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
March 30, 2021

Registration Link: https://us02web.zoom.us/webinar/register/WN_CeGfdt90Sy6KdQz4R0p5oQ

I. Call to Order

II. New Business

1. **Westpark Properties, LLC** **Rezoning***
   DE, Downtown Edge to DC, Downtown Core
   408 S Main Street *(RZ21-0018)*
   - An approximately +/- 0.19 acre lot that is currently zoned DE, Downtown Edge.
   - Adjacent zoning districts are DE, Downtown Edge to the north, east, and south, and DC, Downtown Core to the west.
   - The Future Land Use Plan depicts this property as Downtown Commercial. These are traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include offices, services not reliant on ground-floor visibility, and residential units.
   - The property is within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Land Use Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44).
   - Per the applicant's narrative, the intent of the requested rezoning is to "develop a project that would provide amenities to the public using the Downtown Trail, Train Station Park and the Library."

2. **Vandiver** **Rezoning***

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

707 SE C Street. *(RZ21-0020)*

- An approximately +/-0.28 acre lot that is currently zoned R-1, Single-Family Residential.
- Adjacent zoning districts are R-1, Single-Family Residential to the north, east and west and DE, Downtown Edge to the south.
- The Future Land Use Plan depicts this property as Downtown Commercial. These areas traditional mixed-use developments with a focus on design character and pedestrian access. Ground-Floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-Floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.
- The property is within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Land Use Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44).

3. **Matteri** **Rezoning***

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

305, 307 & 309 North Main Street *(RZ21-0021)*

- Approximately two and a half platted lots totaling +/-0.73 acres that is currently zoned R-1, Single-Family Residential.
- Adjacent zoning districts are R-1, Single-Family Residential to the north, east and west and DE, Downtown Edge to the south.
- The Future Land Use Plan depicts this property as High-Density Residential. High Density Residential areas include apartments, condominium buildings, senior housing, and group living. They tend to have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
- The property is within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Land Use Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44).
- Staff has received public comment in support of this rezoning request.

4. **Vandiver** **Rezoning***
R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential
701-703 SE 4th Street *(RZ21-0022)*
- An approximately +/- 0.42 acre lot that is currently zoned R-1, Single-family Residential.
- This property is located at 701-703 SE 4th Street. Adjacent zoning districts are R-1, Single-Family Residential to the north, DN-3, Downtown High Density Residential to the east, R-3, Medium Density Residential to the south, and PRD, Planned Residential Development to the west.
- The Future Land Use Plan currently depicts this property as High Density Residential. High Density Residential areas include apartments, condominium buildings, senior housing, and group living. They tend to have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
- The property is within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Land Use Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 44).
- Per the applicant's narrative, the intent of the requested rezoning is to build a mixed-use residential development.

5. **Pagan, Inc.** **Rezoning***
A-1, Agricultural to R-2, Duplex and Patio Home Residential and R-3, Medium-Density Residential
SW 28th Street. *(RZ21-0022)*
- A recently annexed, approximately 56 acre tract of land north of SW 28th Street.
- Adjacent zoning districts are A-1, Agricultural, R-3, Medium Density, and Benton County to the north, R-4, High-Density Residential and Benton County to the east, and R-3 to the west.
- The Future Land Use Plan depicts this property as High-Density Residential. These areas include apartments, condominiums, and other types of group living. These areas typically contain at least 12 units per acre, and may include integrated commercial amenities for residents.
- The intent of the rezoning request is for the development of a future preliminary plat known as Poigai Subdivision.

6. **Eyecandy Spa and Boutique** **Conditional Use Permit***
Personal Services
1724 SE Moberly Lane *(CU21-0006)*
- Currently zoned R-O, Residential Office. Personal services require a Conditional Use Permit in zoning district R-O.
- A request to allow for a personal services use to occupy an existing office suite at 1724 SE Moberly Lane.
- According to the applicant's narrative, the hours of operation for the boutique will be Monday thru Friday, from 10 AM to 6 PM, and Saturday from 9 AM to 5 PM. The salon will operate Sunday thru Saturday by appointment.
- The applicant estimates 25-30 customers per day.

7. Walmart Campus **Planned Unit Development***

Planned Unit Development Amendment

SE 8th, SE J Street, SE 14th Street, and Martin Luther King Junior Parkway *(PUD20-0002)*

- A revision to the previously approved Walmart Campus PUD.
- The revision includes a conceptual layout for Zone 2 of the campus, which includes the Fitness Center, a parking deck, and a surface parking lot.
- The revision also includes a conceptual layout for a coffee shop located within Zone 4 of the campus.

8. Lots 1 & 2 Donald Addition **Property Line Adjustment**

SW Barron Road & South Vaughn Road *(PLA21-0008)*

- Zoned A-1, Agriculture
- A property line adjustment of un-platted section land, creating new Lot 1, (+/- 28.20 acres) and Lot 2, (+/- 24.84 acres) of Donald Addition.
- The plat dedicates right-of-way along SW Barron Road to meet the requirements of the Master Street Plan.
- The plat dedicates utility easements to serve the lot with public utilities.

9. Walmart Campus Zone 4 **Large Scale Development**

SE 8th Street *(LSD21-0006)*

- Currently zoned PUD, Planned Unit Development.
- A large-scale development proposing the construction of the fourth zone of the Walmart Campus development.
- Zone 4 includes 3 parking decks, 3 surface parking lots, a coffee shop, three office buildings, and an auditorium, conference, and training center.
- The development is constructed in accordance with the Walmart Campus PUD (PUD20-0002)

10. Walmart Campus Zone 5 **Large-Scale Development**

SE 10th Street *(LSD21-0010)*

- The subject property is currently zoned PUD, Planned Unit Development.
- A large-scale development proposing the construction of the fifth zone of the Walmart Home Office development.
- The development provides landscaping in accordance with the requirements of the Land Development Code.

11. Whole Health Insitute **Large Scale Development**

Museum Way *(LSD21-0011)*

- Currently zoned PUD, Planned Unit Development.
- A large-scale development proposing the construction of the Whole Health Institute and Art Bridges facility. The facility is approximately 77,000 square feet.
- The development provides a total of fifty parking spaces in addition to a shared parking agreement for the previously approved parking garage to the northeast.
- The development provides landscaping in accordance with the Land Development Code.
- The primary materials depicted on the exterior elevations are pre-weathered brass, glass, and stone.
- One waiver requested:
    - A waiver from Article 501, Section 7, Surfacing of parking lots, of the Zoning Code. The applicant requests grass pavers be accepted within their parking stalls, where ordinance would require they be constructed of solid surface. Adjacent drive aisles are still solid surface on this development.

12. Sterling Bank **Large-Scale Development**

1001 S Walton Boulevard *(LSD21-0012)*

- The subject property is currently zoned C-2, General Commercial.
- A large-scale development proposing the construction of a bank.
- The development provides landscaping in accordance with the requirements of the Land Development Code.
- The applicant requests a waiver from the maximum elevation of the hydraulic gradient being two feet below the ground surface for the ten-year storm event.
- The primary materials on the exterior of the building include ACM Panels, Ground-Faced C.M.U., Brick Veneer, and Glass.

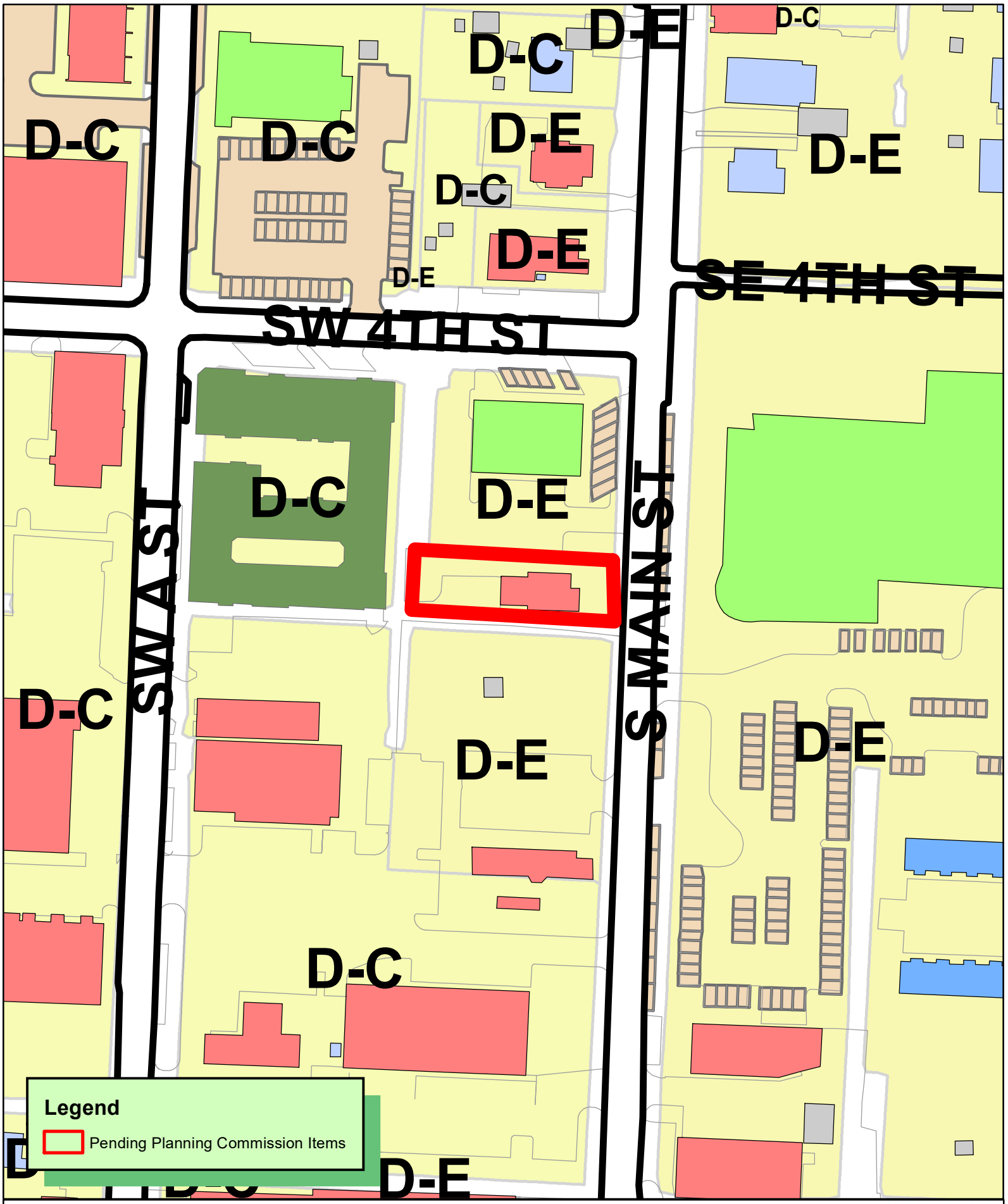
13. Bentonville Plaza Add. Lot 4 **Landscape Waiver**

1101 South Walton Boulevard *(WAV21-0008)*

- A waiver to reduce the seven-foot perimeter landscape buffer down to one-foot along the eastern side of the lot.
- The adjacent property to the east is a detention lot, that will leave approximately 40-feet of greenspace.

III. Other Business

1. **Land Use Plan Policy and General Plan Amendment**
2. **R-3/R-4 Policy Direction**



N
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S

1 inch = 100 feet

RZ21-0018
REZONING D-E TO D-C
408 S MAIN ST

THE CITY OF BENTONVILLE

Westpark Properties, LLC, a local real estate investment group, has recently acquired 408 S Main Street, parcel number 01-04222-000 (.19 acres) which is located directly on the heavily used Downtown Trail. It is across Main Street from the Bentonville Library and immediately adjacent to Train Station Park. The Property is currently zoned D-E, Downtown Edge, with the present use as an office and apartment. The request for D-C, Downtown Core is consistent with the Future Land Use Plan, which identifies this area as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should consist of activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic (Lavigne, 2018).

Westpark Properties, LLC is in the preliminary stage of planning a redevelopment of this property. With the development of the Ledger and the Motto hotel a block away, we anticipate the pedestrian traffic to continue to increase. It is Westpark's intent to develop a project that would provide amenities to the public using the Downtown Trail, Train Station Park and the Library.

Other commercial properties directly adjacent to 408 S Main include The Briq On Fourth Street apartments and retail and the Rope Hounds retail store. Both of these properties are zoned D-C. Other than the City owned properties, 408 S Main St. is surrounded by D-C zoning.

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

DC, Downtown Core

The Downtown Core comprises that area of the Bentonville Square and extends those urban characteristics along the primary downtown street of SW A Street to Highway 102. The intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed use is defined as vertical mixed use with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.

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: 20 feet

Maximum Height Allowed: 80 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.
DC	All	None	None	-	None	None	-	None	100%

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.
DC	Residential	-	20’	0’	-	0’	-	0’	-
	Nonresidential	-	0’	0’	-	0’	-	0’	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to a primary street	Min. setback adjacent to a secondary street
DC	8’	2’	2’

Applicable to encroachments such as canopies, awnings and balconies.

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DC, Downtown Core

ALLOWED BY RIGHT

Agriculture and Animals
Animal - domestic or household
Community garden

Residential
Dwelling - condominium
Dwelling - multi-family
Dwelling - townhouse or rowhouse
Home occupation - type b

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

Services
Adult day care
ATM machine
Auction house
Child care - commercial
Child care - residential (4 children)
Copy services
Financial institution
Governmental services facility
Lodging - hotel / motel
Medical services - doctor office
Medical services - laboratory
Medical services - urgent care clinic
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
Medical marijuana dispensary
Outdoor vending - private property
Outdoor vending - public right-of-way
Pharmacy
Restaurant
Retail - small scale (≤ 4,000 gsf)
Retail - large scale (≥ 4,000 gsf)
Sidewalk café in public right-of-way

Industrial and Warehousing
Medical marijuana cultivation facility

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

CONDITIONAL

Agriculture and Animals
Urban farm

Recreation, Education & Assembly
Arena / auditorium
Educational facility
Outdoor music venue
Religious facilities

Services
Lodging - bed & breakfast
Office/warehouse
Public safety services

Retail
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 within 500 ft. of a city owned park or trail
Outdoor vendor park
Restaurant, microbrewery

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

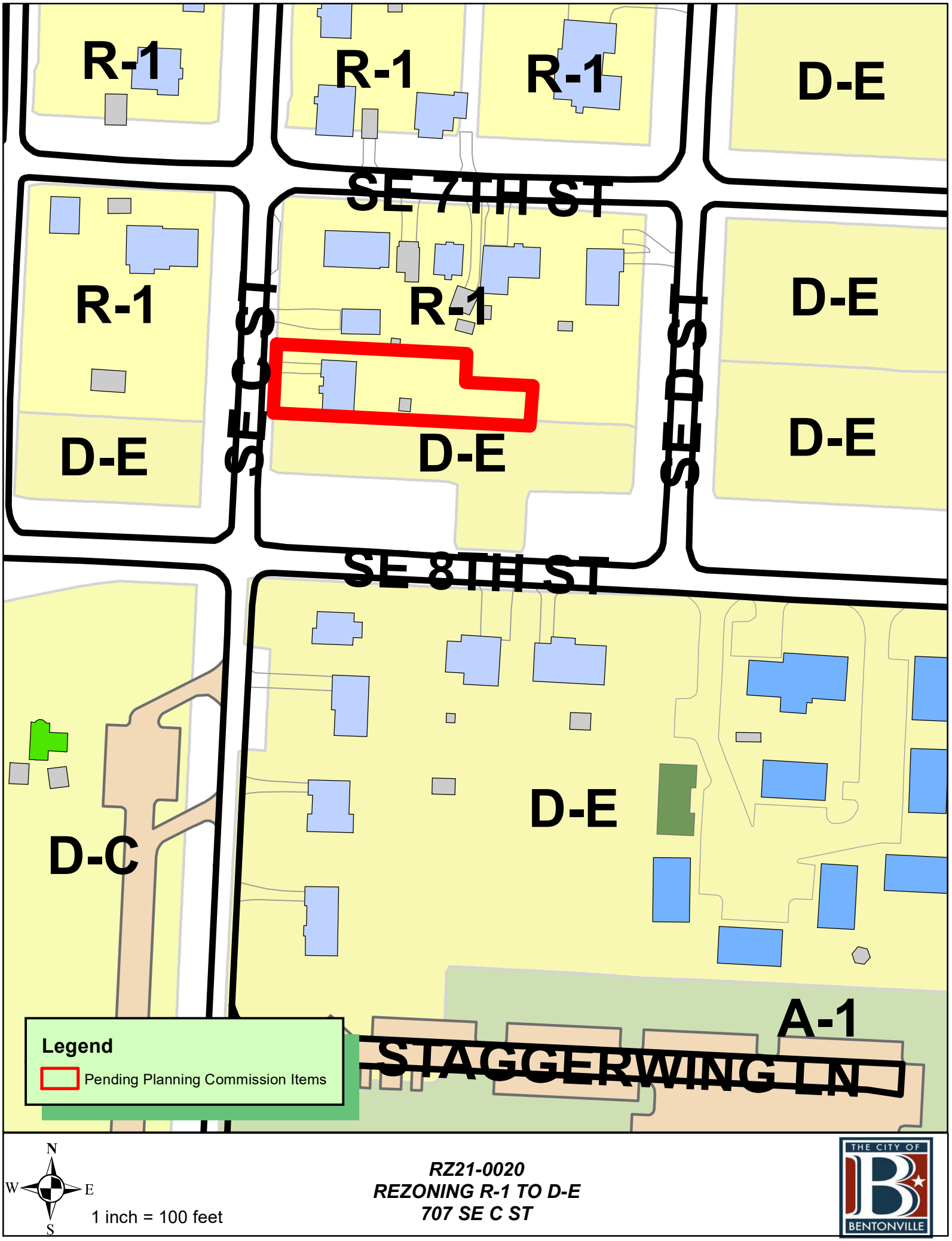
Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory
Home occupation - type a

Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential


R-1
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SE 8TH ST
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D-C
A-1
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1 inch = 100 feet
RZ21-0020
REZONING R-1 TO D-E
707 SE C ST
THE CITY OF
BENTONVILLE

February 21, 2021
RE: Rezone 707 SE C Street

To Whom It May Concern:

We are requesting a rezoning of a property that we are in the process of purchasing. The property is located at 707 SE C Street, Bentonville. The current zoning at that address is R-1 and we are requesting a change in zoning to D-E to accommodate our office.

At this time, we do not intend to change the footprint of the current dwelling, the house is of sufficient size to accommodate our staff of 8 people. We will be utilizing the office Monday thru Friday 8a-5p. We intend to remodel the interior and exterior add some additional parking. And a small sign attached to the building.

This property is the first house north of the intersection of SE C and 8th Street. There are no structures between 707 SE C and 8th Street. The use of the property will be consistent with the neighborhood. Water and sewer will not require relocation or improvement, utilities will remain as they are now.

Thank you for your consideration

Chris Hampton
CSO
Frampton Holdings.

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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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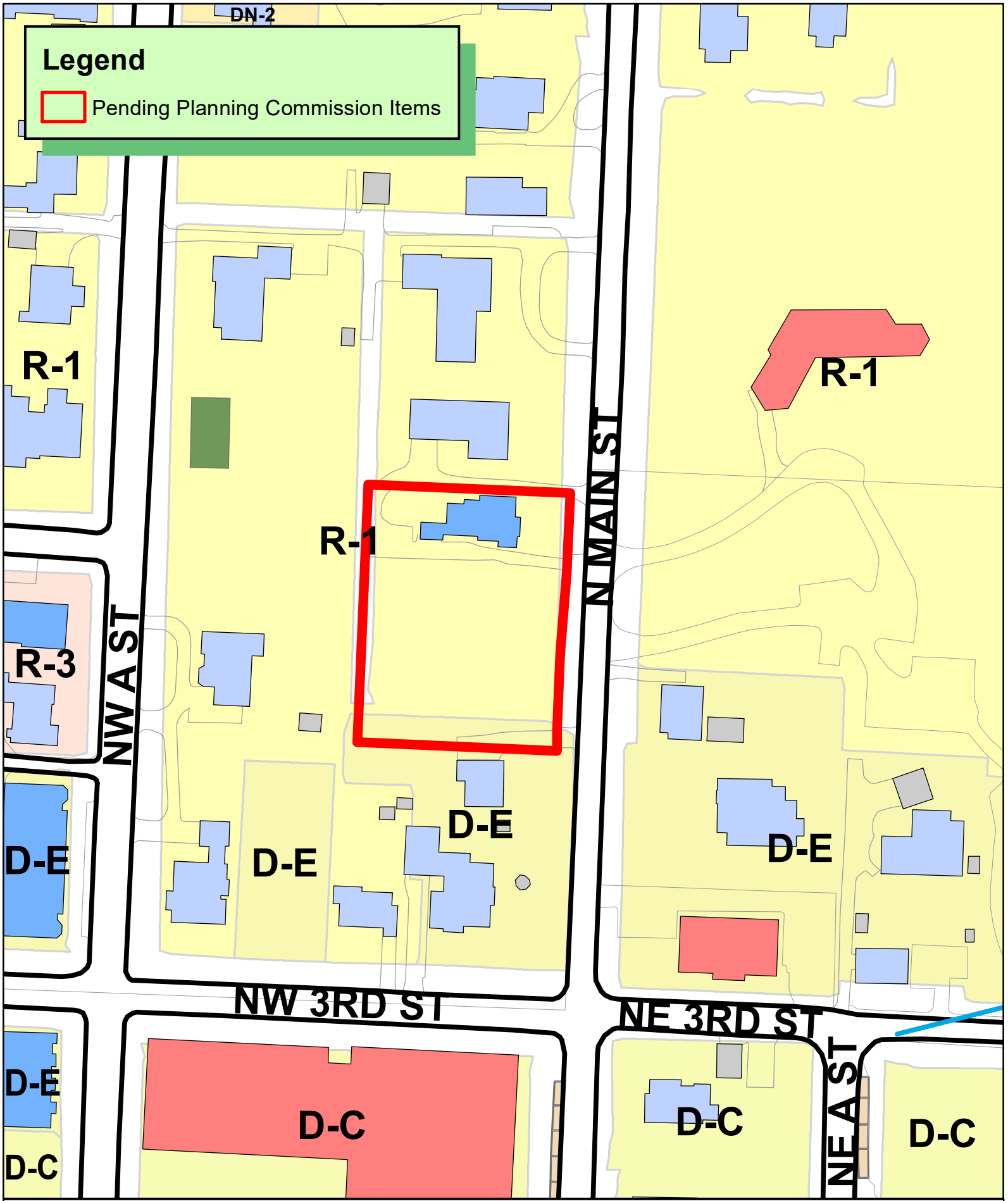
DE, Downtown Edge

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



RZ21-0021
REZONE R-1 TO D-E
305-307-309 N MAIN ST

THE CITY OF BENTONVILLE

117 W Central Avenue

Bentonville, AR 72712

RE: 305, 307 & 309 N MAIN STREET

RE: REZONE REQUEST

Bentonville Planning Commissioners:

Properties located at 305, 307 & 309 N Main Street is now owned by 8th & Melissa (305) and The Matteri Family Trust (307 & 309). All 3 Properties are zoned as R-1 Single Family Residential.

Proposed Zoning: D-E, Downtown Edge.

Current Zoning designation: R-1 Single Family Residential and proposed is Downtown Edge. The properties are located across the street from The Victoria Bed & Breakfast and entrance to Compton Gardens both of which are businesses. 305 N Main is owned by 8th & Melissa, LLC. 307 & 309 N Main are currently owned by The Matteri Family Trust. There are no proposed sales of either property.

Reason for Rezone: The Matteri Family Trust purchased 307 & 309 N Main Properties desiring to maintain the integrity and charm of the surrounding neighborhood. Downtown Edge zoning would allow a positive downtown hometown experience. This DE zoning will allow small retail and service oriented businesses such as Boutiques, small Bakeries, Art Galleries, etc. Neighboring towns are encouraging this model due to high rents in the Downtown Core areas which have led to the closing of small local businesses. If approved, the properties under consideration will encourage positive growth and attract more unique small businesses to Bentonville.

Statement of how property will relate to surrounding properties: We have invested in our community since October 14th, 1991 with a Brick-and-Mortar storefront that is still operating today (Currently located in an attached carriage house). Operating a small business for 29 years in downtown Bentonville, we have discovered consumers are spending their dollars with unique retail concepts that are not cookie cutter. Our building concepts will have a vertical and horizontal component which will compliment downtown Bentonville and surrounding neighborhood.

Use: We have experienced substantial increase and construction of Live, workspaces downtown. Consequently, we have seen an increase in Air B & B's based in downtown Bentonville homes along with existing and proposed downtown hotels. The demand is increasing for locally owned and operated small businesses and neighborhood services. Hundreds of cyclist and pedestrians each day make their way from the square headed north exploring neighborhoods, trails and parks in search of something unique and which tell the Bentonville Story.

Traffic: No significant increase in traffic will be realized.

Signage: All DE sign ordinances will be followed.

Appearance: Design and Construction will compliment and pay tribute to Bentonville's past and future. 309 N Main was built in the 1887. This will set the standard for any improvements made to the properties.

Water & Sewer: Water and Sewer have been upgraded in last 5 years and are accessible to all properties in rezone request.

Best Regards,

Greg & Debbie Matteri (Owner/Applicant)

ACADEMY OF MUSIC
OCT 19 2017

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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

NOTICE OF INTENT TO REZONE

Matteri Family Trust / 8th & Melissa 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:

305 N Main - Lot/Block: S50' 12 & PT VACATED ALLEY/3 DEMINGS ADD-BENTONVILLE
307 N Main - Lot/Block: 9,N16' 12/3 DEMINGS ADD-BENTONVILLE
309 N Main - Lot/Block: 8/3 DEMINGS ADD-BENTONVILLE

The common description of the property is: 305,307 & 309 N. Main Street

Proposed land use: Downtown Commercial Retail Small Scale <1000

The public hearing will be held April 6th 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. Please see attached letter of support.

☐ I / we object to the rezoning because:

Joanna Harrison 306 & 308 N Main St.
Signature and Physical Address Bentonville

Signature and Physical Address

March 3rd 2021

Dear Sir/Madam,

We wanted to express our support for the re-zoning of the properties located at 305, 307 and 309 N Main St in Bentonville adjacent to our Bed and Breakfast.

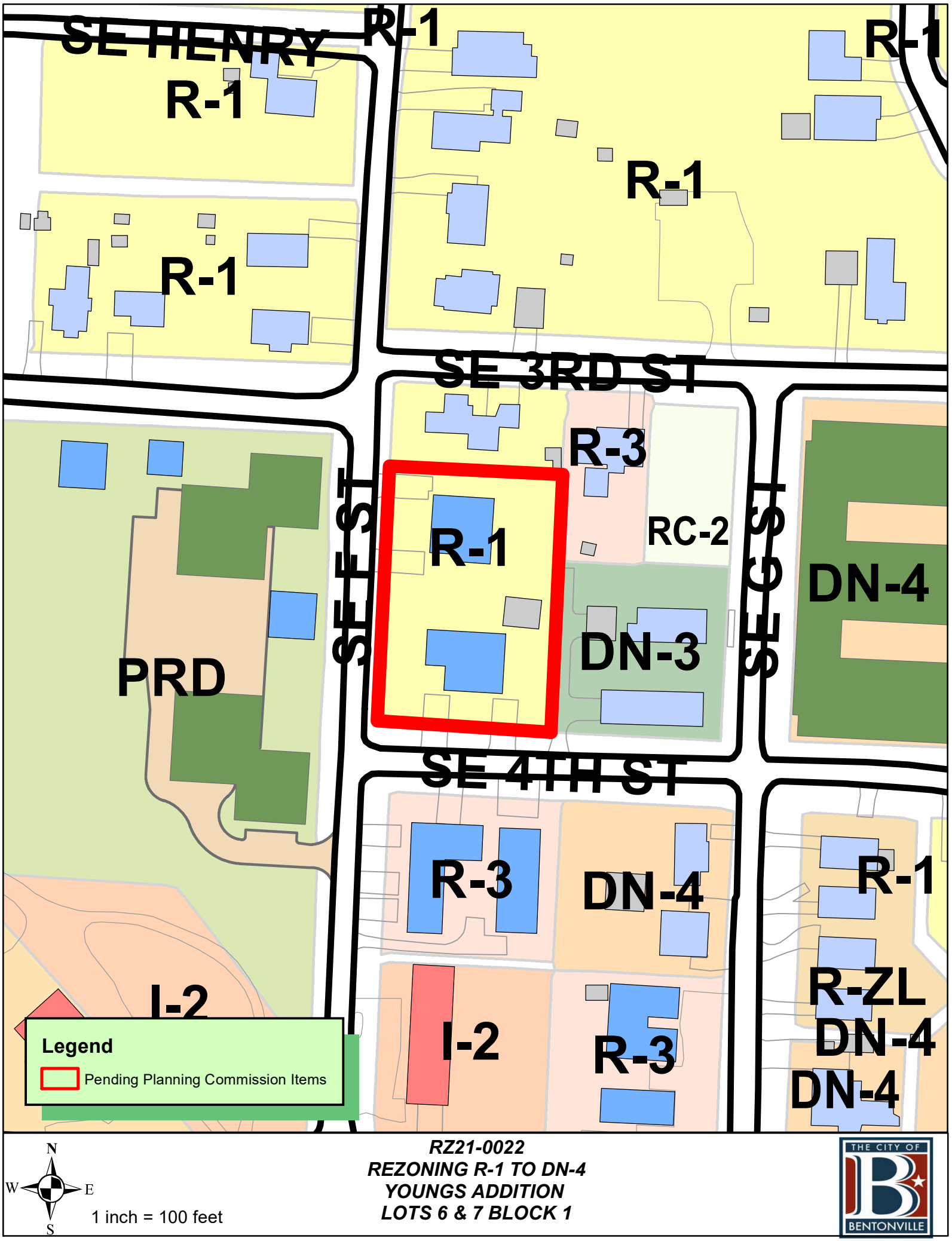
We feel this re-zoning will add to the charm, the uniqueness and the quaintness of what Bentonville is and is becoming more and more. This is exactly the kind of environment and community that our guests that are staying at the Bed and Breakfast are coming for: they are looking for and want to support local shops, as well as local eateries, activities and lodging facilities.

We support this re-zoning also because we know the very positive impact that Debbie and Greg Matteri have on the enhancement of our community and on the development of the local and small businesses in the downtown area of Bentonville. We are sure that this will continue to add a great value to the downtown area.

We are in full support of this initiative and we remain at your disposal.

Sincerely,

Joana Garrison,
Owner
The Victoria Bed and Breakfast
479-530-3585
joanagarrison@ymail.com



N
W E
S

1 inch = 100 feet

RZ21-0022
REZONING R-1 TO DN-4
YOUNGS ADDITION
LOTS 6 & 7 BLOCK 1

THE CITY OF BENTONVILLE

Rezoning Narrative
701 + 703 SE 4th and 305 SE F

Current Zoning Designation: R-1 Single Family Residential

Proposed Zoning Designation: DN-4- Downtown Mixed-Use Residential

Explanation: NFD, LLC proposes to rezone the properties located at:
701 + 703 SE 4th Street (01-04680-000)
305 SE F Street (01-04679-000)
in order to develop a real estate project in compliance with the DN4 development standards.

The current owners, Christina Ann Vandiver, Adam Vandiver and Vicki Taylor, endeavor to sell their properties to NFD, LLC.

Reason to Rezone: The rezone would allow for future owners to build a Mixed-Use Residential Development in the SE Downtown Area adjacent to the Market District.

Statement of how the property will relate to surrounding properties: The development proposed for the property will add additional options to the increasing number of multi-family projects in the Market District and SE downtown area as well as contribute to the SE Area Downtown Plan in terms of "redevelopment and rehabilitation and the addition of medium density residential uses that are compatible with the existing residential types."- SE Downtown Area Plan

Use: The mixed-use residential development will complement the SE Downtown Area Plan by providing "greater numbers of people who live in the area who can patron businesses and restaurants. It provides a variety in housing type for people who prefer something other than the traditional single-family home. It also provides opportunities for housing at a variety of price points." -SE Downtown Area Plan

Traffic: The additional units should not impact current traffic patterns and will encourage more pedestrian and bicycle traffic within the district.

Signage: None proposed at this time.

Appearance: Development will fit in form and scale of the SE side of downtown Bentonville and will work within the zoning standards.

Water/ Sewer/ Electric: On-Site

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

DN-4, Downtown Mixed-use Residential

The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4	•	•	•	•	•	•	•

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 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-4	Single-family, alley access	4,000	-	40'	50'	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’	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

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-4	Single-family and Two-family	8’	15’	8’	15’	7’	0’	25’
	Townhouse	8’	15’	8’	15’	10’	0’	25’
	Multi-family	8’	15’	8’	15’	10’	0’	15’
	Mixed-use and others not listed	0’	15’	0’	15’	0’, 12’if adjacent to a non mixed-use building	0’	15’

Updated 02-11-20

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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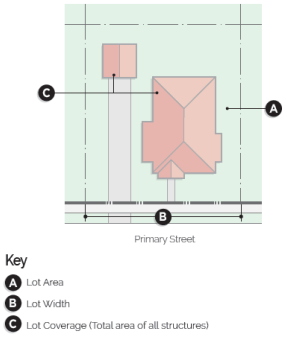
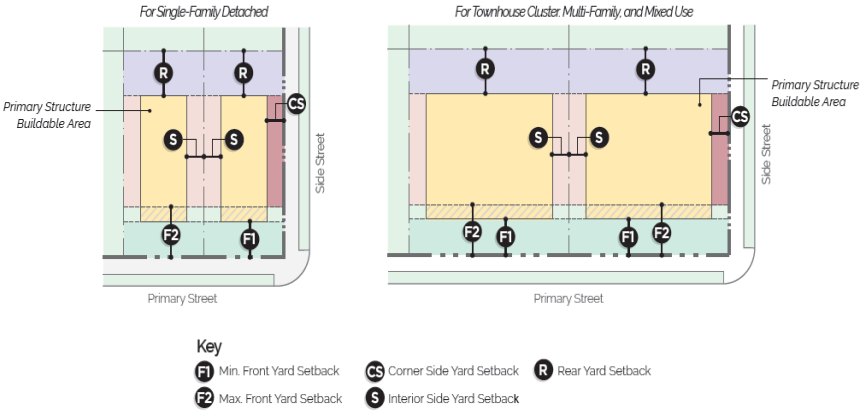
DN-4, Downtown Mixed-use Residential





ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living **Recreation, Education & Assembly** Park – mini **Services** Child care - residential (4 children) Personal services **Retail** Mobile food vendor	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Cultural studio Educational facility Event center Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services **Retail** Artisan shop Bakery Retail - small scale (≤ 4,000 gsf) **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Community garden **Residential** Dwelling - accessory Home occupation - type a **Services** Office - small scale (≤ 4,000 gsf) Medical services – doctor office **Retail** Convenience store that sells beer and/or light wine for off-site consumption Convenience store that sells beer and/or light wine, and spirits for off-site consumption Restaurant Restaurant, microbrewery Sidewalk café in public right-of-way **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

CONDITIONAL ACCESSORY USE
Convenience store that sells beer and/or light wine for off-site consumption within 500’ of a city-owned park or trail Convenience store that sells beer and/or light wine, and spirits for off-site within 500’ of a city-owned park or trail

MORRISON SHIPLEY

ENGINEERS • SURVEYORS

October 23, 2020

Planning Commission
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

Re: Parcel 18-08647-000 and part of 18-08648-001
Rezoning Request

Dear Planning Commission:

Pagan, Inc. is requesting to rezone two parcels of land to facilitate a multi-family development. Please find below the narrative addressing the required items under the Rezoning Request Checklist.

- The properties are currently located within the county with an annexation request pending. The existing zoning at locations around the site include A-1, R-1, R-3, R-4, PUD and property located in the County. The property contains an existing barn that will be demoed with the remainder of the land currently being used for agricultural use.

- Pagan would like to rezone the property so they can proceed with a preliminary plat for a duplex development.

- This planned development will fit with other uses adjacent to the site. The site is currently surrounded by 3 apartment developments and one single-family development.

- The proposed use of the property fits with the proposed land use of High-Density Residential designation. The site is also surrounded by mostly medium and high density residential designations.

2407 SE Cottonwood Street | Ste 1
Bentonville, AR 72712
479.273.2209

- Traffic flow will currently use SW28th street as the main entry location.

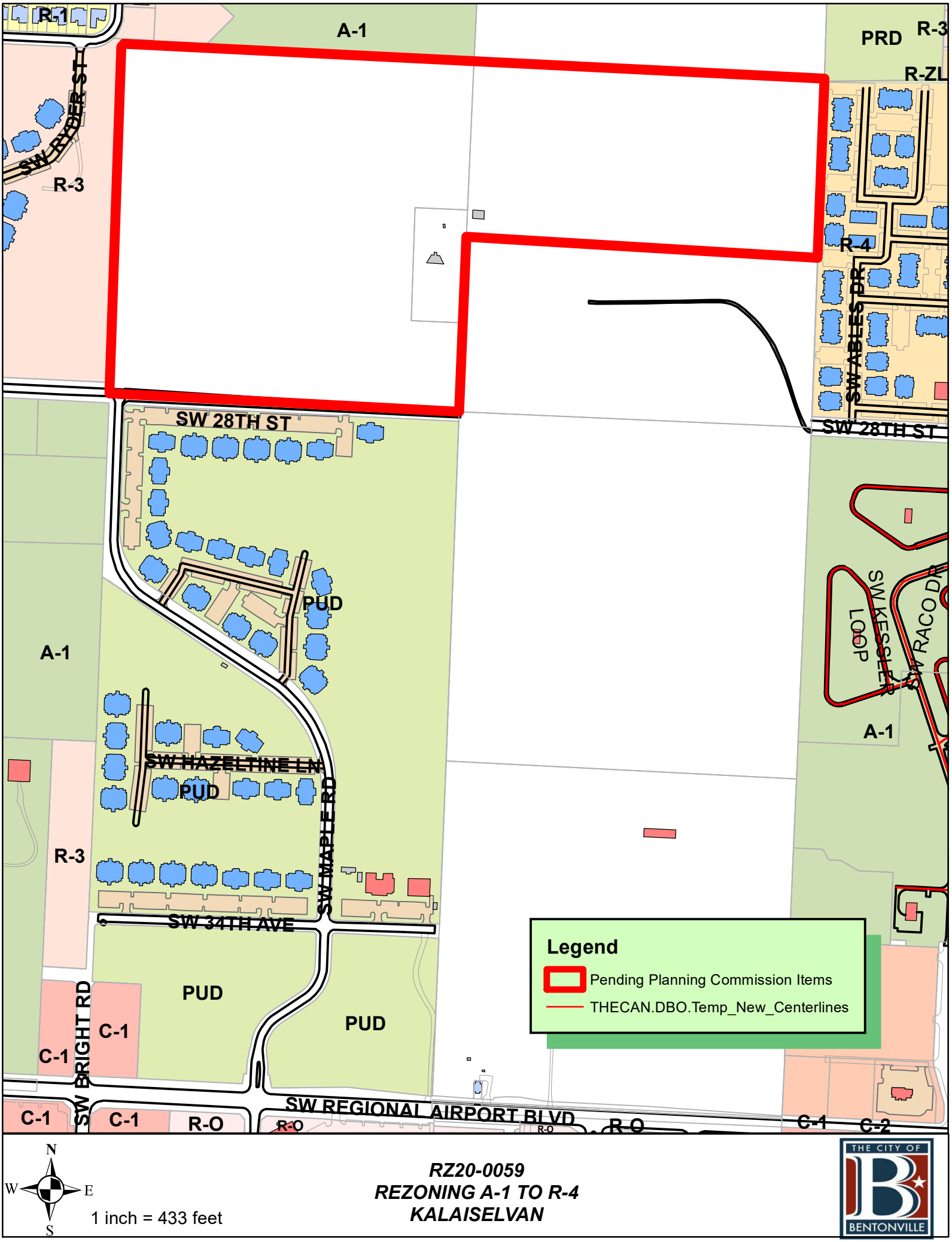
- Signage will be determined at a later day, however, it is anticipated that minor signage will be used at the site.

- The Owners intend for the development to be a top notch development which will blend with the surrounding developments.

- Water and Sewer are available to the site via an existing 8" sewer along the west side of the site and 8" water in SW 28th street. A secondary water system tie-in is available on the East side of the proposed development.

Sincerely,
Morrison Shipley Engineers, Inc.

Travis Brisendine, P.E.
Project Manager


R-1
A-1
PRD
R-3
R-ZL
SW RIDER ST
R-3
R-4
SW ABLES DR
SW 28TH ST
SW 28TH ST
PUD
A-1
SW HAZELTINE LN
PUD
SW MAPLE RD
R-3
SW 34TH AVE
SW KESSEL LOOP
SW RACO DR
A-1
PUD
PUD
SW BRIGHT RD
C-1
C-1
C-1
C-1
R-O
R-O
SW REGIONAL AIRPORT BLVD
R-O
C-1
C-2
Legend
Pending Planning Commission Items
THECAN.DBO.Temp_New_Centerlines
N
W
E
S
1 inch = 433 feet
RZ20-0059
REZONING A-1 TO R-4
KALAISELVAN
THE CITY OF
BENTONVILLE

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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R-2, Duplex & Patio Home Residential

The R-2 District encourages the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 ft. at building line.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-2	Single-family	6,000	-	60’	40%	45%
	Two-family	7,000	-	70’	50%	55%
	Townhouse unit	3,000	-	30’	-	-
	Townhouse structure	9,000	3,000	90’	65%	70%
	All others not listed	6,000	6,000	60’	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-2	All	20’	7’	20’	25’

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces
Garage, Side- or Rear-loading: 20 ft. from the facing property line
Garage, Alley Facing: 20 ft. from property line at 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.

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R-2, Duplex & Patio Home Residential

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.

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Services** Child care - residential (4 children) **Retail** Mobile food vendor	**Agriculture and Animals** Botanical garden Urban farm **Residential** Home occupation - type b Recreation, Education & Public Assembly Aquarium Community center Country club Educational facility Golf course Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial 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** Chicken, hobby **Residential** Dwelling - accessory Home occupation – type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

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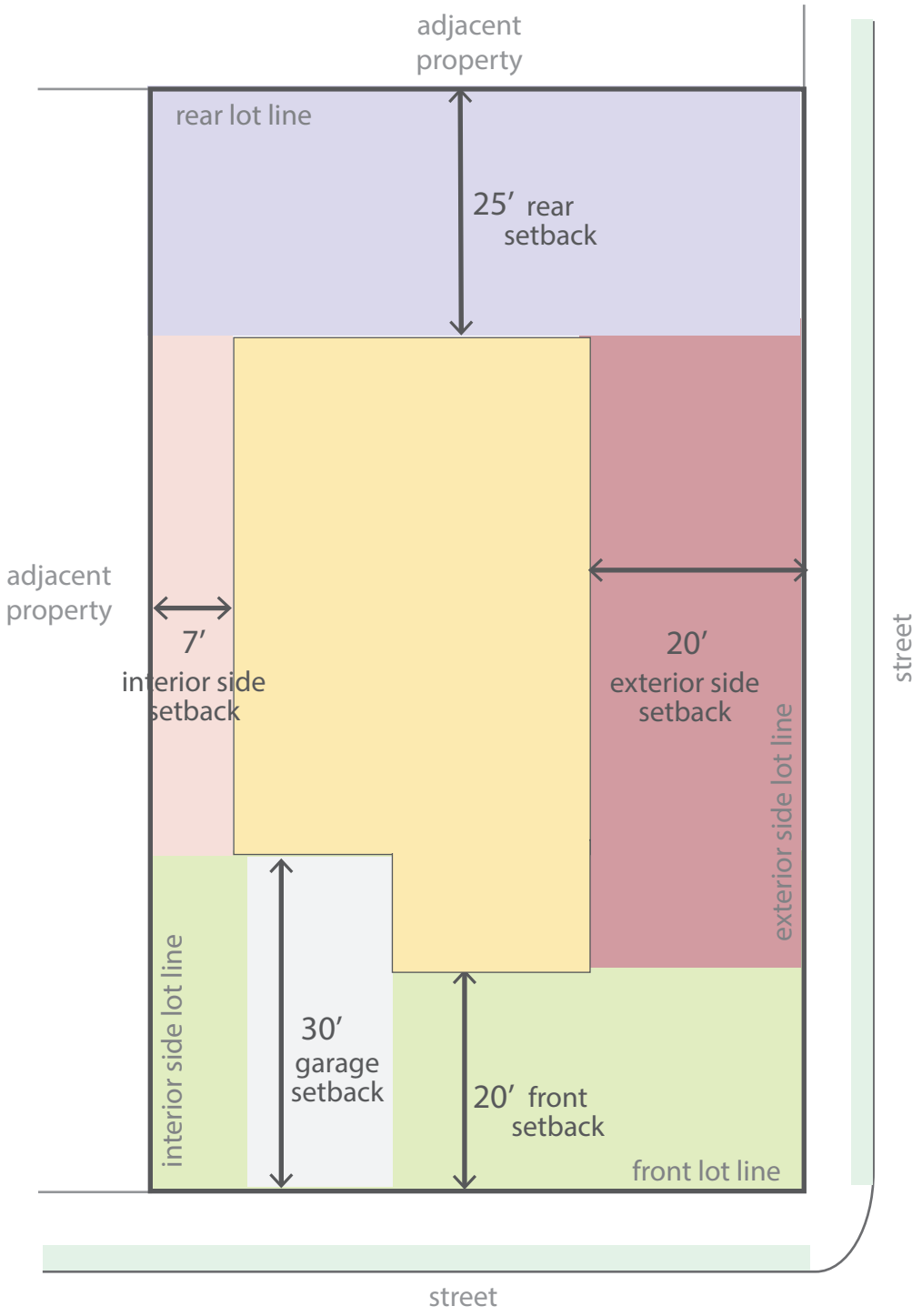
R-2, Duplex & Patio Home Residential

Setback Illustration



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R-3, Medium Density Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75' at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-3	Single-family	6,000	-	60'	40%	45%
	Two-family	7,000	-	70'	50%	55%
	Townhouse unit	2,500	-	25'	-	-
	Townhouse structure	7,500	2,500	75'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	-	100'	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-3	All	20'	10'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

Garage, Alley Facing: 20 ft. from property line at 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.

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R-3, Medium Density Residential

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.

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Services** Child care - residential (4 children) **Retail** Mobile food vendor	**Agriculture and Animals** Botanical garden Urban farm **Residential** Home occupation - type b **Recreation, Education & Public** Aquarium Community center Country club Educational facility Golf course Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast Public safety services **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **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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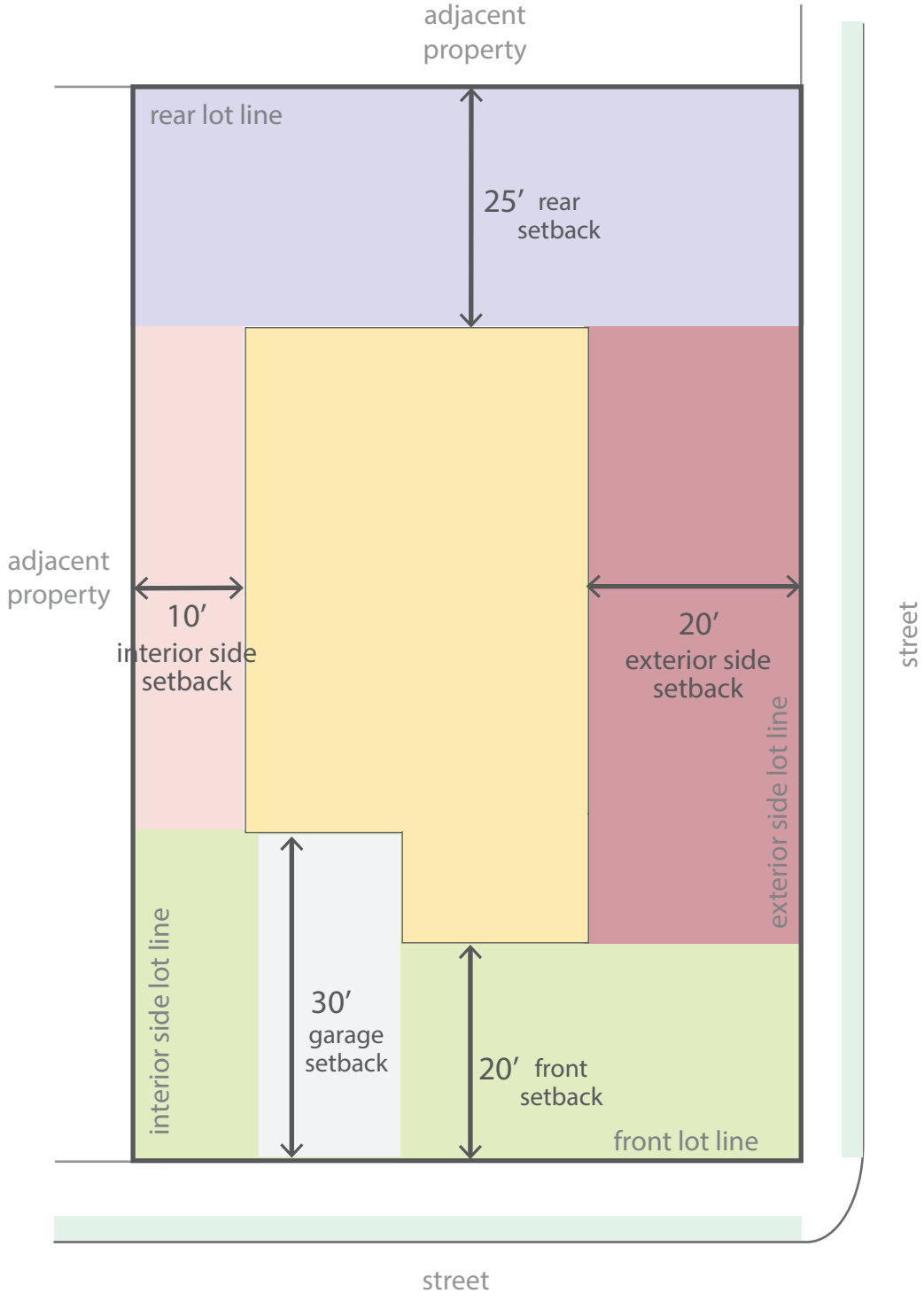
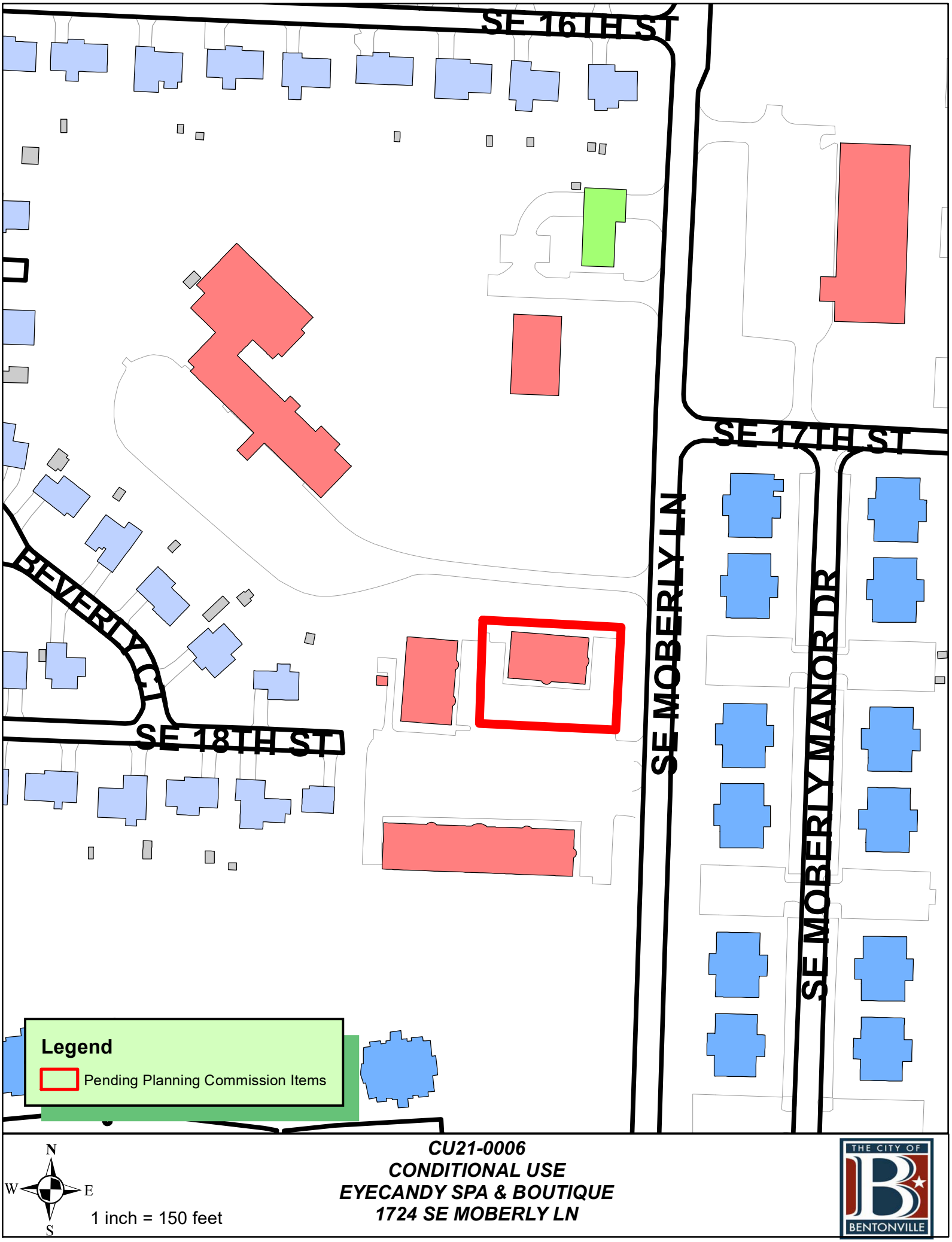
R-3, Medium Density Residential

Setback Illustration



Updated May 2020



CU21-0006
CONDITIONAL USE
EYECANDY SPA & BOUTIQUE
1724 SE MOBERLY LN

THE CITY OF BENTONVILLE

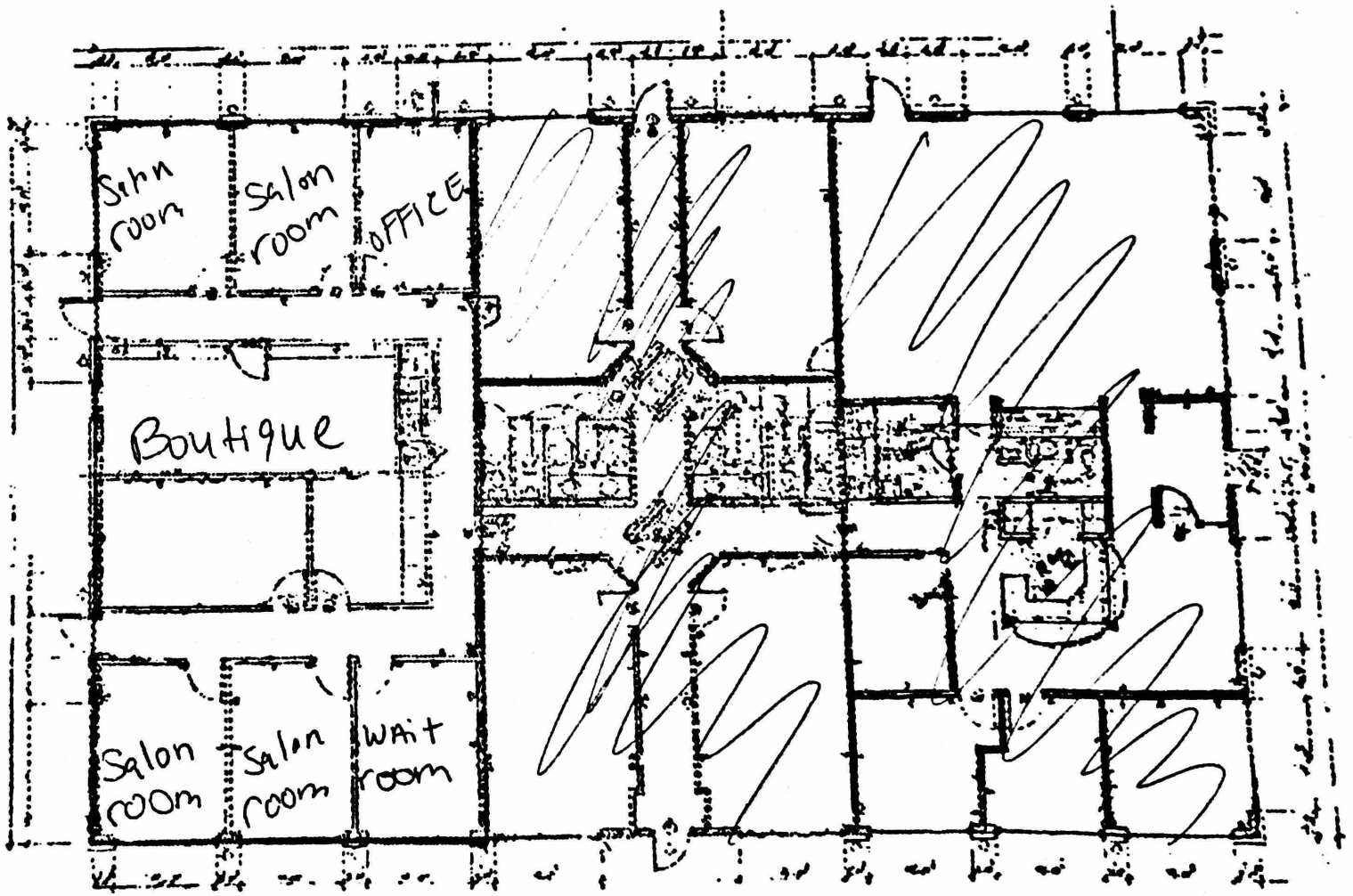
Conditional Use Narrative

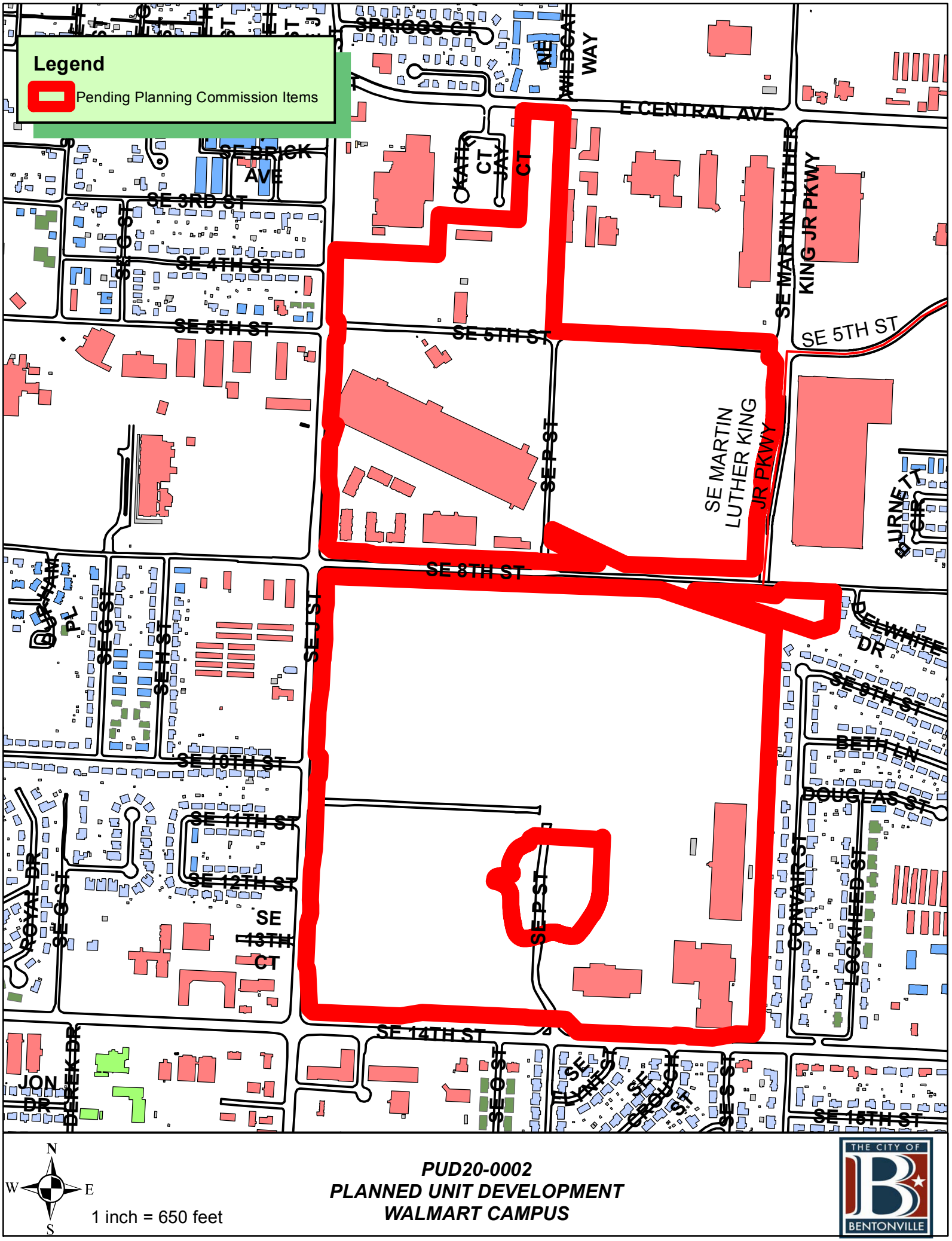
- Proposed use and reason is to provide our clients with a comfortable place to have their lashes done, body waxed, or do a little shopping while they wait.
- Site plan see attached
- Hours of operation:

  Boutique Mon-Fri 10am-6pm, Saturday 9am-5pm

  Salon hours are Sunday-Saturday by appt 10am-8pm
- Indoor areas to be used are a waiting area, 4 service rooms, and a large centrally located room for the women's boutique. We will not be using the outdoor area for anything other than parking.
- There will be no indoor or outdoor structural changes whatsoever.
- Parking needs will not change.
- Outdoor lighting changes will not be made.
- Anticipated customers on average should be @ 25-30 per day.
- Number of employees is at 5 currently.
- Property photos see attached.

EXHIBIT A


Salon room
Salon room
OFFICE
Boutique
Salon room
Salon room
Wait room
1724
1722
1720


Legend
Pending Planning Commission Items
SPRIGGS CT
NE WILDCAT WAY
E CENTRAL AVE
SE BRICK AVE
SE 3RD ST
SE 4TH ST
SE 5TH ST
SE 5TH ST
SE 5TH ST
SE MARTIN LUTHER KING JR PKWY
SE MARTIN LUTHER KING JR PKWY
SE 8TH ST
SE 10TH ST
SE 11TH ST
SE 12TH ST
SE 13TH CT
SE 14TH ST
SE 15TH ST
DELWHITE DR
BETH LN
DOUGLAS ST
CONVAIR ST
JON DR
1 inch = 650 feet
PUD20-0002
PLANNED UNIT DEVELOPMENT
WALMART CAMPUS
THE CITY OF BENTONVILLE

WALMART CAMPUS

PUD SUBMISSION - 2ND REVISED SUBMISSION

MARCH 1, 2021

CONTACTS

BLACK HILL 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

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 DEPARTMENT
City of Bentonville
Brent Boydston, Fire Chief
800 S.W. “A” Street
Bentonville, AR 72712
(479) 271-5927

STREET DEPARTMENT
City of Bentonville
Tony Davis
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3130

WATER DEPARTMENT
City of Bentonville
Preston Newbill
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3140

ELECTRIC DEPARTMENT
City of Bentonville
Charlie Barnes
3200 SW Municipal Drive
Bentonville, AR 72712
(479) 271-3159

WASTEWATER DEPARTMENT
City of Bentonville
Nancy Busen
1901 N.E. “A” Street
Bentonville, AR 72712
(479) 271-3160

PLANNING DEPARTMENT
City of Bentonville
Ellen Norvell
305 S.W. “A” Street
Bentonville, AR
(479) 271-3122

CITY ENGINEER
City of Bentonville
Dan Weese
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5993

STORMWATER
City of Bentonville
Janet Paith
3200 SW Municipal Drive
Bentonville, AR
(479) 271-5002
jpaith@bentonvillear.com

Walmart

Gensler CEI swa Miller Boskus Lack

DUDA PAINE WALKER CONSULTANTS wpm ENGINEERING

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P03 Written Description of PUD

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P10 Zone Map | LSD Package Zone 02N
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P12 Zone Map | LSD Package Zone 02S
P13 Zone Map | LSD Package Zone 03
P14 Zone Map | LSD Package Zone 04
P15 Zone Map | LSD Package Zone 05
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BOUNDARY SURVEY
P17 ROW & Setback Boundaries

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P19 Public City Street | SE Matin Luther King Jr Parkway
P20 Public City Street | 8th Street
P21 Public Ardot Street | SE 14th Street
P22 Private Street | SE P Street
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P24 Private Street | SE 10th Street

P25 Parking Lot Soil Depth

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P29 Office Building OF03 | Mill
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P32 Building D-01 | Food Hall
P33 Parking Garage | PD01
P34 Parking Garage | PD02
P35 Parking Garage | PD03
P36 Parking Garage | PD04

ZONE 02N - ELEVATIONS & MATERIALS
P37 Building E-02 | Fitness Center

ZONE 02NW - ELEVATIONS & MATERIALS
P38 Parking Garage | PD12

ZONE 03 - ELEVATIONS & MATERIALS
P39 Office Building OF05 | Mill
P40 Office Building OF06 | Foundry
P41 Office Building OF07 | Collection
P42 Office Building OF08 | Collection
P43 Parking Garage | PD05
P44 Parking Garage | PD06
P45 Parking Garage | PD10

ZONE 04 - ELEVATIONS & MATERIALS
P46 Office Building OF09 | Mill
P47 Office Building OF10 | Foundry
P48 Office Building OF11 | Collection
P49 Building K-04 | Coffee Shop
P50 Building G-04 | Auditorium, Conference and Training Center
P51 Parking Garage | PD07
P52 Parking Garage | PD08
P53 Parking Garage | PD09

OWNER
Walmart
Bentonville, AR

ARCHITECT
Gensler
5005 Greenville Avenue
Dallas, TX 75206

ARCHITECT
Duda | Paine Architects
333 Liggett Street
Durham, NC 27701

ARCHITECT
Miller Boskus Lack
224 SE 2nd Street
Suite 200
Bentonville, AR 72712

PARKING AND ADVISORY
Walker Consultants
2895 Greenspoint Parkway
Suite 600
Hoffman Estates, IL 60169

CIVIL ENGINEER
CEI
3108 SW Regency Parkway
Bentoville, AR 72712

CIVIL ENGINEER
Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010

LANDSCAPE ARCHITECT
SWA
811 W. 7th Street
8th Floor
Los Angeles, CA 90017

Walmart Home Office Campus

PUD Submission - Revision 2

March 1, 2021

Walmart is pleased to submit this application for a Planned Unit Development for the new Home Office Campus. We are proud that Northwest Arkansas is our home and intend, through this project, to make both Bentonville and the region even more attractive for the recruitment and retention of talented people. We believe this Home Office Campus project not only reflects the shared values that have helped accelerate growth of the company, the City of Bentonville, and the region, but also will leave a positive impact on the travelers from around the world who visit Bentonville.

4.1.10(a) Description and purpose of the PUD district.

This submission is the result of more than two years of planning and reflects the goals memorialized in the PUD ordinance. With thousands of associates in mind, both present and future, this campus is designed as a place that embraces the natural beauty of the region, enhances, and promotes the community experience, and reflects our company values.

Smart and Sustainable Design

- The campus reflects Walmart's leadership in environmental sustainability through smart building design with high performance building materials, renewable structural systems, and energy-efficient lighting and HVAC systems.
- It incorporates regionally sourced materials, including Southern Yellow Pine timber, grown in Arkansas and custom manufactured in Central Arkansas, for the primary office structural system.
- Thoughtful design in the use of bioswales, stormwater collection and management for irrigation, and wildlife habitat reflect the company's commitment to water quality and control across campus and into city systems.
- Thousands of low-maintenance native trees, shrubs and grasses provide an inviting landscape experience and open space areas that meet or exceed city requirements.
- Green spaces and trails are designed to provide direct access to nature and encourage outdoor interaction between Walmart associates, the Bentonville community, and the physical environment to reinforce sustainable living and holistic well-being.

Connected Campus

- The new 8th Street corridor will improve both visitor and commuter access to campus and the movement from east to west across town.
- The Razorback Greenway will connect the campus via bike trails, walking paths, and street crossings, encouraging safe and accessible alternative access for associates and visitors.
- The campus is designed with functional and attractive streetscapes framed by trees, plazas, buildings, and bikeways via the reestablished street grid. The road network is designed to disperse traffic more efficiently without putting pressure on only a few points of access.

Rooted in our Community

- A portion of the Razorback Greenway passes through campus and provides new tunnels at J Street and 8th Street.
- The trail network will improve pedestrian and cyclist access to the Bentonville Square, Crystal Bridges Museum, The Momentary, Thaden School, NWACC and other points of interest around the region.

401.10(b) Minimum area required for PUD districts.

This PUD application covers an area of approximately 238.81 acres, exceeding the minimum size required (10 acres).

401.10(c) Master site plan required.

See P07-P08 for the Master Plan.

401.10(d) Allowed uses.

All nonresidential uses in Article 401 which are permitted conditionally or by-right in commercial and mixed-use districts. Further details with respect to land use, phasing, and future uses are described by the Master Plan and Construction Phasing Plan on P07, P08, and P16.

401.10(e) Density requirements.

No density requirements are set, as this PUD proposes no residential uses.

401.10(f)(1) Description of proposed zoning and development standards.

Density:	N/A. No residential uses are proposed.
Building setbacks:	See P17, ROW & Setback Boundaries, for setbacks from public streets. Side and rear setbacks are 0’ for any interior parcels.
Height of building or structure:	Structures shall have a maximum height of 100’ above ground level finished floor elevation, except mechanical and telecommunications equipment and required screens may extend beyond this limit.
Lot size, lot width, and lot depth:	No minimum or maximum dimension.
Landscaping:	Parking Lot Landscaping: As required for similar developments, except that the number of trees required shall be provided in the continuous planting islands, where applicable, at the minimum rate of (1) shade tree per every nine (9) parking spaces located in the double row. Internal planting islands shall not be required. Trees shall not be required in external planting islands. External planting islands shall be a minimum size of nine (9) feet by sixteen (16) feet. Street Frontage Buffer Landscaping: See P18-P24 Street Sections.
Required off-street parking spaces:	N/A. No residential uses are proposed.
Street widths:	See P18-P24 Street Sections.
Garage setbacks:	N/A. No residential garages are proposed.

401.10(f)(2) Modifications prohibited.

Compliance with the development standards referenced in this code section will be demonstrated by way of the Large Scale Development submission.

401.10(g)(1) PUD districts common open space requirements.

This proposal exceeds the minimum requirements for open space to provide a variety of accessible outdoor experiences for Walmart associates, visitors, and, where provided, the public. Please refer to the open space plan which provides details for each phase.

The master plan will provide open space that meets or exceeds code requirements.

See P26, Open Space Area, for required details.

401.10(g)(2) PUD districts parking and off-street loading requirements.

Each phase of the PUD delivers parking in a campus format. The total amount of parking provided in each phase meets or exceeds the minimum requirements set forward in Article 501 of the Bentonville Unified Development Code.

See P16, Phasing Plan, for additional details.

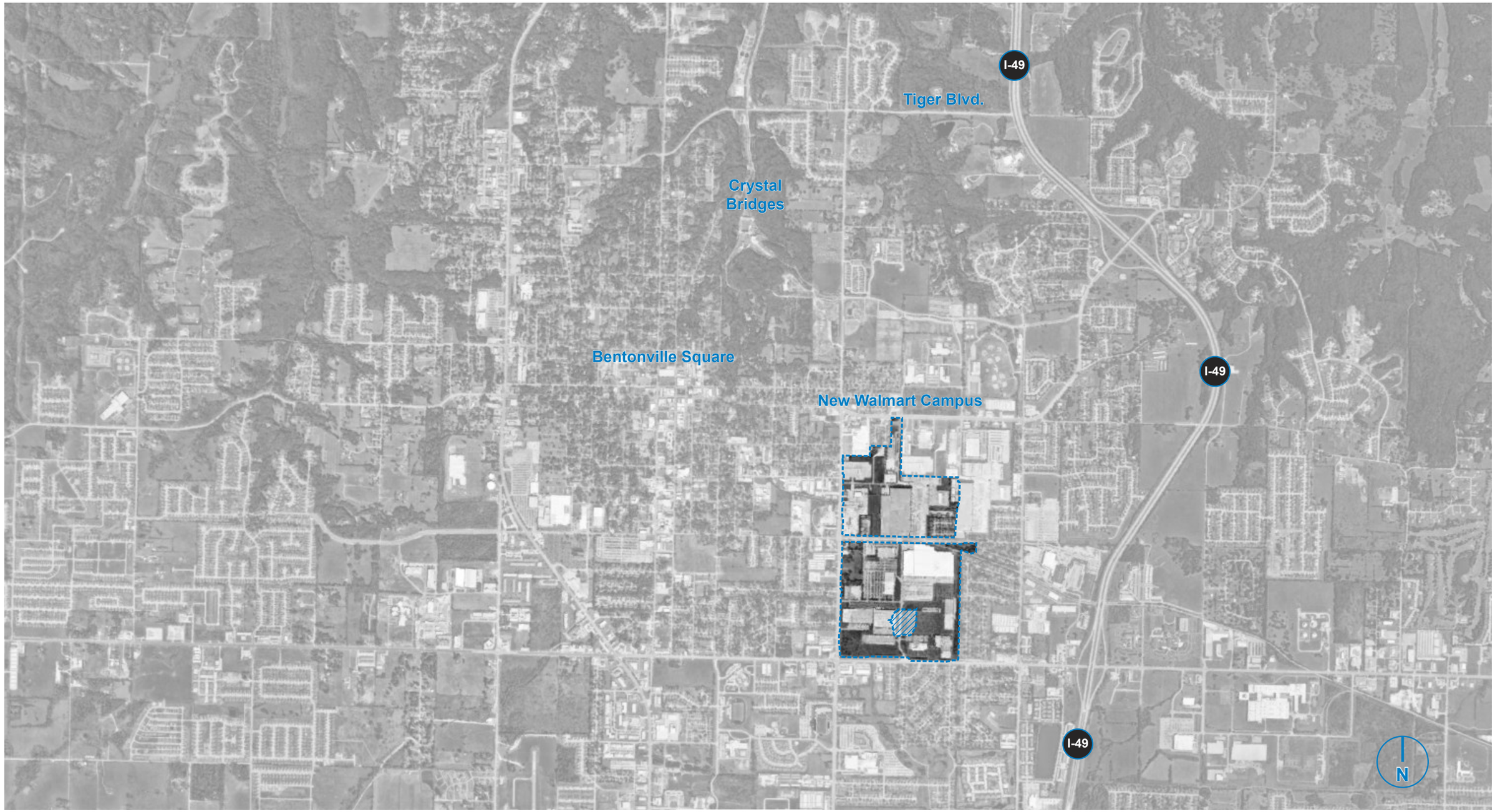
401.10(g)(3) PUD districts perimeter requirements.

The master plan is designed to create maximum compatibility with surrounding land uses.

These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

401.10(g)(4) PUD districts structural design standards.

Refer to P27 and the following pages for documentation showing compliance with structural design standards, such as elevations and material palettes.


