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 19, 2021

Registration Link: https://us02web.zoom.us/webinar/register/WN_SbDsE0efTWWd_Jr4vaithQ

I. Call to Order
II. Approval of the January 5 Meeting Minutes
III. Consent Agenda

1. **Lots 24 & 25, Block 17 of Deming's 2nd Addition** — **Lot Split**
   510 NW D Street *(LS20-0055)*

2. **Lots 3 & 4 of Featherston Valley Subdivision** — **Lot Split**
   Been Road and Featherston Road *(LS20-0059)*

3. **Lots 26 & 27 of Clark's Addition** — **Lot Split**
   SW Glover Street *(LS20-0062)*

4. **Lot 13, Block 4 of Deming's 2nd Addition** — **Property Line Adjustment**
   411 NW A Street *(LS20-0066)*

5. **Lot 16 of Lincoln and Rice Addition** — **Property Line Adjustment**
   615 E Central Avenue *(PLA20-0060)*

6. **Hawthorne Heights Phase I** — **Final Plat**
   NE J Street *(FP20-0005)*

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

IV. New Business

1. **Crowhow, LLC** — **Rezoning***
   DE, Downtown Edge to DC, Downtown Core
   SE 7th and SE D Street *(RZ20-0071)*

2. **Trailside Partners, LLC** — **Rezoning***
   C-1, Neighborhood Commercial to C-3, Mixed-Use Commercial
   E Central Avenue and NE J Street *(RZ20-0073)*

3. **Lot 9 of Out Lot 16 Subdivision** — **Lot Split**
   502 NE 2nd Street *(PLA20-0058)*

4. **Martens** — **Sidewalk Waiver**
   602 W Central *(WAV21-0001)*

5. **Bentonville Eye Clinic** — **Large Scale Development**
   2300 SE J Street *(LSD20-0068)*

6. **SEG4** — **Large Scale Development**
   SE G Street and SE 4th Street *(LSD20-0069)*

7. **Bentonville Pet Resource Center** — **Large Scale Development**
   1312 Melissa Drive *(LSD20-0070)*

8. **Motto Hotel** — **Large Scale Development**
   223 S Main Street *(LSD20-0071)*

V. Other Business

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

Planning Commission Special Meeting
Minutes
January 5, 2021

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: Mark Brightwell, Peter Farmer, Ellen Norvell, Tyler Overstreet, Jon Stanley, Dan Weese, and Ali Worley

Motion by Mr. Haynie, seconded by Ms. Kerr to approve the minutes of December 1, 2020.
Approved 7-0
Motion by Mr. Haynie, seconded by Ms. Kerr to approve the minutes of December 8, 2020.
Approved 7-0

Consent Agenda

1. Lots 1-2 of Joyner Addition, Phillips Cemetery Road, LS20-0057
2. Lot 27 of Huffman's Addition, 205 NW D Street, PLA20-0054
3. Lot 26, Block 17 of Deming's Second Addition, 412 NW 5th Street, PLA20-0056
4. Lots 1-6 of Walmart Layout Subdivision, 203 SE Martin Luther King, Jr. Parkway, FP20-0004

Approved 7-0

Other Business

Item #1
Master Street Plan: Resolution
Dennis Birge, Transportation Director, gives presentation to Commissioners.
Opened public hearing
Cindy Acree, 307 Cross Creek Drive, spoke her concerns.
Tim Wang, 10555 Sears Road, spoke his concerns.
Kelly Grantham, 3601 NW Creekstone Drive, spoke their concerns.
Jeff & Karen Inlow, Peach Orchard Road, spoke their concerns.
Thomas Wynne, 10408 Osage Ridge Lane, spoke their concerns.
Christian Lighthall, 10400 Osage Ridge Lane, spoke their concerns.
Jonathan Woods, Price Coffee Road, spoke their concerns.
Dale Nyhus, 9800 S Morning Star Road, spoke their concerns.
Mike Dule, 10750 Sears Road, spoke their concerns.
Michael Bell (via Zoom), 11775 Peach Orchard Road, spoke their concerns.
Susan von Gremp (via Zoom), SE 2nd Street, spoke their concerns.
Ben Shankle (via Zoom), 9800 Mill Dam Road, spoke their concerns.
Chandra Perkins (via Zoom), 11715 Peach Orchard Road, spoke their concerns.
Adrienne Woods (via Zoom) spoke their concerns.
Ashley Peoples (via Zoom) spoke their concerns.
Closed public hearing
There is discussion amongst Mr. Birge, staff, and Commissioners.
Motion by Mr. Sanders, seconded by Mr. Haynie to approve the resolution.
Approved 7-0

New Business

Motion by Mr. Sanders, seconded by Ms. Kerr to move Item #2 below Item #11, as well as move Item #9 after Item #5.

Motion by Mr. Sanders, seconded by Mr. Haynie to start the study of amending Land Use Classification on various properties on SW D Street and SW E Street from Medium Density Residential to Low Density Residential. Approved 7-0

Item #1
Pinnacle Villas, LLC: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 301 SW E Street, RZ20-0060
Tyler Overstreet reads the staff report.
Opened public hearing
Andy Johnson, 305 SW E Street, speaks their concerns.
Closed public hearing
There is discussion amongst the Commissioners and staff.
Denied 7-0
Mr. Hipp votes no on the basis of the pending study.
Ms. Kerr votes no due to affecting the integrity of the neighborhood.
Mr. Wright votes no based on comments from the residents.
Mr. Davis votes no based on comments from residents, integrity of the neighborhood, and pending study.
Mr. Haynie votes no based on other Commissioners reasons.
Mr. Sanders votes no based on other Commissioners reasons.
Mr. Binns votes no based on other Commissioners reasons.

Item #3
Allen & Veda Kinyon Trustees: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 403 SW E Street, RZ20-0062
Tyler Overstreet reads the staff report.
Opened public hearing
Brian Johnson, 405 SW E Street, speaks their concerns.
Mikel Hancock, 407 SW E Street, speaks their concerns.
Closed public hearing
Barry Kinyon, applicant, speaks on the reason for the rezoning request for both this item and Item #4.
There is discussion amongst the Commissioners and staff.
Denied 7-0
Mr. Binns votes no based on the zoning request not fitting the neighborhood.
Mr. Davis votes no based on Mr. Binns's reason.
Mr. Wright votes no based on the pending land use study.
Mr. Hipp votes no based on the reasons given by other Commissioners.
Mr. Haynie votes no based on the reasons given by other Commissioners.
Ms. Kerr votes no based on the reasons given by other Commissioners.
Mr. Sanders votes no based on the reasons given by other Commissioners.

Item #4
Allen & Veda Kinyon Trustees: Rezoning, R-1, Single Family Residential to DN-2, Downtown Medium-Density Residential, 342 SW D Street, RZ20-0063
Tyler Overstreet reads the staff report.
Opened public hearing
Bart Sego, 404 SW D Street, speaks their concerns.
Closed public hearing
Barry Kinyon, applicant, speaks.
There is discussion amongst the Commissioners and staff.
Denied 7-0
Mr. Wright votes no based on the pending land use study.
Mr. Hipp votes no based on the pending land use study.
Ms. Kerr votes no based on not fitting the fabric of the existing neighborhood.
Mr. Binns votes no based on not fitting the neighborhood.
Mr. Haynie votes no based on Mr. Binns reasons.
Mr. Davis votes no based on reasons listed by Commissioners.
Mr. Sanders votes no based on reasons listed by Commissioners.

Item #5
Highland, LLC: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 4800 S Vaughn Road, RZ20-0064
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #9
Shasta Properties, LLC: Rezoning, A-1, Agricultural to R-1, Single Family Residential, 3905 S Vaughn Road, RZ20-0068
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 #6
Emma Partners, LLC: Rezoning, DE, Downtown Edge to DC, Downtown Core, 310 S Main Street, RZ20-0065
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #7
Emma Partners, LLC: Rezoning, DE, Downtown Edge to DC, Downtown Core, SW 4th Street & S Main Street, RZ20-0066
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments

Closed public hearing
Approved 7-0

Item #8
Seven HB Real Estate: Rezoning, A-1, Agricultural to R-3, Medium-Density Residential, 3302 SE L Street, RZ20-0067
Tyler Overstreet reads the staff report.
Opened public hearing
James Clark, 1108 SE 34th Street, speaks their concerns.
Andrew Casey speaks their concerns.
Closed public hearing
Will Kellstrom, representative, speaks on the reason for the rezoning request.
Approved 7-0

Item #10
Gaffney: Rezoning, A-1, Agricultural to R-1, Single Family Residential, S Morning Star Road, RZ20-0069
Tyler Overstreet reads the staff report.
Opened public hearing
Adam Keeth, 9300 S Morning Star Road, speaks their concerns.
Dale Nyhus, 9800 S Morning Star Road, speaks their concerns.
Paul Esterer, 1804 NW Angel Falls, road, speaks.
Closed public hearing
Will Kellstrom, representative, speaks on the reason for the rezoning request.

Item #11
CBMAA: Conditional Use, Temporary Gravel Parking Area and Permanent Parking Garage, NE J Street, CU20-0049
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #2
Clearwater Investments, LLC: Rezoning, A-1, Agricultural to C-2, General Commercial, 2903 SW 14th Street, RZ20-0061
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #12
Lots 1-2 of St. Mary's Addition: Lot Split, 3101 SE 14th Street, LS20-0064
Tyler Overstreet reads the staff report.
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #13
The Reserve: Large Scale Development, Greenhouse Road, LSD20-0002
Tyler Overstreet reads the staff report.

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

Item #14
CBMAA Parking Garage: Large Scale Development, 1005 Museum Way, LSD20-0063
Tyler Overstreet reads the staff report.
There is discussion amongst staff and Commissioners.
Motion by Mr. Binns, seconded by Mr. Wright to approve the waiver request: Distance between curb cuts
Approved 7-0
Large scale development
Approved 7-0

Item #15
7 Brew Coffee: Large Scale Development, 2903 SW 14th Street, LSD20-0065
Tyler Overstreet reads the staff report.
There is discussion amongst staff and Commissioners.
Motion by Mr. Sanders, seconded by Mr. Haynie to approve the waiver request: Distance between curb cuts
Approved 7-0
Motion by Ms. Kerr, seconded by Mr. Hipp to approved the waiver request: Building materials
Approved 7-0
Large scale development
Approved 7-0

Item #16
Clarendon Heights: Final Plat, SW H Street, FP20-0006
Tyler Overstreet reads the staff report.
There is discussion amongst staff and Commissioners.
Approved 7-0

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 19, 2021

Reviewer: Tyler Overstreet, AICP, Senior Planner

- At the Technical Review meeting held on January 12, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 24 & 25, Block 17 of Deming's 2nd Addition, 510 NW D Street, R-1 Single-Family Residential, *LS20-0055*

A lot split of part of existing Lots 9 & 10, Block 17, creating new Lot 24 (+/- 0.17 acres) & Lot 25 (+/- 0.12 acres), Block 7 of Deming's 2nd Addition. Per the requirements of the Master Street Plan, right-of-way is being dedicated along NW D Street. The plat dedicates a 10-foot wide utility easement along NW D Street and NW 6th Street to serve the lot with public utilities. There was a setback variance granted for this property by the Board of Adjustment on October 28, 2020.

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

Lot Split: Lots 3 & 4 of Featherston Valley Subdivision, Been Road & Featherston Road, R-2, Duplex and Patio Home Residential, *LS20-0059*

A lot split of Lot 2 of Featherston Valley Subdivision, creating new Lots 3 (+/- 14.41 acres) and 4 (+/- 14.41 acres). The plat dedicates a 20-foot utility easement and 0.03 acres of right-of-way along Been Road.

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

Lot Split: Lots 26 & 27 of Clark's Addition, SW Glover Street, R-1, Single-Family Residential, *LS20-0062*

A lot split of Lot 9 of Clarks Addition, creating new Lots 26 (+/- 0.27 acres) and 27 (+/- 0.27 acres). The plat dedicates 10 feet of utility easement along SW Glover Street.

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

Lot Split: Lot 13, Block 4 of Deming's Addition, 411 NW A Street, R-1, Single-Family Residential, *LS20-0066*

A lot split of existing Lots 1 & 2, Block 4, creating new Lot 13, Block 4 (+/- 0.37 acres) of Deming's Addition. Per the requirements of the Master Street Plan, right-of-way is being dedicated along both NW 5th Street and NW A Street. The plat dedicates a 15-foot wide utility easement along NW A Street and NW 5th Street to serve the lot with public utilities.

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

Property Line Adjustment: Lot 16 of Lincoln & Rice Addition, 615 E Central Avenue, R-1, Single-Family Residential, *PLA20-0060*

A property line adjustment of Lots 11 and 12, Block 1 of Lincoln & Rice Addition, creating new Lot 16 (+/- 0.33 acres). The plat dedicates additional right-of-way along E Central Avenue and NE F Street. The plat dedicates 15-foot utility easements along both of these frontages as well.

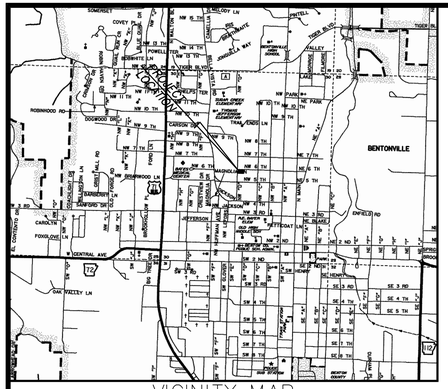
(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

Final Plat: Hawthorne Heights Subdivision Phase 1, NE J Street, PRD, Planned Residential Development, *FP20-0005*

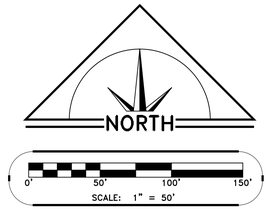
A final plat of a 26-lot subdivision to be known as Hawthorne Heights Subdivision Phase 1. This consists of four town home lots, one future phase lot, 20 single-family lots and one stormwater detention lot. The plat dedicates right-of-way along NE J Street and for the public streets throughout the new development. Various utility and drainage easements are being dedicated with the plat to serve the subdivision. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved prior to Planning Commission approval.

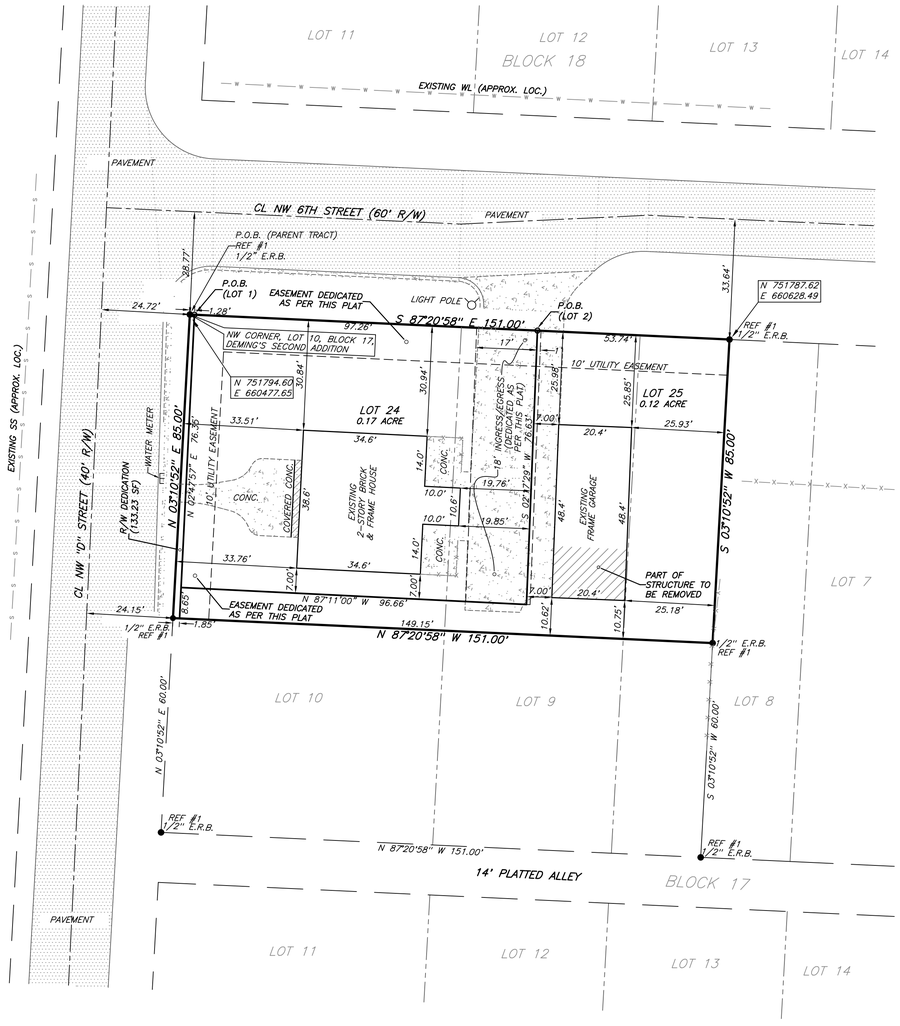
(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

LS20-0055
LOT SPLIT
DEMINGS 2ND ADD
CREATING LOTS 24-25 BLOCK 17



VICINITY MAP
SCALE: 1" = 2000'





NOTE: NO CHANGES IN THIS PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BENTONVILLE PLANNING COMMISSION.

GENERAL NOTES:

1.) IRON PINS ARE SET AT ALL LOT CORNERS.
2.) EASEMENTS TO BE USED FOR ACCESS, UTILITIES, & DRAINAGE.
3.) ALL EASEMENTS ARE AS NOTED.
4.) ALL SETBACK LINES ARE AS NOTED
5.) WATER SOURCE: CITY OF BENTONVILLE
WASTEWATER SOURCE: CITY OF BENTONVILLE
6.) SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION, VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
7.) 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.
8.) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, & ELECTRIC SERVICE.
9.) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
10.) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
11.) ALL STRUCTURES MUST MAINTAIN A MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

PARENT TRACT LEGAL DESCRIPTION:

The North 85.00 feet of Lots 9 and 10 and the North 85.00 feet of the West Half of Lot 8, all in Block 17 of Deming's Second Addition to the City of Bentonville, Benton County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Northwest Corner of Lot 10, point being at the intersection of the East right of way line of NW "D" Street and the South right of way line of NW 6th Street. Thence along the North line of Lots 10,9,8 and the South right of way line of said NW 6th Street, South 87 degrees 20 minutes 58 seconds East, 151.00 feet to an existing rebar. Thence leaving the North line of Lot 8 and said right of way line, South 03 degrees 10 minutes 52 seconds West, 85.00 feet to an existing rebar. Thence North 87 degrees 20 minutes 58 seconds West, 151.00 feet to an existing rebar on the West line of Lot 10, said point being on the East right of way line of NW "D" Street. Thence along the West line of said Lot 10 and said right of way line, North 03 degrees 10 minutes 52 seconds East, 85.00 feet to the Point of Beginning, containing 0.29 of an acre and subject to any Easements of Record.

NEW LEGAL DESCRIPTIONS:

LOT 24: The North 85.00 feet of Lots 9 and 10 and the North 85.00 feet of the West Half of Lot 8, all in Block 17 of Deming's Second Addition to the City of Bentonville, Benton County, Arkansas being more particularly described as follows:

Beginning at the intersection of the East right of way line of NW "D" Street and the South right of way line of NW 6th Street. Thence along the South right of way line of said NW 6th Street, South 87 degrees 20 minutes 58 seconds East, 97.26 feet. Thence leaving said right of way line, South 02 degrees 17 minutes 29 seconds West, 76.63 feet. Thence North 87 degrees 11 minutes 00 seconds West, 96.66 feet to the East right of way line of NW "D" Street. Thence along the said right of way line, North 02 degrees 47 minutes 57 seconds East, 76.35 feet to the Point of Beginning, containing 0.17 of an acre and subject to any Easements of Record.

LOT 25: The North 85.00 feet of Lots 9 and 10 and the North 85.00 feet of the West Half of Lot 8, all in Block 17 of Deming's Second Addition to the City of Bentonville, Benton County, Arkansas being more particularly described as follows:

Commencing at the intersection of the East right of way line of NW "D" Street and the South right of way line of NW 6th Street. Thence along the South right of way line of said NW 6th Street, South 87 degrees 20 minutes 58 seconds East, 97.26 feet to the Point of Beginning. Thence continue along said right of way line South 87 degrees 20 minutes 58 seconds East, 53.74 feet to an existing rebar on the South right of way line of NW 6th Street. Thence leaving said right of way line, South 03 degrees 10 minutes 52 seconds West, 85.00 feet to an existing rebar. Thence North 87 degrees 20 minutes 58 seconds West, 149.15 feet to a point on the East right of way line of NW "D" Street. Thence along the West line of said right of way line, North 02 degrees 47 minutes 57 seconds East, 8.65 feet. Thence leaving said right of way line, South 87 degrees 11 minutes 00 seconds East, 96.66 feet. Thence North 02 degrees 17 minutes 29 seconds East, 76.63 feet to the Point of Beginning, containing 0.12 of an acre and subject to any Easements of Record.

FLOOD NOTE:

BASED ON FIRM COMMUNITY PANEL NO. 05007C0090J, PANEL 90 OF 560, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, THIS PROPERTY APPEARS TO LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 7373
TIMOTHY B. LEMONS

CERTIFICATE OF SURVEYING ACCURACY:

I, RICKY W. HILL, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE

RICKY W. HILL, ARKANSAS
PROFESSIONAL SURVEYOR,
NO. 1448

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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 RECORDING:

THIS DOCUMENT, FILED FOR RECORD _____
IN PLAT CABINET _____, PAGE _____

DATE

SIGNED
BENTONVILLE COUNTY CLERK

CERTIFICATE OF OWNERS:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: Square District Properties, LLC
Bentonville, Arkansas 72712

PRINT NAME: _____

SOURCE OF TITLE: Plat Record 23

PAGE: 43

LEGEND:

PROPERTY BOUNDARY
PROPOSED LOT LINE
EXISTING LOT LINE
R/W LINE
STREET CENTERLINE
EASEMENT
S EXISTING SEWER LINE
W EXISTING WATER LINE

COB # LS20-0055

LEMONS ENGINEERING CONSULTANTS, INC.
204 CHERRY STREET
CABOT, AR 72023
PH: (501) 843-5081
CIVIL ENGINEERING & PLANNING
WATER ○ SEWER ○ TRANSPORTATION ○ SUBDIVISIONS

Prepared For:
Square District Properties, LLC
Bentonville, Arkansas 72712

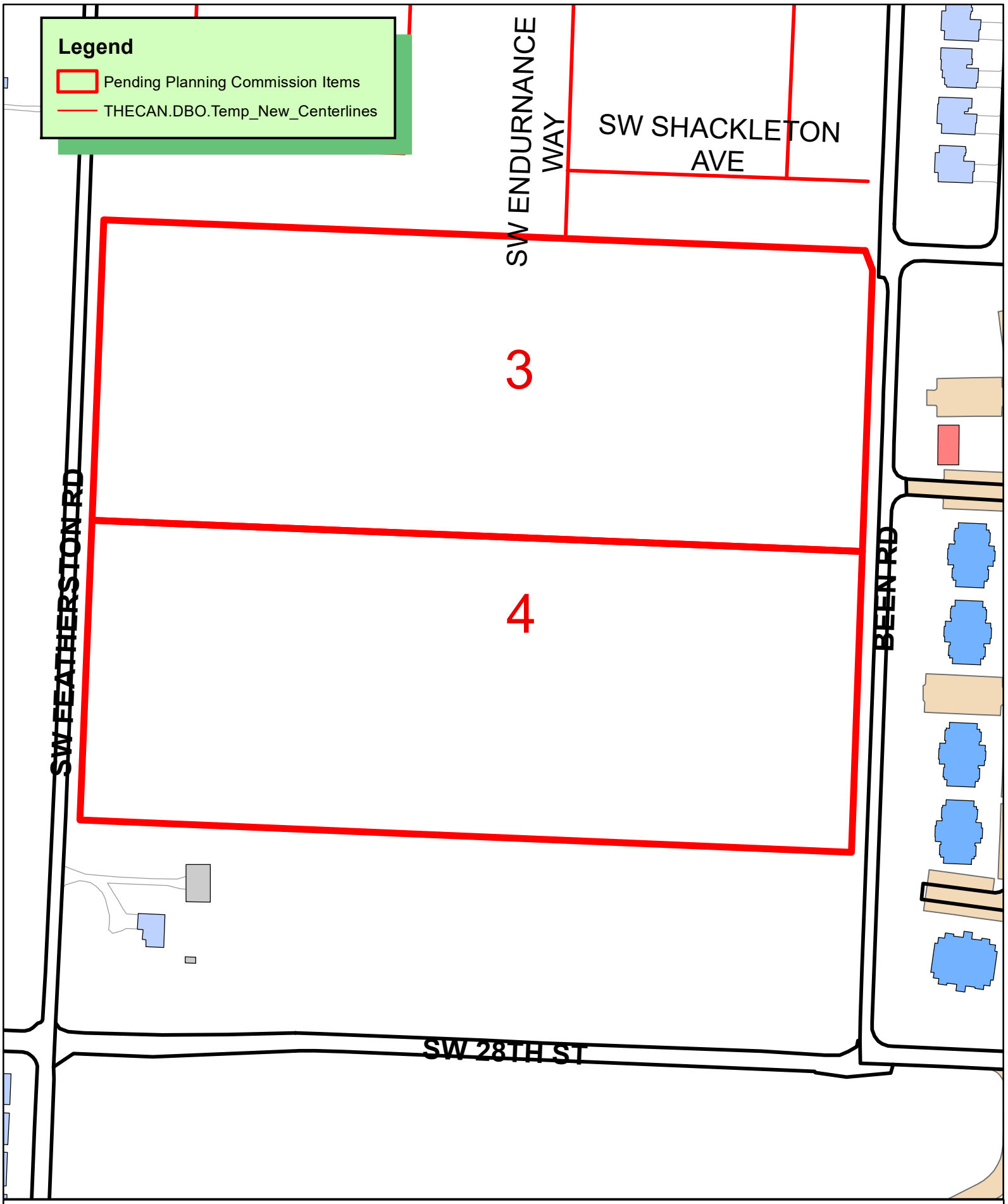
LOT SPLIT - DEMINGS 2ND ADDITION, LOTS 9-10 & PART OF BLOCK 17,

CREATING LOTS 24-25, BLOCK 17
City of Bentonville, Benton County, Arkansas

☐ CONCEPT
☐ DRAFT
☐ PRELIMINARY
☐ BID/CONSTR.
☐ FINAL
☐ AS-BUILT
☐ _____

No.	Revisions	Date	By
1	Revised as per city's comments.	12-21-20	B. Deck

Date: October 2020
Project No.: 20-063
Scale: 1" = 20'
File: Morgan Addition.dwg
Drawn By: B. Deck
Sheet: 1 of 1



N
W E
S

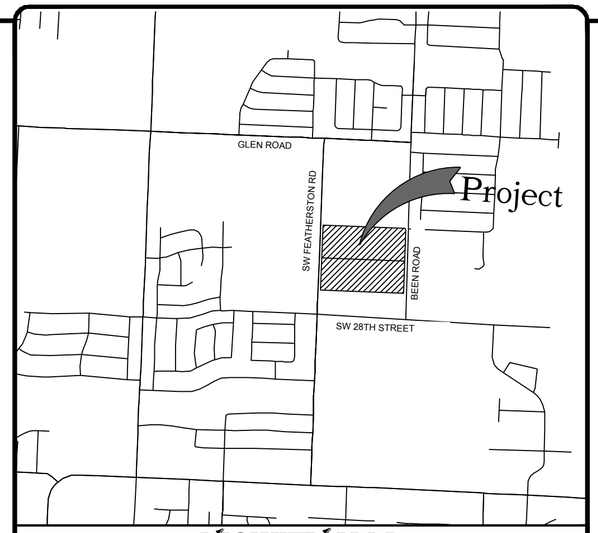
1 inch = 200 feet

LS20-0059
LOT SPLIT
FEATHERSTON VALLEY SUBDIVISION
LOT 2 CREATING LOTS 3 & 4

LOT SPLIT

LOT 2 OF FEATHERSTON VALLEY SUBDIVISION CREATING LOTS 3 AND 4

BEEN AND FEATHERSTON ROAD
BENTONVILLE, AR



VICINITY MAP
N.T.S.

Contact Information:

Owner
Parcel #: 01-18435-000
ELZEY, MARTIN
Featherston RD
Bentonville, AR

CIVIL ENGINEER/SURVEYOR
Phil Swope, P.E.
Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72712
479.685.8399 office
479.250.4285 fax

City of Bentonville - Engineering Department
Attn: Weese, Dan City Engineer
3200 SW Municipal Drive
Bentonville, AR,
Ph: (479) 254-2024
dweese@bentonvillear.com

City of Bentonville - Stormwater
Attn: Janet Paith
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3168
jpaith@bentonvillear.com

City of Bentonville - Planning Department
Attn: Brian Bahr, Planning Director
305 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-3122

City of Bentonville - Fire Department
Attn: Brent Boydston, Fire Chief
800 SW "A" Street
Bentonville, AR 72712
Ph: (479) 271-5927

City of Bentonville - Street Department
Attn: Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3130
todavis@bentonvillear.com

City of Bentonville - Water Department
Attn: Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3140
pnewbill@bentonvillear.com

City of Bentonville - Electric Department
Attn: Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
Ph: (479) 271-3135 ext 2

City of Bentonville - Wastewater Department
Attn: Busen, Nancy
1901 NE "A" Street
Bentonville, AR 72712
Ph: (479) 271-3161
nbusen@bentonvillear.com

CITY OF Bentonville MAYOR
117 W. Central Avenue
Bentoville, AR 72712
Assistant to the Mayor
CONTACT: Karilea Magee
mayor_assistant@bentonvillear.com
(479) 271-5966 OFFICE

GENERAL NOTES

- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- 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 INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, effective June 5, 2012.

LOT 2
SURVEY DESCRIPTION

LOT 2 OF FEATHERSTON VALLEY SUBDIVISION, INSTRUMENT #L201818491, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, CONTAINING 28.84 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR FACT.

LOT 3
SURVEY DESCRIPTION

PART OF LOT 2 OF FEATHERSTON VALLEY SUBDIVISION, INSTRUMENT #L201818491, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN FOR THE NE CORNER OF LOT 2 OF FEATHERSTON VALLEY SUBDIVISION;
THENCE S 01°42'32" E 200.00 FEET TO A SET IRON PIN ON THE EAST LINE OF LOT 2;
THENCE ALONG SAID EAST LINE, S 02°04'49" W 296.43 FEET TO A SET IRON PIN;
THENCE LEAVING SAID EAST LINE, N 87°40'44" W 1269.23 FEET TO A SET IRON PIN ON THE WEST LINE OF LOT 2;
THENCE ALONG SAID WEST LINE, N 02°17'47" E 495.93 FEET TO A SET IRON PIN FOR THE NW CORNER OF LOT 2;
THENCE S 87°40'44" E 1254.14 FEET TO THE POINT OF BEGINNING;
CONTAINING 627,671.62 SQ. FEET, 14.41 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR FACT.

LOT 4
SURVEY DESCRIPTION

PART OF LOT 2 OF FEATHERSTON VALLEY SUBDIVISION, INSTRUMENT #L201818491, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET IRON PIN FOR THE NE CORNER OF LOT 2 OF FEATHERSTON VALLEY SUBDIVISION;
THENCE S 01°42'32" E 200.00 FEET TO A SET IRON PIN ON THE EAST LINE OF LOT 2;
THENCE ALONG SAID EASE LINE, S 02°04'49" W 296.43 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID EAST LINE, S 02°04'49" W 494.83 FEET TO A SET IRON PIN FOR THE SE CORNER OF LOT 2;
THENCE N 87°37'09" W 1271.10 FEET TO A SET IRON PIN FOR THE SW CORNER OF LOT 2;
THENCE ALONG THE WEST LINE OF SAID LOT 2,
N 02°17'47" E 493.51 FEET TO A SET IRON PIN;
THENCE LEAVING SAID WEST LINE, S 87°40'44" E, 1269.23 FEET FOR THE POINT OF BEGINNING;
CONTAINING 627,671.60 SQ. FEET, 14.41 ACRES, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR FACT.

RIGHT OF WAY DEDICATION
SURVEY DESCRIPTION

PART OF LOT 2 OF FEATHERSTON VALLEY SUBDIVISION, INSTRUMENT #L201818491, BEING RECORDED IN THE OFFICE OF THE EXOFFICIO RECORDER OF BENTON COUNTY, IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SET IRON PIN FOR THE NE CORNER OF LOT 2;
THENCE S 20°41'21" E 34.15 FEET TO A SET IRON PIN;
THENCE S 02°04'49" W 168.07 FEET TO A SET IRON PIN ON THE EAST LINE OF LOT 2;
THENCE ALONG SAID EASE LINE, N 01°42'32" W 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1,110.71 SQ. FEET, 0.03 OF AN ACRE, MORE OR LESS, BEING SUBJECT TO COVENANTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR FACT.

