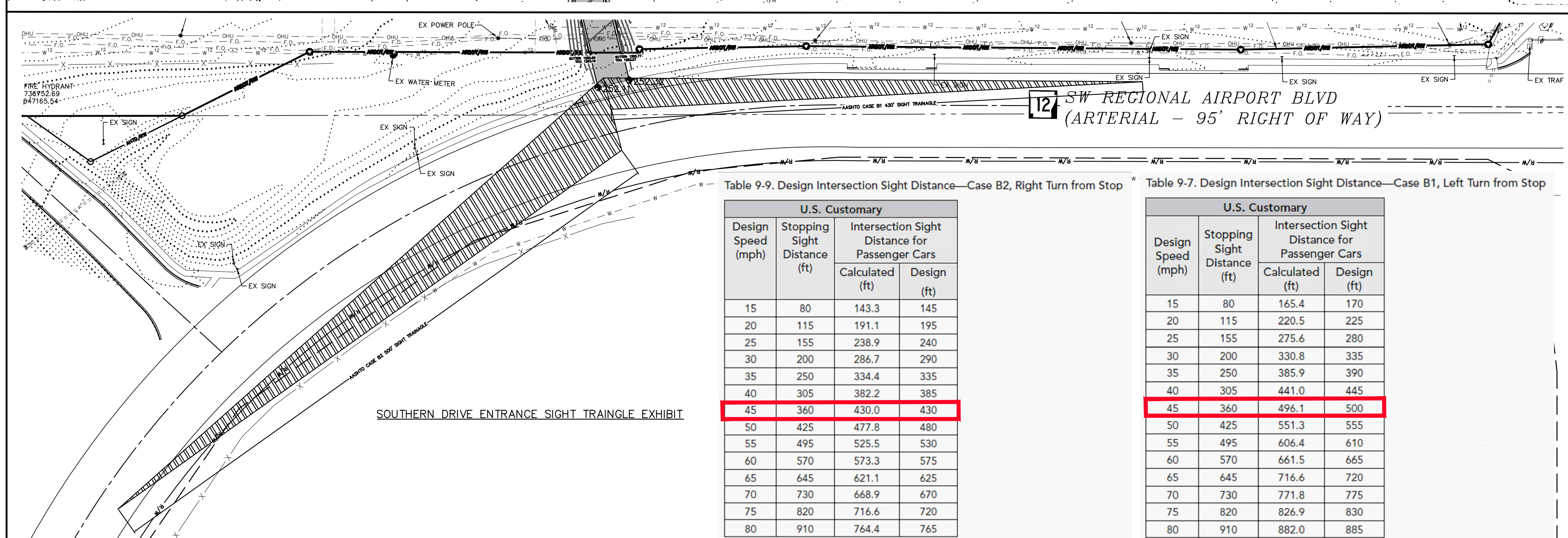
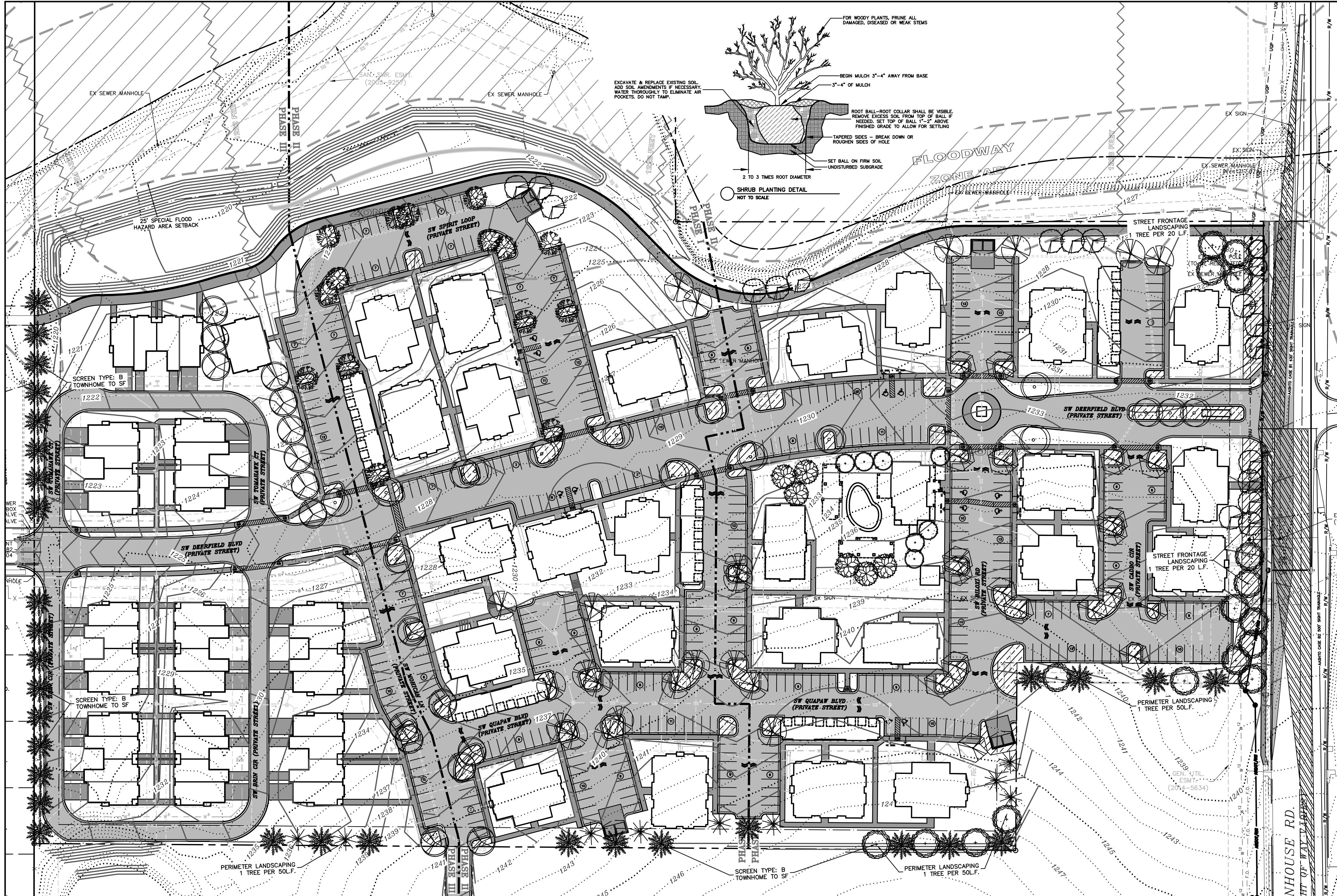
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72762

MASTER SITE PLAN
THE RESERVE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'
DATE: Oct 20, 2020
ENGINEER: TJA
DRAWN BY: DBB
W.O. #: 19945

2



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

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

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

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

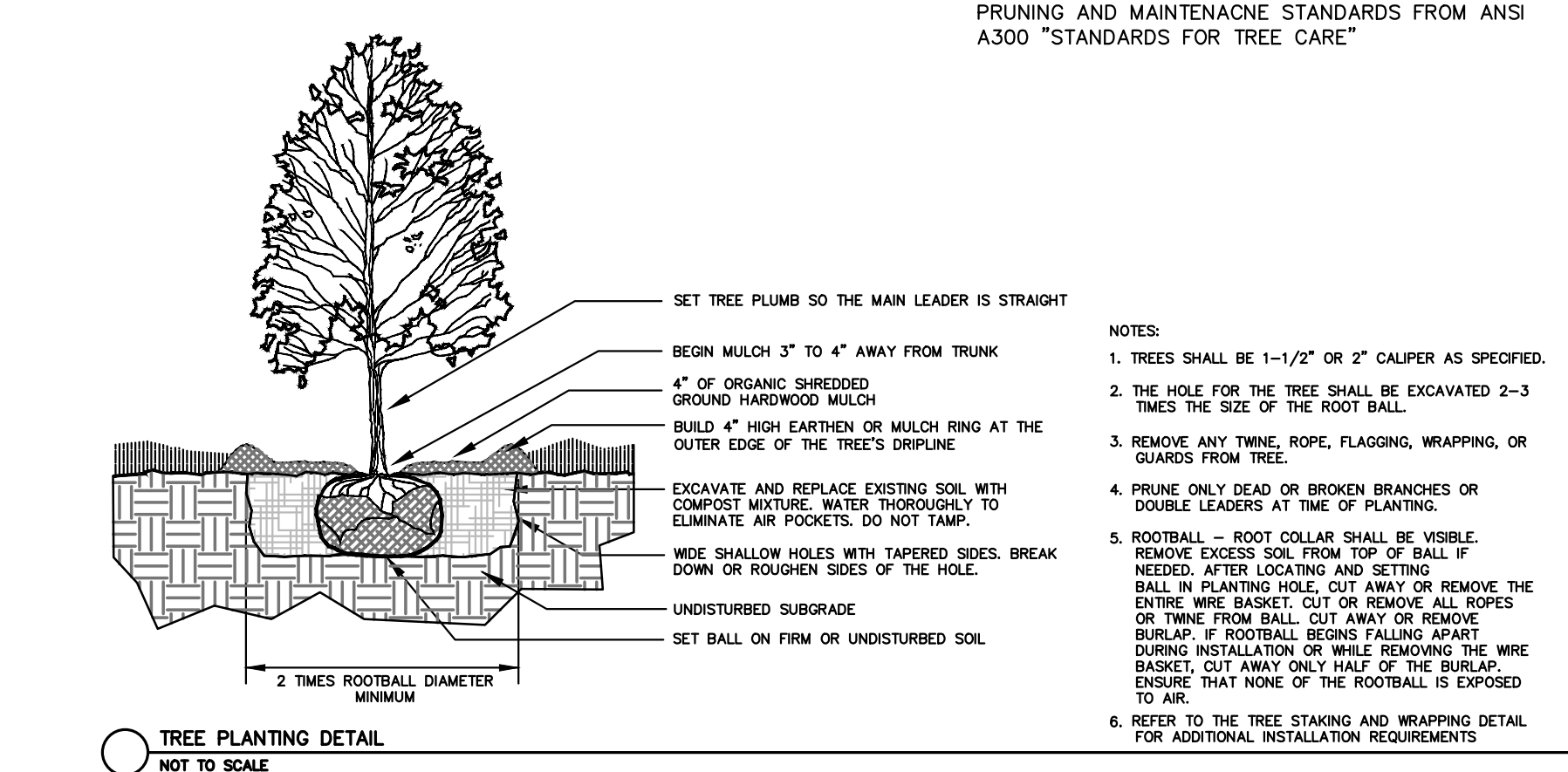
SETBACKS: FRONT - 20'
EXTERIOR SIDE - 20'
INTERIOR SIDE - 10'
REAR - 25'

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

RESIDENTIAL DENSITY: PHASE I APARTMENTS
132 UNITS/7.9 ACRES = 16.7 UNITS/ACRE
PHASE II APARTMENTS
168 UNITS/11.5 ACRES = 14.6 UNITS/ACRE
PHASE III TOWNHOUSES
36 UNITS/4.0 ACRES = 9.0 UNITS/ACRE

INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	LITTLELEAF LINDEN	Tilia cordata	17	3" Cal & B
	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 THE PLANTING 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"



ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
FORT SMITH, AR 72917
SPRINGDALE, ARKANSAS 72762

LANDSCAPE PLAN

THE RESERVE BENTONVILLE

BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'

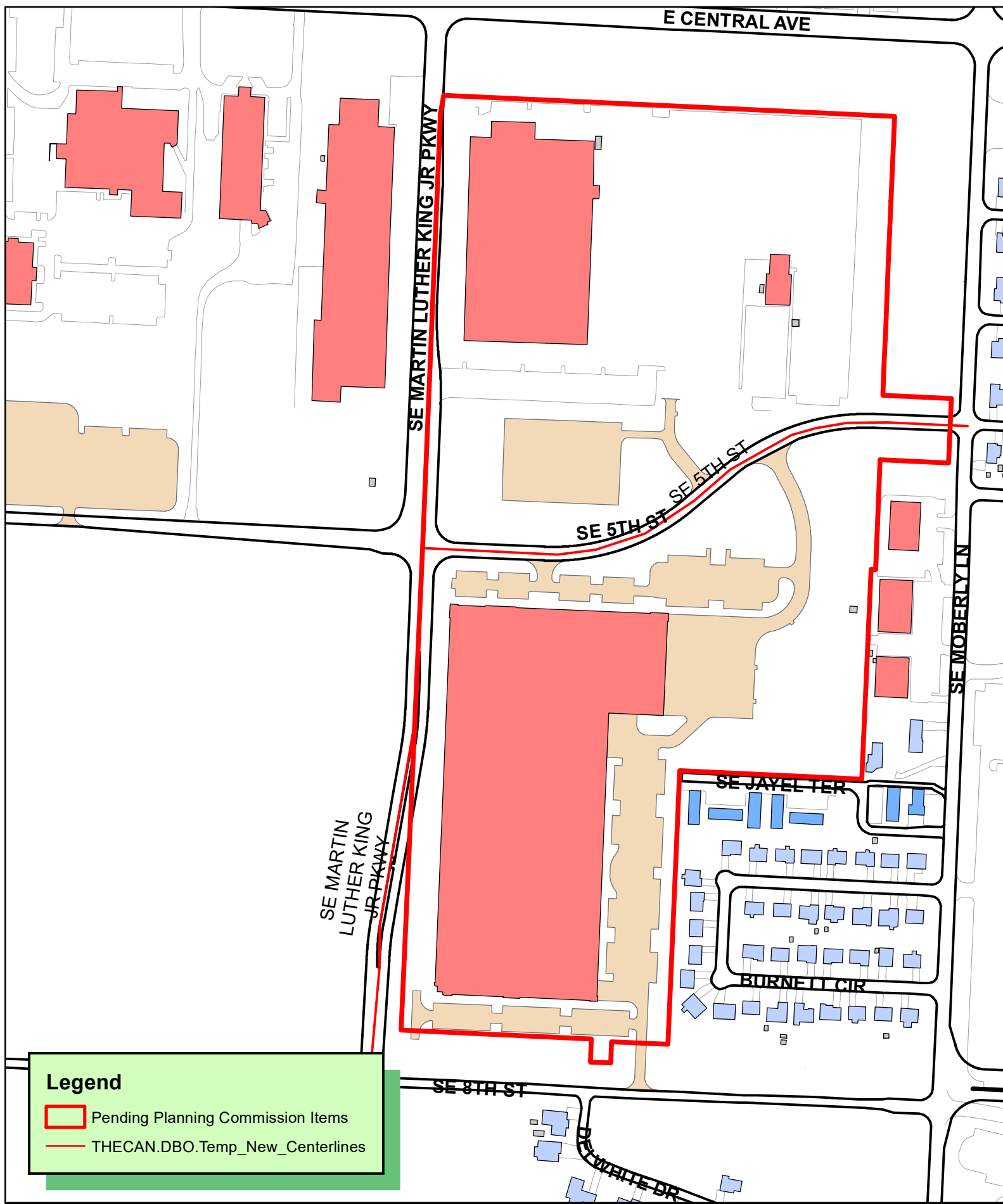
DATE: Oct 19, 2020

ENGINEER: DBB

DRAWN BY: JLS

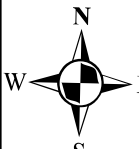
W.O. #: 19945

32



Legend

- Pending Planning Commission Items
- THECAN.DBO.Temp_New_Centerlines



 1 inch = 300 feet

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



FINAL PLAT

Walmart Stores, Inc.

