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

Planning Commission
Meeting Agenda
January 5, 2021

Registration Link: https://us02web.zoom.us/webinar/register/WN_AIJzK_kbQwiy6-UGY7ki-g

I. Call to Order
II. Approval of the 12-1-2020 Minutes
III. Approval of the 12-8-2020 Minutes
IV. Consent Agenda

1. **Lots 1-2 of Joyner Addition** — **Lot Split**
   Phillips Cemetery Road *(LS20-0057)*

2. **Lot 27 of Huffman's Addition** — **Property Line Adjustment**
   205 NW D Street *(PLA20-0054)*

3. **Lot 26, Block 17 of Deming's Second Addition** — **Property Line Adjustment**
   412 NW 5th Street *(PLA20-0056)*

4. **Lots 1-6 of Walmart Layout Subdivision** — **Final Plat**
   203 SE Martin Luther King Junior Parkway *(FP20-0004)*

V. Other Business

1. **Master Street Plan** — **Public Hearing***

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

VI. New Business

1. **Pinnacle Villas, LLC** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium Residential
   301 SW E Street *(RZ20-0060)*

2. **Clearwater Investments, LLC** — **Rezoning***
   A-1, Agricultural to C-2, General Commercial
   2903 SW 14th Street *(RZ20-0061)*

3. **Allen and Veda Kinyon Trustees** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   403 SW E Street *(RZ20-0062)*

4. **Allen and Veda Kinyon Trustees** — **Rezoning***
   R-1, Single-Family Residential to DN-2, Downtown Medium-Density Residential
   342 SW D Street *(RZ20-0063)*

5. **Highland, LLC** — **Rezoning***
   A-1, Agricultural to R-1, Single Family Residential
   4800 South Vaughn Road *(RZ20-0064)*

6. **Emma Partners, LLC** — **Rezoning***
   DE, Downtown Edge to DC, Downtown Core
   310 S Main Street *(RZ20-0065)*

7. **Emma Partners, LLC** — **Rezoning***
   DE, Downtown Edge to DC, Downtown Core
   SW 4th and S Main Street *(RZ20-0066)*

8. **Seven HB Real Estate** — **Rezoning***
   A-1, Agricultural to R-3, Medium-Density Residential
   3302 SE L Street *(RZ20-0067)*

9. **Shasta Properties, LLC** — **Rezoning***
   A-1, Agricultural to R-1, General Commercial)
   3905 South Vaughn Road *(RZ20-0068)*

10. **Gaffney** — **Rezoning***
    A-1, Agricultural to R-1, Single-Family Residential
    S Morningstar Road *(RZ20-0069)*

11. **CBMAA** — **Conditional Use***
    Temporary Gravel Parking Area and Permanent Parking Garage
    NE J Street *(CU20-0049)*

12. **Lots 1-2 of St. Mary's Addition** — **Lot Split**
    3101 SE 14th Street *(LS20-0064)*

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

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

14. CBMAA Parking Garage — **Large Scale Development**
1005 Museum Way *(LSD20-0063)*

15. 7Brew Coffee — **Large Scale Development**
2903 SW 14th Street *(LSD20-0065)*

16. Clarendon Heights Subdivision — **Final Plat**
SW H Street *(FP20-0006)*

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

Planning Commission Special Meeting
Minutes
December 1, 2020

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

Present: Richard Binns, Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders, and Reggie Wright
Staff: Brian Bahr, Mark Brightwell, Peter Farmer, Ellen Norvell, Tyler Overstreet, and Dan Weese

Motion by Mr. Haynie, seconded by Ms. Kerr to approve the minutes of November 24, 2020.
Approved 7-0

Motion by Mr. Sanders, seconded by Ms. Kerr to move Item #2 on the Consent Agenda to the January 5, 2020 Planning Commission meeting.
Approved 7-0

Consent Agenda

1. Lot 1 of Benton County Courts Addition, Property Line Adjustment, 215 E Central Avenue, PLA20-0052

Approved 7-0

Old Business

Item #1
Runoff Mitigation: Ordinance
Tyler Overstreet reads the staff report.
Opened public hearing
No public comment
Closed public hearing
Approved 7-0

Item #2
Loh & Collingsworth: Rezoning, R-1, Single Family Residential to DN-4, Downtown Mixed-Use Residential, 801 & 805 SE 5th Street, RZ20-0053
Tyler Overstreet reads the staff report.
Opened public hearing
Enrique Acuna, 904 SE 4th Street, spoke against, wanting the alley to remain open.
Carol Vanderpool, 902 SE 4th Street, wants alley way to remain open for pedestrian access.
Closed public hearing
Monty Wu, applicant, spoke about his plan to vacate the alley by following city guidance and will meet city alley vacation requirements.
There is discussion amongst the Commissioners and staff, especially regarding the alley vacation and DN-4 requirements.
Approved 7-0

Item #3
Wright: Rezoning, R-1, Single Family Residential to DE, Downtown Edge, 208 SE 6th Street, RZ20-0054
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing

There is discussion amongst the Commissioners and staff.
Approved 7-0

Item #4
Alice L Walton Foundation, Inc.: Rezoning, A-1, Agricultural to C-3, Mixed-Use Commercial, NE J Street, RZ20-0056
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst the Commissioners and staff.
Approved 7-0

New Business

Item #1
Sooter Trust: Rezoning, R-1, Single Family Residential to DE, Downtown Edge, NW 3rd Street, RZ20-0057
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst the Commissioners and staff.
Approved 7-0

Item #2
Sooter Trust: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 811 NE A Street, RZ20-0058
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst the Commissioners and staff.
Approved 7-0

Item #3
Walmart Supercenter #100 Expansion: Large Scale Development, 406 S Walton Boulevard, LSD20-0062
Tyler Overstreet reads the staff report.
There is discussion amongst the Commissioners and staff.
Motion by Mr. Sanders, seconded by Mr. Haynie to approve the waiver request: Building Materials
Approved 7-0
Large Scale Development
Approved 7-0

Item #4
Yates: Waiver, Residential and Subdivision Access, 323 Crestview Drive, WAV20-0016
Tyler Overstreet reads the staff report.
There is discussion amongst the Commissioners and staff.
Motion by Mr. Sanders, second by Mr. Hipp to approve the waiver request.
Approved 7-0

Other Business

Item #1
Torres Auto Detailing: Conditional Use Extension
Tyler Overstreet explains the need for the extension.
There is discussion amongst staff and Commissioners.
The extension will be until January 15, 2021 and should provide proof of the order.
Motion by Ms. Kerr, seconded by Mr. Sanders to approve the extension.
Approved 5-2
Mr. Haynie and Mr. Wright vote against.

Mr. Overstreet informs the Commissioners about a presentation on the Master Street Plan.

Motion by Ms. Kerr, seconded by Mr. Sanders to adjourn
Meeting adjourned

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

Planning Commission Special Meeting
Minutes
December 8, 2020

Meeting called to order at 4:00 p.m. by Dana Davis, Chairman. Meeting was held via Zoom video conference.

Present:	Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders, and Reggie Wright
Absent:	Richard Binns
Staff:	Brian Bahr, Peter Farmer, Ellen Norvell, Tyler Overstreet, Jon Stanley, and Dan Weese

New Business

Item #1
Election of Officers
Motion by Mr. Sanders, seconded by Ms. Kerr to keep officers as they currently are.
Approved 6-0

Item #2
Development Data Presentation
Shelli Kerr presents the development data information.
There is discussion amongst Commissioners and staff.

Item #3
Multi-Family Housing Report
Tyler Overstreet presents the Multi-Family Housing Report.
There is discussion amongst Commissioners and staff.

Item #4
Land Use & Zoning Discussion
There is discussion amongst Commissioners and staff regarding Future Land Use and Zoning.

Item #5
Next Steps
There is discussion amongst Commissioners and staff regarding next steps after the November 19, 2020 joint Planning Commission/City Council work session and tonight's meeting.

Other Business

Mr. Overstreet gives an update on Torres Auto Detailing.

Motion by Ms. Kerr, seconded by Mr. Sanders to adjourn
Meeting adjourned

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

Consent Agenda Items

For Planning Commission meeting of January 5, 2021

Reviewer: Tyler Overstreet, AICP, Senior Planner

- At the Technical Review meeting held on December 29, 2020 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 1-2 of Joyner Addition, Phillips Cemetery Road, A-1, Agricultural, *LS20-0057*

A lot split of previously unplatted land, creating Lot 1 (+/- 19.2 acres) and Lot 2 (+/- 5.01 acres) of Joyner Addition. Right-of-way is being dedicated along Phillips Cemetery Road. An existing 60-foot access and utility easement runs along the eastern property line of proposed Lot 1 to allow access to proposed Lot 2.

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

Property Line Adjustment: Lot 7 of Huffman's Addition, 205 NW D Street, R-1 Single-Family Residential, *PLA20-0054*

A property line adjustment of Lot 12, creating new Lot 7 (+/- 0.42 acres) of Huffman's Addition. The plat dedicates right-of-way to meet the requirements of the Master Street Plan. An additional utility easement along NW D Street is also being dedicated with the plat.

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

Property Line Adjustment: Lot 26, Block 17 of Deming's Second Addition, 412 NW 5th Street, R-1, Single-Family Residential, *PLA20-0056*

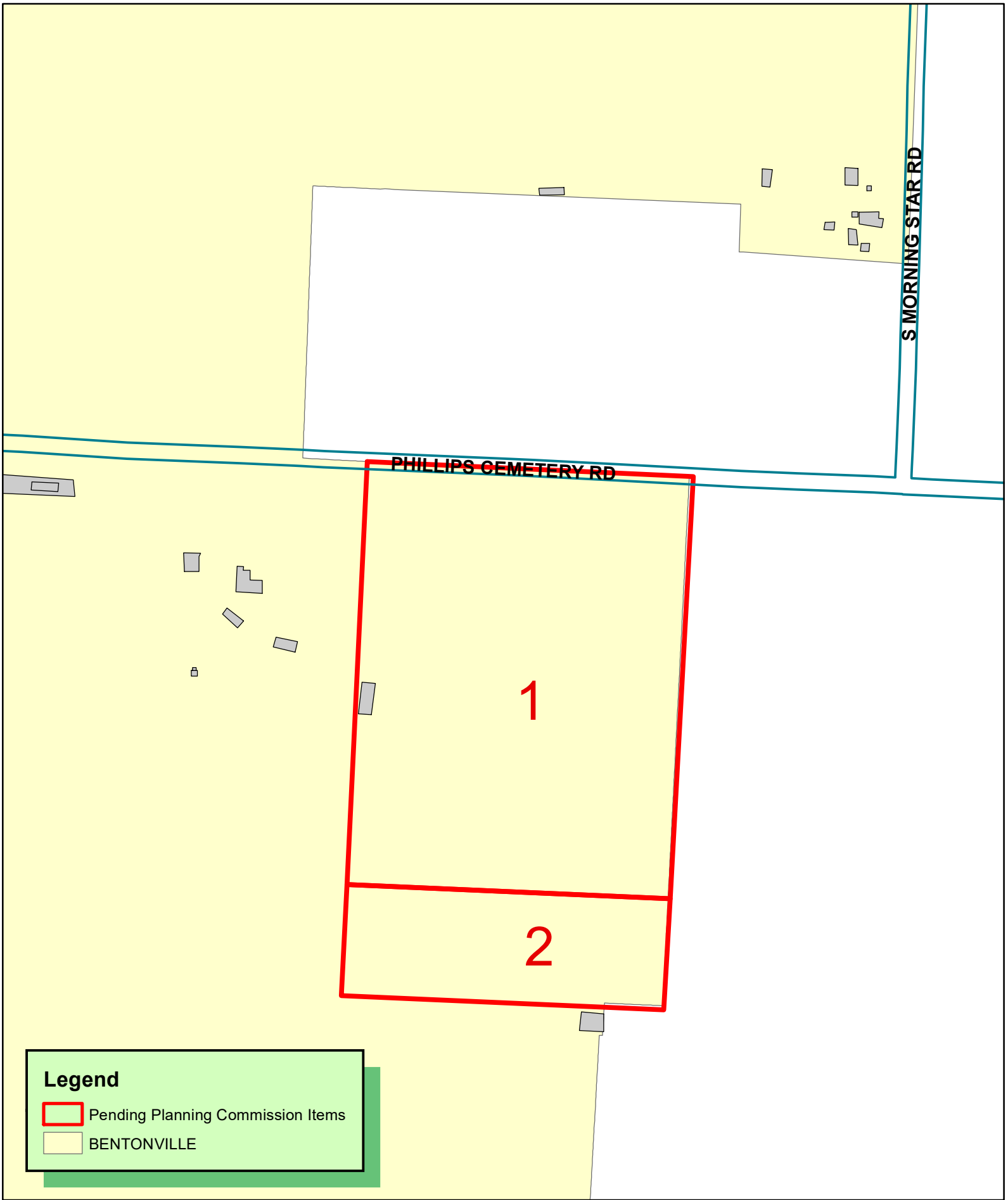
A property line adjustment of existing Lots 12 and 13, Block 17, creating new Lot 26 (+/- 0.33 acres), Block 17 of Deming's Addition. The plat dedicates additional right-of-way to meet the requirements of the Master Street Plan.

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

Final Plat: Walmart Layout Subdivision, 203 SE Martin Luther King Junior Parkway, C-2, General Commercial, *FP20-0004*

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.

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

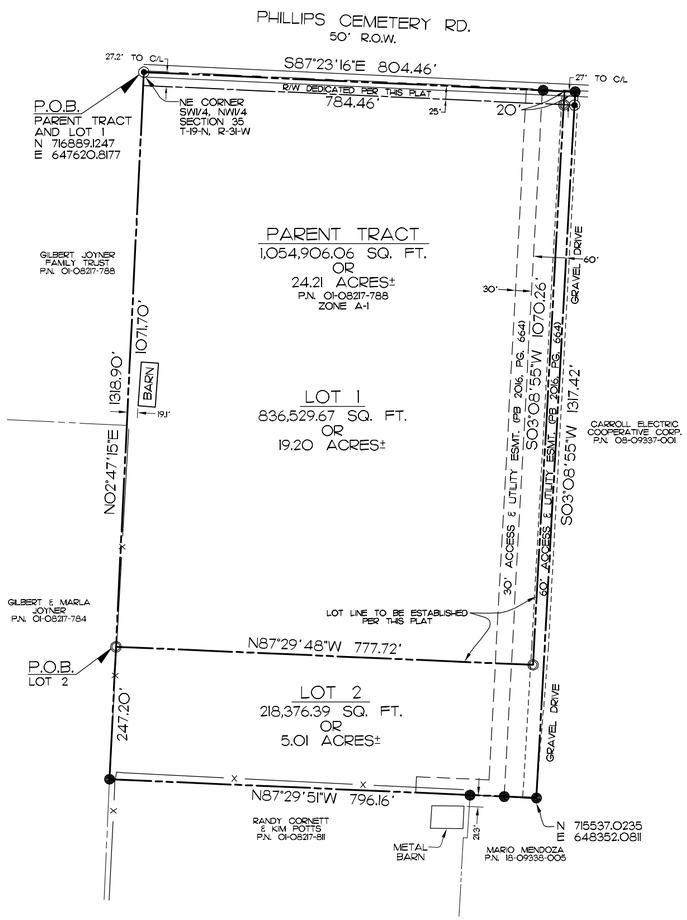


N
W E
S

1 inch = 300 feet

LS20-0057
LOT SPLIT
JOYNER ADDITION
LOTS 1 & 2

THE CITY OF BENTONVILLE



PARENT TRACT DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF THE SW¼ OF THE NW¼ OF SAID SECTION 35, SAID POINT BEING IN THE ROADWAY OF PHILLIPS CEMETERY ROAD, THENCE ALONG SAID ROADWAY S87°23'16"E 804.46 FEET, THENCE LEAVING SAID ROADWAY S03°08'55"W 1317.42 FEET, THENCE N87°28'51"W 796.16 FEET, THENCE N02°47'15"E 1318.90 FEET TO THE POINT OF BEGINNING, CONTAINING 1,054,906.06 SQUARE FEET OR 24.21 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 1 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF THE SW¼ OF THE NW¼ OF SAID SECTION 35, SAID POINT BEING IN THE ROADWAY OF PHILLIPS CEMETERY ROAD, THENCE ALONG SAID ROADWAY S87°23'16"E 784.46 FEET, THENCE LEAVING SAID ROADWAY S03°08'55"W 1070.26 FEET, THENCE N87°29'48"W 777.72 FEET, THENCE N02°47'15"E 1071.70 FEET TO THE POINT OF BEGINNING, CONTAINING 836,505.89 SQUARE FEET OR 19.20 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 2 DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF THE SW¼ OF THE NW¼ OF SAID SECTION 35, THENCE S02°47'15"W 1071.70 FEET TO THE POINT OF BEGINNING, THENCE S87°29'48"E 777.72 FEET, THENCE N03°08'55"E 1070.26 FEET TO THE ROADWAY OF PHILLIPS CEMETERY ROAD, THENCE ALONG SAID ROADWAY S87°23'16"E 20.00 FEET, THENCE LEAVING SAID ROADWAY S03°08'55"W 1317.42 FEET, THENCE N87°29'51"W 796.16 FEET, THENCE N02°47'15"E 247.20 FEET TO THE POINT OF BEGINNING, CONTAINING 218,400.17 SQUARE FEET OR 5.01 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

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

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

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

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

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

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

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

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

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

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

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

12. LOT 2 DOES NOT HAVE ACCESS TO SEWER.

LEGEND

- FOUND REBAR
- SET MAGNETIC NAIL
- SET 1/2" REBAR W/CAP, LS 1370
- WIRE FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- FLOWLINE
- EASEMENT LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

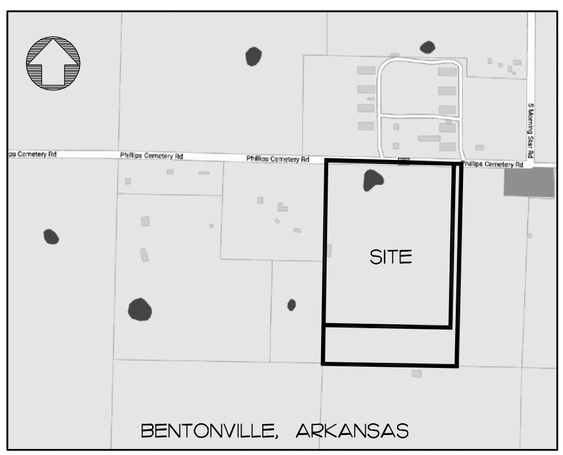
SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

0 200 400

SCALE 1" = 200 FEET

ATLAS PAGE: NO. 647

STATE SURVEY CODE: 500-19N-31W-0-35-430-04-1370



VICINITY MAP
(N.T.S.)

CITY OF BENTONVILLE PROJECT #LS20-0057

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0245K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

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

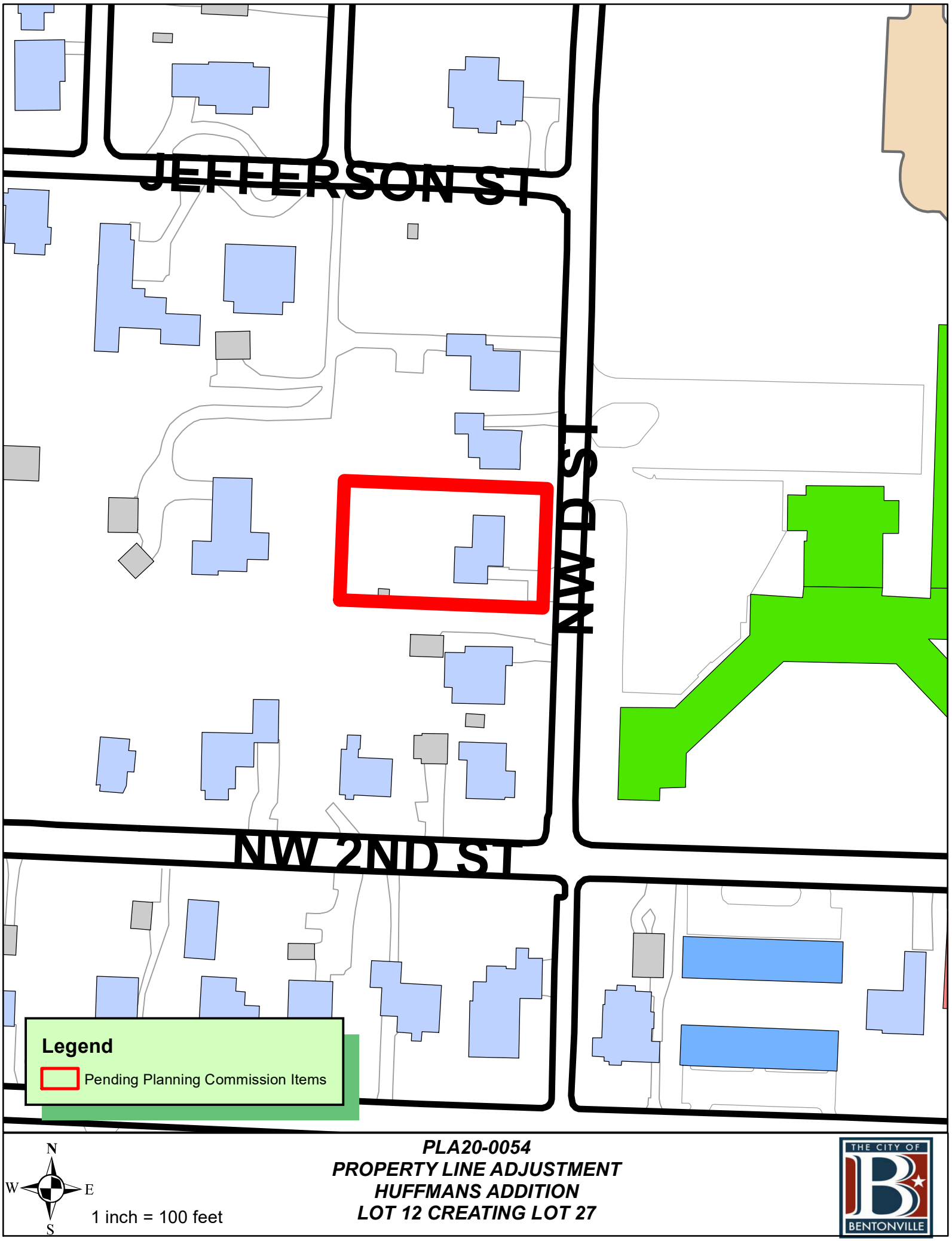
REGISTERED
STATE OF ARKANSAS
NO. 1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'	DATE: 11-19-20

LOT SPLIT:
CREATING LOTS 1 AND 2
JOYNER ADDITION

10387 PHILLIPS CEMETERY ROAD
BENTIONILLE, BENTON COUNTY,
ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-226	ASD	RJC	1 OF 1



PLA20-0054
PROPERTY LINE ADJUSTMENT
HUFFMANS ADDITION
LOT 12 CREATING LOT 27

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT OF THE SOUTH 104' OF LOT 12, HUFFMAN'S ADDITION, CREATING NEW LOT 27

FIELD WORK:
NOVEMBER 3, 2020

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 61832
2) WARRANTY DEED FILED IN BOOK 2005 AT PAGE 44497
3) PLAT OF SURVEY FILED IN BOOK L2017 AT PAGE 56698
4) PLAT OF SURVEY FILED IN BOOK Y AT PAGE 529
5) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 905
6) PLAT OF SURVEY FILED IN BOOK 76 AT PAGE 56
7) PLAT OF SURVEY FILED IN BOOK B AT PAGE 108

PROPERTY ZONED:
R-1

BUILDING SETBACK NOTE:
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

EXISTING DEED DESCRIPTION (B.L2020 - P.61832):
A STRIP OF LAND 104 FEET WIDE SQUARELY OFF THE SOUTH SIDE OF LOT 12, HUFFMAN'S ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

NEW LOT 27 DESCRIPTION:
A PART OF LOT 12, HUFFMAN'S ADDITION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT MARKING THE SOUTHWEST CORNER OF SAID LOT 12 AND RUNNING THENCE N02°01'43"E 104.00', THENCE S87°44'25"E 177.15' TO A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST D STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°09'58"W 104.00', THENCE LEAVING SAID RIGHT-OF-WAY N87°44'25"W 176.90' TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY OWNERS:
ENGLAND, JEFF S & ABBY D
205 NW D ST
BENTONVILLE AR 72712

ATLAS PAGE:
361

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

DATE OF EXECUTION: _____

SIGNED : _____ _____
JEFF S. ENGLAND ABBY D. ENGLAND

SOURCE OF TITLE: DEED BOOK L2020 AT PAGE 61832

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2020.

_____
NOTARY PUBLIC

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

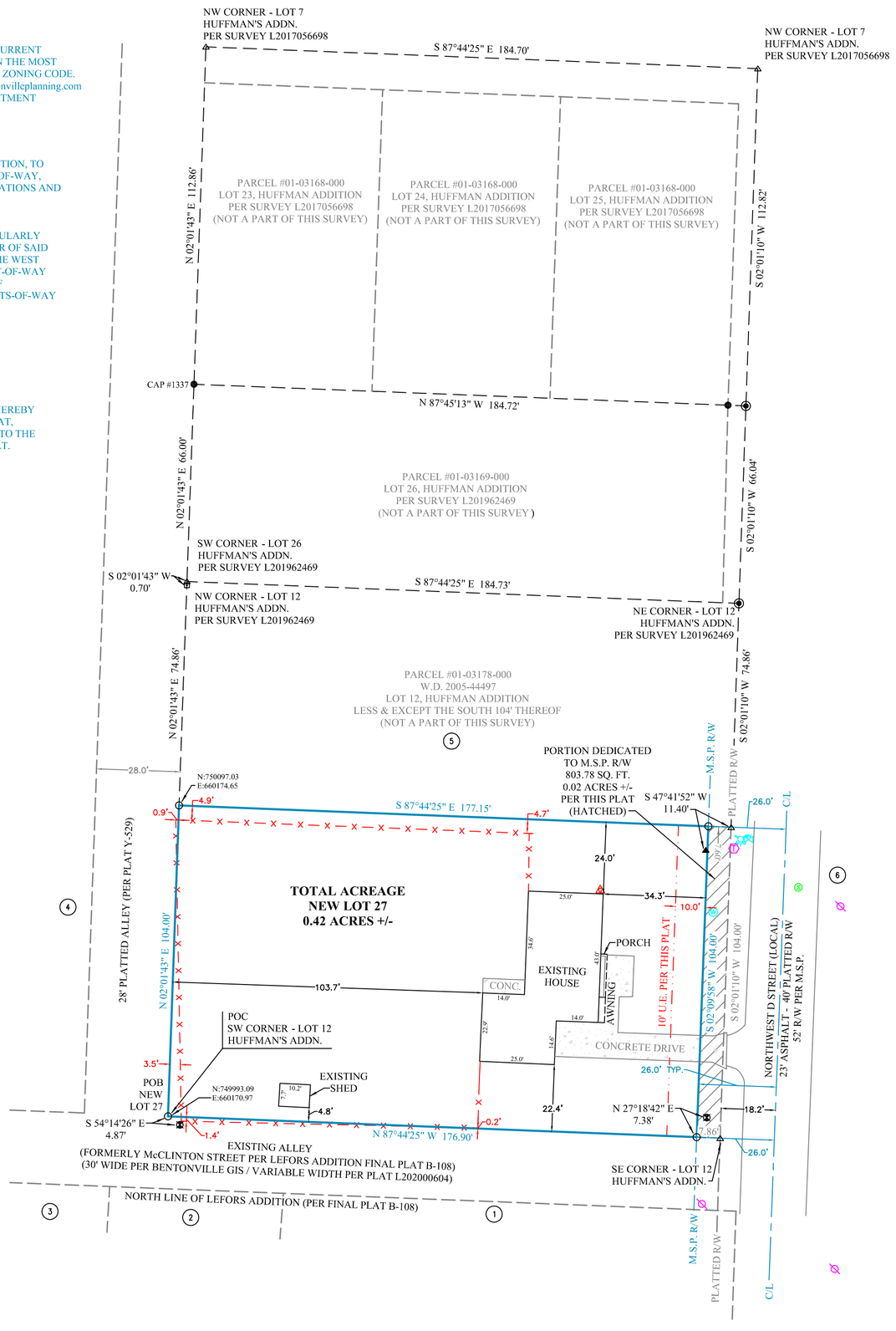
PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES . ALL UTILITY LINES APPEARING ON THIS PLAT , AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION . SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. 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.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

BEUD NOTES:
1. 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.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS



ADJACENT LAND OWNERS

1) BECKFIELD, BRIDGET E TRUSTEE
203 NW D ST
BENTONVILLE AR 72712-5226
PARCEL #01-03209-000
ZONED: R-1

2) MARK MELTON CONSTRUCTION INC
PO BOX 1442
BENTONVILLE AR 72712
PARCEL #01-03211-000
ZONED: R-1

3) BURK, DENNIS LEE & BRENDA C
11493 HWY 72 W
CENTERTON AR 72719-9036
PARCEL #01-03212-000
ZONED: R-1

4) MITCHELL, ALEJANDRINA L & NELSON, MARI-TESS ERIKA
205 LEFORS ST
BENTONVILLE AR 72712-5142
PARCEL #01-03177-000
ZONED: R-1

5) HAMMARSTROM, LAURA A
207 NW D ST
BENTONVILLE AR 72712-5226
PARCEL #01-03178-000
ZONED: R-1

6) BENTONVILLE SCHOOL DISTRICT
SCHWANHAUSSER, JANET
500 TIGER BLVD
BENTONVILLE AR 72712
PARCEL #01-01094-000
ZONED: R-1

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K. DATED06/ 05/ 2012)

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

0' 30' 60' 90'
GRAPHIC SCALE (IN FEET)
1 Inch = 30ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 3RD DAY OF NOVEMBER, 2020.

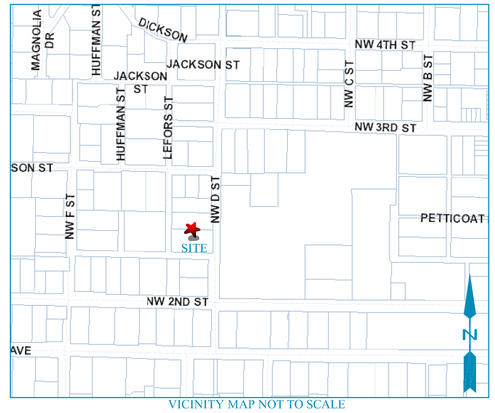
REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

DRAFT

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BENTONVILLE PROJECT # 20-0054

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

N
W E
S

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE

TELEPHONE PEDESTAL
WATER METER
FIRE HYDRANT
SANITARY SEWER MH
POWER POLE
WATER VALVE
GAS METER

FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
FOUND PIPE
FOUND 1/2" REBAR
NAIL
RAILROAD SPIKE
COMPUTED POINT

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7239 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.3556 · Fax 479.521.8550

BATES & ASSOCIATES, INC. - Copyright 2020
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FOR USE AND BENEFIT OF:
JEFF ENGLAND

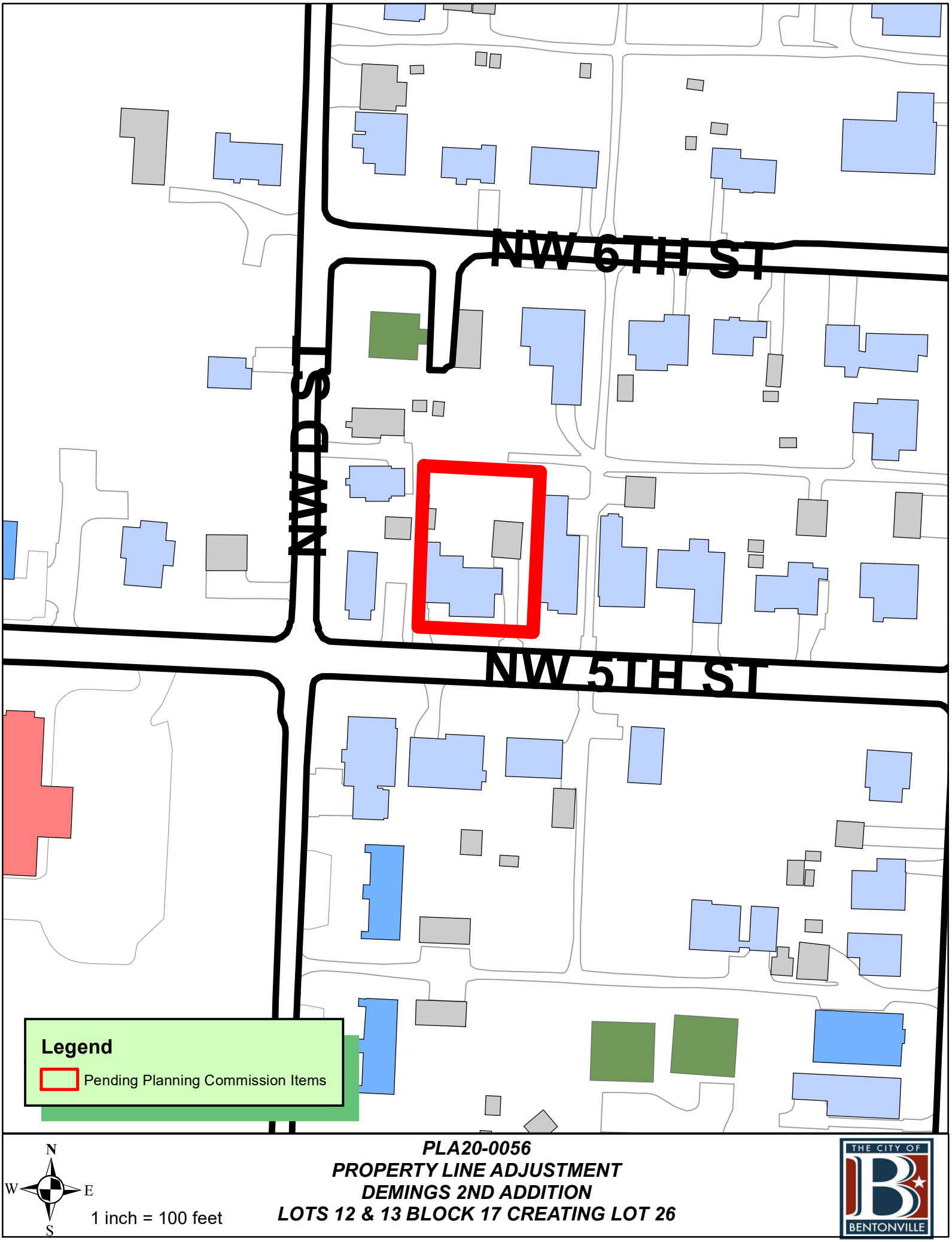
ADDRESS:
205 NORTHWEST D STREET
BENTONVILLE, ARKANSAS 72712

DATE: 12/16/20
SCALE: 1"=30'
SURVEYED:
DRAFTED: AP
ROSS
REVIEWED: DT

LOCATION:
SOUTH 104' OF
LOT 12
HUFFMAN
ADDITION

COA #1335

DRAWING #20-332



PLA20-0056
PROPERTY LINE ADJUSTMENT
DEMINGS 2ND ADDITION
LOTS 12 & 13 BLOCK 17 CREATING LOT 26

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT OF LOTS 12 & 13, BLOCK 17
DEMINGS SECOND ADDITION, CREATING NEW LOT 26

FIELD WORK:
JULY 29-30, 2020
AUGUST 4, 2020

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) BENEFICIARY DEED FILED IN BOOK 2017 AT PAGE 43279
2) PLAT OF SURVEY FILED IN BOOK V AT PAGE 272
3) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 485
4) PLAT OF SURVEY FILED IN BOOK 31 AT PAGE 38
5) REPLAT OF LOTS 12 & 13, BLOCK 17, PART OF DEMINGS SECOND ADDITION TO THE CITY OF BENTONVILLE, SURVEYED BY S.B. ROBERTSON DATED 12/18/1883, FILED ON MAY 10, 1982
6) FINAL PLAT OF DEMINGS SECOND ADDITION TO THE CITY OF BENTONVILLE FILED IN BOOK B AT PAGE 24
7) PLAT OF SURVEY FILED IN BOOK 29 AT PAGE 52
8) PLAT OF SURVEY FILED IN BOOK 21 AT PAGE 30
9) BENEFICIARY DEED FILED IN BOOK L2019 AT PAGE 16678

PROPERTY ZONED:
R-1

BUILDING SETBACK NOTE:
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

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0090J. DATED 09/28/2007)

ADJACENT LAND OWNERS

1) DIPPEL, PETER T
414 NW 5TH ST
BENTONVILLE AR 72712
PARCEL # 01-02228-000
ZONED: R-1
2) TERRELL, THOMAS L & JUDITH J
PO BOX 390
BENTONVILLE AR 72712-0390
PARCELS #01-02227-000 & #01-02226-000
ZONED: R-1
3) LEONOR, JOSE, ET AL
407 NW 6TH ST
BENTONVILLE AR 72712-4715
PARCEL #01-02224-000
ZONED: R-1
4) CONRADS, DAVID A & MARGARET C
410 NW 5TH ST
BENTONVILLE AR 72712-4708
PARCEL #01-02230-000
ZONED: R-1
5) CARMICAL, GERALDINE
411 NW 5TH ST
BENTONVILLE AR 72712-4707
PARCEL #01-02134-000
ZONED: R-1
6) GEIGLE FAMILY TRUST, WESTON & KAYLA
413 NW 5TH ST
BENTONVILLE AR 72712-4707
PARCEL #01-02136-000
ZONED: R-1
7) CRIDER, JEREMIAH S
415 NW 5TH ST
BENTONVILLE AR 72712-4707
PARCEL #01-02138-000
ZONED: R-1

PROPERTY OWNERS:
LYLE & MARIE CLAPPER
1505 SANFORD DR
BENTONVILLE AR 72712-5458

ATLAS PAGE:
361

EXISTING BENEFICIARY DEED DESCRIPTION (B. 2017 - P. 43279):
LOTS 12 AND 13, BLOCK 17, DEMINGS SECOND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD B AT PAGE 24. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

NEW LOT 26 DESCRIPTION:
A PART OF LOTS 12 & 13, BLOCK 17, DEMINGS SECOND ADDITION, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 12 AND RUNNING THENCE ALONG THE NORTH LINE OF SAID LOTS 12 & 13 S86°55'28"E 101.55' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 13, THENCE ALONG THE EAST LINE THEREOF S02°36'26"W 139.62' TO A POINT ON THE NORTH MASTER STREET PLAN RIGHT-OF-WAY OF NORTHWEST 5TH STREET, THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH MASTER STREET PLAN RIGHT-OF-WAY N87°23'17"W 100.09' TO A POINT ON THE WEST LINE OF SAID LOT 12, THENCE LEAVING SAID NORTH MASTER STREET PLAN RIGHT-OF-WAY AND ALONG SAID WEST LINE N02°00'48"E 140.45' TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

DATE OF EXECUTION:_____

SIGNED :_____ _____
LYLE CLAPPER MARIE CLAPPER

SOURCE OF TITLE: DEED BOOK L2019 AT PAGE 16678

SUBSCRIBED AND SWORN BEFORE ME, THIS ___ DAY OF _____, 2020.