Zone R-2 Building Setbacks	
Front/Exterior Side	20'
Side	7'
Rear	25'

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

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 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, DRIVES, EASEMENTS, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE: _____

CERTIFICATE OF SURVEYING ACCURACY

I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY 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.
DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO.1301
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

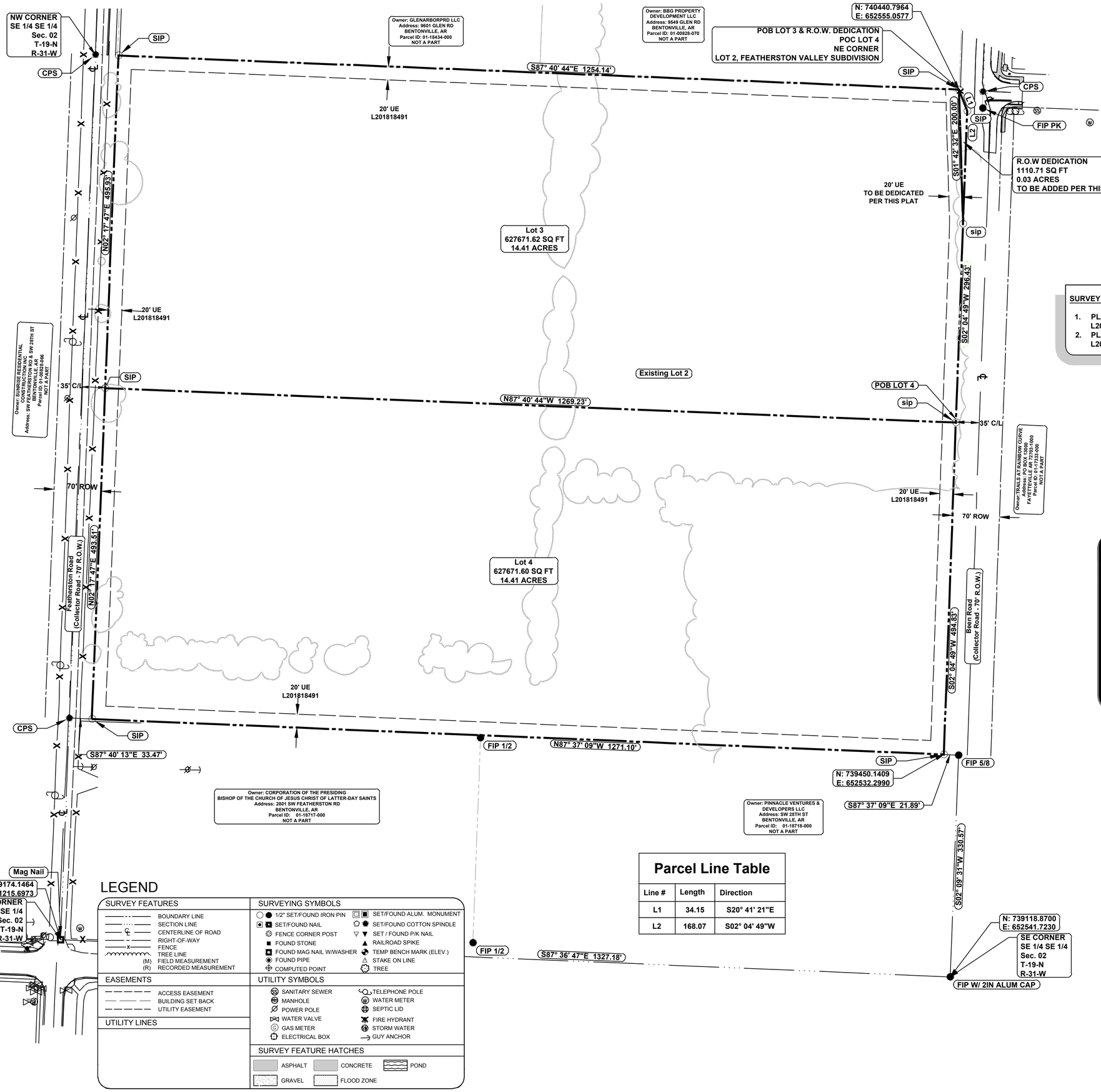
PROFESSIONAL SURVEYOR
LICENSED
STATE OF ARKANSAS
No. 1301
SIGNATURE
Terry L. Ging

PROJECT #LS20-0059

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	20-137
SUBMITTAL DATE:	1/8/2021	SCALE	AS NOTED
DRAWING NAME:	20-137su.dwg		
SHEET NUMBER:	1 OF 2		

r:\~swope\20-137 been road subdivision\external references\20-137su.dwg - Plotted on 1/8/2021 10:04:18 AM @ a scale of 1:1 to dwg to pdf.pc3 by Cassy



Parcel Line Table

Line #	Length	Direction
L1	34.15	S20° 41' 21"E
L2	168.07	S02° 04' 49"W

LEGEND

SURVEY FEATURES
- BOUNDARY LINE
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TREE LINE
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT

EASEMENTS
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT

UTILITY LINES

SURVEYING SYMBOLS
- 1/2" SET/FOUND IRON PIN
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- FOUND MAG NAIL W/WASHER
- FOUND PIPE
- COMPUTED POINT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- TEMP BENCH MARK (ELEV.)
- STAKE ON LINE
- TREE

UTILITY SYMBOLS
- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL BOX
- TELEPHONE POLE
- WATER METER
- SEPTIC LID
- FIRE HYDRANT
- STORM WATER
- GUY ANCHOR

SURVEY FEATURE HATCHES
- ASPHALT
- CONCRETE
- POND
- GRAVEL
- FLOOD ZONE

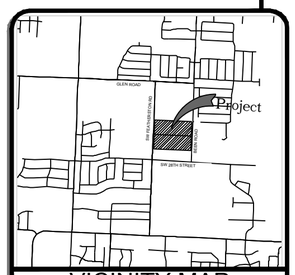
PROJECT #LS20-0059

Recording Block

BASIS OF BEARING
Arkansas State Plane Coordinate System, (NAD-83) North Zone.

SURVEY REFERENCES:

1. PLAT FILED AT INSTRUMENT NUMBER L201818491 DATED 4/12/2018.
2. PLAT FILED AT INSTRUMENT NUMBER L201903482 DATED 1/24/2019.



VICINITY MAP
N.T.S.

Lot Split
For

Prestige Investments Group
900 SW CAPRINGTON STREET BENTONVILLE, AR 72712

ELZEY, MARTIN
FEATHERSTON RD
BENTONVILLE, AR 72713
(479)-616-2161

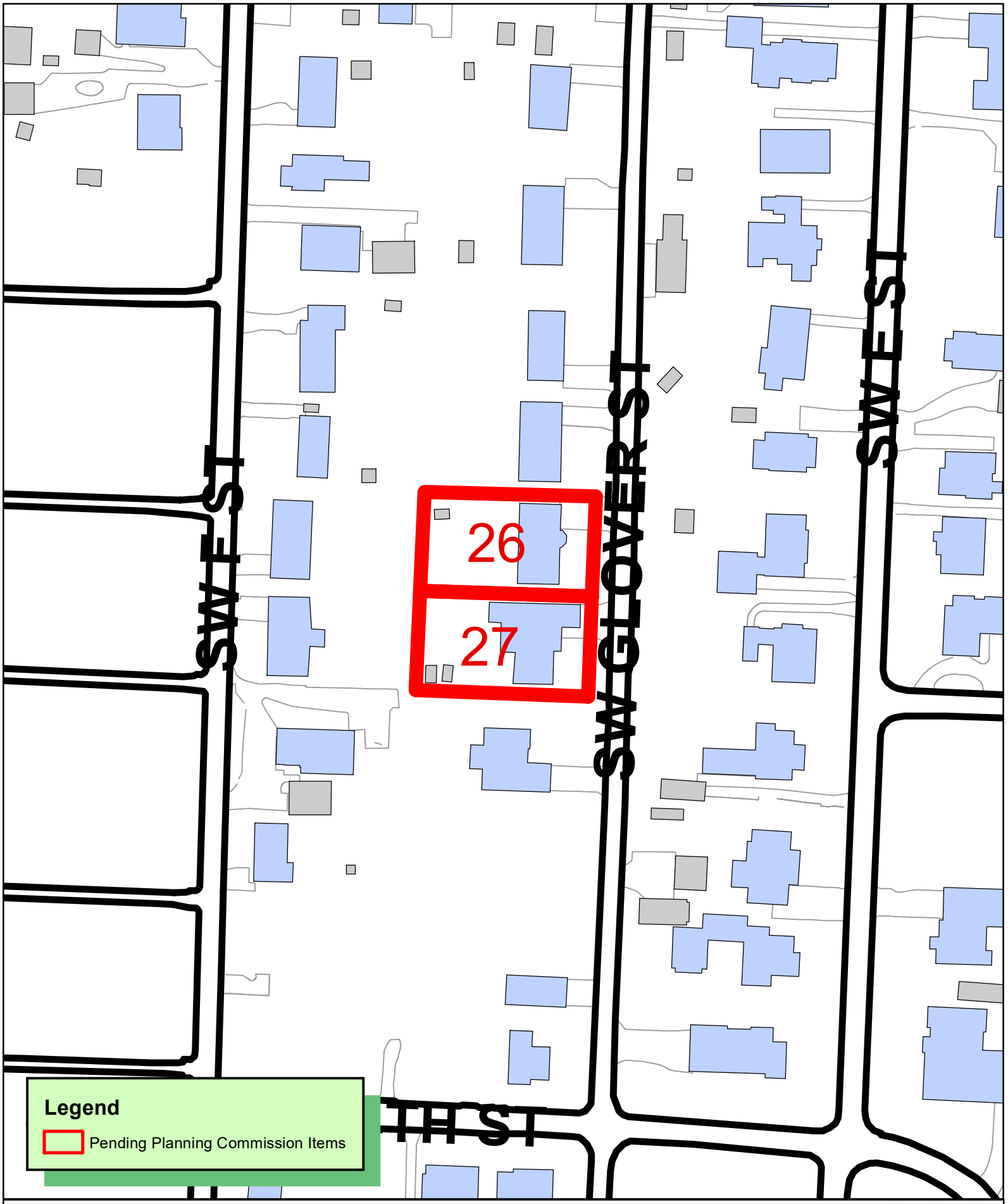
CERTIFICATE OF AUTHORIZATION
SWOPE CONSULTING
No. 2831
ARKANSAS

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1301
SIGNATURE
Terry L. Ging

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

DRAWN BY:	CASSY	JOB NUMBER	20-137
SUBMITTAL DATE:	12/11/2020	SCALE	AS NOTED
DRAWING NAME:	20-137su.dwg		
SHEET NUMBER:	2 OF 2		

r:\-swope\20-137 been road subdivision\external references\20-137su.dwg - Plotted on 1/8/2021 10:16:00 AM @ a scale of 1:1 to dwg to pdf.pc3 by Cassy



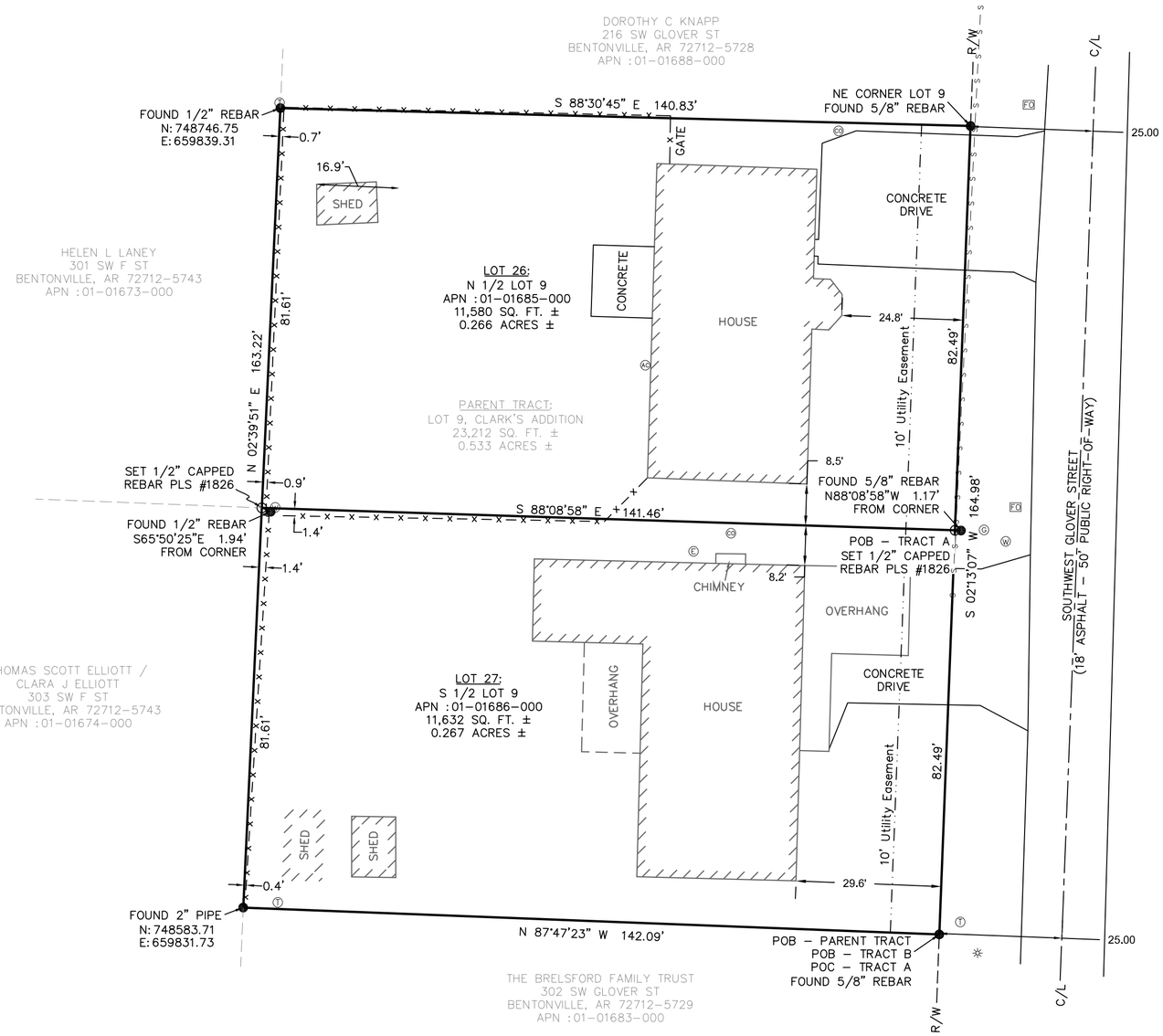
N
W E
S

1 inch = 100 feet

LS20-0062
LOT SPLIT
CLARKS ADDITION
LOT 9 CREATING LOTS 26/27

THE CITY OF BENTONVILLE

LOT SPLIT OF LOT 9 IN CLARKS ADDITION CREATING LOTS 26 & 27



NORTH

BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°22'11.94146"
LONGITUDE = -94°12'56.81676"
CONVERGENCE ANGLE = -01°17'21.70269"
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR
(GRID TO GROUND) = 1.00002987052034

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-31-410-04-1826

COMPLETED FIELD WORK:
SEPTEMBER 26, 2020

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED RECORDING NO. L202048233.
2. WARRANTY DEED FILED IN DEED RECORDING NO. 98022250.
3. SURVEY PLAT FILED IN PLAT BOOK "L" AT PAGE 166.

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

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

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

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

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

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

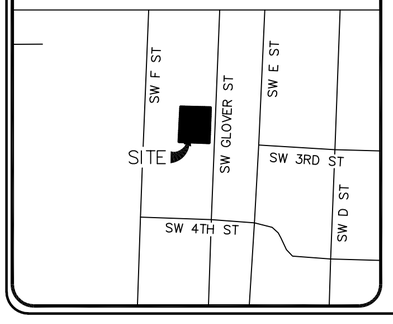
Survey Description

PARENT TRACT:
LOT 9, CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "L" AT PAGE 166.

LOT 26:
THE NORTH HALF OF LOT 9, CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "L" AT PAGE 166, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 9 ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST GLOVER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY NORTH 02°13'07" EAST, A DISTANCE OF 82.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE NORTH 88°08'58" WEST, A DISTANCE OF 141.46 FEET TO THE WEST LINE OF SAID LOT 9; THENCE ALONG SAID WEST LINE NORTH 02°39'51" EAST, A DISTANCE OF 81.61 FEET TO A FOUND 1/2" REBAR AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE ALONG THE NORTH LINE OF SAID LOT 9 SOUTH 88°30'45" EAST, A DISTANCE OF 140.83 FEET TO A FOUND 5/8" REBAR LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 02°13'07" WEST, A DISTANCE OF 82.49' POINT OF BEGINNING. CONTAINING 11,580 SQUARE FEET OR 0.266 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 27:
THE SOUTH HALF OF LOT 9, CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "L" AT PAGE 166, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 9 ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST GLOVER STREET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE NORTH 87°47'23" WEST, A DISTANCE OF 142.09 FEET TO A FOUND 2" PIPE AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE ALONG THE WEST LINE OF SAID LOT 9 NORTH 02°39'51" EAST, A DISTANCE OF 81.61 FEET; THENCE LEAVING SAID WEST LINE SOUTH 88°08'58" EAST, A DISTANCE OF 141.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST GLOVER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY SOUTH 02°13'07" WEST, A DISTANCE OF 82.49 FEET TO THE POINT OF BEGINNING. CONTAINING 11,632 SQUARE FEET OR 0.267 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Vicinity Map(N.T.S.)



Signature Blocks

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED :_____

NAME & ADDRESS _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED_____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

SIGNED:_____
REGISTERED LAND SURVEYOR NO. 1826 STATE OF ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 26TH DAY OF SEPTEMBER, 2020.

Zoning & Setback Information

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

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA:
No. 1534
ARKANSAS

PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A MYERS
LICENSED

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.

Utility Notes

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

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

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

0' 20' 40' 60'
1 INCH = 20 FEET

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- UTILITY EASEMENT (U.E.)
- NOT TO SCALE(N.T.S.)
- FO FIBER OPTIC BOX
- G GAS METER
- W WATER METER
- T TELEPHONE PEDESTAL
- E ELECTRIC METER
- AC AIR CONDITIONER
- CO CLEANOUT
- LIGHT POLE
- POWER POLE
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED

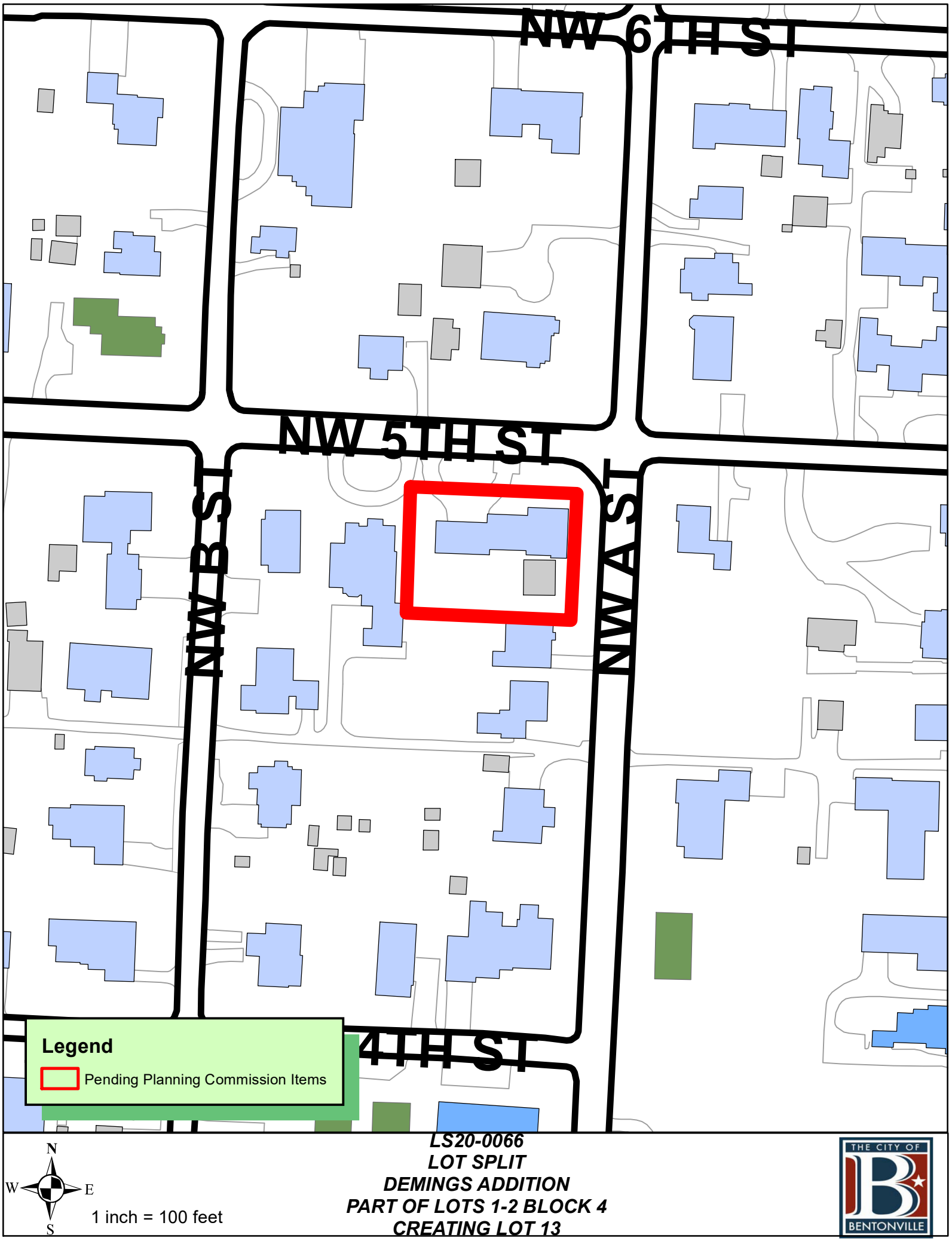
FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
KB 10/27/2020	HM	DDA
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 20-5214	

LOCATION:
218 & 220 SW Glover St., Bentonville, Arkansas

FOR THE USE AND BENEFIT OF:
Miles & Danielle Vanveckhoven

LS20-0062



LS20-0066
LOT SPLIT
DEMINGS ADDITION
PART OF LOTS 1-2 BLOCK 4
CREATING LOT 13

THE CITY OF BENTONVILLE

CITY NOTES:

1. 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.

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

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

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

5. 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. CURRENTLY IT IS ZONED R-1 PER THE CITY

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

7. 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.

8. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.

9. AT THE TIME OF PLATTING, THIS PROPERTY DOES NOT HAVE DIRECT ACCESS TO THE CITY OF BENTONVILLE SANITARY SEWER.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HER0N, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND 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, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED:

_____
AUSTEN BAILLY DATE

_____
JONATHAN BAILLY DATE

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

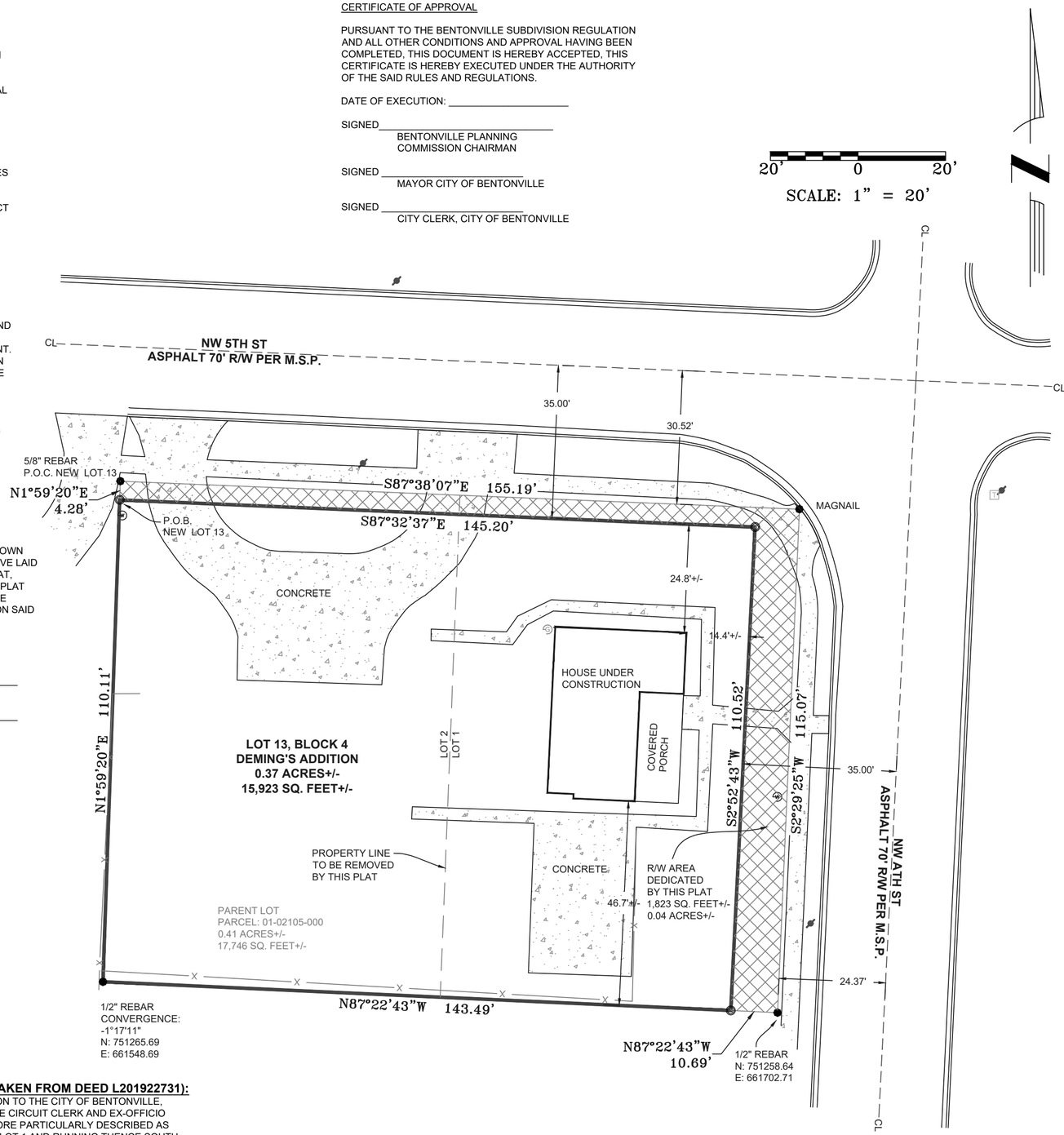
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATION AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

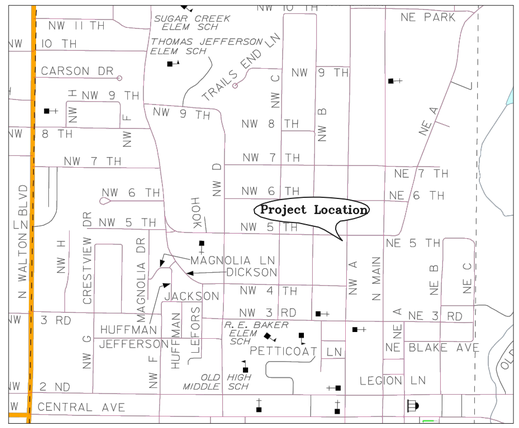
DATE OF EXECUTION: _____

SIGNED_____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE





Vicinity Map
N.T.S.

Notes:

1. Except as specifically stated or shown on this plat, the 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, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book L201922731 at the Office of the Circuit Clerk Benton County, Arkansas.

4. The contractor/owner must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.

5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83)

6. This survey is valid only if the drawing includes the seal and signature of the surveyor.

7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."

8. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.

9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

10. No attempt was made to show building setback lines graphically on the survey.

11. Subsurface and environmental conditions were not examined nor considered a part of this survey.

12. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.

13. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

14. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date 09/28/2007.

PARENT LOT DESCRIPTION DESCRIPTION (TAKEN FROM DEED L201922731):
A PART OF LOTS 1 AND 2, BLOCK 4 IN DEMING'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NE CORNER OF LOT 1 AND RUNNING THENCE SOUTH 00°03'56" EAST, 115.05 FEET TO A FOUND IRON PIN; THENCE NORTH 89°59'30" WEST, 155.00 FEET TO A SET IRON PIN; THENCE NORTH 00°10'48" WEST, 115.05 FEET TO A FOUND IRON PIN; THENCE SOUTH 89°59'30" EAST, 155.23 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS.

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 13 SURVEY DESCRIPTION DESCRIPTION:
A PART OF LOTS 1 AND 2, BLOCK 4 IN DEMING'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF SAID LOT 2; THENCE SOUTH 01°59'20" WEST A DISTANCE OF 4.28 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 87°32'37" EAST A DISTANCE OF 145.20 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 02°52'43" WEST A DISTANCE OF 110.52 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°22'43" WEST A DISTANCE OF 143.49 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 01°59'20" EAST A DISTANCE OF 110.11 FEET TO THE POINT OF BEGINNING CONTAINING 0.37 ACRES OR 15,923 SQUARE FEET MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

CERTIFICATE OF SURVEYING ACCURACY

I, MATTHEW JAMES, 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. 1845 STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION · ARKANSAS SURVEYOR ·
JAMES LAYOUT SERVICES, LLC
NO. 2389

CITY OF BENTONVILLE PROJECT NUMBER: LS20-0066

Lot Split Part of Lot 1 & 2, Deming's Addition
Creating Lot 13, Block 4 of Deming's Addition

JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

REGISTERED
STATE OF ARKANSAS
NO. 1845
SIGNATURE
MATTHEW D. JAMES
PROFESSIONAL LAND SURVEYOR

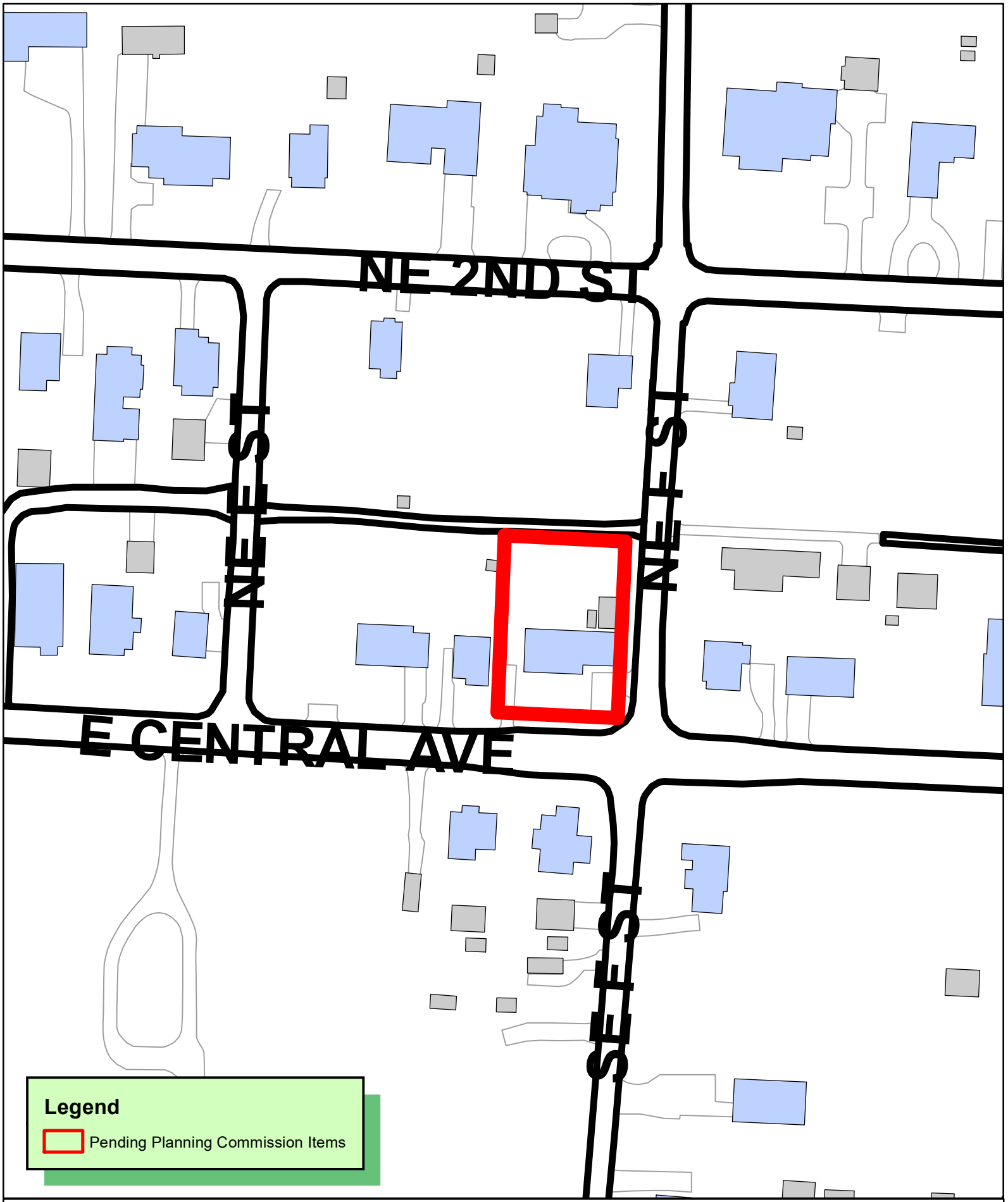
Recording Information

Job Number: 20-376 PLA
Field Work: W.A.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 12/10/2020
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET 5/8" REBAR W/CAP
- AHTD R-O-W MONUMENT
- BENCHMARK
- GUARD POST
- UTILITY POLE
- TELEPHONE RISER
- FIBER OPTIC TELEPHONE RISER
- ELECTRICAL RISER
- TREE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- FENCE
- PAINTED STRIPE
- TELEPHONE LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD CABLE
- GAS LINE
- TELEVISION CABLE
- PROPERTY LINES
- UTILITY POLE (WITH GUY WIRE)
- CENTERLINE ROAD
- RECORD DISTANCE (XXX.XX')
- RECORD BEARING (XX°XX'XX")
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- CABLE RISER
- TRAFFIC SIGNAL
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- GAS METER
- DRAINAGE MANHOLE

SHEET NO.
1 OF 1



N
W E
S

1 inch = 100 feet

PLA20-0060
PROPERTY LINE ADJUSTMENT
LINCOLN & RICE ADDITION
LOTS 11 & 12 BLOCK 1 CREATING LOT 16

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT OF LOTS 11 & 12, BLOCK 1 OF LINCOLN AND RICE ADDITION CREATING NEW LOT 16

FIELD WORK:
DECEMBER 9, 2020

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) FINAL PLAT RICE & LINCOLN ADDITION FILED IN BOOK B AT PAGE 101
2) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 392
3) PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 1251
4) WARRANTY DEED FILED IN BOOK L2020 AT PAGE 26776

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

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 :_____ _____
MARTIN BYNUM AMBER BYNUM

SOURCE OF TITLE: WARRANTY DEED B. L2020, P. 26776

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF _____, 2021.

_____
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.

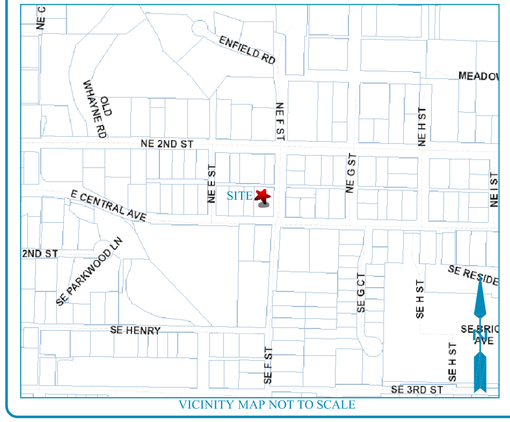
DATE OF EXECUTION: _____

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

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.

