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

Planning Commission
Tech Review Agenda
February 23, 2021

Registration Link: https://us02web.zoom.us/j/86140371178

I. Call to Order

II. Old Business

1. **Bentonville Planning Commission** **General Plan Amendment***
   Medium-Density Residential to Low-Density Residential
   SW D Street and SW E Street *(GPA21-0001)*

2. **Crystal Bridges Museum of American Art** **Rezoning***
   A-1, Agricultural to C-3, Mixed-Use Commercial
   600 Museum Way *(RZ20-0074)*
   - Currently zoned A-1, Agricultural.
   - This property is located at 600 Museum Way, interior to the Crystal Bridges Museum of American Art Site, and west of the existing "Bucky Ball" parking lot. Adjacent zoning districts are A-1, Agricultural, on all sides.
   - The Future Land Use Plan currently depicts this property as Public/Semi-public. Public/Semi-public land uses include government offices, community facilities, and museums that are open to the public and provide community services and amenities. The current land use of Crystal Bridges is in line with this land-use category.
   - According to the applicant's narrative, the intent of the rezoning request is to provide an area that allows for people to meet and utilize additional services within vicinity of their residences.

3. **Vaishno Group, LLC** **Rezoning***
A-1, Agriculture to C-1, Neighborhood Comm & C-2, General Comm
SW 14th Street *(RZ21-0001)*
- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are C-2, General Commercial and R-3, Medium-Density Residential to the east, R-ZL, Zero Lot Line Residential, R-2, Duplex & Patio Home Residential to the south, and Benton County to the north and west.
- The Future Land Use Plan depicts this property as Residential Estate. These areas include large, detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents. The Future Land Use designation of Residential Estate is not consistent with development patterns that have occurred in this area of the city.
- The property is within Priority Area 3, Edge Growth as identified in Chapter 4 of the Land Use Plan. This area focuses on development in areas proximate to existing infrastructure to capitalize on municipal investments that have already taken place. (p. 44). Also, this area is noted for its potential to support mixed-use development.
- Per the applicant's narrative, there are currently no development plans for the property. They are requesting the rezoning to market the property for future development.

4. **Hufford** **Rezoning***
R-1, Single-Family Residential to DE, Downtown Edge
302 NW A Street *(RZ21-0002)*
- Located at the northeast corner of NW A Street and NW 3rd Street. Adjacent zoning districts are R-1, Single-Family Residential to the north, DE, Downtown Edge to the east and west, and DC, Downtown Core.
- The Future Land Use Plan currently depicts this property as High-Density Residential. High-Density Residential areas typically include apartments, condominium buildings, and resident-oriented commercial uses.
- The DE, Downtown Edge zoning district definition cites its potential as a transitionary zone between the downtown core and adjacent residential areas. The form and character of structures in the DE district are meant to provide a service-oriented character for surrounding neighborhoods.

5. **Bentonville City Center** **Conditional Use Permit***
Noise Ordinance
226 & 240 South Main Street *(CU21-0001)*
- Currently zoned DC, Downtown Core. Variations from the City of Bentonville's Noise Ordinance require a Conditional Use Permit regardless of zoning district.
- A request to allow for early morning and late night construction activity in association with the previously approved Bentonville City Center large scale development.
- According to the applicant's narrative, due to the timing and scope of concrete pours affiliated with the project, they need the ability to pour overnight. These pours may require temporary lighting, concrete trucks, and machinery be located on site for their duration. The work is scheduled to begin February 16th and end August 16th.

6. **Gateway Park North** **Conditional Use Permit***
Noise Ordinance
4700 SW Regional Airport Blvd. *(CU21-0002)*
- Currently zoned I-1, Light Industrial. Variations from the City of Bentonville's Noise Ordinance require a Conditional Use Permit regardless of zoning district.
- A request to allow for early morning and late night construction activity in association with the previously approved Gateway Park North large scale development.
- According to the applicant's narrative, due to the timing and scope of concrete pours affiliated with the project, they need the ability to pour overnight. These pours may require temporary lighting, concrete trucks, and machinery be located on site for their duration. The work is scheduled to begin Feb 16th and continue through the end of May.

7. **Belle Journee Spa** **Conditional Use Permit***
Personal Services
1732 SE Moberly Lane, Suite 14 *(CU21-0004)*
- Currently zoned R-O, Residential Office. Personal services (such as spas) require a Conditional Use Permit in the R-O zoning district.
- The spa has operated out of the same building since 2014, before proposing to move to a new suite within the same building.
- According to the applicant's narrative, the hours of operation will be Mondays, Tuesdays, Wednesday, and Fridays from 10am to 8pm and Saturdays from 11am to 6pm. There is one employee and an estimated two customers per day. No other changes are anticipated with the move.

8. **Lot 1, 7 Brew Subdivision** **Lot Split**
2811 & 2813 SW 14th Street *(PLA21-0002)*
- Zoned C-2, General Commercial
- A Lot Split of previously unplatted land creating new Lot 1 (+/- 1.67 acres) of 7 Brew Subdivision.
- The plat dedicates additional utility easements along SW Stagecoach Road and SW 14th Street.

9. **VBT Game Composites** **Large Scale Development**
3201 SW I Street *(LSD21-0003)*
- Currently zoned I-1, Light Industrial.
- A large scale development proposing the construction of an expansion to the existing Game Composites Facility and an additional parking area to the south.
- The development provides landscaping in accordance with the requirements of the Land Development Code.
- The primary materials on the exterior of the building include nichiha panels, glass, and architectural metal panel along the SW I Street frontage.

III. New Business

1. **LaRose Development, LLC** **Rezoning***
   C-2, General Commercial to C-3, Mixed Use Commercial
   South Walton Blvd. *(RZ21-0004)*
   - An approximately seven acre lot that is currently zoned C-2, General Commercial.
   - Adjacent zoning districts are all C-2, General Commercial with some C-3, Mixed-Use Commercial located nearby to the northeast.
   - The Future Land Use Plan depicts this property as General Commercial. These areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.
   - The property is within Priority Area 2, Infill, as identified in Chapter 4 of the Land Use Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development (pg. 45).
   - Per the applicant's narrative, the intent of the requested rezoning is to "allow the developer a greater variety of uses for this parcel. Notably, the C-2 does not allow for residential uses either conditionally or by right. The developer has requested the C-3 so that it may build a mix of commercial and residential uses on this parcel…"
   - Staff has received one public comment in opposition to this rezoning request.

2. **Tailor Family Development, LLC** **Rezoning***
   SE 30th and SE John Rollow Drive *(RZ21-0005)*
   - *The incorrect Notice of Intent to Rezoning form was sent to surrounding property owners. This item will need to be moved to the 3-16-21 Agenda.*
   - Surrounding zoning districts are C-2, General Commercial to the north, south, and west, and C-1, Neighborhood Commercial to the east.
   - The Future Land Use Plan currently depicts this property as Commercial.
   - According to the applicant's narrative, the intent of the rezoning request is to develop a mixed-use/residential development.

3. **Wayne Alexander Trust** **Rezoning***
R-2, Duplex & Patio Home Residential to DN-2, Downtown Medium Density Residential
406 SW Glover Street *(RZ21-0006)*
- An approximately 0.17 acre lot that is currently zoned R-2, Duplex and Patio Home Residential.
- Adjacent zoning districts are R-2 to the west and south, DN-2 to the north and R-1, Single Family Residential to the east.
- The Future Land Use Plan depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- The property is within Priority Area 1, Downtown Intensification Infill, as identified in Chapter 4 of the Land Use Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 45).

4. **Lots 1-4 of Allen Subdivision South** **Lot Split**
3301 SW 2nd Street *(LS20-0044)*
- Zoned A-1, Agriculture and expired PUD.
- A lot split of existing Lot 19 Hardcastle Estates and Tract 8 of Allen Subdivision eating new Lot 1, (+/-17.51 acres), Lot 2, (+/- 15.16 acres), Lot 3 (+/- 6.26 acres) & Lot 4 (4.79 acres) of Allen Subdivion South.
- Per the requirements of the Master Street Plan, right-of-way is adequate along both SW 89th Street and Mellissa Drive.
- The plat dedicates utility easements to serve the lot with public utilities.
- Note: This lot split is associated with the Pet Resource Center Large Scale Development project that was approved by Planning Commission on January 19, 2021.
- All staff departmental comments have been addressed.

5. **Lots 17 and 18, Block 19, Deming's 2nd Addition** **Property Line Adjustment**
601 and 605 NW B Street *(LS21-0006)*
- Zoned R-1, Single-Family Residential
- A Property Line Adjustment of Lots 13, 14, and 15, Block 19 of Deming's 2nd Addition, creating new Lots 17 (+/- .168 acres) and 18 (+/- .198 acres).
- The plat dedicates a ten foot utility easement along NW B Street.

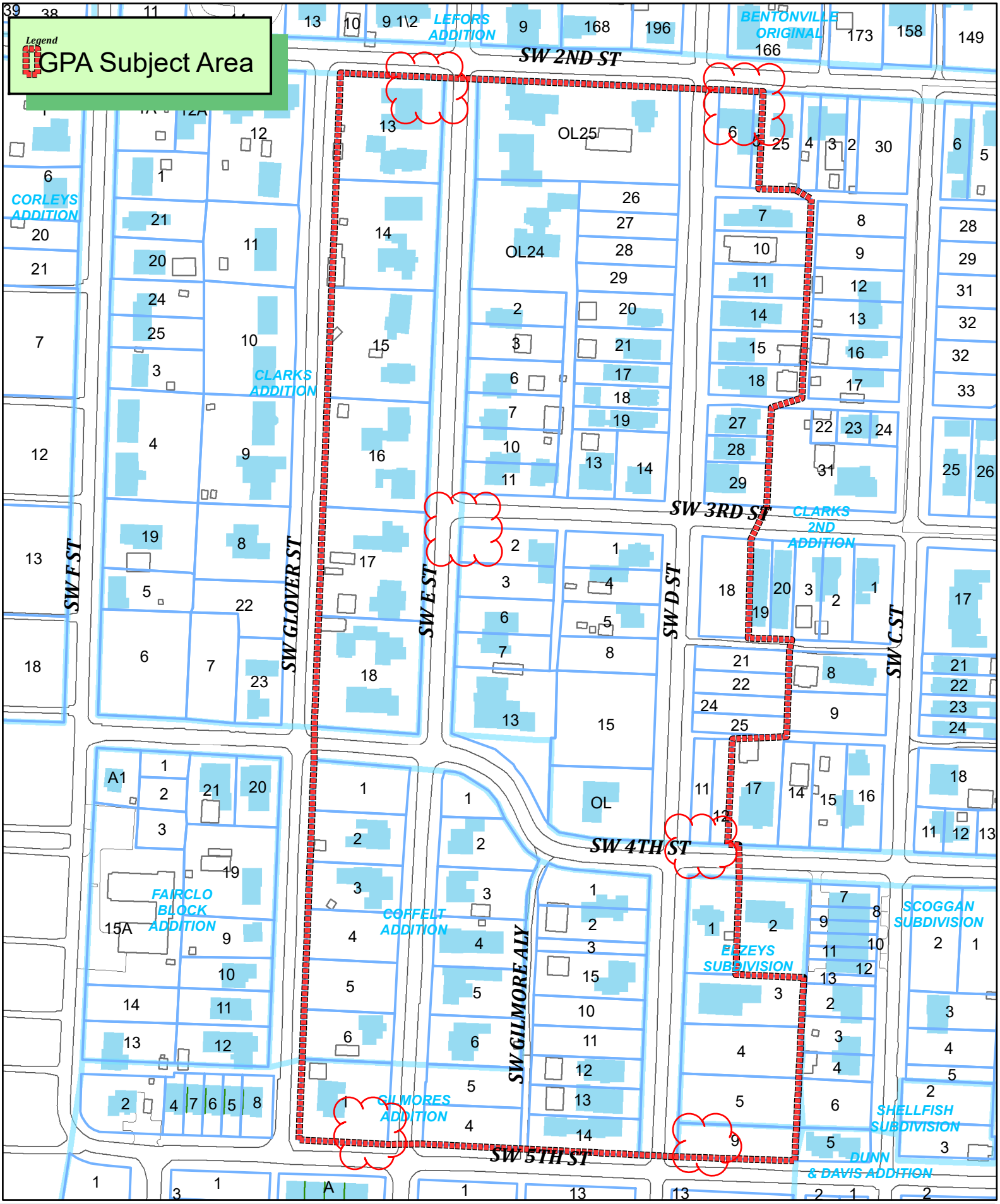
6. **Lot 44, Oakwood Heights** **Property Line Adjustment**
2104 Almand Drive *(PLA21-0003)*
- Zoned R-1, Single-Family Residential
- A Property Line Adjustment of Lots 23 and 24 of Oakwood Heights, creating new Lot 44 (+/- .526 acres)
- The plat dedicates additional right-of-way along Almand Drive.

7. **Culvers** **Large Scale Development**
1003 South Walton Blvd. *(LSD21-0004)*
- This property is zoned C-2, General Commercial. Drive through restaurants are an allowable use by right in the C-2 zoning district.
- A large scale development proposing the construction of an approximately 4,300 square foot drive through restaurant.
- 37 parking spaces are required, 48 spaces are being provided.
- The primary exterior materials of the building consist of stone, EFIS, Hardie Board siding and store front glass.
- Ingress/egress will be from a single existing shared curb cut from South Walton Blvd.
- Sidewalk, landscaping, grading/drainage, and site amenities are in accordance with the development requirements.
- One waiver requested:
    - 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 the following:
        - West façade, 65% stone and glass primary materials combine, with 17% EFIS and 13% Hardie Board.
        - North façade, 35% stone and glass primary materials combine, with 15% EFIS and 49% Hardie Board.
        - East façade, 59% stone and glass primary materials combine, with 16% EFIS and 25% Hardie Board.
        - South façade, 38% stone and glass primary materials combine, with 17% EFIS and 43% Hardie Board.

8. **Benton County** **Waiver**
Building Materials Waiver
1210 SW 14th Street *(WAV21-0005)*
- Waiver from Section 1100.21.e, Building Material, of the Land Development Code
- According to the applicant's narrative, they are proposing the expansion of their shop building be constructed using similar materials to match the existing building.
- The proposed material consists of a prefinished metal building wall panel.

IV. Other Business

1. Ben Grissom – Potential rezoning discussion with PC members for parcel number 18-08668-000 located south of the intersection of SW 14th Street and SW Elm Tree Road.


Legend
GPA Subject Area
SW 2ND ST
SW 3RD ST
SW 4TH ST
SW 5TH ST
SW F ST
SW GLOVER ST
SW E ST
SW D ST
SW C ST
SW GILMORE ALY
LEFORS ADDITION
BENTONVILLE ORIGINAL
CORLEYS ADDITION
CLARKS ADDITION
CLARKS 2ND ADDITION
FAIRCLO BLOCK ADDITION
COFFELT ADDITION
GILMORES ADDITION
EEZEYS SUBDIVISION
SCOGGAN SUBDIVISION
SHELLFISH SUBDIVISION
DUNN & DAVIS ADDITION
OL25
OL24
OL
1 inch = 183 feet

NOTICE OF GENERAL PLAN AMENDMENT

Members of the Planning Commission have requested to amend the Future Land Use Map from Medium Density Residential to Low Density Residential. The legal description of the property is as follows:

See Attached Legal Description and Vicinity Map

The common description of the property is:

The area consists of parcels adjacent to SW E Street and SW D Street, between SW 2nd Street and SW 5th Street

The public hearing will be held February 16, 2021 at 4:00 p.m. It will be held at the Bentonville Community Center, 1101 SW Citizens Circle.

If you wish to express any comments about the requested General Plan Amendment, you may respond by the following methods:

1. Attend the public hearing and express your views. You can attend in person or virtually. *(If you would like to virtually participate in the public hearing, please email planning@bentonvillear.com no later than 2pm on February 16, 2021 to register.)*
2. Express your opinion in writing to the Planning Commission. You may mail or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)
4. Email your comments to planning@bentonvillear.com.

For more information, you may call the Planning Department at 479-271-3122 or email planning@bentonvillear.com.

I/We have received notice of the General Plan Amendment for the above described property and:

□ I/We have no objections to the General Plan Amendment.

□ I/We object to the General Plan Amendment because:

_____

_____

_____

_____ _____

Signature & Physical Address Signature & Physical Address

Proposed GPA

Beginning at the SW Corner of Lot 1 Block 3 Gilmores Addition as shown on Plat Record Book 'A' Page 37, and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas. The beginning point is also the NE Corner of SW Glover Street and SW 5th Street Right-of-Way.

Thence along the East Right-of-Way of SW Glover Street North approximately 1600' more or less to the NW Corner of Lot 13 Clarks Addition as shown on Plat Record Book 'L' Page 166, and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas, said point which is also the SW Corner of SW 2nd Street and SW Glover Street Right-of-Way;

Thence East along the South Right-of-Way of SW 2nd Street approximately 640' more or less to the NE Corner of Lot 5 Block 3 Clarks 2nd Addition as shown on Plat Record 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence East along the South Lot line of Lot 25 Block 3 to the Southeast Corner of Lot 25 Block 3 Clark's 2nd Addition as shown on Plat Record Book 2006 Page 1523 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southeast to the Northeast Corner of Lot 7 Block 3 Clarks 2nd Addition as shown on Plat Record 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South approximately 300' more or less to the Southeast Corner of Lot 18 Block 3 Clark's 2nd Addition as shown on Plat Record 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southwest to the Northeast Corner of Lot 27 Block 3 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 14 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Southeast Corner of Lot 29 Block 3 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 14 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southwest to the Northeast Corner of Lot 18 Block 6 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 623 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Southeast Corner of Lot 18 Block 6 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 623 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence East to the Southeast Corner of Lot 20 Block 6 Clark's 2nd Addition as shown on Plat Record Book 2014 Page 623 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Southeast Corner of Lot 25 Block 6 Clark's 2nd Addition as shown on Plat Record L201802628 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southwest to the Northeast Corner of Lot 12 Block 6 Clark's 2nd Addition as shown on Plat Record Book 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence Southwest to the Southeast Corner of Lot 12 Block 6 Clark's 2nd Addition as shown on Plat Record Book 'Q' Page 502 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

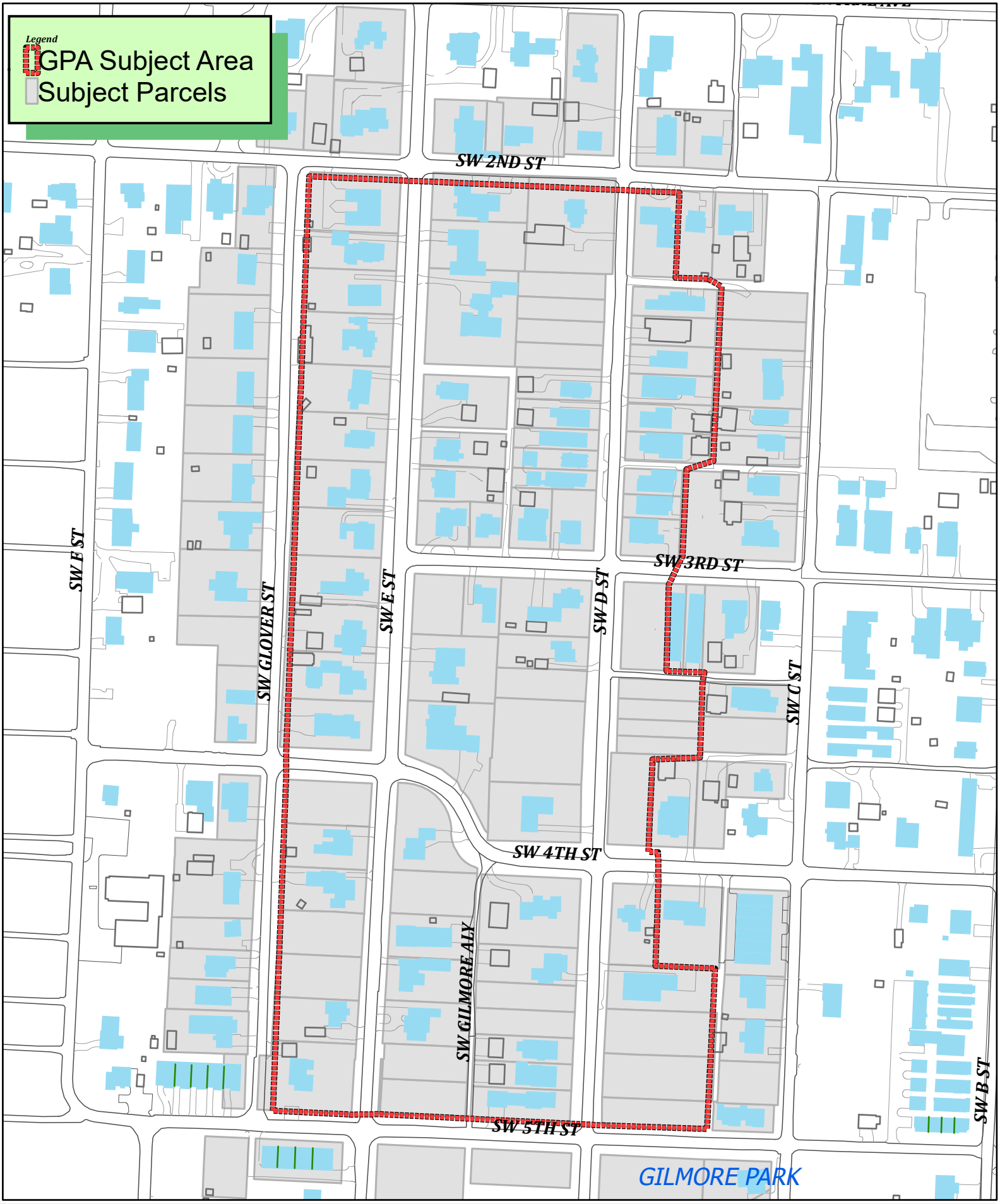
Thence South to the Northeast Corner Lot 1 Elzey's Subdivision as shown on Plat Record Book 'C' Page 98 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Southeast Corner Lot 1 Elzey's Subdivision as shown on Plat Record Book 'C' Page 98 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence East to the Northeast Corner of Lot 3 Elzey's Subdivision as shown on Plat Record Book 'C' Page 98 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas;

Thence South to the Southeast Corner of Lot 9 Block 1 Gilmores Addition as shown on Plat Record Book 'A' Page 37 and filed for record with the Benton County Clerk's Office, Bentonville, Arkansas, which is also the North Right-of-Way of SW 5th Street.

Thence West along the said North Right-of-Way of SW 5th Street to the Point of Beginning.



N
W E
S

1 inch = 208 feet

GPA21-0001

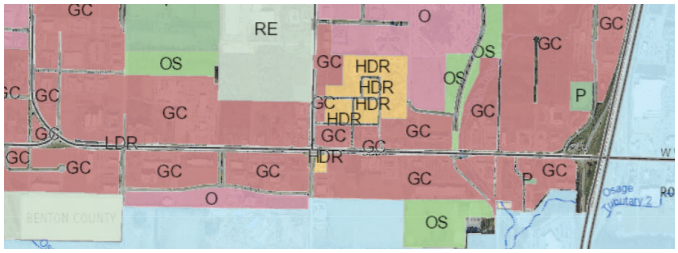
Future Land Use and Zoning Code

FUTURE LAND USE

Description

The Future Land Use Plan and Map is a planning tool required by state statutes to enact zoning. It is adopted by resolution as part of the city's Community Plan. It does not carry the weight of law, but is to be used as a guide when making land use decisions. The Future Land Use Plan and Map is general in nature and describes preferred land use categories and locations.

Land Use Plan Map



Land Use Plan Classifications

Agriculture

Residential Classifications
Residential Estate
Low-Density Residential
Medium-Density Residential
High-Density Residential

Public Use Classifications
Public/Semi-Public
Parks
Open Space
Utility/Transportation

Commercial Classifications
Mixed-Use Commercial
General Commercial
Office
Downtown Commercial

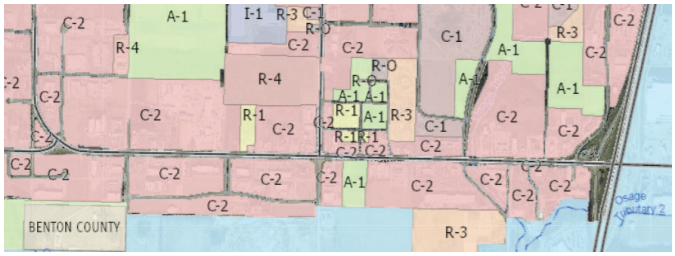
Industrial Classifications
Light Industrial
Heavy Industrial

ZONING CODE

Description

Zoning is the regulatory tool to implement the plan. It is adopted by ordinance and is an enforceable law. Zoning establishes districts with specific regulations for land uses, lot sizes, setbacks and heights.

Zoning District Map



Zoning Districts

A1, Agricultural

Residential Districts
RE Residential Estate
R1 Single Family Residential
R2 Duplex and Patio Home Res.
R3 Medium Density Res.
R4 High Density Res.
RMH Manufactured Home Res.
RZ Zero Lot Line Residential
RO Residential Office
PRD Planned Res. Development

Commercial Districts
C1 Neighborhood Com.
C2 General Commercial
C3 Mixed-use Com.
PUD Planned Unit Dev.

Downtown Residential Districts
RC2 Central Res. Mod. Density
RC3 Central Res. High Density
DN1 Downtown Low Density Res.
DN2 Downtown Med. Density Res.
DN3 High Density Res.
DN4 Downtown Mixed Use Res.

Downtown Commercial Districts
DC Downtown Core
DE Downtown Edge

Overlay Districts
Municipal Airport Overlay District
XNA Airport Overlay District

Industrial Districts
I1 Light Industrial
I2 Heavy Industrial

Future Land Use and Zoning Code

FUTURE LAND USE

Example of Land Use Category Descriptions

Low Density Residential

Low density residential areas include detached single-family residential properties with a typical density of 3 to 8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Future Land Resources

- Bentonville Community Plan
- Future Land Use Map Categories

ZONING CODE

Example of Zoning District Regulations

R-1, Single-family Residential

Lot and Area Standards:

District	Type	Lot Area	Lot Width	Coverage
R-1	All	6,000 sq. ft.	60′	40%

Min. Setback Standards:

District	Type	Front	Side	Rear
R-1	All	20′	7′	25′

Max. Height Allowed: 36′

Zoning Resources

- Article 401 Zoning Regulations
- Zoning Resources webpage

Primary Differences

FUTURE LAND USE	ZONING CODE
Adopted by resolution.	Adopted by ordinance.
Serves as a guide for land use decision making.	Is the law regarding land use.
Is a planning tool.	Is a regulatory tool.
Establishes land use categories.	Establishes zoning districts.
Does not regulate.	Regulates land use, lot size, setbacks, height, lot coverage, and parking by zoning district.
Land use classification can be amended with a resolution.	Zoning district can only be changed with a rezoning ordinance.
Includes a Future Land Use Map and policy text in the Community Plan.	Includes an official zoning map and the regulatory text in the Zoning Code.
Land use categories shown on the map are desired or preferred land uses.	Zoning districts shown on the map are the land uses allowed by law.
Does not require compliance. Used in the decision making process for rezonings.	Rezoning, conditional use permit, and variance are tools used to achieve compliance with the Zoning Code.

Low Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

From:	Luke wetzel
To:	Planning
Subject:	Down-zoning Downtown
Date:	Wednesday, February 17, 2021 9:31:53 AM

Good morning! I hope everyone is safe and well during this wintry week!

I am reaching out in concern of down-zoning SW D and SW E to R1, which to my understanding, has been zoned for medium density since 2018.

Downtowns are the heart of any city and Bentonville is no exception. The city invested in a master plan to guide future land use and it's working! As a business owner of a downtown location, I am realizing Bentonville's potential to be a vibrant, bustling downtown that still maintains its small town vibe.
Continuing to support higher density in Bentonville will foster economic growth, housing affordability, and encourage ethnic and social diversity.

Furthermore, downtown is the best place for density, as transportation, utility infrastructure, and access to employment/services/retail can all be more efficiently planned and funded, while avoiding sprawl which increases traffic and has adverse effects on public health and the environment.

With escalating property value comes escalated rents. Small businesses rely on foot traffic and we need as many potential customers as possible to make our required per square foot revenue.

Small retail and local restaurants are crippled from COVID and now is not the time to limit our potential for profit. Keep up the good leadership and help us all keep serving this community!

Stay well,

Luke Wetzel

NOTICE OF GENERAL PLAN AMENDMENT

Members of the Planning Commission have requested to amend the Future Land Use Map from Medium Density Residential to Low Density Residential. The legal description of the property is as follows:

See Attached Legal Description and Vicinity Map

The common description of the property is:

The area consists of parcels adjacent to SW E Street and SW D Street, between SW 2nd Street and SW 5th Street

The public hearing will be held February 16, 2021 at 4:00 p.m. It will be held at the Bentonville Community Center, 1101 SW Citizens Circle.

If you wish to express any comments about the requested General Plan Amendment, you may respond by the following methods:

1. Attend the public hearing and express your views. You can attend in person or virtually. *(If you would like to virtually participate in the public hearing, please email planning@bentonvillear.com no later than 2pm on February 16, 2021 to register.)*
2. Express your opinion in writing to the Planning Commission. You may mail or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)
4. Email your comments to planning@bentonvillear.com.

For more information, you may call the Planning Department at 479-271-3122 or email planning@bentonvillear.com.

I/We have received notice of the General Plan Amendment for the above described property and:

☒ I/We have no objections to the General Plan Amendment.

☐ I/We object to the General Plan Amendment because:

BEYOND RETAINING SINGLE FAMILY DESIGNATION, WE WOULD APPRECIATE ANY EFFORT TO RETAIN CURRENT DENSITY, MIX OF LOT SIZES, MIX OF STYLES, PREVENTION OF MASSIVE STRUCTURES OVER SHADOWING NEIGHBORS.

S Marquess
Signature & Physical Address

POA FOR MARY P. MARQUESS
503 W. CENTRAL
OWNER, 504 SW 2ND ST.

Signature & Physical Address

I/We have received notice of the General Plan Amendment for the above described property and:

☑ I/We have no objections to the General Plan Amendment.

☐ I/We object to the General Plan Amendment because:

_____

_____

_____

408 SW 3rd St.
Signature & Physical Address

408 SW 3rd
Signature & Physical Address

408 SW 3rd St, Bentonville

I/We have received notice of the General Plan Amendment for the above described property and:

☒ I/We have no objections to the General Plan Amendment.

☐ I/We object to the General Plan Amendment because:

I/We have received notice of the General Plan Amendment for the above described property and:

☒ I/We have no objections to the General Plan Amendment.

☐ I/We object to the General Plan Amendment because:

_____

_____

_____

Signature & Physical Address
411 SW E Street
Bentonville, AR

Signature & Physical Address
411 SW E Street
Bentonville, AR

NOTICE OF GENERAL PLAN AMENDMENT

Members of the Planning Commission have requested to amend the Future Land Use Map from Medium Density Residential to Low Density Residential. The legal description of the property is as follows:

See Attached Legal Description and Vicinity Map

The common description of the property is:

The area consists of parcels adjacent to SW E Street and SW D Street, between SW 2nd Street and SW 5th Street

The public hearing will be held February 16, 2021 at 4:00 p.m. It will be held at the Bentonville Community Center, 1101 SW Citizens Circle.

If you wish to express any comments about the requested General Plan Amendment, you may respond by the following methods:

1. Attend the public hearing and express your views. You can attend in person or virtually. *(If you would like to virtually participate in the public hearing, please email planning@bentonvillear.com no later than 2pm on February 16, 2021 to register.)*
2. Express your opinion in writing to the Planning Commission. You may mail or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)
4. Email your comments to planning@bentonvillear.com.

For more information, you may call the Planning Department at 479-271-3122 or email planning@bentonvillear.com.

I/We have received notice of the General Plan Amendment for the above described property and:

☐ I/We have no objections to the General Plan Amendment.

☐ I/We object to the General Plan Amendment because:

Signature & Physical Address
108 SW D St.
Bville, AR 72712

Signature & Physical Address
108 SW D St
Bentonville, AR. 72712

NOTICE OF GENERAL PLAN AMENDMENT

Members of the Planning Commission have requested to amend the Future Land Use Map from Medium Density Residential to Low Density Residential. The legal description of the property is as follows:

See Attached Legal Description and Vicinity Map

The common description of the property is:

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I/We have received notice of the General Plan Amendment for the above described property and:

□ I/We have no objections to the General Plan Amendment.

□ I/We object to the General Plan Amendment because:

Signature & Physical Address
101 SW D St.
Bville, 72712

Signature & Physical Address
107 SW D St
Bentonville, AR 72712

NOTICE OF GENERAL PLAN AMENDMENT

Members of the Planning Commission have requested to amend the Future Land Use Map from Medium Density Residential to Low Density Residential. The legal description of the property is as follows:

See Attached Legal Description and Vicinity Map

The common description of the property is:

The area consists of parcels adjacent to SW E Street and SW D Street, between SW 2nd Street and SW 5th Street

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I/We have received notice of the General Plan Amendment for the above described property and:

☑ I/We have no objections to the General Plan Amendment.

☐ I/We object to the General Plan Amendment because:

Signature & Physical Address

501 W Central Ave
B'ville, AR

Signature & Physical Address

501 W. Central Ave
Bentonville, AR. 72712

NOTICE OF GENERAL PLAN AMENDMENT

Members of the Planning Commission have requested to amend the Future Land Use Map from Medium Density Residential to Low Density Residential. The legal description of the property is as follows:

See Attached Legal Description and Vicinity Map

The common description of the property is:

The area consists of parcels adjacent to SW E Street and SW D Street, between SW 2nd Street and SW 5th Street

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1. Attend the public hearing and express your views. You can attend in person or virtually. *(If you would like to virtually participate in the public hearing, please email planning@bentonvillear.com no later than 2pm on February 16, 2021 to register.)*
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I/We have received notice of the General Plan Amendment for the above described property and:

☐ I/We have no objections to the General Plan Amendment.