_____
NOTARY PUBLIC

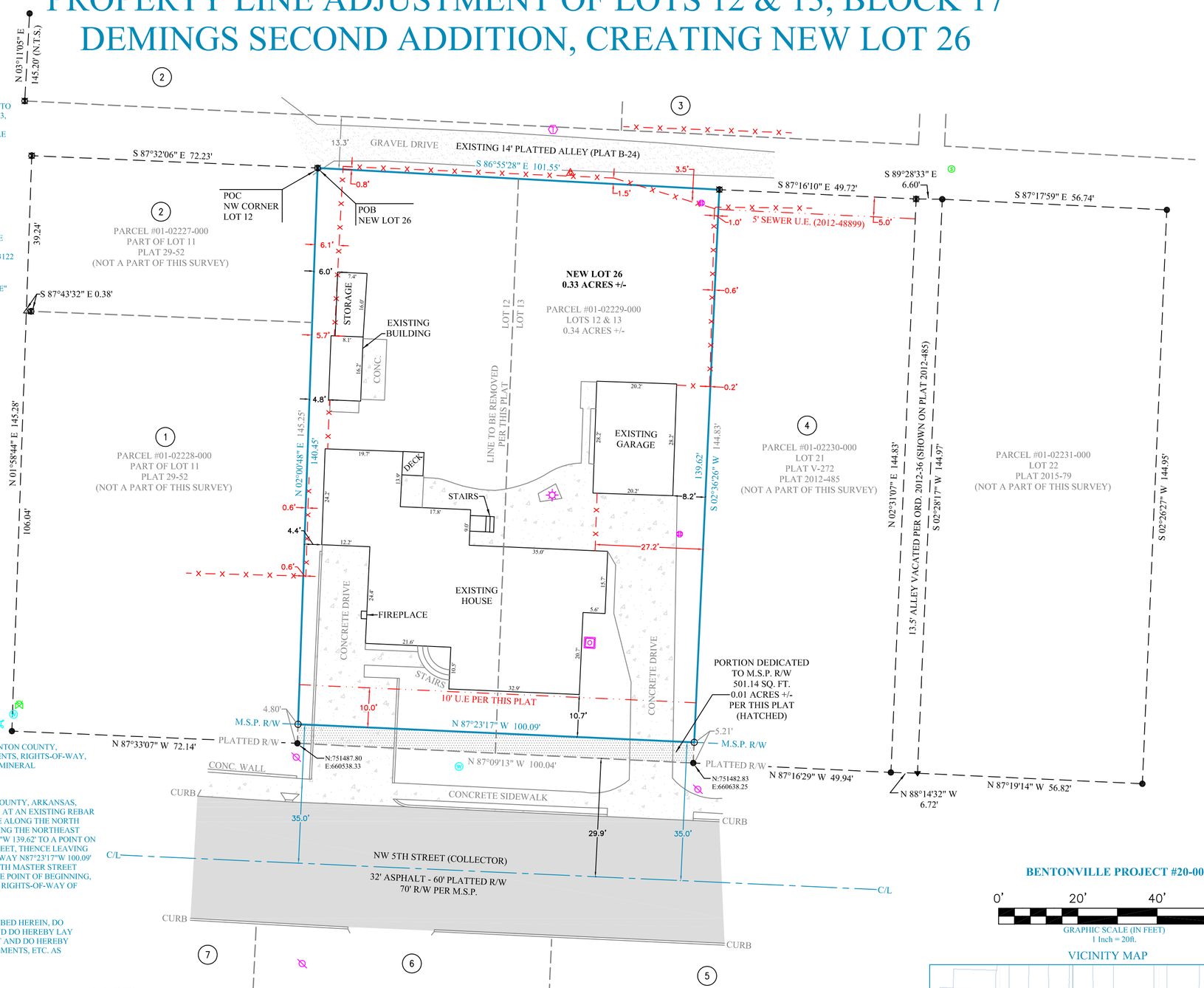
CERTIFICATE OF APPROVAL:
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED_____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE



PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. 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.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

BEUD NOTES:
1. 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.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 4TH DAY OF AUGUST, 2020.

REGISTERED STATE OF ARKANSAS NO. 1642 SIGNATURE DERRICK L. THOMAS PROFESSIONAL LAND SURVEYOR

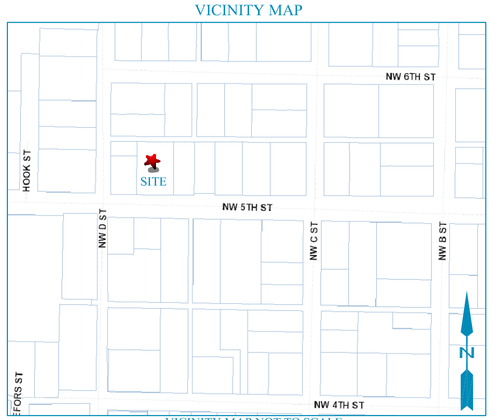
DRAFT

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BENTONVILLE PROJECT #20-0056

0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

N
W B E
S

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

FOUND 5/8" REBAR
FOUND 1/2" REBAR
COMPUTED POINT
FOUND PK NAIL
WATER METER
SEPTIC LID
FIRE HYDRANT
AC CONDENSER UNIT
IRRIGATION VALVE
SANITARY SEWER MH
POWER POLE
WATER VALVE
GAS METER
LIGHT
TELEPHONE PEDESTAL

BOUNDARY LINE (MEASURED)
PARCEL LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
UTILITY EASEMENT
FENCE

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7239 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.3580 - Fax 479.521.0560

BATES & ASSOCIATES, INC. - Copyright 2020
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FOR USE AND BENEFIT OF:
BURRIS ARCHITECTURE

ADDRESS: 412 NW 6TH STREET BENTONVILLE, ARKANSAS 72712

DATE: 12/16/20
SCALE: 1"=20'
SURVEYED:
DRAFTED: AP, MR
REVIEWED: DT

LOCATION: LOTS 12 & 13 DEMINGS SECOND ADDITION

COA #1335

DRAWING #20-232 INC. SUB

FINAL PLAT

Walmart Stores, Inc.

WALMART LAYOUT SUBDIVISION CREATING LOTS 1-6

Bentonville, Benton County, Arkansas

GENERAL NOTES:

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

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

Certificate of Approval

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

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

Signed _____
Mayor City of Bentonville

Vicinity Map

Not to Scale

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

Benchmark Information

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

Certificate of Surveying Accuracy

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

Date of Execution: 12.9.2020

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

Certificate of Ownership:

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

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

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

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

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

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

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

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

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

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

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

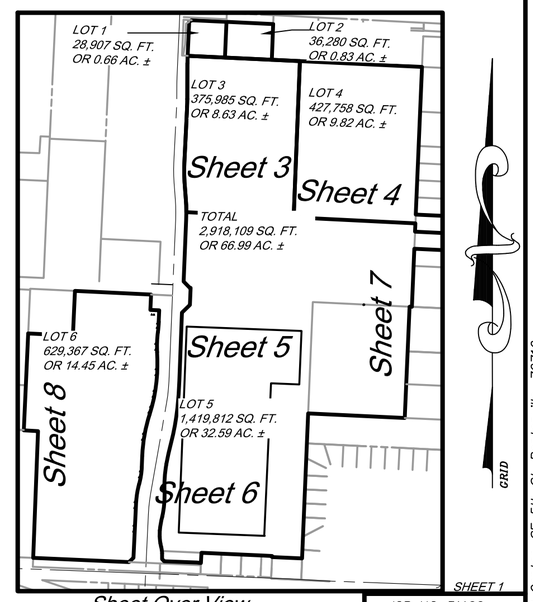
Date of Execution: _____
Signature: _____
Address: _____
Print Name: _____

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

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

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

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



Sheet Over View

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

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

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

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

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

Arkansas * California * Pennsylvania * Texas

ATLAS PAGE: 405

City of Bentonville Project # FP20-0004

JOB NO.:31166
DWG NAME:Easement

DATE	SHEET NO.
12/9/20 1:11 PM REV-5	1 OF 10

SHEET 1

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

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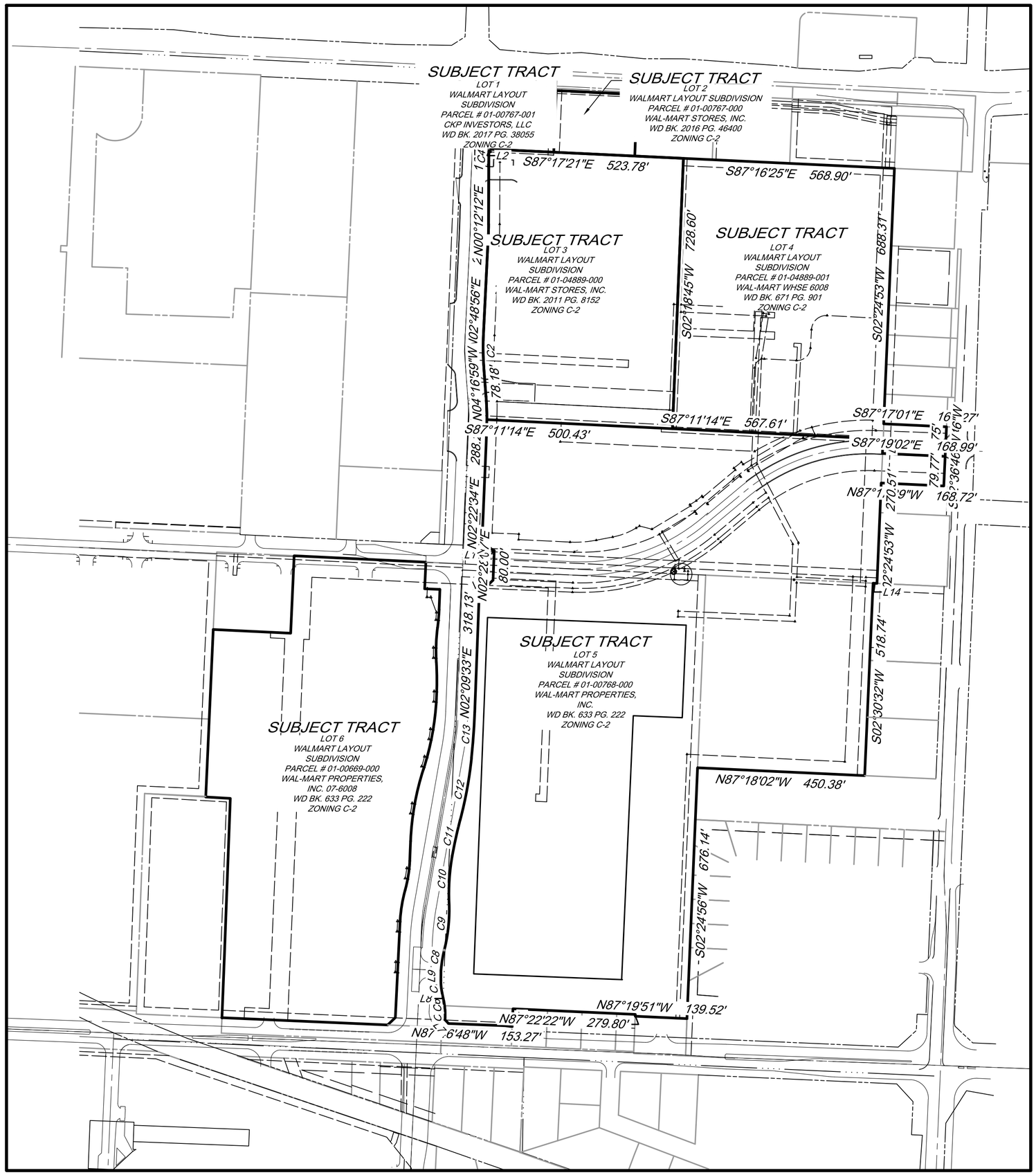

FOR REFERENCE ONLY

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

City of Bentonville Project # FP20-0004

SHEET 2

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

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

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

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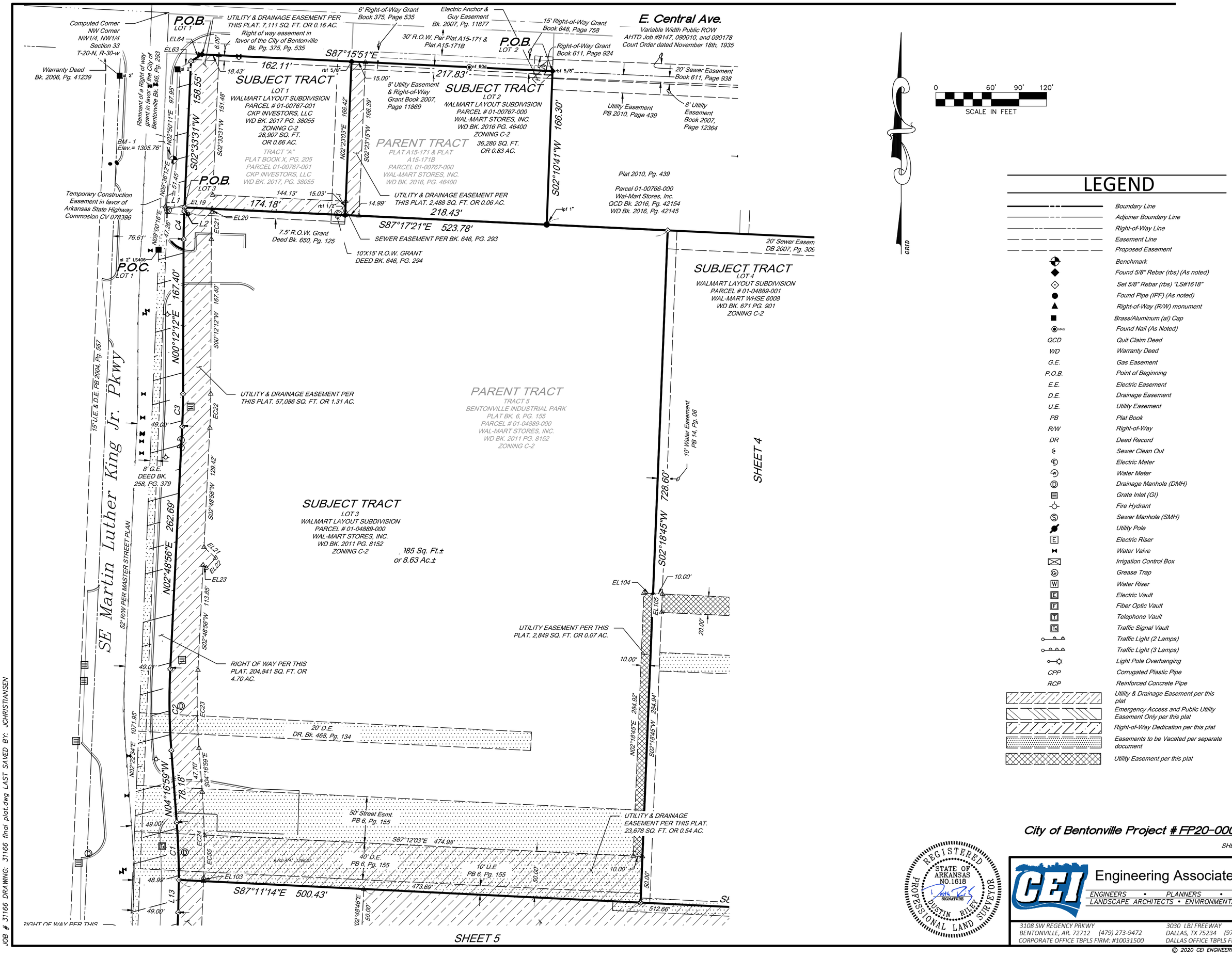
JOB # 31166 DRAWNG: 31166 final plat.dwg LAST SAVED BY: JCHRISTIANSEN



LEGEND

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

City of Bentonville Project # FP20-0004

SHEET 3

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

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

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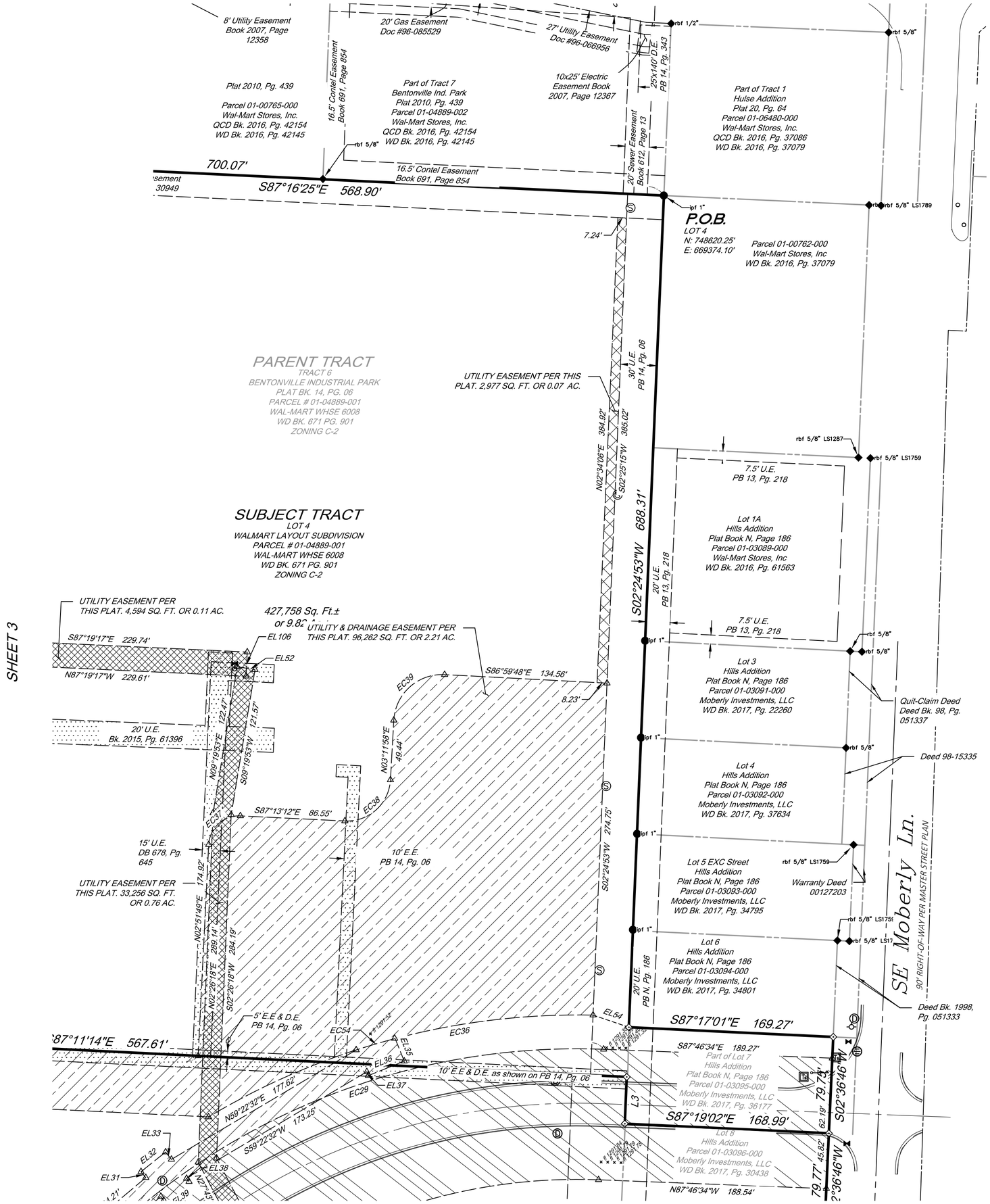
JOB # 31166 DRAWING: 31166 final plot.dwg LAST SAVED BY: JCHRISTIANSEN



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- Right-of-Way (R/W) monument
- Brass/Aluminum (al) Cap
- Found Nail (As Noted)
- QCD — Quit Claim Deed
- WD — Warranty Deed
- G.E. — Gas Easement
- P.O.B. — Point of Beginning
- E.E. — Electric Easement
- D.E. — Drainage Easement
- U.E. — Utility Easement
- PB — Plat Book
- R/W — Right-of-Way
- DR — Deed Record
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- Electric Meter
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SHEET 3

SHEET 7

JOB # 31166 DRAWING: 31166 final plat.dwg LAST SAVED BY: JCHRISTIANSEN

City of Bentonville Project # FP20-0004

SHEET 4

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

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3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500
3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

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SHEET 3

SHEET 8

SHEET 7

SHEET 6

SHEET 5

0 60' 90' 120'
SCALE IN FEET

23,678 SQ. FT. OR 0.54 AC.

S87°12'03"E 474.98'

40' D.E. PB 6, Pg. 155

10' U.E PB 6, Pg. 155

10.00'

50.00'

473.69'

S87°11'14"E 500.43'

N02°48'46"E 50.00'

S87°11'14"E 567.61'

512.66'

N87°11'14"W 523.69'

N02°26'16"W 28.00'

5' E.E & D.E. PB 14, Pg. 06

N59°22'32"E 177.62'

S59°22'32"W 173.25'

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

UTILITY & DRAINAGE EASEMENT PER THIS PLAT. 57,086 SQ. FT. OR 1.31 AC.

UTILITY & DRAINAGE EASEMENT PER THIS PLAT. 96,262 SQ. FT. OR 2.21 AC.

62'X30' UTILITY EASEMENT PB 6, PG. 79

8' GAS LINE EASEMENT DB 397, PG. 184

43'X30' UTILITY EASEMENT PB 6, PG. 79

N02°22'34"E 288.25'

S02°22'34"W 307.54'

288.25'

L13 49.00'

SUBJECT TRACT

LOT 5
WALMART LAYOUT SUBDIVISION
PARCEL # 01-00768-000
WAL-MART PROPERTIES, INC.
WD BK. 633 PG. 222
ZONING C-2

PARENT TRACT

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

EL33 EL32 EL31 EL38 EL39 EL40

N27°43'23"W 63.98'

N50°00'18"E 114.21'

S50°00'18"W 115.18'

N50°08'57"E 134.95'

S50°08'57"W 134.98'

S27°43'23"E 238.52'

N27°43'23"W 140.51'

EL30 EL29 EL28 EL27 EL41 EL42 EL43

EC35 EC32

UTILITY & DRAINAGE EASEMENT PER THIS PLAT. 57,086 SQ. FT. OR 1.31 AC.

EMERGENCY ACCESS & PUBLIC UTILITY EASEMENT PER THIS PLAT. 141,215 SQ. FT. OR 3.24 AC.

N58°59'24"E 121.62'

S58°59'24"W 103.33'

S87°31'53"E 72.19'

EL24 EL25 EL26

S87°12'37"E 138.73'

EC25 EC26 EC27 EC28

N79°02'25"E 45.01'

S30°54'51"E 87.96'

N30°54'51"W 82.66'

49.00' 101.00' 33.42' 7.28' 78.62'

L12 L11

PROPERTY LINE TO BE REMOVED PER THIS PLAT

EL51

N87°31'53"W 224.83'

S87°14'44"E 98.00'

rbs 5/8 ls 1759

N02°28'07"E 80.00'

N01°41'07"E 101.97'

S01°41'07"W 87.18'

EL46 EL45 EL44 EL60 EL61 EL62 EL59 EL58 EL57 EL56

EC34 EC33 EC31

16.5' Telephone Easement DB 320, Pg. 10

20' Water Line Easement DB 397, Pg. 184

N87°14'56"W 499.24'

S87°31'38"E 176.29'

N87°31'38"W 191.08'

N87°31'53"W 237.18'

S02°28'13"W 71.74'

L15 L10

82.74' 31.81' 47.07'

UTILITY EASEMENT PER THIS PLAT. 1,042 SQ. FT. OR 0.02 AC.

SEE DETAIL "A"

PROPERTY LINE TO BE REMOVED PER THIS PLAT

UTILITY EASEMENT PER THIS PLAT. 33,256 SQ. FT. OR 0.76 AC.

EL50

S87°37'26"E 300.11'

N87°37'26"W 315.06'

EL102 EL101 EL100 EL99 EL98

S02°22'07"W 53.76'

34.17'

C14

106.4' R/W

24.74'

SE Martin Luther King Jr. Pkwy

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

N02°09'33"E 318.13'

EL96 EL95 EL94 EC53 EC52 C15

EL90 EL89 EL88 EC50 EC51 C16

48.28'

EL86 EL85 EL84 EL82 EL81 EL80 EL79 EC49 EC48 EC47 C17 C13

53.60'

PARENT TRACT

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

`q. Ft.±
4c.±

SUBJECT TRACT

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

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

20' Utility Easement PB 6, Pg. 79

S87°18'02"E 425.44'

430.38'

DETAIL "A"

0 20' 30' 40'
SCALE IN FEET

LEGEND

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- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
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GRID

REGISTERED
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PROFESSIONAL LAND SURVEYOR

City of Bentonville Project # FP20-0004

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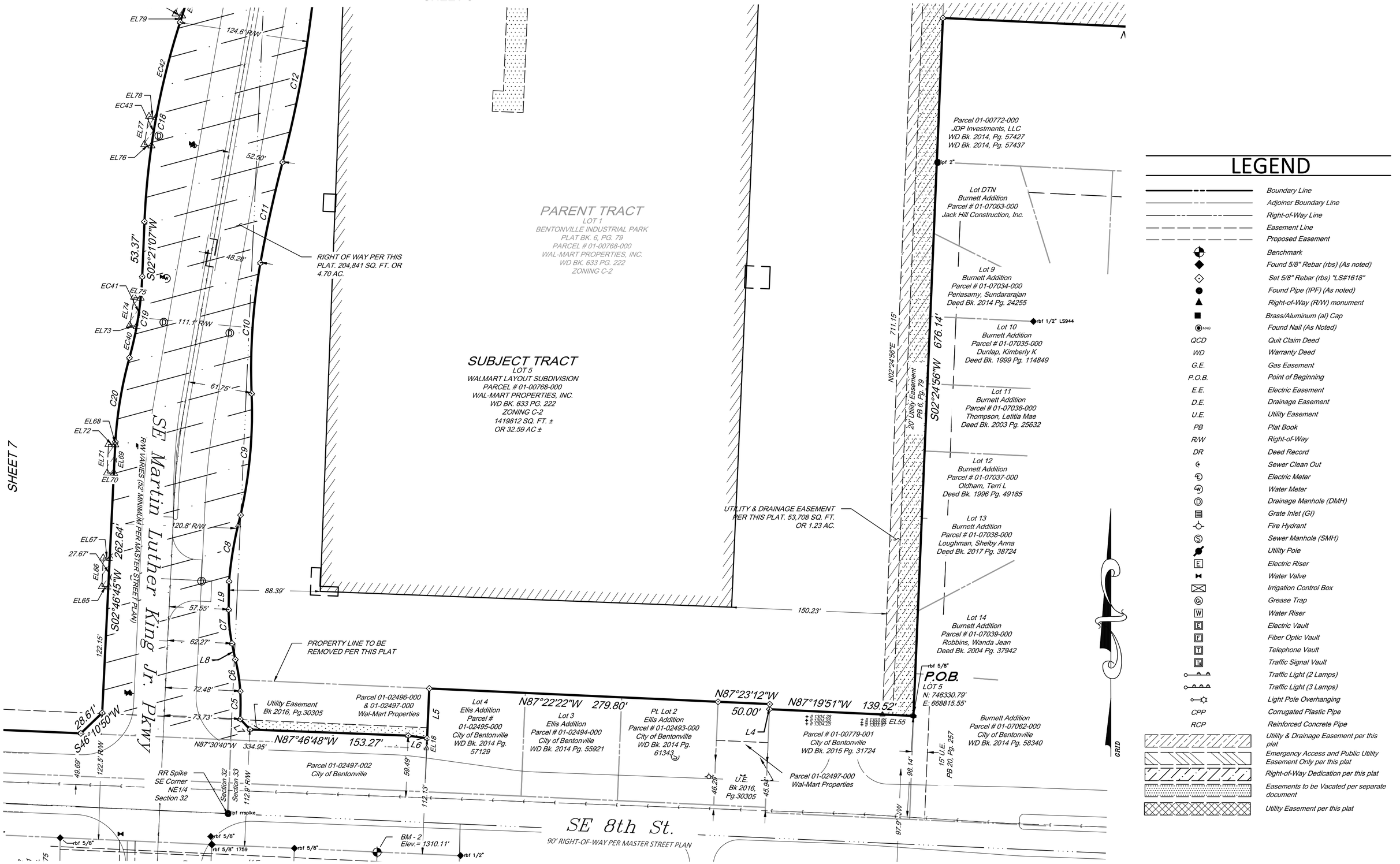
SHEET 5

SHEET 7



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0 60' 90' 120'
SCALE IN FEET

City of Bentonville Project # FP20-0004

SHEET 6

REGISTERED
STATE OF ARKANSAS
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SIGNATURE
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SHEET 4

S87°11'14"E 567.61'

5' E.E.& D.E. PB 14, Pg. 06

10' E.E.& D.E. as shown on PB 14, Pg. 06

S87°17'01"E 169.27'

S87°46'34"E 189.27'

Part of Lot 7
Hills Addition
Plat Book N, Page 186
Parcel 01-03095-000
Moberly Investments, LLC
WD Bk. 2017, Pg. 36177

S87°19'02"E 168.99'

Lot 8
Hills Addition
Parcel 01-03096-000
Moberly Investments, LLC
WD Bk. 2017, Pg. 30438

N87°46'34"W 188.54'

S02°36'46"W 79.77'

S02°36'46"W 79.79'

rbf 5/8" LS1759

40.68'

rbf 5/8" LS1759

N87°17'39"W 168.72'

Lot 9
Hills Addition
Plat Book N, Page 186
Parcel 01-03097-000
Moberly Investments, LLC
WD Bk. 2017, Pg. 27422

U.E. & D.E. PB 6, Pg. 79

ipf 1"

S02°24'53"W 270.51'

Lot 12
Hills Addition
Replat 2009, Pg. 525
Parcel 01-03099-000
McGaugh, Family Trust
Max & Billie Charlene
WD Bk. 2014, Pg. 40784

UTILITY EASEMENT PER THIS PLAT. 33,256 SQ. FT. OR 0.76 AC.

S27°43'23"E 239.52'

N27°43'23"W 140.51'

S02°33'08"W 92.42'

20' Water Line Easement DB 397, Pg. 184

N87°14'56"W 499.24'

S86°49'37"E 185.68'

N86°49'37"W 185.69'

N02°33'08"E 193.34'

N02°33'08"E 104.94'

S87°37'26"E 300.11'

N87°37'26"W 315.06'

SEE DETAIL "A"

PROPERTY LINE TO BE REMOVED PER THIS PLAT

20' D.E. & G.E. Bk. & Pg. 00033763

20' D.E. PB 2006, Pg. 842

Lot 2
Max McGaugh Subdivision
Plat 2006, Pg. 842
Parcel 01-14553-000
McGaugh, Family Trust
Max & Billie Charlene
WD Bk. 2014, Pg. 40784

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

PARENT TRACT
PARCEL # 01-00771-001
WAL-MART STORES EAST LP
WD BK. 2006 PG. 2827
ZONING C-2

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

N02°30'32"E 498.80'

S02°30'32"W 533.76'

S02°30'32"W 518.74'

Lot 1
Max McGaugh Sub.
Plat 2006, Pg. 842
Parcel 01-14552-000
BH Pham Properties, LLC
WD Bk. 2017, Pg. 64417

20' Sewer Easement DB 611, Pg. 934

20' Utility Easement PB 6, Pg. 79

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

S87°18'02"E 425.44'

N87°18'02"W 450.38'

430.38'

5/8" REBAR LS 1759

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

Parcel 01-00771-000
Van Cleef, Carolyn
WD Bk. 2001, Pg. 54795

SE Moberly Ln.
90' RIGHT-OF-WAY PER MASTER STREET PLAN

SHEET 5

0 60' 90' 120'
SCALE IN FEET

GRID

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City of Bentonville Project # FP20-0004

SHEET 7

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

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SHEET 5

SHEET 6

SE Martin Luther King Jr. Pkwy

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

rbs 5/8 ls 1759

S87°14'44"E 98.00'

S02°21'07"W

53.76'

L15

34.17'

71.74'

S02°28'13"W

EL102 EL101 EL100 EL99 EL98 EL96 EL95 EC52 EC53 EL94 EL90 EC50 EL89 EL88 EC51 EL86 EC49 EL85 EL84 EL82 EC48 EC47 EL81 EL80 EL79 EC42 EL78 EC43 EL77 EL76

C14 C15 C16 C17 C18 C19 C20 C11 C10 C9 C8 L9 C7

106.4' R/W

124.6' R/W

111.4' R/W

120.8' R/W

52.30'

48.28'

61.75'

57.55'

62.27'

88.39'

S02°21'07"W 53.37'

EL75 EL74 EC41 EC40 EL73 EL72 EL71 EL70 EL69 EL68 EL67 EL66 EL65

S02°46'45"W 262.64'

122.15'

S46°10'50"W 28.61'

122.5' R/W

49.69'

PROPERTY LINE TO BE REMOVED PER THIS PLAT

S87°14'44"E 354.94'

SUBJECT TRACT

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

PARENT TRACT

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

U.E. BK. 6, Pg. 79

N02°34'19"E 208.70'

S87°14'44"E 208.70'

10' U.E. Plat 5, Page 271

10' U.E. Plat 5, Page 271

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

rbf 5/8" LS1759

rbf 5/8"

20' U.E.
PB 2005, Pg. 419

N02°33'45"E 451.42'

Variable Width Gap

66.21'

N86°44'42"W

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

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

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

U.E. BK. 6, Pg. 79

Utility Easement
BK 2016, Pg. 30305

N87°30'40"W 446.70'

P.O.B.
LOT 6

rbf 5/8" LS1304

52.14'

N02°09'21"E 426.22'

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

N02°15'30"E 164.82'

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

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

rmf LS1304

40' Right-of-Way Grant

Power Pole Guy Wire

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

0 60' 90' 120'
SCALE IN FEET

GRID

LEGEND

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

LEGEND

- P.O.B. — Point of Beginning
- E.E. — Electric Easement
- D.E. — Drainage Easement
- U.E. — Utility Easement
- PB — Plat Book
- R/W — Right-of-Way
- DR — Deed Record
- Utility & Drainage Easement per this document
- Emergency and Public Utility Access Easement Only, per separate document
- Right-of-Way Easement per this documents
- Easements to be Vacated per this documents
- Utility Easements per this document

LEGEND

- 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

LEGEND

- 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

City of Bentonville Project # FP20-0004

SHEET 8

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

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

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

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JOB # 31166 DRAWING: 31166 final plot.dwg LAST SAVED BY: JCHRISTIANSEN

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE MASTER STREET PLAN, CONSISTING OF THE MASTER STREET PLAN MAP AND TYPICAL CROSS SECTIONS, OF THE CITY OF BENTONVILLE, ARKANSAS PURSUANT TO ARKANSAS CODE ANNOTATED §14-56-414.

WHEREAS, the Master Street Plan is adopted to provide for the orderly growth and development of the City of Bentonville through the development of a roadway system that provides internal circulation within the city while connecting to other population centers in Northwest Arkansas; and,

WHEREAS, a public hearing was held at Planning Commission on January 5, 2021 to provide the public with the opportunity to view and comment on the plan and map; and,

WHEREAS, Planning Commission recommended approval of the Master Street Plan on January 5, 2021.

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

Section 1. That the Master Street Plan of the City of Bentonville, Arkansas should be and is hereby adopted with the following *Attachment A: Master Street Plan Map* and *Attachment B: Typical Sections* by the Planning Commission and the City Council pursuant to Ark. Code Ann. §14-56-414, an electronic copy and paper copy of which are on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2. That a copy of this resolution shall be filed with the City Clerk and the County Recorder.

Section 3. That this resolution shall be in full force and effect from and after the date of its passage.

PASSED and APPROVED this _____ day of _____, 2021.