WALMART LAYOUT SUBDIVISION CREATING LOTS 1-6

Bentonville, Benton County, Arkansas

GENERAL NOTES:

- This plat represents a Final Plat of the parcel recorded in Deed Records, Bk. 2011, Pg. 8152, Bk. 671, Pg. 901, Bk. 633 Pg. 222, Bk. 2006, Pg. 2826, Bk. in the public records of Benton County Arkansas .
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: Grid based on Arkansas State Plane Coordinate System, NAD83, North Zone, per GPS observations as established by processing through OPUS.
- Basis of Elevation: NAVD88, per GPS observations as established by processing through OPUS.
- Site Benchmark: See table for benchmark information block.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- This survey is based on a title search provided by City Title & Closing , file number 17-5351 .
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Multiple utility services are located within easements abutting or within the bounds of subject tract.
- The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County Arkansas .
Map Number: 05007C0255K & 05007C0260K
Map Revised: June 5, 2012
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For mroe info visit www.bentonvilleplanning.com or call the Planning Department 479-271-3122.
- 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.
- 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 to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
- All structures must maintain minimum of 20' clearances from all electric lines.
- BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
- It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
- Relocation of any existing electrical facilities shall be at the owner's expense.
- Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



Vicinity Map

Not to Scale
Latitude: 36°22'01"N
Longitude: 94°11'11"W

Benchmark Information

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

Certificate of Surveying Accuracy

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

Date of Execution: 10.19.2020

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

Owner Parcel # 01-00771-001 Wal-Mart Stores East LP P.O.Box 8050 MS 0555 Bentonville, AR 72712	Owner Parcel # 01-04889-000 & 01-00767-000 Wal-Mart Stores, Inc. P.O. Box 8050 Bentonville, AR 72712
--	--

Owner Parcel # 01-03095-000 & 01-03096-000 Moberly Investments, LLC P.O.Box 13005 Fayetteville, AR 72703	Owner Parcel # 01-04889-001 & 01-00768-000 Wal-Mart Whse 6008 P.O.Box 8050 Bentonville, AR 72712
--	--

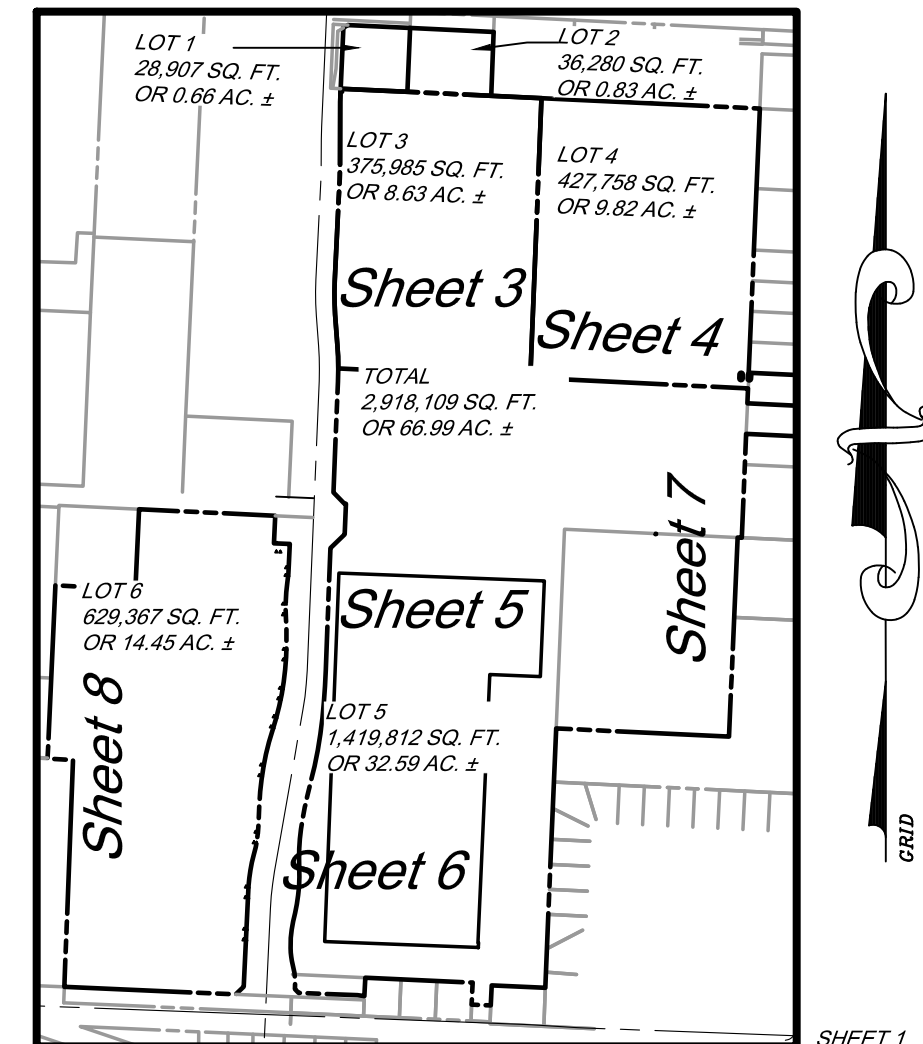
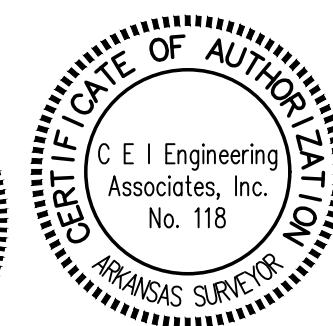
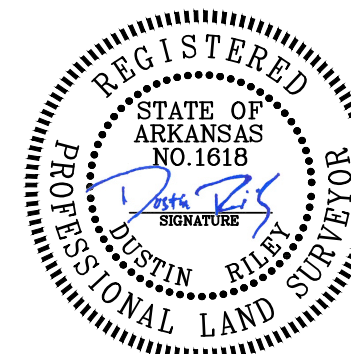
Owner Parcel # 01-02496-000 & 01-02497-000 Wal-Mart Properties, Inc. 07-6008 P.O.Box 8050 MS 0555 Bentonville, AR 72712	Owner Parcel # 01-00767-001 CKP Investors, LLC 234 E Millisap Rd. Ste. 200 Fayetteville, AR 72703
---	---



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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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

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



Sheet Over View

Certificate of Approval

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

Date of Execution: _____

Signed
Bentonville Planning
Commission Chairman

Signed
Mayor City of Bentonville

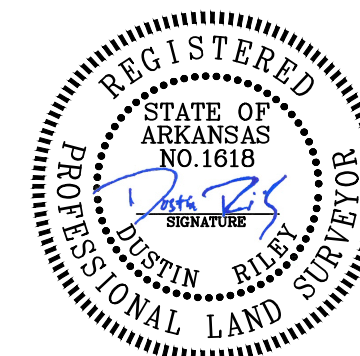
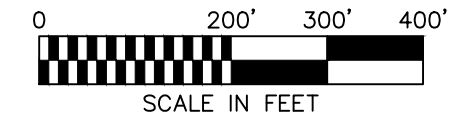
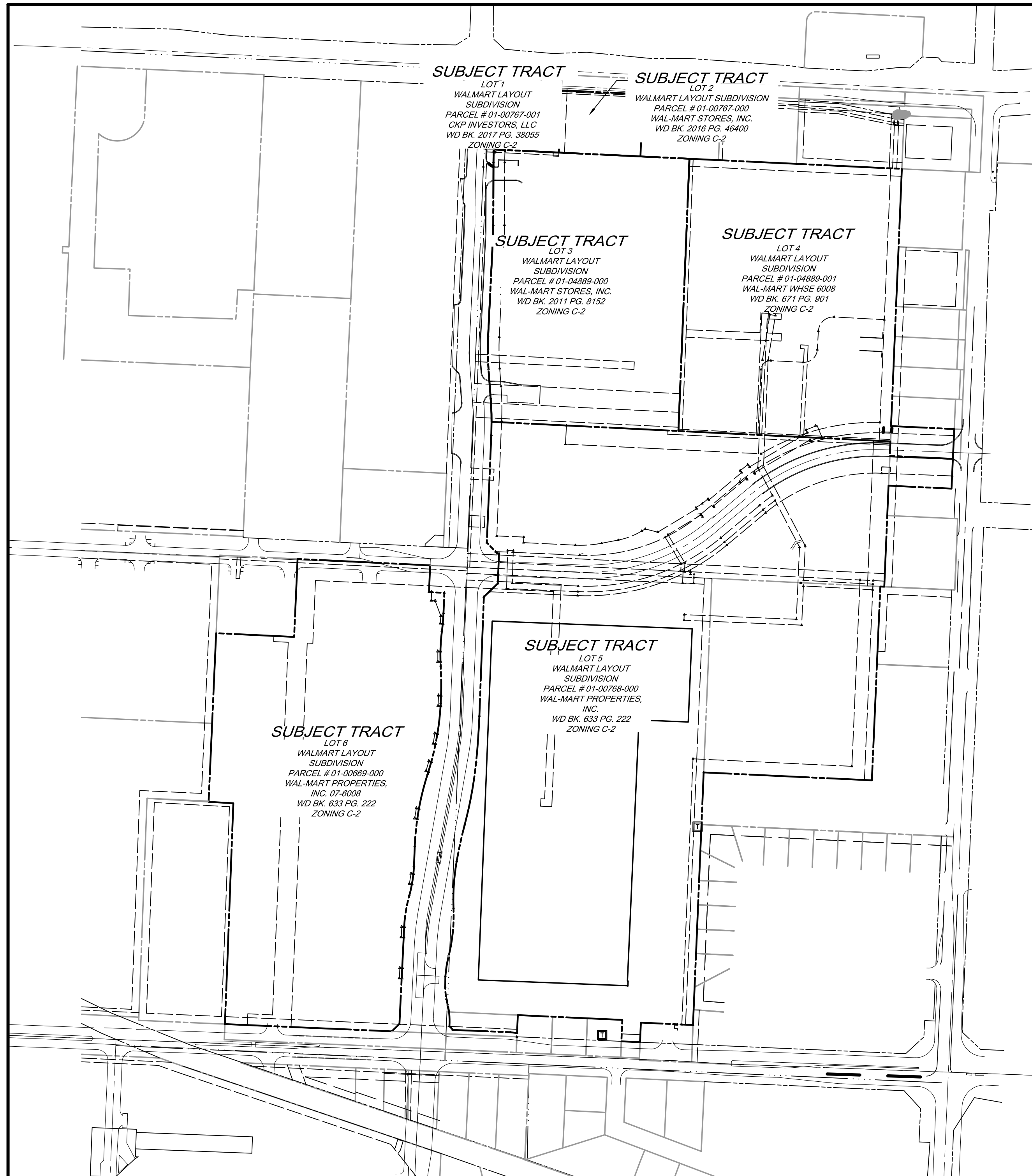
Signed
City Clerk, City of Bentonville

Arkansas * California * Pennsylvania * Texas

ATLAS PAGE: 405
City of Bentonville Project # FP20-0004

JOB NO.: 31166 DWG NAME: Easement	SHEET NO. 1 of 10
DATE 10/16/20 11:21 AM REV 0	

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City of Bentonville Project # FP20-0004

SHEET 2



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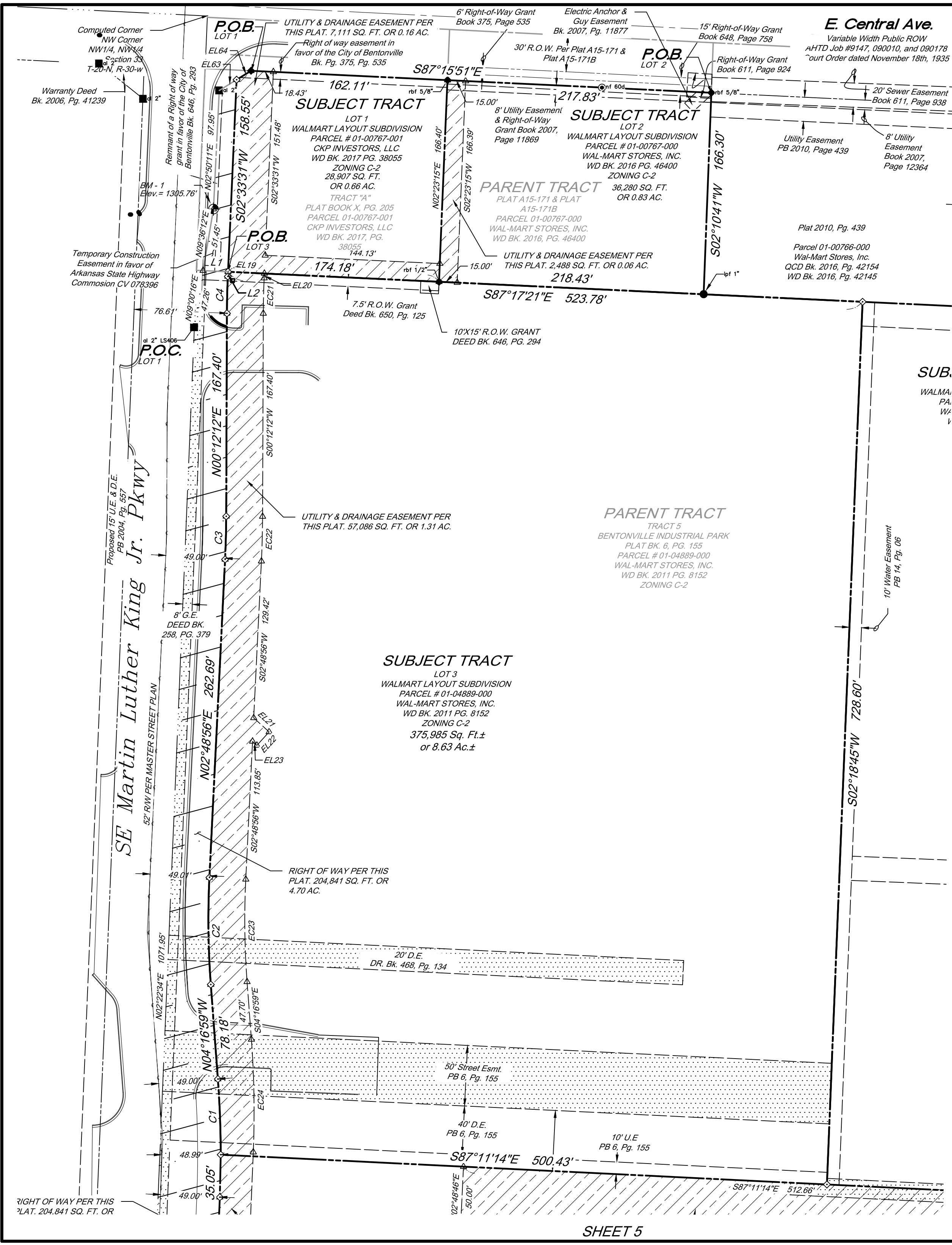
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JOB # 31166 DRAWING: 31166 final plat rev-1.dwg LAST SAVED BY: DRILEY



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



City of Bentonville Project # FP20-0004

SHEET 3

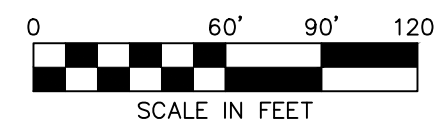
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LEGEND

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

City of Bentonville Project # FP20-0004

SHEET 4



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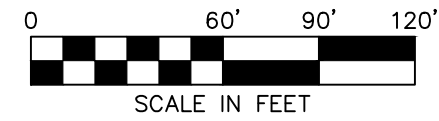
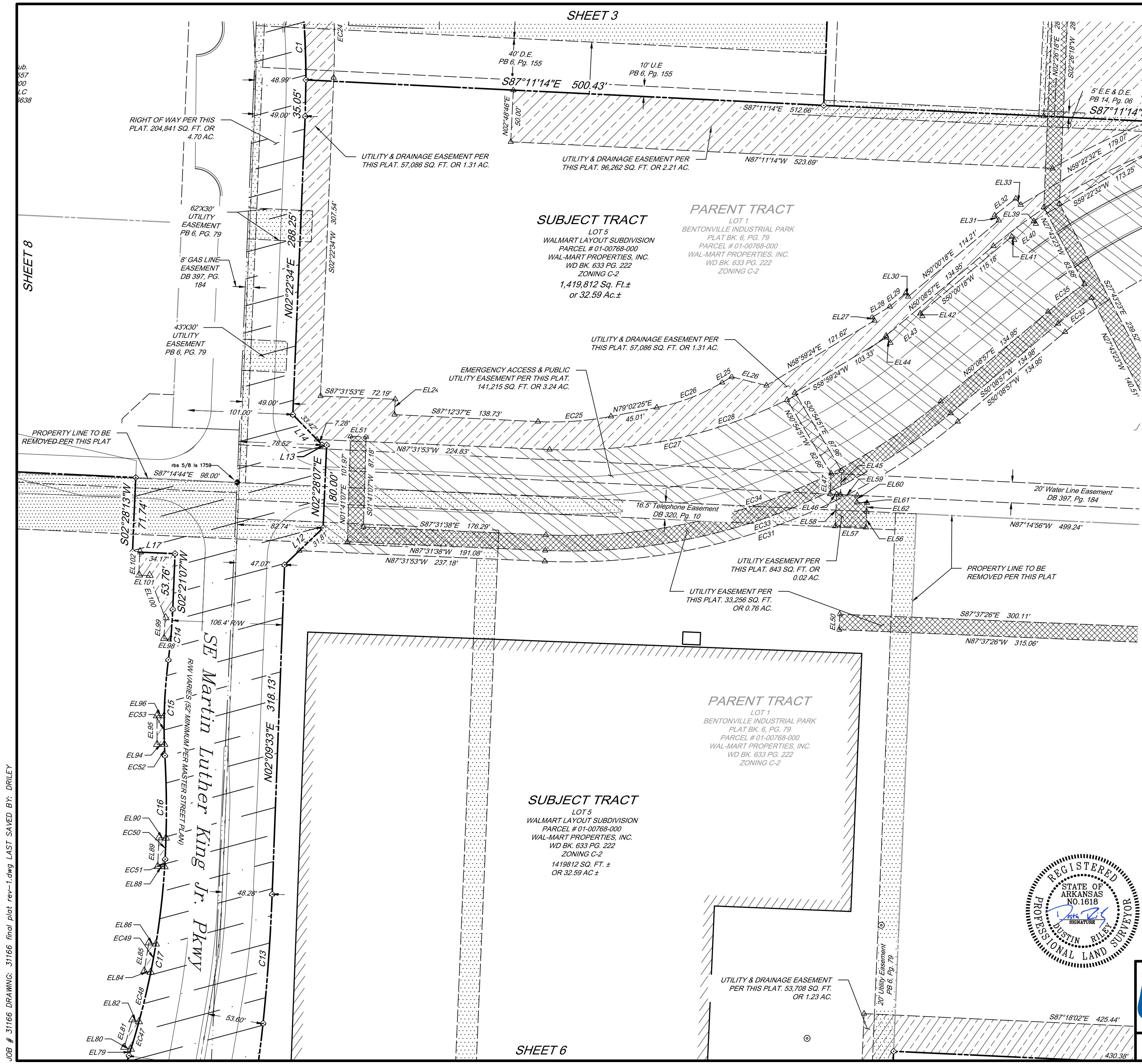
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CORPORATE OFFICE TBPLS FIRM: #10031500