I-49
Tiger Blvd.
Crystal Bridges
Bentonville Square
New Walmart Campus
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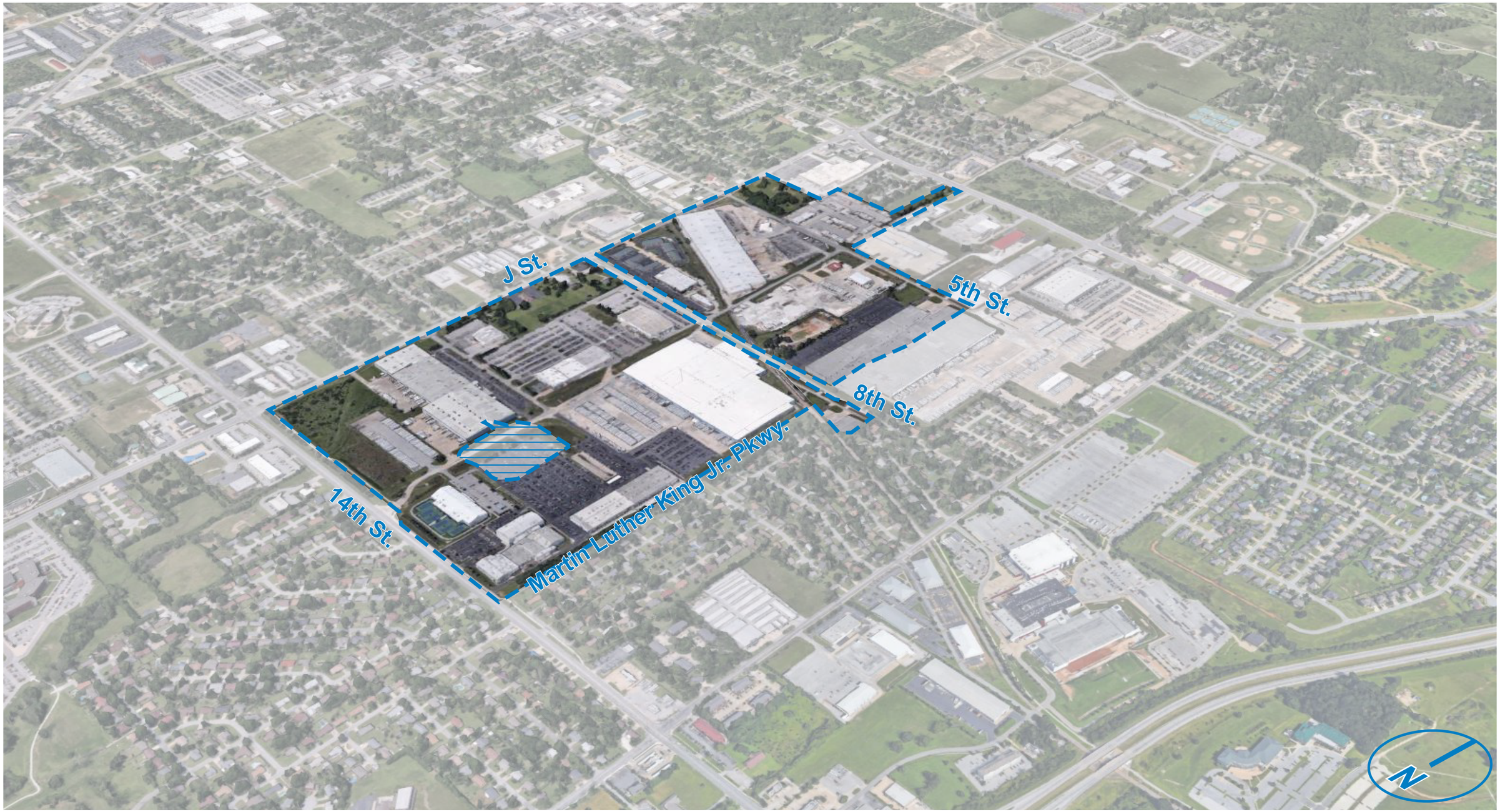
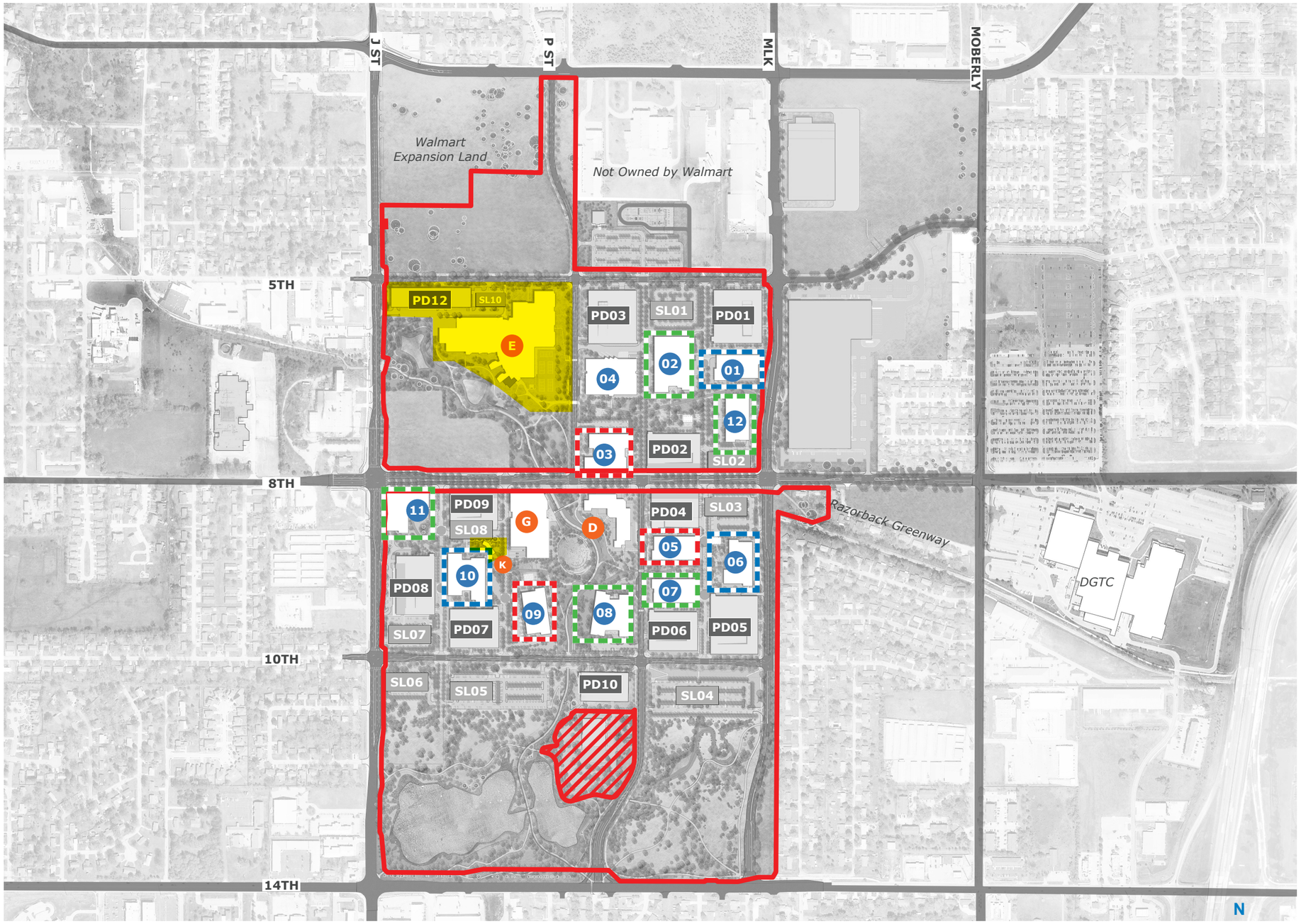
Google Maps

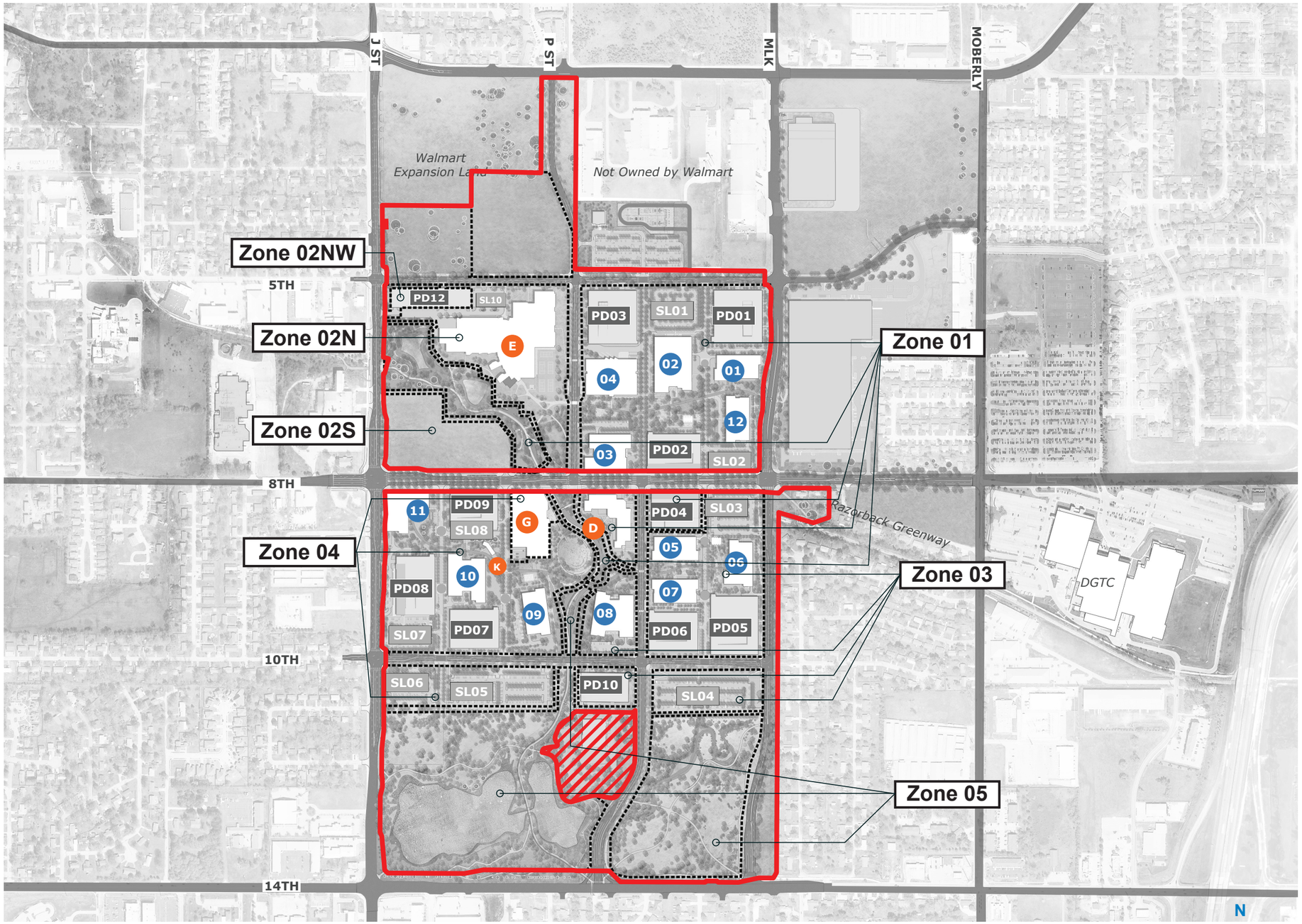


Google Maps



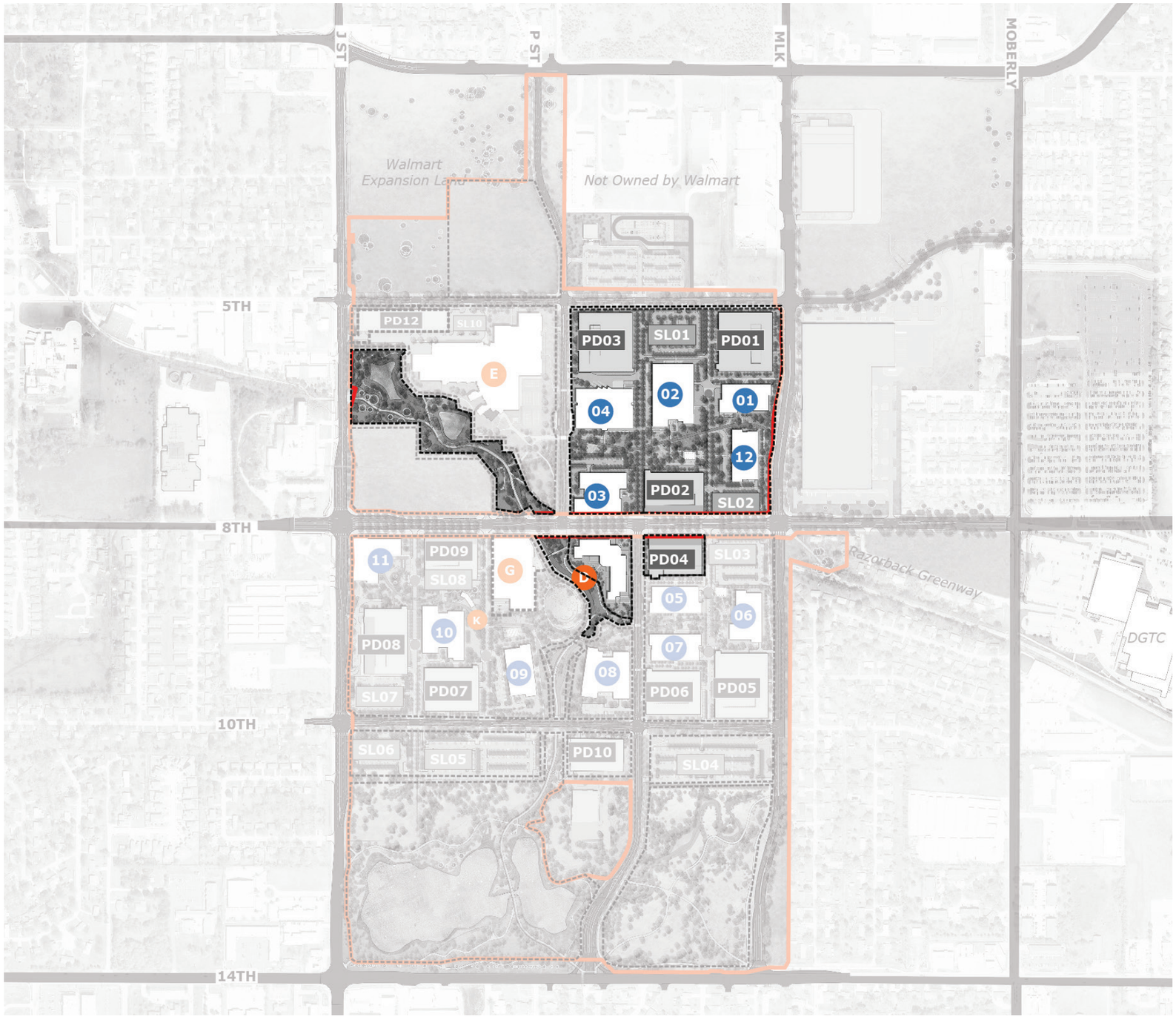
Legend

- **#** — Office Building Number
- **A** — Amenity & Support
- **PD#** — Parking Deck
- **SL#** — Surface Lot
- "Mill" Building
- "Foundry" Building
- "Collection" Building
- Areas Revised from Previous Submission



Legend

- # — Office Building Number
- A — Amenity & Support
- PD# — Parking Deck
- SL# — Surface Lot
- Zone Boundary


J ST
P ST
MLK
MOBERLY
Walmart
Expansion Land
Not Owned by Walmart
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Razorback Greenway
DGTC
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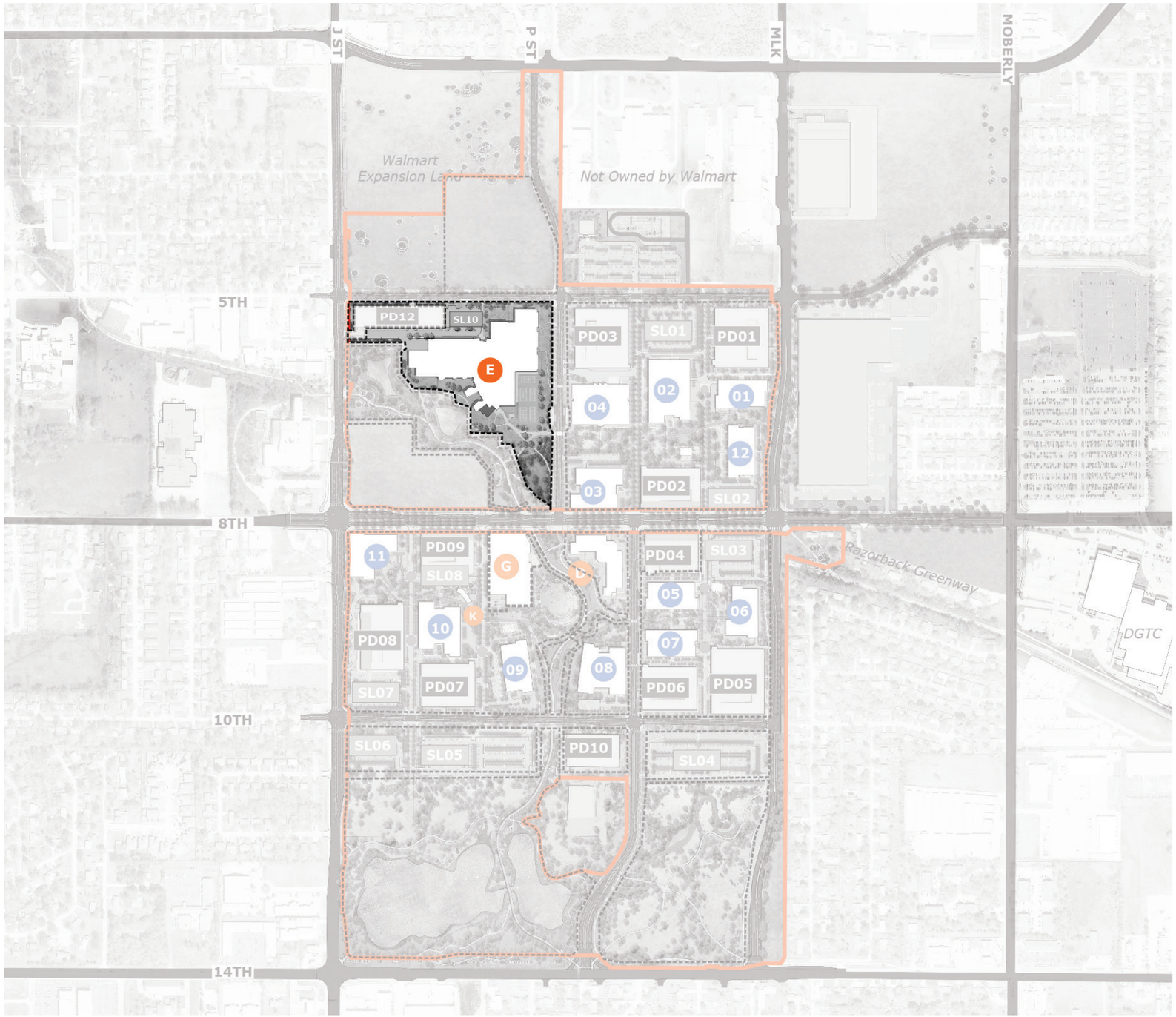
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Razorback Greenway
DGTC
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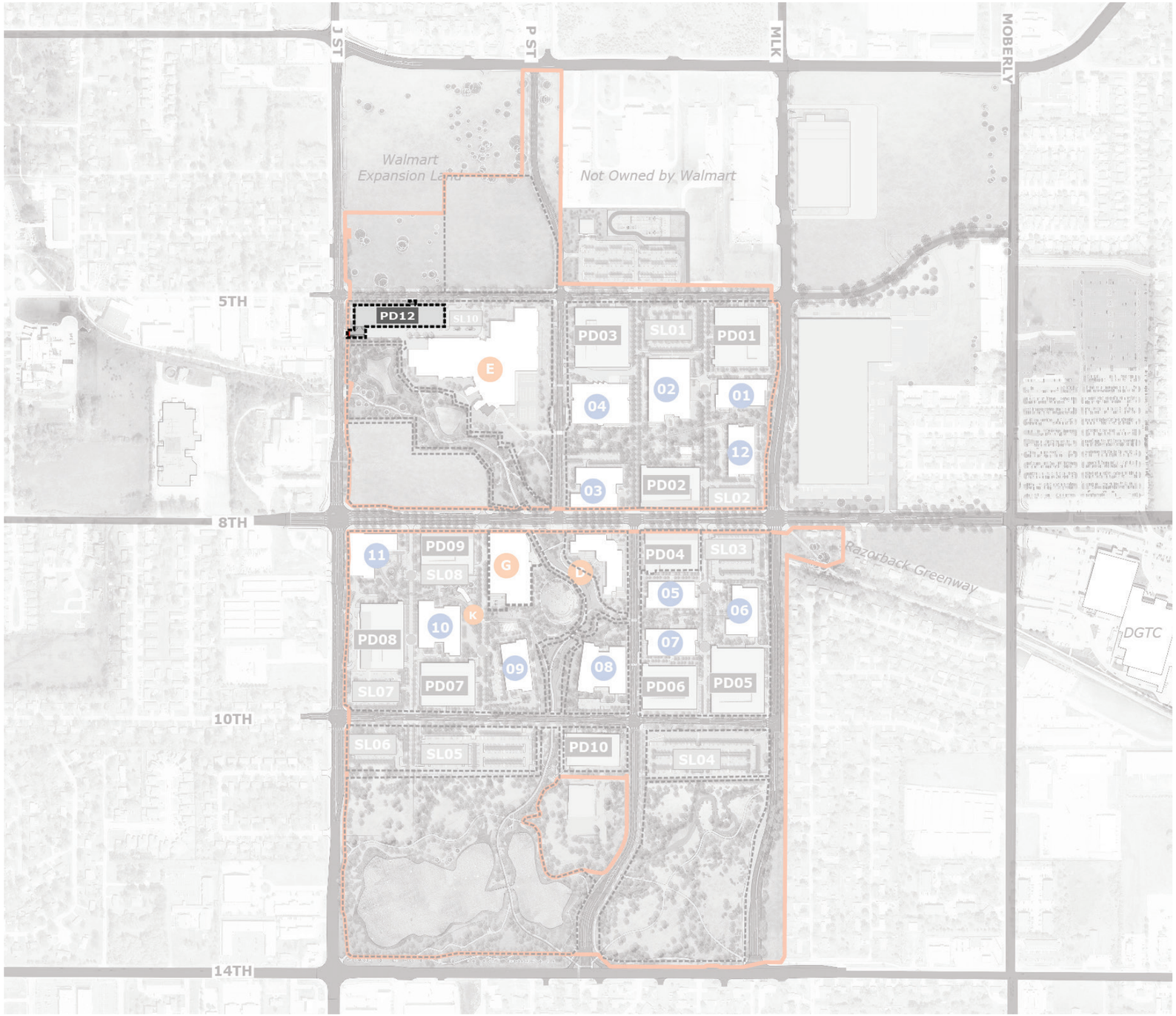
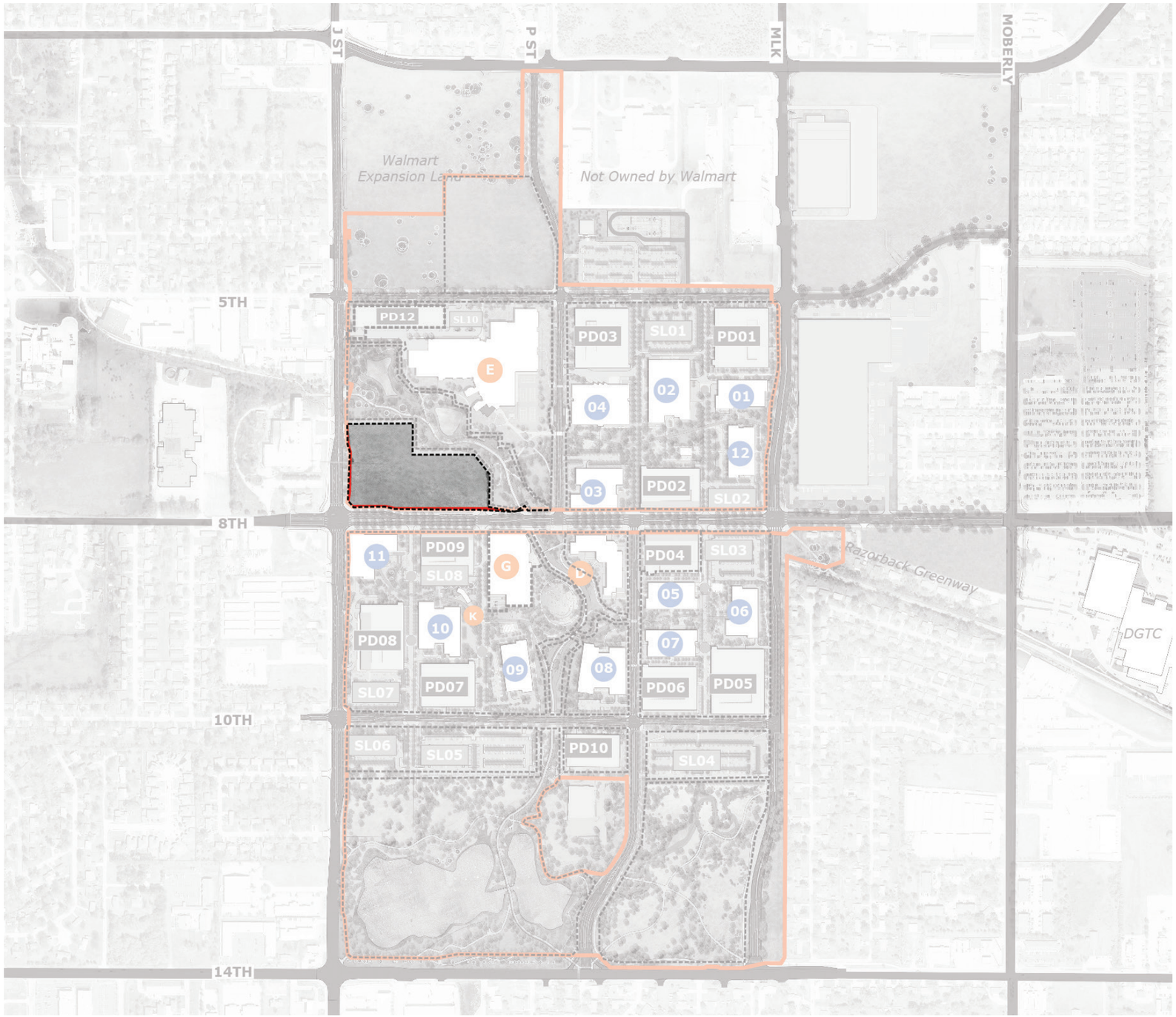
The PD12 parking garage will be constructed in an early phase without landscaping. Landscaping will be added during the construction of the adjacent Zone 02N/Fitness Center and will be complete before Grand Opening of Fitness Center.

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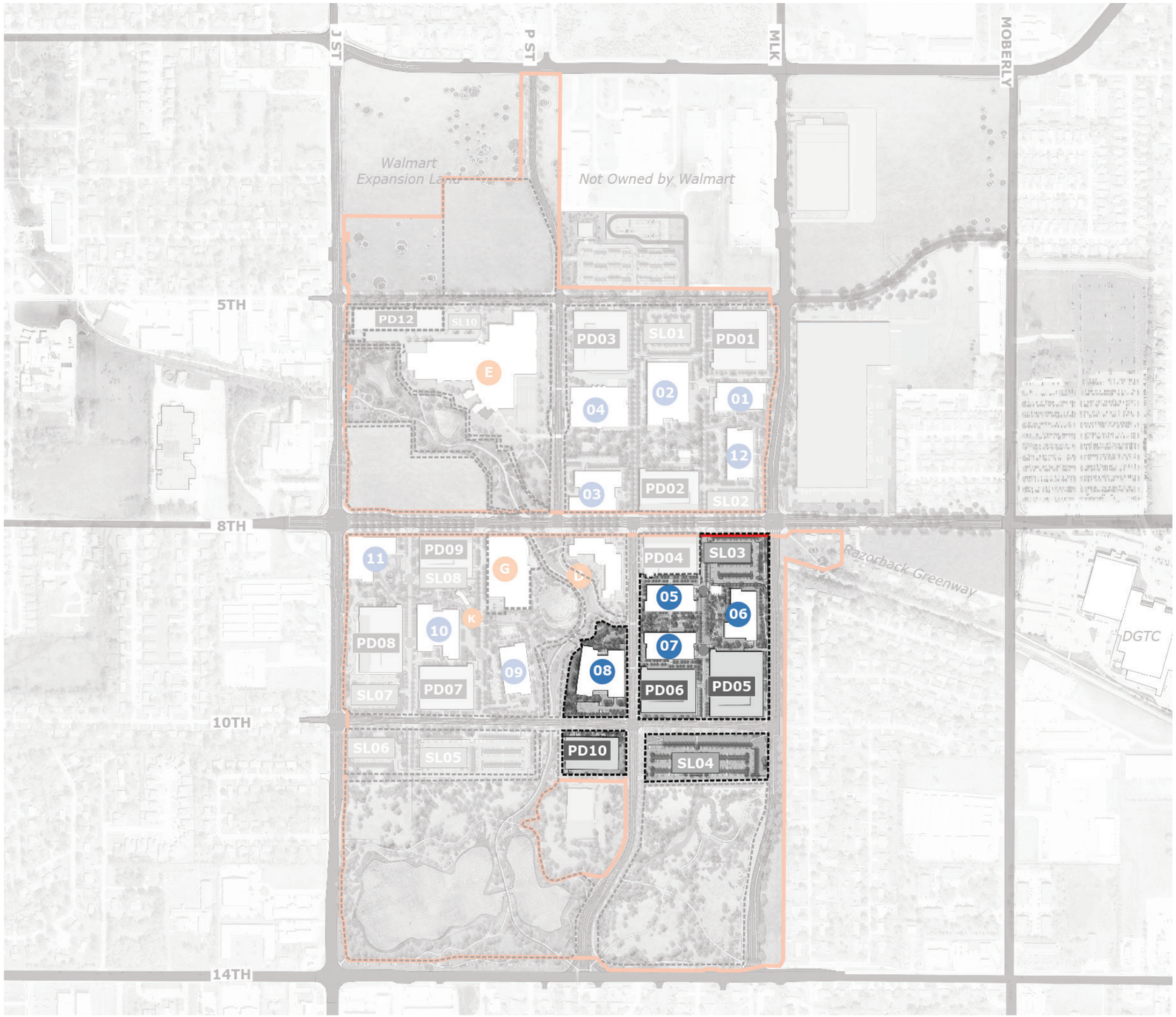
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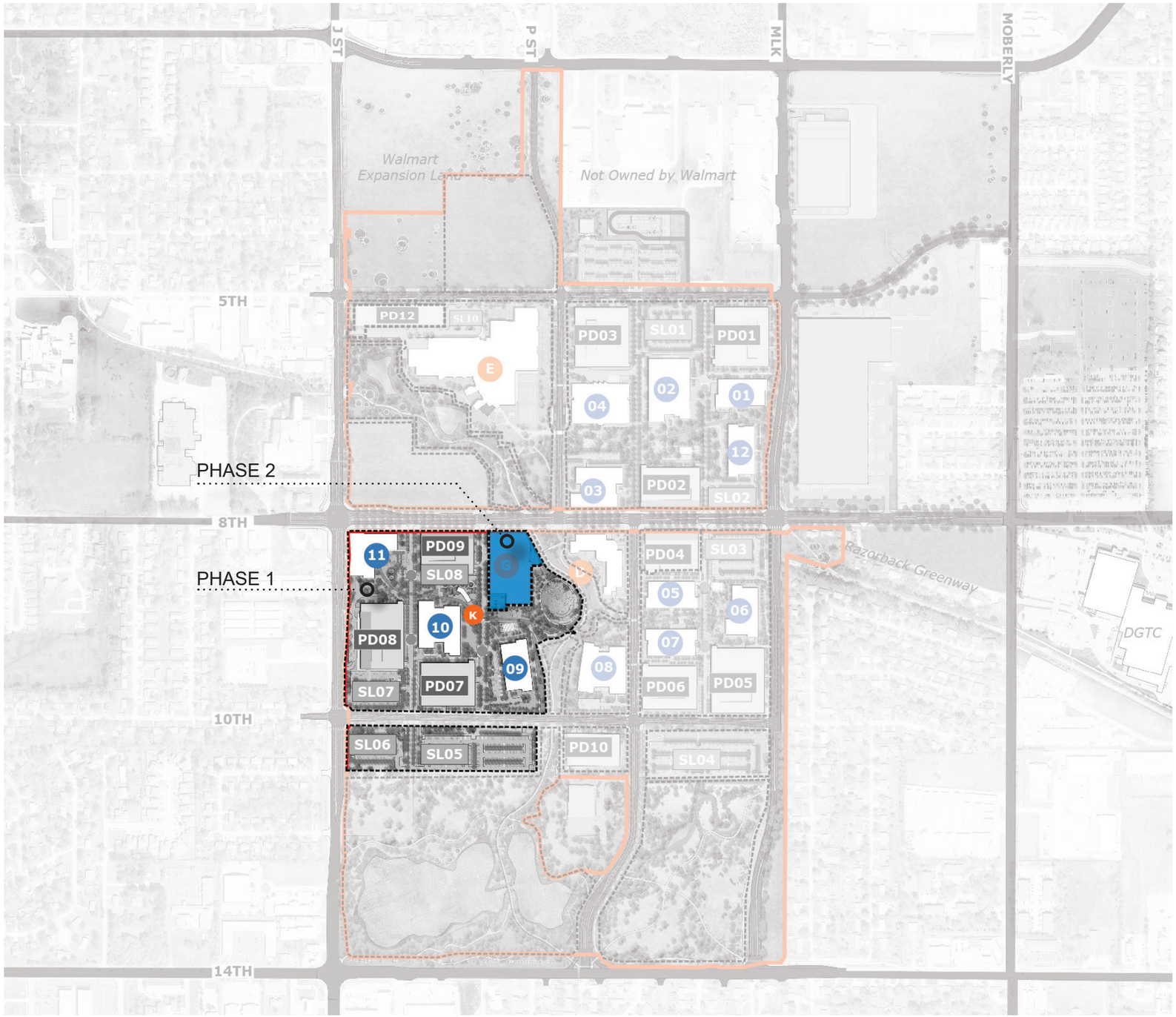
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Razorback Greenway
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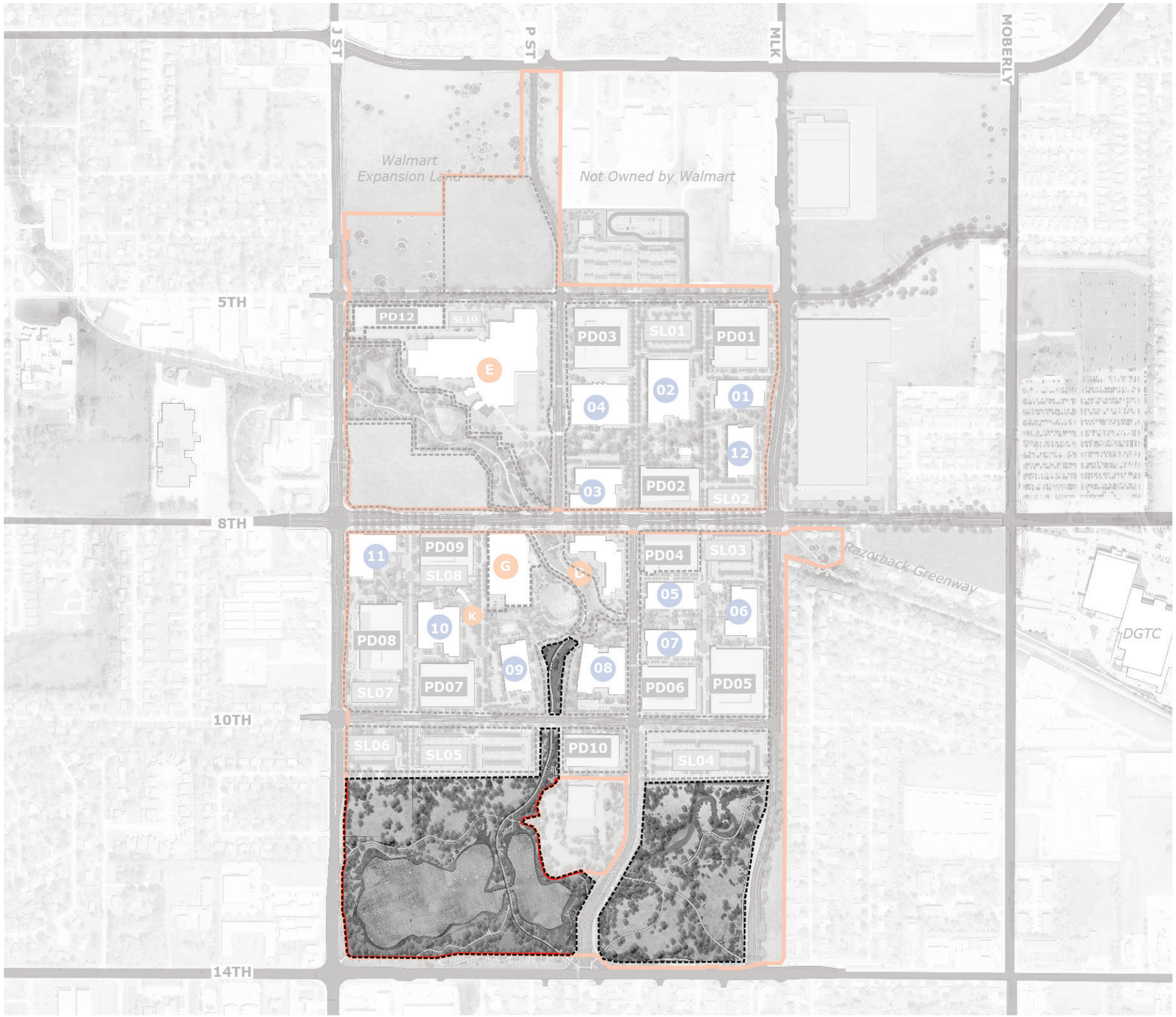
14TH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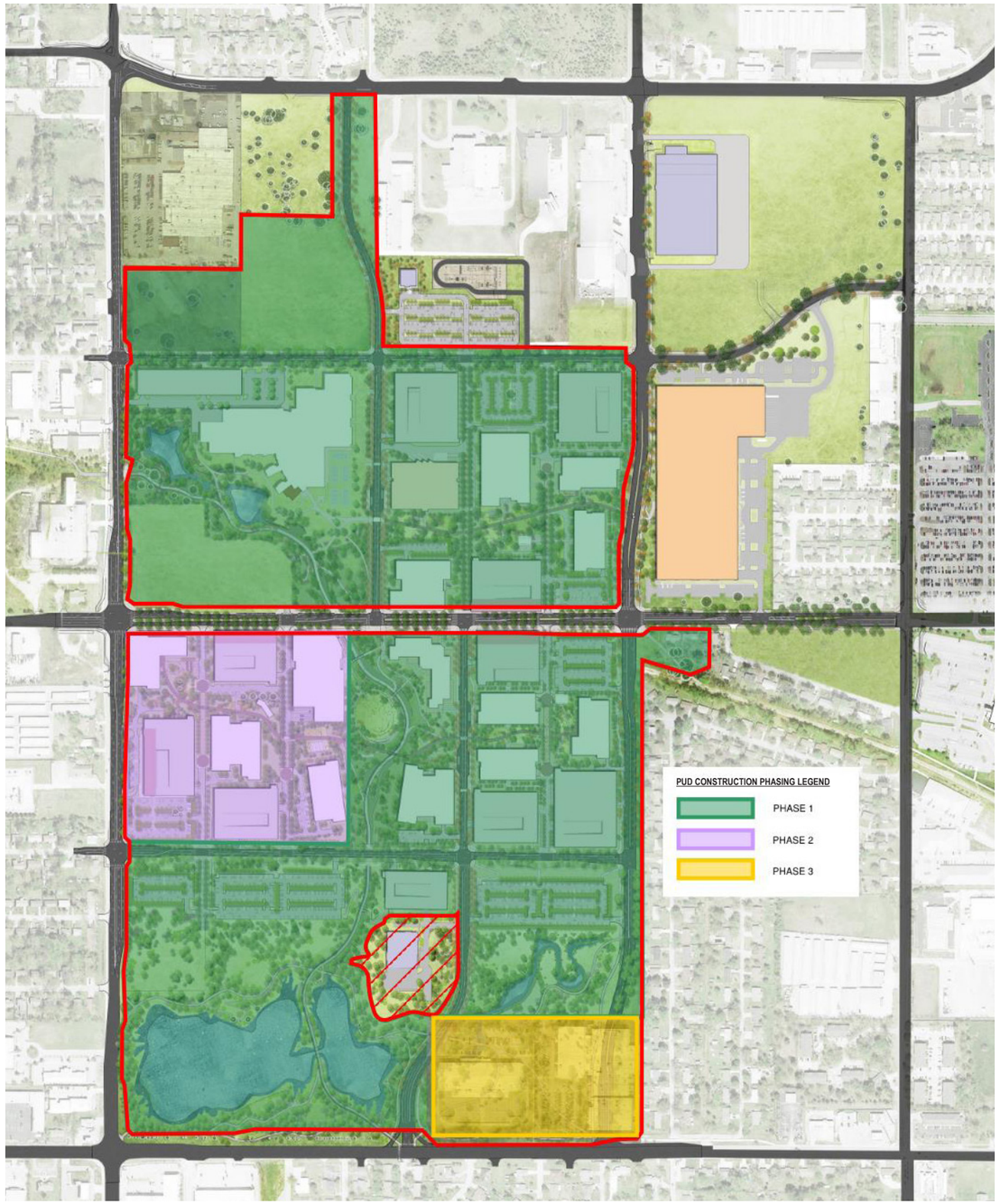
Razorback Greenway
DGTC
14TH



PHASE 1

Required Parking Spaces:	5,536
Total Parking Spaces:	10,820

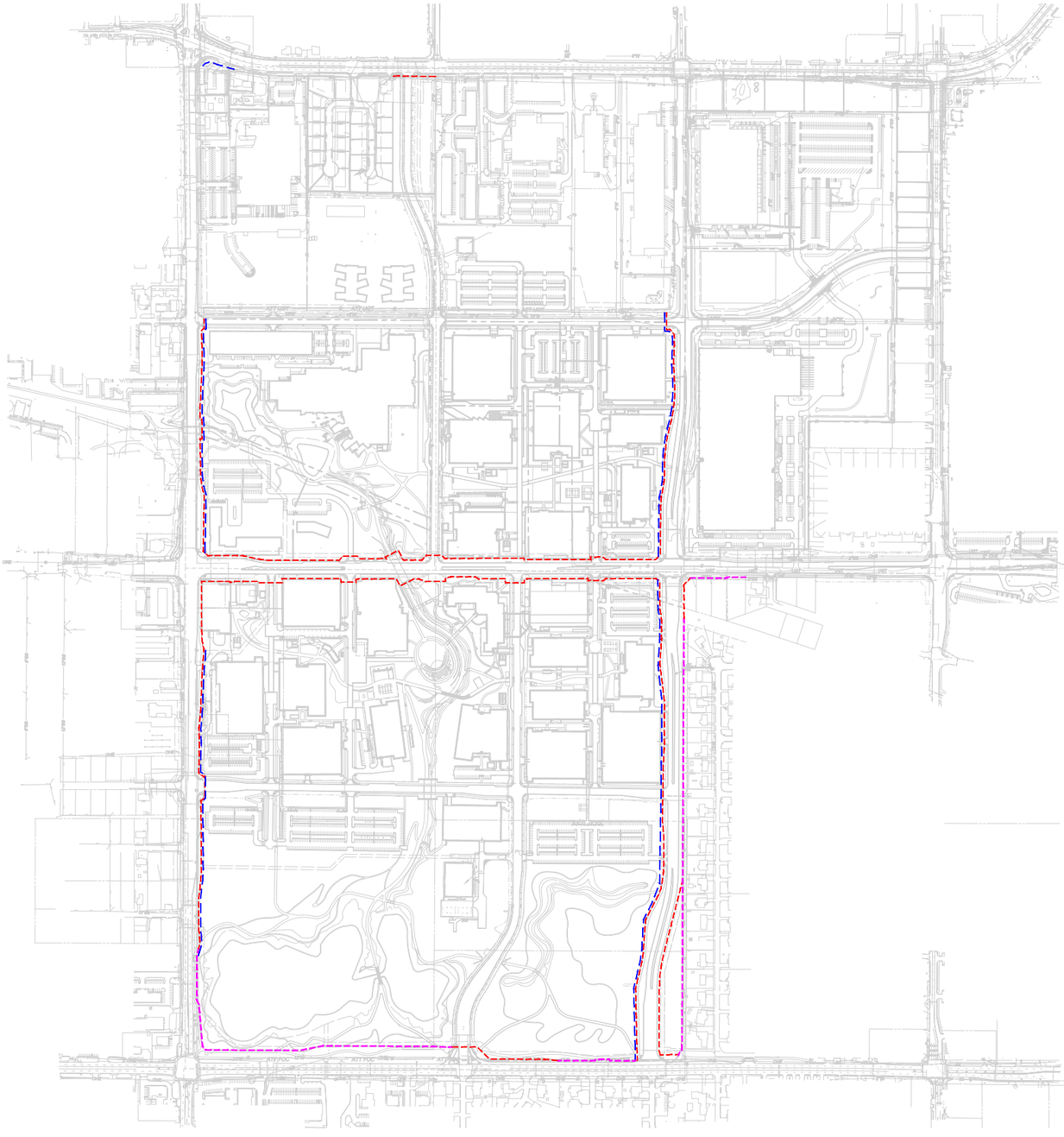
PHASE 2

Required parking spaces:	2,846
Total parking spaces:	6,311

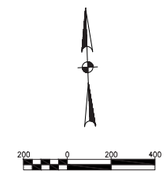
PHASE 3

Required parking spaces:	0
Total parking spaces:	0

ROW & SETBACK BOUNDARIES



LEGEND



PROPOSED ROW

EXISTING ROW

BUILDING SETBACK

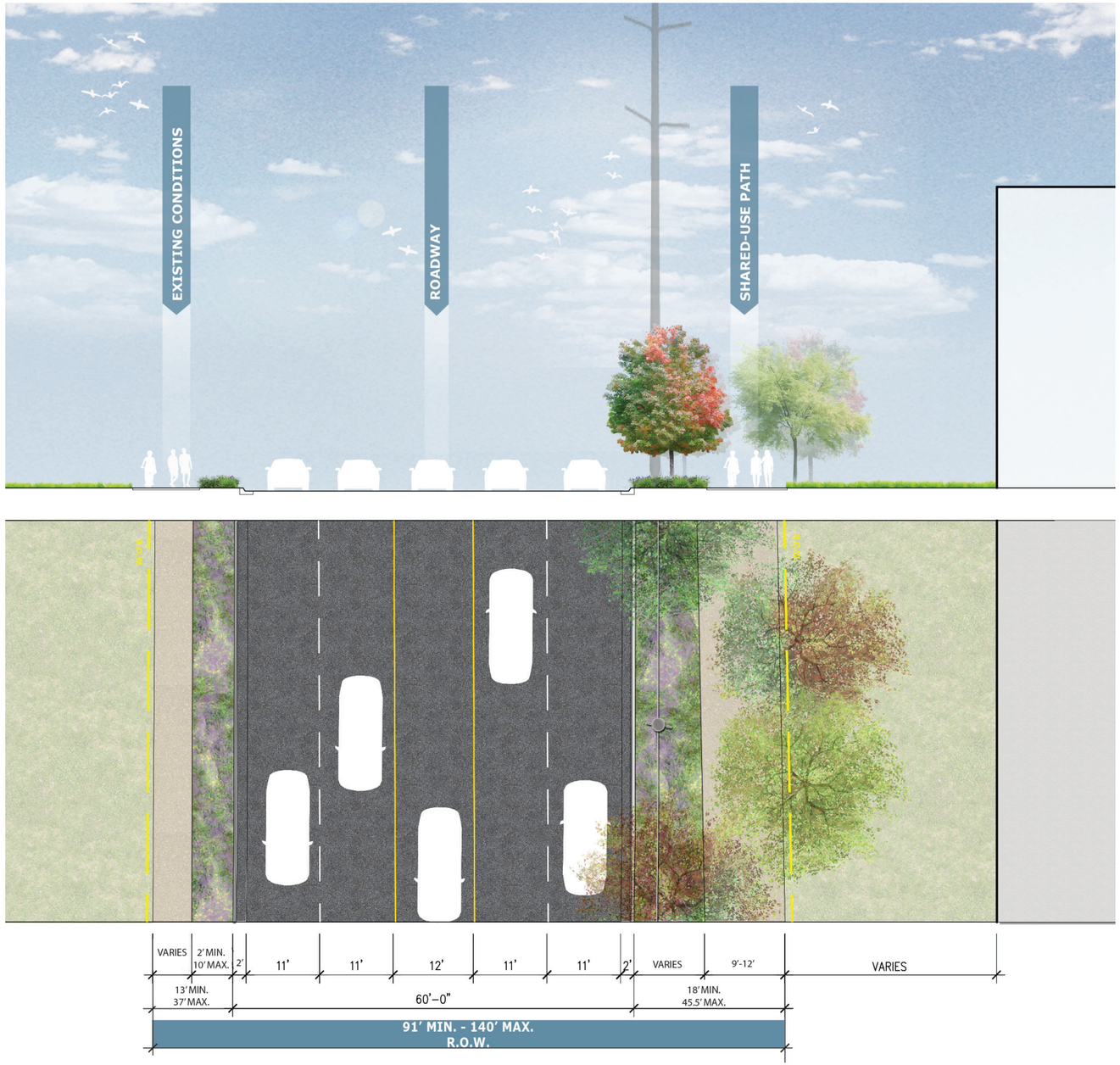
15' BUILDING SETBACK – J STREET, 14TH STREET

10' BUILDING SETBACK – MLK PARKWAY

0' BUILDING SETBACK – 8TH STREET

*WHERE A UTILITY EASEMENT EXIST THE EASEMENT SHALL BE THE SETBACK IF THE EASEMENT IS GREATER THAN THE SETBACK

100' MAX. BUILDING HEIGHT
ABOVE GROUND LEVEL FINISHED FLOOR ELEVATION

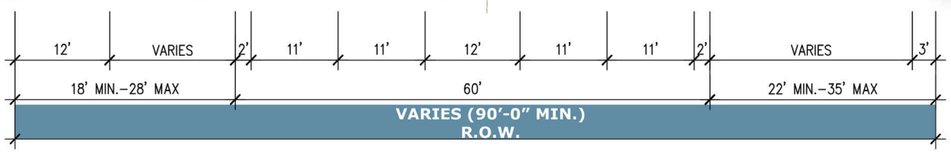


PROPOSED GUIDELINES

EAST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk Note: Reduced width where necessary to minimize impact to existing trees.*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities shall not exceed a mature height of 25 feet.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

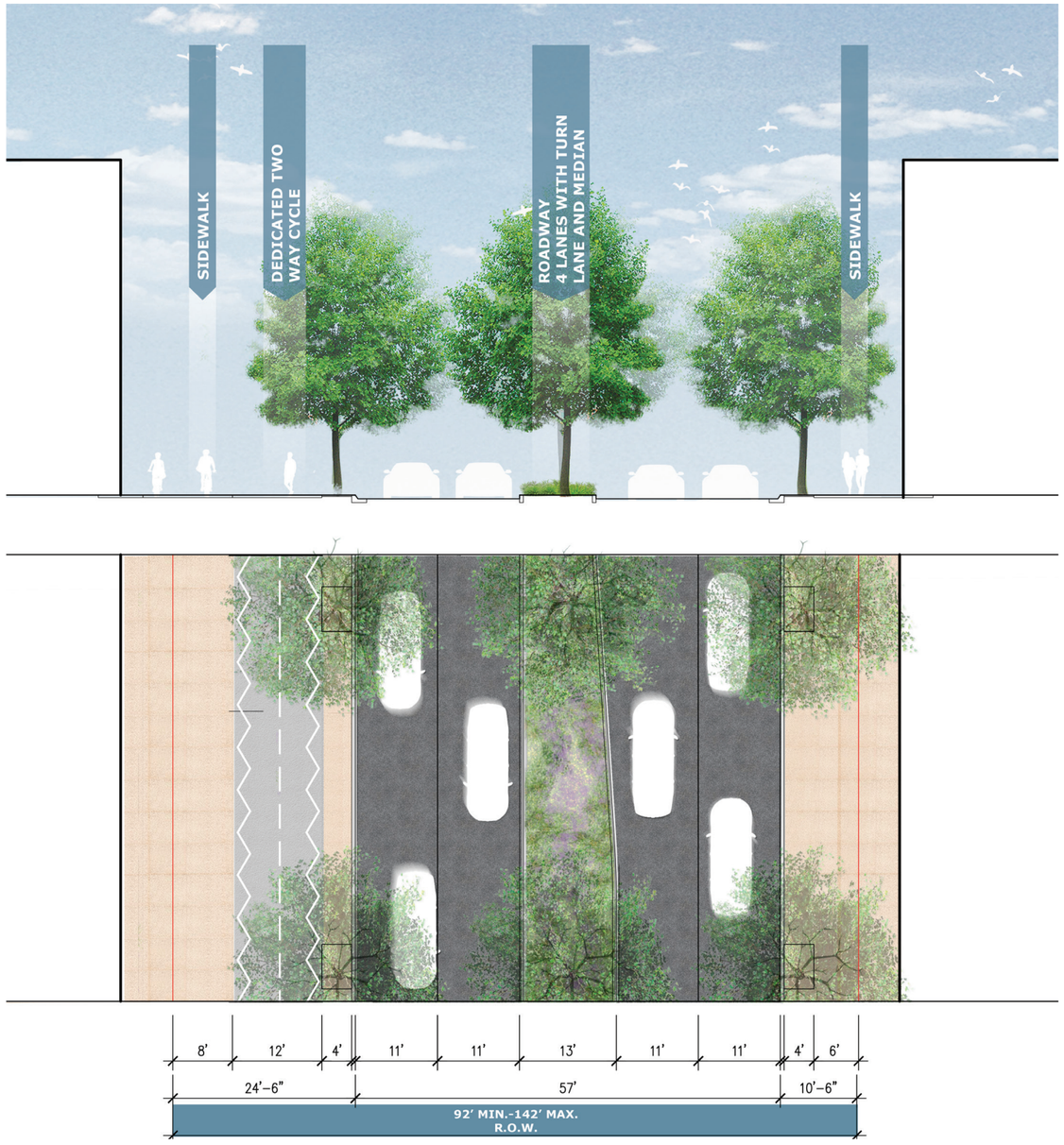


PROPOSED GUIDELINES

EAST & WEST

- *6' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk (on west side only)*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development



PROPOSED GUIDELINES

NORTH

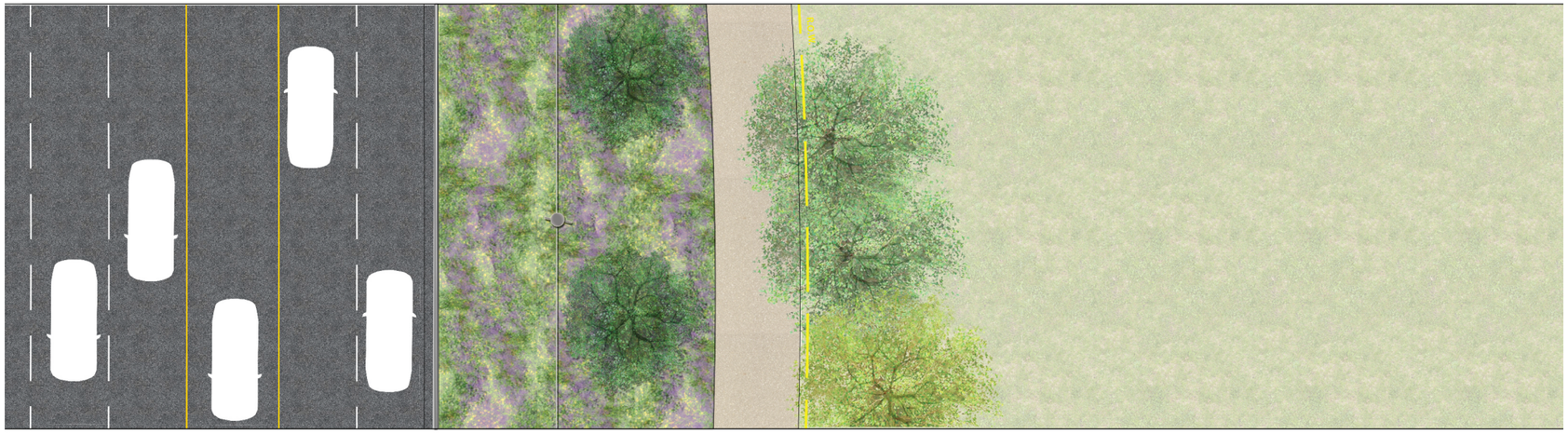
- *4' wide paved curb zone*
- *6' Min. wide sidewalk*

SOUTH

- *4' paved curb zone*
- *12' wide two-way cycle path*
- *8' Min. wide sidewalk*

- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

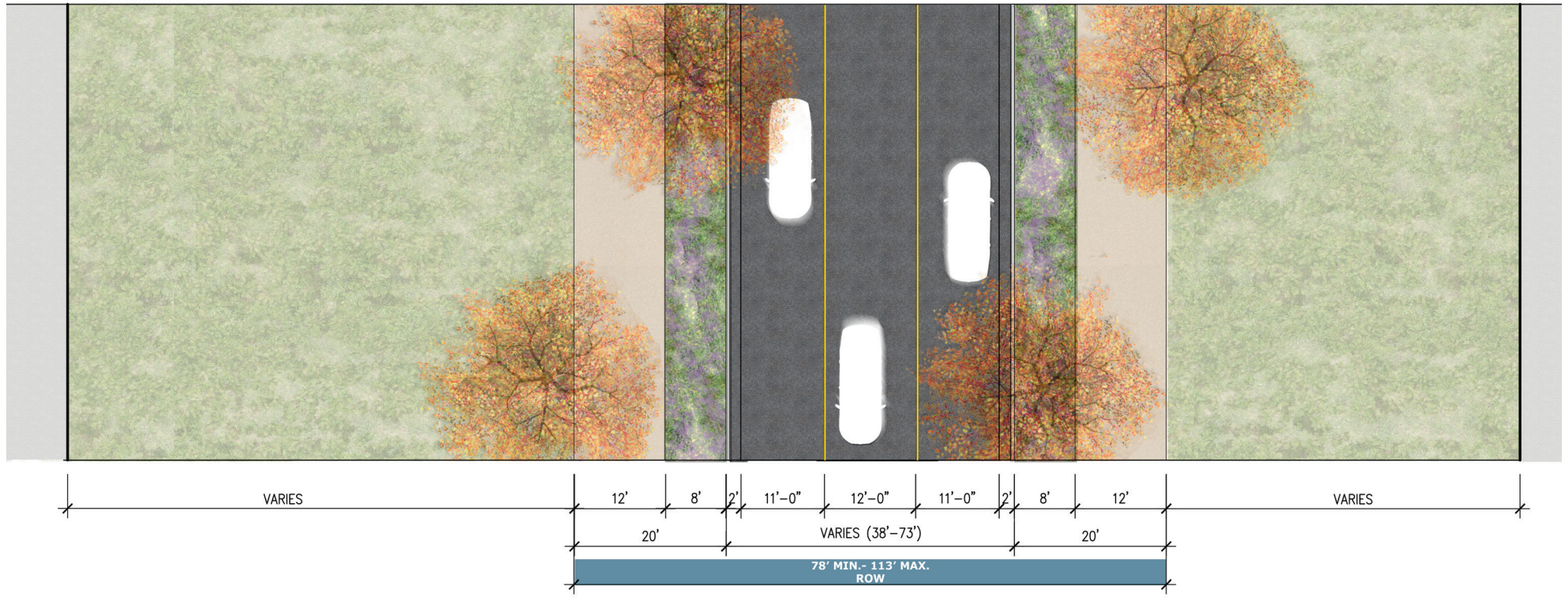


PROPOSED GUIDELINES

NORTH

- *8' Min. wide green space curb zone*
- *10' Min. wide shared-use sidewalk*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*
- *New trees planted under overhead utilities will be coordinated with AEP/ SWEPCO.*

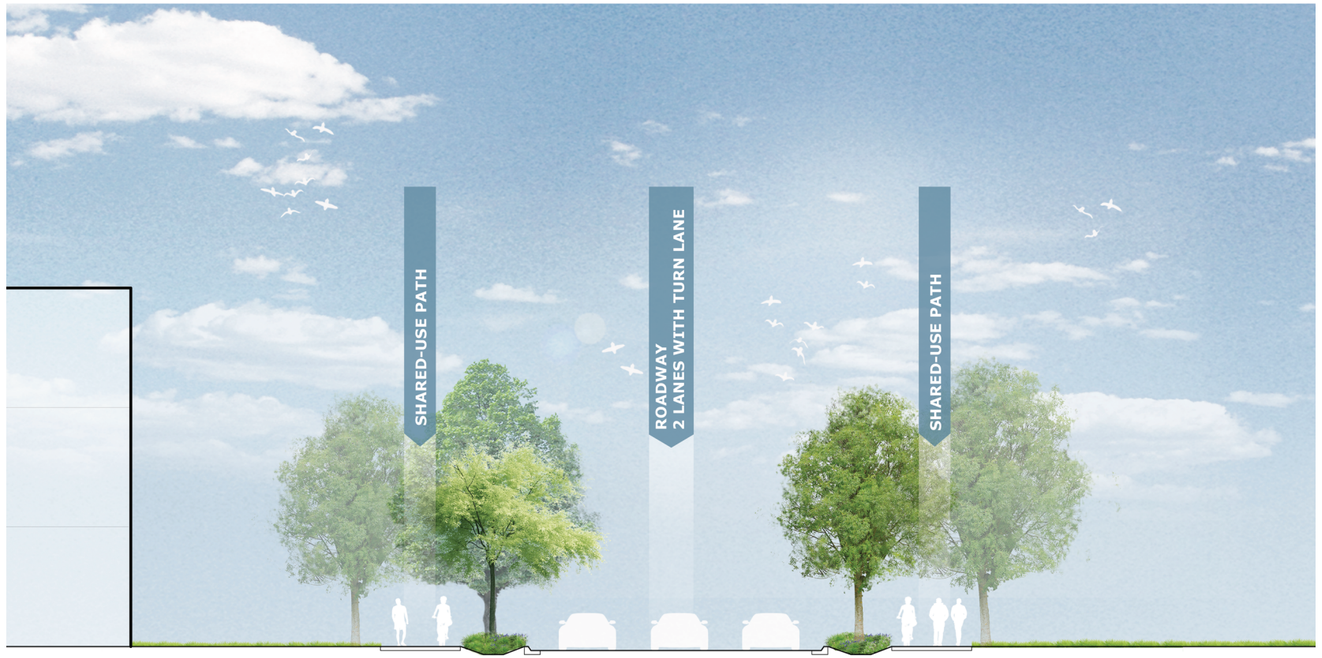
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents

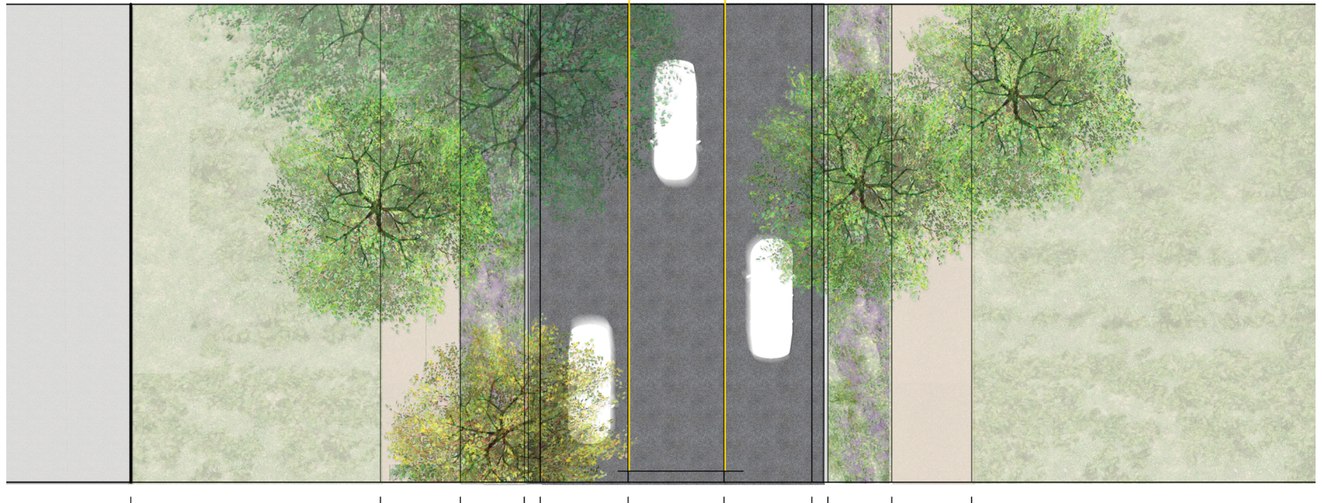


PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

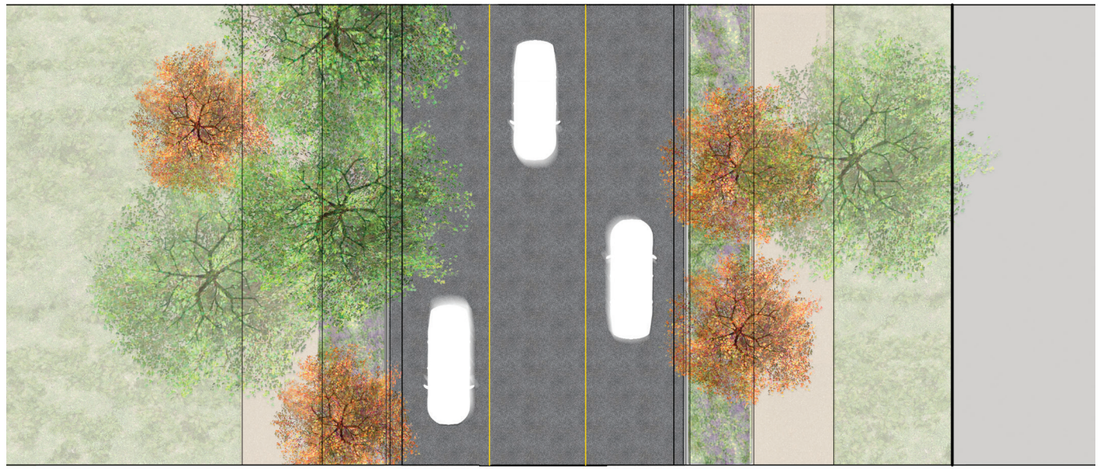




*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*



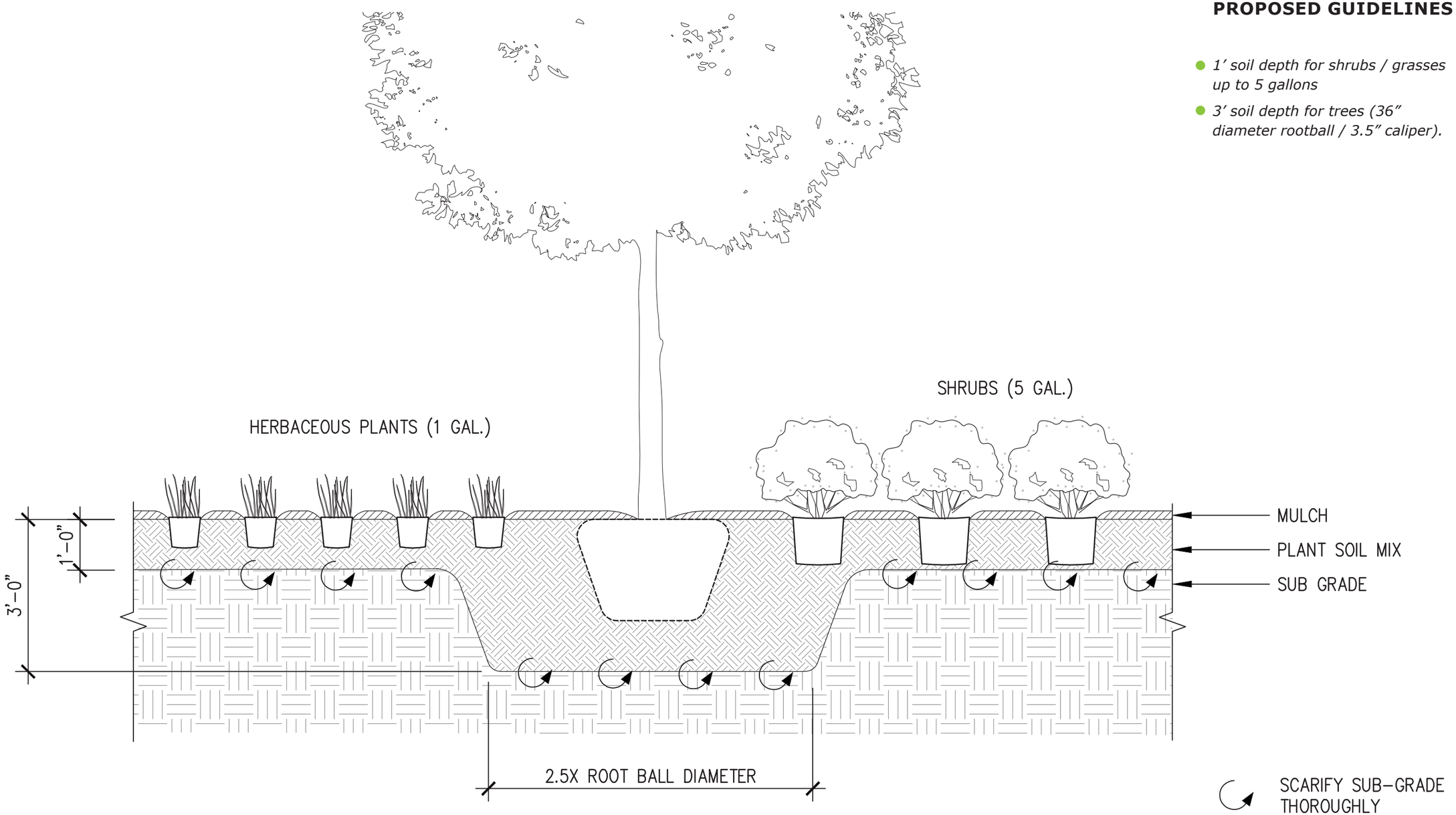
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

PROPOSED GUIDELINES

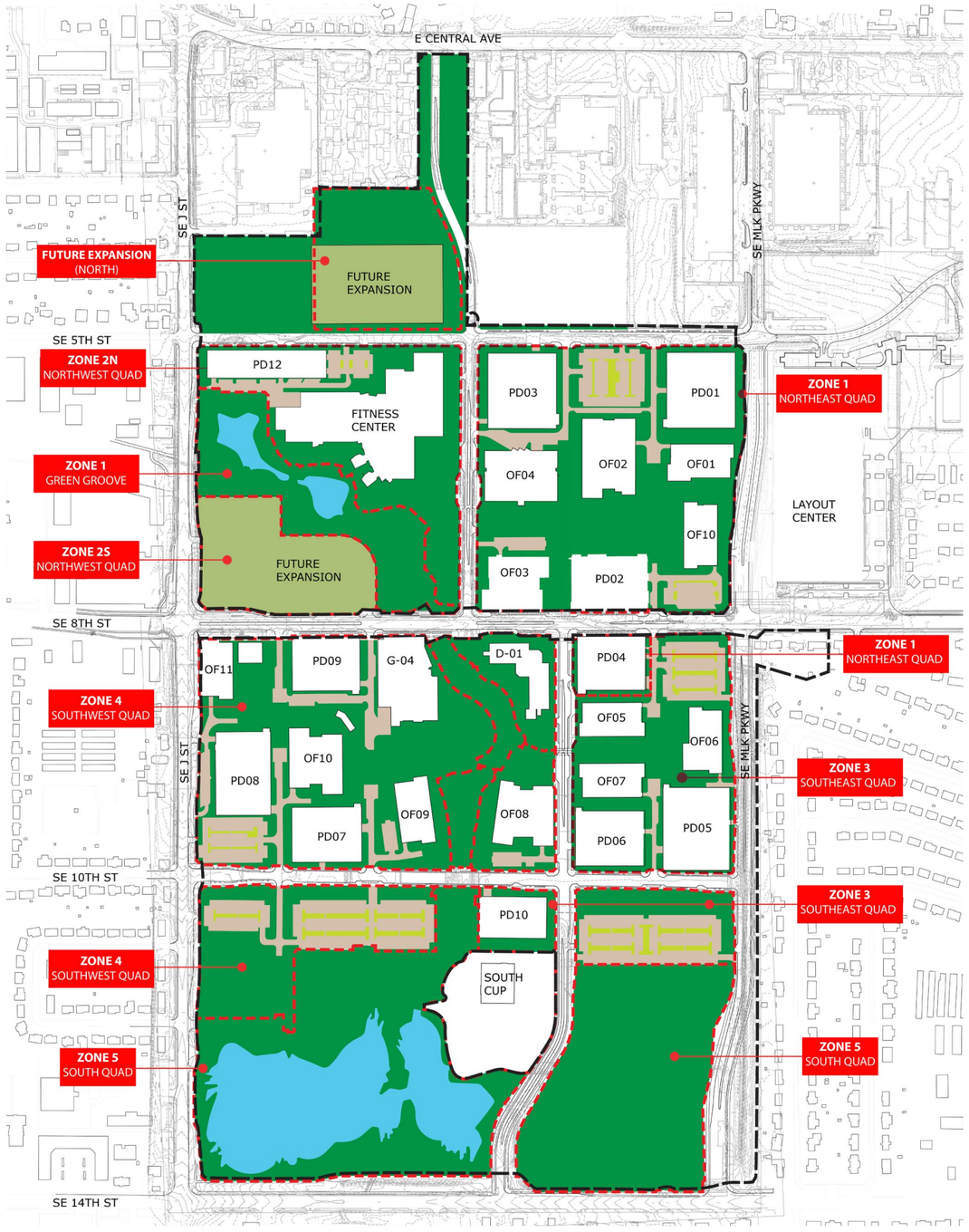
- *8' wide green space curb zone*
- *10' Min. wide shared-use sidewalk on at least one side of the street*
- *Shade trees provided at a minimum rate of one (1) shade tree per every forty (40) linear feet or fraction thereof of street frontage.*

PROPOSED GUIDELINES

- *1’ soil depth for shrubs / grasses up to 5 gallons*
- *3’ soil depth for trees (36” diameter rootball / 3.5” caliper).*



OPEN SPACE AREA



ZONE 1
AREA: 34.1 acres
OPEN SPACE: 16.22 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 1 - GREEN GROOVE
AREA: 11 acres
OPEN SPACE: 10 acres
OPEN SPACE POND: 1.2 acres
OPEN SPACE PERCENTAGE: 90%
(70% ABOVE REQUIREMENT)

ZONE 2S
AREA: 7.7 acres
FUTURE EXPANSION AREA: 7.7 acres

ZONE 2N
AREA: 16.2 acres
OPEN SPACE: 7.6 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)

ZONE 3
AREA: 24.8 acres
OPEN SPACE: 11.57 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 4
AREA: 38.6 acres
OPEN SPACE: 18.2 acres
OPEN SPACE PERCENTAGE: 46%
(26% ABOVE REQUIREMENT)

ZONE 5
AREA: 48.5 acres
OPEN SPACE: 36.0 acres
OPEN SPACE POND: 12.5 acres
OPEN SPACE PERCENTAGE: 100%
(80% ABOVE REQUIREMENT)

FUTURE EXPANSION (NORTH)
AREA: 9.2 acres
OPEN SPACE: 4.4 acres
OPEN SPACE PERCENTAGE: 47%
(27% ABOVE REQUIREMENT)
FUTURE EXPANSION AREA: 4.9 acres

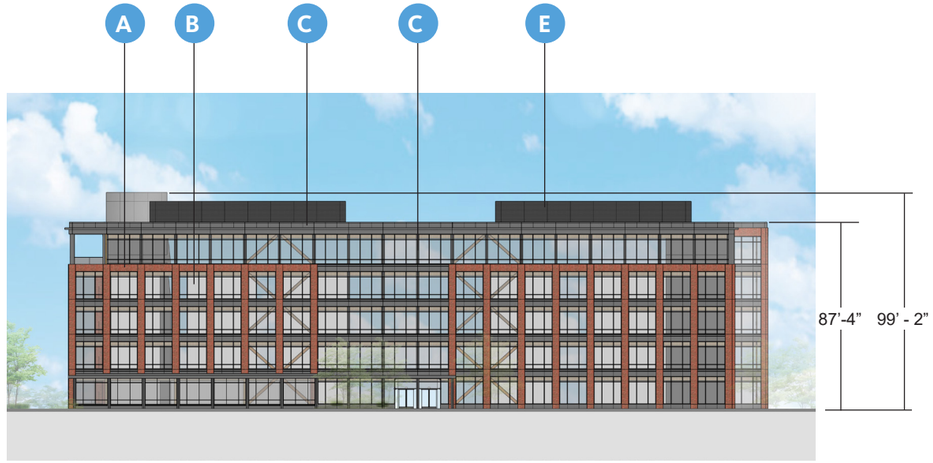
TOTAL AREA: 231.1 ACRES
OPEN SPACE: 118.47 acres
TOTAL OPEN SPACE PERCENTAGE: 51%
(31% ABOVE REQUIREMENT)

KEY

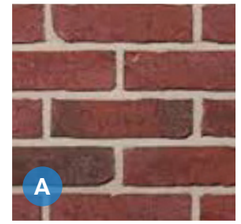
- OPEN SPACE AREA - SOFTSCAPE OR PEDESTRIAN HARDSCAPE
- OPEN SPACE AREA - POND OR SEASONAL WATERWAY
- FUTURE EXPANSION ZONE (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT/VEHICULAR PAVING AREA (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT PLANTING (NOT INCLUDED IN OPEN SPACE AREA)

Note: PUD Revision 2 includes adjustments to open space areas associated with the addition of fitness center and coffee shop developments.

NORTH ELEVATION



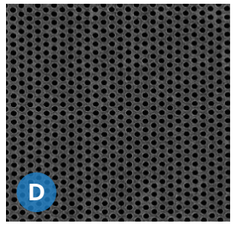
SOUTH ELEVATION



BR01- RED THIN BRICK

GL01- VISION GLASS

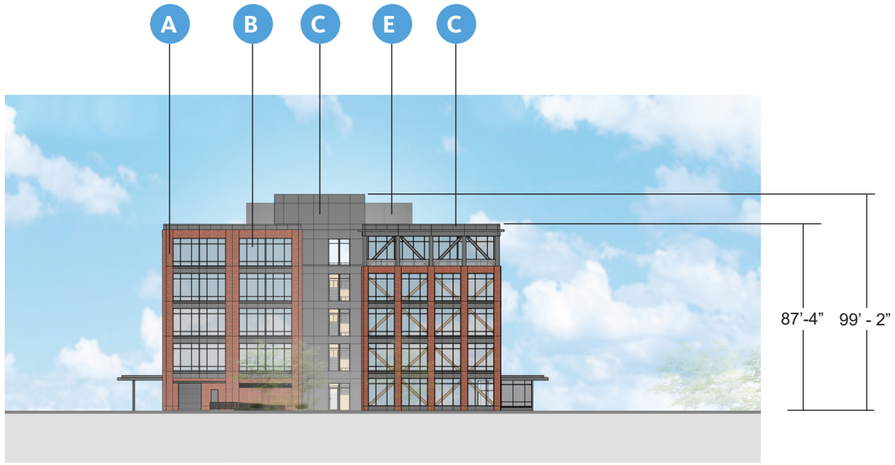
MP01- GRAY METAL MINIMUM 24 GAUGE



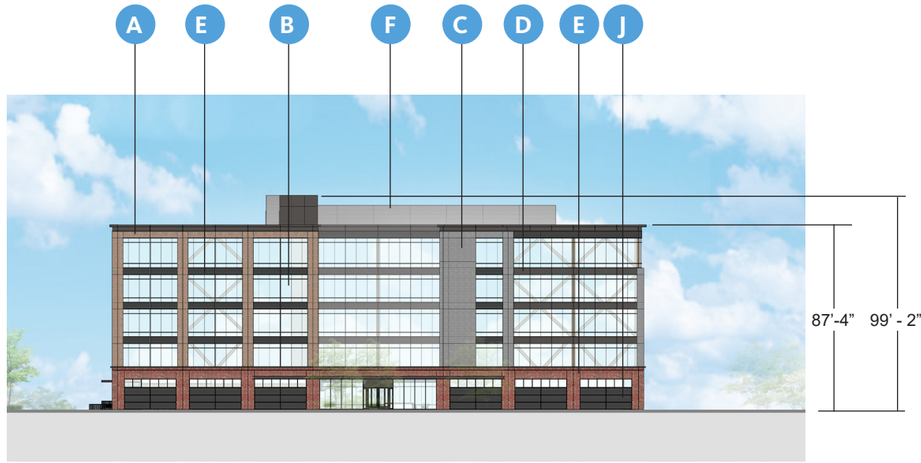
MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

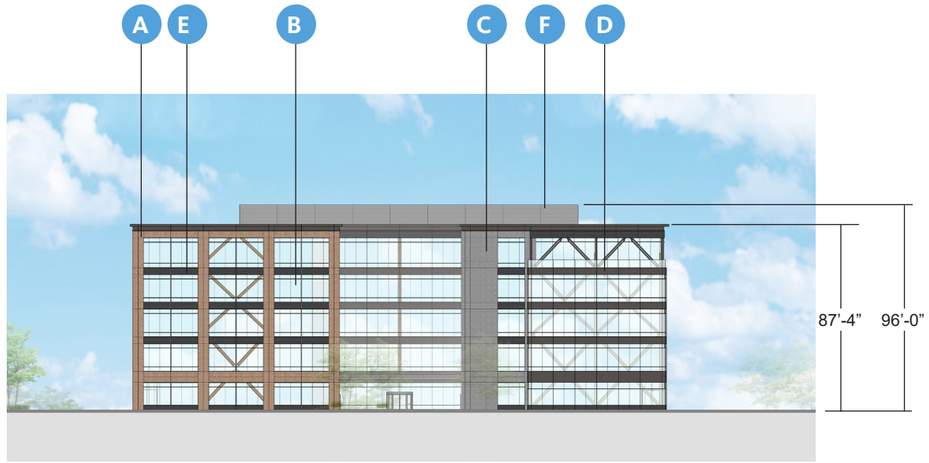
EAST ELEVATION



WEST ELEVATION

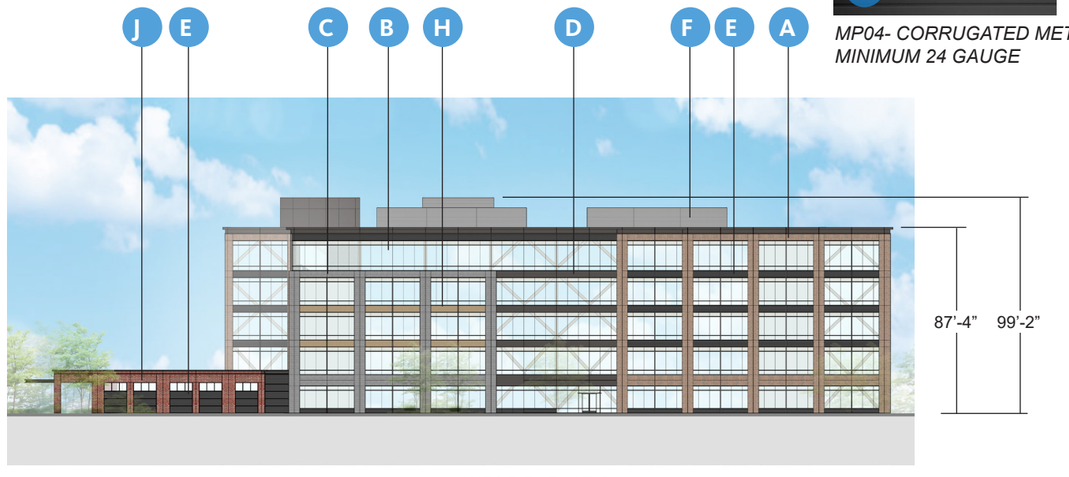


NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

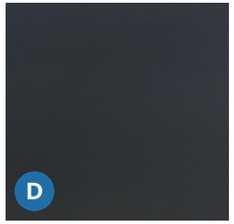


WEST ELEVATION

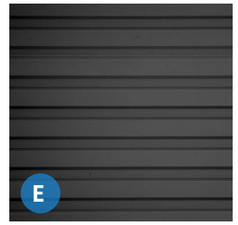
BR02- RED THIN BRICK

GL01- VISION GLASS

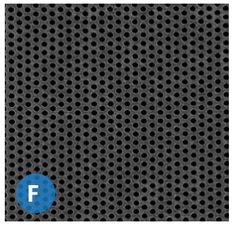
BR04- GRAY THIN BRICK



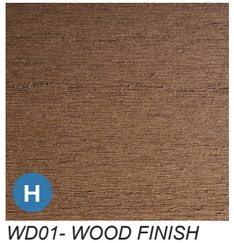
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP04- CORRUGATED METAL
MINIMUM 24 GAUGE

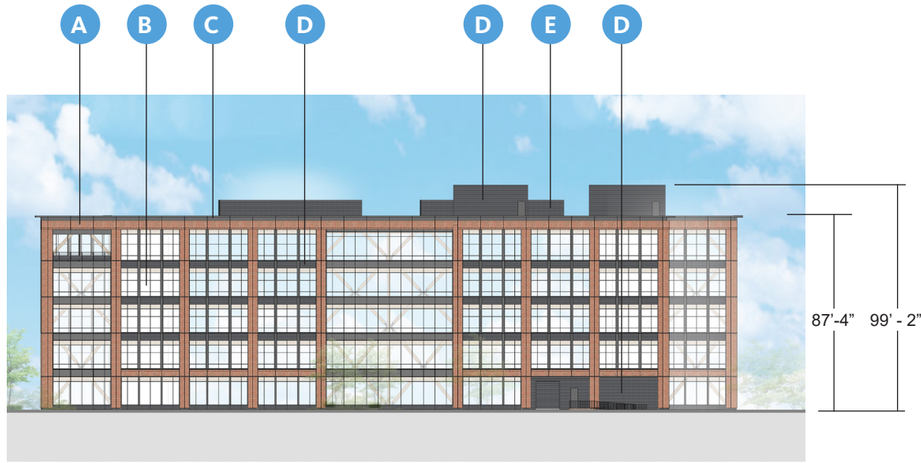


MP05- PERFORATED METAL
MINIMUM 24 GAUGE



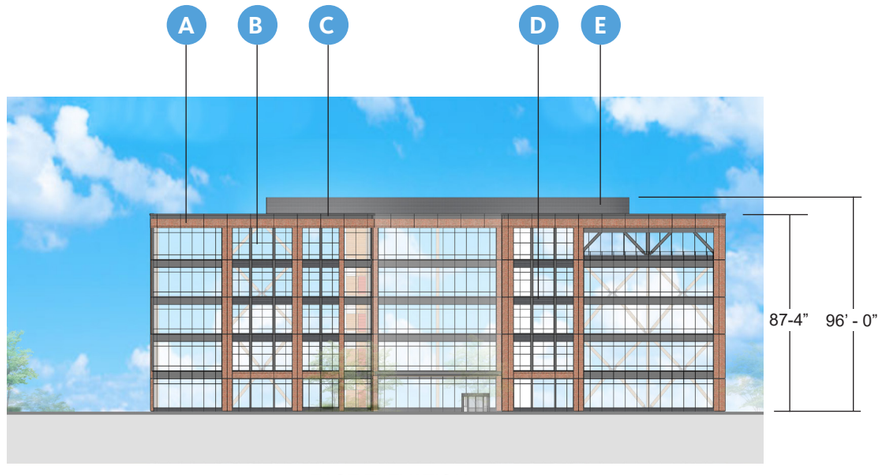
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

BR05- RED THIN BRICK

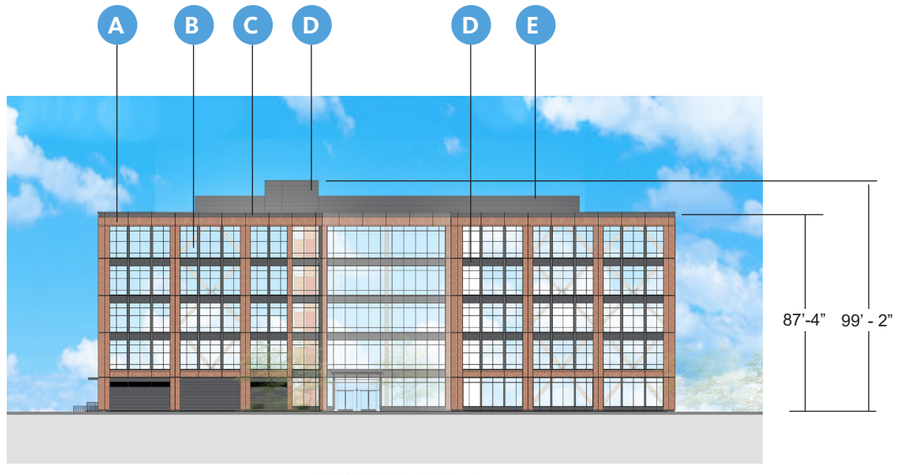


NORTH ELEVATION

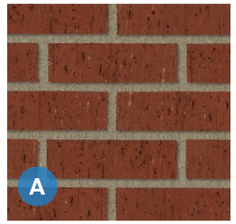
SOUTH ELEVATION



EAST ELEVATION

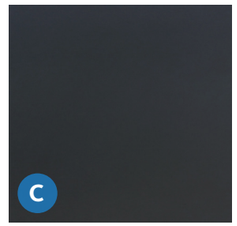


WEST ELEVATION



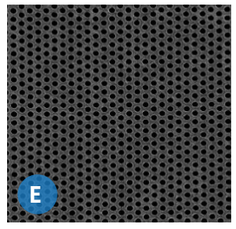
BR01- RED THIN BRICK

GL01- VISION GLASS



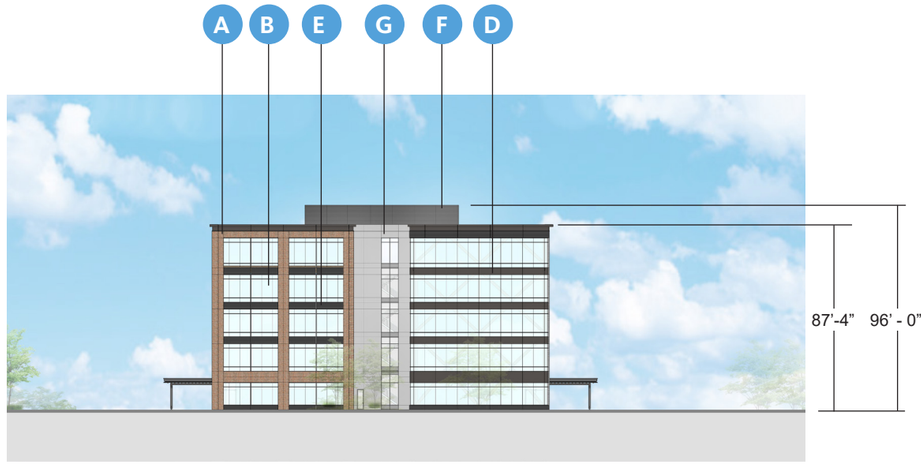
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

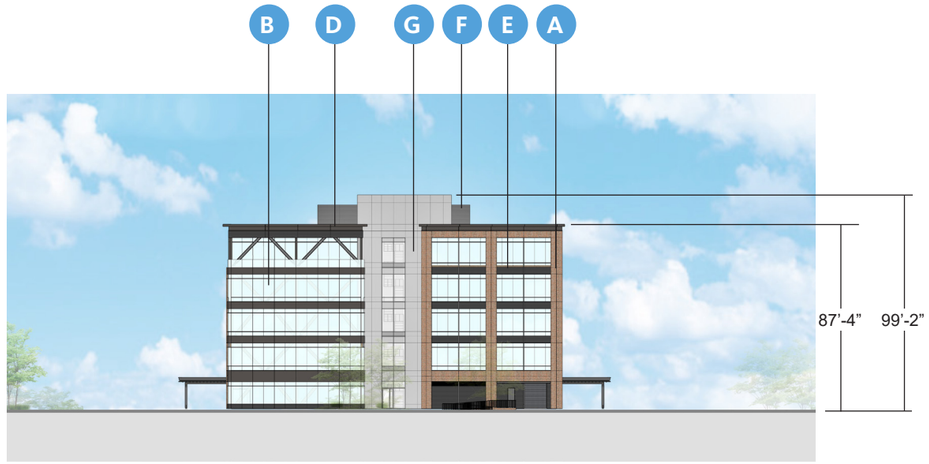


MP05- PERFORATED METAL MINIMUM 24 GAUGE

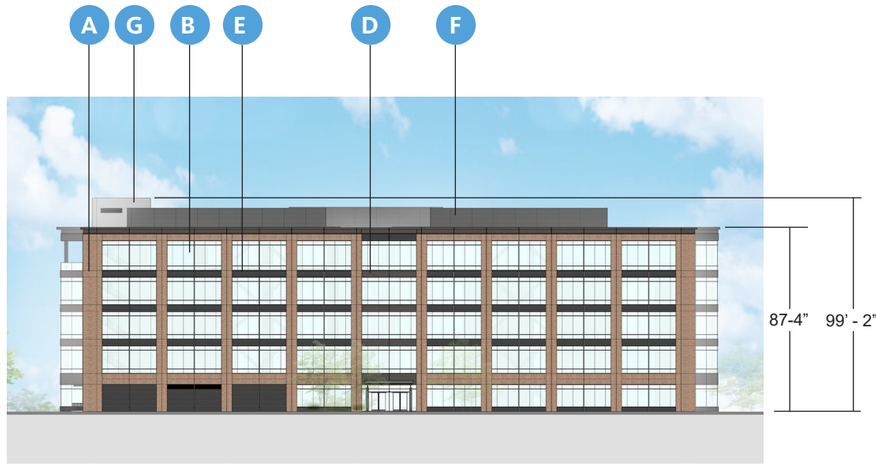
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