APPROVED:

_____

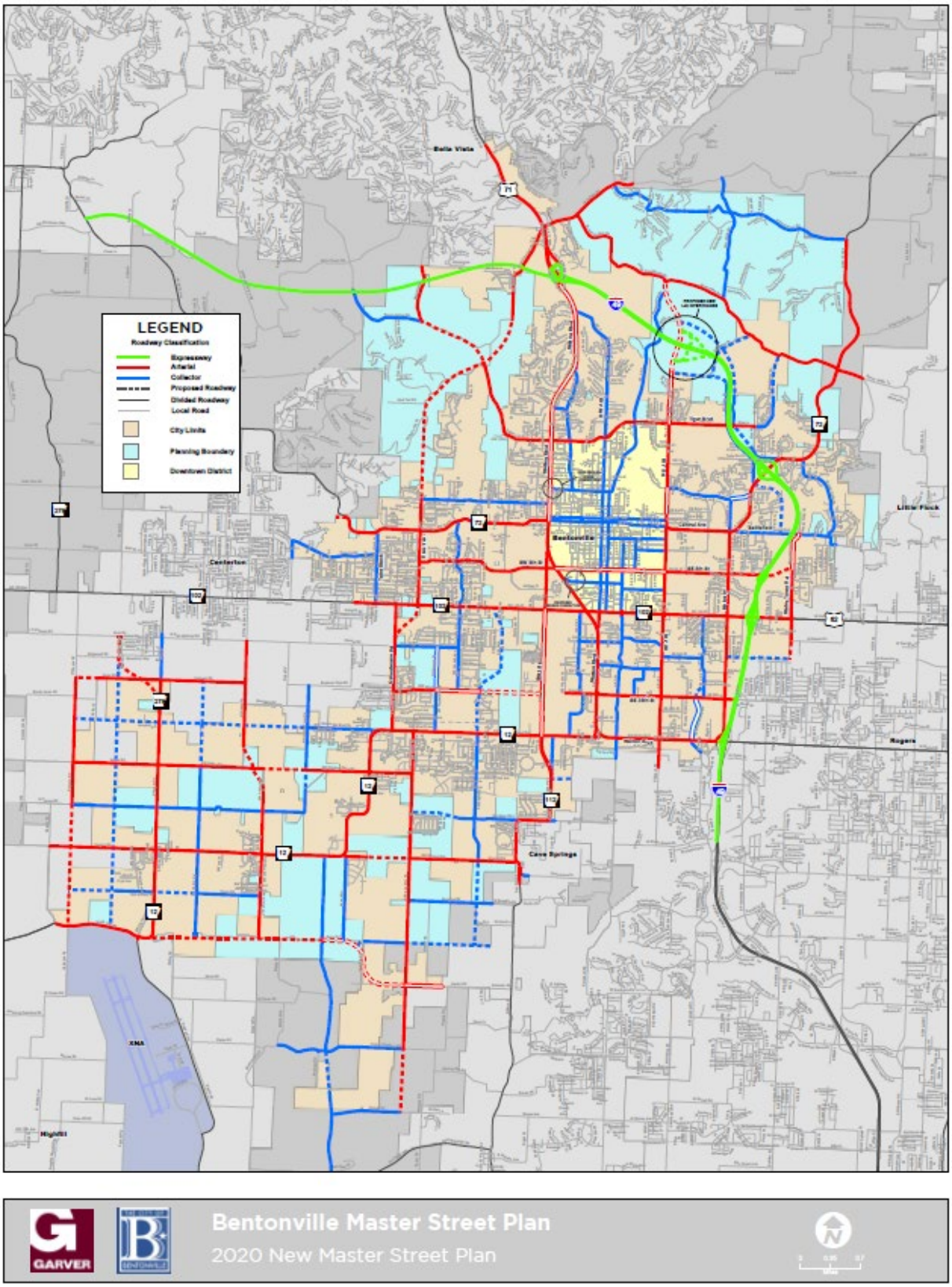
Mayor Stephanie Orman

ATTEST:

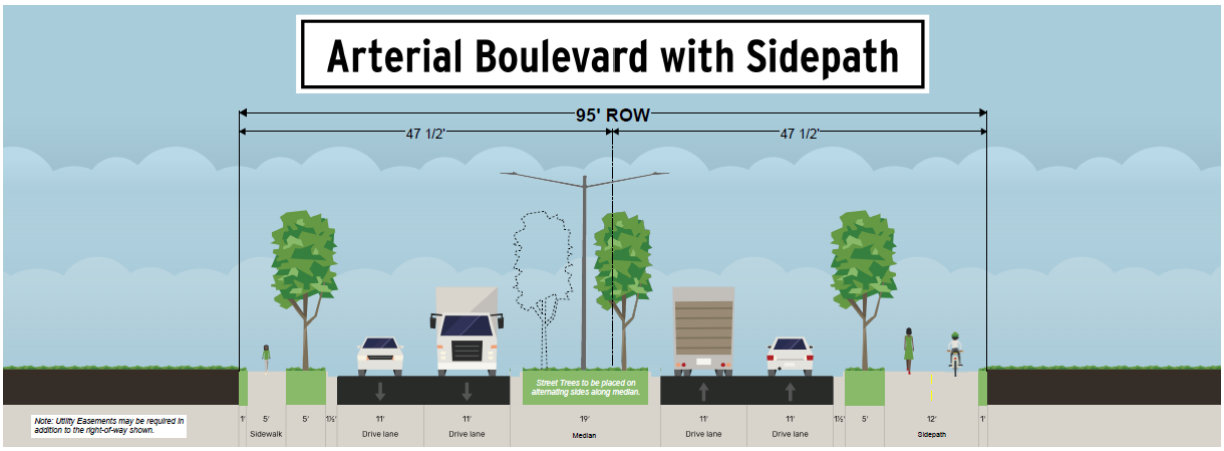
_____

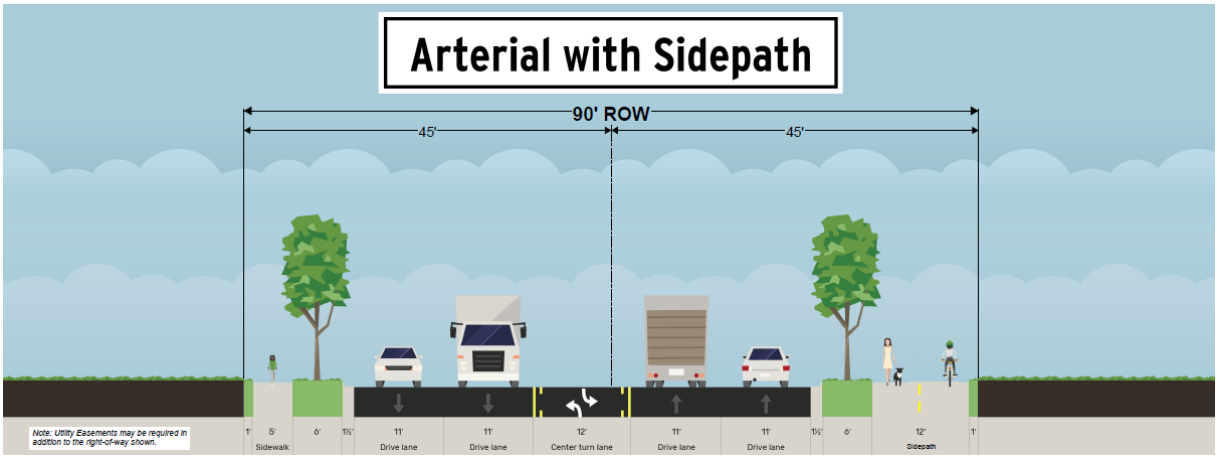
City Clerk

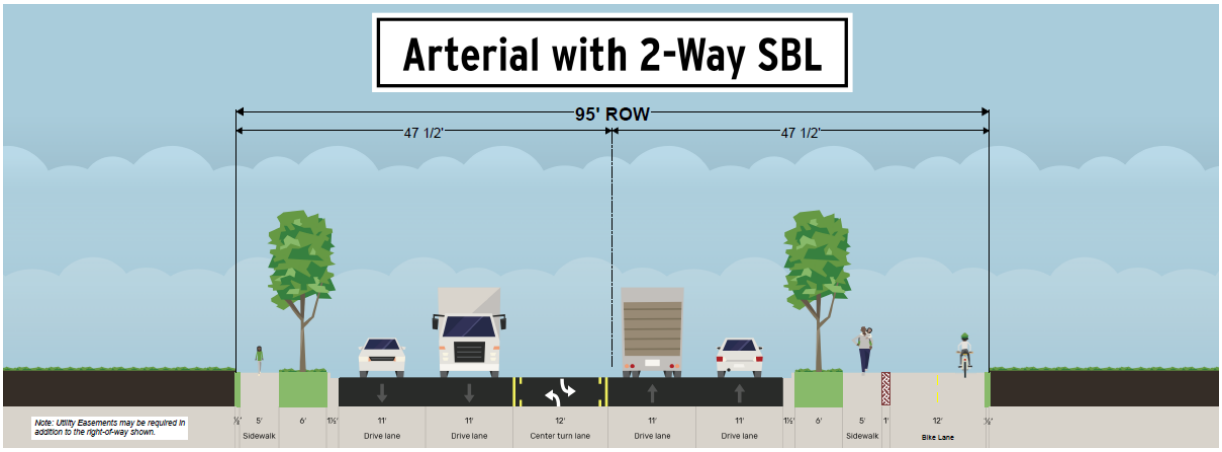
Attachment A: Master Street Plan Map



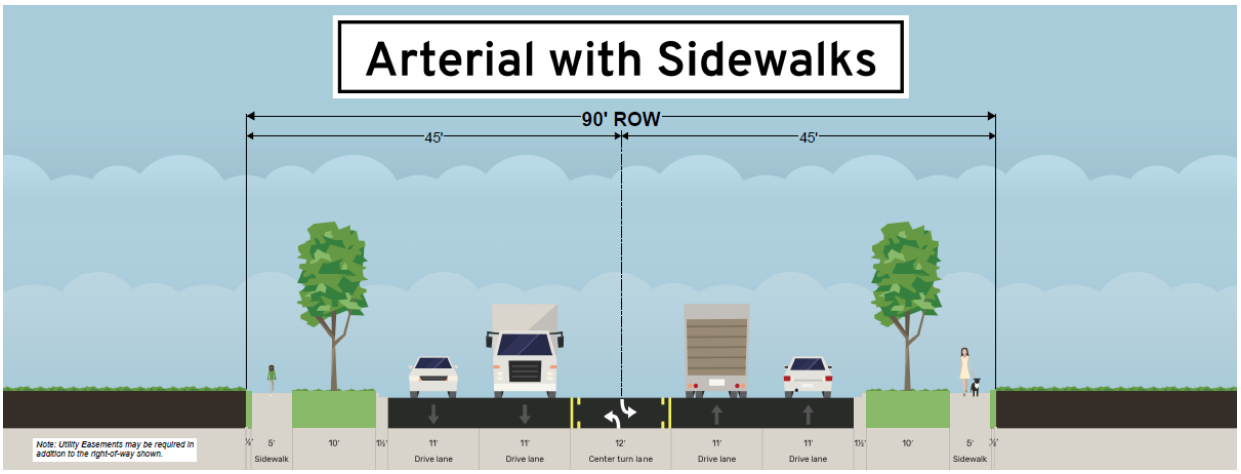
Attachment B: Typical Sections

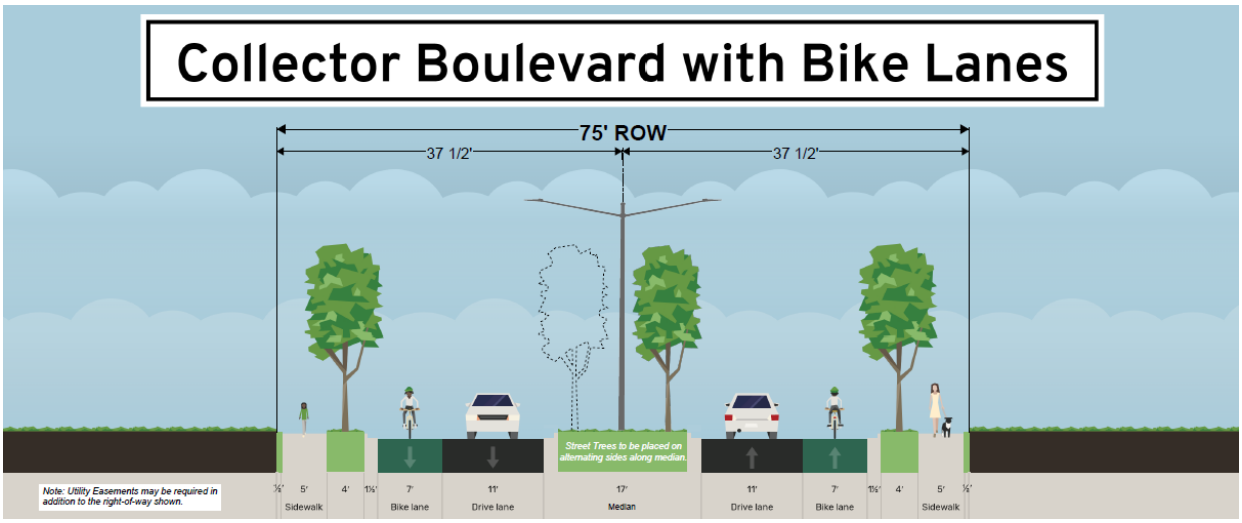


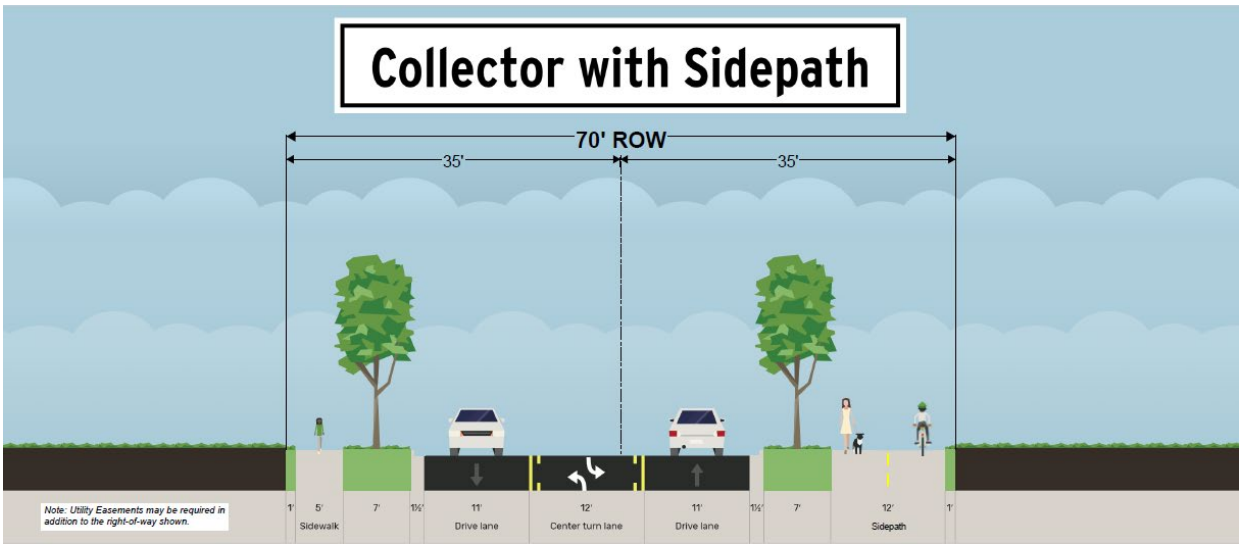




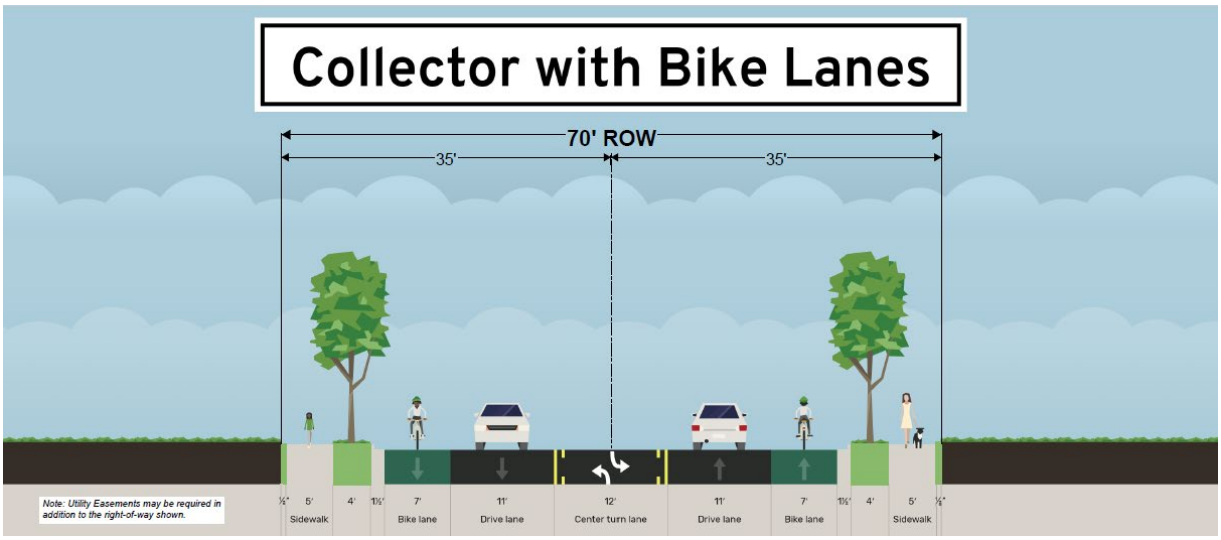
Attachment B: Typical Sections (continued)

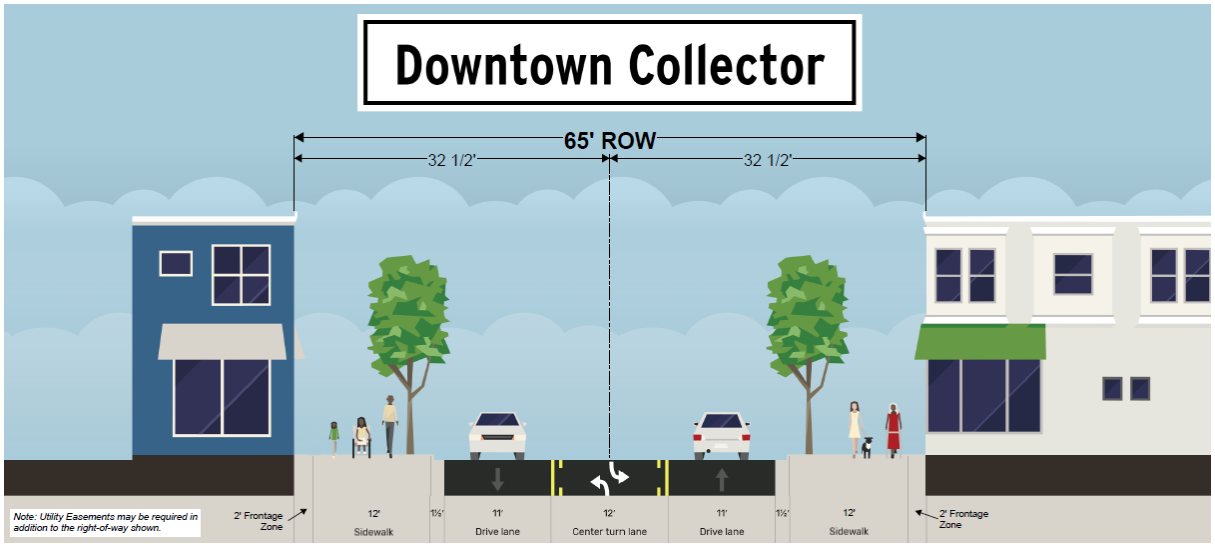


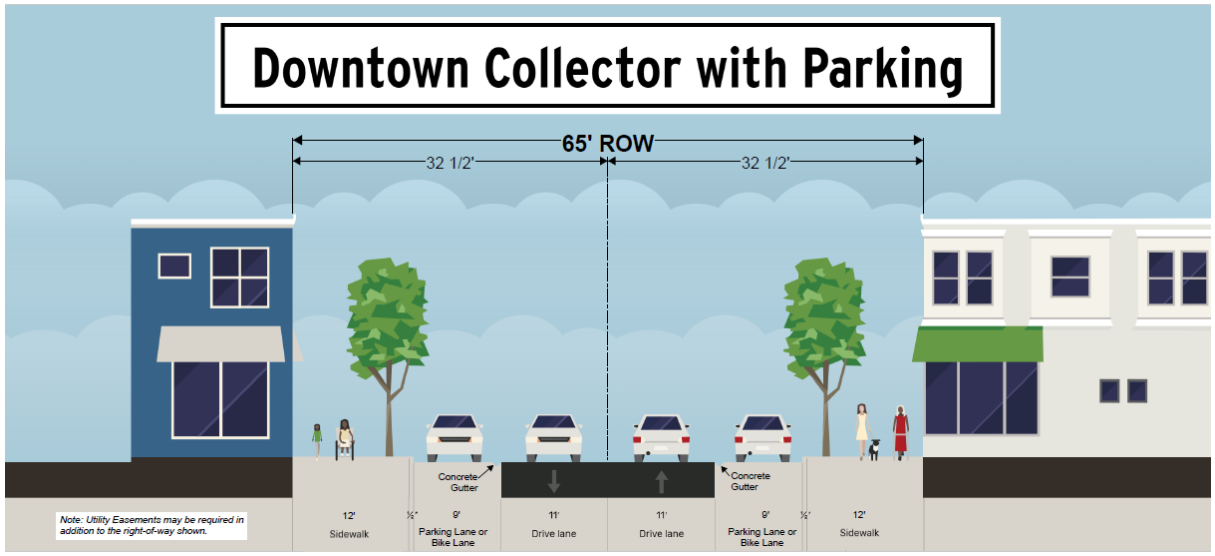




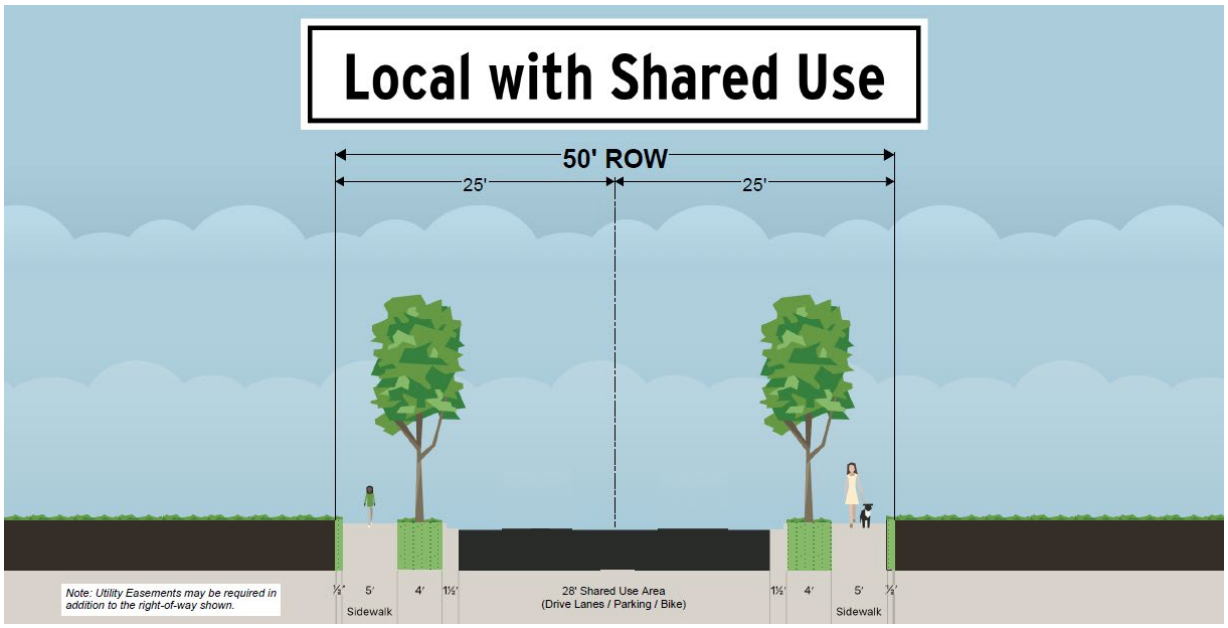
Attachment B: Typical Sections (continued)

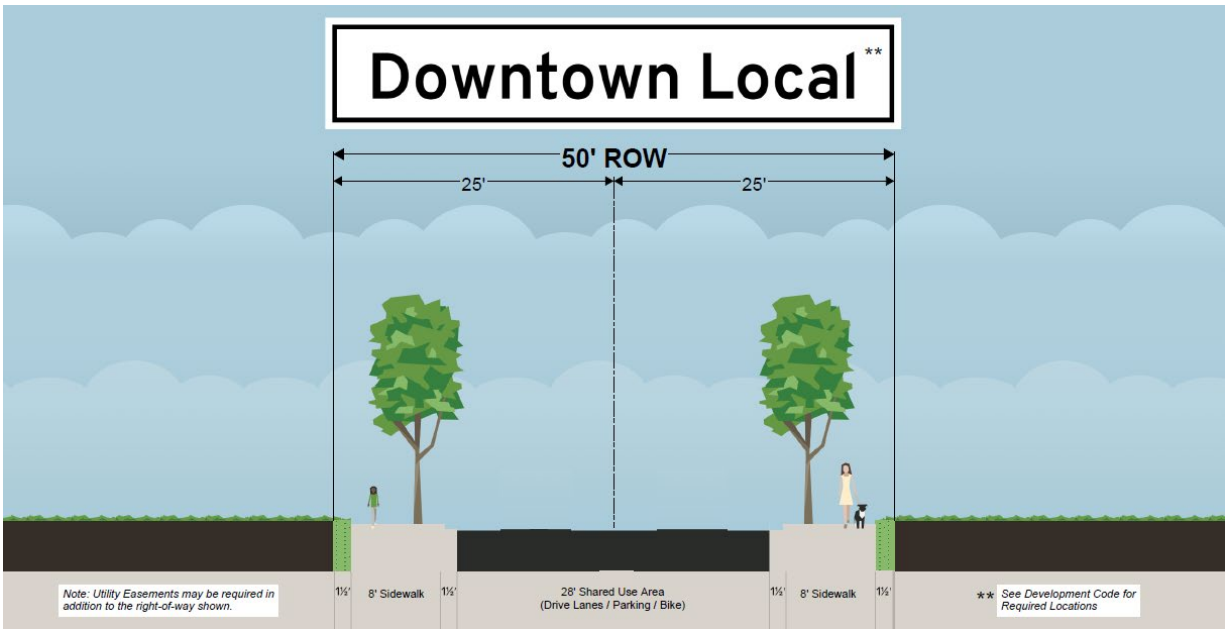






Attachment B: Typical Sections (continued)





REZONING STAFF REPORT

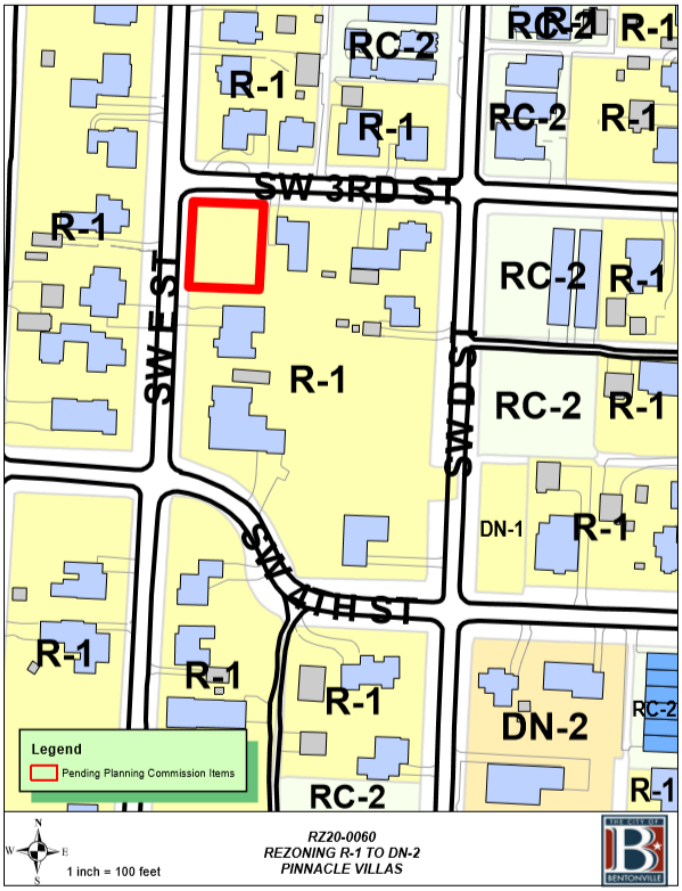
Pinnacle Villas, LLC

301 SW E Street
PC Date: 1/5/2021
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0060
Applicant / Current Owner	Pinnacle Villas, LLC 203 SE 22nd Street, Unit 15 Bentonville, AR 72712
Site Area	0.29 Acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
301 SW E Street is zoned R-1, Single Family Residential. The surrounding properties are zoned R-1. The lot is located on the corner of SW 3rd & SW E Streets; both are Local streets on the Master Street Plan.

Relationship to the Bentonville Community Plan
The Land Use Plan identifies this area and the surrounding area as Medium-Density Residential. These areas support the DN-2, Downtown Medium-Density Residential classification that allows for single and two-family homes midblock and townhomes at the end of the block. This lot falls within the Priority Area 1, Downtown Intensification, and Downtown Neighborhood Subarea Plan, Character Area 5, High-Density Residential. Areas immediately adjacent to the Downtown Core and Gateway Corridors planned for the highest density and range of housing types, including multi-family.

Public Comment
Staff has NOT received public comment on this rezoning request.

Analysis
The owner does not state their intent for development of the lot. Lots in the general area vary in size from 44 feet wide to 60+ feet. Most of the new construction in the area are tear-downs and rebuilds. While it can be easier to develop land on the outskirts of town prematurely, a better approach is to prioritize the development of vacant or underutilized properties within the city's already developed areas. These infill sites are served by existing infrastructure, provide access to existing transportation systems, support enhanced walkability and mobility, and provide proximity to goods, services, and activities. By filling in the existing urban fabric gaps, Bentonville can accommodate anticipated growth in a thoughtful, responsible, and appropriate manner.

Conclusion
Planning staff has reviewed this rezoning request. It is consistent with the Community Plan and how the property has developed around this site. Staff recommends approval of the proposed rezoning.

The property at 301 SW E Street is surrounded by 50's to 70's style single family homes. Within the block there are 1 story single family homes. Within a 2 block area there are new 2 and 3 story single family dwellings built or being built. I believe DN-2 is well suited for the neighborhood style wise.
All utilities are on or could be on these lots. Electric and sewer is on SW 3rd street and water and sewer is on SW E street with curb and gutter.

Terry Ging

REZONING STAFF REPORT

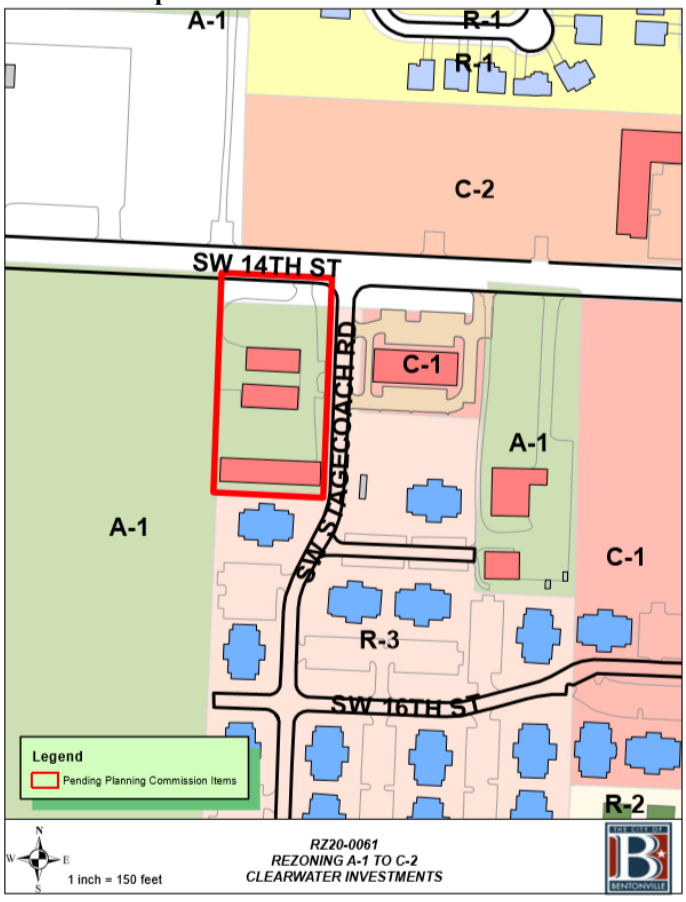
Clearwater Investments, LLC

2903 SW 14th Street
PC Date: 1/5/2021
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0061
Applicant / Current Owner	Clearwater Investments, LLC PO Box 1055 Bentonville, AR 72712
Site Area	+/- 1.84 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 2903 SW 14th Street, a commercial corridor that bisects the city east to west. Adjacent zoning districts are C-2, General Commercial to the north, R-3, Medium Density Residential to the south and east, and A-1, Agricultural to the west.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as General Commercial. The Bentonville Community Plan describes General Commercial areas to include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

Public Comment
Staff has NOT received public comment regarding this request.

Analysis
According to the applicant's narrative, the intent of the rezoning request is to provide food & beverage uses for the property. The changing context of the area, such as the commercial development to the east that is currently under construction, along with other commercial establishments along this corridor, may warrant the rezoning request.

Conclusion
The proposed rezoning request does align with the Future Land Use plan, surrounding uses and zoning districts, and may justify the rezoning request to C-2, General Commercial.

Staff recommends approval of the rezoning request.

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive/ Fayetteville, AR 72703
PH: 479-442-9350 * FAX: 479-521-9350

November 10, 2020

City Current Panning
City of Bentonville, Arkansas
305 SW A Street
Bentonville, AR 72712

Re: Rezoning Request (Parcel #18-08658-001)

Dear Planning Staff,

The property owners of Benton County Parcel #18-08658-001 are applying for a rezoning of said property. The property in question totals 0.84 acres and is on the west side of SW Stagecoach Rd. It is currently zoned A-1, because it was recently annexed into the city.

The Applicant would like to rezone this property to C-2 for the purpose of developing a commercial property, specifically a 7brew coffee. Currently, the property has a large section of C-2 zoned property across 14th street and C-1 property across SW Stagecoach. The property also has a 12" water main running along 14th street, as well as a 8" main on SW Stagecoach St. There is 8" sewer main along sw stagecoach.

The appearance of the building that will be proposed is exactly the same as other 7brew coffee shops in Bentonville and Rogers.

Traffic for this property will have a negligible increase because the property of the direct access to 14th street. Also, there will only be 4 employees at a time, maximum with enough stacking distance to keep traffic within the bounds of the property.

The current owner, Clearwater investments LLC, intends to sell the property to our clients after the property is rezoned.
If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jake Chavis, E.I.
Bates & Associates, Inc.

REZONING STAFF REPORT

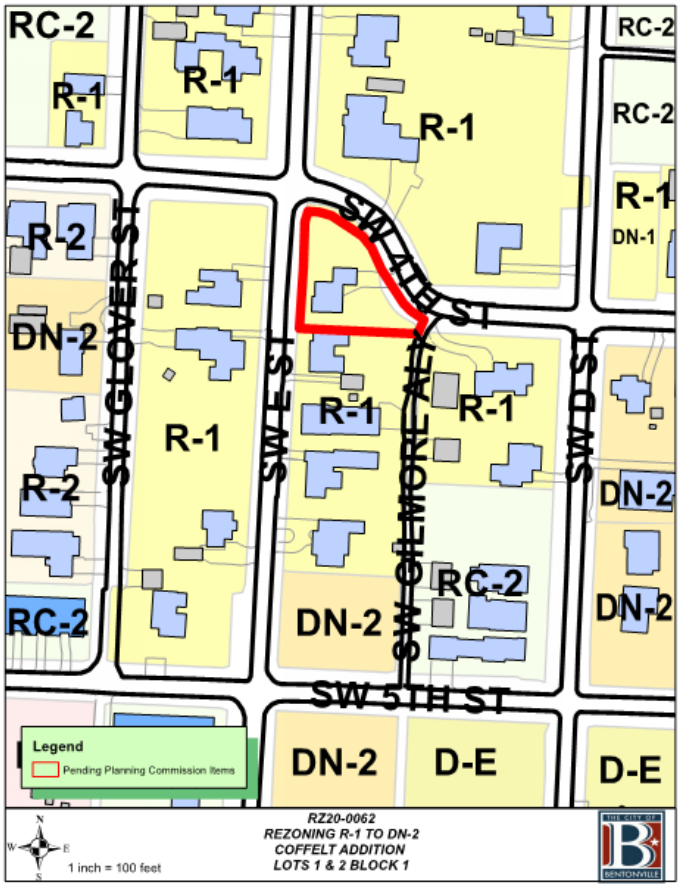
Allen and Veda Kinyon Trustees

403 SW E Street
PC Date: 1/5/2021
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0062
Applicant / Current Owner	Allen and Veda Kinyon Trustees
Site Area	+/- .32 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
403 SW E Street, located southeast of the intersection of SW 4th and SW E Streets, currently contains a single-family home. The parcel contains two lots, Lots 1-2, Block 1 of Coffelt Addition. Adjacent zoning districts are R-1, Single-Family Residential to the north, south, east, and west. The Future Land Use Map depicts property to the north, south, east, and west as Medium-Density Residential.

Relationship to the Bentonville Community Plan
The Downtown Neighborhood Subarea Plan of the Bentonville Community Plan depicts this property within a High Density Residential Character Area (p. 135). The Neighborhood Framework model depicted in the plan (p.137) defines High Density Residential Areas as areas immediately adjacent to the Downtown Core and Gateway Corridors, and plan for the highest density and range of housing types.

The Future Land Use Map currently depicts this property as Medium-Density Residential. These areas typically include townhouse, duplex, and denser single-family development.

Public Comment
Staff has received public comment on this request.

Analysis
According to the applicant's narrative, the intent of the rezoning request is to pursue similar zoning as other properties in the vicinity; they are unsure of their development plans at this time.

In regard to supported development in the DN-2, Downtown Medium-Density Residential District, the applicant would be allowed to construct townhomes, single-family, or two-family structures. Any future townhome development, however, would require large scale development review and approval to ensure compliance with the Land Development Code. DN-2, with its reduced setbacks and increased lot coverage minimums, also allows for row house style, single-family development, like homes on SW D Street a block to the east.

The vicinity map included within this packet reflects a number of recent rezoning actions in proximity of this request. DN-2 zoned property can be seen on SW Glover Street, SW D Street, and SW E Street, between SW 4th and SW 5th Streets.

Conclusion
The Future Land Use Plan, the Downtown Neighborhood Subarea Plan, and the zoning of properties within the vicinity all lend credence to this rezoning request. Staff recommends approval.

Rezoning Narrative: 403 SW E Street

1. Current zoning R-1. Proposed zoning designation is DN2.
2. Zoning change is to pursue the same zoning designation being approved by other nearby properties. Unsure of development at this time.
3. Currently the surrounding area is mixed use of single-family homes and multifamily townhomes or condos. Properties within a block of subject property has already been rezoned DN2.
4. Use has not been determined. The zoning change will allow for more options when the time comes.
5. Traffic in the area has multiple ways to enter and exit and should not negatively impact the neighborhood.
6. Signage will be property address (s).
7. Appearance will be residential.
8. Water and sewer are at the street. The size of the water line is 6 inch. The size of the sewer line is 8 inch.

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

Re: Rezoning

To Whom It May Concern,

We own the lot at the northeast corner of the intersection of SW D Street and SW 4th Street. Our lot is directly across the street from the SW D Street property the petitioners are seeking to rezone.

It is our intention to build a single-family home facing SW 4th Street on our lot. We initially asked to be rezoned DN2, not realizing the designation included townhouses. Our petition drew two objections and was denied by the city council. We amended our petition seeking DN1 zoning, which was approved.

Southwest D Street only consists of single-family homes. It is our understanding the petitioner intends to build townhouses on both lots. Granting the petition would ignore precedent and lower the value of the adjoining properties.

We strongly urge the planning commission and the city council to deny this rezoning request to DN2.

Thank you for your thoughtful consideration,

Frank Bailey

Pat Bailey

Cc: Bentonville City Council

REZONING STAFF REPORT

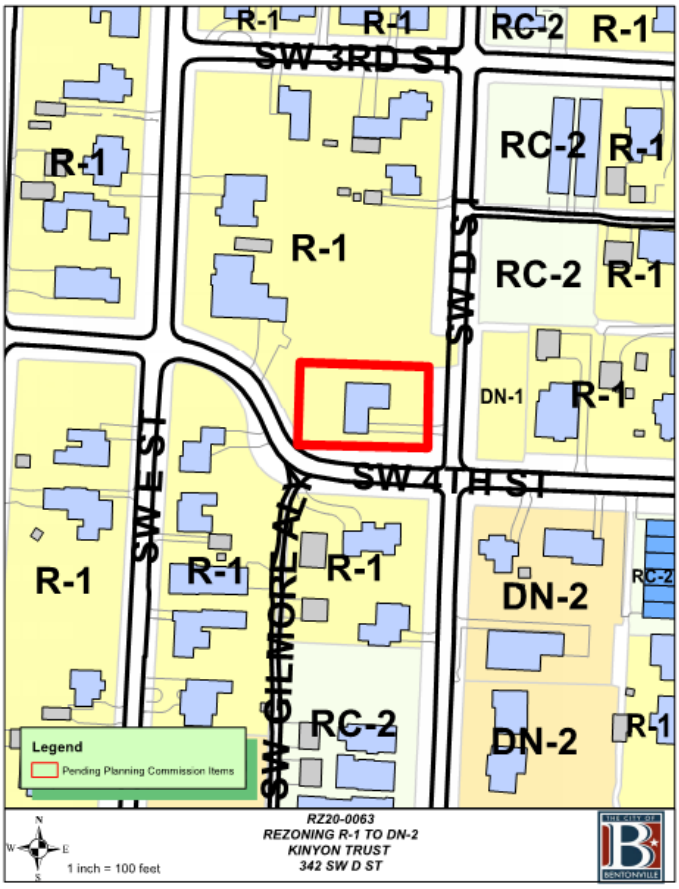
Allen and Veda Kinyon Trustees

342 SW D Street
PC Date: 1/5/2021
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0063
Applicant / Current Owner	Allen and Veda Kinyon Trustees
Site Area	+/- .37 acres
Current Zoning	R-1, Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
342 SW D Street, located northwest of the intersection of SW 4th and SW D Streets, currently contains a single-family home. Adjacent zoning districts are R-1, Single-Family Residential to the north, south, and west, and DN-1, Downtown Low-Density Residential to the east. Further north and south on SW D Street are zoning designations of RC-2, Central Residential – Moderate Density and DN-2, Downtown Medium-Density Residential.