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

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

SHEET 8

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557
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LC
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LEGEND

- | | |
|--|------------------------|
| | Boundary Line |
| | Adjoiner Boundary Line |
| | Right-of-Way Line |
| | Easement Line |
| | Proposed Easement |
| | Benchmark |
| | |



City of Bentonville Project # FP20-0004

SHEET 5

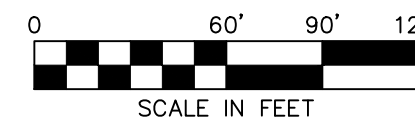
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DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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	Boundary Line
	Adjoiner Boundary Line
	Right-of-Way Line
	Easement Line
	Proposed Easement
	Benchmark
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	Brass/Aluminum (al) Cap
	Found Nail (As Noted)
	Quit Claim Deed
	Warranty Deed
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SHEET 6



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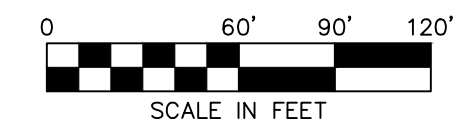
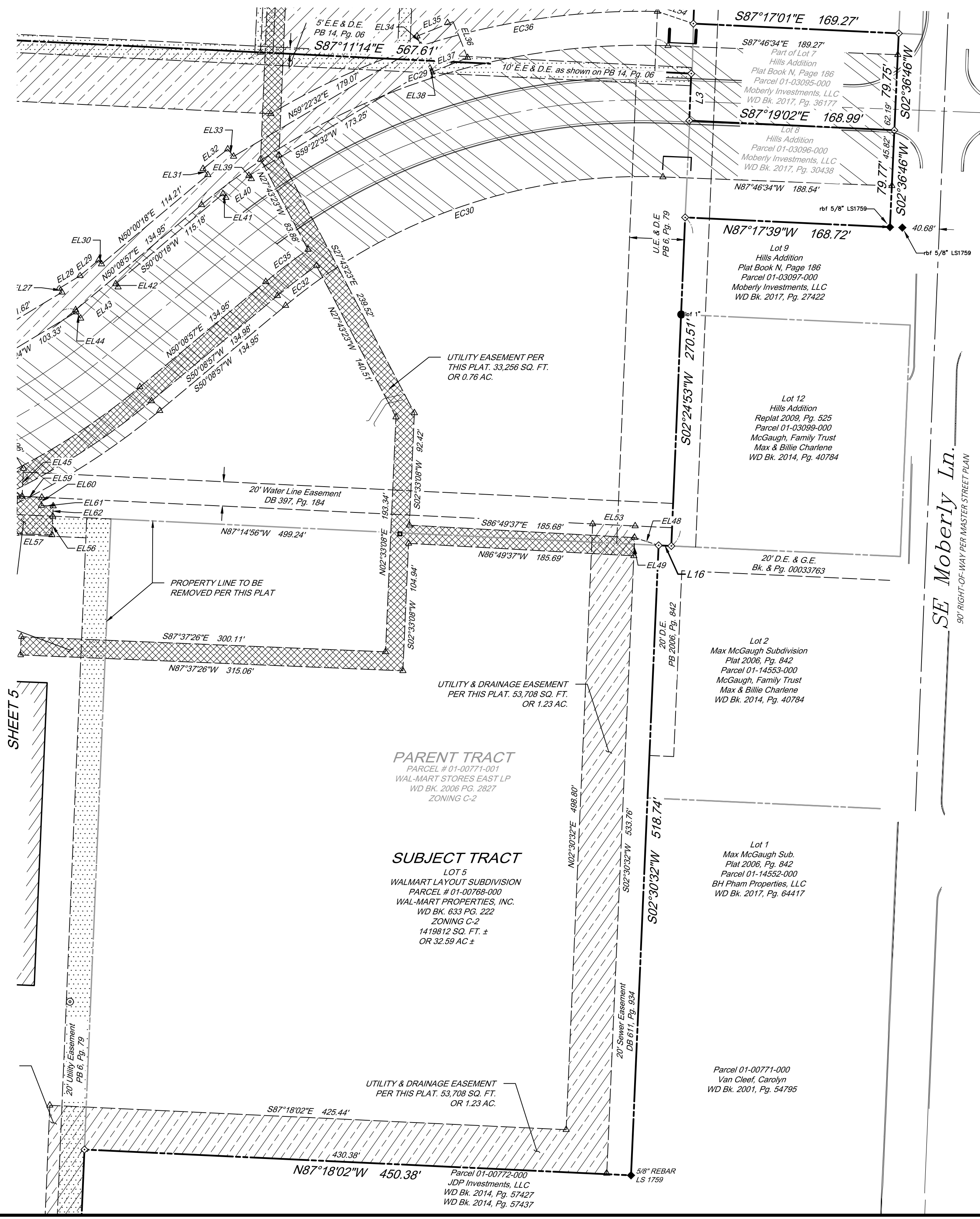
3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

© 2020 CEI ENGINEERING ASSOCIATES, INC.



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

SHEET 4



LEGEND

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



Engineering Associates, Inc.

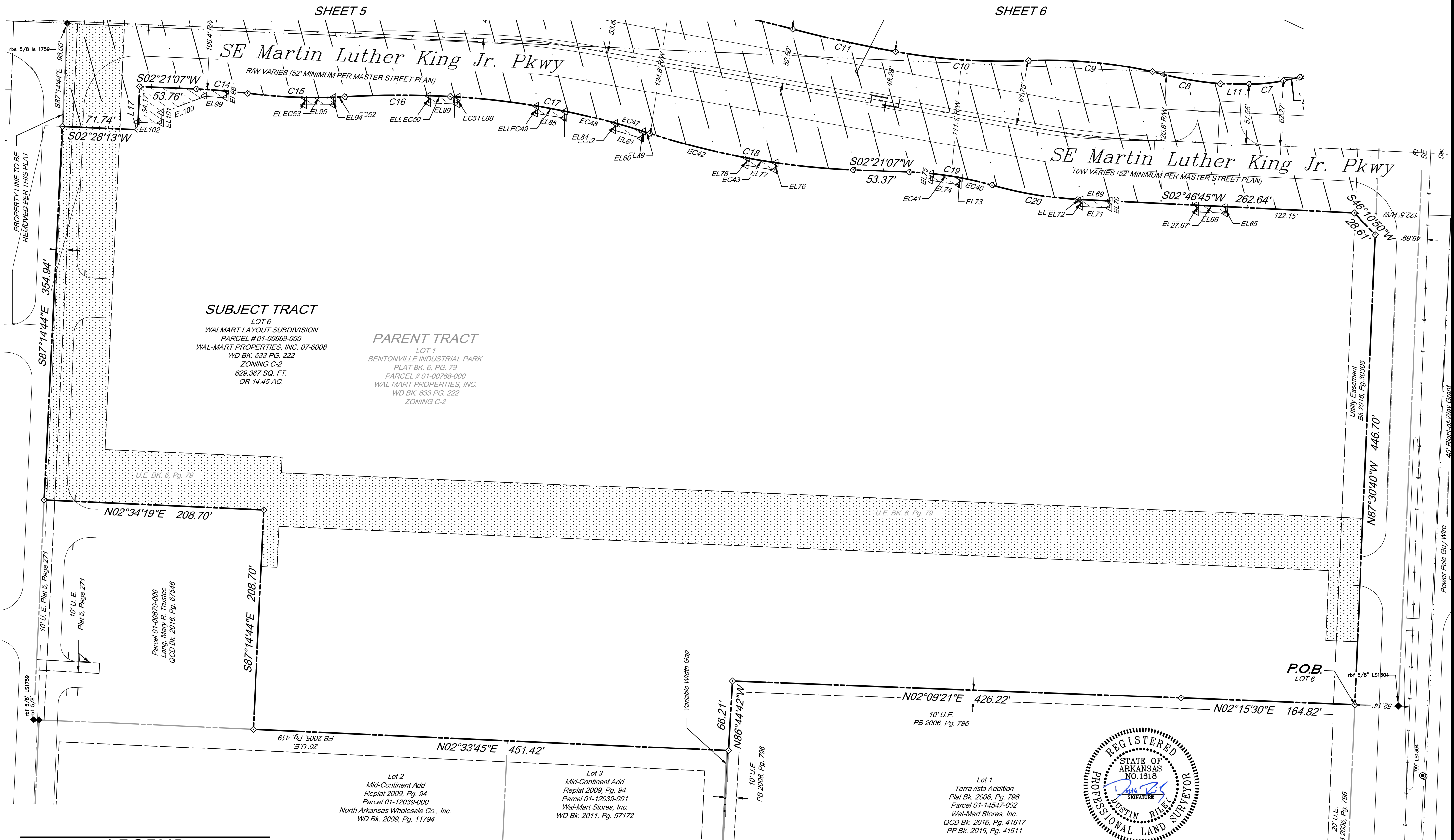
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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

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

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



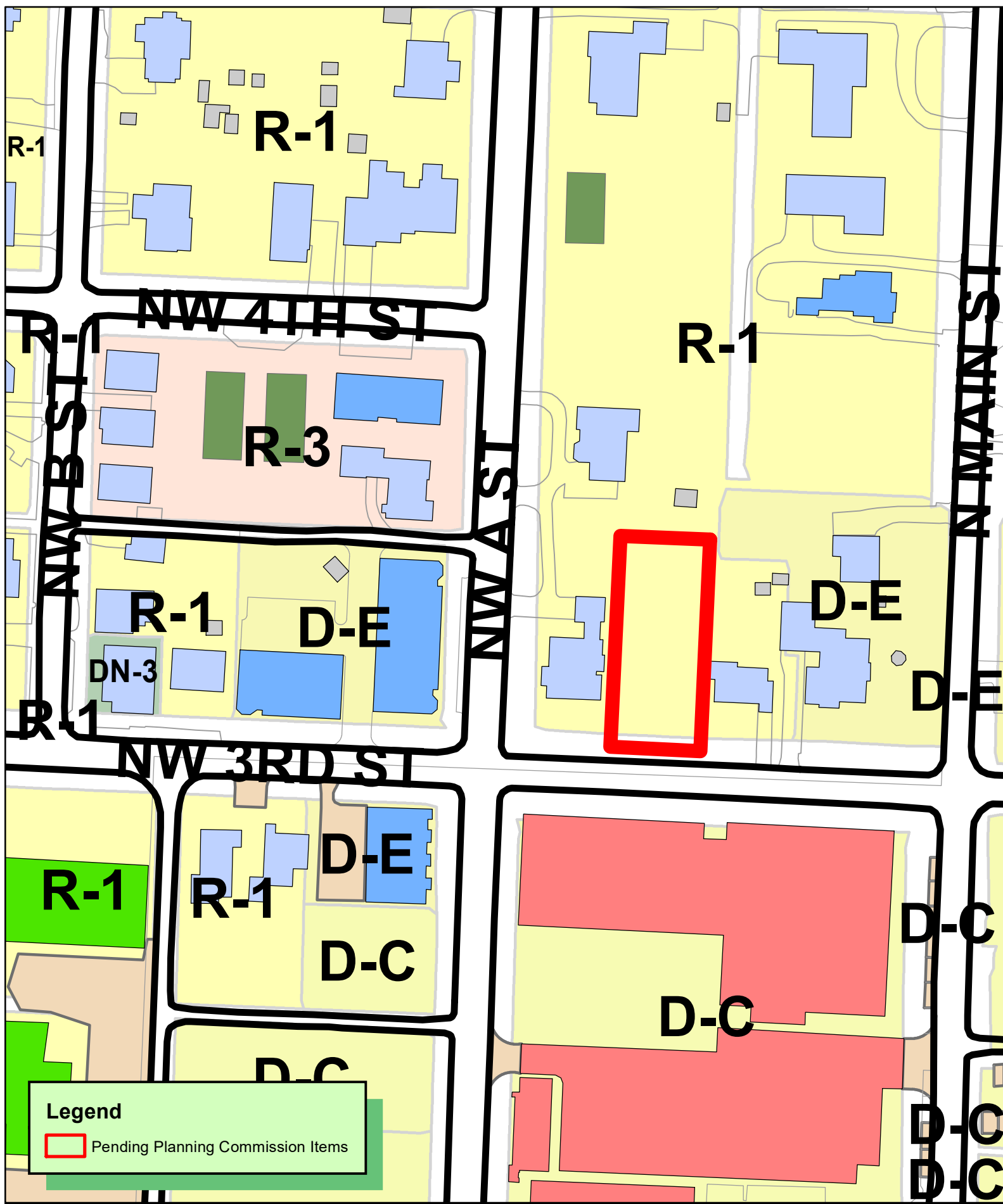
Engineering Associates, Inc.

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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

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

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Legend

 Pending Planning Commission Items

N
W E
S

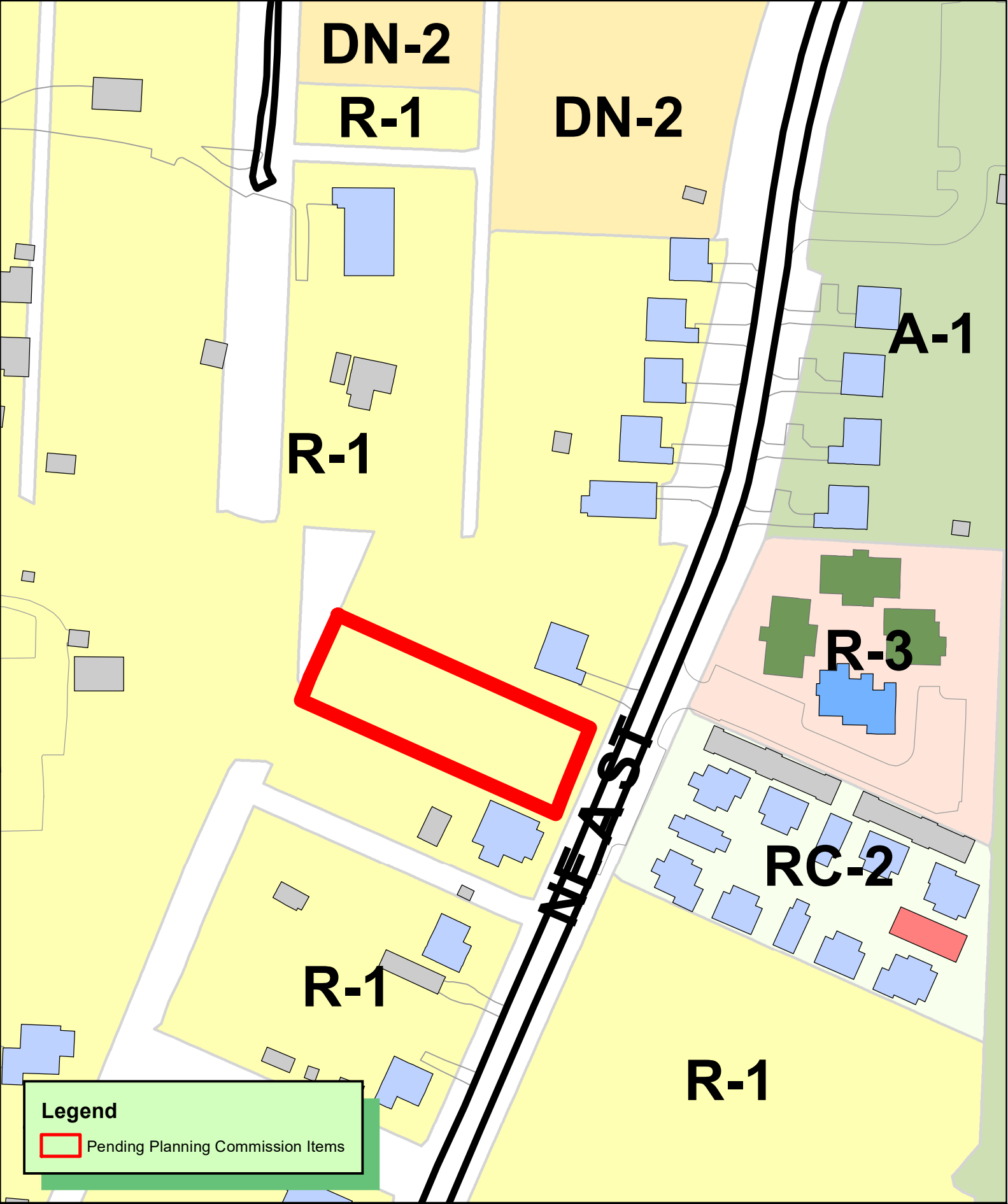
1 inch = 100 feet

RZ20-0057
REZONING R-1 TO DE
SOOTER TRUST
DEMINGS ADD BLOCK 3 LOT 18 PART OF 16



Narrative for Rezoning Request at 106 NW 3rd Street

The property at 103 NW 3rd Street is currently zoned R-1. We have owned the vacant lot for several years and do not have any plans to sell or develop it in the near future. Our rezoning request to DE, Downtown Edge, is to align the zoning with the current development trend in the vicinity. The master land use map indicates the property as Downtown Commercial. Based upon the presence of DE to the east, DC to the south, and DN-3 and DE further to the west, we are requesting zoning to DE, Downtown Edge. Any future use will likely either be a single-family home or townhome development, although no plans currently exist for any proposed future use. All city utilities, including water, sewer and electric are available at the site and any rezoning should not have any major impact on traffic in the area.