SEE BELOW

☐ I/We object to the General Plan Amendment because:

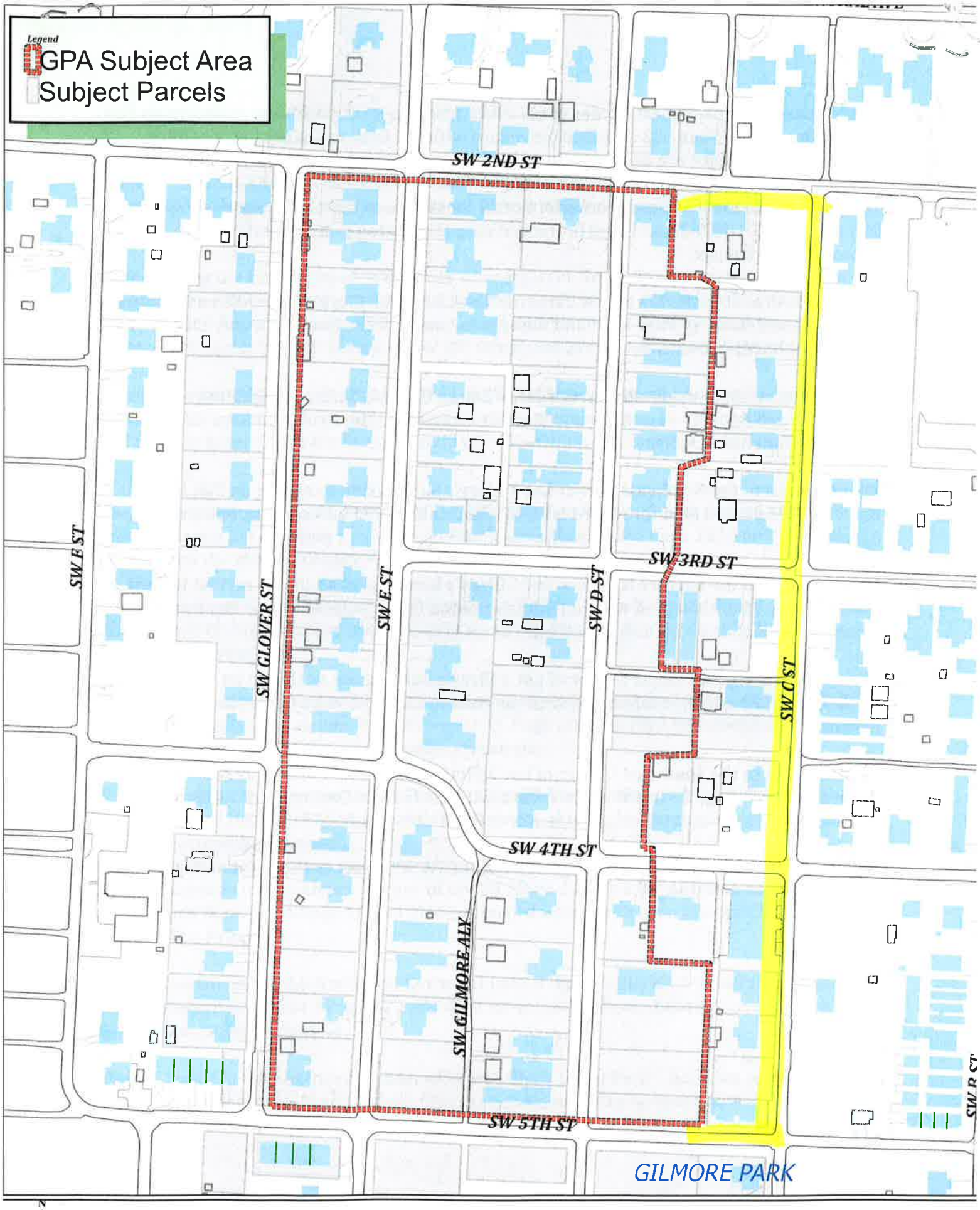
RATHER THAN HAVE OUR HOME ON S.W. D ST. (AND OTHERS) BACK UP TO MEDIUM DENSITY RESIDENTIAL WHY NOT BE CONSISTANT AND HAVE THE LOW DENSITY ZONE EXTEND TO C STREET, (SEE DIAGRAM ON REVERSE SIDE.

Signature & Physical Address

209 S.W. "D" ST

Signature & Physical Address

209 SW D ST



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1 inch = 208 feet

GPA21-0001

NOTICE OF GENERAL PLAN AMENDMENT

Members of the Planning Commission have requested to amend the Future Land Use Map from Medium Density Residential to Low Density Residential. The legal description of the property is as follows:

See Attached Legal Description and Vicinity Map

The common description of the property is:

The area consists of parcels adjacent to SW E Street and SW D Street, between SW 2nd Street and SW 5th Street

The public hearing will be held February 16, 2021 at 4:00 p.m. It will be held at the Bentonville Community Center, 1101 SW Citizens Circle.

If you wish to express any comments about the requested General Plan Amendment, you may respond by the following methods:

1. Attend the public hearing and express your views. You can attend in person or virtually. *(If you would like to virtually participate in the public hearing, please email planning@bentonvillear.com no later than 2pm on February 16, 2021 to register.)*
2. Express your opinion in writing to the Planning Commission. You may mail or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)
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For more information, you may call the Planning Department at 479-271-3122 or email planning@bentonvillear.com.

I/We have received notice of the General Plan Amendment for the above described property and:

□ I/We have no objections to the General Plan Amendment.

☒ I/We object to the General Plan Amendment because:

Doesn't follow master plan

Signature & Physical Address

Signature & Physical Address

NOTICE OF GENERAL PLAN AMENDMENT

Members of the Planning Commission have requested to amend the Future Land Use Map from Medium Density Residential to Low Density Residential. The legal description of the property is as follows:

See Attached Legal Description and Vicinity Map

The common description of the property is:

The area consists of parcels adjacent to SW E Street and SW D Street, between SW 2nd Street and SW 5th Street

The public hearing will be held February 16, 2021 at 4:00 p.m. It will be held at the Bentonville Community Center, 1101 SW Citizens Circle.

If you wish to express any comments about the requested General Plan Amendment, you may respond by the following methods:

1. Attend the public hearing and express your views. You can attend in person or virtually. *(If you would like to virtually participate in the public hearing, please email planning@bentonvillear.com no later than 2pm on February 16, 2021 to register.)*
2. Express your opinion in writing to the Planning Commission. You may mail or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
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4. Email your comments to planning@bentonvillear.com.

For more information, you may call the Planning Department at 479-271-3122 or email planning@bentonvillear.com.

I/We have received notice of the General Plan Amendment for the above described property and:

☒ I/We have no objections to the General Plan Amendment.

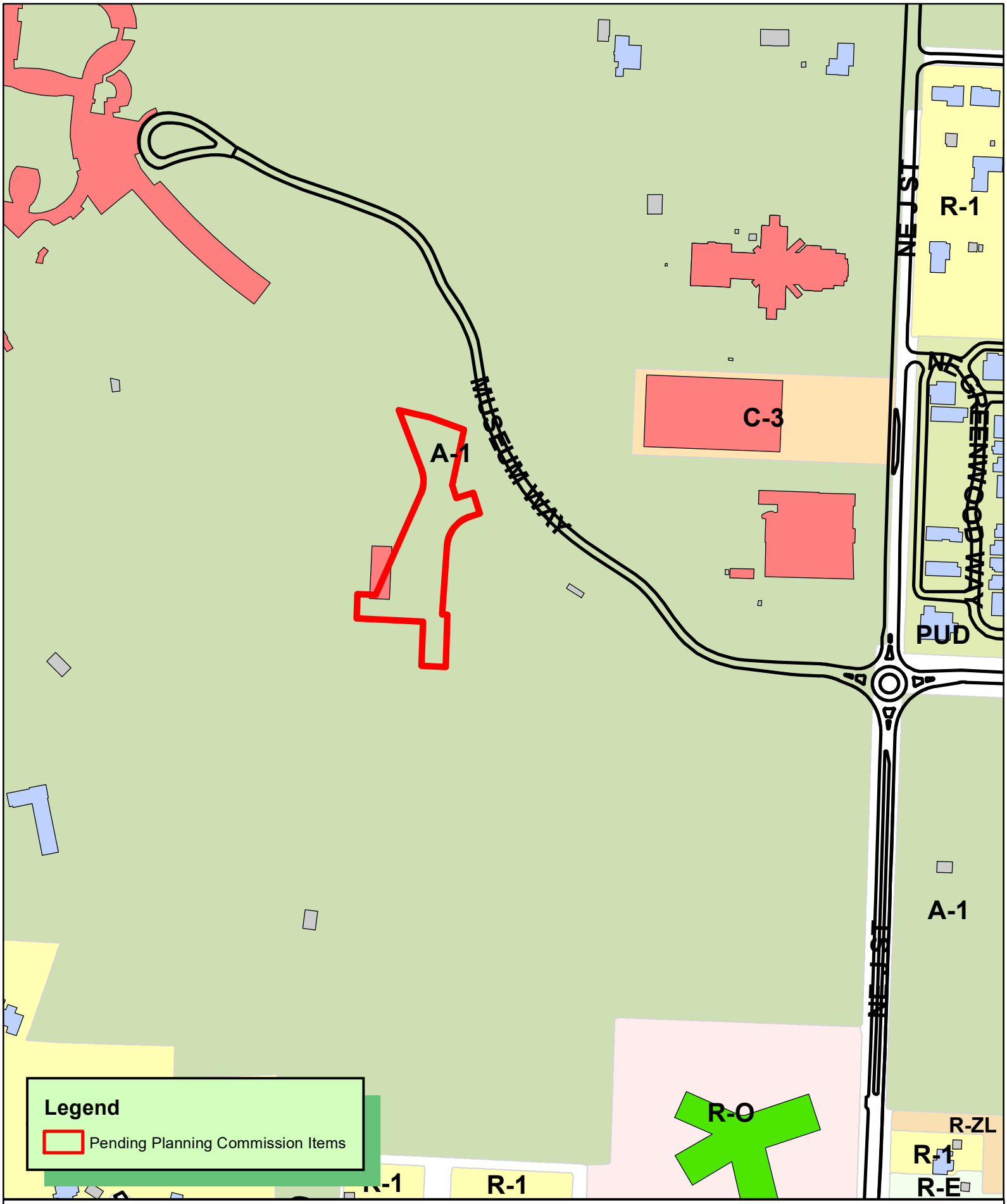
☐ I/We object to the General Plan Amendment because:

Karlos Davidson

Signature & Physical Address

208 S.W. 'C'

Signature & Physical Address



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1 inch = 300 feet

RZ20-0074
REZONING A-1 TO C-3
CRYSTAL BRIDGES MUSEUM OF ART

THE CITY OF BENTONVILLE

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

CESO

December 21, 2020

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

RE: Parcel #01-15202-000 rezone to C-3

Dear Mr. Stanley:

Please accept this narrative letter for the referenced request to rezone a portion of parcel #01-15202-000 to C-3. See below for additional information on this request:

Current Zoning Designation: A-1 Agricultural District

Proposed Zoning Designation: C-3 Central Commercial

Explanation: A portion of parcel #01-15202-000 is being proposed to be rezoned from A-1 Agricultural to C-3 Central Commercial in order to develop a real estate project in compliance with C-3 development standards. The current owner is Crystal Bridges Museum of American Art Inc.

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

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

Use: Offices, open office and conference space

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

Signage: None proposed

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

Water / Sewer: Water service is available via the 8” water main on site. Sewer service has a potential connection to the 24” sewer line located south of the property.

Thank you for your consideration of this request.

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

Respectfully,

Jason Steigerwald, P.E.
Civil Team Lead

Enclosures

NOTICE OF INTENT TO REZONE

Crystal Bridges Museum of American Art Inc. has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 (Agricultural District) to C-3 (Central Commercial District)

The legal description of the property is as follows:

See attached full legal description

The common description of the property is: 600 Museum Way

Proposed land use: Offices, open office and conference space

The public hearing will be held February 2, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

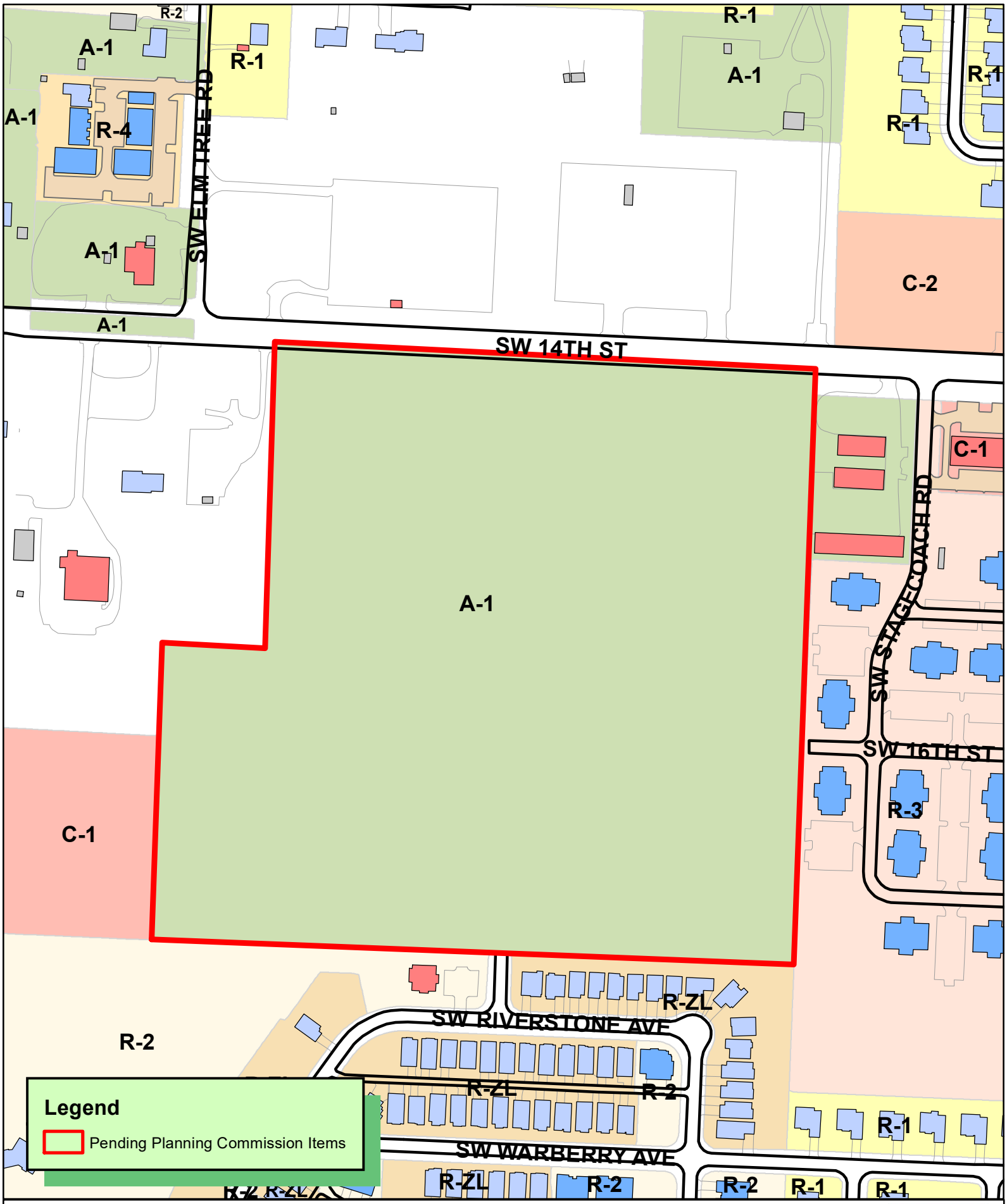
- [X] I/we have no objections to the rezoning.
- [ ] I/we object to the rezoning because:

The residents of Legacy Village Garden Homes support the rezoning requested by Crystal Bridges

R J Sherman
Signature
President
LVGH Residents Council

L J Sherman
Printed Name
708 Greenwood Way
Physical Address
Bentonville AR 72712

cc R. Bigelow



N
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1 inch = 250 feet

RZ21-0001
REZONING A-1 TO C-2
VAISHNO GROUPS LLC
PARCEL 01-00828-115

THE CITY OF BENTONVILLE

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

February 9, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-00828-115)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to C-1, Neighborhood Commercial and C-2, General Commercial District. The property is currently owned by Vaishno Groups, LLC. The adjacent properties are zoned R-3, R-2, and C-1. A proposed C-2 zoning of the north portion and C-1 along the southern portion is appropriate in this area based on access to Highway 102 and surrounding properties' zoning.

The owners of this parcel are requesting a rezone to C-1 and C-2 in order to make the property more marketable. Currently, there are not any plans for development on this property, so the proposed use would be anything allowed by right under a C-1 or C-2 zoning designation. This property is adjacent to SW 14th St (Hwy 102), but also includes access to 2 alternate points of egress (via SW 16th St and SW Mossy Stone Rd).

Since there are no plans for development on this property, plans for proposed signage are also unknown. Future LSDP's will be responsible for working with city staff when planning any proposed signage.

The site currently has large overhead electric lines crossing through the middle of the site. The land is comprised of dense grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the south and east.

By rezoning to C-1, Neighborhood Commercial and C-2, General Commercial, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Barry R. Williams, ASLA
Project Manager

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

C-2, General Commercial

The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-2	All	7,000	-	70’	-	60%	60%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-2	50’	20’	7’	30’	20’	30’

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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C-2, General Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal clinic
Animal - domestic or household
Botanical garden
Greenhouse
Plant nursery

Residential
Residential facility - assisted living
Residential facility - extended medical care
Residential facility - temporary shelter

Services
Adult day care
ATM machine
Auction house
Auto or equipment auction
Automobile repair
Car wash
Cemetery or mausoleum
Child care - commercial
Child care - residential (4 children)
Financial institution
Funeral home
Governmental services facility
Lodging - hotel / motel
Maintenance service
Medical services - hospital
Medical services - doctor office
Medical services - urgent care clinic
Medical services - laboratory
Medical services - substance abuse or mental health treatment clinic
Office - small scale (≤ 4,000 gsf)
Office - large scale (≥ 4,000 gsf)
Office / warehouse
Personal services
Postal services
Repair services - household
Repair services - equipment, large appliances

Retail
Artisan shop
Auto and vehicle sales/rental
Bakery
Bar, lounge or tavern
Building and landscape material sales
Convenience store
Convenience store that sells beer and/or light wine for off-site consumption
Convenience store that sells beer, light wine/and or spirits for off-site consumption
Equipment rental - indoor
Equipment rental - outdoor
Gas station
Recreational vehicle and boat sales/rental
Outdoor vending - private property
Package liquor store
Restaurant
Restaurant, drive-in
Restaurant, drive-through
Retail - small scale (≤ 4,000 gsf)
Retail - large scale (≥ 4,000 gsf)

Industrial and Warehousing
Laboratory - dental or medical
Laboratory - research
Mini-warehouse storage
Taxidermy

Transportation / Utilities
Broadcasting studio
Parking facility (as principle use)

Recreation, Education & Assembly
Aquarium
Arena / auditorium
Community Center
Commercial recreation facility - indoor
Conference / convention center
Cultural studio
Event center
Library
Museum
Library
Museum
Park – community, mini, neighborhood

CONDITIONAL

Agriculture and Animals
Animal kennel or shelter
Urban farm

Residential
Residential facility - rehabilitation

Recreation, Education & Assembly
Commercial recreation facility - outdoor
Educational facility
Golf course
Outdoor music venue
Religious facilities

Services
Crematory
Public safety services

Retail
Construction / heavy equipment sales/rental
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail
Outdoor vendor park
Package liquor store within 500 ft. of a city owned and maintained park or trail
Restaurant - microbrewery
Sexually oriented business

Industrial and Warehousing
Contractor maintenance yard
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500 ft. of a city owned and maintained park or trail
Mining

Transportation / Utilities
Airport facilities
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell towers)

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory

Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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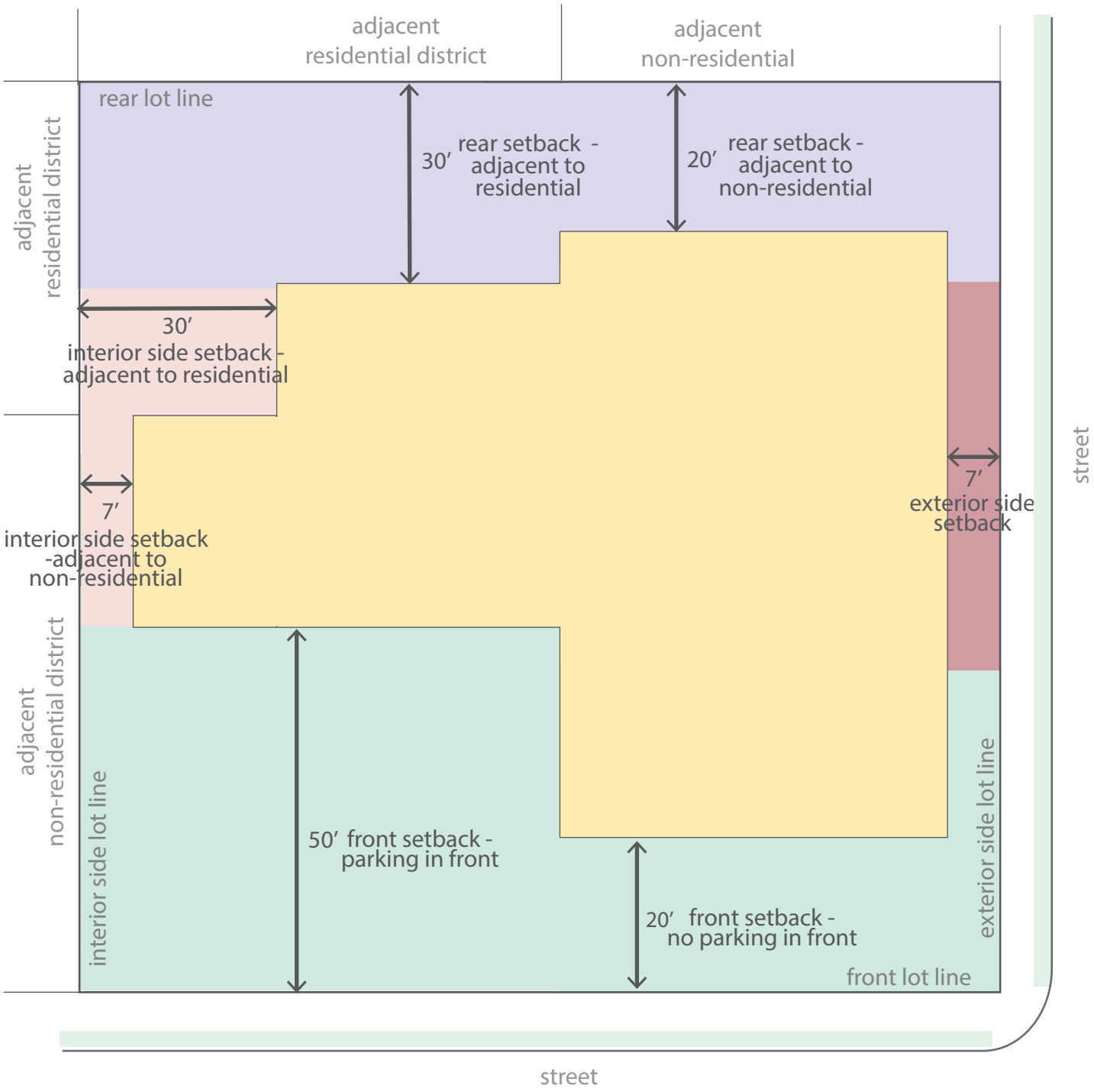
C-2, General Commercial

Setback Illustration



Updated May 2020

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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C-1, Neighborhood Commercial

The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

Maximum Density Allowed: N/A

Maximum Height Allowed: 40 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-1	All	7,000	-	70’	-	50%	50%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-1	50’	20’	7’	15’	20’	25’

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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C-1, Neighborhood Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal - domestic or household
Botanical garden

Residential
Residential facility - assisted living
Residential facility - extended medical care
Residential facility – rehabilitation

Recreation, Education & Assembly
Aquarium
Community Center
Cultural studio
Library
Museum
Park – community
Park – mini
Park - neighborhood

Services
Adult day care
ATM machine
Auction house
Cemetery or mausoleum
Child care – commercial
Child care – residential (4 children)
Financial institution
Funeral home
Governmental services facility
Maintenance service
Medical services – doctor office
Office – small scale (≤ 4,000 gsf)
Personal services
Postal services
Repair services – household

Retail
Artisan shop
Bakery
Bar, lounge or tavern
Convenience store
Convenience store that sells beer and/or light wine for off-site consumption
Convenience store that sells beer, light wine/and or spirits for off-site consumption
Equipment rental – indoor
Outdoor vending – private property
Retail – small scale (≤ 4,000 gsf)

CONDITIONAL

Agriculture and Animals
Animal clinic
Community garden

Recreation, Education & Public Assembly
Commercial recreation facility - indoor
Commercial recreation facility – outdoor
Educational facility
Event center
Golf course
Religious facility

Services
Car wash
Copy facilities
Lodging – Bed & Breakfast
Public safety services

Retail
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Gas station
Outdoor vendor park
Restaurant
Restaurant, drive-through
Restaurant, microbrewery

Transportation/Utilities
Airport facilities
Parking facility (as principle use)
Utility facility
Wireless communication facility (cell tower)

Other
Temporary Uses

ACCESSORY

Residential
Dwelling – accessory

Transportation/Utilities
Solar energy system
Wind energy system, small

Other
Building – accessory nonresidential

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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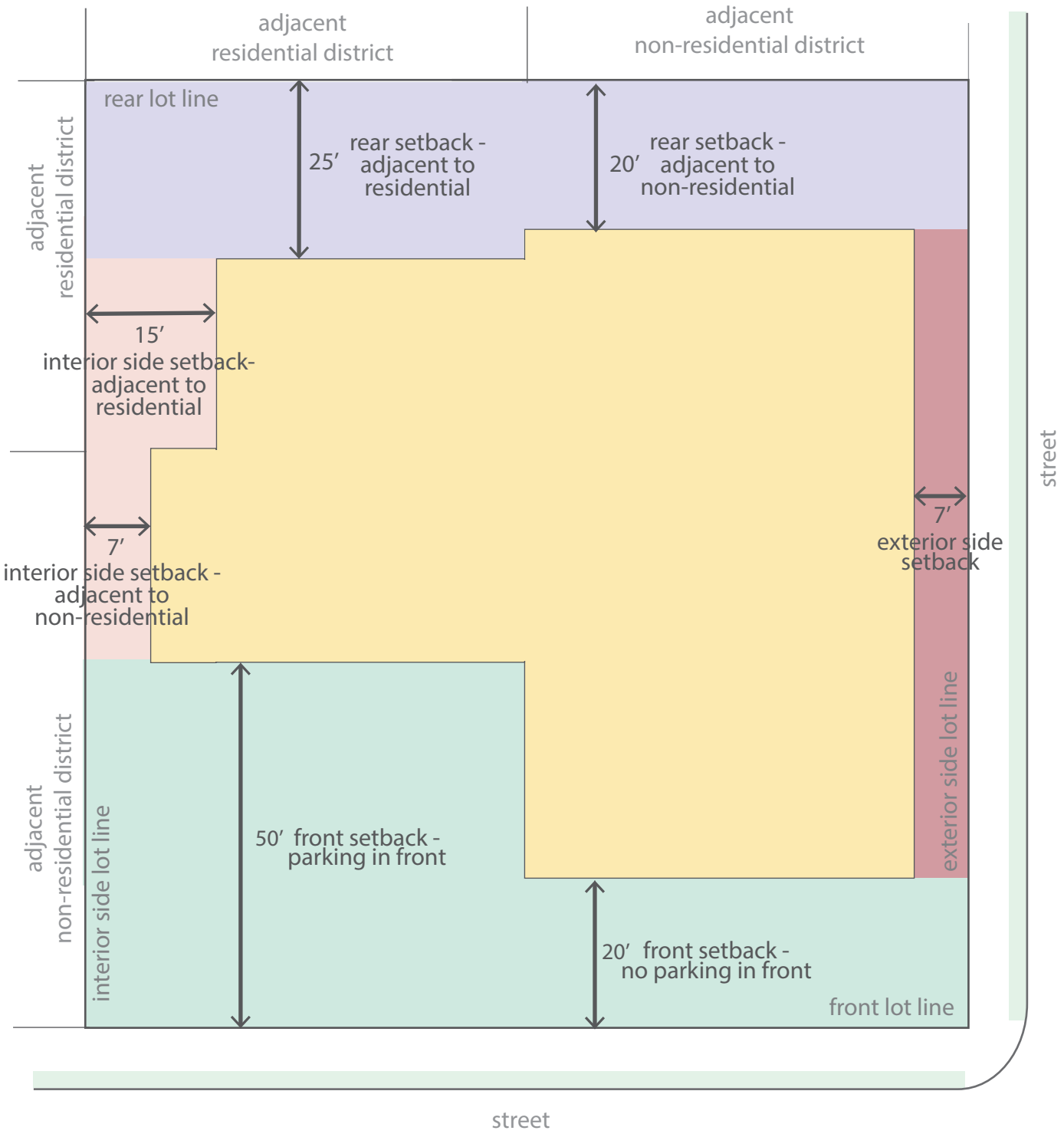
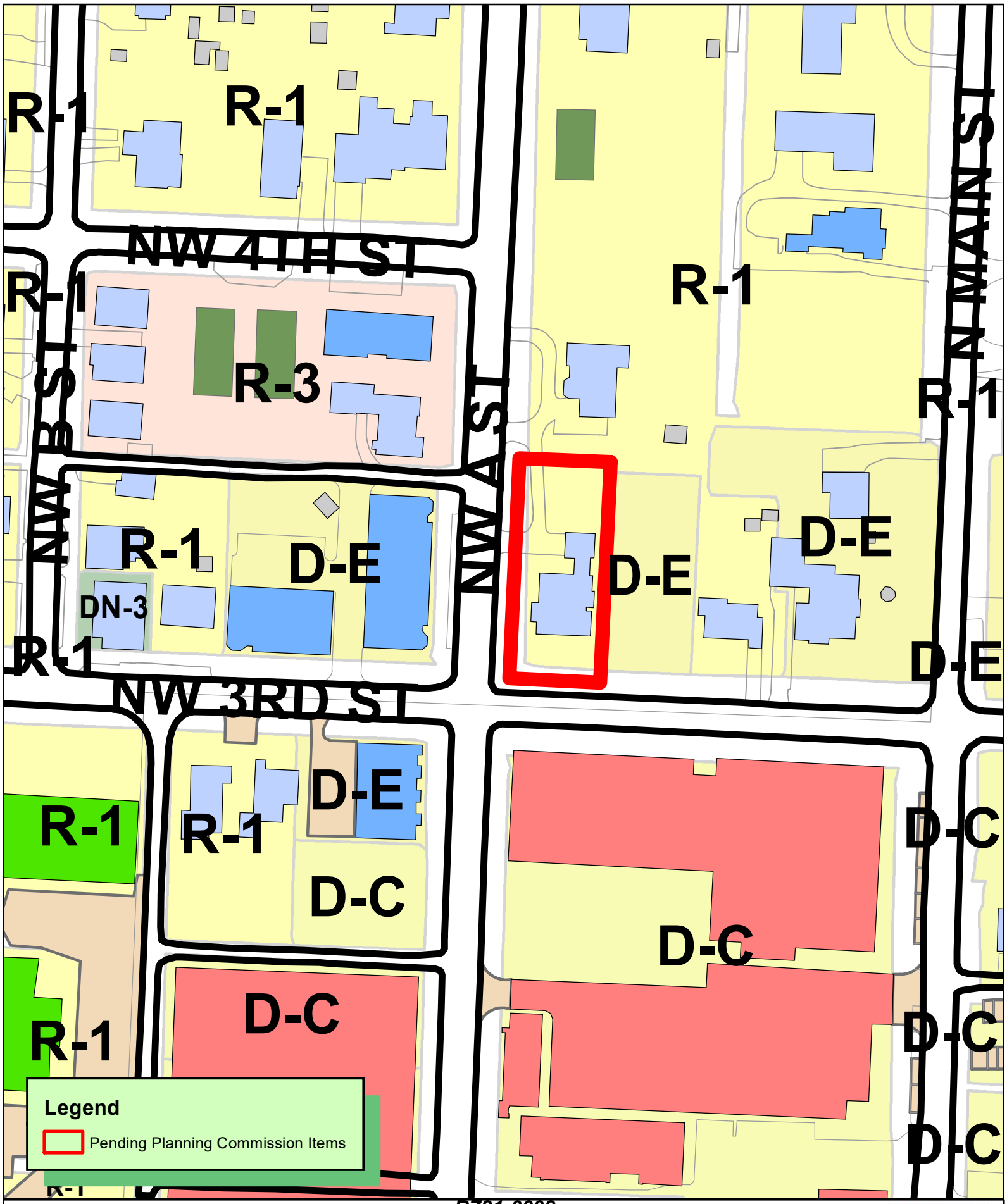
C-1, Neighborhood Commercial

Setback Illustration



Updated May 2020



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1 inch = 100 feet

RZ21-0002
REZONING R-1 TO D-E
HUFFORD
DEMINGS ADD LOT 17 BLK 3
302 NW A ST

THE CITY OF BENTONVILLE

Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

January 7, 2021

Bentonville City Utilities
117 W Central Avenue
Bentonville, AR 72712

RE: 302 NW 'A' STREET
REZONE
ECE PROJECT NO. 20-1066

Dear Sirs:

The property located at 302 NW 'A' Street is now owned by Mark Hufford. It is currently zoned as R-1, Single Family Residential. The proposed zone is D-E, Downtown Edge.

Reason for rezone:

1. Setback reduction for our addition.
2. To be in keeping with the zoning on the east and west.

There will be no increase in traffic.

Direct water and sewer are currently available.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Burris Architecture

Legal Description:

Lot 17, Block 3, of the Property Line Adjustment of Lots 13, 14 and 15, Block 3, Deming's Addition, and

part of the 16.5 foot Vacated Alley between Lots 11 and 13, Block 3, Deming's Addition, Bentonville,

Benton County, Arkansas, as shown in Plat Record 2006 at Page 996.

NOTICE OF INTENT TO REZONE

Mark Hufford has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Single-family Residential to D-E, Downtown Edge

The legal description of the property is as follows:

Lot 17, Block 3, of the Property Line Adjustment of Lots 13, 14 and 15, Block 3, Deming's Addition, and part of the 16.5 foot Vacated Alley between Lots 11 and 13, Block 3, Deming's Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record 2006 at Page 996.

The common description of the property is: NE Corner of NW A and NW 3rd

Proposed land use: Single Family Residence

The public hearing will be held February 16 20 21 at 4:00 p.m. It will be held at the Bentonville Commmunity Center, 1101 SW Citizens Circle.