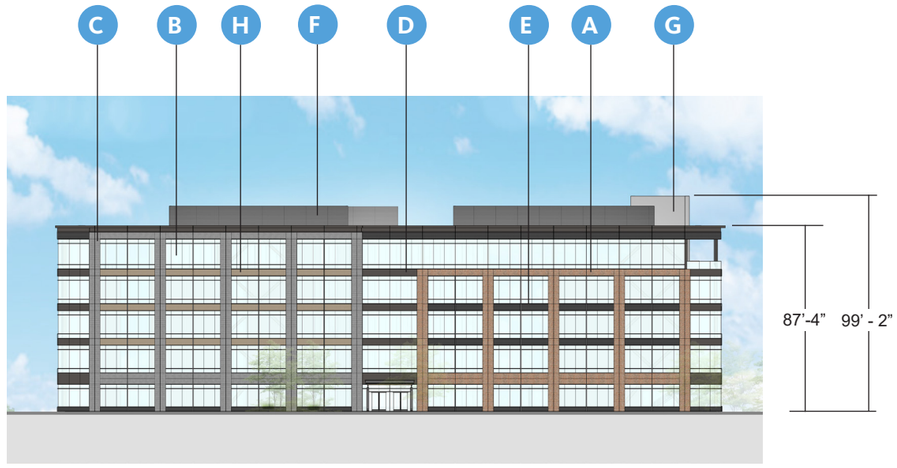
NORTH ELEVATION



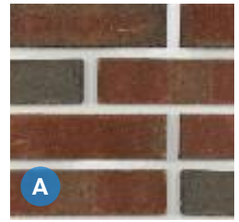
SOUTH ELEVATION



EAST ELEVATION



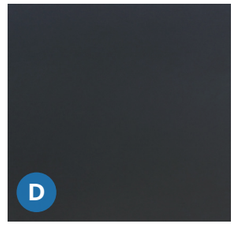
WEST ELEVATION



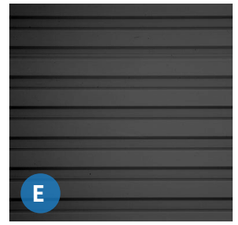
BR02- RED THIN BRICK

GL01- VISION GLASS

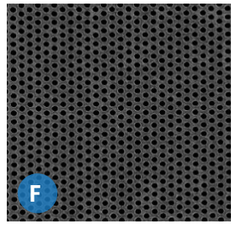
BR04- GRAY THIN BRICK



MP03- BLACK METAL
MINIMUM 24 GAUGE

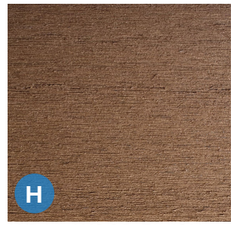


MP04- CORRUGATED METAL
MINIMUM 24 GAUGE



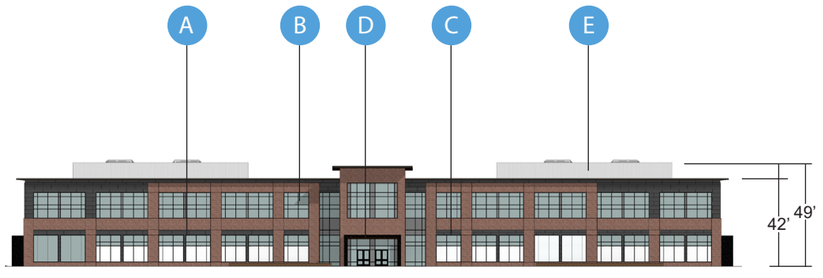
MP05- PERFORATED METAL
MINIMUM 24 GAUGE

MP01- GRAY METAL
MINIMUM 24 GAUGE

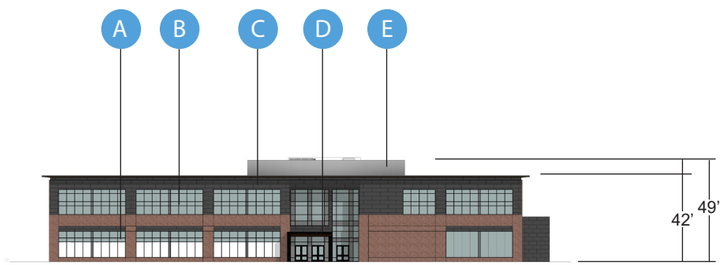


WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

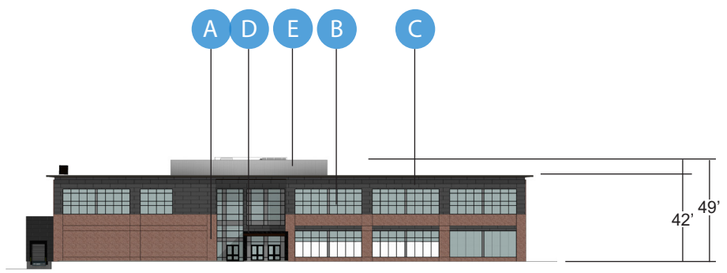
NORTH ELEVATION



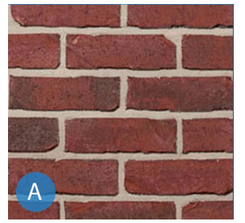
SOUTH ELEVATION



EAST ELEVATION

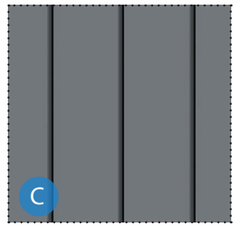


WEST ELEVATION

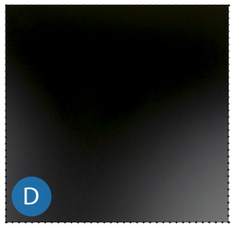


BR01- RED BRICK

GL01- VISION GLASS

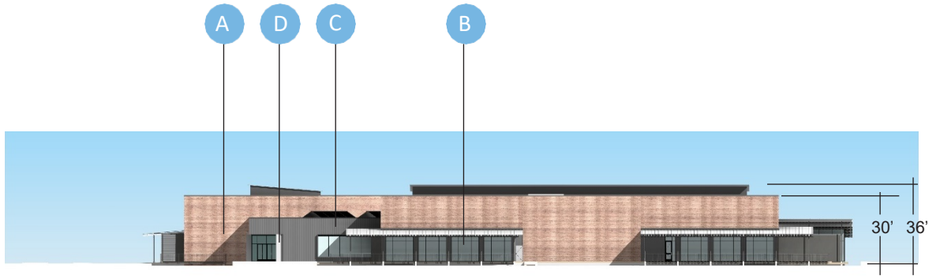


MP01- GRAY METAL
MINIMUM 24 GAUGE

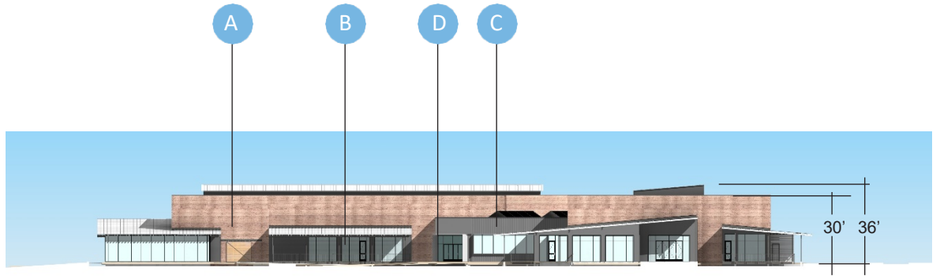


MP03- BLACK METAL
MINIMUM 24 GAUGE

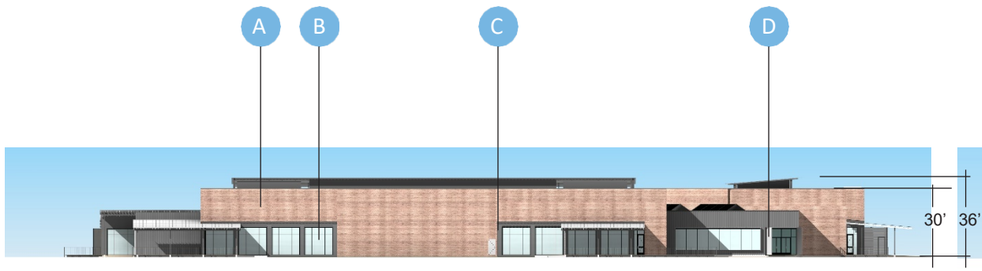
MP05- PERFORATED METAL
MINIMUM 24 GAUGE



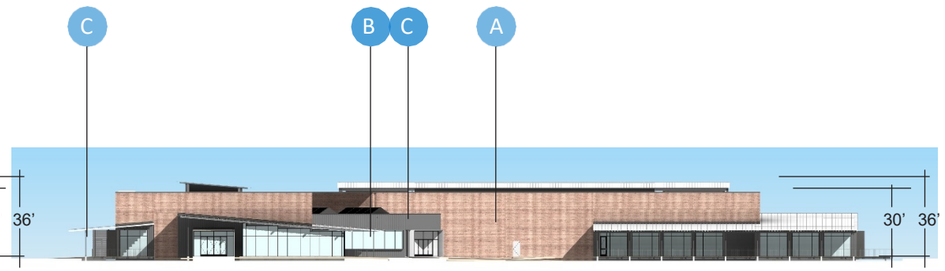
NORTH ELEVATION



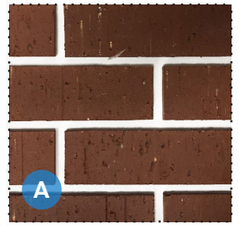
SOUTH ELEVATION



EAST ELEVATION

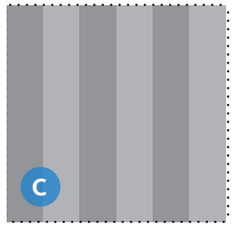


WEST ELEVATION

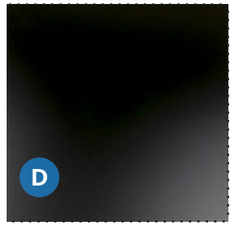


BR01- RED BRICK

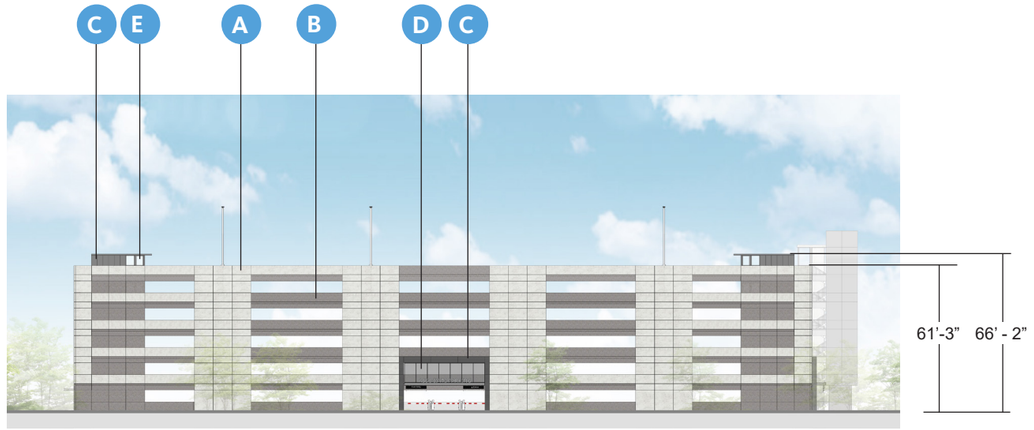
GL01- VISION GLASS



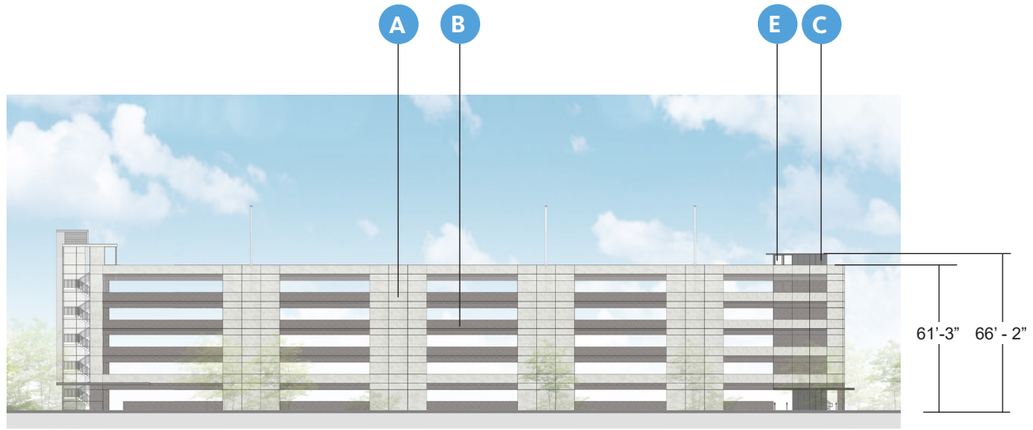
MP01- CONCEALED FASTENER METAL PANEL MINIMUM 24 GAUGE



MP02- DARK METAL MINIMUM 24 GAUGE

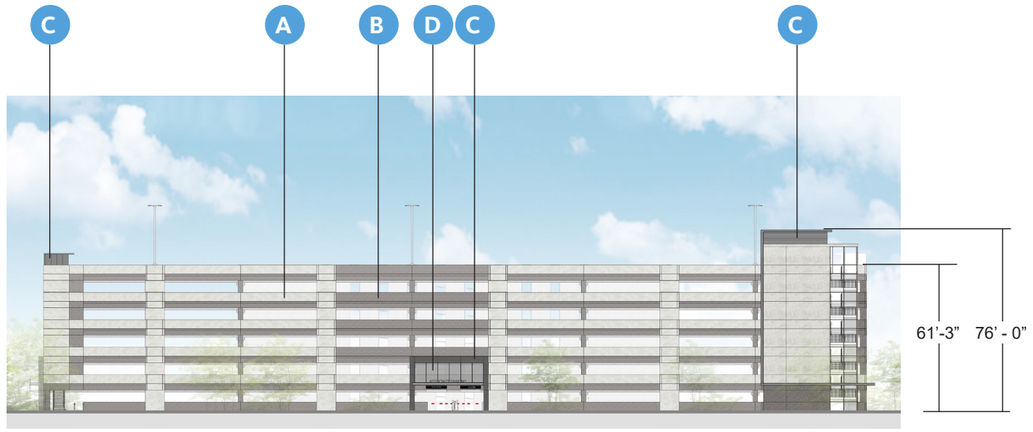


NORTH ELEVATION

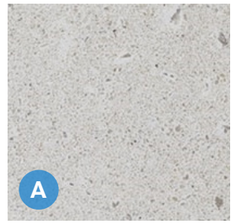


SOUTH ELEVATION

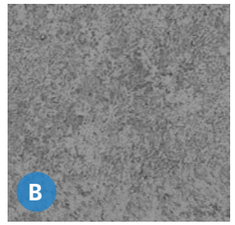
EAST ELEVATION



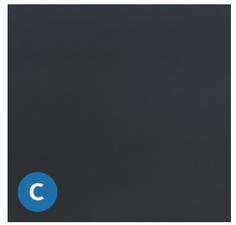
WEST ELEVATION



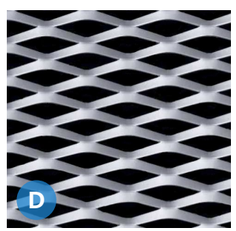
PC01- PRECAST LIGHT



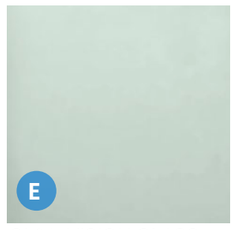
PC02- PRECAST DARK



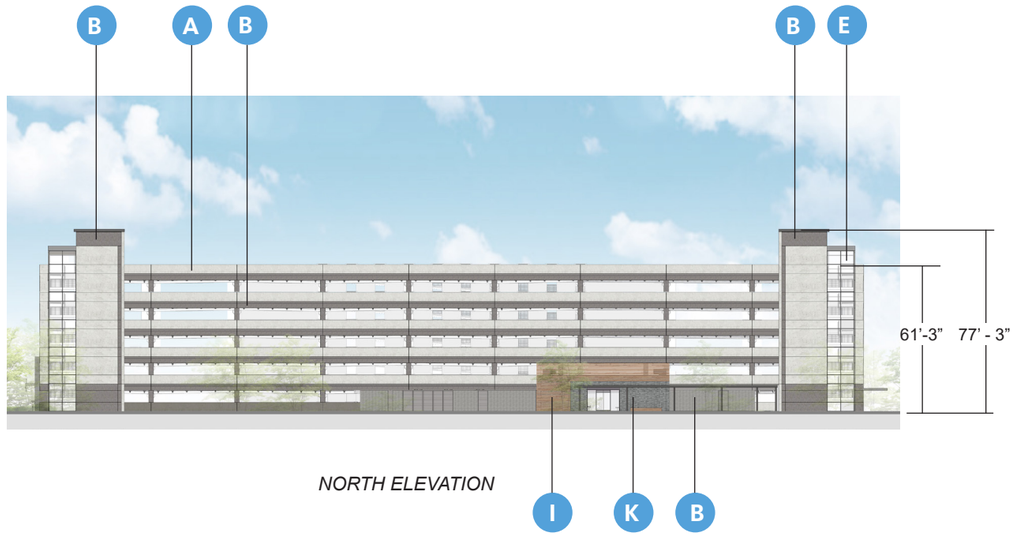
MP03- BLACK METAL
MINIMUM 24 GAUGE



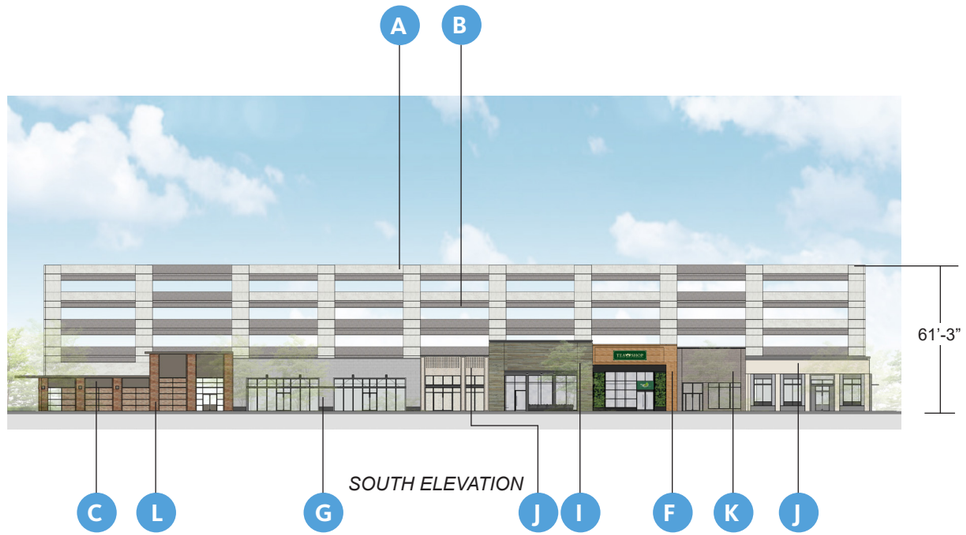
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



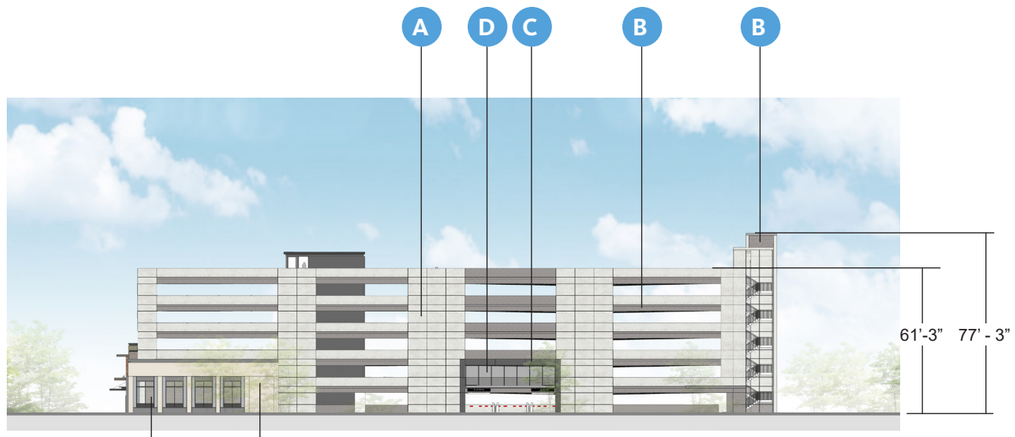
GL01- VISION GLASS



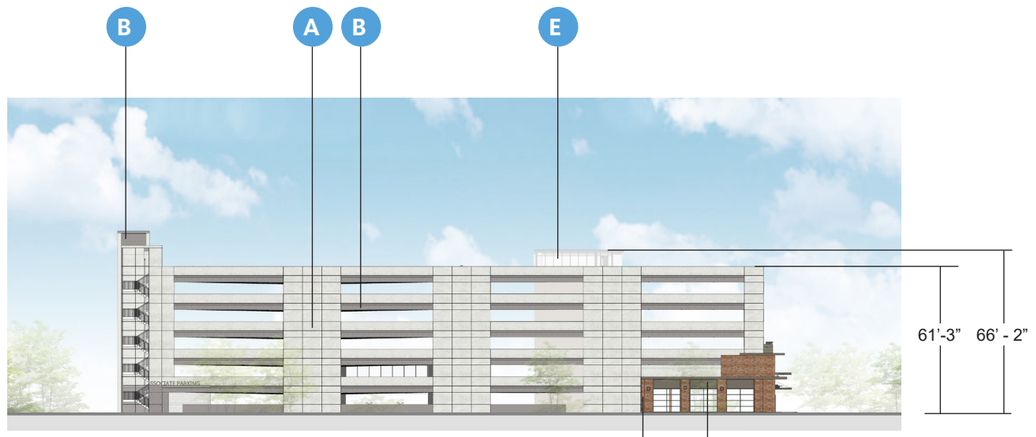
NORTH ELEVATION



SOUTH ELEVATION



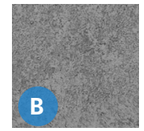
EAST ELEVATION



WEST ELEVATION

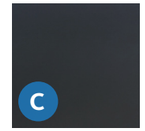
PC01-
PRECAST LIGHT

WD02 -
WOOD SLAT

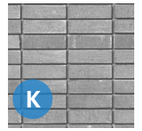


PC02-
PRECAST DARK

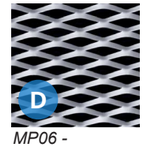
BR02 -
BRICK VENEER



MP03-
BLACK METAL
MINIMUM 24
GAUGE

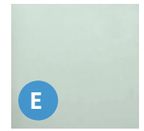


BR03 -
BRICK VENEER

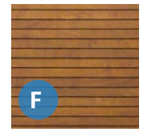


MP06 -
EXPANDED METAL
MINIMUM 24
GAUGE

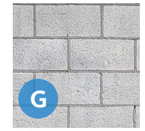
BR04 -
BRICK VENEER



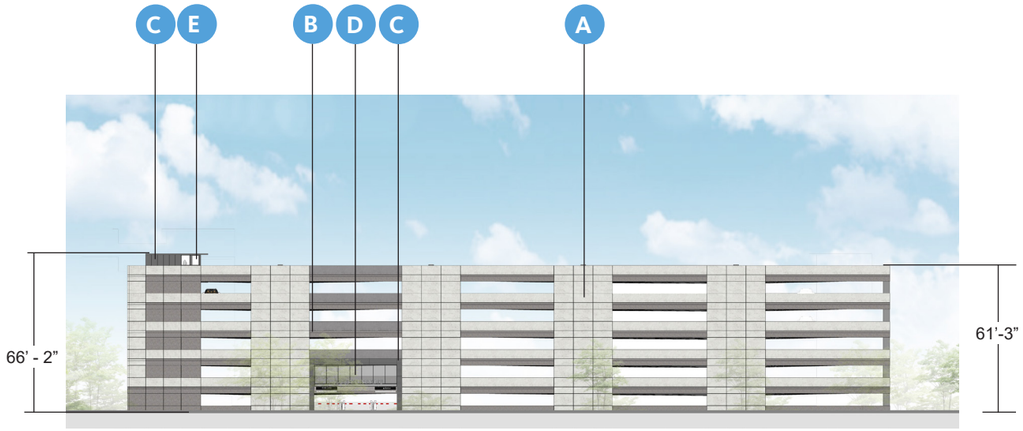
GL01-
VISION GLASS



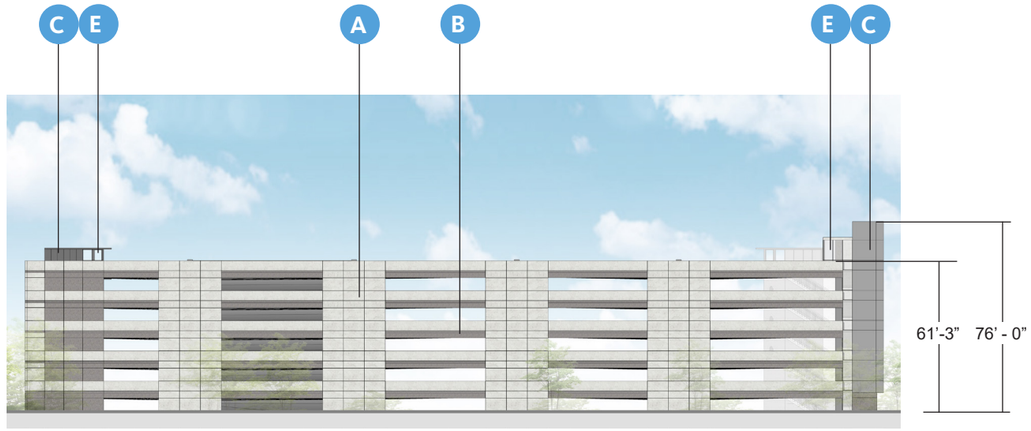
WD01 -
WOOD VENEER



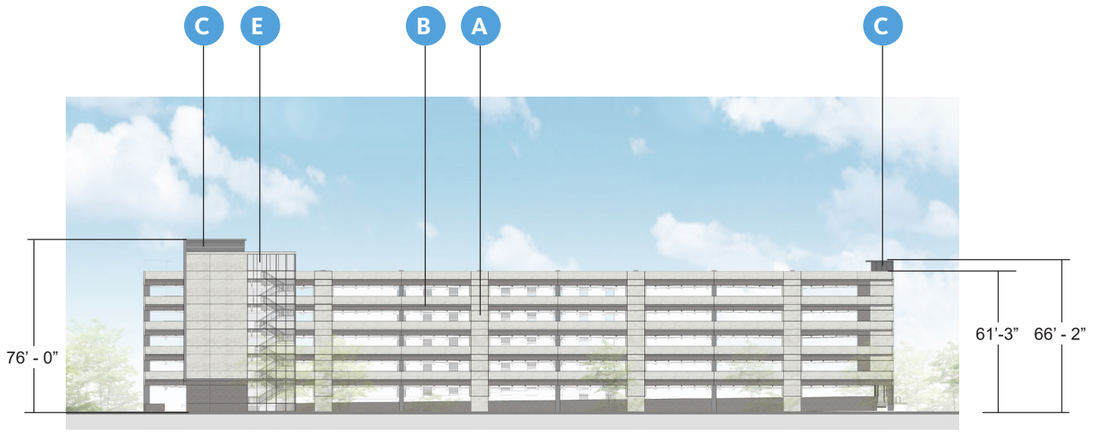
BR01 -
CMU BLOCK



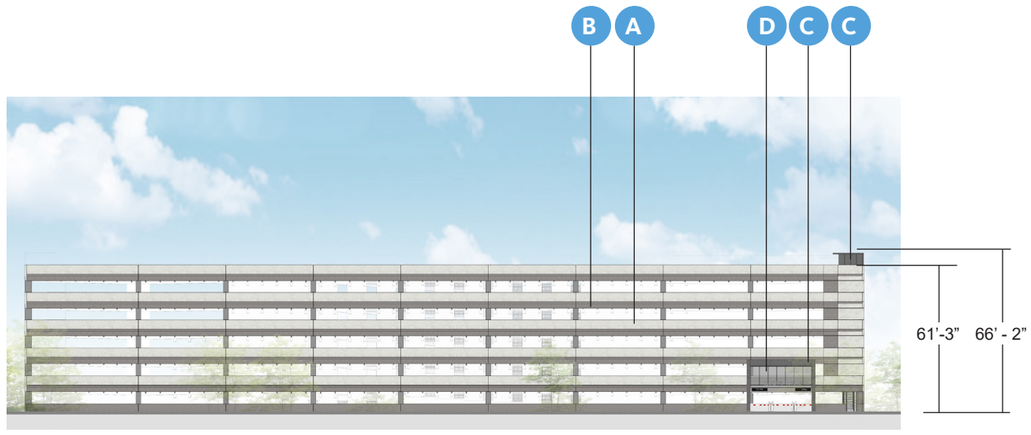
NORTH ELEVATION



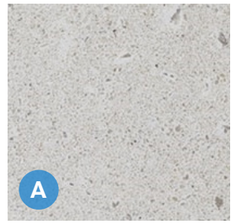
SOUTH ELEVATION



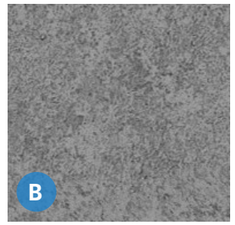
EAST ELEVATION



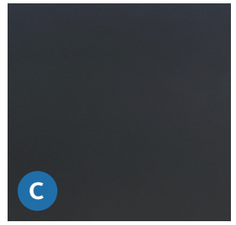
WEST ELEVATION



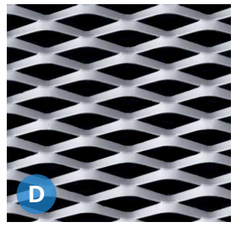
PC01- PRECAST LIGHT



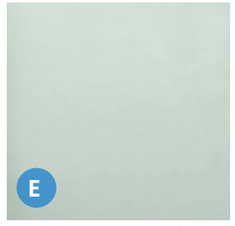
PC02- PRECAST DARK



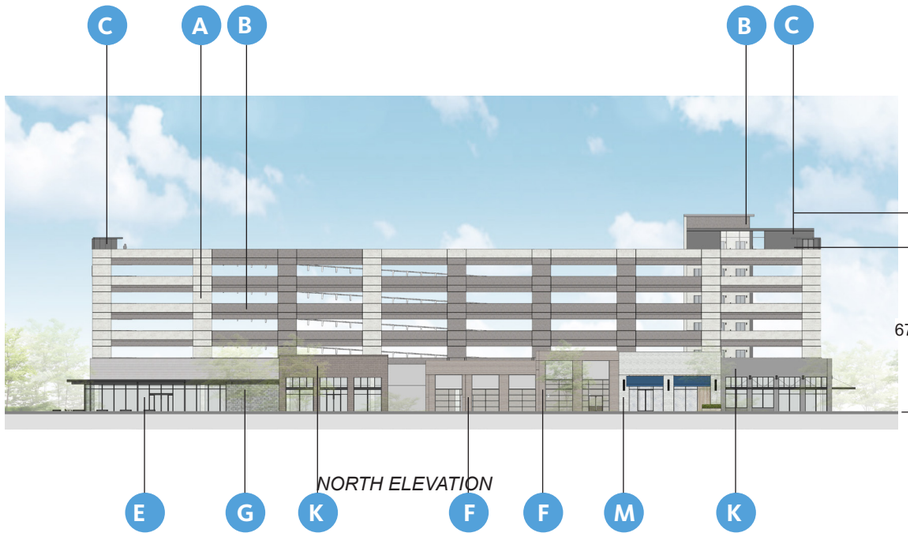
MP03- BLACK METAL
MINIMUM 24 GAUGE



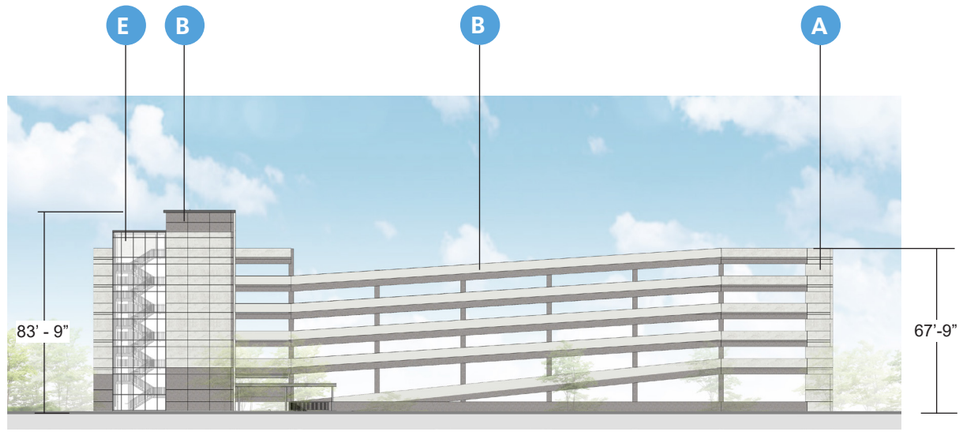
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



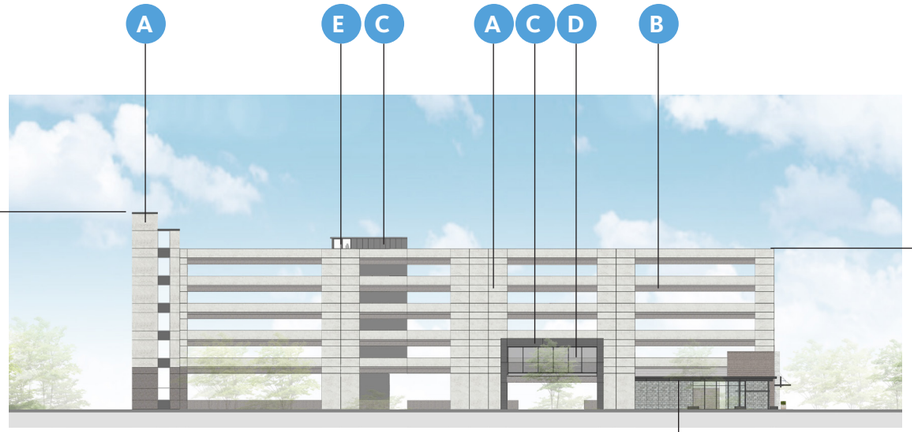
GL01- VISION GLASS



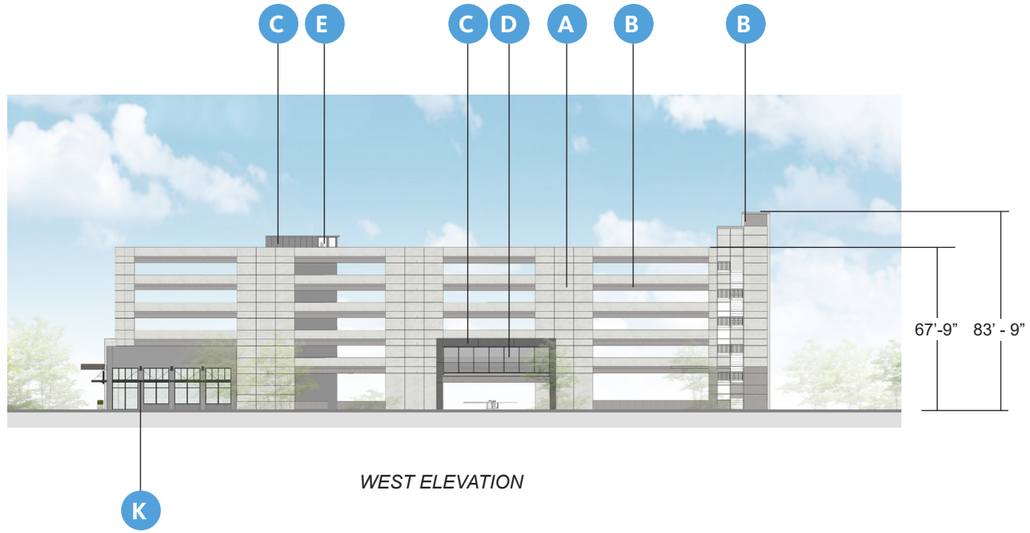
NORTH ELEVATION



SOUTH ELEVATION



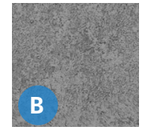
EAST ELEVATION



WEST ELEVATION

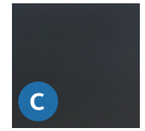
PC01- PRECAST LIGHT

WD02 - WOOD SLAT

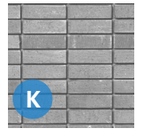


PC02- PRECAST DARK

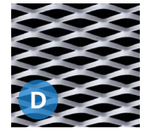
BR02 - BRICK VENEER



MP03- BLACK METAL MINIMUM 24 GAUGE

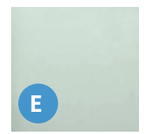


BR03 - BRICK VENEER



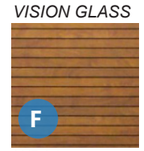
MP06 - EXPANDED METAL MINIMUM 24 GAUGE

BR04 - BRICK VENEER

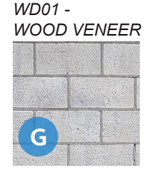


GL01- VISION GLASS

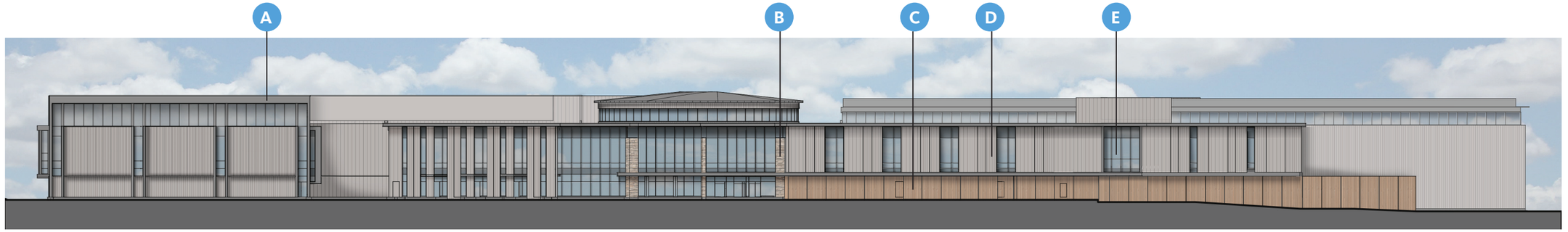
BR05 - BRICK VENEER



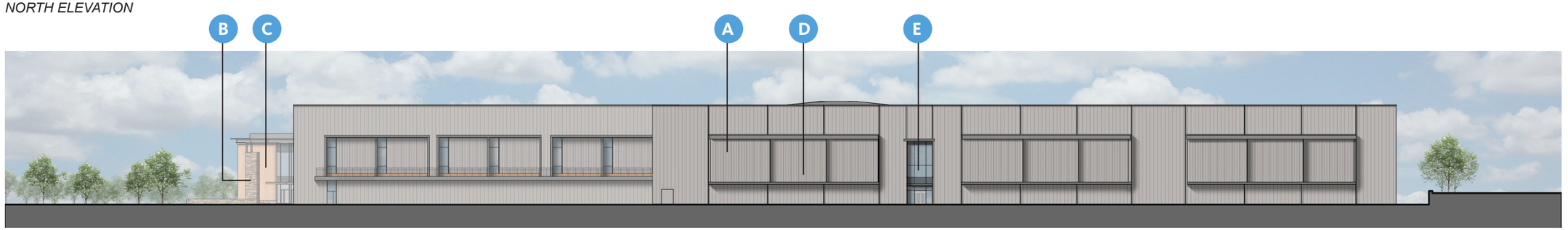
WD01 - WOOD VENEER



BR01 - CMU BLOCK

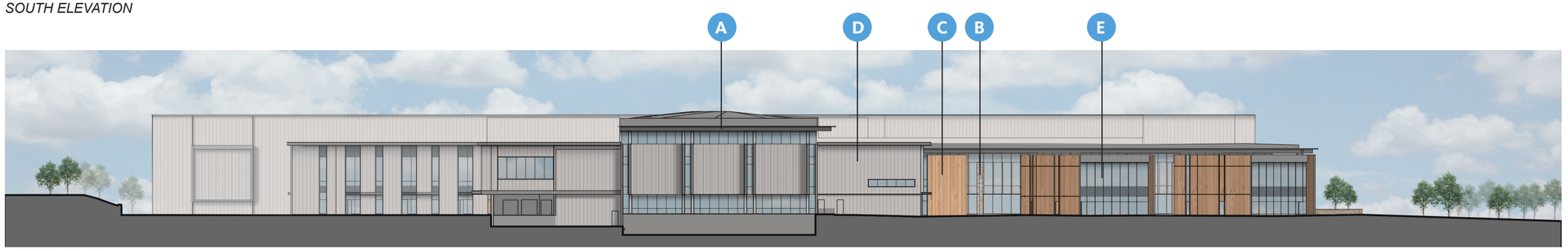


NORTH ELEVATION



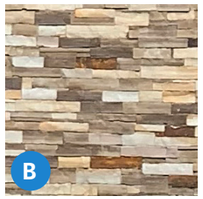
EAST ELEVATION

SOUTH ELEVATION

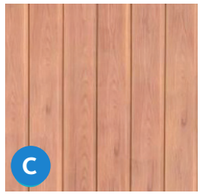


WEST ELEVATION

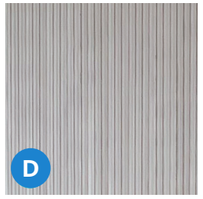
MCM1 - Florupon Classic II, min. 24 ga.



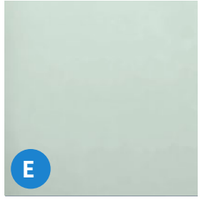
ST1 - Stone Cladding



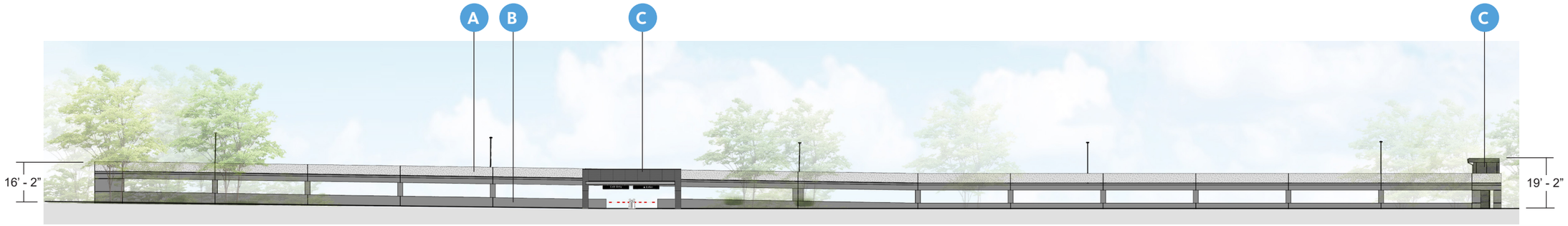
WD1 - Light Fir



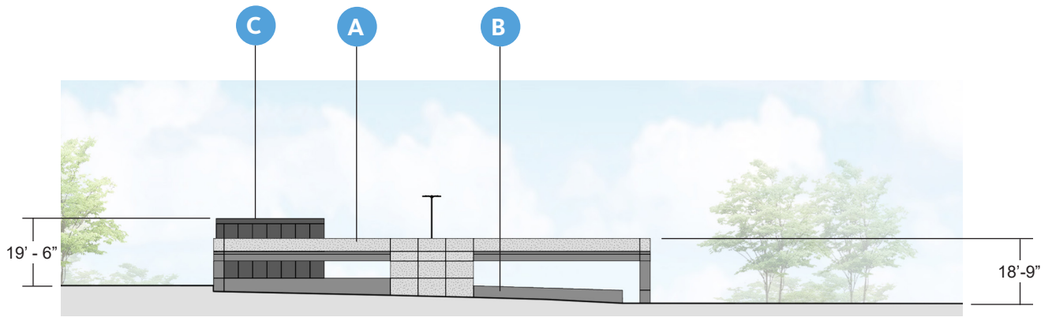
MWP (1,2,3) - Metal Wall Panel, min. 24 ga



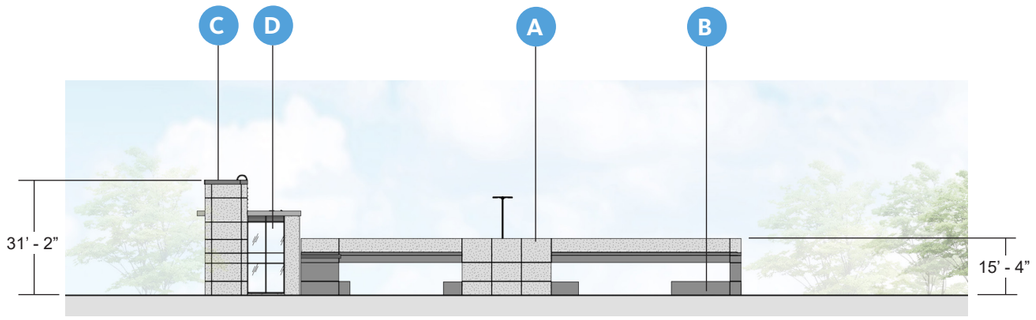
GL1 - Vision Glass



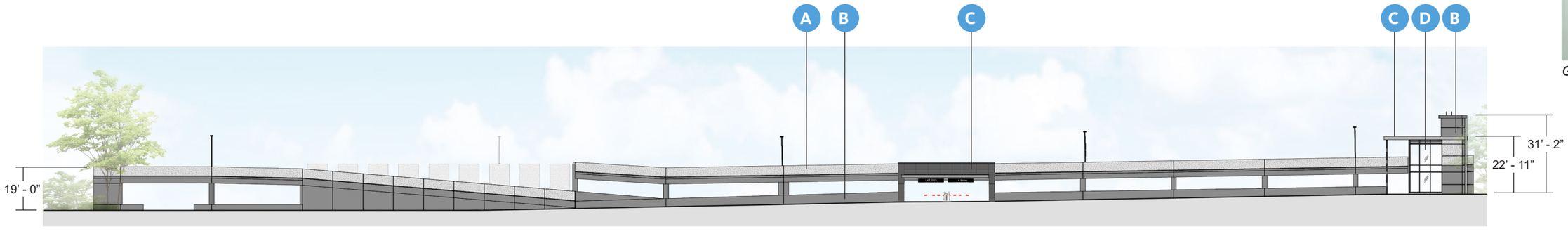
NORTH ELEVATION



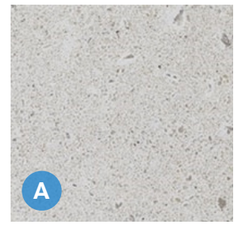
WEST ELEVATION



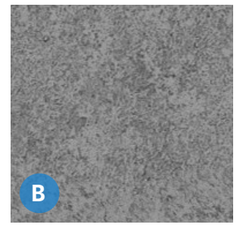
EAST ELEVATION



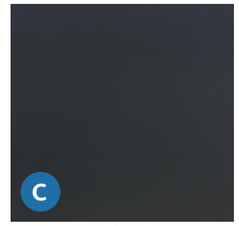
SOUTH ELEVATION



PC01- PRECAST LIGHT

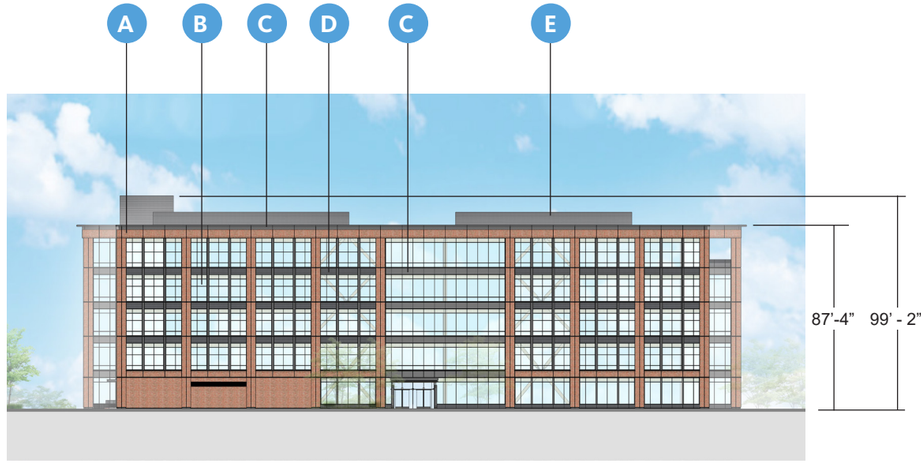


PC02- PRECAST DARK

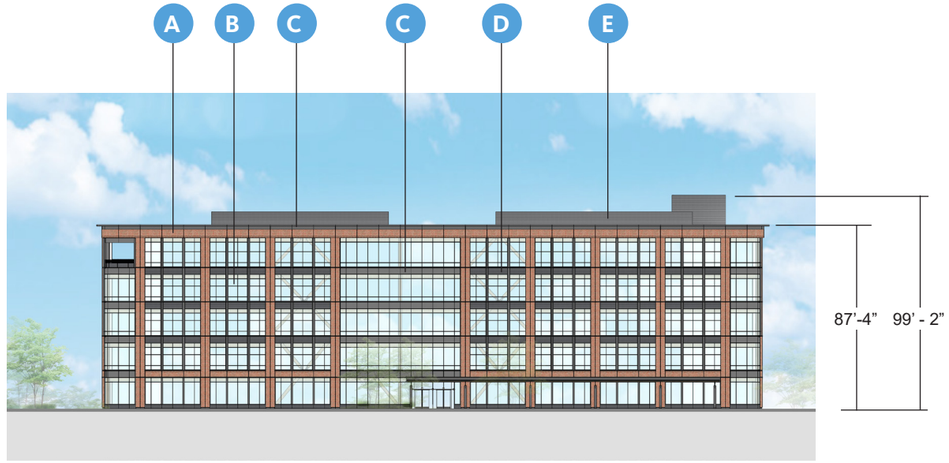


MP03- BLACK METAL MINIMUM 24 GAUGE

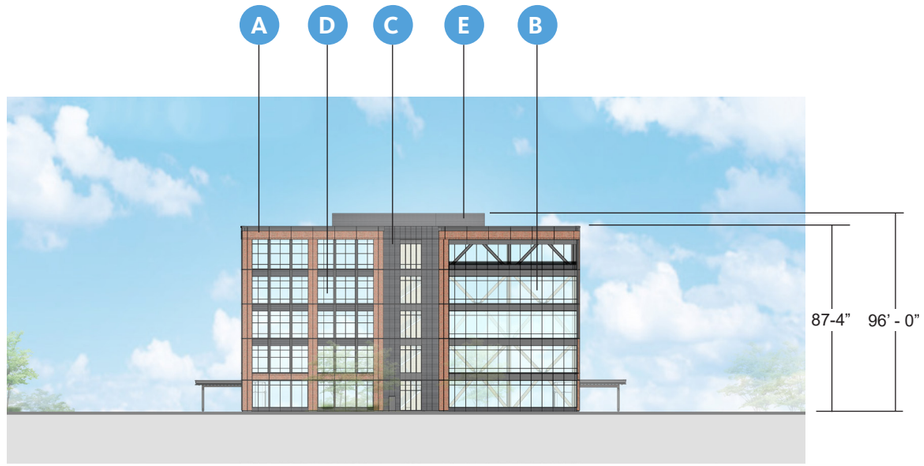
GL01- VISION GLASS



NORTH ELEVATION

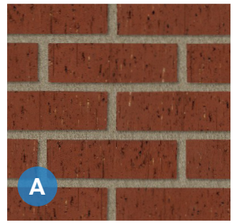


SOUTH ELEVATION



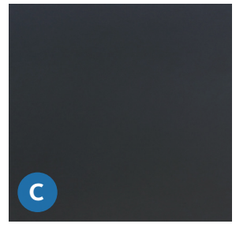
EAST ELEVATION

WEST ELEVATION



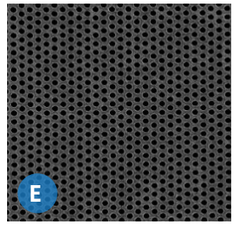
BR01- RED THIN BRICK

GL01- VISION GLASS



MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

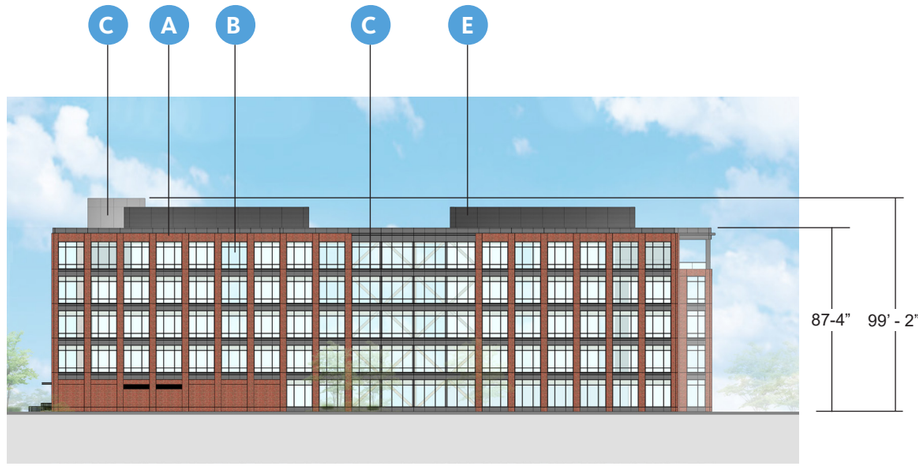


MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

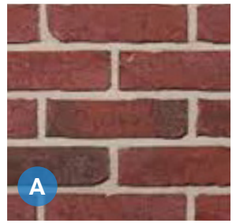
NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

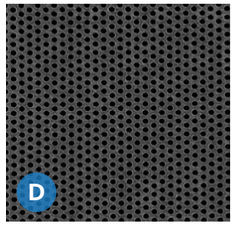
WEST ELEVATION



BR01- RED THIN BRICK

GL01- VISION GLASS

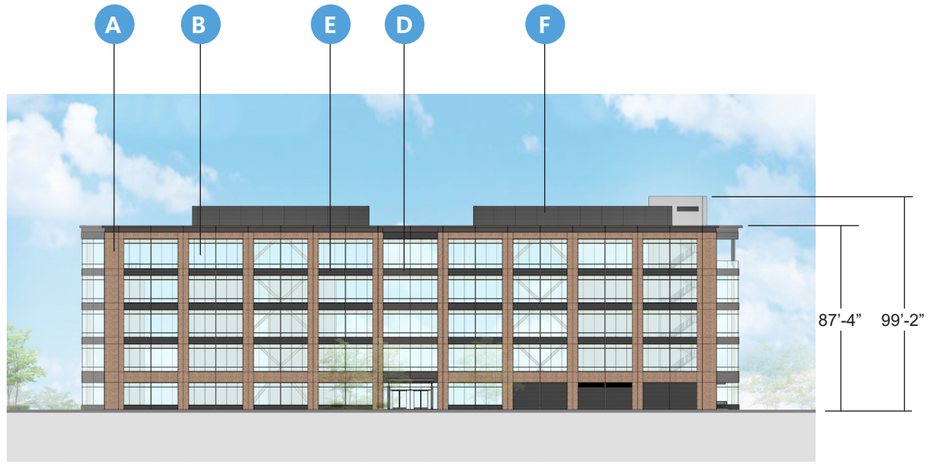
MP01- GRAY METAL MINIMUM 24 GAUGE



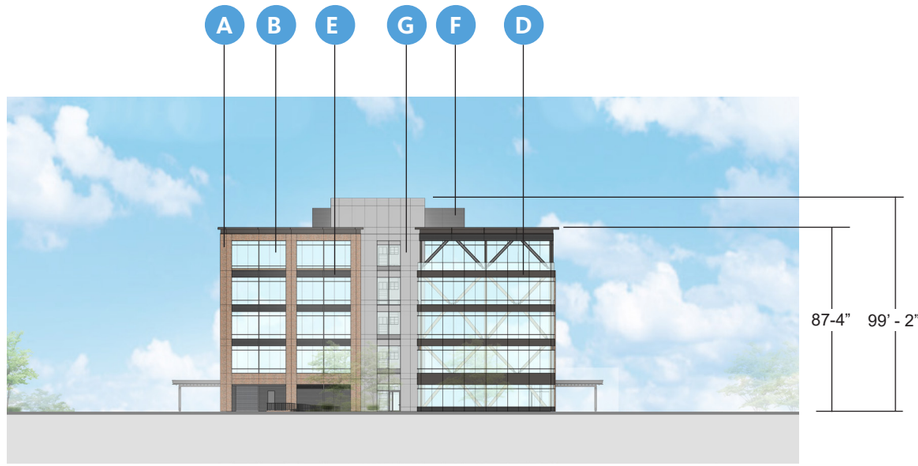
MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

NORTH ELEVATION

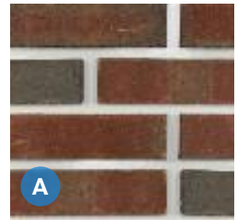


SOUTH ELEVATION



EAST ELEVATION

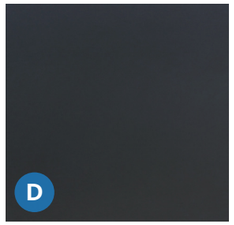
WEST ELEVATION



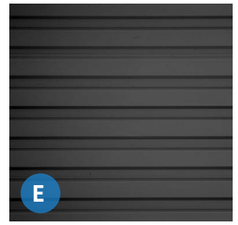
BR02- RED THIN BRICK

GL01- VISION GLASS

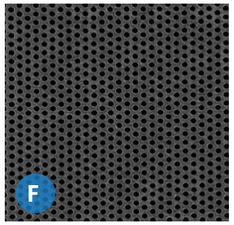
BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE



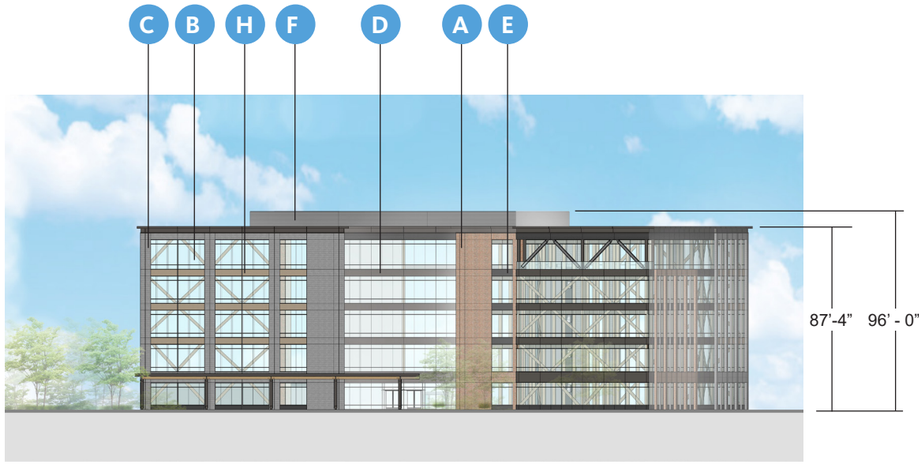
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



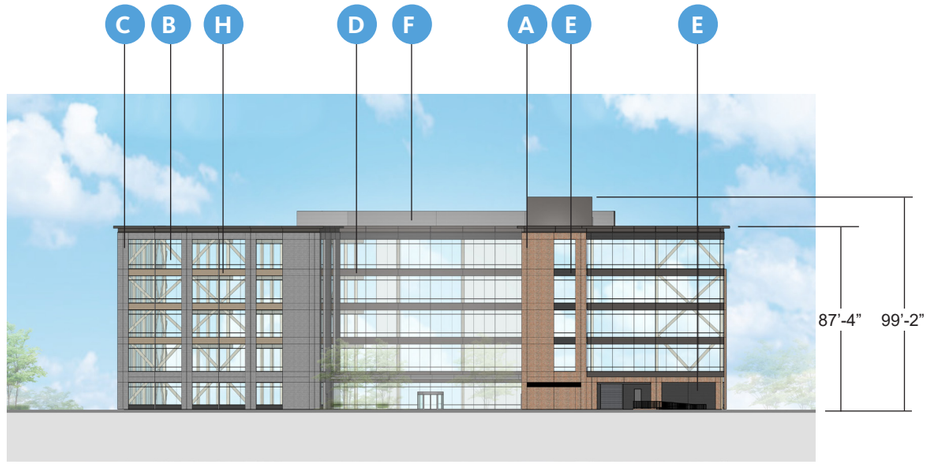
MP05- PERFORATED METAL MINIMUM 24 GAUGE

MP01- GRAY METAL MINIMUM 24 GAUGE

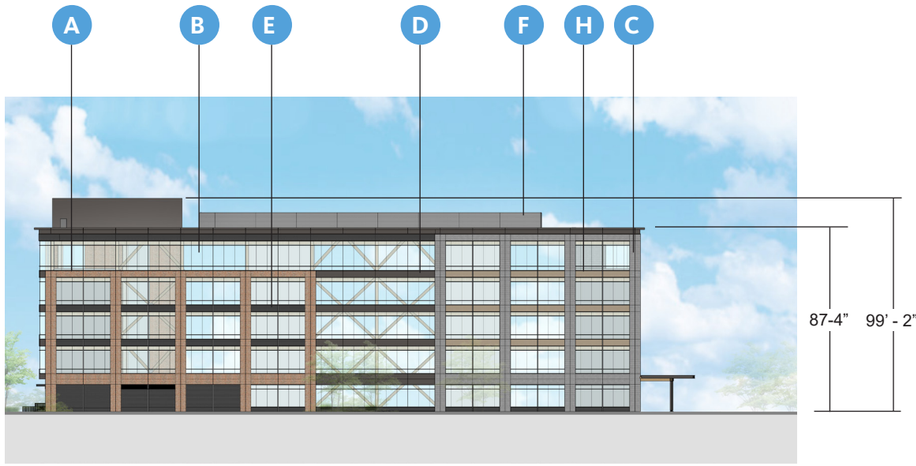
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



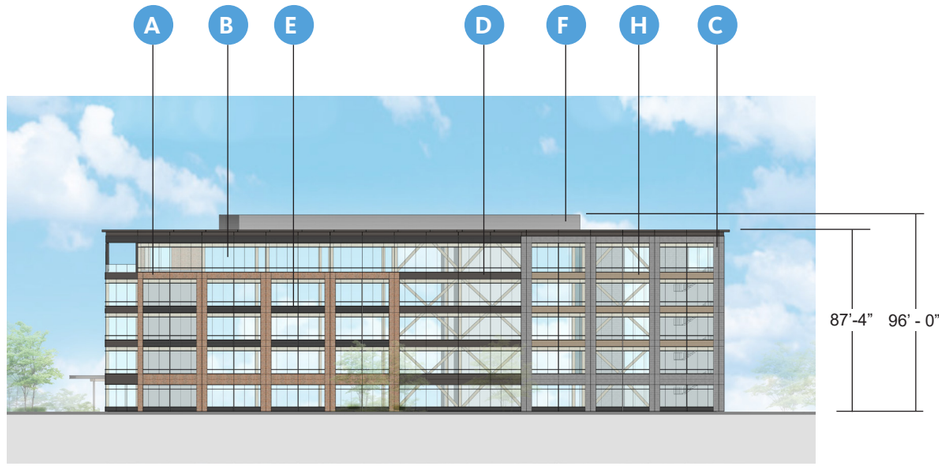
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

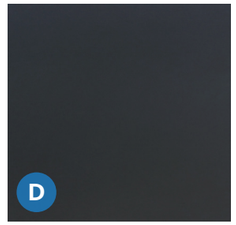


WEST ELEVATION

BR02- RED THIN BRICK

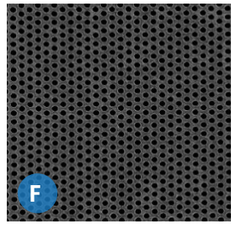
GL01- VISION GLASS

BR04- GRAY THIN BRICK



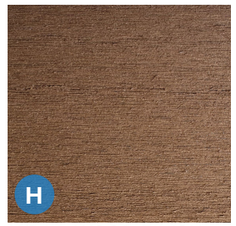
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

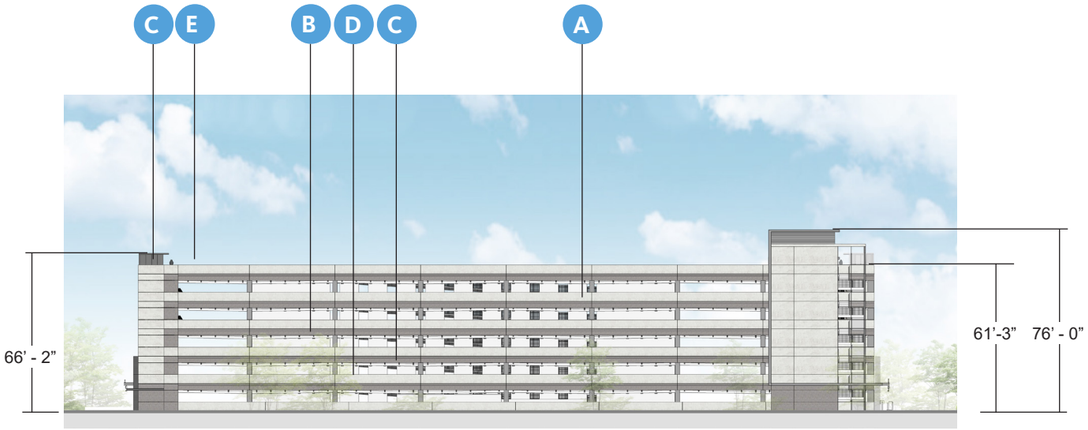


MP05- PERFORATED METAL MINIMUM 24 GAUGE

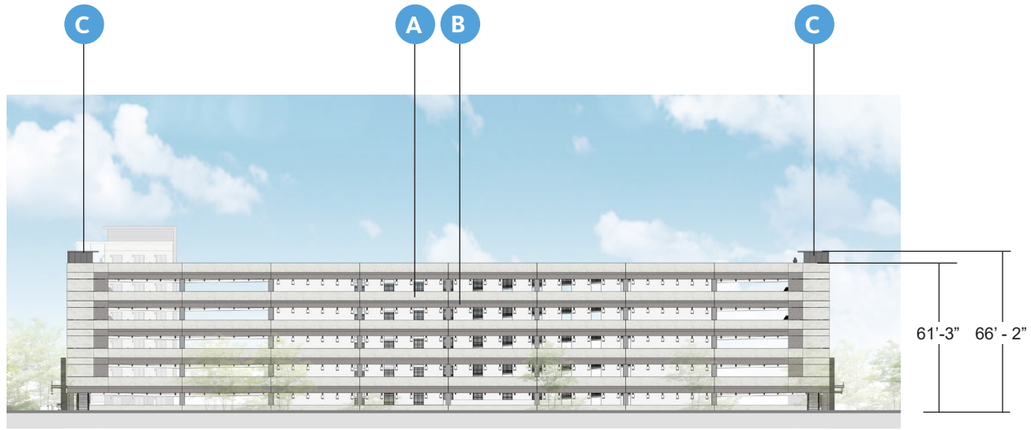
MP01- GRAY METAL MINIMUM 24 GAUGE



WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

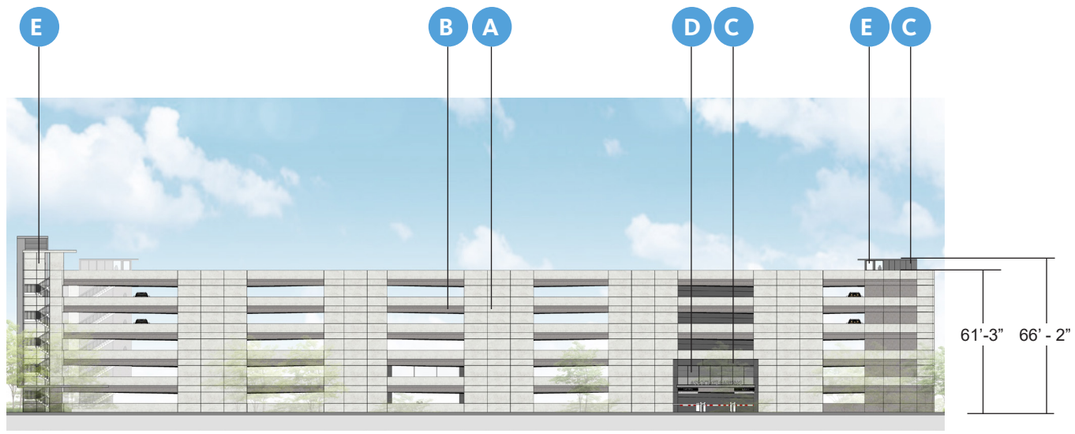


NORTH ELEVATION



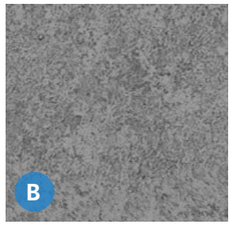
SOUTH ELEVATION

EAST ELEVATION

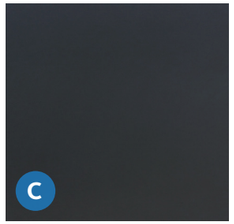


WEST ELEVATION

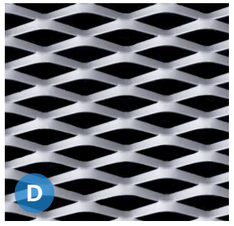
PC01- PRECAST LIGHT



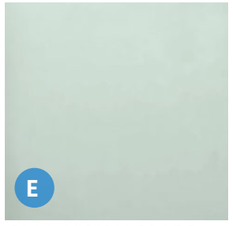
PC02- PRECAST DARK



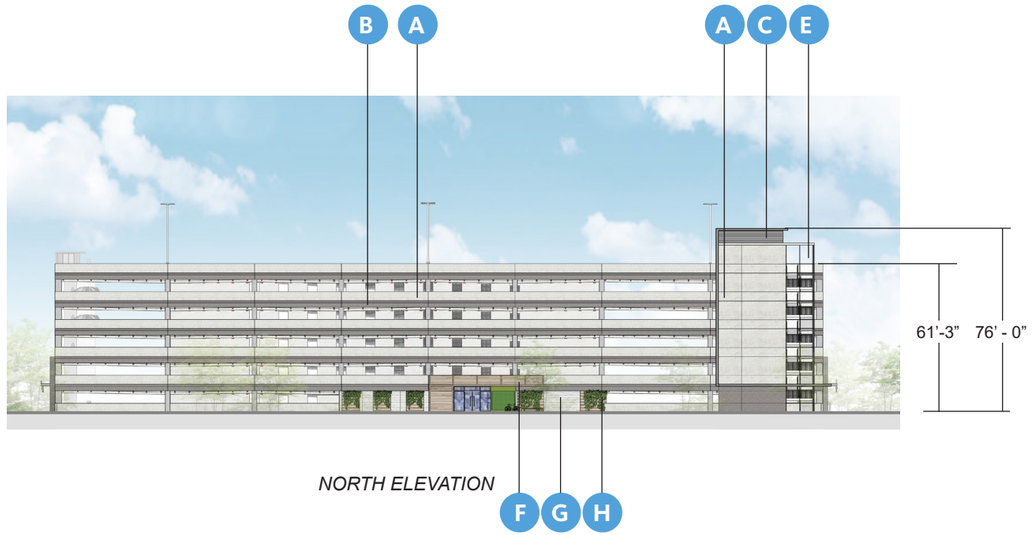
MP03- BLACK METAL
MINIMUM 24 GAUGE



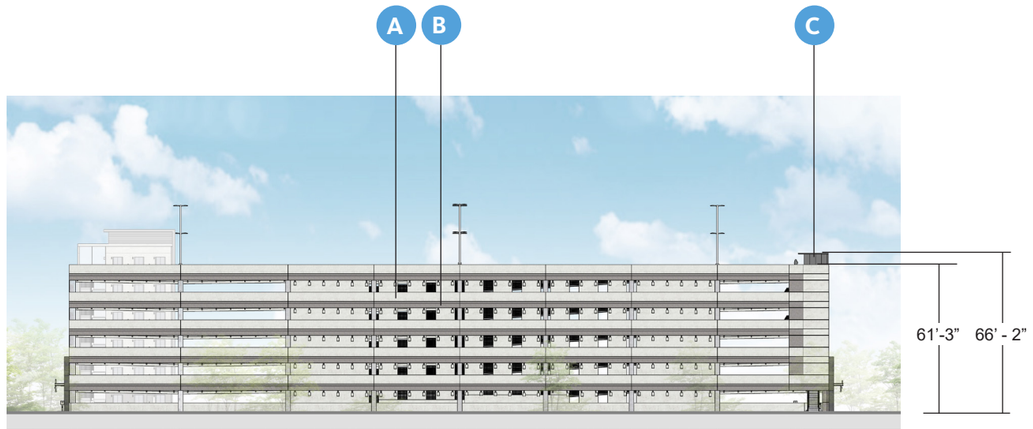
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



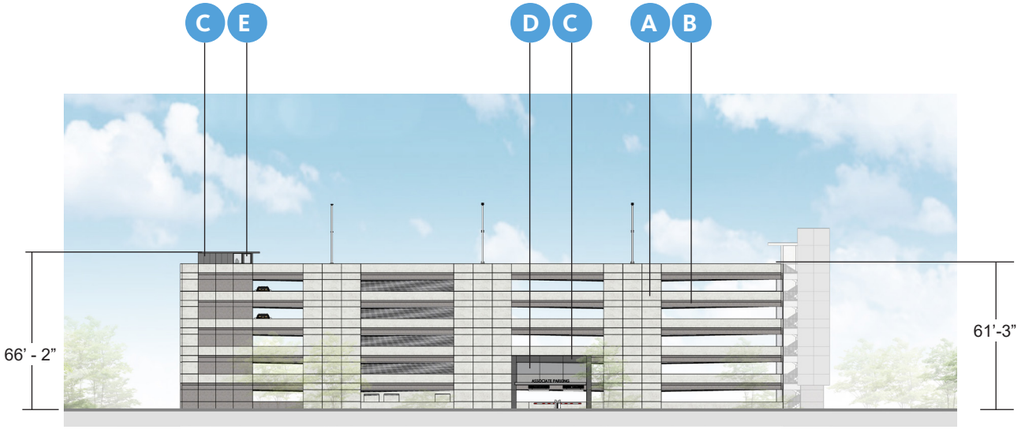
GL01- VISION GLASS



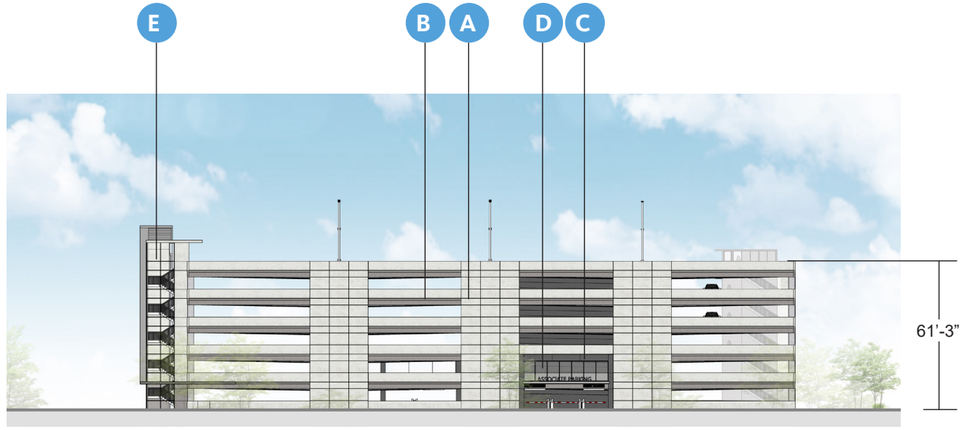
NORTH ELEVATION



SOUTH ELEVATION

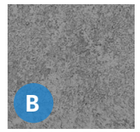


EAST ELEVATION

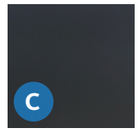


WEST ELEVATION

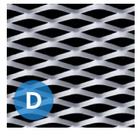
PC01- PRECAST LIGHT



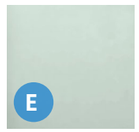
PC02- PRECAST DARK



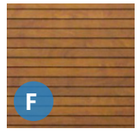
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS

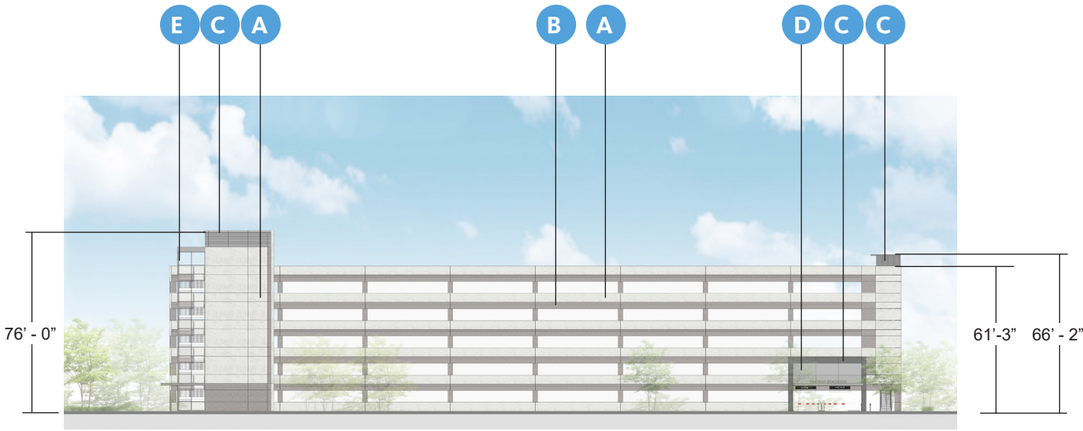


WD01 - WOOD VENEER

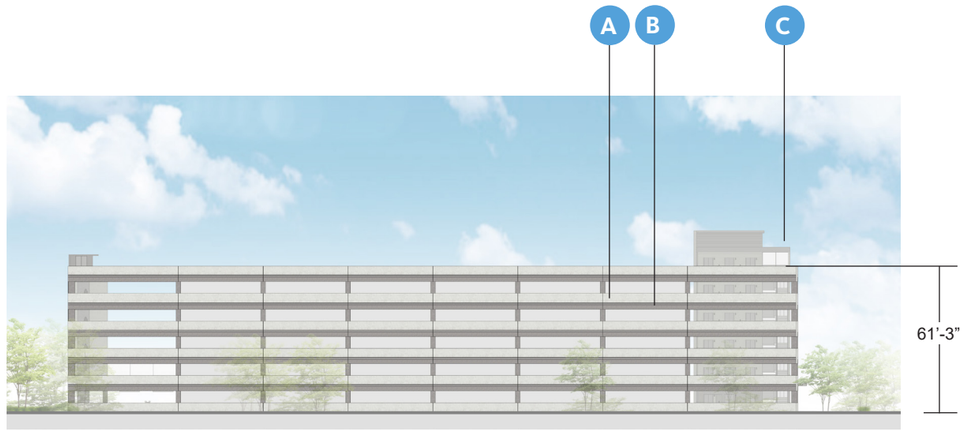
BR01 - BRICK VENEER

WC01 - GREEN WALL

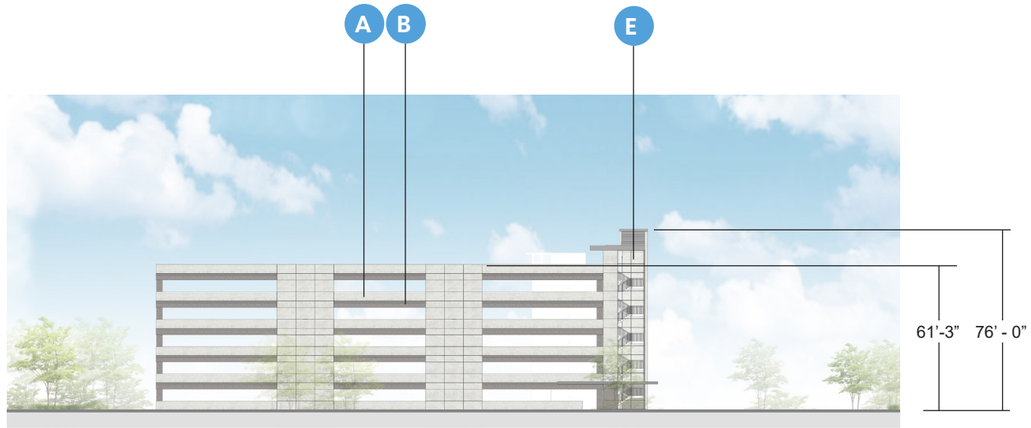
WC01 - GREEN WALL



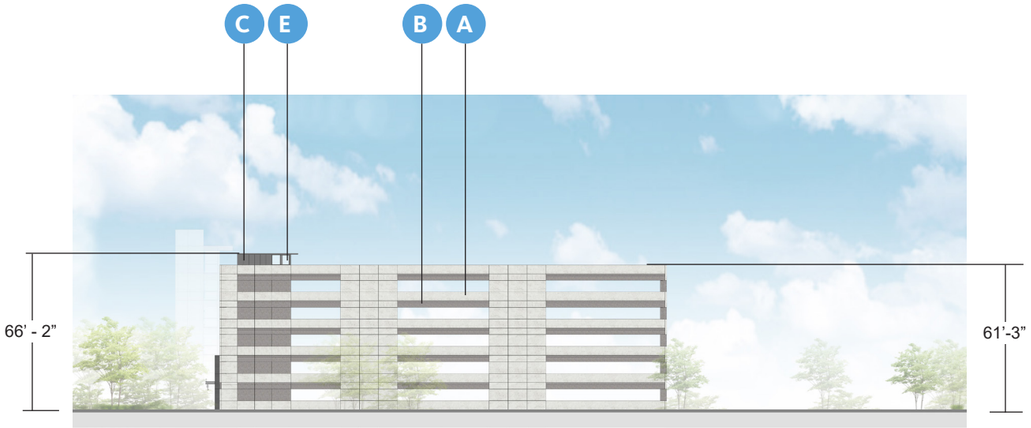
NORTH ELEVATION



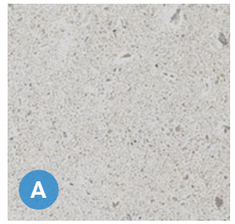
SOUTH ELEVATION



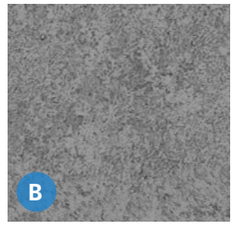
EAST ELEVATION



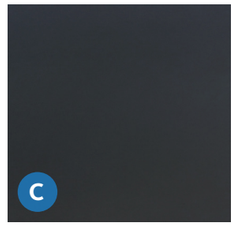
WEST ELEVATION



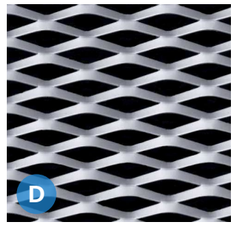
PC01- PRECAST LIGHT



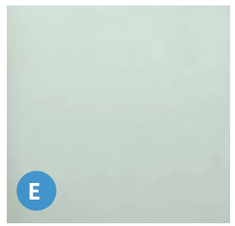
PC02- PRECAST DARK



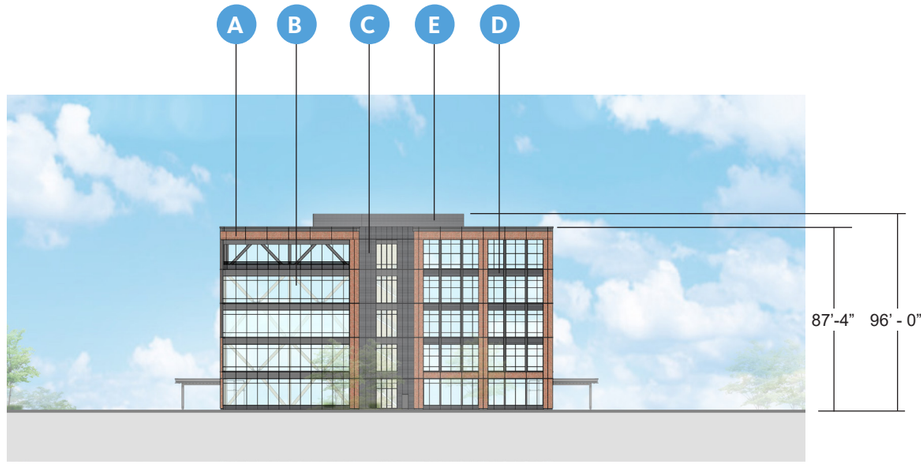
MP03- BLACK METAL
MINIMUM 24 GAUGE



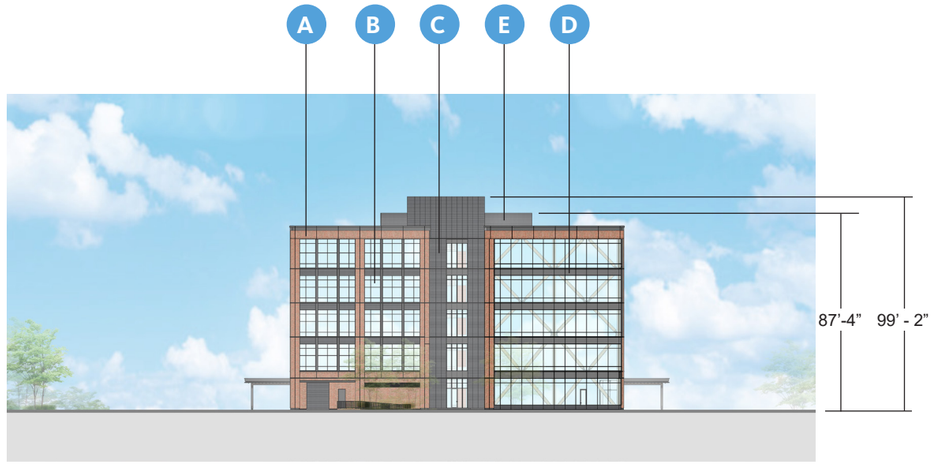
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