Legend

 Pending Planning Commission Items

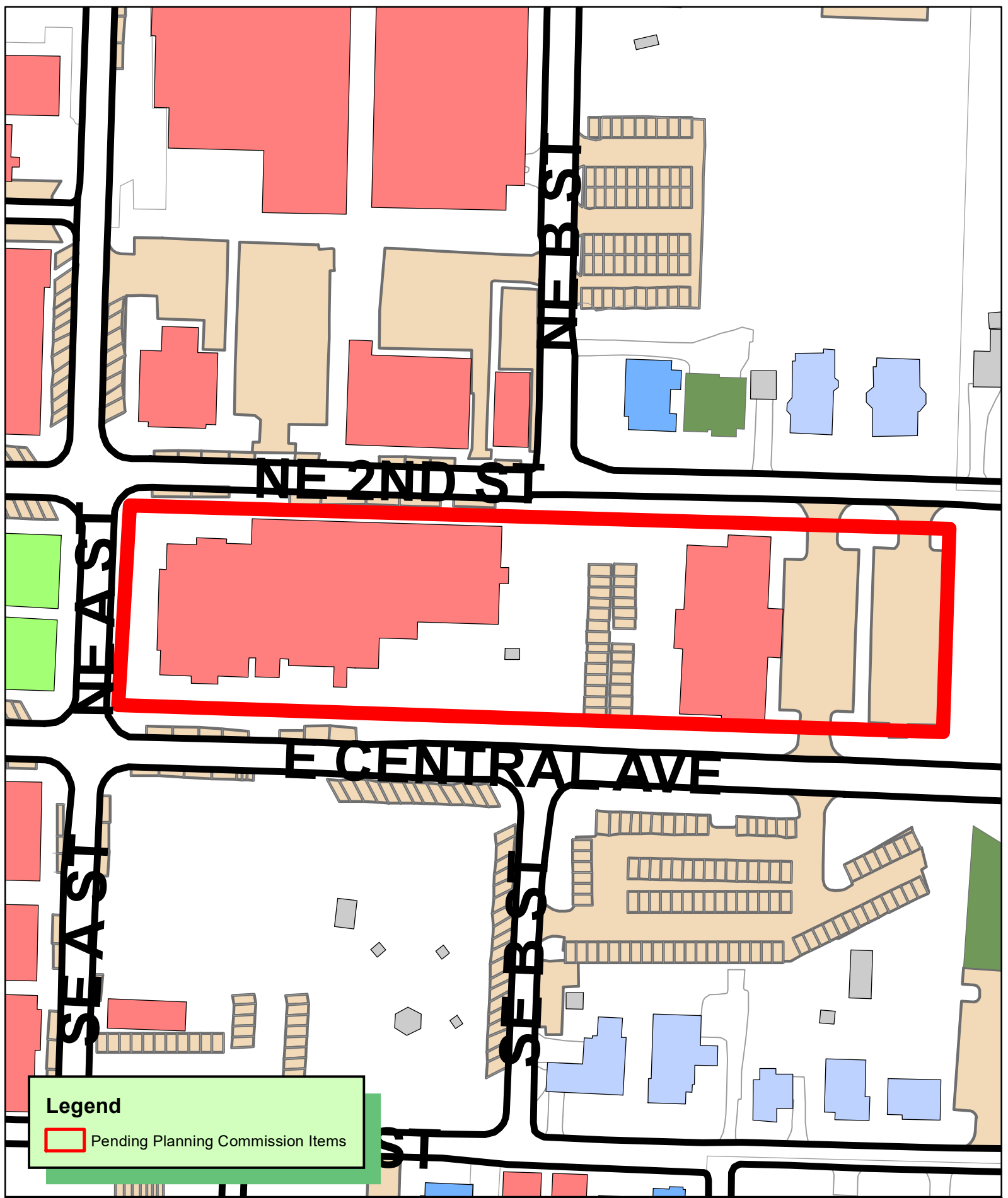
 1 inch = 100 feet

**RZ20-0058
REZONING
811 NE A ST**



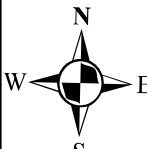
Narrative for Rezoning Request at 811 NE A Street

The property at 811 NE A Street is currently zoned R-1. We have owned the vacant lot for several years and do not have any plans to sell or develop it in the near future. Our rezoning request to DN-2, Downtown Medium Density Residential, is to align the zoning with the current development trend in the vicinity. The master land use map indicates the property as Downtown Medium Density Residential. On NE A, DN-2 seems to be in line with the Future Land Use Plan and is in line with the Black Apple development across the street. Any future use will likely be a single-family home although no plans currently exist for any proposed future use. All city utilities, including water, sewer and electric are available at the site and any rezoning should not have any major impact on traffic in the area.



Legend

 Pending Planning Commission Items


1 inch = 100 feet

PLA20-0052
PROPERTY LINE ADJUSTMENT
BENTONVILLE COURTHOUSE ADDITION
CREATING LOT 1



GENERAL NOTES:

Basis of Bearings: Grid North, Arkansas Plane Coordinate System, North Zone (0301), NAD 83, based on Bentonville GPS Monument #7, having a published Latitude of: 36°21'50.51", and Longitude of: 94°11'47.60" West, Combined Scale Factor of 0.999970359 and a Convergence Angle of -1°16'41.42".

Grid North Convergence: At the northeast corner of Lot 3, Original Town of Bentonville, rotate from Grid North, 1°17'01" to the left for True (Geodetic) North.

Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number-Panel, 05007C0255K, Map Revised, June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X, Areas determined to be outside the 0.2% chance floodplain. This surveyor and Morrison Shipley Engineers assume no liability for the correctness or use of the current cited flood map, or any available digital flood hazard data utilized to delineate the limits of potential flood hazard areas.

Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.

Subsurface or environmental conditions were not examined or considered as a part of this survey, except for underground storm pipes and sanitary sewer pipes marked through the Arkansas One-Call System and observed during the field survey. Existing utilities shown hereon were located by reasonable visual observed surface improvements, unless noted otherwise. Actual locations of utilities shown, or the existence of additional subsurface improvements not shown hereon, should be verified before any excavations. Locations or existence of surface or subsurface improvements may differ from those shown hereon.

Last Date of Field Survey: September 16, 2020.

CITY OF BENTONVILLE DEVELOPMENT NOTES:

Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.

There may not be fences or any other structures built in any drainage easements.

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 right-of-way.

Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info, visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.

SURVEY REFERENCES:

- Boundary Survey for Fred Naylor, prepared by Ronald L. Ridout, AR PS #529, Plat Book U, page 143, filed September 29, 1977, Benton County, Arkansas.
- Boundary and Plot Plan Survey for Jack E. & Lana K. Senkevech, prepared by Thomas W. Copelin, AR PS #944, Plat Book 14, page 228, filed January 17, 1989, Benton County, Arkansas.
- Boundary Survey for Downtown Bentonville, Inc., prepared by Thomas W. Copelin, AR PS #944, Plat Book 2003, page 823, filed September 25, 2003, Benton County, Arkansas.
- Property Line Adjustment/Part of Lots 59 and 82, Original Town of Bentonville, prepared by CEI and Charles Joe Martin, AR PS #1616, Plat Book 2010, page 105, filed March 9, 2010, Benton County Arkansas.

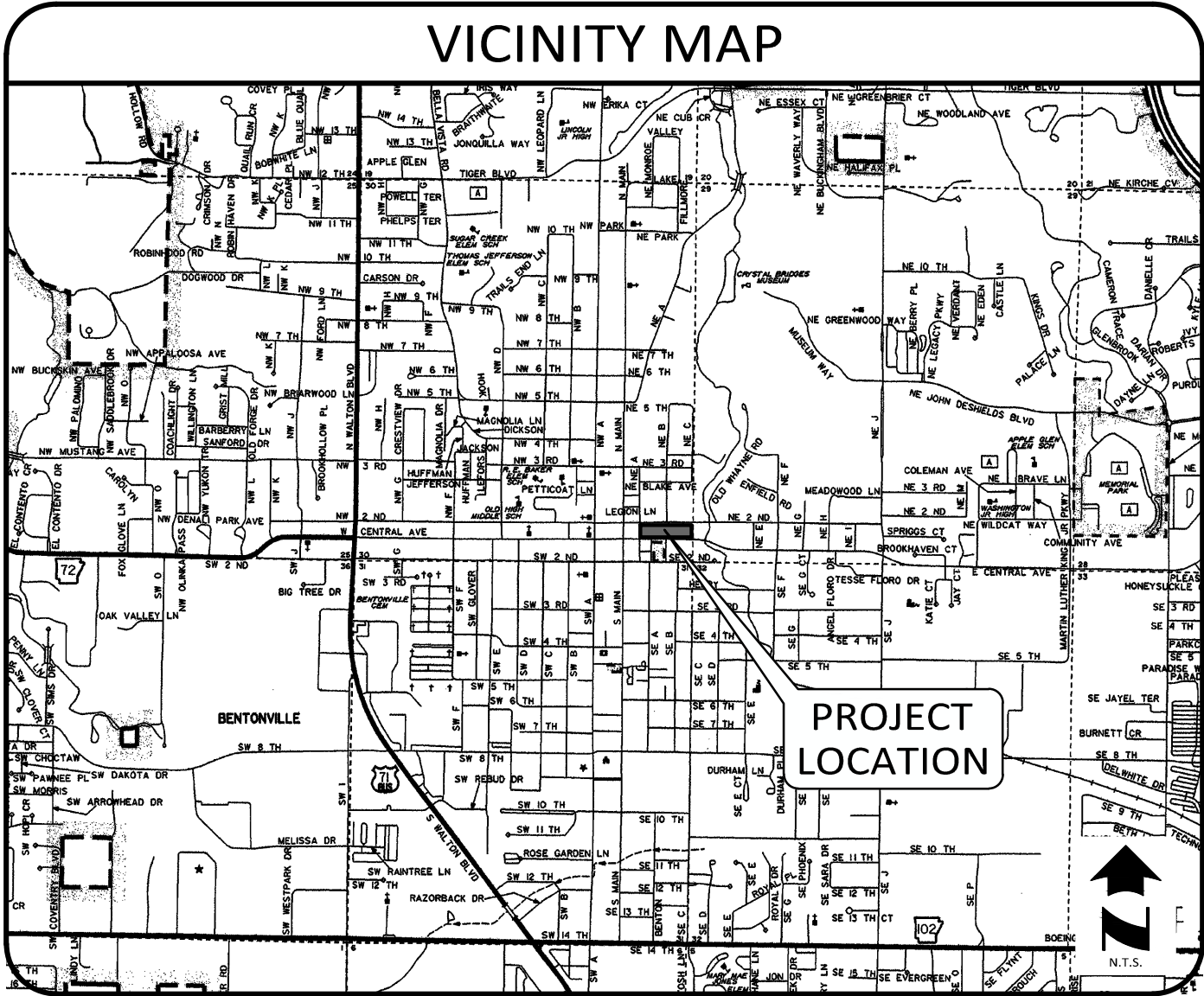
PARENT TRACT DESCRIPTION - Multiple Deeds:

Lots 2, 3, 8, 9, 14, 15, 26, 27, 35, 36, 37, 38, 51, 52, 53, and 54, of the Original Town of Bentonville, as filed in Plat Record "S" pages 75 and 76, and the Alley vacated by Ordinance No. 85-99, filed in Book 643 at page 881, said Alley being part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 30, Township 20 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas.

LESS AND EXCEPT

A part of Lot 3, of the Original Town of Bentonville, Arkansas and part of a vacated alley as per Ordinance #85-99, owned by County of Benton, Bentonville, Benton County, Arkansas whose warranty deed is recorded as Benton County Land Records Document 2005-37935, 1994-89946 Benton County Circuit Clerk Office, Bentonville, Arkansas and which is more particularly described as follows: Commencing at the grantor's northeast corner and part of said vacated alley at a found 1/2" rebar at the south right of way line of Northeast Second Street and the POINT OF BEGINNING (POB); Thence leaving said south right of line S 01°48'23" W a distance of 165.00 feet, along the grantor's east property line to the north right of way line of East Central Avenue; Thence along said north right of way line N88°15'56" W a distance of 10.02 feet; Thence leaving said north right of way line N 01 °48'23" E a distance of 154.94 feet; Thence, along a tangent curve to the left, an arc distance of 17.81 feet said curve having a radius of 19.00 feet and a chord bearing and distance of N 60°26'20" W - 17.17 feet; Thence along the following courses and distances; N 87°17'34" W a distance of 9.81 feet, N 87°21'51" W a distance of 45.74 feet, N 87°20'40" W a distance of 25.53 feet, N 87°20'35" W a distance of 26.04 feet, N 87°59'14" W a distance of 5.66 feet, along a non-tangent curve to the right, an arc distance of 4.12 feet said curve having a radius of 31.00 feet and a chord bearing and distance of N 84°04'06" W - 4.11 feet to the grantor's north property line; Thence along the grantor's north property line and the south right of way line of Northeast Second Street S 88°15'56" E a distance of 142.07 feet to the POINT OF BEGINNING (P.O.B.). Containing: 1851 SQUARE FEET OR .04 ACRES OF LAND, MORE OR LESS.

VICINITY MAP



SURVEY DESCRIPTION - Lot 1:

Lots 2, 8, 9, 14, 15, 26, 27, 35, 36, 37, 38, 51, 52, 53, and 54, the 12' Alley lying west of Lots 8 and 9 and east of Lots 14 and 15, the 12' Alley lying west of Lots 26 and 27 and east of Lots 35-38, part of the Alley vacated by Ordinance No. 85-99, filed in Book 643 at page 881, said Alley being part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 30, Township 20 North, Range 30 West, and part of Lot 3, all in the Original Town of Bentonville, as filed in Plat Record "S" pages 75 and 76, Benton County, Arkansas, the perimeter boundary being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 3; thence by bearing and distance (basis of bearing, Grid North), North 88°15'32" West along the south lines of Lots 3 and 9 a distance of 245.37 feet; thence leaving said south line, North 87°08'10" West a distance of 95.60 feet; thence North 02°17'05" East a distance of 0.93 feet; thence North 87°44'29" West a distance of 342.00 feet to the west line of Lot 54; thence North 02°17'05" East along the west lines of Lots 54, 53, 52, and 51 a distance of 161.29 feet to the northwest corner of said Lot 51; thence South 87°53'52" East along the north lines of Lots 51, 38, 26, and 15 a distance of 342.00 feet to the northeast corner of said Lot 15; thence South 88°15'15" East along the north lines of Lots 8 and 3 a distance of 209.54 feet; thence leaving the north line of said Lot 3 and along the south and west boundaries of a tract conveyed by Quit Claim Deed, Book 2017, page 53321, the following eight courses:

- 4.12 feet along the arc of a non-tangent curve to the left, said curve having a radius of 31.00 feet and being subtended by a chord bearing and distance of South 84°04'06" East, 4.12 feet;
 - South 87°59'14" East a distance of 5.66 feet,
 - South 87°20'35" East a distance of 26.04 feet,
 - South 87°20'40" East a distance of 25.53 feet,
 - South 87°21'51" East a distance of 45.74 feet,
 - South 87°17'34" East a distance of 9.81 feet,
 - 17.81 feet along the arc of a curve to the right, said curve having a radius of 19.00 feet and being subtended by a chord bearing and distance of South 60°26'20" East, 17.16 feet,
 - South 01°48'23" West a distance of 154.97 feet to the north right-of-way line of E. Central Avenue, as that currently exist;
- thence North 88°15'32" West along said north right-of-way line a distance of 2.01 feet to the Point of Beginning.