Relationship to the Bentonville Community Plan
The Downtown Neighborhood Subarea Plan of the Bentonville Community Plan depicts this property within a High Density Residential Character Area (p. 135). The Neighborhood Framework model depicted in the plan (p.137) defines High Density Residential Areas as areas immediately adjacent to the Downtown Core and Gateway Corridors, planned for the highest density and range of housing types.

The Future Land Use Map currently depicts this property as Medium-Density Residential. These areas typically include townhouse, duplex, and denser single-family development.

Public Comment
Staff has received public comment on this request.

Analysis
According to the applicant's narrative, the intent of the rezoning request is to pursue similar zoning as other properties in the vicinity; they are unsure of their development plans at this time.

In regard to supported development in the DN-2, Downtown Medium-Density Residential District, the applicant would be allowed to construct townhomes, single-family, or two-family structures. Any future townhome development, however, would require large scale development review and approval to ensure compliance with the Land Development Code. DN-2, with its reduced setbacks and increased lot coverage minimums, also allows for row house style, single-family development like homes on SW D Street to the north and south, which are zoned DN-2 and RC-2 (a close approximation of DN-2).

Conclusion
The Future Land Use Plan, the Downtown Neighborhood Subarea Plan, and the zoning of properties within the vicinity all lend credence to this rezoning request. Staff recommends approval.

Rezoning Narrative: 342 SW D Street

1. Current zoning is R-1. Proposed zoning designation is DN2.
2. Zoning change is to pursue the same zoning designation being approved by other nearby properties. Unsure of development at this time.
3. Currently the surrounding area is mixed use of single-family homes and multifamily townhomes or condos. Properties within a block of subject property has already been rezoned DN2.
4. Use has not been determined other than residential. The zoning change will allow for more options when the time comes.
5. Traffic in the area has multiple ways to enter and exit and should not negatively impact the neighborhood.
6. Signage will be property address (s).
7. Appearance will be residential.
8. Water and sewer are at the street. The size of the water line is 16 inch. The size of the sewer line is 8 inch.

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

Re: Rezoning

To Whom It May Concern,

We own the lot at the northeast corner of the intersection of SW D Street and SW 4th Street. Our lot is directly across the street from the SW D Street property the petitioners are seeking to rezone.

It is our intention to build a single-family home facing SW 4th Street on our lot. We initially asked to be rezoned DN2, not realizing the designation included townhouses. Our petition drew two objections and was denied by the city council. We amended our petition seeking DN1 zoning, which was approved.

Southwest D Street only consists of single-family homes. It is our understanding the petitioner intends to build townhouses on both lots. Granting the petition would ignore precedent and lower the value of the adjoining properties.

We strongly urge the planning commission and the city council to deny this rezoning request to DN2.

Thank you for your thoughtful consideration,

Frank Bailey

Pat Bailey

Cc: Bentonville City Council

REZONING STAFF REPORT

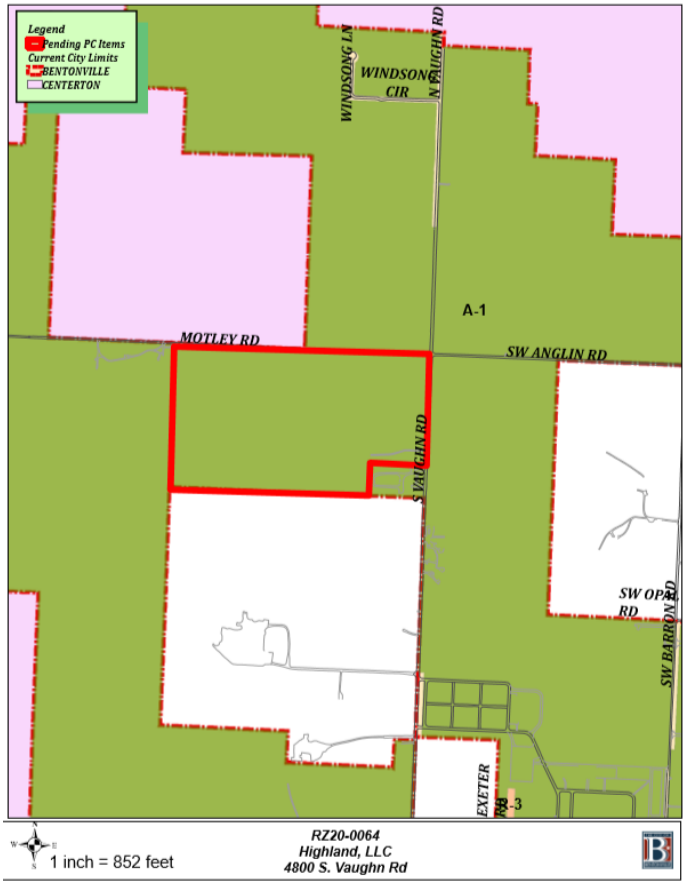
HIghland, LLC

4800 S Vaughn Road
PC Date: 1/5/2021
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0064
Applicant / Current Owner	Highland, LLC PO Box 129 Centerton, AR 72719
Site Area	+/- 85 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Agricultural (A)

Https://arcg.is/08hvk8

Location Map



Property Description
The property is located at 4800 S Vaughn Road and is currently zoned A-1, Agricultural. Adjacent zonings are A-1 and the City of Centerton to the north, A-1 and Benton County to the south. and A-1 to the west and east.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as Agriculture. These areas include larger properties used primarily for the raising of crops or livestock. These properties may also include single-family residences and other farming related structures.

Public Comment
Staff has NOT received public comment regarding this request.

Analysis
According to the applicant's narrative, the intent of the rezoning is to allow for the development of a single-family subdivision. While the Land Use Plan might have been correct when the Community Plan was adopted, since that time public utilities are now available and a new junior high school has been constructed a short distance to the northeast. Another public school, located just to the southeast, was approved for construction by the Planning Commission earlier this year.

Conclusion
Staff recommends approval of the rezoning request due to the site's compatibility with current development in the area, as well as surrounding uses and zoning districts.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

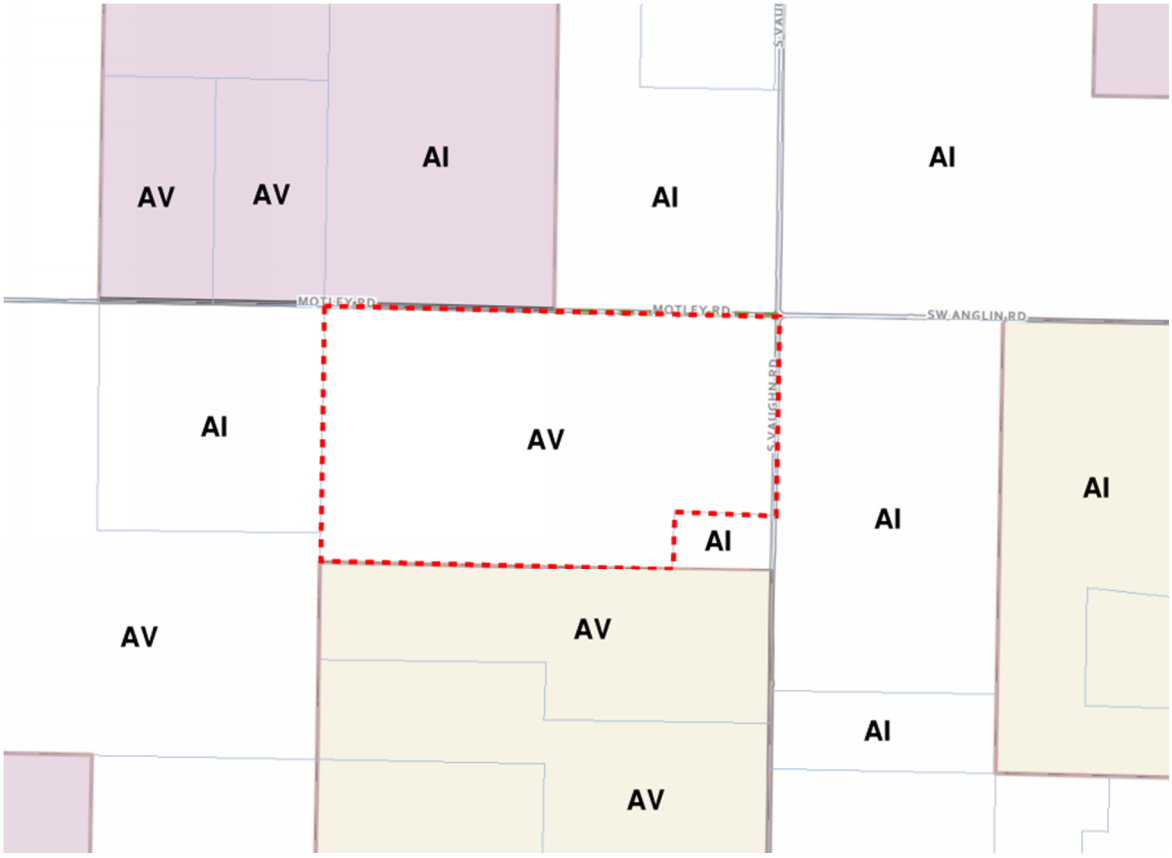
November 5, 2020

City of Bentonville
Attn: Planning Department
305 SW A St
Bentonville, AR 72712

Re: Rezone Application – Bentonville West Property
CT Job #: 16104200

Planning Staff,

On behalf of our client, Highland, LLC, we are submitting an application to rezone approximately 85.5 acres of land at the SW corner of Motley Road and S Vaughn Road in west Bentonville. The property is comprised of one parcel that are all currently zoned AV. We are seeking approval to rezone to R-1.



The City of Bentonville future land use plan designates this area as Agriculture. Within this plan, Agriculture areas are defined as being "area including larger properties used primarily for the raising of crops or livestock as well as properties including residence or farm-related structures."

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

The property is surrounded by parcels currently zoned AV and AI. It is due west of many large existing and preliminary residential single-family developments. Water and sanitary sewer infrastructure are both available on site. We feel that rezoning the property to R-1 would be beneficial to the growth of the surrounding area. It will not unreasonably affect or conflict with the surrounding agriculture land uses. Large tracts of land within the City of Bentonville are becoming less and less available. By approving this rezoning, the property can be developed in a way that utilizes the existing street and utility infrastructure which will help to decrease maintenance costs for the City in the future. This property is serviced by the City of Centerton Water and Sewer Department so it will not pose a burden to the City of Bentonville system.

Traffic leaving the site would do so on to Motley Road or S Vaughn Road and have access to both W Centerton Blvd. and SW Regional Airport Blvd via S Vaughn Road. Any traffic analysis required would be performed at the time of preliminary plat.

It is for the reasons above we are requesting your review of this rezoning application. Please feel free to contact us with any questions.

Thank you,

Thomas A. Hennelly, PE
Vice President
Crafton Tull

REZONING STAFF REPORT

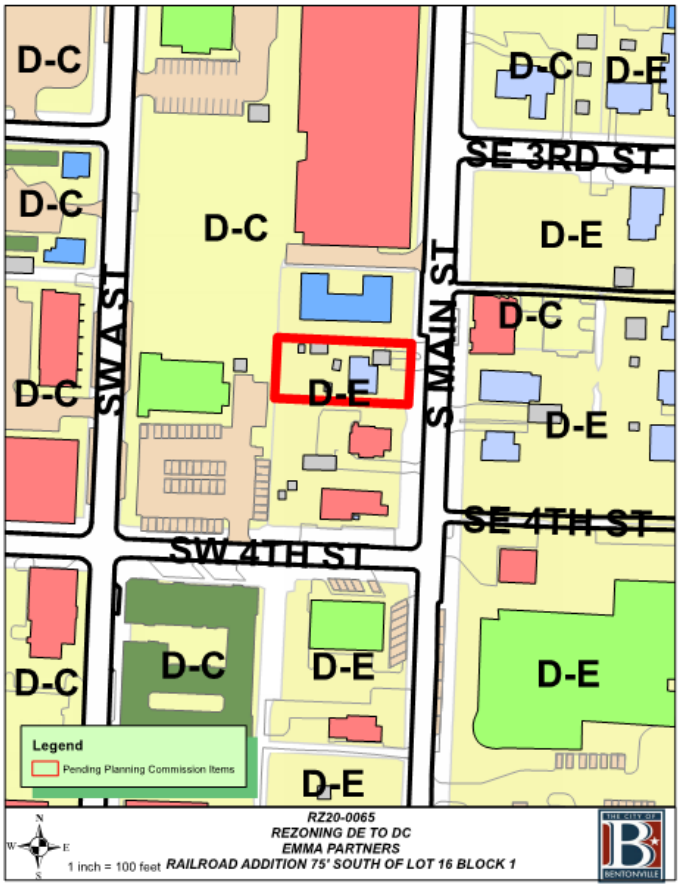
Emma Partners, LLC

310 S Main Street
PC Date: 1/5/2021
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0065 & RZ20-0066
Applicant / Current Owner	Emma Partners, LLC
Site Area	+/- .5 acres
Current Zoning	DE, Downtown Edge
Requested Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial

https://arcg.is/08HvK8

Location Map



Property Description
RZ20-0065 and RZ20-0066 are contiguous rezoning requests located at 310 S Main Street and Parcel 01-03766-001. Adjacent zoning districts are DE, Downtown Edge, to the north, east, and south, and DC, Downtown Core to the west.

Relationship to the Bentonville Community Plan
The Bentonville Community Plan depicts this property within Priority Area 1, Downtown Intensification. The Plan notes that supporting redevelopment downtown allows the community to take advantage of current market capacity, increasing housing options, and increase the amount of people living close to jobs and commerce (p. 46).

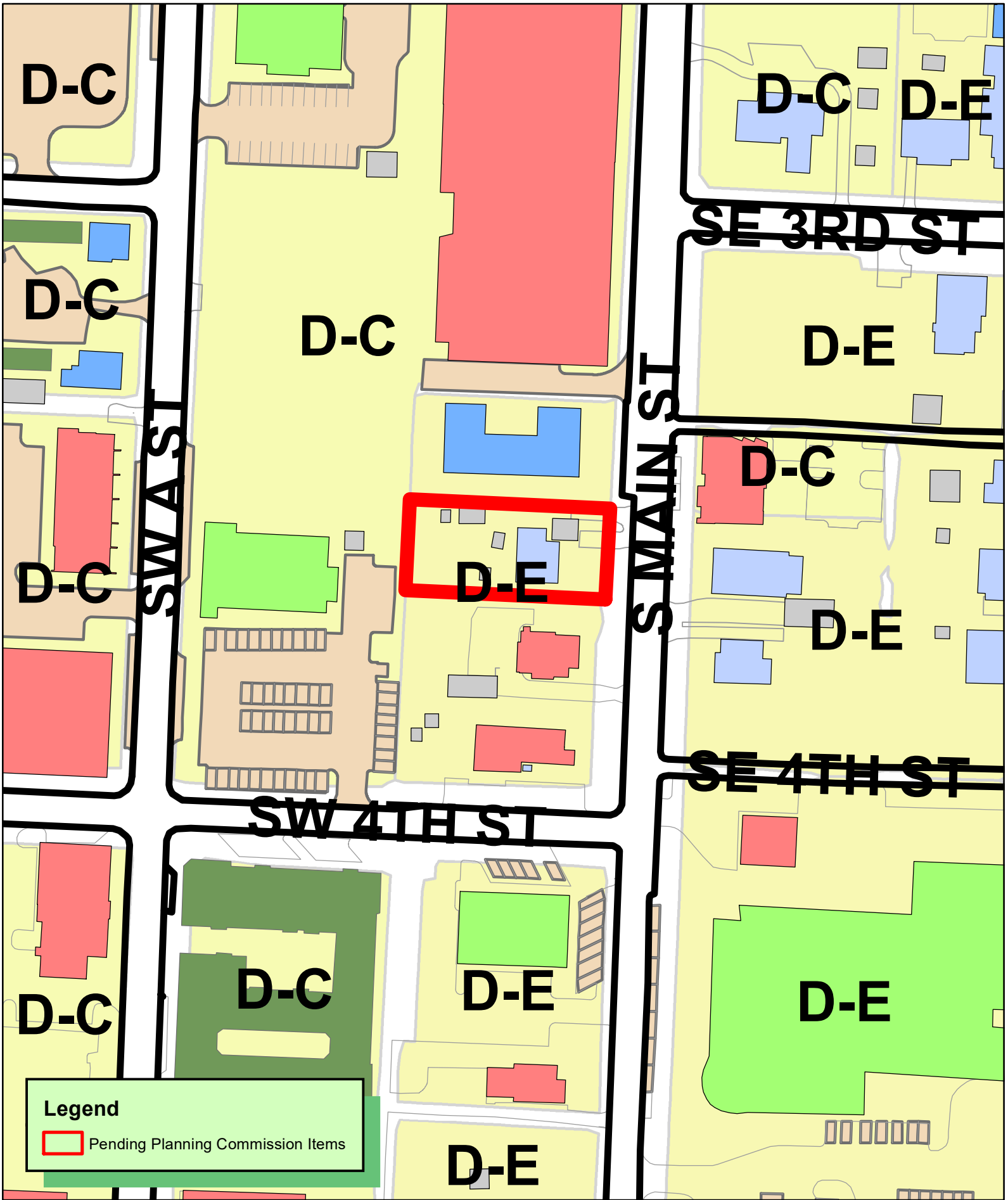
In addition, the property is depicted in the South Gateway Downtown Character Area. The plan recommends continued support of S Main Street as a secondary entry into downtown, with a mix of commercial and residential uses.

The Future Land Use Map currently depicts this property as Downtown Commercial. These areas typically include vertical, mixed-use developments with a focus on design character and pedestrian access.

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

Analysis
According to the applicant's narrative, the intent of the rezoning request is to repurpose the existing structure at 310 S Main Street in line with the Community Plan. The existing structure, in combination with the adjacent parcel will provide flexibility in future development to support the Bentonville City Center, Bentonville City Hall, and Motto Hotel projects.

Conclusion
The Future Land Use Plan, the Downtown Character Area Plan, and surrounding zoning districts lend credence to the rezoning applications. Staff recommends approval of both rezoning requests.

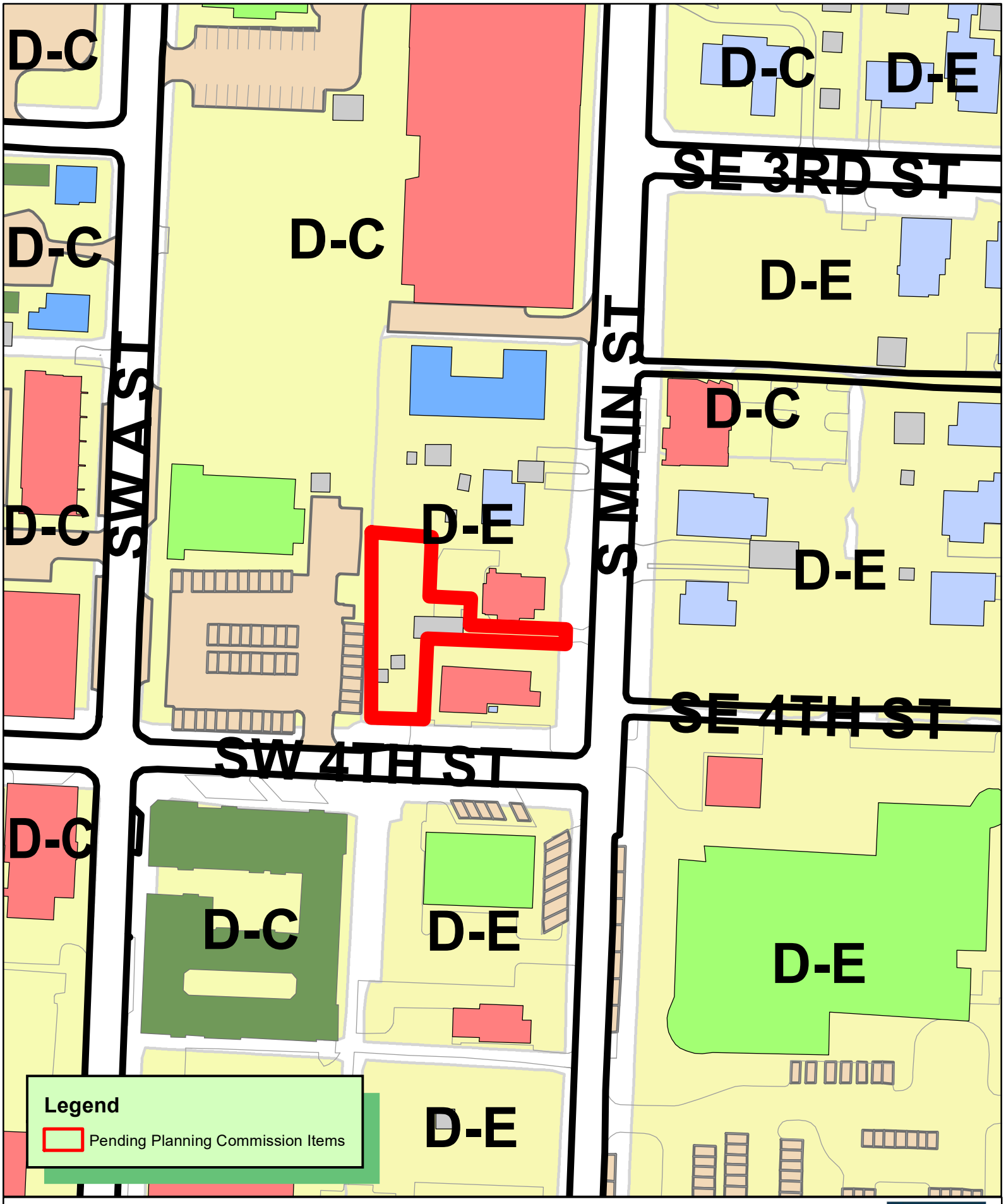


N
W E
S

1 inch = 100 feet

RZ20-0065
REZONING DE TO DC
EMMA PARTNERS
RAILROAD ADDITION 75' SOUTH OF LOT 16 BLOCK 1

THE CITY OF BENTONVILLE



N
W E
S

1 inch = 100 feet

RZ20-0066
REZONING DE TO DC
EMMA PARTNERS
RAILROAD ADDITION LOT 27 BLOCK 1

THE CITY OF BENTONVILLE

Emma Partners, LLC, a local real estate investment group, has recently acquired 310 S Main Street, and parcel number 01-03766-001 (.21 acres) which is located behind 312 and 314 S Main Street. Both properties are currently zoned D-E, Downtown Edge, with the use of single-family residential and a storage area for EGIS Environmental. The request for D-C, Downtown Core is consistent with the Future Land Use Plan, which identifies this area as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should consist of activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic (Lavigne, 2018).

Within the Bentonville Community Plan Chapter 6, Commerce and Industry, the oldest commercial development areas in Bentonville (Downtown) are generally challenging to redevelop (Lavigne, 2018). Through acquisitions and assemblage, a developer would be able to create more substantial commercial projects while providing goods and services to downtown Bentonville patrons. Chapter 4 identifies this area as Priority Area 1, Downtown Intensification, and it falls within the Downtown Bentonville Character Area, South Gateway. S Main Street and SW A Street are the primary southern gateways to Downtown Bentonville (Lavigne, 2018). S Main Street is considered the secondary entrance into the downtown because of its character and less intensive commercial uses in harmony with the public spaces and current residential properties or those that have redeveloped. S Main Street's character is inviting to the pedestrian through the trees that line its length and the sidewalks on each side of the roadway. Within the Bentonville Blueprint, there are eight target sectors with Hospitality, Culture, and Entertainment as an identified need within the community, and it covers a wide range of establishments.

Emma Partners LLC proposes to repurpose the existing structure at 310 S Main Street in harmony with the Bentonville Community Plan and the Bentonville Blueprint. When combined with parcel # 01-03766-001, future development will support the new developments at 240 S Main Street Center City, 305 SW A Street, the new Bentonville City Hall, and Motto Hotel at 223-225 S Main Street.

REZONING STAFF REPORT

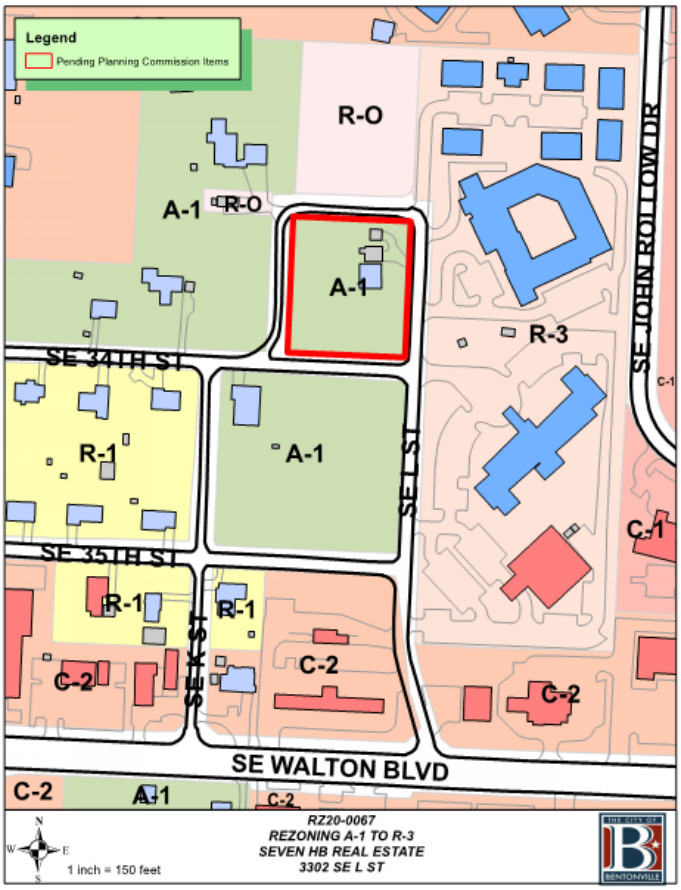
Jake Newell

3302 SE L Street
PC Date: 1/5/2021
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0067
Applicant / Current Owner	Seven HB Real Estate, LLC
Site Area	+/- 1.24 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	High-Density Residential

https://arcg.is/08HvK8

Location Map



Property Description
3302 SE L Street is vacant and located between SE 33rd Street, SE L Street, SE K Street, and SE 34th Street. All streets are classified as Local streets per the current Master Street Plan. Adjacent zoning districts are R-3, Medium Density Residential to the east, R-O, Residential Office and A-1, Agricultural to the north and west, and A-1, Agricultural to the south.

Relationship to the Bentonville Community Plan
The Bentonville Community Plan depicts this property within Priority Area 2, Infill of the Community Plan. The Plan describes how currently vacant and agricultural acreage could accommodate a population increase of approximately 31,000 residents within the Infill Priority Area (p. 48). The plan states that most of the development needed to accommodate Bentonville's anticipated growth can be accommodated with urban opportunity sites that exist within developed areas of the city.

The Future Land Use Plan currently depicts this property as High-Density Residential. These areas include a variety of housing types, such as multi-family or dense single-family, typically with integrated amenities for residents.

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

Analysis
According to the applicant's narrative, the intent of the rezoning request is to provide additional housing options for current and future residents of Bentonville. In addition, the applicant states that their intention is to develop the property in line with their similar multi-family developments in downtown Bentonville.

City staff placed traffic counters at 1103 SE 35th, 1108 SE 34th, and 3510 SE L Streets between December 10 and December 15, 2020. Over the period, average daily traffic counts were 149.5, 210.3, and 238.2 cars respectively. The Master Street Plan designates SE L, SE 34th, and SE 35th Streets as Local streets. Local streets have an estimated capacity between 1,000 and 4,000 vehicles per day, which suggests there may be adequate roadway capacity for additional traffic should future development make necessary road improvements.

Conclusion
The Future Land Use Plan and Land Use and Strategic Growth Chapter of the Community Plan lends credence to this rezoning request. Staff recommends approval.

3302 SE L Street Narrative

Current Zoning Designation: A1- Agricultural District, **Proposed Zoning Designation:** R3- Medium Density Residential

Explanation: Newell Development proposes to rezone the property located at 3302 SE L (parcel ID 01-00149-000) from A1 to R3, in order to develop a medium density real estate project in compliance with R3 development standards of the Bentonville Zoning Code. The current owner is Seven HB Real Estate, LLC (Mailing Address: 5105 SW Newcastle Road, Bentonville, AR 72713) who endeavors to sell the property to L Street Properties, LLC. Newell Development will serve as the property developer.

Reason to Rezone: The rezone would allow for L Street Properties, LLC in partnership with Newell Development to build a medium density workforce housing project.

Statement of how the property will relate to surrounding properties: The residential development proposed for this property will fit in form and scale with design standards outlined by the City of Bentonville R3 building standards. Adjacent properties on L Street, Osage Heights (3303 SE L) and the Gardens at Osage Terrace (3317 SE L), are also zoned R3 and serve as senior living communities. Surrounding properties in the neighborhood are zoned R1-single family residential, RO-residential office, A1-agricultural and C2- general commercial. With the various zonings in the neighborhood, the proposed development will offer yet another housing option in the area to current and new residents in Bentonville.

Use: This infill residential development will complement and contribute to Priority Area 2 of the City Council adopted *Bentonville Community Plan* and offer more varied and affordable workforce housing options to accommodate Bentonville's current and anticipated population growth in the coming years. Per the plan: "There are approximately 1,000 acres of vacant or agricultural land within Bentonville's already developed areas. These areas represent an opportunity to capitalize on existing infrastructure and services and support new development that aligns with existing uses and is compatible with the character of surrounding areas. Based on the Land Use Plan, this vacant/agricultural acreage could accommodate a population increase of approximately 31,000 … What all of this clearly demonstrates, is that most of the development needed to accommodate Bentonville's anticipated growth over the next 20 years can be accommodated with the urban infill opportunity sites that exist within the developed areas of the city" (Pg. 48, Bentonville Community Plan). While the plan recommends high density in this area, we feel a medium density project would fit better into the surrounding neighborhood and area of transition.

(zoomed in future land use map)

3302 SE L Street falls within the recommended infill area - Priority Area 2 of the Bentonville Community Plan

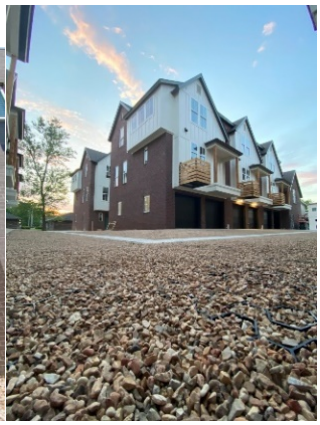
Traffic: The additional units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to the Razorback Greenway.

Signage: None proposed at this time.

Appearance: Modern design standards, similar Newell Development projects on SW B Street in Downtown Bentonville (images on page 3), will be used to positively improve the character of the existing neighborhood and increase housing options near South Walton, J Street and Northwest Medical Center. This housing project will expand Newell Development's portfolio outside of the downtown corridor but will be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville, at a price-point suitable for the area's workforce.

Water/ Sewer/ Electric: On-Site

(additional images on page 3)



(Images top to bottom: Dunn and Davis, The Village Flats, The Village, Depot 16, The Village, Dunn and Davis, Dunn and Davis, Dunn and Davis)

REZONING STAFF REPORT

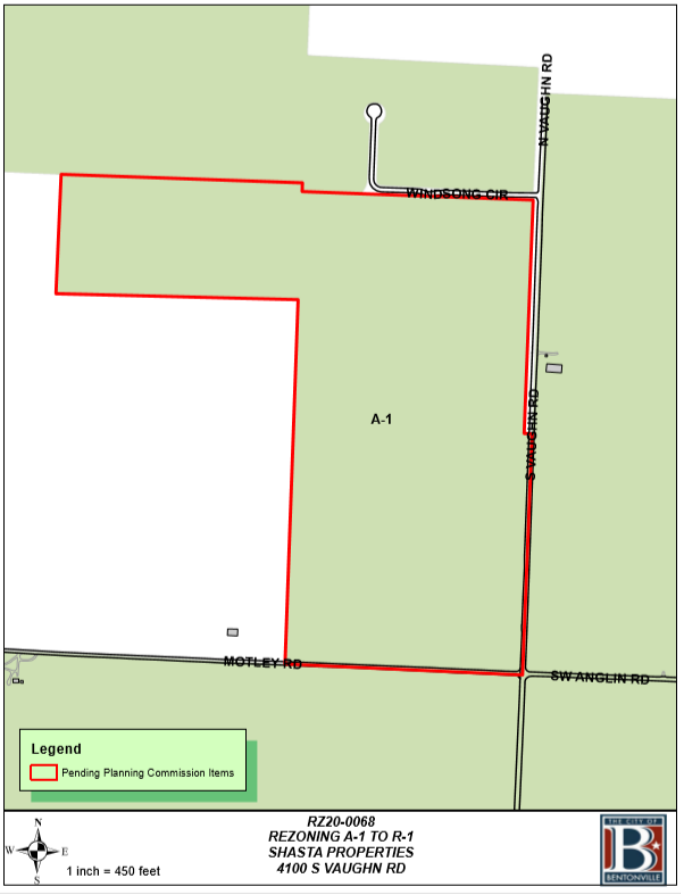
Shasta Properties, LLC

3905 S Vaughn Road
PC Date: 1/5/2021
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0068
Applicant / Current Owner	Shasta Properties, LLC 1402 SW Susana Street, Suite 6 Bentonville, AR 72713
Site Area	+/- 98 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Agricultural (A)

Https://arcg.is/08hvk8

Location Map



Property Description
The property is located at 3905 S Vaughn Road and is currently zoned A-1, Agricultural. All properties located to the north, south and east are zoned A-1 and the City of Centerton lies to the west.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as Agriculture. These areas include larger properties used primarily for the raising of crops or livestock. These properties may also include single-family residences and other farming related structures.

Public Comment
Staff has NOT received public comment regarding this request.

Analysis
According to the applicant's narrative, the intent of the rezoning is to allow for the development of a single-family subdivision. While the Land Use Plan might have been correct when the Community Plan was adopted, since that time public utilities are now available and a new junior high school has been constructed a short distance to the northeast, and another public school, located just to the southeast, was approved for construction by the Planning Commission earlier this year.

Conclusion
Staff recommends approval of the rezoning request due to the site's compatibility with current development in the area, as well as surrounding uses and zoning districts.

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive/ Fayetteville, AR 72703
PH: 479-442-9350 * FAX: 479-521-9350

November 30, 2019

City Current Panning
City of Bentonville, Arkansas
305 SW A Street
Bentonville, AR 72712

Re: Rezoning Request (Parcel #01-00828-450, 001-00828-440)

Dear Planning Staff,

The property owners of Benton County Parcel #01-00828-450, and 01-00828-440 are applying for a rezoning of said property. The property in question totals 97.90acres and is on the west side of Hwy 279. It is currently zoned A-1.

The Applicant would like to rezone this property to R-1 for the purpose of developing a residential Subdivision. Currently, the property is surrounded by A-1 zoned property on 3 sides, with a residential subdivision to the north of the property. The property also has a 12" water main running along HWY 279, as well as access to gravity sewer in the southwest corner of the property. This sewer is owned by the City of Centertown.

The appearance of the subdivision will be similar to other subdivisions in Bentonville and Rogers.

Traffic for this property is not expected to affect the surrounding area, as Motley and Vaughn are Arterial streets and designed to handle this increase

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jake Chavis, E.I.
Bates & Associates, Inc.

REZONING STAFF REPORT

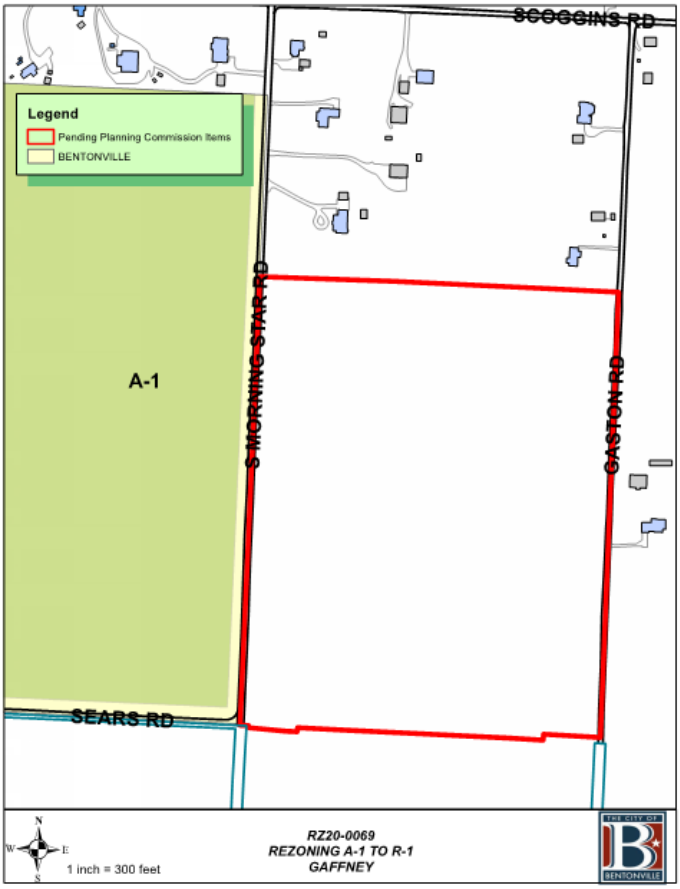
Gaffney

3302 SE L Street
PC Date: 1/5/2021
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0069
Applicant / Current Owner	Gaffney
Site Area	+/- 50 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Agricultural

https://arcg.is/08HvK8

Location Map



Property Description
This property is located northeast of the intersection of Sears Road and S Morningstar Road. The approximately 50-acre tract of land was annexed into the City of Bentonville at the December 8, 2020 City Council meeting. Adjacent zoning districts include Benton County to the north and south, Rogers to the east, and A-1, Agricultural to the west.

Relationship to the Bentonville Community Plan
The Bentonville Community Plan depicts this property within Priority Area 3, Edge Growth of the Community Plan. The Plan cautions against rezoning requests located more than a quarter of a mile from existing public water, sewer, and storm water infrastructure. In the case of this property, Aurora Subdivision is located less than 1,000 feet to the north, which will allow for a connection to existing city infrastructure.

The Future Land Use Plan currently depicts this property as Agricultural. These areas include larger properties used for the raising of crops of livestock. The lots may include residential structures.

Public Comment
Staff has not received written public comment on this request, but has received at least two phone calls from nearby residents.

Analysis
According to the applicant's narrative, the intent of the rezoning request is to develop low-density, single-family housing in the future. Recent development and rezoning projects within the vicinity of this property suggest a shift to single-family residential development over time.

Conclusion
The Bentonville Community Plan Land Use and Strategic Growth Chapter and surrounding development patterns lend credence to the rezoning request. Staff recommends approval.

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

November 24, 2020

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Annexation and Rezone of Parcel Nos. 18-09135-000 & 18-09181-001

Dear Planning Staff:

This law firm has been hired to represent the applicant, Cristi R. Gaffney in obtaining a rezoning of the abovementioned parcels from of A-1, Agricultural, to R-1, Single Family Residential. As of the time of writing this letter, the parcels are located in the county and have not yet been annexed into the City of Bentonville. However, an application for annexation is currently pending. If the parcels are annexed, it is expected that they will be given the zoning designation of A-1. The applicant is aware that this rezone application will be held until such time as the proposed annexation has been finalized by an ordinance of the Bentonville City Council.