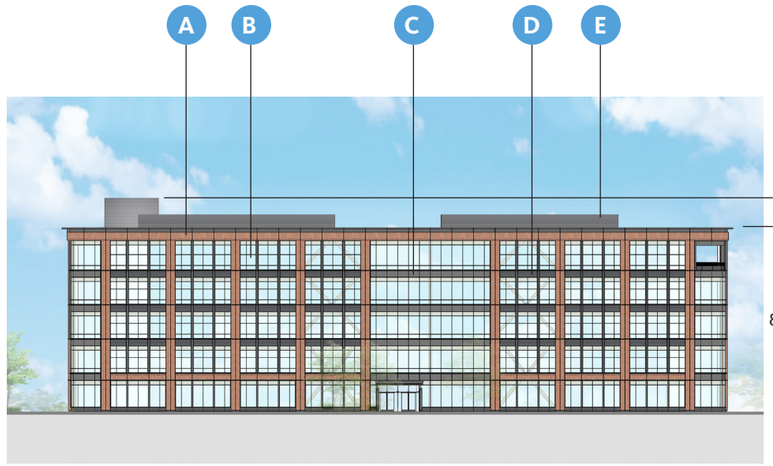
GL01- VISION GLASS



NORTH ELEVATION

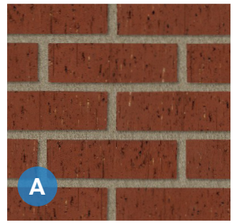


SOUTH ELEVATION



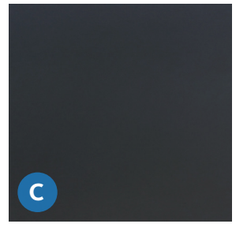
EAST ELEVATION

WEST ELEVATION



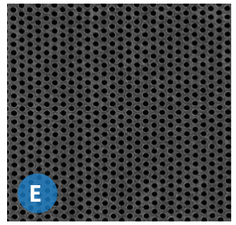
BR01- RED THIN BRICK

GL01- VISION GLASS



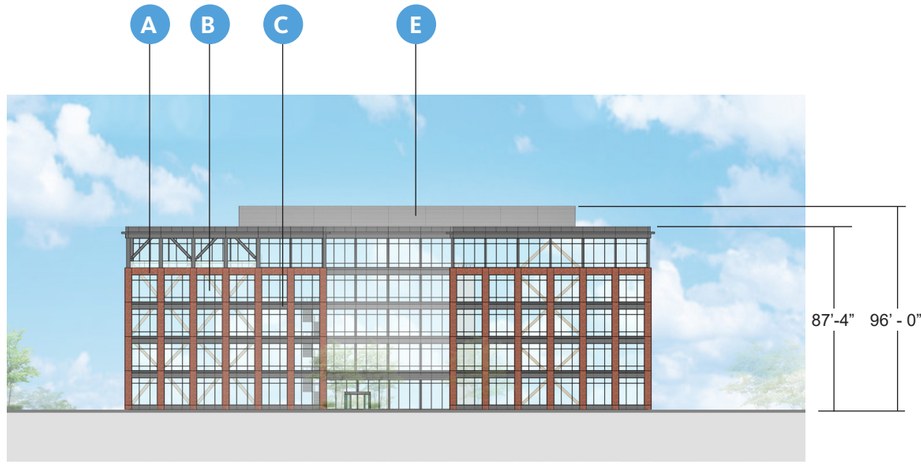
MP03- BLACK METAL MINIMUM 24 GAUGE

MP04- CORRUGATED METAL MINIMUM 24 GAUGE

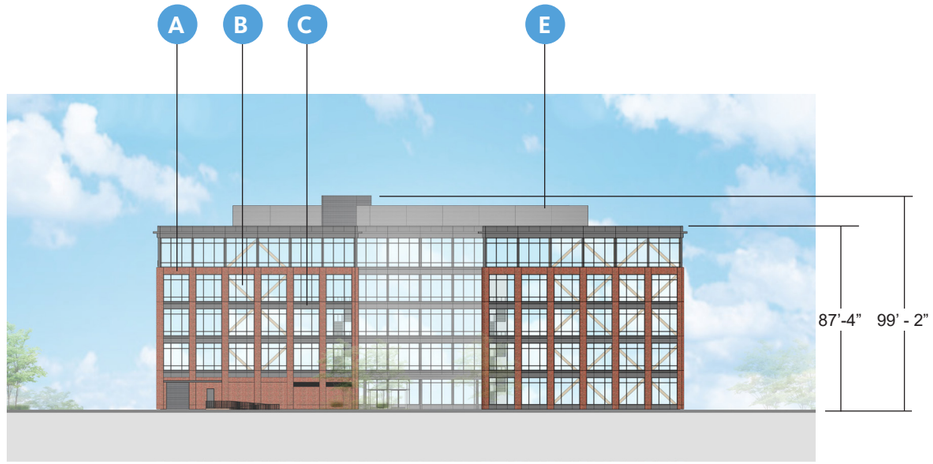


MP05- PERFORATED METAL MINIMUM 24 GAUGE

WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)

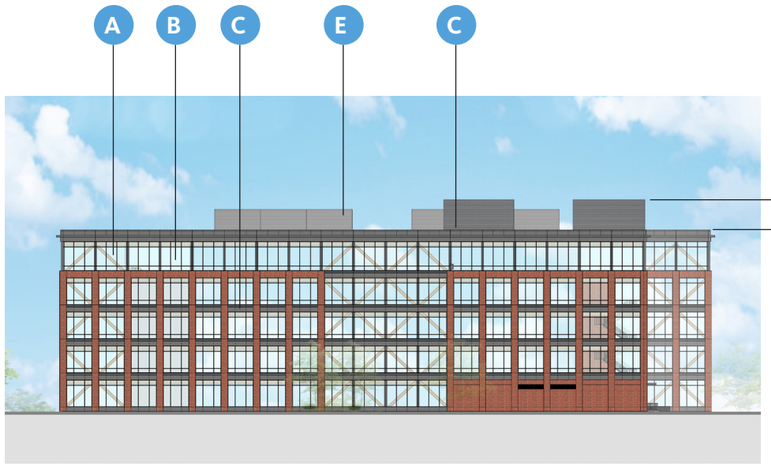


NORTH ELEVATION

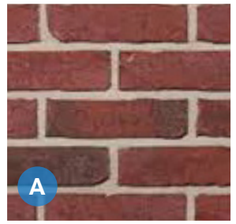


SOUTH ELEVATION

EAST ELEVATION



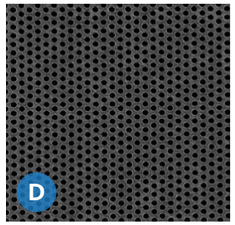
WEST ELEVATION



BR01- RED THIN BRICK

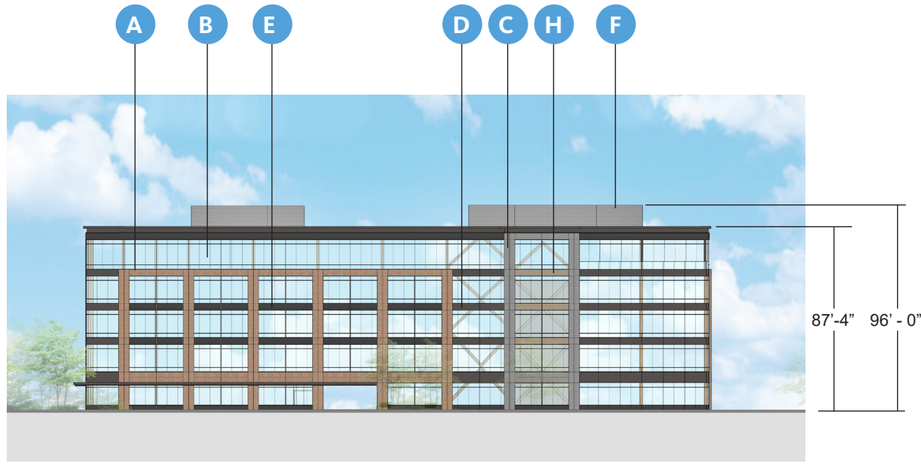
GL01- VISION GLASS

MP01- GRAY METAL
MINIMUM 24 GAUGE

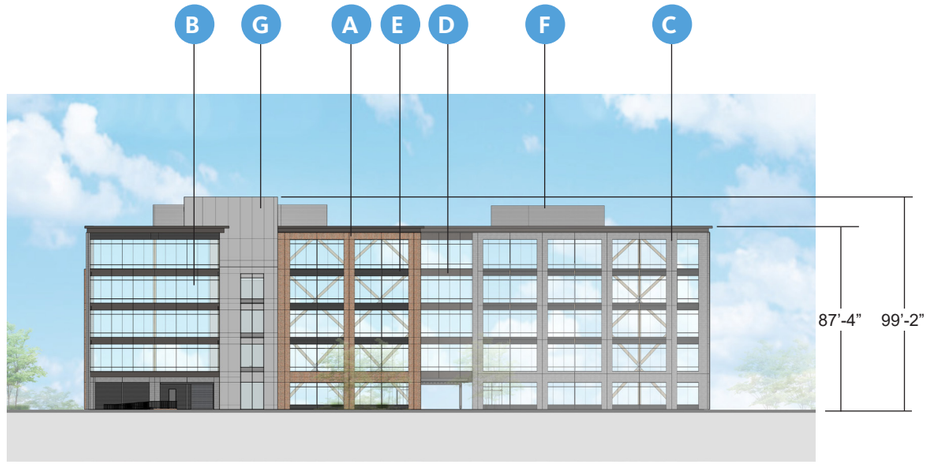


MP05- PERFORATED METAL
MINIMUM 24 GAUGE

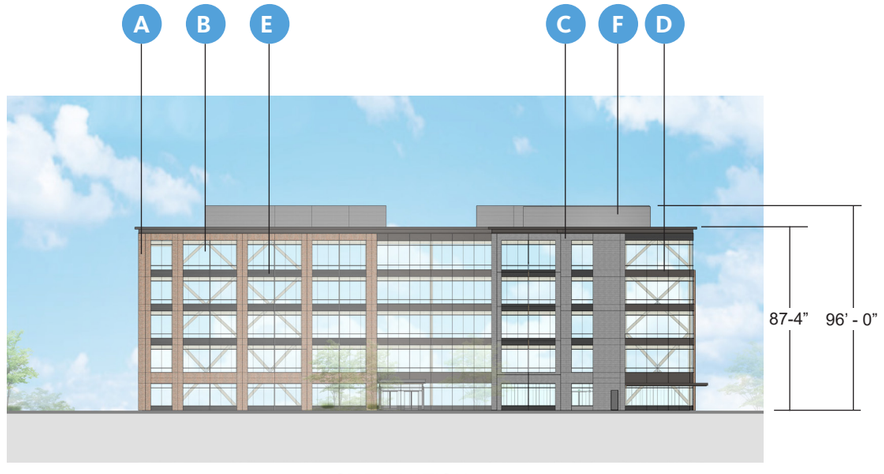
WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)



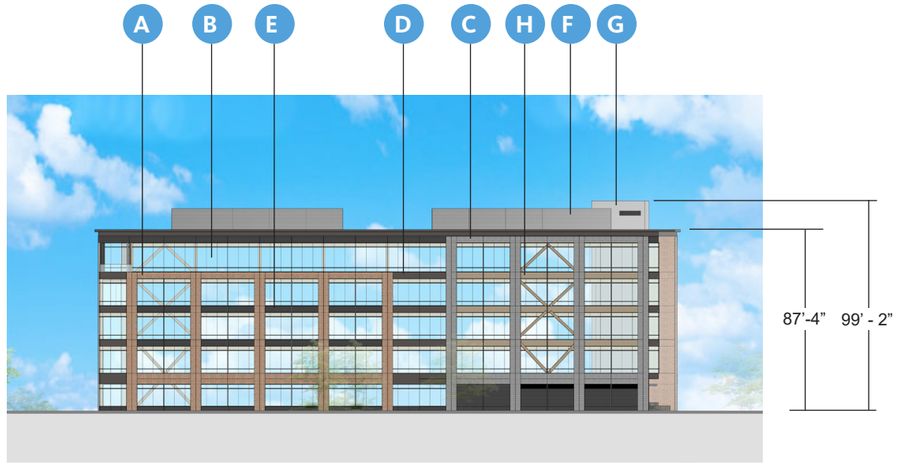
NORTH ELEVATION



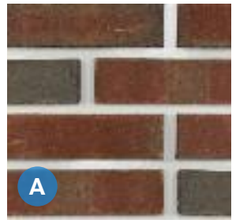
SOUTH ELEVATION



EAST ELEVATION



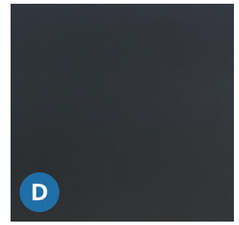
WEST ELEVATION



BR02- RED THIN BRICK

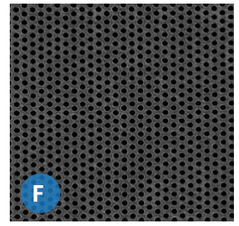
GL01- VISION GLASS

BR04- GRAY THIN BRICK



MP03- BLACK METAL MINIMUM 24 GAUGE

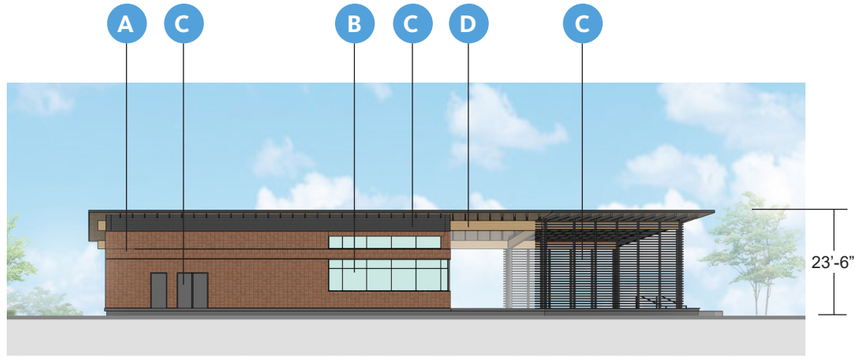
MP04- CORRUGATED METAL MINIMUM 24 GAUGE



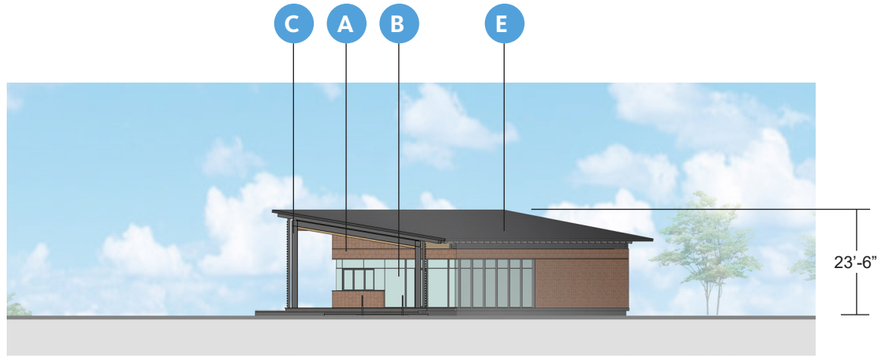
MP05- PERFORATED METAL MINIMUM 24 GAUGE

MP01- GRAY METAL MINIMUM 24 GAUGE

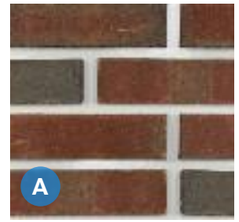
WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)



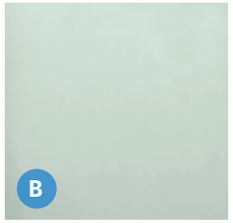
NORTHEAST ELEVATION



NORTHWEST ELEVATION



BR02- RED THIN BRICK

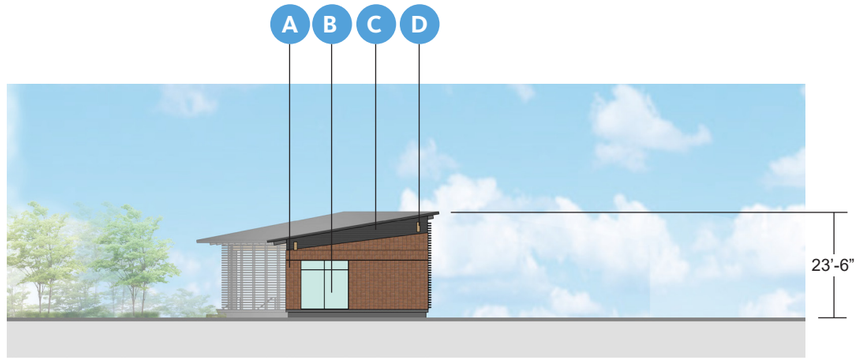


GL01- VISION GLASS

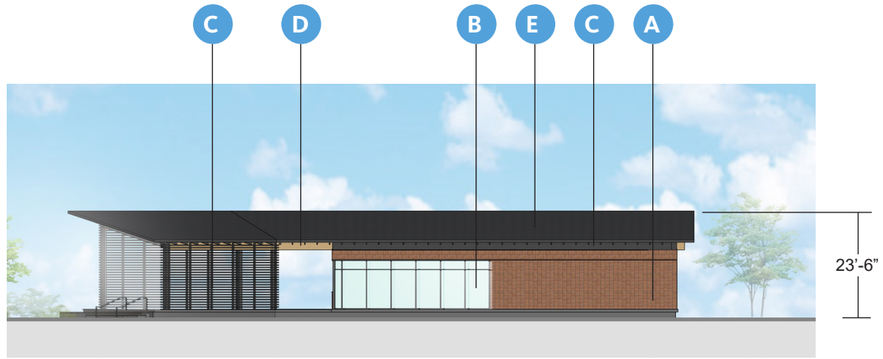
MP01- GRAY METAL
MINIMUM 24 GAUGE

WD01- WOOD FINISH
(CANOPY SOFFITS)

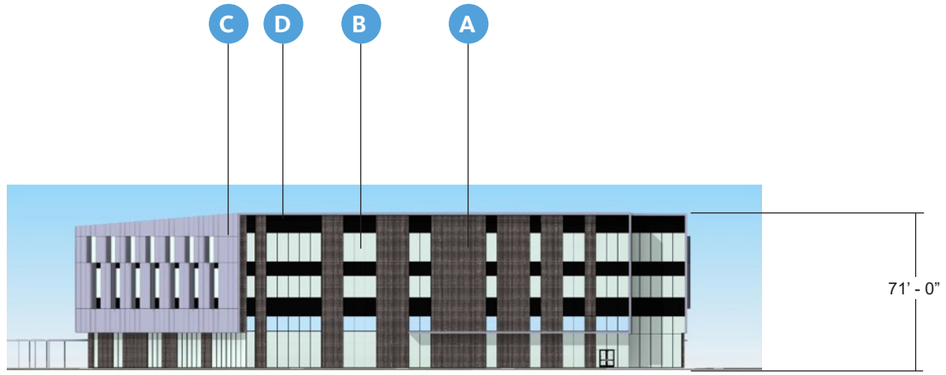
RF01- STANDING SEAM
METAL ROOF
MINIMUM 24 GAUGE



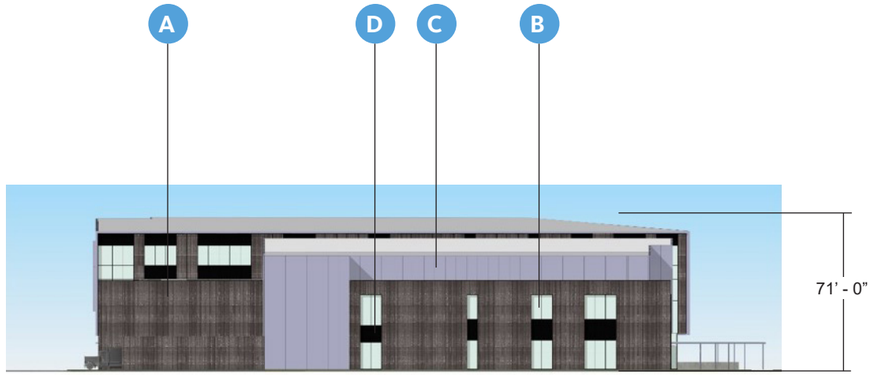
SOUTH ELEVATION



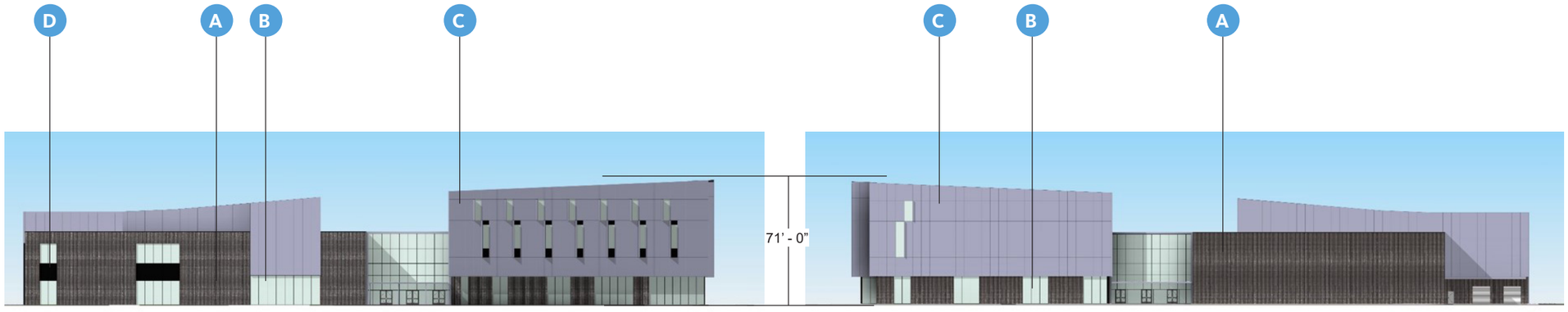
SOUTHWEST ELEVATION



NORTH ELEVATION

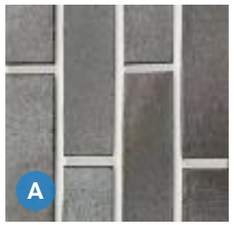


SOUTH ELEVATION



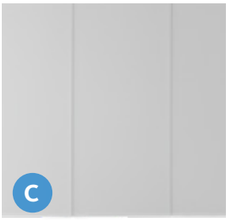
EAST ELEVATION

WEST ELEVATION

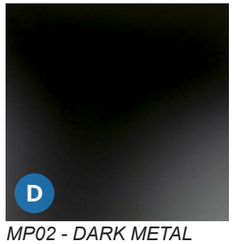


BR01 - GREY BRICK

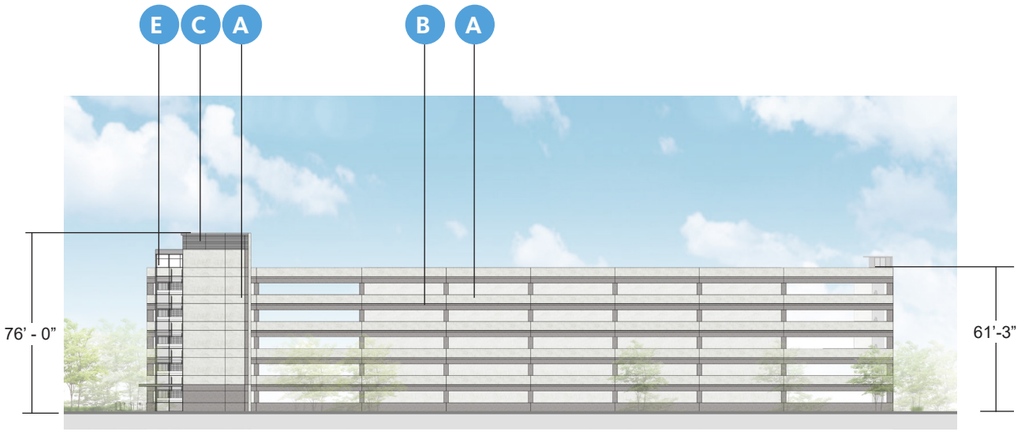
GL01 - VISION GLASS



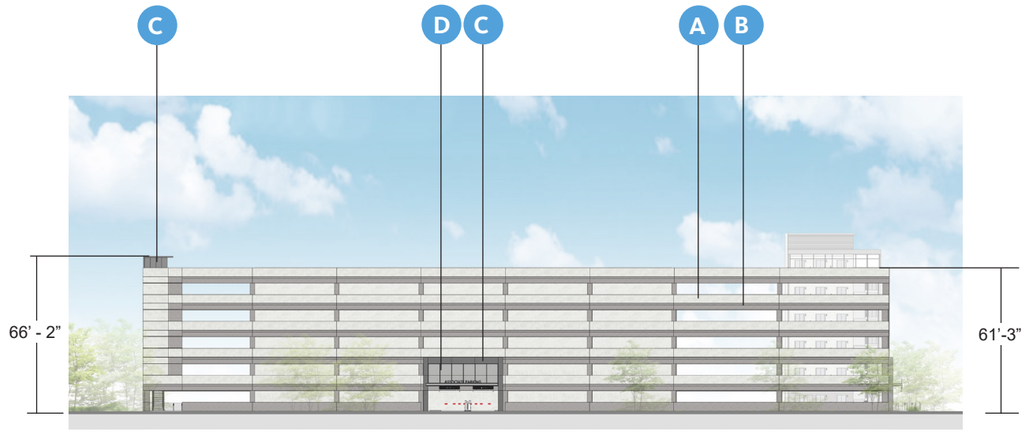
MP01 - CONCEALED PANEL
METAL FASTENER
MINIMUM 24 GAUGE



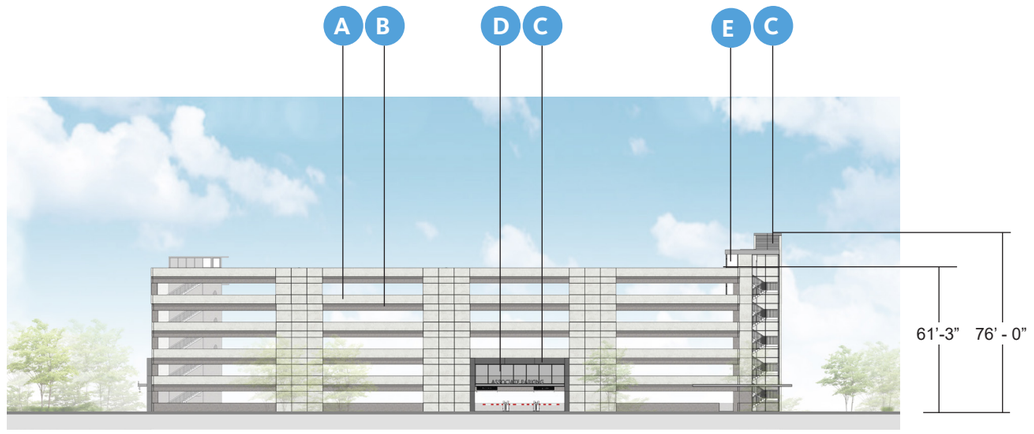
MP02 - DARK METAL
MINIMUM 24 GAUGE



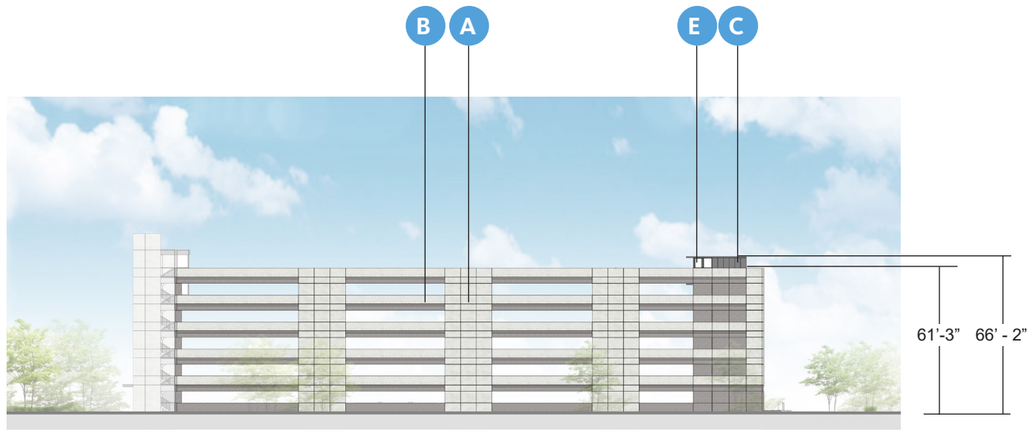
NORTH ELEVATION



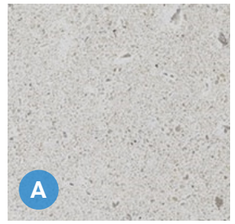
SOUTH ELEVATION



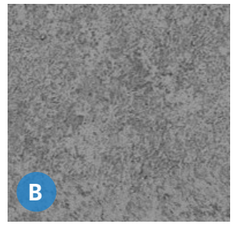
EAST ELEVATION



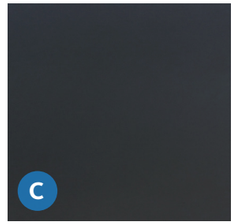
WEST ELEVATION



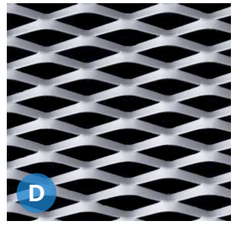
PC01- PRECAST LIGHT



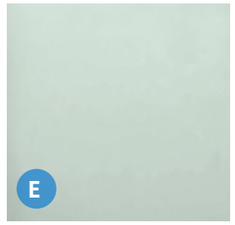
PC02- PRECAST DARK



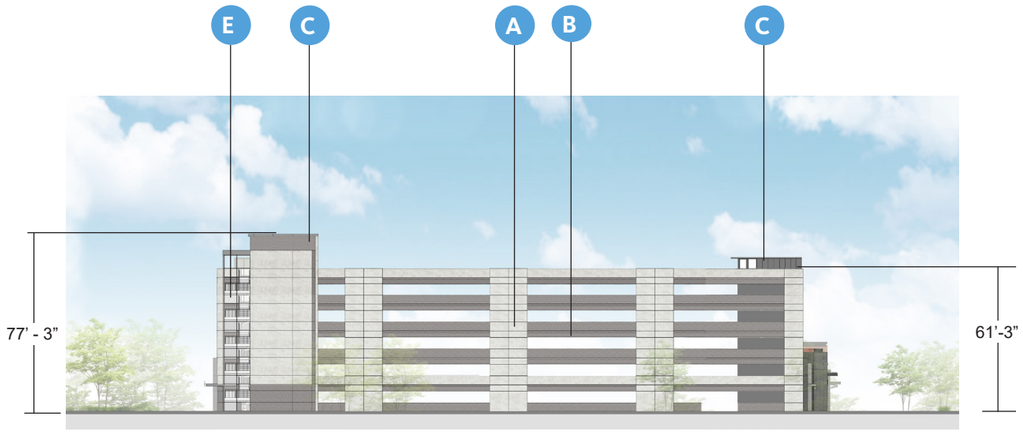
MP03- BLACK METAL
MINIMUM 24 GAUGE



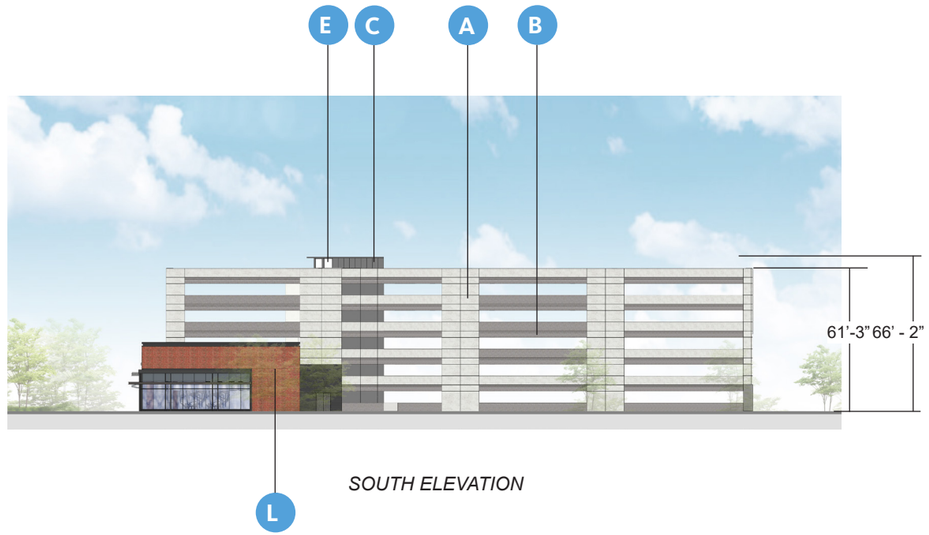
MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



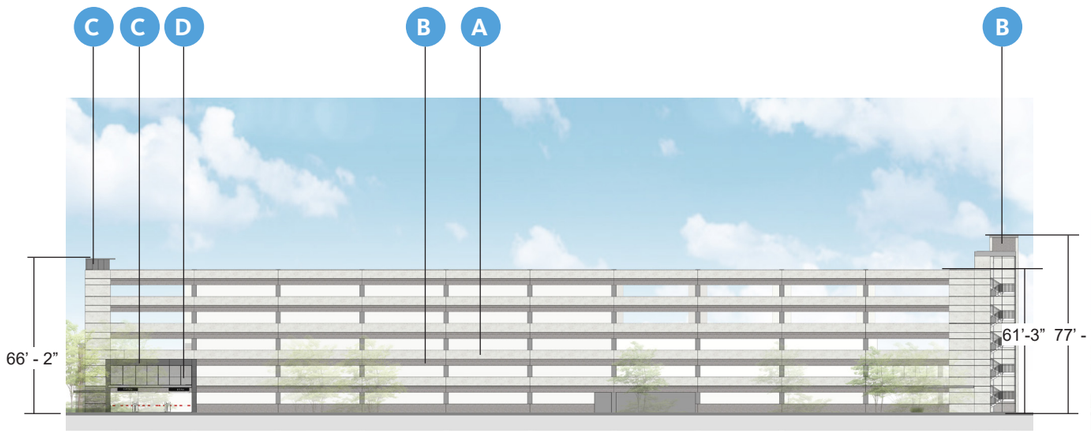
GL01- VISION GLASS



NORTH ELEVATION



SOUTH ELEVATION

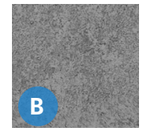


EAST ELEVATION

WEST ELEVATION

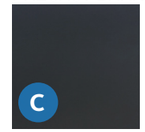
PC01- PRECAST LIGHT

WD02 - WOOD SLAT

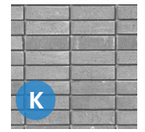


PC02- PRECAST DARK

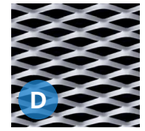
BR02 - BRICK VENEER



MP03- BLACK METAL MINIMUM 24 GAUGE

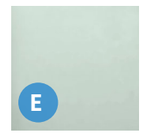


BR03 - BRICK VENEER

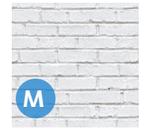


MP06 - EXPANDED METAL MINIMUM 24 GAUGE

BR04 - BRICK VENEER

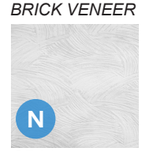


GL01- VISION GLASS

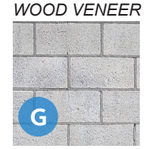


BR05 - BRICK VENEER

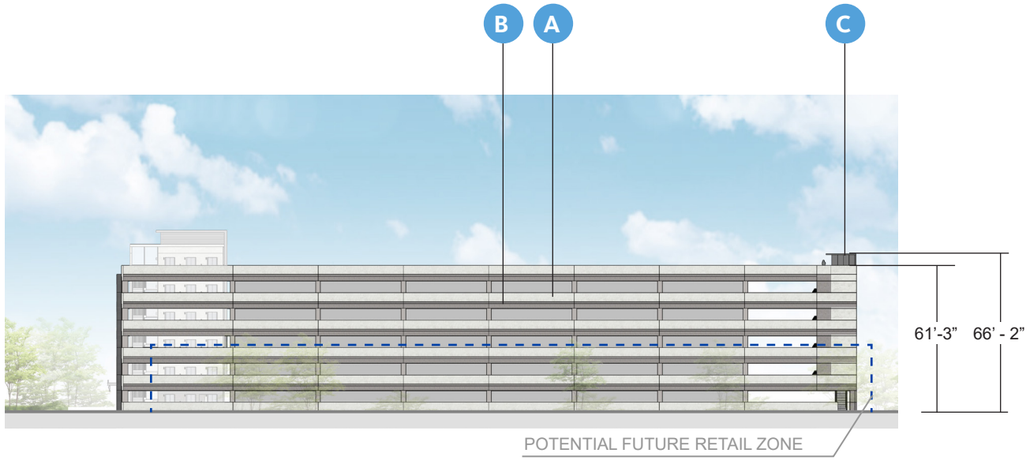
WD01 - WOOD VENEER



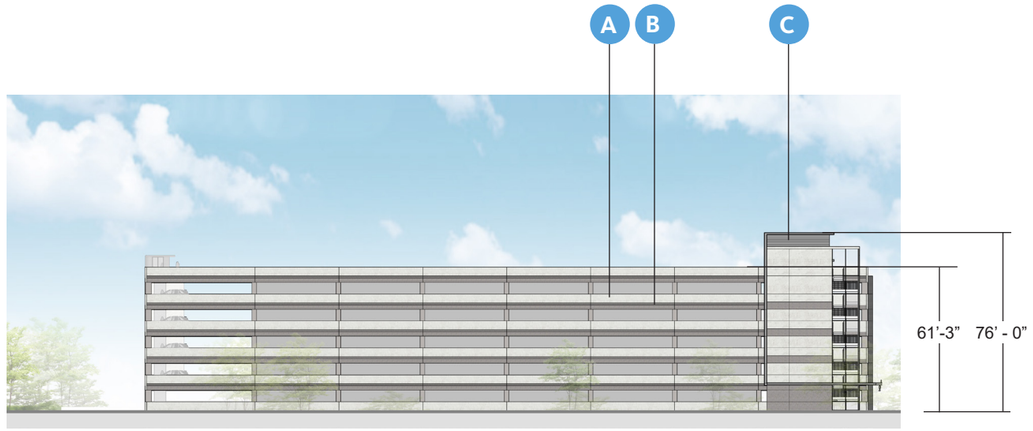
GR01 - GRAPHIC WALL



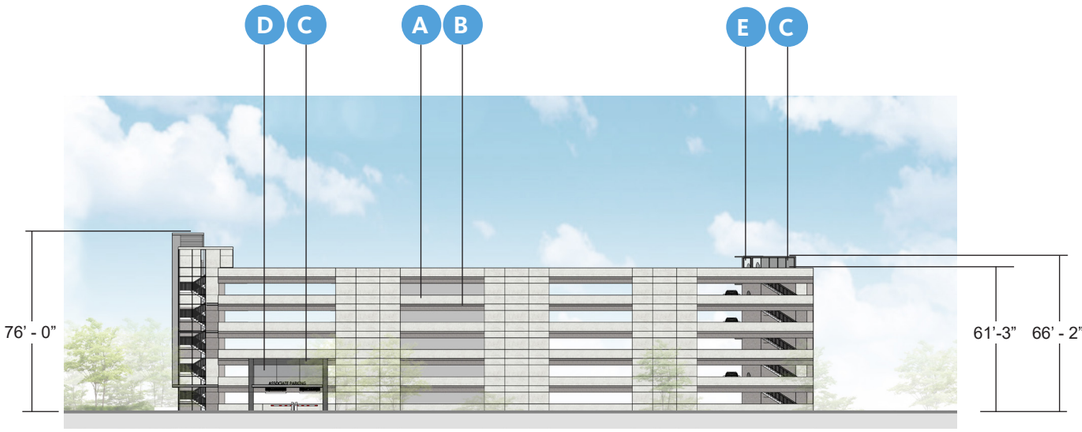
BR01 - CMU BLOCK



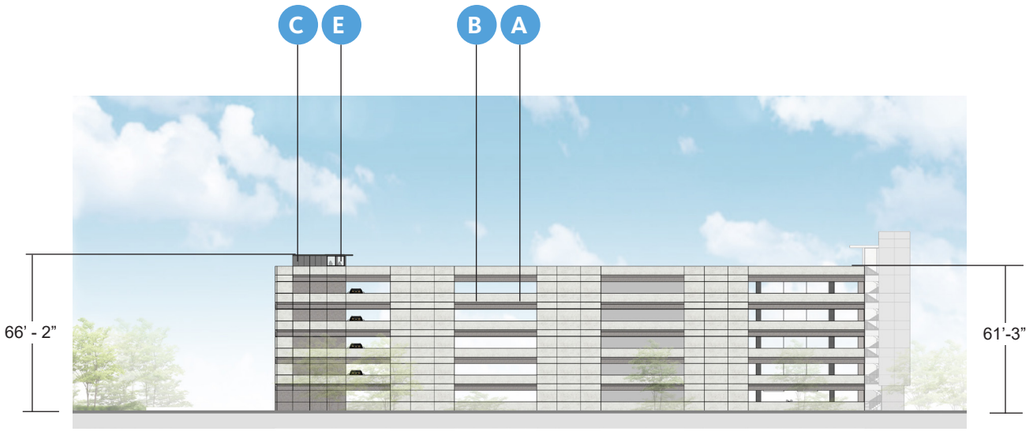
NORTH ELEVATION



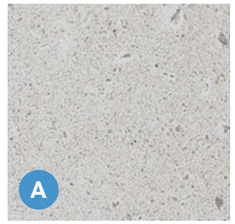
SOUTH ELEVATION



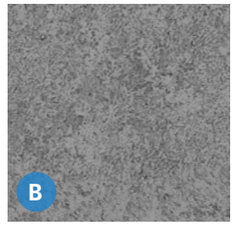
EAST ELEVATION



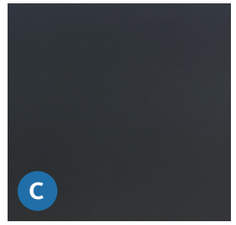
WEST ELEVATION



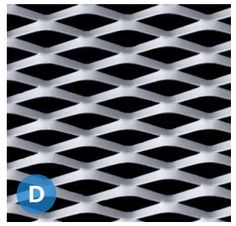
PC01- PRECAST LIGHT



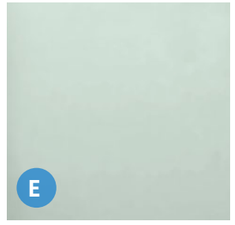
PC02- PRECAST DARK



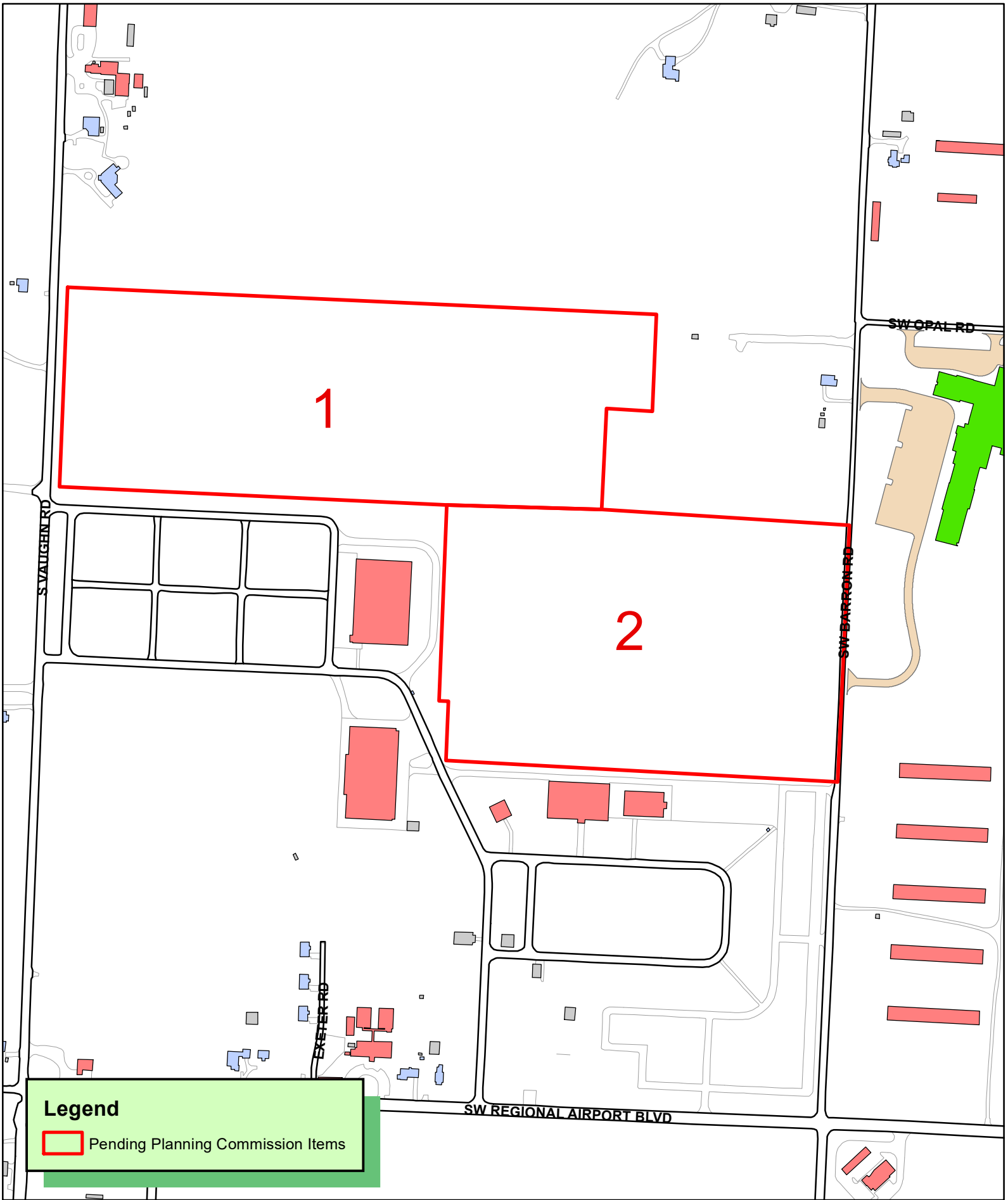
MP03- BLACK METAL
MINIMUM 24 GAUGE



MP06 - EXPANDED METAL
MINIMUM 24 GAUGE



GL01- VISION GLASS



N
W E
S

1 inch = 400 feet

PLA21-0008
PROPERTY LINE ADJUSTMENT
BARRON RD
CREATING LOTS 1 & 2 NEW SUB TBD

THE CITY OF BENTONVILLE

RAILROAD SPIKE
NW CORNER, NW1/4,
SE1/4 SEC 17, T-19-N,
R-31-W, (2006-368)
(2014-178)

P.O.B.
LOT 4

45.12'

S87°31'47"E 1980.59'

1320.39'

660.20'

S87°31'47"E 660.20'

P.O.C.
LOT 5

FOUND IRON PIN
NE CORNER, NE1/4,
SE1/4 SEC 17, T-19-N,
R-31-W, (2017-462)
(2006-368)

S02°17'30"W 328.71'

N87°29'18"W
149.83'

S02°17'53"W 332.09'

S02°13'28"W 661.50'

S02°19'00"E 658.88'

80' R.O.W.

S VAUGHN RD

R.O.W.

N02°14'35"E 660.69'

NW/4, SE1/4, SEC. 17, T-19-N, R-31-W (20.006 ACRES)
NE1/4, SE1/4, SEC. 17, T-19-N, R-31-W (8.867 ACRES)

N70°51'18"W
2.04'
TO PC

2.21'

OLD PROPERTY LINE

BARBED WIRE FENCE

3.31' TO FC

BARBED WIRE FENCE

N32°47'12"E
3.17'
TO PC

SCALE: 1"=150'

150 75 0 150

FORMER LOT 3
871,450 sq. ft.
20.006 acres

LOT 4
1,257,693 sq. ft.
28.873 acres

LINE TO BE ABANDONED
PER THIS PLAT

N87°27'05"W 1321.25'

43.23'

N87°31'49"W
509.77'

731,280.70
635,558.90

PROPOSED PROPERTY LINE

S87°28'22"E 810.84'

P.O.B.
LOT 5

S02°19'51"W 660.05'

PARCEL: 01-08200-025
1,496,724 sq. ft.
34.360 acres

N02°14'35"E 644.53'

LOT 5
1,110,481 sq. ft.
25.493 acres

FROM CPS
S87°24'52"E 0.29'
TO P.O.B.

FROM R.R. SPIKE
N69°54'25"W 2.62'
TO P.O.B.

4.68'

EX. FENCE

R.O.W.

GRAVEL
DRIVE

N02°14'35"E
16.16'

N87°10'08"W
30.79'

EASEMENT FOR OVERHEAD ELECTRIC

S87°25'26"E 1322.26'

S87°28'22"E 1320.83'

NE1/4, SE1/4, SEC. 17, T-19-N, R-31-W (20.033 ACRES)
SE1/4, SE1/4, SEC. 17, T-19-N, R-31-W (5.460 ACRES)

FOUND IRON PIN (CAP)
SW CORNER, NE/4,
SE1/4 SEC 17, T-19-N,
R-31-W (P4-560)
(L2020-64663)

730,657.10
635,055.12

N02°42'33"E
195.21'

N02°21'08"E
1319.93'

N87°01'36"W 1291.78'

21.47'

S02°13'28"W
1133.42'

S02°13'28"W 850.48'

SW BARRON RD

40' R.O.W.

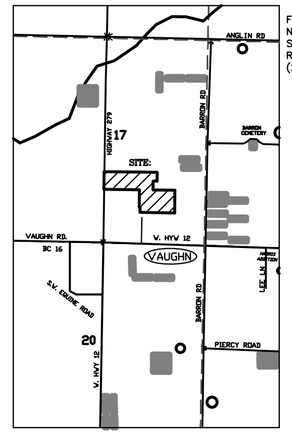
RAILROAD SPIKE
SW CORNER, NW1/4,
SE1/4 SEC 17, T-19-N,
R-31-W (2006-368)
(L2020-64663)

S02°19'11"W
1318.82'

RAILROAD SPIKE
SW CORNER, SW1/4,
SE1/4 SEC 17, T-19-N,
R-31-W, (2006-368)
(L2020-64663)

RAILROAD SPIKE
SW CORNER, SE1/4,
SE1/4 SEC 17, T-19-N,
R-31-W, (2006-368)
(L2020-64663)

RAILROAD SPIKE
SE CORNER, SE1/4,
SE1/4 SEC 17, T-19-N,
R-31-W, (2017-462)
(2004-964)



CITY REQUIRED NOTES:

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

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

3. ANY FUTURE DEDICATION OF RIGHT OF WAY WILL BE BY THE CITY OF BENTONVILLE MASTER STREET PLAN.

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.

LEGEND

- *FOUND IRON PIN*
- *SET IRON PIN (5/8" REBAR)*
- *RAILROAD SPIKE*
- *COTTON PICKER SPINDLE*
- *CABLE*
- *POWER POLE*
- *BOUNDARY LINE*
- *40 LINE*
- *BARB-WIRE FENCE*
- *CHAIN LINK FENCE*
- *ADJACENT BOUNDARY*

NOTES

1). WARRANTY DEEDS USED FOR THIS SURVEY IS FOUND IN BOOK 2004, AT PAGE 49614..

2). TAX PARCELS ARE 01-17309-000 & 01-08200-025.

3). ALL EASEMENTS AVAILABLE TO THE SURVEY ARE SHOWN, A MORE INDEPTH TITLE SEARCH IS REQUIRED TO FIND ANY/ALL EASEMENTS.

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

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER 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

SOURCE OF TITLE: D.R.: _____

PAGE: _____

CERTIFICATE OF ACCURACY

I, DAVID B. PLATZ, 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. 1553
STATE OF ARKANSAS

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

CITY OF BENTONVILLE PROJECT #: PLA21-????..

BASIS OF BEARING

ALL BEARINGS ARE TIED INTO ARKANSAS GRID NORTH ZONE BASED ON GPS OBSERVATION.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0235 K, EFFECTIVE DATE JUNE 5, 2012.

LEGAL DESCRIPTION LOT 4

PART OF THE NW ¼ AND THE NE¼ OF THE SE ¼ OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, BEGINNING AT THE NW CORNER OF THE NW¼ OF THE SE¼ OF SAID SECTION 17, THENCE ALONG THE NORTH LINE OF THE SE¼ OF SAID SECTION 17, SOUTH 87°31'47" EAST 1980.59 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°17'30" WEST 328.71 FEET; THENCE NORTH 87°29'18" WEST 149.83 FEET; THENCE SOUTH 02°17'53" WEST 332.09 FEET; THENCE NORTH 87°31'49" WEST 509.77 FEET; THENCE NORTH 87°27'05" WEST 1321.25 FEET TO THE WEST LINE OF THE NW¼ OF THE SE¼ OF SECTION 17; THENCE ALONG SAID WEST LINE, NORTH 02°19'00" EAST 658.88 FEET TO THE POINT OF BEGINNING, CONTAINING 28.873 ACRES MORE OR LESS, SUBJECT TO RIGHTS OF WAY OF S VAUGHN ROAD ALONG THE WEST PROPERTY LINE.

LEGAL DESCRIPTION LOT 5

PART OF THE NE ¼ AND THE SE¼ OF THE SE ¼ OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, COMMENCING AT THE NE CORNER OF THE NE¼ OF THE SE¼ OF SAID SECTION 17, THENCE ALONG THE EAST LINE OF THE NE¼ OF THE SE¼ OF SECTION 17, SOUTH 02°13'28" WEST 661.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 02°13'28" WEST 850.48 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°01'36" WEST 1291.78 FEET; THENCE NORTH 02°42'33" EAST 195.21 FEET; THENCE NORTH 87°10'08" WEST 30.79 FEET TO THE WEST LINE OF THE NE¼ OF THE SE¼ OF SECTION 17; THENCE ALONG SAID WEST LINE, NORTH 02°14'35" EAST 644.53 FEET; THENCE SOUTH 87°31'49" EAST 509.77 FEET; THENCE SOUTH 87°28'22" EAST 810.84 FEET TO THE POINT OF BEGINNING, CONTAINING 25.493 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS OF WAY OF SW BARRON RD ALONG THE EAST PROPERTY LINE.

ADJOINING LAND OWNERS

1) PARCEL #:01-18628-000
BCFA INC
PO BOX 251
BENTONVILLE AR 72712-0251

2) PARCEL #:01-08199-010
BEAVER LAKE CONCRETE
PO BOX 307
SPRINGDALE AR 72765-0307

3) PARCEL #:18-09007-000
OVERLAND DEVELOPMENT
PO BOX 580
ROGERS, AR 72757-0580

4) PARCEL #:01-17309-000
MAYER DONALD P & MARY ANN
5201 S VAUGHN RD
BENTONVILLE, AR 72712

5) PARCEL #:18-09001-000
MAYER, LAVERNA T TRUSTEE
4998 BARRON RD
BENTONVILLE AR 72713

6) PARCEL #:01-08200-000
CITY OF BENTONVILLE
117 W CENTRAL AVE
BENTONVILLE AR 72712

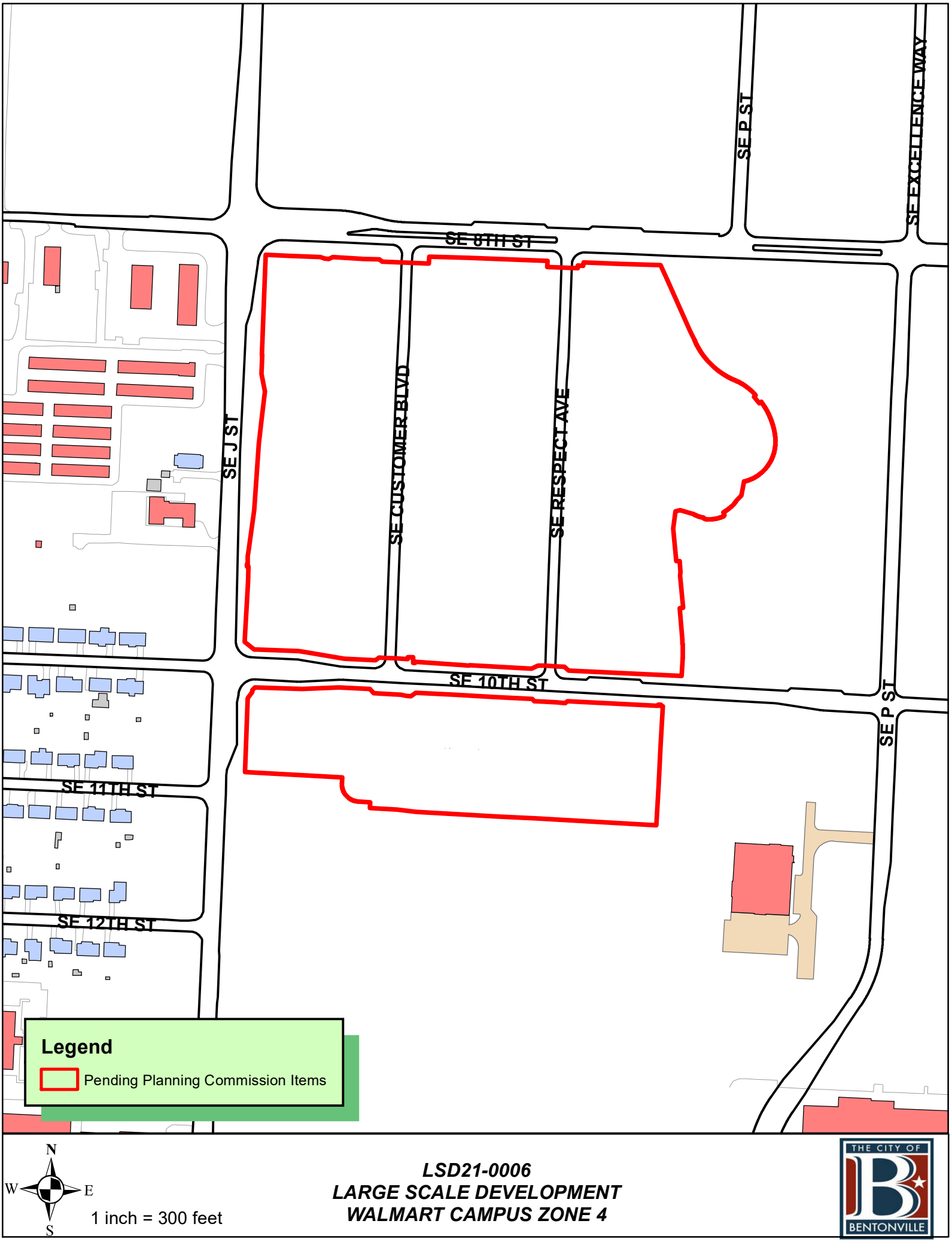
7) PARCEL #:01-18080-000
BENTONVILLE SCHOOL DISTRICT NO 6 OF BENTON COUNTY
500 TIGER BOULEVARD
BENTONVILLE AR 72712-4208

8) PARCEL #:01-07964-060
HIGHLAND LLC
%COUGHLIN CYNTHIA H
PO BOX 129
CENTERTON, AR 72719-0129

MAYER ADDITION LOT 3 & PARCEL 01-08200-025 INTO MAYER ADDITION LOTS 4 AND 5

PROPERTY LINE ADJUSTMENT	REVISIONS No.:	BY:	DATE:
OWNER: *MAYER FAMILY TRUST* *5201 SOUTH VAUGHN ROAD* *BENTONVILLE, AR 72712*			
	DRAWN BY: DP/ZS		DATE: 2/6/21
273-7989 OR 366-7989 *CONSULTING INC.* *P.O. BOX 223 BENTONVILLE, AR 72712*	CHECKED BY:		JOB No.: 2021009
	SCALE: 1"=150'		SHEET: 1

500-19N-31W-0-17-200-04-1553



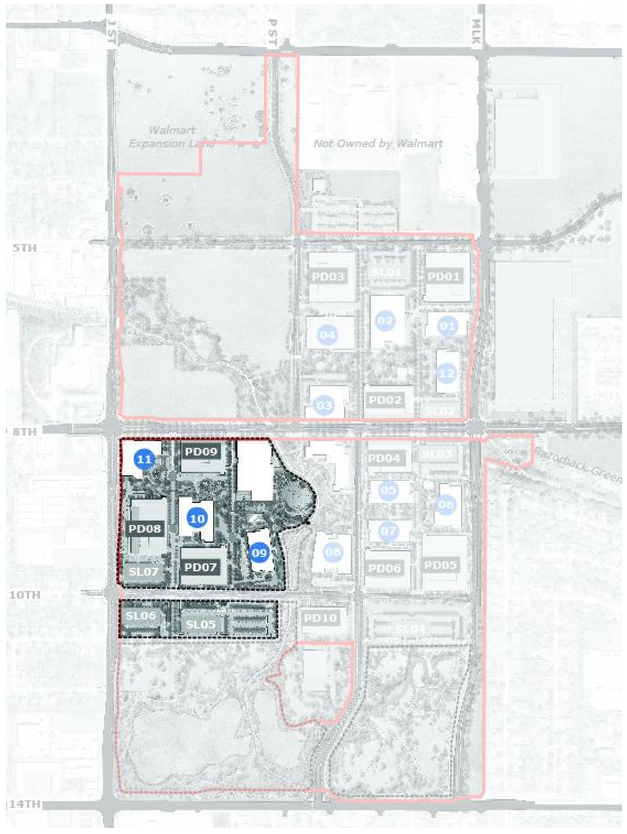
LSD21-0006
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 4

THE CITY OF BENTONVILLE

WALMART

FACILITY # 30043-526

LSD ZONE 04



PROJECT CONTACTS

OWNER

WALMART, INC.
2001 SE 10TH ST
BENTONVILLE, AR 72712

CITY OF BETONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING

TYLER OVERSTREET
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-6840
EMAIL:TOVERSTREET@BENTONVILLEAR.COM

BRIAN BAHR
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3122
EMAIL:BBAHR@BENTONVILLEAR.COM

JON STANLEY
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3122
EMAIL:JSTANLEY@BENTONVILLEAR.COM

STREET DEPARTMENT

DENNIS BIRGE
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3130
EMAIL:DBIRGE@BENTONVILLEAR.COM

ENGINEERING DEPARTMENT

DAN WEESE, PE
CITY ENGINEER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3168
EMAIL:DWEESE@BENTONVILLEAR.COM

STORMWATER

JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-5002
EMAIL:JPAITH@BENTONVILLEAR.COM

CITY OF BENTONVILLE (CONTINUED)

PUBLIC WORKS

MIKE BENDER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-6720
EMAIL:MBENDER@BENTONVILLEAR.COM

FIRE DEPARTMENT

JAKE FEEMSTER
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-3151
EMAIL:JAFEEMSTER@BENTONVILLEAR.COM

BRENT BOYDSTON
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-5927
EMAIL:BBOYDSTON@BENTONVILLEAR.COM

WATER DEPARTMENT

BEAU THOMPSON
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-418-8680
EMAIL:BTHOMPSON@BENTONVILLEAR.COM

PRESTON NEWBILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3140
EMAIL:PNEWBILL@BENTONVILLEAR.COM

WASTEWATER DEPARTMENT

NANCY BUSEN
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-3160
EMAIL:NBUSEN@BENTONVILLEAR.COM

ELECTRIC DEPARTMENT

TRAVIS MATLOCK
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-5941
EMAIL:TMATLOCK@BENTONVILLEAR.COM

CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3159
EMAIL:CBARNES@BENTONVILLEAR.COM

BLACK HILLS ENERGY

JOSH KNIGHT
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
PHONE:479-271-6840
EMAIL:JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T

SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, AR 72766
OR LAYNE RHODES
479-442-1977
PHONE:479-442-1967
EMAIL:LR159@ATT.COM

COX COMMUNICATIONS

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

HEALTH DEPARTMENT

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

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

ENVIRONMENTAL/GEOTECHNICAL

MARCO V. VICENTE SILVESTRE, PE
3165 PINE WOODS ROAD
SPRINGDALE, AR 72762
PHONE:479-756-1555
EMAIL:MSILVESTRE@BUILDINGANDEARTH.COM

LOCAL CIVIL ENGINEER

JOHN TRAHAN
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE:479-273-9472
EMAIL:JTRAHAN@CEIENG.COM

STEVE PAWLACYK, PE
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE:479-273-9472
EMAIL:SPAWLACZYK@CEIENG.COM

Gensler
5005 Greenville Avenue
Dallas, TX 75206
Tel 214.273.1500

walter p moore
Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010
USA
Tel (713) 630-7300

swa
SWA
811 W. 7TH ST.
8TH FLOOR
LOS ANGELES, CA 90017
USA
Tel (213) 236-9090

CEI
CEI
3108 SW Regency Parkway
Bentonville, AR 72712
USA
Tel (479) 273-9472

ARUP
ARUP
3560 Mission Street
San Francisco, CA 94105
USA
Tel (415) 957-9445

ISP DESIGN LIGHTING CONSULTANT
ISP
17225 S. Dixie Hwy. Ste. 201
Miami, FL 33157
USA
Tel (305) 278 1565

4b Technology
4b Technology Group, LLC
390 Glenborough Dr., Suite 290
Houston, TX 77067
USA
Tel (832) 249-9379

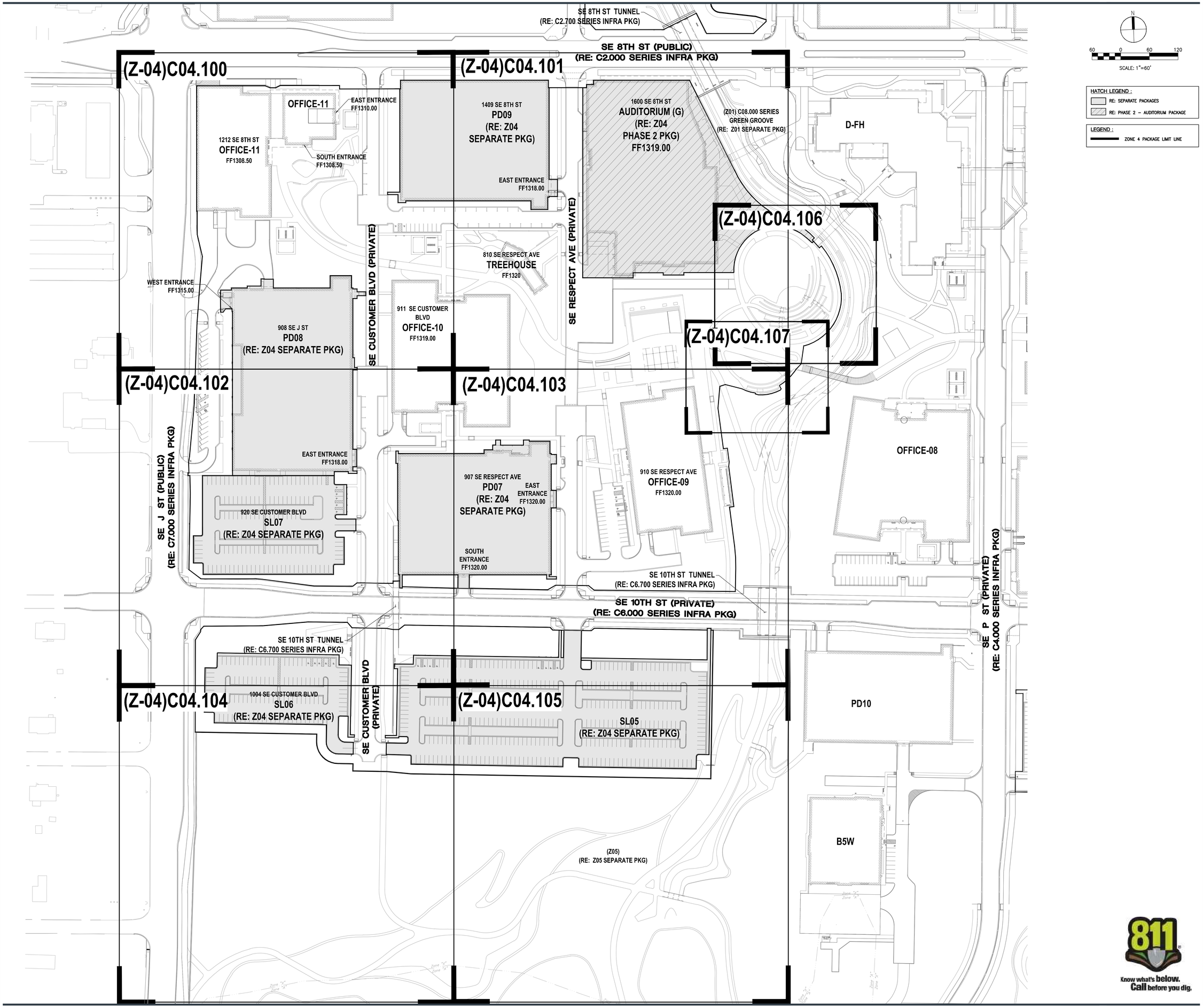
VOLUME: I, III

2ND PLANNING COMMISSION SUBMISSION
03.01.2021

BENTONVILLE, ARKANSAS

027.7568.000 PROPRIETARY

City of Bentonville Project No.
LSD21-0006



WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-526

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010

walter p moore

713.630.7300

swa

811 W 7th Street, 8th Floor
Los Angeles, California
90017–3419
United States
www.swagroup.com
+1.213.236.9090 o

CEI Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3320 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
FAX (479) 273-0844

ISP DESIGN LIGHTING CONSULTANT

KEY PLAN

△ Date	Description
01.13.2021	PRE-APP REQUEST
02.08.2021	1ST PLANNING COMMISSION SUBMISSION
03.01.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 03–01–2021
ASBL COA NO. 719

Project Name

LSD ZONE 04

Project Number

27.7568.000

Description

ZONE 04 OVERALL LAYOUT PLAN

Scale

1" = 60'

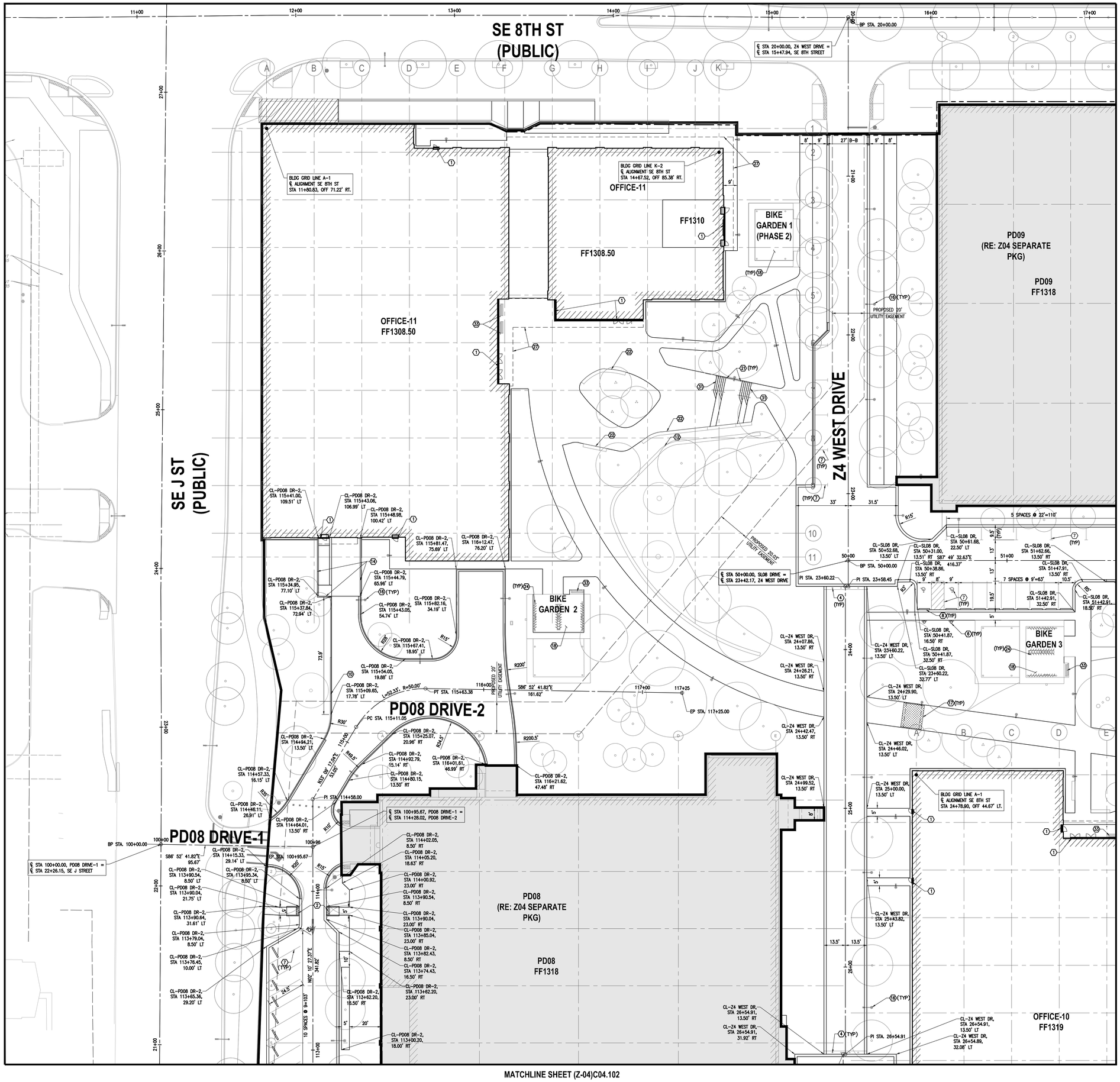
ID	VOLUME	SHEET
SITE-Z04	V1	(Z-04)C04.000

City of Bentonville Project No. LSD21-0006

2021 G n l r

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

Feb 25, 2021 - 2:42pm \\walterpmoore.com\files\projects\M03\2018\18031-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Site\SF04\OF\WMC_SF04_WPM_C_OV-LA_M031803109.dwg



N

20 0 20 40

SCALE:1"=20'

HATCH LEGEND :

- RE: SEPARATE PACKAGES
- RE: PHASE 2 – AUDITORIUM PACKAGE

LEGEND :

- ZONE 4 PACKAGE LIMIT LINE

NOTE :

Z4 WEST DRIVE = SE CUSTOMER BLVD (PRIVATE)
Z4 EAST DRIVE = SE RESPECT AVE (PRIVATE)

Sheet Notes:

A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT.

B. RE: ARCH AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND DETAILS.

C. RE: LANDSCAPE PLANS FOR SIDEWALK DIMENSION CONTROL, JOINTS, JOINT PATTERNS, AND INTEGRAL COLOR DETAILS AND REQUIREMENTS.

D. RE: UTILITY PACKAGE FOR ALL UTILITY CORRIDOR UTILITIES (THERMALS, ELECTRIC/TELECOM DUCTBANK, GAS, WATER, SANITARY SEWER, AND STORM SEWER).

E. RE: INFRASTRUCTURE PACKAGE FOR WORK WITHIN PUBLIC ROW AND PRIVATE ROADWAYS.

F. ROOT BARRIER REQUIRED FOR ALL TREE ROOT BALLS LOCATED WITHIN 5 FEET OF ALL UTILITIES/STRUCTURES AND PAVEMENT. CONTRACTOR TO COORDINATE ROOT BARRIER REQUIREMENTS WITH LANDSCAPE ARCHITECT.