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

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

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

Connie J. Bruns, Bruns Family Trust

201 N.W 4th Street

Signature and Physical Address

Bentonville AR. 72712

Signature and Physical Address

NOTICE OF INTENT TO REZONE

Mark Hufford has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential to D-E, Downtown Edge

The legal description of the property is as follows:

Lot 17, Block 3, of the Property Line Adjustment of Lots 13, 14 and 15, Block 3, Deming's Addition, and part of the 16.5 foot Vacated Alley between Lots 11 and 13, Block 3, Deming's Addition, Bentonville, Benton County, Arkansas, as shown in Plat Record 2006 at Page 996.

The common description of the property is: NE Corner of NW A and NW 3rd

Proposed land use: Single Family Residence

The public hearing will be held February 16 20 21 at 4:00 p.m. It will be held at the Bentonville Commmunity Center, 1101 SW Citizens Circle.

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

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
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For more information, you may call the Planning Department at (479) 271-3122.

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

☑ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

Signature and Physical Address

Signature and Physical Address

Greg Matteoi
602 N MAIN (307/309 N. MAIN)
Bentonville, AR 72712

NOTICE OF INTENT TO REZONE

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3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

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

- -

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

☑ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

We support D-E zoning at this location.

Signature and Physical Address: 106 NW 3rd.

Signature and Physical Address

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

DE, Downtown Edge

The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

District	Building type	Lot area		Min. land area /dwelling unit (sq. ft.)	Lot width		Min. lot depth	Lot coverage	
		Min.	Max.		Min. lot width	Max. lot width		Min.	Max.
DE	All	None	None	-	None	None	-	None	80%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
						Adjacent to Residential		Adjacent to Non-residential	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
DE	Residential	-	20’	7’	-	12’	-	7’	-
	Nonresidential	-	0’	7’	-	12’	-	7’	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to a primary street	Min. setback adjacent to a secondary street
DE	8’	4’	6’

Applied to encroachments such as canopies, awnings and balconies.

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DE, Downtown Edge

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family **Recreation, Education & Public Assembly** Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood **Services** Adult day care ATM machine Cemetery or mausoleum Child care - commercial Child care - residential (4 children) Child care - residential (5 – 10 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office - small scale (≤ 4,000 gsf) Personal services Postal services Repair services - household **Retail** Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail - small scale (≤ 4,000 gsf) Sidewalk café in public right-of-way	**Agriculture and Animals** Animal clinic Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities **Services** Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services **Retail** Bar, lounge or tavern Restaurant **Transportation / Utilities** Parking facility (as principal use) Utility facility Wireless communication facility (cell tower) **Other** Temporary uses	**Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

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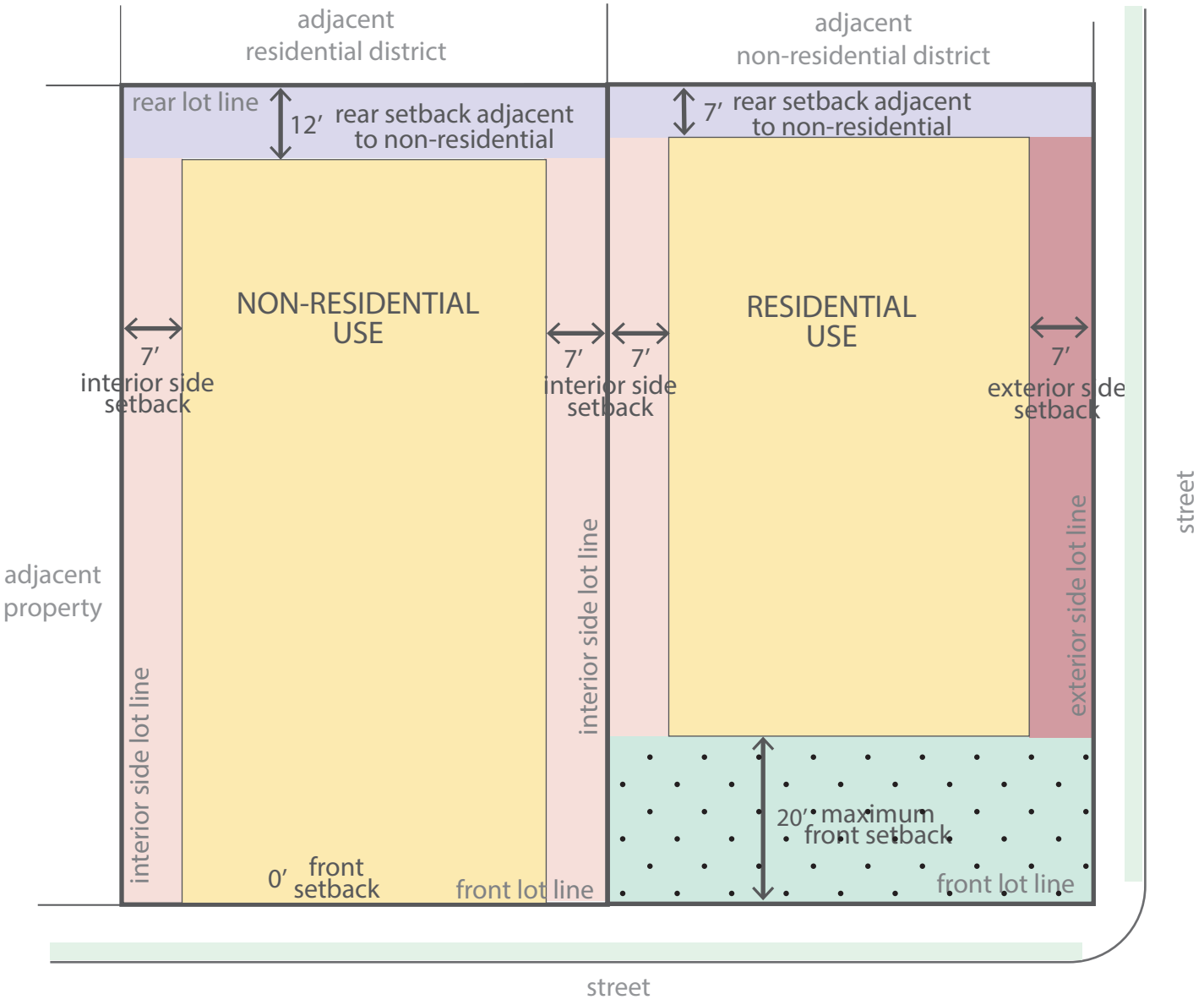
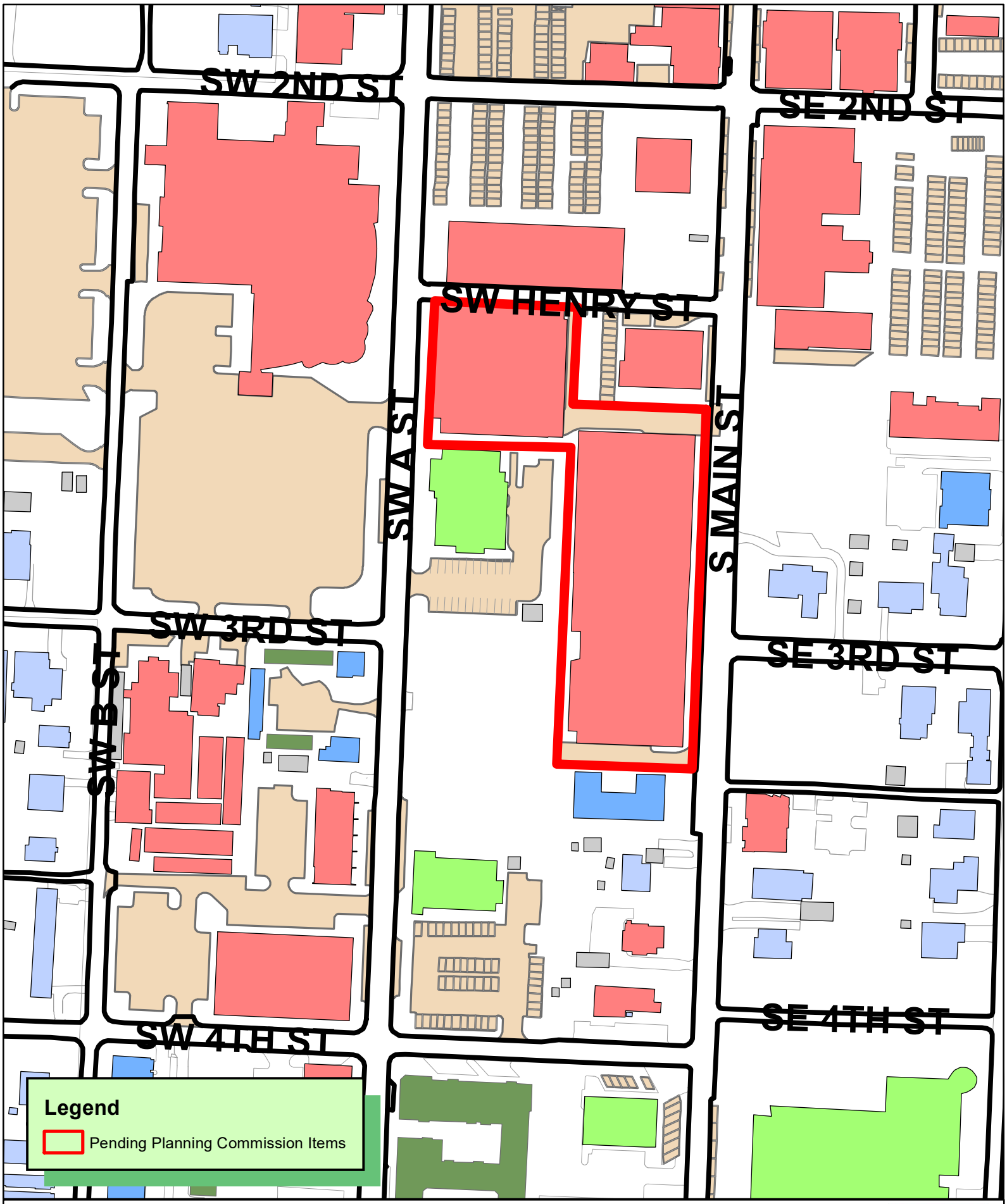
DE, Downtown Edge

Setback Illustration



Updated May 2020



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1 inch = 150 feet

CU21-0001
CONDITIONAL USE
BENTONVILLE CITY CTR NOISE ORDINANCE
226-240 S MAIN ST

THE CITY OF BENTONVILLE

January 11, 2021

Conditional Use Permit

Re: Bentonville City Center
240 and 226 S. Main St.
Bentonville, AR
LSD20-0026

To whom it may concern:

On behalf of Nabholz Construction Company, will be performing construction activities at night as necessary to meet the attached construction schedule. This will include pouring cast-in-place concrete. The scale of the concrete pours will require late/early starts, and overnight work utilizing temporary lighting, concrete trucks, and other machinery. It is not feasible to limit construction activities to the times currently permitted due to the type and scale of construction. Their intended start date is February 8th and will continue throughout the following six months.

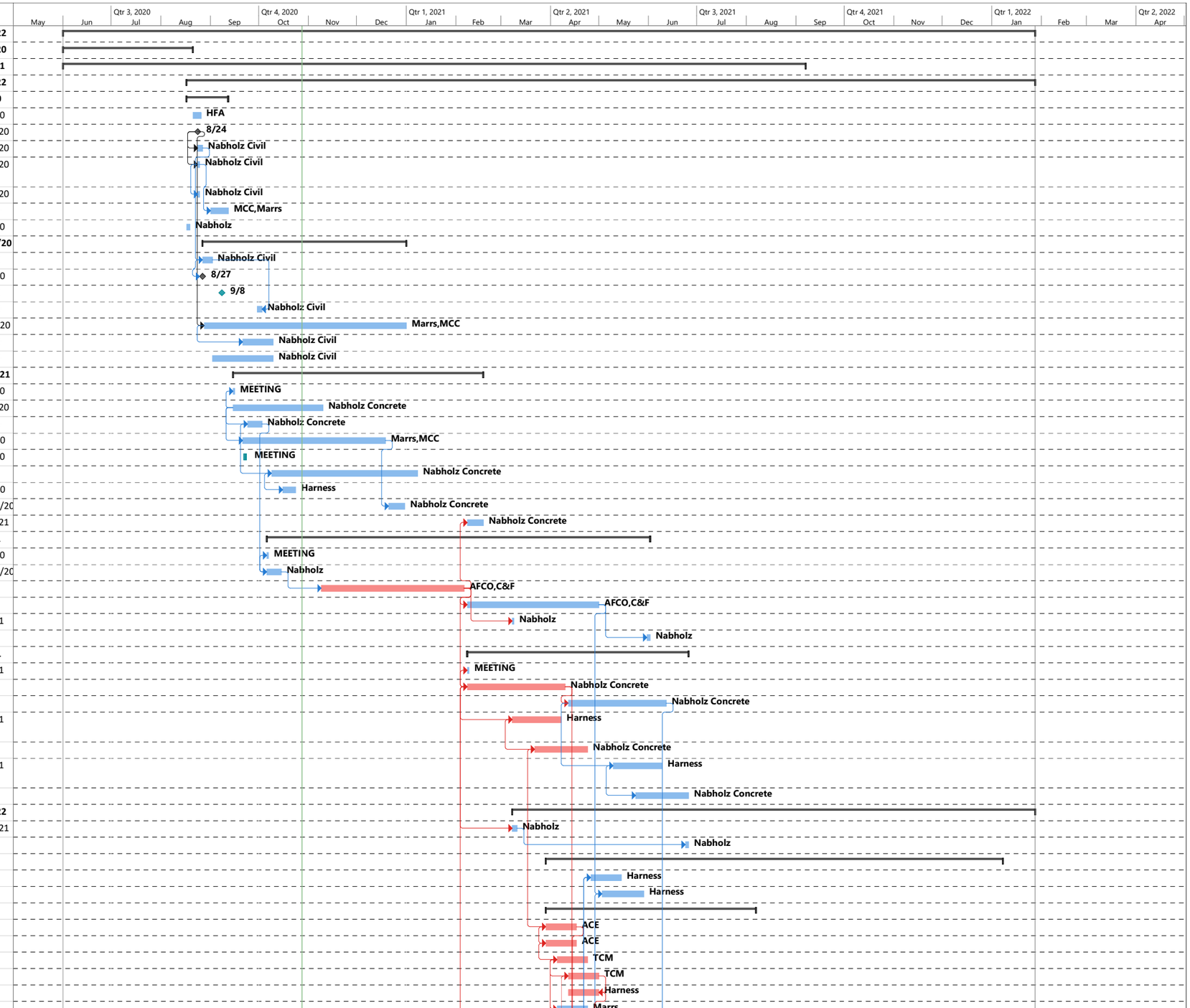
Nabholz intends to be the best neighbor we can be to those adjacent to the jobsite that may be affected by our activities and we will communicate those activities with those parties regularly.

Sincerely,

ryan.gill01/12/202112:36:00 AM

Ryan Gill
Director
HFA

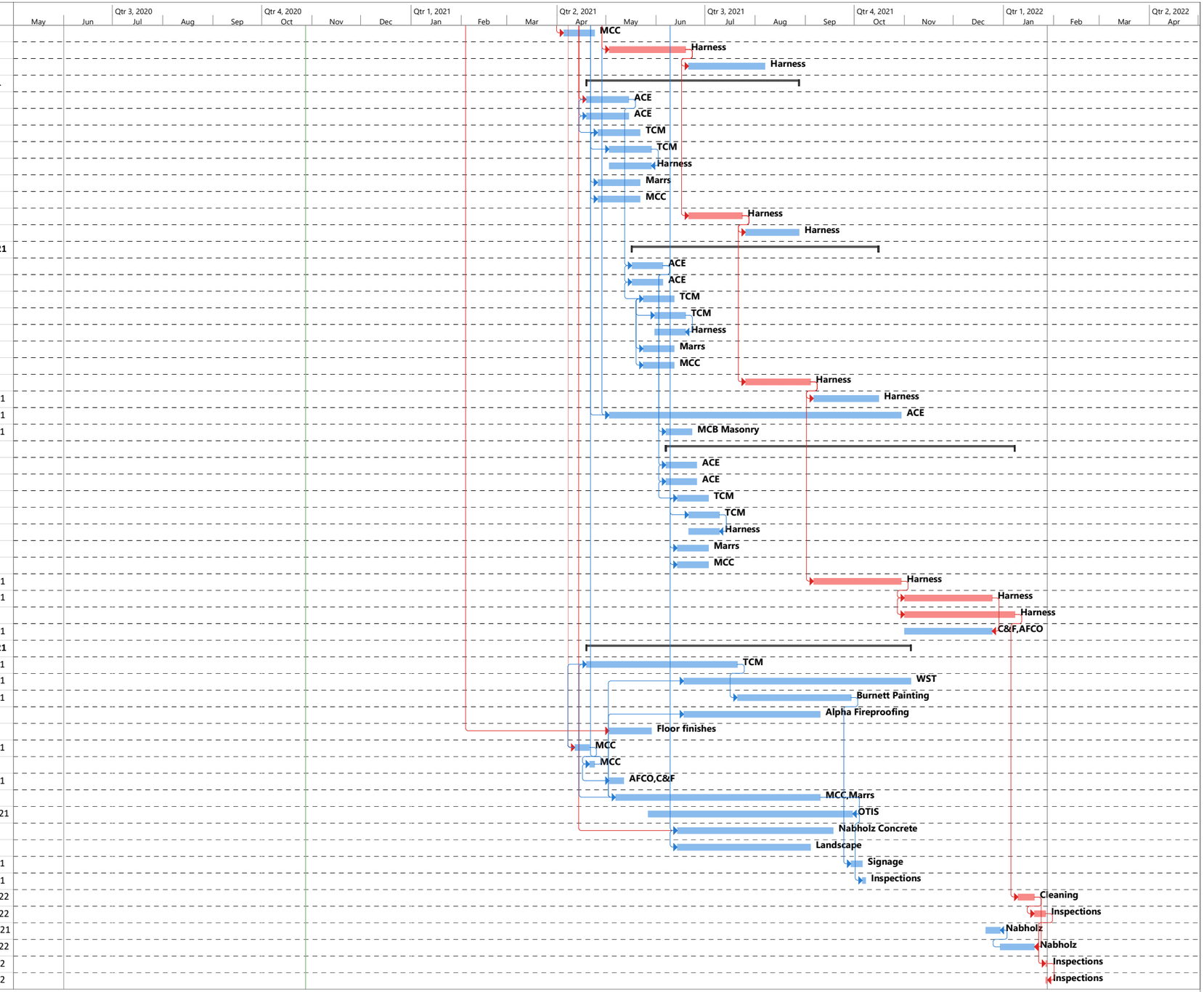
ID	Task Name	Duration	Start	Finish
1	**Bentonville City Center**	**434 days?**	**Mon 6/1/20**	**Thu 1/27/22**
2	**Preconstruction Phase**	**59 days**	**Mon 6/1/20**	**Thu 8/20/20**
9	**Critical Path Procurement**	**331 days?**	**Mon 6/1/20**	**Mon 9/6/21**
25	**Ledger Building**	**379 days**	**Mon 8/17/20**	**Thu 1/27/22**
26	**Site Construction**	**20 days**	**Mon 8/17/20**	**Fri 9/11/20**
27	Survey layout of BLDG and LOD	3 days	Fri 8/21/20	Tue 8/25/20
28	***Mobilize***	0 days	Mon 8/24/20	Mon 8/24/20
29	Erosion controls	3 days	Mon 8/24/20	Wed 8/26/20
30	Install orange construction fence for utilities and building area	1 day	Mon 8/24/20	Mon 8/24/20
31	Gravel pad for trailers	1 day	Mon 8/24/20	Mon 8/24/20
32	Temporary utilities for Trailers and site	9 days	Tue 9/1/20	Fri 9/11/20
33	Set construction trailer and restroom trailer	2 days	Mon 8/17/20	Tue 8/18/20
34	**Under ground utilities**	**91 days**	**Thu 8/27/20**	**Thu 12/31/20**
35	Stripping and clearing	4 days	Thu 8/27/20	Tue 9/1/20
36	Pre Construction Meeting Utilities	0 days	Thu 8/27/20	Thu 8/27/20
37	Underground Utility MEETING	0 days	Tue 9/8/20	Tue 9/8/20
38	Test Pit & Explore for Existing Utilities	3 days	Wed 9/30/20	Fri 10/2/20
39	Install main utilities for project	90 days	Fri 8/28/20	Thu 12/31/20
40	Cut and fill to grade	15 days	Mon 9/21/20	Fri 10/9/20
41	Grade pad area	28 days	Wed 9/2/20	Fri 10/9/20
42	**Concrete Foundations and Piers**	**112 days**	**Tue 9/15/20**	**Wed 2/17/21**
43	Pre Construction MEETING Concrete	1 day	Tue 9/15/20	Tue 9/15/20
44	Drilled piers	2 mons	Tue 9/15/20	Mon 11/9/20
45	Crane foundations	7 days	Thu 9/24/20	Fri 10/2/20
46	Under slab utilities	65 days	Mon 9/21/20	Fri 12/18/20
47	Underslab Coordination MEETING	1 day	Tue 9/22/20	Tue 9/22/20
48	Footing and foundations, Elevator pits	65 days	Fri 10/9/20	Thu 1/7/21
49	Water Proofing (Pits)	6 days	Fri 10/16/20	Fri 10/23/20
50	Pour Slab on Grade North	8 days	Mon 12/21/20	Wed 12/30/20
51	Pour Slab on Grade South	8 days	Mon 2/8/21	Wed 2/17/21
52	**Steel Erection**	**171 days**	**Tue 10/6/20**	**Tue 6/1/21**
53	Pre Construction MEETING STEEL	1 day	Tue 10/6/20	Tue 10/6/20
54	Erect cranes	7 days	Tue 10/6/20	Wed 10/14/20
55	Erect steel South	13 wks	Mon 11/9/20	Fri 2/5/21
56	Erect Steel North	12 wks	Mon 2/8/21	Fri 4/30/21
57	Remove South Crane	1 day	Mon 3/8/21	Mon 3/8/21
58	Remove North Crane	2 days	Mon 5/31/21	Tue 6/1/21
59	**Elevated Concrete slabs**	**100 days**	**Mon 2/8/21**	**Fri 6/25/21**
60	Pre Construction MEETING CONCRETE & WATER PROOFING	1 day	Mon 2/8/21	Mon 2/8/21
61	Elevated concrete decks and ramps - SOUTH	9 wks	Mon 2/8/21	Fri 4/9/21
62	Elevated concrete decks and ramps - NORTH	9 wks	Mon 4/12/21	Fri 6/11/21
63	Waterproofing system at ramps (insulation, hydrotech, etc.) - SOUTH	4.5 wks	Mon 3/8/21	Wed 4/7/21
64	Topping Slabs at Ramp/Terrace (SOUTH)	5 wks	Mon 3/22/21	Fri 4/23/21
65	Waterproofing system at ramps (insulation, hydrotech, etc.) - NORTH	4.5 wks	Mon 5/10/21	Wed 6/9/21
66	Topping Slabs at Ramp/Terrace (NORTH)	5 wks	Mon 5/24/21	Fri 6/25/21
67	**Building Enclosure and Interiors**	**234 days**	**Mon 3/8/21**	**Thu 1/27/22**
68	Install materials hoist	3 days	Mon 3/8/21	Wed 3/10/21
69	Remove Materials Hoist	2 days	Thu 6/24/21	Fri 6/25/21
70	**Envelope**	**205 days**	**Mon 3/29/21**	**Fri 1/7/22**
71	Roofing South	3 wks	Mon 4/26/21	Fri 5/14/21
72	Roofing North	4 wks	Mon 5/3/21	Fri 5/28/21
73	**Envelope Sequence 1**	**95 days**	**Mon 3/29/21**	**Fri 8/6/21**
74	Install Exterior Curtainwall Framing	3 wks	Mon 3/29/21	Fri 4/16/21
75	Install sill flashing (header and base)	3 wks	Mon 3/29/21	Fri 4/16/21
76	Install exterior framing (at/behind envelope)	3 wks	Mon 4/5/21	Fri 4/23/21
77	Install sheathing at exterior walls	3 wks	Mon 4/12/21	Fri 4/30/21
78	Install waterproofing behind copper subframing	3 wks	Mon 4/12/21	Fri 4/30/21
79	Install electrical conduit for rail lights	3 wks	Mon 4/5/21	Fri 4/23/21



Date: Wed 10/28/20

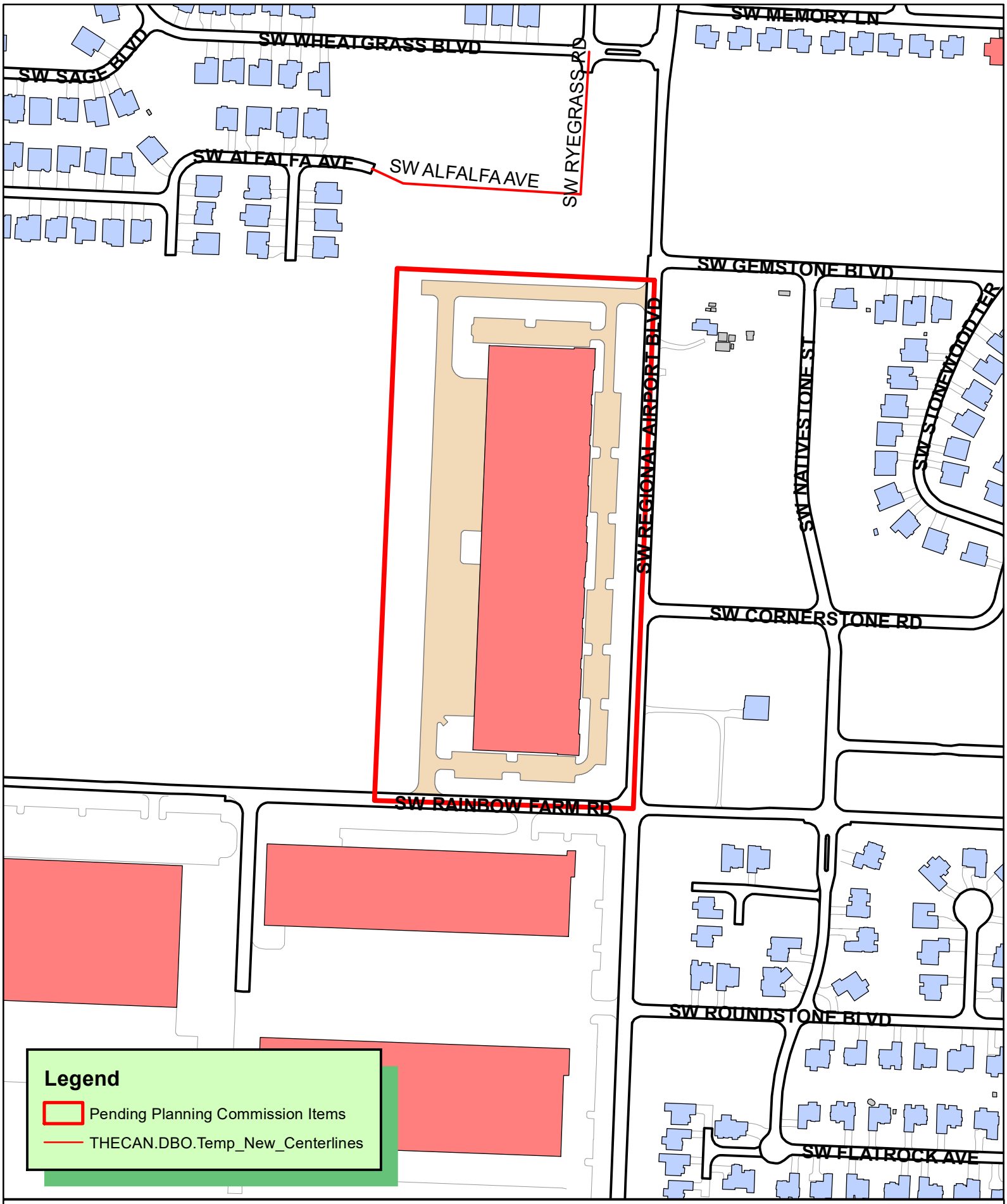
Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Critical | Critical Split | Progress | Manual Progress

ID	Task Name	Duration	Start	Finish
80	Plumbing for terrace drains	3 wks	Mon 4/5/21	Fri 4/23/21
81	Exterior subframing and insulation for copper veneer	7 wks	Mon 5/3/21	Fri 6/18/21
82	Install shims and copper panels	7 wks	Mon 6/21/21	Fri 8/6/21
83	**Envelope Sequence 2**	**95 days**	**Mon 4/19/21**	**Fri 8/27/21**
84	Install Exterior Curtainwall Framing	4 wks	Mon 4/19/21	Fri 5/14/21
85	Install sill flashing (header and base)	4 wks	Mon 4/19/21	Fri 5/14/21
86	Install exterior framing (at/behind envelope)	4 wks	Mon 4/26/21	Fri 5/21/21
87	Install sheathing at exterior walls	4 wks	Mon 5/3/21	Fri 5/28/21
88	Install waterproofing behind copper subframing	4 wks	Mon 5/3/21	Fri 5/28/21
89	Install electrical conduit for rail lights	4 wks	Mon 4/26/21	Fri 5/21/21
90	Plumbing for terrace drains	4 wks	Mon 4/26/21	Fri 5/21/21
91	Exterior subframing and insulation for copper veneer	5 wks	Mon 6/21/21	Fri 7/23/21
92	Install shims and copper panels	5 wks	Mon 7/26/21	Fri 8/27/21
93	**Envelope Sequence 3**	**110 days**	**Mon 5/17/21**	**Fri 10/15/21**
94	Install Exterior Curtainwall Framing	3 wks	Mon 5/17/21	Fri 6/4/21
95	Install sill flashing (header and base)	3 wks	Mon 5/17/21	Fri 6/4/21
96	Install exterior framing (at/behind envelope)	3 wks	Mon 5/24/21	Fri 6/11/21
97	Install sheathing at exterior walls	3 wks	Mon 5/31/21	Fri 6/18/21
98	Install waterproofing behind copper subframing	3 wks	Mon 5/31/21	Fri 6/18/21
99	Install electrical conduit for rail lights	3 wks	Mon 5/24/21	Fri 6/11/21
100	Plumbing for terrace drains	3 wks	Mon 5/24/21	Fri 6/11/21
101	Exterior subframing and insulation for copper veneer	6 wks	Mon 7/26/21	Fri 9/3/21
102	Install shims and copper panels	6 wks	Mon 9/6/21	Fri 10/15/21
103	Install exterior glass	26 wks	Mon 5/3/21	Fri 10/29/21
104	Install masonry walls 1st floor	12 days	Mon 6/7/21	Tue 6/22/21
105	**Envelope Sequence 4**	**155 days**	**Mon 6/7/21**	**Fri 1/7/22**
106	Install Exterior Curtainwall Framing	3 wks	Mon 6/7/21	Fri 6/25/21
107	Install sill flashing (header and base)	3 wks	Mon 6/7/21	Fri 6/25/21
108	Install exterior framing (at/behind envelope)	3 wks	Mon 6/14/21	Fri 7/2/21
109	Install sheathing at exterior walls	3 wks	Mon 6/21/21	Fri 7/9/21
110	Install waterproofing behind copper subframing	3 wks	Mon 6/21/21	Fri 7/9/21
111	Install electrical conduit for rail lights	3 wks	Mon 6/14/21	Fri 7/2/21
112	Plumbing for terrace drains	3 wks	Mon 6/14/21	Fri 7/2/21
113	Exterior subframing and insulation for copper veneer	8 wks	Mon 9/6/21	Fri 10/29/21
114	Install shims and copper panels	8 wks	Mon 11/1/21	Fri 12/24/21
115	Final Details, Flashings, Connections and Soffits	10 wks	Mon 11/1/21	Fri 1/7/22
116	Handrails	2 mons	Mon 11/1/21	Fri 12/24/21
117	**Interiors**	**144 days**	**Mon 4/19/21**	**Thu 11/4/21**
118	Interior Framing	67 days	Mon 4/19/21	Tue 7/20/21
119	Restroom Finishes	20 wks	Fri 6/18/21	Thu 11/4/21
120	Interior Prime and paint	10 wks	Wed 7/21/21	Tue 9/28/21
121	Fireproofing	12 wks	Fri 6/18/21	Thu 9/9/21
122	Grind concrete slabs	4 wks	Mon 5/3/21	Fri 5/28/21
123	Roof curbs	7 days	Mon 4/12/21	Tue 4/20/21
124	Set RTUs	3 days	Wed 4/21/21	Fri 4/23/21
125	Install backup Generator and encloser	7 days	Mon 5/3/21	Tue 5/11/21
126	MEPF In Wall & Above Ceiling Installation	90 days	Fri 5/7/21	Thu 9/9/21
127	Elevator Installation	18 wks	Thu 5/27/21	Wed 9/29/21
128	Exterior Concrete / Hardscape	14 wks	Mon 6/14/21	Fri 9/17/21
129	Landscaping & Irrigation	12 wks	Mon 6/14/21	Fri 9/3/21
130	Install signage	5 days	Wed 9/29/21	Tue 10/5/21
131	Elevator Inspection	2 days	Wed 10/6/21	Thu 10/7/21
132	Final Clean	8 days	Mon 1/10/22	Wed 1/19/22
133	Fire alarm inspection	5 days	Thu 1/20/22	Wed 1/26/22
134	Generate Punchlist	7 days	Tue 12/21/21	Thu 12/30/21
135	Punch list Work	15 days	Thu 12/30/21	Wed 1/19/22
136	City walk through inspections	1 day	Thu 1/27/22	Thu 1/27/22
137	Final Inspections	1 day	Thu 1/27/22	Thu 1/27/22



Date: Wed 10/28/20

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Critical | Critical Split | Progress | Manual Progress



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1 inch = 300 feet

CU21-0002
CONDITIONAL USE
GATEWAY NORTH BUILDING
4700 SW REGIONAL AIRPORT BLVD

THE CITY OF BENTONVILLE

January 14, 2021

CROSSLAND
CONSTRUCTION COMPANY, INC.

1800 S. 52nd St. • Ste. 410
Rogers, AR 72758
tel 479.464.7077
fax 479.464.7050

City of Bentonville Planning Commission
305 SW A St.; Bentonville, AR 72712
RE: Gateway North-Building 100
Conditional Use Permit Application

To Whom It May Concern,

Crossland Construction Company, Inc. will be performing the necessary construction activities as described in the attached contract plans. This will include placing large quantities of concrete for the slab on grab, tilt wall panels, and concrete paving for the loading dock area as well as the parking area. The scale of the concrete pours will require late/early starts, potentially overnight work utilizing temporary lighting, concrete trucks, and other machinery. It is not feasible to limit construction activities to the times currently permitted due to the type and scale of construction.