The purpose for this rezoning request is to rezone the subject property to a residential zoning designation so that it may be developed into a low density, single family neighborhood with traditional architecture. The surrounding properties are largely comprised of agricultural and low density residential uses. Granted that R-1 is a solely residential zoning and granted that it is the second least intense zoning designation in the Bentonville Zoning Code, this rezoning will not adversely affect surrounding uses. To that end, it is unlikely that the traffic generated will have a significant impact on surrounding properties. No signage is contemplated for this development other than monument signs bearing the name of the neighborhood at the entrances of the development.

This parcel does not currently have access to Bentonville public water or sewer infrastructure. There is a subdivision currently under development called "Aurora Subdivision", which is located to the north of the subject property, at S.W. Scoggins Road and S. Morningstar Road. With this development, both water and sewer are being extended to Morningstar Road. The proposed development on the subject parcel would extend both of these utilities to the project area to serve the future development. It is likely that a lift station will be needed in order to pump the sewer from S. Morningstar Road and Sears Road uphill to S.W. Scoggins Road.

Preliminary discussions with staff have occurred and there are no known utility capacity issues. For electric, there is an existing overhead electric system along Sears Rd, which will be utilized to serve the project area.

If you have any questions, feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

W. Kellstrom

Will A. Kellstrom

WK:
pc:

CONDITIONAL USE STAFF REPORT

CMBAA

NE J Street

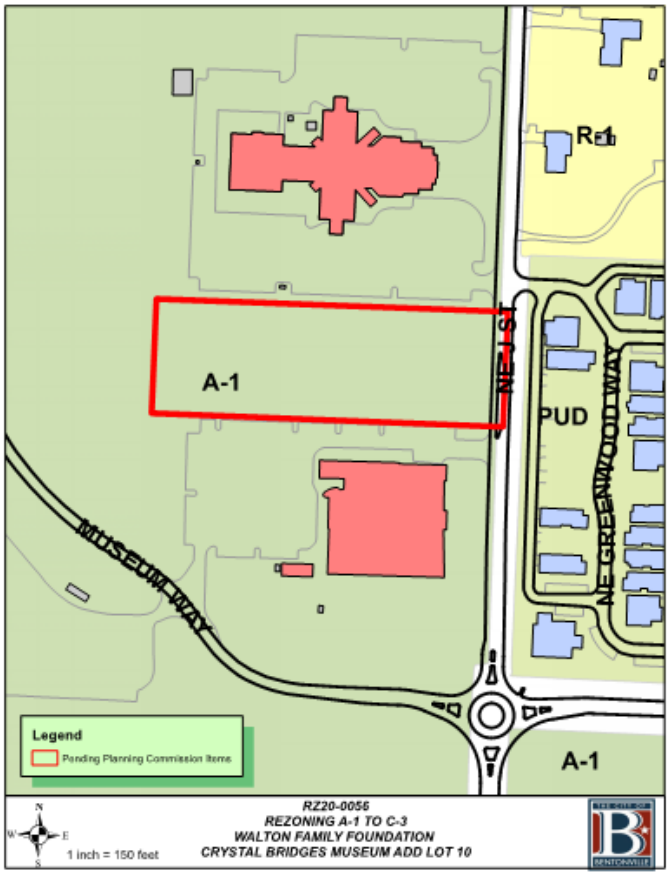
PC Date: 11/17/2020

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	CU20-0049
Applicant / Current Owner	Alice Walton Foundation
Site Area	+/- 11.05
Current Zoning	C-3, Central Commercial
Future Land Use Map Designation	Public/Semi-Public
Requested Use	Temporary Gravel Parking Area and Permanent Parking Structure
Protective Covenants	None

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

Location Map



Property Description

Currently zoned C-3, Mixed-Use Commercial. Temporary Uses require a Conditional Use Permit regardless of zoning district. Stand-alone parking facilities require a Conditional Use Permit in zoning district C-3.

Proposed Use Description

A conditional use permit to allow for the construction of a temporary gravel parking facility during the construction of a permanent parking garage. The temporary gravel parking area contains 352 overflow parking spaces, lighting, and sidewalk access to the Orchid Trail. This conditional use permit is related to the permanent parking garage project (LSD20-0063).

Projected Traffic Impact

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

Public Notice

Staff has not been contacted regarding this request.

Conditions of Approval

1. The Conditional Use Permit for the permanent parking facility shall be valid in perpetuity from the date of issuance.
2. The Conditional Use Permit for the temporary gravel parking shall be valid for 18 months.
3. Any changes in scope, use, or ownership may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the Conditional Use at any time.
4. Ensure proper dust abatement.
5. Gravel shall be contained with a defined edge.

1305 NE McClain Road, Suite 7
Bentonville, AR 72712
(479) 271-8058
www.cesoinc.com

December 23, 2020

Mr. Tyler Overstreet
Planner
305 SW A Street
Bentonville, AR 72712

RE: Conditional Use Request

Dear Mr. Overstreet:

On behalf of our client we are requesting a Conditional Use for a Temporary Parking Lot to support the parking deck construction and Crystal Bridges Museum guest overflow parking.

The Temporary Parking Lot details are as follows:

- Provide approximately 352 parking spaces on a gravel surface
- Access will be accommodated off of a temporary access point off of J Street, to be restored upon completion
- Site Lighting will be provided
- Silt Fence will be utilized as an erosion control measure around the gravel stabilized parking lot
- Vegetation will be restored upon completion

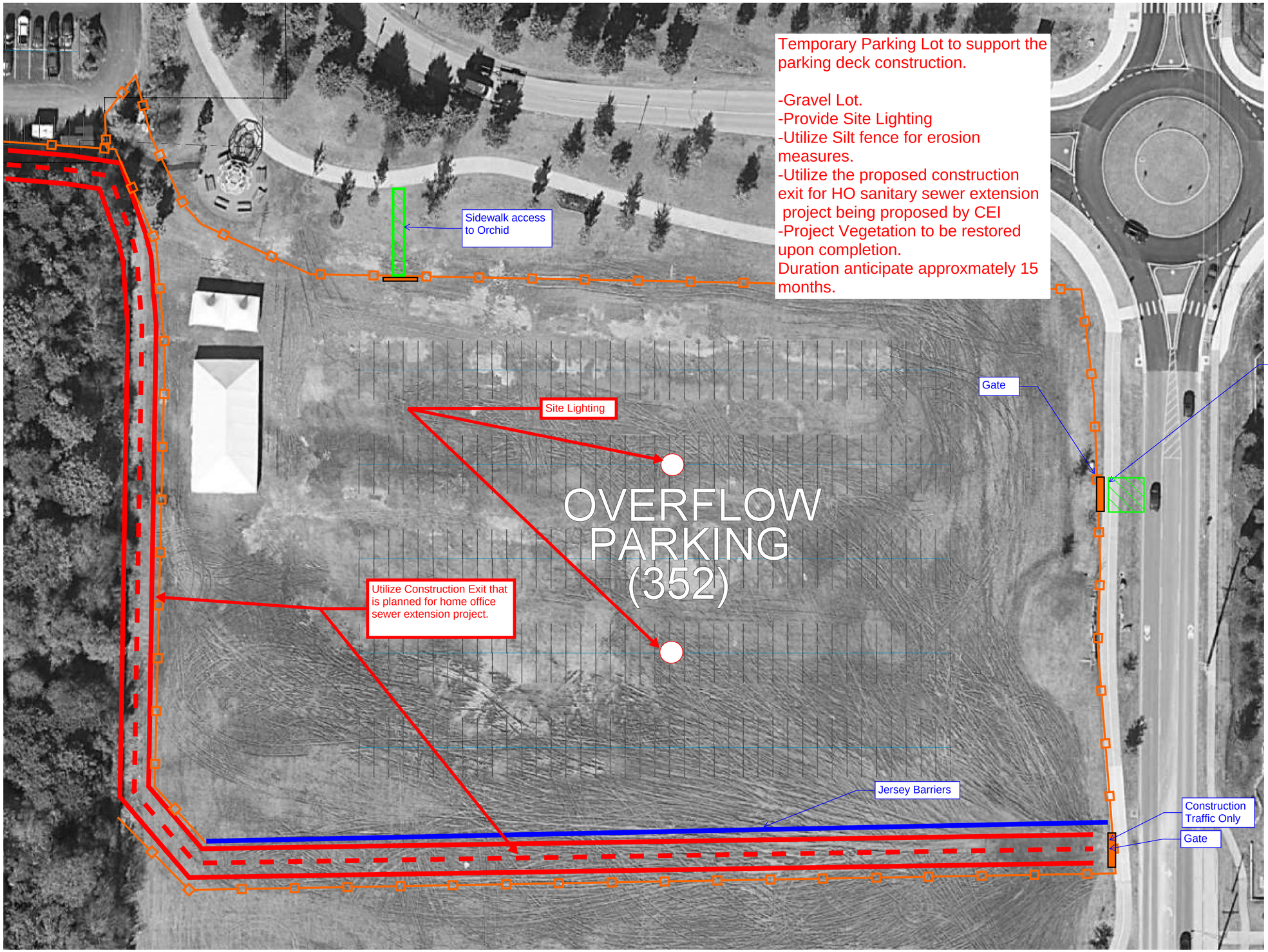
The anticipated duration for the Conditional Use is approximately 18 months.

We are additionally including the plans prepared by CEI showing the construction exit that is depicted on the concept plan, it is contemplated this will be used for a future project construction entrance as well.

Should any questions arise, or additional information be needed, please do not hesitate to contact me.

Respectfully,

Michael Allan
Senior Program Director
CESO
1305 NE McClain Road, Suite 7
Bentonville, AR 72712-3839
OFFICE: 479.321.3238
MOBILE: 479.715.1913
Michael.Allan@cesoinc.com
www.cesoinc.com
Akron | Bentonville | Charlotte | Columbus | Dayton | Lansing | Nashville | Orlando | Phoenix | Pittsburgh



30' 0' 15' 30'

SCALE IN FEET - 1" = 30'

BALDWIN & SHELL CONSTRUCTION COMPANY

Building Relationships

WHOLE HEALTH INSTITUTE AND ART BRIDGES

BENTONVILLE, ARKANSAS

No.	Description	Date

OVERFLOW PARKING AREA

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
	3
Scale	1" = 30'-0"

10/9/2020 7:02:14 AM

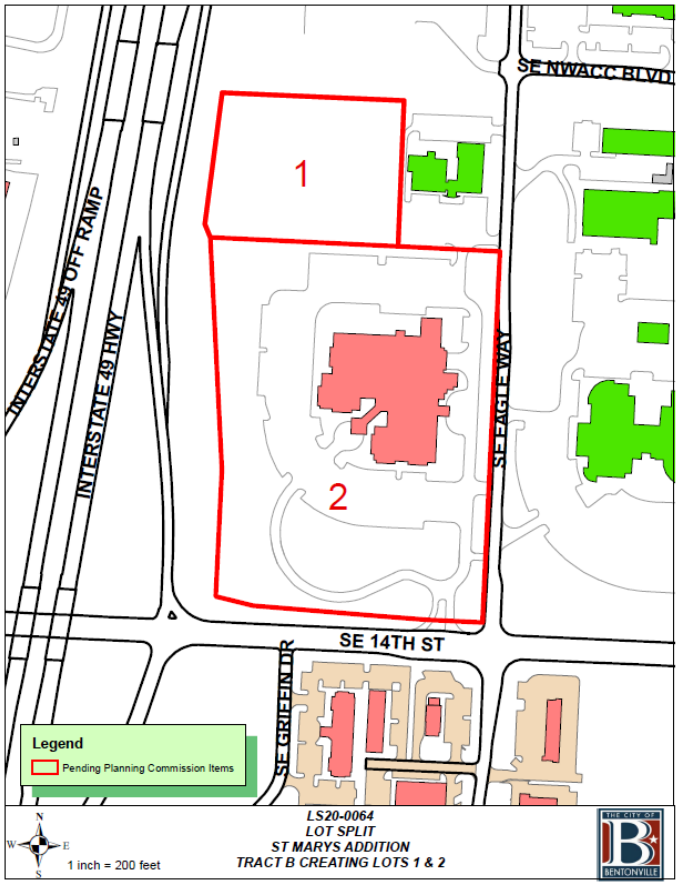
Lots 1-2 of St. Mary's Addition

3101 SE 14th Street
PC Date: 1/5/2021
Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	LS20-0064
Applicant / Current Owner	Mercy Health System of NWA, Inc.
Site Area	+/- 17.87 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Commercial (C)

https://arcg.is/08HvK8

Location Map



Property Description
The property is located at 3101 SE 14th Street. It is currently zoned C-2, General Commercial with a Future Land Use Plan designation of General Commercial.

Project Details
A lot split of Tract B of St. Mary's Addition, creating new Lots 1 (+/- 3.83 acres) and 2 (+/- 14.03 acres). The plat dedicates utility easements of varying widths for the existing sanitary sewer service.

Waivers
There are no waivers associated with this lot split.

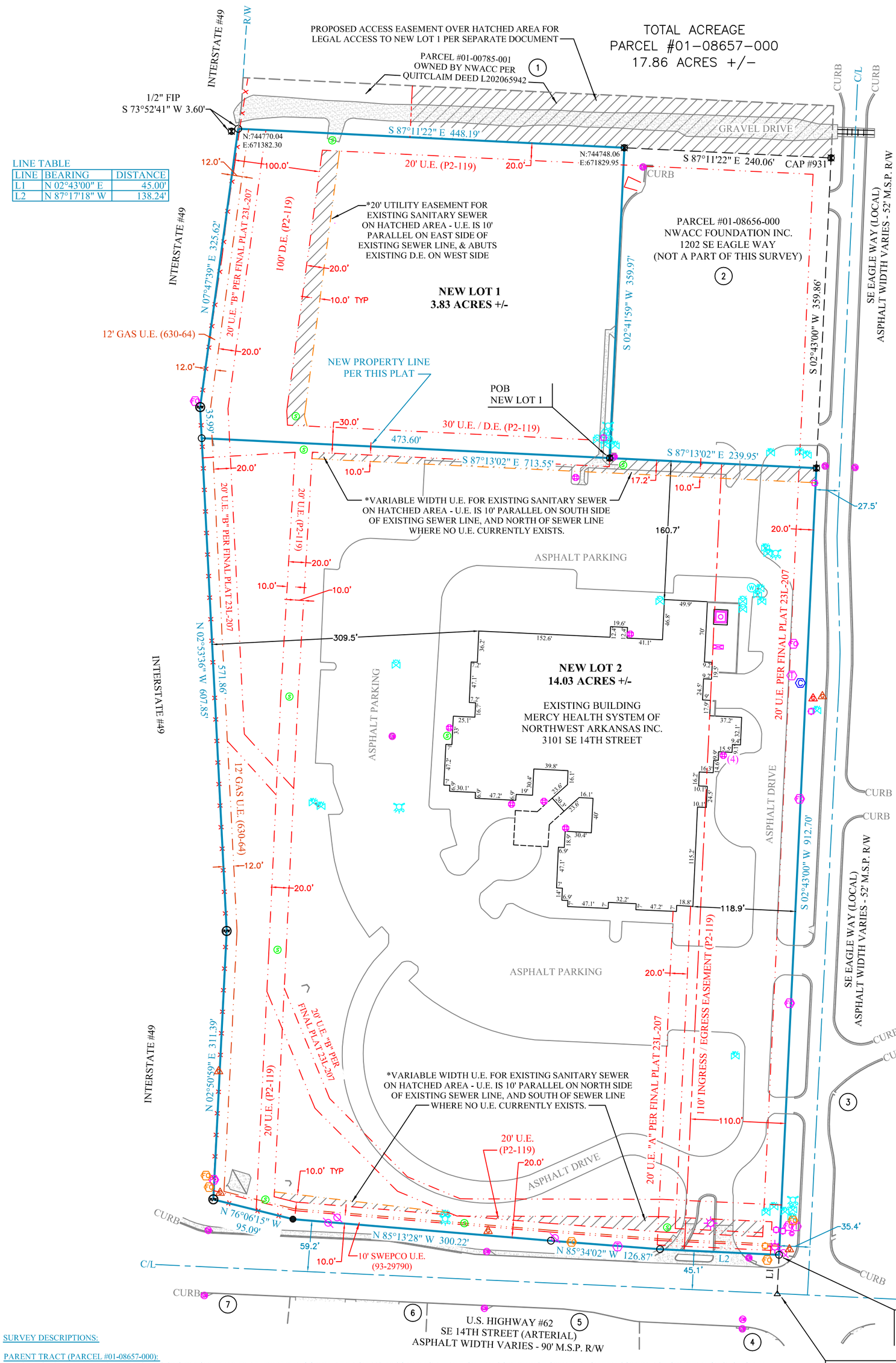
Analysis and Recommendation
The proposed plat does meet the minimum requirements of the Land Development Code, therefore Planning staff recommends approval of the lot split.

Standard Conditions of Approval
1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.

NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.

LOT SPLIT OF TRACT B OF ST. MARY'S ADDITION CREATING NEW LOTS 1 & 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°43'00" E	45.00'
L2	N 87°17'18" W	138.24'

FIELD WORK:
NOVEMBER 5, 6, 8 & 9, 2020

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 23L AT PAGE 207
2) PLAT OF SURVEY FILED IN BOOK 21L AT PAGE 252
3) FINAL PLAT OF ST. MARY'S ADDITION FILED IN BOOK P2 AT PAGE 119
4) PLAT OF SURVEY FILED IN BOOK 2014 AT PAGES 48 & 49
5) WARRANTY DEED FILED IN BOOK 96 AT PAGE 57740
6) WARRANTY DEED FILED IN BOOK 97 AT PAGE 114307
7) AHTD RIGHT-OF-WAY MAP JOB #9889

PROPERTY ZONED:
C-2

BUILDING SETBACK NOTE:
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

ATLAS PAGE:
405

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0260K. DATED 06/ 05/ 2012)

ADJACENT LAND OWNERS

1) NORTHWEST ARKANSAS COMMUNITY COLLEGE
1 COLLEGE DRIVE
BENTONVILLE, AR
PARCEL #01-00785-001
ZONED: RIGHT-OF-WAY
2) NWACC FOUNDATION INC
1 COLLEGE DR
BENTONVILLE, AR 72712-5091
PARCEL #01-08656-000
ZONED: C-2
3) NORTHWEST ARKANSAS COMMUNITY COLLEGE
1 COLLEGE DR
BENTONVILLE, AR 72712
PARCEL #01-00800-000
ZONED: A-1
4) SC EAGLE 1 LLC
1088 E MILLSAP RD
FAYETTEVILLE, AR 72703
PARCEL #01-16557-000
ZONED: C-2
5) HWY 102 LLC
12123 KNIS RD
LITTLE ROCK, AR 72211-4109
PARCEL #01-16558-000
ZONED: C-2
6) BENTONVILLE TP HOSPITALITY LLC
%ALMOS, CARMEN
3353 PEACHTREE RD NE
ATLANTA, GA 30326
PARCEL #01-06088-000
ZONED: C-2
7) ROSE DEVELOPMENT LLC
PO BOX 65
BENTONVILLE, AR 72712
PARCEL #01-06089-000
ZONED: C-2
8) ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK, AR 72203
PARCEL #01-00751-000
ZONED: RIGHT-OF-WAY

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

DATE OF EXECUTION: _____

SIGNED : _____
ERIC PIANALTO ON BEHALF OF MERCY HEALTH SYSTEM OF NORTHWEST ARKANSAS

SOURCE OF TITLE: DEED BOOK 1996 AT PAGE 57740 & DEED BOOK 97 AT PAGE 114307

PROPERTY OWNER:
MERCY HEALTH SYSTEM OF NORTHWEST ARKANSAS INC
3101 SE 14TH ST
BENTONVILLE, AR

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2020.

_____
NOTARY PUBLIC

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:
I DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

0' 100' 200' 300'
GRAPHIC SCALE (IN FEET)
1 Inch = 100ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 9TH DAY OF NOVEMBER, 2020.

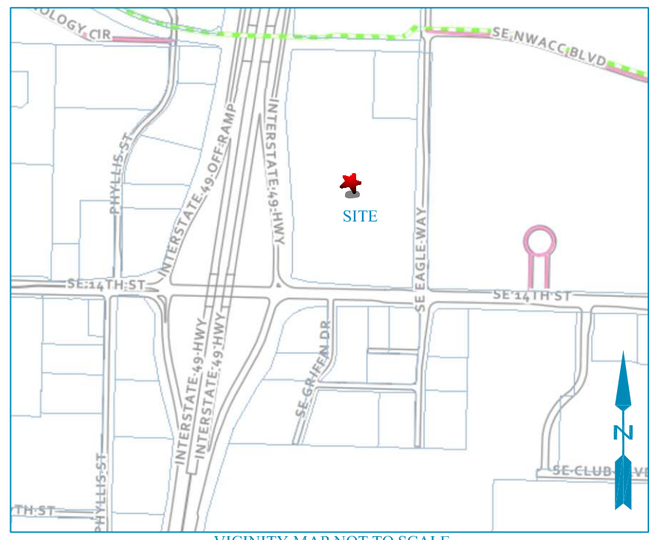
DRAFT

REGISTERED
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BENTONVILLE PROJECT #LS20-0064

VICINITY MAP



VICINITY MAP NOT TO SCALE

SURVEY DESCRIPTIONS:

PARENT TRACT (PARCEL #01-08657-000):
TRACT B OF SAINT MARY'S ADDITION AS SHOWN ON FINAL PLAT FILED IN BOOK P2 AT PAGE 119 ALSO BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF US HIGHWAY #62 WHICH IS N02°43'00"E 45.00' FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N87°17'18"W 138.24', N85°34'02"W 126.87', N85°13'28"W 300.22' TO AN EXISTING REBAR, N76°06'15"W 95.09' TO AN EXISTING RIGHT-OF-WAY MONUMENT ON THE EAST RIGHT-OF-WAY OF INTERSTATE #49, THENCE LEAVING SAID NORTH RIGHT-OF-WAY OF US HIGHWAY #62 AND ALONG SAID EAST RIGHT-OF-WAY OF INTERSTATE #49 THE FOLLOWING: N02°50'59"E 311.39' TO AN EXISTING RIGHT-OF-WAY OF MONUMENT, N02°53'36"W 607.85' TO AN EXISTING RIGHT-OF-WAY MONUMENT, N07°47'39"E 325.62' TO THE SOUTH RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD, THENCE LEAVING SAID EAST RIGHT-OF-WAY OF INTERSTATE #49 AND ALONG SAID SOUTH RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD S87°11'22"E 448.19' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S02°41'59"W 359.97' TO AN EXISTING REBAR, THENCE S87°13'02"E 239.95' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SOUTHEAST EAGLE WAY, THENCE ALONG SAID RIGHT-OF-WAY S02°43'00"W 912.70' TO THE POINT OF BEGINNING, CONTAINING 17.86 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 1:
A PART OF TRACT B OF SAINT MARY'S ADDITION AS SHOWN ON FINAL PLAT FILED IN BOOK P2 AT PAGE 119 ALSO BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°43'00"E 957.70' AND N87°13'02"W 239.95' FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°13'02"W 473.60' TO THE EAST RIGHT-OF-WAY INTERSTATE #49, THENCE ALONG SAID RIGHT-OF-WAY N02°53'36"W 35.99' TO AN EXISTING RIGHT-OF-WAY MONUMENT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N07°47'39"E 325.62' TO THE SOUTH RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD, THENCE LEAVING SAID EAST RIGHT-OF-WAY OF INTERSTATE #49 AND ALONG SAID SOUTH RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD S87°11'22"E 448.19' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S02°41'59"W 359.97' TO THE POINT OF BEGINNING, CONTAINING 3.83 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 2:
A PART OF TRACT B OF SAINT MARY'S ADDITION AS SHOWN ON FINAL PLAT FILED IN BOOK P2 AT PAGE 119 ALSO BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF US HIGHWAY #62 WHICH IS N02°43'00"E 45.00' FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N87°17'18"W 138.24', N85°34'02"W 126.87', N85°13'28"W 300.22' TO AN EXISTING REBAR, N76°06'15"W 95.09' TO AN EXISTING RIGHT-OF-WAY MONUMENT ON THE EAST RIGHT-OF-WAY OF INTERSTATE #49, THENCE LEAVING SAID NORTH RIGHT-OF-WAY OF US HIGHWAY #62 AND ALONG THE EAST RIGHT-OF-WAY OF INTERSTATE #49 N02°50'59"E 311.39' TO AN RIGHT-OF-WAY ALUMINUM MONUMENT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N02°53'36"W 571.86', THENCE LEAVING SAID RIGHT-OF-WAY S87°13'02"E 713.55' TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SOUTHEAST EAGLE WAY, THENCE ALONG SAID RIGHT-OF-WAY S02°43'00"W 912.70' TO THE POINT OF BEGINNING, CONTAINING 14.03 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEUD NOTES:
1. 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.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES . ALL UTILITY LINES APPEARING ON THIS PLAT , AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION . SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. 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.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

DRAWING #20-373 INC SUB

FOR USE AND BENEFIT OF:
BURRIS ARCHITECTURE

ADDRESS:
3101 SE 14TH STREET
BENTONVILLE, ARKANSAS

DATE: 12/21/20 | SCALE: 1"=100'
LOCATION: TRACT B ST. MARY'S ADDITION
SURVEYED: JA | DRAFTED: AH, JCR
REVIEWED: DT
COA #1335
SECTION: 33
TOWNSHIP: 20 NORTH
RANGE: 30 WEST

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr. · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

BATES & ASSOCIATES, INC. Copyright 2020
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

Location Map:
R-30-W
33
T-20-N

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FOUND 1/2" REBAR
FOUND 5/8" REBAR
RIGHT-OF-WAY MARKER
SET 5/8" REBAR/CAP
COMPUTED POINT
SANITARY SEWER MH
STORM SEWER MH
FIBER OPTIC RISER
TELEPHONE PEDESTAL
ELECTRICAL BOX
TRAFFIC SIGNAL BOX
FIRE HYDRANT
WATER METER
IRRIGATION VALVE
AC CONDENSER UNIT
GENERATOR
FIBER OPTIC PAD
CABLE PEDESTAL
WATER VALVE
CLEAN OUT
GAS METER
GAS RISER
POWER POLE
CABLE VAULT
LIGHT
BOUNDARY LINE (MEASURED)
PARCEL LINE
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
UTILITY EASEMENT
FENCE
INGRESS & EGRESS EASEMENT

N E S W

RECORDING NUMBER/DATE

LARGE SCALE DEVELOPMENT STAFF REPORT

The Reserve

Greenhouse Road

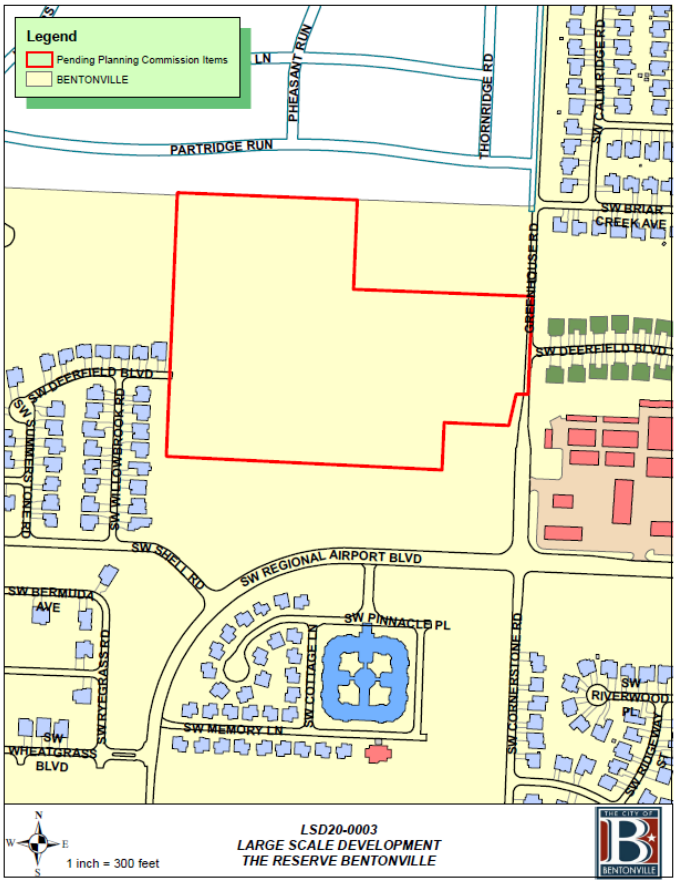
PC Date: 1/5/2021

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0002
Applicant / Current Owner	Paul & Sue Ollar
Site Area	+/- 39 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Open Space
Development Type / Use	Mixed-Use Residential Development

https://arcg.is/08HvK8

Location Map



Property Description

The property is located at the northwest intersection of SW Regional Airport Boulevard and Greenhouse Road. The PRD for this project was approved by Planning Commission on April 21, 2020.

Project Details

A large scale development to construct a total of 312 residential units in three phases. The units are divided between 13 one-bedroom apartment buildings, 10 two-bedroom apartment buildings, and nine 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 along the northern boundary of the project area to meet the requirements of the Master Trail Plan.

The applicant's architectural elevations depict Hardie panel and brick as the materials on the exterior of the multi-family units.

Projected Traffic Impact

This development does have the potential to impact traffic in the area. The applicant has provided a preliminary traffic study for Engineering Department review.

Waivers

There are no waivers associated with this request.

Conclusion

The proposed large scale development does meet the minimum requirements of the Land Development Code. Planning staff recommends approval of the large scale development.

Conditions of Approval

If approved the following conditions shall apply:

1. The applicant must obtain an approved ArDot permit.
2. The applicant must obtain an approved FEMA permit.
3. No approved pre-construction will be permitted until an approved ArDot permit is obtain/intersection improvements are approved.

REVIEW PLANS FOR A

LARGE SCALE DEVELOPMENT

TO SERVE

THE RESERVE - BENTONVILLE

IN THE CITY OF

BENTONVILLE, ARKANSAS

CITY PROJECT#
LSD20-0002

December 7, 2020

BY

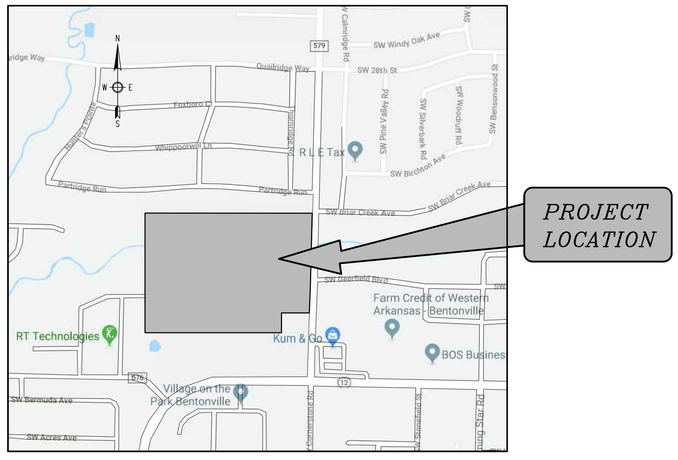
ENGINEERING SERVICES INC.

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

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

CONTACT LIST

BLACK HILL ENERGY:	JOSE CONTRERAS 1255 N. 13TH STREET ROGERS, AR 72756 (479) 877-0428
AT&T:	SCOTT SEAMAN 627 WHITE ROAD SPRINGDALE AR 72766 (479) 442-1967 OR LAYNE RHODES, LR159@ATT.COM (479) 442-1977
COX COMMUNICATIONS:	KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 (479) 717-3796, KIP.SMITH@COX.COM
FIRE DEPT.:	CITY OF BENTONVILLE BRAD ARNOLD 305 S.W. "A" STREET BENTONVILLE, AR 72712 (479) 271-3108
STREET DEPT.:	CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3130
WATER DEPT.:	CITY OF BENTONVILLE PRESTON NEWBILL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3140
ELECTRIC DEPT.:	CITY OF BENTONVILLE TRAVIS MATLOCK 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 (479) 271-3135
WASTEWATER DEPT.:	CITY OF BENTONVILLE NANCY BUSEN 1901 N.E. "A" STREET BENTONVILLE, AR 72712 (479) 271-3161
PLANNING DEPT.:	CITY OF BENTONVILLE TYLER OVERSTREET 305 S.W. "A" STREET BENTONVILLE, AR (479) 271-3122
CITY ENGINEER:	CITY OF BENTONVILLE DAN WEESE, PE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 254-2024
STORMWATER:	CITY OF BENTONVILLE JANET PAITH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR (479) 271-5002, JPAITH@BENTONVILLEAR.COM



VICINITY MAP

INDEX OF SHEETS

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

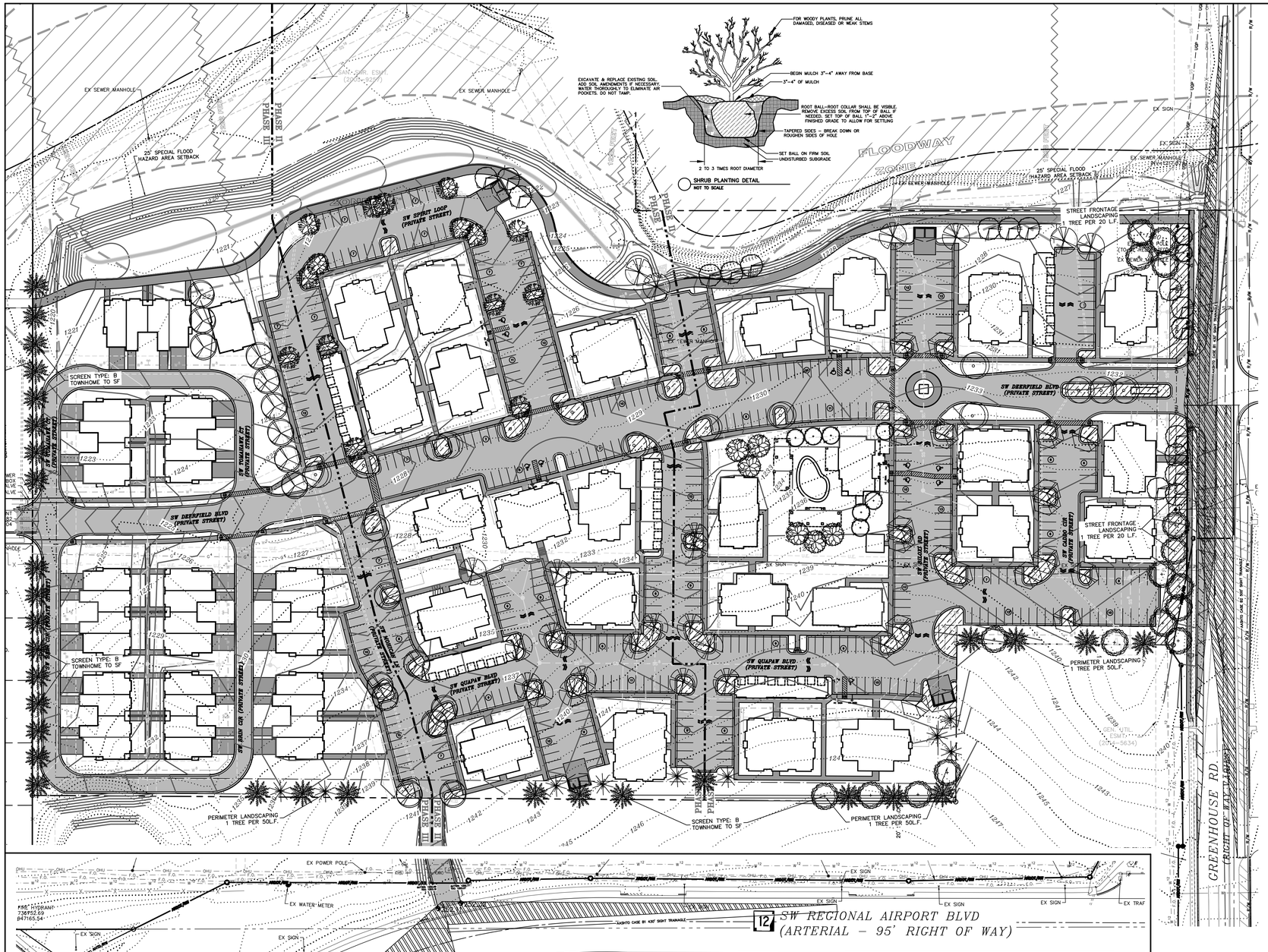
REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF BENTONVILLE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER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

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

NOTES:

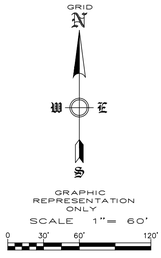
1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND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

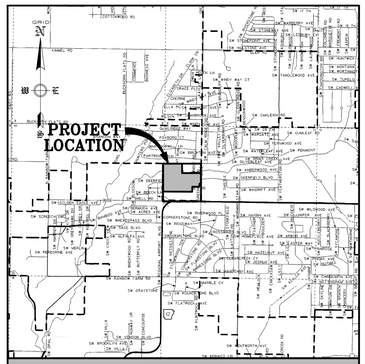
S 87°41'39" E - 1325.56'
665.56'
660.00'
S 87°41'39" E - 660.00'
S 02°19'11" W - 330.00'
S 02°19'11" W - 662.58'
FLOODWAY (4.43 ACRES)
FLOODZONE (2.83 ACRES)
FLOODZONE (2.52 ACRES)
SAN. SWR. ESMT. (2005-9257)
EX SEWER MANHOLE
25' SPECIAL FLOOD HAZARD AREA SETBACK
PROPOSED 4' CONCRETE TRICKLE CHANNEL
PROPOSED DUMPSTER W/ ENCLOSURE
PROPOSED FIRE HYDRANT
SW SPIRIT LOOP (PRIVATE STREET)
PROPOSED 10 FT. TRAIL
PHASE III
PHASE II
PHASE I
EX SIGN
EX SEWER MANHOLE (INV=1217.07)
EX POWER POLE (TO BE RELOCATED)
EX SEWER MANHOLE
PROPOSED MONUMENT SIGNAGE
SW DERRFIELD BLVD (PRIVATE STREET)
SW QUAPAW BLVD (PRIVATE STREET)
SW TOMAHAWK CT (PRIVATE STREET)
SW BRIN CIR (PRIVATE STREET)
SW BILOXI RD (PRIVATE STREET)
SW CADDO CIR (PRIVATE STREET)
SW DERRFIELD BLVD PARKING GARAGE
SW QUAPAW BLVD PARKING GARAGE
CABANA
POOL
MAIL ROOM
3600 SW BILOXI RD CLUB HOUSE FFE = 1236.50
3712 SW QUAPAW BLVD TENANT STORAGE FFE = 1241.00
3716 SW DERRFIELD BLVD PARKING GARAGE FFE = 1237.50
3716 SW QUAPAW BLVD PARKING GARAGE FFE = 1241.50
3801 SW QUAPAW BLVD PARKING GARAGE (9 SPACES)
AASHTO CASE B1 430' SIGHT TRAINAGLE
AASHTO CASE B2 500' SIGHT TRAINAGLE
S 87°14'20" E - 1019.73'
S 87°14'20" E - 238.94'
S 31°52'58" E 18.03'
N 02°45'40" E - 175.00'
S 02°45'40" E - 200.00'
N 88°11'34" W 5.00'
S 02°28'53" W 170.01'
S 30°56'22" W 67.96'
N 87°39'36" W 44.39'
S 30°07'02" W 12.46'
N 02°23'38" E - 1319.37'
S 02°23'38" W - 344.09'
N 87°28'06" W 267.25'
S 09°11'47" E 2.98'
S 65°42'51" W 115.33'
N 87°46'01" W 176.91'
N 88°40'59" W 134.79'
N 87°10'35" W - 351.44'
S 88°52'35" W 200.06'
GREENHOUSE RD.
SW REGIONAL AIRPORT BLVD (ARTERIAL – 95' RIGHT OF WAY)
12
UTIL. ESMT. (2001-115220)
GEN. UTIL. ESMT. (2014-5634)
30' ELECTRIC ESMT. (2001-115196)
20' SHARED ACCESS EASEMENT
25' U.E.
EX WATER VALVE
EX FIRE HYDRANT N: 736752.91 E: 647607.54
EX FIRE HYDRANT N: 736752.69 E: 647165.54
EX FIRE HYDRANT N: 736843.53 E: 648414.23
EX WATER METER
EX POWER POLE
EX TRAFFIC LIGHT
EX TELEPHONE PEDESTAL
EX SEWER MANHOLE
EX SIGN
EX WATER VALVE
EX WATER VALVE
EX FIRE HYDRANT N: 737364.82 E: 647153.04
EX SEWER MANHOLE
EX WATER VALVE
EX WATER METER
EX POWER POLE
EX TRAFFIC LIGHT
EX SIGN
EX SIGN
EX SIGN



SOUTHERN DRIVE ENTRANCE SIGHT TRAINGLE EXHIBIT

SHRUB PLANTING DETAIL
NOT TO SCALE





VICINITY MAP
N.T.S.