G. RE: MASTER TYPICAL PLAN SET FOR ALL CONSTRUCTION DETAILS.

Key Notes:

1	C06.001 MTP 3	TYPICAL SIDEWALK EDGE AT ENTRY DOOR
2	C06.001 MTP 5	SIDEWALK RAMP
3	C06.001 MTP 6	CONCRETE MOW STRIP
4		BOLLARD–REMOVABLE (RE: LANDSCAPE PLANS FOR DETAILS
5	C02.001 MTP 8	BOLLARD–LOADING DOCK
6	C06.001 MTP 4	ADA PARKING SIGN
7	C06.001 MTP 1	PAVEMENT MARKINGS
8	C06.001 MTP 2	CONCRETE WHEEL STOPS
9	C07.000 MTP 4	4.0' CONCRETE CANTILEVER WALL
10	C07.000 MTP 5	6.0' CONCRETE CANTILEVER WALL
11	C07.000 MTP 6	8.0' CONCRETE CANTILEVER WALL
12	C07.000 MTP 1	DRY STACKED STONE RETAINING WALL
13	C07.000 MTP 8	TUNNEL RAMP WALL
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15	C07.000 MTP 2	GABION RETAINING WALL
16	C07.000 MTP 7	LIGHTPOLE FOUNDATION
17	C07.000 MTP 9	BIOSWALE CROSSING – ELEVATED SLAB
18		BIKE GARDEN (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: SITE STRUCTURAL PLANS FOR FOUNDATION DETAILS/RE: MEP PLANS FOR POWER DETAILS)
19	CXX.XXX MTP X	BRIDGE/HEADWALL
20	C07.000 MTP 10	BIOSWALE CROSSING – BOX CULVERT
21		HAND RAIL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
22		CONCRETE SEAT WALL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
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26		GARAGE CANOPY FOUNDATION (RE: PARKING DECK PLANS FOR STRUCTURAL DETAILS AND LAYOUT)
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28	CXX.XXX MTP X	FENCE FOOTING (RE: LANDSCAPE PLANS FOR FENCE DETAILS)
29		FENCE (RE: ARCH PLANS FOR DETAILS)
30		BOLLARD–RETRACTABLE (RE: ELECTRICAL PLANS FOR DETAILS)
31	C07.000 MTP 3	CONCRETE STAIR (RE: LANDSCAPE PLANS FOR DETAILS)
32		BOULDERS (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
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ISP DESIGN LIGHTING CONSULTANT

KEY PLAN

Date	Description
01.13.2021	PRE-APP REQUEST
02.08.2021	1ST PLANNING COMMISSION SUBMISSION
03.01.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

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Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 03-01-2021
ASBL COA NO. 719

Project Name
LSD ZONE 04

Project Number
27.7568.000

Description
ZONE 04 LAYOUT PLAN

Scale
1" = 20'

ID	VOLUME	SHEET
SITE-Z04	V1	(Z-04)C04.100

City of Bentonville Project No. LSD21-0006

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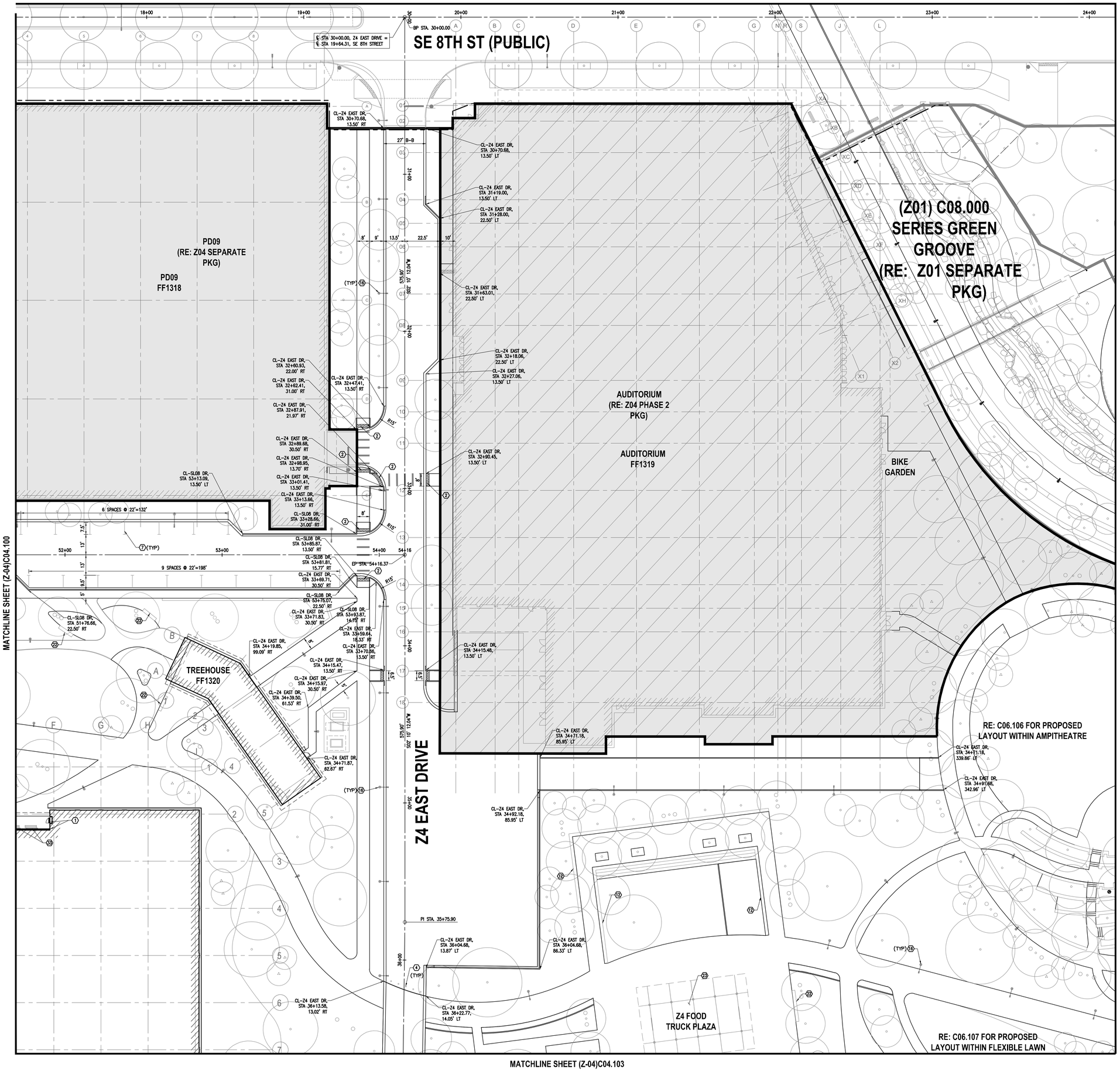

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20 0 20 40

SCALE:1"=20'

HATCH LEGEND :

- RE: SEPARATE PACKAGES
- RE: PHASE 2 – AUDITORIUM PACKAGE

LEGEND :

- ZONE 4 PACKAGE LIMIT LINE

NOTE :

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KEY PLAN

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ASBL COA NO. 719

Project Name
LSD ZONE 04

Project Number
27.7568.000

Description
ZONE 04 LAYOUT PLAN

Scale
1" = 20'

ID: SITE-Z04 | VOLUME: V1 | SHEET: (Z-04)C04.101

City of Bentonville Project No. LSD21-0006

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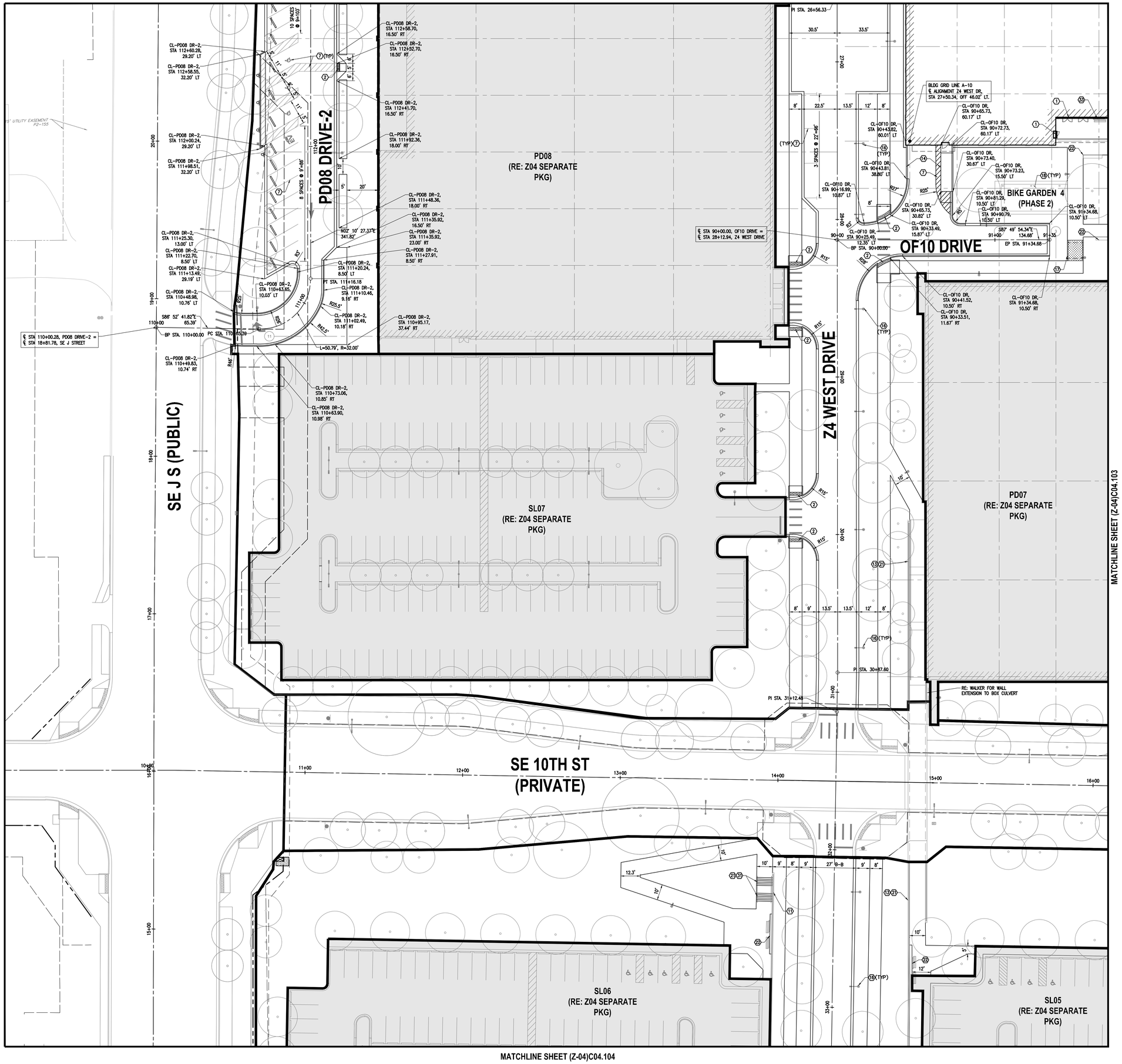
MATCHLINE SHEET (Z-04)C04.100



N

20 0 20 40

SCALE:1"=20'

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- RE: SEPARATE PACKAGES
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LEGEND :

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KEY PLAN

Date	Description
01.13.2021	PRE-APP REQUEST
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Seal / Signature

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P.E. Serial No.: 18208
Date: 03–01–2021
ASBL COA NO. 719

Project Name
LSD ZONE 04

Project Number
27.7568.000

Description
ZONE 04 LAYOUT PLAN

Scale
1" = 20'

ID	VOLUME	SHEET
SITE-Z04	V1	(Z-04)C04.102

City of Bentonville Project No. LSD21-0006

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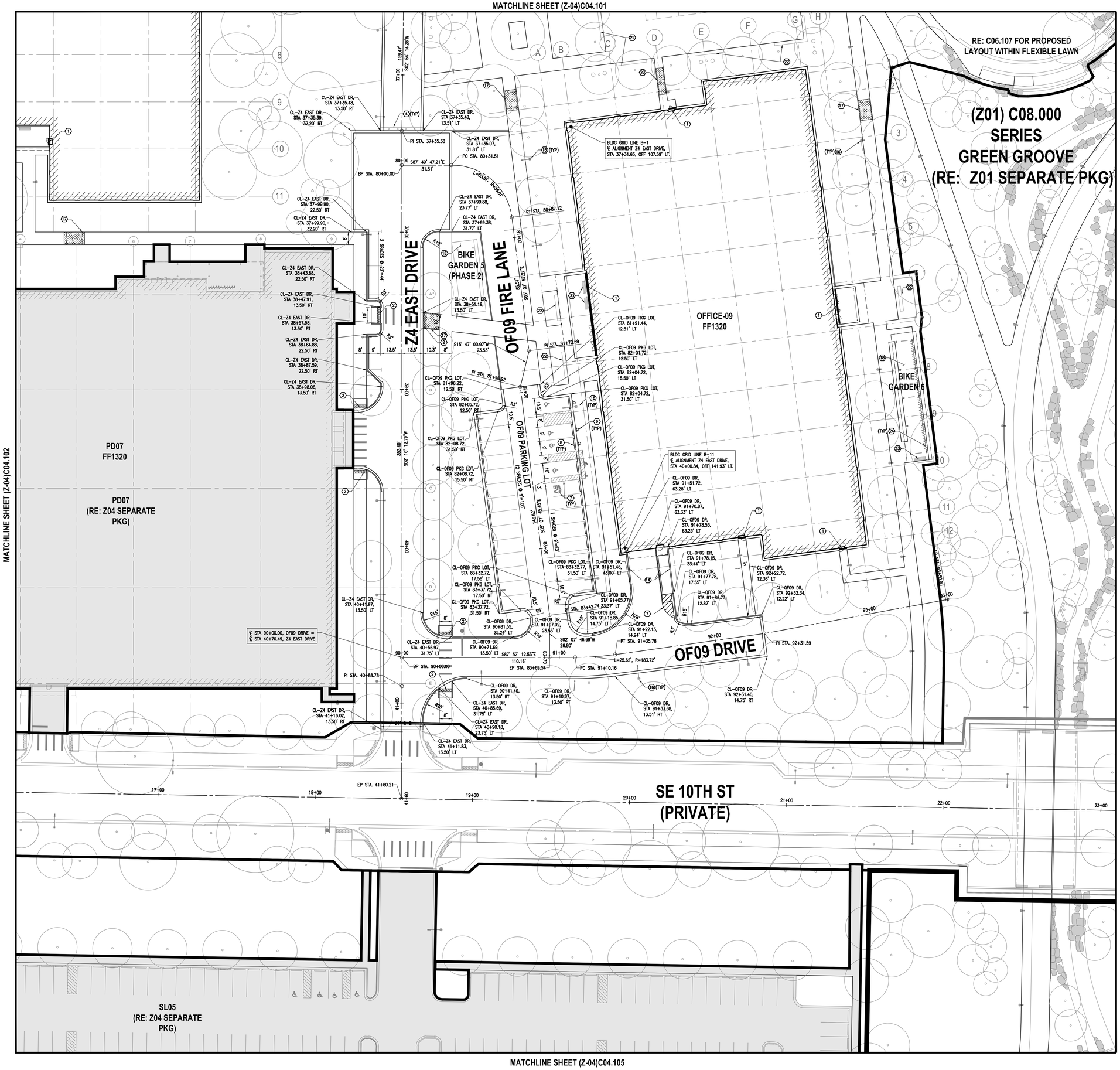
MATCHLINE SHEET (Z-04)C04.101

MATCHLINE SHEET (Z-04)C04.102

MATCHLINE SHEET (Z-04)C04.105



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20 0 20 40

SCALE:1"=20'

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- RE: PHASE 2 – AUDITORIUM PACKAGE

LEGEND :

- ZONE 4 PACKAGE LIMIT LINE

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SITE-Z04	V1	(Z-04)C04.103

City of Bentonville Project No. LSD21-0006

2021 Gnlr

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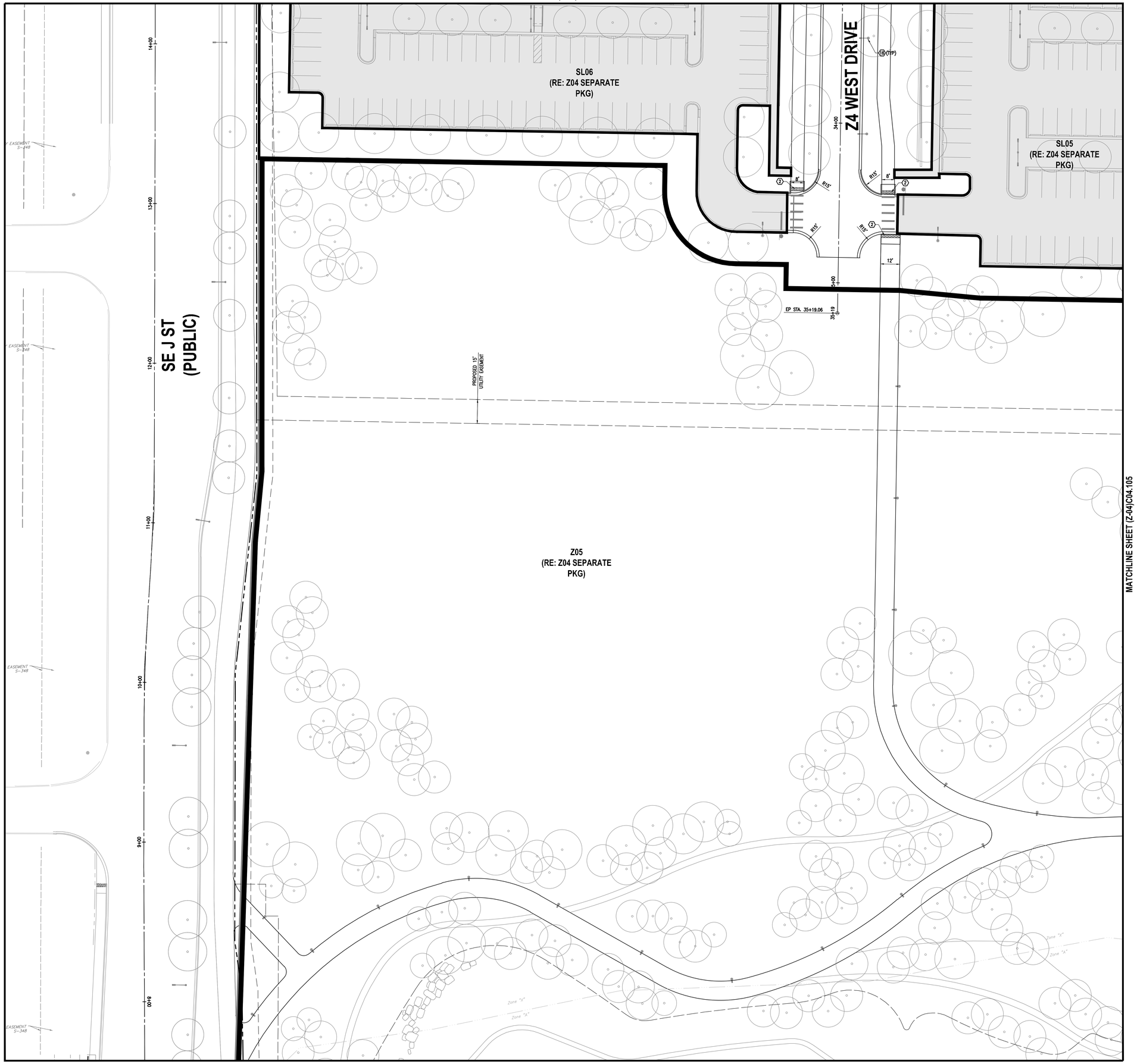

MATCHLINE SHEET (Z-04)C04.105

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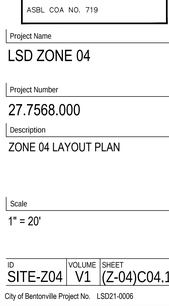

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P.E. Serial No.: 18208
Date: 03–01–2021
ASBL COA NO. 719

Project Name

LSD ZONE 04

Project Number

27.7568.000

Description

ZONE 04 LAYOUT PLAN

Scale

1" = 20'

ID	VOLUME	SHEET
SITE-Z04	V1	(Z-04)C04.104

City of Bentonville Project No. LSD21-0006

2021 G n l r

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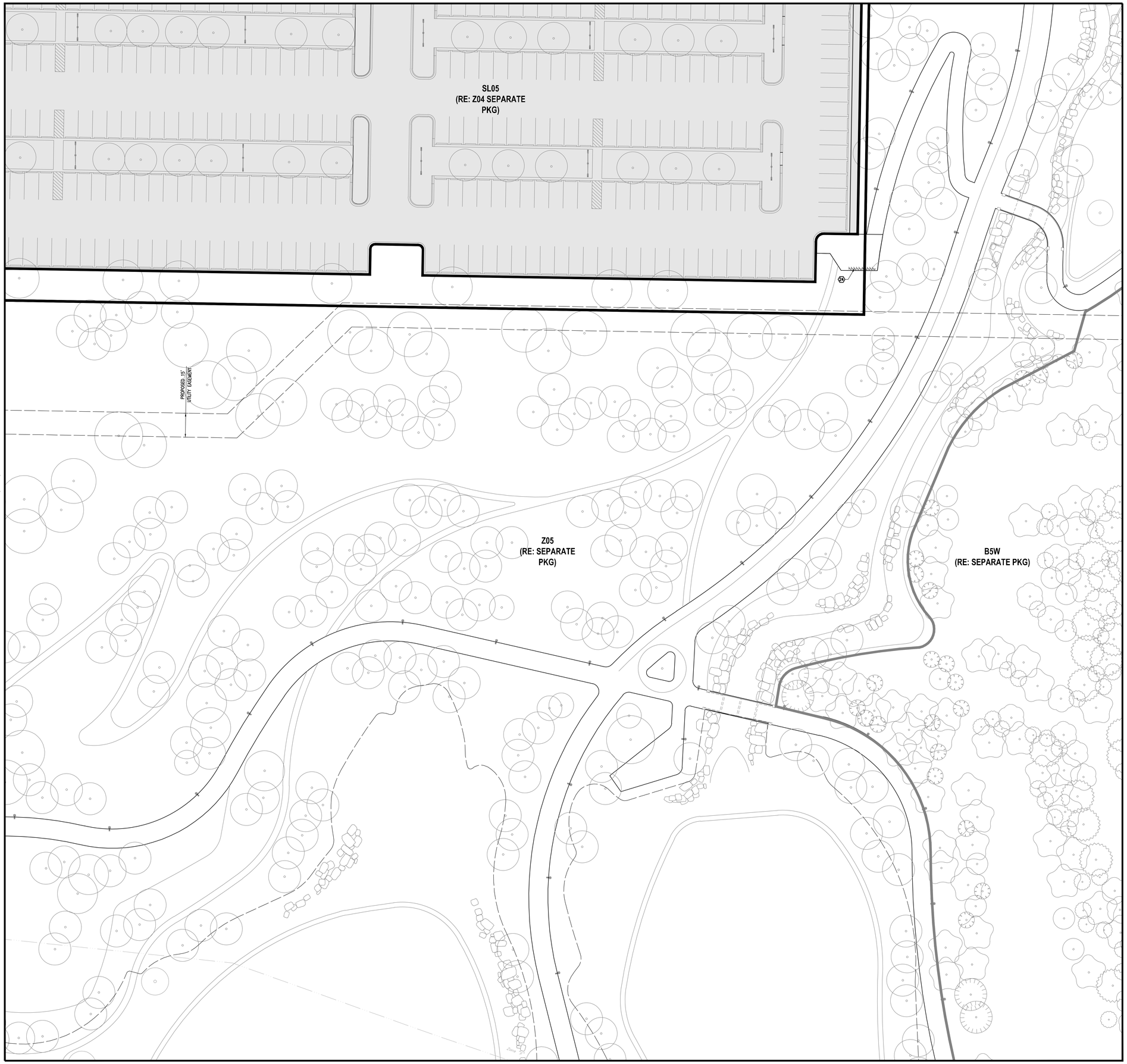

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20 0 20 40

SCALE:1"=20'

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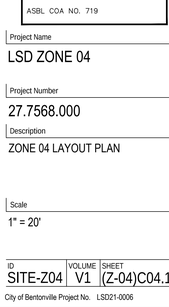

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ZONE 04 LAYOUT PLAN

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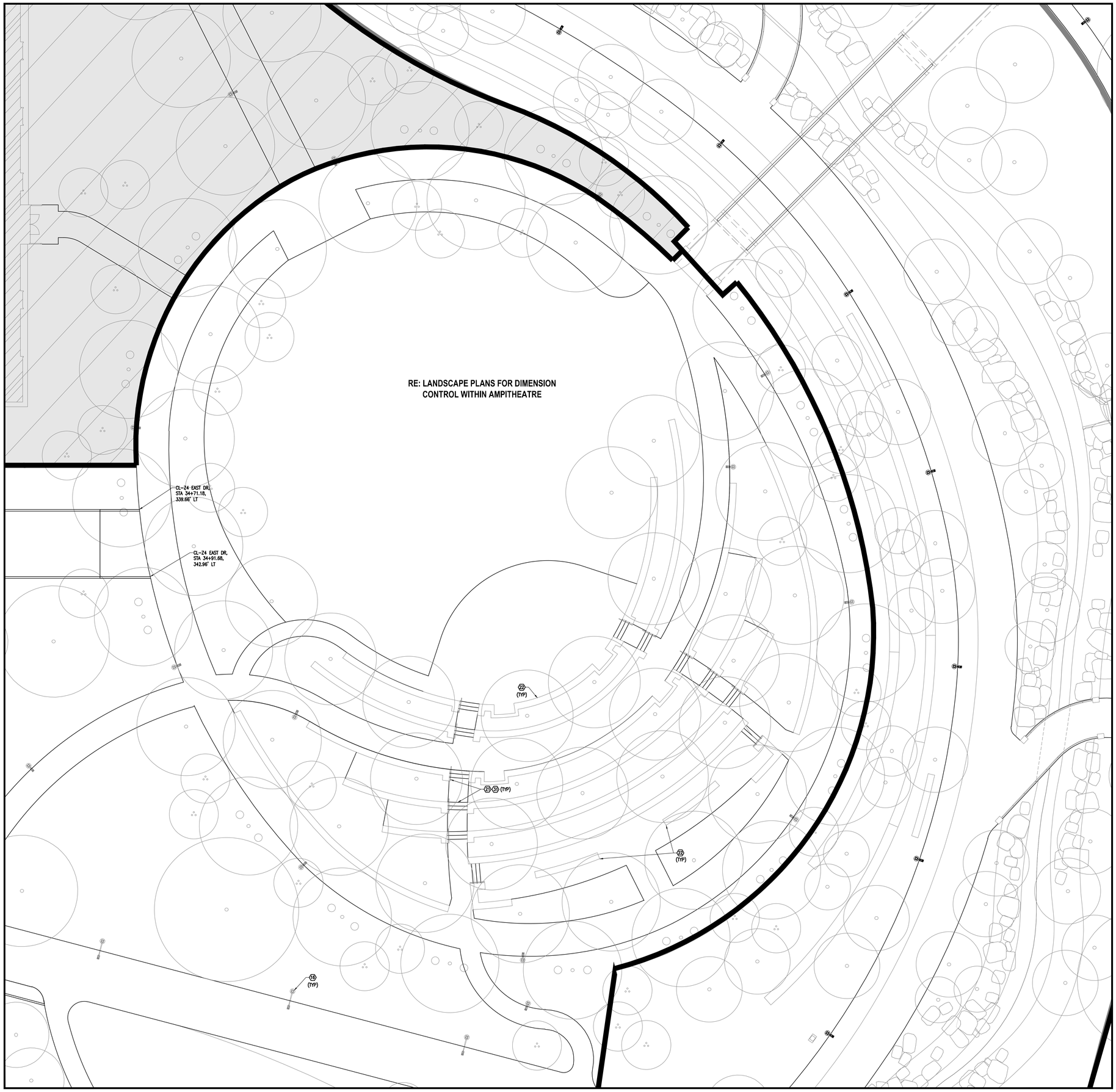

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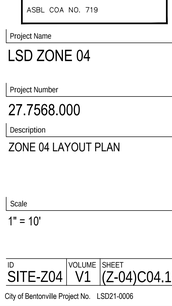

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ASBL COA NO. 719

Project Name
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Project Number
27.7568.000

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ZONE 04 LAYOUT PLAN

Scale
1" = 10'

ID	VOLUME	SHEET
SITE-Z04	V1	(Z-04)C04.106

City of Bentonville Project No. LSD21-0006

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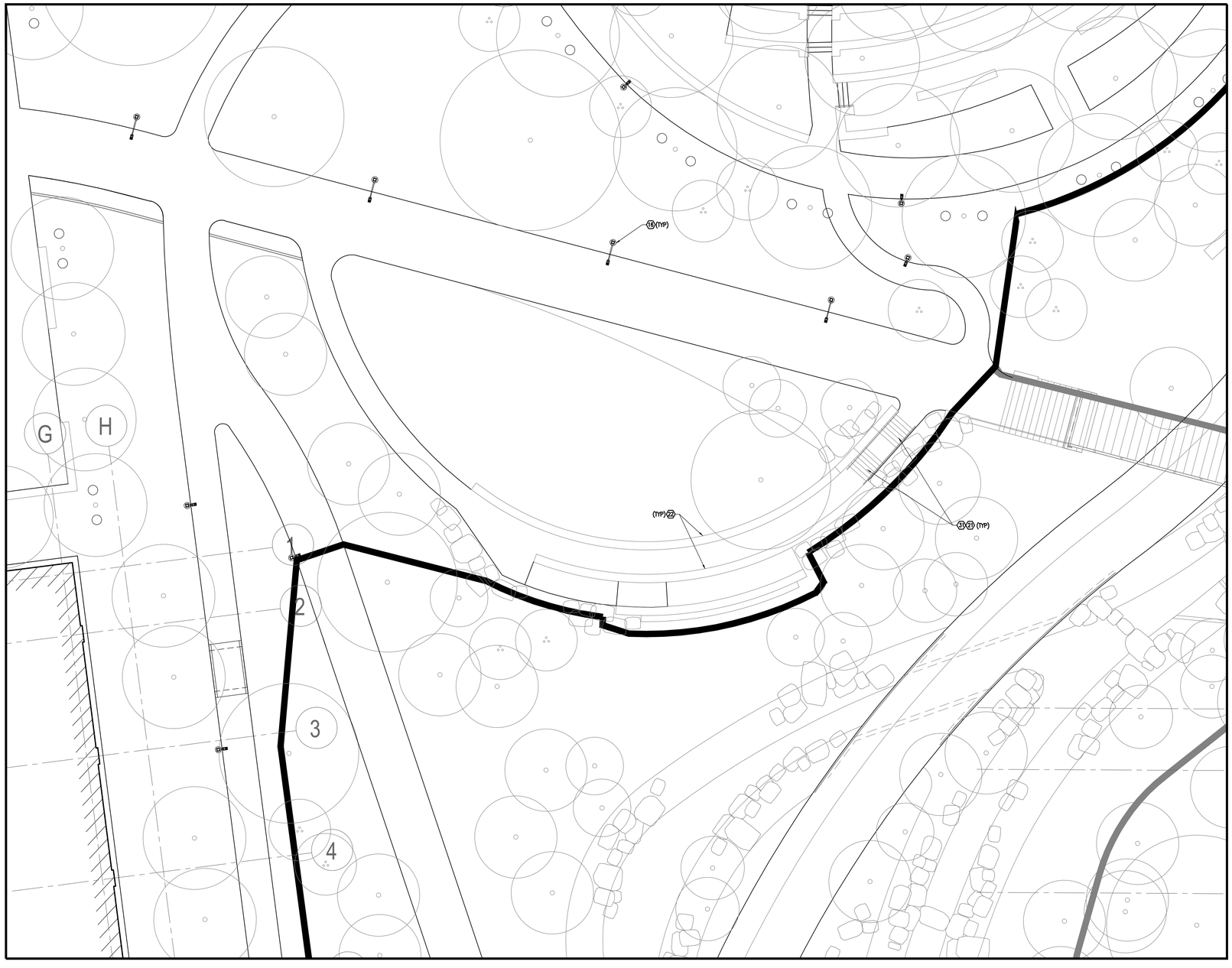

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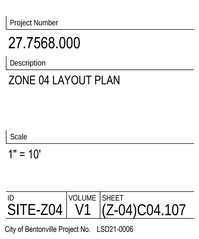

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1" = 10'

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SITE-Z04	V1	(Z-04)C04.107

City of Bentonville Project No. LSD21-0006

2021 Gnlr

Feb 25, 2021 - 2:45pm \\walterpmoore.com\files\projects\MO\2018\18031-09 Confidential Home Office - Infrastructure Package\Civil\CadSite\SF04\OF\WMC_SF04_WPM_C_FI_LA_M0318031(09.dwg

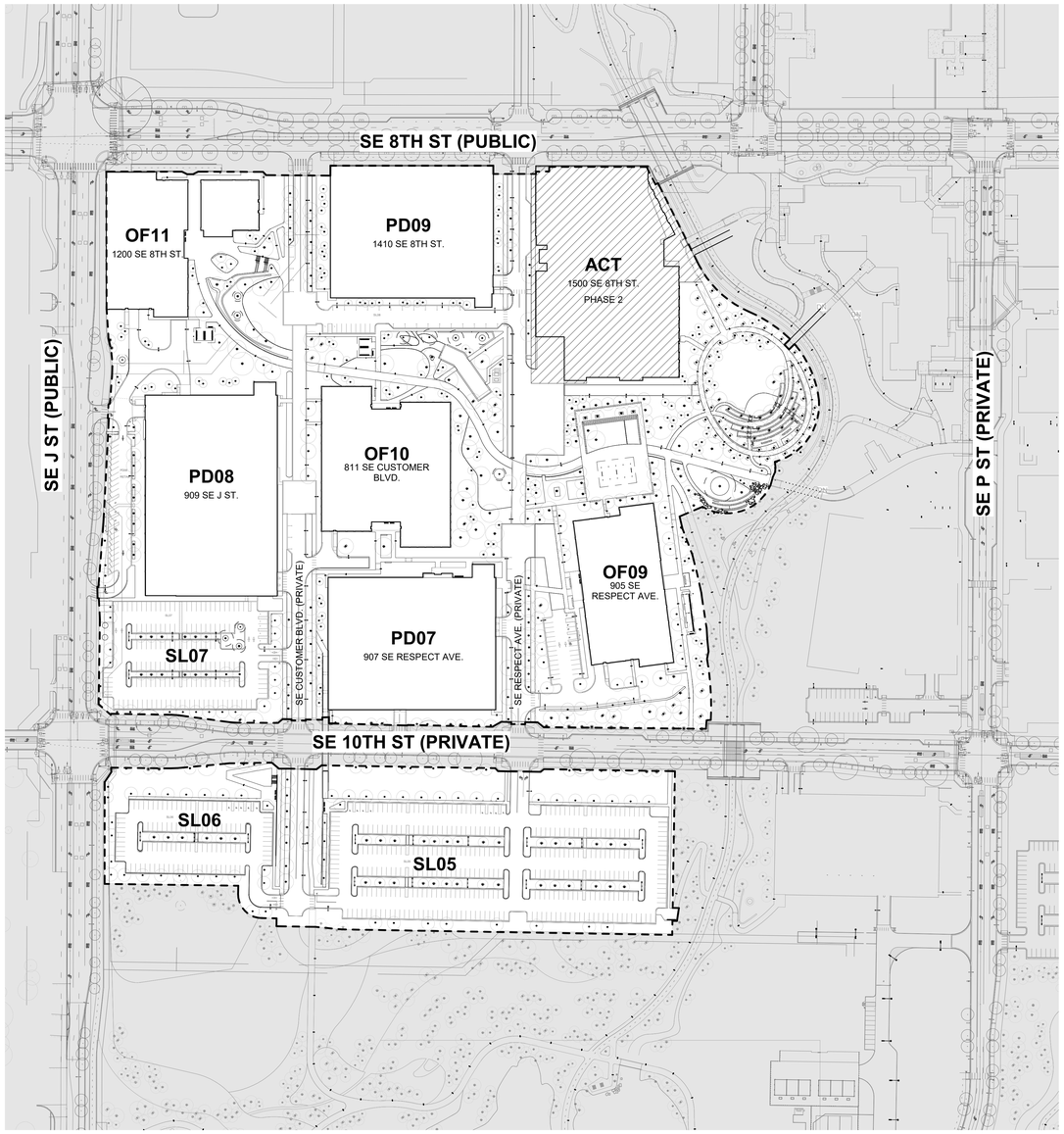
WALMART CAMPUS

ZONE 4 LANDSCAPE PACKAGE

A PROJECT OF WALMART
CITY OF BENTONVILLE, ARKANSAS

2ND PLANNING COMMISSION SUBMISSION
* NOT FOR CONSTRUCTION*

3/1/2021



WALMART CAMPUS

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FACILITY # 30043-526

Gensler

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United States

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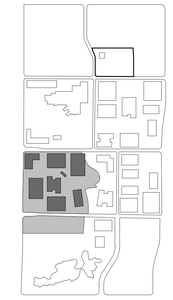
KEY PLAN



△	Date	Description
	01.13.2021	PRE-APP REQUEST
	02.08.2021	1ST PLANNING COMMISSION SUBMISSION
	03.01.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY
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Project Name

LSD ZONE 04

Project Number

27.7568.000

Description

LANDSCAPE COVER SHEET

Scale

1" = 100'-0"

ID	VOLUME	SHEET	
SITE-Z04	V1	(Z-04)	L00.000

City of Bentonville Project No. LSD21-0006

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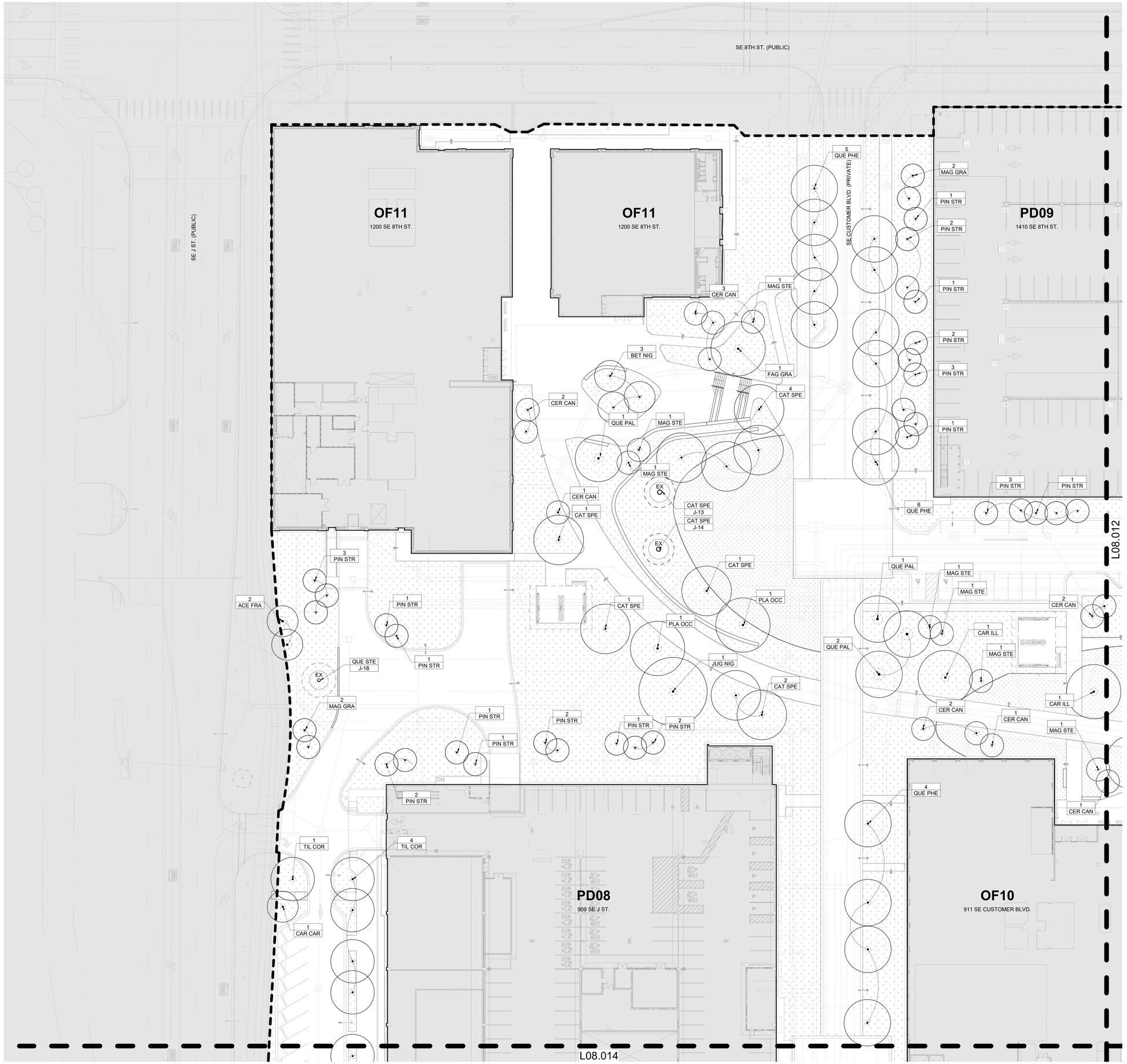

TREE SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME
DECIDUOUS		
ACE FRA	Acer rubrum 'Franksred'	Red Sunset Maple
ACE OCT	Acer rubrum 'October Glory'	October Glory Maple
ACE FRE	Acer x freemanii	Freeman Maple
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CAR CAR	Carpinus caroliniana	American hornbeam
CAR ILL	Carya illinoinensis	Pecan
CAS OZA	Castanea ozarkensis	Ozark Chinquapin
CAT SPE	Catalpa speciosa	Catalpa
FAG GRA	Fagus grandifolia	American Beech
GIN BIL	Ginkgo biloba	Ginkgo
GLE TRI	Gleditsia Triacanthos var. inermis 'Skycole'	Honey Locust
JUG NIG	Juglans nigra	Black Walnut
LIR TUL	Liriodendron tulipifera	Tulip Tree
NYS SYL	Nyssa sylvatica	Black Gum
OST VIR	Ostrya virginiana	Eastern Hop Hornbeam
PLA OCC	Platunus occidentalis	American Sycamore
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ULM AME	Ulmus americana 'Valley Forge'	American Elm
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EVERGREEN		
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MAG STE	Magnolia stellata	Star magnolia
PRU YED	Prunus x yedoensis	Yoshino Cherry

NOTES:

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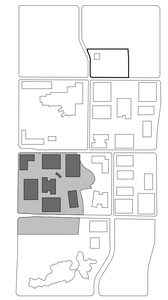

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Project Name

LSD ZONE 04

Project Number

27.7568.000

Description

PLANTING PLAN - TREES

0 10' 20'

Scale 1" = 20'

1" = 20'-0"

ID	VOLUME	SHEET	
SITE-Z04	V1	(Z-04)	L08.011

City of Bentonville Project No. LSD21-0006

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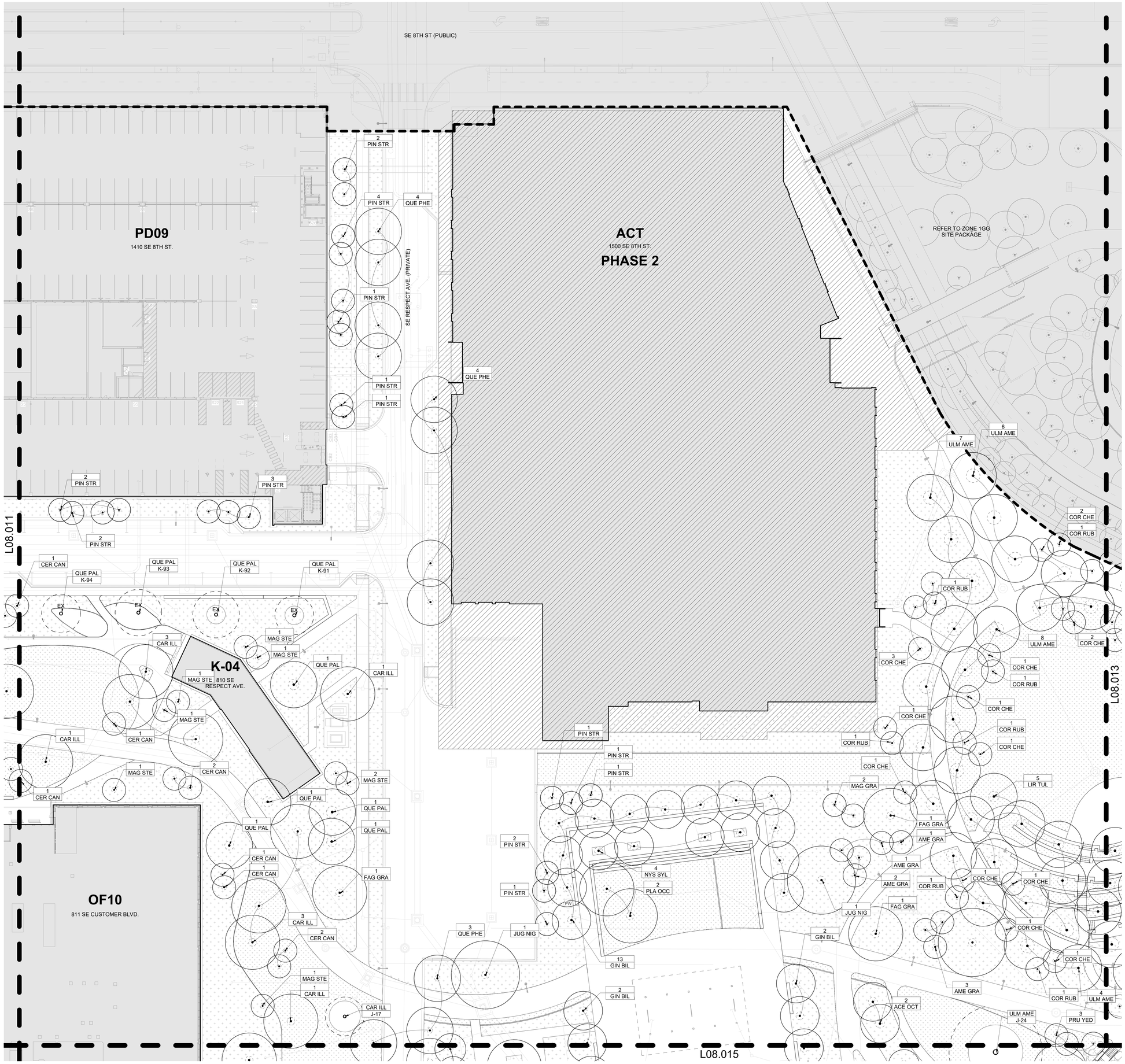

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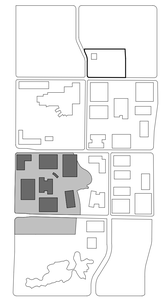

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Project Name
LSD ZONE 04

Project Number
27.7568.000

Description
PLANTING PLAN - TREES

0 10' 20'
1" = 20'

Scale
1" = 20'-0"

ID	VOLUME	SHEET	
SITE-Z04	V1	(Z-04)	L08.012

City of Bentonville Project No. LSD21-0006

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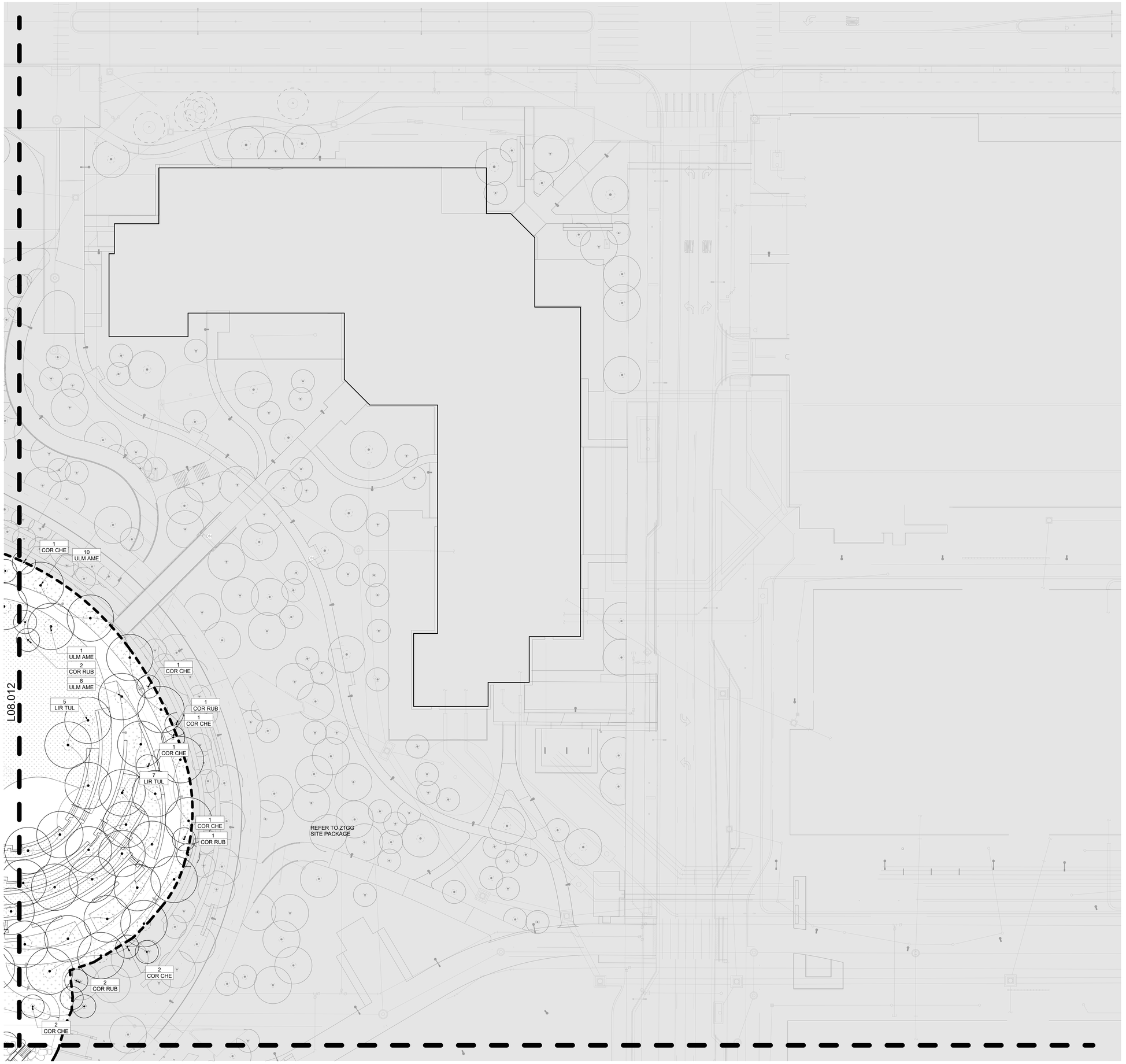

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Project Name

LSD ZONE 04

Project Number

27.7568.000

Description

PLANTING PLAN - TREES

0 10' 20'

Scale

1" = 20'

1" = 20'-0"

ID	VOLUME	SHEET	
SITE-Z04	V1	(Z-04)	L08.013

City of Bentonville Project No. LSD21-0006

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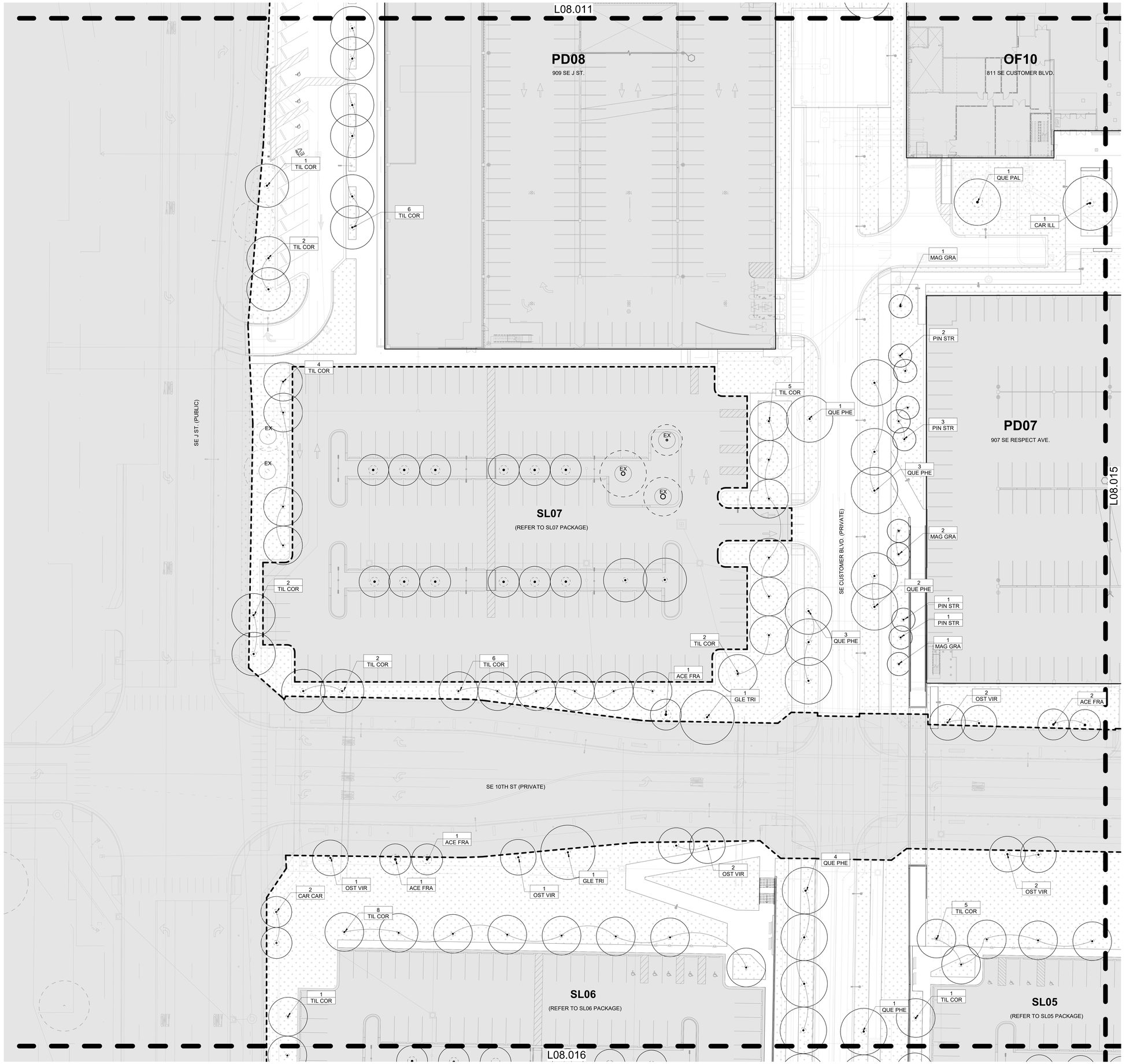

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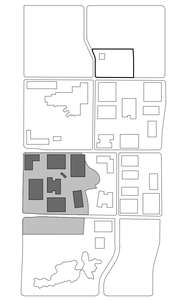

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PLANTING PLAN - TREES

Scale
1" = 20'-0"

0 10' 20'
1" = 20'

ID	VOLUME	SHEET	
SITE-Z04	V1	(Z-04)	L08.014

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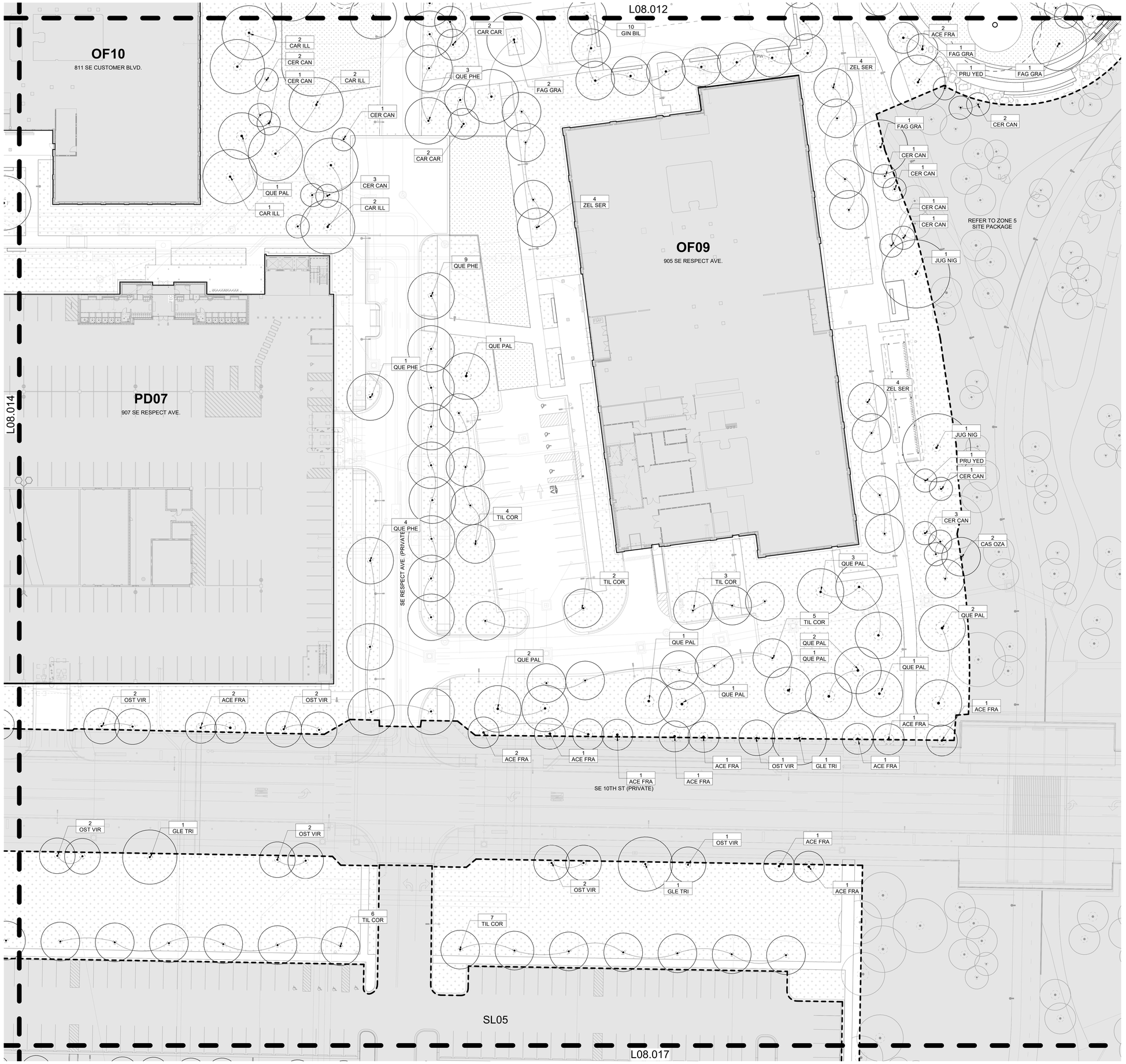

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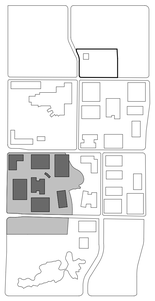

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1" = 20'

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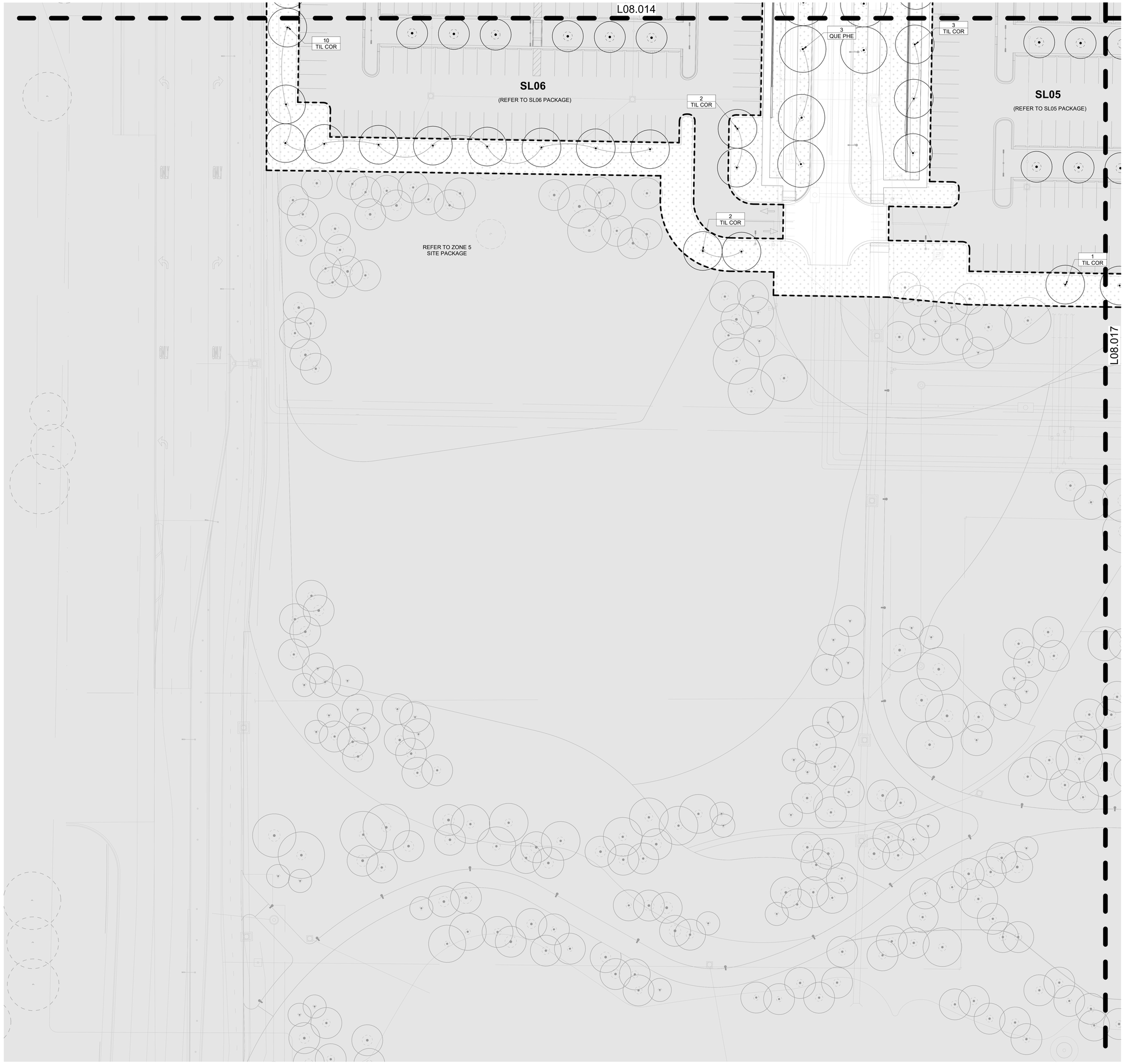


TREE SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME
DECIDUOUS		
ACE FRA	Acer rubrum 'Franksred'	Red Sunset Maple
ACE OCT	Acer rubrum 'October Glory'	October Glory Maple
ACE FRE	Acer x freemanii	Freeman Maple
BET NIG	Betula nigra 'Cully'	River Birch
CAR CAR	Carpinus caroliniana	American hornbeam
CAR ILL	Carya illinoinensis	Pecan
CAS OZA	Castanea ozarkensis	Ozark Chinquapin
CAT SPE	Catalpa speciosa	Catalpa
FAG GRA	Fagus grandifolia	American Beech
GIN BIL	Ginkgo biloba	Ginkgo
GLE TRI	Gleditsia Triacanthos var. inermis 'Skycole'	Honey Locust
JUG NIG	Juglans nigra	Black Walnut
LIR TUL	Liriodendron tulipifera	Tulip Tree
NYS SYL	Nyssa sylvatica	Black Gum
OST VIR	Ostrya virginiana	Eastern Hop Hornbeam
PLA OCC	Platunus occidentalis	American Sycamore
QUE PAL	Quercus palustris	Pin Oak
QUE PHE	Quercus phellos	Willow Oak
TIL COR	Tilia cordata	Little-leaf Linden
ULM AME	Ulmus americana 'Valley Forge'	American Elm
ZEL SER	Zelkova serrata	Japanese Zelkova
EVERGREEN		
MAG GRA	Magonlia grandiflora	Southern Magnolia
PIN STR	Pinus strobus	Eastern White Pine
UNDERSTORY		
AME GRA	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry
CER CAN	Cercis canadensis	Eastern Redbud
COR CHE	Cornus florida 'Cherokee Princess'	Flowering Dogwood 'Cherokee Princess'
COR RUB	Cornus florida f. 'rubra'	Pink Flowering Dogwood
MAG STE	Magnolia stellata	Star magnolia
PRU YED	Prunus x yedoensis	Yoshino Cherry

NOTES:

1. WHERE THERE ARE POTENTIAL UTILITYCONFLICTS NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
2. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.
3. REFER TO L08.001 FOR FULL PLANTING SCHEDULE
4. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.

LEGEND:

PROPOSED TREE

EX
EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-526

Gensler

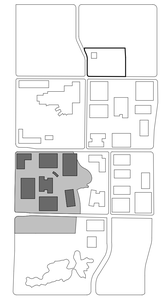
5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

swa

811 W 7th Street
8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

KEY PLAN



△	Date	Description
	01.13.2021	PRE-APP REQUEST
	02.08.2021	1ST PLANNING COMMISSION SUBMISSION
	03.01.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

LSD ZONE 04

Project Number

27.7568.000

Description

PLANTING PLAN - TREES

Scale

0 10' 20'
1" = 20'

1" = 20'-0"

ID	VOLUME	SHEET	
SITE-Z04	V1	(Z-04)	L08.016

City of Bentonville Project No. LSD21-0006

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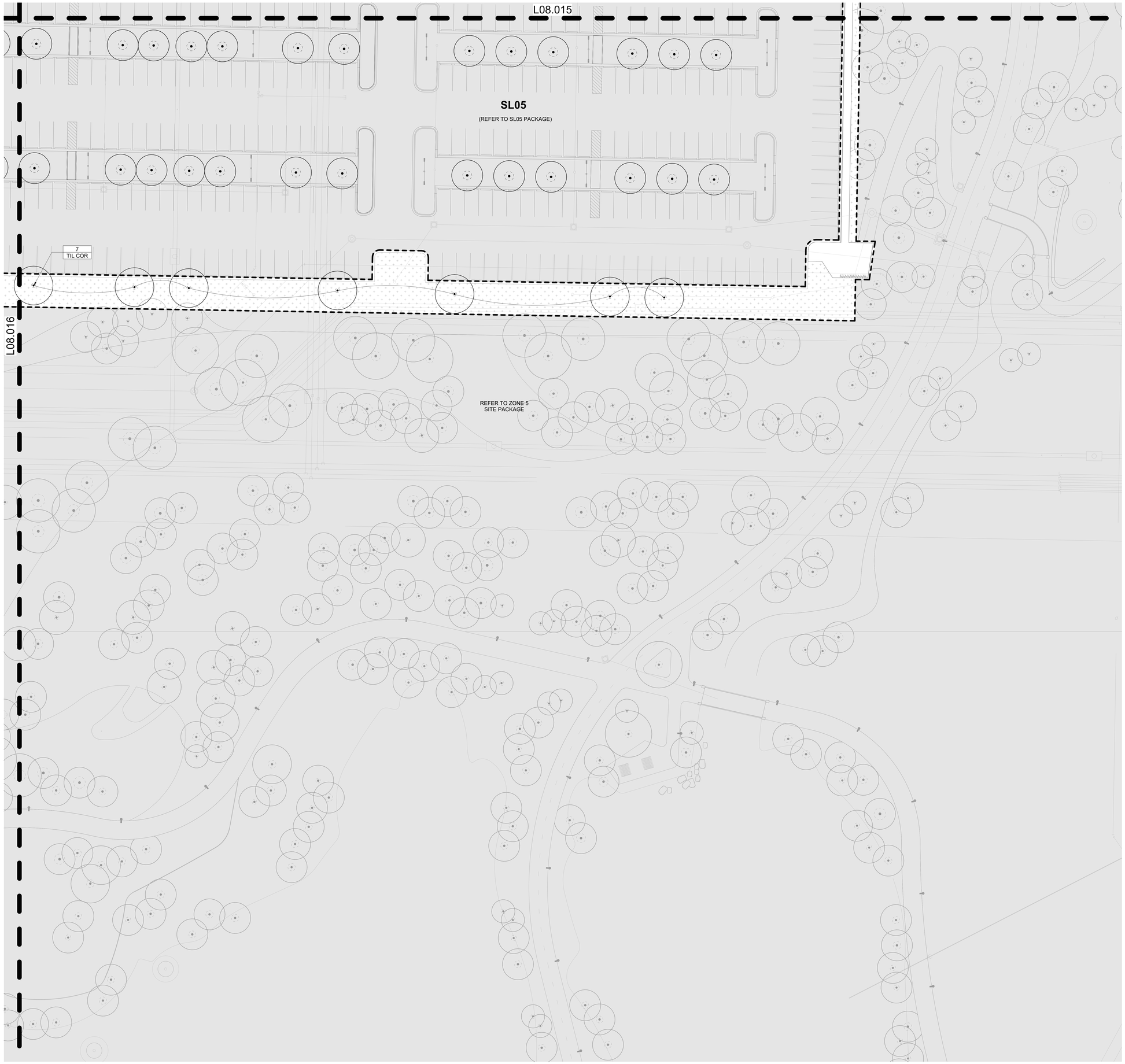
2/26/2021 12:22:02 AM BIM 360://27.7568.000 - NEOWMC_SITE-04_SWA_L-Site-Plan_REASB01.rvt



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WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-526

Gensler

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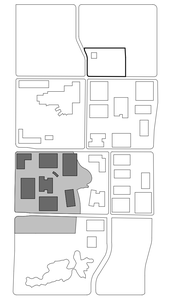
KEY PLAN



Date	Description
01.13.2021	PRE-APP REQUEST
02.08.2021	1ST PLANNING COMMISSION SUBMISSION
03.01.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

LSD ZONE 04

Project Number

27.7568.000

Description

PLANTING PLAN - TREES

0 10' 20'
1" = 20'

Scale

1" = 20'-0"

ID	VOLUME	SHEET	
SITE-Z04	V1	(Z-04)	L08.017

City of Bentonville Project No. LSD21-0006

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2/26/2021 12:22:11 AM BIM:360://027.7568.000 - NEOWWC_SITE-04_SWA_LSite-Plan_REASE01.rvt

SHEET NOTES

GENERAL NOTES

A. BUILDING SETBACKS: 15' BUILDING SETBACK AT J STREET AND 14TH STREET, 10' BUILDING SETBACK AT MLK PARKWAY, 0' BUILDING SETBACK AT 8TH STREET.
B. 100' MAX BUILING HEIGHT ABOVE GROUND LEVEL FINISHED FLOOR ELEVATION.
C. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

LEGEND

- ZONE BOUNDARY
- PROPOSED ROW
- BUILDING SETBACK*
  - 15' BUILDING SETBACK - J ST, 14TH ST
  - 10' BUILDING SETBACK - MLK PARKWAY
  - 0' BUILDING SETBACK - 8TH STREET
- LSD ZONE 04 PHASE 2 (NOT IN PHASE 1 SCOPE)

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-526

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

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Fax 214.273.1505

KEY PLAN

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01.13.2021	PRE-APP REQUEST
02.08.2021	1ST PLANNING COMMISSION SUBMISSION
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Seal / Signature

PRELIMINARY
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Project Name

LSD ZONE 04

Project Number

27.7568.000

Description

SITE PLAN - ZONE 04

Scale

As indicated

ID	VOLUME	SHEET
SITE Z04	V1	(Z-04)A01.100

City of Bentonville Project No. LSD21-0006

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SITE PLAN - LSD ZONE 04
SCALE: 1" = 200'-0"

REF: /

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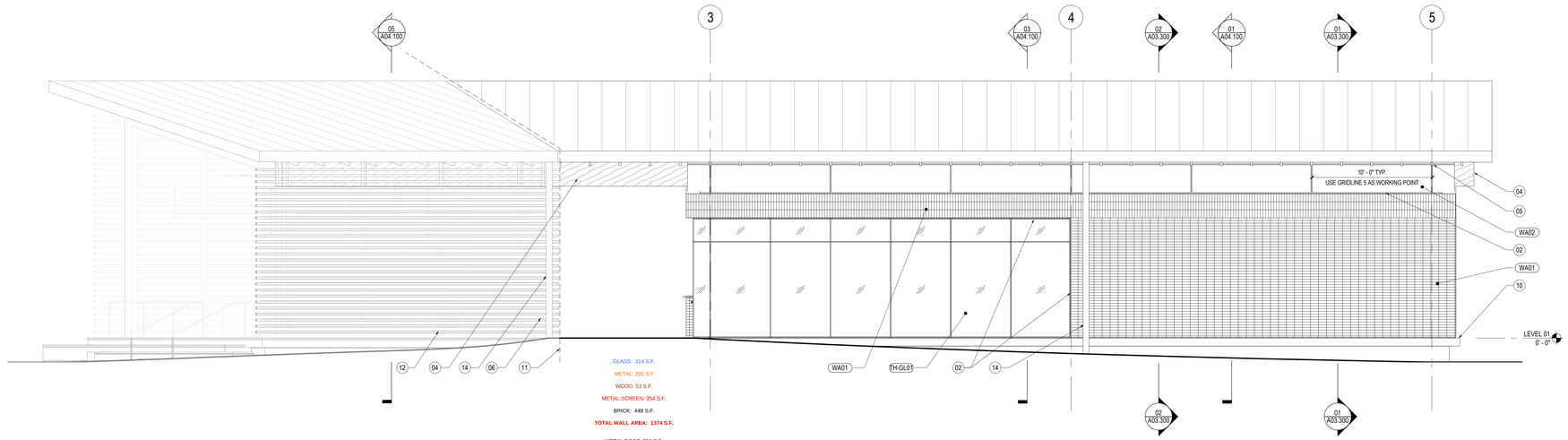
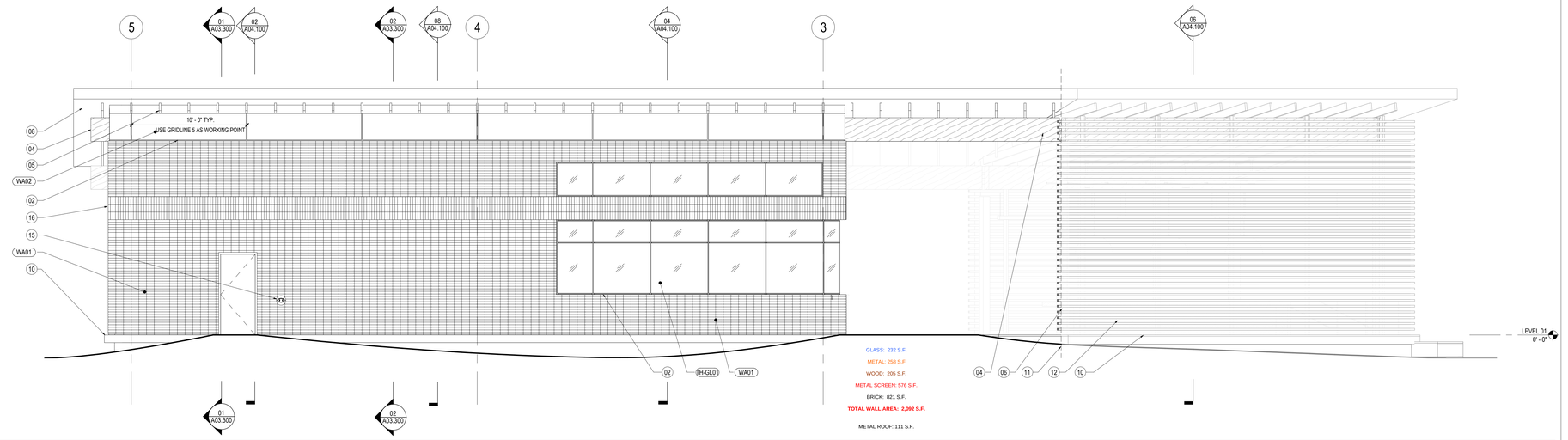


SOUTHWEST
SCALE: 1/4" = 1'-0"
REF: 02 / A02.001
01



NORTHEAST
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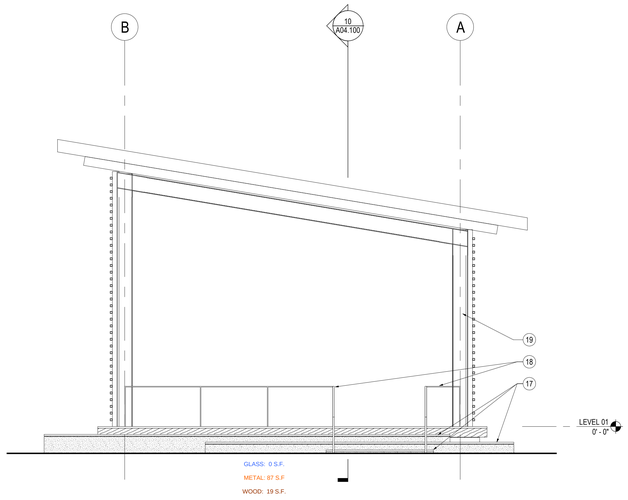
REF: 02 / A02.001
02



EAST
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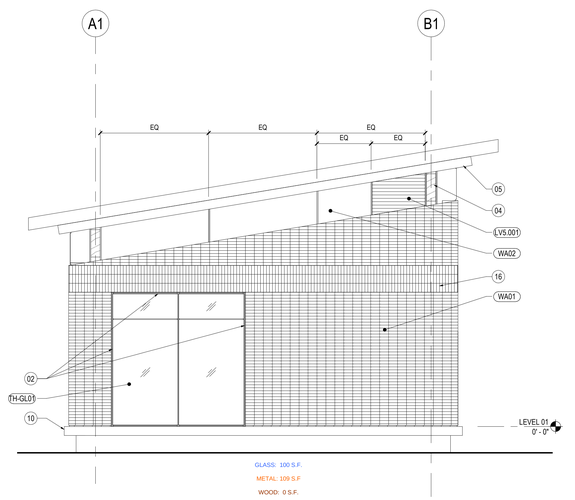
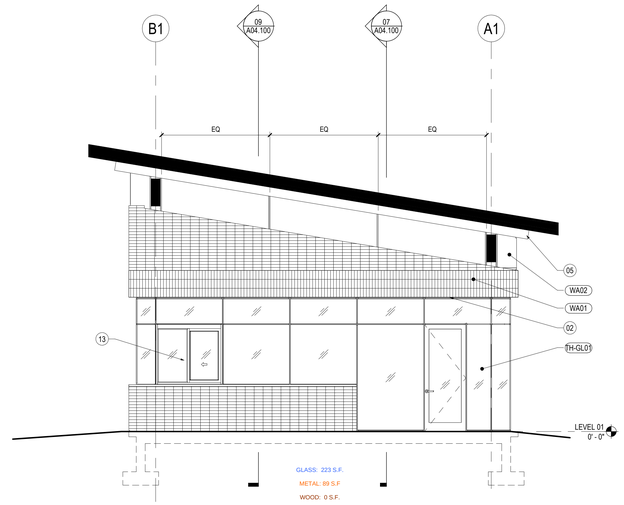
REF: 02 / A02.001
05



SOUTHEAST
SCALE: 1/4" = 1'-0"
REF: 02 / A02.001
04



NORTHWEST - UNDER CANOPY
SCALE: 1/4" = 1'-0"
REF: 02 / A02.001
03

SHEET NOTES

02 1/2" THICK METAL PLATE PAINTED TO MATCH OF-MP01. DEPTH TO MATCH JAM DEPTH & PROTRUDE 2" PROUD OF EXTERIOR FINISH
04 EXPOSED GLULAM BEAM: REF. STRUCTURAL DRAWINGS FOR SIZE. PROVIDE METAL END CAP TO PROTECT END GRAIN.
05 HSS TUBE STEEL PURLINS: PAINTED OF-MP01. REF. STRUCTURAL DRAWINGS FOR SIZE AND SPACING
06 HSS TUBE STEEL COLUMNS: PAINTED OF-MP01. REF. STRUCTURAL DRAWINGS FOR SIZE.
08 EXPOSED CLT PANEL SOFFIT
10 METAL PANEL EDGE DETAIL
11 ELEVATION FOLD LINE. BUILDING THIS SIDE OF LINE IS NOT PERPENDICULAR TO VIEW.
12 SCREEN ELEMENT. REF 04 & 10 / A04.100
13 WALK-UP SERVICE WINDOW. PROVIDE ALUM AND GLASS SLIDING SERVICE WINDOW
14 6" ROUND PREFINISHED METAL DOWNSPOUT. COLOR TO MATCH OF-MP01.
15 FIRE DEPARTMENT CONNECTION
16 2" TALL SOLDIER COURSE WRAPPING ENTIRE BUILDING. STARTS AT 10' ABOVE FFE.
17 PORCH CONCRETE STEPS WITH WOOD DECK TREADS.
18 1 1/2" X 3/4" SOLID STEEL HANDRAIL 36" HIGH. PAINT TO MATCH OF-MP01.
19 EXPOSED STRUCTURAL STEEL. PAINT TO MATCH OF-MP01. REF STRUCT.

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # RE: DRAWINGS SETS

FACILITY # RE: DRAWINGS SETS

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description
	10.08.2020	SCEMATIC DESIGN
	12.03.2020	DESIGN DEVELOPMENT - TH

FOR REFRENCE ONLY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - TREE HOUSE

Project Number
027.7568.000

Description
BUILDING ELEVATIONS

Scale
1/4" = 1'-0"

ID	VOLUME	SHEET
K-Z04	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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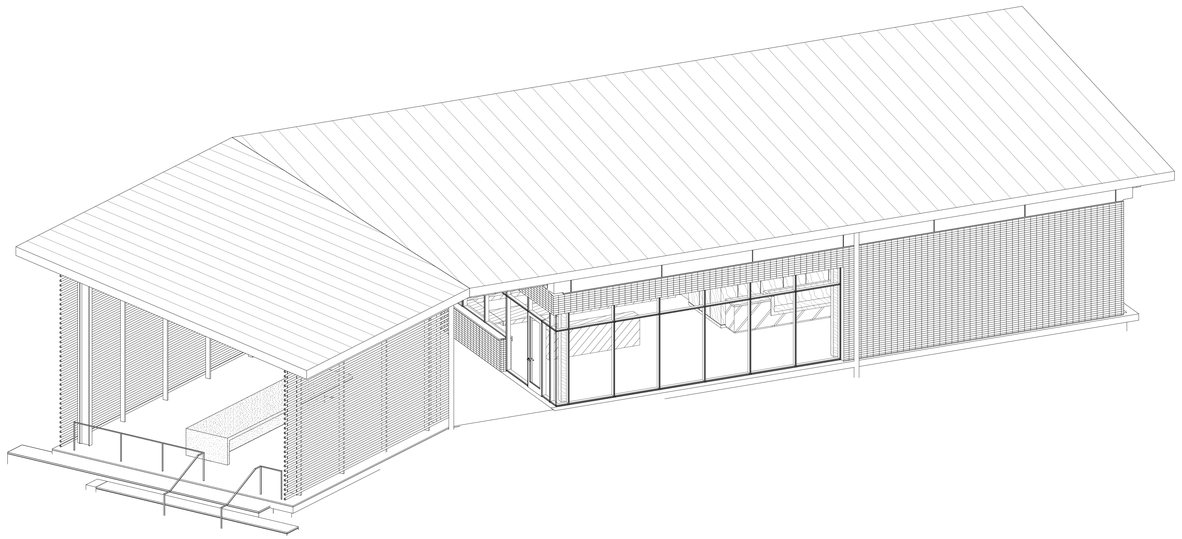
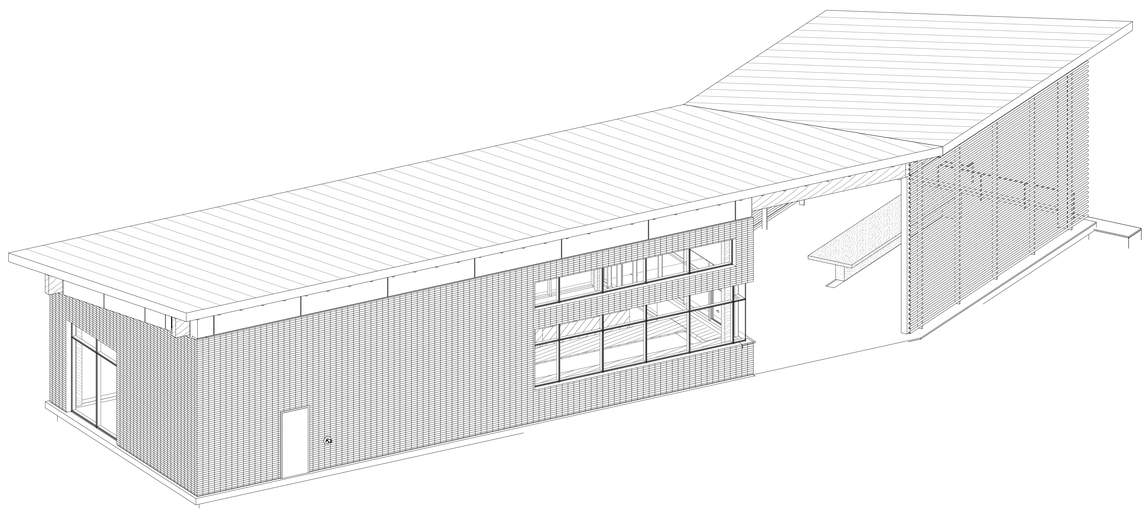


3D VIEW 01
SCALE:
REF: /
01



3D VIEW 02
SCALE:
REF: /
02

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # RE: DRAWINGS SETS

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Project Name
WMC - TREE HOUSE

Project Number
027.7568.000

Description
AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
K-Z04	V1	A03.301

City of Bentonville Project No. XXXXXXXXXXXXXXXXXXXX

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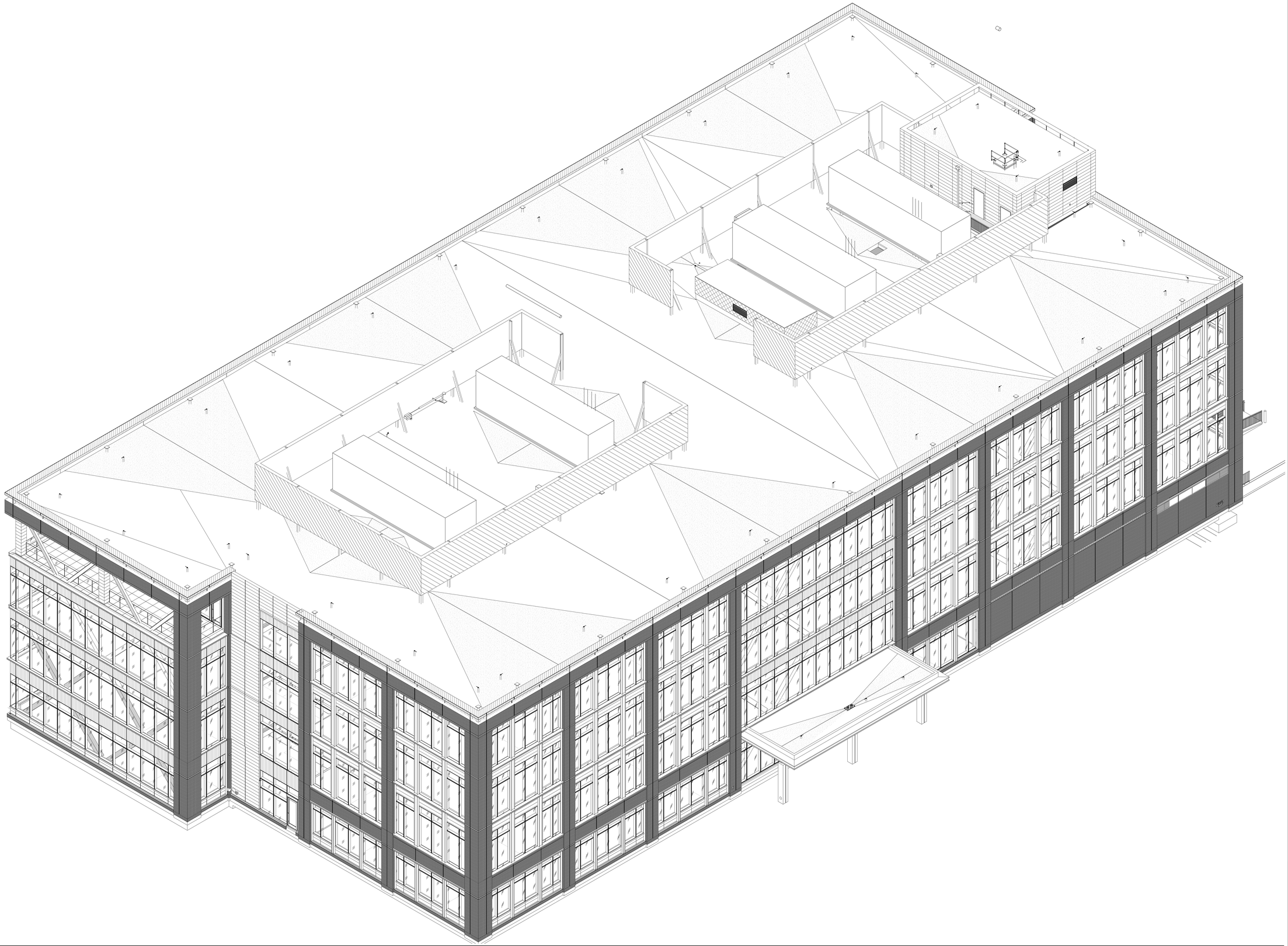

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

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BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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KEY PLAN

Date	Description
11.07.2019	50% SCHEMATIC DESIGN
12.19.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL
11.20.2020	ISSUE FOR GC RFP AND IGMP
01.28.2021	ISSUE FOR PERMIT

Seal / Signature

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Project Name

WMC - OFFICE BUILDING 09, ZONE 04

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF09-Z04	V1	A03.100

City of Bentonville Project No. COM20-0062

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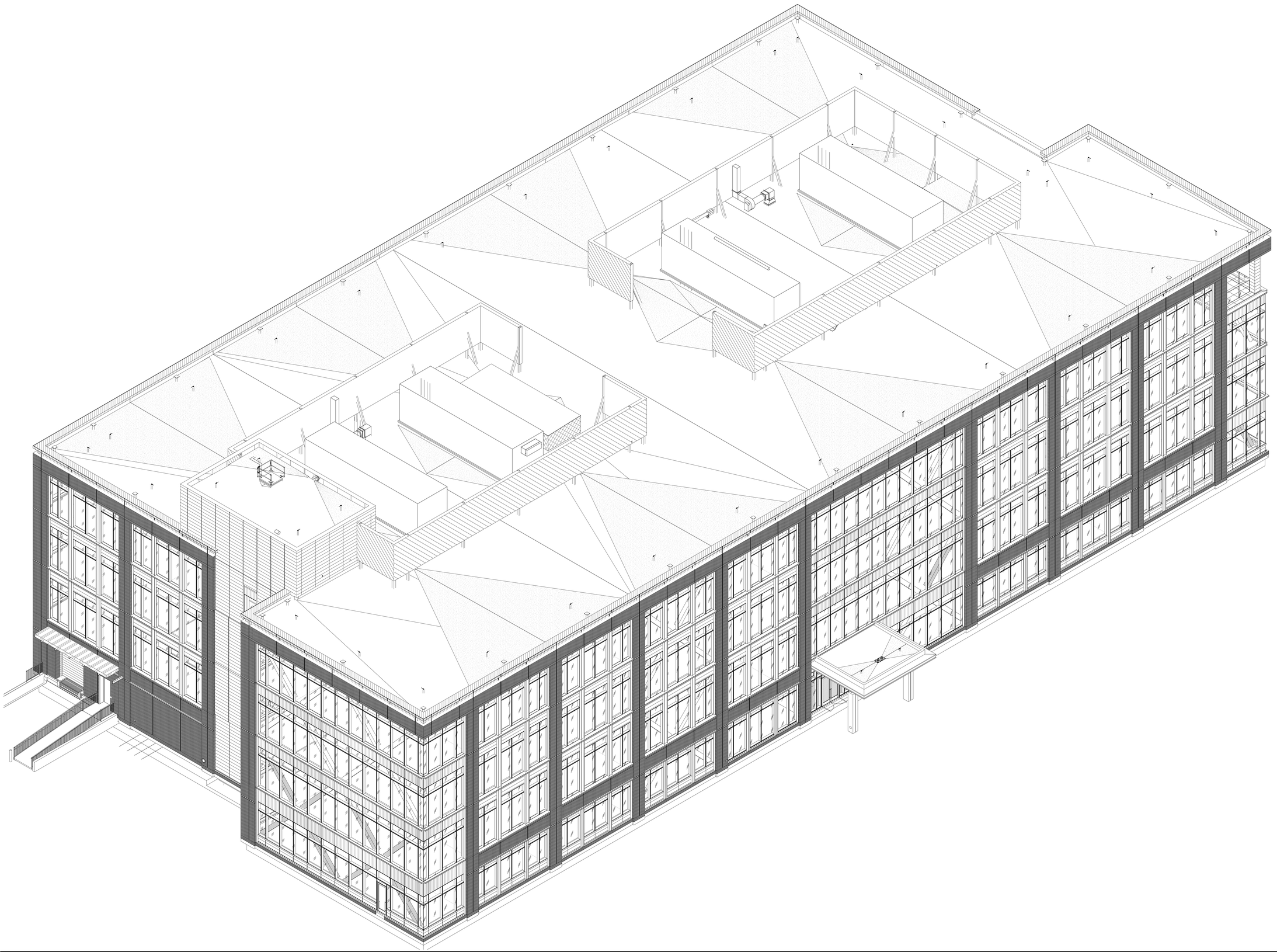

AXONOMETRIC VIEW - SOUTHEAST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

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Project Number

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Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF09-Z04	V1	A03.101

City of Bentonville Project No. COM20-0062

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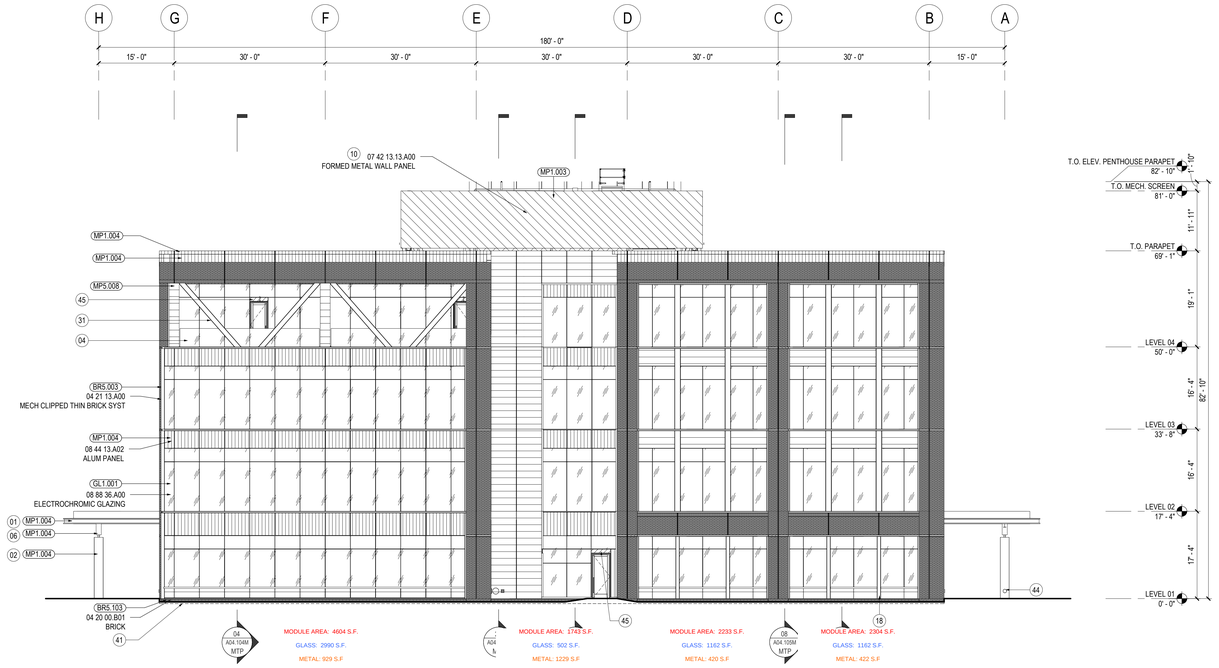


MODULE AREA: 4604 S.F.
GLASS: 2990 S.F.
METAL: 929 S.F
BRICK: 685 S.F.