Although the construction activities for this project will require late nights and/or early mornings, we will take every possible step to limit the noise and light intrusions to nearby residents. Lighting will be directed away from residences, and all other activities will be performed as quietly as possible. Anticipated deliveries during these non-typical hours will be primarily concrete trucks with very occasional exceptions only if the need arises.

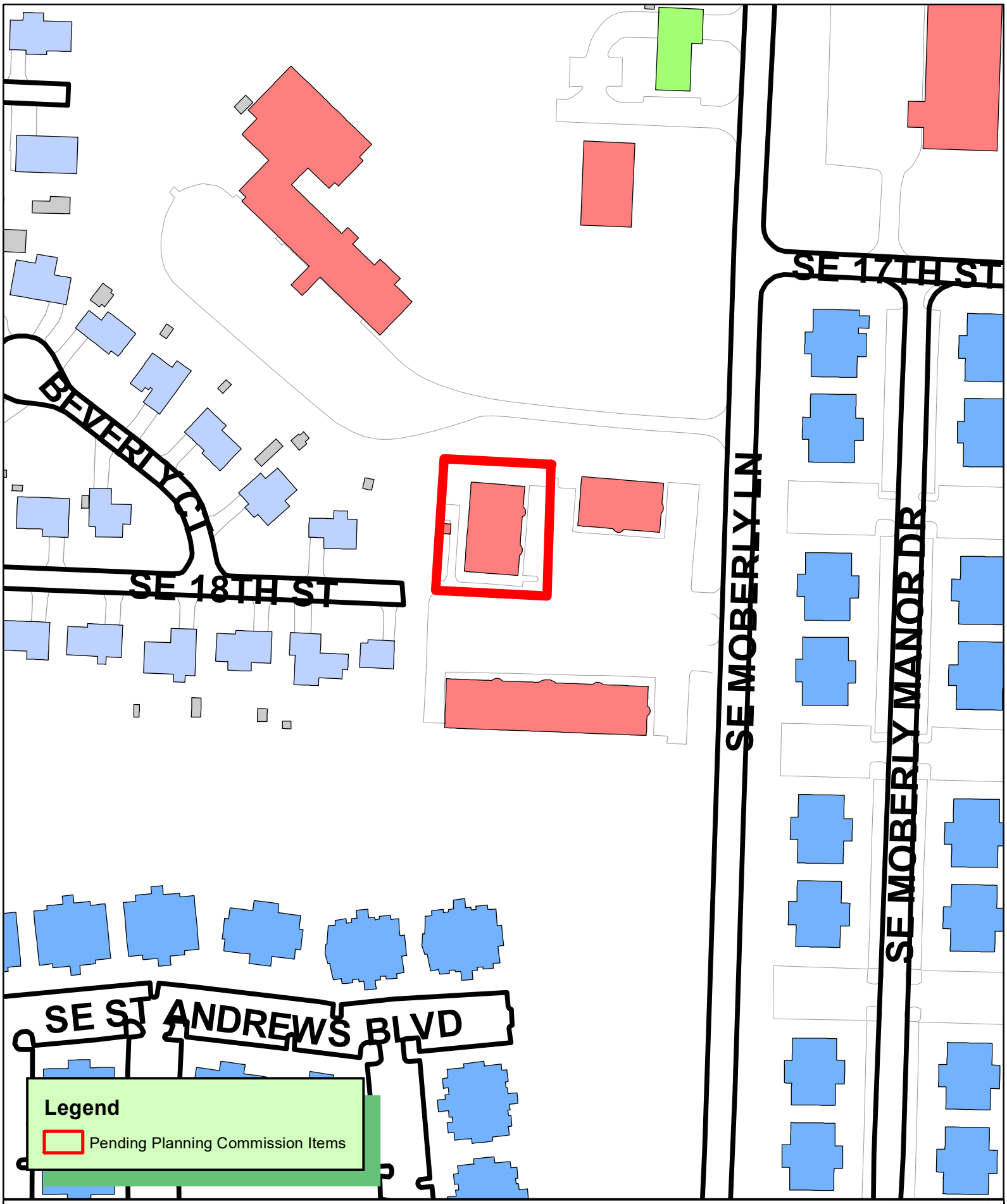
This project is located at 4700 SW Regional Airport Blvd and is zoned I-2. Concrete activities are expected to take place from February 2021 to May 2021.

Anticipated daily workforce is to be 50-100 persons and deliveries that would require variance from the sound ordinance would be limited to concrete delivery trucks, up to 6 per hour.

Crossland intends to be the best neighbor we can be to those adjacent to the jobsite that may be affected by our activities and we will communicate all activities with those parties involved.

Thank you for your consideration,

Ivy Crossland
Project Manager
Crossland Construction Company, Inc.



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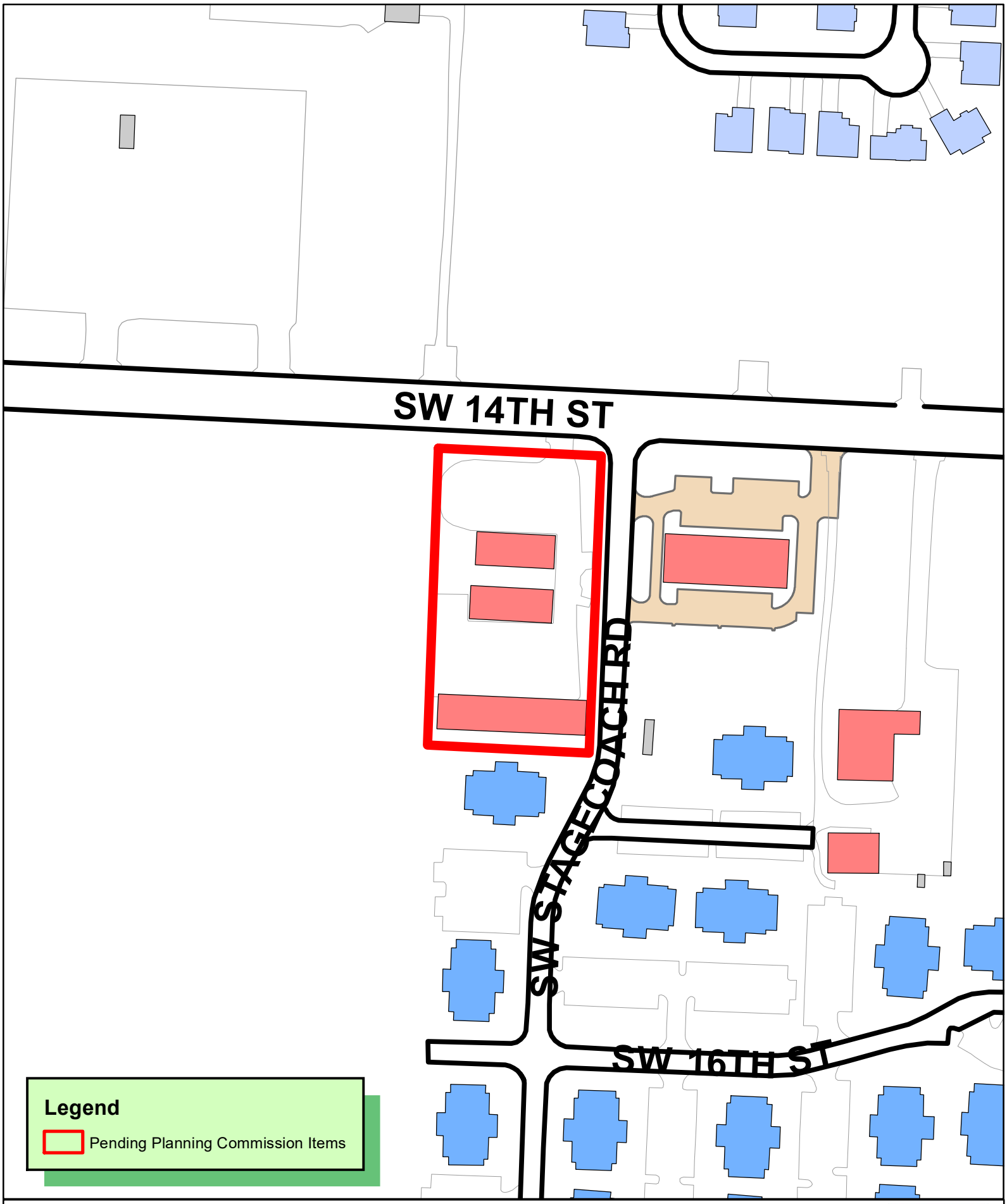
1 inch = 150 feet

CU21-0004
CONDITIONAL USE
BELLE JOURNEE SPA
1732 SE MOBERLY LN STE 14

THE CITY OF BENTONVILLE

Between the years of 2014 and 2020 Belle Journee Spa has operated out of the same building, moving between office suites as business grew. There has been a code of compliance active during those years for each office suite used. The use of the space has been for spa services (ie. Massage, facials, body waxing, etc.) and the proposed use for the new office suite remains the same. Hours of operation will be Mondays, Tuesdays, Wednesdays, and Fridays from 10am to 8pm and Saturdays 11am to 6pm. This is subject to change as business grows. There will be no changes to the interior or exterior of the building or outdoor areas, and the only places that will be utilized will be the parking lot, the office suite, the one communal bathroom for the building, and the kitchenette. The average of clients per day is not expected to exceed 2, though as business grows that number is subject to change. Currently there is one employee, myself, working.



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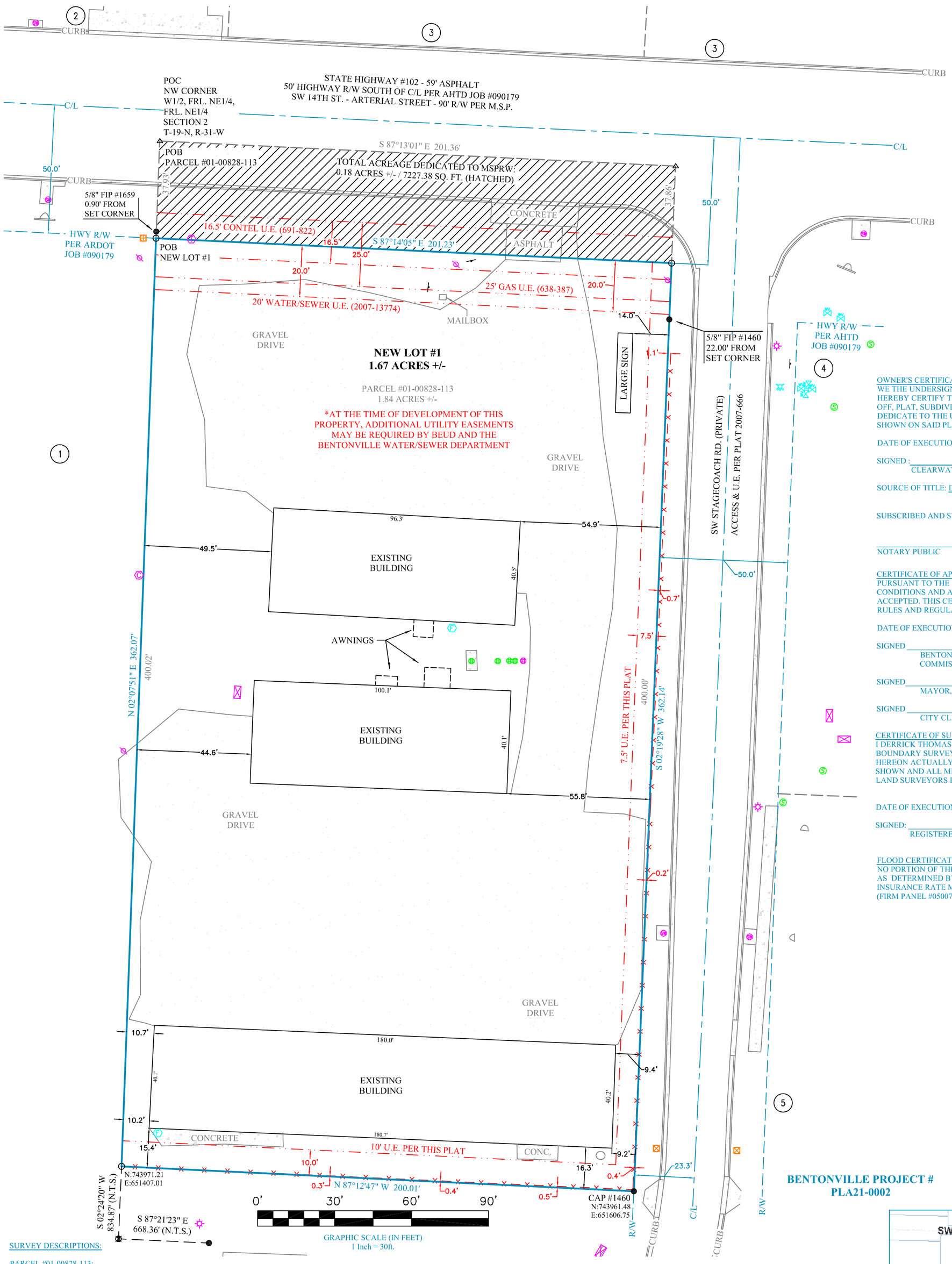
1 inch = 150 feet

PLA21-0002
PROPERTY LINE ADJUSTMENT
BREW SUBDIVISION

THE CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT CREATING NEW LOT 1 OF 7 BREW SUBDIVISION



FIELD WORK:
JANUARY 31, 2020

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83 HORIZONTAL DATUM

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK 94 AT PAGE 4177
2) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 194
3) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 91
4) FINAL PLAT OF COPPERSTONE SUBDIVISION FILED IN BOOK 2007 AT PAGE 666

ADJACENT LAND OWNERS
1) VAISHNO GROUPS LLC
4105 SW ACRES AVE
BENTONVILLE AR 72713
PARCEL #01-00828-115
ZONED: A-1
2) SWEPCO
AMERICAN ELECTRIC POWER
COLUMBUS OH 43216-6428
PARCEL #18-10159-000
ZONED: BENTONVILLE PLANNING AREA
3) MILLENNIUM VENTURES LLC
PO BOX 516
FARMINGTON AR 72730-0516
PARCELS #01-11308-000 & #01-11309-000
ZONED: C-2

ADJACENT LAND OWNERS
4) ROSE PROPERTIES LLC
PO BOX 65
BENTONVILLE AR 72712-0065
PARCEL #01-15484-000
ZONED: C-1
5) COPPERSTONE APARTMENTS
1200 E JOYCE BLVD
FAYETTEVILLE AR 72703-5189
PARCEL #01-15485-000
ZONED: R-3

PROPERTY ZONED:
C-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

PROPERTY OWNER:
CLEARWATER INVESTMENTS, INC.
2813 SW 14TH ST
BENTONVILLE, AR

ATLAS PAGE:
442

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 :_____
CLEARWATER INVESTMENTS, INC.

SOURCE OF TITLE: DEED BOOK L2019, PAGE 42252

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

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)

STATE RECORDING NUMBER:
500-19N-31W-0-02-110-04-1642

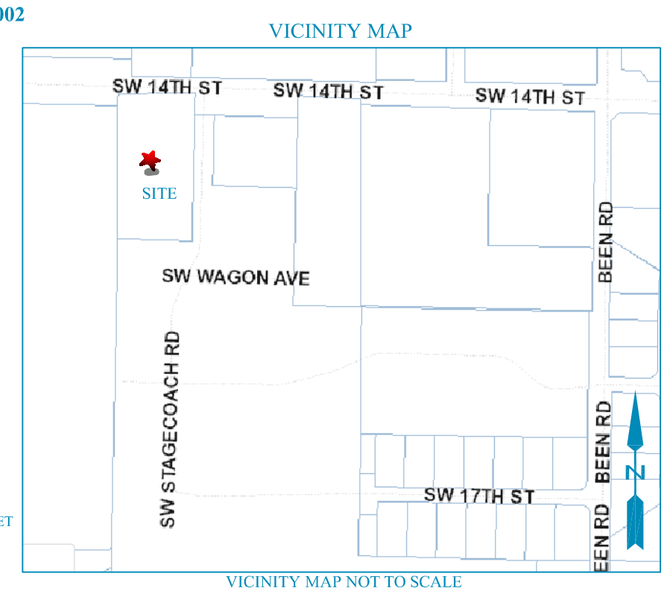
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 31ST DAY OF JANUARY, 2020.

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

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

BENTONVILLE PROJECT #
PLA21-0002

VICINITY MAP



VICINITY MAP NOT TO SCALE

SURVEY DESCRIPTIONS:

PARCEL #01-00828-113:
A PART OF THE WEST HALF OF THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S87°13'01"E 201.36', THENCE LEAVING SAID NORTH LINE S02°19'28"W 400.00' TO AN EXISTING REBAR, THENCE N87°12'47"W 200.01', THENCE N02°07'51"E 400.00' TO THE POINT OF BEGINNING, CONTAINING 1.84 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST 14TH STREET (ARKANSAS HIGHWAY #102) MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT #1:
A PART OF THE WEST HALF OF THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #102 (SOUTHWEST 14TH STREET) WHICH IS S02°07'51"W 37.93' FROM THE NORTHWEST CORNER OF SAID WEST HALF OF THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°14'05"E 201.23', THENCE LEAVING SAID RIGHT-OF-WAY S02°19'28"W 362.14' TO AN EXISTING REBAR, THENCE N87°12'47"W 200.01' TO A POINT ON THE WEST LINE OF SAID WEST HALF OF THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER, THENCE ALONG SAID WEST LINE N02°07'51"E 362.07' TO THE POINT OF BEGINNING, CONTAINING 1.67 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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 ENSURE 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.

DRAWING #19-237 INC SUB

FOR USE AND BENEFIT OF:
7 BREW

ADDRESS:
2813 SOUTHWEST 14TH STREET
BENTONVILLE, ARKANSAS

DATE: 02/01/21 | SCALE: 1"=30'
LOCATION: SECTION: 2 TOWNSHIP: 19 NORTH RANGE: 31 WEST
SURVEYED: JOSH | DRAFTED: MR, JCR
REVIEWED: DT
COA #1335

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

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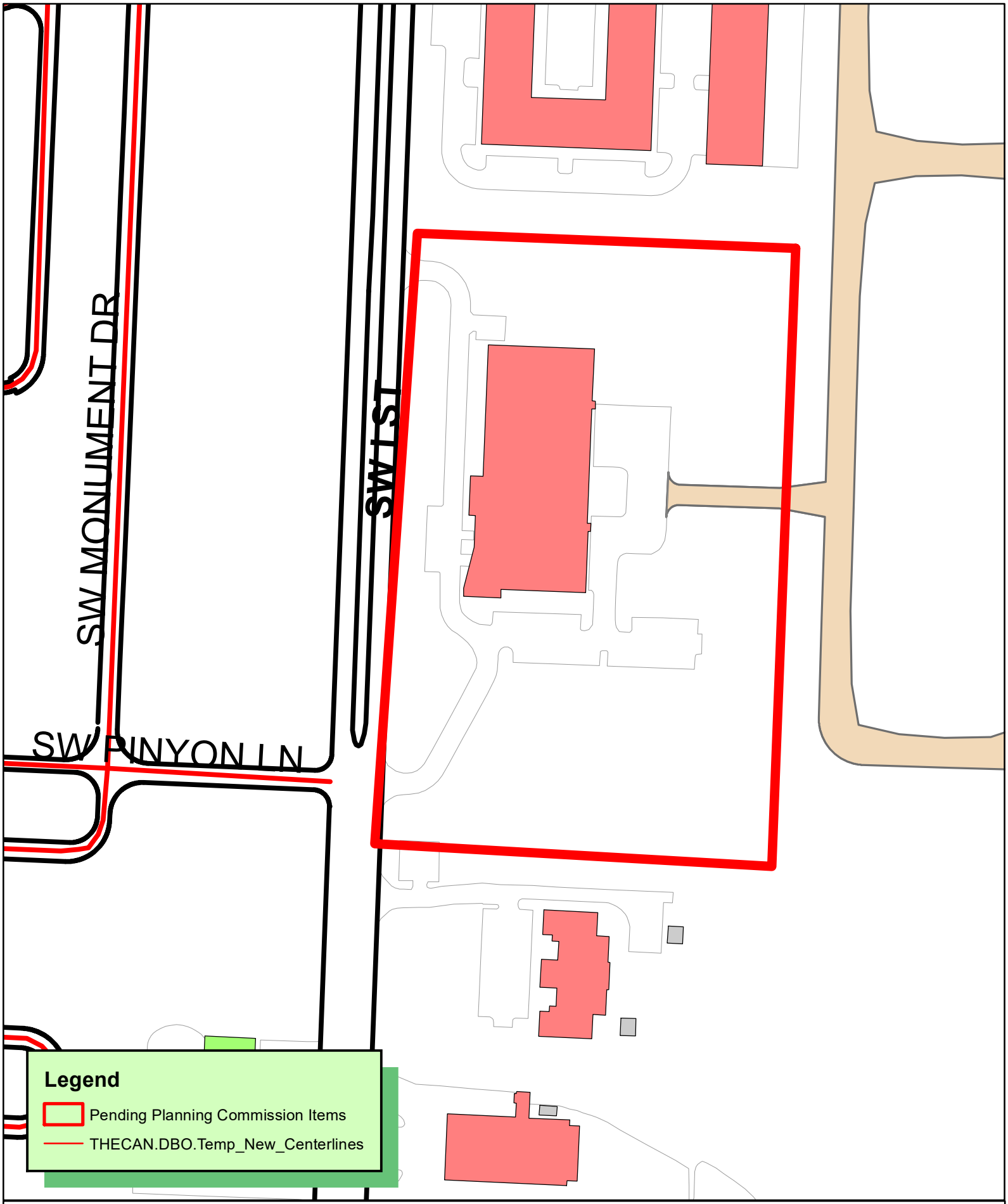
Location Map:
R-31-W
T-19-N
2

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- COMPUTED POINT
- FOUND 1/2" REBAR
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- YARD HYDRANT
- WATER METER
- CLEANOUT
- SIGN
- FIRE HYDRANT
- STORM SEWER MH
- FIBER OPTIC PEDESTAL
- FIBER OPTIC VAULT
- ELECTRICAL BOX
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- SEPTIC LID
- LIGHT
- BOUNDARY LINE (MEASURED)
- PARCEL/LOT LINE
- FORTY LINE/ TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- UTILITY EASEMENT

N E S W

RECORDING NUMBER/DATE



N
W E
S

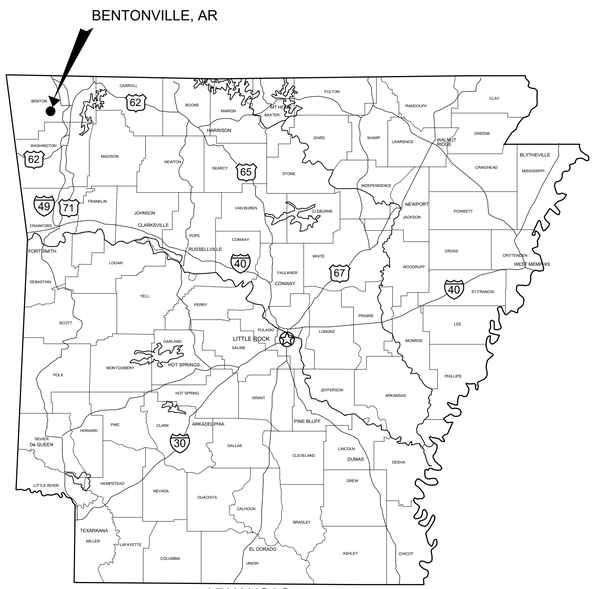
1 inch = 150 feet

LSD21-0003
LARGE SCALE DEVELOPMENT
VBT GAME COMPOSITES EXPANSION
3201 SW I ST, BENTONVILLE, AR 72712

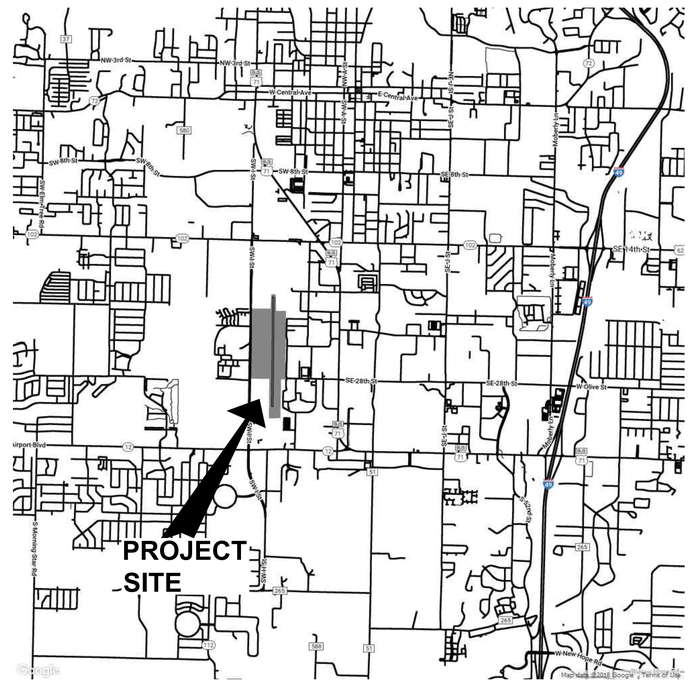
THE CITY OF BENTONVILLE

GAME COMPOSITES EXPANSION

BENTONVILLE MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS



LOCATION MAP



VICINITY MAP

GARVER PROJECT NO. 20A13191
CITY OF BENTONVILLE PROJECT NO. LSD21-0003
FEBRUARY 2021

Sheet List Table

SHEET NUMBER	*DRAWING NUMBER*	*SHEET TITLE*
1	GI-001	COVER SHEET
2	GC-001	CONSTRUCTION SAFETY & PHASING NOTES
3	GC-101	CONSTRUCTION SAFETY & PHASING AND SURVEY CONTROL PLAN
4	CE-101	EROSION CONTROL PLAN
5	CE-201	EROSION CONTROL DETAILS
6	CG-101	GRADING AND DRAINAGE PLAN
7	CG-201	DRAINAGE CALCULATIONS I
8	CG-202	DRAINAGE CALCULATIONS II
9	CU-101	UTILITY PLAN
10	CP-101	SITE LAYOUT PLAN I
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12	CP-201	MISCELLANEOUS DETAILS I
13	CP-202	MISCELLANEOUS DETAILS II
14	CP-203	MISCELLANEOUS DETAILS III
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16	CP-205	MISCELLANEOUS DETAILS V
17	CP-301	GENERAL WATER AND SEWER DETAILS 1
18	CP-302	GENERAL WATER AND SEWER DETAILS 2
19	CP-303	GENERAL WATER DETAILS 1
20	CP-304	GENERAL WATER DETAILS 2
21	CM-101	PAVEMENT MARKING PLAN
22	CM-201	PAVEMENT MARKING DETAILS
23	LS-101	LANDSCAPING PLAN
24	LS-102	LANDSCAPE NOTES AND DETAIL

GARVER
2049 E. Joyce Blvd.
Suite. 400
Fayetteville, AR 72703
(479) 527-9100

CONTACTS:

BENTONVILLE MUNICIPAL AIRPORT (OWNER): CHUCK CHADWICK, 2500 SW AVIATION STREET BENTONVILLE, AR - (479) 418-8675
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 - (479) 442-1977 LR159@ATT.COM
COX COMMUNICATIONS: KIP SMITH, 4901 S 48TH STREET SPRINGDALE, AR 72762 - (479) 717-3796 KIP.SMITH@COX.COM
FIRE DEPT: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 SW "A" STREET BENTONVILLE, AR 72712 - (479) 271-5927
STREET DEPT: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3130
WATER DEPT: CITY OF BENTONVILLE, PRESTON NEWBILL, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3140
ELECTRIC DEPT: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 - (479) 271-3159
BENTONVILLE WATER RESOURCE RECOVERY FACILITY: CITY OF BENTONVILLE, NANCY BUSEN, 1901 N.E. "A" STREET BENTONVILLE, AR72712 - (479) 271-3161
PLANNING DEPT: CITY OF BENTONVILLE, TYLER OVERSTREET, 305 S.W. "A" STREET BENTONVILLE, AR - (479) 271-3122
CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR - (479) 271-3168
STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR - (479) 271-5002 JPAITH@BENTONVILLEAR.COM

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REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS

GAME COMPOSITES EXPANSION
CITY OF BENTONVILLE - LSD21-0003

COVER SHEET

JOB NO.: 20A13191
DATE: FEB 2021
DESIGNED BY: ATW
DRAWN BY: JSH

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRAWING NUMBER
GI-001

SHEET NUMBER **1**

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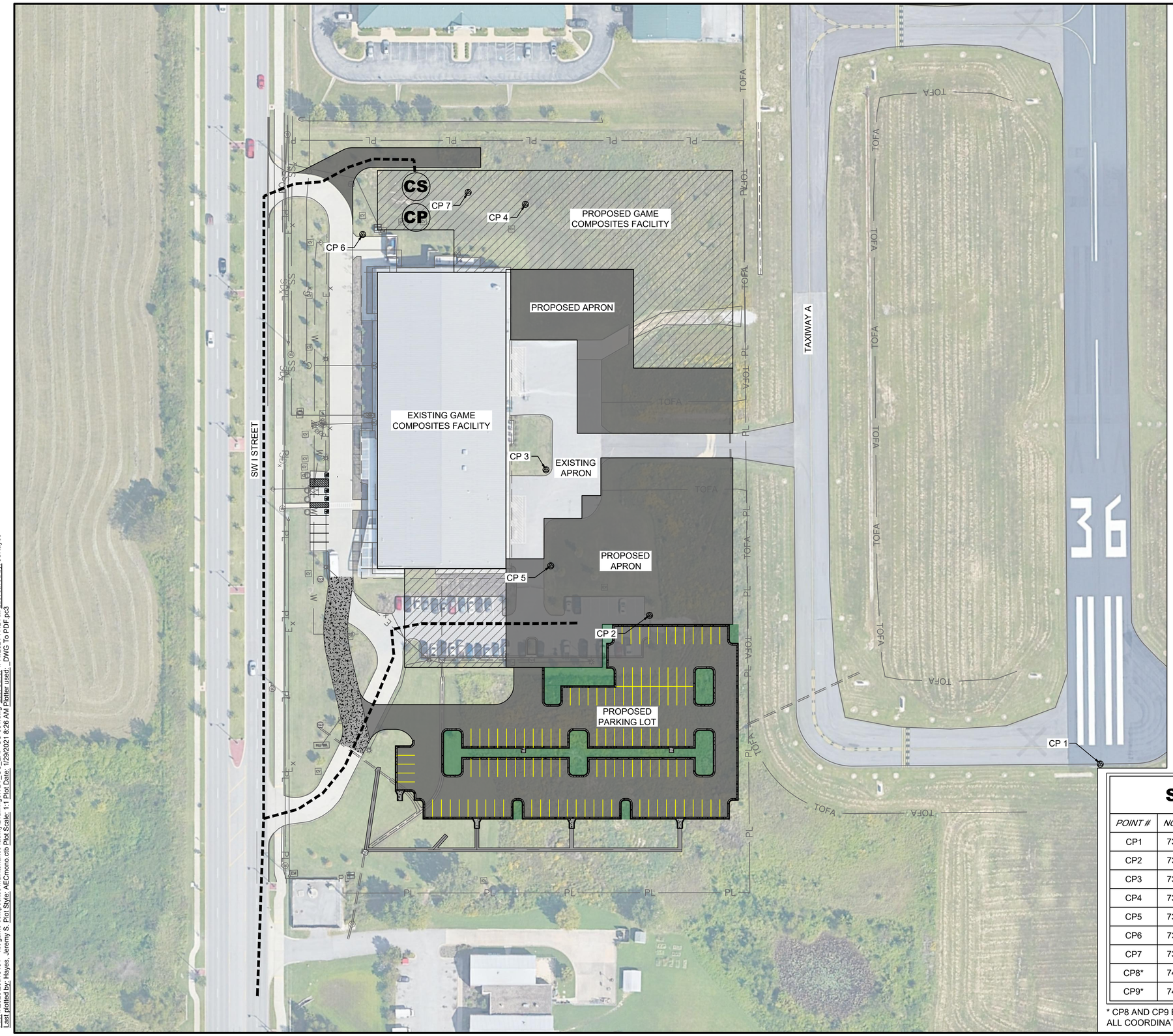
Last plotted by: Maestri, Christopher M. Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 1/29/2021 2:28 PM Plotter used: DWG To PDF pc3



N

0 25' 50' 100' 150'
(IN FEET)

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- CONTRACTOR MOVEMENT
- CS — CONTRACTOR STAGING AREA
- CP — CONTRACTOR PARKING AREA
- TOFA — TAXIWAY OBJECT FREE AREA

NOTES:

1. CONTRACTOR SHALL STAKE PROPERTY LINE IN A MANNER TO PROVIDE VISUAL GUIDANCE TO CONSTRUCTION PERSONNEL AND EQUIPMENT.
2. CONTRACTOR SHALL REMOVE MEN AND EQUIPMENT FROM THE TAXIWAY A OBJECT FREE AREA (TOFA) WHEN AN AIRCRAFT IS USING THE TAXIWAY A PAVEMENT IN THE PROJECT AREA.
3. CONTRACTOR SHALL PROVIDE SWEEPER AT ALL TIMES TO PREVENT TRACKING OF MATERIALS ONTO ACTIVE AIRCRAFT PAVEMENT.
4. SEVERAL CONTROL POINTS EXIST IN AREAS TO BE DISTURBED. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING LOCAL CONTROL POINTS OUTSIDE OF CONSTRUCTION AREAS AS NEEDED FOR HIS OPERATIONS.

ITEMS OF WORK

CONSTRUCT DRAINAGE STRUCTURES AND IMPROVEMENTS, GRADING, APRON PAVEMENT SECTION, ROAD AND PARKING PAVEMENT SECTION, UTILITY WORK, AND ALL OTHER ASSOCIATED WORK.

SURVEY CONTROL POINTS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	737485.46	658674.24	1292.54	MAG NAIL SOUTH END RUNWAY
CP2	737653.62	658223.98	1289.44	60D NAIL IN GARVER
CP3	737805.07	658124.93	1291.66	60D W/D
CP4	738074.53	658114.58	1292.68	60D W/D
CP5	737707.70	658125.96	1291.25	60D NAIL WITH GC DISC
CP6	738050.44	657948.73	1291.18	60D NAIL
CP7	738088.89	658057.12	1292.25	60D NAIL
CP8*	741909.29	658806.63	1289.13	MAG NAIL NORTH END RUNWAY
CP9*	740058.49	658819.84	1296.04	BENTPORT REBAR AT TW B2

* CP8 AND CP9 EXIST OUTSIDE OF DISPLAYED DRAWING VIEW.
ALL COORDINATES LISTED ARE IN STATE PLANE ZONE ARKANSAS NORTH, NAD 83.