VICINITY MAP



VICINITY MAP NOT TO SCALE

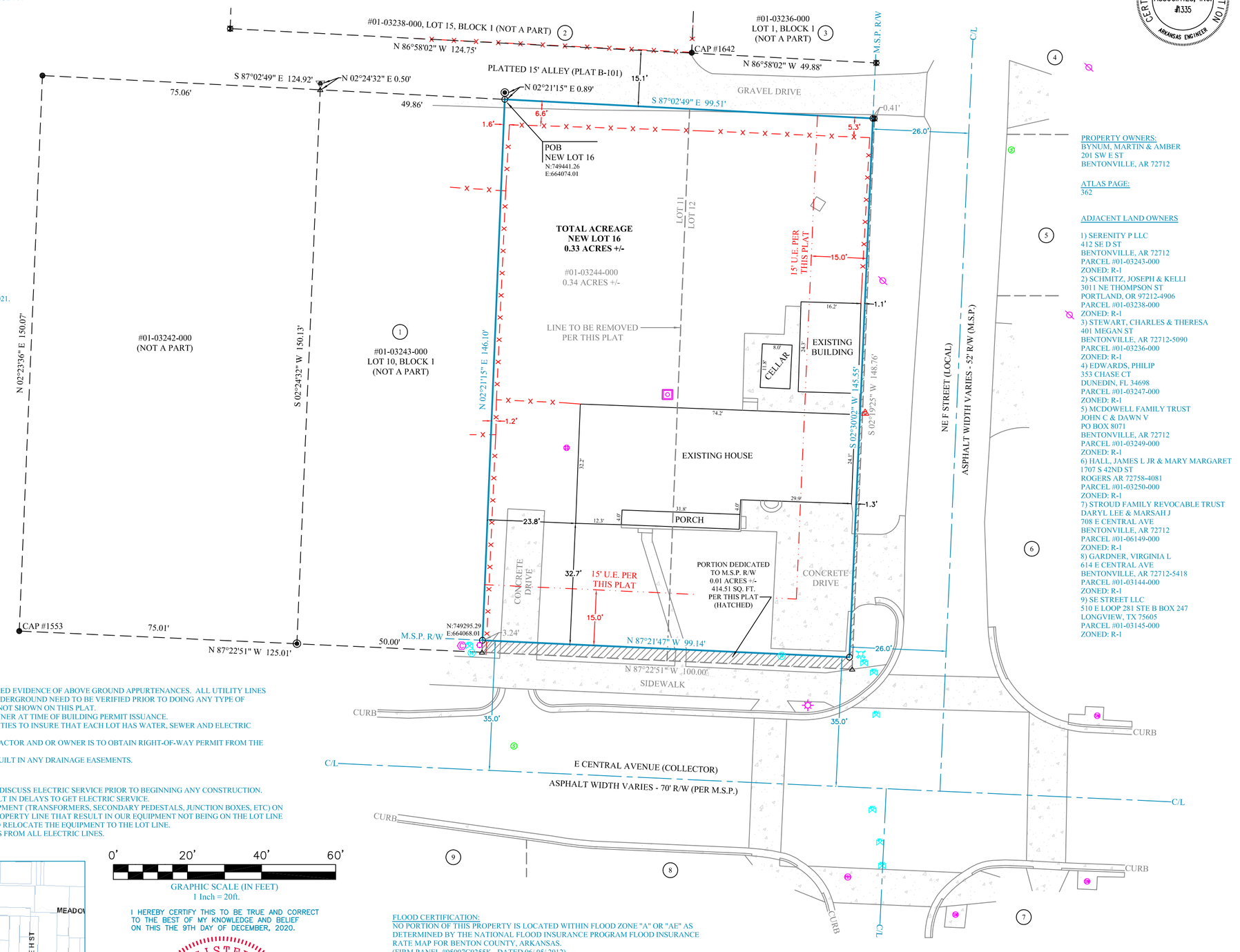
0' 20' 40' 60'

GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

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

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



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. DATED 06/ 05/ 2012)

EXISTING WARRANTY DEED DESCRIPTION (B. L2020, P. 26776):
LOTS 11 AND 12 IN BLOCK 1 OF THE LINCOLN-RICE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "B" AT PAGE 101, AND PLAT RECORD "D" AT PAGE 64. SUBJECT TO ANY RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS-OF-WAY, AND EASEMENTS NOW ON RECORD.

NEW LOT 16 DESCRIPTION:
A PART OF LOTS 11 AND 12 IN BLOCK 1 OF THE LINCOLN-RICE ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "B" AT PAGE 101, AND PLAT RECORD "D" AT PAGE 64, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE S87°02'49"E 99.51' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHEAST F STREET, THENCE ALONG SAID RIGHT-OF-WAY S02°30'02"W 145.55' TO THE NORTH MASTER STREET PLAN RIGHT-OF-WAY OF EAST CENTRAL AVENUE, THENCE LEAVING SAID WEST MASTER STREET PLAN RIGHT-OF-WAY OF NORTHEAST F STREET AND ALONG SAID NORTH MASTER STREET PLAN RIGHT-OF-WAY OF EAST CENTRAL AVENUE N87°21'47"W 99.14', THENCE LEAVING SAID RIGHT-OF-WAY N02°21'15"E 146.10' TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BENTONVILLE PROJECT #PLA20-0060

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

RECORDING NUMBER/DATE

PROPERTY OWNERS:
BYNUM, MARTIN & AMBER
201 SW E ST
BENTONVILLE, AR 72712

ATLAS PAGE:
362

ADJACENT LAND OWNERS

1) SERENITY P LLC
412 SE D ST
BENTONVILLE, AR 72712
PARCEL #01-03243-000
ZONED: R-1
2) SCHMITZ, JOSEPH & KELLI
3011 NE THOMPSON ST
PORTLAND, OR 97212-4906
PARCEL #01-03238-000
ZONED: R-1
3) STEWART, CHARLES & THERESA
401 MEGAN ST
BENTONVILLE, AR 72712-5090
PARCEL #01-03236-000
ZONED: R-1
4) EDWARDS, PHILIP
353 CHASE CT
DUNEDIN, FL 34698
PARCEL #01-03247-000
ZONED: R-1
5) MCDOWELL FAMILY TRUST
JOHN C & DAWN V
PO BOX 8071
BENTONVILLE, AR 72712
PARCEL #01-03249-000
ZONED: R-1
6) HALL, JAMES L JR & MARY MARGARET
1707 S 42ND ST
ROGERS AR 72758-4081
PARCEL #01-03250-000
ZONED: R-1
7) STROUD FAMILY REVOCABLE TRUST
DARYL LEE & MARSAH J
708 E CENTRAL AVE
BENTONVILLE, AR 72712
PARCEL #01-06149-000
ZONED: R-1
8) GARDNER, VIRGINIA L
614 E CENTRAL AVE
BENTONVILLE, AR 72712-5418
PARCEL #01-03144-000
ZONED: R-1
9) SE STREET LLC
510 E LOOP 281 STE B BOX 247
LONGVIEW, TX 75605
PARCEL #01-03145-000
ZONED: R-1

N
W E
S

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

GAS METER
ELECTRICAL PEDESTAL
CABLE PEDESTAL
STORM SEWER MH
SANITARY SEWER MH
BELL MANHOLE
POWER POLE
CLEAN OUT
FIRE HYDRANT
AC CONDENSER UNIT
LIGHT

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FOUND 5/8" REBAR
FOUND 1/2" REBAR
FOUND 3/4" REBAR
FOUND PIPE
SET 5/8" REBAR/CAP
COMPUTED POINT
WATER VALVE
WATER METER

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7238 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.8590 · Fax 479.521.9359

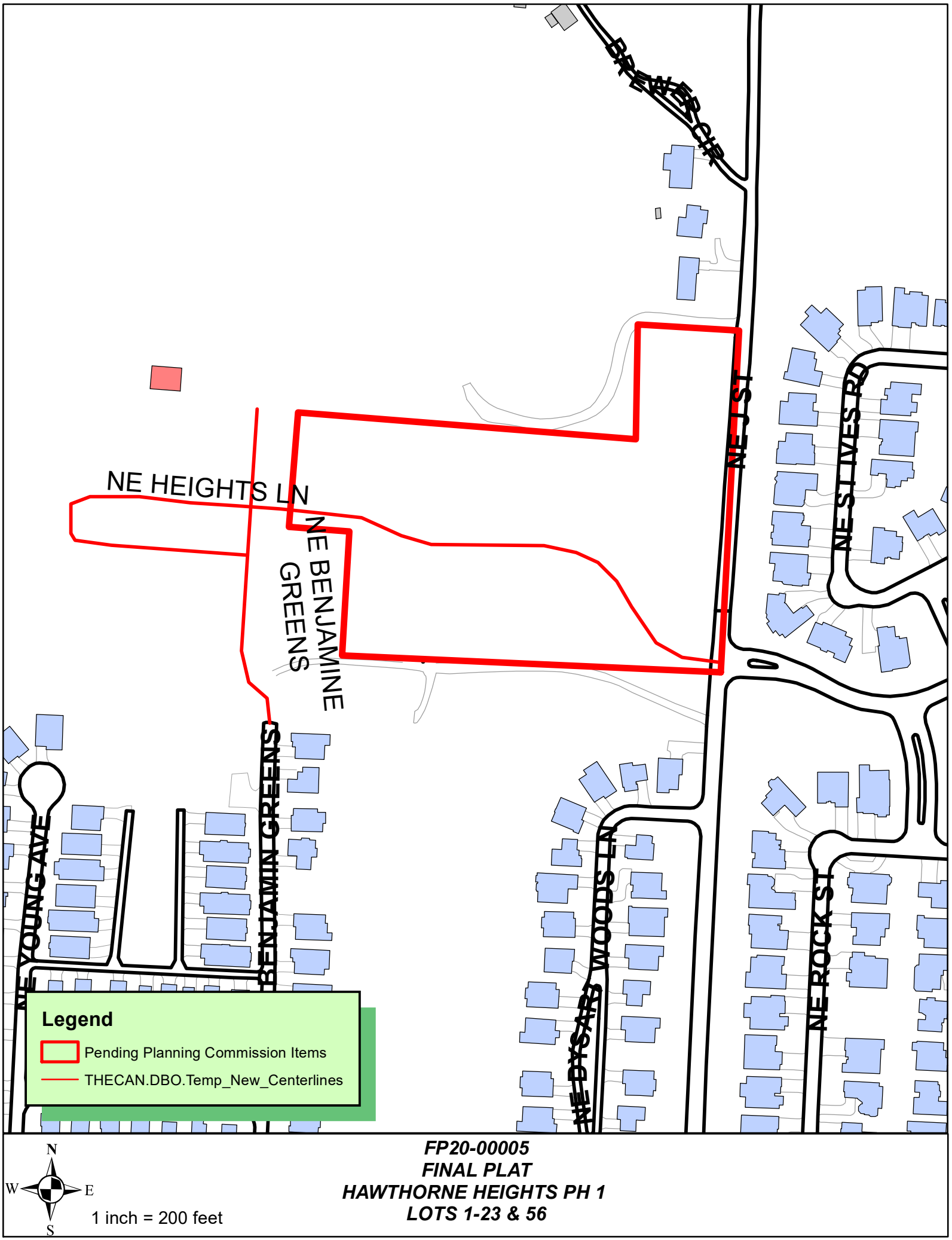
BATES & ASSOCIATES, INC. - Copyright 2021
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. This survey is subject to any state of facts that an 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 information contained on this plat was scaled from a published map and is approximate. There is 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.

FOR USE AND BENEFIT OF:
MARTIN BYNUM

ADDRESS:
815 E CENTRAL AVENUE
BENTONVILLE, ARKANSAS

DATE: 1/4/21	SCALE: 1"=20'	DRAFTED:	
LOCATION: LOTS 11 & 12 BLOCK 1 LINCOLN & RICE ADDITION	SURVEYED: JRICH	AH	COA #1335
	REVIEWED: DT		

DRAWING #20-362



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

LEGAL DESCRIPTION - PARENT TRACT

PART OF THE SE1/4 NW1/4 OF SECTION 20, T-20-N, R-30-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING A POINT LOCATED N03°06'08"E-100.00' FROM THE SOUTHWEST CORNER OF THE SAID SE1/4 NW1/4; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE N87°27'30"W-660.59'; THENCE N87°26'11"W-663.10'; THENCE N01°57'11"E-439.50'; THENCE S85°27'28"E-1163.09'; THENCE N00°55'12"E-200.00'; THENCE S86°34'38"E-177.34'; THENCE S03°06'08"W-596.35' BACK TO THE POINT OF BEGINNING, CONTAINING 13.496 ACRES (MORE OR LESS)

LEGAL DESCRIPTION - PHASE 1

PART OF THE SE1/4 NW1/4 OF SECTION 20, T-20-N, R-30-W, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING A POINT LOCATED N03°06'08"E-100.00' FROM THE SOUTHWEST CORNER OF THE SAID SE1/4 NW1/4; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE N87°27'30"W-660.59'; THENCE N03°14'54"E-216.21'; THENCE N85°27'28"W-105.38'; THENCE N04°32'32"E-200.00'; THENCE S85°27'28"E-590.79'; THENCE N00°55'12"E-200.00'; THENCE S86°34'38"E-177.34'; THENCE S03°06'08"W-596.35' BACK TO THE POINT OF BEGINNING. CONTAINING 7.408 ACRES (MORE OR LESS)

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

LEGEND

- water valve
- fire hydrant
- water meter
- street light
- electric transformer
- electric box
- power pole
- guy wire
- sanitary sewer manhole
- junction box–drainage
- surface inlet–drainage
- curb inlet–drainage
- curb and gutter
- concrete
- straight headwall–drainage
- L–type headwall–drainage
- flared end section–drainage

Scale 1" = 50 ft

ARKANSAS STATE PLANE COORDINATES (NAD83 NORTH ZONE)

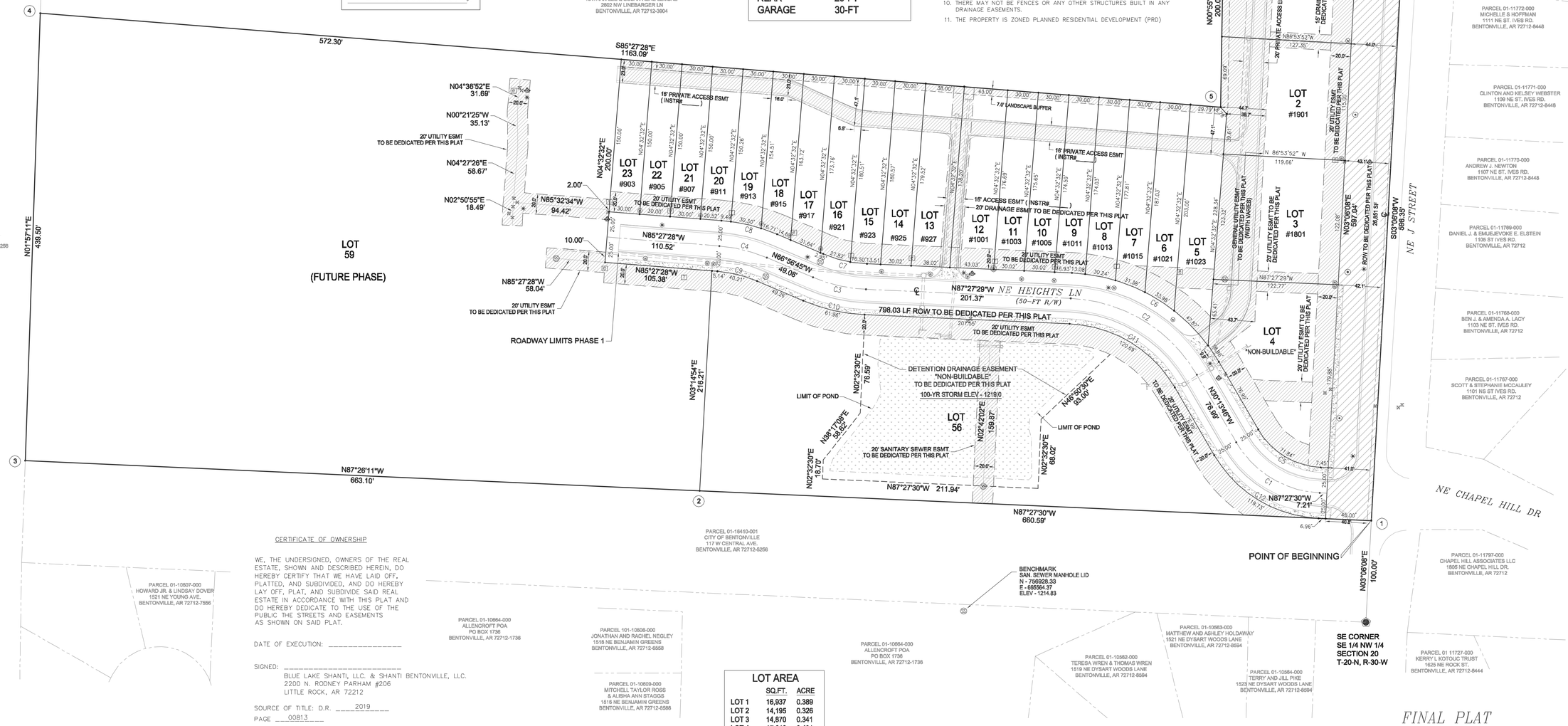
1	N = 757017.10	E = 665964.98	FND. NAIL IN BOTTLE CAP
2	N = 757046.39	E = 665304.54	FND. 1/2" REBAR
3	N = 757076.05	E = 664642.10	FND. 1/2" REBAR
4	N = 757515.30	E = 664657.08	FND. IRON PIN
5	N = 757423.19	E = 665817.01	FND. IRON PIN
6	N = 757623.16	E = 665820.22	FND. 5/8" REBAR
7	N = 757612.57	E = 665997.25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

PRD ZONING BUILDING SETBACK

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

GENERAL NOTES:

1. 1/2" IRON PINS SET AT ALL LOT CORNERS.
2. ALL EASEMENTS SHOWN ⊐⊐⊐⊐ MAY BE USED FOR DRAINAGE AND/OR UTILITIES AS NOTED.
3. DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
4. ERROR OF CLOSURE: EXCEEDS 1:50,000
5. ALL LOTS HAVE AT LEAST A 20 FT. WIDE UTILITY EASEMENT ACROSS THE FRONT. THIS EASEMENT MAY BE USED BY ALL UTILITIES.
6. ALL FRONT BUILDING SET–BACK LINES ARE 20.00 FT. UNLESS NOTED
7. 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.
8. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRICAL SERVICE.
9. ALL COMMON LOTS SIDEWALK SHALL BE THE RESPONSIBILITY OF DEVELOPER. ALL OTHER SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIMES OF BUILDING PERMIT ISSUANCE.
10. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
11. THE PROPERTY IS ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD)


PARCEL 18-07523-000 PAULA K. HENRY 2101 NE J ST. BENTONVILLE, AR 72712-8542
PARCEL 01-11774-000 PAUL K & LORI L HATCH 1115 NE ST IVES RD. BENTONVILLE, AR 72712-8448
PARCEL 01-11773-000 NATHAN A I & TRACEY M MCCLURE 1113 STIVES RD. BENTONVILLE, AR 72712-8448
PARCEL 01-11772-000 MICHELLE S HOFFMAN 1111 NE ST. IVES RD. BENTONVILLE, AR 72712-8448
PARCEL 01-11771-000 CLINTON AND KELSEY WEBSTER 1109 NE ST. IVES RD. BENTONVILLE, AR 72712-8448
PARCEL 01-11770-000 ANDREW J. NEWTON 1107 NE ST. IVES RD. BENTONVILLE, AR 72712-8448
PARCEL 01-11769-000 DANIEL J. & EMILIEJAYCKE E. ELSTEIN 1106 ST IVES RD. BENTONVILLE, AR 72712
PARCEL 01-11768-000 BEN J. & AMENDA A. LACY 1103 NE ST. IVES RD. BENTONVILLE, AR 72712
PARCEL 01-11767-000 SCOTT & STEPHANIE MCCAULEY 1101 NS ST IVES RD. BENTONVILLE, AR 72712
PARCEL 01-11797-000 CHAPEL HILL ASSOCIATES LLC 1805 NE CHAPEL HILL DR. BENTONVILLE, AR 72712
PARCEL 01 11727-000 KERRY L KOTOUC TRUST 1625 NE ROCK ST. BENTONVILLE, AR 72712-8444
PARCEL 01-10410-001 CITY OF BENTONVILLE 117 W CENTRAL AVE. BENTONVILLE, AR 72712-6266
PARCEL 01-10507-000 HOWARD JR. & LINDSAY DOVER 1521 NE YOUNG AVE. BENTONVILLE, AR 72712-7556
PARCEL 01-10564-000 ALLENCROFT POA PO BOX 1736 BENTONVILLE, AR 72712-1736
PARCEL 101-10508-000 JONATHAN AND RACHEL NEGLEY 1518 NE BENJAMIN GREENS BENTONVILLE, AR 72712-8558
PARCEL 01-10609-000 MITCHELL TAYLOR ROSS & ALISHA ANN STAGGS 1516 NE BENJAMIN GREENS BENTONVILLE, AR 72712-8588
PARCEL 01-10562-000 TERESA WREN & THOMAS WREN 1519 NE DYSART WOODS LANE BENTONVILLE, AR 72712-8594
PARCEL 01-10563-000 MATTHEW AND ASHLEY HOLDAWAY 1521 NE DYSART WOODS LANE BENTONVILLE, AR 72712-8594
PARCEL 01-10584-000 TERRY AND JILL PIKE 1523 NE DYSART WOODS LANE BENTONVILLE, AR 72712-8594
PARCEL 01-10585-000 JOHN AND ANNE MARIE MCCLUSKEY 1525 NE DYSART WOODS LANE BENTONVILLE, AR 72712-8594
PARCEL 01-10586-000 JOSEPH AND ANNE MARIE MCCLUSKEY 1527 NE DYSART WOODS LANE BENTONVILLE, AR 72712-8594
PARCEL 01-10587-000 JOSEPH AND ANNE MARIE MCCLUSKEY 1529 NE DYSART WOODS LANE BENTONVILLE, AR 72712-8594
PARCEL 01-10588-000 JOSEPH AND ANNE MARIE MCCLUSKEY

REZONING STAFF REPORT

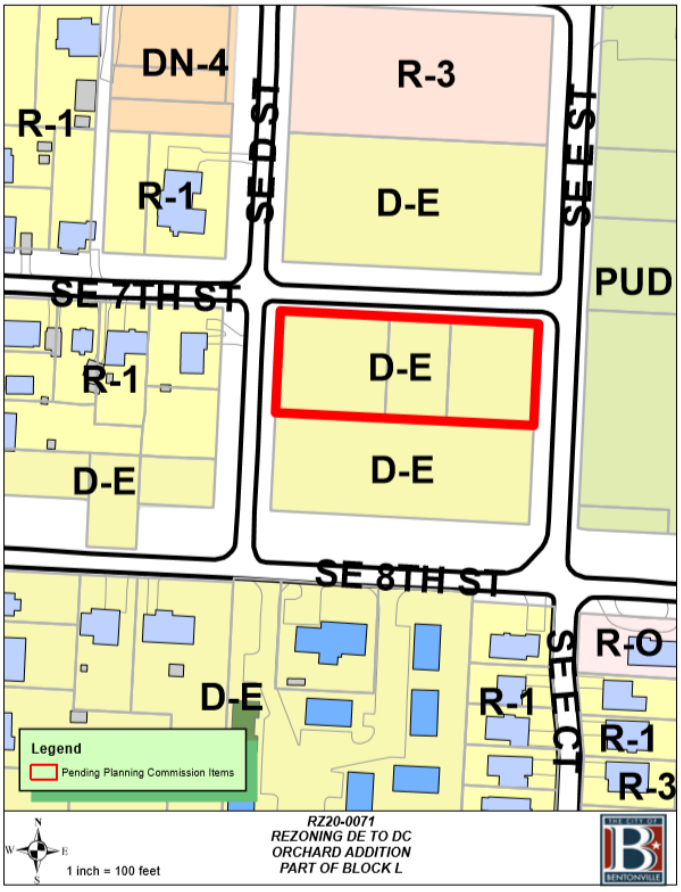
Crowhow, LLC

SE 7th Street & SE D Street
PC Date: 1/19/2021
Reviewer: Jon Stanley, Senior Planner

Project Number	RZ20-0071
Applicant / Current Owner	Crowhow, LLC 2714 SE Otis Corley Drive, Suite 136, Rogers, AR 72756
Site Area	+/-0.88 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
The property is located on SE 7th Street, between SE D Street and SE E Street. Adjacent zoning districts include DE, Downtown Edge to the north and south, R-1 Single-Family Residential to the west, and PUD, Planned Unit Development to the east.

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

The City of Bentonville Community Plan depicts this property to be within the Cultural Zone of the 8th Street Character Area. The Cultural Zone recommends intensifying housing and commercial development to create a more "urban environment" (p. 152). In addition, this area is noted for its potential to support mixed-use development. The DC, Downtown Core zoning district's allowable density and uses lends itself to the vision for the Cultural Zone for the 8th Street Character Area.

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

Analysis
The DC, Downtown Core zoning district definition states that the intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed use is defined as vertical mixed-use buildings with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.

According to the applicant's narrative, the intent of the rezoning request is to align the zoning of this property with recent development trends in the area.

Conclusion
The proposed rezoning aligns with the Future Land Use Plan designation of Downtown Commercial.

Surrounding zoning districts and developments in the area also lend credence to the request. Staff recommends approval of the proposed rezoning.

E | D | G

December 14, 2020

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, Arkansas 72712

Re: ***SE 7th & SE D Street Rezoning Request***

To the City of Bentonville Planning Commission:

On behalf of Crowhow, LLC, Ecological Design Group (EDG) is submitting this rezone request for the following parcels:

- 01-03598-000, 01-03597-000, 01-03596-000

All the properties are currently zoned DE; Downtown Edge. The requested change in zoning is to accommodate a higher intensity zoning district, DC: Downtown Core.

The current ownership is Crowhow LLC, an Arkansas Limited Liability Company. There are no proposed immediate sales after rezoning – the property is intended to be developed.

The Future Land Use map identifies this property as Downtown Commercial which supports the request for Downtown Core zoning.

Proposed Use

The request for Downtown Core is to allow the property to be developed with uses that are both compatible and complementary to existing and planned uses in the neighborhood. These neighboring uses include the Momentary, the SOMO project, the 8 Street Market, and the new Walmart Campus. The primary anticipated use for the property is professional office. Office use in Downtown Edge is limited to 4,000 square feet of area. Downtown Core is needed to develop larger "Class A" office buildings.
The property has excellent vehicular access to 8th Street to the south, which is a major arterial. The property can also be easily accessed via SE D Street and SE E Street. In addition to vehicular access, the property is both walkable and bikeable.

Signage

At this time, no signage is planned beyond signage as allowed by City Code.

Traffic

The property is in early design with an attractive and modern multi-story mixed-use office building that will be adjacent to 8t Street with parking in the rear. This design will enhance the 8th Street Corridor. The properties have close access to the 8th Street Corridor, which has the capacity to accommodate the traffic generated by the proposed development.

E | D | G

Availability of Water and Sewer

Water mains surround the site on all sides, along with 3 hydrants in close proximity. A sanitary sewer manhole, approximately 5’ deep, exists near the center of SE D Street

Respectfully submitted,

ECOLOGICAL DESIGN GROUP, INC.

Brahm Driver, PE

REZONING STAFF REPORT

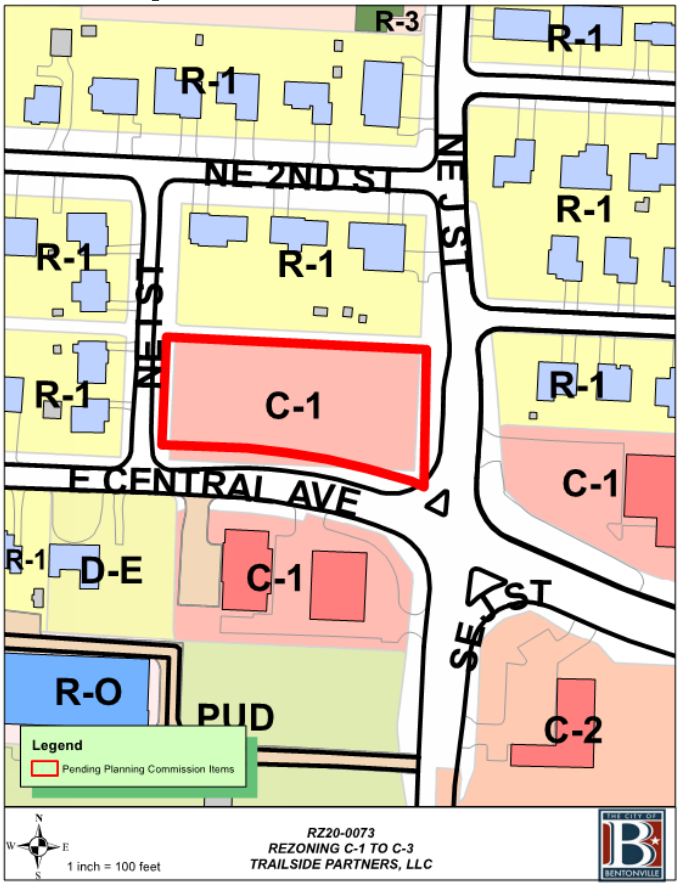
Trailside Partners, LLC

E Central Avenue and NE J Street
PC Date: 1/19/2021
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	RZ20-0073
Applicant / Current Owner	Trailside Partners, LLC
Site Area	+/- 1.04 acres
Current Zoning	C-1, Neighborhood Commercial
Requested Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	Mixed Use

https://arcg.is/08HvK8

Location Map



Property Description
Parcels 01-03276-000, 01-03277-000, 01-03278-000, and 01-03279-000 are currently vacant parcels bordered by NE J Street, NE I Street, and E Central Avenue. Adjacent zoning districts are R-1, Single Family Residential to the north and west, and C-1, Neighborhood Commercial to the east and south. Further to the south is the Brick Avenue Lofts development, currently zoned PUD, Planned Unit Development.

East Central Avenue is designated as a Collector, while Northeast J Street is designated as an Arterial on the Master Street Plan.

Relationship to the Bentonville Community Plan
The Bentonville Community Plan depicts this property within the Downtown Intensification Priority Area. The Priority Area recommends continued support of increased density of residential development in select locations in the form of townhome, multi-family, and mixed-use housing. The Priority Area states that support of a variety of development products would encourage more people to live and work in the downtown area, decreasing commute times and proliferating goods and services across the area.

The Future Land Use Plan currently depicts this property as Mixed Use. These areas are meant to provide goods and services to nearby residents. Vertical mixed-use developments are encouraged with upper floors including offices, services, or residential uses.

Public Comment
Staff has received phone calls and inquiries regarding this request, but no formal, written public comment.

Analysis
According to the applicant's narrative, the intent of the rezoning request is to build a mixed-use commercial/residential development at the corner of E Central and NE J Street.

The area surrounding the proposed rezoning reflects a variety of land uses. C-1 developments, such as Casey's to the south or Dollar General to the east, as well as multi-family developments such as Brick Avenue Lofts to the south, suggest support for a mix of land uses in this area. In addition, SE J Street's designation as an arterial and E Central Avenue's designation as a collector suggests support for an increase in density in the area.

Conclusion
The Future Land Use Plan, the Land Use and Strategic Growth Chapter of the Community Plan, and the surrounding context of the area all support the rezoning request.

Staff recommends approval of the rezoning request.

Rezoning Narrative
E. Central Ave. and J Street

Current Zoning Designation: C-1, Neighborhood Commercial

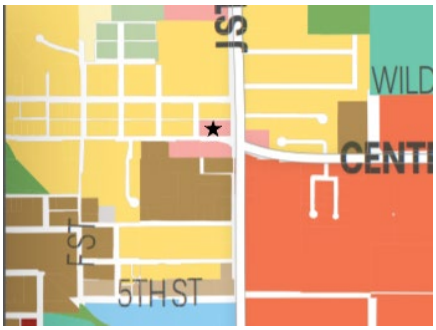
Proposed Zoning Designation: C-3, Mixed Use Commercial

Explanation: Trailside Partners, LLC proposes to rezone the properties located at E. Central Ave, Parcel Numbers:
01-03276-000
01-03277-000
01-03278-000
01-03279-000
in order to develop a real estate project in compliance with the C-3 development standards.

Reason to Rezone: The rezone would allow for owners to build a mixed-use commercial/ residential development at the corner of E. Central and J Street.

Statement of how the property will relate to surrounding properties: The development proposed will blend residential and commercial space on the corner of Central and J, the "gateway to Downtown". Surrounding properties are zoned R-1, C-1 and DE. Per the C-3 zoning code, the project will be "designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction".

Use: The development will complement the City of Bentonville's Future Land Use Plan which has identified these parcels' best designation in coming years as mixed-use commercial. The development will offer both commercial and residential space and provide an opportunity to "live, work, meet, shop, and utilize services (C-3 zoning)" all in one location.



Snapshot of property as indicated in Future Land Use Plan.

Traffic: Ingress and egress to the development will be available on several sides of the property. With its proximity to downtown Bentonville and location at the intersection of multiple trails, the development will encourage bike and pedestrian traffic and access in addition to vehicular traffic.

Signage: None proposed at this time. Commercial spaces will follow city code for sign placement and approval upon tenant infill.

Appearance: The development will fit in form and scale of C-3 zoning regulations and the Bentonville LSD design standards.

Water/ Sewer/ Electric: On-Site

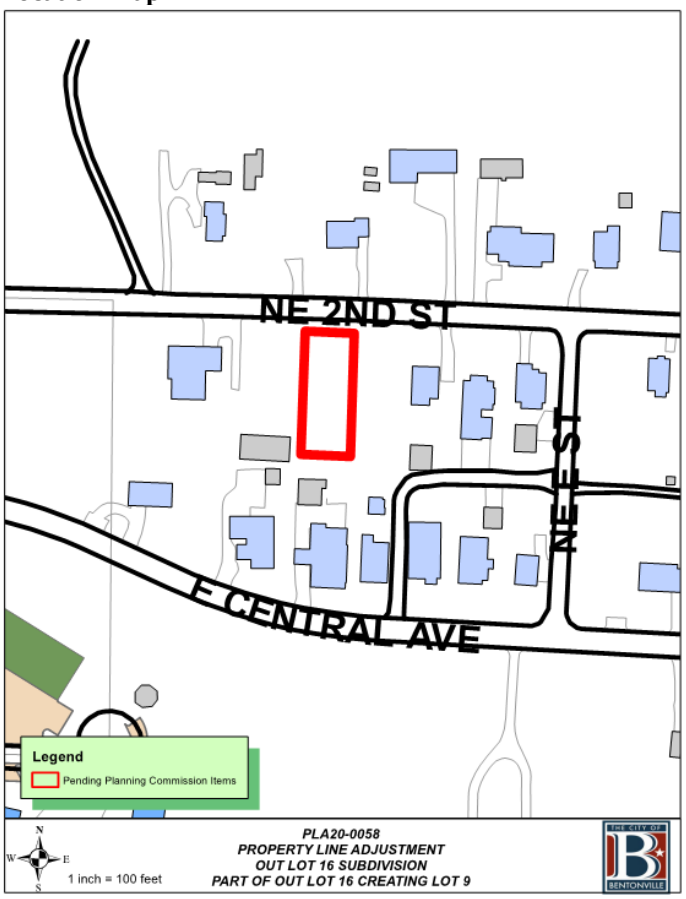
Lot 9, Out Lot 16 Subdivision

502 NE 2nd Street
PC Date: 1/19/2021
Reviewer: Tyler Overstreet, AICP, Senior Planner

Project Number	PLA20-0058
Applicant / Current Owner	NE2 Properties, LLC
Site Area	+/- .23 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is a vacant lot with a preliminary address of 502 NE 2nd Street. It is currently zoned R-1, Single-Family Residential with a Future Land Use Plan designation of Low Density Residential.