MODULE AREA: 1743 S.F.
GLASS: 502 S.F.
METAL: 1229 S.F
BRICK: 12 S.F.

MODULE AREA: 2233 S.F.
GLASS: 1162 S.F.
METAL: 420 S.F
BRICK: 651 S.F.

MODULE AREA: 2304 S.F.
GLASS: 1162 S.F.
METAL: 422 S.F
BRICK: 720 S.F.

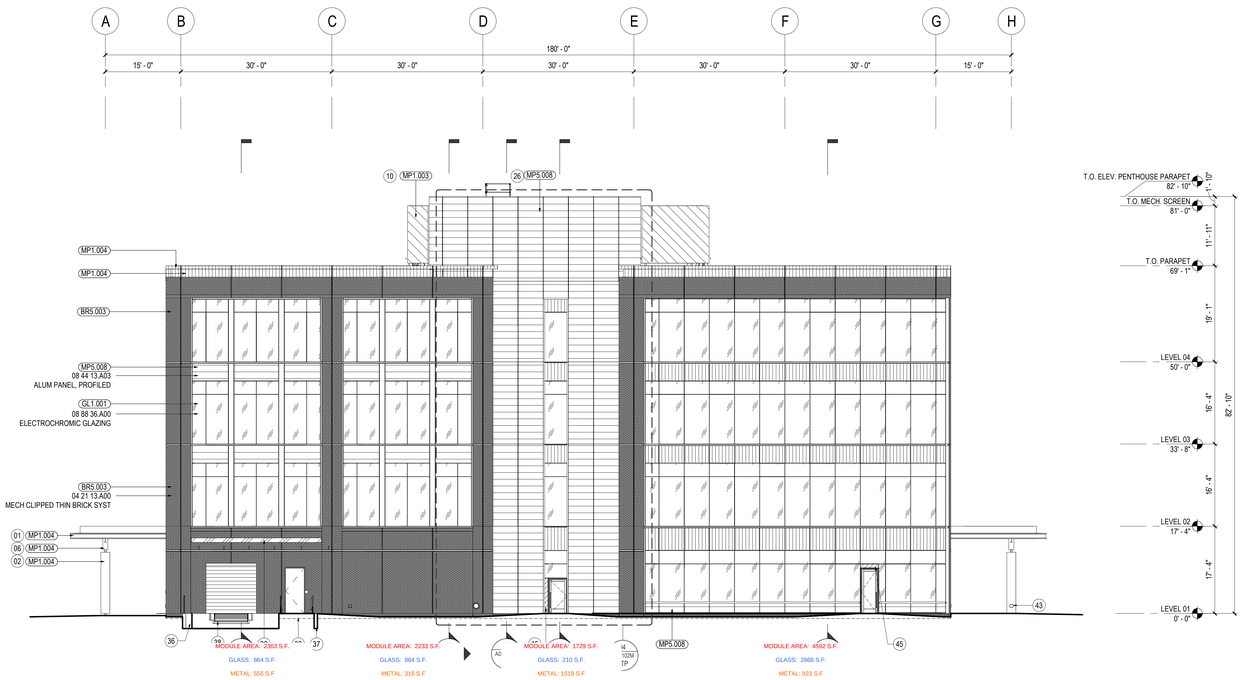
TOTAL AREA: 11591 S.F.
GLASS: 5816 S.F.
METAL: 3707 S.F
BRICK: 2068 S.F.

OVERALL BUILDING ELEVATION - NORTH

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

REF: 01 / A02.101

02



MODULE AREA: 2363 S.F.
GLASS: 864 S.F.
METAL: 555 S.F
BRICK: 944 S.F.

MODULE AREA: 2233 S.F.
GLASS: 864 S.F.
METAL: 318 S.F
BRICK: 1051 S.F.

MODULE AREA: 1729 S.F.
GLASS: 210 S.F.
METAL: 1519 S.F
BRICK: 0 S.F.

MODULE AREA: 4942 S.F.
GLASS: 2868 S.F.
METAL: 923 S.F
BRICK: 801 S.F.

TOTAL AREA: 11708 S.F.
GLASS: 4806 S.F.
METAL: 4106 S.F
BRICK: 2796 S.F.

OVERALL BUILDING ELEVATION - SOUTH

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

REF: 01 / A02.101

04

SHEET NOTES

01 ENTRY CANOPY WITH TPO ROOF OVER CLT STRUCTURE. ALUM FASCIA BY PREFAB WALL PANEL CONTRACTOR.
02 ALUMINUM COLUMN WRAP BY PREFAB WALL PANEL CONTRACTOR, TYP OVER EXTERIOR COLUMNS U.N.O.
04 LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS SSTL CLAD ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP
06 ALUMINUM BEAM WRAP BY PREFAB WALL PANEL CONTRACTOR, TYP OVER STEEL BEAMS U.N.O.
10 POST SUPPORTED MECHANICAL SCREEN WALL WITH CONTINUOUS PERFORATED ALUMINUM PANELS.
18 CUSTOM METAL PANEL PROFILE
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
31 EXPOSED GALV. AESS STEEL CROSS BRACING WITH HIGH PERFORMANCE COATING. RE: STRUCT. DWGS.
32 LOADING DOCK CANOPY. ALUMINUM PANEL CLADDING BY PREFAB WALL CONTRACTOR OVER STRUCTURAL STEEL FRAMING (RE: STRUCTURAL)
33 CAST IN PLACE CONCRETE RAMP AND LANDING WITH GALVANIZED STEEL PIPE GUARDRAIL AND HIGH PERFORMANCE COATING.
36 SITE RETAINING WALL
37 CONCRETE WALL SUPPORTING RAMP. RE: STRUCTURAL
38 DOCK FRONT TO BE EXPOSED CONCRETE W/ CONCRETE PLASTER TO MATCH PLANE OF BRICK ABOVE. BUMPERS ATTACHED TO CONCRETE.
41 OUTLINE OF HAND SET BRICK LEDGE. RE: A02.001 CONTROL PLANS FOR ADDITIONAL INFO
43 THROUGH WALL DOWNSPOUT OVERFLOW COVER 18" A.F.F. (REF. PLUMBING)
44 HOSE BIB. REFER TO PLUMBING DRAWINGS
45 HATCHED AREA INDICATES EXTENT OF GLAZED IN METAL INFILL PANEL. COLOR TO MATCH ADJACENT MULLIONS

GENERAL NOTES

A. BRICK BELOW ELEVATION 0'-0" IS HAND SET BRICK VENEER. REFER TO SPEC SECTION 04 20 00
B. RE: MTP A03.10X DRAWINGS FOR PENTHOUSE CLADDING PANEL JOINTING.

LEGEND

BRS.003 - THIN BRICK PANEL
COLOR: GLEN GERY, FELDHAUS 401 CLASSIC RED VELOUR
SPEC: 04 21 13

BRS.103 - HAND SET BRICK VENEER
COLOR: GLEN GERY, FELDHAUS 401 CLASSIC RED VELOUR
SPEC: 04 20 00

GL1.001 - ELECTROCHROMIC GLAZING
SPEC: 08 88 36

MP1.003 - FORMED METAL WALL PANELS
COLOR: DARK GRAY
SPEC: 07 42 13.13

MP1.004 - ALUMINUM PANEL
COLOR: FOCUS BLACK III
SPEC: 08 44 13

MP5.008 - ALUM. PANEL, FORMED PROFILE
COLOR: FOCUS BLACK III
SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△ Date	Description
11.07.2019	50% SCHEMATIC DESIGN
12.19.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL
11.19.2020	ISSUE FOR FOUNDATION PERMIT
01.28.2021	ISSUE FOR PERMIT

Seal / Signature

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Project Name

WMC - OFFICE BUILDING 09, ZONE 04

Project Number

27.7568.000

Description

BUILDING ELEVATION - NORTH & SOUTH

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF09-Z04	V1	A03.200

City of Bentonville Project No. COM20-0062

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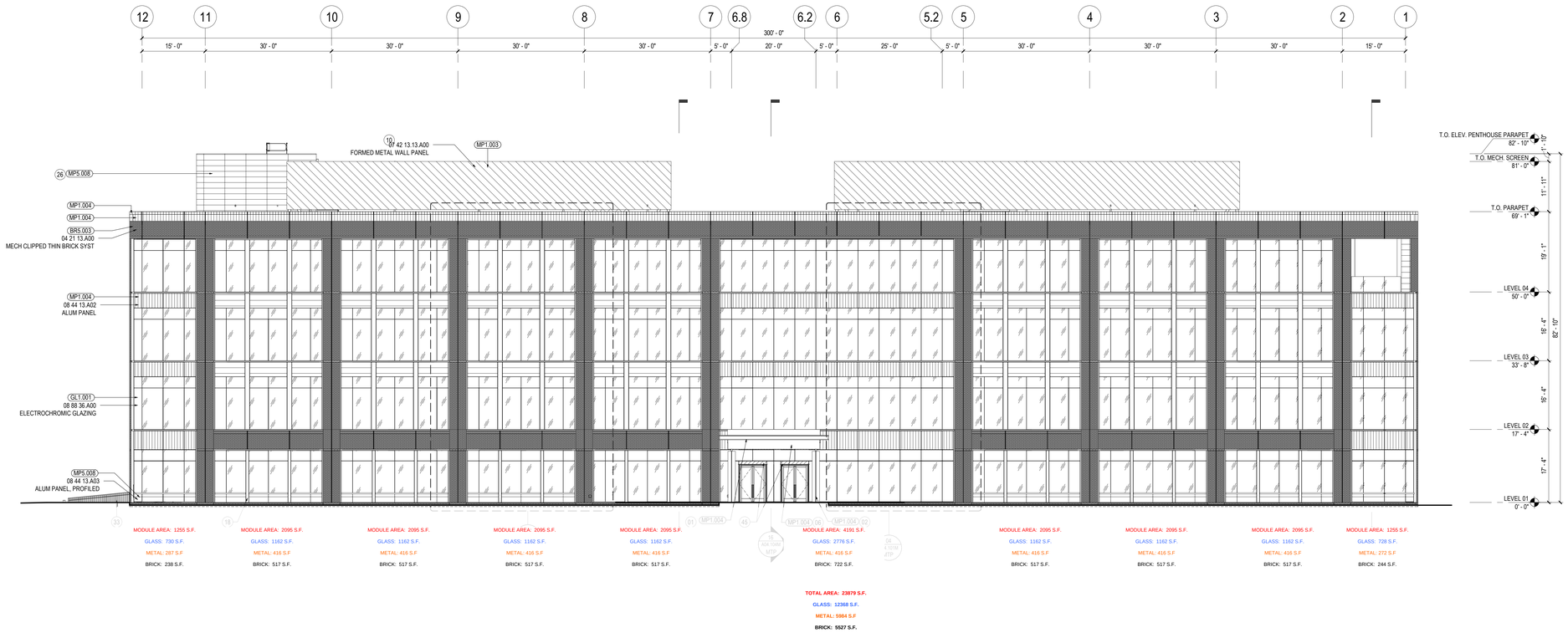
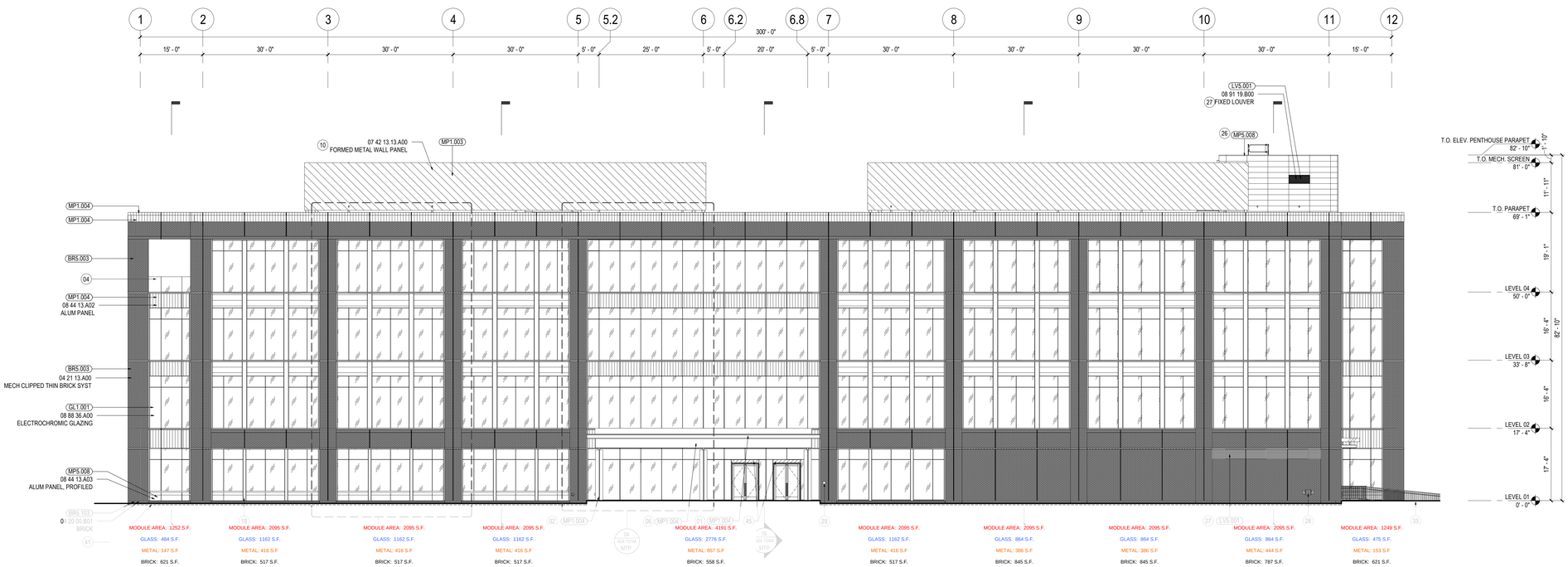


OVERALL BUILDING ELEVATION - EAST

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

REF: 01 / A02.101

02



OVERALL BUILDING ELEVATION - WEST

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

REF: 01 / A02.101

04

SHEET NOTES

01 ENTRY CANOPY WITH TPO ROOF OVER CLT STRUCTURE. ALUM FASCIA BY PREFAB WALL PANEL CONTRACTOR.
02 ALUMINUM COLUMN WRAP BY PREFAB WALL PANEL CONTRACTOR, TYP OVER EXTERIOR COLUMNS U.N.O.
04 LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS SSTL CLAD ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP
06 ALUMINUM BEAM WRAP BY PREFAB WALL PANEL CONTRACTOR, TYP OVER STEEL BEAMS U.N.O.
10 POST SUPPORTED MECHANICAL SCREEN WALL WITH CONTINUOUS PERFORATED ALUMINUM PANELS.
18 CUSTOM METAL PANEL PROFILE
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
27 LOUVER, PAINTED TO MATCH ADJACENT WALL CLADDING. PROVIDE INSULATED BLANK OFF PANEL AT NON-ACTIVE PORTIONS OF LOUVER.
28 FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION DRAWINGS
29 RECESSED MOUNTED KNOX BOX, 48" ABOVE F.F. COORDINATE WITH PREFAB. WALL CONTRACTOR
33 CAST IN PLACE CONCRETE RAMP AND LANDING WITH GALVANIZED STEEL PIPE GUARDRAIL AND HIGH PERFORMANCE COATING.
41 OUTLINE OF HAND SET BRICK LEDGE, RE: A02.001 CONTROL PLANS FOR ADDITIONAL INFO
45 HATCHED AREA INDICATES EXTENT OF GLAZED IN METAL INFILL PANEL. COLOR TO MATCH ADJACENT MULLIONS

GENERAL NOTES

A. REFER TO SHEET A03.200 FOR GENERAL NOTES

LEGEND

- BRS.003 - THIN BRICK PANEL COLOR: GLEN GERY, FELDHAUS 401 CLASSIC RED VELOUR SPEC: 04 21 13
- BRS.103 - HAND SET BRICK VENEER COLOR: GLEN GERY, FELDHAUS 401 CLASSIC RED VELOUR SPEC: 04 20 00
- GL1.001 - ELECTROCHROMIC GLAZING SPEC: 08 88 36
- MP1.003 - FORMED METAL WALL PANELS COLOR: DARK GRAY SPEC: 07 42 13.13
- MP1.004 - ALUMINUM PANEL COLOR: FOCUS BLACK III SPEC: 08 44 13
- MPS.008 - ALUM. PANEL, FORMED PROFILE COLOR: FOCUS BLACK III SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

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United States

Tel 214.273.1500
Fax 214.273.1505

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	11.20.2020	ISSUE FOR GC RFP AND IOMP
	01.28.2021	ISSUE FOR PERMIT

Seal / Signature

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Project Name

WMC - OFFICE BUILDING 09, ZONE 04

Project Number

27.7568.000

Description

BUILDING ELEVATION - EAST & WEST

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF09-Z04	V1	A03.201

City of Bentonville Project No. COM20-0062

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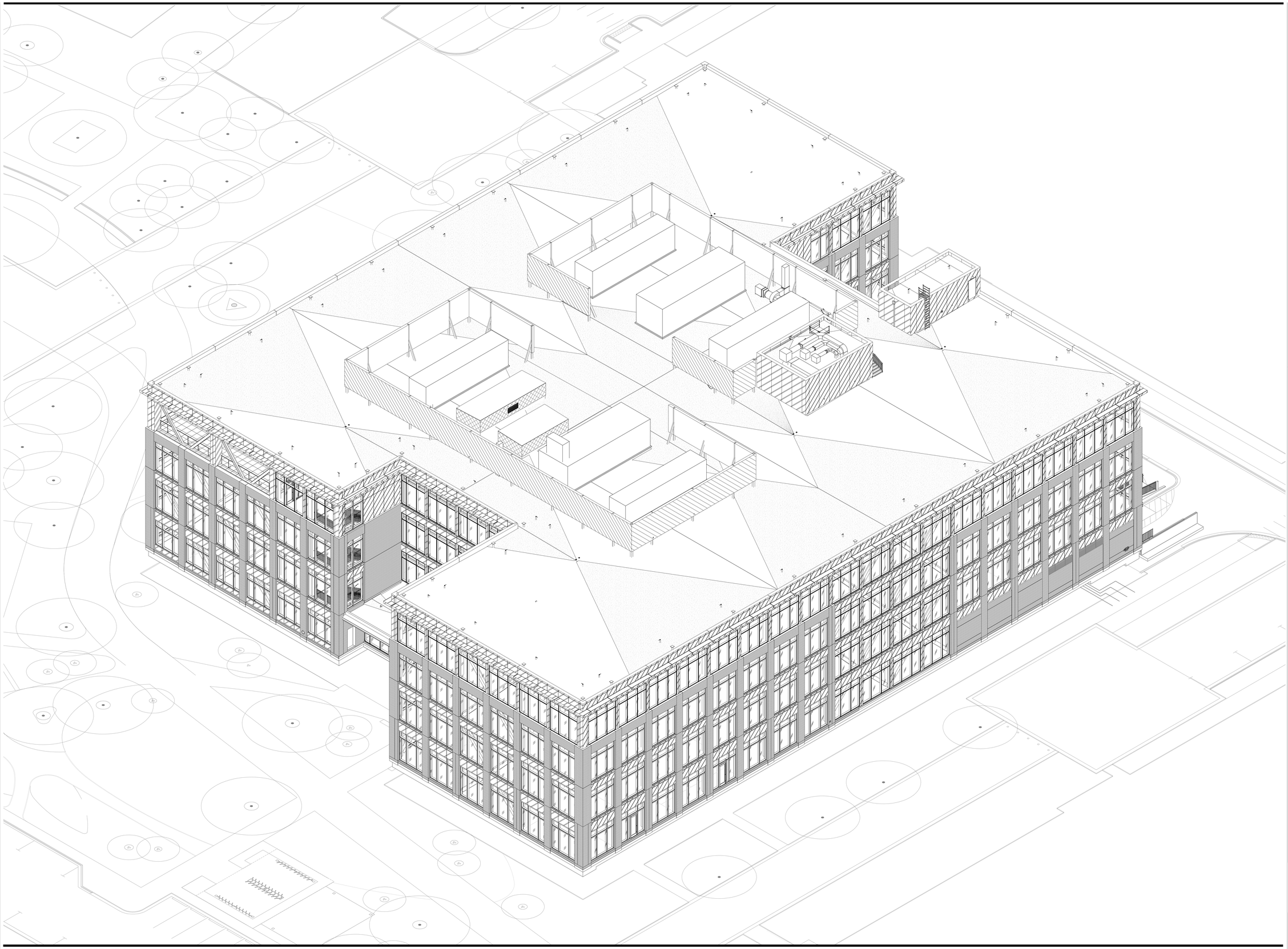

3D VIEW - NORTHWEST VIEW

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

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Project Name

WMC - OFFICE BUILDING 10, ZONE 04

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF10-Z04	V1	A03.100

City of Bentonville Project No. COM20-0063

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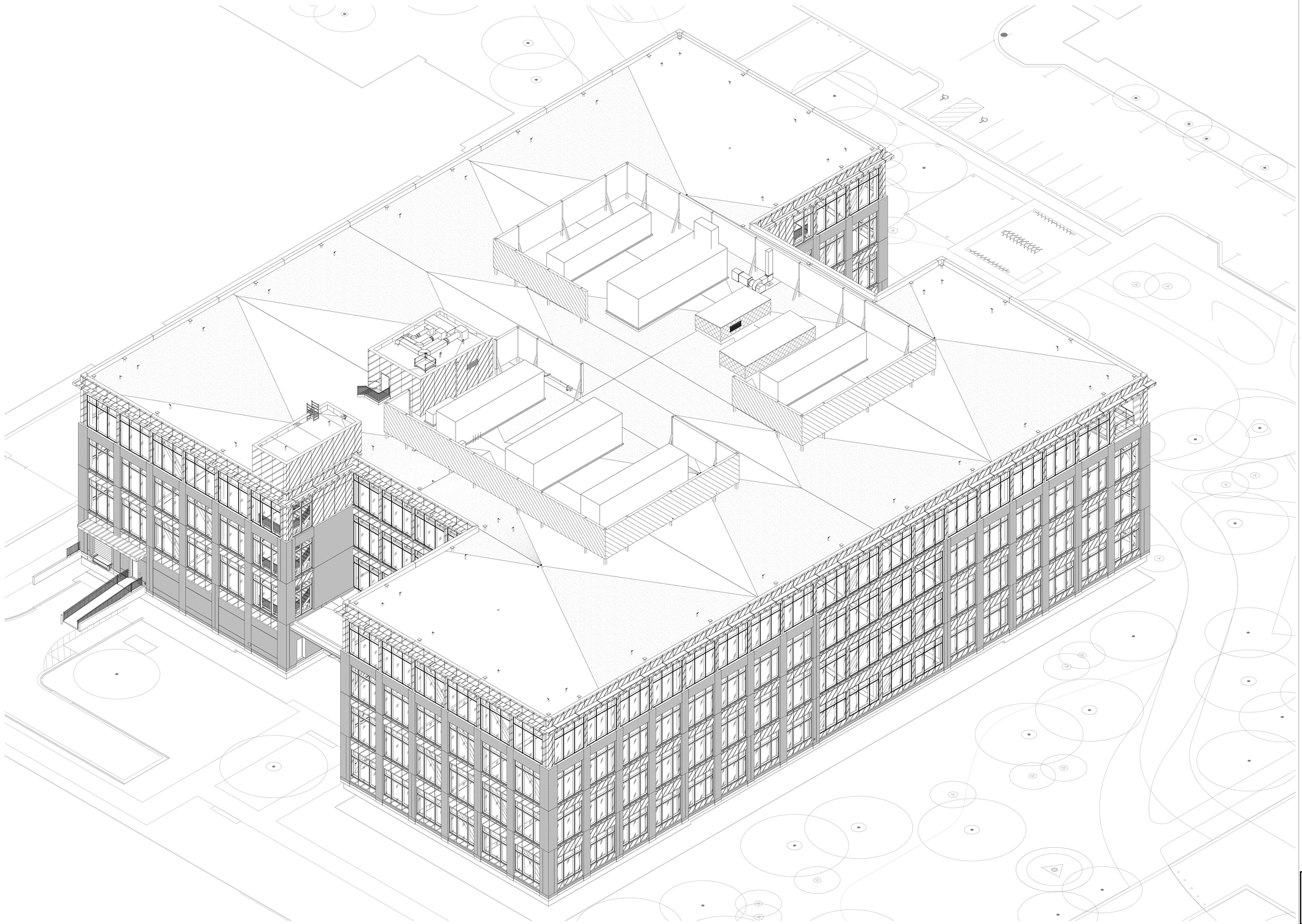

3D VIEW - SOUTHEAST VIEW

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

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Project Name

WMC - OFFICE BUILDING 10, ZONE 04

Project Number

27.7568.000

Description

AXONOMETRIC VIEW

Scale

ID	VOLUME	SHEET
OF10-Z04	V1	A03.101

City of Bentonville Project No. COM20-0063

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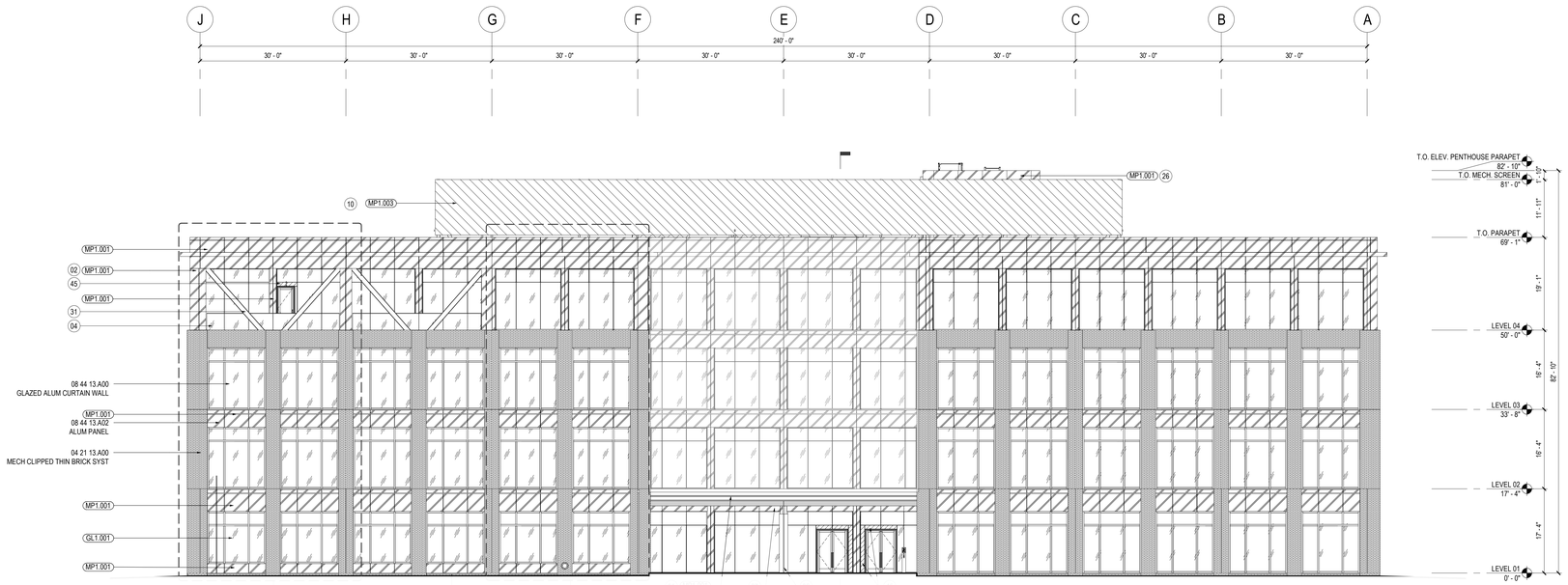


MODULE AREA: 2259 S.F.
GLASS: 1102 S.F.
METAL: 618 S.F
BRICK: 539 S.F.

MODULE AREA: 2086 S.F.
GLASS: 1102 S.F.
METAL: 578 S.F
BRICK: 406 S.F.

MODULE AREA: 2086 S.F.
GLASS: 1102 S.F.
METAL: 578 S.F
BRICK: 406 S.F.

MODULE AREA: 4155 S.F.
GLASS: 2503 S.F.
METAL: 1383 S.F
BRICK: 269 S.F.

MODULE AREA: 2086 S.F.
GLASS: 1102 S.F.
METAL: 578 S.F
BRICK: 406 S.F.

MODULE AREA: 2086 S.F.
GLASS: 1102 S.F.
METAL: 578 S.F
BRICK: 406 S.F.

MODULE AREA: 2260 S.F.
GLASS: 1102 S.F.
METAL: 621 S.F
BRICK: 537 S.F.

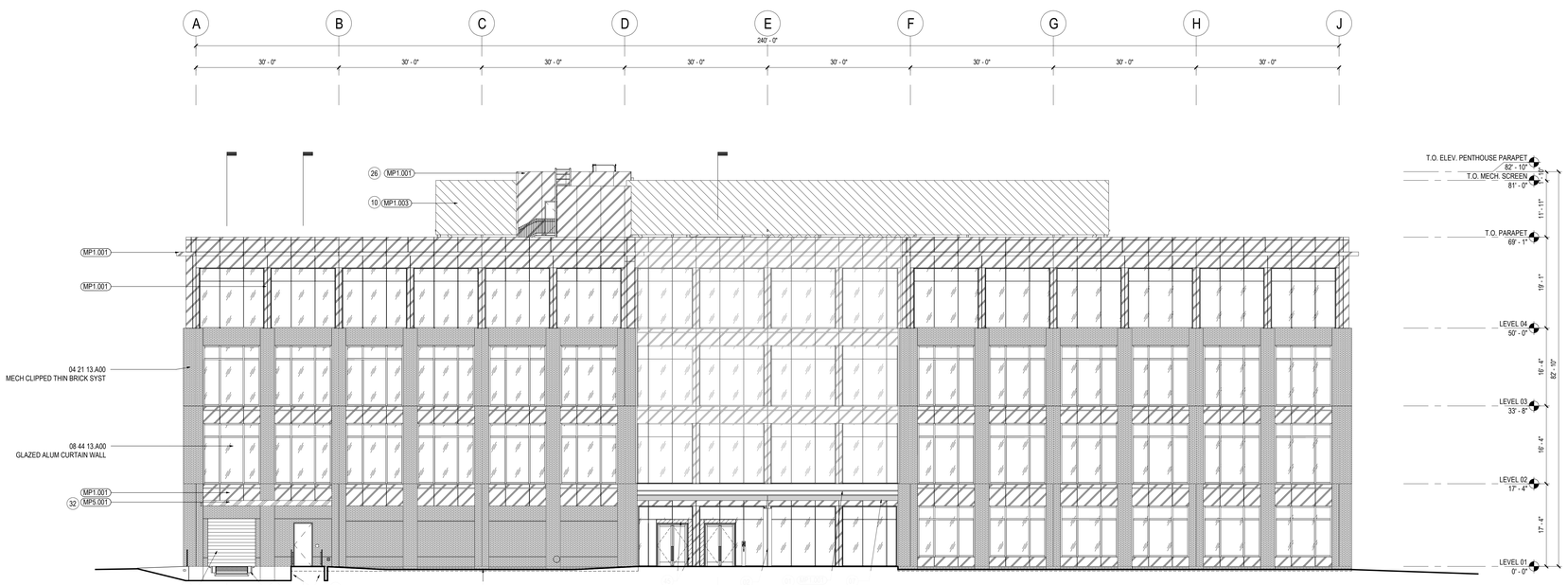
TOTAL AREA: 18694 S.F.
GLASS: 9115 S.F.
METAL: 6610 S.F
BRICK: 2969 S.F.

NORTH ELEVATION

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

REF: 01 / A02.101

02



MODULE AREA: 2333 S.F.
GLASS: 880 S.F.
METAL: 680 S.F
BRICK: 773 S.F.

MODULE AREA: 2086 S.F.
GLASS: 886 S.F.
METAL: 492 S.F
BRICK: 708 S.F.

MODULE AREA: 2085 S.F.
GLASS: 886 S.F.
METAL: 492 S.F
BRICK: 707 S.F.

MODULE AREA: 4153 S.F.
GLASS: 2503 S.F.
METAL: 1383 S.F
BRICK: 267 S.F.

MODULE AREA: 2086 S.F.
GLASS: 1102 S.F.
METAL: 578 S.F
BRICK: 406 S.F.

MODULE AREA: 2086 S.F.
GLASS: 1102 S.F.
METAL: 578 S.F
BRICK: 406 S.F.

MODULE AREA: 2260 S.F.
GLASS: 1102 S.F.
METAL: 621 S.F
BRICK: 537 S.F.

TOTAL AREA: 18809 S.F.
GLASS: 8461 S.F.
METAL: 6544 S.F
BRICK: 3804 S.F.

SOUTH ELEVATION

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

REF: 01 / A02.101

04

SHEET NOTES

01 ENTRY CANOPY WITH TPO ROOF OVER CLT STRUCTURE. ALUM FASCIA BY PREFAB WALL PANEL CONTRACTOR.
02 ALUMINUM COLUMN WRAP BY PREFAB WALL PANEL CONTRACTOR, TYP OVER EXTERIOR COLUMNS U.N.O.
04 LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE. SET IN CONTINUOUS SSTL CLAD ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP
07 GLUE LAMINATED WOOD BEAM REF. STRUCTURAL
08 MOTOR OPERATED OVERHEAD COILING DOOR. CUSTOM PAINTED TO MATCH ADJACENT ALUMINUM PANELS.
10 POST SUPPORTED MECHANICAL SCREEN WALL WITH CONTINUOUS PERFORATED ALUMINUM PANELS.
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
31 EXPOSED GALV. AESS STEEL CROSS BRACING WITH HIGH PERFORMANCE COATING. RE: STRUCT. DWGS.
32 LOADING DOCK CANOPY. ALUMINUM PANEL CLADDING BY PREFAB WALL CONTRACTOR OVER STRUCTURAL STEEL FRAMING (RE: STRUCTURAL)
37 CONCRETE WALL SUPPORTING RAMP. RE: STRUCTURAL
38 DOCK FRONT TO BE EXPOSED CONCRETE W/ CONCRETE PILASTER TO MATCH PLANE OF BRICK ABOVE. BUMPERS ATTACHED TO CONCRETE.
45 HATCHED AREA INDICATES EXTENT OF GLAZED IN METAL INFILL PANEL. COLOR TO MATCH ADJACENT MULLIONS

GENERAL NOTES

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

- BRS.001 - THIN BRICK PANEL SPEC: 04 21 13
- BRS.101 - HAND SET BRICK VENEER SPEC: 04 20 00
- GL1.001 - ELECTROCHROMIC GLAZING SPEC: 08 88 36
- GL1.002 - GLAZING, SPANDREL SPEC: 08 80 00
- MP1.001 - ALUMINUM WALL PANEL SPEC: 08 44 13
- MP1.003 - FORMED METAL WALL PANEL SPEC: 07 42 13.13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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Seal / Signature

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Project Name

WMC - OFFICE BUILDING 10, ZONE 04

Project Number

27.7568.000

Description

BUILDING ELEVATIONS - NORTH & SOUTH

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF10-Z04	V1	A03.200

City of Bentonville Project No. COM20-0063

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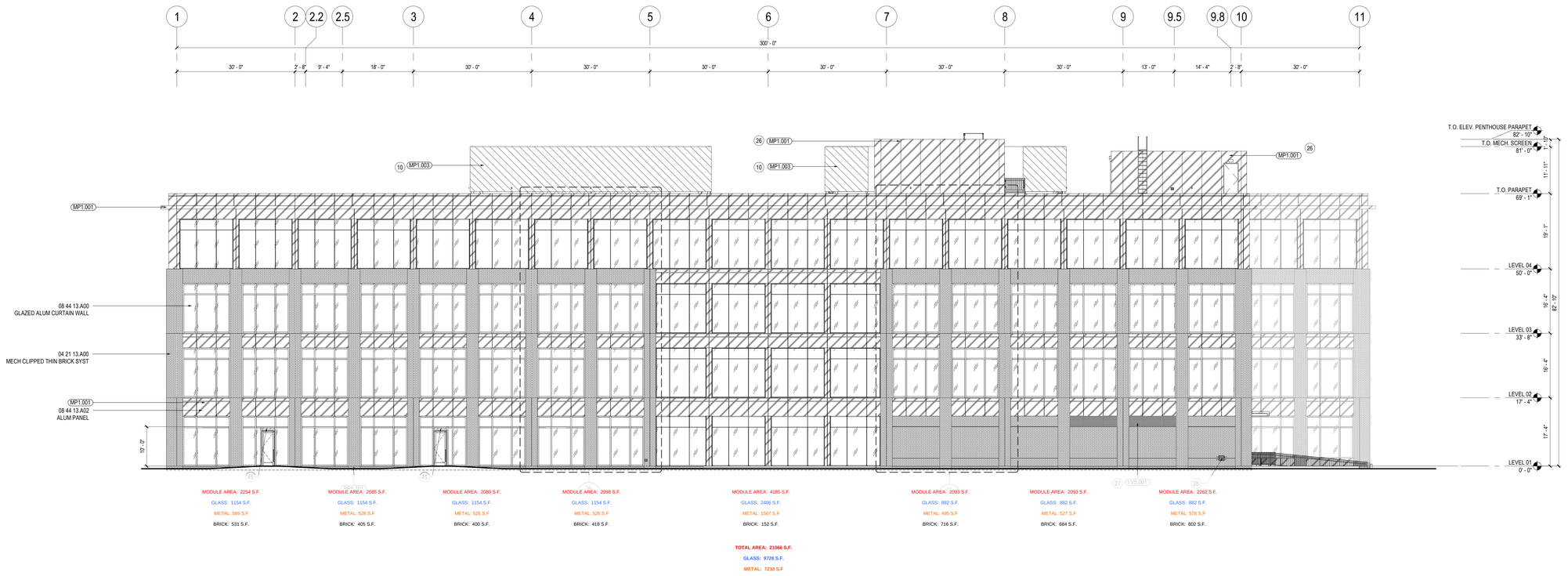

WEST ELEVATION
SCALE: 3/32" = 1'-0"

REF: 01 / A02.101

02

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

REF: 01 / A02.101

04

SHEET NOTES

04 LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS SSTL CLAD ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP

10 POST SUPPORTED MECHANICAL SCREEN WALL WITH CONTINUOUS PERFORATED ALUMINUM PANELS.

26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.

27 LOUVER, PAINTED TO MATCH ADJACENT WALL CLADDING. PROVIDE INSULATED BLANK OFF PANEL AT NON-ACTIVE PORTIONS OF LOUVER.

28 FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION DRAWINGS.

45 HATCHED AREA INDICATES EXTENT OF GLAZED IN METAL INFILL PANEL. COLOR TO MATCH ADJACENT MULLIONS

GENERAL NOTES

REFER TO SHEET A03.200A FOR GENERAL NOTES

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

- BRS.001 - THIN BRICK PANEL SPEC: 04 21 13
- BRS.101 - HAND SET BRICK VENEER SPEC: 04 20 00
- GL1.001 - ELECTROCHROMIC GLAZING SPEC: 08 88 36
- GL1.002 - GLAZING, SPANDREL SPEC: 08 80 00
- MP1.001 - ALUMINUM WALL PANEL SPEC: 08 44 13
- MP1.003 - FORMED METAL WALL PANEL SPEC: 07 42 13.13

WALMART CAMPUS

Walmart

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Project Name

WMC - OFFICE BUILDING 10, ZONE 04

Project Number

27.7568.000

Description

BUILDING ELEVATIONS - EAST & WEST

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF10-Z04	V1	A03.201

City of Bentonville Project No. COM20-0063

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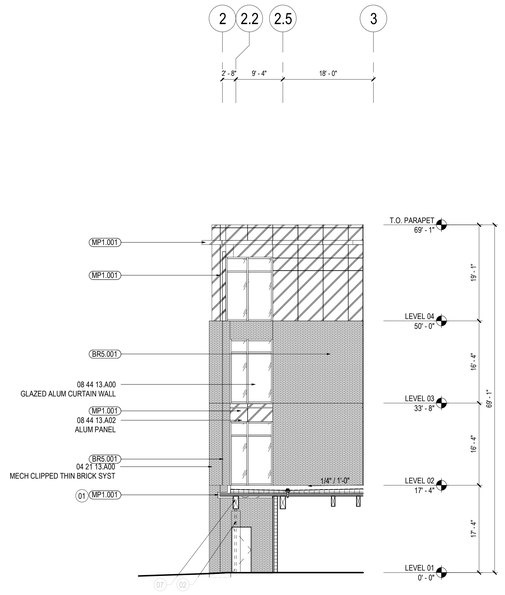


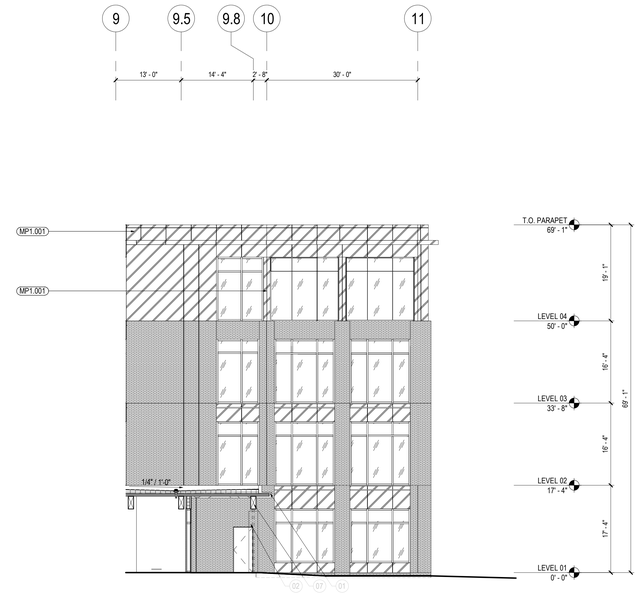
MODULE AREA: 1764 S.F.
GLASS: 298 S.F.
METAL: 558 S.F
BRICK: 908 S.F.

NORTH WEST ELEVATION

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

REF: 01 / A02.101

10



MODULE AREA: 1448 S.F.
GLASS: 297 S.F.
METAL: 518 S.F
BRICK: 633 S.F.

MODULE AREA: 2259 S.F.
GLASS: 1298 S.F.
METAL: 424 S.F
BRICK: 537 S.F.

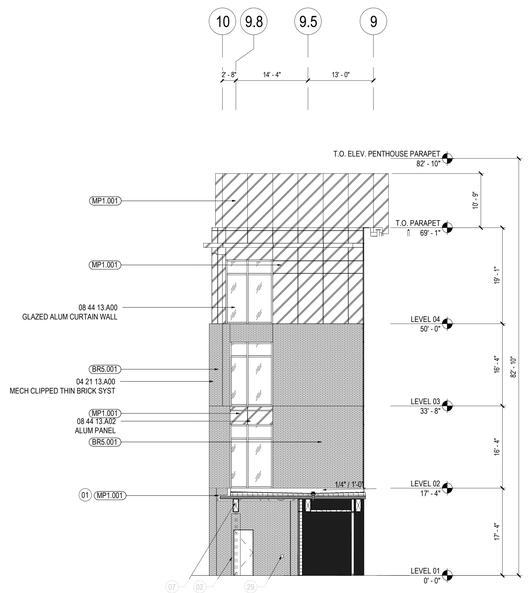
TOTAL AREA: 3707 S.F.
GLASS: 1595 S.F.
METAL: 942 S.F
BRICK: 1170 S.F.

SOUTHWEST ELEVATION

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

REF: 01 / A02.101

02



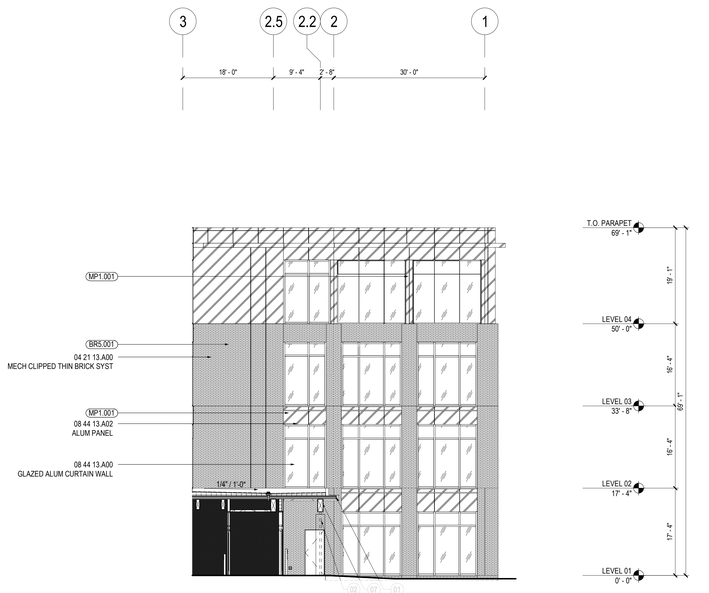
MODULE AREA: 2234 S.F.
GLASS: 296 S.F.
METAL: 957 S.F
BRICK: 981 S.F.

SOUTHEAST ELEVATION

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

REF: 01 / A02.101

12



MODULE AREA: 1591 S.F.
GLASS: 296 S.F.
METAL: 518 S.F
BRICK: 777 S.F.

MODULE AREA: 2259 S.F.
GLASS: 1163 S.F.
METAL: 559 S.F
BRICK: 537 S.F.

TOTAL AREA: 3850 S.F.
GLASS: 1459 S.F.
METAL: 1077 S.F
BRICK: 1314 S.F.

NORTHEAST ELEVATION

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

REF: 01 / A02.101

04

SHEET NOTES

01 ENTRY CANOPY WITH TPO ROOF OVER CLT STRUCTURE. ALUM FASCIA BY PREFAB WALL PANEL CONTRACTOR.
02 ALUMINUM COLUMN WRAP BY PREFAB WALL PANEL CONTRACTOR, TYP OVER EXTERIOR COLUMNS U.N.O.
07 GLUE LAMINATED WOOD BEAM REF. STRUCTURAL
29 RECESSED MOUNTED KNOX BOX, 48" ABOVE F.F. COORDINATE WITH PREFAB. WALL CONTRACTOR

GENERAL NOTES

A. BASIS OF DESIGN FOR GLAZING SYSTEM IS KAWNEER 1600 7 1/2" DEPTH WITH 1" INSULATED GLAZING. BUTT GLAZED SSG JOINTS WHERE NOTED ON THE ELEVATIONS.
B. ENTRIES TO BE ALUMINUM AND GLASS MEDIUM STILE DOORS.

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

- BRS.001 - THIN BRICK PANEL SPEC: 04 21 13
- BRS.101 - HAND SET BRICK VENEER SPEC: 04 20 00
- GL1.001 - ELECTROCHROMIC GLAZING SPEC: 08 88 36
- GL1.002 - GLAZING, SPANDREL SPEC: 08 80 00
- MP1.001 - ALUMINUM WALL PANEL SPEC: 08 44 13
- MP1.003 - FORMED METAL WALL PANEL SPEC: 07 42 13.13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
09.19.2019	50% SCHEMATIC DESIGN
11.07.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL
11.19.2020	ISSUE FOR FOUNDATION PERMIT
01.28.2021	ISSUE FOR PERMIT

Seal / Signature

FOR REFRENCE ONLY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 10, ZONE 04

Project Number

27.7568.000

Description

BUILDING ELEVATIONS

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF10-Z04	V1	A03.202

City of Bentonville Project No. COM20-0063

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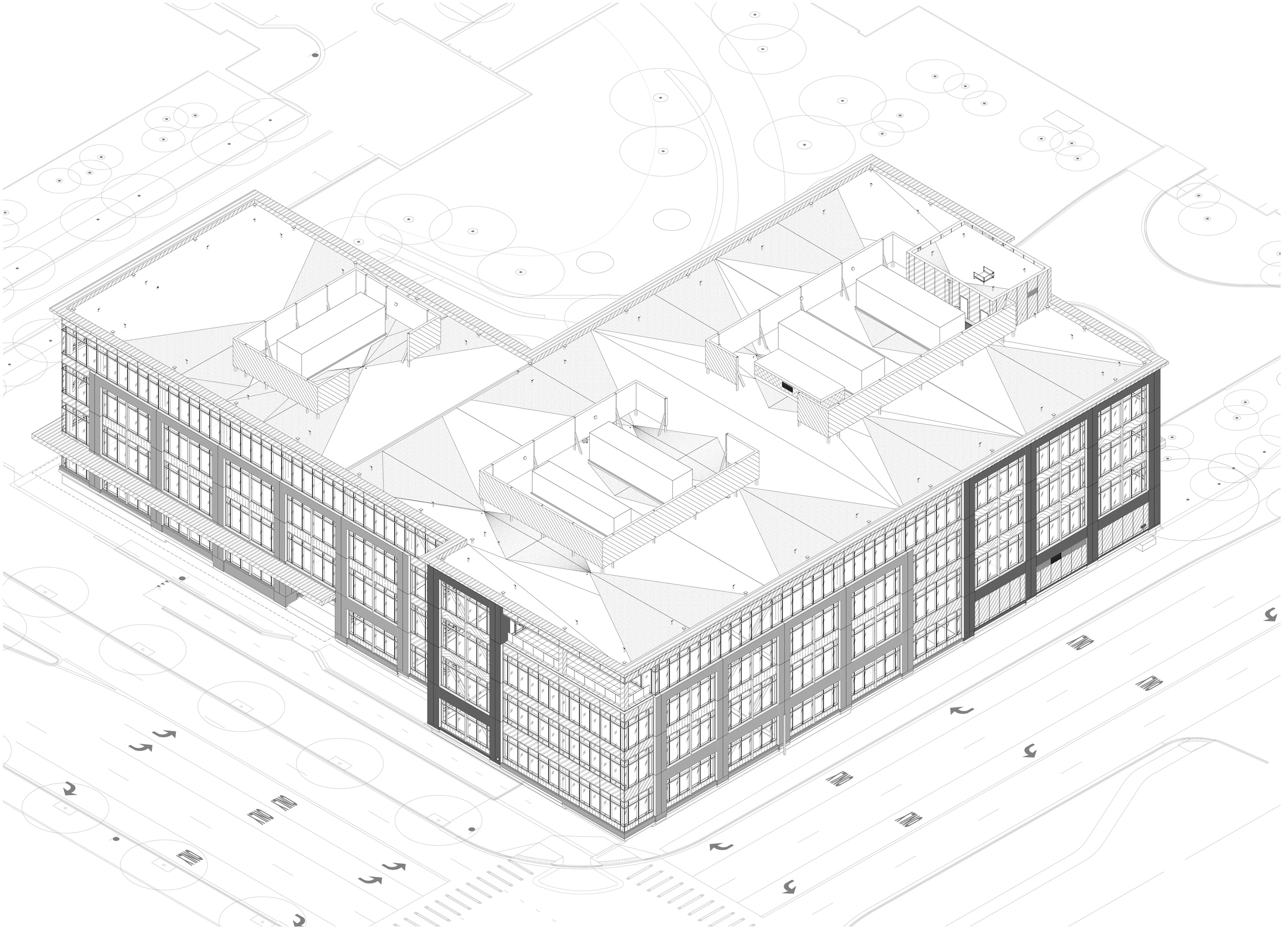

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description
	11.07.2019	50% - SCHEMATIC DESIGN
	12.19.2019	SCHEMATIC DESIGN
	03.05.2020	SD PAGE TURN REVIEW
	03.26.2020	50% DESIGN DEVELOPMENT
	06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL
	11.20.2020	ISSUE FOR GC RFP AND IGMP
	01.28.2021	ISSUE FOR PERMIT

Seal / Signature

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Project Name

WMC - OFFICE BUILDING 11, ZONE 04

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF11-Z04	V1	A03.100

City of Bentonville Project No. COM20-0067

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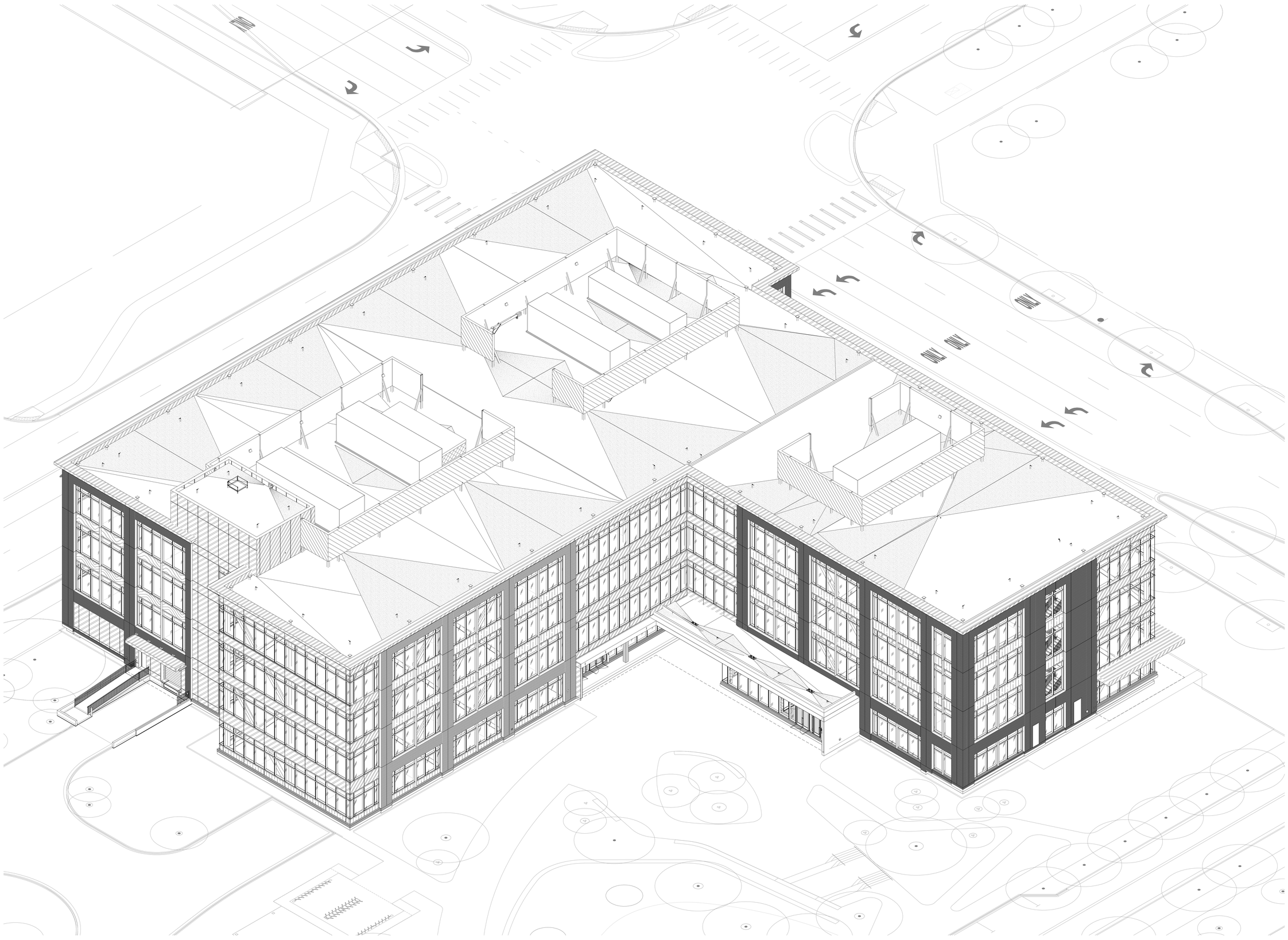

AXONOMETRIC VIEW - SOUTHEAST

SCALE:

REF: /

01

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
11.07.2019	50% - SCHEMATIC DESIGN
12.19.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL
11.20.2020	ISSUE FOR GC RFP AND IGMP
01.28.2021	ISSUE FOR PERMIT

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Project Name

WMC - OFFICE BUILDING 11, ZONE 04

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

ID	VOLUME	SHEET
OF11-Z04	V1	A03.101

City of Bentonville Project No. COM20-0067

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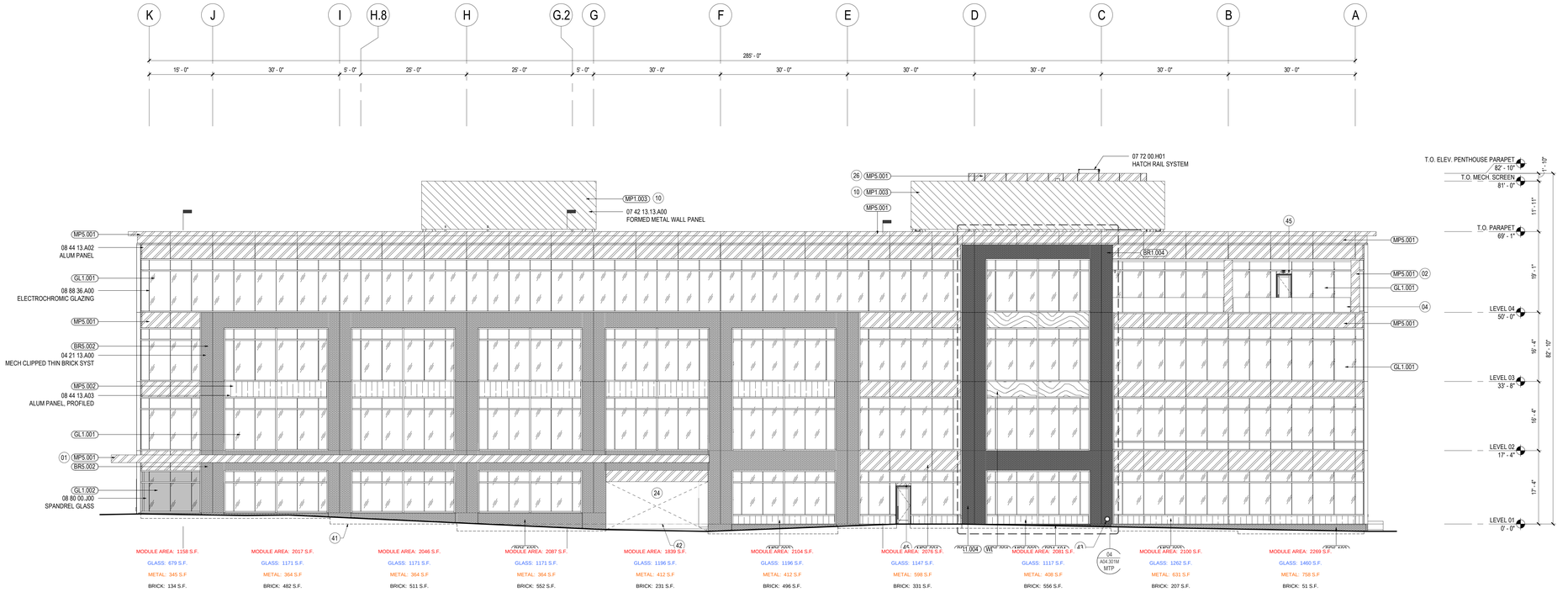
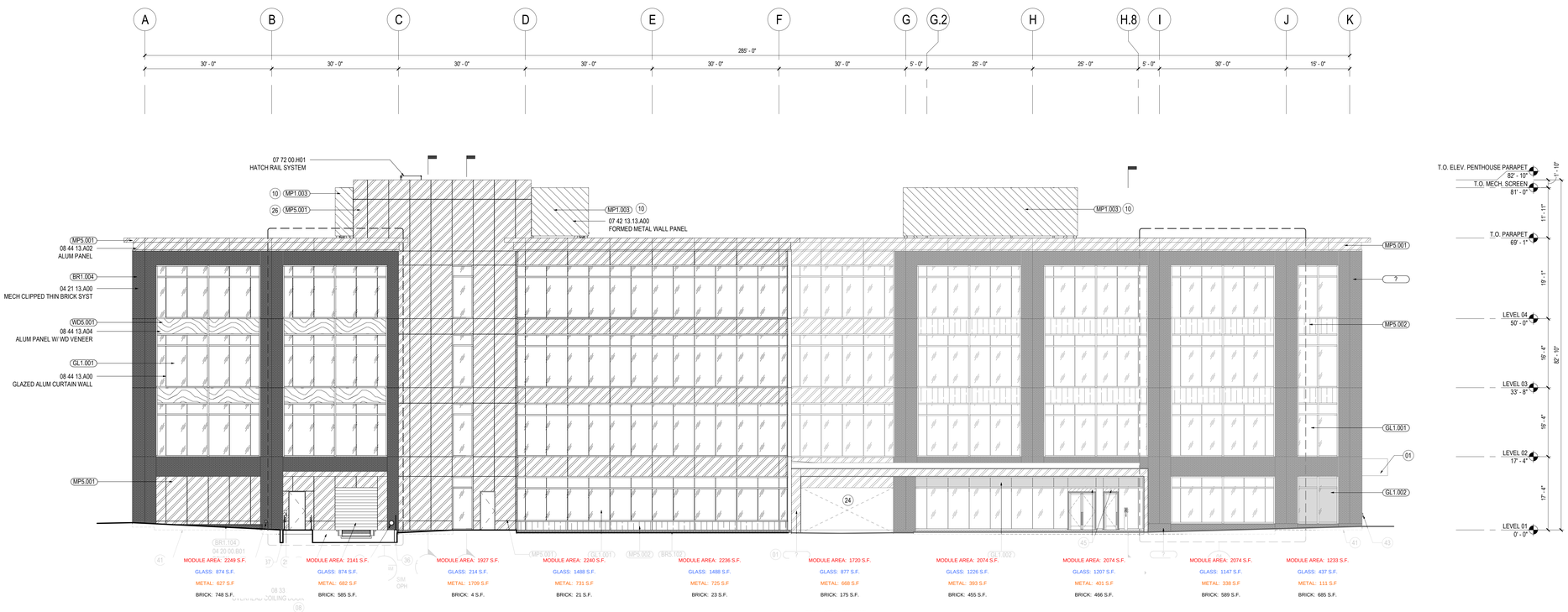


OVERALL BUILDING ELEVATION - NORTH

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

REF: 01 / A02.101

02



OVERALL BUILDING ELEVATION - SOUTH

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

REF: 01 / A02.101

04

SHEET NOTES

01 ENTRY CANOPY WITH TPO ROOF OVER CLT STRUCTURE. ALUM FASCIA BY PREFAB WALL PANEL CONTRACTOR.
02 ALUMINUM COLUMN WRAP BY PREFAB WALL PANEL CONTRACTOR, TYP OVER EXTERIOR COLUMNS U.N.O.
04 LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE. SET IN CONTINUOUS SSTL CLAD ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP
08 MOTOR OPERATED OVERHEAD COILING DOOR. CUSTOM PAINTED TO MATCH ADJACENT ALUMINUM PANELS.
10 POST SUPPORTED MECHANICAL SCREEN WALL WITH CONTINUOUS PERFORATED ALUMINUM PANELS.
24 BREEZEWAY
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
29 RECESSED MOUNTED KNOX BOX, 48" ABOVE F.F. COORDINATE WITH PREFAB. WALL CONTRACTOR
36 SITE RETAINING WALL
37 CONCRETE WALL SUPPORTING RAMP. RE: STRUCTURAL
38 DOCK FRONT TO BE EXPOSED CONCRETE W/ CONCRETE PILASTER TO MATCH PLANE OF BRICK ABOVE. BUMPERS ATTACHED TO CONCRETE.
41 OUTLINE OF HAND SET BRICK LEDGE. RE: A02.001 CONTROL PLANS FOR ADDITIONAL INFO
42 GRADE LEVEL BEYOND
43 THROUGH WALL DOWNSPOUT OVERFLOW COVER 18" A.F.F. (REF. PLUMBING)
44 HOSE BIB. REFER TO PLUMBING DRAWINGS
45 HATCHED AREA INDICATES EXTENT OF GLAZED IN METAL INFILL PANEL. COLOR TO MATCH ADJACENT MULLIONS

GENERAL NOTES

A. BRICK BELOW ELEVATION 0'-0" IS HAND SET BRICK VENEER. REFER TO SPEC SECTION 04 20 00
B. RE: MTP A03.10X DRAWINGS FOR PENTHOUSE CLADDING PANEL JOINTING.

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

- BR5.002 - THIN BRICK PANEL SPEC: 04 21 13
- BR5.102 - HAND SET BRICK VENEER SPEC: 04 20 00
- BR1.004 - THIN BRICK PANEL SPEC: 04 21 13
- BR1.104 - HAND SET BRICK VENEER SPEC: 04 20 00
- GL1.001 - ELECTROCHROMIC GLAZING SPEC: 08 88 36
- GL1.002 - GLAZING, SPANDREL SPEC: 08 80 00
- MP5.001 - ALUMINUM WALL PANEL SPEC: 08 44 13
- MP5.002 - ALUMINUM PANEL, FORMED PROFILE SPEC: 08 44 13
- MP1.003 - FORMED METAL WALL PANELS SPEC: 07 42 13.13
- WD5.001 - WOOD HYBRID ALUMINUM PANEL SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

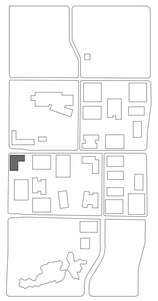
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN



△	Date	Description
	11.07.2019	50% - SCHEMATIC DESIGN
	12.19.2019	SCHEMATIC DESIGN
	03.05.2020	SD PAGE TURN REVIEW
	03.26.2020	50% DESIGN DEVELOPMENT
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	11.20.2020	ISSUE FOR GC RFP AND IGMP
	01.28.2021	ISSUE FOR PERMIT

Seal / Signature

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NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - OFFICE BUILDING 11, ZONE 04

Project Number

27.7568.000

Description

BUILDING ELEVATION NORTH & SOUTH

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF11-Z04	V1	A03.200

City of Bentonville Project No. COM20-0067

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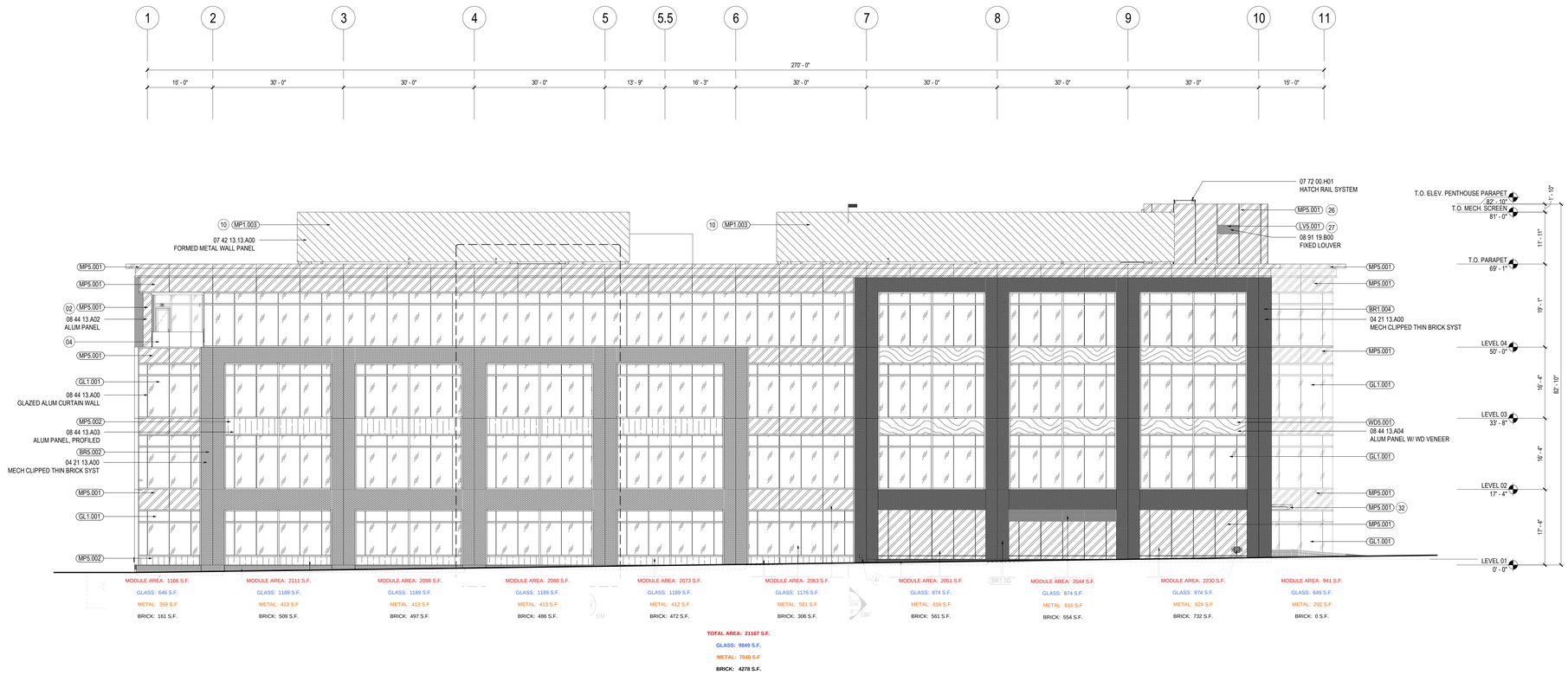
OVERALL BUILDING ELEVATION - EAST

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

REF: 01 / A02.101

02



OVERALL BUILDING ELEVATION - WEST

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

REF: 01 / A02.101

04

SHEET NOTES

01 ENTRY CANOPY WITH TPO ROOF OVER CLT STRUCTURE. ALUM FASCIA BY PREFAB WALL PANEL CONTRACTOR.
02 ALUMINUM COLUMN WRAP BY PREFAB WALL PANEL CONTRACTOR, TYP OVER EXTERIOR COLUMNS U.N.O.
04 LAMINATED GLASS GUARDRAIL 3'-8" ABOVE WALKING SURFACE, SET IN CONTINUOUS SSTL CLAD ALUMINUM GLAZING SHOE WITH 1" X 1" CONTINUOUS BRUSHED STAINLESS STEEL GUARDRAIL CAP
10 POST SUPPORTED MECHANICAL SCREEN WALL WITH CONTINUOUS PERFORATED ALUMINUM PANELS.
26 SERVICE ELEVATOR MACHINE ROOM AND STAIR PENTHOUSE, CLAD IN METAL PANEL. REF: STRUCTURAL DWGS.
27 LOUVER, PAINTED TO MATCH ADJACENT WALL CLADDING. PROVIDE INSULATED BLANK OFF PANEL AT NON-ACTIVE PORTIONS OF LOUVER.
28 FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION DRAWINGS
29 RECESSED MOUNTED KNOX BOX, 48" ABOVE F.F. COORDINATE WITH PREFAB. WALL CONTRACTOR
32 LOADING DOCK CANOPY - ALUMINUM PANEL CLADDING BY PREFAB WALL CONTRACTOR OVER STRUCTURAL STEEL FRAMING (RE: STRUCTURAL)
39 PEDESTRIAN TUNNEL, RE: CIVIL DWGS
41 OUTLINE OF HAND SET BRICK LEDGE, RE: A02.001 CONTROL PLANS FOR ADDITIONAL INFO
43 THROUGH WALL DOWNSPOUT OVERFLOW COVER 18" A.F.F. (REF: PLUMBING)
44 HOSE BIB. REFER TO PLUMBING DRAWINGS

GENERAL NOTES

A. REFER TO SHEET A03.200 FOR GENERAL NOTES.

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

- BR5.002 - THIN BRICK PANEL SPEC: 04 21 13
- BR5.102 - HAND SET BRICK VENEER SPEC: 04 20 00
- BR1.004 - THIN BRICK PANEL SPEC: 04 21 13
- BR1.104 - HAND SET BRICK VENEER SPEC: 04 20 00
- GL1.001 - ELECTROCHROMIC GLAZING SPEC: 08 88 36
- GL1.002 - GLAZING, SPANDREL SPEC: 08 80 00
- MPS.001 - ALUMINUM WALL PANEL SPEC: 08 44 13
- MPS.002 - ALUMINUM PANEL, FORMED PROFILE SPEC: 08 44 13
- MP1.003 - FORMED METAL WALL PANELS SPEC: 07 42 13.13
- WD5.001 - WOOD HYBRID ALUMINUM PANEL SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

Date	Description
11.07.2019	50% - SCHEMATIC DESIGN
12.19.2019	SCHEMATIC DESIGN
03.05.2020	SD PAGE TURN REVIEW
03.26.2020	50% DESIGN DEVELOPMENT
06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL
11.19.2020	ISSUE FOR FOUNDATION PERMIT
11.20.2020	ISSUE FOR GC RFP AND IGMP
01.28.2021	ISSUE FOR PERMIT

Seal / Signature

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Project Name

WMC - OFFICE BUILDING 11, ZONE 04

Project Number

27.7568.000

Description

BUILDING ELEVATION EAST & WEST

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF11-Z04	V1	A03.201

City of Bentonville Project No. COM20-0067

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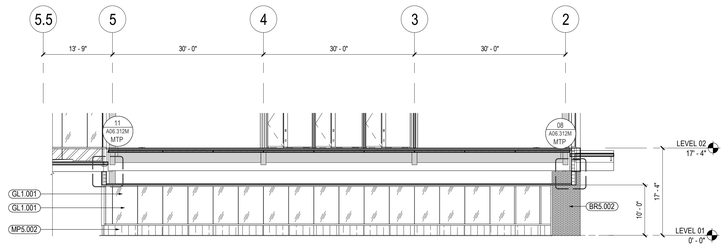


TOTAL AREA: 1230 S.F.

GLASS: 900 S.F.

METAL: 229 S.F

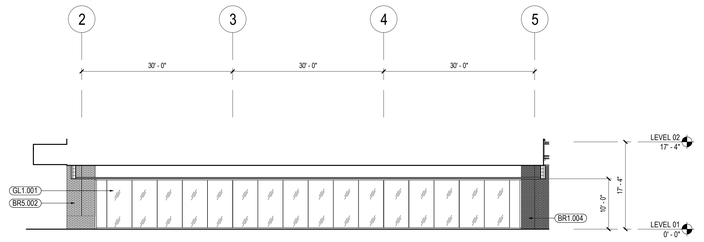
BRICK: 101 S.F.

BREEZEWAY - EAST ELEVATION

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

REF: 01 / A02.101

01



TOTAL AREA: 1214 S.F.

GLASS: 1016 S.F.

METAL: 56 S.F

BRICK: 142 S.F.

BREEZEWAY - WEST ELEVATION

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

REF: 01 / A02.101

02

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET A03.200 FOR GENERAL NOTES.