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REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS

GAME COMPOSITES EXPANSION
CITY OF BENTONVILLE - LSD21-0003

CONSTRUCTION SAFETY & PHASING AND SURVEY CONTROL PLAN

JOB NO.: 20A13191
DATE: FEB 2021
DESIGNED BY: ATW
DRAWN BY: JSH

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
GC-101

SHEET NUMBER 3

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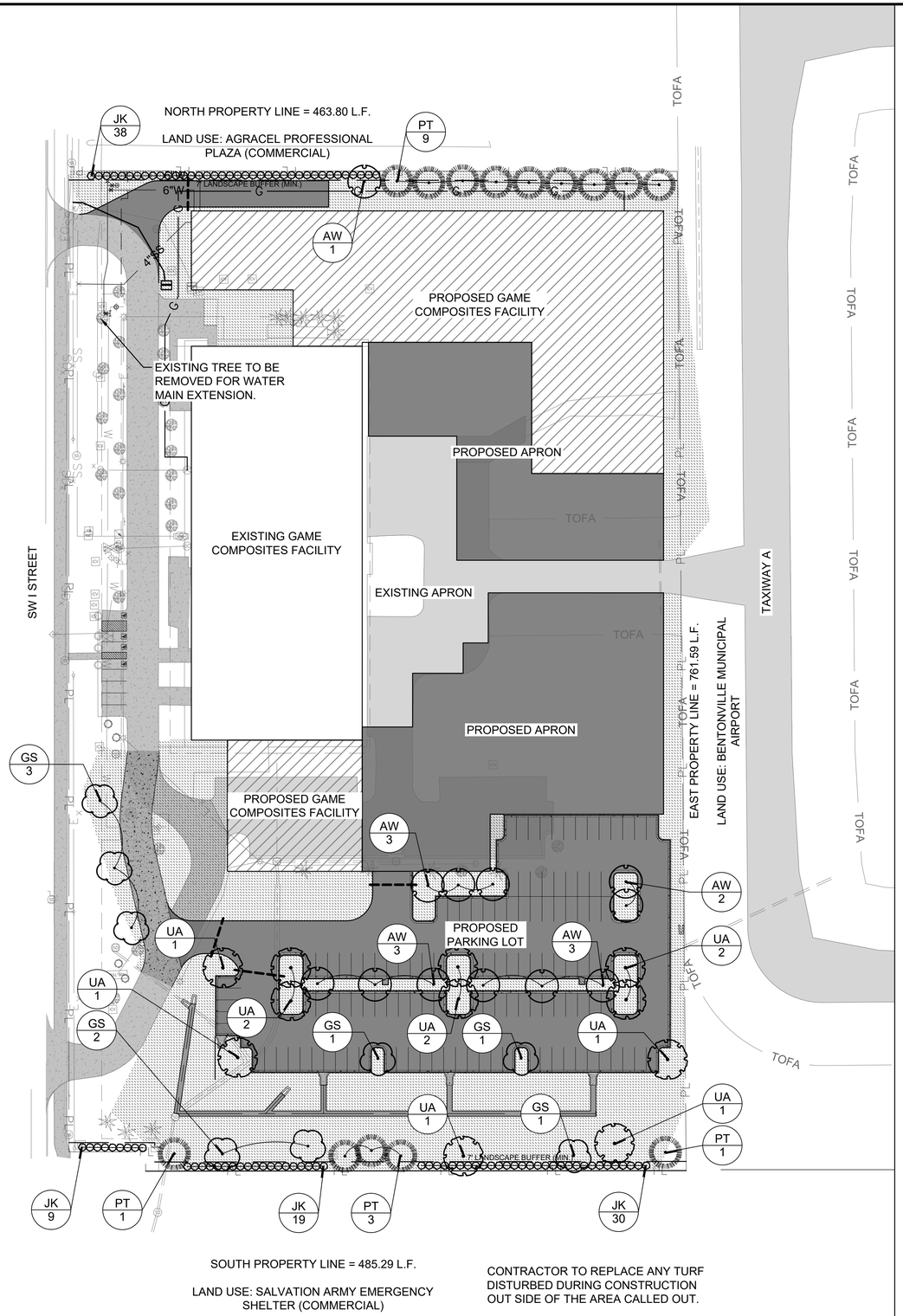

CONTRACTOR TO REPLACE ANY TURF DISTURBED DURING CONSTRUCTION OUT SIDE OF THE AREA CALLED OUT.

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

TOTAL PARKING LOT AREA	49,420 SF
REQUIRED INTERIOR GREENSPACE (8%)	3,954 SF
TOTAL GREENSPACE ON THIS PROJECT	4,981 SF
NUMBER OF PARKING STALLS	122
NUMBER OF TREES REQUIRED (1 TREE PER 6 STALLS)	21
TREES PROVIDED	25
PERIMETER LANDSCAPING (1 TREE PER 50 L.F.) + SCREEN TYPE 'B' - SEMI-OPAQUE SCREEN (INDUSTRIAL USE ABUTTING COMMERCIAL USE; TREES AND OPAQUE SCREEN TO 3' ABOVE FINISH GRADE)	463.8 L.F. = 9.28 = 10 TREES (NORTH) 485.29 L.F. = 9.71 = 10 TREES (SOUTH) NOTE: NO TREES PROPOSED ALONG EAST PROPERTY LINE DUE TO PROXIMITY TO AIRFIELD
PERIMETER LANDSCAPING PROVIDED	10 TREES (NORTH) 10 TREES (SOUTH) + EVERGREEN SHRUB SCREEN TO 3' HEIGHT

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
AW	12	Acer truncatum x platanoides `Keithsform` TM	Norwegian Sunset Maple	B & B	2.5"Cal		
GS	8	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	B & B	2.5"Cal		
UA	11	Ulmus parvifolia `Allee`	Allee Lacebark Elm	B & B	2.5"Cal		
EVERGREEN	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
PT	14	Pinus taeda	Loblolly Pine	B & B		8`- 10` MIN HT	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	SPACING
JK	96	Juniperus x pfitzeriana `Kallay`s Compact`	Kallay`s Compact Juniper	3 gal			72" o.c.

N

0 25' 50' 100' 150'
(IN FEET)

LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	TURF GRASS SEE PLANT SCHEDULE
PL	PROPERTY LINE
SS_x	EXISTING SANITARY SEWER
W	EXISTING WATER MAIN
G_x	EXISTING GAS LINE
CU_x	EXISTING TELEPHONE LINE
E_x	EXISTING ELECTRICAL LINE

NOTES:

1. EXISTING DAMAGED OR DISEASED TREES ARE TO BE REPLACED.
2. TREES SHALL MAINTAIN MINIMUM 5' SEPARATION FROM ANY PUBLIC UTILITY.

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

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REV.	DATE	DESCRIPTION	BY

BENTONVILLE MUNICIPAL AIRPORT
BENTONVILLE, ARKANSAS

GAME COMPOSITES EXPANSION
CITY OF BENTONVILLE - LSD21-0003

LANDSCAPING PLAN

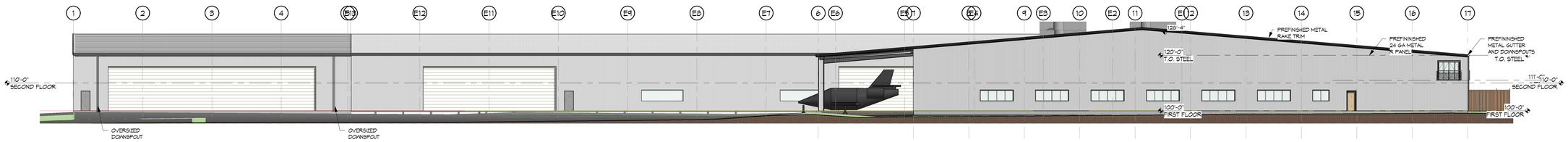
JOB NO.: 20A13191
DATE: FEB 2021
DESIGNED BY: DPGJ
DRAWN BY: DPGJ

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
LS-101

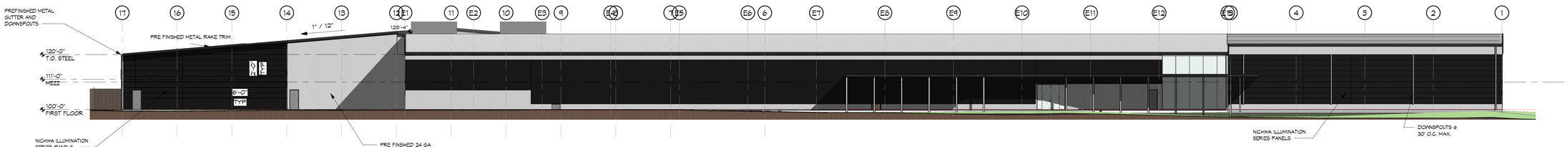
SHEET NUMBER **23**

File: I:\2020\20a13191 - vbt game composites maintenance facility\Drawings\VBT_CG_EXP-LS-101.dwg Last Save: 1/28/2021 4:14 PM Last saved by: BDThomas
Last plotted by: Hayes, Jeremy S. Plot Style: AECmono.ctb Plot Scale: 1:1 Plot Date: 1/29/2021 8:56 AM Plotter used: _DWG To PDF.pc3



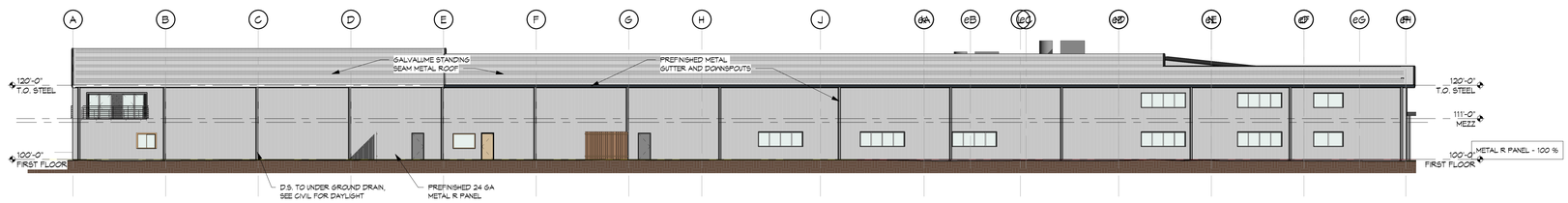
2 EAST ELEVATION COLOR
1/16" = 1'-0"

METAL R PANEL - 100 %

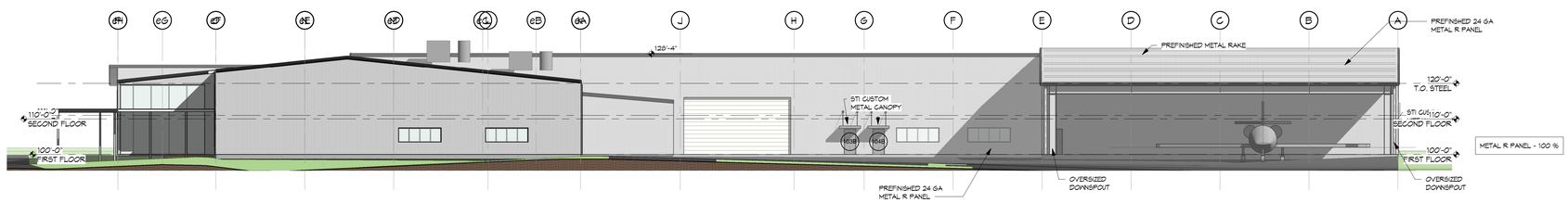


5 WEST ELEVATION COLOR
1/16" = 1'-0"

CEMENT FACADE - 72%
GLASS - 5%
METAL R PANEL - 23 %



3 NORTH ELEVATION COLOR
1/16" = 1'-0"



4 SOUTH ELEVATION COLOR
1/16" = 1'-0"

METAL R PANEL - 100 %

EXTERIOR FINISH LEGEND

PRE-FIN. METAL "R" PANEL - CHARCOLE

RAKE TRIM, BUTTERS AND DOWNSPOUTS - BLACK

CORNER TRIM, DOOR TRIM, CHARCOLE

NICHIHA - FIBER CEMENT PANEL - MODERN SERIES , BLACK - 2 X 6 PANELS

PRELIMINARY
NOT FOR CONSTRUCTION

GAME COMP. SHOP EXP.
SW I ST
BENTONVILLE, AR

Burris Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

DATE
01-11-21

JOB NO.
20117

REVISIONS

A7.0
COLOR ELEVATIONS

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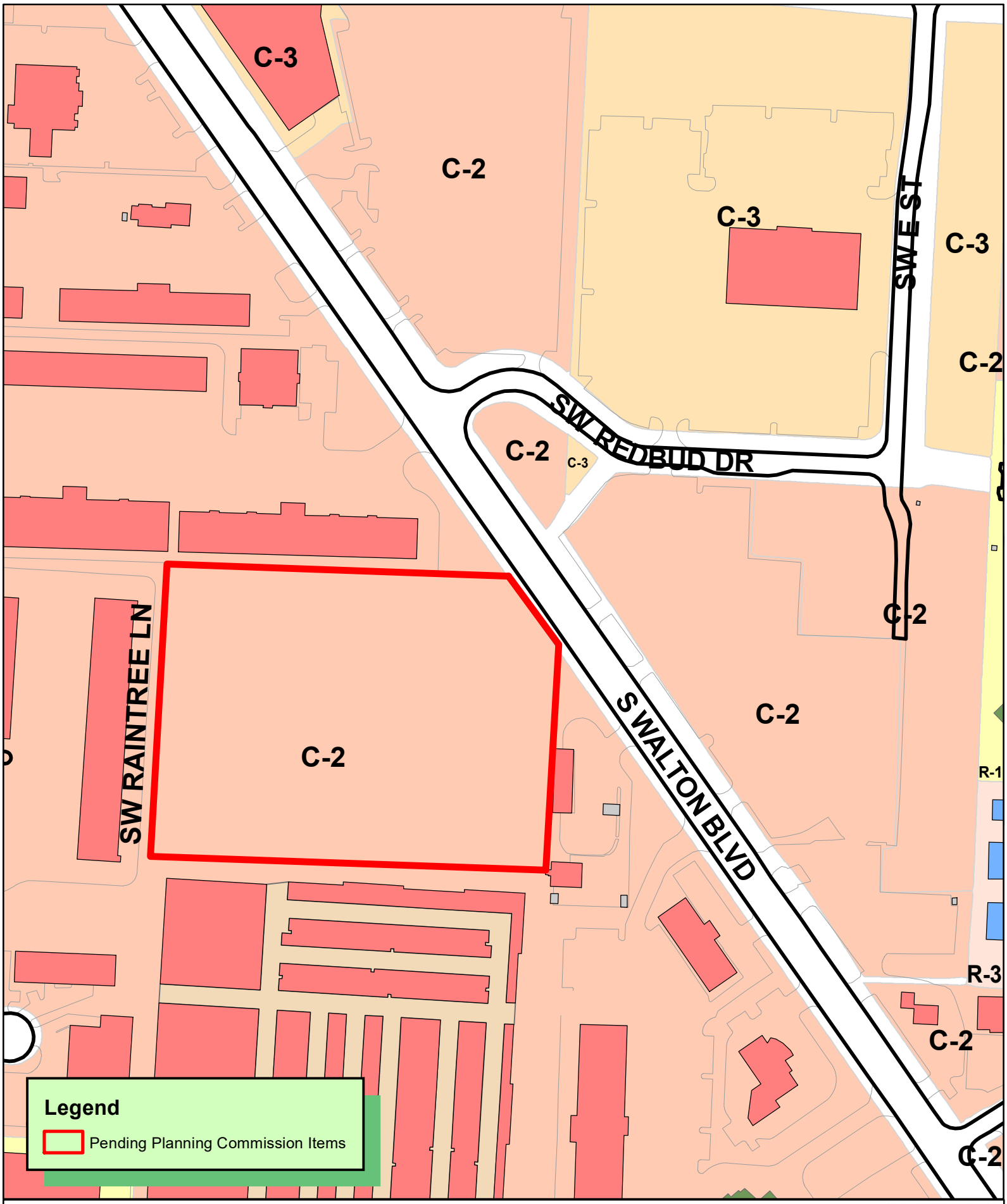

N
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1 inch = 200 feet

RZ21-0004
REZONING C-2 TO C-3
LAROSE DEVELOPMENT LLC
MICHAEL DILL PLAZA SUB LOT 1

THE CITY OF BENTONVILLE

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

C-3, Mixed-Use Commercial

The C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

Maximum Height Allowed: 60 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-3	All	None	-	-	-	100%	100%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-3	0’	0’	0’	10’	0’	0’

Sidewalk Setback: No building in the C-3 district, regardless of the location of the lot lines of the property on which it is to be built, shall be built closer than 8 ft. from the back of the curb line of any public street abutting the property on which the building is located. This spacing shall be maintained in order to provide adequate space for the required sidewalk to be built along that street frontage.

Canopy Standards: Canopies may project over the street right-of-way if they terminate no less than 2 ft. horizontally from the outside edge of the street curb and are no less than 8 ft. above the surface of a new or existing sidewalk.

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C-3, Mixed-Use Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal - domestic or household
Community garden
Urban farm

Residential
Dwelling - condominium
Dwelling - multi-family
Home occupation - type b
Residential facility - rehabilitation

Recreation, Education & Assembly
Aquarium
Community center
Commercial recreation facility - indoor
Cultural studio
Library
Museum
Park – mini, neighborhood

Services
Adult day care
ATM machine
Auction house
Child care - commercial
Child care - residential (4 children)
Child care - residential (5-10 children)
Copy facilities
Financial institution
Funeral home
Governmental services facility
Lodging - hotel / motel
Medical services - doctor office
Office - small scale (≤ 4,000 gsf)
Office - large scale (≥ 4,000 gsf)
Personal services
Postal services
Repair services - household

Retail
Artisan shop
Bakery
Bar, lounge or tavern
Convenience store
Convenience store that sells beer and/or light wine - off-site consumption
Convenience store that sells beer, light wine/and or spirits for off-site consumption
Gas station
Outdoor vending - private property
Restaurant
Restaurant, drive-in
Restaurant, drive through
Retail - small scale (≤ 4,000 gsf)
Sidewalk café in public right-of-way

Transportation / Utilities
Broadcasting studio

CONDITIONAL

Agriculture and Animals
Animal clinic
Botanical garden
Greenhouse

Residential
Dwelling - modular
Dwelling - townhouse or rowhouse
Dwelling - two-family

Recreation, Education & Assembly
Arena / Auditorium
Commercial recreation facility - outdoor
Educational facility
Event center
Golf course
Outdoor music venue
Religious facilities

Services
Cemetery or mausoleum
Lodging - bed & breakfast
Medical services - hospital
Public safety services

Retail
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail
Outdoor vendor park

Transportation / Utilities
Parking facility (as principle use)
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell towers)

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory
Home occupation - type a

Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential

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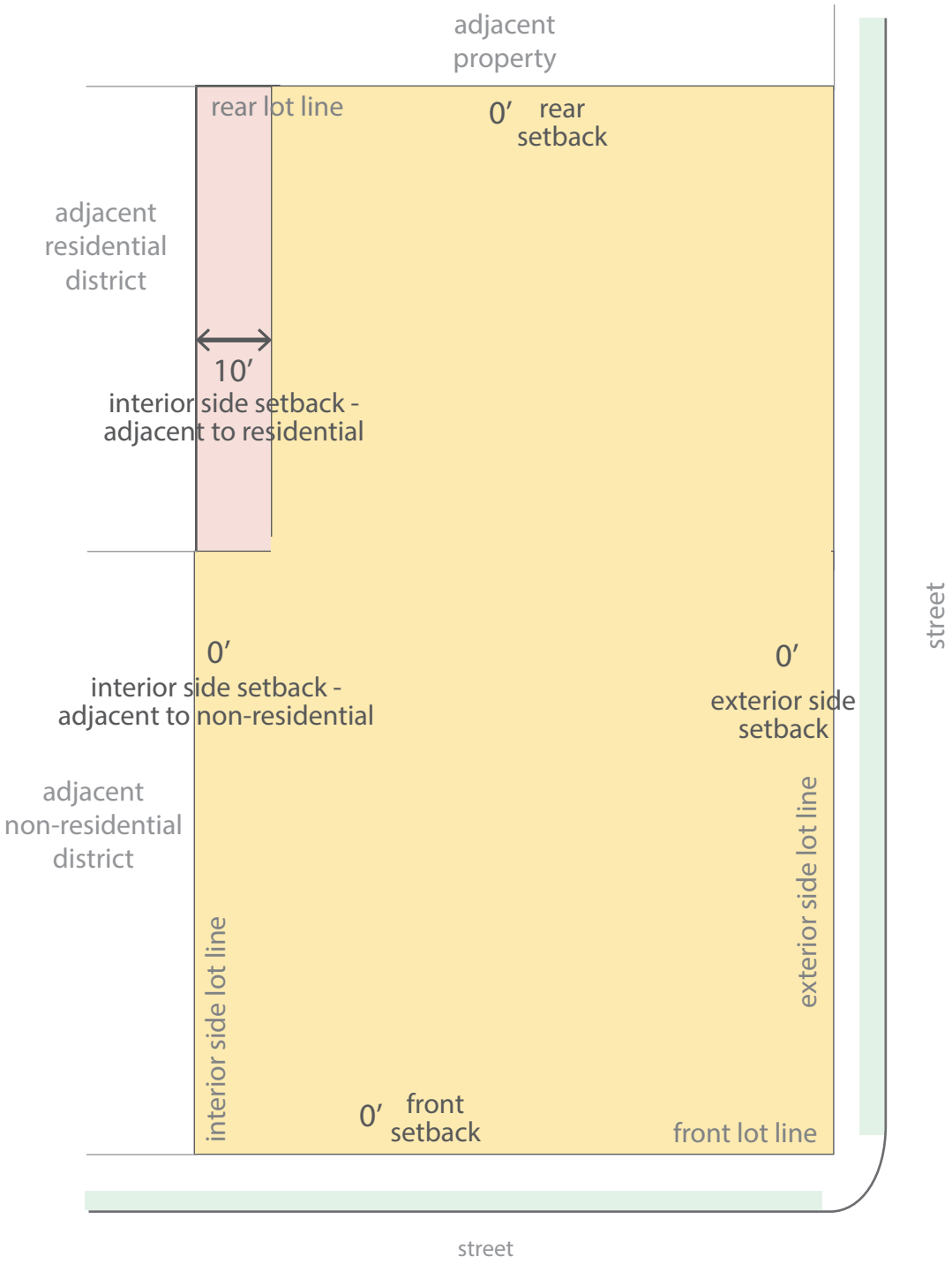
C-3, Mixed- Use Commercial

Setback Illustration



Updated May 2020

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

January 25, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-05071-000 from C-2–General Commercial to C-3–Mixed Use Commercial

Dear Planning Staff:

This law firm has been hired to assist the applicant, Larose Development, LLC, in obtaining a rezoning of Parcel No. 01-05071-000 from C-2, General Commercial to C-3, Mixed Use Commercial, pursuant to a proposed sale to a developer.

The primary purpose for this rezoning request is to allow the developer a greater variety of uses for this parcel. Notably, C-2 largely does not allow residential uses, either conditionally or by right. The developer has requested C-3 so that it may build a mix of commercial and residential uses on this parcel, and help to create a sense of place along S. Walton Blvd. The development will create a "live, work play" environment, and will take advantage of the close proximity to the planned Eighth Street Gateway Park currently in development. The development is expected to be designed with contemporary/modern architecture. As for signage, the developer plans to construct a monument sign on Walton Blvd.

Because all adjacent properties have commercial zonings and uses, the requested zoning and proposed use are compatible with the parcel's surroundings. Moreover, this rezoning is expected to act as a continuation of the redevelopment occurring along this stretch of S. Walton Blvd. As for traffic, the parcel sits Highway 71B, which has should have ample capacity for further development. Lastly, as for utilities, there is an 8" water line and a 8" gravity sewer line currently serving the property which run along the Eastern diagonal of the parcel along Walton Blvd.

Thank you for considering this rezoning request. If you have any questions please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

W. Kellstrom

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

NOTICE OF INTENT TO REZONE

LAROSE DEVELOPMENT, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from **C-2, General Commercial** to **C-3, Central Commercial**. The legal description of the property is as follows:

Lot 1 Michael-Dill Plaza, to the City of Bentonville, Benton County, Arkansas, as shown on Plat record 13, Page 380.

The common description of the property is: **1002 S. Walton Boulevard, Bentonville, Arkansas**

The public hearing will be held on March 2nd, 2021 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

I/we have no objections to the rezoning.

RZ21.0004

OR

I/we object to the rezoning because:

WE OBJECT TO THE C3 BECAUSE ON WALTON BLVD. FRONTAGE IS C2.

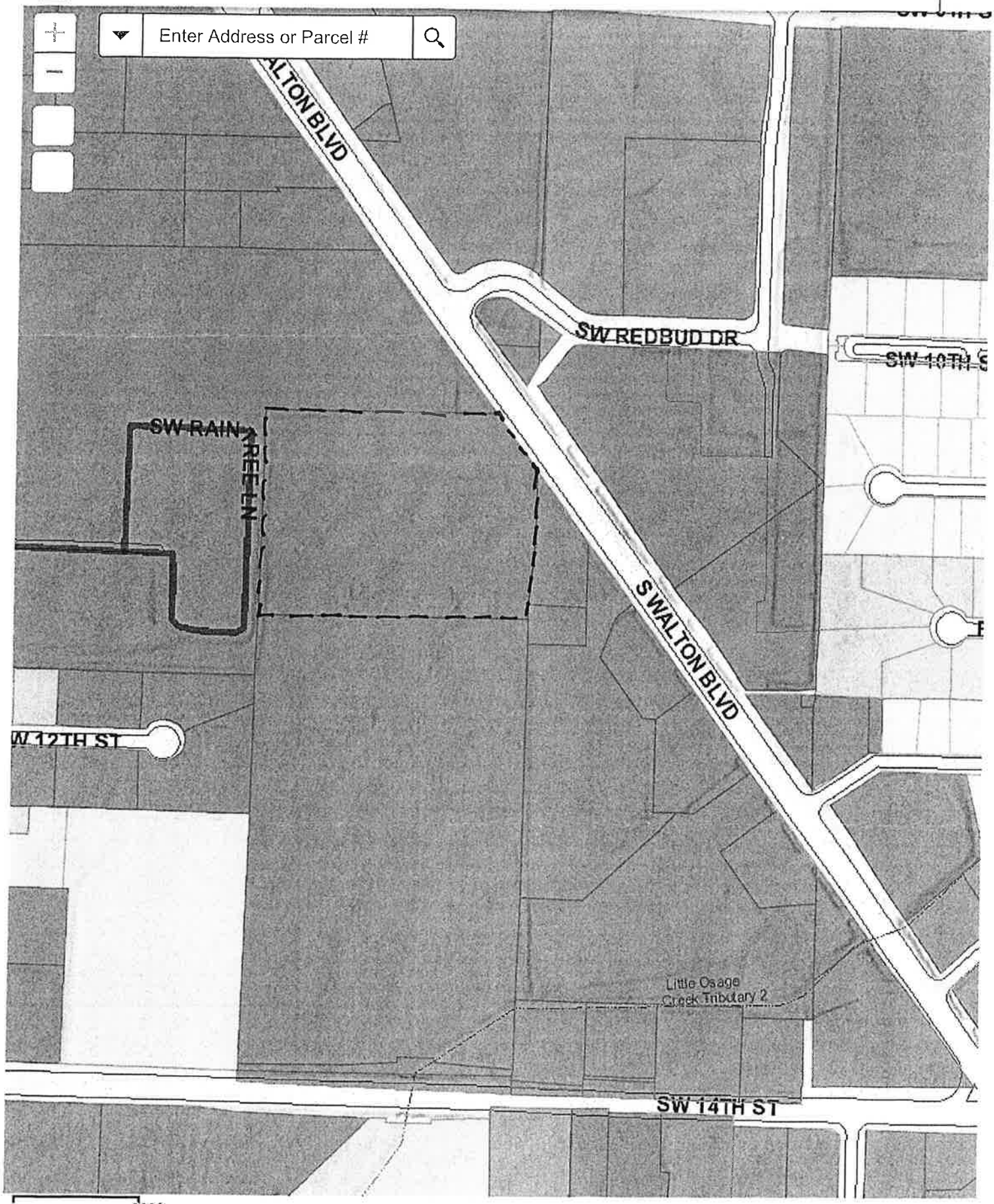
Signature

Jeffrey H. Simpson
Printed Name

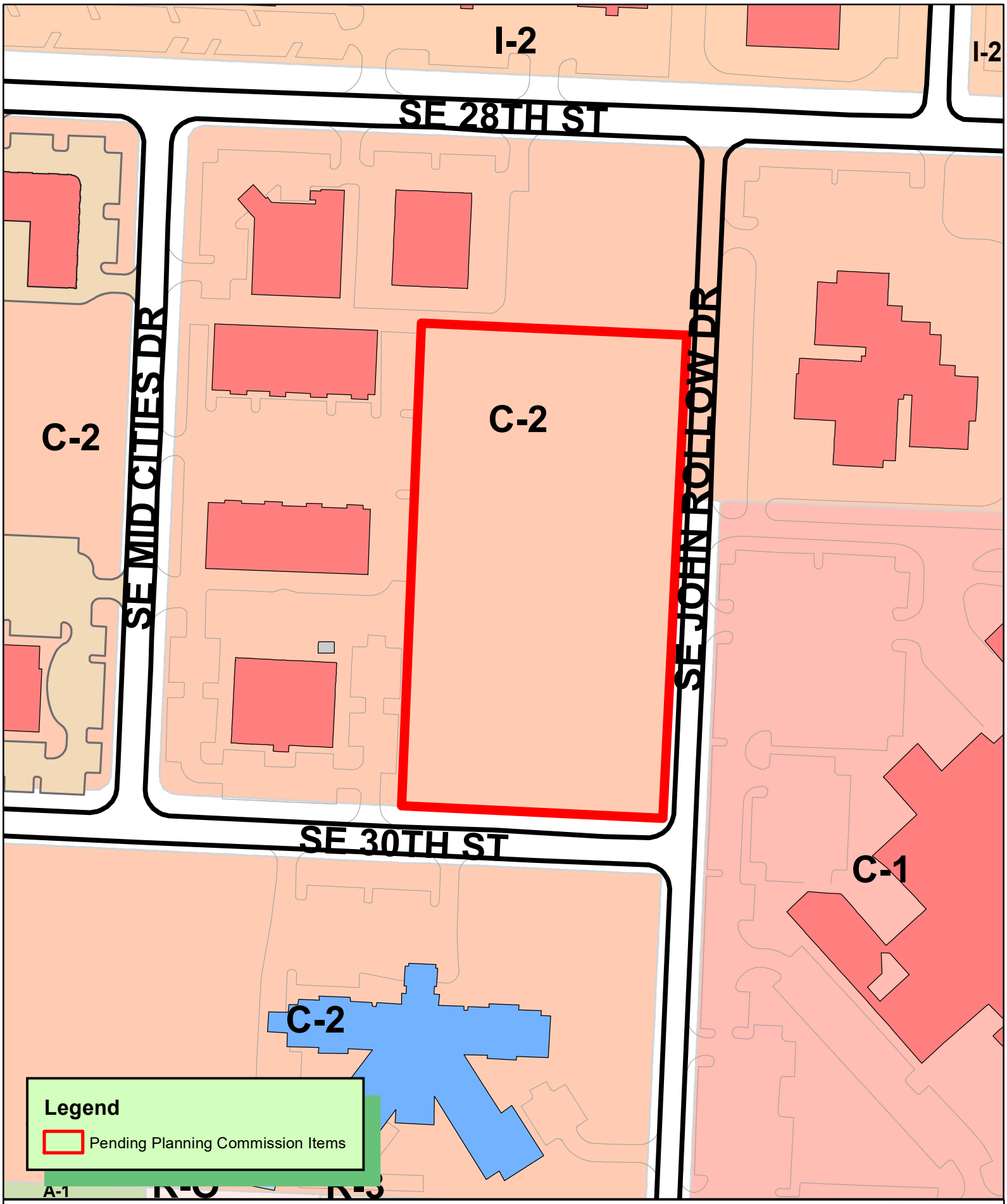
900 South Walton Blvd
Physical Address

Public Zoning Map

with Web AppBuilder for ArcGIS



-94.215 36.360 Degrees



N
W E
S

1 inch = 150 feet

RZ21-0004
REZONING C-2 TO C-3
TAILOR FAMILY DEVELOPMENT LLC
MID CITIES CROSSING SUB LOTS 27-30

THE CITY OF BENTONVILLE

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C-3, Mixed-Use Commercial

The C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

Maximum Height Allowed: 60 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-3	All	None	-	-	-	100%	100%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-3	0’	0’	0’	10’	0’	0’

Sidewalk Setback: No building in the C-3 district, regardless of the location of the lot lines of the property on which it is to be built, shall be built closer than 8 ft. from the back of the curb line of any public street abutting the property on which the building is located. This spacing shall be maintained in order to provide adequate space for the required sidewalk to be built along that street frontage.

Canopy Standards: Canopies may project over the street right-of-way if they terminate no less than 2 ft. horizontally from the outside edge of the street curb and are no less than 8 ft. above the surface of a new or existing sidewalk.