CERTIFICATE OF SURVEY ACCURACY

I, Keith A. Sikes, Hereby Certify That This Plat Correctly Represents A Boundary Survey Made By Me Or Under My Supervision, And Boundary Markers And Lot Corners Shown Hereon Actually Exist And Their Location, Type And Material Are Correctly Shown And To The Best Of My Knowledge, All Minimum Requirements Of The Arkansas Minimum Standards For Land Surveyors Have Been Met.

Date of Execution: November 16, 2020

SURVEYOR
Morrison Shipley Engineers Inc
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Keith Sikes
Telephone: (479)-273-2209

OWNER / DEVELOPER
Judge Barry Moehring
Benton County
215 E. Central Avenue
Bentonville, AR 72712
Telephone: (479)-271-1096



Arkansas Professional Surveyor, #1507

CERTIFICATE OF OWNERSHIP

We The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Have Laid Off, Platted, And Subdivided And Do Hereby Lay Off, Plat, Subdivide Said Real Estate In Accordance With This Plat And Do Hereby Dedicate To The Use Of The Public The Streets, Alleys, Drives, Easements, Etc. As Shown On Said Plat.

Source Of Title: Warranty Deed 2005-37975, Warranty Deed 459-227, Warranty Deed 566-36, Warranty Deed 194-186, Warranty Deed 194-187, Corporation Warranty Deed 94-89946, Corporation Warranty Deed 93-65762

Signed: _____ Date: _____
County Judge / Barry Moehring

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day ____ of _____, 2020.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL

Pursuant To The Bentonville Subdivision Regulations And All Other Conditions And Approval Having Been Completed, This Document Is Hereby Accepted. This Certificate Is Hereby Executed Under The Authority Of The Said Rules And Regulations.

Date of Execution: _____

Signed: _____
Community Development Director

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

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk,

**PROPERTY LINE ADJUSTMENT / LOT COMBINATION
OF LOTS 2, 3, 8, 9, 14, 15, 26, 27, 35-38, & 51-54,
All in Original Town of Bentonville**

**Creating Lot 1
Benton County Courthouse Addition
Bentonville, Benton County, Arkansas**

City Of Bentonville Project # PLA20-0052

City Atlas Page: 361

Project No. HJA-53

Drawn By JDS
Checked By KAS

Date 11.16.2020

Sheet 1 of 2

MORRISON SHIPLEY

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

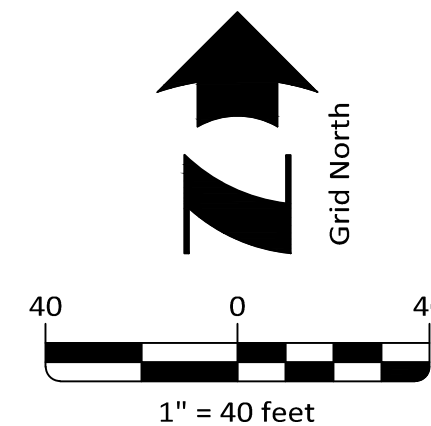
Filing Block

LEGEND

- Ex. Boundary Line Being Removed
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Original Bentonville Lot Line
- Ex. Right of Way Line
- Ex. Road Centerline (Physical)
- Ex. Easement Line
- Ex. FEMA Floodzone "AE"
- Ex. Rebar
- Ex. Nail
- Ex. Chiseled "X"
- Ex. Monument
- 1" Copper Monument w/ PS# 1507
- Set 1/2" Rebar w/ PS# 1507 Cap
- Set Mag Nail w/ PS# 1507 Washer
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Original Bentonville Lot Number
- Plat Distance

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	4.12'	31.00'	2.06'	S 84° 04' 06" E	4.12'
C2	17.81'	19.00'	9.62'	S 60° 26' 20" E	17.17'

Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
E1	N 88°15'32" W	122.49'	E13	S 02°01'37" W	159.43'
E2	N 88°15'32" W	122.88'	E14	S 87°56'00" E	109.07'
E3	N 87°08'10" W	95.60'	E15	S 01°43'13" W	1.08'
E4	N 02°17'05" E	0.93'	E16	S 88°15'22" E	36.03'
E5	N 87°44'29" W	18.45'	E17	N 02°06'47" E	0.88'
E6	N 02°03'18" E	162.18'	E18	S 87°56'00" E	23.50'
E7	S 87°53'52" E	19.10'	E19	S 43°44'19" E	6.61'
E8	S 88°15'15" E	18.90'	E20	N 87°44'29" W	68.19'
E9	S 02°03'18" W	159.29'	E21	N 87°44'29" W	15.00'
E10	S 87°56'00" E	10.56'	E22	N 02°01'37" E	15.15'
E11	N 02°01'37" E	159.34'	E23	S 87°58'23" E	15.00'
E12	S 88°15'15" E	15.00'	E24	S 02°01'37" W	15.21'



FOR REVIEW

PROPERTY LINE ADJUSTMENT / LOT COMBINATION OF LOTS 2, 3, 8, 9, 14, 15, 26, 27, 35-38, & 51-54, All in Original Town of Bentonville

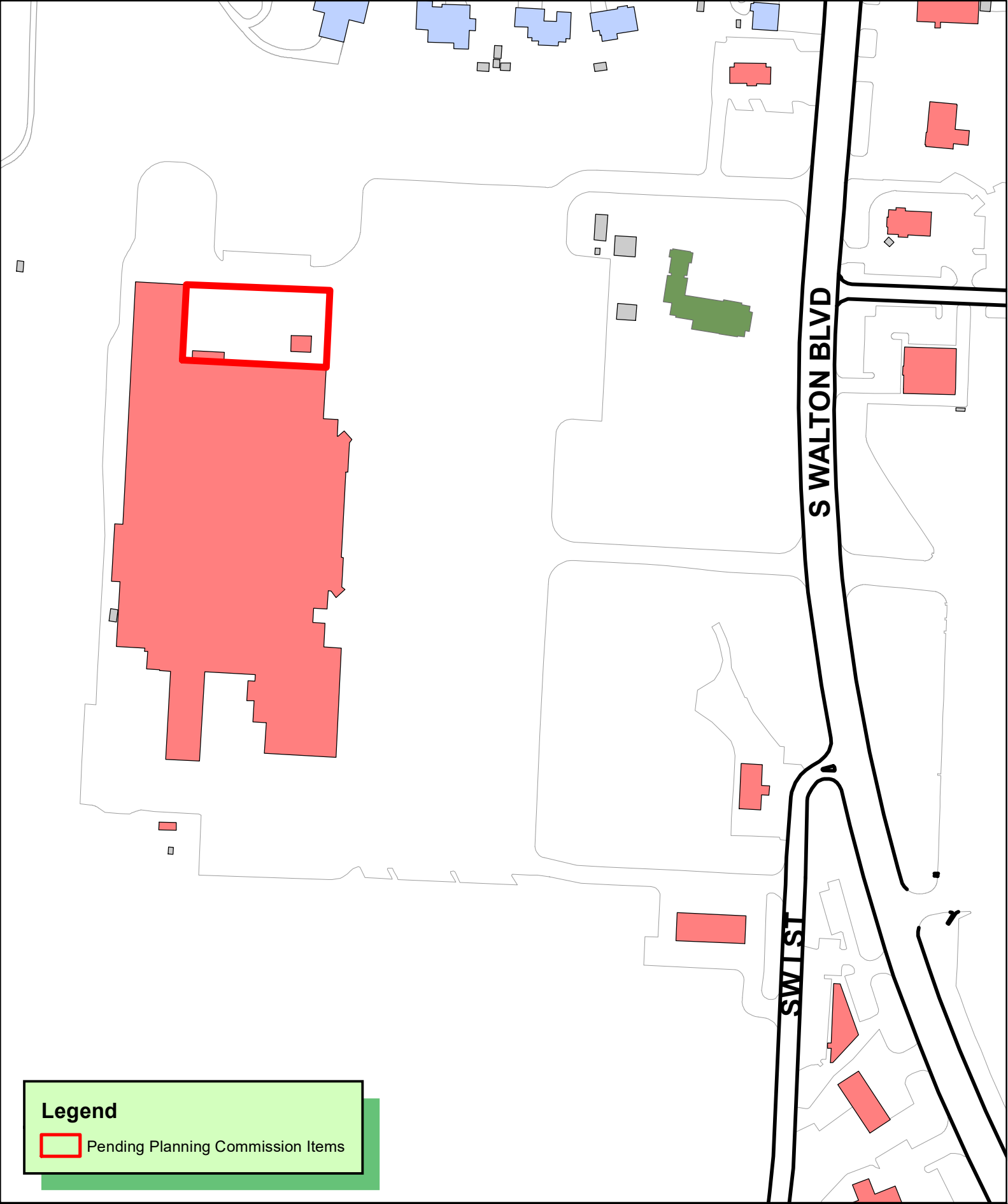
Creating Lot 1
Benton County Courthouse Addition
Bentonville, Benton County, Arkansas

City Of Bentonville Project # PLA20-0052 City Atlas Page: 361

Project No. HJA-53 Drawn By JDS
Date 11.16.2020 Checked By KAS

Sheet 2 of 2





Legend

 Pending Planning Commission Items

 1 inch = 200 feet

LSD20-0062
LARGE SCALE DEVELOPMENT
WALMART STORE 100 EXPANSION



LARGE SCALE DEVELOPMENT PLANS

WALMART

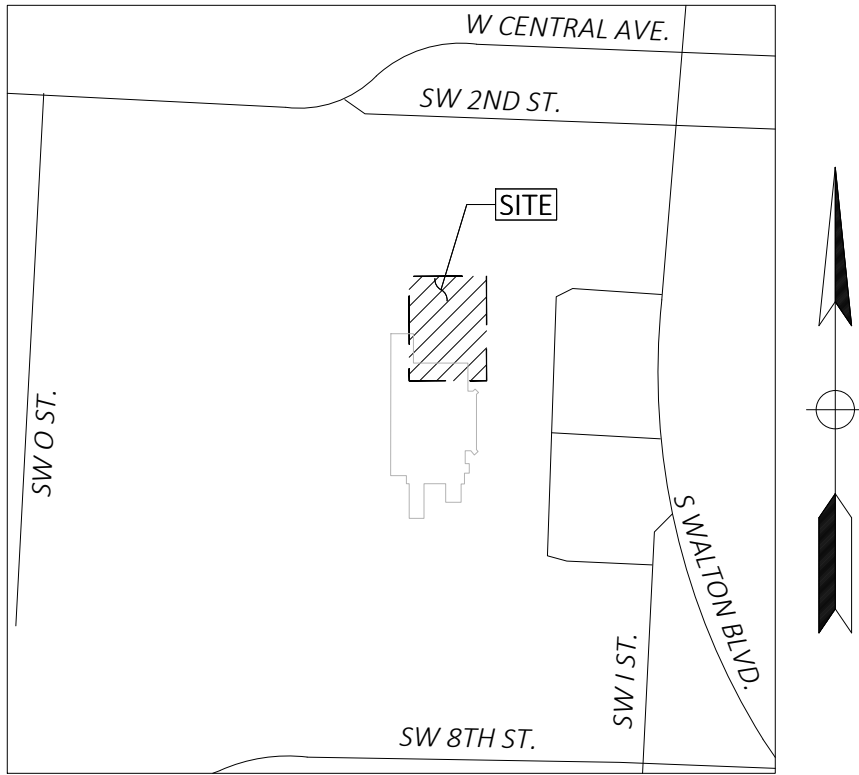
SUPERCENTER #100 EXPANSION

406 SOUTH WALTON BOULEVARD

BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC SURVEY, INCLUDING, 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/BOUNDARY: CEI ENGINEERING 3108 SW REGENCY, PARKWAY, BENTONVILLE, ARKANSAS, 72712, 1-800-433-4173
- BOUNDARY SURVEY WAS NOT REQUESTED OR PERFORMED. BOUNDARY WAS TAKEN FROM OLD DESIGN DRAWINGS. CEI ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ERRORS OR OMISSIONS DUE TO THE LOCATION OF BOUNDARY LINES.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- C. 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.
- D. 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.
- E. 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 CONTEMPORARY BASIS AT THE SITE.
- F. 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.
- G. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- H. 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.
- I. 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.



Vicinity Map

Not to Scale

PLAN INDEX:

- C - 1.0 COVER SHEET
- C - 2.0 OVERALL SITE PLAN
- C - 3.0 DEMOLITION PLAN
- C - 4.0 SITE PLAN
- C - 5.0 GRADING PLAN
- C - 6.0 UTILITY PLAN
- C - 7.0 LANDSCAPING PLAN
- C - 8.0 PHOTOMETRIC PLAN
- C - 9.0 DETAILS 1
- C - 9.1 DETAILS 2

ASSOCIATED PLANS:

1. SWPPP PLANS

RESOURCE LIST:

OWNER
WALMART, INC.
2001 SE 10TH ST
BENTONVILLE, AR 72716
GREG STELLMON
479-277-1712

CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING
BRIAN BAHR
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
479-271-3122
BBAHR@BENTONVILLAR.COM

JON STANLEY
SENIOR PLANNER
479-271-3122
JSTANLEY@BENTONVILLAR.COM

ENGINEERING DEPARTMENT
DAN WEESE, PE
CITY ENGINEER
3200 SW MUNICIPAL DRIVE
DWEESE@BENTONVILLAR.COM
479-254-2024

CITY OF BENTONVILLE (CONTINUED)

STORMWATER
JANET FAITH
3200 SW MUNICIPAL DRIVE
479-271-5002
JFAITH@BENTONVILLAR.COM

PUBLIC WORKS
MIKE BENDER
DIRECTOR
479-271-6720
MBENDER@BENTONVILLAR.COM

STREET DEPARTMENT
DENNIS BIRGE
3200 SW MUNICIPAL DRIVE
479-271-3130

ELECTRIC DEPARTMENT
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
CBARNES@BENTONVILLAR.COM
479-271-3159

CITY OF BENTONVILLE (CONTINUED)

WATER DEPARTMENT
PRESTON NEWBILL
3200 SW MUNICIPAL DRIVE
PNEWBILL@BENTONVILLAR.COM
479-271-3140

WASTEWATER DEPARTMENT
NANCY BUSSEN
1501 N.E. A STREET
NBUSEN@BENTONVILLAR.COM
479-271-3160

FIRE DEPARTMENT
BRENT BOYDSTON
FIRE CHIEF
800 S.W. A STREET
BBOYDSTON@BENTONVILLAR.COM
479-271-5927

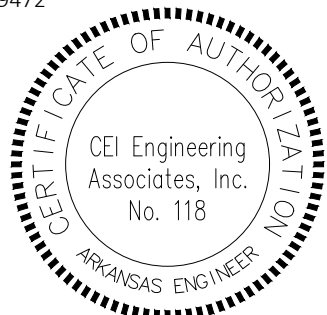
JAKE FEEMSTER
FIRE MARSHAL
800 S.W. A STREET
479-271-3151
JAFEEMSTER@BENTONVILLAR.COM

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

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

GEOTECHNICAL
JOSEPH D. VISTAD, PE
JVISTAD@BUILDINGANDEARTH.COM
BUILDING AND EARTH GEOTECHNICAL, ENVIRONMENTAL
AND MATERIALS ENGINEERS
3165 PINE WOODS ROAD
SPRINGDALE, AR 72762
479-756-1555

CIVIL ENGINEER
JOHN YOULL, PROJECT MANAGER
JYOULL@CEIENG.COM
STEVE PAWLACZYK, PE, ENGINEER OF RECORD
SPAWLACZYK@CEIENG.COM
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
479-273-9472



NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT VIA ON-LINE BID QUESTION TOOL. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

ALERT TO CONTRACTOR:

- THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.