LEGEND

RE: SPEC 07 06 00 FOR EXTERIOR FINISH SCHEDULE

- BR5.002 - THIN BRICK PANEL SPEC: 04 21 13
- BR5.102 - HAND SET BRICK VENEER SPEC: 04 20 00
- BR1.004 - THIN BRICK PANEL SPEC: 04 21 13
- BR1.104 - HAND SET BRICK VENEER SPEC: 04 20 00
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- GL1.002 - GLAZING, SPANDREL SPEC: 08 80 00
- MP5.001 - ALUMINUM WALL PANEL SPEC: 08 44 13
- MP5.002 - ALUMINUM PANEL, FORMED PROFILE SPEC: 08 44 13
- MP1.003 - FORMED METAL WALL PANELS SPEC: 07 42 13.13
- WD5.001 - WOOD HYBRID ALUMINUM PANEL SPEC: 08 44 13

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

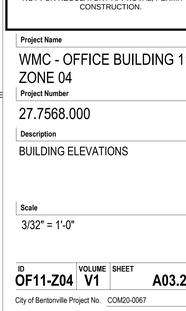
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN



△	Date	Description
	03.05.2020	SD PAGE TURN REVIEW
	06.18.2020	DESIGN DEVELOPMENT - CORE & SHELL
	11.19.2020	ISSUE FOR FOUNDATION PERMIT
	11.20.2020	ISSUE FOR GC RFP AND IGMP
	01.28.2021	ISSUE FOR PERMIT

Seal / Signature

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Project Name

WMC - OFFICE BUILDING 11, ZONE 04

Project Number

27.7568.000

Description

BUILDING ELEVATIONS

Scale

3/32" = 1'-0"

ID	VOLUME	SHEET
OF11-Z04	V1	A03.202

City of Bentonville Project No. COM20-0067

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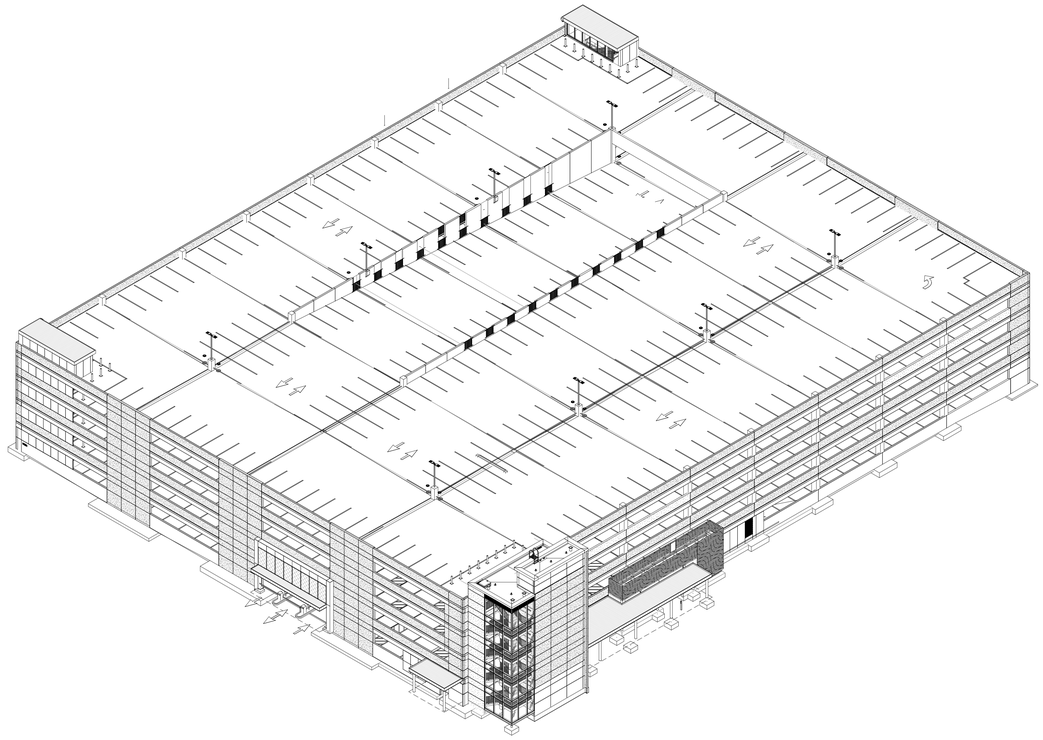
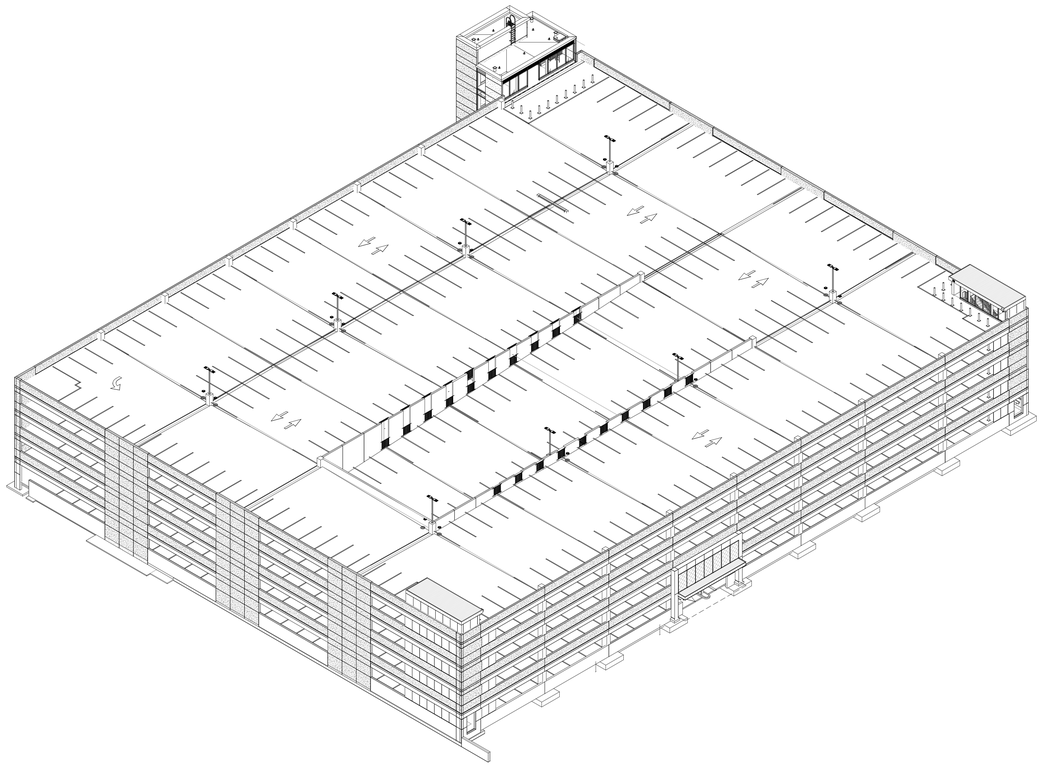


3D VIEW - NORTHEAST

SCALE:

REF: /

02



3D VIEW - SOUTHWEST

SCALE:

REF: /

04

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET A02.101 FOR GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # N/A (FOUNDATION)

FACILITY # 30057 (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description
	10.22.2020	DESIGN DEVELOPMENT
	01.28.2021	ISSUE FOR PERMIT & PRICING

Seal / Signature

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Project Name

WMC - PARKING DECK 07, ZONE 04

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

1/4" = 1'-0"

ID	VOLUME	SHEET
PD07-Z04	V1	A03.100

City of Bentonville Project No. COM21-0024

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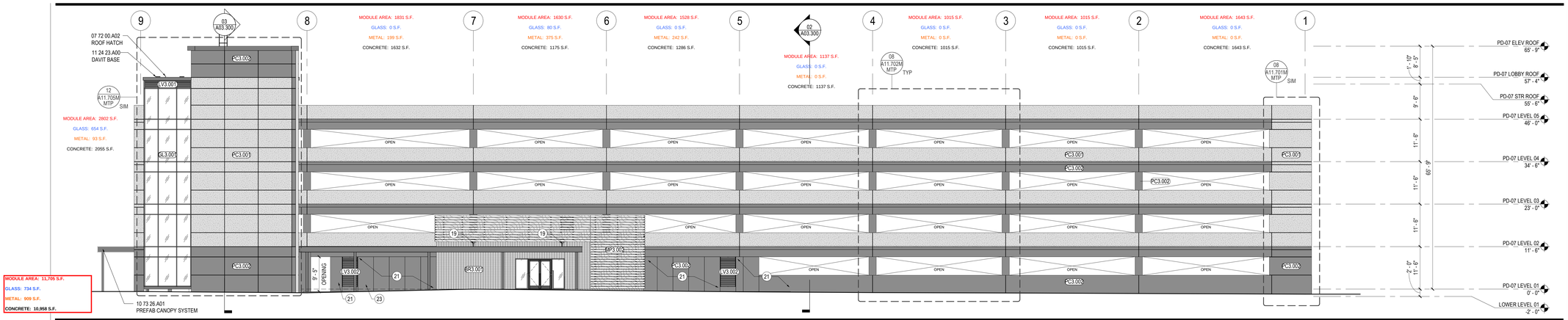
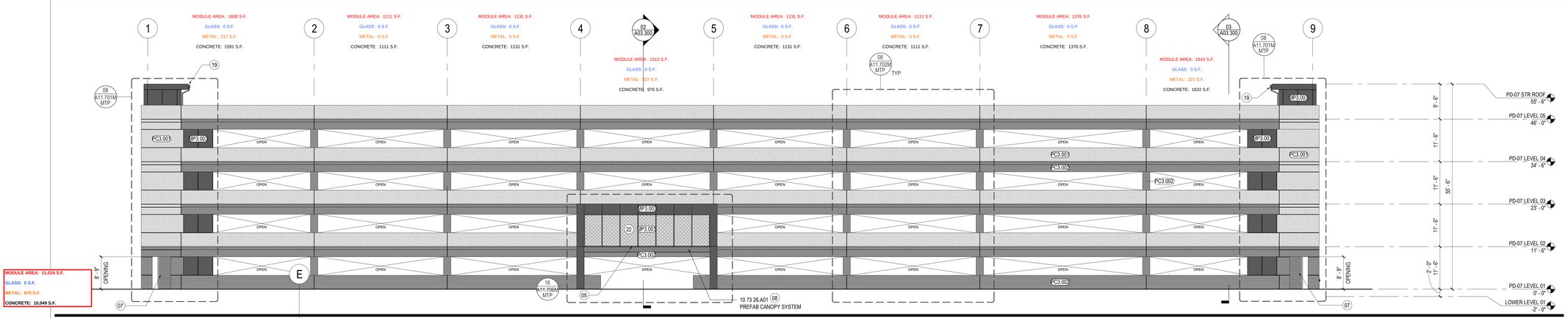


PD07 - NORTH ELEVATION

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

REF: 01 / A02.101

01

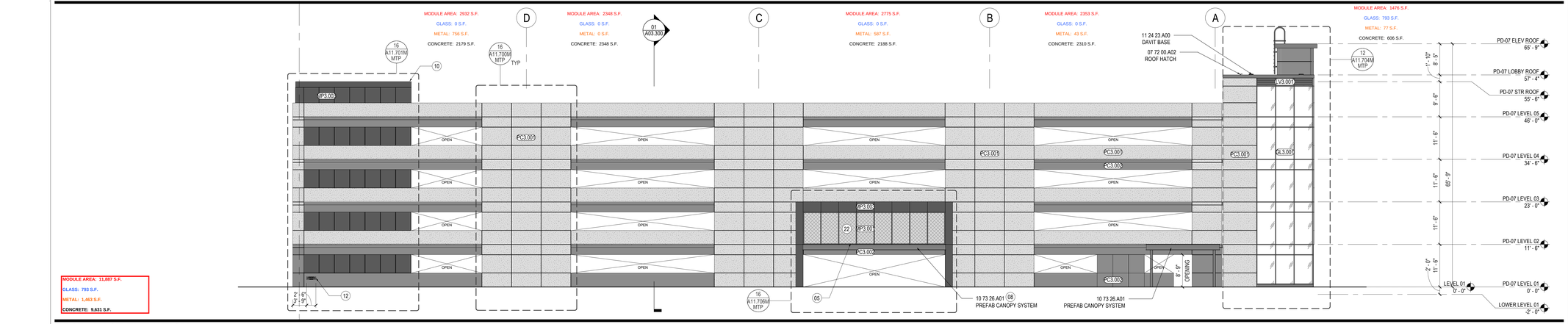


PD07 - SOUTH ELEVATION

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

REF: 01 / A02.101

02

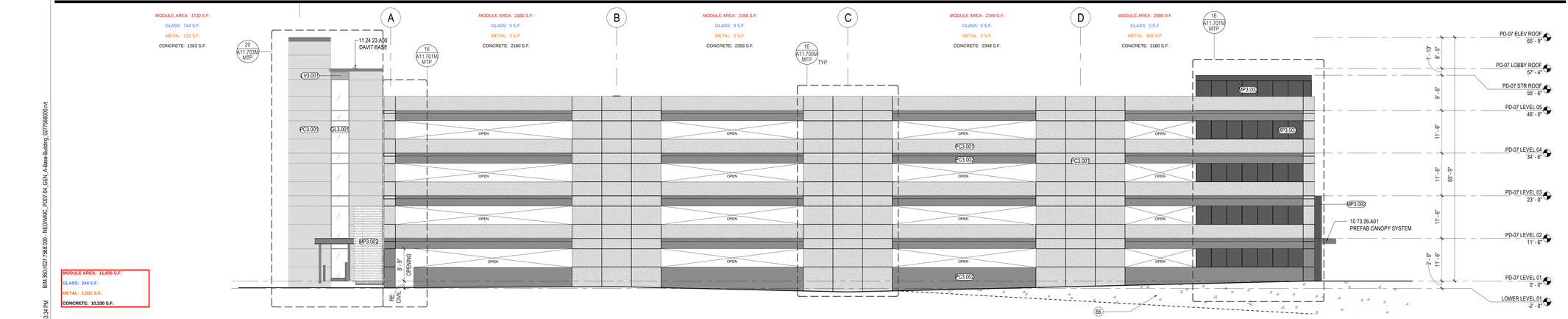


PD07 - EAST ELEVATION

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

REF: 01 / A02.101

03



PD07 - WEST ELEVATION

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

REF: 01 / A02.101

04

SHEET NOTES

05 PARKING SIGNAGE REFER TO GRAPHIC PACKAGE
07 PRECAST STAIRS BEYOND, RE: PD MTP A11.910
08 CANOPY OVER VEHICLE ENTRY
10 ROOF DRAIN, SEE ARCHITECTURAL ROOF PLAN
12 FIRE DEPARTMENT CONNECTION RE: PD MTP 08A11.720
19 ROOF SCUPPER, RE: PLANS
21 11'-8" TALL WELDED WIRE PANEL PLANT SUPPORT GREEN SCREEN SYSTEM AT PANELS INDICATED. REFER TO SPECIFICATIONS 32 94 50.
22 EXPANDED METAL MESH, MINIMUM 46 PERCENT OPEN
23 WALL HYDRANT, RE: MTP A11.720

GENERAL NOTES

A. REFER TO SHEET A02.101 FOR GENERAL NOTES

LEGEND

GL3.001	08 80 00	MONOLITHIC GLAZING UNIT - CLEAR
GL3.002	08 80 00	INSULATED GLAZING UNIT SOLARBAN 70XL (2) + CLEAR
PC3.001	03 41 00	STRUCTURAL PRECAST CONCRETE WITH ARCHITECTURAL FINISH - SANDBLASTED
PC3.002	03 41 00	STRUCTURAL PRECAST CONCRETE WITH ARCHITECTURAL FINISH - PAINTED
MP3.001	10 82 00	EXPANDED METAL MESH - FLUOROPOLYMER PAINT FINISH COLOR; AS SELECTED BY ARCHITECT
MP3.002	07 46 16	ALUMINUM SIDING - 6" WOODGRAIN, COLOR; AS SELECTED BY ARCHITECT
MP3.003	07 42 13.23	METAL COMPOSITE MATERIAL WALL PANEL COLOR; AS SELECTED BY ARCHITECT
BR3.001	04 20 00	BRICK UNIT MASONRY - STACKED BOND COLOR; INDICOTT MIDNIGHT
LV3.001	08 91 00	STORM RESISTANT FIXED HORIZONTAL LOUVER, RSH - 5700 COLOR; AS SELECTED BY ARCHITECT
LV3.002	08 91 00	STORM RESISTANT FIXED HORIZONTAL LOUVER, RS - 7315 COLOR; AS SELECTED BY ARCHITECT

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # N/A (FOUNDATION)

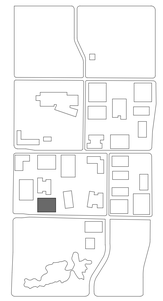
FACILITY # 30057 (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN



△	Date	Description
	10.22.2020	DESIGN DEVELOPMENT
	01.28.2021	ISSUE FOR PERMIT & PRICING

Seal / Signature

FOR REFRENCE ONLY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - PARKING DECK 07, ZONE 04

Project Number

27.7568.000

Description

EXTERIOR ELEVATIONS

Scale

As indicated

ID	VOLUME	SHEET
PD07-Z04	V1	A03.200

City of Bentonville Project No. COM21-0024

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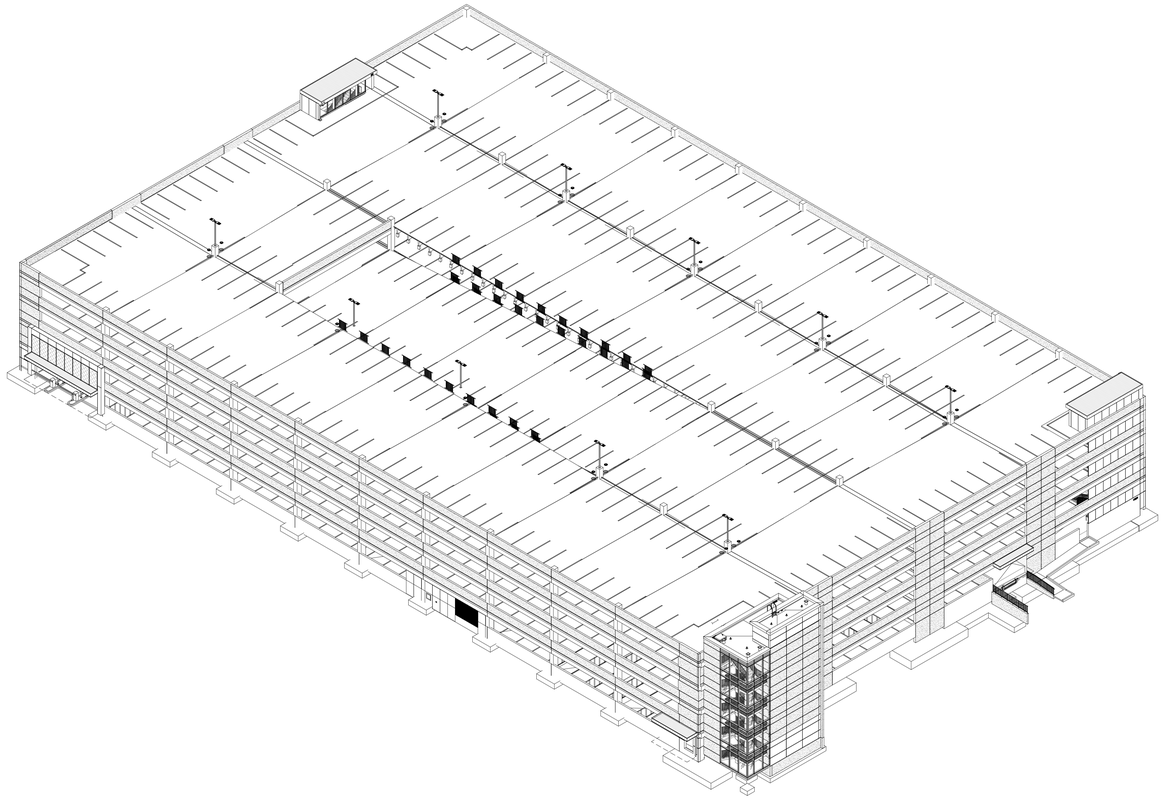
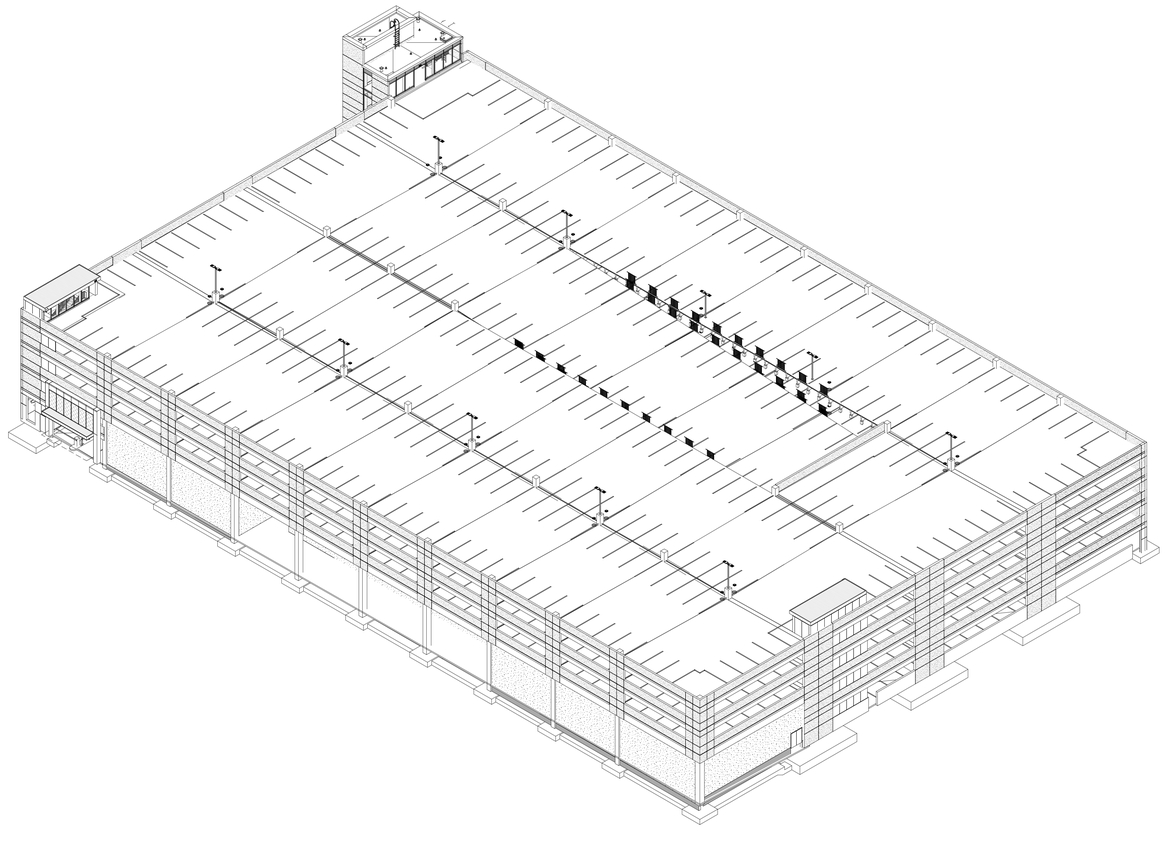


3D VIEW - NORTHEAST
SCALE:
REF: /
02



3D VIEW - SOUTHWEST
SCALE:
REF: /
04

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET A02.101 FOR GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30058 (FOUNDATION)

FACILITY # N/A (SUPERSTRUCTURE)

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Tel 214.273.1500
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KEY PLAN

Date	Description
10.22.2020	DESIGN DEVELOPMENT
01.28.2021	ISSUE FOR PERMIT & PRICING

Seal / Signature

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NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

WMC - PARKING DECK 08, ZONE 04

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

1/4" = 1'-0"

ID	VOLUME	SHEET
PD08-Z04	V1	A03.100

City of Bentonville Project No. COM21-0025

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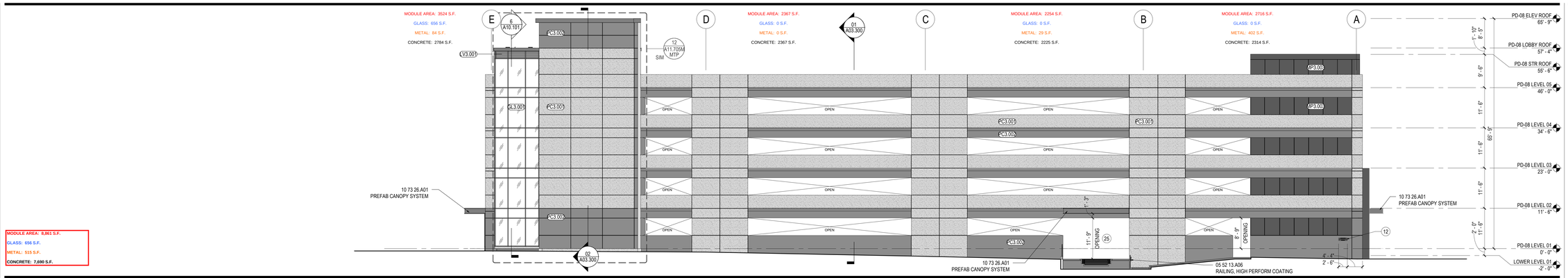
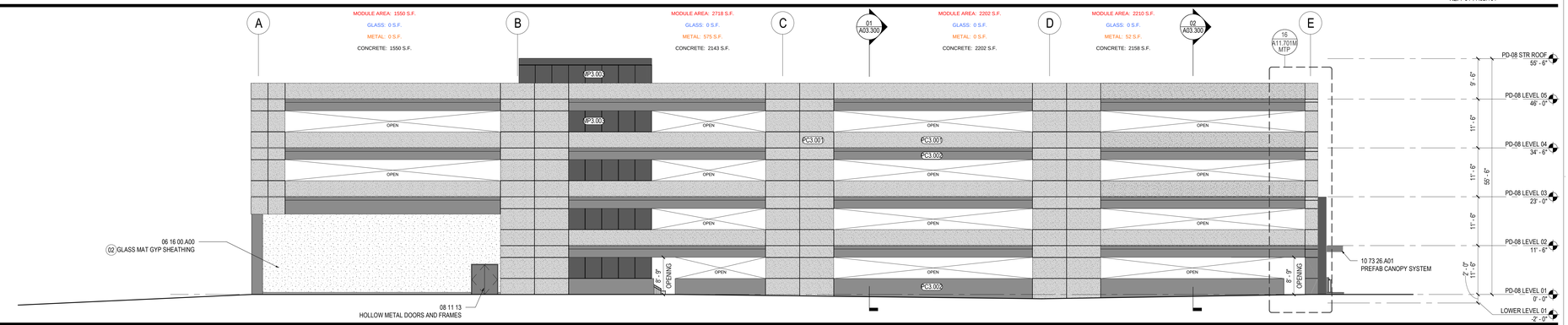


PD08 - NORTH ELEVATION

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

REF: 01 / A02.101

01

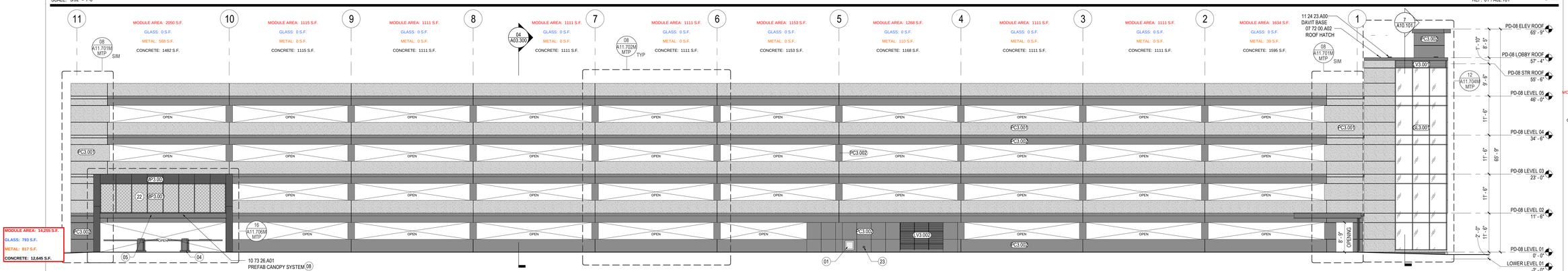


PD08 - SOUTH ELEVATION

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

REF: 01 / A02.101

02

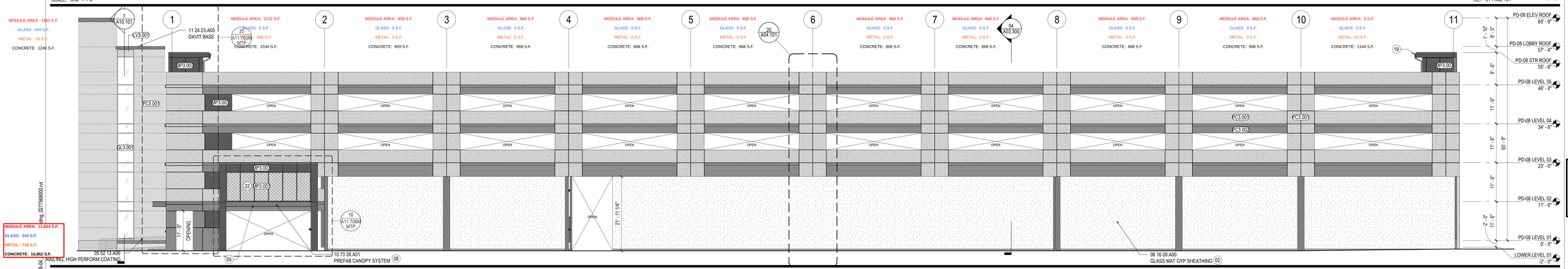


PD08 - EAST ELEVATION

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

REF: 01 / A02.101

03



PD08 - WEST ELEVATION

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

REF: 01 / A02.101

04

SHEET NOTES

- GL3.001 08 80 00 — MONOLITHIC GLAZING UNIT - CLEAR
- GL3.002 08 80 00 — INSULATED GLAZING UNIT SOLARBAN 70XL (2) + CLEAR
- PC3.001 03 41 00 — STRUCTURAL PRECAST CONCRETE WITH ARCHITECTURAL FINISH - SANDBLASTED
- PC3.002 03 41 00 — STRUCTURAL PRECAST CONCRETE WITH ARCHITECTURAL FINISH - PAINTED
- MP3.001 10 82 00 — EXPANDED METAL MESH - FLUOROPOLYMER PAINT FINISH, COLOR; AS SELECTED BY ARCHITECT
- MP3.003 07 42 13.23 — METAL COMPOSITE MATERIAL WALL PANEL COLOR; AS SELECTED BY ARCHITECT
- LV3.001 08 91 00 — STORM RESISTANT FIXED HORIZONTAL LOUVER, RSH - 5700 COLOR; AS SELECTED BY ARCHITECT
- LV3.002 08 91 00 — STORM RESISTANT FIXED HORIZONTAL LOUVER, RS - 7315 COLOR; AS SELECTED BY ARCHITECT

GENERAL NOTES

A. REFER TO SHEET A02.101 FOR GENERAL NOTES

LEGEND

01 FUEL PORT; RE: PD MTP 02A11.720
02 WALL ASSEMBLY; COLD FORMED METAL FRAMING WITH GLASS MAT GYPSUM SHEATHING (EXTERIOR); REFER TO GRAPHICS PACKAGE FOR APPLIED GRAPHICS.
04 PARKING EQUIPMENT
05 PARKING SIGNAGE REFER TO GRAPHIC PACKAGE
08 CANOPY OVER VEHICLE ENTRY
12 FIRE DEPARTMENT CONNECTION RE: PD MTP 08A11.720
14 REFER TO CIVIL FOR GRADE
15 PRECAST JOINT, TYP
19 ROOF SCUPPER, RE: PLANS
22 EXPANDED METAL MESH AT 90% OPEN
23 WALL HYDRANT, RE: MTP A11.720
25 LOADING DOCK, RE: CIVIL FOR GRADING
29 6" MINIMUM LAP ONTO TOP OF FOOTING
30 CONTINUOUS CURB BELOW WALLS, RE: STR

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30058 (FOUNDATION)

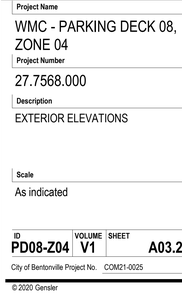
FACILITY # N/A (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN



MODULE AREA: 1470 S.F.
GLASS: 793 S.F.
METAL: 100 S.F.
CONCRETE: 577 S.F.

Date	Description
10.22.2020	DESIGN DEVELOPMENT
01.28.2021	ISSUE FOR PERMIT & PRICING

Seal / Signature

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Project Name

WMC - PARKING DECK 08, ZONE 04

Project Number

27.7568.000

Description

EXTERIOR ELEVATIONS

Scale

As indicated

ID	VOLUME	SHEET
PD08-Z04	V1	A03.200

City of Bentonville Project No. COM21-0025

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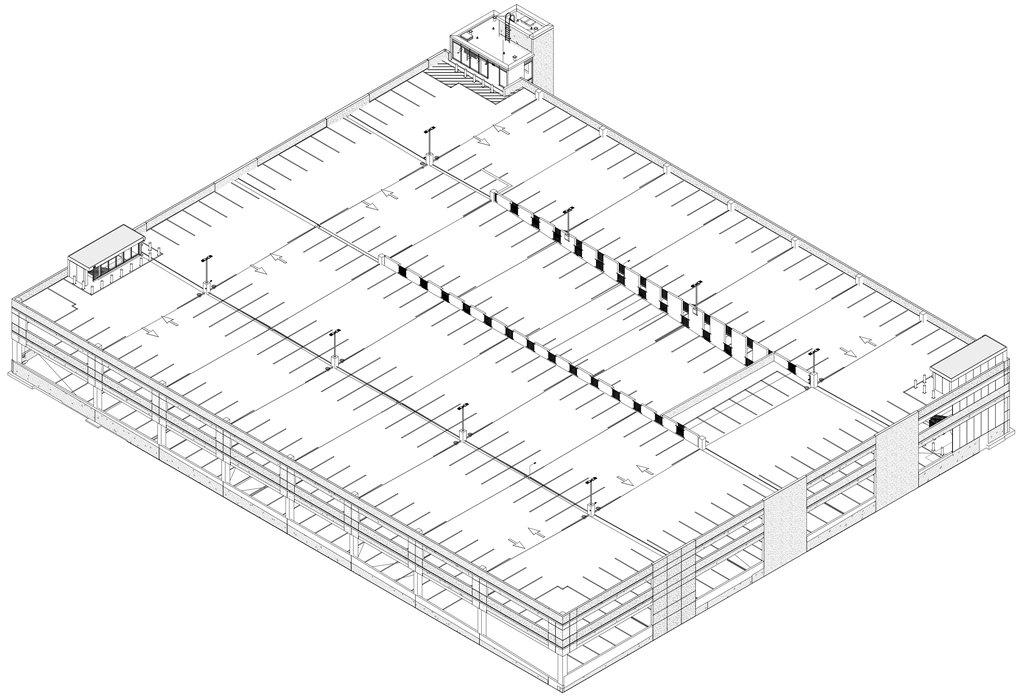
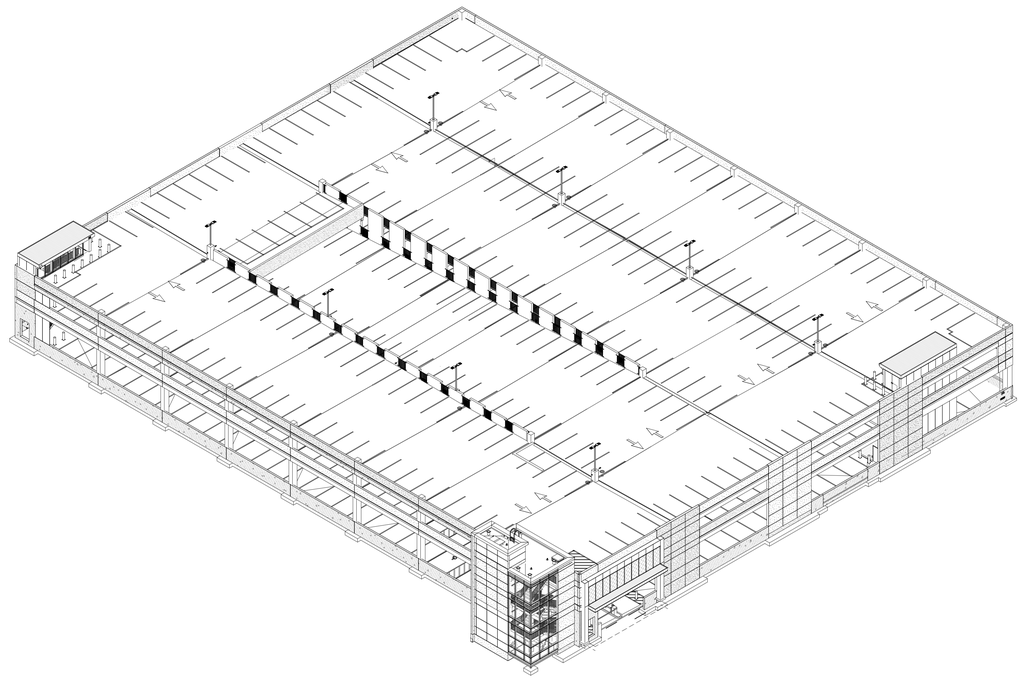


3D VIEW - NORTHWEST

SCALE:

REF: /

02



3D VIEW - SOUTHEAST

SCALE:

REF: /

04

SHEET NOTES

GENERAL NOTES

A. REFER TO SHEET A02.101 FOR GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # N/A (FOUNDATION)

FACILITY # 30059 (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description
	10.22.2020	DESIGN DEVELOPMENT
	01.28.2021	ISSUE FOR PERMIT & PRICING

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Project Name

WMC - PARKING DECK 09, ZONE 04

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

1/4" = 1'-0"

ID	VOLUME	SHEET
PD09-Z04	V1	A03.100

City of Bentonville Project No. COM21-0026

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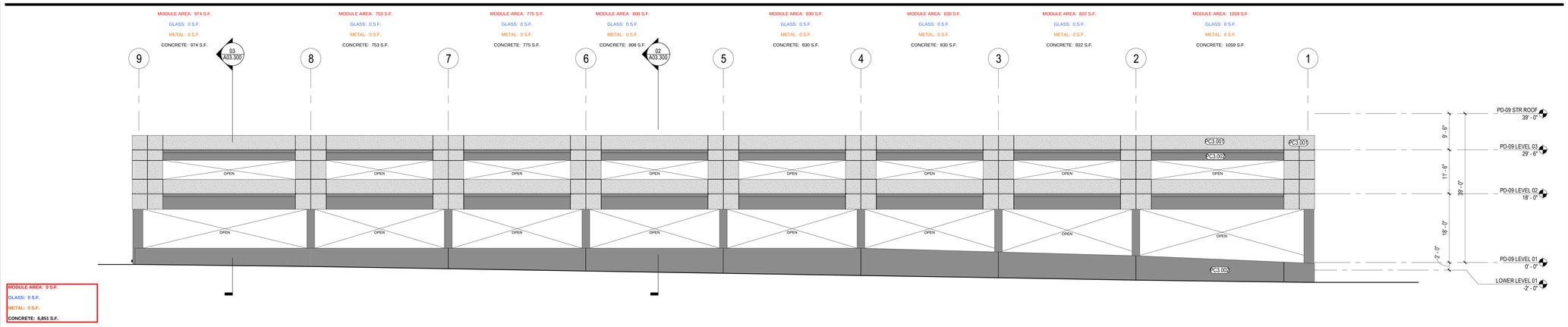
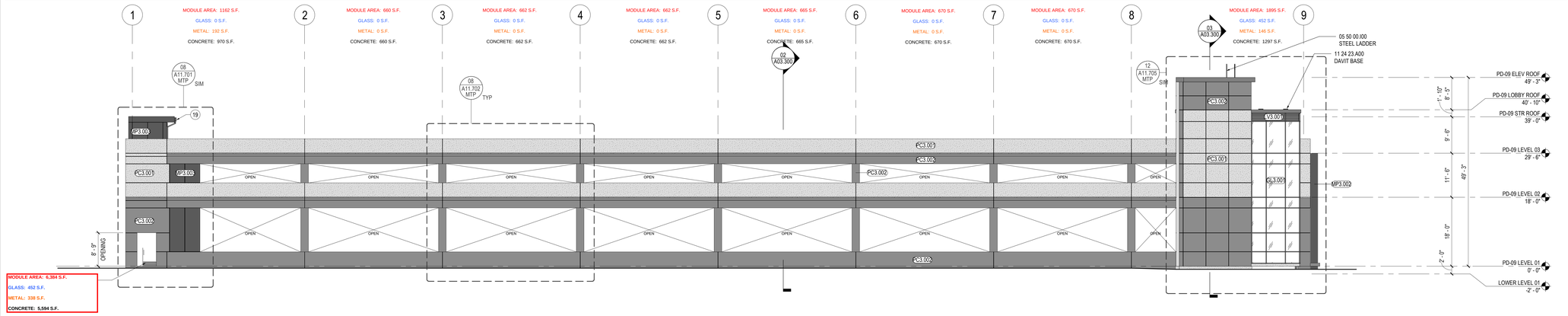


PD09 NORTH ELEVATION

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

REF: 01 / A02.101

01

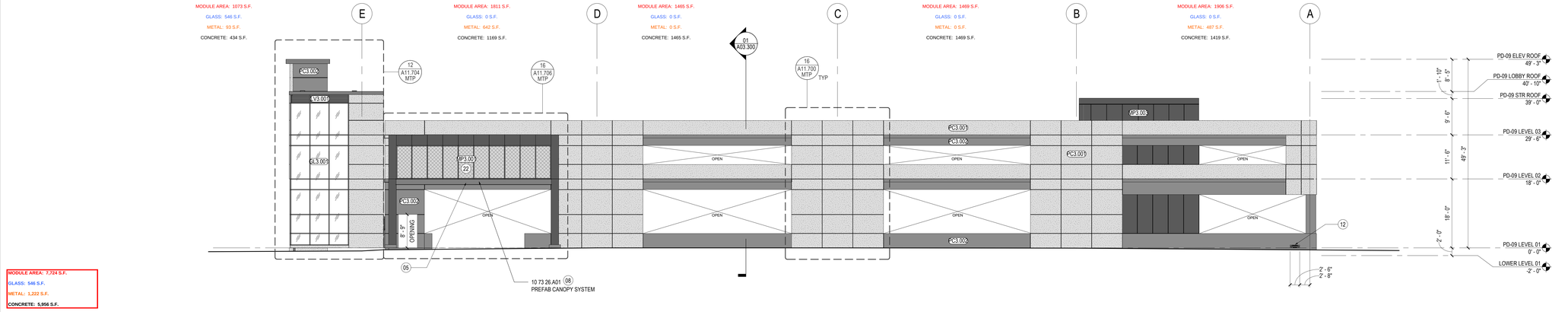


PD09 SOUTH ELEVATION

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

REF: 01 / A02.102

02

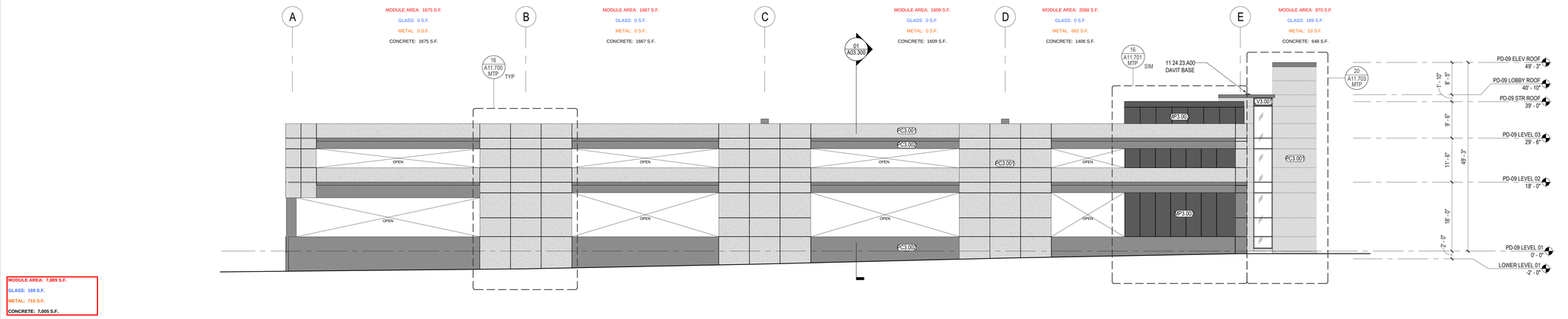


PD09 EAST ELEVATION

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

REF: 01 / A02.101

03



PD09 WEST ELEVATION

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

REF: 01 / A02.101

04

SHEET NOTES

05 PARKING SIGNAGE REFER TO GRAPHIC PACKAGE
07 PRECAST STAIRS BEYOND, RE: PD MTP A11.910
08 CANOPY OVER VEHICLE ENTRY
12 FIRE DEPARTMENT CONNECTION RE: PD MTP 08A11.720
19 ROOF SCUPPER, RE: PLANS
22 EXPANDED METAL MESH AT 90% OPEN

GENERAL NOTES

A. REFER TO SHEET A02.101 FOR GENERAL NOTES

LEGEND

GL3.001 08 80 00 MONOLITHIC GLAZING UNIT - CLEAR

GL3.002 08 80 00 INSULATED GLAZING UNIT SOLARBAN 70XL (2) + CLEAR

PC3.001 03 41 00 STRUCTURAL PRECAST CONCRETE WITH ARCHITECTURAL FINISH - SANDBLASTED

PC3.002 03 41 00 STRUCTURAL PRECAST CONCRETE WITH ARCHITECTURAL FINISH - PAINTED

MP3.001 10 83 00 EXPANDED METAL MESH - FLUOROPOLYMER PAINT FINISH, COLOR: AS SELECTED BY ARCHITECT

MP3.003 07 42 13.23 METAL COMPOSITE MATERIAL WALL PANEL COLOR: AS SELECTED BY ARCHITECT

LV3.001 08 91 00 STORM RESISTANT FIXED HORIZONTAL LOUVER, RSH - 5700 COLOR: AS SELECTED BY ARCHITECT

LV3.002 08 91 00 STORM RESISTANT FIXED HORIZONTAL LOUVER, RS - 7315 COLOR: AS SELECTED BY ARCHITECT

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # N/A (FOUNDATION)

FACILITY # 30059 (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

KEY PLAN

△	Date	Description
	10.22.2020	DESIGN DEVELOPMENT
	01.28.2021	ISSUE FOR PERMIT & PRICING

Seal / Signature

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Project Name

WMC - PARKING DECK 09, ZONE 04

Project Number

27.7568.000

Description

EXTERIOR ELEVATIONS

Scale

As indicated

ID	VOLUME	SHEET
PD09-Z04	V1	A03.200

City of Bentonville Project No. COM21-0026

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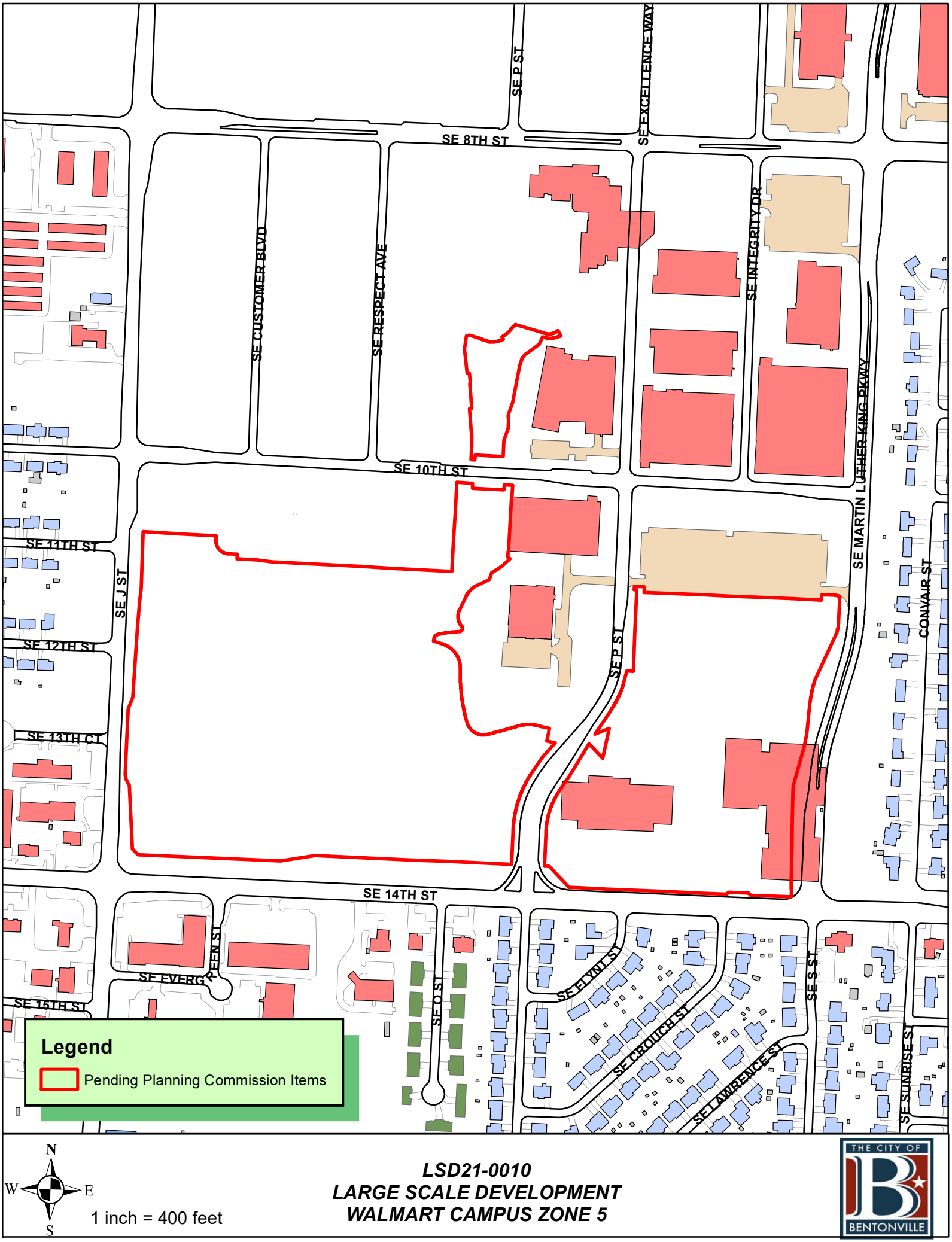


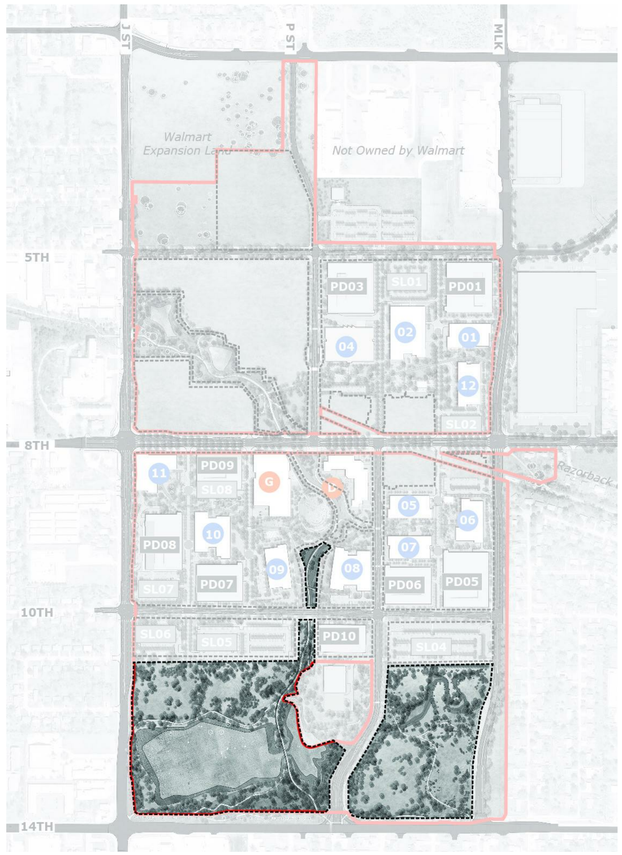
LSD21-0010
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 5

THE CITY OF BENTONVILLE

WALMART

FACILITY # 30043-527

LSD ZONE 05



PROJECT CONTACTS

OWNER

WALMART, INC.
2001 SE 10TH ST
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CITY OF BETONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

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CITY ENGINEER
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AT&T

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OR LAYNE RHODES
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EMAIL:LR159@ATT.COM

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SPRINGDALE, AR 72762
PHONE:479-717-3796
EMAIL:KIP.SMITH@COX.COM

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

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

ENVIRONMENTAL/GEOTECHNICAL

MARCO V. VICENTE SILVESTRE, PE
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SPRINGDALE, AR 72762
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swa
SWA
811 W. 7TH ST.
8TH FLOOR
LOS ANGELES, CA 90017
USA
Tel (213) 236-9090

CEI
CEI
3108 SW Regency Parkway
Bentonville, AR 72712
USA
Tel (479) 273-9472

ARUP
ARUP
3560 Mission Street
San Francisco, CA 94105
USA
Tel (415) 957-9445

ISP DESIGN LIGHTING CONSULTANT
17225 S DIXIE HWY. STE. 201 • MIAMI, FL 33157 • 305.278.1565
ISP
17225 S. Dixie Hwy. Ste. 201
Miami, FL 33157
USA
Tel (305) 278 1565

4b technology
4b Technology Group, LLC
390 Glenborough Dr., Suite 290
Houston, TX 77067
USA
Tel (832) 249-9379

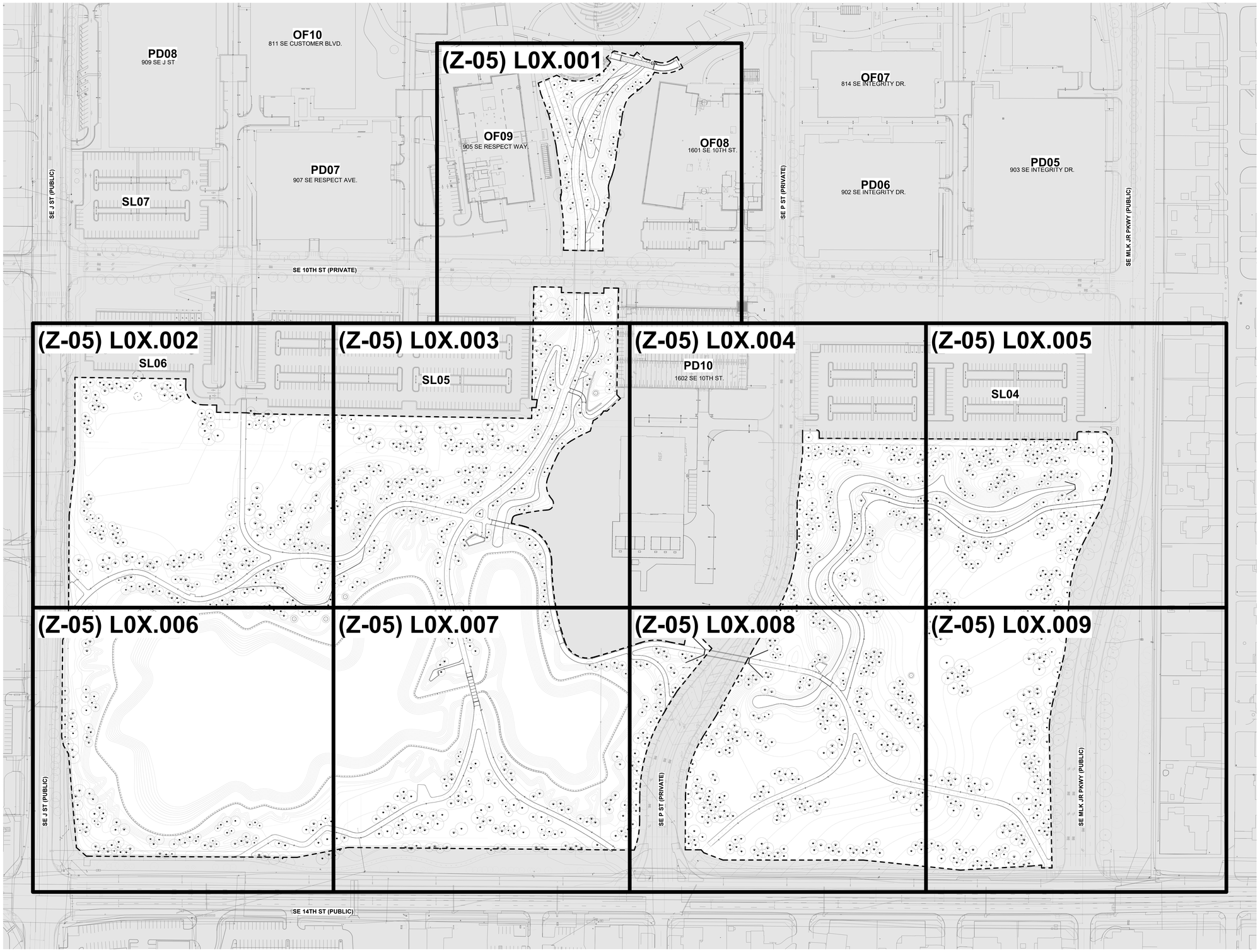
VOLUME: I, III

2ND PLANNING COMMISSION SUBMISSION
03.22.2021

BENTONVILLE, ARKANSAS

027.7568.000 PROPRIETARY

City of Bentonville Project No.
LSD21-0010



WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-527

Gensler

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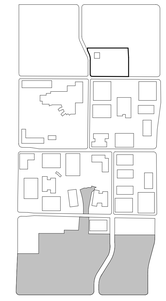
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

swa

811 W 7th Street
8th Floor
Los Angeles, California
90017-2419
United States
www.swagroup.com
+1.213.236.9090 o

KEY PLAN



Date	Description
01.27.2021	PRE-APP REQUEST
03.01.2021	1ST PLANNING COMMISSION SUBMISSION
03.22.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

LSD ZONE 05

Project Number

027.7568.000

Description

LANDSCAPE KEY PLAN

Scale

1" = 80'-0"
0 40' 80'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L01.000

City of Bentonville Project No. LSD21-0010

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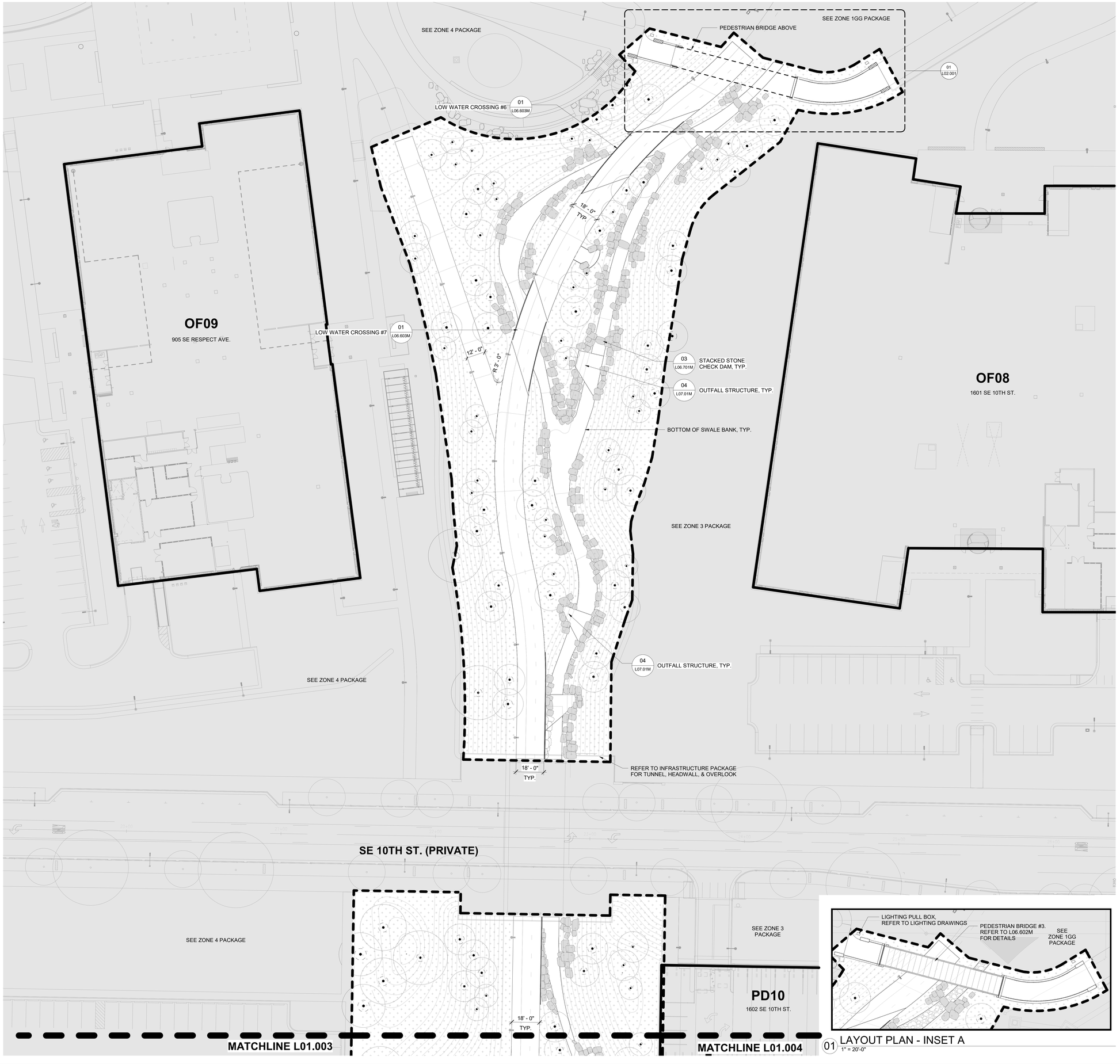

01 LAYOUT PLAN - INSET A
1" = 20'-0"

LAYOUT LEGEND

- ROW (RIGHT OF WAY)
- LIMIT OF WORK
- MATCH LINE
- UTILITY LINE
- WALL/PLANTER
- PLANTING AREA
- PLANTING AREA - LAWN
- LITTORAL PLANTING ZONE
- MULCH SURFACE
- 01 / LX.XX — SECTION/DETAIL TARGET, DETAIL NUMBER, SHEET NUMBER
- ALIGN — ALIGN EDGES
- PROPOSED TREE
- EX — EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
- RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
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- UTILITY BOX
- P.O.B. — POINT OF BEGINNING
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- PW — POTABLE WATER CONNECTION
- C — IRRIGATION EQUIP. REFER TO IRRIGATION DRAWINGS

NOTES:

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WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-527

Gensler

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Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

swa

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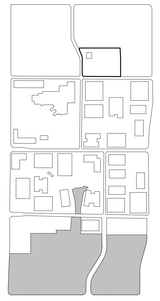

Date	Description
01.27.2021	PRE-APP REQUEST
03.01.2021	1ST PLANNING COMMISSION SUBMISSION
03.22.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
LSD ZONE 05

Project Number
027.7568.000

Description
LAYOUT PLAN

Scale
1" = 20'-0"
0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L01.001

City of Bentonville Project No. LSD21-0010

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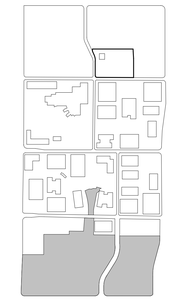

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0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L01.002

City of Bentonville Project No. LSD21-0010

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MATCHLINE L01.001

SL05
SEE ZONE 4 PACKAGE

18' - 0" TYP.

R 11' - 0"

R 245' - 0"

01 L01.031

04 L05.002

R 360' - 0"

10' - 0"

EX

01 L06.603M LOW WATER CROSSING #8

MATCHLINE L01.002

MATCHLINE L01.004

FUTURE TRAIL, BY OTHERS, TYP.

02 L01.032

R 5' - 0"

12' - 0"

R 81' - 0"

R 5' - 0"

05 L05.002

01 L06.603M LOW WATER CROSSING #9

SEE SOUTH CUP PACKAGE

R 466' - 5"

02 L05.002

R 76' - 6"

EDGE OF LITTORAL PLANTING ZONE, TYP.

EX

WEST LAKE

CENTRAL LAKE

12' - 0"

MATCHLINE L01.007

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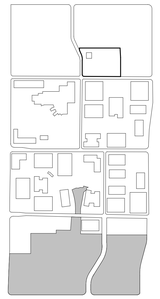

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0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L01.003

City of Bentonville Project No. LSD21-0010

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MATCHLINE L01.001

PD10
1602 SE 10TH ST.

SEE
ZONE 3
PACKAGE

SL04
SEE ZONE 3PACKAGE

02
L05.003

MATCHLINE L01.003

SOUTH CUP
1100 SE P ST.

SEE SOUTH CUP PACKAGE

SE P ST. (PRIVATE)

MATCHLINE L01.005

03
L06.701M
STACKED STONE
CHECK DAM, TYP.

6' - 10"
15' - 5"
R 236' - 7"
R 35' - 0"
10' - 0"
TYP.
R 55' - 0"
R 33' - 6"
R 283' - 9"

BOTTOM OF
SWALE BANK, TYP.

FUTURE TRAIL,
BY OTHERS, TYP.

MATCHLINE L01.008

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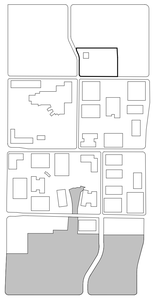

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SITE-Z05	V1	(Z-05)	L01.004

City of Bentonville Project No. LSD21-0010

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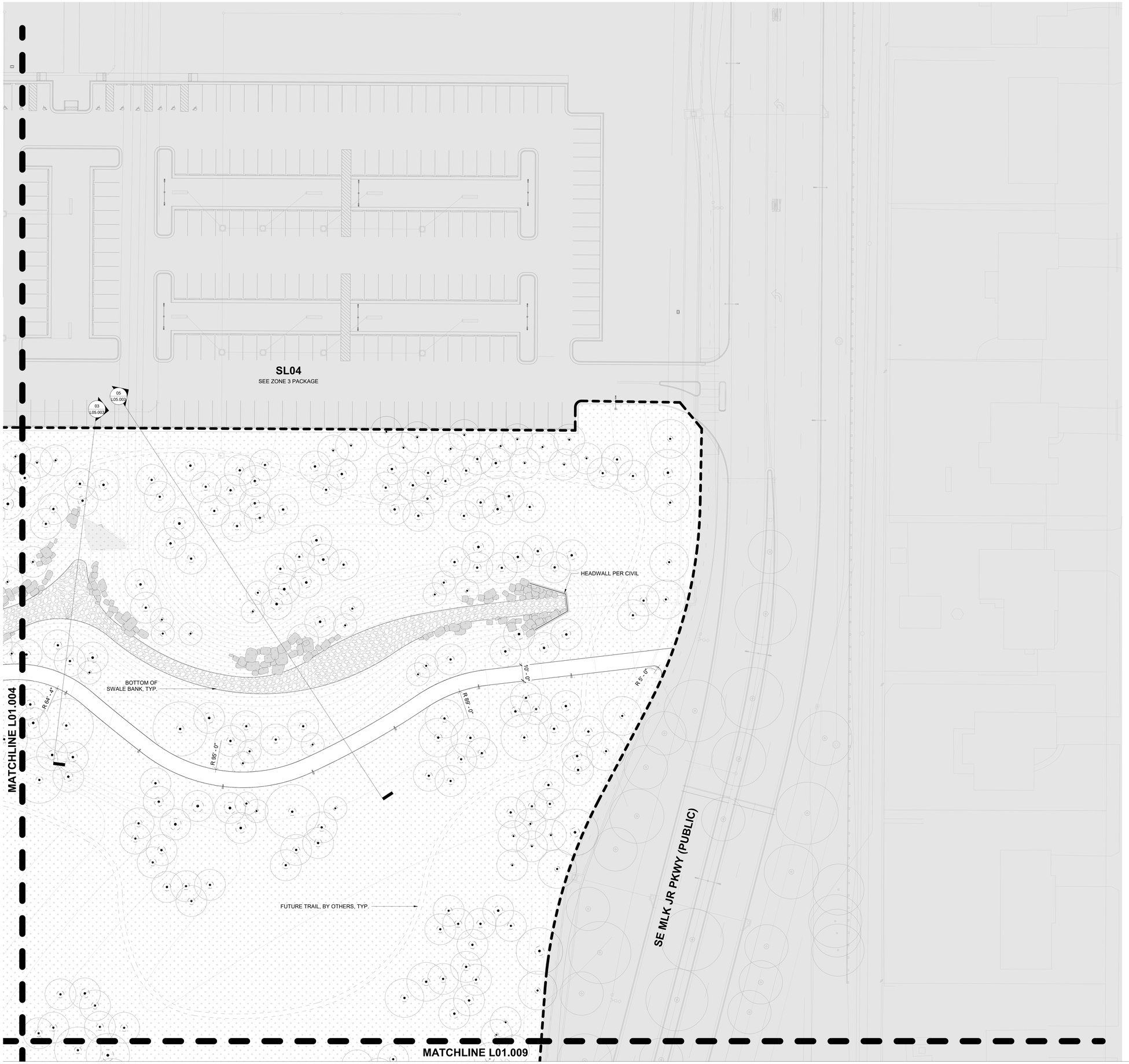

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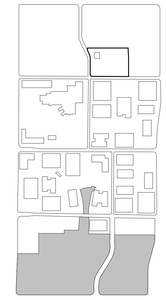

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LSD ZONE 05

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027.7568.000

Description
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0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L01.005

City of Bentonville Project No. LSD21-0010

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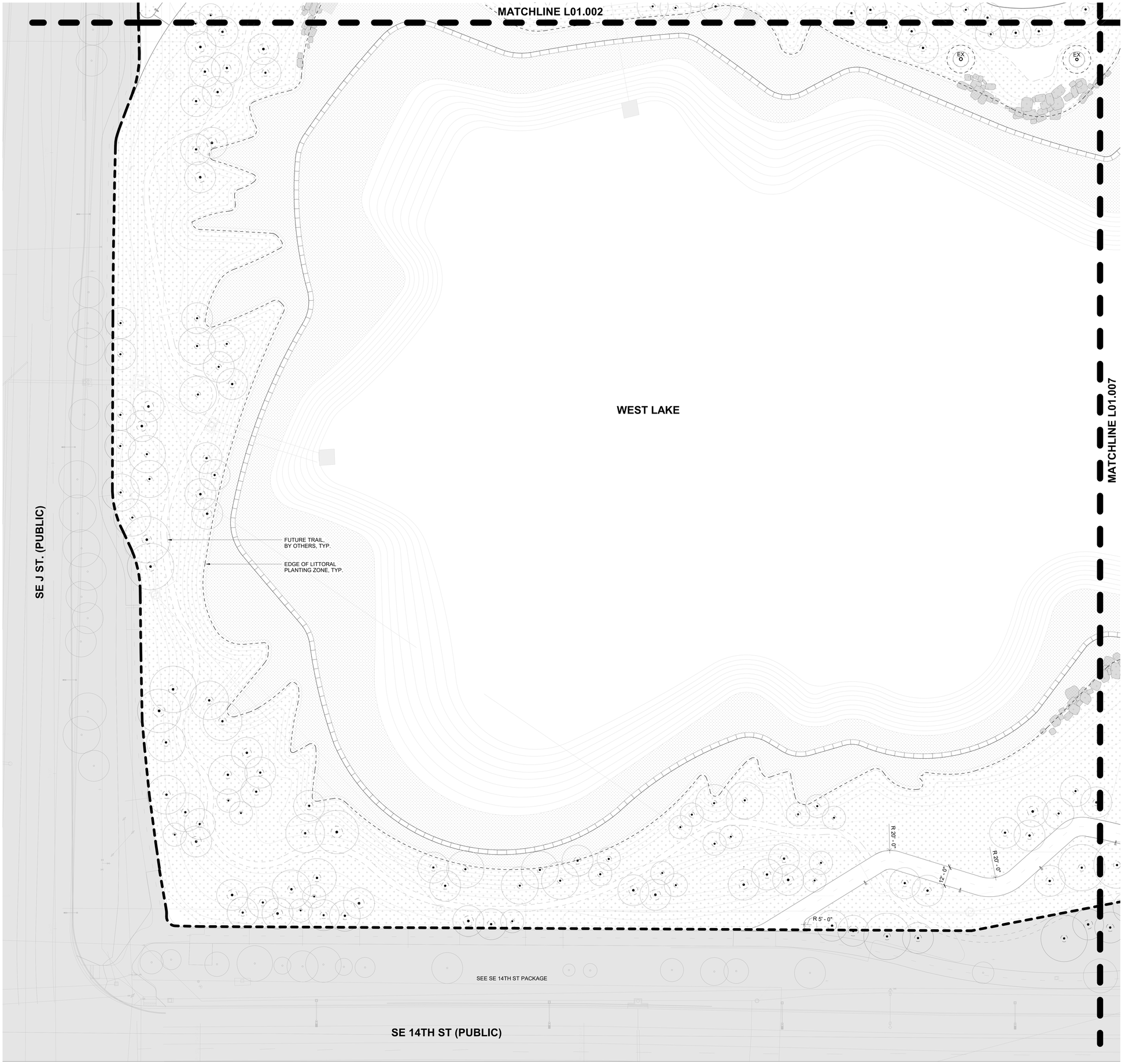

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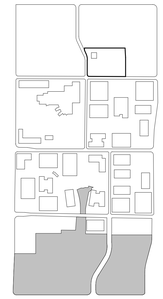

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SITE-Z05	V1	(Z-05)	L01.006

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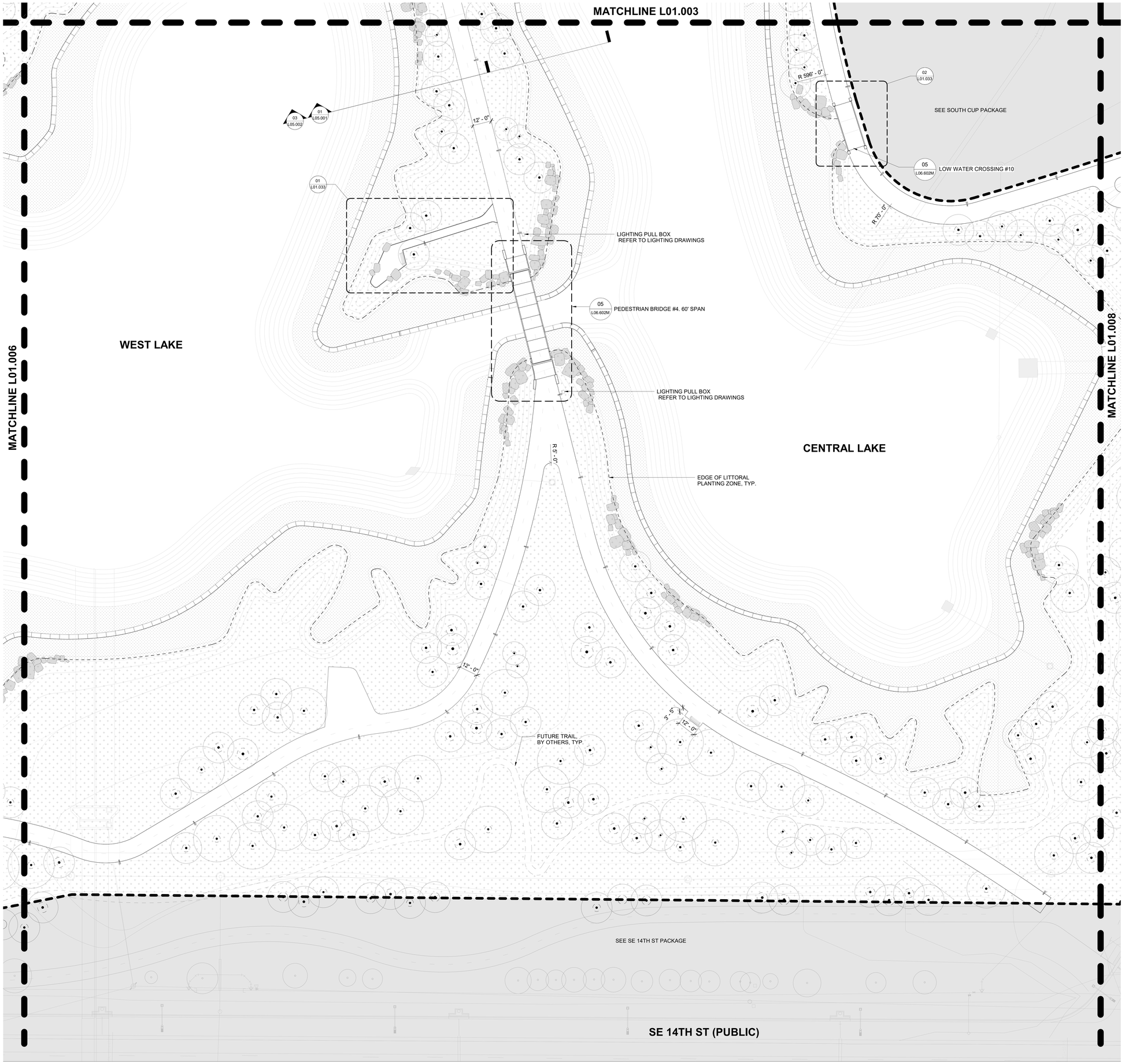

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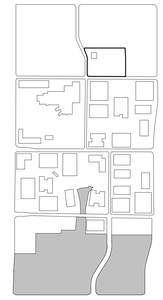

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MATCHLINE L01.004

SEE SOUTH CUP PACKAGE

04 L05.003

R 120' - 0"

12' - 0"

R 5' - 0"

10' - 0"

R 15' - 0"

R 60' - 0"

R 301' - 0"

R 5' - 0"

TUNNEL HEADWALL, PER CIVIL

01 L05.003

12' - 0"

OUTFALL STRUCTURE, PER CIVIL

03 L01.033

10' - 0"

R 8' - 0"

R 74' - 5"

BOTTOM OF SWALE BANK, TYP.

EX

R 130' - 0"

R 5' - 0"

R 94' - 0"

FUTURE TRAIL, BY OTHERS, TYP.