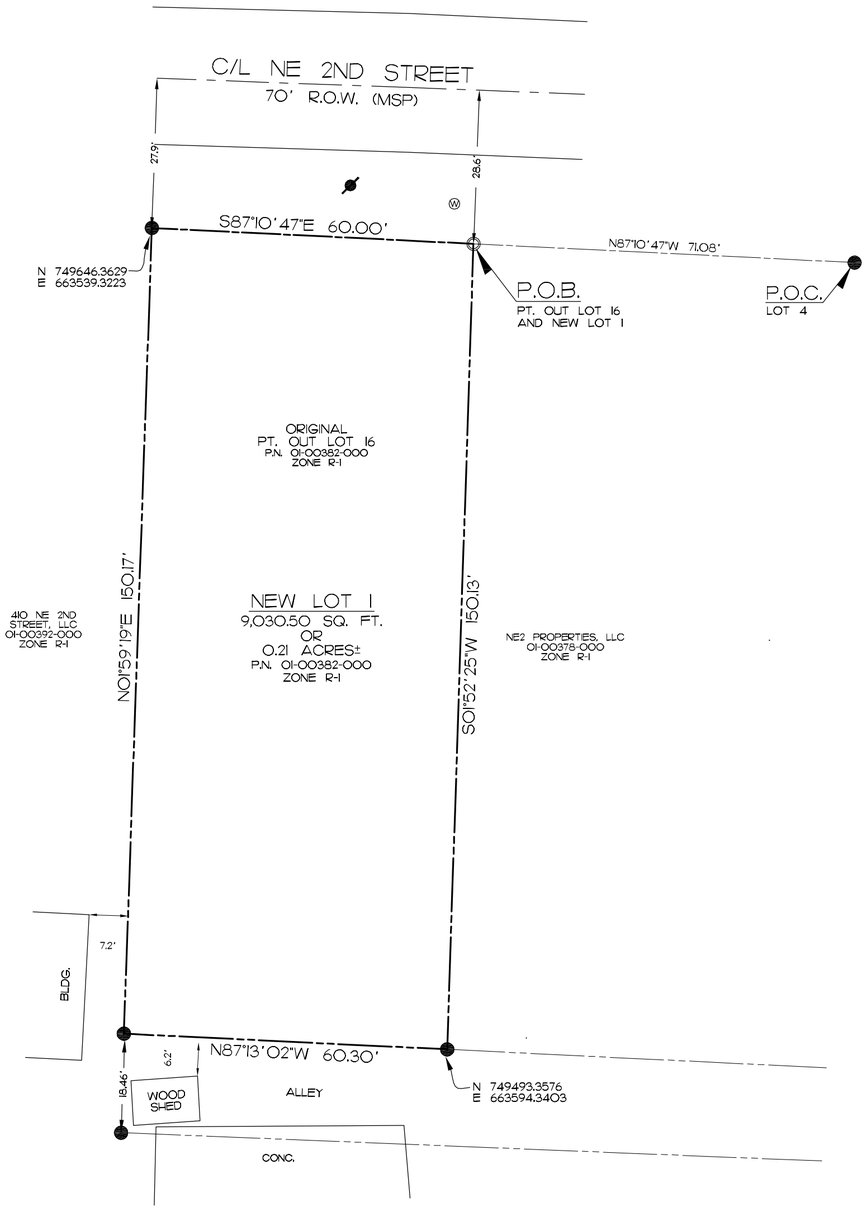
Project Details
A lot split of a portion Out Lot 16 Subdivision, creating new Lot 1 (+/- .21 acres) of Out Lot 16 Subdivision.

Waivers
- One waiver requested:
  - A waiver from Article 1100, Section 1100.16, *Street Standards*, Subsection b, *Right-of-way dedication*, of the Land Development Code. The Land Development Code requires all subdivisions to dedicate right-of-way to meet the requirements of the Master Street Plan. The applicant requests the current right-of-way width of approximately 28 feet from centerline be accepted as opposed to the 35 feet required in the Master Street Plan.

Analysis and Recommendation
The proposed plat does not meet the minimum requirements of the Land Development Code, due to the waiver request. However, Planning and Engineering staff both recommend approval of the waiver request. Therefore, staff recommends approval of the lot split.

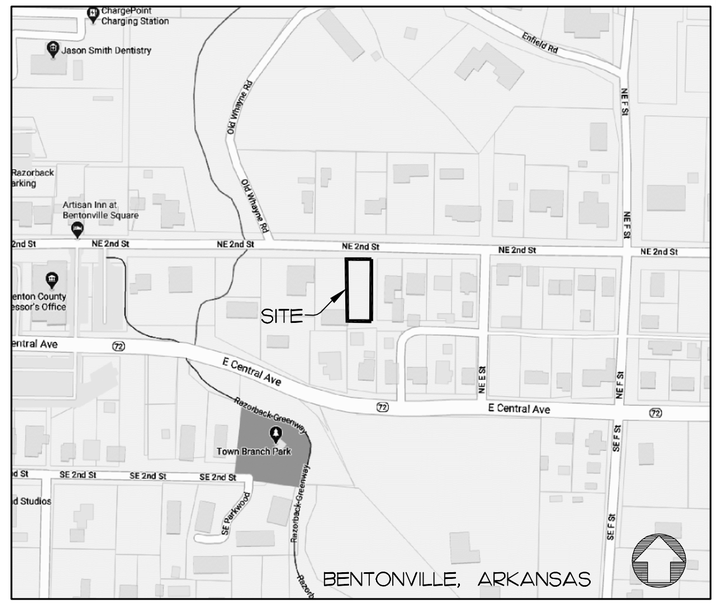
Standard Conditions of Approval
1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.

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



LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP, LS 1370
- WATER METER
- UTILITY POLE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE



VICINITY MAP
(N.T.S.)

0 20 40

SCALE 1" = 20 FEET

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.

PART OUT LOT 16 DESCRIPTION:

PART OF OUT LOT NO. 16 SUBDIVISION IN THE SW¼ OF THE SW¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "A", PAGE 109 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF LOT 4 OF SAID OUT LOT NO. 16 SUBDIVISION, THENCE N87°10'47"W 71.08 FEET TO THE POINT OF BEGINNING, THENCE S01°52'25"W 150.13 FEET, THENCE N87°13'02"W 60.30 FEET, THENCE N01°59'19"E 150.17 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NE 2ND STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°10'47"E 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9,030.50 SQUARE FEET OR 0.21 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 1 DESCRIPTION:

PART OF OUT LOT NO. 16 SUBDIVISION IN THE SW¼ OF THE SW¼ OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "A", PAGE 109 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF LOT 4 OF SAID OUT LOT NO. 16 SUBDIVISION, THENCE N87°10'47"W 71.08 FEET TO THE POINT OF BEGINNING, THENCE S01°52'25"W 150.13 FEET, THENCE N87°13'02"W 60.30 FEET, THENCE N01°59'19"E 150.17 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NE 2ND STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°10'47"E 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9,030.50 SQUARE FEET OR 0.21 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (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

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

CITY OF BENTONVILLE PROJECT NUMBER: PLA20-0058

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" = 20'	DATE: 12-28-20

LOT SPLIT FOR:
PART OF OUT LOT 16
IN OUT LOT 16 SUBDIVISION
CREATING LOT 9

502 NE 2ND STREET
BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-103	ASD	RJC	1 OF 1

WAIVER REQUEST STAFF REPORT

Martens

602 W Central Avenue

PC Date: 1/19/2021

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	WAV21-0001
Applicant / Current Owner	Martens
Site Area	0.3 acres
Current Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Section 1100.02.c of the Land Development Code

https://arcg.is/08HvK8

Property Description

The property is located at 323 Crestview Drive and is zoned R-1, Single Family Residential. It is completely surrounded by R-1 on all sides. The Future Land Use Plan designates this area as Low Density Residential.

Waiver Request

The applicant requests a waiver to Section 1100.15, *Sidewalk Requirements*, Subsection D, *Requirement*, of the Land Development Code. The Code states that properties that meet the applicability standards shall construct a sidewalk in accordance with the Master Street Plan. The applicant requests they not be required to construct a sidewalk along their northern property line of NW 2nd Street.

Analysis

602 W Central is currently under review for the construction of an accessory dwelling unit (RADD20-0067). Per the applicability standards of Section 1100.15, sidewalk is required for any alterations that add one or more dwelling units to the existing number of dwelling units.

Engineering staff has indicated the potential for future sidewalk improvements along NW 2nd Street. Per the Master Street Plan, the required sidewalk would be five feet in width.

According to the applicant's narrative, the lack of sidewalk elsewhere on the south side of NW 2nd Street should exempt them from the requirement.

Staff Recommendation

Staff has reviewed this waiver request and based on the analysis presented above, does not recommend approval of the waiver request. The applicant should construct a five foot sidewalk in accordance with the requirements of the Land Development Code.

Burris
Architecture
820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: Jan 4 2021

To: City of Bentonville Planning Commission

PROJECT NAME: Martens Garage 602 W Central

Re: Sidewalk Waiver Request

Acting as the owner's agent, Burris Architecture respectfully requests a waiver from the sidewalk requirement on NW 2nd st.

The scope includes the removal and build back of a detached garage.

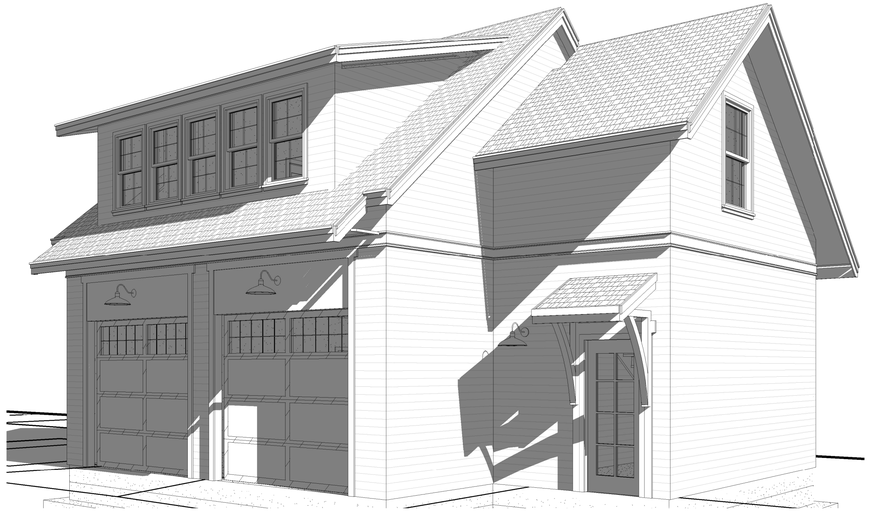
The property located between W Central and NW 2nd street. There is currently a sidewalk on Central, however the southside of NW 2nd st does not have sidewalks in place from N Walton to NWA St. Recent city improvements on NW 2nd street did not include sidewalk work on the south side.

Dave P Burris, AIA, NCARB
479-319-6045
dave@burrisarch.com

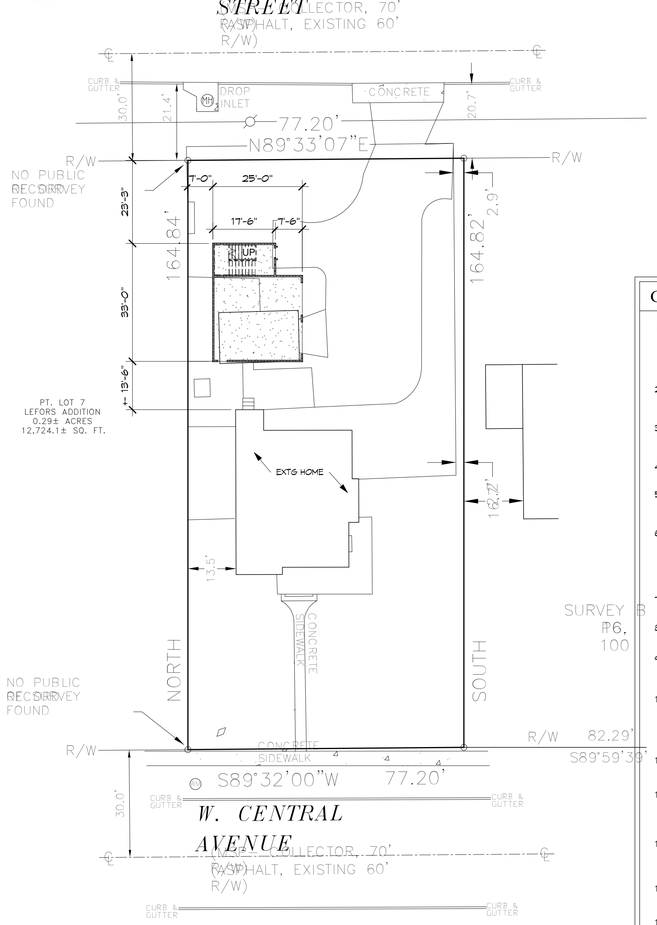
CARRIAGE HOUSE

602 W CENTRAL

BENTONVILLE, AR



2 CONCEPT



1 SITE PLAN
1" = 20'-0"

GENERAL NOTES:

1. CONTRACTOR IS TO INSPECT EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO, UNDERGROUND WATER MAINS, SEWER, TELEPHONE, AND ELECTRIC. WORK HERE UNDER ARE INDICATED ON DRAWINGS FOR DIAGRAMMATIC PURPOSES. NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. RESPONSIBILITY FOR SUCH ACCURACY AND COMPLETENESS IS DISCLAIMED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND INSTALLATIONS PRIOR TO EXCAVATING.
2. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONC. OR CENTER LINE UNLESS NOTED OTHERWISE. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS SHALL BE IN WRITTEN INFORMATION ONLY. VERIFY DIMENSIONS PRIOR TO WORK. ALTERATIONS IN DIMENSIONS AFFECTING THE DESIGN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PROMPTLY FOR A RESOLUTION.
3. NOT ALL MATERIALS AND ASSEMBLIES HAVE BEEN SPECIFIED. CONTRACTOR IS TO VERIFY ALL NON-SPECIFIED ITEMS WITH OWNER & ARCHITECT PRIOR TO EXECUTING ANY WORK INVOLVING THESE ITEMS.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS TO THE ARCHITECT FOR APPROVAL. NON-APPROVED DEVIATIONS WILL HOLD THE ARCHITECTS AND CONSULTING ENGINEERS HARMLESS FOR SUCH ITEMS.
5. ALL WORK TO CONFORM TO APPLICABLE CODES. THE MOST STRINGENT CODE SHALL APPLY. DISCREPANCIES IN CODE AND CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY AND RESOLVED BEFORE PROCEEDING.
6. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND AS SUCH ALL SUBCONTRACTORS ARE TO INSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
7. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR INSURING THEIR SAFETY AND OF THEIR PERSONNEL ON THE JOB SITE AT ALL TIMES. THEY SHALL CARRY WORKMAN'S COMPENSATION AND LIABILITY INSURANCE FOR THEMSELVES AND THEIR EMPLOYEES. SUBCONTRACTORS AND THEIR EMPLOYEES SHALL BE PERSONALLY RESPONSIBLE TO FOLLOW ALL OSHA RULES AND REGULATIONS.
8. GENERAL CONTRACTOR IS TO COORDINATE ALL MECH. ELECT. AND PLUMBING AND PROVIDE NECESSARY CONSTRUCTION TO FACILITATE SUCH WORK INCLUDING SUPPORTS, BLOCKING, ROUGH OPENING ETC.
9. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF MECH, ELECT OR SYSTEMS INSTALLATION, AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES. ANDY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
10. ALL DRAWINGS, SPECIFICATIONS AND DESIGN OF THE FOLLOWING SYSTEMS ARE TO BE PROVIDED BY OTHERS AS REQUIRED. OWNER SHALL CONTRACT WITH OTHERS UNDER SEPARATE CONTRACTS.

   A. CIVIL ENGINEERING B MECHANICAL ENGINEERING C. ELECTRICAL ENGINEERING

CODE SUMMARY

APPLICABLE CODES:
INCLUDED BUT NOT LIMITED TO, THE LATEST ADOPTED ADDITIONS OF THESE CODES AS AMENDED BY THE CITY OF BENTONVILLE AND THE STATE OF ARKANSAS

2012 International Residential Code (IRC)
(Vol. 2 with Arkansas State amendments)

THIS PROJECT IS A NEW BUILDING ON AN EXISTING DEVELOPMENTS SITE. SITE PLANS HAVE BEEN DEVELOPED AND SUBMITTED BY A CIVIL ENGINEER UNDER A SEPARATE COVER.

THE BUILDINGS ARE NOT SPRINKLERED.

BUILDING DATA:
PROPOSED USE: SINGLE FAMILY DWELLING UNIT
R-3

CONSTRUCTION TYPE: 5B

ACTUAL AREA :
SECOND FLOOR = 573 SF
GARAGE = 758 SF

GENERAL SITE NOTES

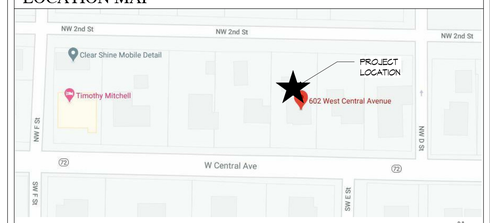
1. TAKE TEMPORARY CONTROL MEASURES TO PREVENT EROSION

   SHEET FLOW: USE STRAW OR HAY BALES, SILT FENCING OR VEGETATIVE FILTERS AS NECESSARY TO MINIMIZE SILT MOVEMENT OFF PROPERTY.
2. CONTRACTOR SHALL FINISH GRADE SITE SO AS TO DIVERT WATER AWAY FROM BUILDING STRUCTURE.
3. ALL FILL SHALL BE COMPACTED TO 95% STANDARD OVER PROCTOR DENSITY (ASTM D-698) AND MIN 3000 P.S.F. BEARING CAPACITY
4. MEET EXISTING GRADE AT ALL CONTRACT LIMITS OR PROPERTY LINES.
5. GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING TO 6" BELOW FINISH GRADE. 6" TOP SOIL TO BE REUSED OR PROVIDED FOR FINAL GRADING
6. PROVIDE CONTROL JOINTS AND EXPANSION JOINS IN CONCRETE WHERE SHOW. (SEE PLANS AND DETAILS) WHERE NOT SHOWN PROVIDE AS FOLLOWS:
   EXPANSION JOINTS AT 20' O.C. MAX
   CONTROL JOINTS AT 6' O.C. MAX AT SIDEWALKS
7. ALL UTILITY LOCATIONS ARE APPROXIMATE, FIELD VERIFY EXACT LOCATIONS.
8. ALL DISTURBED AREAS TO BE SEEDED.
9. CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO WORK, NOTIFY ARCHITECT IF CONDITIONS VARY FROM WHAT IS SHOWN.
10. SITE PLAN IS DIAGRAMMATIC IN NATURE. BOUNDARIES, UTILITIES, AND OTHER SITE FEATURES SHOULD BE REFERENCED FROM A LICENSED SURVEYOR. GC SHALL CONFIRM ALL SETBACKS AND CLEARLY MARK ON SITE PRIOR TO BEGINNING CONSTRUCTION
11. GC TO COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE GOVERNING BODY
12. SITE PLAN MUST BE APPROVED BY THE BUILDING OFFICIAL AND THE PLANNING DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION
13. GENERAL CONTRACTOR IS TO SUBMIT DRAWINGS TO THE BUILDING INSPECTOR AND OBTAIN A BUILDING PERMIT PRIOR TO BEGINNING WORK.
14. GENERAL CONTRACTOR SHALL LOCATE ALL PROPERTY PINS AND CLEARLY MARK ALL BOUNDARIES PRIOR TO WORK
15. ALL DIMENSIONS ARE SHOWN FOR BIDDING PURPOSES ONLY, ACTUAL DIMENSIONS WILL VARY WITH SITE CONDITIONS

SHEET INDEX

#	SHEET NAME	ISSUE DATE	REVISION
A0.0	COVER SHEET	12-3-20	
A1.0	FLOOR PLANS	12-3-20	
A1.1	ELEVATIONS	12-3-20	
A1.2	REFLECTED CEILING PLANS	12-3-20	

LOCATION MAP



Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

CARRIAGE HOUSE
602 W CENTRAL
BENTONVILLE, AR

DATE 12-3-20
JOB NO. 20159
REVISIONS

A0.0
COVER SHEET

ALL DRAWINGS, SPECIFICATIONS & DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE PRIOR CONSENT OF THE ARCHITECT & STRICTLY PROHIBITED.
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE, OR ASSIGNMENT OF THIS DRAWING OR ANY PART THEREOF FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

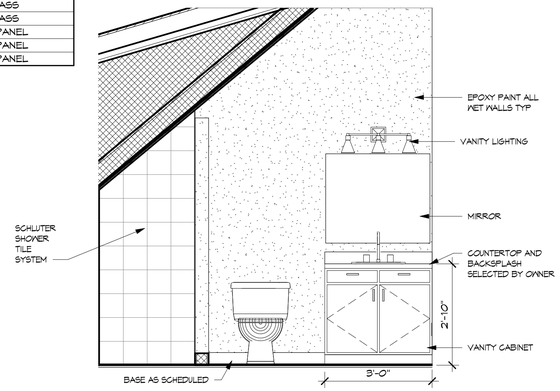
Window Schedule					
Mark	Width	Height	Head Height	Sill Height	Description
200	3'-2"	5'-0"	6'-8"	1'-8"	DOUBLE HUNG
201A	2'-6"	4'-0"	6'-8"	2'-8"	
201B	2'-6"	4'-0"	6'-8"	2'-8"	
201C	2'-6"	4'-0"	6'-8"	2'-8"	
201D	2'-6"	4'-0"	6'-8"	2'-8"	
201E	2'-6"	4'-0"	6'-8"	2'-8"	
203	3'-0"	4'-0"	6'-8"	2'-8"	CASEMENT
204	3'-0"	4'-0"	6'-8"	2'-8"	CASEMENT

Door Schedule

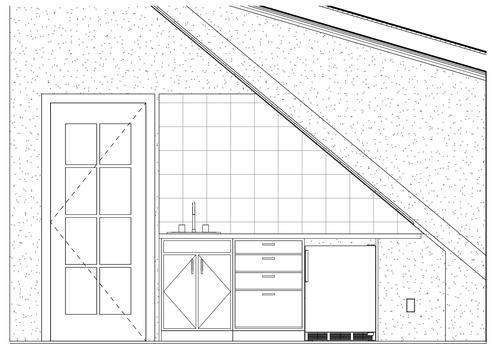
DOOR SCHEDULE			
MARK	DOOR WIDTH	DOOR HEIGHT	Description
100A	9'-0"	8'-0"	GARAGE DOOR
100B	9'-0"	8'-0"	GARAGE DOOR
100C	2'-8"	6'-8"	SINGLE GLASS
101	2'-8"	6'-8"	SINGLE GLASS
201	2'-8"	6'-8"	SINGLE GLASS
202	2'-8"	6'-8"	SINGLE 5-PANEL
203	2'-8"	6'-8"	SINGLE 5-PANEL
204	2'-8"	6'-8"	SINGLE 5-PANEL

ELECTRICAL NOTES:

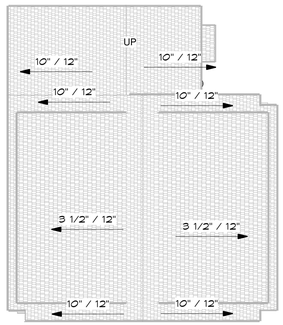
1. ALL ELECTRICAL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, FEDERAL AND NEC CODES AND ORDINANCES.
2. ELECTRICAL CONTRACTORS SHALL VERIFY ALL REQUIREMENTS OF EQUIPMENT WITH SUPPLIER AND/OR OWNER.
3. VOLTAGE DROP SHALL NOT EXCEED 3%. INCREASE CONDUCTOR SIZE AS REQUIRED.
4. WIRE AND CABLE TYPES: (UL) THWN OR THHN COPPER OF 600 VOLTS CLASS BY S.E. SOUTHWIRE OR EQUAL. NO WIRE SHALL BE SMALLER THAN NO.12 AWG. COLOR CODE CONDUCTORS IN ACCORDANCE WITH SECTION 210-5 OF N.E.C.
5. OUTLET BOXES SHALL BE PVC 4" MIN. OCTAGON OR SQUARE BY RACO OR EQUAL.
6. SWITCHES AND RECEPTACLES SHALL BE 20A, 120V BY SLATER OR EQUAL. TYPE AND COLOR SELECTED BY OTHERS.
7. GROUNDING: MAKE ALL CONDUITS ELECTRICALLY CONTINUOUS AND MEET N.E.C. ARTICLE 200.
8. ALL PANELS AND OVERCURRENT DEVICES SHALL BE RATED FOR AVAILABLE FAULT CURRENT.
9. ALL SECURITY SYSTEMS SHALL BE COORDINATED WITH OWNER.
10. ELECTRICAL LAYOUT IS DIAGRAMMATIC ONLY AND DOES NOT REPRESENT ENGINEERED DRAWINGS. THE G.C. IS RESPONSIBLE FOR PROVIDING ENGINEERED DRAWINGS AS REQUIRED.
11. ALL CAT6, TV CABLE AND PHONES TO BE PROVIDED AND INSTALLED BY GC. VERIFY ALL LOCATIONS WITH OWNER.
12. LOW VOLTAGE CONTRACTOR TO LAYOUT AND INSTALL LANDSCAPE LIGHTING AND POOL LIGHTING.
13. PROVIDE TAMPER-RESISTANT RECEPTACLES AND AFCI BREAKERS AS REQUIRED BY THE N.E.C.
14. ALL KITCHEN RECEPTACLES WILL NEED TO BE GFCI PROTECTED.
15. ALL EXTERIOR RECEPTACLES WILL NEED TO BE GFCI PROTECTED.



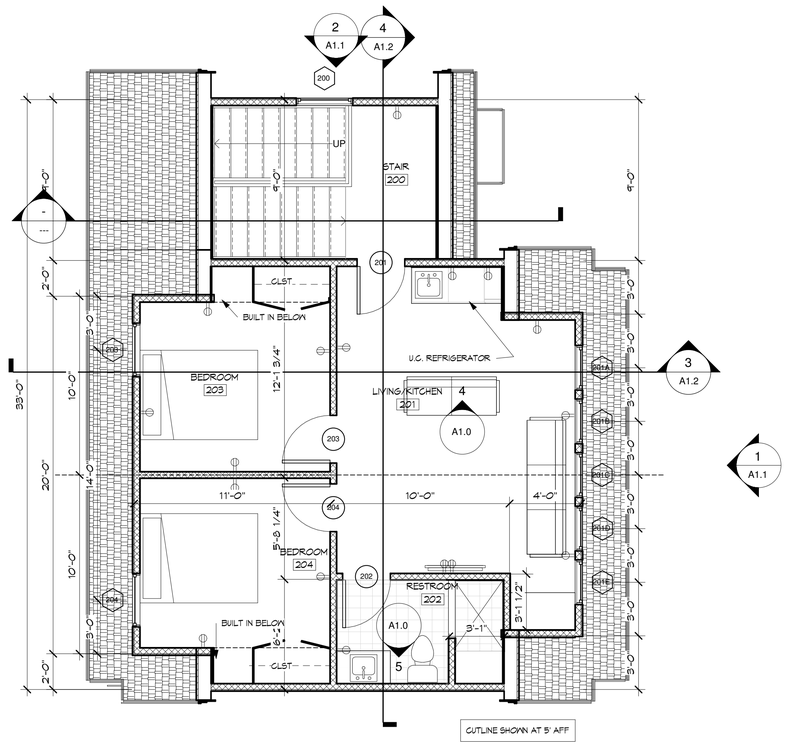
5 *202 RESTROOM*
1/2" = 1'-0"



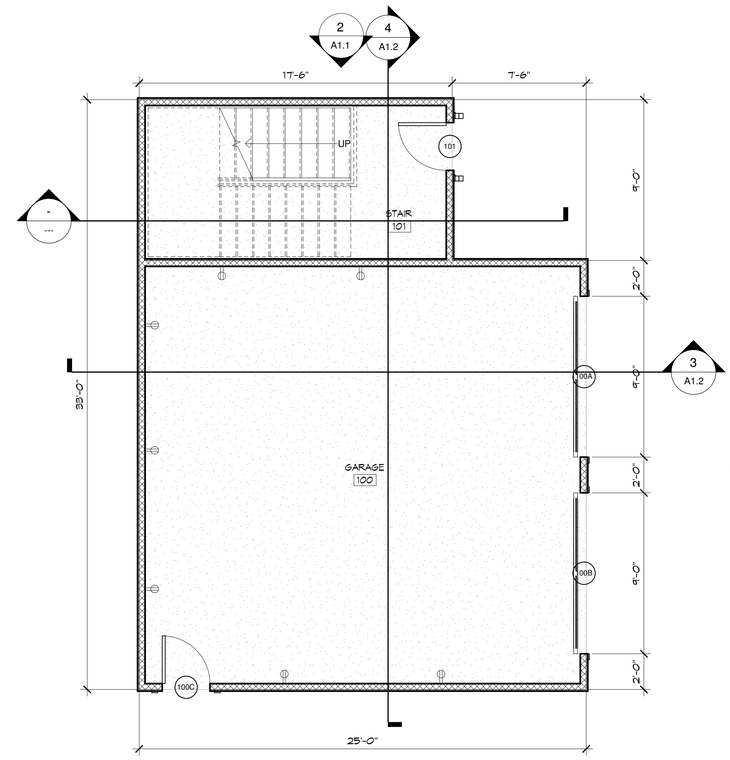
4 *Elevation 1 - c*
1/2" = 1'-0"



2 *ROOF PLAN*
1/8" = 1'-0"



3 *SECOND FLOOR PLAN*
1/4" = 1'-0"



1 *FIRST FLOOR PLAN*
1/4" = 1'-0"

GENERAL ROOF NOTES

1. INSTALL PER MANUFACTURER RECOMMENDATIONS.
2. INSTALL ICE AND WATER SHIELDS IN ALL VALLEYS.

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

CARRIAGE HOUSE
602 W CENTRAL
BENTONVILLE, AR

DATE 12-3-20
JOB NO. 20159
REVISIONS

A1.0
FLOOR PLANS

THE INFORMATION DEPICTED HEREIN CONSTITUTES ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE USED, IN WHOLE OR IN PART, WITHOUT THE PRIOR CONSENT OF THE ARCHITECT. IS STRICTLY PROHIBITED. ALL DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS EXPRESSED ON THESE DRAWINGS ARE THE PROPERTY OF BURRIS ARCHITECTURE, INC., AS A CREATIVE WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS OF THESE DRAWINGS WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS PROPERTY OF SAID ARCHITECT. ALL RIGHTS IN THE PROJECT, INCLUDING COPYRIGHT, ARE RESERVED BY THE ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS AUTHORIZED BY THE ARCHITECT IN WRITING.

LARGE SCALE DEVELOPMENT STAFF REPORT

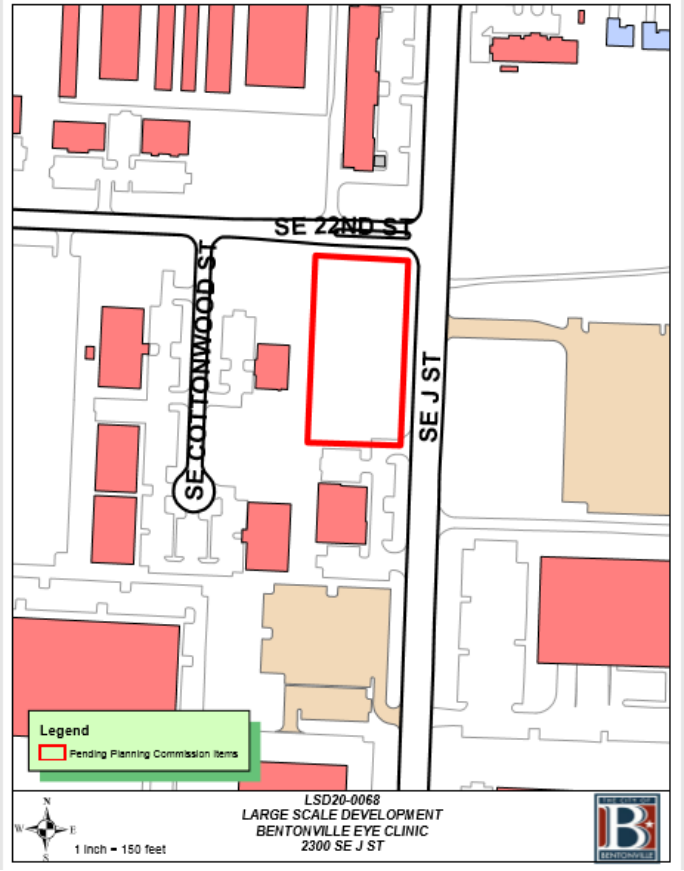
Bentonville Eye Clinic

2300 SE J Street
PC Date: 1/19/2021
Reviewer: Jon Stanley, Senior Planner

Project Number	LSD20-0068
Applicant / Current Owner	Bentonville Eye Commercial, LLC 800 SE Walton Blvd, Suite 12 Bentonville AR 72713
Site Area	+/- 1.41 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Office
Development Type / Use	Medical Services Facility

https://arcg.is/08HvK8

Location Map



Property Description
The property is located at 2300 SE J Street. The property's current zoning designation is C-1, Neighborhood Commercial with a Future Land Use Map classification of Office.

Project Details
A large scale development to construct an approximately 7,400 square foot medical services facility. The development requires a total of twenty-five (25) parking spaces and thirty-eight (38) spaces are being provided. Ingress/egress will be from an existing single curb cut onto SE J Street. Sidewalk, landscaping, grading/drainage, and site amenities are in accordance with the development requirements

The primary exterior materials of the building consist of brick and store front glass. The structure is a total of 23 feet in height at its tallest point.

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 one waiver:

- 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. The applicant is requesting to allow a single primary material of brick to constitute more than 25% of the wall area for the South (91% brick), North (84% brick) and West (95% brick).

Conclusion
The proposed large scale development does not meet the minimum requirements of the Land Development Code due to the waiver request. However, staff finds the proposed building material meets the intent of the Land Development Code by providing quality building materials. Therefore, Planning staff recommends approval of both the waiver request and the large scale development.

Burris
Architecture
820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: Jan 4 2021

To: City of Bentonville Planning Commission

PROJECT NAME: Bentonville Eye Clinic

Re: Design Standards Waiver Request

Acting as the owner's agent, Burris Architecture respectfully requests a waiver from the following Bentonville Design Standard:

(e) Building material. A minimum of two primary building materials is required constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building. Materials shall comply with the standards established below.

Our design intent was a clean pallet of materials with the primary material being red brick. Details have been used to break up the brick both vertically and horizontally. Beyond the glass, we feel introducing another material on the norths, south and west façade would take away from the design, not add value or aesthetics. Therefore, we respectfully request the use of the material presented in the color elevations and renderings. See below for percentages proposed.