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C-3, Mixed-Use Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal - domestic or household
Community garden
Urban farm

Residential
Dwelling - condominium
Dwelling - multi-family
Home occupation - type b
Residential facility - rehabilitation

Recreation, Education & Assembly
Aquarium
Community center
Commercial recreation facility - indoor
Cultural studio
Library
Museum
Park – mini, neighborhood

Services
Adult day care
ATM machine
Auction house
Child care - commercial
Child care - residential (4 children)
Child care - residential (5-10 children)
Copy facilities
Financial institution
Funeral home
Governmental services facility
Lodging - hotel / motel
Medical services - doctor office
Office - small scale (≤ 4,000 gsf)
Office - large scale (≥ 4,000 gsf)
Personal services
Postal services
Repair services - household

Retail
Artisan shop
Bakery
Bar, lounge or tavern
Convenience store
Convenience store that sells beer and/or light wine - off-site consumption
Convenience store that sells beer, light wine/and or spirits for off-site consumption
Gas station
Outdoor vending - private property
Restaurant
Restaurant, drive-in
Restaurant, drive through
Retail - small scale (≤ 4,000 gsf)
Sidewalk café in public right-of-way

Transportation / Utilities
Broadcasting studio

CONDITIONAL

Agriculture and Animals
Animal clinic
Botanical garden
Greenhouse

Residential
Dwelling - modular
Dwelling - townhouse or rowhouse
Dwelling - two-family

Recreation, Education & Assembly
Arena / Auditorium
Commercial recreation facility - outdoor
Educational facility
Event center
Golf course
Outdoor music venue
Religious facilities

Services
Cemetery or mausoleum
Lodging - bed & breakfast
Medical services - hospital
Public safety services

Retail
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail
Outdoor vendor park

Transportation / Utilities
Parking facility (as principle use)
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell towers)

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory
Home occupation - type a

Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential

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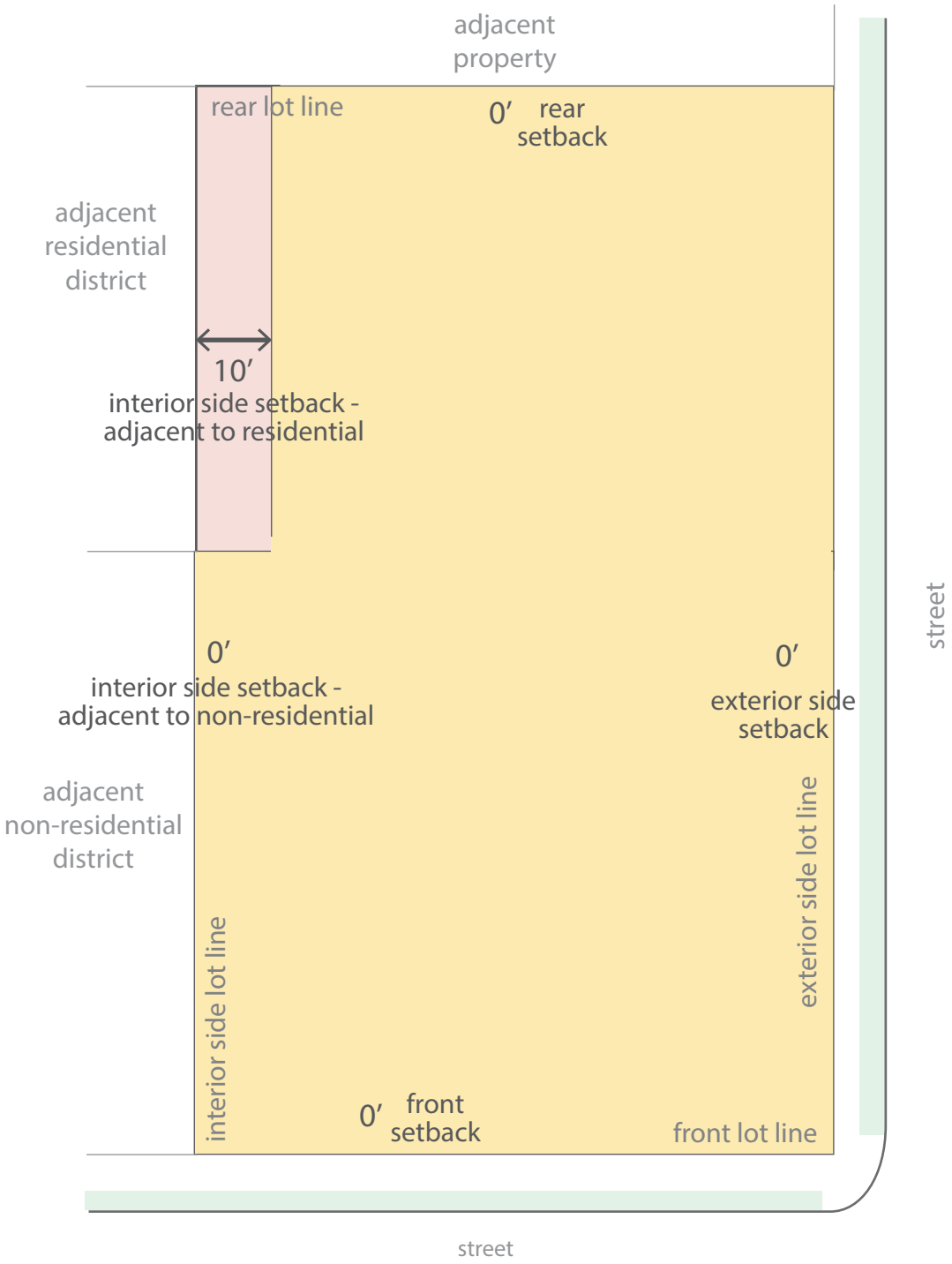
C-3, Mixed- Use Commercial

Setback Illustration



Updated May 2020

Rezoning Narrative
John Rollow Road

Current Zoning Designation: C-2, General Commercial

Proposed Zoning Designation: C-3, Mixed Use Commercial

Explanation: Newell Development proposes to rezone the following parcels located at SE John Rollow road:
01-08133-003 – 357 Vacant Lot
01-08133-002 – 356 Vacant Lot
01-08133-001 – 355 Vacant Lot
01-08133-000 – 326 Vacant Lot
in order to develop a real estate project in compliance with the C-3 development standards.

The current owner is Tailor Family Development, LLC (Mailing Address: 416 Oak Manor Circle, Springdale, AR 72764) who endeavors to sell the property. Newell Development will serve as the property developer.

Reason to Rezone: The rezone would allow for owners to build a mixed-use commercial/ residential development.

Statement of how the property will relate to surrounding properties: The development proposed will blend residential and commercial space on John Rollow Road, with close proximity to Northwest Medical Center as well as The Sam's Club and new Walmart Home Offices. Surrounding properties are zoned C-1, C-2 and I-1. 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 offer both commercial and residential space in an established commercial area of town. The addition of residential units in this area could provide a new housing option for community members who desire to live close to their place of employment and take advantage of the mission of the C-3 zoning district which was "established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences".

Traffic: Ingress and egress to the development will be available on several sides of the property. With its proximity to the Greenway as well as multiple large employers in the area, the development will encourage bike and pedestrian traffic 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

NOTICE OF INTENT TO REZONE

Newell Development has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C2- General Commercial to C3- Mixed Use Commercial

The legal description of the property is as follows:

Lot's 27, 28, 29 & 30 Mid Cities Crossing Subdivision to Bentonville, Benton County, AR as shown on Plat Record Book & Page L201824183, recorded in the Benton County Clerk's Office, Bentonville, Arkansas.

The common description of the property is: SE John Rollow Road Vacant Parcels - 326, 355, 356, 357

Proposed land use: Mixed Use Develoment Project

The public hearing will be held March 2, 20 21 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

- -

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

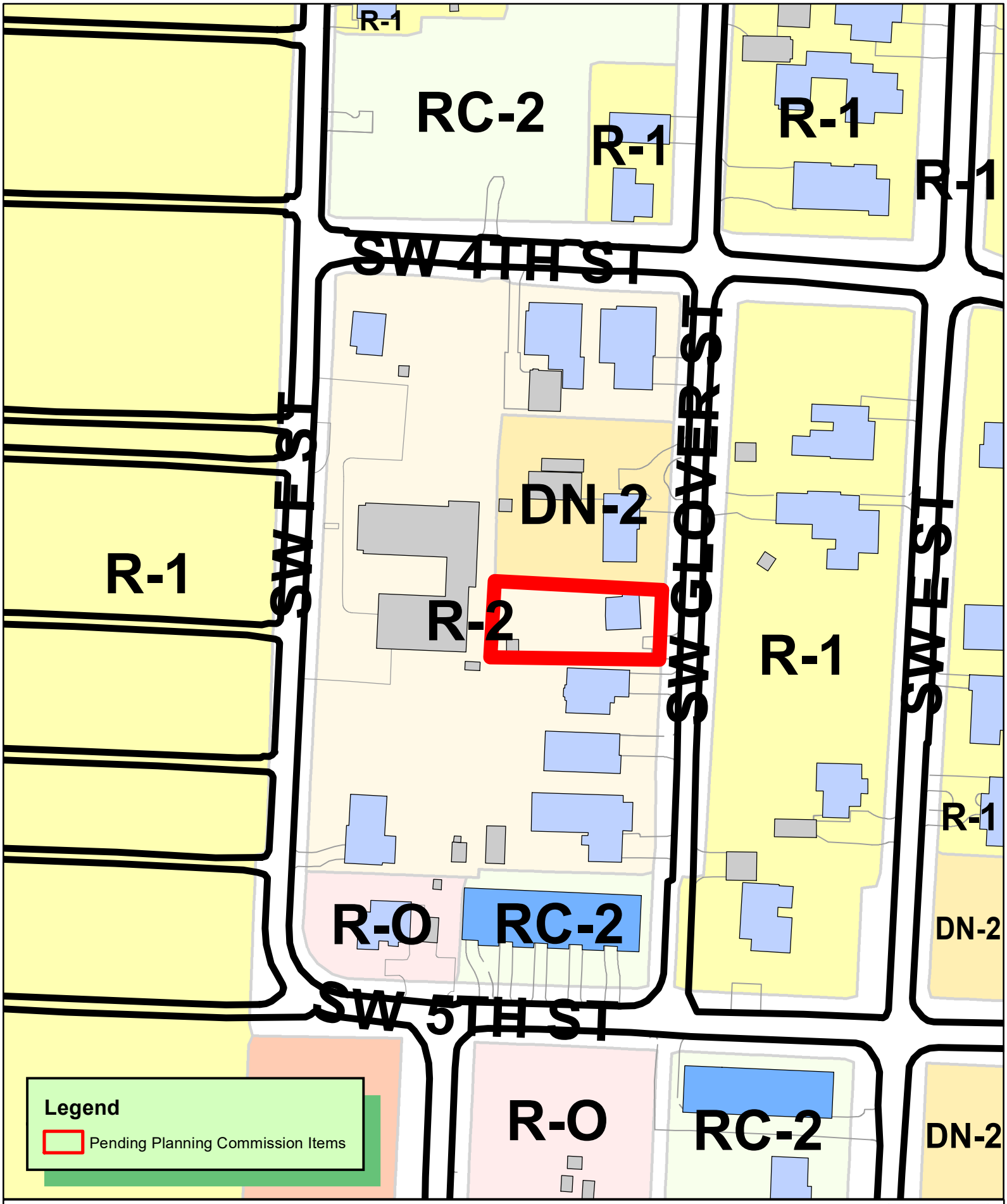
- ☒ I/we have no objections to the rezoning.
- ☐ I/we object to the rezoning because:

Ann McKenzie
Signature

Ann McKenzie
Printed Name

1504 SE 28th Street
Physical Address

Bentonville, AR 72712



N
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1 inch = 100 feet

RZ21-0006
REZONING R-2 TO DN-2
WAYNE ALEXANDER TRUST
FAIRCLO BLOCK ADDITION LOT 9

THE CITY OF BENTONVILLE

Rezoning Narrative 406 SW Glover

Current Zoning Designation: R2- Duplex & Patio Home Residential

Proposed Zoning Designation: DN2- Downtown Medium Density Residential

Explanation: Newell Development proposes to rezone the property at 406 SW Glover (Parcel # 01-02512-000) from R2 to DN2, in order to develop a future real estate project in compliance with DN2 development standards. The current owner is Wayne Alexander Trust (Mailing Address: PO Box 698 Pineville, MO 64856) who endeavors to sell the property to 404 GLV, LLC.

Reason to Rezone: The rezone would keep the zoning consistent across all properties in development (404 and 406 Glover) .

Statement of how the property will relate to surrounding properties: The adjacent property located at 404 SW Glover is zoned DN2, with additional zoning in the surrounding area being R1 and R2.

Use: The residential development will fit into the SW Downtown development plan.

Traffic: The additional units should not impact current traffic patterns.

Signage: None proposed at this time.

Appearance: Future development will fit in form and scale of all DN2 district standards as well as adhere to all City of Bentonville development and design requirements.

Water/ Sewer/ Electric: On-Site

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

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

Updated 08-31-20

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

DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

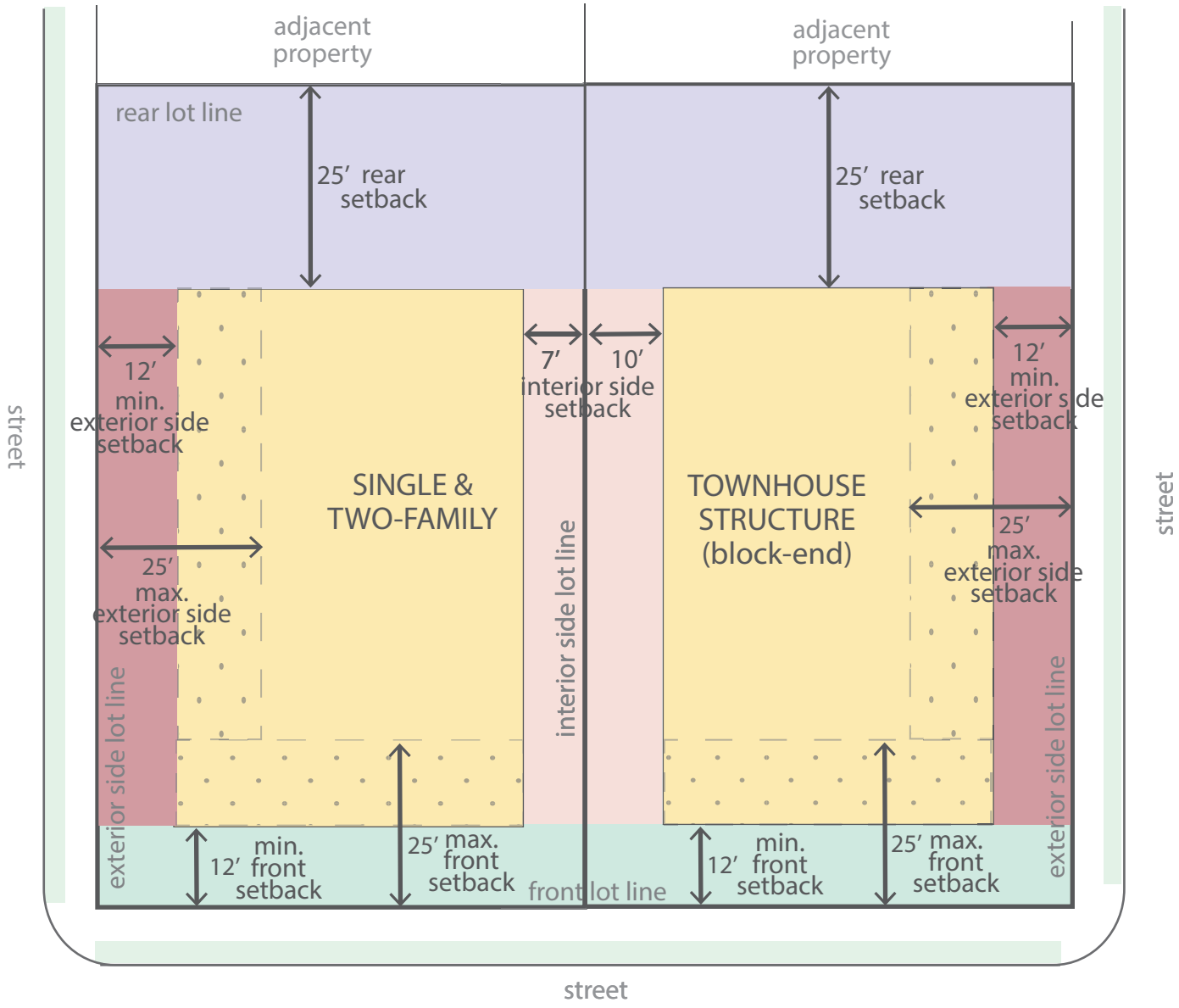
Land Uses:

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

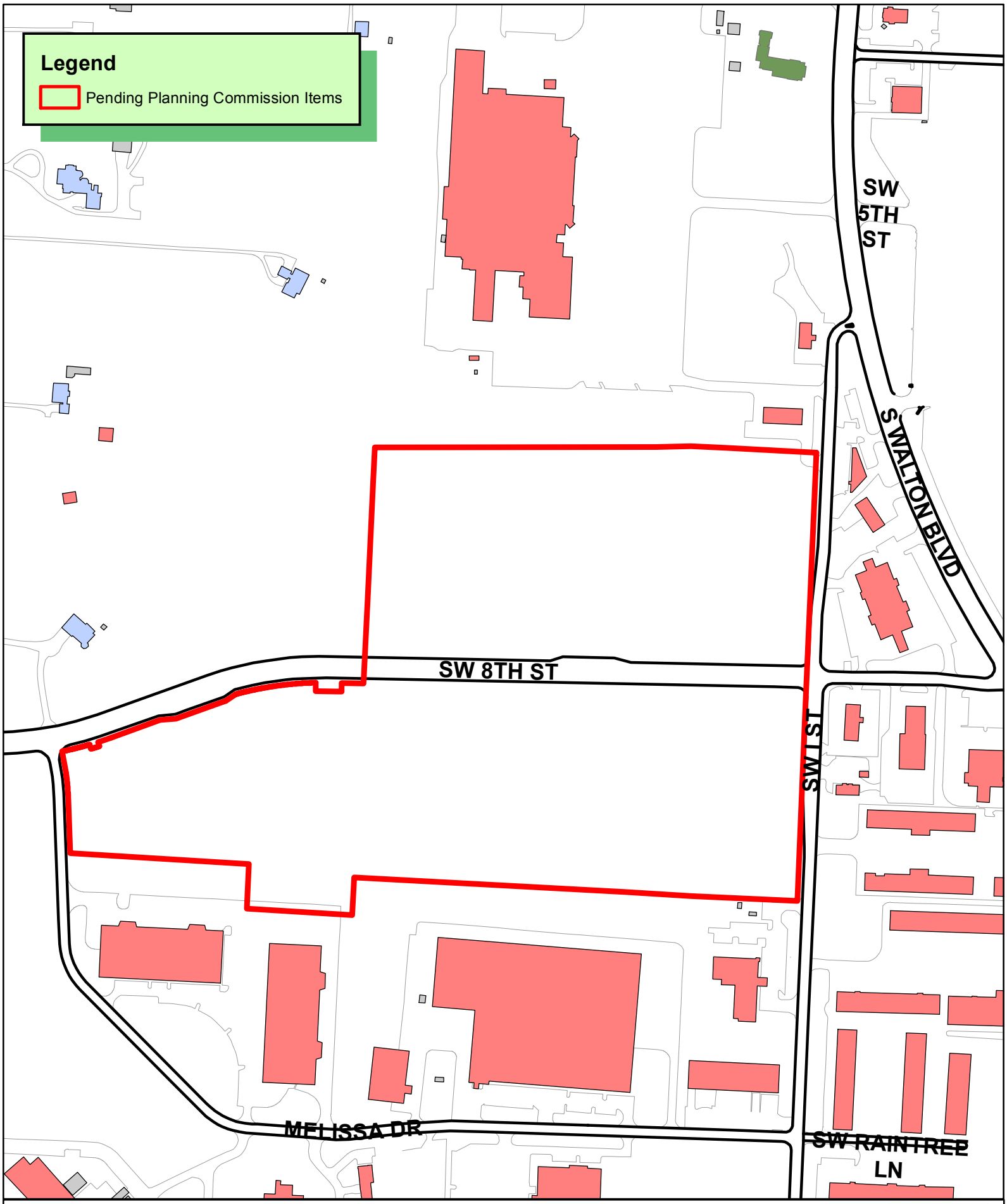
Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-2, Downtown Medium Density Residential

Setback Illustration



Updated May 2020

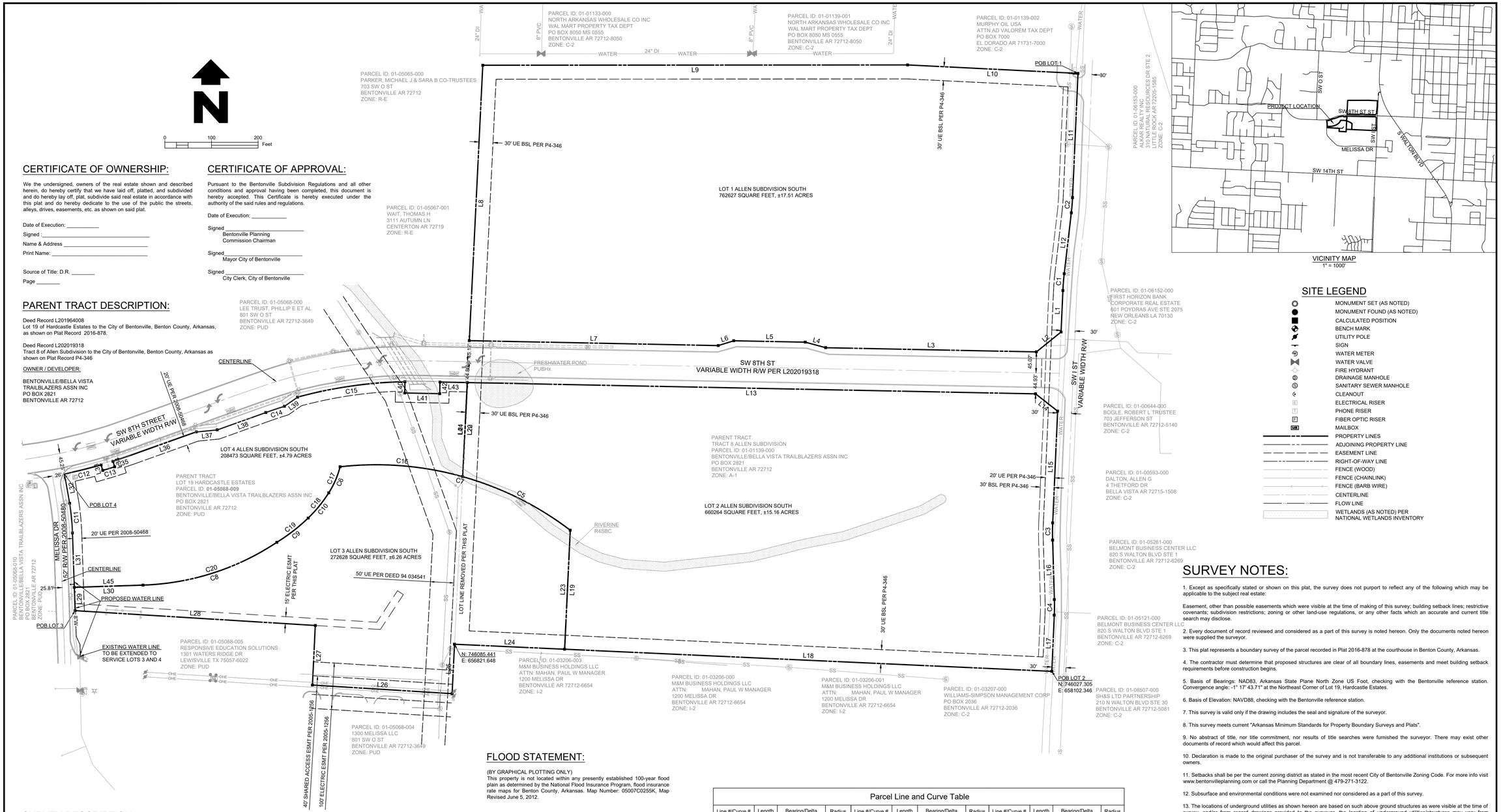


N
W E
S

1 inch = 350 feet

LS20-0044
LOT SPLIT
ALLEN SUBDIVISION SOUTH
LOTS 1-4

THE CITY OF BENTONVILLE



VICINITY MAP
1" = 1000'

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 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

PARENT TRACT DESCRIPTION:

Deed Record L201964008
Lot 19 of Hardcastle Estates to the City of Bentonville, Benton County, Arkansas, as shown on Plat Record 2016-878.

Deed Record L202019318
Tract 8 of Allen Subdivision to the City of Bentonville, Benton County, Arkansas as shown on Plat Record P4-346

OWNER / DEVELOPER:

BENTONVILLE/BELLA VISTA
TRAILBLAZERS ASSN INC
PO BOX 2821
BENTONVILLE AR 72712

SITE 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
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- FENCE (WOOD)
- FENCE (CHAINLINK)
- FENCE (BARB WIRE)
- CENTERLINE
- FLOW LINE
- WETLANDS (AS NOTED) PER NATIONAL WETLANDS INVENTORY

SURVEY 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:

Easement, 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 the surveyor.

3. This plat represents a boundary survey of the parcel recorded in Plat 2016-878 at the courthouse in Benton County, Arkansas.

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

5. Basis of Bearings: NAD83, Arkansas State Plane North Zone US Foot, checking with the Bentonville reference station. Convergence angle: -1° 17' 43.71" at the Northeast Corner of Lot 19, Hardcastle Estates.

6. Basis of Elevation: NAVD88, checking with the Bentonville reference station.

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

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

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

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

11. 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.

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

13. 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.

14. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities. Some offsite utilities may be located per GIS.

15. There are known wetlands associated with this property per the National Wetlands Inventory online Wetlands Mapper.

16. 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.

17. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.

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

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

FLOOD STATEMENT:

(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.

SURVEY DESCRIPTION:

LOT 1 ALLEN SUBDIVISION SOUTH

BEGINNING (POB) at the Northeast Corner of Tract 8 Allen Subdivision; thence S02°30'08"W, 266.69 feet to a tangent curve to the right; thence along said curve, an arc distance of 32.69 feet, said curve having a radius of 451.94 feet and a chord bearing and distance of S04°34'29"W, 32.69 feet; thence leaving said curve, S06°38'50"W, 131.57 feet to a tangent curve to the left; thence along said curve, an arc distance of 36.16 feet, said curve having a radius of 499.89 feet and a chord bearing and distance of S04°34'29"W, 36.16 feet; thence leaving said curve, S02°30'08"W, 89.04 feet; thence S51°04'17"W, 67.87 feet; thence N88°51'50"W, 451.81 feet; thence N74°49'39"W, 45.35 feet; thence N88°51'50"W, 153.42 feet; thence S72°42'04"W, 34.79 feet; thence N88°51'50"W, 533.95 feet; thence N02°47'30"E, 591.41 feet; thence N89°57'27"E, 910.90 feet; thence S87°09'22"E, 365.74 feet to the POINT OF BEGINNING (POB). Containing 762627 square feet, 17.51 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 2 ALLEN SUBDIVISION SOUTH

BEGINNING (POB) at the Southeast Corner of Tract 8 Allen Subdivision; thence N87°24'03"W, 1045.69 feet; thence N02°42'30"E, 255.54 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 259.19 feet, said curve having a radius of 687.54 feet and a chord bearing and distance of N63°31'22"W, 257.66 feet; thence N02°47'30"E, 202.01 feet; thence S88°51'51"E, 1218.78 feet; thence S51°50'20"E, 59.99 feet; thence S02°30'08"W, 240.05 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 36.90 feet, said curve having a radius of 500.11 feet and a chord bearing and distance of S00°23'18"W, 36.89 feet; thence S01°43'32"E, 127.64 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 33.35 feet, said curve having a radius of 451.87 feet and a chord bearing and distance of S00°23'18"W, 33.34 feet; thence S02°30'08"W, 120.58 feet to the POINT OF BEGINNING (POB). Containing 660264 square feet, 15.16 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

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.

LOT 4 ALLEN SUBDIVISION SOUTH

BEGINNING (POB) at the Northwest Corner of Lot 19 Hardcastle Estates at the beginning of a curve to the left; thence along said curve, an arc distance of 81.19 feet, said curve having a radius of 1045.01 feet and a chord bearing and distance of N76°09'11"E, 81.17 feet; thence S16°20'48"E, 12.34 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 26.72 feet, said curve having a radius of 1057.40 feet and a chord bearing and distance of N73°12'01"E, 26.72 feet; thence N17°15'11"W, 12.34 feet; thence N71°23'27"E, 39.47 feet; thence N70°18'32"E, 149.87 feet; thence N84°23'16"E, 45.22 feet; thence N70°18'32"E, 110.57 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 42.26 feet, said curve having a radius of 943.31 feet and a chord bearing and distance of N71°35'31"E, 42.26 feet; thence N55°06'13"E, 34.22 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 233.32 feet, said curve having a radius of 955.00 feet and a chord bearing and distance of N81°49'44"E, 232.74 feet to a point of cusp; thence S01°08'26"W, 24.22 feet; thence S88°51'34"E, 75.00 feet; thence N01°08'26"E, 25.00 feet; thence S88°51'34"E, 58.60 feet; thence S02°47'29"W, 202.01 feet to a non-tangent curve to the left; thence along said curve, an arc distance of 265.40 feet, said curve having a radius of 686.77 feet and a chord bearing and distance of N85°23'15"W, 263.75 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 S23°29'48"W, 61.00 feet to a non-tangent curve to the right; 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 S39°13'06"W, 69.80 feet to a non-tangent curve to the right; 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 S52°15'14"W, 85.11 feet to a non-tangent curve to the right; 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 S72°15'33"W, 300.99 feet; thence leaving said curve, S88°08'21"W, 147.66 feet; thence N01°56'07"W, 116.75 feet to a tangent curve to the left; thence along said curve, an arc distance of 63.95 feet, said curve having a radius of 525.76 feet and a chord bearing and distance of N05°25'12"W, 63.91 feet; thence N10°07'39"W, 63.89 feet to the POINT OF BEGINNING (POB). Containing 208473 square feet, 4.79 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius	Line #/Curve #	Length	Bearing/Delta	Radius	Line #/Curve #	Length	Bearing/Delta	Radius
C1	36.16	4.15	499.89	L3	451.81	N88° 51' 50.43"W		L25	106.14	S2° 47' 29.54"W	
C2	32.69	4.14	451.94	L4	45.35	N74° 49' 39.43"W		L26	300.03	N86° 28' 09.70"W	
C3	36.90	4.23	500.11	L5	153.42	N88° 51' 50.43"W		L27	127.90	N2° 42' 48.57"E	
C4	33.35	4.23	451.87	L6	34.79	S72° 42' 03.57"W		L28	516.10	N86° 28' 06.46"W	
C5	259.19	21.60	687.54	L7	533.95	N88° 51' 50.43"W		L29	50.01	N1° 56' 07.46"W	
C6	61.26	18.52	189.50	L8	591.41	N2° 47' 29.69"E		L30	147.66	N88° 08' 21.50"E	
C7	524.58	43.73	687.33	L9	910.90	N89° 57' 26.61"E		L31	116.75	N1° 56' 07.46"W	
C8	304.88	31.76	550.00	L10	365.74	S87° 09' 22.31"E		L32	63.89	N10° 07' 39.46"W	
C9	85.27	12.15	401.95	L11	266.69	S2° 30' 07.69"W		L33	12.34	S16° 20' 48.45"E	
C10	69.96	13.56	295.56	L12	131.57	S6° 38' 49.69"W		L34	12.34	N17° 15' 11.46"W	
C11	63.95	6.97	525.76	L13	1218.78	S88° 51' 50.91"E		L35	39.47	N71° 23' 26.54"E	
C12	81.19	4.45	1045.01	L14	59.99	S51° 50' 20.43"E		L36	149.87	N70° 18' 31.54"E	
C13	26.72	1.45	1057.40	L15	240.05	S2° 30' 07.69"W		L37	45.22	N84° 23' 15.54"E	
C14	42.26	2.57	943.31	L16	127.64	S1° 43' 32.31"E		L38	110.57	N70° 18' 31.54"E	
C15	233.32	14.00	955.00	L17	120.58	S2° 30' 07.69"W		L39	34.22	N55° 06' 12.54"E	
C16	265.40	22.14	686.77	L18	1045.69	N87° 24' 03.31"W		L40	24.22	S1° 08' 25.54"W	
C17	61.26	18.52	189.50	L19	255.54	N2° 42' 30.28"E		L41	75.00	S88° 51' 34.46"E	
C18	69.96	13.56	295.56	L20	202.01	N2° 47' 29.54"E		L42	25.00	N1° 08' 25.54"E	
C19	85.27	12.15	401.95	L21	202.01	S2° 47' 29.29"W		L43	58.60	S88° 51' 34.46"E	
C20	304.88	31.76	550.00	L22	202.01	N2° 47' 29.69"E		L44	202.01	S2° 47' 29.29"W	
L1	89.04	S2° 30' 07.69"W		L23	255.54	S2° 42' 30.28"W		L45	147.66	S88° 08' 21.50"W	
L2	67.87	S51° 04' 16.57"W		L24	236.33	N87° 24' 03.31"W					

Certificate of Surveying Accuracy:

I, _____, 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. _____
State of Arkansas

City of Bentonville Project Number: LS20-0044

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-ae.com

LOT SPLIT OF LOT 19 HARDCASTLE ESTATES
AND TRACT 8 ALLEN SUBDIVISION CREATING
LOTS 1-4 ALLEN SUBDIVISION SOUTH
BENTONVILLE, ARKANSAS