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

INDEX OF TREES

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

NOTES:

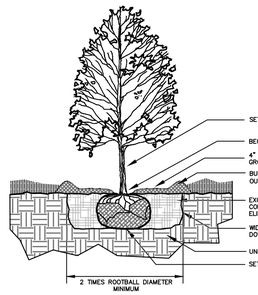
1. HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS.
2. EDGING SHALL BE PLACED IN LANDSCAPE BEDS AS SHOWN ON PLANS.
3. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
4. CHOCOLATE LANDSCAPE ROCK AND LANDSCAPE EDGING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

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

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

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

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



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

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

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

LANDSCAPE PLAN
THE RESERVE BENTONVILLE
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

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G:\JOB FILES\ENGINEERING JOBS\19945 - LANDSCAPE.DWG

SCALE: 1"=60'

DATE: Nov 11, 2020

ENGINEER: DBB
DRAWN BY: JLS

W.O. #: 19945

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

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

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

WALL MATERIAL BREAKDOWN SCHEDULE - 1 BEDROOM APARTMENTS

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

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PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

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

BRETT ARNOLD REGISTERED ARCHITECT NO. 4317 ARKANSAS

PRESENTATION - 1 BEDROOM APTS.

Seal

Revisions

Date 1.31.20

Project 19.100

PR-1B

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

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

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

WALL MATERIAL BREAKDOWN SCHEDULE - 2 BEDROOM APARTMENTS

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

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BRETT ARBOUR REGISTERED ARCHITECT NO. 4317 ARKANSAS

PRESENTATION - 2 BEDROOM APTS

Seal

Revisions

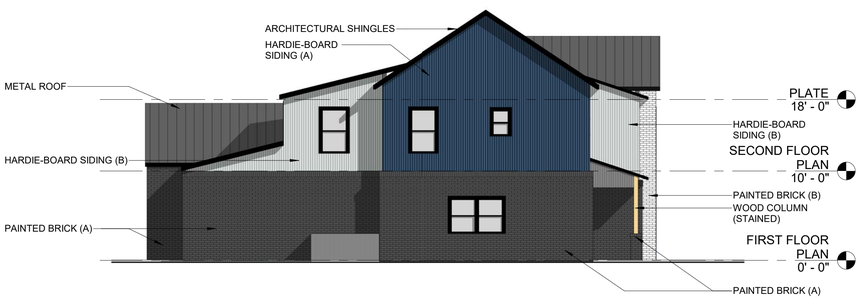
Date 1.31.20

Project 19.100

PR-2B

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

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



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

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

WALL MATERIAL BREAKDOWN SCHEDULE - 4 PLEX BUILDING

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

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PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

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BRETT ABBOTT REGISTERED ARCHITECT NO. 4317 ARKANSAS

PRELIMINARY - 4 PLEX

Seal

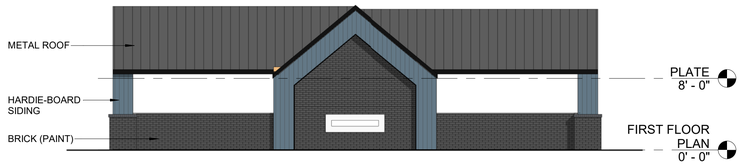
Revisions

Date 1.31.20

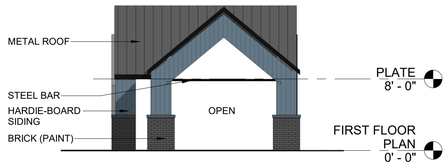
Project 19.100

PR-FP

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



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



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

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

WALL MATERIAL BREAKDOWN SCHEDULE - CABANA BUILDING

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

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PROPOSED PROJECT FOR:

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PRESENTATION
CABANA
BUILDING

Seal

Revisions

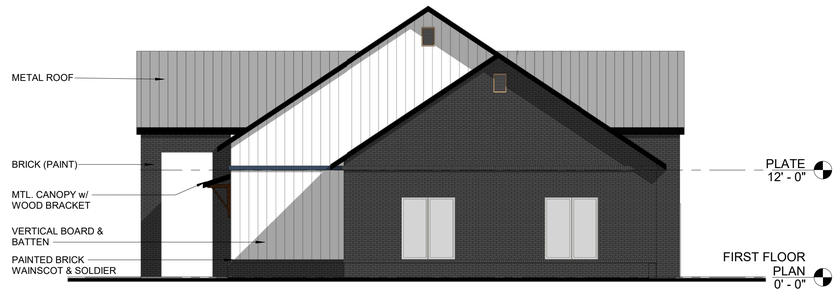
Date
1.31.20

Project 19.100

PR-CA

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

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



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

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

WALL MATERIAL BREAKDOWN SCHEDULE - CLUBHOUSE BUILDING

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

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PROPOSED PROJECT FOR:

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BRETT ARGOLL REGISTERED ARCHITECT NO. 4317 STATE OF ARKANSAS

PRESENTATION - CLUBHOUSE

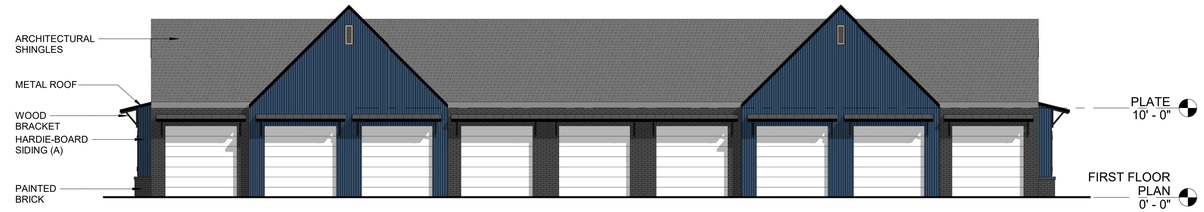
Seal

Revisions

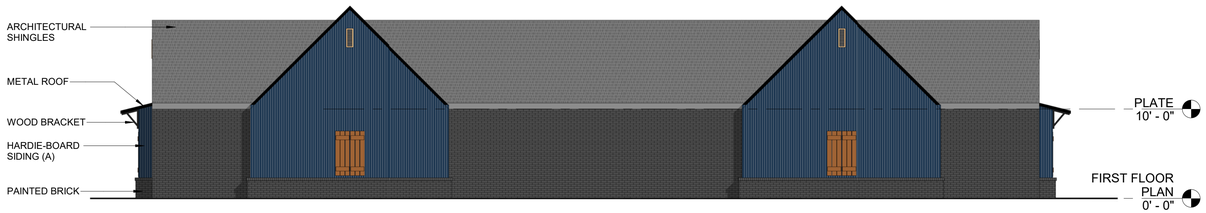
Date 1.31.20

Project 19.100

PR-CH



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



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

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

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

WALL MATERIAL BREAKDOWN SCHEDULE - 2 BEDROOM APARTMENTS

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

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PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

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

BRETT ARBOGAST
REGISTERED ARCHITECT
NO. 4317
STATE OF ARKANSAS

PRELIMINARY - GARAGE

Seal

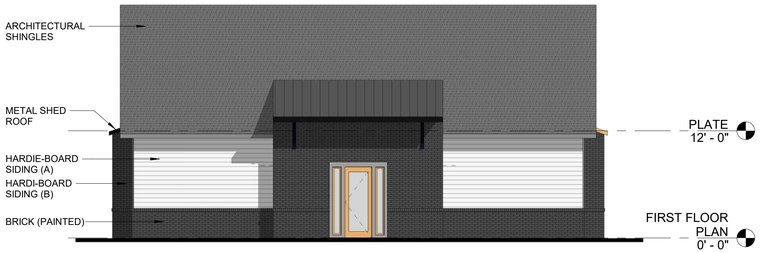
Revisions

Date 1.31.20

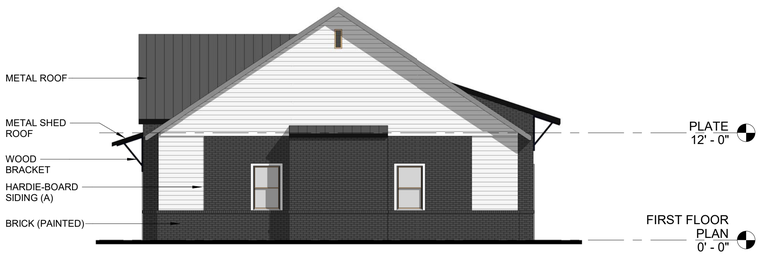
Project 19.100

PR-GA

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



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



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

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

WALL MATERIAL BREAKDOWN SCHEDULE - STORAGE BUILDING

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

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

PROPOSED PROJECT FOR:

THE RESERVE @ BENTONVILLE

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

ROBERT ARBOGAST
REGISTERED ARCHITECT
NO. 4377
STATE OF ARKANSAS

PRESENTATION - STORAGE UNIT BUILDING

Seal

Revisions

Date 1.31.20

Project 19.100

PR-ST

LARGE SCALE DEVELOPMENT STAFF REPORT

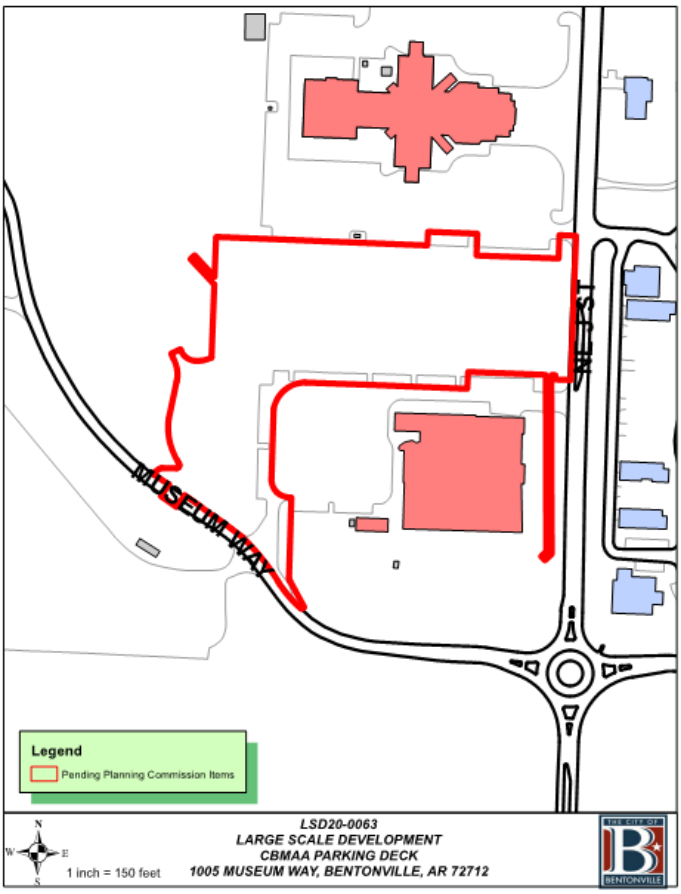
CMBAA Parking Deck

1005 Museum Way
PC Date: 1/5/2021
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0063
Applicant / Current Owner	Alice Walton Foundation
Site Area	+/- 32.91 acres
Current Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	Public/Semi-Public
Development Type / Use	Standalone Parking Facility

https://arcg.is/08HvK8

Location Map



Property Description
The property is located at 1005 Museum Way, north of Scott Family Amazeum and east of Crystal Bridges Museum of American Art. The property is currently zoned C-3, Mixed-Use Commercial. This Large Scale Development is related to CU20-0049 on this agenda.

Project Details
A large scale development to construct a 309,000 square-foot, 820-space standalone parking facility. The development proposes an access drive onto NE J Street, and an additional point of access onto Museum Way.

The development proposes the continuation of the existing sidewalk/trail from the south. The development provides landscaping in accordance with the Land Development Code.

Projected Traffic Impact
This development does not have the potential to impact traffic in the area. A parking garage should not be considered a major traffic generator, and should in fact help to accommodate future parking needs of Crystal Bridges.

Waivers
- One waiver requested:
  - A waiver from Article 1100, Section 1100.02, Access Management, Subsection A.1, Distance between curb cuts, of the Land Development Code. By Code, the development would be required to have 200-feet of separation from any existing curb cuts. However, the applicant's lot width (213-feet), location of curb cuts to the north and south, and lack of existing cross access easements prevents the applicant from meeting this Code requirement.

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

However, the applicant's case for a waiver makes sense. Without cooperation from surrounding properties, cross access cannot be achieved, and the applicant's lot width prevents them from meeting the separation requirements of the Land Development Code.

Staff recommends approval of the waiver request and approval of the Large Scale Development.

1305 NE McClain Road, Suite 7
Bentonville, AR 72712
(479) 271-8058
www.cesoinc.com

December 18, 2020

Mr. Tyler Overstreet
Planner
305 SW A Street
Bentonville, AR 72712

RE: Waiver Request

Dear Mr. Overstreet:

On behalf of our client we are requesting a Waiver to Article 1100 Development Standards, Minimum Distance Between Curb Cuts.

Art. 1100 Development Standards

frontage and the maximum speed limit of the road, as determined by the City of Bentonville's Master Street Plan.

NUMBER OF CURB CUTS ALLOWED

Length of street frontage	Maximum number of curb cuts
200 ft. or less	1
201-600 ft.	2
601-1100 ft.	3
1001-1500 ft.	4
More than 1500 ft.	5

(6) *Distance between curb cuts.* The table below establishes the minimum distance that shall be provided between curb cuts, based on the maximum speed limit of the road, measured from centerline to centerline. Where lots are contiguous, a common ingress/egress drive is encouraged to minimize curb cuts and better facilitate traffic.

MINIMUM DISTANCE BETWEEN CURB CUTS

Maximum speed allowed	Minimum distance between curb cuts
30 mph	100
35 mph	150
40 mph	200
45 mph	250
50 mph	300
55 mph	350

The waiver is requested due to the fact that the Lot Width (Exhibit A) is a total of 213.63' and the proximity to the existing neighboring drives (Exhibit B) do not allow the required distance between curb cuts be met.

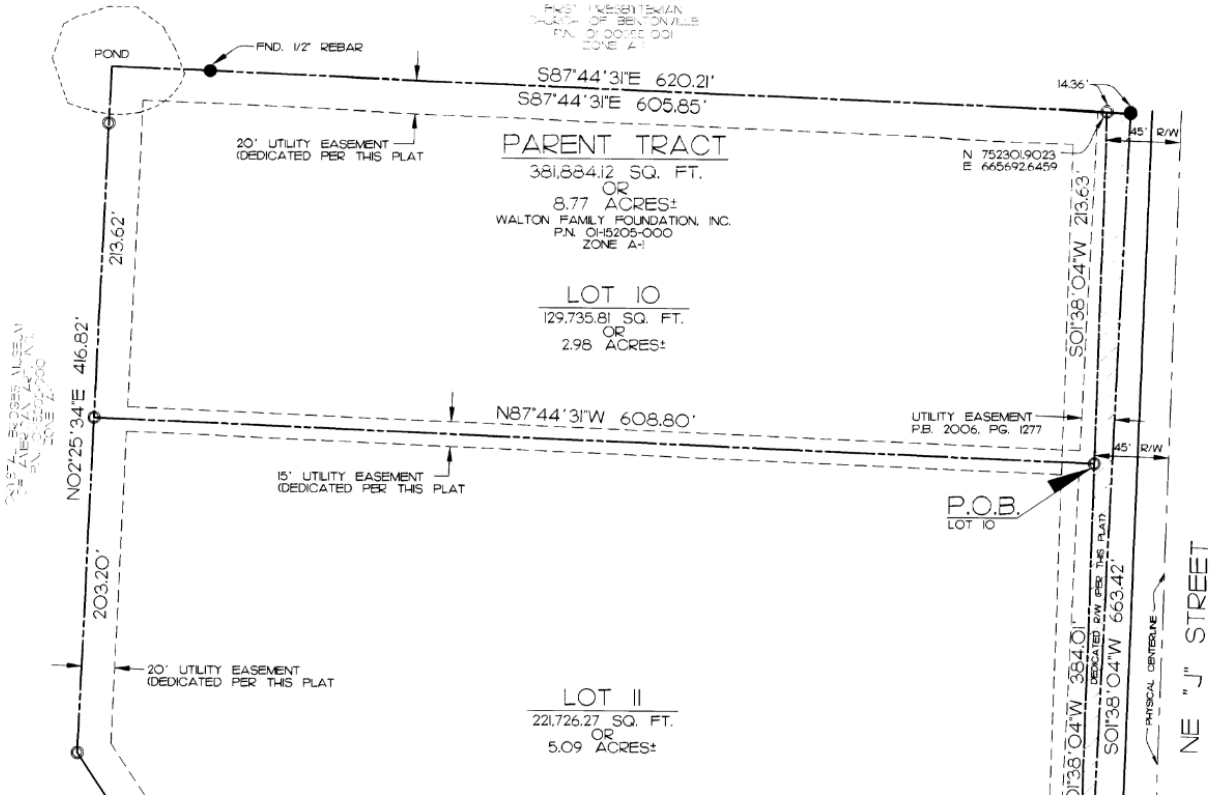
The curb cut will be an exit only from the proposed parking deck structure.

Should any questions arise, or additional information be needed, please do not hesitate to contact me.

Respectfully,

Michael Allan
Senior Program Director
CESO
1305 NE McClain Road, Suite 7
Bentonville, AR 72712-3839
OFFICE: 479.321.3238
MOBILE: 479.715.1913
Michael.Allan@cesoinc.com
www.cesoinc.com
Akron | Bentonville | Charlotte | Columbus | Dayton | Lansing | Nashville | Orlando | Phoenix | Pittsburgh

Exhibit A
(Property width of 213.63')



Initial: _____

Exhibit B
Depicting proposed drive and distance between driveways (centerline to centerline)

CBMAA PARKING DECK
LARGE SCALE DEVELOPMENT
BENTONVILLE, ARKANSAS

1005 MUSEUM WAY, BENTONVILLE, AR 72712

SHEET LIST

#	NAME
G001	COVER SHEET
C001	DEMOLITION PLAN
C002	SITE PLAN
L2.0	GRADING PLAN
C003	PRE-DEVELOPED DRAINAGE PLAN - PARKING DECK
C003.1	POST-DEVELOPED DRAINAGE PLAN - PARKING DECK
C003.2	PRE-DEVELOPMENT DRAINAGE PLAN - AMAZEUM
C003.3	POST-DEVELOPED DRAINAGE PLAN - AMAZEUM
C004	EROSION & SEDIMENT CONTROL - PHASE 1
C004.1	EROSION & SEDIMENT CONTROL - PHASE 2
C004.2	EROSION & SEDIMENT CONTROL - PHASE 3
C004.3	EROSION & SEDIMENT CONTROL DETAILS
C005	UTILITY PLAN
C005.1	STORM SEWER PROFILES
C005.2	UNDERGROUND DETENTION DETAILS
C005.3	UNDERGROUND DETENTION DETAILS
C005.4	SANITARY SEWER PLAN & PROFILE
L1.0	TREE REMOVAL AND PROTECTION PLAN
L1.1	LANDSCAPE PLAN
E1	ELECTRIC LAYOUT
E2	ELECTRIC LAYOUT
E3	ELECTRIC LAYOUT
WS1	GENERAL WATER & SEWER DETAILS
WS2	GENERAL WATER & SEWER DETAILS
WS3	SANITARY SEWER DETAILS
WS4	SANITARY SEWER DETAILS
WS5	WATER DETAILS
WS6	WATER DETAILS
C006	CONSTRUCTION DETAILS
C006.1	CONSTRUCTION DETAILS
C006.2	CONSTRUCTION DETAILS
A111	DIMENSION FLOOR PLAN - LEVEL 1
A112	DIMENSION FLOOR PLAN - LEVEL 2
A201	ELEVATIONS

TOTAL SHEETS: : 34

MARLON BLACKWELL ARCHITECTS
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SENIOR PLANNER
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FAX: 479.271.5906

WATER AND SEWER DEPARTMENT
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3200 SW MUNICIPAL DRIVE
CITY OF BENTONVILLE
OFFICE: 479.271.3140

WASTEWATER DEPARTMENT
NANCY BUSEN
1901 NE A STREET
CITY OF BENTONVILLE
OFFICE: 479.271.3161

ENGINEERING DEPARTMENT
DAN WEESE, PE
CITY ENGINEER
CITY OF BENTONVILLE
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3200 SW MUNICIPAL DRIVE
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E-MAIL:
DWEESE@BENTONVILLEAR.COM

ELECTRIC DEPARTMENT
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ELECTRIC UTILITY DIRECTOR
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OFFICE: 479.271.5941

FIRE DEPARTMENT
BRAD ARNOLD, CEFI, CSHO. CFI-I
CAPTAIN/FIRE MARSHAL
BENTONVILLE FIRE DEPARTMENT
OFFICE: 479.271.3108

BUILDING INSPECTIONS
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SENIOR PLANNER
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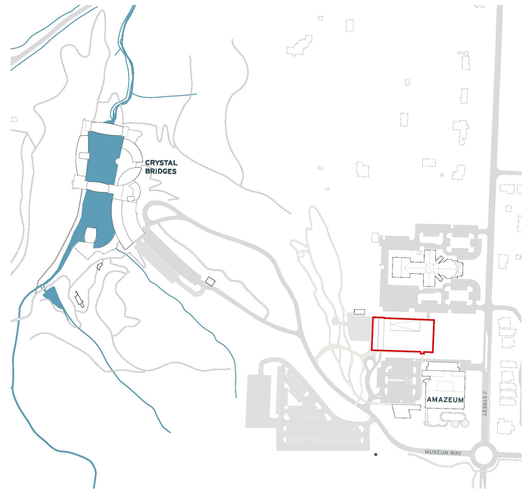
OFFICE: 479.271.3122
FAX: 479.271.5906



(LSD20-0063)

CBMAA PARKING DECK

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT

ISSUED 07/28/2020

PROJECT #: 2002

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE THE DESIGN, MATERIALS, LABOR AND EQUIPMENT FOR COMPLETION OF WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULT.

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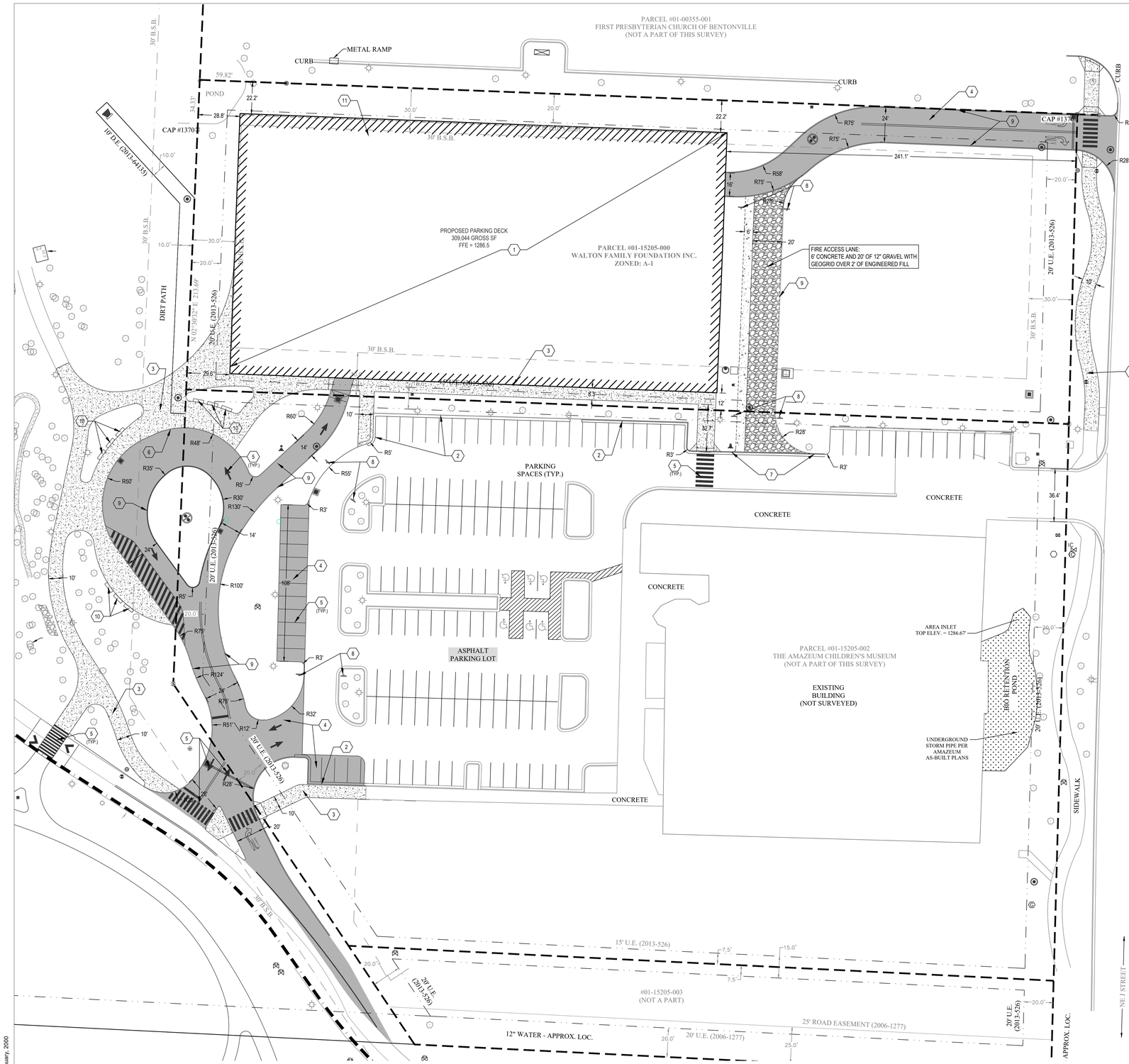
COVER SHEET

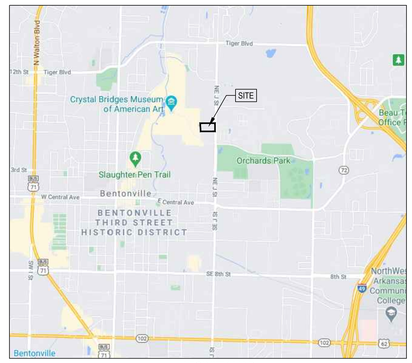
REVISIONS

SHEET

G001

10/21/2020 1:17:27 PM 2002: CBMAA PARKING DECK - LARGE SCALE DEVELOPMENT, 07/28/2020





VICINITY MAP
NOT TO SCALE

CODED NOTES:

1. PROPOSED PARKING DECK. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED CURB AND GUTTER. REFER TO AHTD STANDARD DRAWING CG-1 TYPE A ON CONSTRUCTION DETAILS SHEET C006.
3. PROPOSED CONCRETE SIDEWALK/HARDSCAPE. REFER TO CONSTRUCTION DETAILS SHEET C006.
4. PROPOSED ASPHALT PAVEMENT. REFER TO CONSTRUCTION DETAILS SHEET C006.
5. PROPOSED PARKING LOT PAVEMENT MARKINGS USED FOR A CROSS WALK, PARKING STALL STRIPING, AND DIRECTIONAL ARROWS.
6. PROPOSED INTEGRAL CURB AND SIDEWALK. REFER TO CONSTRUCTION DETAILS SHEET C006.
7. PROPOSED MOUNTABLE CURB. REFER TO CONSTRUCTION DETAILS SHEET C006.
8. CONTRACTOR TO INSTALL "NO PARKING FIRE LANE" SIGN TYPE "D" AS SHOWN ON THIS SHEET. REFER TO CONSTRUCTION DETAILS SHEET C006.
9. PROPOSED 6" STRAIGHT CURB. REFER TO CONSTRUCTION DETAILS SHEET C006.
10. PROPOSED SITE AMENITY - BENCHES IN PLAZA. REFER TO REFER TO ARCHITECTURAL PLANS FOR DETAILS.
11. PROPOSED SITE AMENITY - (12) BIKE RACKS ON PARKING DECK FIRST FLOOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

SITE GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, LOCAL, DOT AND OSHA, STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTS AND INSPECTIONS AS NECESSARY PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT.
3. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB OR FACE OF BUILDING, WHERE APPLICABLE.
4. REFER TO CONSTRUCTION DETAILS/ GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.
5. ALL LIGHTPOLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
7. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
9. ALL SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). IN ADDITION, ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
    a. FIRE LANE LINE: 6" RED ON CURB
    b. PARKING STALLS: 4" YELLOW
    c. STOP LINE: 12" WHITE
    d. CROSSWALKS: TRANSVERSE LINES WITH DIAGONAL MARKINGS (GAP BETWEEN TRANSVERSE LINES SHALL BE 4') ALL PAINTED WHITE.
11. BOLLARDS SHALL BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT.
12. NEW CURB AND GUTTER ALONG EXISTING STREETS TO MATCH EXISTING CURB AND GUTTER IN KIND. IF UNDER DRAIN EXISTS, IT SHALL BE REPLACED.
13. ALL CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
14. FREESTANDING SIGNAGE TYPE CURRENTLY NOT KNOWN.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
17. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
18. 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.

PROPERTY DATA:

PARCEL OWNER:	ALICE L. WALTON FOUNDATION	
PARCEL ID:	01-15205-000	
ADDRESS:	600 MUSEUM WAY BENTONVILLE, AR 72712	
PROPERTY AREA:	129,815 SQ. FT. (2.98 AC.)	
ZONING:	A-1 AGRICULTURAL (EXISTING); C-3 CENTRAL COMMERCIAL (PROPOSED)	
PROPOSED USE:	PARKING DECK	
	REQUIRED (C-3)	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	0'	241.1'
SIDE:	0'	12.0'
REAR:	0'	28.8'
MAXIMUM BUILDING HEIGHT:	60'	
MAXIMUM BUILDING COVERAGE:	100%	
PARKING:		
TOTAL PARKING SPACES:	343	820
ADA PARKING SPACES:	8	18
FLOODPLAIN DESIGNATION:	PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 05007C0290J, EFFECTIVE DATE: SEPTEMBER 28, 2007; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.	

LEGEND

EXISTING

REFER TO C001 FOR EXISTING FEATURES LEGEND

PROPOSED

- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT.
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL PAVEMENT

N

GRAPHIC SCALE (IN FEET)
30 0 30 60

BENCHMARK — DATUM: NAVD 88

BM "A": 60D NAIL, ELEV = 1288.46

BM "B": 60D NAIL, ELEV = 1286.71

(LSD20-0063)

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: ARKANSAS ONE-CALL AT 811 OR 1 (800) 482-8998 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF ARKANSAS ONE-CALL.

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

MARLON BLACKWELL ARCHITECTS
42 EAST CENTER STREET
FAYETTEVILLE, AR 72701
P: (479) 973-9121

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LANDSCAPE ARCHITECT:
MICHAEL BOUCHER LANDSCAPE ARCH.
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JEFF@BOUCHERLANDSCAPE.COM

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CMBAA PARKING DECK

1005 MUSEUM WAY
BENTONVILLE, AR 72712

LARGE SCALE DEVELOPMENT

ISSUED	12/14/2020
PROJECT #:	2002-B

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

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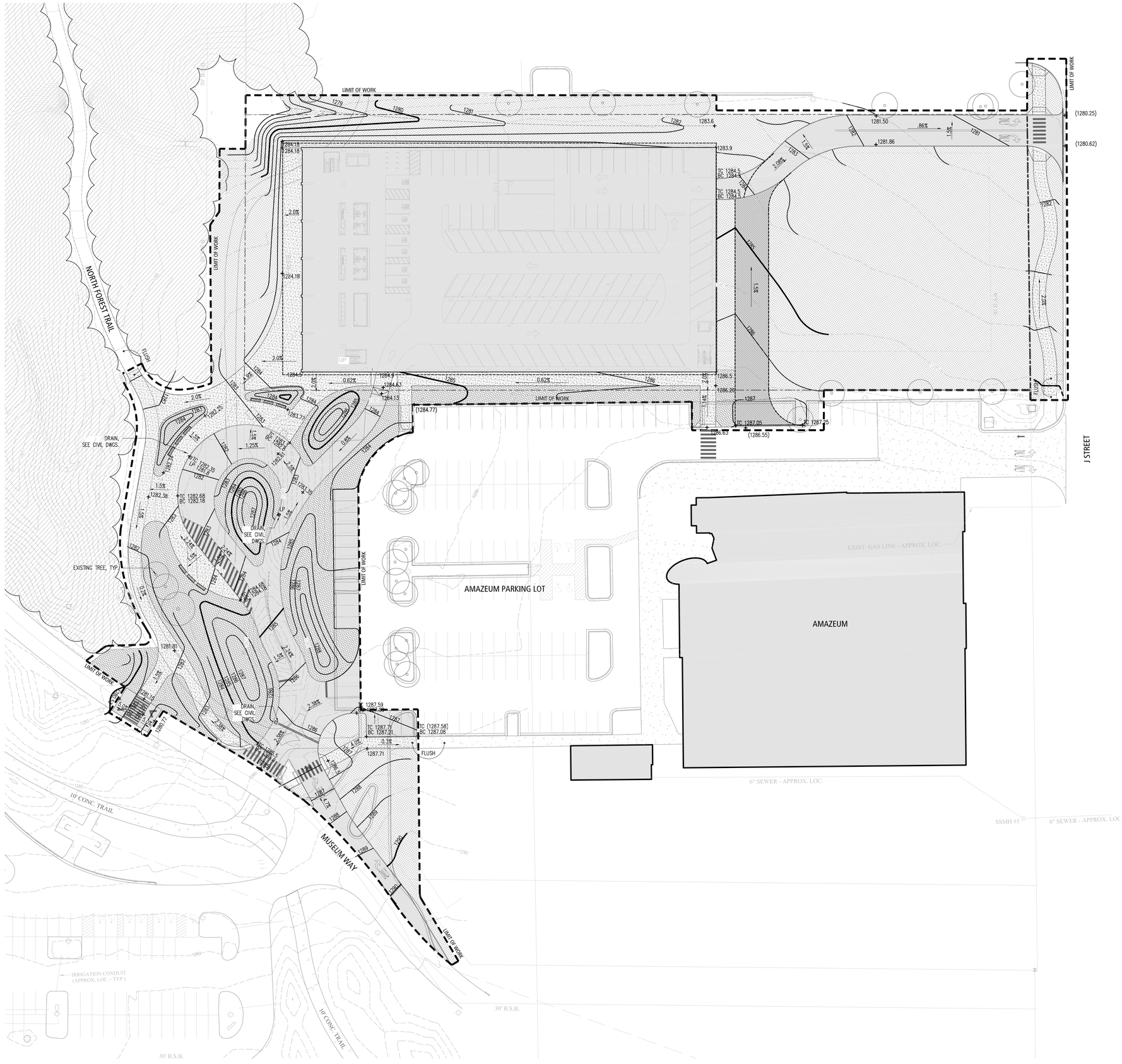
SITE PLAN

REVISIONS

SHEET
C002

1/17/2018 4:45:53 PM ####: Project Name - Project Status, 01 January, 2000



1 GRADING PLAN
1"=30'-0"

GRADING NOTES:

1. EXTREME CAUTION SHALL BE EXERCISED IN REGRADING SO AS NOT TO RAISE OR LOWER GRADE IN THE VICINITY OF EXISTING TREES TO THE EXTENT THAT ROOTS ARE EXPOSED OR BURIED.
2. ALL NEW PAVEMENT AREAS TO BE INSTALLED TO SMOOTH, EVEN GRADE, CORRECT EXISTING LOW SPOTS AND GRADE DISCREPANCIES BY FILLING AND CUTTING AS REQUIRED.
3. MEET EXISTING GRADE WHERE NOTED.
4. ALL EXISTING BASIN COVERS AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO FINISH GRADE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY UTILITY HE MAY ENCOUNTER AND TO PROTECT ALL LINES.
6. THE CONTRACTOR SHALL GRADE ALL LAWN AREAS SMOOTH, REMOVING ALL RIDGES, SWALES, MOUNDS, DEPRESSIONS, ETC., TAKING CARE NOT TO DISTURB EXISTING TREE ROOTS.
7. IN ALL CASES, WALKS AND PARKING AREAS SHALL BE PITCHED TO DRAINS TO PREVENT PUDDLING AND PONDING.
8. SEE CIVIL ENGINEER'S DRAWINGS FOR ALL SUBSURFACE DRAINAGE UTILITY LAYOUTS. SEE CIVIL ENGINEER'S DRAWINGS FOR SPOT ELEVATIONS ON THE LOOP DRIVE.
9. THE CONTRACTOR SHALL NOTIFY ARKANSAS ONE-CALL 811 (www.arkansas811.com) AT LEAST THREE BUSINESS DAYS BEFORE EXCAVATING, DIGGING, DRILLING, ETC. HAVE ALL BOUNDARIES OF PROPOSED EXCAVATION MARKED WITH WHITE PAINT, FLAGS OR STAKES BEFORE CALLING DIGSAFE.