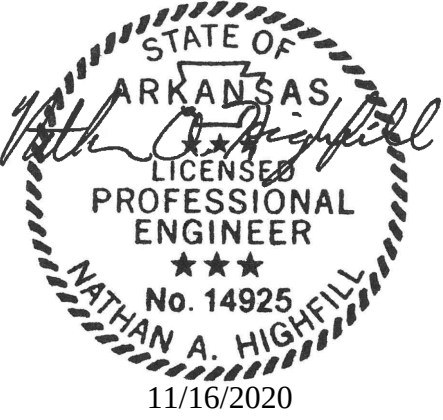
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING

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

LSI PROJECT NUMBER: LSI20-0062



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-9844



PROFESSIONAL OF RECORD POR
PROJECT MANAGER JDY
DESIGNER MMLR
CEI PROJECT NUMBER 93000
DATE 11/16/2020
REVISION REV-0

PRELIMINARY
NOT FOR
CONSTRUCTION

COVER SHEET

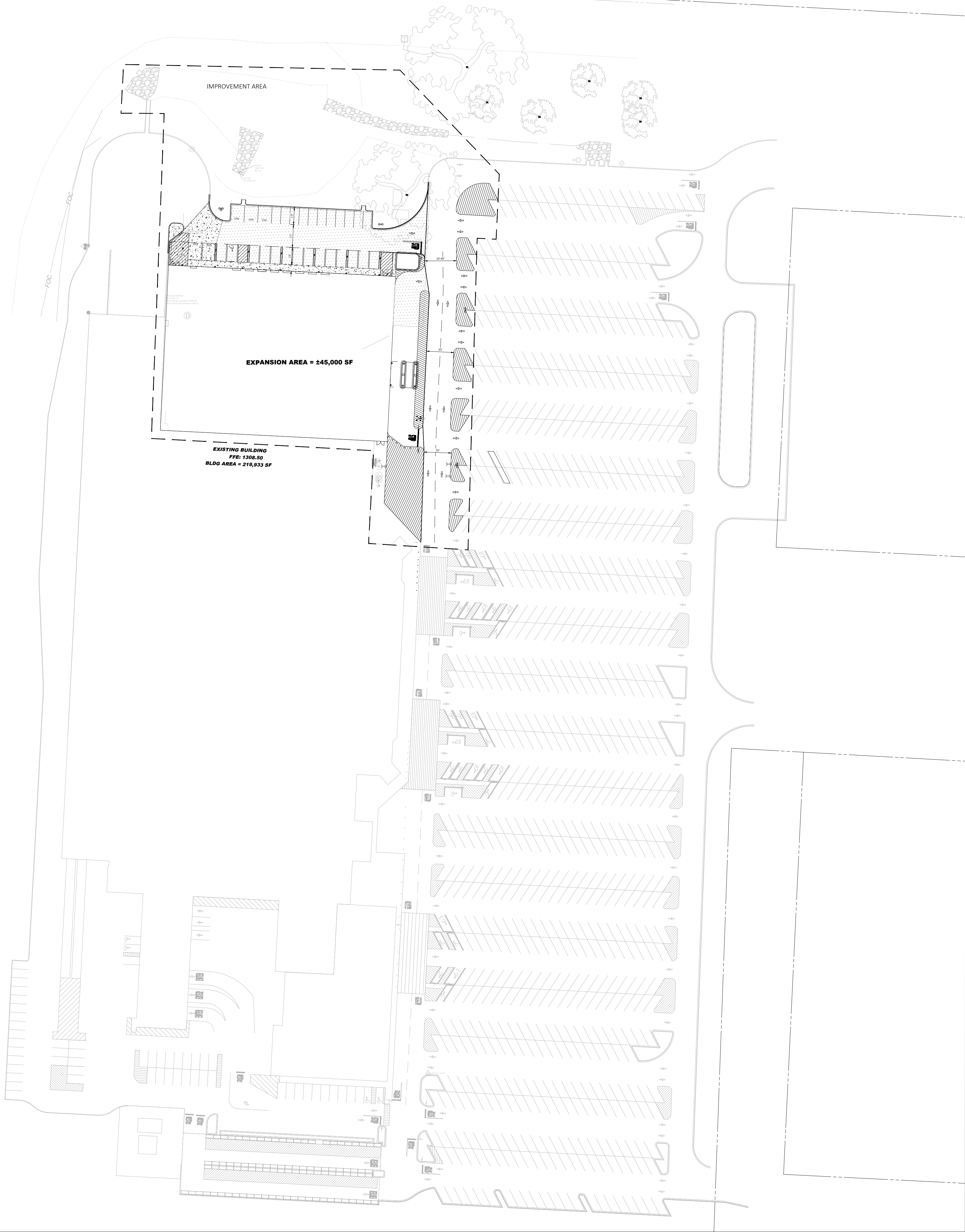
SHEET TITLE

SHEET NUMBER

C-1.0

DRAWING LOCATION - P:\31000\31971\DRAWINGS\DESIGN\WORKING\31971_DP_SP_&_UP.DWG - SAVED BY: MLOWERY\BP

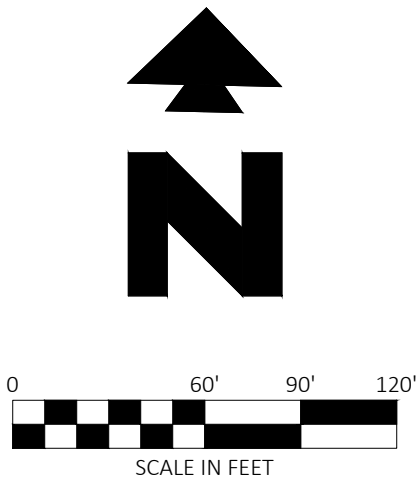
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PARKING DATA					
EXISTING PARKING COUNT			PROPOSED PARKING COUNT		
REGULAR SPACES	-	928	REGULAR SPACES	-	872
PICKUP SPACES	-	13	PICKUP SPACES	-	19
ACCESSIBLE SPACES	-	41	ACCESSIBLE SPACES	-	35
ADA VAN SPACES ^a	-	10	ADA VAN SPACES ^a	-	09
TOTAL SPACES ^b	-	969	TOTAL SPACES ^b	-	907
			REQUIRED BY CITY		
			REGULAR SPACES	-	790
			PICKUP SPACES	-	00
			ACCESSIBLE SPACES	-	16
			TOTAL SPACES ^b	-	790
ADA REQUIRED: 19			ADA REQUIRED: 19		
ADA VAN REQUIRED: 4			ADA VAN REQUIRED: 4		
ADA VAN REQUIRED: 4			ADA REQUIRED: 16		
NET BLDG AREA: 208,530± . S.F.			NET BLDG AREA: 240,530± . S.F.		
GROSS BLDG AREA: 219,933± . S.F.			GROSS BLDG AREA: 264,933± . S.F.		
PARKING RATIO (PER CITY) ^{cd} : 4.65			PARKING RATIO (PER CITY) ^{cd} : 3.76		
PARKING RATIO			PARKING RATIO		
(PER WALMART) ^{ce} : 4.41			(PER WALMART) ^{ce} : 3.42		

- ^a INCLUDED IN ACCESSIBLE SPACES COUNT
- ^b TOTAL SPACES DOES NOT INCLUDE PICKUP SPACES
- ^c INCLUDES ADA COUNT AND SPACES USED FOR CART CORRALS
- ^d USES NET BUILDING AREA
- ^e USES GROSS BUILDING AREA

ALERT TO CONTRACTOR:
ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.



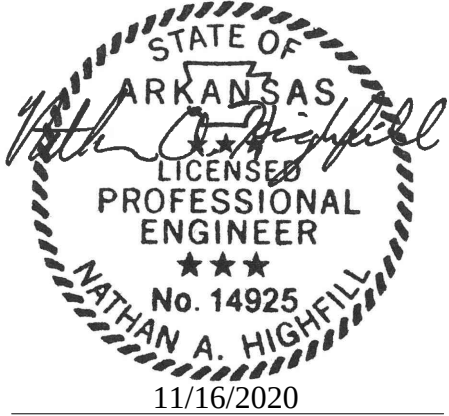
Know what's below.
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LSD PROJECT NUMBER: LSD20-0062



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

WALMART
STORE #100 BUILDING EXPANSION
406 SOUTH WALTON BOULEVARD
BENTONVILLE, ARKANSAS
Walmart



PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JDY
DESIGNER	MMLR
CEI PROJECT NUMBER	31971
DATE	11/16/2020
REVISION	REV-0

PRELIMINARY
NOT FOR
CONSTRUCTION
OVERALL SITE PLAN
SHEET TITLE
SHEET NUMBER

C-2.0

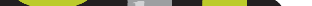


NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF
PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

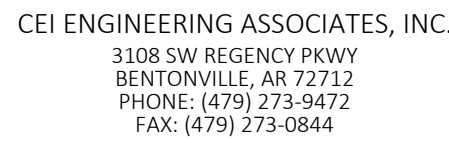
	BOUNDARY LINE
	RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER.
	CURB INLET
	GRATE INLET
	BASIN OUTLET STRUCTURE
	FLARED END SECTION
	FIRE HYDRANT
	BUILDING CONTROL POINT
	PROPOSED ASSOCIATE PARKING SPACES SWSL/4"
	PROPOSED PARKING SPACES SYSL/4"
	PROPOSED LIGHTING (SEE PHOTOMETRIC PLAN)
	LIMITS OF ARCHITECTURAL SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)
	LIMITS OF NEW ASPHALT PAVEMENT

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF BENTONVILLE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL CURBED RADII ARE TO BE 2 FEET OR 10 FEET UNLESS OTHERWISE NOTED. STRIPPED RADII ARE TO BE 5 FEET.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY, ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AGENCIES' REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
8. TOTAL LAND AREA IS 2.20+ ACRES.
9. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
10. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
11. BACKFLOW PERMITS ARE REQUIRED FROM WATER DEPARTMENT IRRIGATION AND DOMESTIC.
12. BACKFLOW TEST RESULTS MUST BE PROVIDED PRIOR TO FINAL INSPECTION.
13. A MATERIAL SUBMITTAL MUST BE MADE BEFORE ANY MATERIALS ARE PLACED IN THE GROUND.
14. TREES MAY NOT BE PLANTED CLOSER THAN 5' FROM UTILITIES.
15. 10ga TRACER WIRE IS REQUIRED. IT SHOULD STICK OUT OF VALVE BOX 6" MINIMUM. SIZE AND LOCATES WILL BE CHECKED AT FINAL INSPECTION.
16. ONLY CITY EMPLOYEES MAY OPERATE THE WATER VALVES.
17. EMAIL SMITCHEL@BENTONVILLEAR.COM WITH ASBUILT FOR TRACER WIRE INSPECTION.
18. PARKING LOT LIGHTS MUST BE 5' FROM EDGE OF FOOTING TO PUBLIC UTILITIES.

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0.150



Walmart
BENTONVILLE, ARKANSAS

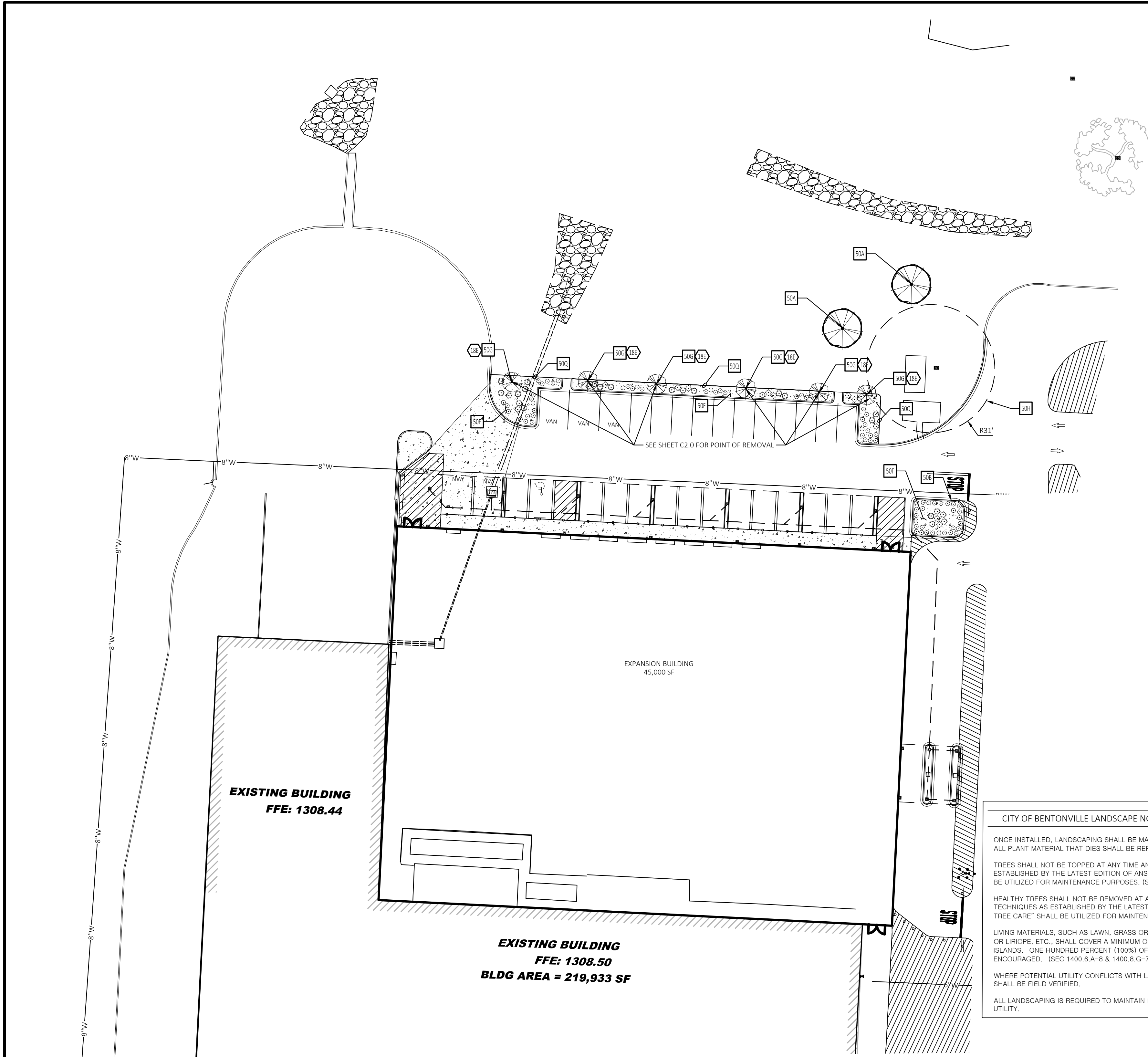


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LSD PROJECT NUMBER: LSD20-0062

C-4.0

DRAWING LOCATION: P:\31000\31971\DRAWING\DESIGN\WORKING\31971_LP.DWG - SAVED BY: RHARTY



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DETAIL	DETAIL
	6	ACER RUBRUM / RED MAPLE	B & B	4" CAL			
	3	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	B & B	2" CAL		50A	
	2	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	B & B	2.5" MULTI TRUNK	6'-8" MIN	50A	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT	INSTALL HT	DETAIL
	37	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	3 GAL				
	72	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	3 GAL				
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	DETAIL	SPACING		
	1,832 SF	VINCA MINOR / COMMON PERIWINKLE	FLAT		12" LINEAR SPACING		

LANDSCAPE NOTES

18E POINT OF RELOCATION. (SEE SHEET C2.0 FOR POINT OF REMOVAL)

LANDSCAPE DETAILS

- 50A TREE PLANTING
- 50B SHRUB PLANTING
- 50F GROUND COVER PLANTING
- 50G MACHINE DUG TREE PLANTING
- 50H TREE PROTECTION
- 50Q STEEL EDGING

LANDSCAPE REQUIREMENTS: PER CITY OF BENTON, AR ZONING ORDINANCE

	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING REQUIRED		
THE PERCENT OF THE TOTAL AREA OF PARKING LOT DEDICATED TO INTERIOR LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH: 3,000-49,999 SQ. FT. OF PARKING LOT AREA = 8% MINIMUM DEDICATED TO INTERIOR GREENSPACE	17,330 * 8% = 1,386 SF REQ'D	1,767 SF
INTERIOR LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT THROUGH APPROPRIATE CURBS OR WHEEL STOPS	YES	YES
PLANTING ISLANDS SHALL BE PLACED NO FATHER THAN 15 PARKING SPACES APART	YES	YES
ALL ROWS OF PARKING SHALL TERMINATE WITH A PLANTING ISLAND OR LANDSCAPED AREA	YES	YES
EXTERNAL PLANTING ISLANDS SHALL BE A MINIMUM SIZE OF 9 FEET BY 19 FEET	YES	YES
EXTERNAL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE	YES	YES

LANDSCAPE REQUIREMENTS: PER CITY OF BENTONVILLE, AR ZONING ORDINANCE

	REQUIRED	PROVIDED
LANDSCAPE LOCATION AND UTILITY CLEARANCE		
TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE	YES	YES
TREES SHALL NOT BE WITHIN 5 FEET FROM UNDERGROUND UTILITIES	YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 10 FEET FROM THE SIDES WITH DOORS AND THREE FEET FROM ALL OTHER SIDES OF ALL PADMOUNT SWITCHGEAR, PRIMARY JUNCTION BOXES, AND ALL PHASES OF PADMOUNT TRANSFORMERS	YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 3 FEET OF A FIRE HYDRANT. ALL LANDSCAPING SHALL BE MAINTAINED TO ENSURE THE VISIBILITY OF THE FIRE HYDRANT.	YES	YES

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.