MATERIAL PERCENTAGES: SOUTH ELEVATION		
RED - MODULAR FACE BRICK	1,092 SF -	85%
BLACK - ACCENT BRICK	73 SF -	6%
STOREFRONT GLASS	120 SF -	9%
TOTAL	1,285 SF -	100%

MATERIAL PERCENTAGES: NORTH ELEVATION		
RED - MODULAR FACE BRICK	946 SF -	77%
BLACK - ACCENT BRICK	89 SF -	7%
STOREFRONT GLASS	200 SF -	16%
TOTAL	1,235 SF -	100%

MATERIAL PERCENTAGES: WEST ELEVATION

RED - MODULAR FACE BRICK	1,438 SF -	90%
BLACK - ACCENT BRICK	72 SF -	5%
STOREFRONT GLASS	72 SF -	5%
TOTAL	1,582 SF -	100%

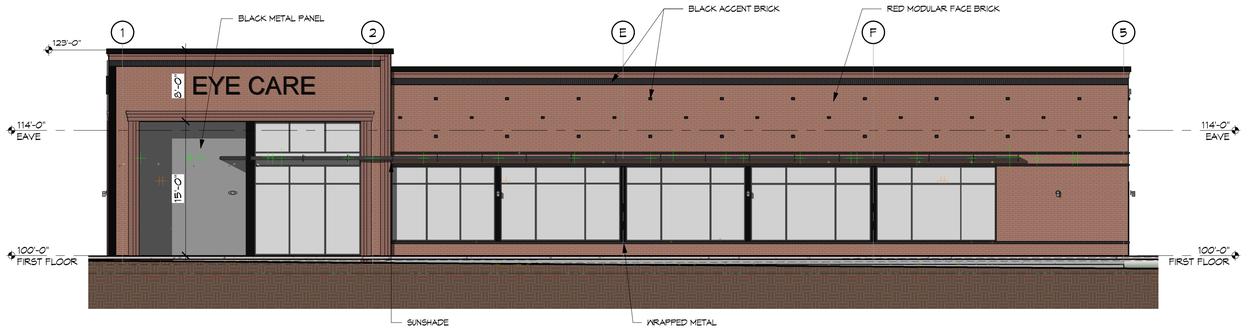
Dave P Burris, AIA, NCARB
479-319-6045
dave@burrisarch.com

EXTERIOR MATERIALS LEGEND:

- RED - MODULAR FACE BRICK
- DARK ACCENT - MODULAR FACE BRICK
- BLACK METAL PANEL
- STOREFRONT GLASS

MATERIAL PERCENTAGES: EAST ELEVATION

RED - MODULAR FACE BRICK	1,363 SF -	55%
BLACK - ACCENT BRICK	136 SF -	6%
STOREFRONT GLASS	759 SF -	31%
BLACK METAL PANEL	205 SF -	8%
TOTAL	2,463 SF -	100%



4 *E ELEVATION - COLOR*
1/8" = 1'-0"

MATERIAL PERCENTAGES: SOUTH ELEVATION

RED - MODULAR FACE BRICK	1,092 SF -	85%
BLACK - ACCENT BRICK	73 SF -	6%
STOREFRONT GLASS	120 SF -	9%
TOTAL	1,285 SF -	100%

3 *S ELEVATION - COLOR*
1/8" = 1'-0"

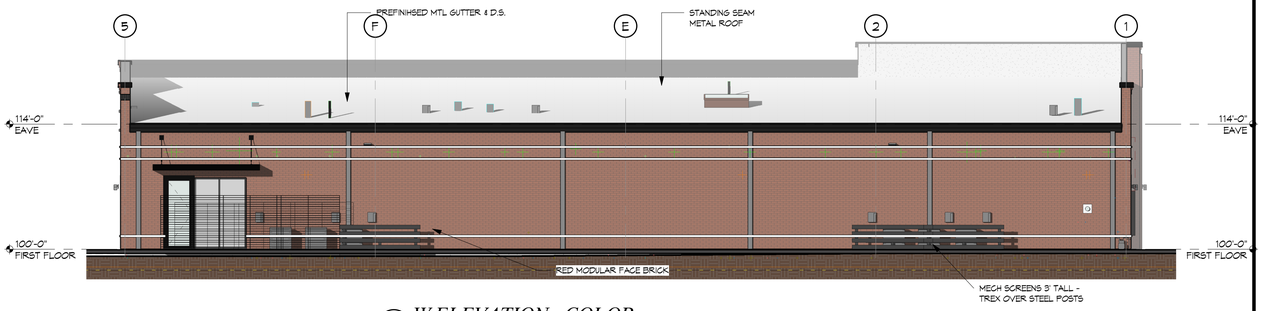
MATERIAL PERCENTAGES: NORTH ELEVATION

RED - MODULAR FACE BRICK	946 SF -	77%
BLACK - ACCENT BRICK	84 SF -	7%
STOREFRONT GLASS	200 SF -	16%
TOTAL	1,235 SF -	100%

2 *N ELEVATION - COLOR*
1/8" = 1'-0"

MATERIAL PERCENTAGES: WEST ELEVATION

RED - MODULAR FACE BRICK	1,438 SF -	90%
BLACK - ACCENT BRICK	72 SF -	5%
STOREFRONT GLASS	72 SF -	5%
TOTAL	1,582 SF -	100%



1 *W ELEVATION - COLOR*
1/8" = 1'-0"

1-8-21
Registered Architect
David Paul Burris
No. 4116
Arkansas

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

BENTONVILLE EYE CARE
SE J ST
BENTONVILLE, AR

DATE 1-8-21
JOB NO. 20097
REVISIONS

A7.0
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS PROVIDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT. AND SHALL BE RETURNED TO HIM UPON COMPLETION OF THE CONSTRUCTION WORK. ALL DRAWING REPRODUCTIONS, PUBLICATIONS, OR USE OF THE DESIGNS, AND SPECIFICATIONS, AS INSTRUMENTS OF THE ARCHITECT'S SERVICE, ARE PROHIBITED WITHOUT THE PRIOR CONSENT OF THE ARCHITECT'S STRICTLY PROHIBITED

EYE CARE

EYE CARE

EYE CARE
EYE CARE

EYE CARE
EYE CARE

EYE CARE

Issued For Review - 01.04.2021

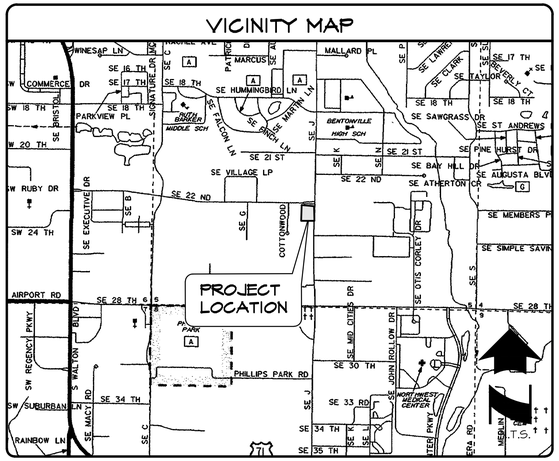
January 2021

Large Scale Development Plans

for

BENTONVILLE EYE CLINIC
2300 SE J Street

Bentonville, Benton County, Arkansas



INDEX OF SHEETS

1. Cover Sheet, Vicinity Map, & Index of Sheets
2. Site Dimension Plan
2a. Fire Truck Turn
3. Erosion Control Plan
4. Erosion Control Details
5. Grading and Drainage Plan
6. Utility Plan
7. Miscellaneous Details
8. Landscape Plan and Details

* Dumpster Enclosure Detail
* City of Bentonville Water and Sewer Details
* BEUD Layout and Details

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 721-4543
EMAIL: joshua.knight@blackhillscorp.com

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48th STREET
SPRINGDALE, ARKANSAS
PHONE: (479) 717-3796
EMAIL: kip.smith@cox.com

WATER & SEWER
CITY OF BENTONVILLE
CONTACT: PRESTON NEWBILL
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

ELECTRIC
CITY OF BENTONVILLE
CONTACT: CHARLIE BARNES
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-3159

TELEPHONE
AT&T
CONTACT: SCOTT SEAMAN
PHONE: 479-442-1967
CONTACT: LAYNE RHODES
PHONE: (479) 442-1977
627 WHITE ROAD
SPRINGDALE, ARKANSAS 72766

WASTEWATER
CITY OF BENTONVILLE
CONTACT: NANCY BUSEN
1901 NE A STREET
BENTONVILLE, ARKANSAS
PHONE: (479) 271-3160

FIRE DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BRENT BOYDSTON (FIRE CHIEF)
800 SW "A" STREET
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-5927

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: ELLEN NORVELL
305 SW A ST.
PHONE: (479) 271-5993

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

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

CITY ENGINEER
CONTACT: DAN WEESE
PHONE: (479) 271-5993

BUILDING INSPECTION
PHONE: (479) 271-3125

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

Owner/Developer
Bentonville Eye Commercial LLC
800 Walton Blvd Ste 12
Bentonville, AR 72712

Engineer of Record
Morrison-Shipley Engineers
Patrick Foy, P.E.
2407 SE Cottonwood St.
Bentonville, AR 72712
Ph: (479) 273-2209
E: pfoy@morrisonshipley.com

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

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

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

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

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

CITY PROJECT #LSD 20-0068

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0255K

Effective Date: June 05, 2012

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

Bentonville Eye Clinic

Drawing Name: P:\BJ\18-02 (Bentonville Eye Clinic)\10\PATTING\BJ18-02 PLAN SET.dwg Last Modified: Jan 04, 2021 - 10:48am Plotted on: Jan 04, 2021 - 11:00am by kstevens

PARKING SUMMARY			
Description	Parking Requirement	Spaces Required	Spaces Provided
Proposed Office (7,400 s.f.)	1 Sp./300 Sq.Ft.	25	38
HC Accessible Spaces		1	2
Total spaces		25*	38*

*Includes All Accessible Spaces

Zoning - C-1 Minimum Building Setbacks					
Front		Side		Rea	
Parking in Front	No Parking in Front	Adjacent to non-residential	Adjacent to residential	Adjacent to non-residential	Adjacent to residential
50'	20'	7'	15'	20'	25'

PARKING GREENSPACE	
Total Parking Lot Area	23,282 Sq Ft
Total Island Greenspace	2,212 Sq Ft
Percentage of Greenspace Required	8%
Percentage of Greenspace Provided	9.5%

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

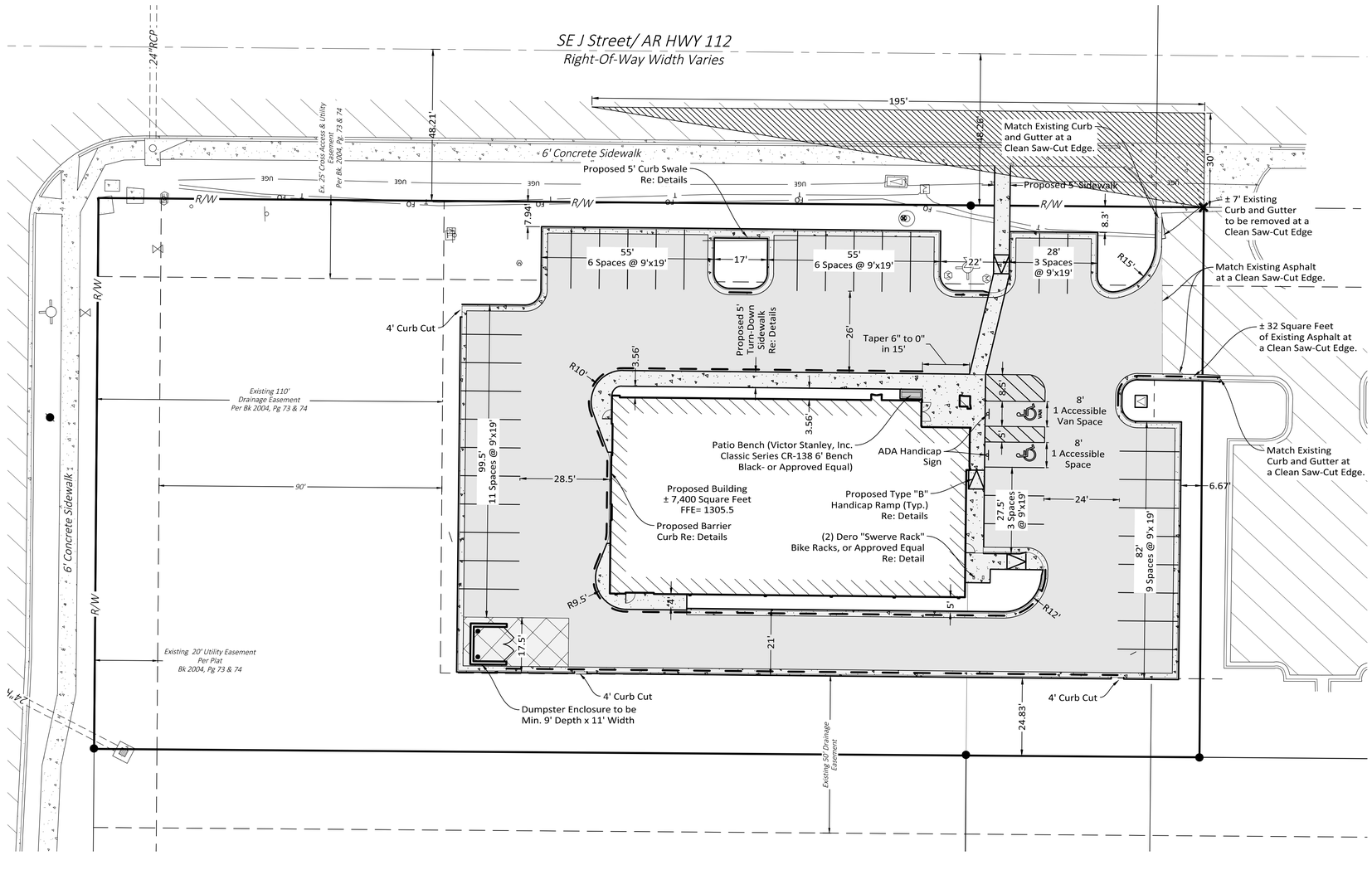
20 0 20
Scale in Feet

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans for Exact Building Dimensions and Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. Any Proposed Monument Signs Will Require Separate Sign Permit
9. All Construction Shall Conform To The City Of Bentonville Development Regulations.
10. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
11. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Bentonville Details And Specifications.
12. All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Bentonville Requirements.
13. There Is Currently No Parking Lot Light Poles Proposed For This Site.
14. The Proposed Community Design Features For This Project Are A Dero Swerve Bike Rack And Two Patio Benches (Victor Stanley, Inc. Classic Series CR-138 6' Bench (Color-Black) Or Approved Equal.
15. There shall not be anything between 30" and 60" in height within the shaded area of the site triangle.
16. All Mechanical Equipment (roof and ground mounted) will be screened on all sides by similar materials as the building.
17. The dumpster enclosure shall be constructed with similar materials as the building and provide a detail.
18. There may not be fences or any other structures built in any drainage easements.
19. No Proposed Fencing. Separate Permit will be required.

LEGEND

- Proposed Building
- Proposed Lot Line
- Proposed Right of Way Line (R/W)
- Proposed Road Centerline
- Proposed Easement Line
- Proposed Building Setback Line (??'BSL)
- Proposed Type "A" Curb & Gutter
- Proposed Concrete Sidewalk By Developer
- Proposed Handicap Ramp, Type "B"
- Proposed Truncated Dome Matt
- Proposed Sign
- Assessable Parking
- Proposed Asphalt
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Water Meter
- Proposed Sewer Manhole
- Proposed Electric Transformer
- Sight Triangle (No Structures Between 30" and 60" in Height within shaded area)
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Building Setback Line (25'BSL)
- Ex. Asphalt
- Ex. Concrete
- Ex. Overhead Electric Line
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Sewer Manhole
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Electric Transformer
- Ex. Sign
- Ex. Truncated Dome Matt
- Proposed Fire Lane Striping on Curb



Revision	By	Date

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

Drawn By:	KES
Approved By:	PRF
Date:	10.27.2020
Project No.:	BUR-02
Vertical Scale:	–
Horizontal Scale:	1
Plotting Scale:	1"=20'
Drawing Name:	Plan Set

BENTONVILLE EYE CLINIC

2300 SE J Street

Bentonville, Benton County, Arkansas

SITE DIMENSION PLAN

CITY PROJECT #LSD20-0068

Issued for Review – 01.04.2021

Sheet No.: 2 of 8

Drawing Name: P:\BUR-02 (Bentonville Eye Clinic)\DRAFTING\BUR-02 PLAN SET.dwg Last Modified: Dec 28, 2020 - 3:53pm Plotted on: Jan 04, 2021 - 10:44am by kstever

Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.

2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.

3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.

4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.

5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.

6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.

7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.

8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.

9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.

10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.

11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.

13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.

14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)

15. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-11)

16. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-12)

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 Material Is Strongly Encouraged. (Sec. 1400.6.A-8 & 1400.8.G-7)

18. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.

Seeding and Sodding Note:

All Disturbed Areas Under A 10% Slope Shall Be Topsoiled To A Minimum Depth of 4" Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rater of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain the Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Plated As Above, But Shall Be Covered With Erosion Control Fabric Edges.

Landscape Requirements:

SE "J"Street 352 LF / 20 = 18 Required Street Trees
Provided: 18

SE 22 Street 175 LF / 20 = 9 Required Street Trees
Provided: 9

Perimeter Landscaping: 1 Tree Per 50 LF
527 LF / 50 = 11 Required Perimeter Trees
Existing: 4 Provided: 7

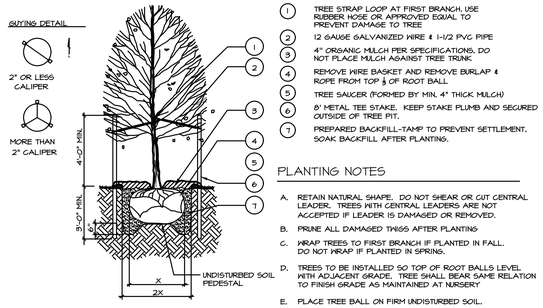
Island Trees:
Required: 7
Provided: 7

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
MS	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 Gallon	5' O.C.	3
RR	AUTUMN FIRE ENCORE AZALEA	Rhododendron 'Roblez'	5 Gallon	3' O.C.	4
IC	HELLERI HOLLY	Ilex crenata 'Helleri'	5 Gallon	3' O.C.	27
AR	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	2-1/2" Cal. 6', B&B	As Shown	7
PC	CHINESE PISTACHE	Pistachia Chinesis	2-1/2" Cal. 6', B&B	As Shown	7
PA	LONDON PLANETREE	Platanus acerifolia 'Bloodgood'	2-1/2" Cal. 6', B&B	As Shown	12
QS	SHUMARD OAK	Quercus Shumardii	2-1/2" Cal. 6', B&B	As Shown	15

LEGEND

- Proposed Building
- Proposed Lot Line
- Proposed Right of Way Line
- Proposed Road Centerline
- Proposed Easement Line
- Proposed Building Setback Line
- Proposed Type "A" Curb & Gutter
- Proposed Concrete Sidewalk By Developer
- Proposed Handicap Ramp, Type "B"
- Proposed Truncated Dome Matt
- Proposed Sign
- Assessable Parking
- Proposed Asphalt
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Water Meter
- Proposed Water Valve
- Proposed 1" Service Line
- Proposed Sewer Manhole
- Proposed Clean-Out
- Proposed 4" San. Sewer Wye & 4" PVC Service Line
- Proposed Electric Transformer
- Proposed Conduit
- Proposed Gas Line
- Proposed Telephone Line
- Proposed Fiber Optic Line
- Proposed Underground Electric Line
- Proposed Major Contour
- Proposed Minor Contour
- High Point
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Ex. Building Setback Line
- Ex. Asphalt
- Ex. Concrete
- Ex. Overhead Electric Line
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Line
- Ex. Sewer Manhole
- Ex. Sanitary Sewer Line
- Ex. Gas Meter
- Ex. Gas Line
- Ex. Telephone Pedestal
- Ex. Telephone Line
- Ex. Overhead Telephone Line
- Ex. Fiber Optic Pedestal
- Ex. Fiber Optic Line
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Underground Electric Line
- Ex. Electric Transformer
- Ex. Sign
- Ex. Truncated Dome Matt
- Ex. Storm Drain Pipe
- Ex. Ditch Line
- Ex. Contours
- Sight Triangle (No Structures Between 30" and 60" in Height within shaded area)



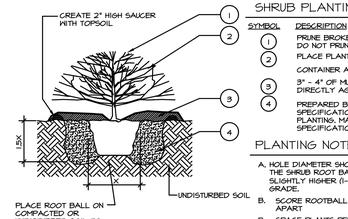
DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP ½ OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL LD 01
N.T.S.



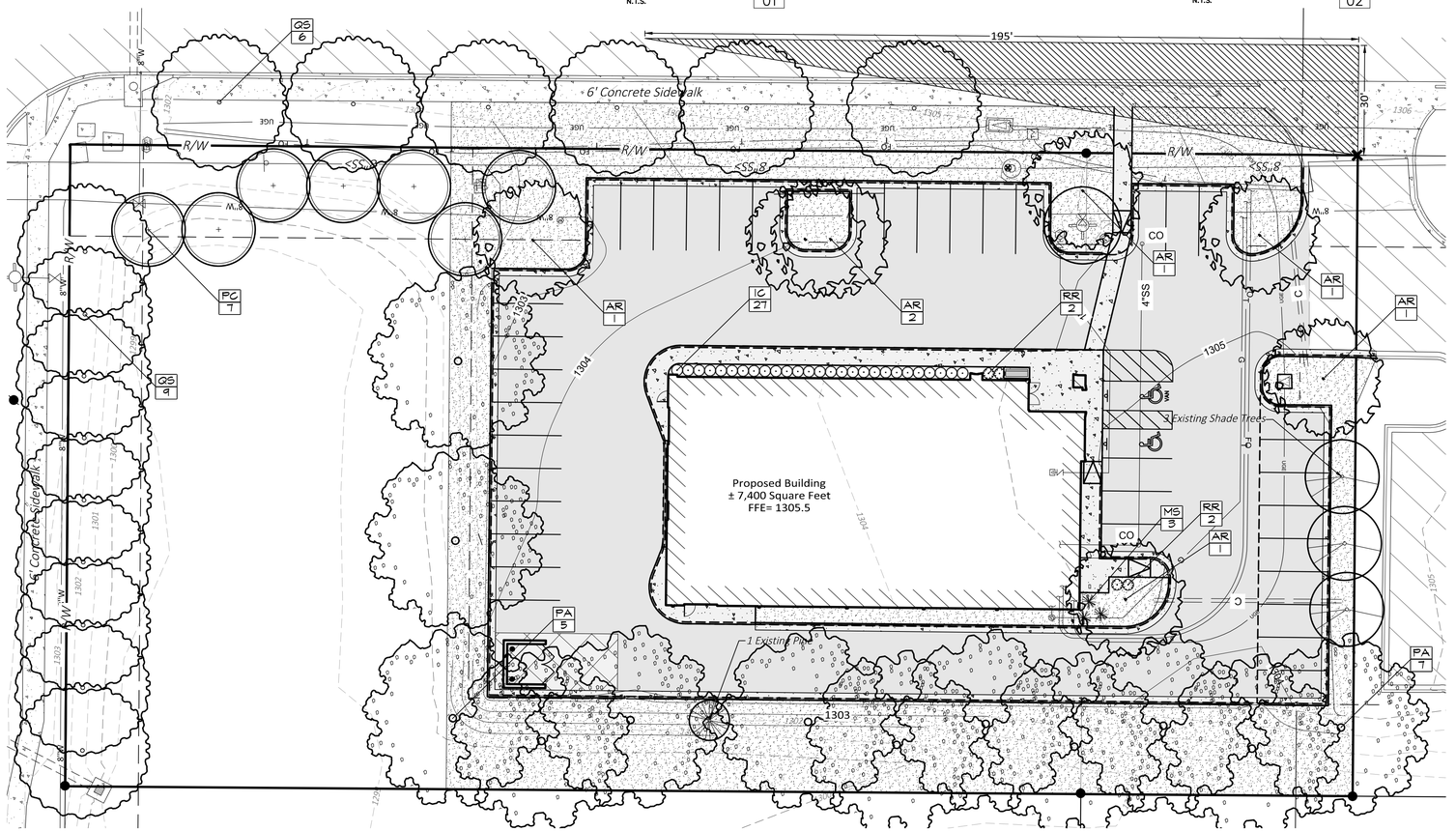
SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING ¼-¾" VERTICAL GROVES 3" APART
B. SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL LD 02
N.T.S.



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

20 0 20
Scale in Feet

Revision	By	Date

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

Drawn By:	KES
Approved By:	PRF
Date:	10.27.2020
Project No.:	BUR-02

Vertical Scale:	–
Horizontal Scale:	1
Plotting Scale:	1"=20'
Drawing Name:	Plan Set

BENTONVILLE EYE CLINIC
2300 SE J Street
Bentonville, Benton County, Arkansas

LANDSCAPE PLAN AND DETAILS
CITY PROJECT #LSD20-0068
Issued for Review - 01.04.2021

Sheet No.: 8 of 8

Drawing Name: P:\BUR-02 (Bentonville Eye Clinic)\SHEET\NG\BUR-02 PLAN SET.dwg Last Modified: Dec 29, 2020 - 3:53pm Plotted on: Jan 04, 2021 - 10:45am by ksawyer

LARGE SCALE DEVELOPMENT STAFF REPORT

SEG4

SE G Street and SE 4th Street
PC Date: 1/19/2021
Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0069
Applicant / Current Owner	Fish Market Properties, LLC
Site Area	+/- .51 acres
Current Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	High-Density Residential
Development Type / Use	Mixed-Use Residential

https://arcg.is/08HvK8

Location Map

Property Description
This property is located southwest of the intersection of SE G Street and SE 4th Street. The property is currently zoned DN-4, Downtown Mixed-Use Residential with a Future Land Use Classification of High-Density Residential.

Project Details
A large scale development proposing a mixed-use development at the southwest corner of SE G Street and SE 4th Street. The development includes 17 multi-family units and 420 square feet of commercial office space.

The development provides a total of 27 parking spaces, in accordance with the Zoning Code. The development provides street trees along SE G Street and tree planting spaces along SE 4th Street. The primary materials depicted on the exterior elevations are architectural metal panel, glazing, wood siding, and masonry veneer.

Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management standards of the Zoning and Land Development Codes should help alleviate potential impacts.

Waivers
- One waiver requested:
  - A waiver from Article 501, Section 501.07, *Surface of Parking Lots*, of the Zoning Code. Code requires all off-street parking areas be paved with a sealed surface pavement. The developer proposes gravel pave as the surface parking and interior drive material. The interior drive is solid surface from the curb cut to 80-feet interior to the site.

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

However, in light of the city's support of low impact development methods, the applicant's waiver request makes sense. Gravel pave parking and drive areas will allow for better storm water management practices within the development. Engineering staff recommends approval of the waiver request.

Planning staff recommends approval of the waiver request and approval of the large scale development.

E | D | G

Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of Fish Market Properties LLC

Date: January 4, 2021

Re: SEG4- SE 4th and SE G Street, Bentonville, AR
LSD #20-0069

On behalf of Fish Market Properties LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request as part of the LSD Submittal. This letter includes three waiver requests related to zoning and drainage departments.

Parking Lot Surface Waiver

- City of Bentonville:
    - City of Bentonville – Zoning Code – Section 501.07 Surface of Parking Lots :

      "Any off-street parking area shall be paved with a sealed surface pavement and maintained to prevent dust resulting from continued use. The parking area should be arranged as efficiently as possible, be so graded and drained as to dispose of all surface water accumulated in the area, and shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles, according to provisions of this Article."

    - This development proposes gravel pave as the surface parking and interior drive material. Gravel pave is a nationally recognized product which uses an engineered plastic grid system, infilled with angular rock. The use of this system allows for stormwater to infiltrate the rock and be collected or detained underground. EDG is collecting stormwater via gravel pave and storing it underground to meet the City of Bentonville Stormwater requirements. The use of this system in lieu of a 'sealed surface pavement' does not negatively impact the project's integrity, lifespan, or navigability of the parking lot. Also, the use of pervious material, rather than impervious, allows for the 'first flush' of pollutants in stormwater to be removed via the gravel material. The gravel pave system will have an operations and maintenance manual for the Owner's use.

If you have any further questions or concerns, please contact me at jburbidge@ecologicaldg.com or 479.883.2845.

Sincerely,

Ecological Design Group, Inc.

Jenny C. Burbidge

Jenny Burbidge, ASLA

LARGE SCALE DEVELOPMENT

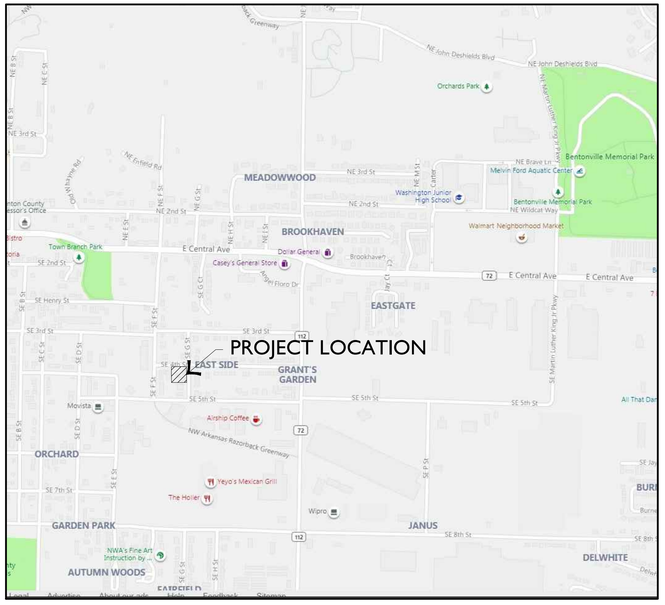
SEG4

SE G ST & SE 4TH ST, BENTONVILLE, AR 72712

LSD #20-0069

75% CONSTRUCTION DOCUMENTS

JANUARY 04, 2021



VICINITY MAP

NOT TO SCALE

NORTH

AERIAL MAP

NOT TO SCALE

NORTH

DRAWING LIST

COVER	COVER SHEET
C0.01	GENERAL NOTES & LEGEND
C0.10	DEMOLITION PLAN
C1.00	SITE PLAN
C1.01	SITE LAYOUT PLAN
C2.00	SITE UTILITY PLAN
C3.00	GRADING & DRAINAGE PLAN
C3.01	SPOT ELEVATION PLAN
C4.00	EROSION & SEDIMENT CONTROL PLAN
C4.01	EROSION & SEDIMENT CONTROL DETAILS
C5.00	DETAILS
C5.01	DETAILS
C5.02	DETAILS
C5.03	DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE NOTES & DETAILS

SUPPLEMENTAL SHEETS

SHEET 1	SURVEY
SHEET 1 OF 2	WATER/SEWER DETAILS
SHEET 2 OF 2	WATER/SEWER DETAILS
SHEET 1 OF 2	WATER DETAILS
SHEET 2 OF 2	WATER DETAILS
SHEET 1 OF 2	SANITARY SEWER DETAILS
SHEET 1	ELECTRIC DETAILS
SHEET 2	ELECTRIC DETAILS
SHEET 3	ELECTRIC DETAILS
SHEET 1 OF 5	ARCHITECTURE EXTERIOR ELEVATIONS
SHEET 2 OF 5	ARCHITECTURE EXTERIOR ELEVATIONS
SHEET 3 OF 5	ARCHITECTURE EXTERIOR ELEVATIONS
SHEET 4 OF 5	DUMPSTER ENCLOSURE
SHEET 5 OF 5	ARCHITECTURE EXTERIOR ILLUSTRATIONS

UTILITY AND CITY CONTACTS

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

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

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

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

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

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

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

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

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

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

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

PROPERTY DESCRIPTION:

LOT 2, BLOCK 2 YOUNG'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND THE EAST HALF OF THE NORTH HALF OF A VACATED ALLEY PER DEED RECORD 701 AT PAGE 501 AS RECORDED IN THE OFFICE OF THE CIRCUIT CLERK IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 2 THENCE N87°20'13"W 149.38 FEET TO A FOUND 1/2" REBAR, THENCE N02°38'59"E 150.89 FEET TO A FOUND REBAR WITH CAP (1301), THENCE S87°06'01"E 150.04 FEET TO A REBAR WITH CAP 1659, THENCE S02°54'06"W 150.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

FLOOD DATA:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR CITY OF BENTONVILLE, ARKANSAS, BENTON COUNTY, MAP NUMBER 05007C0255K. REVISED DATE JUNE 5, 2012.

PROJECT 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.
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 10AM 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.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.

OWNER:
FISH MARKET PROPERTIES LLC
234 SW 7TH ST, STE 108
BENTONVILLE, AR 72712

DEVELOPER:
NEWELL DEVELOPMENT
JAKE NEWELL
402 SW A ST
BENTONVILLE, AR 72712
JAKE@NEWELLDEVELOPMENT.COM
479.208.5046

ARCHITECT:
HUFFT
ERICA BLANSIT
403 SE 5TH STREET
BENTONVILLE, AR 72712
EBLANSIT@HUFFT.COM
479.802.6642

LANDSCAPE :
ECOLOGICAL DESIGN GROUP, INC.
TANNER WEEKS, ASLA
216 W BIRCH ST.
ROGERS, AR 72756
TWEEKS@ECOLOGICALDG.COM
479.883.2845

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

SURVEYOR:
SURVEY 1, INC.
GRANT NEVILL
2620 MELODY LANE
SPRINGDALE, AR 72762
EDAGEN@SBCGLOBAL.NET
479.750.1608

SITE SUMMARY

ZONING:
DOWNTOWN NEIGHBORHOOD (DN-4)
USE:
MIXED USE
AREA:
.52 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	10, 000 SF	22,544 SF
LOT AREA MAX:	NONE	22,544 SF
LOT WIDTH MIN:	80'	150.27' / 150.89'
LOT WIDTH MAX:	NONE	150.27' / 150.89'
LOT COVERAGE MAX CORNER:	80%	48%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	0'	0'
FRONT YARD MAX:	15'	0'
SIDE YARD MIN:	0'	7'
SIDE YARD MAX:	15'	7'
REAR YARD:	15'	15'

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

SEG4
SE G ST & SE 4TH ST
BENTONVILLE, ARKANSAS 72712

EDG PROJECT NO. 20-006
DATE 2021.01.04

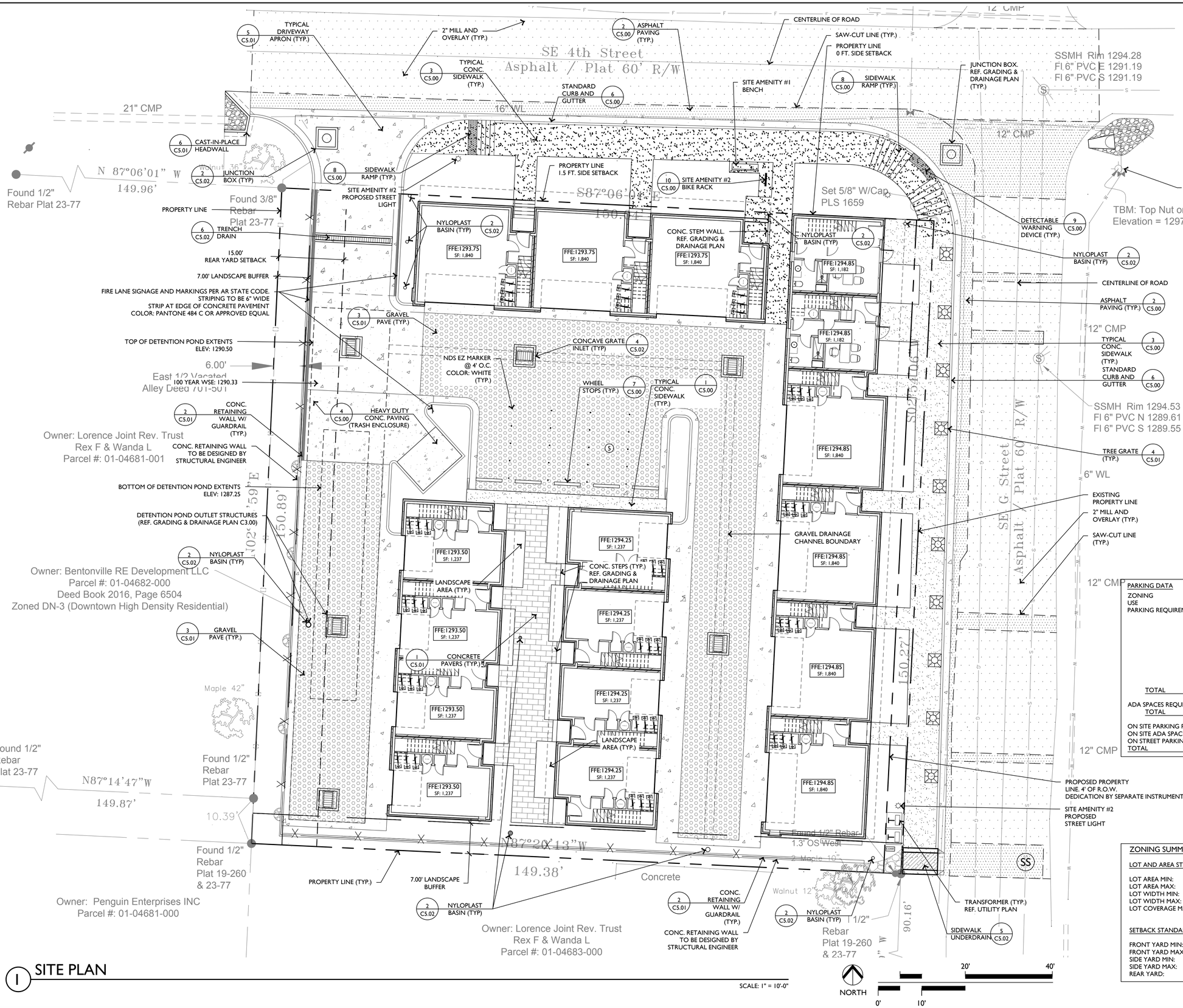
REVISIONS

Number	Date

PHASE 75% CONSTRUCTION DOCUMENTS
TITLE Cover Sheet

SHEET NO. C0.00
LSD # 20-0069

copyright EDG, Inc. 2020



1 SITE PLAN

SCALE: 1" = 10'-0"

NOTES:

1. NO SIGNAGE IS PROPOSED AT THIS TIME. FUTURE SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. THE DUMPSTER ENCLOSURE SHALL BE SCREENED WITH SIMILAR MATERIALS AS THE BUILDING.
4. ARCHITECTURAL FOOTPRINTS, THRESHOLDS AND VESTIBULES ARE SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR ALL EXACT MEASUREMENTS AND BUILDING DIMENSIONS.
5. NO NEW LIGHTING IS PROPOSED AT THIS TIME. ANY NEW LIGHTING WILL BE FULL CUT OFF OR B-U-G (WITH A U RATING OF ZERO) AND APPROVED BY THE PLANNING DEPARTMENT.