PROJ NUMBER: 18-19-00104

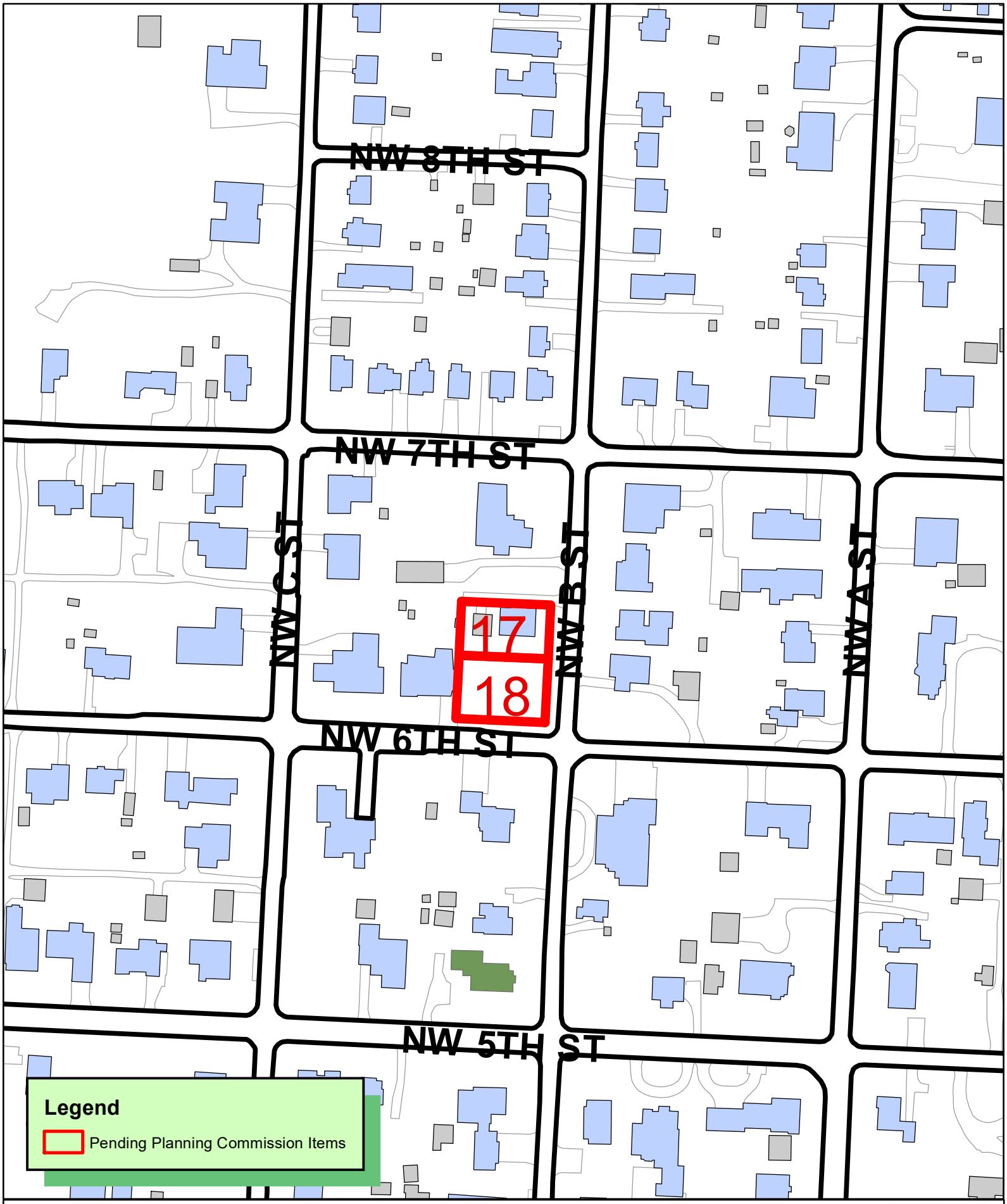
ISSUE BLOCK

PLS:	JEC
CAD:	DVB
FIELD:	CTH
DATE:	2/5/2021

LOT SPLIT

SHEET:
1/1

Feb05,2021-2:04pm - User david.buff
M:\18\18-19-00104 Bentonville Pet Resource Center - Bentonville, AR\Disciplines\CIVIL\Survey\0-Current\lot splittrev-3\ 18-19-00104 SURVEY lot split rev-3.dwg

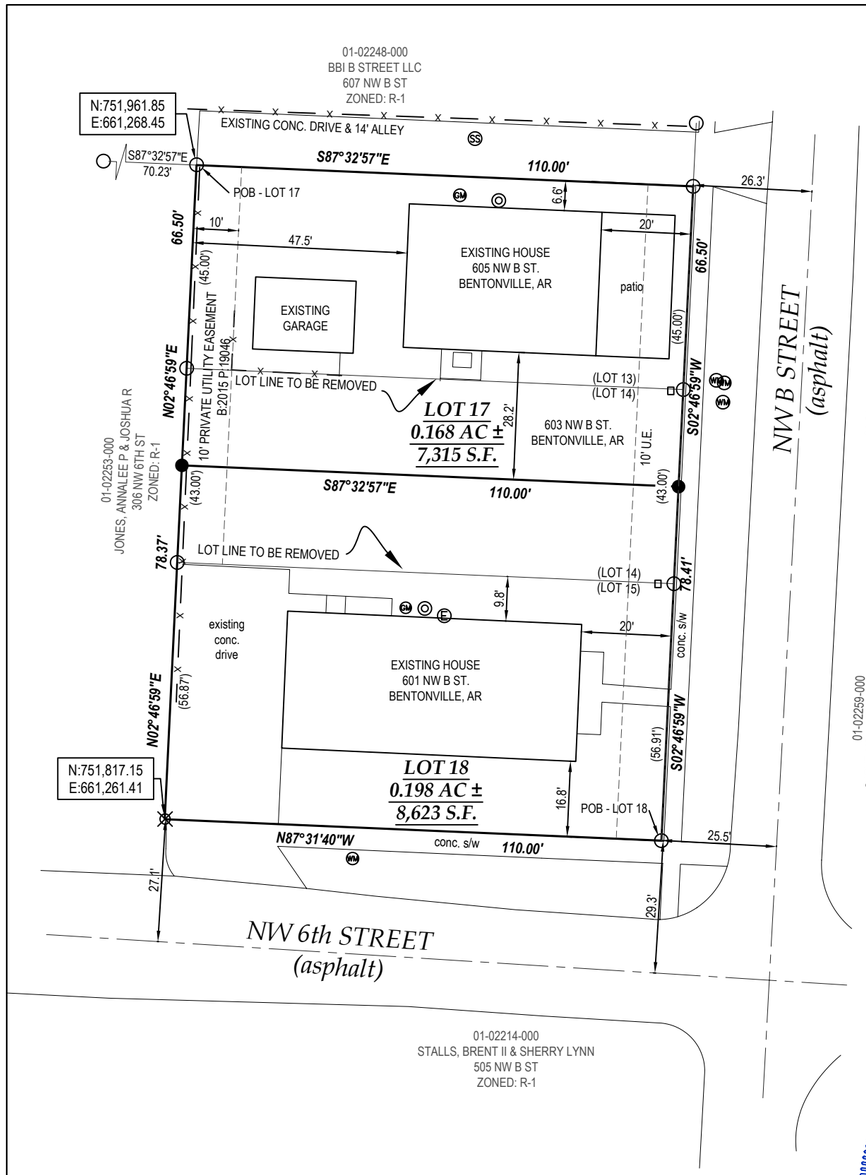


N
W E
S

1 inch = 150 feet

LS21-0006
LOT SPLIT
DEMINGS 2ND ADDITION
LOTS 13-14 & 15 BLOCK 19 CREATING LOTS 17 & 18

THE CITY OF BENTONVILLE



SCALE: 1" = 30'

LEGEND

- CENTERLINE
- BOUNDARY LINE
- FENCE LINE
- EASEMENT
- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN
- SEWER CLEAN OUT
- PK NAIL
- SEWER MANHOLE
- ELEC METER
- GAS METER
- WATER METER

ORIGINAL DESCRIPTION

FROM WARRANTY DEEDS: L2018 14404, L2018 14378, 2016-44666
LOTS 13, 14, & 15, BLOCK 19, DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD BOOK: 2015, PAGE: 251.
ALSO, A 10' WIDE UTILITY EASEMENT FROM DOCUMENT 2015-19046 , LYING 10' EAST OF THE WEST LINES OF LOTS 13 AND 14 AS DESCRIBED ON PLAT RECORD 2015-251.
SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

LOT 17 DESCRIPTION - 0.168 AC

LOT 13 AND A PART OF LOT 14, BLOCK 19, DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD B:2015, P:251, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" REBAR AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE S87°32'57"E 110.00 FEET TO A 5/8" REBAR; THENCE S02°46'59"W 66.50 FEET TO A 1/2" REBAR; THENCE N87°32'57"W 110.00 FEET TO A 1/2" REBAR; THENCE N02°46'59"E 66.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.168 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

LOT 18 DESCRIPTION - 0.198 AC

LOT 15 AND A PART OF LOT 14, BLOCK 19, DEMING'S 2ND ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD B:2015, P:251, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE N87°31'40"W 110.00 FEET TO A MAGNAIL; THENCE N02°46'59"E 78.37 FEET TO A 1/2" REBAR; THENCE S87°32'57"E 110.00 FEET TO A 1/2" REBAR; THENCE S02°46'59"W 78.41 FEET TO THE POINT OF BEGINNING. CONTAINING 0.198 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF SURVEY ACCURACY

I, _____, 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. _____
STATE OF ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1647
SIGNATURE
DAN W. JENKINS

OWNER/DEVELOPER

VANDERPOOL, CLIFFORD V & LORI A
PARCEL: 01-02254-002
601 NW B ST
BENTONVILLE, AR

OWNER/DEVELOPER

ROCHE, STEPHAN & CATHERINE
PARCEL: 01-02254-000
PARCEL: 01-02254-001
603 & 605 NW B ST
BENTONVILLE, AR

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 (ROCHE)

SIGNED :_____
NAME (ROCHE)

SOURCE OF TITLE: D.R. L201814404 AND L2018144378

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 (VANDERPOOL)

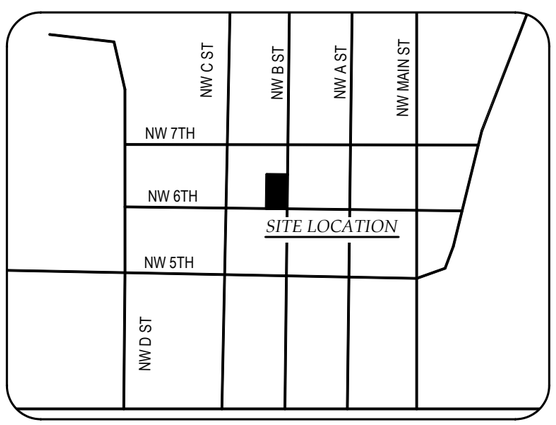
SIGNED :_____
NAME ((VANDERPOOL)

SOURCE OF TITLE: D.R. 2016-44666

CERTIFICATE OF APPROVAL

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

SIGNED _____
COMMUNITY DEVELOPMENT DIRECTOR



NOTES:

1) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
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 ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4) SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE, INFO @ BENTONVILLEPLANNING.COM, 479-281-3122.
5) ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCE FROM ALL ELECTRICAL LINES.

FLOOD CERTIFICATION
THE HEREIN DESCRIBED TRACT IS NOT WITHIN THE 100 YEAR FLOOD ZONE PER F.I.R.M. COMMUNITY NO. 05007C0090J, BENTON COUNTY, AR EFFECTIVE DATE 09/28/2007.

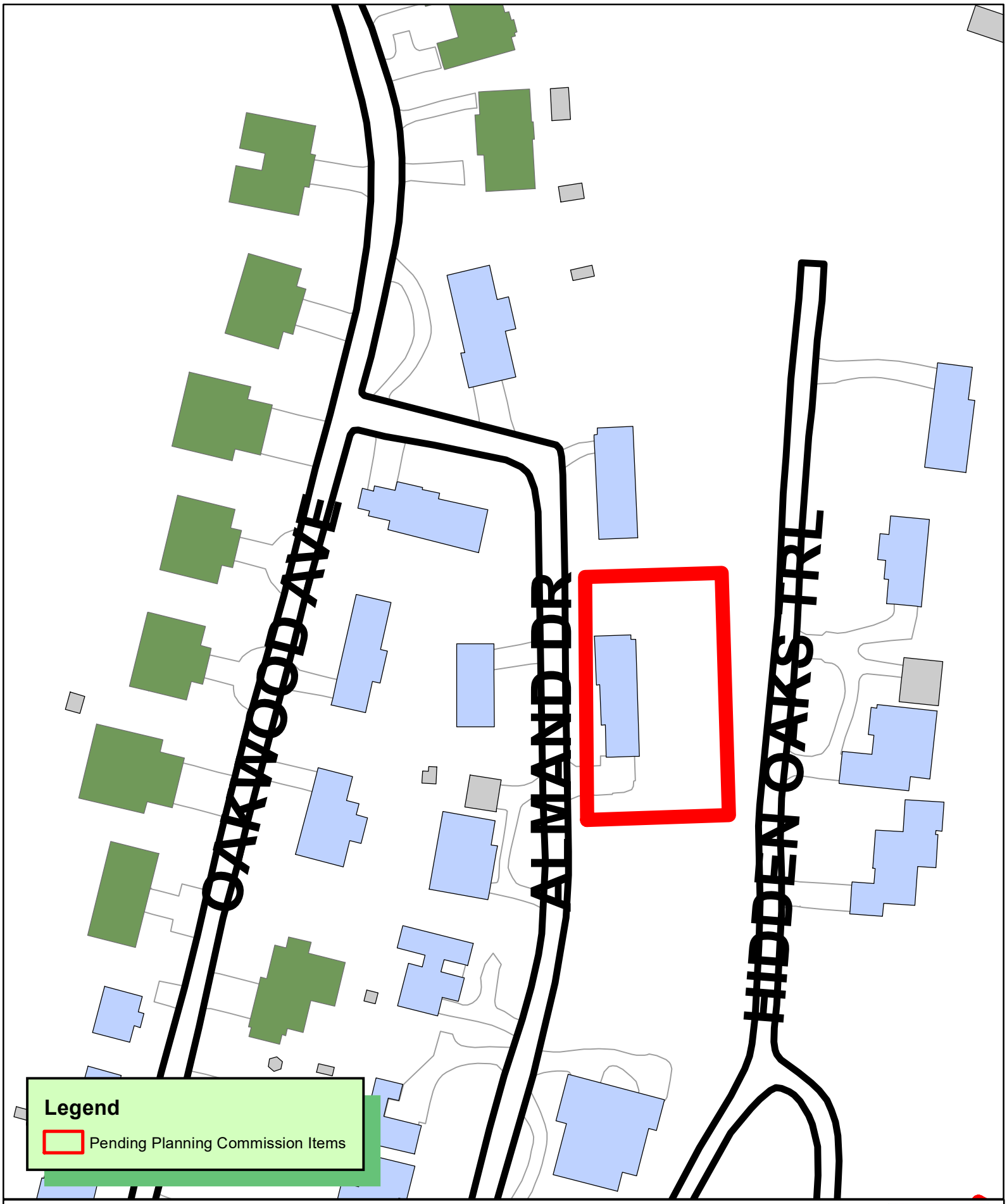
BASIS OF BEARINGS
STATE PLANE - NAD 83 - AR NORTH

ZONED R-1 BUILDING SETBACKS
FRONT (GARAGE) - 30'
FRONT - 20'
SIDE (INTERIOR) - 7'
SIDE (ROW) - 20'
REAR - 25'

CITY ATLAS PAGE 361

PROJECT #: LS21-0006

JENKINS SURVEYING 1552 CEDAR ST. FAYETTEVILLE, AR 72703 P/F 479-521-5231	DATE: 2/14/21 DRAWN BY: DWJ SCALE: 1" = 30' JOB NO.: 20-070	**PROPERTY LINE ADJUSTMENT LOTS 13,14, & 15, BLOCK 19 OF DEMINGS 2ND ADDITION CREATING LOTS 17 & 18,BLOCK 19**



N
W E
S

1 inch = 100 feet

PLA21-0003
PROPERTY LINE ADJUSTMENT
OAKWOOD HEIGHTS SUBDIVISION
LOTS 23 & 24 CREATING LOT 44

THE CITY OF BENTONVILLE

LEGEND

- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- SEWER MANHOLE
- PROPERTY LINE
- CENTERLINE
- ADJ. PROPERTY LINE
- ORIGINAL SUBDIVISIONAL LOT LINE
- 15' UTILITY EASEMENT
- EXISTING WATER METER
- EXISTING GAS METER
- DEDICATION AREA
- EXISTING FIRE HYDRANT

N

SCALE 1"=40'

40 20 0 40

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ

BUILDING SETBACK

R-1 ZONING

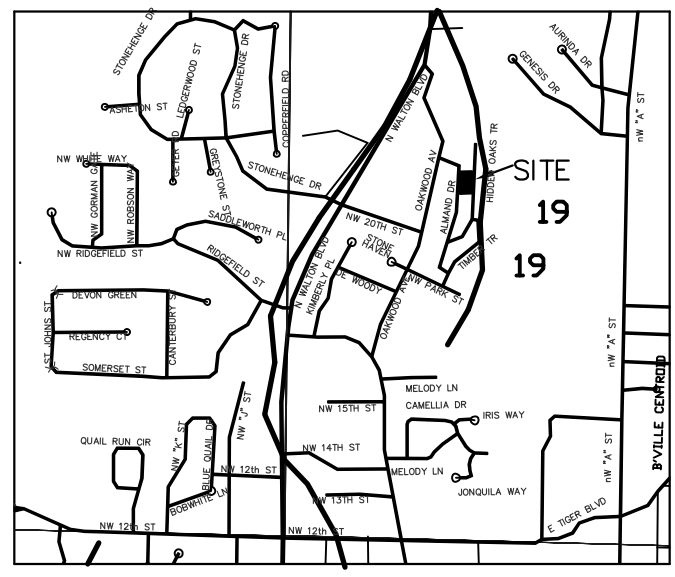
30' FRONT FROM STREET RIGHT-OF-WAY
20' FRONT FROM STREET RIGHT-OF-WAY IF GARAGE IS RECESSED
7' ALONG SIDE LOT LINES
25' ALONG BACK LOT LINES

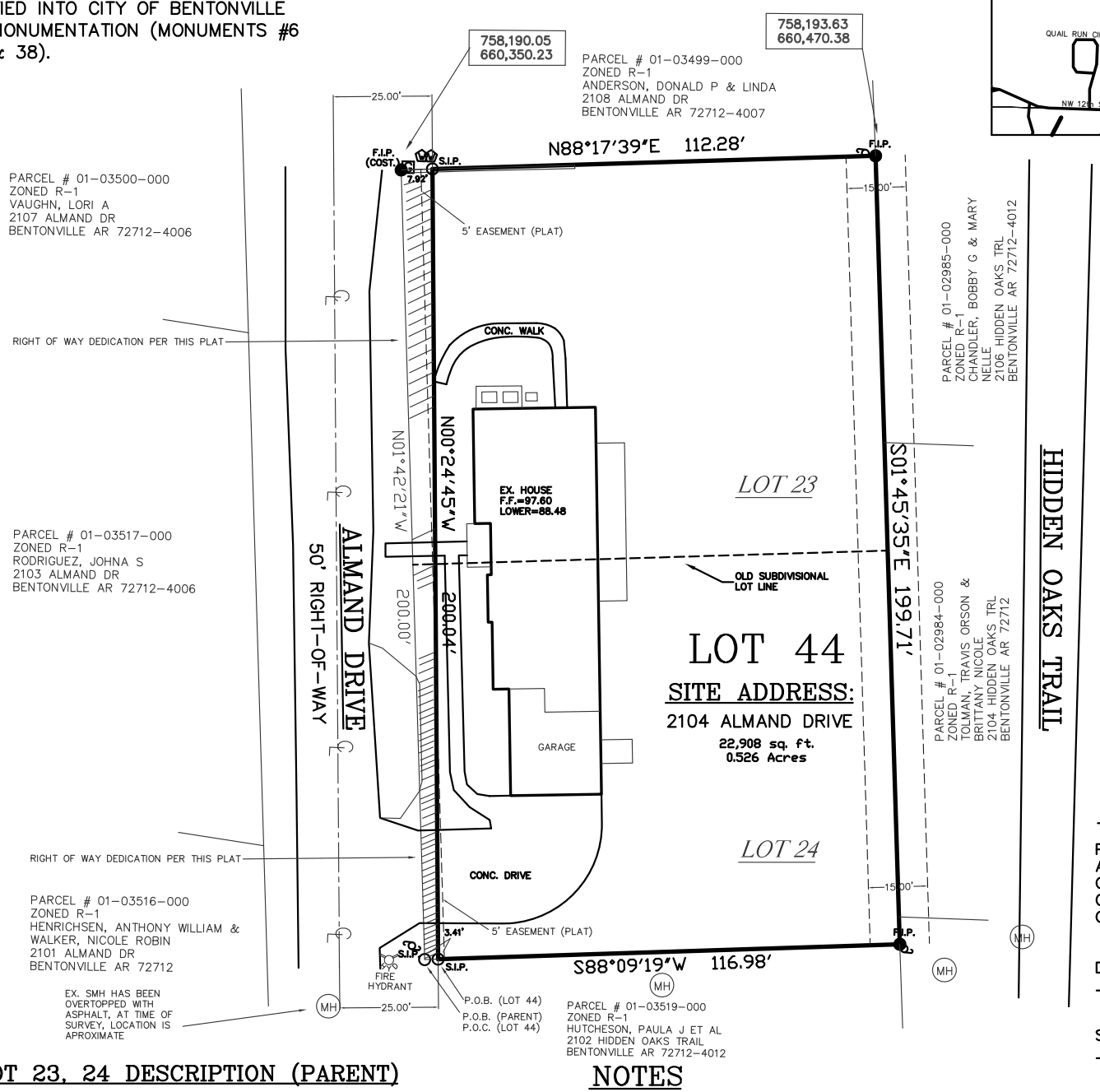
FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A TYPE "A" OR "AE" FLOOD ZONE AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

BASIS OF BEARING

TIED INTO CITY OF BENTONVILLE MONUMENTATION (MONUMENTS #6 & 38).





LOT 23, 24 DESCRIPTION (PARENT)

LOTS 23, 24 OF OAKWOOD HEIGHTS, CITY OF BENTONVILLE, COUNTY OF BENTON, ARKANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED. BEGINNING AT THE SE CORNER OF LOT 24, OAKWOOD HEIGHTS, NORTH 01°42'21" WEST 200.00 FEET; THENCE NORTH 88°17'39" EAST 120.20 FEET; THENCE SOUTH 01°45'35" EAST 199.71 FEET; THENCE SOUTH 88°09'19" WEST 120.39 FEET BACK TO THE POINT OF BEGINNING, SAID LOT CONTAINING 0.552 ACRES MORE OR LESS.

LOT 44 DESCRIPTION

COMMENCING AT THE SW CORNER OF LOT 24, OAKWOOD HEIGHTS, THENCE NORTH 88°09'19" EAST 3.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°24'45" WEST 200.04 FEET; THENCE NORTH 88°17'39" EAST 112.28 FEET; THENCE SOUTH 01°45'35" EAST 199.71 FEET; THENCE SOUTH 88°09'19" WEST 116.98 FEET BACK TO THE POINT OF BEGINNING, SAID LOT CONTAINING 0.526 ACRES MORE OR LESS.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

NOTES

1). WARRANTY DEED RECORDED ON OCTOBER 12, 2017 IN BOOK 2017, PAGE 64693.

2). TAX PARCEL IS 01-03518-000.

3). BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.

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

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

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

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

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:
_____
CALCON INC REPRESENTATIVE

PRINT:
_____

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE

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:
_____
MAYOR

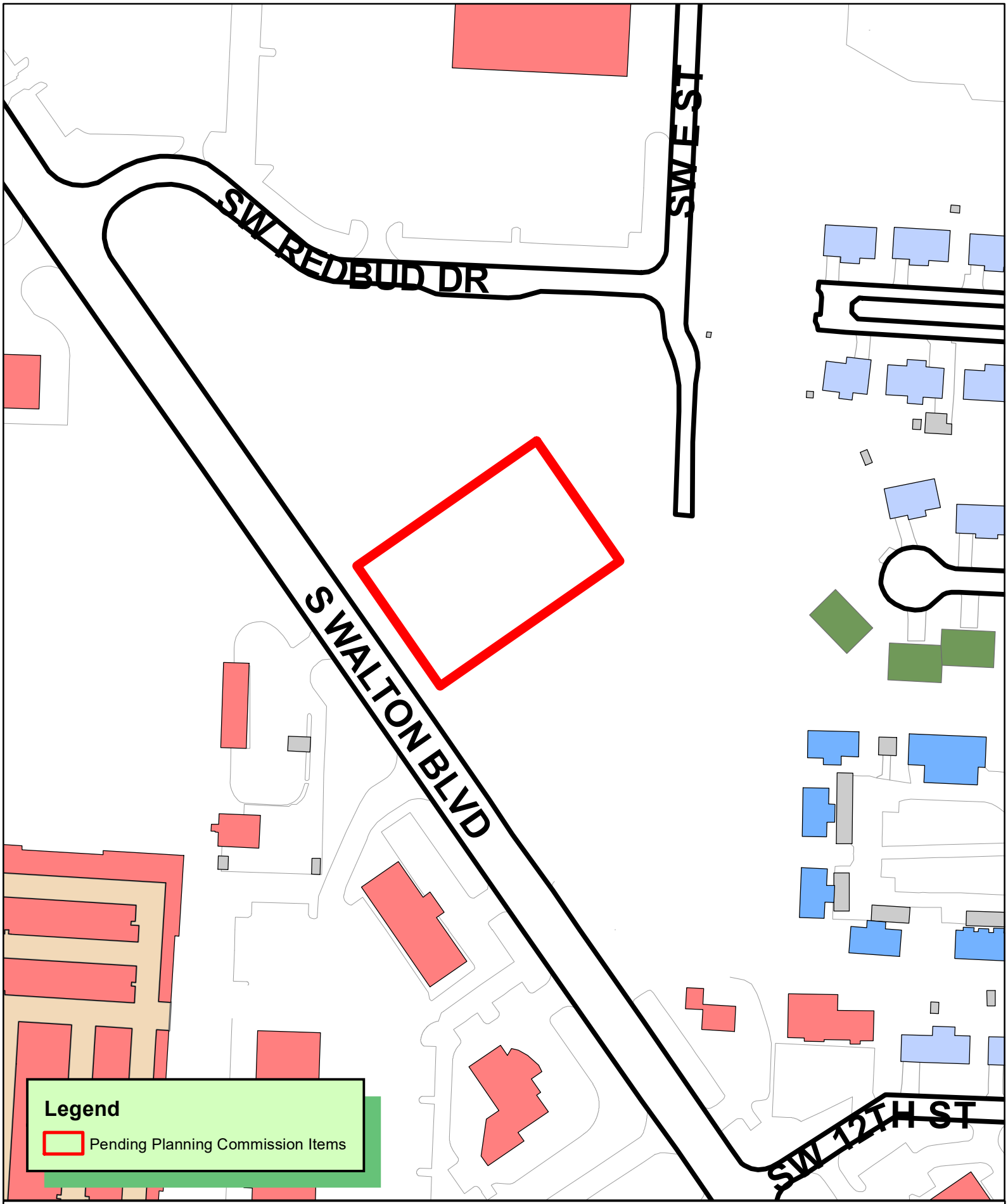
_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

A PROPERTY LINE ADJUSTMENT OF LOT 23 AND LOT 24 IN OAKWOOD HEIGHTS TO THE CITY OF BENTONVILLE, ARKANSAS TO BE KNOWN AS LOT 44, IN OAKWOOD HEIGHTS TO THE CITY OF BENTONVILLE.

PROP. LINE ADJ	REVISIONS		
	No.:	BY:	DATE:
OWNER: CALCON INC, 10636 HWY 72 WEST, BENTONVILLE, AR 72712	#1	CITY	2/11/21
273-7989 OR 366-7989 — CONSULTING INC. — P.O. BOX 223 BENTONVILLE, AR 72712	DRAWN BY: DP/ZS		DATE: 1/23/21
	CHECKED BY:		JOB No.: 2019011-PLA
	SCALE: 1"=40'		SHEET: 1

ATLAS PAGE 319
BENTONVILLE PROJECT #: PLA21-0003



N
W E
S

1 inch = 150 feet

LSD21-0004
LARGE SCALE DEVELOPMENT
CULVERS
1003 S WALTON BLVD

THE CITY OF BENTONVILLE

Letter of Waiver for; Sec 1100.21 Large-Scale Development Design Standards (e) Building Materials, for the New Culver's restaurant, located in the 1002 block of S. Walton Blvd.

The owner of the Culver's restaurant would like to receive a waiver for the building material of Hardie Plank Cement board. (Sec 1100.21 Large-Scale Development Design Standards (e) Building Materials)

Culver's has a design standard that uses either a medium finish stucco, painted, with stone pilasters and base or a pre colored Hardie Plank board with the stone base and pilasters. The Hardie Plank is not the main feature of the building but is one of the main finish materials on two sides of the building due to length. The front of the building facing the road, has the least amount of Hardie Plank, (as shown in the elevations) at 13.7% of the face, with stone 66.1% and glass 11.1% making up the majority of the face.

The main features of a Culver's are the towers and blue awning, which catches the eye for the customer, whereas the Hardie Plank plays a support role in giving the sense of being in the upper mid-west of the nation. In all instances of the locations of the Hardie Plank on the building there are awnings covering vast sections of the Hardie Plank, (see Building Elevations).

Since the current use of the land is concrete slab of an old car dealership, we believe that the new look of the Culver's restaurant would improve this area of the boulevard. We believe that the strict non-use of Hardie Plank would affect the branding recognition of the Culver's concept, and further believe that the use of the Hardie Plank over the stucco would give the new building a cleaner aesthetic.

We also believe if the city allows the waiver, in this area, it will soften the over harshness of the all brick building style along the boulevard, add a sense of appeal to bring people of the city to the area further causing more expansion and new building growth, therefore not conflicting with the cities goal of revitalizing the area.

Granting this waiver in building material will not adversely affect public health in the area, nor would it be a danger to other buildings in the area or properties.

Finally, in granting this waiver will not affect, negatively, an orderly subdivision of the neighboring property, and may in fact determine a standard or professionalism, in the building standards for design in this area.

Robert Gifford

Project Manager for MRP Design

Culver's of Bentonville

LARGE SCALE DEVELOPMENT PLANS

CULVER'S
HERBST HOLDINGS

1003 S. WALTON BLVD.
BENTONVILLE, AR 72712

GENERAL NOTES:

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

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

CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

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.

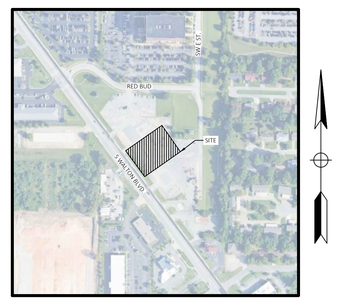
F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED 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.



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

NAME: RADO NEDKOV
EMAIL: RNEDKOV@CEIENG.COM
PHONE: (479) 254-1423

CLIENT CONTACT:

NAME: STEPHEN HERBST
EMAIL: HERBST.STEPHEN@GMAIL.COM

PLAN INDEX:

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

ASSOCIATED PLANS:

CITY OF BENTONVILLE ELECTRICAL LAYOUT AND DETAILS
CITY OF BENTONVILLE SEWER DETAILS
CITY OF BENTONVILLE WATER/SEWER DETAILS
CITY OF BENTONVILLE WATER DETAILS
SS00 & SS01 DUMPSTER ENCLOSURE DETAILS

RESOURCE LIST:

OWNER/DEVELOPER
HERBST HOLDINGS LLC
500 CENTURY OAK DR.
WAUKESHA, WI 53188
STEPHEN HURBST
HERBST.STEPHEN@GMAIL.COM

CIVIL ENGINEER
CEI ENGINEERING ASSOCIATES
3108 SW REGENCY PARKWAY
SUITE 2
BENTONVILLE, AR 72712
CHRIS HARTY
PHONE: (479) 254-1406
RHARTY@CEIENG.COM

ARCHITECT
ROBERT GIFFORD
PROJECT MANAGER
3450 ACWORTH DUE WEST ROAD
BUILDING 100, SUITE 120
KENNESAW, GA. 30144
770-917-9172 X 110

PLANNING DEPARTMENT
CITY OF BENTONVILLE
ELLEN NORVELL
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3122

WATER & SEWER
CITY OF BENTONVILLE
WATER UTILITIES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PRESTON NEWBILL
PHONE: (479) 271-3140

WASTEWATER
CITY OF BENTONVILLE
WASTEWATER DEPARTMENT
1901 NE A STREET
BENTONVILLE, AR 72712
NANCY BUSEN
PHONE: (479) 271-3160

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

FIRE DEPARTMENT
CITY OF BENTONVILLE
BRENT BOYDSTON,
FIRE CHIEF
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

NATURAL GAS
BLACK HILLS ENERGY
JOSHUA KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
SCOTT SEAMAN
PHONE: (479) 442-1967
LAYNE RHODES
PHONE: (479) 442-1977
LR159@ATT.COM

CABLE
COX COMMUNICATIONS
KIP SMITH
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 717-3796
KIP.SMITH@COX.COM

ENGINEERING DEPARTMENT
CITY OF BENTONVILLE
DAN WEESE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-5993

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

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

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

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

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

LSD21-0004

CEI Solutions for Land and Life

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

REVISION 1 - 02/12/21

CULVER'S
HERBST HOLDINGS
1003 S. WALTON BLVD.
BENTONVILLE, AR 72712

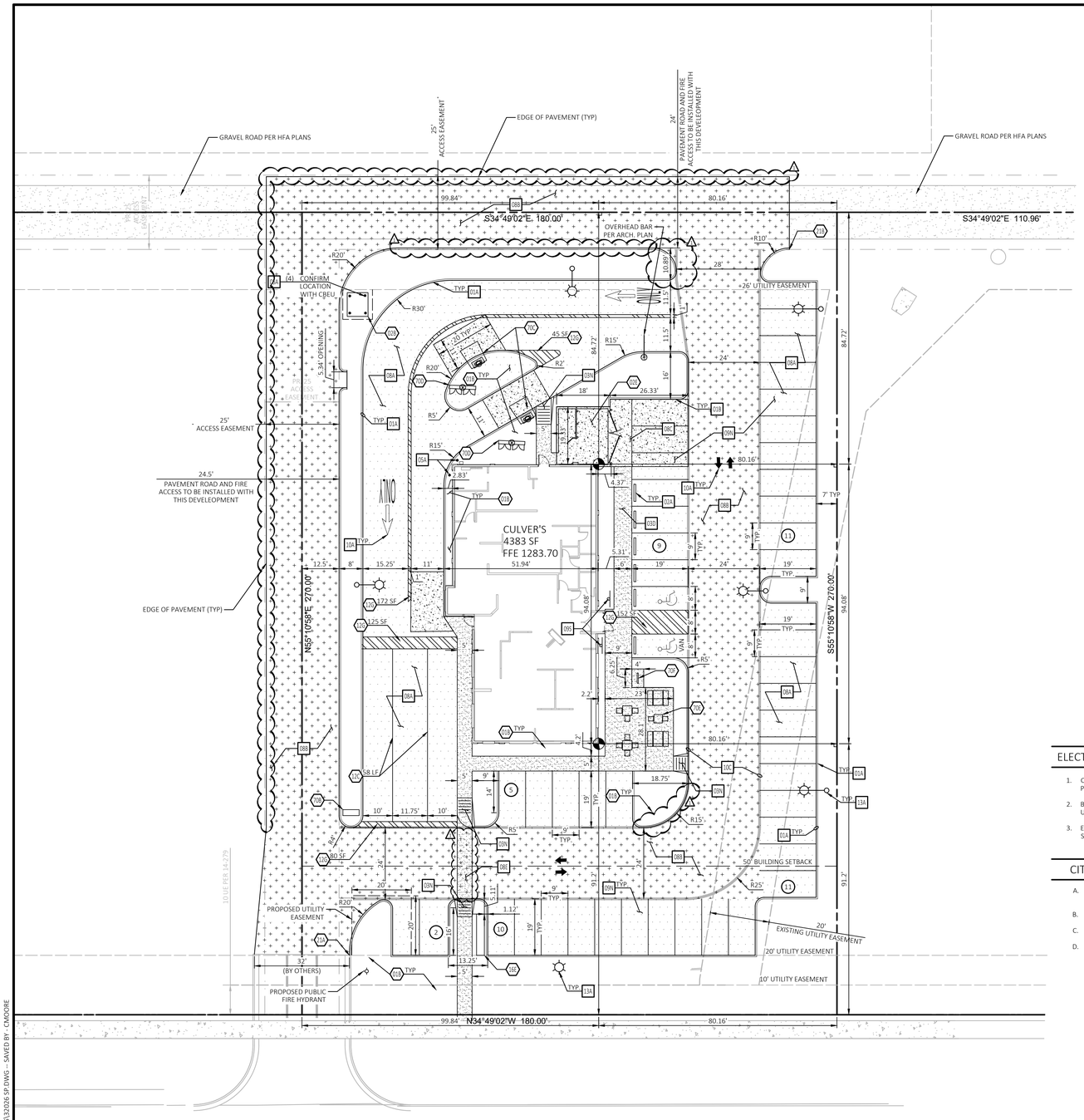
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 71880
WILLIAM D. SLEEP
02/11/2021

PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	RKN
DESIGNER	CWM
CEI PROJECT NUMBER	32026
DATE	2/10/2021
REVISION	REV-1

COVER SHEET
SHEET TITLE
SHEET NUMBER
C0.0

DRAWING LOCATION - P:\32000\32026.0\DRAWINGS\DESIGN_WORKING\32026 CS.DWG -- SAVED BY - CMOORE

© 2021 CEI ENGINEERING ASSOCIATES, INC.