TREE WATERING:

CONTRACTOR TO SUPPLEMENT RAINFALL AS NECESSARY TO PROVIDE TREES WITH ADEQUATE WATER FOR A HEALTHY, VIGOROUS GROWING CONDITION FOR THE FIRST FULL YEAR AFTER PLANTING USING TREEGATOR SLOW RELEASE WATERING BAGS OR APPROVED EQUAL.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

CITY OF BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

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

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

ALL LANDSCAPING IS REQUIRED TO MAINTAIN FIVE FEET OF SEPARATION FROM ANY PUBLIC UTILITY.

OTHER LANDSCAPE REQUIREMENTS:

TREE TOPPING GUARANTEE:
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.

TREE REMOVAL GUARANTEE:
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.

TREE MULCH:
AT THE TIME OF PLANTING AND FOR THE LIFE OF THE TREE, ALL TREE ROOT AREAS SHALL BE MULCHED WITH A MIN. 4" DIAMETER RING OF MULCH. 3'-4" DEEP. MOUNDING OR PILING MULCH AGAINST THE TREE TRUNK IS PROHIBITED.

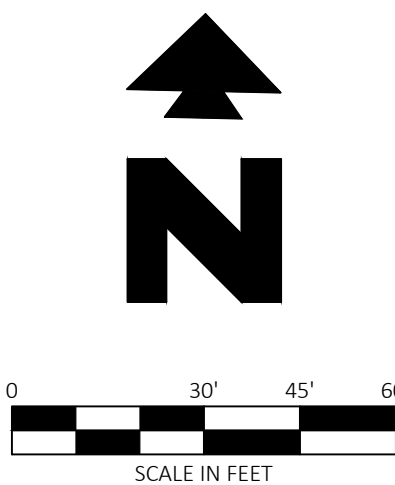
UTILITIES:
ALL TREES MUST HAVE 5' SEPARATION FROM UNDERGROUND UTILITIES ALONG WITH PROPER CLEARANCE FROM OVERHEAD LINES

OWNER GUARANTEE:
ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. THE OWNER SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.

LIVING MATERIAL COVERAGE:
LIVING MATERIALS, SUCH AS LAWN OR GRASS SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.



Know what's below.
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EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC & TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
---	PROPERTY LINE	X"W	WATER
---	RIGHT OF WAY LINE		
---	STORM DRAIN		
---	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

---	BOUNDARY LINE	XX.XX	SPOT ELEVATIONS: TC = TOP OF CURB
---	RIGHT OF WAY LINE		G = GUTTER
---	GRADE BREAK		FFE = FINISH FLOOR ELEVATION
---	FLOWLINE		FG = FINISH GRADE
---	CONTOUR ELEVATIONS		CURB INLET
---	STORM DRAIN		GRATE INLET
			BASIN OUTLET STRUCTURE
			FLARED END SECTION

GENERAL LANDSCAPING NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 45% YUKON BERMUDAGRASS, 45% MAJESTIC BERMUDAGRASS, AND 10% CENTIPEDE (COATED) GRASS AT 3LBS/1000 SF.
- SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS/ACRE, WITH A MAXIMUM OF 50 LBS/100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- CONTRACTOR SHALL PROVIDE EXPANSION AND CONTROL JOINTS ON ALL LANDSCAPE SPECIFIC CONCRETE PROJECTS (SEE HARDSCAPE PLAN FOR DETAILS).



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

WALMART
STORE #100 BUILDING EXPANSION
406 SOUTH WALTON BOULEVARD
BENTONVILLE, ARKANSAS
Walmart



PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JDY
DESIGNER	MMLR
CEI PROJECT NUMBER	31971
DATE	11/16/2020
REVISION	REV-0

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE PLAN

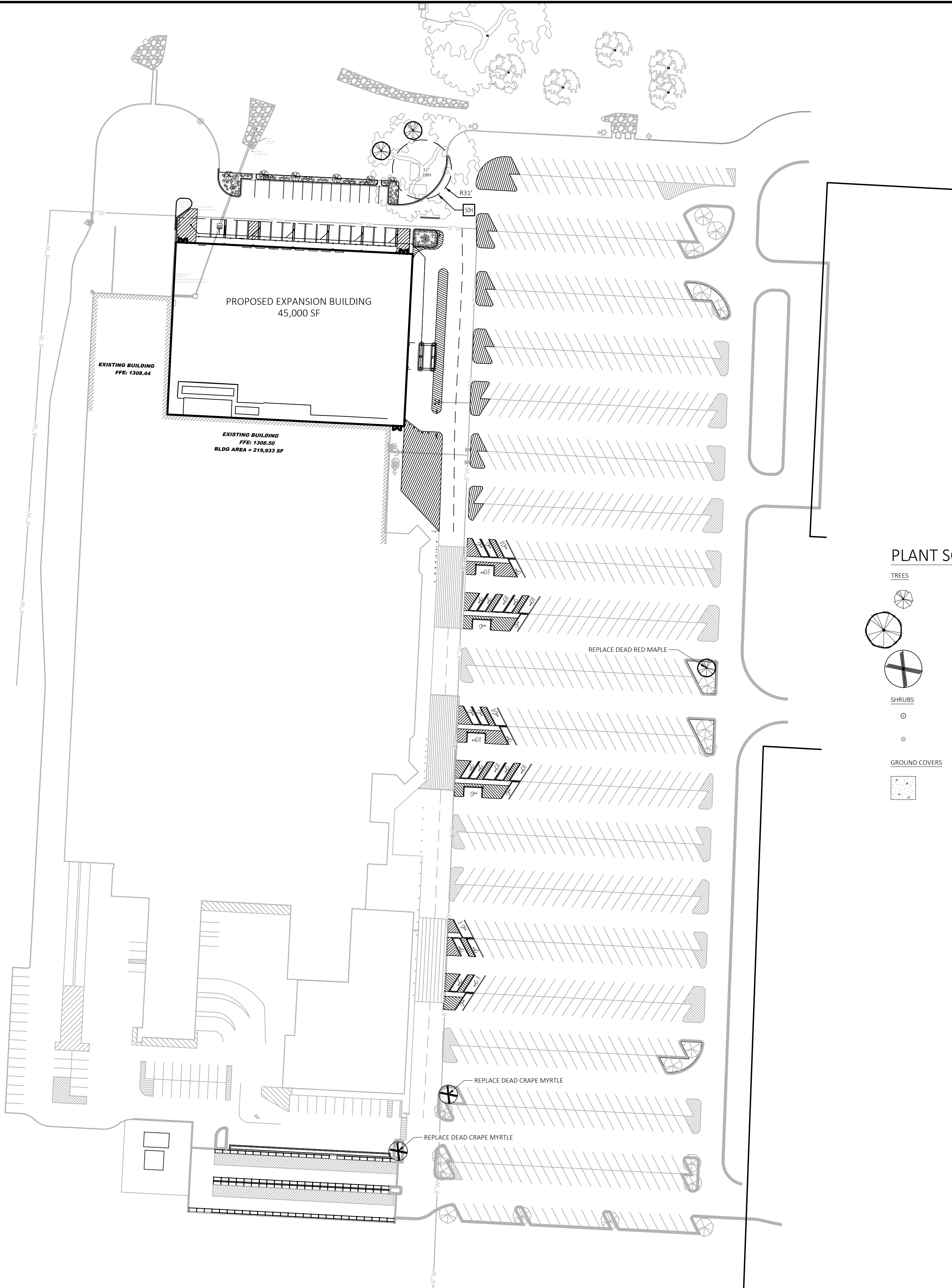
SHEET TITLE	
SHEET NUMBER	

LSD-20-0062

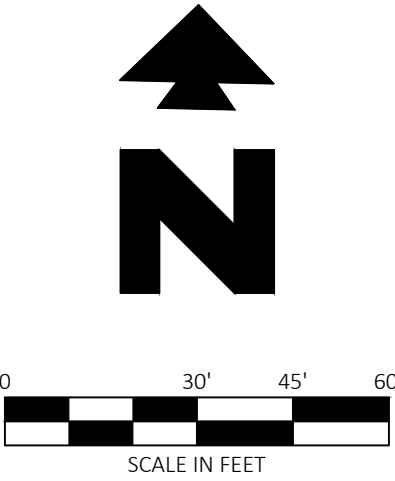
C-7.0

DRAWING LOCATION: P:\31000\31971\DRAWINGS\DESIGN\WORKING\31971_LP.DWG - SAVED BY: RHARTY

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Know what's below.
Call before you dig.



EXISTING LEGEND

	EAST OR ELECTRIC		OVERHEAD TELEPHONE
	NORTH		OVERHEAD TV
	OVERHEAD		SANITARY SEWER
	SOUTH OR SEWER		UNDERGROUND ELECTRIC
	TELEPHONE		UNDERGROUND ELECTRIC & TELEPHONE
	UNDERGROUND		UNDERGROUND TELEPHONE
	WEST OR WATER		UNDERGROUND TV
	PROPERTY LINE		WATER
	RIGHT OF WAY LINE		
	STORM DRAIN		
	GAS		
	OVERHEAD ELECTRIC		
	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

	BOUNDARY LINE		SPOT ELEVATIONS:
	RIGHT OF WAY LINE		TC = TOP OF CURB
	GRADE BREAK		G = GUTTER
	FLOWLINE		FFE = FINISH FLOOR ELEVATION
	CONTOUR ELEVATIONS		FG = FINISH GRADE
	STORM DRAIN		CURB INLET
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)		GRATE INLET
	TYPICAL EXISTING TREE		FLARED END SECTION

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DETAIL	DETAIL
	6	ACER RUBRUM / RED MAPLE	B & B	4" CAL			
	3	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	B & B	2" CAL			50A
	2	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	B & B	2.5" MULTI TRUNK	6'-8" MIN		50A
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT	INSTALL HT	DETAIL
	37	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	3 GAL				
	72	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS	3 GAL				
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	DETAIL	SPACING		
	1,832 SF	VINCA MINOR / COMMON PERIWINKLE	FLAT		12" LINEAR SPACING		



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

WALMART
STORE #100 BUILDING EXPANSION
406 SOUTH WALTON BOULEVARD
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JDY
DESIGNER	MMLR
CEI PROJECT NUMBER	31971
DATE	11/16/2020
REVISION	REV-0

PRELIMINARY
NOT FOR
CONSTRUCTION
OVERALL LANDSCAPE
PLAN

SHEET TITLE	
SHEET NUMBER	

LSD-20-0062

C-7.1

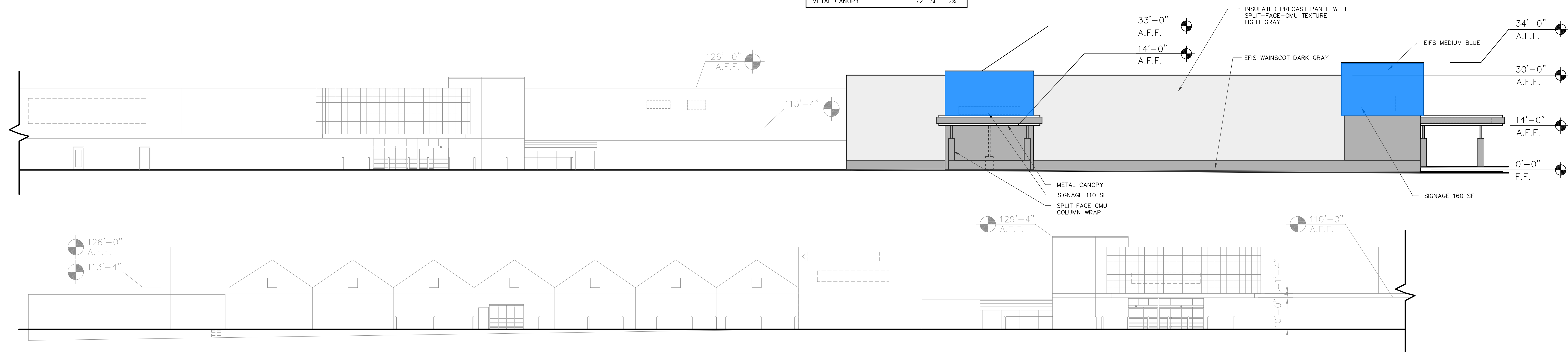
CHECKED BY:	JRB
DRAWN BY:	HAE
DOCUMENT DATE:	11/09/20
PROTO TYPE:	N/A
PROTO CYCLE:	N/A

WEST ELEVATION	1,940 SF	100%
INSULATED PRECAST PANEL	1,309 SF	67%
OPENINGS	0 SF	0%
EIFS	539 SF	28%
METAL CANOPY	92 SF	5%



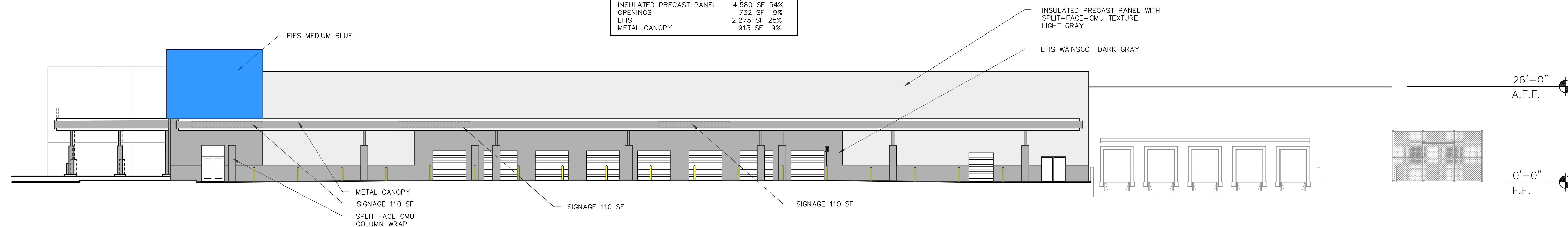
3 WEST ELEVATION

EAST ELEVATION	6,400 SF	100%
INSULATED PRECAST PANEL	4,457 SF	54%
OPENINGS	0 SF	0%
EIFS	1,771 SF	28%
METAL CANOPY	172 SF	2%



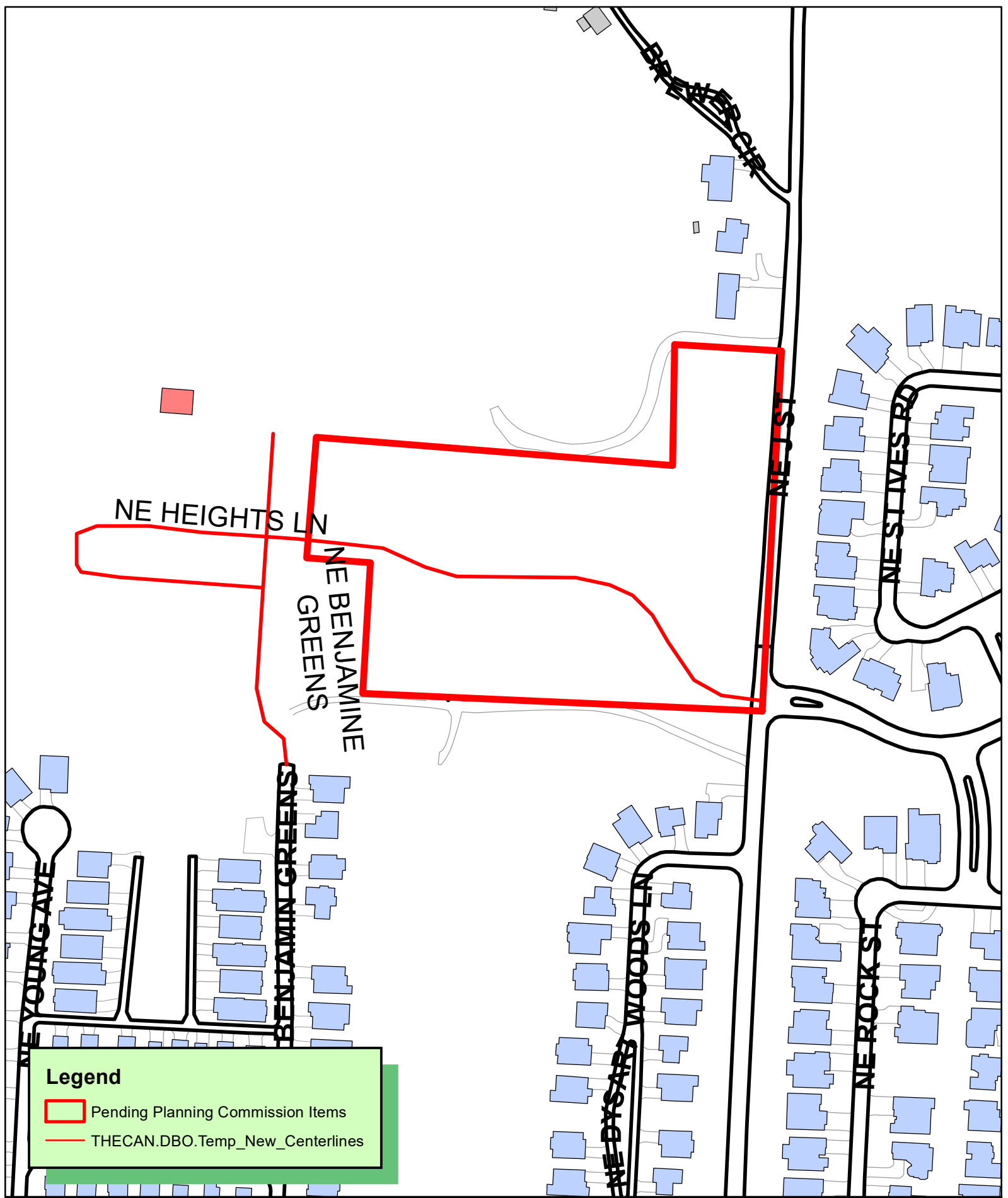
2 EAST ELEVATION

NORTH ELEVATION	8,500 SF	100%
INSULATED PRECAST PANEL	4,580 SF	54%
OPENINGS	732 SF	9%
EIFS	2,275 SF	28%
METAL CANOPY	913 SF	9%