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- SAWCUT AND PAVEMENT REMOVAL LIMITS
- ASPHALT PAVEMENT REF. 2 / C5.00
- 2" MILL AND OVERLAY
- TYPICAL CONC. SIDEWALK REF. 1 / C5.00
- TYPICAL CONCRETE PAVEMENT REF. 3 / C5.00
- HEAVY DUTY CONCRETE PAVEMENT REF. 4 / C5.00
- 2"-4" DIA. RIVER COBBLE ON FILTER FABRIC
- CONCRETE PAVERS REF. 1 / C5.01
- GRAVEL PAVE REF. 3 / C5.01

SITE AMENITIES

#1 - BENCH - 6' VICTOR STANLEY "CLASSIC" (MODEL #C10) OR APPROVED EQUAL. CONTRACTOR SUBMIT FOR APPROVAL.
#2 - BIKE RACK - STAINLESS STEEL CIRCULAR TUBE BIKE RACK.

PARKING DATA

ZONING	DN-4
USE	MIXED USE
PARKING REQUIREMENTS	MULTI-FAMILY 3 SPACES PER 2 DWELLING UNITS 3 SPACES * 8.5 DWELLING UNITS 25.5 SPACES
	COMMERCIAL 1 SPACE / 250 SF 420 SF / 250 = 1.7 SPACES
	25.5 SPACES +1.7 SPACES = 27.2
TOTAL	27 SPACES REQUIRED
ADA SPACES REQUIRED	
TOTAL	2 ADA SPACES
ON SITE PARKING PROVIDED	27 SPACES
ON SITE ADA SPACES PROVIDED	0
ON STREET PARKING PROVIDED	0
TOTAL	27 SPACES

SITE SUMMARY

ZONING: DOWNTOWN NEIGHBORHOOD (DN-4)
USE: MIXED USE
AREA: .52 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	10, 000 SF	22,544 SF
LOT AREA MAX:	NONE	22,544 SF
LOT WIDTH MIN:	80'	150.27' / 150.89'
LOT WIDTH MAX:	NONE	150.27' / 150.89'
LOT COVERAGE MAX CORNER:	80%	48%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	0'	0'
FRONT YARD MAX:	15'	0'
SIDE YARD MIN:	0'	7'
SIDE YARD MAX:	15'	7'
REAR YARD:	15'	15'

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

SEG4
SE G ST & SE 4TH ST
BENTONVILLE, ARKANSAS 72712

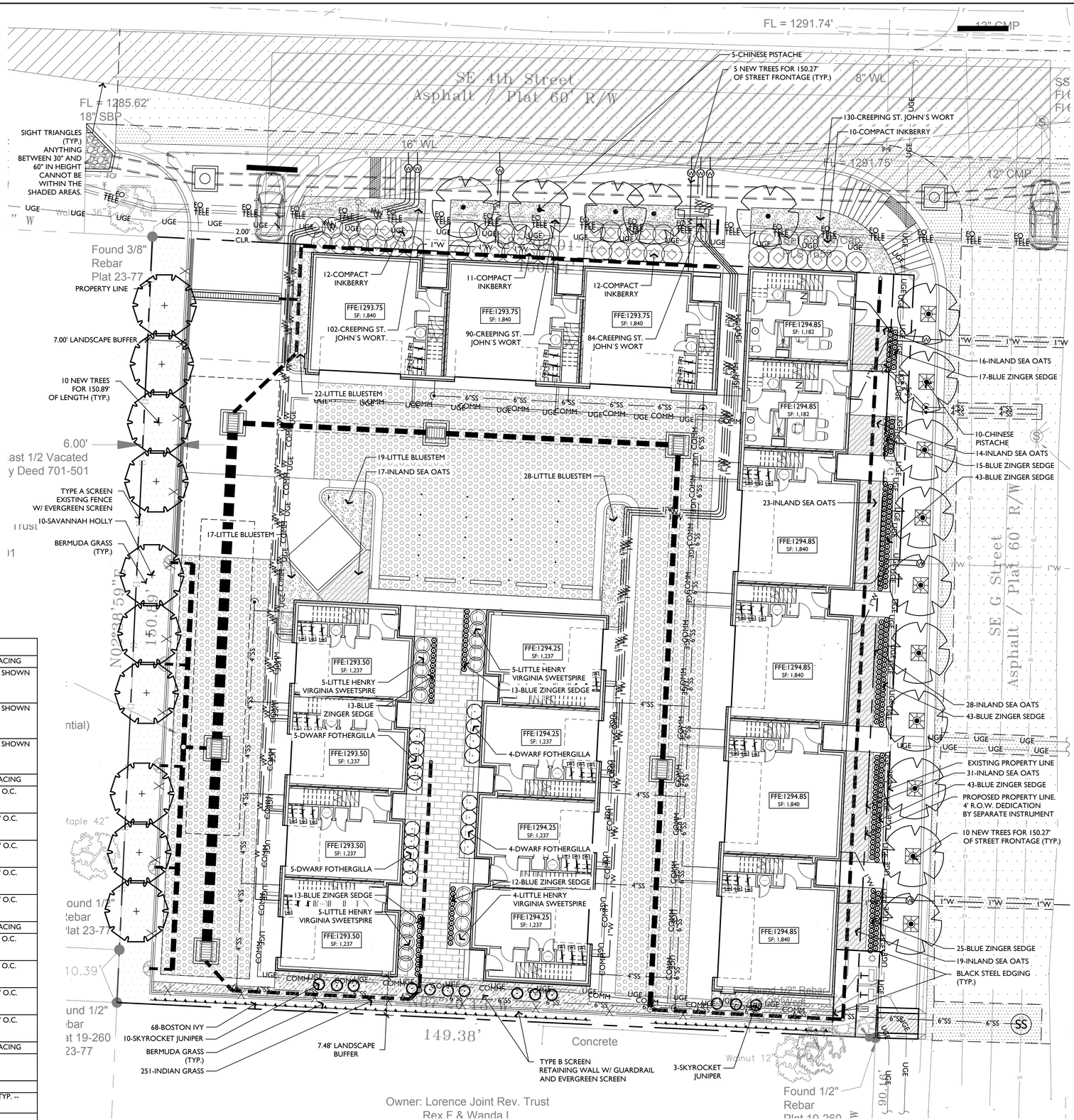
EDG PROJECT NO.	20-006
DATE	2021.01.04
REVISIONS	
Number	Date
PHASE	75% CONSTRUCTION DOCUMENTS
TITLE	Site Plan
SHEET NO.	C1.00
LSD # 20-0069	

Copyright EDG, Inc. 2020

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SE 4TH STREET	MIN. 20 FT BUFFER	YES	NO
	ONE (1) TREE PER 20 LF. OF STREET FRONTAGE: 150.04 LF / 20 = 7.50 ~ 8 TREES REQUIRED	8 TREES	5 NEW TREES (2 ADDITIONAL ON G STREET & 1 ALONG EASTERN PROPERTY LINE)
SE G STREET	MIN. 20 FT BUFFER	YES	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 150.27 LF / 20 = 7.51 ~ 8 TREES REQUIRED	8 TREES	10 NEW TREES
PERIMETER LANDSCAPE STRIP			
SOUTHERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 150.89 / 50 = 3.02 ~ 3 TREES REQUIRED	3 TREES	10 NEW TREES
WESTERN LOT LINE	ONE (1) TREE PER 50 LF OF LENGTH: 149.38 / 50 = 2.99 ~ 3 TREES REQUIRED	3 TREES	13 NEW TREES
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 4,618.60 8% * 4,618.60 = 369.49 SF	N/A	N/A
	ONE (1) TREE PER 125 SF OF REQUIRED LANDSCAPE AREA: 379.76 / 125 = 3.04 ~ 3 TREES	N/A	N/A
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	N/A	N/A
	AT ENDS OF ALL PARKING ROWS	N/A	N/A
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	N/A	N/A
	MIN. 2 TREES EACH	N/A	N/A
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	N/A	N/A
	MIN. OF 1 TREE EACH	N/A	N/A
CONTINUOUS PLANTING ISLAND	REQ'D WHEN TWO OR MORE DOUBLE ROWS	N/A	N/A
	MIN. LENGTH OF PARKING ROW AND WIDTH OF 9 FT.	N/A	N/A
	ONE (1) SHADE TREE PER 6 SPACES	N/A	N/A
SCREENING REQUIREMENTS			
SOUTHERN LOT LINE	MIXED USE / MULTI-FAMILY USES: TYPE C SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT	YES	NEW EVERGREEN TREES
WESTERN LOT LINE	MIXED USE / MULTI-FAMILY USES: TYPE C SCREEN REQUIRED MIN. LANDSCAPE SCREEN 20' HEIGHT	YES	NEW EVERGREEN TREEES
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	NO
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING
	15	PISTACIA CHINENSIS	CHINESE PISTACHE	2.5" CAL	BALL & BURLAPPED	AS SHOWN
	10	ILEX X ATTENUATA `SAVANNAH`	SAVANNAH HOLLY	6' MIN. HEIGHT	BALL & BURLAPPED	AS SHOWN
	13	JUNIPERUS SCOPULORUM `SKYROCKET`	SKYROCKET JUNIPER	6' MIN. HEIGHT	BALL & BURLAPPED	AS SHOWN
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**CONTAINER**	**SPACING**
	237	CAREX FLACCA `BLUE ZINGER`	BLUE ZINGER SEDGE	---	1 GALLON	12" O.C.
	62	PARTHENOCISSUS TRICUSPIDATA `VEITCHII`	BOSTON IVY	---	1 GALLON	24" O.C.
	45	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	---	3 GALLON	48" O.C.
	18	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	---	3 GALLON	36" O.C.
	19	ITEA VIRGINICA `LITTLE HENRY`	LITTLE HENRY VIRGINIA SWEETSPIRE	---	3 GALLON	36" O.C.
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**CONTAINER**	**SPACING**
	406	HYPERICUM CALYCINUM	CREEPING ST. JOHN`S WORT	---	1 GALLON	12" O.C.
	233	SORGHASTRUM NUTANS	INDIAN GRASS	---	1 GALLON	18" O.C.
	148	CHASMANTHIUM LATIFOLIUM	INLAND SEA OATS	---	1 GALLON	24" O.C.
	86	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	---	1 GALLON	24" O.C.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**	**CONTAINER**	**SPACING**
	1,511 SF	CYNODON DACTYLON	BERMUDA GRASS	---	FLAT	---
MISCELLANEOUS	**QTY**	**DESCRIPTION**	**REMARKS**			
	Ref. Plan	Hardwood Mulch	4" depth all planting beds and beneath tree dripline. Keep 6" clear around trunks, TYP. -- native color triple hammered			
	Ref. Plan	Planting Mix	8" all beds, 40% Topsoil, 60% Organic Compost			
	Ref. Plan	Black Steel Edging	Commercial Grade 3/16" x 4"			



1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

SEG4

SE G ST & SE 4TH ST
BENTONVILLE, ARKANSAS 72712

EDG PROJECT NO. 20-006
DATE 2021.01.04

REVISIONS

Number	Date

PHASE 75% CONSTRUCTION DOCUMENTS
TITLE Landscape Plan

SHEET NO. L1.00
LSD # 20-0069

copyright EDG, Inc. 2020

	EXTERIOR MATERIAL PERCENTAGES	
52%	4" MASONRY VENEER	(2,604 sf)
12%	STEEL PANEL & METAL BUILDING TRIM	(549 sf)
23%	GLAZING	(1,163 sf)
13%	TONGUE & GROOVE WOOD SIDING	(658 sf)
	TOTAL	**4,974 sf**

2 BUILDING A - EAST ELEVATION

1/8" = 1'-0" RE: 1/A010

	EXTERIOR MATERIAL PERCENTAGES	
59%	4" MASONRY VENEER	(2,854 sf)
8%	STEEL PANEL & METAL BUILDING TRIM	(387 sf)
16%	GLAZING	(800 sf)
6%	TONGUE & GROOVE WOOD SIDING	(314 sf)
11%	GARAGE DOOR	(512 sf)
	TOTAL	**4880 sf**

1 BUILDING A - WEST - LSD

1/8" = 1'-0" RE: 1/A010

Printed: 12/30/2020 1:28:54 PM

Hufft

PROJECT INFORMATION:

580- SEG4 DEVELOPMENT

402 SE G STREET

OWNER:

OWNER

402 SW A STREET
BENTONVILLE, AR
72712
P: 479-308-5046

ARCHITECT:

HUFFT
403 SE 5th St.
Bentonville, AR 72712
P: 479-802-6645
P: 816-531-0200
www.hufft.com

CIVIL/LANDSCAPE:

Ecological Design Group
2016 W Birch St,
Rogers, AR
72756
P: 501-378-0200

MEP ENGINEER:

Omni Engineers
P.O. Box 2106
Lowell, AR
72745

STRUCTURAL:

Martin/Martin
106 South Main Street
Bentonville, AR
72712

KEY PLAN:

D
C B A

ISSUE:

LARGE SCALE DEVELOPMENT 01.04.21

REVISION SCHEDULE:

NO.	DATE	ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination – in whole or in part – is strictly prohibited. All rights reserved © 2020 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR CONSTRUCTION DO NOT COPY/ DISTRIBUTE

Drawn By: EB

LSD20 - 0069 - EXTERIOR ELEVATIONS

LSD 01

EXTERIOR MATERIAL PERCENTAGES		
71%	4" MASONRY VENEER	(1,432 sf)
15%	STEEL PANEL & METAL BUILDING TRIM	(303 sf)
10%	GLAZING	(194 sf)
4%	TONGUE & GROOVE WOOD SIDING &	(72 sf)
	TOTAL	2,001 sf

4 BUILDING C & B - NORTH - LSD
1/8" = 1'-0" RE: 1/A010

EXTERIOR MATERIAL PERCENTAGES		
52%	4" MASONRY VENEER	(1,318 sf)
9%	STEEL PANEL & METAL BUILDING TRIM	(221 sf)
16%	GLAZING	(416 sf)
13%	TONGUE & GROOVE WOOD SIDING &	(325 sf)
10%	GARAGE DOOR	(256 sf)
	TOTAL	2,536 sf

3 BUILDING B - EAST - (BUILDING C SIM. OH) - LSD
1/8" = 1'-0" RE: 1/A010

EXTERIOR MATERIAL PERCENTAGES		
71%	4" MASONRY VENEER	(1,432 sf)
12%	STEEL PANEL & METAL BUILDING TRIM	(242 sf)
13%	GLAZING	(255 sf)
4%	TONGUE & GROOVE WOOD SIDING &	(72 sf)
	TOTAL	2,001 sf

2 BUILDING C & B - SOUTH - LSD
1/8" = 1'-0" RE: 1/A010

EXTERIOR MATERIAL PERCENTAGES		
58%	4" MASONRY VENEER	(1,537 sf)
13%	STEEL PANEL & METAL BUILDING TRIM	(344 sf)
16%	GLAZING	(437 sf)
13%	TONGUE & GROOVE WOOD SIDING &	(336 sf)
	TOTAL	2,654 sf

1 BUILDING B - WEST - BUILDING C SIM. OH) - LSD
1/8" = 1'-0" RE: 1/A010

Printed: 12/30/2020 1:29:27 PM

Hufft

PROJECT INFORMATION:

580- SEG4 DEVELOPMENT

402 SE G STREET

OWNER:

OWNER

402 SW A STREET
BENTONVILLE, AR
72712
P: 479-398-5046

ARCHITECT:

HUFFT
403 SE 5th St.
Bentonville, AR 72712
P: 479-802-6645
P: 816-531-0200
www.hufft.com

CIVIL/LANDSCAPE:

Ecological Design Group
2016 W Birch St,
Rogers, AR
72756
P: 501-378-0200

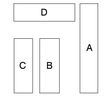
MEP ENGINEER:

Omni Engineers
P.O. Box 2106
Lowell, AR
72745

STRUCTURAL:

Martin/Martin
106 South Main Street
Bentonville, AR
72712

KEY PLAN:



ISSUE:

LARGE SCALE DEVELOPMENT
01.04.21

REVISION SCHEDULE:
NO. DATE ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination – in whole or in part – is strictly prohibited. All rights reserved © 2020 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

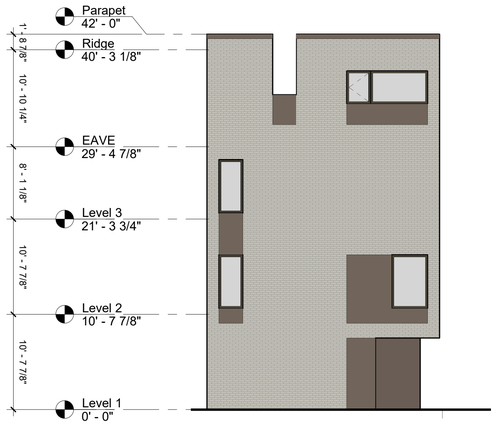
NOT FOR CONSTRUCTION DO NOT COPY/ DISTRIBUTE

Drawn By: EB

LSD20 - 0069 - EXTERIOR ELEVATIONS

LSD 02

	EXTERIOR MATERIAL PERCENTAGES	
75%	4" MASONRY VENEER	(798 sf)
16%	STEEL PANEL & METAL BUILDING TRIM	(169 sf)
9%	GLAZING	(90 sf)
0%	TONGUE & GROOVE WOOD SIDING &	(0 sf)
	TOTAL	1,057 sf



4 BUILDING D - EAST - LSD

1/8" = 1'-0" RE: 1/A010

	EXTERIOR MATERIAL PERCENTAGES	
59%	4" MASONRY VENEER	(2,254 sf)
10%	STEEL PANEL & METAL BUILDING TRIM	(385 sf)
18%	GLAZING	(701 sf)
13%	TONGUE & GROOVE WOOD SIDING &	(484 sf)
	TOTAL	3,824 sf

3 BUILDING A & D - NORTH - LSD

1/8" = 1'-0" RE: 1/A010

	EXTERIOR MATERIAL PERCENTAGES	
53%	4" MASONRY VENEER	(1,437 sf)
8%	STEEL PANEL & METAL BUILDING TRIM	(226 sf)
16%	GLAZING	(444 sf)
9%	TONGUE & GROOVE WOOD SIDING &	(237 sf)
14%	GARAGE DOOR	(384 sf)
	TOTAL	2,728 sf

2 BUILDING D - SOUTH - LSD

1/8" = 1'-0" RE: 1/A010

Hufft

PROJECT INFORMATION:

580- SEG4 DEVELOPMENT

402 SE G STREET

OWNER:

OWNER

402 SW A STREET
BENTONVILLE, AR
72712
P: 479-308-5046

ARCHITECT:

HUFFT
403 SE 5th St.
Bentonville, AR 72712
P: 479-802-6645
P: 816-531-0200
www.hufft.com

CIVIL/LANDSCAPE:

Ecological Design Group
2016 W Birch St,
Rogers, AR
72756
P: 501-378-0200

MEP ENGINEER:

Omni Engineers
P.O. Box 2106
Lowell, AR
72745

STRUCTURAL:

Martin/Martin
106 South Main Street
Bentonville, AR
72712

KEY PLAN:

D
C B A

ISSUE:

LARGE SCALE DEVELOPMENT 01.04.21

REVISION SCHEDULE:

NO.	DATE	ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination – in whole or in part – is strictly prohibited. All rights reserved © 2020 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR CONSTRUCTION DO NOT COPY/ DISTRIBUTE

Drawn By: EB

LSD20 - 0069 - EXTERIOR ELEVATIONS

LSD 03

Printed: 1/30/2020 1:29:52 PM

Hufft

PROJECT INFORMATION:

580- SEG4 DEVELOPMENT

402 SE G STREET

OWNER:

OWNER

402 SW A STREET
BENTONVILLE, AR
72712
P: 479-208-5046

ARCHITECT:

HUFFT
403 SE 5th St.
Bentonville, AR 72712
P: 479-802-6645
P: 816-531-0200
www.hufft.com

CIVIL/LANDSCAPE:

Ecological Design Group
2016 W Birch St,
Rogers, AR
72756
P: 501-378-0200

MEP ENGINEER:

Omni Engineers
P.O. Box 2106
Lowell, AR
72745

STRUCTURAL:

Martin/Martin
106 South Main Street
Bentonville, AR
72712

KEY PLAN:

D
C B A

ISSUE:

LARGE SCALE DEVELOPMENT
01.04.21

REVISION SCHEDULE:

NO.	DATE	ISSUE

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and drawings or documents not signed and sealed by the Architect. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Architect. Receipt or possession of this Drawing confers no right in, or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination – in whole or in part – is strictly prohibited. All rights reserved © 2020 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary: what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions – DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

NOT FOR CONSTRUCTION
DO NOT COPY/
DISTRIBUTE

Drawn By: EB

LSD20 - 0069 - EXTERIOR ELEVATIONS

LSD 05

Printed: 12/30/2020 1:30:09 PM

LARGE SCALE DEVELOPMENT STAFF REPORT

Bentonville Pet Resource Center

1312 Melissa Drive
PC Date: 1/19/2021
Reviewer: Jon Stanley, Senior Planner

Project Number	LSD20-0070
Applicant / Current Owner	Best Friends Animal Society 5001 Angel Canyon Road Kanab, UT 84741
Site Area	+/- 6.11 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Light Industrial
Development Type / Use	Animal Services Facility

https://arcg.is/08HvK8

Location Map

Property Description
The property is located at 1312 Melissa Drive. The property's current zoning designation is A-1, Agricultural with a Future Land Use Map classification of Light Industrial.

Project Details
A large scale development to construct an approximately 12,000 square foot animal services facility. The development requires a total of forty-four (44) parking spaces and forty-six (46) are being provided. Ingress/egress will be from a single curb cut onto Melissa Drive. Sidewalk, landscaping, grading/drainage, and site amenities are in accordance with the development requirements.

The primary exterior materials of the building consist of architectural metal panel, glass, cementitious plaster, and Accoya Wood cladding. The structure is a total of 33.5 feet in height at its tallest point.

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 one waiver:

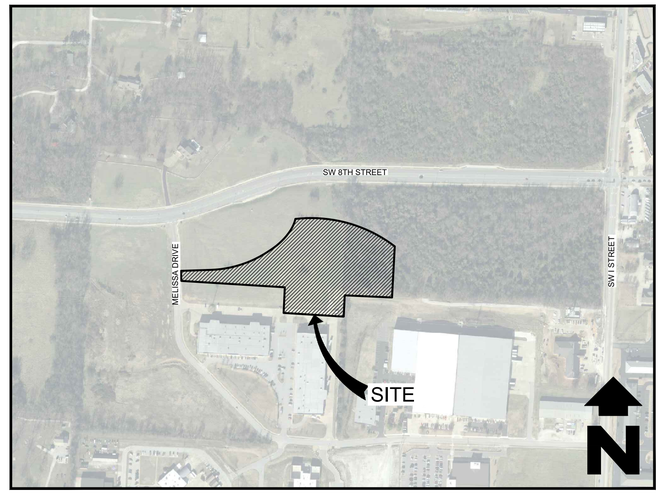
- A waiver from Article 1100, Section 1100.21.e, Building Materials, of the Land Development Code. The Code requires that a minimum of two primary materials be utilized for the two street facing façades (west & north), constituting a minimum of 75% of the wall area. The applicant is requesting a 10% waiver to the requirement for both the north and west facing facades. They have 65% of the wall areas comprised of two primary materials.

Conclusion
Animal kennels, shelters, and clinics are all allowable uses by right in the A-1, Agricultural zoning district. The proposed large scale development does not meet the minimum requirements of the Land Development Code due to the waiver request. However, staff finds the proposed building material meets the intent of the Land Development Code by providing quality building materials. Therefore, Planning staff recommends approval of both the waiver request and the large scale development.
Note: The lot split (LS20-0044) associated with this Large Scale Development shall be approved prior to scheduling a pre-construction meeting.

BENTONVILLE PET RESOURCE CENTER

LSD20-0070 LARGE SCALE DEVELOPMENT PLANS

1312 MELISSA DRIVE
BENTONVILLE, AR 72712
BENTON COUNTY



VICINITY MAP
NO SCALE

CONTACTS

OWNER
BEST FRIENDS ANIMAL SOCIETY
5001 ANGEL CANYON ROAD
KANAB, UTAH 84741
435-644-2001 EXT. 4384
ROSE MOLINA

SURVEYOR
HARRISON FRENCH &
ASSOCIATES, LTD.
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780

CIVIL ENGINEERING
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
RYAN GILL, PE/WENDY WERT

ARCHITECTS
RA-DA
7523 NORTON AVENUE,
WEST HOLLYWOOD, CA 90046
323-851-4040
RANIA ALOMAR, AIA

MEP
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780

LANDSCAPE ARCHITECT
HARRISON FRENCH &
ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
RICK McGRAW, PLA

GEOTECHNICAL ENGINEER
McCLELLAND CONSULTING
ENGINEERS, INC.
1580 EAST STEARNS STREET
FAYETTEVILE, AR 72703
479-587-1303

PLANNING
CITY OF BENTONVILLE PLANNING
DEPARTMENT
305 SW "A" STREET
BENTONVILLE, AR 72712
479-271-3122
ELLEN NORVELL

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
1200 W. WALNUT STREET, SUITE 2200
ROGERS, AR 72756
479-986-1300
JAMES BAILEY

CITY STREET
CITY OF BENTONVILLE STREET
DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3130
TONY DAVIS

WATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140
PRESTON NEWBILL

WASTEWATER
CITY OF BENTONVILLE
1901 N.E. "A" STREET
BENTONVILLE, AR 72712
479-271-3160
NANCY BUSEN

STORMWATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5002
JANET PAITH
JPAITH@BENTONVILLEAR.COM

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL HWY, P.O. BOX 2129
LOWELL, AR 72745
479-333-7005
JOSH KNIGHT
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

ELECTRIC
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3159
CHARLIE BARNES

TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
479-440-1967 OR 479-442-1277
SCOTT SEAMAN OR LAYNE RHODES
LR159@ATT.COM

TELEPHONE
COX COMMUNICATIONS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
479-717-3796
KIP SMITH
KIP.SMITH@COX.COM

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5993
DAN WEESE, PE

FIRE
CITY OF BENTONVILLE
FIRE DEPARTMENT
800 SW "A" STREET
BENTONVILLE, AR 72712
479-271-5927
BRENT BOYDSTON, FIRE CHIEF

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGAL DESCRIPTION

LOT 3 ALLEN SUBDIVISION SOUTH

BEGINNING (POB) AT THE SOUTHWEST CORNER OF LOT 19 HARDCASTLE ESTATES; THENCE N01°56'07"W, 50.01 FEET; THENCE N88°08'21"E, 147.66 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 304.88 FEET, SAID CURVE HAVING A RADIUS OF 550.00 FEET AND A CHORD BEARING AND DISTANCE OF N72°15'33"E, 300.99 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 85.27 FEET, SAID CURVE HAVING A RADIUS OF 401.95 FEET AND A CHORD BEARING AND DISTANCE OF N52°15'14"E, 85.11 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 69.96 FEET, SAID CURVE HAVING A RADIUS OF 295.56 FEET AND A CHORD BEARING AND DISTANCE OF N39°13'06"E, 69.80 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 61.26 FEET, SAID CURVE HAVING A RADIUS OF 189.50 FEET AND A CHORD BEARING AND DISTANCE OF N23°29'48"E, 61.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 524.58 FEET, SAID CURVE HAVING A RADIUS OF 687.33 FEET AND A CHORD BEARING AND DISTANCE OF S74°35'04"E, 511.95 FEET; THENCE S02°42'30"W, 255.54 FEET; THENCE N87°24'03"W, 236.33 FEET; THENCE S02°47'30"W, 106.14 FEET; THENCE N86°28'10"W, 300.03 FEET; THENCE N02°42'49"E, 127.90 FEET; THENCE N86°28'06"W, 516.10 FEET TO THE POINT OF BEGINNING (POB). CONTAINING 272628 SQUARE FEET, 6.26 ACRES AS SURVEYED. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.

CITY OF BENTONVILLE BUILDING SETBACK REQUIREMENTS (AGRICULTURAL (A) DISTRICT)	
FRONT	30'
SIDE (INTERIOR AND EXTERIOR)	30'
REAR	30'

REVISION CHART

#	TITLE	DATE	NOTES:
1	REV-1	01.04.2021	Revised per city comments

FLOOD NOTE

(BY GRAPHICAL PLOTTING ONLY)
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0255K, MAP REVISED JUNE 5, 2012.