GRADING ABBREVIATION INDEX

+ TW - TOP OF WALL
+ BW - BOTTOM OF WALL
+ TB - TOP OF BENCH
+ BB - BOTTOM OF BENCH
+ TS - TOP OF STEP
+ BS - BOTTOM OF STEP
+ IN - DRAIN INLET
+ LP - LOW POINT

LEGEND

EXISTING TREE TO REMAIN

MARLON BLACKWELL ARCHITECTS

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CBMAA PARKING DECK

BENTONVILLE, ARKANSAS

DESIGN DEVELOPMENT PRICING

ISSUED	12/14/2020
PROJECT #:	2002

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GRADING PLAN

REVISIONS

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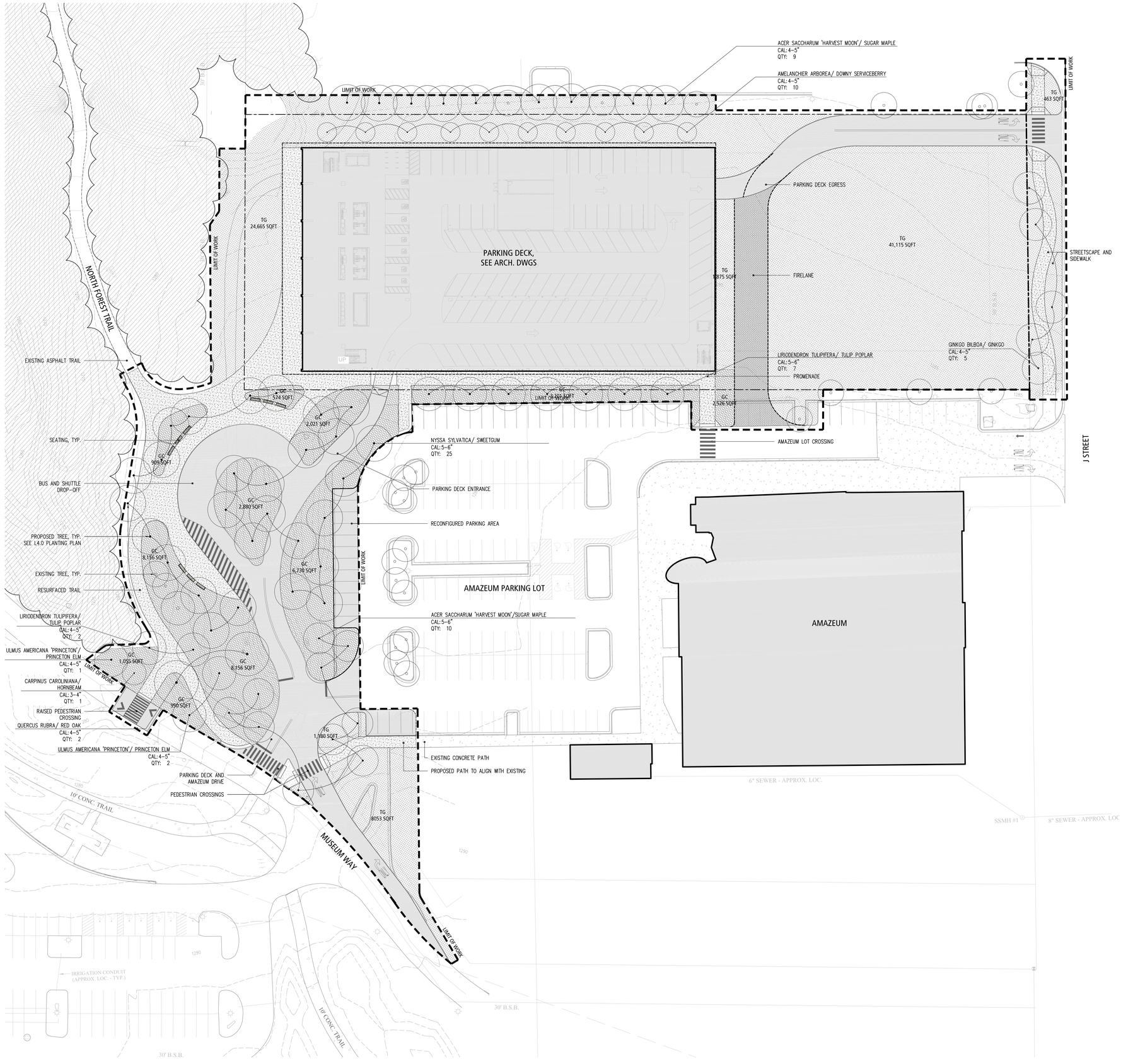

1 LANDSCAPE PLAN
1"=30'–0"

PLANTING NOTES:

1. ALL PLANTS TO BE SELECTED AND SEALED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
2. FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
4. PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO EXISTING GRADE IN THE NURSERY.
5. TOPSOIL SHALL BE SANDY LOAM, FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; CONTAIN 5% ORGANIC MATTER, ph 6.0 TO 6.5.
6. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND/OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
7. LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
8. UPON COMPLETION OF THE ONE (1) YEAR PLANT GUARANTEE PERIOD THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE LANDSCAPE ARCHITECT. ALL STAKES REMAINING SHALL THEN BECOME THE RESPONSIBILITY OF THE OWNER.
9. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
10. IF THE CONTRACTOR DETERMINES THE SUB–GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
11. ALL TRANSPLANTED SHRUBS SHALL BE 'HEELED IN' OR HEAVILY MULCHED IN A SHADED AREA AND WATERED AS NECESSARY UNTIL THEY CAN BE PLANTED.
12. PLANT PERENNIALS AND GROUNDCOVER IN 8" DEEP TOPSOIL BED CONSISTING OF 2/3 TOPSOIL AND 1/3 HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
13. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND OF SOD PRIOR TO SUBMITTING A BID.
14. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
15. 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.
16. 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.
17. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
18. POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
19. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- EXISTING PAVING
- PROPOSED PAVING
- PROPOSED SEATING

SYM.	KEY	QTY./ AREA	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
TREES – DECIDUOUS							
		19	ACER SACCHARUM 'HARVEST MOON'	SUGAR MAPLE	5–6"	B+B	PER PLAN
		10	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	4–5"	B+B	PER PLAN
		1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3–4"	B+B	PER PLAN
		5	GINKGO BILBOA (MALE)	GINKGO	4–5"	B+B	PER PLAN
		12	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5–6"	B+B	PER PLAN
		25	NYSSA SYLVATICA	SWEETGUM	5–6"	B+B	PER PLAN
		2	QUERCUS RUBRA	RED OAK	4–5"	B+B	PER PLAN
		3	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	4–5"	B+B	PER PLAN
GROUNDCOVER, PERENNIALS AND SUBSHRUBS							
		285	ASARUM CANADENSE	WILD GINGER	1 QT.		12" O.C.
		285	ADIANTUM PEDATUM	MAIDENHAIR FERN	1 QT.		12" O.C.
		285	ARISTIDA PURPURASCENS	ARROWFEATHER THREE–AWN	1 QT.		12" O.C.
		285	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 QT.		12" O.C.
		285	CHASMANTHIUM LATIFOLIUM	RIVER–OATS	1 QT.		12" O.C.
	GC	285	CORNUS CANADENSIS	BUNCHBERRY	1 QT.		12" O.C.
		71	ELYMUS VIRGINICUS	VIRGINIA WILD RYE	1 QT.		24" O.C.
		32	RHUS AROMATICA 'GRO–LOW'	GRO–LOW FRAGRANT SUMAC	1 GAL.		36" O.C.
		285	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 QT.		12" O.C.
		127	TIARELLA CORDIFOLIA	FOAM FLOWER	1 QT.		18" O.C.
		32	XANTHORHIZA SIMPLICISSIMA	YELLOWROOT	1 GAL.		36" O.C.
TURF							
	TG	73,500 SF	SEEDED LAWN	SEEDED LAWN			

2 PLANT SCHEDULE

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BENTONVILLE, ARKANSAS

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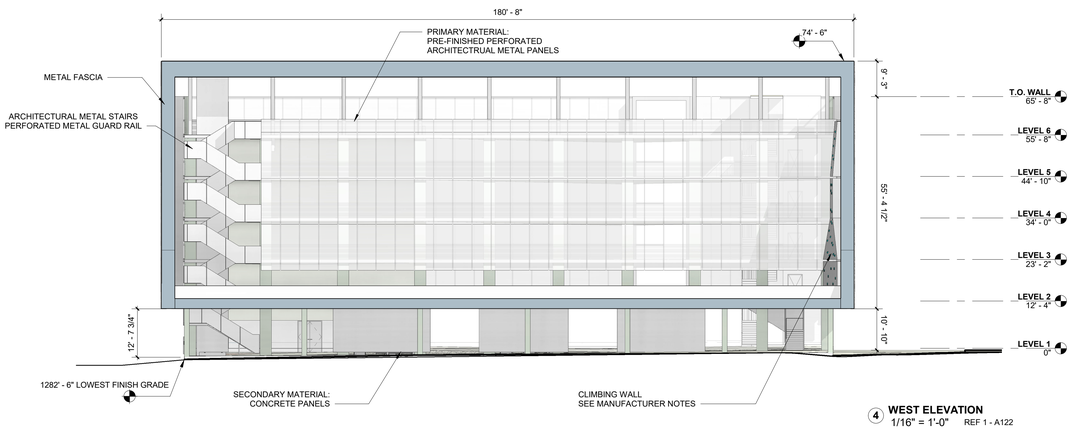
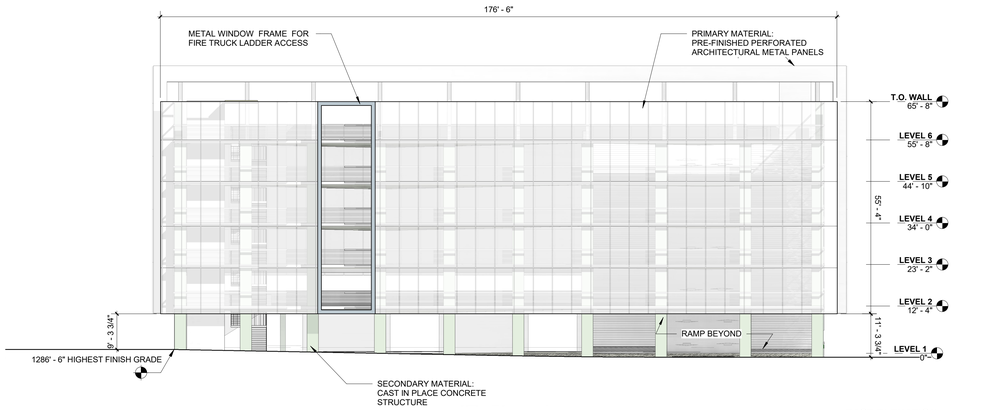
LANDSCAPE PLAN

REVISIONS

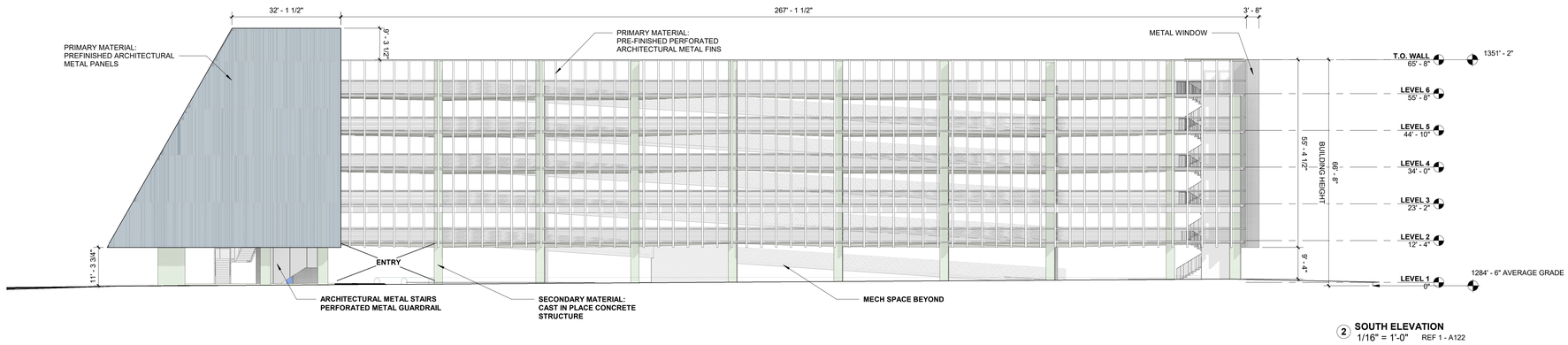
SHEET
L1.1
LSD20-0063



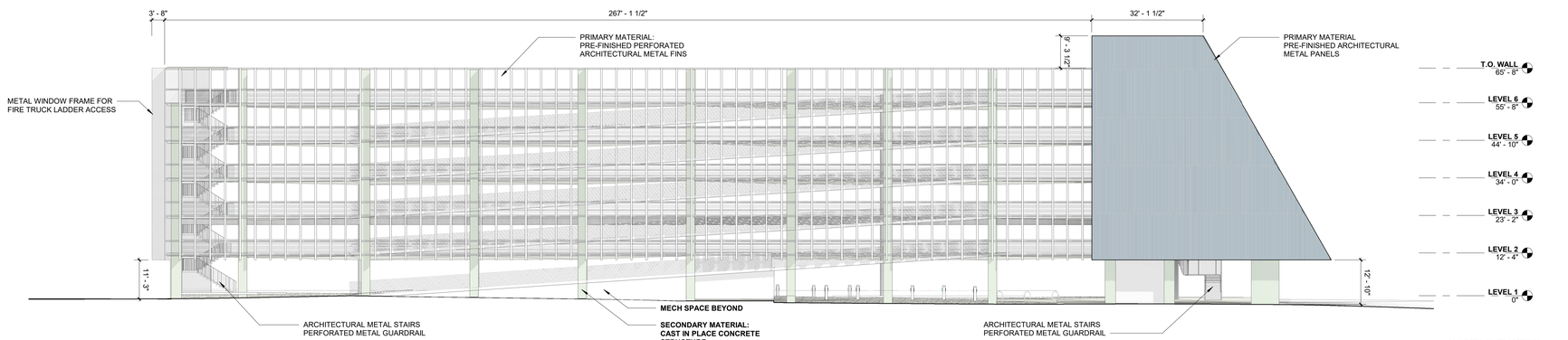
4 **WEST ELEVATION**
1/16" = 1'-0" REF 1 - A122



3 **EAST ELEVATION**
1/16" = 1'-0" REF 1 - A122



2 **SOUTH ELEVATION**
1/16" = 1'-0" REF 1 - A122



1 **NORTH ELEVATION**
1/16" = 1'-0" REF 1 - A122

GENERAL NOTES - EXTERIOR ELEVATIONS

1. SPOT ELEVATIONS ARE TO EXTERIOR FINISH, RELATIVE TO PROJECT FFE, U.O.N.
2. DIMENSION STRINGS SHOWN ARE TO FINISH FACE OF WALL, FACE OR CENTERLINE OF FINISH OPENING, FACE OF MASONRY, FACE OF STOREFRONT SILL / HEAD, OR GRIDLINE, U.O.N.
3. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DRAWINGS FOR ITEMS BELOW GRADE.
4. GENERAL CONTRACTOR IS TO COORDINATE ALL DIMENSIONS PRIOR TO INSTALLATION AND VERIFY ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO INSTALLATION.
5. GENERAL CONTRACTOR SHALL PROVIDE ALL BLOCKING NECESSARY FOR ALL WALL MOUNTED ITEMS, INCLUDING, BUT NOT LIMITED TO, MILLWORK, TOILET ACCESSORIES, DOORSTOPS, DOOR CLOSERS, AND MECHANICAL OR ELECTRICAL DEVICES.
6. MOUNTING LOCATIONS OF ALL WALL MOUNTED ITEMS TO BE COORDINATED WITH FINISH MATERIAL COURSINGS, AND TO HOLD ALIGNMENTS, AS INDICATED, WITH ADJACENT FIXTURES WHEREVER POSSIBLE.
7. REFER TO WALL SECTIONS FOR ASSEMBLY DETAILS, INCLUDING TYPICAL REVEALS AND TRIMS.
8. FIRE AND SMOKE SEPARATION ASSEMBLIES AND RATINGS INDICATED ON LIFE SAFETY PLAN.
9. ALL GUTTERS AND RAIN LEADER LOCATIONS TO BE COORDINATED WITH ARCHITECT BEFORE INSTALLATION.
10. **NO** DEVICES SHALL BE ACCEPTED ON THE EXTERIOR FACE OF THE BUILDING UNLESS:
    A. THE DEVICE IS REQUIRED BY CODE, **AND**
    B. THE LOCATION OF THE DEVICE IS COORDINATED WITH THE ARCHITECT.

MATERIAL PERCENTAGE BY ELEVATION	
1. NORTH ELEVATION	
PREFINISHED ARCHITECTURAL METAL PANELS	47.13%
PREFINISHED PERFORATED ARCHITECTURAL METAL FIN	34.69%
CAST IN PLACE CONCRETE	17.93%
PREFINISHED PERFORATED ARCHITECTURAL METAL PANEL	1.30%
2. SOUTH ELEVATION	
PREFINISHED ARCHITECTURAL METAL PANELS	52.14%
PREFINISHED PERFORATED ARCHITECTURAL METAL FIN	38.37%
CAST IN PLACE CONCRETE	7.56%
PREFINISHED PERFORATED ARCHITECTURAL METAL PANEL	1.93%
3. EAST ELEVATION	
PREFINISHED ARCHITECTURAL METAL PANELS	1.44%
CAST IN PLACE CONCRETE	4.33%
PREFINISHED PERFORATED ARCHITECTURAL METAL PANEL	94.23%
4. WEST ELEVATION	
PREFINISHED ARCHITECTURAL METAL PANELS	18.22%
CAST IN PLACE CONCRETE	4.65%
PREFINISHED PERFORATED ARCHITECTURAL METAL PANEL	68.45%
ULTRA HIGH PERFORMANCE CONCRETE	8.67%

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REGISTERED ARCHITECT
MARLON BLACKWELL
NOT FOR CONSTRUCTION
License Number C-760
STATE OF ARKANSAS

CBMAA PARKING DECK

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT FOR SUBMISSION

ISSUED 12/14/2020

PROJECT #: 2002

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ELEVATIONS

REVISIONS

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A201

10/21/2020 5:48:01 PM 2002: CBMAA PARKING DECK - LARGE SCALE DEVELOPMENT FOR SUBMISSION, 10/26/2020

LARGE SCALE DEVELOPMENT STAFF REPORT

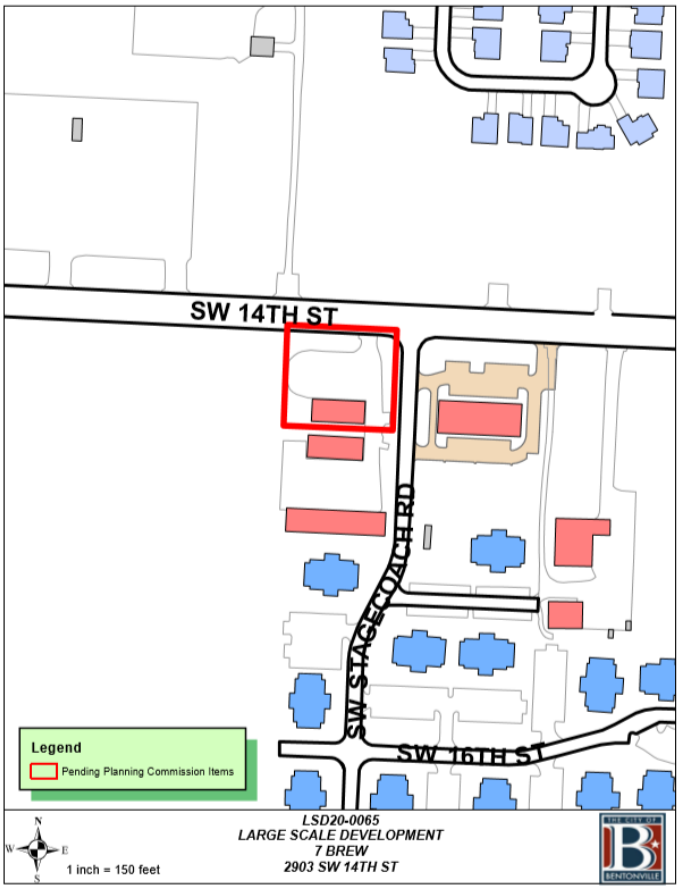
7Brew Coffee

2903 SW 14th Street
PC Date: 1/5/2021
Reviewer: Jon Stanley, Senior Planner

Project Number	LSD20-0065
Applicant / Current Owner	Clearwater Investments, LLC
Site Area	+/- 1.84 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Restaurant

https://arcg.is/08HvK8

Location Map



Property Description
The property is located at 2903 SW 14th Street, on the SW corner of the intersection of SW Stagecoach Road and SW 14th Street. The property is currently zoned C-2, General Commercial with a Future Land Use Map classification of General Commercial.

Project Details
A large scale development to construct an approximately 4,000 square foot drive through coffee shop. The development requires a total of four parking spaces and 11 are being installed. Adequate stacking spaces has been allotted for the two drive through windows. Ingress/egress will be from a single curb cut onto SW 14th Street and a private access drive onto SW Stagecoach Road. Sidewalk, landscaping, grading/drainage, and site amenities are in accordance with the development requirements

The primary exterior materials of the building consist of brick wainscot, vertical metal wall panels (minimum 24 gauge) and store front glass. The structure is a total of 18 feet in height.

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

Waivers
The applicant has requested two waivers:

- A waiver to the Access Management Standards of Land Development Code, Sec.1100.02(a)(6), Distance between curb cuts. The Code requires a minimum of 250 feet of separation at 45 mph. Based on the size of the lot and the amount of frontage available, the applicant has achieved the maximum separation possible of 192 feet.
- A waiver from Article 1100, Section 1100.21.E, Building Materials, of the Land Development Code. The Code requires that a minimum of two primary materials be utilized per façade, constituting a minimum of 75% of the wall area.

Conclusion
The proposed large scale development does not meet the minimum requirements of the Land Development Code due to the waiver requests. However, due to the project's location along an Arterial road and the restricted length of street frontage, staff feels the proposed ingress/egress point meets the intent of the code. In addition, the building material matches other 7Brew locations within the community and does meet the intent of the Code. Therefore, Planning staff recommends approval of both waiver requests and the large scale development.

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

November 10, 2020

Tyler Overstreet
City of Bentonville Planning
305 SW A Street
Bentonville, AR 72712

Re: 7 Brew on 102

Dear Mr. Overstreet,

As part of LSD for 7 Brew on HWY 102, we would like to formally request a waiver from the Access management Standards Sec. 1100.02 (a)(3). The project is located at the intersection of Highway 102 and Stagecoach Rd. there is simply not enough street frontage to meet the minimum 250' curb cut separation off stagecoach Rd. We request that the city allow 7 Brew to add an entrance near the Western property line so the public can access the proposed business. Please see proposed site plan for details

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc.

Jake Chavis, E.I.
Project Engineer

October 24, 2016

Re: Design variance – ***7 Brew Coffee – Bentonville, Arkansas***

RESOURCE DESIGN | redefining retail
316 South First Street | Rogers, AR 72756
Ph: 479.633.8181 | Fx: 479.633.9204

architecture | retail design | fixture design
visual communications | brand strategy
package design | product design | pop display

www.rede5150.com

Presented to:
Mr. Beau Thompson – Senior Planner
City of Bentonville Planning Department
305 SW A Street
Bentonville, AR. 72712

Mr. Thompson,

We have the good fortune to have 7 Brew Coffee Company (an exciting new national chain) to plant its roots in Northwest Arkansas. Over the past 12 months, 7 Brew Coffee has been developing a new architectural national proto-type to start its launch in Benton and Washington County. A new corporate office building and warehouses are in the planning stage now on a 54 acre site in Benton County. We have already permitted and broken ground on the first location in Rogers and as you know, we are currently into large scale planning on our first Bentonville location.

7 Brew Coffee has gone through a rigorous branding and architectural design development process to create a national roll-out program. Using a holistic approach to combine brand, identity and architecture, 7 Brew Coffee has made a great investment to achieve a successful national launch. Our creative architectural language is paramount to distinguish our self from other regional and national competitors. 7 Brew Coffee's values, branding, colors, materials, textures and architectural language will formulate our distinction for national recognition.

Following the City of Bentonville's commercial design standards, our design appears to be in-line with the city's design intent, with the one exception of the "brick and stone as predominant materials". To address this issue (and to not disregard our own design and consistency of brand/architectural recognition on our second location), we would like to request a minor design variance.

Our current building envelope is predominantly **Morin** Architectural panels with two distinct profiles. These panels are not common metal building panels (i.e.; typical R-panels or corrugate panels). These panels are architectural skins for many award-winning modern designs nationwide. These panels provide a unique texture and architectural vernacular not readily achievable with brick and stone. We do however, believe that a combination of brick and architectural panels (with our architectural panels holding a dominant percentage, approximately 40% architectural panels, 28% aluminum storefront/awnings/other and 32% brick – see attached sq. ft. breakdown) can still consistently communicate our brand and design intent to maintain our recognition. Therefore, we request a minor variance in the percentage of brick currently required in the Commercial Design Standards.

Thank you for your time and consideration,

Ron Hudnall – CEO / Director of Design
Resource Design

SIDE ELEVATION

204 SF METAL = 49%
110 SF BRICK = 27%
101 SF OTHER = 24%
415 SF TOTAL

SIDE ELEVATION

192 SF METAL = 46%
110 SF BRICK = 27%
113 SF OTHER = 27%
415 SF TOTAL

FRONT

96 SF METAL = 41%
41 SF BRICK = 18%
95 SF OTHER = 41%
232 SF TOTAL

REAR

130 SF BRICK = 79%
35 SF OTHER = 21%
165 SF TOTAL

ENTIRE BUILDING

492 SF METAL = 40%
391 SF BRICK = 32%
344 SF OTHER = 28%
1227 SF TOTAL

Final Percentage of Exterior Finishes:

492 sf (metal)*
391 sf (brick)
344 sf (aluminum storefront, awnings, other)

1227 sf TOTAL

40% Metal
32% Brick
28% Other

7 BREW

BENTONVILLE, ARKANSAS

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL BMPS PRIOR TO BEGINNING ANY CONSTRUCTION. BMPS SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF BENTONVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THE 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.
15. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10am FOR AN INSPECTION THE FOLLOWING DAY.
16. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

VICINITY MAP
N.T.S.
NORTH

BASIS OF ELEVATION:
GPS MONUMENT #60
NAVD 88

BASIS OF BEARING:
GPS OBSERVATION
ARKANSAS NORTH ZONE

BUILDING SETBACKS (C-2 GENERAL COMMERCIAL):

FRONT (WITH PARKING)	50ft
FRONT (WITHOUT PARKING)	20ft
SIDE (ADJACENT TO NON-RESIDENTIAL)	7ft
SIDE (ADJACENT TO RESIDENTIAL)	30ft
REAR (ADJACENT TO NON-RESIDENTIAL)	20ft
REAR (ADJACENT TO RESIDENTIAL)	30ft

FLOOD CERTIFICATION:
THIS PROPERTY IS NOT LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K. DATED 06/ 05/ 2012)

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

SURVEYOR NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF HARPER COMMERCIAL SUBDIVISION ARE SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

SURVEY DESCRIPTION (PARCEL #18-08658-001):

A PART OF THE WEST HALF OF THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°13'01"E 201.36', THENCE S02°19'28"W 400.00' TO AN EXISTING REBAR, THENCE N87°12'47"W 200.01', THENCE N02°07'51"E 400.00' TO THE POINT OF BEGINNING, CONTAINING 1.84 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST 14TH STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARKING TABLE:

501.6.F OFF-STREET PARKING STANDARDS

RESTAURANTS (AND SIMILAR ESTABLISHMENTS SERVING FOOD AND BEVERAGES): 1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY* ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES AT LARGEST SHIFT: 4

DRIVE-THROUGH COMMERCIAL FACILITIES:
IN ADDITION TO THE OTHER PARKING SPACE REQUIREMENTS, HOLDING OR STACKING SPACES FOR EACH SERVICE WINDOW. EACH STACKING SPACE SHALL BE NO LESS THAN TEN (10) FEET WIDE BY TWENTY (20) FEET LONG

STACKING SPACES PROVIDED: 4

STANDARD SPACES REQUIRED: 4
STANDARD SPACES PROVIDED: 11

TOTAL PARKING PROVIDED: 11

*PROPOSED USE IS A DRIVE-THROUGH ESTABLISHMENT ONLY, SO CUSTOMERS WILL NOT OCCUPY BUILDING.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

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

INDEX OF DRAWINGS

1	COVER SHEET
2	DEMOLITION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING + EROSION CONTROL PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8-12	SITE DETAILS
	CITY WATER + SEWER DETAILS
	CITY SITE ELECTRIC LAYOUT
	CITY ELECTRIC DETAILS

PARCEL NUMBER:	18-08658-001
PROJECT SITE ADDRESS:	2903 SW 14TH ST BENTONVILLE, ARKANSAS 72712
ZONING CLASSIFICATION:	BENTONVILLE PLANNING AREA
PROPOSED USE:	DRIVE THROUGH COFFEE SHOP
TOTAL SITE AREA:	1.84 ACRES +/-
OWNER:	CLEARWATER INVESTMENTS, INC 2813 SW 14TH ST BENTONVILLE, ARKANSAS 72712
DEVELOPER:	CSTAR INC. 100 N DIXIELAND RD #223 ROGERS, AR 72756
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 S. PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350 FAX: (479) 521-9350

CONTACT INFORMATION

GAS:	BLACK HILL ENERGY JOSHUA KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 JOSHUA.KNIGHT@BLACKHILLSCORP.COM
CABLE:	COX COMMUNICATIONS KIP SMITH 4901 S. 48TH STREET SPRINGDALE, AR 72762 PHONE: (479) 717-3796 EMAIL: KIP.SMITH@COX.NET
TELEPHONE:	AT&T SCOTT SEAMAN 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE: (479) 442-1967 LAYNE RHODES PHONE: (479) 479-442-1977 EMAIL: LR159@ATT.COM
ELECTRIC:	CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159
FIRE:	CITY OF BENTONVILLE BRENT BOYDSTON FIRE CHIEF 800 S.W. 'A' ST BENTONVILLE, AR 72712 PHONE: (479) 271-5927
BUILDING INSPECTION:	BENTONVILLE BUILDING INSPECTION DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3125 FAX (479) 271-5906
CODE ENFORCEMENT:	BENTONVILLE CODE ENFORCEMENT DEPT 305 SW "A" ST BENTONVILLE, AR 72712 PHONE (479) 271-3107 FAX (479) 271-5906
STREET DEPT:	CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3130
WASTEWATER:	CITY OF BENTONVILLE NANCY BUSEN 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3160
WATER/SEWER:	CITY OF BENTONVILLE PRESTON NEWBILL 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3140
SOLID WASTE:	ALLIED WASTE SERVICE 36 BELLA VISTA WAY BELLA VISTA, AR 72714 PHONE: (800)-627-1717
PLANNING:	CITY OF BENTONVILLE ELLEN NORVELL 305 S.W. 'A' STREET BENTONVILLE, AR PHONE: (479) 271-3122
CITY ENGINEER:	CITY OF BENTONVILLE DAN WEESE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-5993
POLICE:	BENTONVILLE POLICE DEPT 908 SE 14TH ST BENTONVILLE, AR 72712 PHONE: (479) 271-3173 FAX: (479) 271-3187
STORMWATER:	CITY OF BENTONVILLE JANET PAITH 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR PHONE: (479)-271-5002 EMAIL: JPAITH@BENTONVILLEAR.COM

LSD20-0065

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
12/21/20
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC. #335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Crooks

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REVISIONS

	DATE
1st SUBMITTAL	11-10-20
2nd SUBMITTAL	12-21-20

7 BREW
LARGE SCALE DEVELOPMENT
COVER SHEET
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 19-237

DRAWING NO 01

Drawing Name: 16\100\16-100\Engineering\01 Cover.dwg
Scale: 1=1 (FS) Xrefs Used: BATES-AR # signature, 24x36, COA BBA
Time: 9:14 am
Date: 5/9/2017

SITE AMENITIES:

1. PATIO SEATING AREA
2. BIKE RACKS

PARKING LOT LANDSCAPE AREA REQUIREMENTS:

SEC. 1400.08 – INTERIOR PARKING LOT LANDSCAPING REQUIRED:

TOTAL AREA OF PARKING LOT:	2063 SQ. FT
LANDSCAPING AREA REQUIRED:	8.0% (165 SQ. FT.)
LANDSCAPING AREA PROVIDED:	26% (535 SQ. FT.)

PARKING TABLE:

501.6.F OFF-STREET PARKING STANDARDS

RESTAURANTS (AND SIMILAR ESTABLISHMENTS SERVING FOOD AND BEVERAGES):
1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY* ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

NUMBER OF EMPLOYEES AT LARGEST SHIFT:	4

DRIVE-THROUGH COMMERCIAL FACILITIES:
IN ADDITION TO THE OTHER PARKING SPACE REQUIREMENTS, HOLDING OR STACKING SPACES FOR EACH SERVICE WINDOW. EACH STACKING SPACE SHALL BE NO LESS THAN TEN (10) FEET WIDE BY TWENTY (20) FEET LONG

STACKING SPACES PROVIDED:	4
STANDARD SPACES REQUIRED:	4
STANDARD SPACES PROVIDED:	11
TOTAL PARKING PROVIDED:	11

*PROPOSED USE IS A DRIVE-THROUGH ESTABLISHMENT ONLY, SO CUSTOMERS WILL NOT OCCUPY BUILDING.

BUILDING SETBACKS C-2:

FRONT (WITH PARKING IN FRONT)	50ft
FRONT (WITHOUT PARKING IN FRONT)	30ft
SIDE (ADJACENT TO NON-RESIDENTIAL)	7ft
REAR (ADJACENT TO RESIDENTIAL)	30ft
REAR (ADJACENT TO NON-RESIDENTIAL)	20ft
REAR (ADJACENT TO RESIDENTIAL)	30ft
BUILD HEIGHT >60'	

ADJACENT LAND OWNERS:
(ALL ZONED C-2)

1) SWEPCO
PO BOX 16428
COLUMBUS, OH 43216-6428
PARCEL #18-10159-000

2) MILLENNIUM VENTURES LLC
PO BOX 516
FARMINGTON, AR 72730-0516
PARCELS #01-11308-000, 01-11309-000

3) ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE, AR 72712-0065
PARCEL #01-15484-000

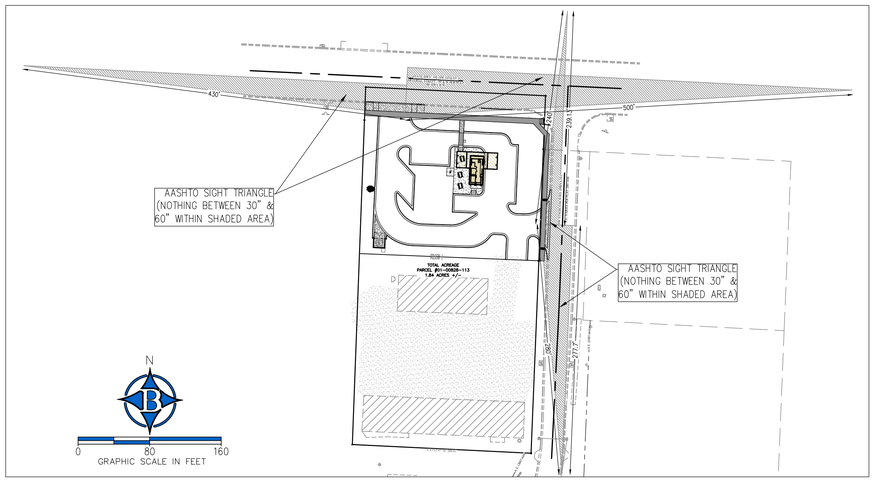
4) COPPERSTONE APARTMENTS
1200 E. JOYCE BLVD.
FAYETTEVILLE, AR 72703-5189
PARCEL #01-15485-000

5) VAISHNO GROUPS, LLC
4105 SW ACRES AVE
BENTONVILLE, AR 72713
PARCEL #01-00828-115

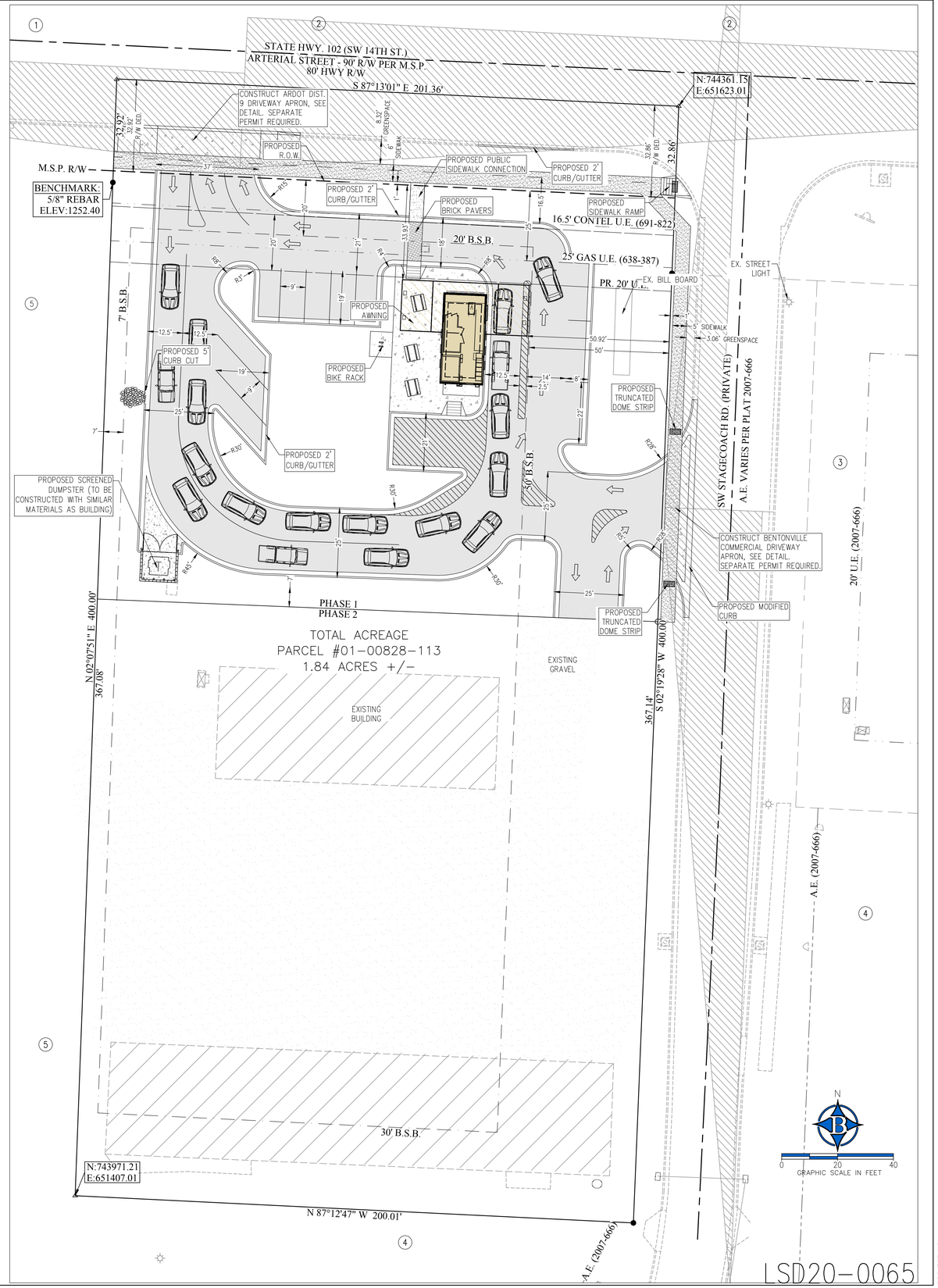
CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SCREENED. ALL ROOF MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS. SMALLER GROUND MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
6. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
7. THIS LARGE SCALE DEVELOPMENT WILL REQUIRE RP TYPE BACKFLOW PREVENTER ON ALL DOMESTIC WATER SERVICES. IRRIGATION SERVICE CONNECTIONS SHALL ALSO BE PROTECTED BY AN RP TYPE BACKFLOW PREVENTER.
7. ALL WATER SERVICES WILL REQUIRE RP-TYPE BACKFLOW PREVENTERS
8. BACKFLOW PREVENTION DEVICE FOR WATER SERVICE WILL BE INSIDE BUILDING. THERE WILL BE NO IRRIGATION INSTALLED ON THIS SITE.
9. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH BENTONVILLE 'TYPICAL BEDDING DETAIL AND BACKFILL DETAIL', UNLESS OTHERWISE NOTED ON DRAWING.
11. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
13. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
14. 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.
15. SIGN LOCATION, IF ANY, IS NOT KNOWN AT THIS TIME
16. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
17. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS TO BUILDING.
18. PROPOSED BENCH MUST BE MIN. 6' IN LENGTH, VICTOR "CLASSIC" MODEL C-10 OR APPROVED EQUIVALENT.