1 NORTH ELEVATION





FP20-00005
 FINAL PLAT
 HAWTHORNE HEIGHTS PH 1
 LOTS 1-23 & 56



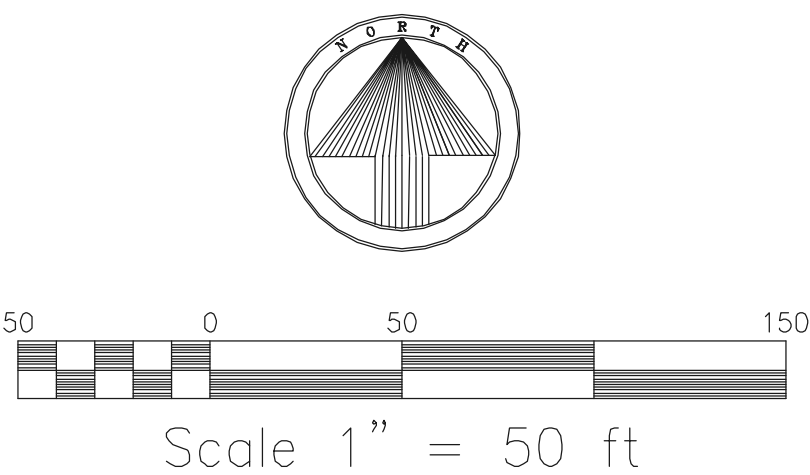
LEGAL DESCRIPTION - PARENT TRACT

PART OF THE SE1/4 NW1/4 OF SECTION 20, T-20-N, R-30-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING A POINT LOCATED N03°06'08"E-100.00' FROM THE SOUTHWEST CORNER OF THE SAID SE1/4 NW1/4; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE N87°27'30"W-660.59'; THENCE N87°26'11"W-663.10'; THENCE N01°57'11"E-439.50'; THENCE S85°27'28"E-1163.09'; THENCE N00°53'12"E-200.00'; THENCE S86°34'38"E-177.34'; THENCE S03°06'08"W-596.35' BACK TO THE POINT OF BEGINNING, CONTAINING 13.496 ACRES (MORE OR LESS)

LEGAL DESCRIPTION - PHASE I

PART OF THE SE1/4 NW1/4 OF SECTION 20, T-20-N, R-30-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING A POINT LOCATED N03°06'08"E-100.00' FROM THE SOUTHWEST CORNER OF THE SAID SE1/4 NW1/4; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE N87°27'30"W-660.59'; THENCE N03°14'54"E-216.21'; THENCE N85°27'28"E-105.38'; THENCE N04°32'32"E-200.00'; THENCE S85°27'28"E-590.79'; THENCE N00°53'12"E-200.00'; THENCE S86°34'38"E-177.34'; THENCE S03°06'08"W-596.35' BACK TO THE POINT OF BEGINNING, CONTAINING 7.408 ACRES (MORE OR LESS)

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY, AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR BENTON COUNTY, ARKANSAS. THIS PROPERTY IS IN ZONE X. (FIRM COMMUNITY PANEL # 05007C0090J, SEPT. 28, 2007)

ARKANSAS STATE PLANE
COORDINATES (NAD83 NORTH ZONE)

①	N = 757017.10	E = 665964.98	FND. NAIL IN BOTTLE CAP
②	N = 757046.39	E = 665304.54	FND. 1/2" REBAR
③	N = 757076.05	E = 664642.10	FND. 1/2" REBAR
④	N = 757515.30	E = 664657.08	FND. IRON PIN
⑤	N = 757423.19	E = 665817.01	FND. IRON PIN
⑥	N = 757623.16	E = 665820.22	FND. 5/8" REBAR
⑦	N = 757612.57	E = 665997.25	SET MAG NAIL

PRD ZONING BUILDING SETBACK

FRONT	20-FT
SIDE	3-FT
REAR	20-FT
GARAGE	30-FT

GENERAL NOTES:

- 1/2" IRON PINS WERE SET AT ALL LOT CORNERS.
- ALL EASEMENTS SHOWN MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED.
- DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
- ERROR OF CLOSURE: EXCEEDS 1:50,000
- LOT 4 AND 56 MAY BE USED AS EASEMENTS FOR DRAINAGE, SANITARY SEWER, UTILITIES, LANDSCAPING AND PEDESTRIAN PATHS WITH APPROVAL OF DEVELOPER. REFER TO BILL OF ASSURANCE FOR RESTRICTIONS ON USE.
- ALL LOTS HAVE AT LEAST A 20 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
- ALL FRONT BUILDING SET-BACK LINES ARE 20.00 FT. UNLESS NOTED
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRICAL SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIMES OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- THE PROPERTY IS ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD)

PARCEL 01-10410-001
CITY OF BENTONVILLE
117 W CENTRAL AVE.
BENTONVILLE, AR 72712-9256

N01°57'11"E
439.50'

LOT
59
(FUTURE PHASE)

③

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____

BLUE LAKE SHANTI, LLC. & SHANTI BENTONVILLE, LLC.
2200 N. RODNEY PARHAM #206
LITTLE ROCK, AR 72212

SOURCE OF TITLE: D.R. _____ 2019

PAGE _____ 00813

DATE OF EXECUTION: _____

SIGNED: _____

BLUE LAKE J STREET, LLC. & MARS HILL HOLDING, LLC.
2200 N. RODNEY PARHAM #206
LITTLE ROCK, AR 72212

SOURCE OF TITLE: D.R. _____ 2019

PAGE _____ 00814

DATE OF EXECUTION: _____

SIGNED: _____

SHANTI GREENSPACE, LLC.
2200 N. RODNEY PARHAM #206
LITTLE ROCK, AR 72212

SOURCE OF TITLE: D.R. _____ 2019

PAGE _____ 00815

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

PARCEL 01-10884-000
ALLEN CROFT POA
PO BOX 1738
BENTONVILLE, AR 72712-1738

PARCEL 101-10608-000
JONATHAN AND RACHEL NEBLEY
1518 NE BENJAMIN GREENS
BENTONVILLE, AR 72712-8558

PARCEL 01-10808-000
MITCHELL TAYLOR ROSS
& ALISHA ANN STAGGS
1518 NE BENJAMIN GREENS
BENTONVILLE, AR 72712-8558

PARCEL 01-10584-000
ALLEN CROFT POA
PO BOX 1738
BENTONVILLE, AR 72712-1738

PARCEL 01-10583-000
MATTHEW AND ASHLEY HOLLOWAY
1821 NE DYART WOODS LANE
BENTONVILLE, AR 72712-8894

PARCEL 01-10662-000
TERESA WREN & THOMAS WREN
1518 NE DYART WOODS LANE
BENTONVILLE, AR 72712-8894

PARCEL 01-10564-000
TERRY AND JILL PIKE
1823 NE DYART WOODS LANE
BENTONVILLE, AR 72712-8894

PARCEL 01-11787-000
CHAPEL HILL ASSOCIATES LLC
1803 NE CHAPEL HILL DR.
BENTONVILLE, AR 72712

PARCEL 01-11727-000
KERRY L KOTOLIC TRUST
1635 NE ROCK ST.
BENTONVILLE, AR 72712-8444

LOT AREA

LOT	SQ.FT.	ACRE
LOT 1	16,937	0.389
LOT 2	14,195	0.326
LOT 3	14,870	0.341
LOT 4	17,648	0.401
LOT 5	7,805	0.179
LOT 6	5,833	0.134
LOT 7	5,459	0.125
LOT 8	5,285	0.121
LOT 9	5,224	0.120
LOT 10	5,254	0.121
LOT 11	5,285	0.121
LOT 12	7,630	0.175
LOT 13	6,797	0.156
LOT 14	5,401	0.124
LOT 15	5,427	0.125
LOT 16	5,333	0.122
LOT 17	5,082	0.116
LOT 18	4,765	0.109
LOT 19	4,558	0.105
LOT 20	4,501	0.103
LOT 21	4,500	0.103
LOT 22	4,500	0.103
LOT 23	4,500	0.103
LOT 24	265,154	6.087
LOT 56	89,220	2.048

CERTIFICATE OF SURVEYING ACCURACY

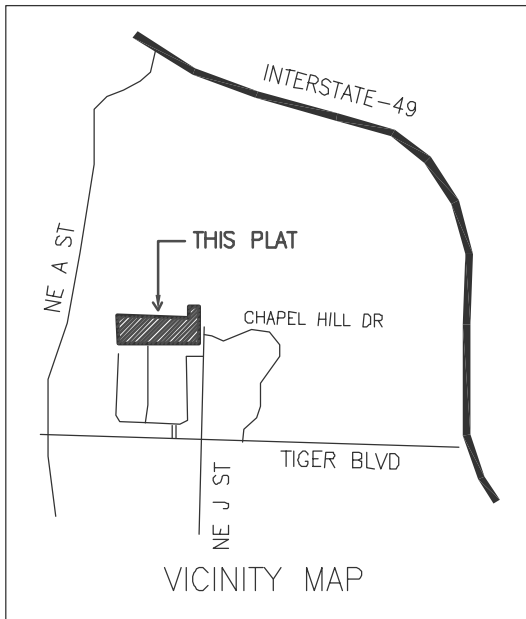
I, DANIEL W. HAVNER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL AREA CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS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

DATE OF EXECUTION: _____

SIGNED: _____

REGISTERED LAND SURVEYOR
NO. 1542
STATE OF ARKANSAS

CENTERLINE CURVE DATA				
CURVE	LENGTH	DELTA	TANGENT	RADIUS
C1	99.88'	57°13'43"	54.55'	100.00'
C2	150.82'	57°13'43"	82.38'	151.00'
C3	53.70'	20°30'44"	27.14'	150.00'
C4	48.46'	18°30'43"	24.45'	150.00'
C5	74.92'	57°13'43"	40.92'	75.00'
C6	175.79'	57°13'43"	96.02'	176.00'
C7	44.39'	20°30'44"	22.44'	124.00'
C8	56.54'	18°30'43"	28.52'	175.00'
C9	40.39'	18°30'43"	20.37'	125.00'
C10	62.29'	20°30'44"	31.48'	174.00'
C11	125.85'	57°13'43"	68.74'	126.00'
C12	124.85'	57°13'43"	68.19'	125.00'

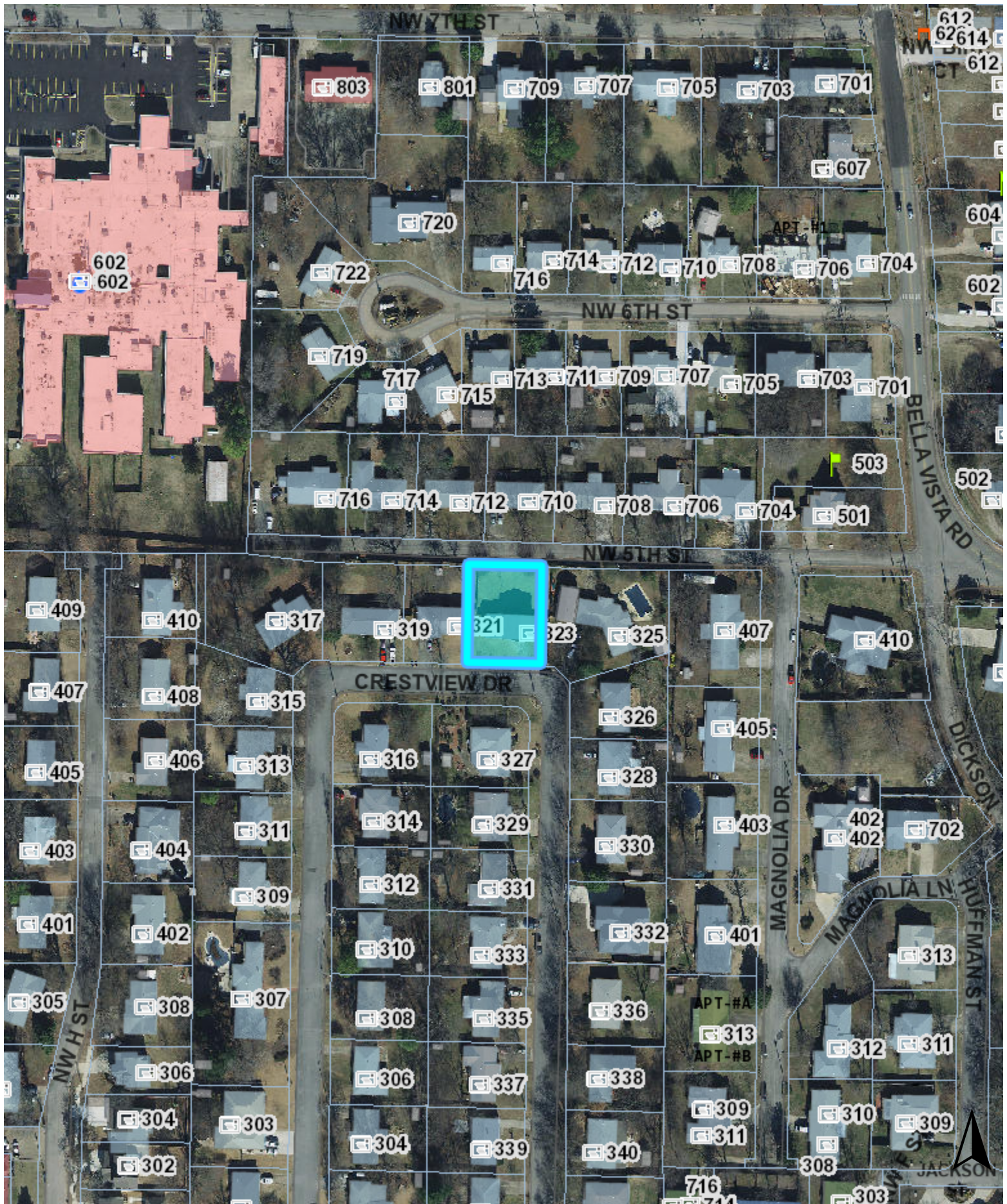


FINAL PLAT
LOTS 1-24, 56 & 59
HAWTHORNE HEIGHTS
PHASE I

AN ADDITION TO THE CITY OF
BENTONVILLE, ARKANSAS

BEING PART OF SECTION 20
T-20-N, R-30-W
BENTON COUNTY, ARKANSAS
OCTOBER, 2020

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223



323 Crestview Drive Variance Board of Adjustment

The applicants are of the understanding that special conditions and circumstances exist in relation to building a proposed structure on 323 Crestview Drive, which may or may not be applicable to other properties in the same district. The section of NW 5th Street in question has been designated a "Collector Road" however does not adhere to the minimum 70ft of width required for "Collector Road" designation. This section of NW 5th Street is also a no-through road for the entire length of road west of the Bella Vista Road junction. Both circumstances are unlikely to ever change.

The literal interpretation of the "Collector Road" ordinance would deprive the applicants of the right to effectively use their property's entire assets, in this case dual-road frontage. This is the only "Collector Road" in the downtown district that does not function as, or adhere to, the practical purposes of a "Collector Road".

These special conditions and circumstances were not a result of the applicants' actions. They purchased the 323 Crestview Drive property with the understanding that dual-road frontage could be utilized as proposed.