BENCHMARK

BENCHMARK 1: CHISELED "SQUARE" IN CONCRETE, IN BACK OF CURB AT EAST EDGE OF SIDEWALK RAMP, ±95' SOUTH OF SW CORNER LOT 19 HARDCASTLE ESTATES.
NORTHING: 746062.590'
EASTING: 656012.068'
ELEVATION: 1279.11'

BENCHMARK 2: DRAINAGE MANHOLE RIM, ±50' EAST-NORTHEAST OF THE NE CORNER OF LOT 19 HARDCASTLE ESTATES.
NORTHING: 746655.681'
EASTING: 656898.145'
ELEVATION: 1269.74'

SHEET LIST

C0.0 COVER SHEET
C0.1 GENERAL NOTES
C0.2 SURVEY(ASSOCIATED PLAN)
C1.0 EROSION & SEDIMENT CONTROL PLAN
C2.0 DEMOLITION PLAN
C3.0 SITE PLAN OVERALL
C3.1 SITE PLAN WEST
C3.2 SITE PLAN EAST
C4.0 STORM WATER DRAINAGE PLAN
C4.1 GRADING PLAN WEST
C4.2 GRADING PLAN EAST
C4.3 PRE DRAINAGE PLAN
C4.4 POST DRAINAGE PLAN
C4.5 STORM SEWER PROFILE
C5.0 UTILITY PLAN OVERALL
C5.1 UTILITY PLAN WEST
C5.2 UTILITY PLAN EAST
C5.3 PUBLIC WATER MAIN PROFILE
C6.0 TREE PRESERVATION PLAN
C6.1 LANDSCAPE PLAN
C10.0 EROSION DETAILS
C10.1 SITE DETAILS 1
C10.2 SITE DETAILS 2
C10.3 GRADING DETAILS
C10.4 UTILITY DETAILS
C10.5 DETAILS BY OTHERS
C11.0 CITY WATER DETAILS 1
C11.1 CITY WATER DETAILS 2
C11.2 CITY WATER/SEWER DETAILS 1
C11.3 CITY WATER/SEWER DETAILS 2
C11.4 CITY SANITARY SEWER DETAILS 1
C11.5 CITY SANITARY SEWER DETAILS 2
C11.6 CITY ELECTRIC DETAILS 1
C11.7 CITY ELECTRIC DETAILS 2
C11.8 CITY ELECTRIC DETAILS 3

CITY OF BENTONVILLE PROJECT NUMBER: LSD20-0070 1

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
ALL DRAWINGS ARE PREPARED FOR USE ON A SPECIFIC SITE AT
BENTONVILLE, AR 72712
CONTRACTOR SHALL VERIFY TITLE ISSUE DATE ON 1/1/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR REPRODUCTION OF THIS PROJECT REQUIRES THE SERVICES OF HARRISON FRENCH & ASSOCIATES, LTD. ENGINEERS. REPRODUCTION OF THIS DRAWING BY ANY METHOD FOR USE ON A PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BENTONVILLE PET RESOURCE CENTER
LARGE SCALE DEVELOPMENT PLANS
1312 MELISSA DRIVE
BENTONVILLE, AR 72712
PROJ NUMBER: 18-18-00159

ISSUE BLOCK		
#	TITLE	DATE
	DESIGN DEV.	11.20.2020
	OTP	12.14.2020
1	REV-1	01.04.2021

DOCUMENT DATE:	1/1/2021
CHECKED BY:	DRG
DRAWN BY:	WDW

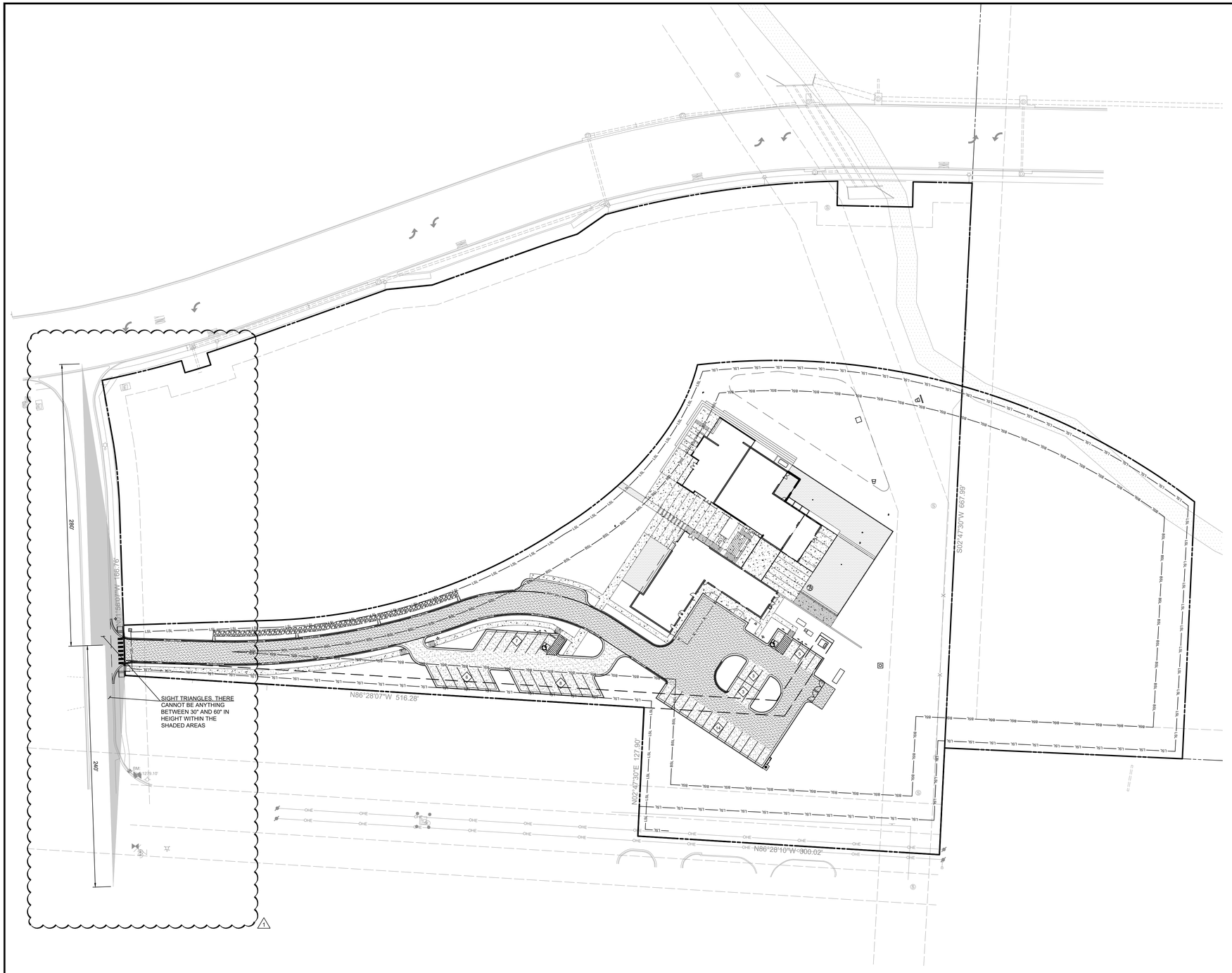
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

COVER SHEET

SHEET: C0.0

Jan01 2021-2:22pm - User:wendy wert
M:\18\18-19-00104 Bentonville Pet Resource Center - Bentonville, AR\Disciplines\CIVIL\Construction Documents Folder\ 18-19-00104 COVER & DETAILS.dwg



CITY OF BENTONVILLE BUILDING SETBACK REQUIREMENTS (AGRICULTURAL (A) DISTRICT)	
FRONT	30'
SIDE (INTERIOR AND EXTERIOR)	30'
REAR	30'

CITY OF BENTONVILLE PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
BUSINESS AND PROFESSIONAL OFFICE (1 SPACE / 300 SF OF NET FLOOR AREA) (7535 SF / 300 = 25.1)	25	46
EXHIBITION HALLS (1 SPACE / 200 SF OF NET FLOOR AREA) (2280 SF / 200 = 11.4)	11	
GENERAL BUSINESS AND RETAIL SALES (1 SPACE / 250 SF OF NET FLOOR AREA) (1885 SF / 250 = 7.5)	8	
TOTAL SPACES	44	46

CITYOF BENTONVILLE NOTES

1. THERE IS NO PROPOSED FREESTANDING SIGNAGE AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING
3. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING
4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS
5. NO NEW LIGHTING IS PROPOSED AT THIS TIME. ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR B-U-G AND HAVE A U RATING OF 0 AND ANY NEW LIGHTING MUST BE APPROVED THE PLANNING DEPARTMENT.

CITY OF BENTONVILLE PROJECT NUMBER: LSD20-0070

HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THIS DOCUMENT IS PREPARED FOR USE ON A SPECIFIC SITE AT:
BENTONVILLE, AR 72712
CONTRACT NUMBER: 17-0021
DATE ON: 1/1/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECT OR LICENSED ENGINEER. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED FOR ANY PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW

BENTONVILLE PET RESOURCE CENTER

LARGE SCALE DEVELOPMENT PLANS

1312 MELISSA DRIVE
BENTONVILLE, AR 72712

PROJ NUMBER: 18-18-00159

ISSUE BLOCK		
#	TITLE	DATE
	DESIGN DEV.	11.20.2020
	OTP	12.14.2020
1	REV-1	01.04.2021

DOCUMENT DATE:	1/1/2021
CHECKED BY:	DRG
DRAWN BY:	WDW

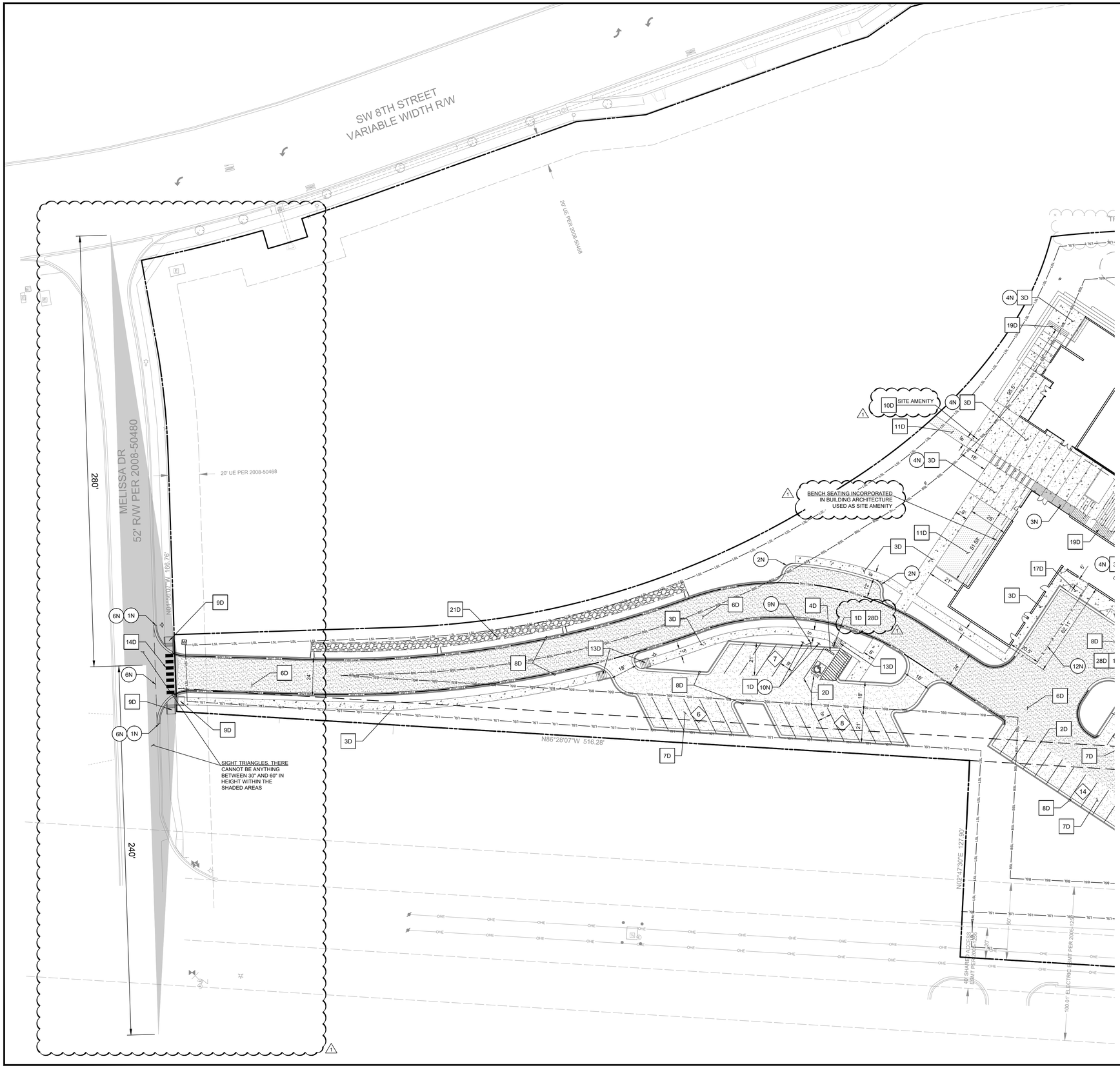
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN
OVERALL

SHEET:
C3.0

Jan01 2021-1:32pm - User:wendy.wert
M:\18\18-19-00104 Bentonville Pet Resource Center - Bentonville, AR\Disciplines\CIVIL\Construction Documents Folder\ 18-19-00104 SP.dwg



EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- CALCULATED POSITION
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- PHONE RISER
- FIBER OPTIC RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOOD)
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- FLOW LINE
- DRAINAGE PIPE
- WETLANDS (AS NOTED) PER NATIONAL WETLANDS INVENTORY

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF DETENTION
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- CURB INLET
- ELECTRIC METER
- GAS METER
- PARKING COUNT
- TRANSFORMER
- WATER METER

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. TRANSITION CURB FROM 6" TO 0" OVER 12'
3N. CONCRETE WITH SPECIALTY FINISH
4N. CONCRETE WITH INTEGRAL COLOR, WITH SAWCUT AND CONTROL JOINTS
5N. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
6N. FULL DEPTH COMPLETE SAWCUT - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
7N. TRANSFORMER PAD
8N. HVAC EQUIPMENT
9N. ELECTRIC CAR CHARGING STATION
10N. CAR CHARGING PARKING SIGN
11N. BACKUP GENERATOR
12N. DOG TRANSPORT FENCING
13N. STEEL CABLE MESH FENCING 6' HIGH
14N. ARCHITECTURAL MECHANICAL SCREENING
15N. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL DETAIL
16N. 2' STEPPED SIDEWALK

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. FIRE LANE MARKING, SEE DETAIL 5/C10.1
6D. STANDARD DUTY ASPHALT, SEE DETAIL 6/C10.1
7D. LIGHT DUTY ASPHALT, SEE DETAIL 6/C10.1
8D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 7/C10.1
9D. ADA RAMP IN SIDEWALK WITH TRUNCATED DOMES, SEE DETAIL 10/C10.1
10D. BIKE RACK, SEE DETAIL 8/C10.1
11D. DECOMPOSED GRANITE, SEE DETAIL 9/C10.1
12D. MOUNTABLE CURB AND GUTTER, SEE DETAIL 11/C10.1
13D. ADA RAMP IN SIDEWALK WITHOUT TRUNCATED DOMES, SEE DETAIL 10/C10.1
14D. CROSSWALK, SEE DETAIL 12/C10.1
15D. NOT USED
16D. NOT USED
17D. CURB RAMP IN SIDEWALK, SEE DETAIL 7/C10.2
18D. NOT USED
19D. CONCRETE STAIRS, SEE DETAIL 2/C10.2
20D. NOT USED
21D. NATIVE LANDSCAPE LANDSCAPE GRAVEL, SEE DETAIL 1/C10.3
22D. LARGE CONCRETE RETAINING WALL, SEE DETAIL 4/C10.2
23D. NOT USED
24D. CONCRETE WALL (MAX HEIGHT 3'-10"), SEE DETAIL 5/C10.2
25D. CONCRETE WALL WITH STONE MASONRY (MAX HEIGHT 3'-10"), SEE DETAIL 8/C10.2
26D. CONCRETE WALL (MAX HEIGHT 1'-6"), SEE DETAIL 6/C10.2
27D. 7" CONCRETE CURB, SEE DETAIL 3/C10.2
28D. ADA SIGNAGE, SEE DETAIL 1/C10.1

CITY OF BENTONVILLE PROJECT NUMBER: LSD20-0070

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
BENTONVILLE, AR 72712
CONTRACTOR SHALL VERIFY TO ISSUE DATE ON:
1/1/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS AND/OR ENGINEERS. REPRODUCTION OF THIS DRAWING OR USE OF IT FOR ANY PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BENTONVILLE PET RESOURCE CENTER

LARGE SCALE DEVELOPMENT PLANS

1312 MELISSA DRIVE
BENTONVILLE, AR 72712

PROJ NUMBER: 18-18-00159

ISSUE BLOCK		
#	TITLE	DATE
	DESIGN DEV.	11.20.2020
	OTP	12.14.2020
1	REV-1	01.04.2021

DOCUMENT DATE:	1/1/2021
CHECKED BY:	DRG
DRAWN BY:	WDW

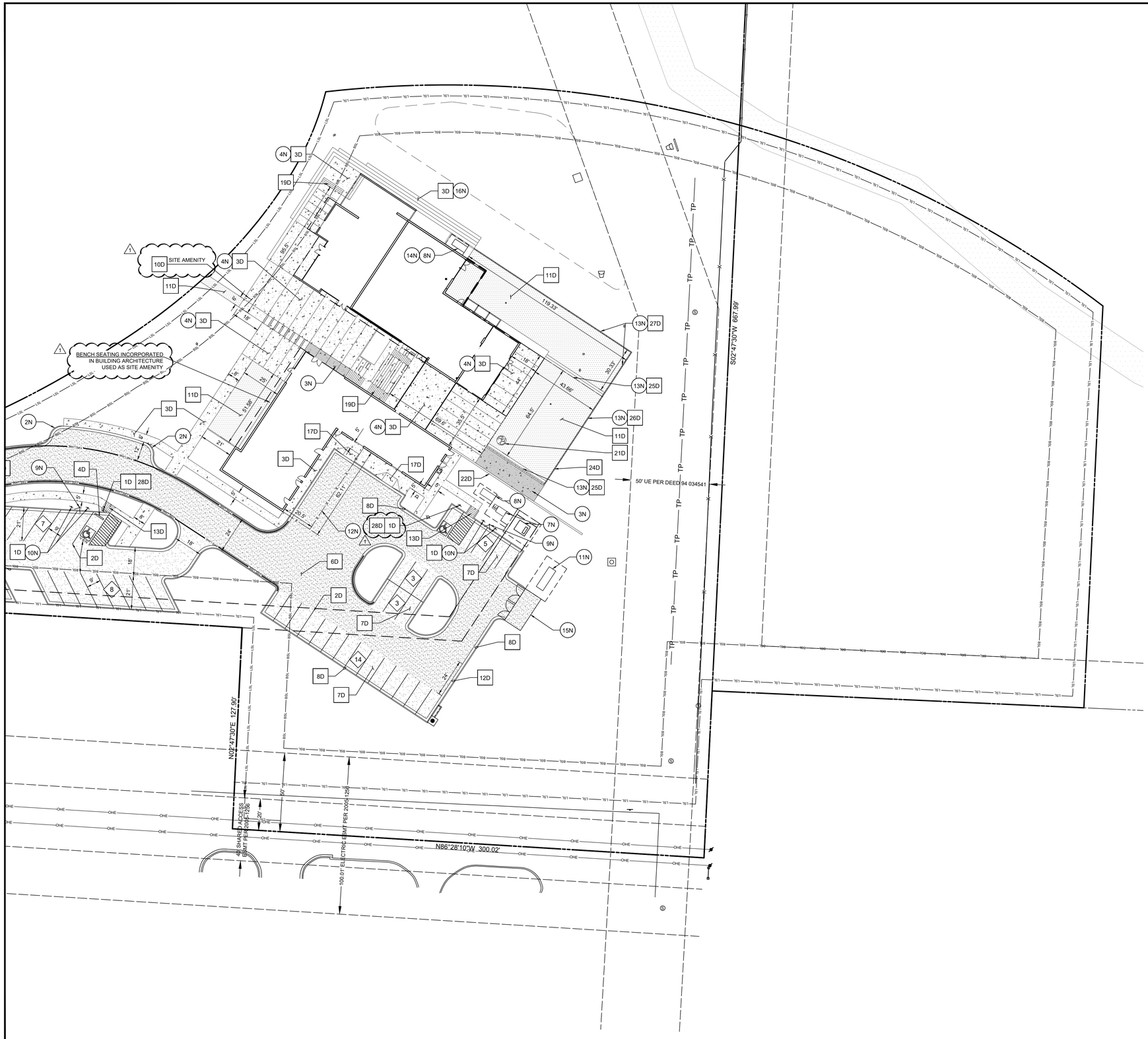
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN WEST

SHEET: C3.1

Jan01 2021-1:34pm - User wendy.werf
M:\18\18-19-00104 Bentonville Pet Resource Center - Bentonville, AR\Disciplines\CIVIL\Construction Documents Folder\ 18-19-00104 SP.dwg



SCALE

30 0 30 60

1 inch = 30 ft.

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- CALCULATED POSITION
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- PHONE RISER
- FIBER OPTIC RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOOD)
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- FLOW LINE
- DRAINAGE PIPE
- WETLANDS (AS NOTED) PER NATIONAL WETLANDS INVENTORY

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRE LANE
- LIMITS OF DETENTION
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- CURB INLET
- ELECTRIC METER
- GAS METER
- PARKING COUNT
- TRANSFORMER
- WATER METER

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. TRANSITION CURB FROM 6" TO 0" OVER 12'
3N. CONCRETE WITH SPECIALTY FINISH
4N. CONCRETE WITH INTEGRAL COLOR, WITH SAWCUT AND CONTROL JOINTS
5N. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
6N. FULL DEPTH COMPLETE SAWCUT - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
7N. TRANSFORMER PAD
8N. HVAC EQUIPMENT
9N. ELECTRIC CAR CHARGING STATION
10N. CAR CHARGING PARKING SIGN
11N. BACKUP GENERATOR
12N. DOG TRANSPORT FENCING
13N. STEEL CABLE MESH FENCING 6' HIGH
14N. ARCHITECTURAL MECHANICAL SCREENING
15N. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL DETAIL
16N. 2' STEPPED SIDEWALK

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. FIRE LANE MARKING, SEE DETAIL 5/C10.1
6D. STANDARD DUTY ASPHALT, SEE DETAIL 6/C10.1
7D. LIGHT DUTY ASPHALT, SEE DETAIL 6/C10.1
8D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 7/C10.1
9D. ADA RAMP IN SIDEWALK WITH TRUNCATED DOMES, SEE DETAIL 10/C10.1
10D. BIKE RACK, SEE DETAIL 8/C10.1
11D. DECOMPOSED GRANITE, SEE DETAIL 9/C10.1
12D. MOUNTABLE CURB AND GUTTER, SEE DETAIL 11/C10.1
13D. ADA RAMP IN SIDEWALK WITHOUT TRUNCATED DOMES, SEE DETAIL 10/C10.1
14D. CROSSWALK, SEE DETAIL 12/C10.1
15D. NOT USED
16D. NOT USED
17D. CURB RAMP IN SIDEWALK, SEE DETAIL 7/C10.2
18D. NOT USED
19D. CONCRETE STAIRS, SEE DETAIL 2/C10.2
20D. NOT USED
21D. NATIVE LANDSCAPE LANDSCAPE GRAVEL, SEE DETAIL 1/C10.3
22D. LARGE CONCRETE RETAINING WALL, SEE DETAIL 4/C10.2
23D. NOT USED
24D. CONCRETE WALL (MAX HEIGHT 3'-10"), SEE DETAIL 5/C10.2
25D. CONCRETE WALL WITH STONE MASONRY (MAX HEIGHT 3'-10"), SEE DETAIL 8/C10.2
26D. CONCRETE WALL (MAX HEIGHT 1'-6"), SEE DETAIL 6/C10.2
27D. 7" CONCRETE CURB, SEE DETAIL 3/C10.2
28D. ADA SIGNAGE, SEE DETAIL 1/C10.1

CITY OF BENTONVILLE PROJECT NUMBER: LSD20-0070

HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
BENTONVILLE, AR 72712
CONTRACT DOCUMENTS, 1/1/2021
DATE ON
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS AND/OR ENGINEERS. REPRODUCTION OF THIS DRAWING AT ANY STAGE FOR USE ON THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BENTONVILLE PET RESOURCE CENTER
LARGE SCALE DEVELOPMENT PLANS
1312 MELISSA DRIVE
BENTONVILLE, AR 72712
PROJ NUMBER: 18-18-00159

ISSUE BLOCK		
#	TITLE	DATE
	DESIGN DEV.	11.20.2020
	OTP	12.14.2020
1	REV-1	01.04.2021

DOCUMENT DATE:	1/1/2021
CHECKED BY:	DRG
DRAWN BY:	WDW

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN EAST

SHEET: C3.2

Jan01 2021-1:36pm - User wendy werf
M:\18\18-19-00104 Bentonville Pet Resource Center - Bentonville, AR\Disciplines\CIVIL\Construction Documents Folder\ 18-19-00104 SP.dwg

EXISTING LEGEND

- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- CALCULATED POSITION
- BENCH MARK
- UTILITY POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- ELECTRICAL RISER
- PHONE RISER
- FIBER OPTIC RISER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOOD)
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- FLOW LINE
- DRAINAGE PIPE
- WETLANDS (AS NOTED) PER NATIONAL WETLANDS INVENTORY

PLANT SCHEDULE

GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	CH	96,427 sf	Bermuda Grass / Cynodon dactylon `419 Hybrid`	sod or seed

CITY OF BENTONVILLE PLANTING REQUIREMENTS			
	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	20' BUFFER WIDTH 1 SHADE TREE PER 20 L.F. (50 L.F. / 20 = 2.5 TREES)	3	USE TREE CREDITS
PERIMETER LANDSCAPE STRIP	7' MIN WIDTH 1 TREE PER 50 L.F. (MIN. 50% SHADE TREES) (2,786 L.F. / 50 = 55.7 TREES)	56	USE TREE CREDITS
INTERIOR PARKING LOT LANDSCAPING	8% OF TOTAL PARKING LOT AREA SHALL BE INTERIOR PARKING LOT LANDSCAPING (14,911 SF PARKING LOT AREA X 0.08 = 1,193 SF INTERIOR LANDSCAPING)	1,193 SF	
	PARKING ISLAND EVERY 15 SPACES	YES	YES
	ALL ROWS OF PARKING SHALL TERMINATE WITH LANDSCAPE AREA (INTERNAL PLANTING ISLANDS SHALL CONTAIN 2 SHADE TREES) (EXTERNAL PLANTING ISLANDS SHALL CONTAIN 1 SHADE TREE)		USE TREE CREDITS
TREE PRESERVATION	CREDIT FOR PRESERVED TREES BASED ON TOTAL DIAMETER OF ALL PRESERVED TREES		130 TREES CREDITED

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

1 CITY OF BENTONVILLE PROJECT NUMBER: LSD20-0070

CITY OF BENTONVILLE LANDSCAPE NOTES:

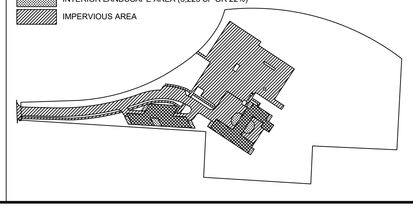
1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
3. 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
4. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES

1

PLANTING ISLAND PREPARATION. PLANTING ISLANDS SHALL BE EXCAVATED TO A DEPTH OF THREE (3) FEET AND BACKFILLED WITH GRADE A SANDY LOAM TOPSOIL. A DRAINAGE PERK TEST SHALL BE PERFORMED PRIOR TO BACKFILLING TOPSOIL.

INTERIOR GREENSPACE EXHIBIT (NTS)

- PARKING AREA (14,911 SF)
- INTERIOR LANDSCAPE AREA (3,225 SF OR 22%)
- IMPERVIOUS AREA



HFA ARCHITECTS ENGINEERS INTERIORS
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE:
THIS DRAWING IS PREPARED FOR USE ON A SPECIFIC SITE AT:
BENTONVILLE, AR 72712
CONTRACT NUMBER: 18-19-00104
DATE ON: 12/28/2020
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PURPOSES OTHER THAN THOSE SPECIFIED FOR THIS PROJECT REQUIRES THE SERVICES OF THE ARCHITECT OR ENGINEER. REPRODUCTION OF THIS DRAWING IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BENTONVILLE PET RESOURCE CENTER
LARGE SCALE DEVELOPMENT PLANS
1312 MELISSA DRIVE
BENTONVILLE, AR 72712
PROJ NUMBER: 18-18-00159

ISSUE BLOCK

	TITLE	DATE
3	DESIGN DEV.	11.20.2020
	OTP	12.14.2020
1	REV-1	01.04.2021

DOCUMENT DATE:	12/28/2020	
CHECKED BY:	DRG	
DRAWN BY:	WDW	

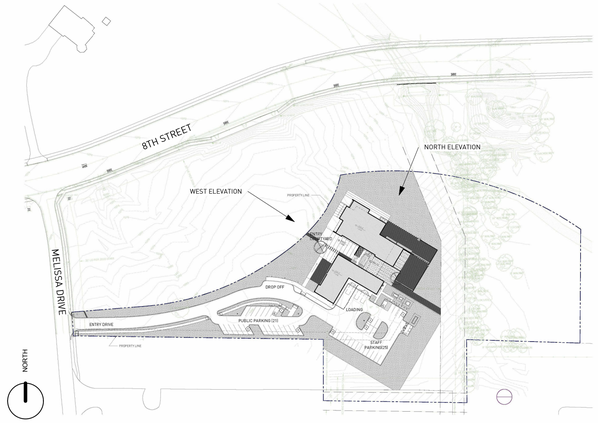
REGISTERED LANDSCAPE ARCHITECT
Worth F. McGraw IV
License Number 9367
STATE OF ARKANSAS
01/04/2021

LANDSCAPE PLAN

SHEET: C6.1

Jan01,2021-1:39pm - User:wendy.wert
M:\18\18-19-00104 Bentonville Pet Resource Center - Bentonville, AR\Disciplines\CIVIL\Construction Documents Folder\ 18-19-00104 LAND.dwg

OVERALL SITE PLAN



SITE 3D

EXTERIOR MATERIALS PALETTE

1. STANDING SEAM METAL PANEL
ROOF AND FASCIA, 22 GAUGE

2. ACETYLATED WOOD PANEL,
1" X 8" WIDE PLANKS

7. EARTH TONE FOR CONCRETE PLASTERED WALL AND SMOOTH CEMENTITIOUS PLASTER (7/8" steel trowelled)

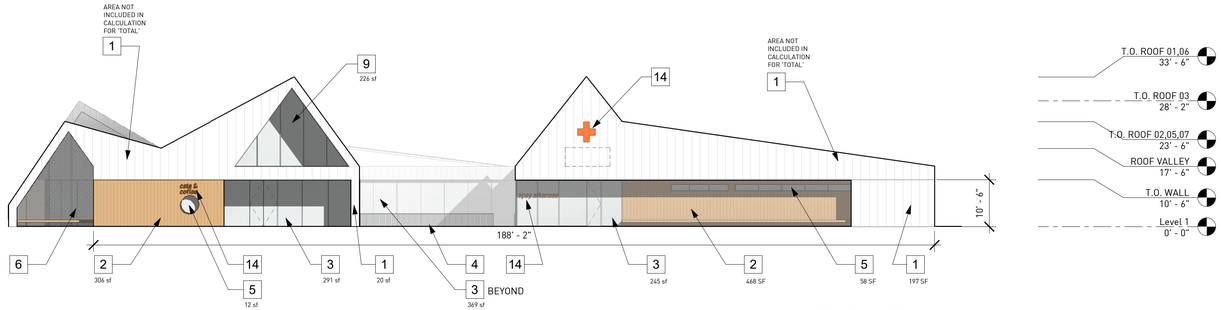
KEYNOTE - COLOR ELEVATIONS

Key #	Note Text
1	STANDING SEAM METAL PANEL - WHITE, 22 GAUGE
2	ACETYLATED WOOD PLANKS - 1" THICK, 8" WIDE PLANKS, W. 1/8" GAP BETWEEN PLANKS
3	GLASS STOREFRONT SYSTEM - CLEAR GLASS
4	METAL HANDRAIL
5	FIXED WINDOW - CLEAR LOW E GLASS
6	WOVEN CABLE MESH - POLYMER COATED BLACK / INVISIBLE
7	7/8" STEEL TROWELLED CEMENTITIOUS PLASTER - EARTH TONE
8	7/8" STEEL TROWELLED CEMENTITIOUS PLASTER - WHITE
9	GLASS CURTAINWALL SYSTEM - CLEAR LOW-E GLASS
10	TRANSLUCENT POLYCARBONATE PANEL SYSTEM - TRANSLUCENT
11	PIVOT DOOR - COLOR TO MATCH WOOD PLANKS
12	ROLL UP DOOR IN LOADING AREA
13	CONCRETE WALL WITH PARGED FINISH - EARTHTONE
14	ALUMINIUM CHANNEL LETTER SIGNAGE

LEGEND

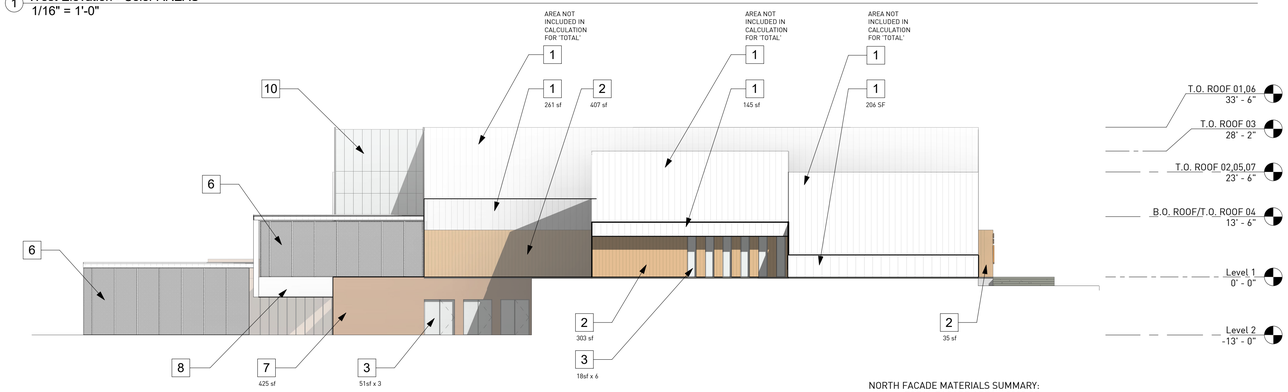
- X — KEYNOTE, SEE TABLE ABOVE
- STANDING SEAM PANELS, SEE KEYNOTES
- WOOD PLANKS, SEE KEYNOTES
- CONCRETE/PLASTER WALL

ELEVATIONS



WEST FACADE MATERIALS SUMMARY:
TOTAL FACADE AREA = 2180 SF
-
ACCOYA WOOD CLADDING - 774 SF = 35.5%
GLASS - 1189 SF = 54.5%
METAL PANEL - 217 SF = 10.0%

1 West Elevation - Color AREAS
1/16" = 1'-0"



NORTH FACADE MATERIALS SUMMARY:
TOTAL FACADE AREA = 2008 SF

ACCOYA WOOD CLADDING - 710 SF = 35.4%
GLASS - 261 SF = 13.0%
METAL PANEL - 612 SF = 30.5%
CEMENTITIOUS PLASTER - 425 SF = 21.2%

2 North Elevation - Color AREAS
1/16" = 1'-0"

RA-DA
RANIA ALOMAR DESIGN AND ARCHITECTURE
7523 NORTON AVE
WEST HOLLYWOOD, CA 90046
(323) 851 4040

PROJECT NAME
NW Arkansas PET RESOURCE CENTER

PROJECT ADDRESS
BENTONVILLE ARKANSAS

CLIENT INFORMATION
Name: Best Friends Animal Society
Role

Address:

Tel: 435.644.2001
Fax:
Email: bartbbestfreind.org

Website:

CITY OF BENTONVILLE - WAIVER
(NOT FOR CONSTRUCITON)
DO NOT SCALE FROM DRAWINGS.

DATE	SUBMITTAL	
11/20/20	DESIGN DEVELOPMENT	
12/11/2020	LSD SUBMITTAL	
01/11/2021	LSD SUBMITTAL - R1	

PROJECT
NW Arkansas PET RESOURCE CENTER

SHEET NAME
EXTERIOR COLOR ELEVATIONS 2

SEAL AND SIGNATURE

PROJECT NO:
DRAWN BY:
CHECK BY:
DWG NO.
A2.11

PLOT DATE: Fri 1/15/21 9:12:02 | 2021/1/1

© RA-DA

LARGE SCALE DEVELOPMENT STAFF REPORT

Motto Hotel

S Main Street

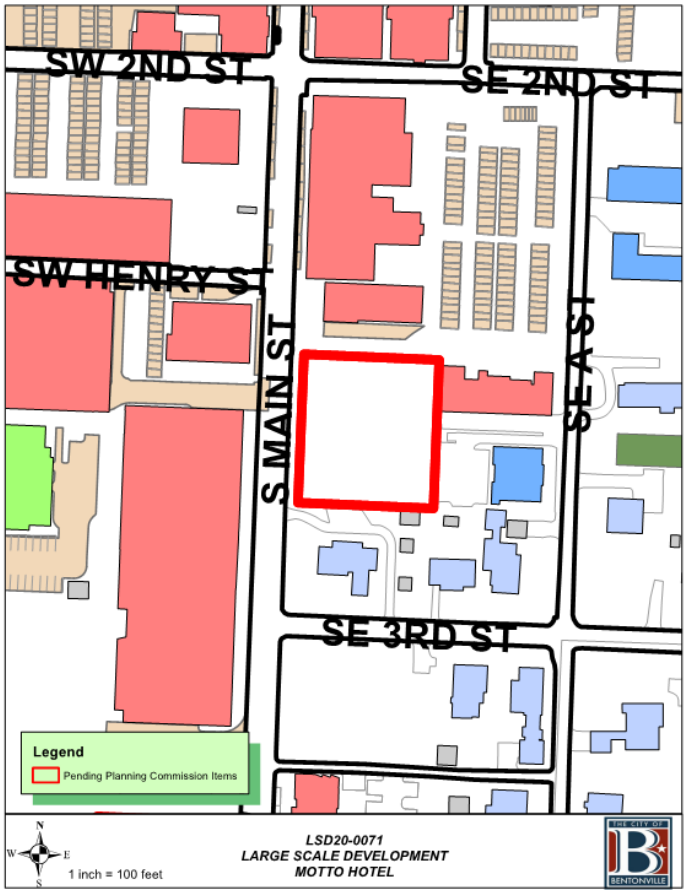
PC Date: 1/19/2021

Reviewer: Tyler Overstreet, Senior Planner, AICP

Project Number	LSD20-0069
Applicant / Current Owner	Osage Hospitality, LLC
Site Area	+/- .66 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Hotel

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 223 S Main Street. The property is currently zoned DC, Downtown Core with a Future Land Use Classification of Downtown Commercial.