SITE BENCHMARK

SITE BENCHMARK

BENCHMARK 1: CP 106 5/8 W/ CONTROL CAP
NORTHING: 745490.84
EASTING: 659502.50
ELEV: 1281.94

BENCHMARK 2: CP 105 5/8 W/ CONTROL CAP
NORTHING: 745285.69
EASTING: 659647.39
ELEV: 1281.98

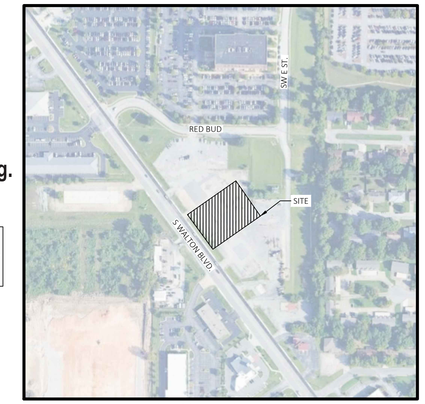
BENCHMARKS PER APPROVED DRAWINGS BY HFA DATED 10/12/2020

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

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



VICINITY MAP

NOT TO SCALE

SITE INFORMATION

ZONING	C-2 (GENERAL COMMERCIAL)
SETBACKS	
FRONT	50' BUILDING
SIDE	7' BUILDING; 7' LANDSCAPE
REAR	20' BUILDING

ACREAGE SUMMARY TABLE

PARCEL	± 48,600 SF (1.10 AC)
PERVIOUS AREA	± 10,326 SF (0.23 AC)
IMPERVIOUS AREA	± 38,274 SF (0.87 AC)

PARKING TABLE

	SPACES REQUIRED 147 MAX OCCUPANCY/4=37	SPACES PROVIDED
STANDARD CAR PARKING	35 SPACES	46 SPACES
ACCESSIBLE PARKING	2 SPACE	2 SPACE
TOTAL CAR PARKING	37 SPACES	48 SPACES

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	5-10-11-50.5	TREE INFO 5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- CURB INLET
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS

ELECTRICAL NOTES

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

CITY OF BENTONVILLE GENERAL NOTES

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

B. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

C. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIAL AS THE BUILDING.

D. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

GENERAL SITE NOTES

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

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT IN PARKING AREA AND DRIVE THROUGH LANES SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A, DRIVE AISLES AND SHARED DRIVES PER 08B. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 9U.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

F. IF REQUIRED PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE NOTES

01B LANDSCAPE AREA (SEE LANDSCAPE PLAN)
02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
12G 4 INCH WIDE PAINTED WHITE STRIPES. 2.0 FOOT O.C. @ 45 DEGREES
16E MONUMENT SIGN. (PER SEPARATE PERMIT)
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6" TO 0" OVER 2 FT
70B DIRECTIONAL SIGN (BY OTHERS)
70C SPEAKER (BY OTHERS)
70D MENU BOARD (BY OTHERS)
70E PATIO FURNISHINGS (BY OTHERS)
70F BIKE RACK (BK4 BY VICTOR STANLEY OR APPROVED EQUAL)

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK
05A GUARD POST
08A STD. DUTY ASPHALT PAVING
08B HEAVY DUTY ASPHALT PAVING
08C HEAVY DUTY CONCRETE PAVING
08E STD. DUTY CONCRETE PAVING
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
10A TRAFFIC FLOW ARROW
10C FIRE LANE MARKING
12F SIGN BASE
13A TYPICAL LIGHTING POLE BASE DETAIL

LSD21-0004

CEI Solutions for Land and Life

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

REVISION 1 - 02/12/21

CULVER'S
HERBST HOLDINGS
1003 S. WALTON BLVD.
BENTONVILLE, AR 72712

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11880 ADAM D. SHOLES
02/11/2021

PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	RKN
DESIGNER	CWM
CEI PROJECT NUMBER	32026
DATE	2/10/2021
REVISION	REV-1

Site Plan
SHEET TITLE

SHEET NUMBER
C1.0

DRAWING LOCATION - P:\32000\32026.0\DRAWINGS\DESIGN_WORKING\32026 SP.DWG -- SAVED BY - CMOORE
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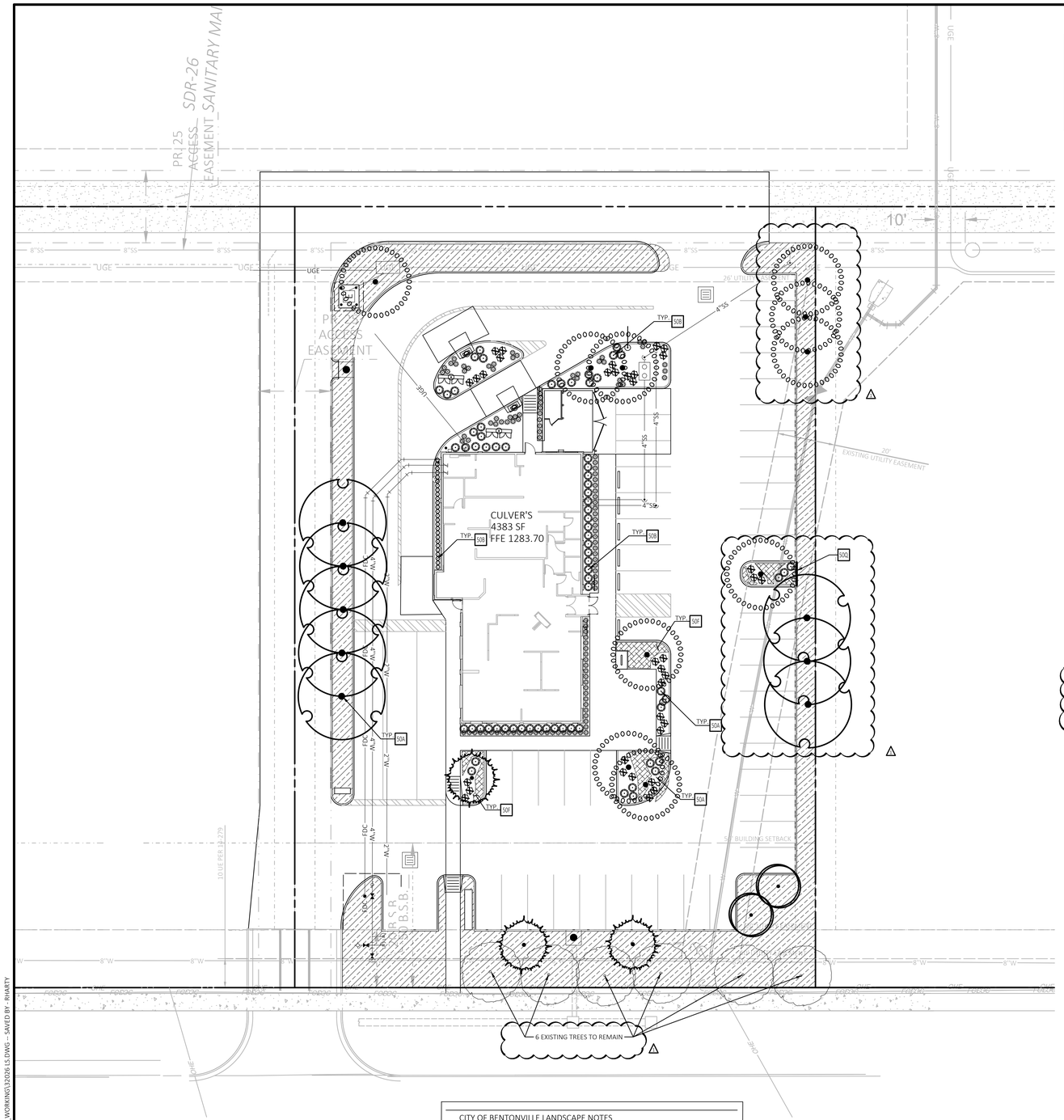


SITE BENCHMARK

SITE BENCHMARK

BENCHMARK 1: CP 106 5/8 W/ CONTROL CAP
NORTHING: 745490.84
EASTING: 659502.50
ELEV: 1281.94

BENCHMARK 2: CP 105 5/8 W/ CONTROL CAP
NORTHING: 745285.69
EASTING: 659647.39
ELEV: 1281.98

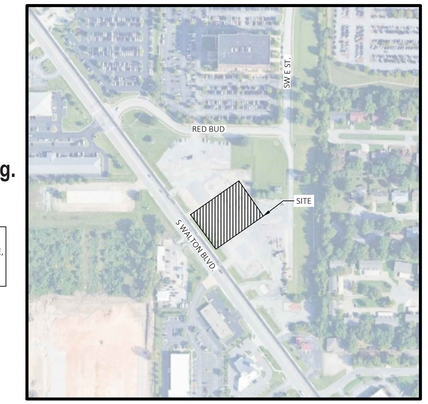
BENCHMARKS PER APPROVED DRAWINGS BY HFA DATED 10/12/2020

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

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



VICINITY MAP

NOT TO SCALE

LANDSCAPE REQUIREMENTS: PER CITY OF BENTON, AR ZONING ORDINANCE

	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING REQURED		
THE PERCENT OF THE TOTAL AREA OF PARKING LOT DEDICATED TO INTERIOR LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH: 3,000-49,999 SQ. FT. OF PARKING LOT AREA = 8% MINIMUM DEDICATED TO INTERIOR GREENSPACE	13,492 * 8% = 1,079 SF REQ'D	1,198 SF
INTERNAL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE	YES	YES
INTERIOR LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT THROUGH APPROPRIATE CURBS OR WHEEL STOPS	YES	YES
PLANTING ISLANDS SHALL BE PLACED NO FATHER THAN 15 PARKING SPACES APART	YES	YES
ALL ROWS OF PARKING SHALL TERMINATE WITH A PLANTING ISLAND OR LANDSCAPED AREA	YES	YES
EXTERNAL PLANTING ISLANDS SHALL BE A MINIMUM SIZE OF 9 FEET BY 19 FEET	YES	YES
EXTERNAL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE	YES	YES
PERIMETER LANDSCAPE REQUIREMENTS		
STREET FRONTAGE (WEST) - 1 TREE FOR EVERY 20 LF OF STREET FRONTAGE	180/ 20 = 9 TREES	6 PROPOSED BY DEVELOPER 3 PROVIDED BY CULVERS
PERIMETER LANDSCAPE (NORTH) - 1 TREE FOR EVERY 50 LF PERIMETER	270 / 50 = 6 TREES	6
PERIMETER LANDSCAPE (EAST) - 1 TREE FOR EVERY 50 LF PERIMETER	180 / 50 = 4 TREES	4
PERIMETER LANDSCAPE (SOUTH) - 1 TREE FOR EVERY 50 LF OF PERIMETER	270 / 50 = 6 TREES	6

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	5-10-11-50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

LANDSCAPE NOTES

SEE SHEET C7.1 FOR LANDSCAPE NOTES

LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING
50F GROUND COVER PLANTING
50Q STEEL EDGING

PLANT SCHEDULE

2021-02-10 08:32

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT.	TYPE	DETAIL
	10	ACER BUERGERIANUM `AERYN` / TRIDENT MAPLE	B & B	2.5"CAL	SHADE	50A	
	3	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	2.5"CAL	ORNAMENTAL	50A	
	8	NYSSA SYLVATICA `BLACK TUPELO` / SOUR GUM	B & B	2.5"CAL	SHADE	50A	
	2	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2.5"CAL	ORNAMENTAL	50A	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL
	26	HAKONECHLOA MACRA `AUREOLA` / GOLDEN VARIEGATED HAKONECHLOA	1 GAL	50B
	69	ILEX VOMITORIA `NANA` / DWARF YAUPON HOLLY	3 GAL	50B
	120	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHERGRASS	1 GAL	50B
	35	PENNISETUM SETACEUM / FOUNTAIN GRASS	3 GAL	50B

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	DETAIL
	7,922.1 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD		
	328.3 SF	VINCA MAJOR / PERIWINKLE	FLAT	12" o.c.	

CITY OF BENTONVILLE LANDSCAPE NOTES

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

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

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

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

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

ALL TREES ARE REQUIRED TO MAINTAIN FIVE FEET OF SEPARATION FROM ANY PUBLIC UTILITY.

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

LSD21-0004

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

REVISION 1 - 02/12/21

CULVER'S
HERBST HOLDINGS
1003 S. WALTON BLVD.
BENTONVILLE, AR 72712

Registered Landscape Architect
CHARLES A. ASHLEY
License Number 906
STATE OF ARKANSAS
2/11/21

PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	RKN
DESIGNER	CWM
CEI PROJECT NUMBER	32026
DATE	2/10/2021
REVISION	REV-1

LS PLAN
SHEET TITLE

SHEET NUMBER
C6.0

DRAWING LOCATION - P:\32000\32026.01\DRAWINGS\DESIGN_WORKING\32026 LS.DWG – SAVED BY : RHARTY

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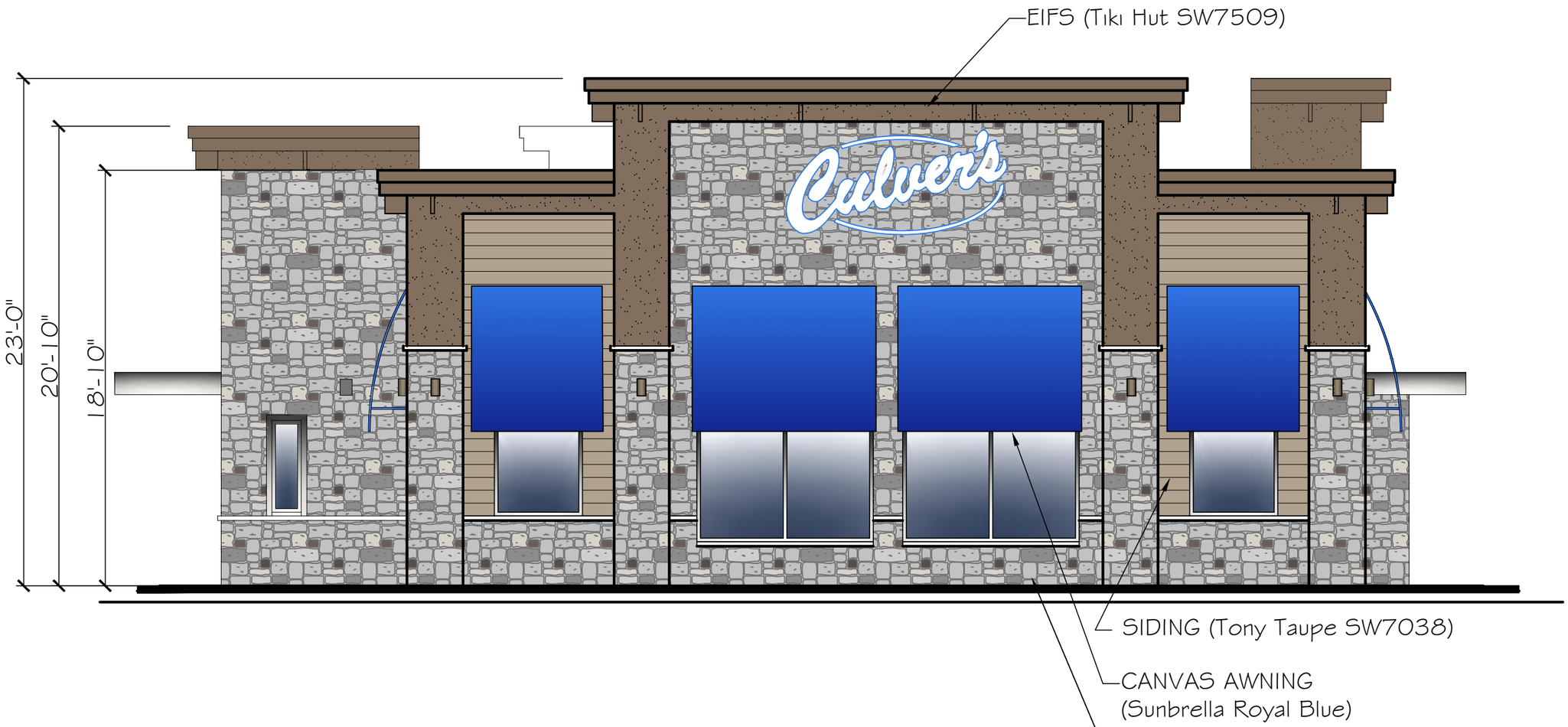

2
A-3

FRONT ELEVATION

Scaled to fit page

Total area: 1120sqft

Stone:	615sqft	= 54.1%
Glass:	125	= 11.1
EIFS:	192	= 17.1
Hardie Plank:	154	= 13.7

MRP DESIGN GROUP
P. 770-917-9172
www.mrpdesign.com

Culver's
Bentonville, Arkansas

3
A-3

LEFT SIDE ELEVATION

Scaled to fit page

Total Area: 1807sqft

Stone:	517sqft	= 28.8%
Glass:	130	= 7.1
EIFS:	273	= 15.1
Hardie Plank:	887	= 49.0

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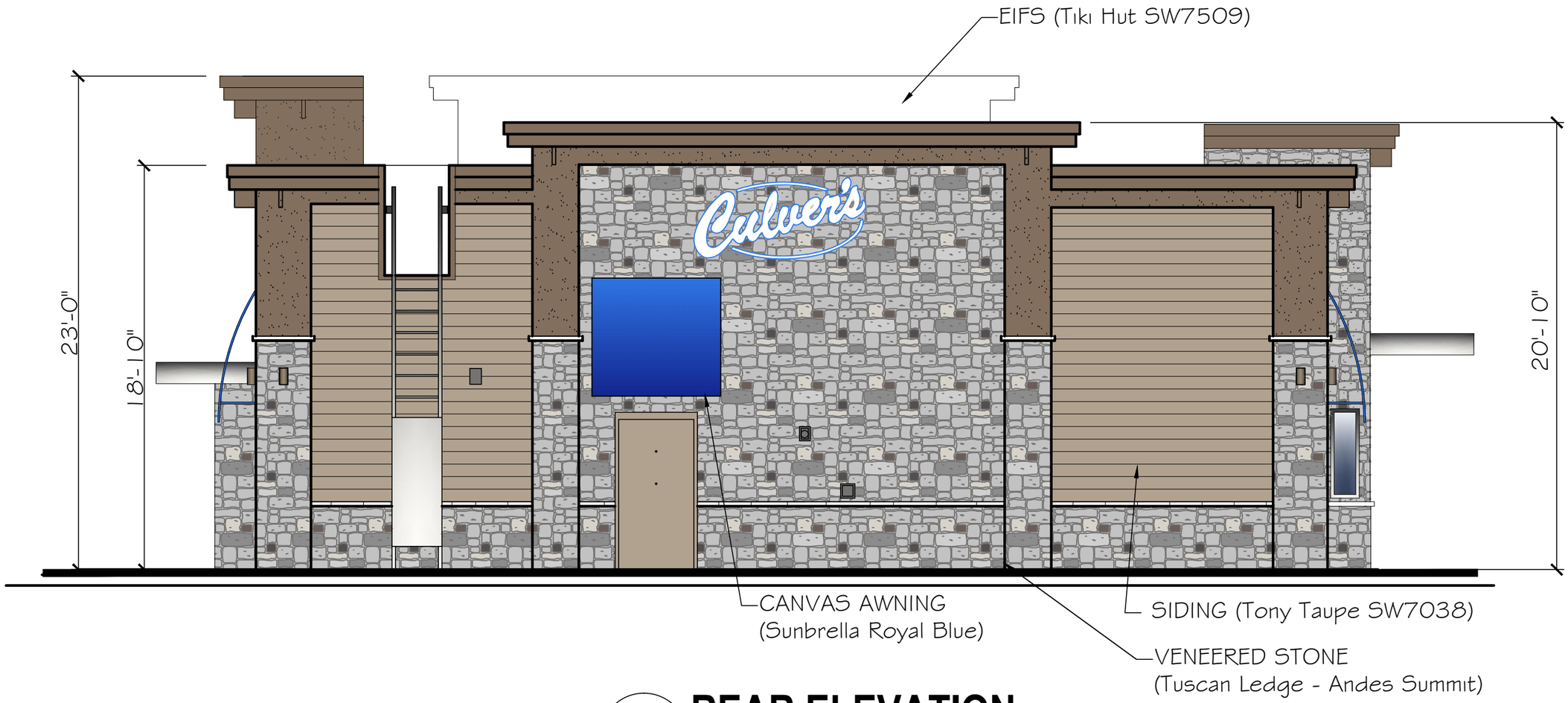
Culver's
Bentonville, Arkansas



4
A-3

REAR ELEVATION

Scaled to fit page

Total Area: 1037sqft

Stone:	572sqft	= 55.4%
Glass / Door:	34	= 3.2
EIFS:	170	= 16.3
Hardie Plank:	271	= 25.1

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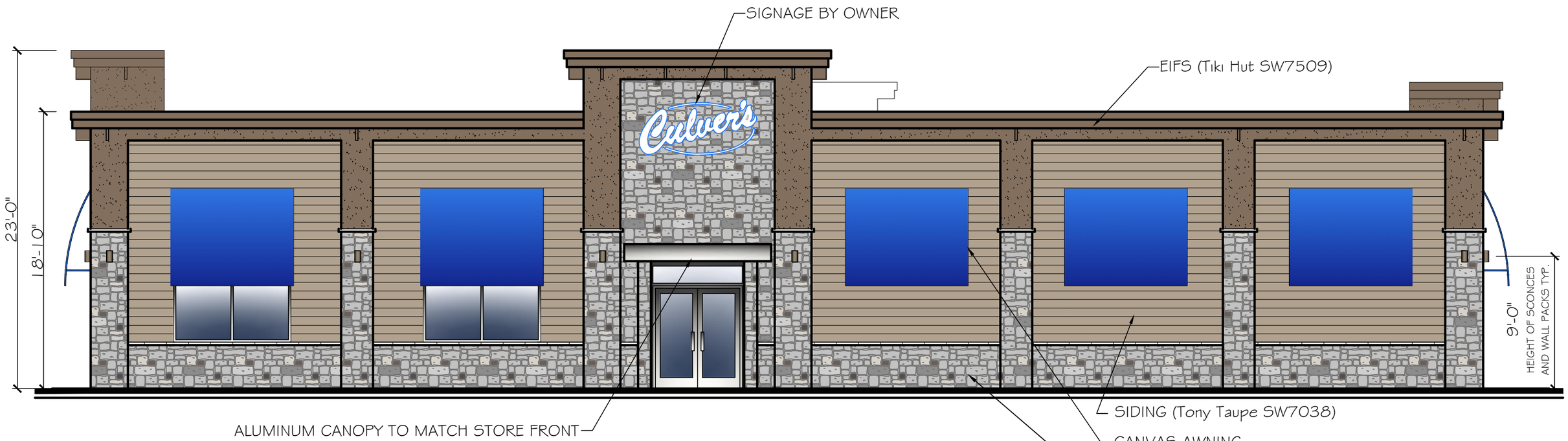
Culver's
Bentonville, Arkansas



1
A-3

RIGHT SIDE ELEVATION

Scaled to fit page

Total Area: 1854sqft.

Stone:	562 sqft	= 30.4%
Glass:	140	= 7.5
EIFS:	312	= 16.8
Hardie Plank:	840	= 45.3

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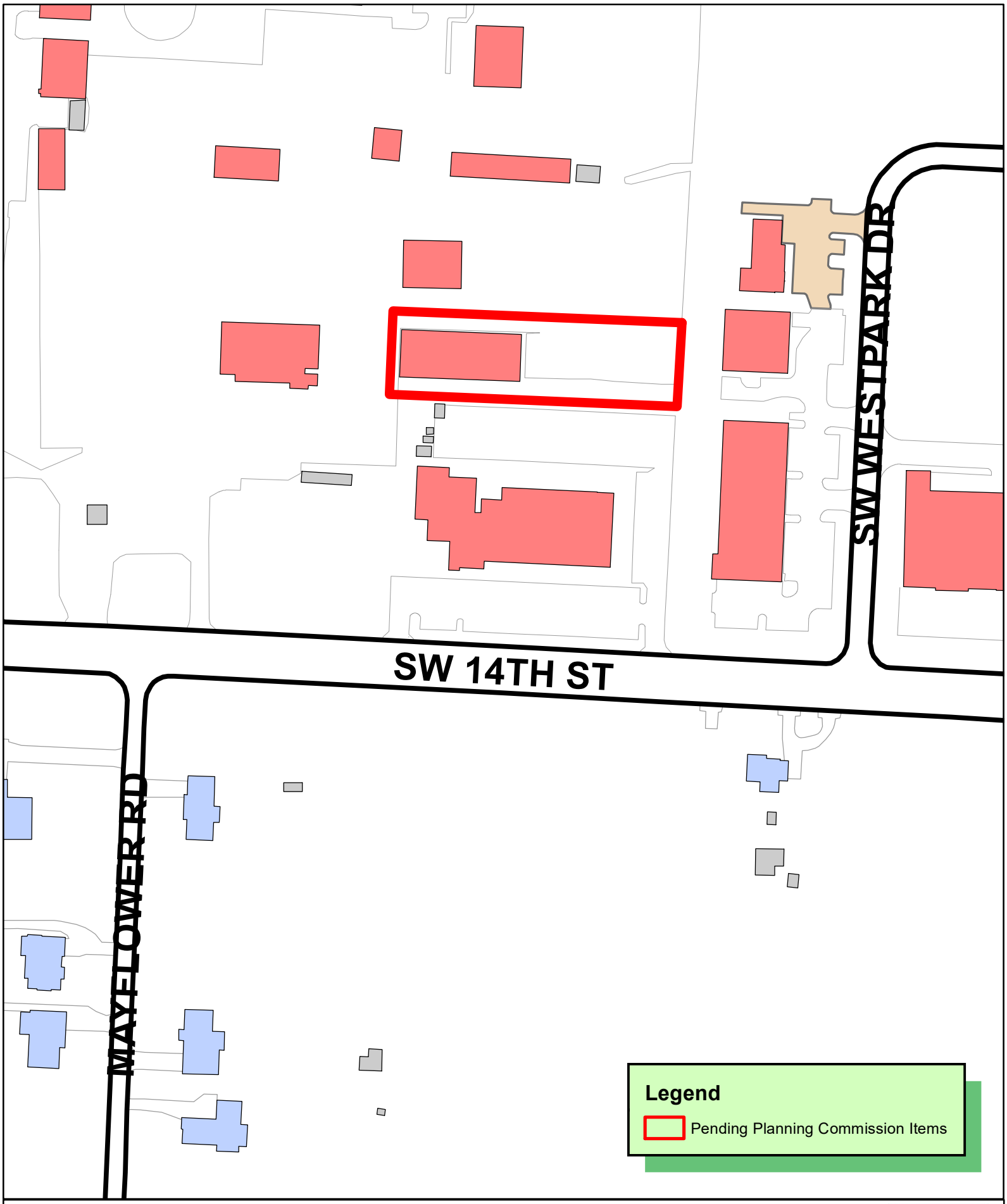


N
W E
S

1 inch = 150 feet

WAV21-0005
GENERAL WAIVER
BENTON CO. RD DEPT. SHOP EXPANSION
1210 SW 14TH ST

THE CITY OF BENTONVILLE

Benton County, AR
215 E. Central Avenue
Bentonville, AR. 72712
www.BentonCountyAr.gov

February 08, 2021

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

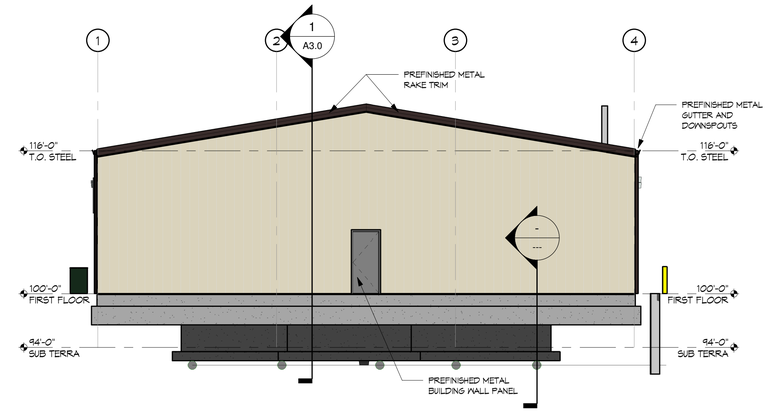
RE: Benton County Road Department Shop Building – Waiver Request

Dear Bentonville Planning Commission Members:

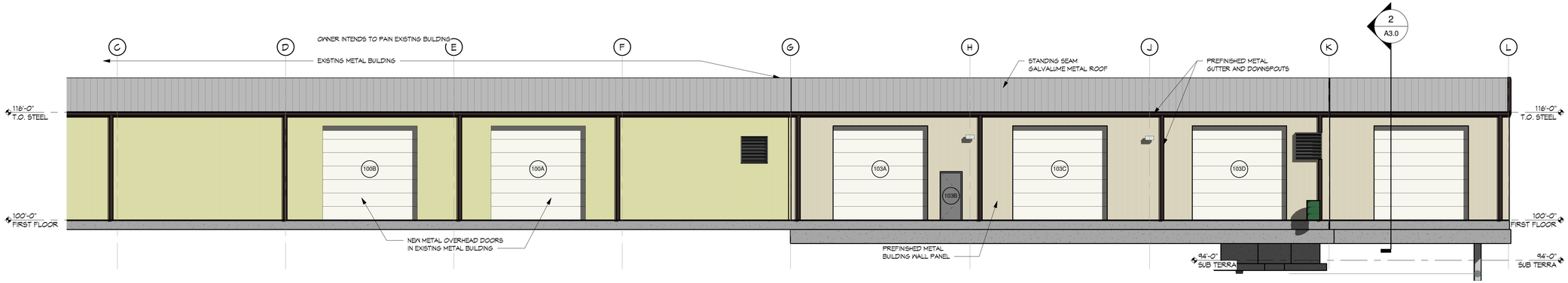
This letter is a formal request for a waiver for the Bentonville commercial design standards regarding the exterior material requirements for our planned expansion of an existing shop building at our Road Department located at 1210 SW 14TH Street. The property currently has an agricultural zoning designation. The waiver is specifically to allow the 26'-8"x 60' expansion to be constructed using similar materials to match the existing building that is being added on to which can be seen in the attached photo. The proposed materials for the expansion will compliment the existing building and provide a more affordable and constructible finish for this type of structure. All other design standards have been met and we feel that these improvements will provide a much more aesthetically pleasing view compared to the current site.

Thank you,

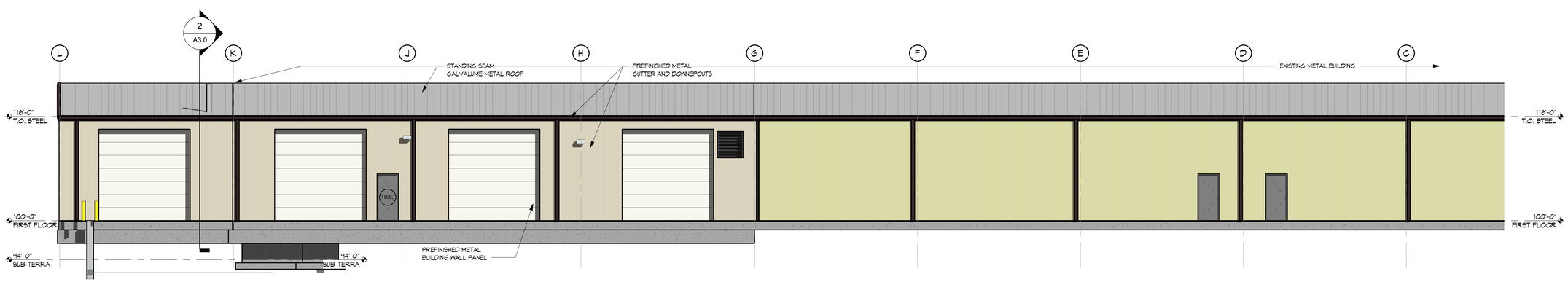
Josh Beam, PE
Chief Engineer



1 WEST ELEVATION Color
1/8" = 1'-0"



2 NORTH ELEVATION Color
1/8" = 1'-0"



3 SOUTH ELEVATION Color
1/8" = 1'-0"

2-4-21
Registered Architect
David Paul Burris
No. 4116
Arkansas

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

STREET DEPT
1206 SW 14TH ST
BENTONVILLE, AR

DATE 2-4-21
JOB NO. 20165
REVISIONS

A7.0
COLOR ELEVATIONS

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EXISTING BUILDING TO
BE ADDED ONTO
ROAD
DEPT.
1210