SIGHT TRIANGLE INSET



LSD20-0065

ENGINEER: G. Bates
DRAWN BY: J. Crooks

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
12/21/20
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC. #335
ARKANSAS ENGINEER

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REVISIONS	DATE
1st SUBMITTAL	11-10-20
2nd SUBMITTAL	12-21-20

7 BREW
LARGE SCALE DEVELOPMENT

BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO 19-237

DRAWING NO 03

Time: 2:18 pm
Scale: 1:20 (22"x36")
Date: 1/20/2017

Drawing Name: 16\100\16-100\Engineering\02 site plan.dwg
Xrefs Used: bases, COA BBA, 24X36

STATE HWY. 102 (SW 14TH ST.)
ARTERIAL STREET - 90' R/W PER M.S.P.
80' HWY R/W

N:744361.15
E:651623.01

M.S.P. R/W

BENCHMARK:
5/8" REBAR
ELEV:1252.40

CONSTRUCT ARDOT DIST. 9 DRIVEWAY APRON, SEE DETAIL. SEPARATE PERMIT REQUIRED.

32.92' R/W DED.

8.32' GREENSPACE

6' SIDEWALK

PROPOSED R.O.W.

37'

PROPOSED PUBLIC SIDEWALK CONNECTION

PROPOSED 2' CURB/GUTTER

32.86' R/W DED.

R15'

20'

PROPOSED 2' CURB/GUTTER

1'

PROPOSED BRICK PAVERS

16.5'

PROPOSED SIDEWALK RAMP

16.5' CONTEL U.E. (691-822)

33.93'

18'

20' B.S.B.

25'

20'

21'

R4'

R8'

R3'

9'

19'

25' GAS U.E. (638-387)

EX. BILL BOARD

PR. 20' U.E.

EX. STREET LIGHT

PROPOSED AWNING

1'

5' SIDEWALK

3.06' GREENSPACE

12.5'

12.5'

PROPOSED 5' CURB CUT

50.92'

50'

19'

9'

25'

PROPOSED BIKE RACK

12.5'

14'

8'

2.5'

22'

PROPOSED TRUNCATED DOME STRIP

7'

R30'

PROPOSED 2' CURB/GUTTER

21'

R28'

50' B.S.B.

SW STAGECOACH RD. (PRIVATE)
A.E. VARIES PER PLAT 2007-666

PROPOSED SCREENED DUMPSTER (TO BE CONSTRUCTED WITH SIMILAR MATERIALS AS BUILDING)

R30'

25'

R5'

R28'

CONSTRUCT BENTONVILLE COMMERCIAL DRIVEWAY APRON, SEE DETAIL. SEPARATE PERMIT REQUIRED.

R45'

7'

25'

PROPOSED MODIFIED CURB

PHASE 1
PHASE 2

PROPOSED TRUNCATED DOME STRIP

N

0 10 20
GRAPHIC SCALE IN FEET

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

LSD20-0065

Time: 2:18 pm
Scale: 1:20 (F.S.)
Date: 1/20/2017

Drawing Name: 16\100\16-100\Engineering\02 site plan.dwg
Xrefs Used: base, COA BBA, 24X36

PROJECT NO 19-237

DRAWING NO 03A

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
12/21/20

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

ENGINEER: G. Bates
DRAWN BY: J. Choate

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REVISIONS	DATE
1st SUBMITTAL	11-10-20
2nd SUBMITTAL	12-21-20

7 BREW
LARGE SCALE DEVELOPMENT

SITE PLAN

BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Dr.Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

LANDSCAPE CALCULATIONS:

FRONTAGE AT RIGHT OF WAY: 353 LF
RATIO OF 1 TREE PER 20' LF FRONTAGE = 18 STREET TREES
1 TREE CREDIT = 17 TREES PROVIDED

LENGTH AT BACK & SIDES: 354 LF
RATIO OF 1 TREE PER 50' LF BACK & SIDES = 7 PERIMETER TREES
7 TREES PROVIDED

TREE CREDITS: PRESERVE TREE #6 = 1 TREE CREDIT

PROPERTY ZONING: BENTONVILLE PLANNING AREA
SCREENING REQUIRED: NOT APPLICABLE

PARKING AREA: SPACES & ADJOINING AISLE AREA: 15,306 SF
1 TREE PER 125 SF PARKING = 9 TREES
(2) PLANTING BEDS AND 9 TREES PROVIDED

TREE INVENTORY:

#	DBA	SPECIES	CANOPY	PLAN
1)	3"	ELM	10'	REMOVE
2)	3"	ELM	10'	REMOVE
3)	8"	ELM	25'	REMOVE
4)	3"	ELM	8'	REMOVE
5)	8"	OAK	30'	REMOVE
6)	6"	OAK	25'	PRESERVE
7)	12"	ELM	30'	PHASE 2
8)	12"	ELM	35'	PHASE 2
9)	3"	ELM	10'	PHASE 2
10)	4"	ELM	15'	PHASE 2
11)	5"	ELM	20'	PHASE 2
12)	8"	WILLOW	40'	PHASE 2

LANDSCAPE NOTES:

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

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

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

LIVING MATERIAL: LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS 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)

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

UTILITY NOTE: ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

C.O.B. PROJECT NOTE: PLEASE ADD CITY OF BENTONVILLE ASSIGNED PROJECT NUMBER TO THE BOTTOM RIGHT CORNER OF ALL PLAN SHEETS.

IRRIGATION TO BE PROVIDED BY HOSE BIB

ALL DISTURBED GROUND TO BE SODDED FULL COVERAGE WITH BERMUDA SOD

INSTALL STEEL EDGING TO DELINEATE PLANTER BED

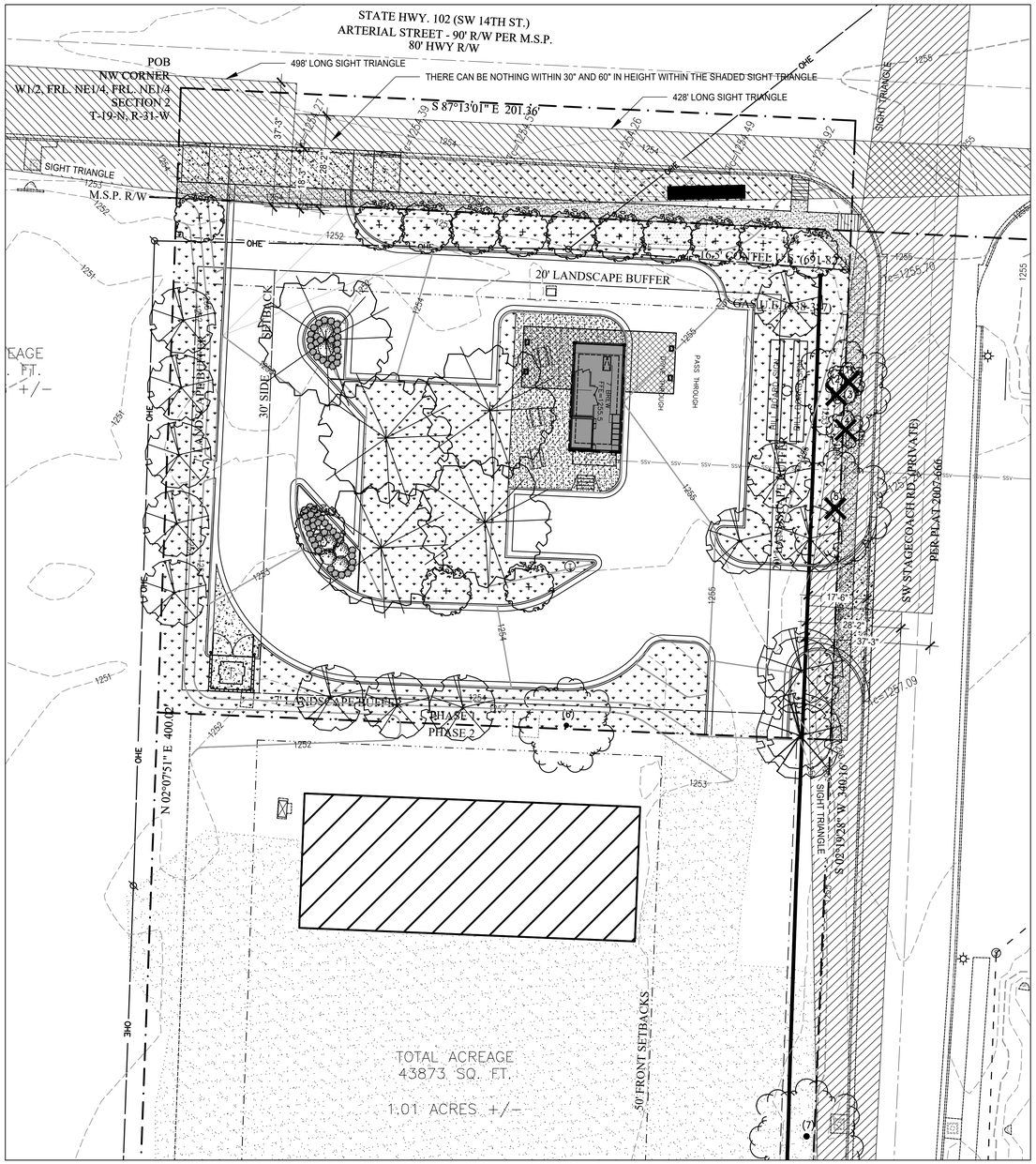
PLANT ISLAND PREPARATION: PLANT ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 3' AND BACKFILLED WITH GRADE A LOAMY TOPSOIL. PERFORM DRAINAGE PERK TEST PRIOR TO BACKFILLING TOPSOIL 6" OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS THEN INSTALL DRAINAGE PIPE.

PLANTING SCHEDULE & SYMBOL KEY

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY	NOTE
	N. RED OAK	QUERCUS RUBRA	2.5" CAL.	5	
	SERVICEBERRY	AMELANCHIER ARBOREA	10'-12' TALL	15	
	E. REDBUD	CERCIS CANADENSIS	10'-12' TALL	13	
	TREE TO BE PRESERVED			1	
	TREE TO BE REMOVED			5	TREES 1, 2, 3, 4, 5
	SPICE BUSH	LINDERA BENZOIN	3 GAL. & 18" TALL	6	
	SWEETSPIRE	ITEA VIRGINICA	3 GAL. & 18" TALL	52	
	TURF	SOD OR EXISTING FIELD GRASS			EX'G FIELD GRASS CAN REMAIN

LEGEND:

- FOUND 5/8" REBAR/ CAP
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCHMARK
- TEMP BENCH MARK (ELEV.)
- RIGHT-OF-WAY MARKER
- COMPUTED POINT
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- YARD HYDRANT
- WATER METER
- SEPTIC LID
- FIRE HYDRANT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- DRAINAGE
- LIGHT
- SIGN
- ELECTRICAL BOX
- TREE
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL METER



COB– LSD
#20–0065

LICENSED LANDSCAPE ARCHITECT
ALAN OSTNER
No. 5204
STATE OF ARKANSAS
12-21-2020
ENGINEER: G. Bates
DRAWN BY: A. Ostner

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REVISIONS

	DATE
FIRST SUBMITTAL	11/02/20
SECOND SUBMITTAL	12/21/20

7 BREW HWY 102
LANDSCAPE & TREE PLAN
2903 SW 14TH ST.
BENTONVILLE, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.nwabatesinc.com
7230 S. Pleasant Ridge Drive · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

PROJECT NO

DRAWING NO
L-01

ENTIRE BUILDING

492 SF METAL = 40%
391 SF BRICK = 32%
344 SF OTHER = 28%
1227 SF TOTAL

Final Percentage of Exterior Finishes:

492 sf (metal)*
391 sf (brick)
344 sf (aluminum storefront, awnings, other)

40% Metal
32% Brick
28% Other

REAR PERCENTAGES:

130 SF BRICK = 79%
35 SF OTHER = 21%
165 SF TOTAL

2 ELEVATION - REAR

SIDE PERCENTAGES:

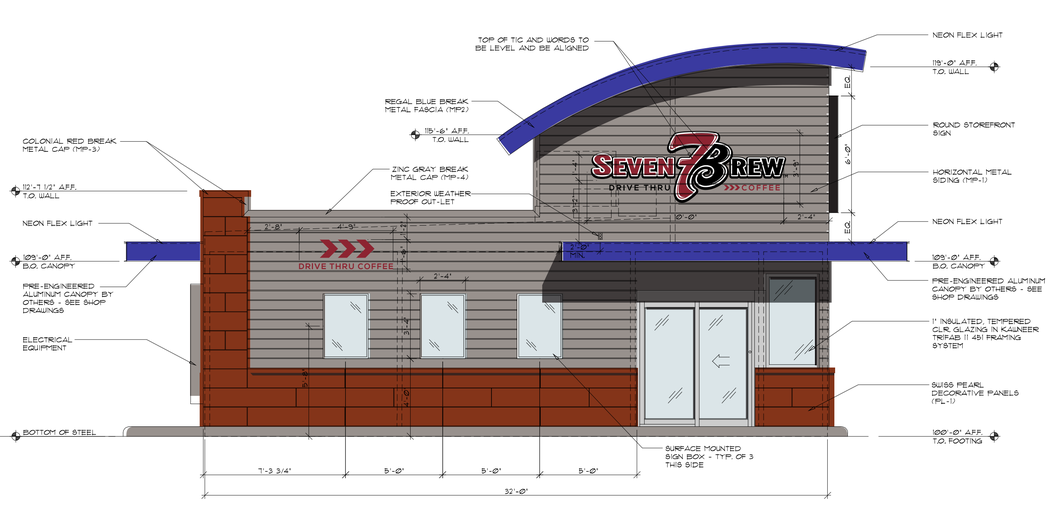
204 SF METAL = 49%
110 SF BRICK = 27%
101 SF OTHER = 24%
415 SF TOTAL

3 ELEVATION - RIGHT SIDE

1 ELEVATION - FRONT

FRONT PERCENTAGES:

96 SF METAL = 41%
41 SF BRICK = 18%
95 SF OTHER = 41%
232 SF TOTAL



4 ELEVATION - LEFT SIDE

SIDE PERCENTAGES:

192 SF METAL = 46%
110 SF BRICK = 27%
113 SF OTHER = 27%
415 SF TOTAL

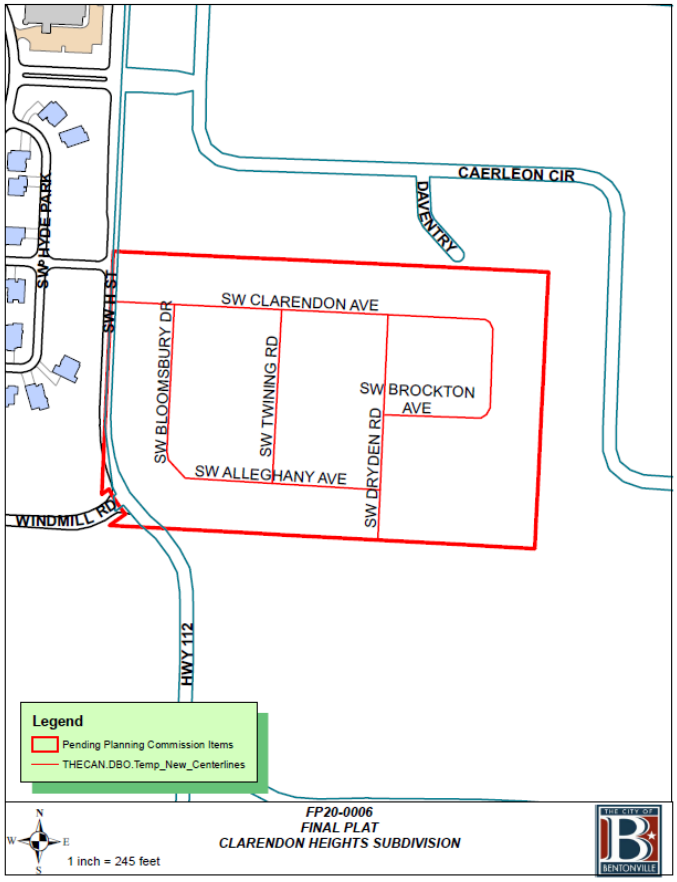
Clarendon Heights Subdivision

SW H Street
PC Date: 1/5/2021
Reviewer: Ali Worley, Planning Technician

Project Number	FP20-0006
Applicant / Current Owner	Sewell Family Development, LLC
Site Area	+/- 24.7 acres
Current Zoning	R-1, Single Family Residential

https://arcg.is/08HvK8

Location Map



Property Description
The property is located east of SW H Street and northeast of Windmill Road. It is currently zoned R-1, Single Family Residential.

Project Details
A final plat of a 74-lot subdivision to be known as Clarendon Heights Subdivision. Right-of-way is being dedicated along Highway 112, as well as for all public streets within the development. Various utility and drainage easements are also being dedicated with this plat.

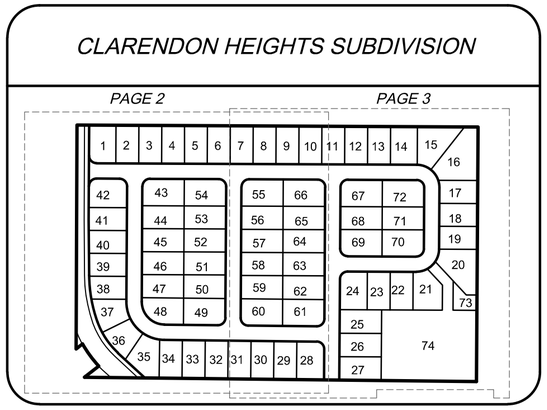
Waivers
There are no waivers associated with this request.

Analysis and Recommendation
The proposed plat does meet the minimum requirements of the Land Development Code, therefore Planning staff recommends approval of the final plat.

Standard Conditions of Approval
1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.
3. The plat shall not be filed until a final inspection has been completed and accepted.
4. All non-bondable items and guarantees of improvements must be complete prior to Planning Commission approval.

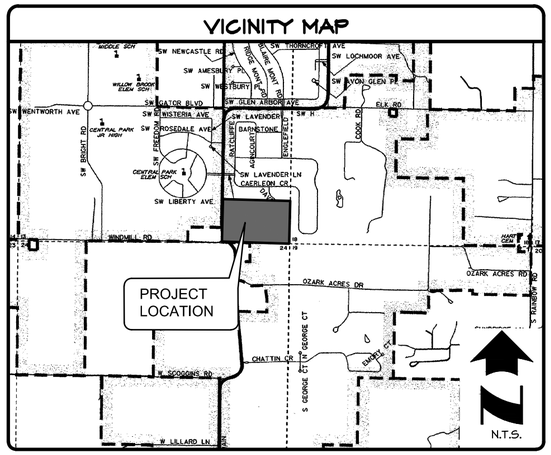
NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



FINAL PLAT
CLARENDON HEIGHTS

Lots 1 thru 74, Part of the SE1/4, SE1/4
Section 13, Township 19 North, Range 31 West
Bentonville, Benton County, Arkansas



GENERAL NOTES:

- Basis of Bearings: Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, based on RT Kinematic (RTK) GNSS Observations from City of Bentonville GPS Monument #15, having published values of: Lat 36°19'18.71" N / Long 94°15'45.58" W and a Combined Scale Factor (Ground to Grid) = 0.999963297.
- Grid North Convergence: At the Southeast corner of Section 13, T19N, R31W, rotate from Grid North 01°17'37" to the left for True North.
- Vertical Datum: NAVD88 (Geoid 12B). Site elevations are based on RTK GNSS observations from the City of Bentonville GPS Monument #15, having a published elevation of 1250.62 feet.
- Flood Information: Based upon review of NFIP FIRM, Benton County, Arkansas and Incorporated Areas, Map Number 05007C0255K, Map Revised June 5, 2012, and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map.
- Title Instruments: 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.

CITY OF BENTONVILLE DEVELOPMENT NOTES:

- Before any work in the street 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.
- 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.
- 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.

28' UTILITY & PRIVATE ACCESS EASEMENT

The 28' Private Access Easement located between Lots 36 and 37 is a restricted access easement to be used by Emergency Vehicles only; is to remain open and free of any obstruction at all times; shall not be encumbered by any above ground utilities or structures; shall not be utilized for driveways or as another means of access to Lots 36 and 37; and is to maintained by the Clarendon Heights Property Owners Association.

PARENT TRACT DESCRIPTION - Warranty Deed Book 2015, Page 44951:

A part of SE 1/4 of the SE 1/4 of Section 13, Township 19 North, Range 31 West, Benton County, Arkansas, more particularly described as follows: Beginning at the SW corner of said SE 1/4 of the SE 1/4; thence along the West line of said SE 1/4 of the SE 1/4, North 02°43'50" East a distance of 825.69 feet; thence South 87°15'34" East a distance of 1314.27 feet to the East line of said SE 1/4 of the SE 1/4; thence along said East line of said SE 1/4 of the SE 1/4, South 02°49'42" West a distance of 834.18 feet; thence North 86°53'20" West a distance of 1312.87 feet to the point of' beginning, containing 25.03 acres, more or less, and being subject to the right of way of Arkansas State Highway 112, and the right of way of Windmill Road (Benton County Road 585) along the West line thereof, and subject to any other easements of record or fact.

LESS AND EXCEPT

Part of the SE 1/4 of the SE 1/4 of Section 13, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows: Beginning at the SW corner of the SE 1/4 of the SE 1/4; thence along the West line of said SE 1/4 of the SE 1/4, North 02°42'49" East a distance of 92.42 feet to the proposed North right of way line of Windmill Road; thence along said North line, North 54°28'37" East a distance of 26.49 feet to the apparent West right of way line of Arkansas State Highway 112; thence along said West line, 90.25 feet along a 387.70 foot radius non tangent curve left, whose chord bears South 33°38'09" East 90.05 feet to the proposed South right of way line of Windmill Road; thence along said South line, South 54°28'37" West a distance of 53.89 feet; thence continuing along said South line, 5.17 feet along a 220.00 foot radius curve right, whose chord bears South 55°08'58" West 5.17 feet to the South line of said SE 1/4 of the SE 1/4; thence along said South line, North 86°51 '48" West a distance of 27.76 feet, more or less, to the point of beginning, containing 0.11 acres, more or less, of which 0.06 acres exists in prescriptive right of way of Windmill Road.

Owner/Developer
Sewell Family Development, LLC
1315 Chancery
Cave Springs, AR. 72718
Tel: (479-445-8610)

ENGINEER
Morrison Shipley Engineers Inc
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: John Wary
Telephone: (479)-273-2209

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

CERTIFICATE OF SURVEYING ACCURACY

I, Keith A. Sikes, hereby certify that this plat correctly represents a boundary survey made by me, or under my direct supervision, 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.

FOR REVIEW

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

Registered Land Surveyor
Registration No. 1507
State of Arkansas

Filing Block

CERTIFICATE OF OWNERSHIP

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

Date of Execution: _____

Signed: _____

Name & Address: Sewell Family Development, LLC
1315 Chancery
Cave Springs, AR 72718

Print Name: _____

Source of Title: W.D. Book 2015, Page 44951

State Of Arkansas)
) SS
County Of _____)

Sworn And Subscribed Before Me This Day _____Of _____, 20___.

Notary Public: _____

My Commission Expires: _____

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

CITY ATLAS PAGE #526

FINAL PLAT
CLARENDON HEIGHTS
City of Bentonville Project #FP20-0006

Project No. SFD-01	Drawn By JDS Checked By KAS
Date 11.16.2020	Sheet 1 of 3

MORRISON SHIPLEY

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

Drawing Name: P:\SFD-01\DWG\SFD-01 Final Plat.dwg Last Modified: Nov 16, 2020 - 10:39am Plotted on: Nov 16, 2020 - 11:24am by jschoenbaum

St Valery Downs Subdivision
Plat Book 2002, Page 174
Filed: 10-02-2002

Lot 29
Parcel #: 05-10795-000
Lancelot, Greg & Tracey
Zoning: R-1

Lot 28
Parcel #: 05-10794-000
AL-Khatib, Ahmad
Zoning: R-1

Lot 27
Parcel #: 05-10793-000
Battye, Richard James & Tracey
Zoning: R-1

Lot 26
Parcel #: 05-10792-000
Chambers, Mark & Waynette
Zoning: R-1

Par
Cole, J

Filing Block

Grid North

60 0 60

1" = 60 feet

Existing 1/2" Rebar (Disturbed)
Existing 1/2" Rebar Illegible Cap
Ex. 15' UE Plat Book 2002, Page 174
Existing 1/2" Rebar w/ PS #1189 Cap
Existing 1/2" Rebar w/ PS #1339 Cap
Existing 1/2" Rebar w/ PS #1339 Cap
Existing Rebar
45.3'
24.86'
15.00'
City of Cave Springs
City of Bentonville
S87°14'17"E 1314.48' (S87°15'34"E 1314.27')
3' Offset
Existing 1/2" Rebar w/ PS #1339 Cap
City c

SW Madison Avenue

Existing Rebar

15' R/W Dedicated Per This Plat

20' UE

1	2	3	4	5	6	7	8	9	10
±0.25 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.
1302	1300	1206	1204	1202	1200	1106	1104	1102	1100

N02°45'20"E 100.00'
N02°45'43"E 125.00'
125.00'
88.01'
75.00'
63.00'
150.58'
324.60'
50' R/W
S87°14'17"E 1119.44'
SW CLARENDON AVENUE 324.60'
S02°45'20"W 310.23'
50.00'
C8

Lot 1 (Detention)
Parcel #: 01-17151-000
Central Park Phase 5 POA, Inc.
Zoning: R-1

30' Ex. R/W

AR Hwy 112 / SW H Street

Lot 2
Parcel #: 01-17152-000
Mathew, Anish Kurian & Cheruvathoor, Reenu Reggie
Zoning: R-1

42	43	54	55	66
±0.27 Ac.	±0.27 Ac.	±0.27 Ac.	±0.27 Ac.	±0.27 Ac.
1301	1205	1201	1105	1101

C9 C20 C21 C24 C25 C28
75.50' 112.34' 112.26' 112.34' 112.26'
69.98' 70.13' 63.04' 88.00' 62.96' 63.04' 88.00' 62.96'
S87°09'10"E 125.38'
S87°14'17"E 137.30'
S87°14'17"E 137.30'
S87°14'17"E 137.30'
N02°50'50"E 88.00'
10' UE

41	44	53	56	65
±0.22 Ac.	±0.24 Ac.	±0.24 Ac.	±0.24 Ac.	±0.24 Ac.
5902	5903	5902	5903	5902

40.15' 34.85' 75.01' 75.00' 75.33' 75.84'
124.84'
137.30'
137.30'
137.30'
137.30'
10' Offset

40	45	52	57	64
±0.21 Ac.	±0.24 Ac.	±0.24 Ac.	±0.24 Ac.	±0.24 Ac.
5904	5905	5904	5905	5904

123.82'
137.30'
137.30'
137.30'
137.30'

39	46	51	58	63
±0.21 Ac.	±0.24 Ac.	±0.24 Ac.	±0.24 Ac.	±0.24 Ac.
5910	5911	5910	5911	5910

72.23' 75.33' 75.84'
122.78'
S87°14'17"E 137.30'
S87°14'17"E 137.30'
S87°14'17"E 137.30'
S87°14'17"E 137.30'
5' Offset

38	47	50	59	62
±0.21 Ac.	±0.24 Ac.	±0.24 Ac.	±0.24 Ac.	±0.24 Ac.
5912	5913	5912	5913	5912

75.33' 76.20' 77.07' 75.85' 76.72' 77.59'
S87°09'10"E 115.19'
S86°52'30"E 137.30'
S86°52'30"E 137.30'
S86°52'30"E 137.30'
S86°52'30"E 137.30'
7.44'
13.36'

37	48	49	60	61
±0.22 Ac.	±0.25 Ac.	±0.27 Ac.	±0.27 Ac.	±0.27 Ac.
5914	1206	1200	1106	1100

88.00' 62.88' 63.12' 88.00' 62.88'
20' UE
20' UE
20' UE
20' UE
20' UE
62.66'
112.18'
112.42'
112.18'
28' UE & Private AE (See Notes)
C7 C22 C23 C26 C27
C3 C10 C11 C12 C13 C19
N66°15'27"E 103.25'
15' R/W Dedicated Per This Plat
225.09'
50' R/W
S86°52'30"E 549.69'
SW ALLEGHANY AVENUE
324.60'
50' R/W

36	35
±0.21 Ac.	±0.26 Ac.
1301	1207

14' C14 C17 C18 C4
N36°43'47"E 104.45'
32.94'
S44°45'09"E 104.16'
87.81'
45'
30' Ex. R/W

34	33	32	31	30	29	28
±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.22 Ac.	±0.26 Ac.
1205	1203	1201	1107	1105	1103	1101

C16 59.98' 75.00' 75.00' 75.00' 75.00' 75.00' 64.95' C15
N03°07'30"E 125.91'
125.00'
20' UE
30' SB
20' UE
City of Bentonville
N03°07'30"E 125.00'
20' UE
100.12'
46.84' 75.00' 75.00' 75.00' 75.00' 75.00' 75.00' 90.44'

SW BLOOMSBURY ROAD S02°50'50"W 427.64'
SW TWINING ROAD S02°50'50"W 529.22'

Lot 3
Parcel #: 01-17153-000
David Klinton Kimball
Zoning: R-1

N02°43'16"E 733.53' (N02°43'50"E 825.69')
S02°03'47"W 182.17'

Temporary Site Benchmark
60D Nail
In Abandoned Pole
Elevation = 1287.99

Existing 5/8" Rebar w/ PS #1118 Cap

Parcel #: 18-08937-000
Tri-Par, Inc
WD 2016-32270
Zoning: R-1

01-00828-659
City of Bentonville
Book 2012, Page 24491

L1 L2 L3
Windmill Cir
Road
C1
POB, SW Corner
SE1/4 SE1/4
S13-T19N-R31W
1/2" Rebar
N:728363.7'
E:656039.1'

Parcel #: 18-09141-000
Baggett Family Trust
QCD Bk. 2007, Pg. 8162
Benton County

Parcel #: 18-09140-000
Arkansas Highway Commission
Book 486, Page 235
Benton County

City of Cave Springs
N86°52'30"W 1284.92'
(N86°53'20"W 1312.87')

See Sheet 3 of 3 for Legend

Line Table		
Line #	Bearing	Length
L1	N 02°43'16" E	92.44'
L2	N 54°28'37" E	53.89'
L3	S 54°28'37" W	26.48'

Street Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C5	78.61	50.00	50.07	S42° 11' 43"E	70.76
C6	78.47	50.00	49.93	S47° 48' 17"W	70.66
C7	156.59	100.00	99.52	S42° 00' 50"E	141.08

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	5.17'	220.00'	2.59'	N 55° 09' 01" E	5.17'
C2	90.25'	387.70'	45.33'	N 33° 38' 08" W	90.04'
C3	160.45'	479.72'	80.98'	S 07° 31' 06" E	159.70'
C4	130.31'	270.00'	66.45'	S 30° 55' 34" E	129.05'
C8	39.27'	25.00'	25.00'	S 42° 14' 28" E	35.35'
C9	39.27'	25.00'	25.00'	S 47° 45' 32" W	35.36'
C10	2.78'	517.96'	1.39'	S 01° 53' 29" W	2.78'
C11	75.46'	479.87'	37.81'	S 02° 55' 56" E	75.38'
C12	77.19'	449.20'	38.69'	S 12° 20' 31" E	77.09'
C13	38.65'	258.37'	19.36'	S 21° 26' 33" E	38.62'
C14	84.42'	253.50'	42.60'	S 35° 16' 08" E	84.03'
C15	39.15'	25.00'	24.88'	N 42° 00' 50" W	35.27'
C16	15.05'	125.00'	7.54'	N 83° 25' 30" W	15.04'
C17	58.26'	125.00'	29.67'	N 66° 37' 21" W	57.73'
C18	64.42'	125.00'	32.94'	N 38° 30' 23" W	63.71'
C19	58.01'	125.00'	29.54'	N 10° 26' 52" W	57.49'
C20	39.31'	25.00'	25.04'	N 42° 11' 43" W	35.38'
C21	39.23'	25.00'	24.96'	S 47° 48' 17" W	35.33'
C22	117.45'	75.00'	74.64'	S 42° 00' 50" E	105.81'
C23	39.39'	25.00'	25.12'	N 47° 59' 10" E	35.44'
C24	39.31'	25.00'	25.04'	N 42° 11' 43" W	35.38'
C25	39.23'	25.00'	24.96'	S 47° 48' 17" W	35.33'
C26	39.15'	25.00'	24.88'	S 42° 00' 50" E	35.27'
C27	39.39'	25.00'	25.12'	N 47° 59' 10" E	35.44'
C28	39.31'	25.00'	25.04'	N 42° 11' 43" W	35.38'

FOR REVIEW

FINAL PLAT

CLARENDON HEIGHTS

City of Bentonville Project #FP20-0006

Project No. SFD-01	Drawn By JDS Checked By KAS
Date 11.16.2020	Sheet 2 of 3

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Drawing Name: P:\SFD-01\DWG\SFD-01 Final Platdwg Last Modified: Nov 16, 2020 - 10:36am Plotted on: Nov 16, 2020 - 11:30am by jschoenbaum

Lot 27
Parcel #: 05-10793-000
tye, Richard James & Tracey
Zoning: R-1

Lot 26
Parcel #: 05-10792-000
Chambers, Mark & Waynette
Zoning: R-1

Lot 25
Parcel #: 05-10791-000
Cole, James B. & Melissa Lynn
Zoning: R-1

Daventry

Lot 24
Parcel #: 05-10790-000
Riojas, Veronica & Carlos G
Zoning: R-1

Lot 23
Parcel #: 05-10789-000
Hauge Family Rev. Trust
Zoning: R-1

Lot 22
Parcel #: 05-10788-000
Fry, Amy M & Stimis. Michael A
Zoning: R-1

Ex. 15' UE
Plat Book 2002,
Page 174

Ex. 40'
Street R/W

20' DE
& UE

Existing 1/2" Rebar
w/ PS #1339 Cap

S87°14'17"E 1314.48' (S87°15'34"E 1314.27')

City of Cave Springs

Existing 1/2" Rebar
w/ PS #1369 Cap

Existing 1/2" Rebar
w/ PS #1370 Cap

Grid North

60 0 60

1" = 60 feet

Filing Block

LEGEND

	Ex. Section Line
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
R/W	Ex. Right of Way Line
	Ex. Road Centerline
	Ex. Easement Line
	Proposed Lot Line
R/W	Proposed Right of Way Line
	Proposed Road Centerline
	Proposed Easement Line
	Proposed Building Setback Line
●	Ex. Rebar
◉	Ex. Nail
○	Set 1/2" Rebar w/ PS# 1507 Cap
⌀	Set Mag Nail w/ PS# 1507 Washer
⌑	Set Mag Spike
△	Set 1" Brass Monument
AE	Access Easement
UE	Utility Easement
DE	Drainage Easement
(S02°49'42"W 834.18')	Record Bearing & Distance

Lot 21
Parcel #: 05-10787-000
Smith, Meghan Elizabeth
& Jacob Neal
Zoning: R-1

Ex. 15' UE
Plat Book 2002,
Page 174

Existing 1/2" Rebar
w/ PS #1389 Cap

Lot 20
Parcel #: 05-10786-000
Eiland Family Trust
Paul B & Allison O
Zoning: R-1

St Valery Downs Subdivision
Plat Book 2002, Page 174
Filed: 10-02-2002

Lot 19
Parcel #: 05-10785-000
Simmons, Madeline Nemeth
& David Matthew
Zoning: R-1

Existing 1/2"
Rebar

Lot 18
Parcel #: 05-10784-000
Trofholz Family Trust
Terry Walker &
Mackenzie Leigh Keish
Zoning: R-1

POB
SE Corner
SE1/4 SE1/4
S13-T19N-R31W
1/2" Rebar
N:728292.1'
E:657349.8'

SW Corner
S18-T19N-R30W
1/2" Rebar w/PS# 1348 Cap

Parcel #: 05-10068-000
Prosch Family Trust -
Donald J & Linda J
Zoning: A-1

Parcel #: 05-10242-000
Prosch Family Trust - Donald J & Linda J
WD Bk. 511, Pg. 167
QCD To Trust: 96-26666
Zoning: N/A

Note:
Entire Lot 74 To Be Dedicated
As A Drainage Easement

74
Drainage Easement
±1.80 Ac.

TBM 1 - Chiseled "X" on north side, top of Storm Drain Box; 0.5' east of curb and 1.9' south of the north edge of concrete. Elevation = 1258.93

TBM 2 - Chiseled "X" in top of concrete curb; 0.3' east of Storm Drain Box and 4.4' northeast of the center of Storm Drain Lid. Elevation = 1253.39

Street Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C5	78.61'	50.00'	50.07'	S42° 11' 43"E	70.76'
C6	78.47'	50.00'	49.93'	S47° 48' 17"W	70.66'
C7	156.59'	100.00'	99.52'	S42° 00' 50"E	141.08'

Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C15	39.15'	25.00'	24.88'	N 42° 00' 50" W	35.27'
C25	39.23'	25.00'	24.96'	S 47° 48' 17" W	35.33'
C26	39.15'	25.00'	24.88'	S 42° 00' 50" E	35.27'
C27	39.39'	25.00'	25.12'	N 47° 59' 10" E	35.44'
C28	39.31'	25.00'	25.04'	N 42° 11' 43" W	35.38'
C29	39.23'	25.00'	24.96'	S 47° 48' 17" W	35.33'
C30	39.31'	25.00'	25.04'	S 42° 11' 43" E	35.38'
C31	39.23'	25.00'	24.96'	N 47° 48' 17" E	35.33'
C32	39.31'	25.00'	25.04'	N 42° 11' 43" W	35.38'
C33	39.23'	25.00'	24.96'	S 47° 48' 17" W	35.33'
C34	38.76'	74.93'	19.82'	N 77° 57' 27" E	38.33'
C35	35.33'	75.00'	18.00'	N 49° 39' 34" E	35.00'
C36	43.61'	75.00'	22.44'	N 19° 30' 24" E	43.00'
C37	25.05'	83.86'	12.62'	S 06° 39' 37" E	24.95'
C38	43.08'	75.00'	22.15'	S 32° 42' 32" E	42.49'
C39	48.11'	75.66'	24.90'	S 67° 38' 09" E	47.31'
C40	1.69'	75.13'	0.85'	S 86° 35' 26" E	1.69'

FOR REVIEW

FINAL PLAT

CLARENDON HEIGHTS

City of Bentonville Project #FP20-0006

Project No. SFD-01	Drawn By JDS Checked By KAS
Date 11.16.2020	Sheet 3 of 3

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Drawing Name: P:\SFD-01\DWG\SFD-01 Final Platting Last Modified: Nov 16, 2020 - 10:34am Plotted on: Nov 16, 2020 - 11:32am by jschoenbaum