Project Details

A large scale development of an approximately 17,000 square foot hotel. The development is a total of 79 feet in height. The development meets its parking minimums through a shared parking agreement with a nearby parking garage. The development plants street trees in planting beds north and south of the loading area.

The development proposes a loading area adjacent to the development along S Main Street. The primary materials depicted on the exterior elevations are brick, architectural metal panel, glass, and EIFS.

The applicant has submitted a sewer capacity analysis to the Bentonville Water Utilities Department for review. This capacity analysis will need to be approved prior to pre-construction.

Projected Traffic Impact

This development has the potential to impact traffic in the area. However, the site's compliance with the parking and access management standards of the Zoning and Land Development Codes should help alleviate potential impacts.

Waivers

Planning Commission previously granted a right-of-way width waiver in July of 2020 (WAV20-0010).

Conclusion

The proposed large scale development meets the minimum requirements of the Zoning and Land Development Codes.

Approval of the development is contingent upon the completion of a Bentonville Water Utilities Department approved sewer capacity analysis for the development.

Staff recommends approval of the large scale development.

LARGE SCALE DEVELOPMENT PLANS

MOTTO HOTEL
LSD20-0071

229 S MAIN STREET
BENTONVILLE, ARKANSAS

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

FLOOD CERTIFICATION:

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

LEGAL DESCRIPTION:

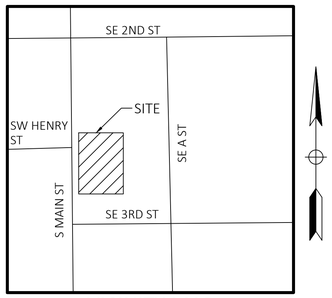
TRACT A: LOT 10, BLOCK 2, RAILROAD ADDITION, BEING THE SOUTH 100 FEET OF LOT 6 BLOCK 2 RAILROAD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON LOT SPLIT SURVEY RECORDED IN BOOK 2005 AT PAGE 1056, IN THE REAL PROPERTY RECORDS OF BENTON COUNTY, ARKANSAS.
TRACT B: A STRIP EIGHTY (80) FEET WIDE OFF THE NORTH SIDE OF LOT SIX (6) BLOCK TWO (2) IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, EXCEPT 12 FEET ON THE EAST SIDE FOR ALLEY.
ALSO A STRIP OF LAND 12 FEET OF EQUAL WIDTH OFF THE EAST SIDE OF THE NORTH 80 FEET OF LOT 6, BLOC 2, RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. THE NORTH PART OF LOT 6, BLOCK 2, OF THE RAILROAD ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8" REBAR (CAP #1002) LOCATED AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE SOUTH 02°23'18" WEST 80.84 FEET ALONG THE EAST LINE OF SAID LOT 6 TO A FOUND MAG NAIL; THENCE LEAVING SAID EAST LINE AND RUNNING N 87°21'24" W 165.0 FEET TO 5/8" REBAR (CAP #1002) LOCATED ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 02°33'49" EAST 80.91 FEET TO A CHISELED X IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 87°19'56" EAST 164.85 FEET TO THE POINT OF BEGINNING, CONTAINING 13,343 SQ. FT. (0.31 AC +/-), MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RIGHTS-OF-WAY OF FACT.

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

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

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

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



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

RYAN EVITTS, PLA, LI
PROJECT MANAGER
REVITTS@CEIENG.COM
(479) 273-9472

TOM OPPENHEIM, PE,
ENGINEER OF RECORD
TOPPENHEIM@CEIENG.COM
(479) 273-9472

ARCHITECT CONTACT:

NAME: DANNY BOUNDS
EMAIL: DBOUNDS@BNGARCHITECTS.COM
ADDRESS: BOUNDS AND GILLESPIE ARCHITECTS
7975 STORAGE HILLS BOULEVARD, SUITE 4
MEMPHIS, TN 38133
PHONE: (901) 377-6603

OWNER CONTACT:

NAME: JAY ALEXANDER
EMAIL: JALEXANDER@WINDSORAUGHTRY.COM
ADDRESS: WINDSOR AUGHTRY
40 WEST BROAD STREET, SUITE 500
GREENVILLE, SC 29601
PHONE: (864) 271-9855

PLAN INDEX:

C0.0 COVER SHEET
C1.0 DEMOLITION PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 DRAINAGE PLAN
C5.0 EROSION CONTROL PLAN
C5.1 EROSION CONTROL NOTES 1
C5.2 EROSION CONTROL NOTES 2
C6.0 UTILITY PLAN
C7.0 LANDSCAPE PLAN
C7.1 LANDSCAPE NOTES
C8.0 DETAIL SHEET 1
C8.1 DETAIL SHEET 2

ASSOCIATED PLANS:

1. SURVEY
2. CITY OF BENTONVILLE STANDARD WATER & SEWER DETAIL SHEETS
3. CONTECH UNDERGROUND DETENTION DRAWINGS
4. ELECTRIC LAYOUT (PENDING)
5. BEUD ELECTRIC DETAIL SHEET 1
6. BEUD ELECTRIC DETAIL SHEET 2
7. BEUD ELECTRIC DETAIL SHEET 3

RESOURCE LIST:

CITY OF BENTONVILLE
PARKS & RECREATION
DAVID WRIGHT
215 SW A ST
BENTONVILLE, AR 72712
PHONE: (479) 464-7275

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

PLANNING DEPARTMENT
TYLER OVERSTREET
305 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3126

WATER DEPARTMENT
PRESTON NEWBILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3140

MASTEC
STEPHEN BRACY
4300 STOCKTON DR
LITTLE ROCK, AR 72117
PHONE: (501) 920-7558

WASTEWATER DEPARTMENT
NANCY BISEN
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3160

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

STORMWATER
JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR
PHONE: (479) 271-5002

FIRE DEPARTMENT
JAKE FEEMSTER,
FIRE MARSHALL
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

STREET DEPARTMENT
TONY DAVIS
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-3130

NATURAL GAS
BLACK HILLS ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
LOWELL, AR 72745
PHONE: (479) 333-7005

TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
SCOTT SEAMAN
PHONE: (479) 442-1967
LAYNE RHODES
PHONE: (479) 442-1977

CABLE
COX COMMUNICATIONS
MICHAEL MOORE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 871-3473

WAV20-0010 WAS APPROVED BY COB ON 7/16/2020.

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

CEI Solutions for Land and Life

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

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

LSD20-0071

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

REVISION

NO.	DESCRIPTION	DATE
1	REV-1	12/28/2020

MOTTO HOTEL
229 S MAIN STREET
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.6672
THOMAS C. OPPENHEIM
12/31/2020

PROFESSIONAL OF RECORD	TCO
PROJECT MANAGER	RYE
DESIGNER	CLL
CEI PROJECT NUMBER	30678
DATE	12/31/2020
REVISION	REV-1

COVER
SHEET TITLE

SHEET NUMBER
C0.0

DRAWING LOCATION - P:\30000\30678.00\DRAWINGS\DESIGN\WORKING\30678-CS.DWG - SAVED BY - CLEMMERHIRT

© 2020 CEI ENGINEERING ASSOCIATES, INC.

SITE DATA	
SITE AREA	0.68 ACRES (29,800 ± SF)
BUILDING AREA	17,737 SF
ZONING	D-C
PROPOSED BUILDING HEIGHT	80'
MAX. BUILDING HEIGHT	80'
PARKING REQUIRED	1/500 SQ. FT (GROUND FLOOR) = 36 SPACES
	1/1000 SQ. FT (UPPER FLOORS) = 47 SPACES
	83 SPACES
PARKING PROVIDED	N/A*

*PARKING WILL BE PROVIDED BY CROSS PARKING AGREEMENT.

SITE BENCHMARK

Benchmark REF 1: 5/8" Rebar with CEI cap located on the East side of S. Main St. and North of Alley in Landscape area, approximately 13.0' Northeast from a utility pole with a light on it and approximately 60.5' Northeast from a drainage manhole on the West side of S. Main St. and across from alley. Elevation = 1295.60'

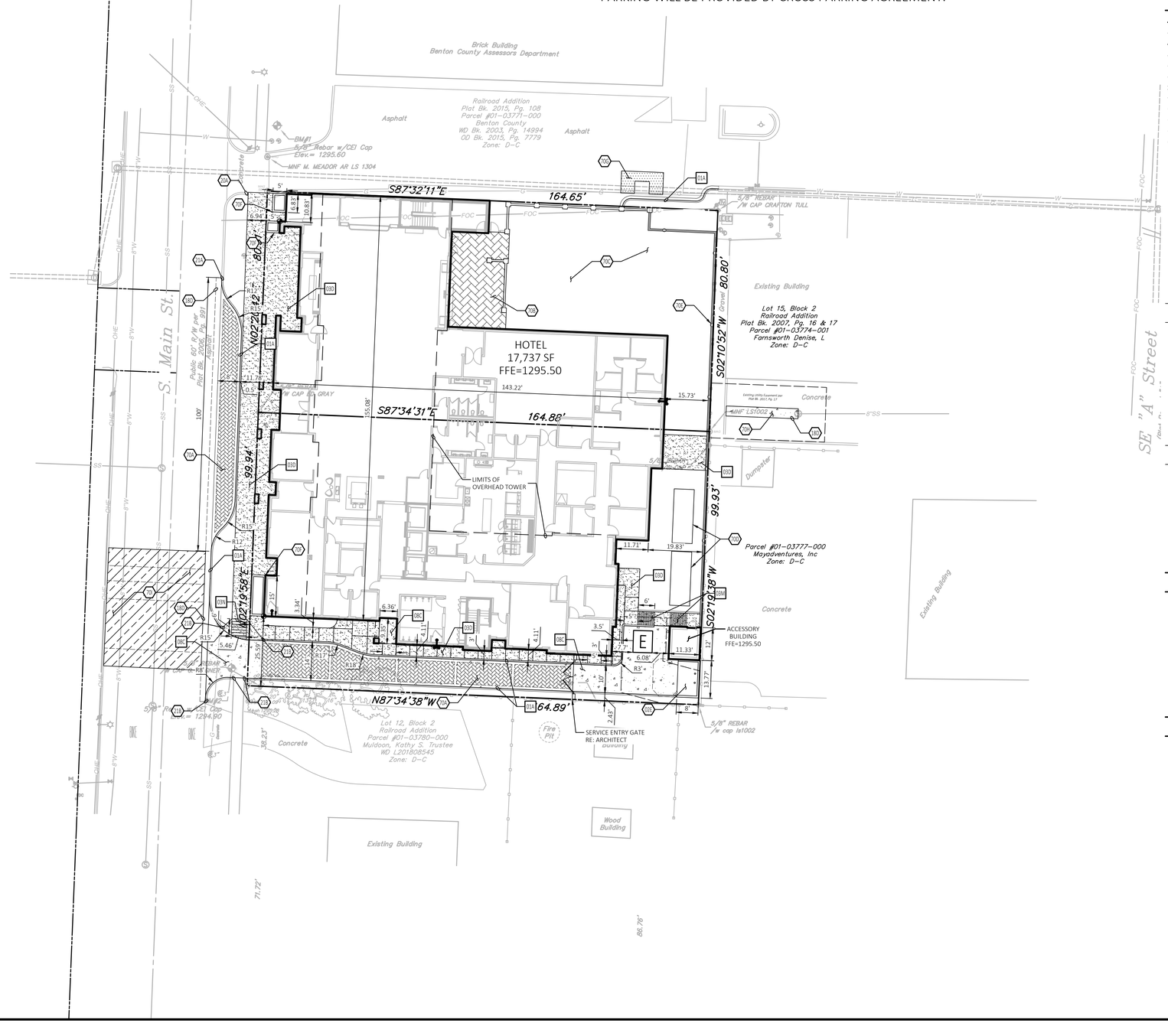
Benchmark REF 2: 5/8" Rebar with CEI cap located on the East side of S. Main St. and West of concrete sidewalk by a Telephone Riser approximately 32.0' Northeast from a sanitary sewer manhole that is in the middle of S. Main St. and approximately 51.1' Northeast from a utility pole located by a light pole on the West side of S. Main St. Elevation = 1294.90'

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

N

0 20' 30' 40'
SCALE IN FEET

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



EXISTING LEGEND

	Boundary Line	E	Electric Riser
	Adjoiner Boundary Line	T	Telephone Riser
	Right-of-Way Line	TV	Cable TV Riser
	Center Line	AC	Air Conditioner Unit
OHE	Overhead Electric Line	FDC	Fire Department Connection
SS	Sanitary Sewer Line		Ground Light
SDE	Storm Drain Pipe		Lightpole Overhang
W	Water Line		Light on Utility Pole
	Chainlink Fence Line		Water Valve
	Wood Fence Line		Traffic Sign (type of sign)
	Metal Fence Line	(Size)	Tree (Deciduous)
	Tree Line		
	Benchmark	b/b	Back to Back of Curb
	Found Monument (as noted)	Bk. & Pg.	Book & Page
	Set 5/8" Rebar "LS#1618"	DMH	Drainage Manhole
	Set Nail w/Washer "LS#1618"	L/S	Landscape Area
	Found Mag Nail (as noted)	OD	Other Document (Surveyor's Notes)
	Gas Meter	PVC	Polyvinyl Chloride Pipe
	Electric Meter	RCP	Reinforced Concrete Pipe
	Water Meter	R/W	Right-of-Way
	Drainage Manhole	SMH	Sanitary Sewer Manhole
	Fire Hydrant	WD	Warranty Deed
	Sewer Manhole	(XXXX)	Record Bearing & Distance per Plat L20181037
	Sewer Cleanout	[XXXX]	Record Bearing & Distance per Plat Bk. 2006, Page 991
	Utility Pole		

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE	LIMITS OF SIDEWALKS AND CONCRETE APRONS
CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.	LIMITS OF HEAVY DUTY CONCRETE PAVING
BUILDING CONTROL POINT	LIMITS OF STAMPED CONCRETE PAVING
	LIMITS OF HEAVY DUTY ASPHALT PAVING
	LIMITS OF MILL AND OVERLAY

GENERAL SITE NOTES

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

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

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.

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

E. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT. FREESTANDING SIGNAGE IS NOT PERMITTED IN ZONING DISTRICT DC.

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
18D MATCH EXISTING PAVEMENT ELEVATIONS.
20A REPLACE/RESTORE CURBS PER LOCAL CODES TO MATCH EXISTING.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70A STAMPED CONCRETE PAVING (PER ARCH. PLANS).
70B OUTDOOR SPECIALTY PAVING (PER ARCH. PLANS).
70C OUTDOOR AMENITY AREA (SEE LANDSCAPE PLAN).
70D MECHANICAL CHILLERS (PER ARCH. PLANS).
70E MASONRY MECHANICAL SCREEN WALL (PER ARCH. PLANS).
70F LANDSCAPE PLANTER (PER ARCH. PLANS).
70G ASPHALT STREET OR DRIVE CUT REPAIR (SEE COB WATER & SEWER DETAILS).
70H CONCRETE STREET OR DRIVE CUT REPAIR (SEE COB WATER & SEWER DETAILS).
70I LIMITS OF ASPHALT MILLING AND OVERLAY.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08C HEAVY DUTY CONCRETE PAVING

WAV20-0010 WAS APPROVED BY COB ON 7/16/2020.

LSD20-0071

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

REVISION

NO.	DESCRIPTION	DATE
1	REV-1	12/28/2020

MOTTO HOTEL
229 S MAIN STREET
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.6672
THOMAS C. OPPENHEIMER
12/31/2020

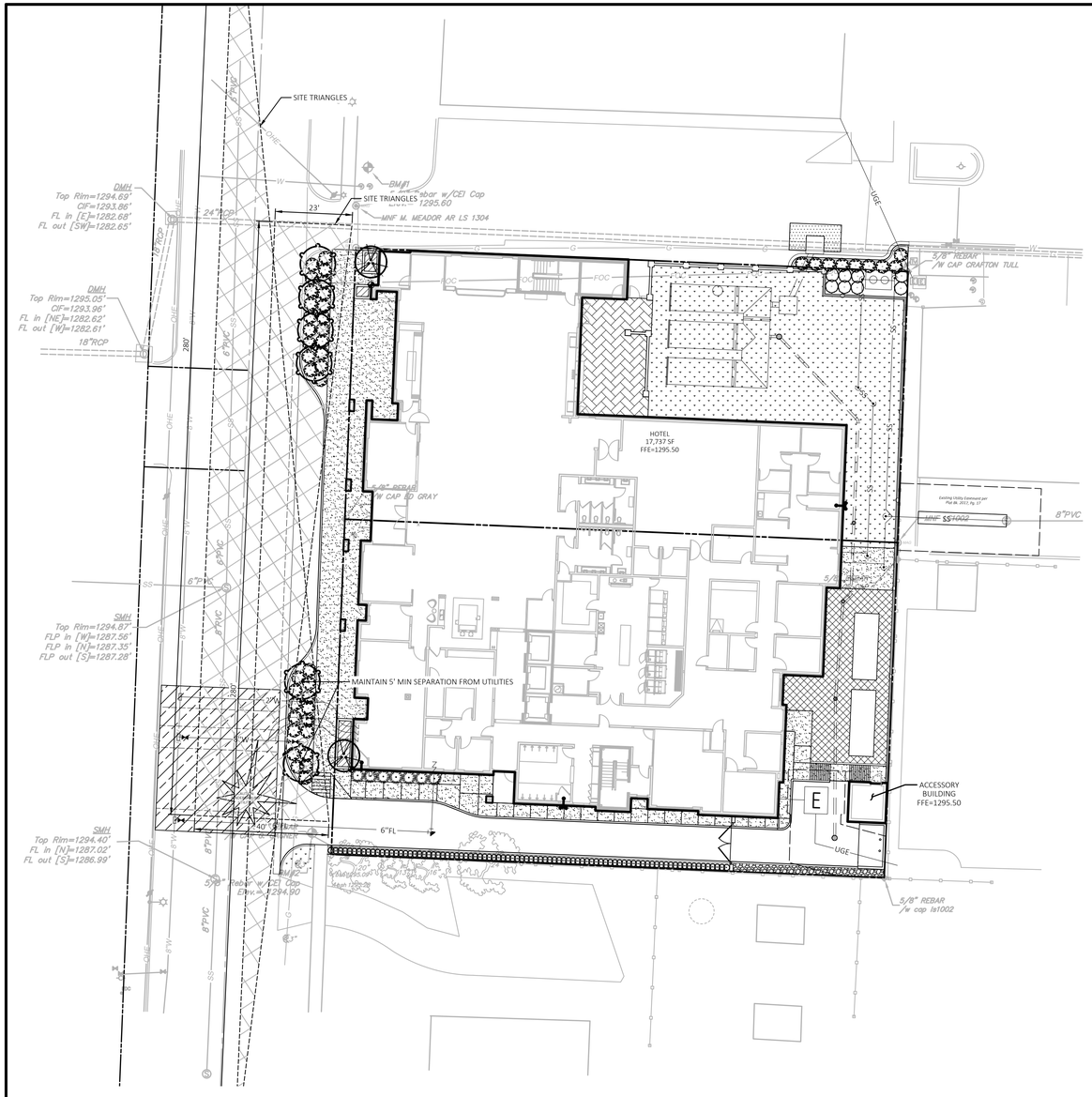
PROFESSIONAL OF RECORD	TCO
PROJECT MANAGER	RYE
DESIGNER	CLL
CEI PROJECT NUMBER	30678
DATE	12/30/2020
REVISION	REV-1

SITE PLAN
SHEET TITLE

SHEET NUMBER
C2.0

DRAWING LOCATION - P:\30000\30678.0\DRAWINGS\DESIGN\WORKING\30678-SP.DWG -- SAVED BY - CLEMMERHIRT

© 2020 CEI ENGINEERING ASSOCIATES, INC.



SITE BENCHMARK

Benchmark REF 1: 5/8" Rebar with CEI cap located on the East side of S. Main St. and North of Alley in Landscape area, approximately 13.0' Northeast from a utility pole with a light on it and approximately 60.5' Northeast from a drainage manhole on the West side of S. Main St. and across from alley. Elevation = 1295.60'

Benchmark REF 2: 5/8" Rebar with CEI cap located on the East side of S. Main St. and West of concrete sidewalk by a Telephone Riser approximately 32.0' Northeast from a sanitary sewer manhole that is in the middle of S. Main St. and approximately 51.1' Northeast from a utility pole located by a light pole on the West side of S. Main St. Elevation = 1294.90'

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

N

0 20' 30' 40'
SCALE IN FEET

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

EXISTING LEGEND

	Boundary Line		Electric Riser
	Adjoiner Boundary Line		Telephone Riser
	Right-of-Way Line		Cable TV Riser
	Center Line		Air Conditioner Unit
OHE	Overhead Electric Line		Fire Department Connection
SS	Sanitary Sewer Line		Ground Light
SDE	Storm Drain Pipe		Lightpole Overhang
W	Water Line		Light on Utility Pole
	Chainlink Fence Line		Water Valve
	Wood Fence Line		Traffic Sign (type of sign)
	Metal Fence Line	(Size)	Tree (Deciduous)
	Tree Line		
	Benchmark	B/B	Back to Back of Curb
	Found Monument (as noted)	Bk. & Pg.	Book & Page
	Set 5/8" Rebar "LS#1618"	DMH	Drainage Manhole
SET	Set Nail w/Washer "LS#1618"	L/S	Landscape Area
FOUND	Found Mag Nail (as noted)	OD	Other Document (Surveyor's Notes)
	Gas Meter	PVC	Polyvinyl Chloride Pipe
	Electric Meter	RCP	Reinforced Concrete Pipe
	Water Meter	R/W	Right-of-Way
	Drainage Manhole	SMH	Sanitary Sewer Manhole
	Fire Hydrant	WD	Warranty Deed
	Sewer Manhole	(XXXX)	Record Bearing & Distance per Plat L20181037
	Sewer Cleanout	[XXXX]	Record Bearing & Distance per Plat Bk. 2006, Page 991
	Utility Pole		

LANDSCAPE REQUIREMENTS

	REQUIREMENT	REQUIRED	PROVIDED
AREA			
STREET FRONTAGE	ONE TREE SHALL BE PLANTED PER 30 LF OF FRONTAGE ALONG MAIN STREET	163 LF / 30 = 6 TREES REQUIRED	6 TREES PROVIDED

SITE DETAILS

50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL

GENERAL NOTES

1. SEE LANDSCAPE NOTES (SHEET C7.1) FOR LANDSCAPE NOTES AND DETAILS.
2. AT TIME OF BUILDING PERMIT ISSUANCE, NEWLY CONSTRUCTED SINGLE AND TWO FAMILY RESIDENTIAL STRUCTURES SHALL BE REQUIRED TO HAVE ONE (1) 2.5" CALIPER SHADE TREES PLANTED IN EACH YARD ADJACENT TO THE ROADWAY. FINAL OCCUPANCY PERMITS MAY BE HELD FOR THOSE WHO FAIL COMPLETE LANDSCAPE REQUIREMENTS.
3. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED IMMEDIATELY.
4. UTILITY LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL.
5. NO LANDSCAPE MATERIAL BETWEEN 30" AND 60" IN HEIGHT SHALL BE INSTALLED WITHIN THE CLEAR SITE TRIANGLES.
6. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND LIMBED UP TO A HEIGHT OF 8'.
7. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
8. REFER TO LANDSCAPE NOTES SHEET FOR ADDITIONAL PLANTING NOTES AND DETAILS.

CITY OF BENTONVILLE LANDSCAPE NOTES

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

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

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

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

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

PROPOSED LEGEND

- BOUNDARY LINE
- STORM DRAIN
- 4" DEPTH LANDSCAPE ROCK, 2"-3" DIA, COLOR: BROWN/TAN
- PERENNIAL PLANTING BY OWNER
- OUTDOOR PATIO PAVER

2020-12-29 15:33

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.	NOTES
	2	PRUNUS X YEDOENSIS `AKEBONO` / FLOWERING CHERRY	B & B	50A	12' MIN	2.00" CAL.	
	6	QUERCUS PALUSTRIS `GREEN PILLAR` / GREEN PILLAR OAK	B & B	50A	15` MIN HT	3.00" CAL.	8' CLEAR TRUNK
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.		
	86	BUXUS SEMPERVIRENS `GRAHAM BLANDY` / GRAHAM BLANDY COMMON BOXWOOD	5 GAL	50B			
	8	CORNUS STOLONIFERA `ARCTIC FIRE` / ARCTIC FIRE REDTWIG DOGWOOD	5 GAL	50B			
	7	JUNIPERUS CHINENSIS `KALLAYS COMPACT` / KALLAY COMPACT PFITZER JUNIPER	5 GAL	50B			
	45	TAXUS CUSPIDATA `EMERALD SPREADER` TM / EMERALD SPREADER JAPANESE YEW	5 GAL	50B			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE				
	3,844 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD				
	899 SF	VINCA MINOR `BOWLES` / BOWLES COMMON PERIWINKLE	1 GAL				

LSD20-0071

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

CEI Solutions for Land and Life

REVISION

NO.	DESCRIPTION	DATE
1	REV-1	12/28/2020

MOTTO HOTEL

229 S MAIN STREET
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	TCO
PROJECT MANAGER	RYE
DESIGNER	CLL
CEI PROJECT NUMBER	30678
DATE	12/30/2020
REVISION	REV-1

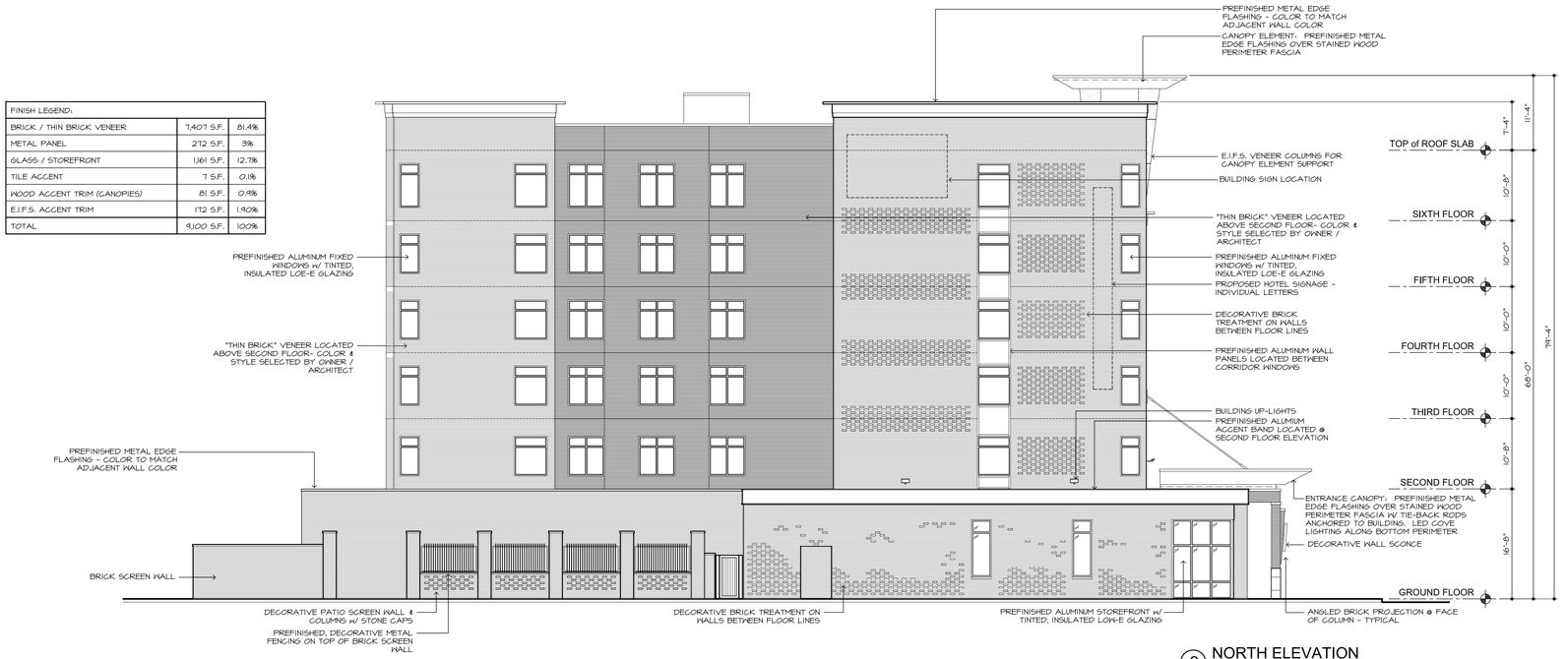
LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
C7.0

DRAWING LOCATION - P:\30000\30678.0\DRAWINGS\DESIGN\WORKING\30678_LP.DWG - SAVED BY - CLEMMERHIRT

© 2020 CEI ENGINEERING ASSOCIATES, INC.

FINISH LEGEND:		
BRICK / THIN BRICK VENEER	7,407 S.F.	81.4%
METAL PANEL	272 S.F.	3%
GLASS / STOREFRONT	1,161 S.F.	12.7%
TILE ACCENT	7 S.F.	0.1%
WOOD ACCENT TRIM (CANOPIES)	81 S.F.	0.9%
E.I.F.S. ACCENT TRIM	172 S.F.	1.9%
TOTAL	9,100 S.F.	100%



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
0 5 10 15 20

FINISH LEGEND:		
BRICK / THIN BRICK VENEER	14,592 S.F.	77%
METAL PANEL	215 S.F.	1.10%
GLASS / STOREFRONT	3,446 S.F.	18.1%
TILE ACCENT	177 S.F.	0.9%
WOOD ACCENT TRIM (CANOPIES)	242 S.F.	1.5%
E.I.F.S. ACCENT TRIM	266 S.F.	1.4%
TOTAL	18,988 S.F.	100%

1 WEST (FRONT) ELEVATION
SCALE: 3/32" = 1'-0"
0 5 10 15 20

BGKT
BOUNDS GILLESPIE KILLEBREW TUSHEK
ARCHITECTS, PLLC • MEMPHIS • HOUSTON
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
T. (901) 377-6603 F. (901) 388-5765
http://www.bgktarchitects.com

REGISTERED ARCHITECT
Bounds Gillespie Killebrew Tushek Architects, LLC
License Number: LL227
STATE OF ARKANSAS

DRAWINGS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE PRIOR TO SUBMITTING FOR BUILDING PERMIT.

REGISTERED ARCHITECT
MICHAEL A. TUSHEK
License Number 2432
STATE OF ARKANSAS
01/04/21

© 2021 BGKT Architects, PLLC.
Drawings, electronic media, design concepts and related material shall not be used, modified or reproduced in whole or in part by any persons or companies without prior written consent of BGKT Architects, PLLC.

These plans were derived from the Hilton Hotel Corporation, Motto design and construction standards and are confidential and proprietary to Hilton Hotel Corporation and may not be reproduced, disclosed, distributed or used without the express permission of an authorized representative of BGKT Architects, PLLC.

Mark	Date	Revision

motto by Hilton
BENTONVILLE ARKANSAS

EXTERIOR ELEVATIONS

Project No:	011907
Date:	01-04-21
Sheet:	A-301

FINISH LEGEND:		
BRICK / THIN BRICK VENEER	9,342 S.F.	77.4%
METAL PANEL	24 S.F.	0.22%
GLASS / STOREFRONT	2,531 S.F.	21%
TILE ACCENT	0 S.F.	0%
WOOD ACCENT TRIM (CANOPIES)	0 S.F.	0%
E.I.F.S. ACCENT TRIM	168 S.F.	1.38%
TOTAL	12,120 S.F.	100%

2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH LEGEND:		
BRICK / THIN BRICK VENEER	6,899 S.F.	76.5%
METAL PANEL	188 S.F.	2.1%
GLASS / STOREFRONT	1,722 S.F.	19%
TILE ACCENT	7 S.F.	0.1%
WOOD ACCENT TRIM (CANOPIES)	81 S.F.	0.9%
E.I.F.S. ACCENT TRIM	128 S.F.	1.4%
TOTAL	9,025 S.F.	100%

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

BGKT
BOUNDS GILLESPIE KILLEBREW TUSHEK
ARCHITECTS, PLLC • MEMPHIS • HOUSTON
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
T. (901) 377-6603 F. (901) 388-5765
http://www.bgktarchitects.com

REGISTERED ARCHITECT
Bounds Gillespie Killebrew Tushek Architects, LLC
License Number: LL227
STATE OF ARKANSAS

DRAWINGS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE PRIOR TO SUBMITTING FOR BUILDING PERMIT.

REGISTERED ARCHITECT
MICHAEL A. TUSHEK
License Number: 2432
STATE OF ARKANSAS
01/04/21

© 2021 BGKT Architects, PLLC.
Drawings, electronic media, design concepts and related material shall not be used, modified or reproduced in whole or in part by any persons or companies without prior written consent of BGKT Architects, PLLC.

These plans were derived from the Hilton Hotel Corporation, Motto design and construction standards and are confidential and proprietary to Hilton Hotel Corporation and may not be reproduced, disclosed, distributed or used without the express permission of an authorized representative of BGKT Architects, PLLC.

Mark	Date	Revision

motto by Hilton
BENTONVILLE ARKANSAS
EXTERIOR ELEVATIONS

Project No:	011907
Date:	01-04-21
Sheet:	A-302

D CORNER (NORTH) ELEVATION DUSK

RENDERING

B CORNER (NORTH) ELEVATION

RENDERING

C CORNER (SOUTH) ELEVATION DUSK

RENDERING

A FRONT (WEST) ELEVATION

RENDERING

BGKT
BOUNDS GILLESPIE KILLEBREW TUSHEK
ARCHITECTS, PLLC • MEMPHIS • HOUSTON
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
T. (901) 377-6603 F. (901) 388-5765
http://www.bgktarchitects.com

REGISTERED ARCHITECT
Bounds Gillespie Killebrew Tushek Architects, LLC
Licence Number LL227
STATE OF ARKANSAS

DRAWINGS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE PRIOR TO SUBMITTING FOR BUILDING PERMIT.

REGISTERED ARCHITECT
MICHAEL A. TUSHEK
License Number 9283
STATE OF ARKANSAS
12/10/20

© 2020 BGKT Architects, PLLC.
Drawings, electronic media, design concepts and related material shall not be used, modified or reproduced in whole or in part by any persons or companies without prior written consent of BGKT Architects, PLLC.

These plans were derived from the Hilton Hotel Corporation, Motto design and construction standards and are confidential and proprietary to Hilton Hotel Corporation and may not be reproduced, disclosed, distributed or used without the express permission of an authorized representative of BGKT Architects, PLLC.

Mark	Date	Revision

motto by Hilton
BENTONVILLE ARKANSAS

EXTERIOR RENDERINGS

Project No:	011907
Date:	12-09-20
Sheet:	A-303