12' - 0"

R 986' - 0"

MATCHLINE L01.007

MATCHLINE L01.009

SE P ST. (PRIVATE)

SE 14TH ST. (PUBLIC)

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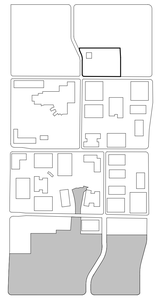
KEY PLAN



△	Date	Description
	01.27.2021	PRE-APP REQUEST
	03.01.2021	1ST PLANNING COMMISSION SUBMISSION
	03.22.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY
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Project Name

LSD ZONE 05

Project Number

027.7568.000

Description

LAYOUT PLAN

Scale

1" = 20'-0"

0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L01.008

City of Bentonville Project No. LSD21-0010

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LAYOUT LEGEND

- ROW (RIGHT OF WAY)
- LIMIT OF WORK
- MATCH LINE
- UTILITY LINE
- WALL/PLANTER
- PLANTING AREA
- PLANTING AREA - LAWN
- LITTORAL PLANTING ZONE
- MULCH SURFACE
- 01 / LX XX — SECTION/DETAIL TARGET DETAIL NUMBER SHEET NUMBER
- ALIGN — ALIGN EDGES
- PROPOSED TREE
- EX — EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
- RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
- PROPOSED BOULDER
- UTILITY BOX
- P.O.B. — POINT OF BEGINNING
- PROPOSED LIGHT FIXTURE BY OTHERS
- PW — POTABLE WATER CONNECTION
- C — IRRIGATION EQUIP. REFER TO IRRIGATION DRAWINGS

NOTES:

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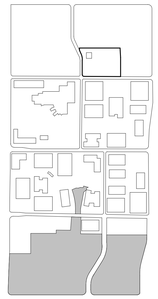

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UNDERSTORY PLANTING SCHEDULE

SYMBOL	ABBR.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING
AQUATIC TYPE 1 - SUBMERGED							
	A1	ELEOCHARIS PALUSTRIS SAGITTARIA LATIFOLIA SAURURUS CERNUUS	CREEPING SPIKERUSH BROADLEAF ARROWHEAD LIZARD'S TAIL	1.5' 2.5' 1.5'	1.5' 2' 1.5'	1 GAL	18" 24" 18"
AQUATIC TYPE 2 - LITTORAL							
	A2	CAREX VULPINOIDEA IRIS FULVA ITEA VIRGINICA 'SPRICH' VERONICASTRUM VIRGINICUM	FOX SEDGE COPPER IRIS LITTLE HENRY VIRGINIA SWEETSPIRE CULVER'S ROOT	2' 2.5' 2' 5.5'	2' 1.5' 2.5' 3'	1 GAL	24" 18" 30" 36"
FLOWERING PERENNIALS							
	FP	ANEMONE VIRGINIANA BAPTISIA SPHAEROCARPA GLANDULARIA CANADENSIS OENOTHERA MACROCARPA	THIMBLEWEED YELLOW WILD INDIGO ROSE VERBENA MISSOURI EVENING PRIMROSE	1.5' 2.5' 1' 1'	1.5' 2.5' 1.5' 1.5'	1 GAL	18" 30" 18" 18"
MEADOW TYPE 1 - ARDOT FLOWERING MIX							
	M1-F	ANDROPOGON GERARDII ASCLEPIAS TUBEROSA CHAMAECRISTA FASCICULATA COREOPSIS LANCEOLATA ECHINACEA PALLIDA LIATRIS PYCNOSTACHYA MONARDA FISTULOSA RUDBECKIA HIRTA SCHIZACHYRIUM SCOPARIUM SECALE CEREALE SORGHASTRUM NUTANS	BIG BLUESTEM BUTTERFLY MILKWEED PARTRIDGE PEA LANCELEAF COREOPSIS PALE PURPLE CONEFLOWER PURPLE BLAZINGSTAR WILD BERGAMOT BLACKEYED SUSAN LITTLE BLUESTEM CEREAL RYE INDIAN GRASS	5' 2' 2' 1.5' 2.5' 3.5' 3' 2.5' 3' 6' 4'	2.5' 1.5' 2' 1.5' 1.5' 1.5' 2.5' 1.5' 2' 0.5' 1.5'	SEED	N/A
MEADOW TYPE 2 - SHORT PRAIRIE							
	M2-SG	BOUTELOUA CURTIPENDULA ERAGROSTIS SPECTABILIS KOELERIA MACRANTHA RUELLIA HUMILIS SCHIZACHYRIUM SCOPARIUM	SIDEOATS GRAMA PURPLE LOVEGRASS PRAIRIE JUNEGRASS WILD PETUNIA LITTLE BLUESTEM	2' 1.5' 1.5' 2' 3'	2' 1.5' 1' 2' 2'	SEED	N/A
MEADOW TYPE 3 - TALL PRAIRIE							
	M3-TG	ANDROPOGON GERARDII ERYNGIUM YUCCIFOLIUM SILPHIUM LACINIATUM SORGHASTRUM NUTANS	BIG BLUESTEM RATTLESNAKE MASTER COMPASS PLANT INDIAN GRASS	5' 4.5' 7' 4'	2.5' 2.5' 2.5' 1.5'	SEED	N/A
MEADOW TYPE 4 - WETLAND							
	M4-W	BAPTISIA AUSTRALIS HELIOPSIS HELIANTHOIDES JUNCUS TENUIS RUELLIA HUMILIS TRIPSACUM DACTYLOIDES	BLUE FALSE INDIGO OX-EYE SUNFLOWER PATH RUSH WILD PETUNIA EASTERN GAMAGRASS	3.5' 4.5' 1.5' 2' 6'	3.5' 3' 1.5' 2' 5'	1 GAL	42" 36" 18" 24" 60"
RIPARIAN							
	RIP	ANDROPOGON VIRGINICUS JUNCUS TENUIS SOLIDAGO RUGOSA 'FIREWORKS'	BROOM SEDGE PATH RUSH FIREWORKS GOLDENROD	2.5' 1.5' 3'	2.5' 1.5' 3'	1 GAL	30" 18" 36"
SMALL SHRUBS							
	SS	AMORPHA CANESCENS AMSONIA HUBRICHTII CEANOTHUS AMERICANUS JUNIPERUS VIRGINIANA 'GREY OWL' PYCNANTHEMUM MUTICUM	LEAD PLANT BLUE STAR NEW JERSEY TEA GREY OWL RED CEDAR BLUNT MOUNTAINMINT	2.5' 2.5' 3.5' 2.5' 2'	2.5' 2.5' 4' 5' 2'	3 GAL	30" 30" 48" 60" 24"
TALL SHRUBS							
	SL	AESCULUS PARVIFLORA PHYSOCARPUS OPULIFOLIUS	BOTTLEBRUSH BUCKEYE NINEBARK	10' 6.5'	11.5' 5'	3 GAL	12' 5'
TURF							
	TURF	TURF GRASS	BLEND OF KENTUCKY BLUEGRASS & TALL FESCUE	N/A	N/A	SEED	N/A

TREE SCHEDULE

ABBREVIATION	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT RANGE	SPREAD	SIZE	NOTES
DECIDUOUS							
ACE ARM	19	Acer rubrum 'Armstrong'	Armstrong Maple	50-70FT	10-15FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
ACE FRA	116	Acer rubrum 'Franksred'	Red Sunset Maple	40-50FT	30-40FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
ACE OCT	27	Acer rubrum 'October Glory'	October Glory Maple	30-40FT	30-40FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
ACE SAC	707	Acer saccharum	Sugar Maple	40-80FT	30-60ft	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
ACE NIG	26	Acer saccharum subsp.nigrum	Black Maple	60-75FT	40-60ft	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
ACE FRE	140	Acer x freemanii	Freeman Maple	40-55FT	30-40FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
BET CUL	10	Betula nigra 'Cully' Multi-stem	River Birch	40-70FT	40-60FT	MIN 8FT HEIGHT	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, MULTI-STEMMED.
BET NIG	9	Betula nigra 'Cully' Single trunk	River Birch	40-70FT	40-60FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
CAR CAR	6	Carpinus caroliniana	American Hornbeam syn. Blue Beech	20-35FT	20-35FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
CAS OZA	16	Castanea ozarkensis	Ozark Chinquapin	40-60FT	40-60FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
FAG GRA	9	Fagus grandifolia	American Beech	50-80FT	40-80FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
JUG NIG	2	Juglans nigra	Black Walnut	75-100FT	75-100FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
LIQ STY	33	Liquidambar styraciflua 'Moraine'	Sweet Gum	60-80FT	40-60FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
NYS SYL	72	Nyssa sylvatica	Black Gum	30-50FT	20-35FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
QUE PAL	139	Quercus palustris	Pin Oak	50-70FT	40-60FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
QUE PHE	18	Quercus phellos	Willow Oak	40-75FT	25-50FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
QUE RUB	1	Quercus rubrum	Red Oak	50-75FT	50-75FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
SAS ALB	39	Sassafras albidum	Sassafras	30-60FT	25-40FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
TAX DIS	15	Taxodium distichum	Bald Cypress	50-70FT	20-45FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
ULM AME	28	Ulmus americana	American Elm	60-80FT	40-70FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
EVERGREEN							
JUN VIR	25	Juniper virginiana	Red Cedar	30-60FT	8-25FT	MIN 8FT HEIGHT	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
MAG VIR	39	Magnolia virginiana	Sweet Bay Magnolia	10-35FT	10-35FT	MIN 8FT HEIGHT	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, MULTI-STEMMED.
MAG GRA	13	Magonlia grandiflora	Southern Magnolia	60-80FT	30-50FT	MIN 8FT HEIGHT	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
PIN TAE	59	Pinus taeda	Loblolly Pine	40-90FT	20-40FT	MIN 8FT HEIGHT	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
UNDERSTORY							
AME GRA	30	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	15-20FT	12-15FT	MIN 8FT HEIGHT	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, MULTI-STEMMED.
CHI VIR	19	Chionanthus Virginicus	Fringe Tree	12-20FT	12-20FT	MIN 8FT HEIGHT	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, MULTI-STEMMED.
HAL CAR	16	Halesia carolina	Carolina silverbell	10-20FT	8-15FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
MAC POM	10	Maclura pomifera	Shield Osage Orange	35-60FT	10-35FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
MAL SPR	26	Malus 'Spring Snow'	Crabapple	10-15FT	10-35FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK
PRU YED	28	Prunu x yedoensis	Yoshino Cherry	30-40FT	30-40FT	MIN 2.5" CALIPER	FULL, DENSE GROWTH, PREMIUM GRADE, SPECIMEN QUALITY, SYMMETRICAL, WELL-ROOTED, SINGLE TRUNK

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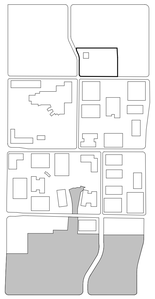

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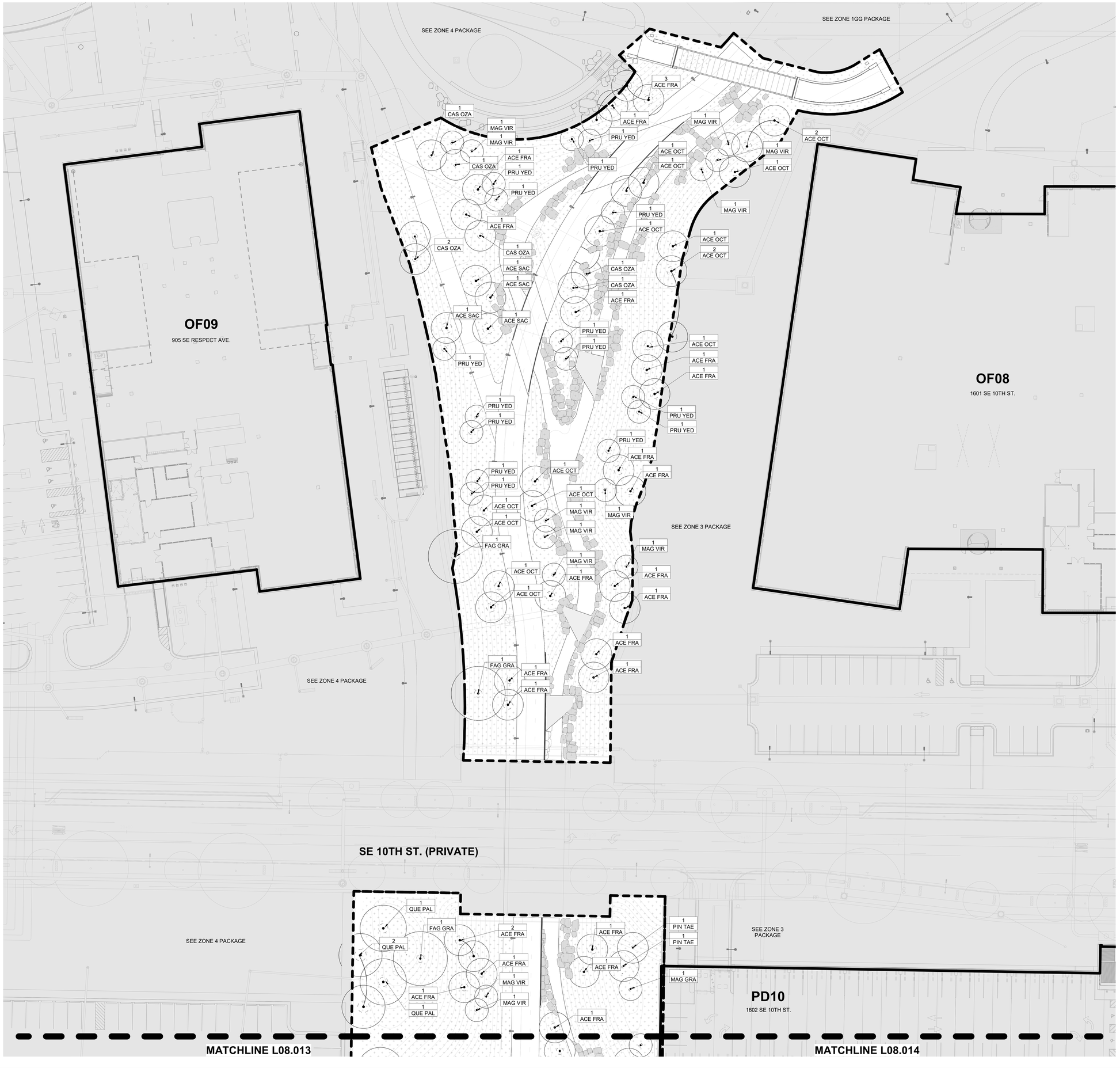

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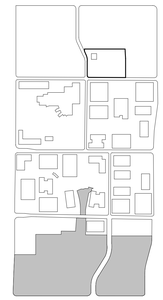

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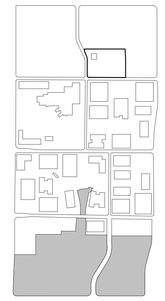
KEY PLAN



Date	Description
01.27.2021	PRE-APP REQUEST
03.01.2021	1ST PLANNING COMMISSION SUBMISSION
03.22.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

LSD ZONE 05

Project Number

027.7568.000

Description

PLANTING PLAN - TREES

Scale

1" = 20'-0"

0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L08.012

City of Bentonville Project No. LSD21-0010

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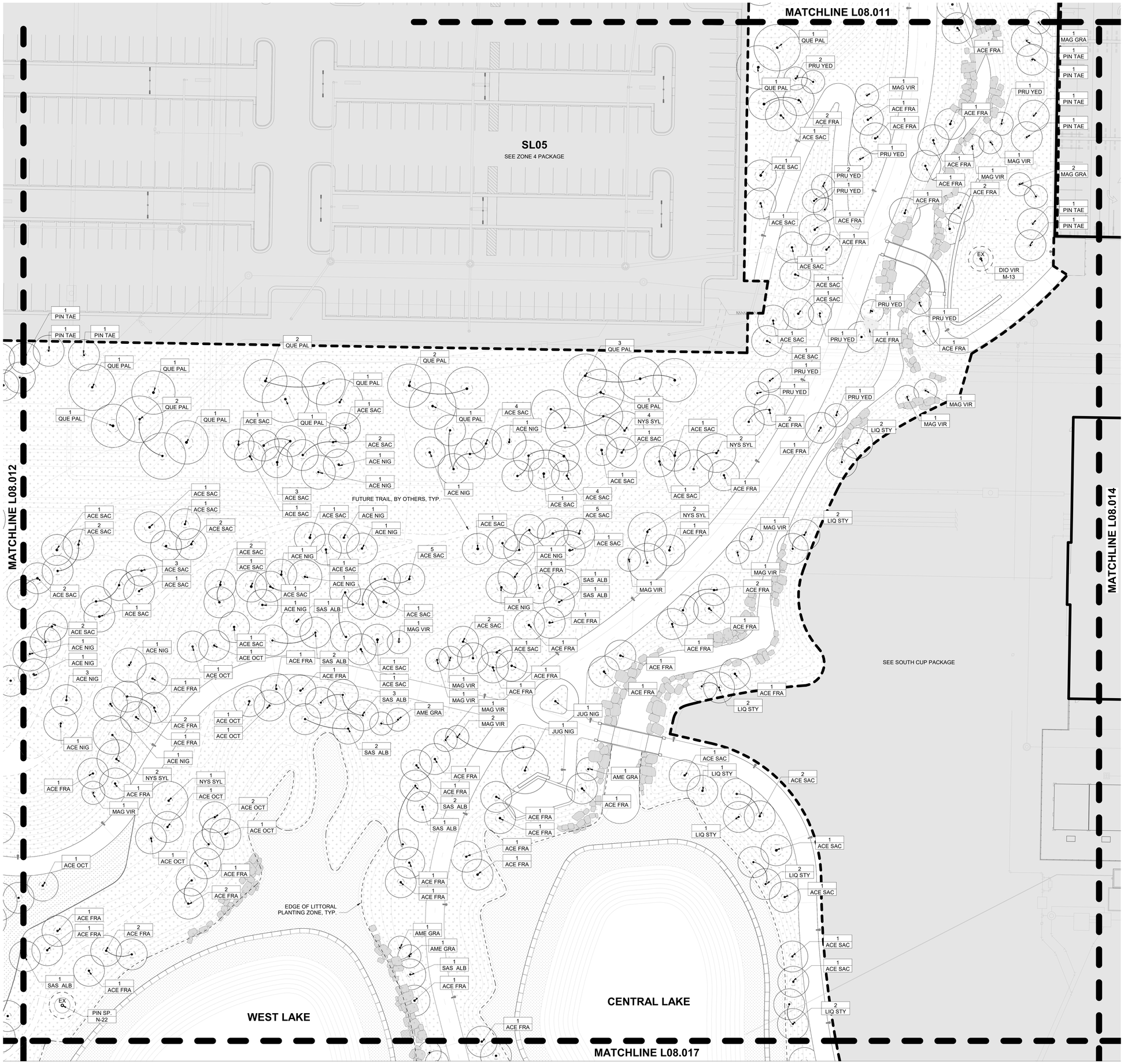

TREE SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME
DECIDUOUS		
ACE ARM	Acer rubrum 'Armstrong'	Armstrong Maple
ACE FRA	Acer rubrum 'Franksred'	Red Sunset Maple
ACE OCT	Acer rubrum 'October Glory'	October Glory Maple
ACE SAC	Acer saccharum	Sugar Maple
ACE NIG	Acer saccharum subsp.nigrum	Black Maple
ACE FRE	Acer x freemanii	Freeman Maple
BET CUL	Betula nigra 'Cully' Multi-stem	River Birch
BET NIG	Betula nigra 'Cully' Single trunk	River Birch
CAR CAR	Carpinus caroliniana	American Hornbeam syn. Blue Beech
CAS OZA	Castanea ozarkensis	Ozark Chinquapin
FAG GRA	Fagus grandifolia	American Beech
JUG NIG	Juglans nigra	Black Walnut
LIQ STY	Liquidambar styraciflua 'Moraine'	Sweet Gum
NYS SYL	Nyssa sylvatica	Black Gum
QUE PAL	Quercus palustris	Pin Oak
QUE PHE	Quercus phellos	Willow Oak
QUE RUB	Quercus rubrum	Red Oak
SAS ALB	Sassafras albidum	Sassafras
TAX DIS	Taxodium distichum	Bald Cypress
ULM AME	Ulmus americana	American Elm
EVERGREEN		
JUN VIR	Juniper virginiana	Red Cedar
MAG VIR	Magnolia virginiana	Sweet Bay Magnolia
MAG GRA	Magonlia grandiflora	Southern Magnolia
PIN TAE	Pinus taeda	Loblolly Pine
UNDERSTORY		
AME GRA	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry
CHI VIR	Chionanthus Virginicus	Fringe Tree
HAL CAR	Halesia carolina	Carolina silverbell
MAC POM	Maclura pomifera	Shield Osage Orange
MAL SPR	Malus 'Spring Snow'	Crabapple
PRU YED	Prunu x yedoensis	Yoshino Cherry

NOTES:

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LEGEND:

PROPOSED TREE

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RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

WALMART CAMPUS

Walmart

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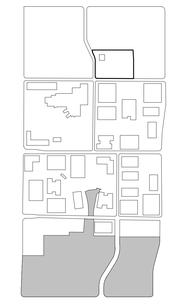

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Project Name
LSD ZONE 05

Project Number
027.7568.000

Description
PLANTING PLAN - TREES

Scale
1" = 20'-0"
0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L08.013

City of Bentonville Project No. LSD21-0010

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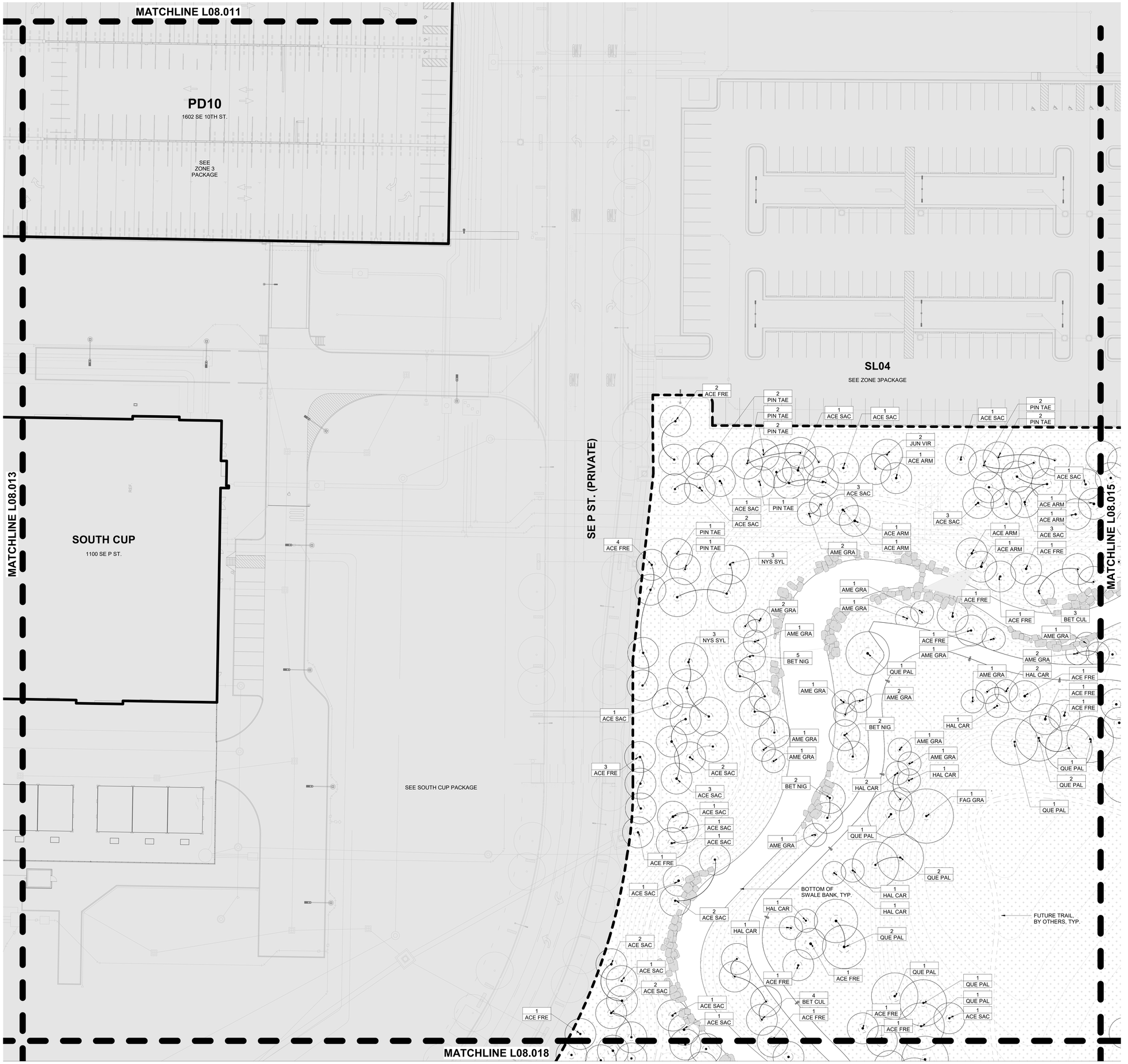

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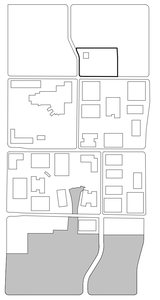

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Project Number
027.7568.000

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ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L08.014

City of Bentonville Project No. LSD21-0010

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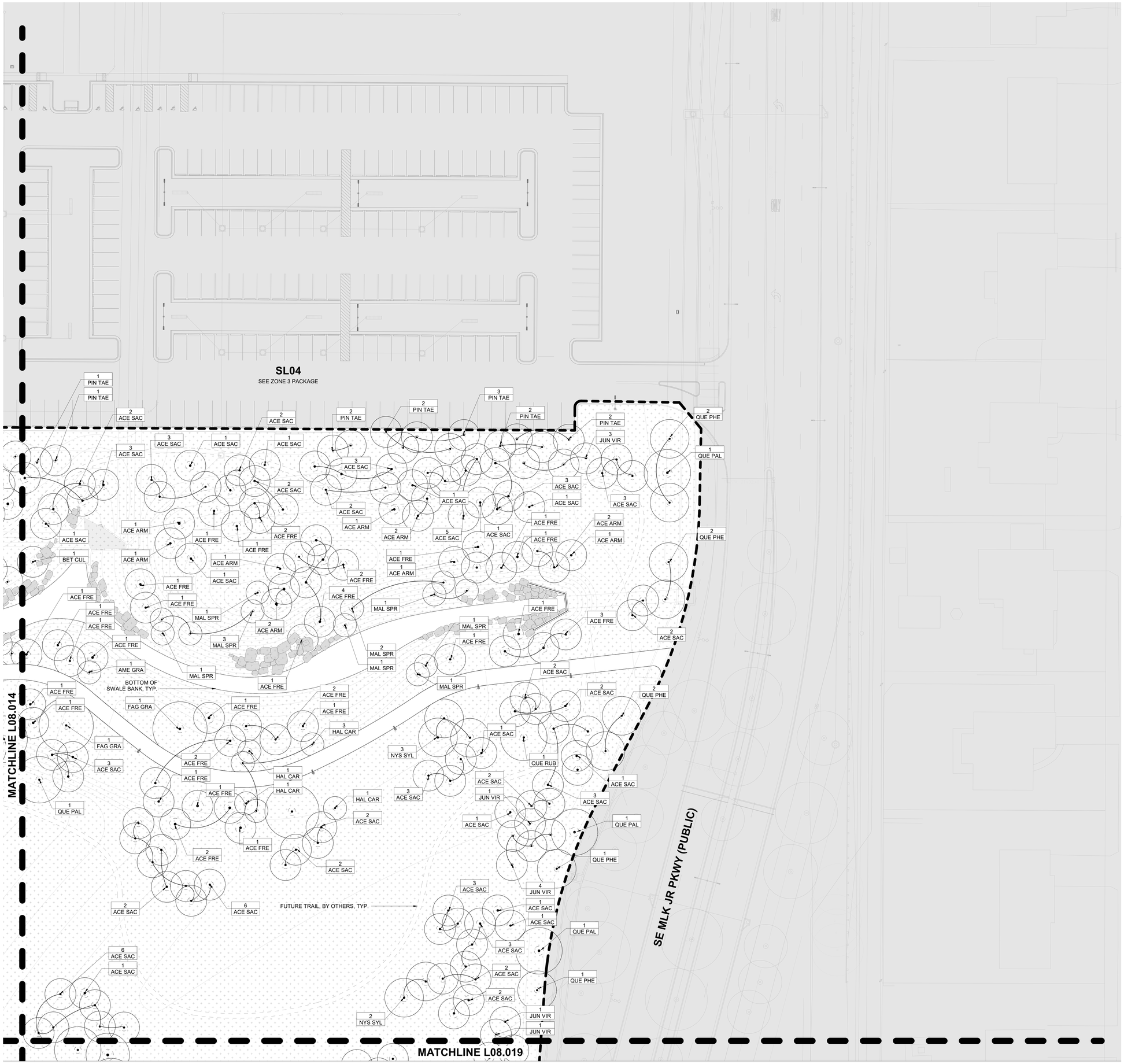

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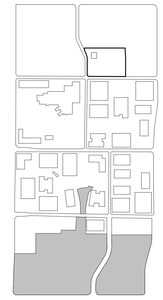

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Seal / Signature

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Project Name

LSD ZONE 05

Project Number

027.7568.000

Description

PLANTING PLAN - TREES

Scale

1" = 20'-0"
0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L08.015

City of Bentonville Project No. LSD21-0010

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MATCHLINE L08.012

MATCHLINE L08.017

WEST LAKE

SE J ST. (PUBLIC)

SEE SE 14TH ST PACKAGE

SE 14TH ST (PUBLIC)

1 ACE SAC
1 ACE SAC
1 ACE SAC
2 ACE SAC
4 ACE SAC
2 ACE SAC
4 CAR CAR
1 CAR CAR
3 TAX DIS
1 CAR CAR
1 ACE SAC
2 ACE SAC
4 TAX DIS
2 ACE SAC
2 ACE SAC
FUTURE TRAIL, BY OTHERS, TYP.
2 QUE PAL
EDGE OF LITTORAL PLANTING ZONE, TYP.
1 QUE PAL
1 QUE PAL
1 ACE SAC
2 ACE SAC
4 NYS SYL
2 NYS SYL
1 MAC POM
1 ACE SAC
2 MAC POM
1 ACE SAC
1 ACE SAC
2 ACE SAC
1 QUE PAL
2 ACE SAC
4 TAX DIS
3 NYS SYL
2 MAC POM
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 MAL SPR
1 ACE SAC
1 ACE FRA
1 ACE FRA
EX
1 ACE FRA
1 ACE FRA
1 SAS ALB
PIN SP. N-20
1 ACE FRA
EX
PIN SP. N-21
1 MAL SPR
2 TAX DIS
2 MAL SPR
2 MAL SPR
1 ACE SAC
2 MAL SPR
1 MAL SPR
2 MAL SPR
1 ACE SAC
1 ACE SAC
2 ACE SAC
2 MAL SPR
3 MAL SPR
1 ACE SAC
2 ACE SAC
1 ACE SAC
2 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
2 SAS ALB
1 SAS ALB
2 ULM AME
1 ULM AME
1 ACE SAC

TREE SCHEDULE

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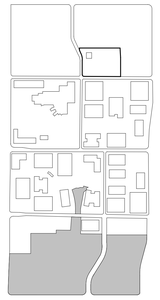

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ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L08.016

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MATCHLINE L08.013

MATCHLINE L08.016

MATCHLINE L08.018

WEST LAKE

CENTRAL LAKE

SEE SOUTH CUP PACKAGE

SEE SE 14TH ST PACKAGE

SE 14TH ST (PUBLIC)

EDGE OF LITTORAL PLANTING ZONE, TYP.

FUTURE TRAIL, BY OTHERS, TYP.

2 AME GRA
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1 ACE FRA
1 LIQ STY
1 ACE SAC
3 LIQ STY
4 LIQ STY
2 MAG VIR
3 ACE FRA
4 ACE FRE
1 ACE FRE
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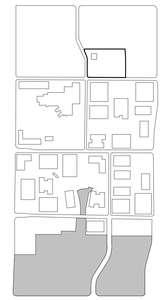

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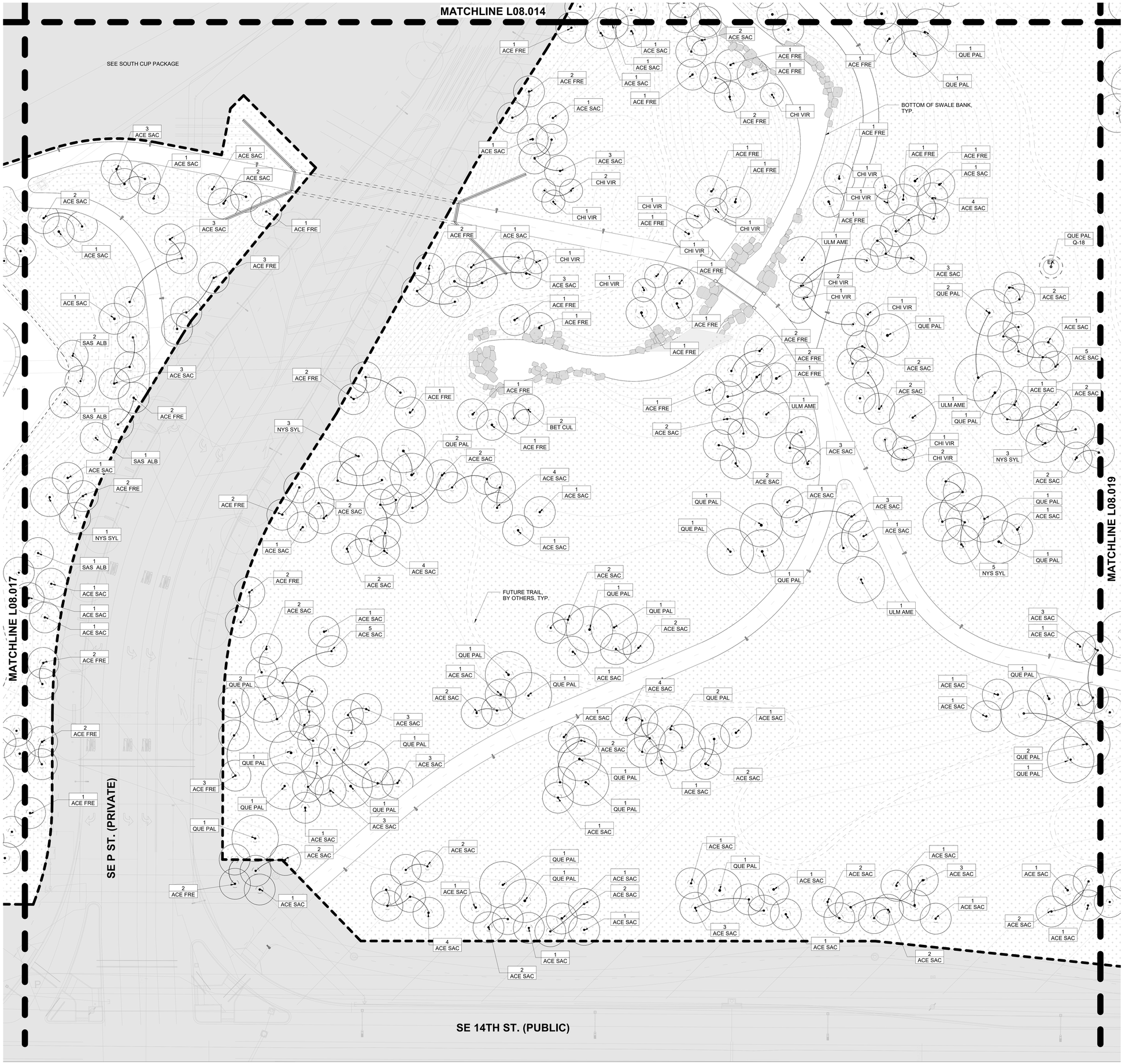


TREE SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME
DECIDUOUS		
ACE ARM	Acer rubrum 'Armstrong'	Armstrong Maple
ACE FRA	Acer rubrum 'Franksred'	Red Sunset Maple
ACE OCT	Acer rubrum 'October Glory'	October Glory Maple
ACE SAC	Acer saccharum	Sugar Maple
ACE NIG	Acer saccharum subsp.nigrum	Black Maple
ACE FRE	Acer x freemanii	Freeman Maple
BET CUL	Betula nigra 'Cully' Multi-stem	River Birch
BET NIG	Betula nigra 'Cully' Single trunk	River Birch
CAR CAR	Carpinus caroliniana	American Hornbeam syn. Blue Beech
CAS OZA	Castanea ozarkensis	Ozark Chinquapin
FAG GRA	Fagus grandifolia	American Beech
JUG NIG	Juglans nigra	Black Walnut
LIQ STY	Liquidambar styraciflua 'Moraine'	Sweet Gum
NYS SYL	Nyssa sylvatica	Black Gum
QUE PAL	Quercus palustris	Pin Oak
QUE PHE	Quercus phellos	Willow Oak
QUE RUB	Quercus rubrum	Red Oak
SAS ALB	Sassafras albidum	Sassafras
TAX DIS	Taxodium distichum	Bald Cypress
ULM AME	Ulmus americana	American Elm
EVERGREEN		
JUN VIR	Juniper virginiana	Red Cedar
MAG VIR	Magnolia virginiana	Sweet Bay Magnolia
MAG GRA	Magonlia grandiflora	Southern Magnolia
PIN TAE	Pinus taeda	Loblolly Pine
UNDERSTORY		
AME GRA	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry
CHI VIR	Chionanthus Virginicus	Fringe Tree
HAL CAR	Halesia carolina	Carolina silverbell
MAC POM	Maclura pomifera	Shield Osage Orange
MAL SPR	Malus 'Spring Snow'	Crabapple
PRU YED	Prunu x yedoensis	Yoshino Cherry

NOTES:

1. WHERE THERE ARE POTENTIAL UTILITYCONFLICTS NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY
2. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.
3. REFER TO L08.001 FOR FULL PLANTING SCHEDULE
4. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.

LEGEND:

- PROPOSED TREE
- EX — EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
- RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-527

Gensler

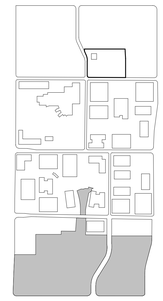
5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

swa

811 W 7th Street
8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

KEY PLAN



Date	Description
01.27.2021	PRE-APP REQUEST
03.01.2021	1ST PLANNING COMMISSION SUBMISSION
03.22.2021	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name

LSD ZONE 05

Project Number

027.7568.000

Description

PLANTING PLAN - TREES

Scale

1" = 20'-0"
0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L08.018

City of Bentonville Project No. LSD21-0010

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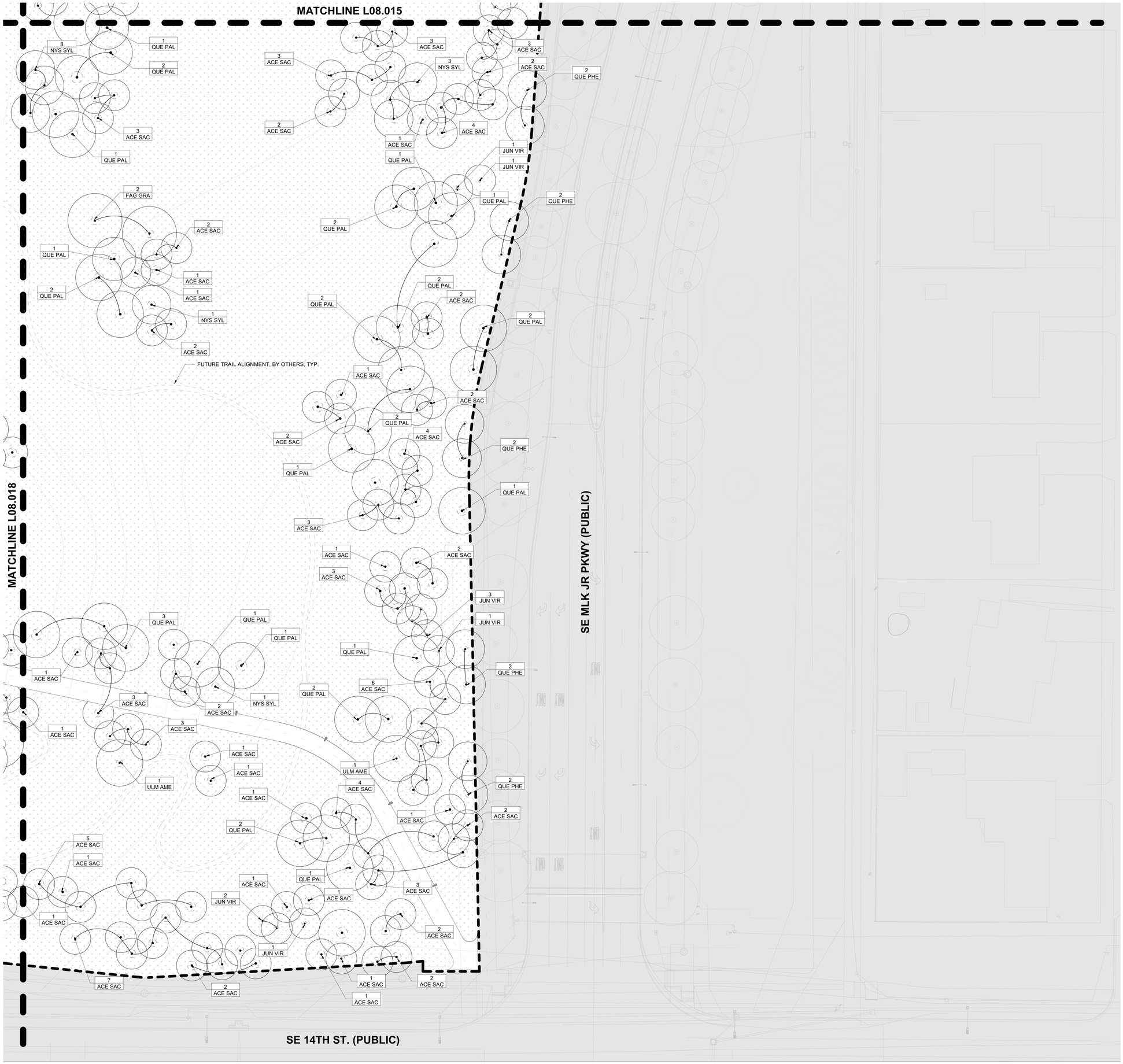

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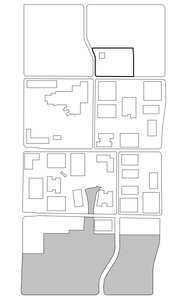
KEY PLAN



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Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
LSD ZONE 05

Project Number
027.7568.000

Description
PLANTING PLAN - TREES

Scale
1" = 20'-0"
0 10' 20'

ID	VOLUME	SHEET	
SITE-Z05	V1	(Z-05)	L08.019

City of Bentonville Project No. LSD21-0010

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WHOLE HEALTH INSTITUTE AND ART BRIDGES
LARGE SCALE DEVELOPMENT
850 MUSEUM WAY, BENTONVILLE, ARKANSAS 72712

SHEET LIST

#	NAME
GENERAL INFORMATION	
G001	COVER SHEET
C001	DEMOLITION PLAN - WHI-AB
C002	SITE PLAN - WHI-AB
L2.0	GRADING PLAN
C003	PRE-DEVELOPED DRAINAGE PLAN - WHI-AB
C003.1	POST-DEVELOPED DRAINAGE PLAN - WHI-AB
C004	EROSION & SEDIMENT CONTROL - PHASE 1
C004.1	EROSION & SEDIMENT CONTROL - PHASE 2
C004.2	EROSION & SEDIMENT CONTROL - PHASE 3
C004.3	EROSION & SEDIMENT CONTROL - DETAILS
C004.4	EROSION & SEDIMENT CONTROL MATCHLINE
C004.5	EROSION & SEDIMENT CONTROL DETAILS
C005	UTILITY PLAN
C005.1	STORM SEWER PROFILES
C005.2	SANITARY PLAN & PROFILE
C005.3	WATER MAIN PLAN & PROFILE
L1.0	TREE PROTECTION AND REMOVAL PLAN
L1.1	SITE PLAN
E0	ELECTRIC LAYOUT
E1	ELECTRIC LAYOUT
E2	ELECTRIC LAYOUT
E3	ELECTRIC LAYOUT
WS1	GENERAL WATER & SEWER DETAILS
WS2	GENERAL WATER & SEWER DETAILS
WS3	SANITARY SEWER DETAILS
WS4	WATER DETAILS
WS5	WATER DETAILS
C006	CONSTRUCTION DETAILS
A201	ELEVATIONS
G004	LIFE SAFETY PLAN
G005	CODE REVIEW SHEET

TOTAL SHEETS: : 31

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

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479.321.3238
MICHAEL ALLAN
MICHAEL.ALLAN@CESOINC.COM

LANDSCAPE ARCHITECT:
MICHAEL BOUCHER LANDSCAPE ARCH.
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207.865.1080
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JEFF@BOUCHERLANDSCAPE.COM

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479.452.8922
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SSIMPSON@HSACONSULTANTS.COM

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ALEX MILLER
BAMILLER@TM-LIGHT.COM

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COHARA@STUDIONYL.COM

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DERRICK@BATESNWA.COM

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SUBRA BHAT
SBHAT@GRUBBSENGINEERS.COM

ACOUSTICS ENGINEER:
THRESHOLD ACOUSTICS
141 WEST JACSON BOULEVARD
CHICAGO, IL 60604
312.386.1400
CARL GIEGOLD

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OFFICE: 479.333.7005
EMAIL:
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

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COX COMMUNICATION
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SPRINGDALE, AR 72762
OFFICE: 479.717.3796
EMAIL: KIP.SMITH@COX.COM

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BENTONVILLE, AR 72712
OFFICE: 479.271.3130

BUILDING & FIRE SAFETY DEPARTMENT
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305 SW A STREET
BENTONVILLE, AR 72712
OFFICE: 479.271.3108

STORMWATER
JANET PAITH
3200 MUNICIPAL DRIVE
BENTONVILLE, AR 72712
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EMAIL: JPAITH@BENTONVILLEAR.COM

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SENIOR PLANNER
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BENTONVILLE, AR 72712
OFFICE: 479.271.3122
FAX: 479.271.5906

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

WASTEWATER DEPARTMENT
NANCY BUSEN
1901 NE A STREET
CITY OF BENTONVILLE
OFFICE: 479.271.3160

ENGINEERING DEPARTMENT
DAN WEESE, PE
CITY ENGINEER
CITY OF BENTONVILLE
OFFICE: 479.271.5993
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
E-MAIL:
DWEESE@BENTONVILLEAR.COM

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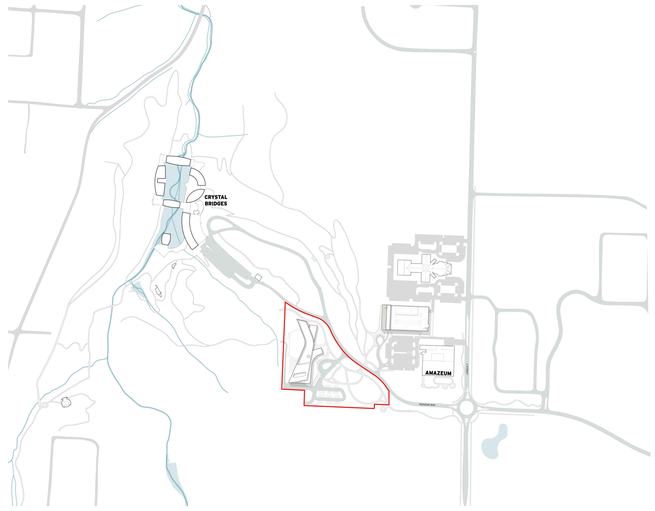
CITY OF BENTONVILLE
3200 MUNICIPAL DRIVE
BENTONVILLE, AR 72712
OFFICE: 479.271.3159

FIRE DEPARTMENT
BRENT BOYDSTON
FIRE CHIEF
800 SW A STREET
BENTONVILLE, AR 72712
OFFICE: 479.271.5927

BUILDING INSPECTIONS
TYLER OVERSTREET, AICP
SENIOR PLANNER
305 SW "A" STREET
BENTONVILLE, AR 72712
OFFICE: 479.271.3122
FAX: 479.271.5906

LOCATION PLAN



(LSD21-0011)

2002A_WHOLE HEALTH INSTITUTE AND ART BRIDGES - LARGE SCALE DEVELOPMENT - SEPT. 23, 2020

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WHOLE HEALTH INSTITUTE AND ART BRIDGES

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT

ISSUED FEBRUARY 26, 2021

PROJECT #: 2002A

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND FURTHER DESCRIPTIVE OF THE WORK TO BE FURNISHED IN ORDER TO PRODUCE THE INDICATED RESULT.

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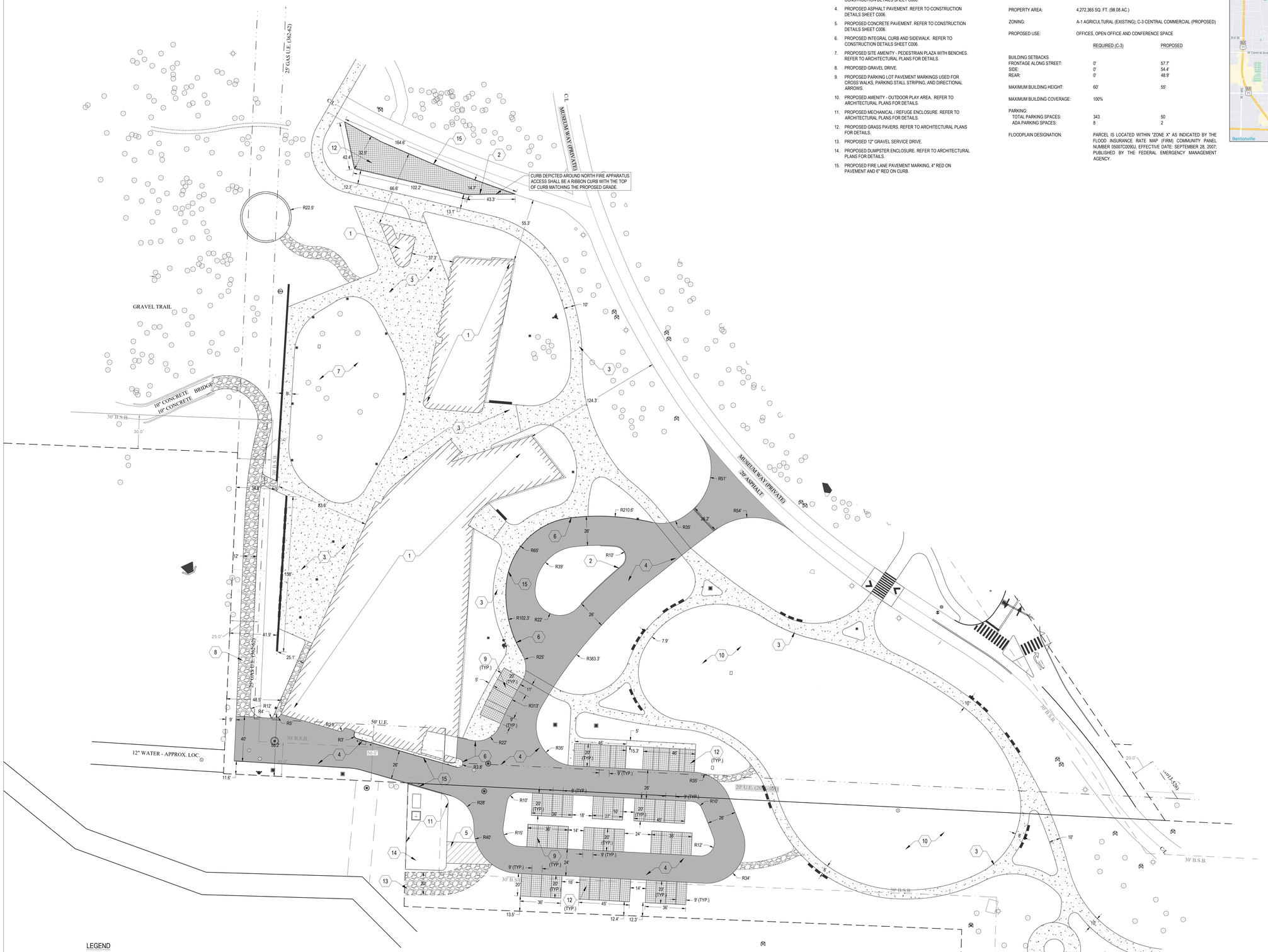
COVER SHEET

REVISIONS

SHEET

G001



CODED NOTES:

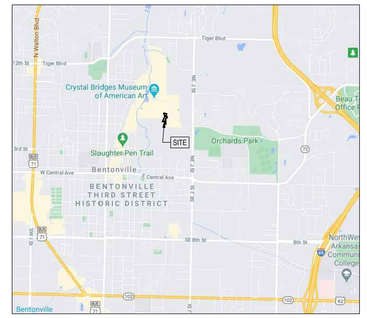
1. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED 6" STRAIGHT CURB. REFER TO CONSTRUCTION DETAILS SHEET C006.
3. PROPOSED CONCRETE SIDEWALK/HARDSCAPE. REFER TO CONSTRUCTION DETAILS SHEET C006.
4. PROPOSED ASPHALT PAVEMENT. REFER TO CONSTRUCTION DETAILS SHEET C006.
5. PROPOSED CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAILS SHEET C006.
6. PROPOSED INTEGRAL CURB AND SIDEWALK. REFER TO CONSTRUCTION DETAILS SHEET C006.
7. PROPOSED SITE AMENITY - PEDESTRIAN PLAZA WITH BENCHES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
8. PROPOSED GRAVEL DRIVE.
9. PROPOSED PARKING LOT PAVEMENT MARKINGS USED FOR CROSS WALKS, PARKING STALL STRIPING, AND DIRECTIONAL ARROWS.
10. PROPOSED AMENITY - OUTDOOR PLAY AREA. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
11. PROPOSED MECHANICAL / REFUGE ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
12. PROPOSED GRASS PAVERS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
13. PROPOSED 12" GRAVEL SERVICE DRIVE.
14. PROPOSED DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
15. PROPOSED FIRE LANE PAVEMENT MARKING, 4" RED ON PAVEMENT AND 6" RED ON CURB.

PROPERTY DATA:

PARCEL OWNER:	CRYSTAL BRIDGES MUSEUM OF AMERICAN ART INC
PARCEL ID:	01-15202-000
ADDRESS:	600 MUSEUM WAY BENTONVILLE, AR 72712
PROPERTY AREA:	4,272,365 SQ. FT. (98.08 AC.)
ZONING:	A-1 AGRICULTURAL (EXISTING); C-3 CENTRAL COMMERCIAL (PROPOSED)
PROPOSED USE:	OFFICES, OPEN OFFICE AND CONFERENCE SPACE

	REQUIRED (C-3)	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	0'	57.7'
SIDE:	0'	54.4'
REAR:	0'	48.9'
MAXIMUM BUILDING HEIGHT:	60'	55'
MAXIMUM BUILDING COVERAGE:	100%	
PARKING:		
TOTAL PARKING SPACES:	343	50
ADA PARKING SPACES:	8	2

FLOODPLAIN DESIGNATION: PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 05007C0090J, EFFECTIVE DATE: SEPTEMBER 28, 2007; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



VICINITY MAP
NOT TO SCALE

SITE GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, LOCAL, DOT AND OSHA. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTS AND INSPECTIONS AS NECESSARY PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT.
3. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB OR FACE OF BUILDING, WHERE APPLICABLE.
4. REFER TO CONSTRUCTION DETAILS/ GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.
5. ALL LIGHTPOLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
7. CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
9. ALL SIGNAGE SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
10. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
    a. FIRE LANE LINE: 4" RED ON PAVEMENT / 6" RED ON CURB
    b. PARKING STALLS: 4' WHITE
    c. STOP LINE: 12" WHITE
    d. CROSSWALKS: TRANSVERSE LINES WITH DIAGONAL MARKINGS (GAP BETWEEN TRANSVERSE LINES SHALL BE 4') ALL PAINTED WHITE.
11. BOLLARDS SHALL BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT.
12. NEW CURB AND GUTTER ALONG EXISTING STREETS TO MATCH EXISTING CURB AND GUTTER IN KIND. IF UNDER DRAIN EXISTS, IT SHALL BE REPLACED.
13. ALL CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
14. SITE LIGHTING TO BE PROVIDED BY MEP.
15. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT. NO SIGNAGE IS PROPOSED AT THE TIME OF THESE PLANS.
16. PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT. NO FENCING IS PROPOSED AT THE TIME OF THESE PLANS.
17. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
18. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
19. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
20. 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.

LEGEND

EXISTING

REFER TO C001 FOR EXISTING FEATURES LEGEND

PROPOSED

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

GRAPHIC SCALE (IN FEET): 30 0 30 60

BENCHMARK — DATUM: NAVD 88

BM "A": 600 NAIL ELEV = 1288.46

BM "B": 600 NAIL ELEV = 1286.71

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

(LSD21-0011)

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

MARLON BLACKWELL ARCHITECTS

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850 MUSEUM WAY,
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LARGE SCALE DEVELOPMENT

ISSUED FEBRUARY 26, 2021

PROJECT #: 2002A

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SITE PLAN - WHI-AB

REVISIONS

SHEET
C002

NOTE.
MUSEUM WAY DOES NOT HAVE A POSTED SPEED LIMIT. TREE LOCATIONS HAVE BEEN ADJUSTED TO EXTEND LINES OF SIGHT. THE FINAL DETERMINATION OF THE SITE TRIANGLES WILL BE DETERMINED BY A TRAFFIC ENGINEER.

1 SITE PLAN
1"=30'-0"

SYM.	KEY	QTY./ AREA	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
TREES							
		18	ACER SACCHARUM 'HARVEST MOON'	SUGAR MAPLE	5-6"	B+B	PER PLAN
		24	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3-4"	B+B	PER PLAN
		25	CERCIS CANADENSIS	EASTERN REDBUD	3-4"	B+B	PER PLAN
		10	CORNUS FLORIDA	FLOWERING DOGWOOD	3-4"	B+B	PER PLAN
		16	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5-6"	B+B	PER PLAN
		12	NYSSA SYLVATICA	SWEETGUM	5-6"	B+B	PER PLAN
		16	PINUS STROBUS	EASTERN WHITE PINE	7-8'	B+B	PER PLAN
		51	QUERCUS RUBRA	RED OAK	4-5"	B+B	PER PLAN
		74	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	4-5"	B+B	PER PLAN
GROUNDCOVER							
			*SHADE TOLERANT GROUND COVER PLANT MIX				
			DETENTION BASIN SEED MIX				
TURF							
		65,837 SF	SEEDED LAWN	SEEDED LAWN			

*GROUND COVER PLANTING TO BE A MIX OF NATIVE GRASSES, PERENNIALS AND SHRUBS ARRANGED IN PATTERNS TYPICALLY FOUND IN NEARBY WOODLAND SETTINGS.

✦	ACER SACCHARUM 'HARVEST MOON'	SUGAR MAPLE
⊙	QUERCUS RUBRA	RED OAK
✚	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM
•	PINUS STROBUS	EASTERN WHITE PINE
◔	NYSSA SYLVATICA	BLACK GUM
✳	LIRIODENDRON TULIPIFERA	TULIP POPLAR
■	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
◉	CORNUS FLORIDA	FLOWERING DOGWOOD
▲	CERCIS CANADENSIS	EASTERN REDBUD

PLANTING NOTES:

1. ALL PLANTS TO BE SELECTED AND SEALED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
2. FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
4. PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO EXISTING GRADE IN THE NURSERY.
5. TOPSOIL SHALL BE SANDY LOAM, FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; CONTAIN 5% ORGANIC MATTER, ph 6.0 TO 6.5.
6. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND/OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
7. LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
8. UPON COMPLETION OF THE ONE (1) YEAR PLANT GUARANTEE PERIOD THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE LANDSCAPE ARCHITECT. ALL STAKES REMAINING SHALL THEN BECOME THE RESPONSIBILITY OF THE OWNER.
9. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
10. IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
11. ALL TRANSPLANTED SHRUBS SHALL BE 'HEELED IN' OR HEAVILY MULCHED IN A SHADED AREA AND WATERED AS NECESSARY UNTIL THEY CAN BE PLANTED.
12. PLANT PERENNIALS AND GROUNDCOVER IN 8" DEEP TOPSOIL BED CONSISTING OF 2/3 TOPSOIL AND 1/3 HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
13. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND OF SOD PRIOR TO SUBMITTING A BID.
14. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
15. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE. PURPOSES.
16. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
17. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
18. POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
19. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

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BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT

ISSUED 03/22/2021
PROJECT #: 2002A

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SITE PLAN

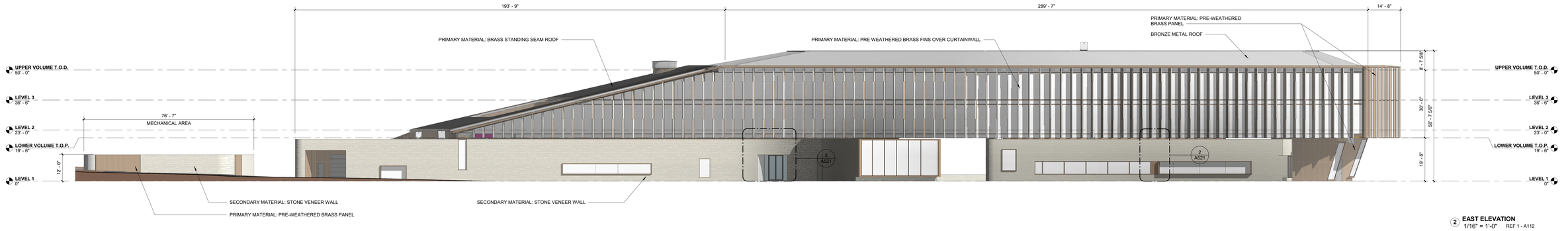
REVISIONS

SHEET
L1.1
LSD21-0011

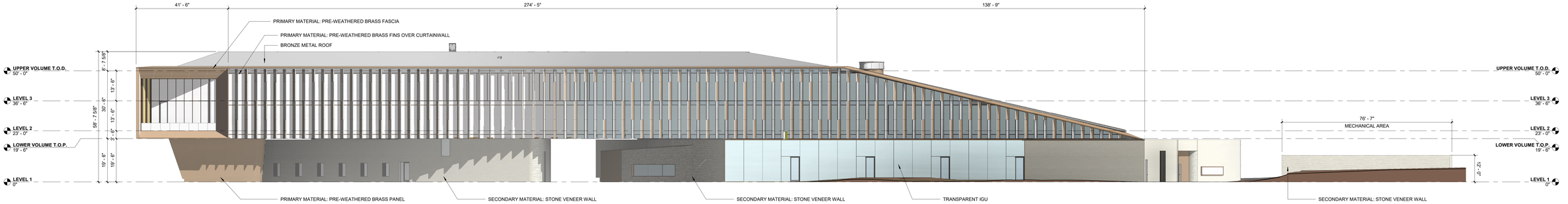
The fins are designed to be 3mm brass (equivalent to 11-gauge copper); soffit and slope roof panels are designed to be a minimum of 22-gauge.

MATERIAL PERCENTAGE BY ELEVATION

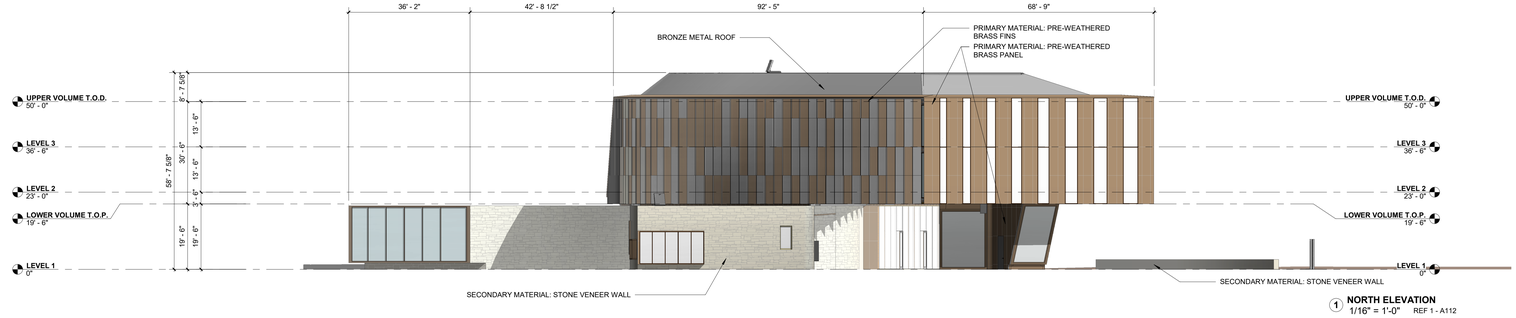
1. EAST ELEVATION	
PRE-WEATHERED BRASS	8.7%
GLASS	49.8%
STONE VENEER	33.2%
METAL ROOF	8.3%
2. WEST ELEVATION	
PRE-WEATHERED BRASS	11.4%
GLASS	60.0%
STONE VENEER	20.9%
METAL ROOF	7.7%
3. NORTH ELEVATION	
PRE-WEATHERED BRASS	33.6%
GLASS	37.4%
STONE VENEER	22.1%
METAL ROOF	6.9%
4. SOUTH ELEVATION	
PRE-WEATHERED BRASS	1.8%
GLASS	14.1%
STONE VENEER	16.6%
METAL ROOF	67.4%



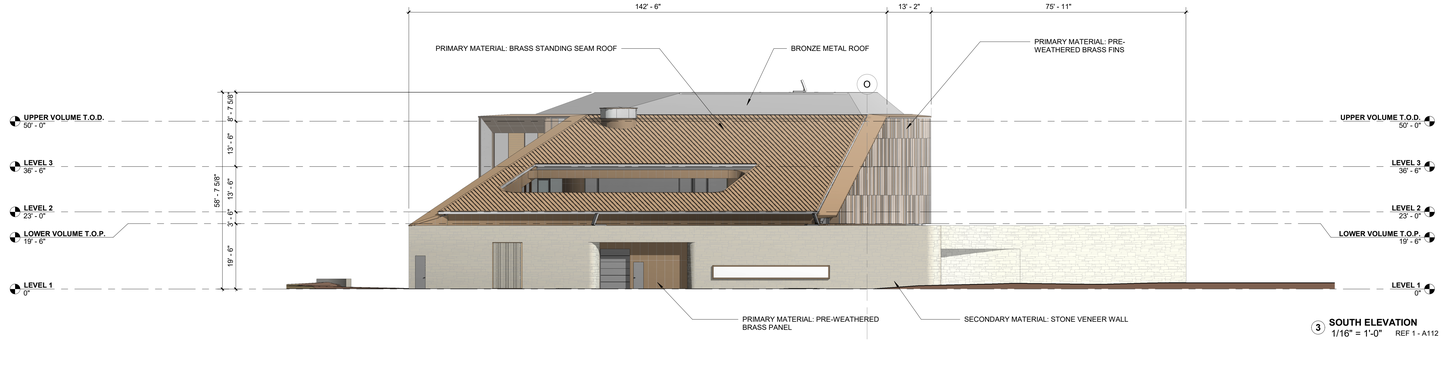
2 **EAST ELEVATION**
1/16" = 1'-0" REF 1 - A112



4 **WEST ELEVATION**
1/16" = 1'-0" REF 1 - A112



1 **NORTH ELEVATION**
1/16" = 1'-0" REF 1 - A112



3 **SOUTH ELEVATION**
1/16" = 1'-0" REF 1 - A112

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LARGE SCALE DEVELOPMENT

ISSUED 03/19/2021
PROJECT #: 2002A

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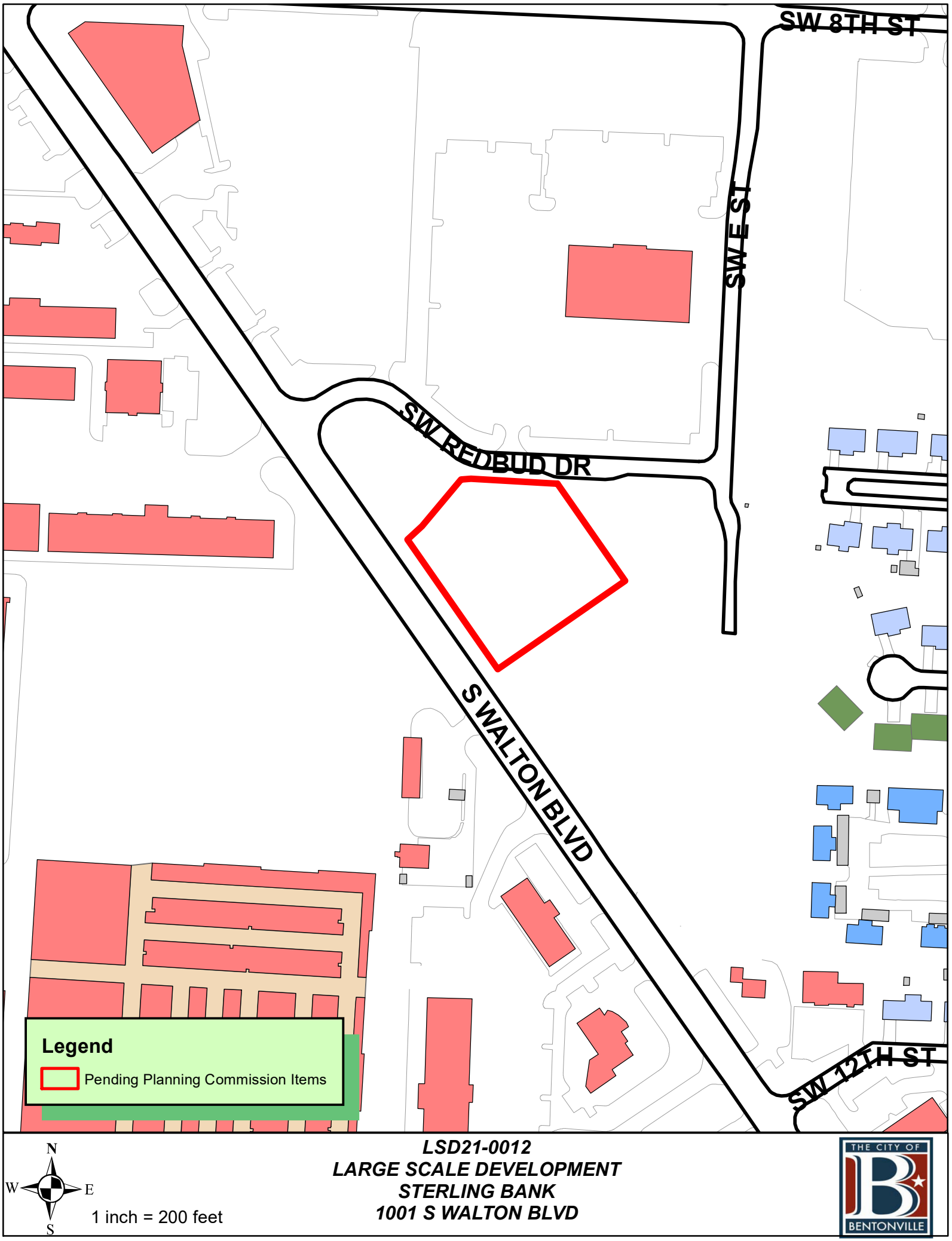
ELEVATIONS

REVISIONS

SHEET
A201

2002A WHOLE HEALTH INSTITUTE AND ART BRIDGES - LARGE SCALE DEVELOPMENT, FEBRUARY 26, 2021

2/26/2021 1:49:23 PM



LSD21-0012
LARGE SCALE DEVELOPMENT
STERLING BANK
1001 S WALTON BLVD

THE CITY OF BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

March 1, 2021
City of Bentonville, AR
Engineering Department
3200 SW Municipal Dr.
Bentonville, AR 72712

Re: Waiver Request – Sterling Bank
CTA Job No. 20104700

To Whom It May Concern,

This letter is to request a waiver from the City of Bentonville Stormwater Management and Drainage Manual in regards to the Sterling Bank project. Per Sec. 8.4.1, "the maximum elevation of the hydraulic gradient is two feet (2') below the ground surface" for the design storm event (10-year).

The existing topography of this site is extremely flat, since it used to be a paved parking lot. Because of this, the proposed outfall structure cannot site much lower than the most upstream curb inlet. When the 10-year hydraulic grade lines (HLGs) were analyzed throughout the storm pipes, an assumption of the outfall pipe being 80% full was used as a constant tail water condition to model worst-case scenario. This resulted in Pipe 1-3 having an HGL closer than 2 ft. from the gutter line (2.5 ft. from top of rim). We are requesting a waiver of this requirement in the City of Bentonville Stormwater Management and Drainage Manual for the aforementioned pipe. Distances from the design HGL to gutter line are shown below in Table 1.

Table 1. Elevation Difference from 10-year HGL (up) to Inlet Gutter Line

PIPE ID	10-YR HGL (UP) (FT.)	GUTTER LINE ELEVATION (FT.)	DIFFERENCE (FT.)
1-3	1279.99	1281.65	1.66

This site has been designed so in the worst-case scenario, if water could not enter the curb inlet, it would overtop the curb and reach the outfall point anyway. The building finished floor is at 1284' and would not be at risk of flooding.

Thank you for your consideration of this waiver. Should you have any questions, please feel free to contact us at your convenience.

Thank you,
Crafton Tull

Daniel P. Ellis

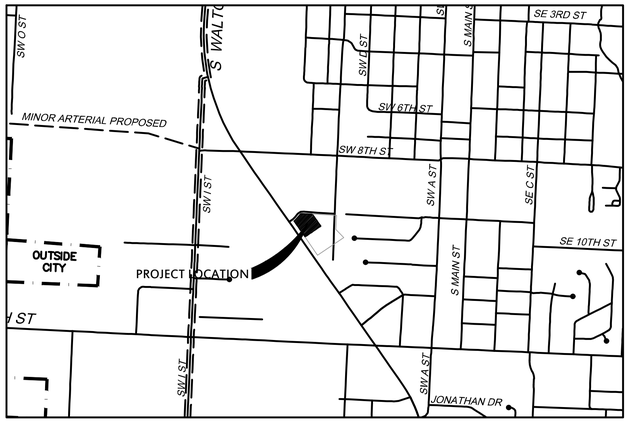
Daniel Ellis, P.E.
Sr. Vice President.

STERLING BANK

BENTONVILLE, ARKANSAS

1005 S WALTON BOULEVARD

LARGE SCALE DEVELOPMENT PLANS



VICINITY MAP
NTS

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-101	OVERALL SITE PLAN (COLOR)
C-102	SITE PLAN
C-103	UTILITY PLAN (COLOR)
C-104	GRADING PLAN
C-105	PAVING PLAN
C-106	EROSION CONTROL PHASE I
C-107	EROSION CONTROL PHASE II
C-201	SANITARY SEWER SERVICE LINE 1
C-202	STORM SEWER LINE 1 P&P
C-501	BENTONVILLE WATER DETAILS – SHT 1
C-502	BENTONVILLE WATER DETAILS – SHT 2
C-503	BENTONVILLE SANITARY SEWER DETAILS – SHT 1
C-504	BENTONVILLE SANITARY SEWER DETAILS – SHT 2
C-505	SITE DETAILS SHT. 1
C-506	SITE DETAILS SHT. 2
C-507	SITE DETAILS SHT. 3
C-508	EROSION CONTROL DETAILS SHT. 1
C-509	EROSION CONTROL DETAILS SHT. 2
C-510	EROSION CONTROL DETAILS SHT. 3
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS (2)
A-101	BUILDING ELEVATIONS SHT. 1
A-102	BUILDING ELEVATIONS SHT. 2
A-103	BUILDING ELEVATIONS SHT. 3
A-104	BUILDING ELEVATIONS SHT. 4

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
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FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

Arkansas One Call 811

Know what's **below**.

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COVER SHEET; GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

UTILITY CONTACTS

ENGINEERING DEPARTMENT

CITY OF BENTONVILLE
BEN PETERS
315 S.W. "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3168

STREET DEPARTMENT

CITY OF BENTONVILLE
117 W. CENTRAL
BENTONVILLE, AR. 72714
PHONE: (479) 271-3130

WATER

CITY OF BENTONVILLE
501 SE 3RD
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

SANITARY SEWER

CITY OF BENTONVILLE
501 SE 3RD
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

ELECTRIC

BENTONVILLE ELECTRIC
UTILITY DEPT. (BEUD)
501 SE 3RD
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 50' (PARKING IN FRONT) FRONT 20' (NO PARKING IN FRONT) SIDE 7' (ADJACENT TO NON-RESIDENTIAL) REAR 20' (ADJACENT TO NON-RESIDENTIAL)
SITE AREA:	1.70± AC. (74070± SQ. FT.)
GREENSPACE:	0.67± AC. (29,060± SQ. FT.)
IMPERVIOUS AREA:	1.03± AC. (45,010± SQ. FT.)
BUILDING FOOTPRINT:	5,500± SQ. FT. PER FLOOR
TOTAL BUILDING SIZE:	16,000± SQ. FT.
BUILDING HEIGHT:	45'-8" (3-STORY)
BUILDING USAGE:	BANK
FINISHED FLOOR ELEVATION:	1284.0'
ZONING:	C-2
PROPERTY USAGE:	BANK
BUILDING TYPE:	TYPE II-B
ADDRESS:	1005 S. WALTON BLVD BENTONVILLE, AR 72712
SITE DEVELOPER:	STERLING BANK 1607 N. COLLEGE AVE FAYETTEVILLE, AR 72703 573-686-9803 JOHNATHON.WELCH@STERBANK.COM
SITE ENGINEER:	CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 DANIEL.ELLIS@CRAFTONTULL.COM
PROVIDED PARKING:	STANDARD STALLS - 39 ADA PARKING STALLS - 2 TOTAL PARKING STALLS -41

PROPERTY DESCRIPTION

PART OF LOT 12 OF THE PROPERTY LINE ADJUSTMENT CREATING LOTS 8-13, BENTONVILLE PLAZA ADDITION, AS SHOWN IN PLAT BOOK 2016, PAGE 145, OFFICIAL RECORDS OF BENTON COUNTY, ARKANSAS ALSO KNOWN AS LOT 1 OF THE BENTONVILLE PLAZA LOT EXHIBIT, PREPARED BY HFA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR (1304) ON THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 71-B AND BEING THE WEST CORNER OF THIS TRACT;
THENCE N 47°28'17" E A DISTANCE OF 33.88 FEET TO A POINT BEING MARKED BY A MAG NAIL WITH WASHER;
THENCE N 39°57'49" E A DISTANCE OF 106.02 FEET TO A FOUND IRON REBAR WITH CAP (1304);
THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF REDBUD DRIVE N 84°20'27" E A DISTANCE OF 17.36 FEET TO A MAG NAIL WITH WASHER (1304);
THENCE S 86°43'44"E A DISTANCE OF 151.12 FEET TO A SET 5/8" REBAR WITH CAP (1784);
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S 34°46'36"E A DISTANCE OF 206.32 FEET TO A SET MAG NAIL;
THENCE S 55°12'37"W A DISTANCE OF 269.83 FEET A POINT ON THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 71-B;
THENCE ALONG THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 71-B N 34°49'10" W, A DISTANCE OF 275.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.70 ACRES, MORE OR LESS. SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER LOMR 13-06-3762P, EFFECTIVE DATE DECEMBER 5, 2014.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

STERLING BANK
1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20104700
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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COVER SHEET

C-001

DRAWING G:\2020\PROJECTS\BANK\ARKANSAS\CIVIL\DWG\LOCAL\BENTONVILLE\20104700 STERLING BANK - BENTONVILLE, AR - C-001 COVER SHEET.DWG
PLOTTED BY: JARED BROOKS, 2/26/2021 11:17 AM PACIFIC STD TIME

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
○	FOUND IRON PIN	CURB
☼	LIGHT POLE	RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	CURB
✷	LIGHT POLE	BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE

1. PARCEL #01-00587-000
OWNER: TRI STATE REALTY CO
ADDRESS: S WALTON BLVD
ACRES: 0.12
ZONED: C-2

2. PARCEL #01-11094-00
OWNER: BENTONVILLE PLAZA OWNER LLC
ADDRESS: SW REDBUD DR
ACRES: 0.07
ZONED: C-3

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOOKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 50' (PARKING IN FRONT) FRONT 20' (NO PARKING IN FRONT) SIDE 7' (ADJACENT TO NON-RESIDENTIAL) REAR 20' (ADJACENT TO NON-RESIDENTIAL)
SITE AREA:	1.86± AC. (81,076 SQ. FT.)
GREENSPACE:	0.905± AC. (39,422 SQ. FT.)
IMPERVIOUS AREA:	0.956± AC. (41,643 SQ. FT.)
BUILDING SIZE:	5,500± SQ. FT. PER FLOOR
BUILDING HEIGHT:	48'-8" (3-STORY)
BUILDING USAGE:	BANK
FINISHED FLOOR ELEVATION:	1284.0'
ZONING:	C-2
PROPERTY USAGE:	BANK
BUILDING TYPE:	TYPE 3
ADDRESS:	1005 S. WALTON BLVD BENTONVILLE, AR 72712
PROVIDED PARKING:	STANDARD STALLS - 39 ADA PARKING STALLS - 2 TOTAL PARKING STALLS -41

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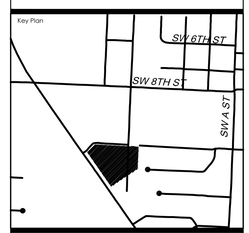
CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
40' 0 40'

STERLING BANK

1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 20104700
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CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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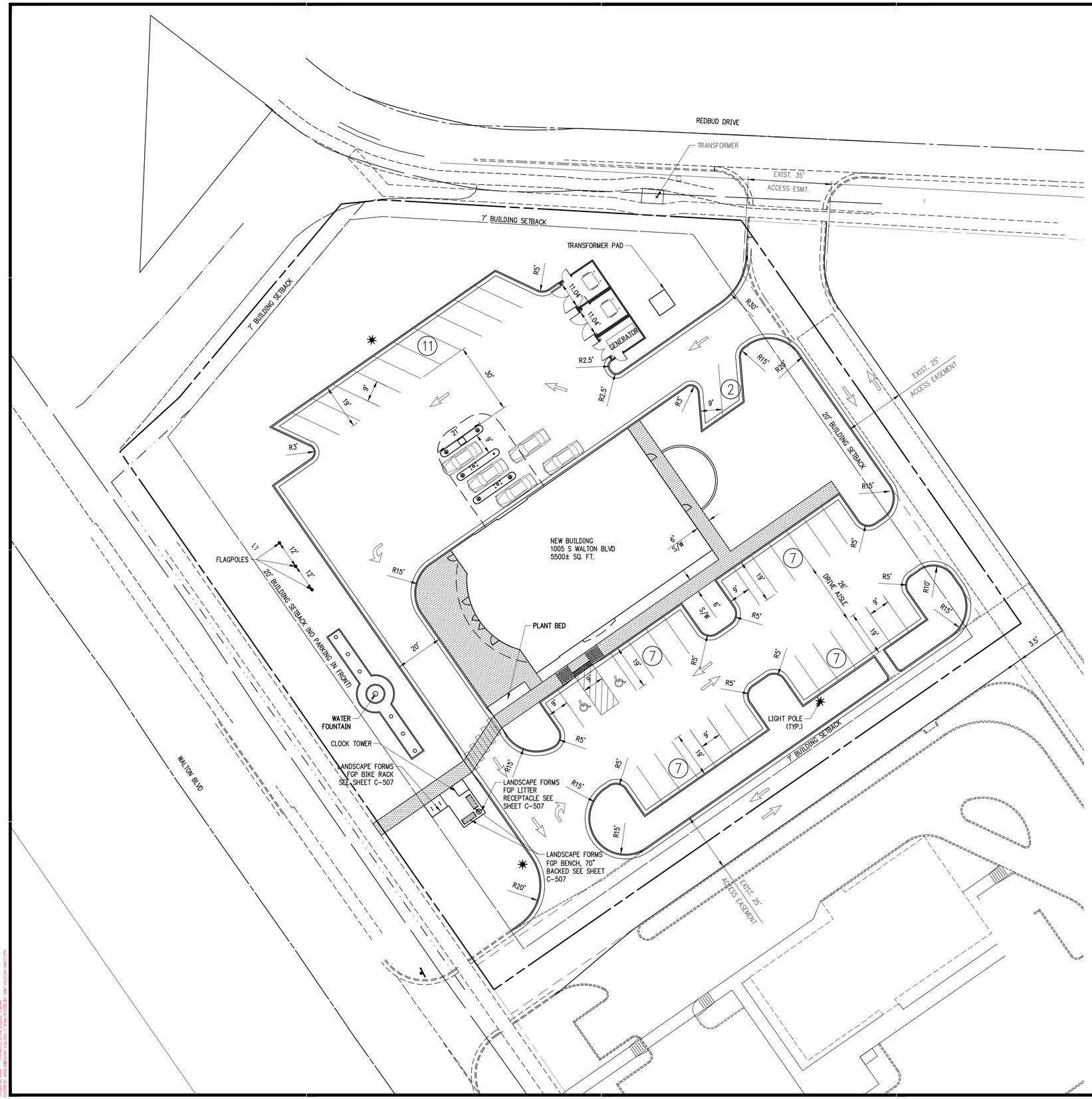
OVERALL SITE PLAN (COLOR)

C-101

DRAWING OUTPUT/PLOTTED BY: DWG NAME: C:\DATA\20104700\PLOT\PLANNING\20104700-OVERALL SITE PLAN (COLOR).DWG
PLOTTED BY: ANDREW KAUFMAN - 2/26/2021 7:13 AM © COPYRIGHT CRAFTON TULL & ASSOCIATES, INC. ALL RIGHTS RESERVED



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
⊙	FOUND IRON PIN	CURB
☼	LIGHT POLE	RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	CURB
✱	LIGHT POLE	BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE
		FIRE LANE STRIPING

SITE NOTES

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GRAPHIC SCALE IN FEET
20' 0 20'

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STERLING BANK

1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 20104700
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PRELIMINARY PLANS

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SITE PLAN

C-102

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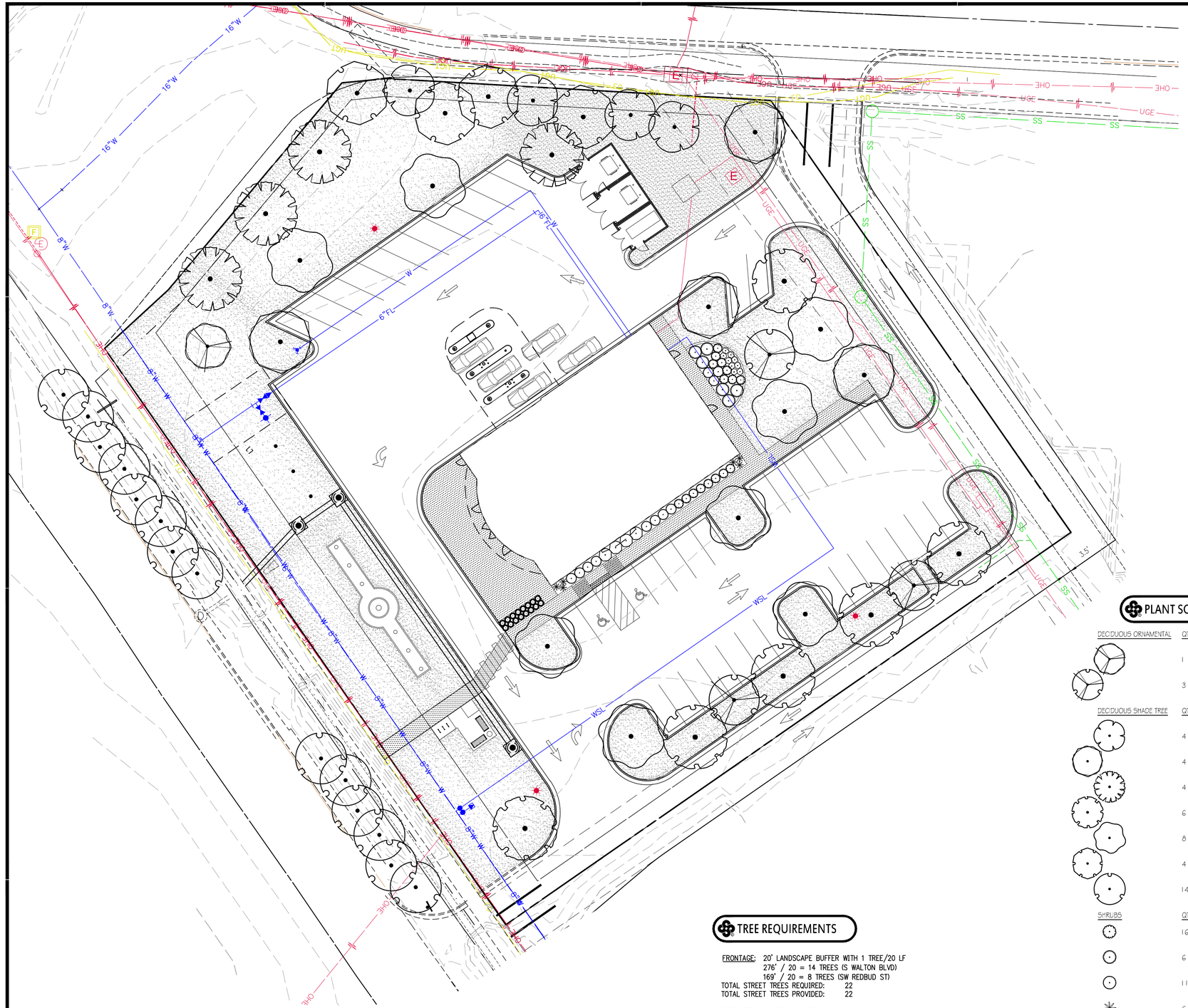
PLOTTED BY: JAMES BROOKS | 2/26/2021 - 11:54 AM | PLOTTED IN: 1 ON 1 | MODEL SPACE



MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. 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.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ANY PUBLIC UTILITY.
3. WHERE POTENTIAL LANDSCAPE AND UTILITY CONFLICTS MAY OCCUR, THE CONTRACTOR SHALL FIELD VERIFY THE UTILITY LOCATIONS.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
5. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
7. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
8. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
9. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
10. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
12. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUDA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
13. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
14. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
15. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
16. UTILITY CONFLICTS WITH LANDSCAPING REQUIRE UTILITIES TO BE FIELD VERIFIED.
17. ALL TREE PLANTING SHALL MAINTAIN A MINIMUM OF 5' SEPARATION OF ANY PUBLIC UTILITY.

PLANT SCHEDULE

DECIDUOUS ORNAMENTAL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	1	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD	B & B	2"CAL	6`-8` HT.
	3	CORNUS FLORIDA `CHEROKEE PRINCESS` / CHEROKEE PRINCESS DOGWOOD	B & B	2"CAL	6`-8` HT.
DECIDUOUS SHADE TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	4	ACER TRUNCATUM / SHANTUNG MAPLE	B & B	2.5"CAL	8`-10` HT.
	4	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST	B & B	2.5"CAL	10` HT MIN
	4	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5"CAL	8`-10` HT.
	6	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5"CAL	10` HT MIN
	8	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LINDEN	B & B	2.5"CAL	10` HT MIN
	4	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	2.5"CAL	8`-10` HT.
	14	ULMUS X `PATRIOT` / PATRIOT ELM	B & B	2.5"CAL	8`-10` HT.
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**
	16	BUXUS X `GREEN VELVET` / GREEN VELVET BOXWOOD	5 GAL		
	6	ITEA VIRGINICA `HENRY'S GARNET` / HENRY'S GARNET SWEETSPIRE	5 GAL		
	11	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL		
	6	PANICUM VIRGATUM `SHENANDOAH` / SHENANDOAH SWITCH GRASS	5 GAL		
	16	PENNISETUM ALOPECUROIDES `GINGER LOVE` / GINGER LOVE FOUNTAIN GRASS	5 GAL		
	4	SPIRAEA JAPONICA `ALPINA` / DAPHNE JAPANESE SPIREA	5 GAL		
	9	WEIGELA FLORIDA `BOKRASPIWI` TM / SPILLED WINE WEIGELA	5 GAL		
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SPACING**
	29,177 SF	CYNODON DACTYLON `TIFWAY 419` / TIFWAY 419 BERMUDA GRASS	S.F.		

TREE REQUIREMENTS

FRONTAGE: 20' LANDSCAPE BUFFER WITH 1 TREE/20 LF
276' / 20 = 14 TREES (S WALTON BLVD)
169' / 20 = 8 TREES (SW REDBUD ST)
TOTAL STREET TREES REQUIRED: 22
TOTAL STREET TREES PROVIDED: 22

PERIMETER: 7' SIDE AND REAR
1 TREE / 50 L.F. (MIN. 50% SHADE)
SOUTH PERIMETER TREES REQUIRED: 270 LF / 50 = 5 TREES
EAST PERIMETER TREES REQUIRED: 206 LF / 50 = 4 TREES
NORTH PERIMETER TREES REQUIRED: 140 LF / 50 = 3 TREES
TOTAL PERIMETER TREES REQUIRED: 12
TOTAL PERIMETER TREES PROVIDED: 12

PARKING: 8% INTERIOR GREEN SPACE
PARKING AREA = 15,763 SF X 8% = 1,261 SF REQ'D INT. GREEN SPACE
1 TREE / 125 SF INTERIOR GREENSPACE
TREES REQ'D = 1,261 SF / 125 = 10 TREES
TOTAL PKING LOT TREES REQUIRED: 10
TOTAL PKING LOT TREES PROVIDED: 10

TOTAL TREES REQUIRED = 44
TOTAL TREES PROVIDED = 47

Arkansas One Call 811
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901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
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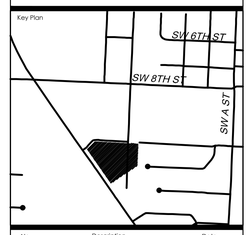
CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

STERLING BANK

1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan



No.	Description	Date

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PROJECT NO: 20104700
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION ... REVIEW SET

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PLANTING PLAN

L-101

DRAWING G:\20104700_STERLING BANK\ARCHITECTURE\DWG\LANDSCAPE\LANDSCAPE PLANTING PLAN.DWG
PLOTTED BY: JARED BROOKS, 2/26/2021 - 2:29 PM, PLOTTED BY: ONE-HALF-SIZE PLAN.CTB

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

MATERIAL CALCULATION

MASONRY PRODUCTS	889 SQ FT	28%
METAL PRODUCTS	1,016 SQ FT	32%
WINDOWS & DOORS	1,254 SQ FT	40%
TOTAL ELEVATION WALL AREA	3,151 SQ FT	100%

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

MATERIAL CALCULATION

MASONRY PRODUCTS	2,589 SQ FT	62%
METAL PRODUCTS	960 SQ FT	23%
WINDOWS & DOORS	621 SQ FT	15%
TOTAL ELEVATION WALL AREA	4,171 SQ FT	100%

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

MATERIAL CALCULATION

MASONRY PRODUCTS	2,623 SQ FT	63%
METAL PRODUCTS	1,055 SQ FT	25%
WINDOWS & DOORS	493 SQ FT	12%
TOTAL ELEVATION WALL AREA	4,171 SQ FT	100%

4 EAST ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATION

MASONRY PRODUCTS	2,181 SQ FT	69%
METAL PRODUCTS	912 SQ FT	29%
WINDOWS & DOORS	58 SQ FT	2%
TOTAL ELEVATION WALL AREA	3,151 SQ FT	100%

STERLING BANK

MATERIAL LEGEND

1	ACM PANELS	5	PRECAST CONCRETE BAND
2	PRECAST CONCRETE ACCENT	6	GROUND-FACED C.M.U.
3	BRICK VENEER: COLOR 1	7	GLASS RAILING
4	BRICK VENEER: COLOR 2	8	PRE-FINISHED ALUMINUM COPING

TOTAL BUILDING MATERIAL CALCULATIONS

MASONRY PRODUCTS	8,282 SQ FT	57%
METAL PANEL PRODUCTS	3,943 SQ FT	27%
WINDOWS & DOORS	2,426 SQ FT	18%
TOTAL BUILDING WALL AREA	14,644 SQ FT	100%

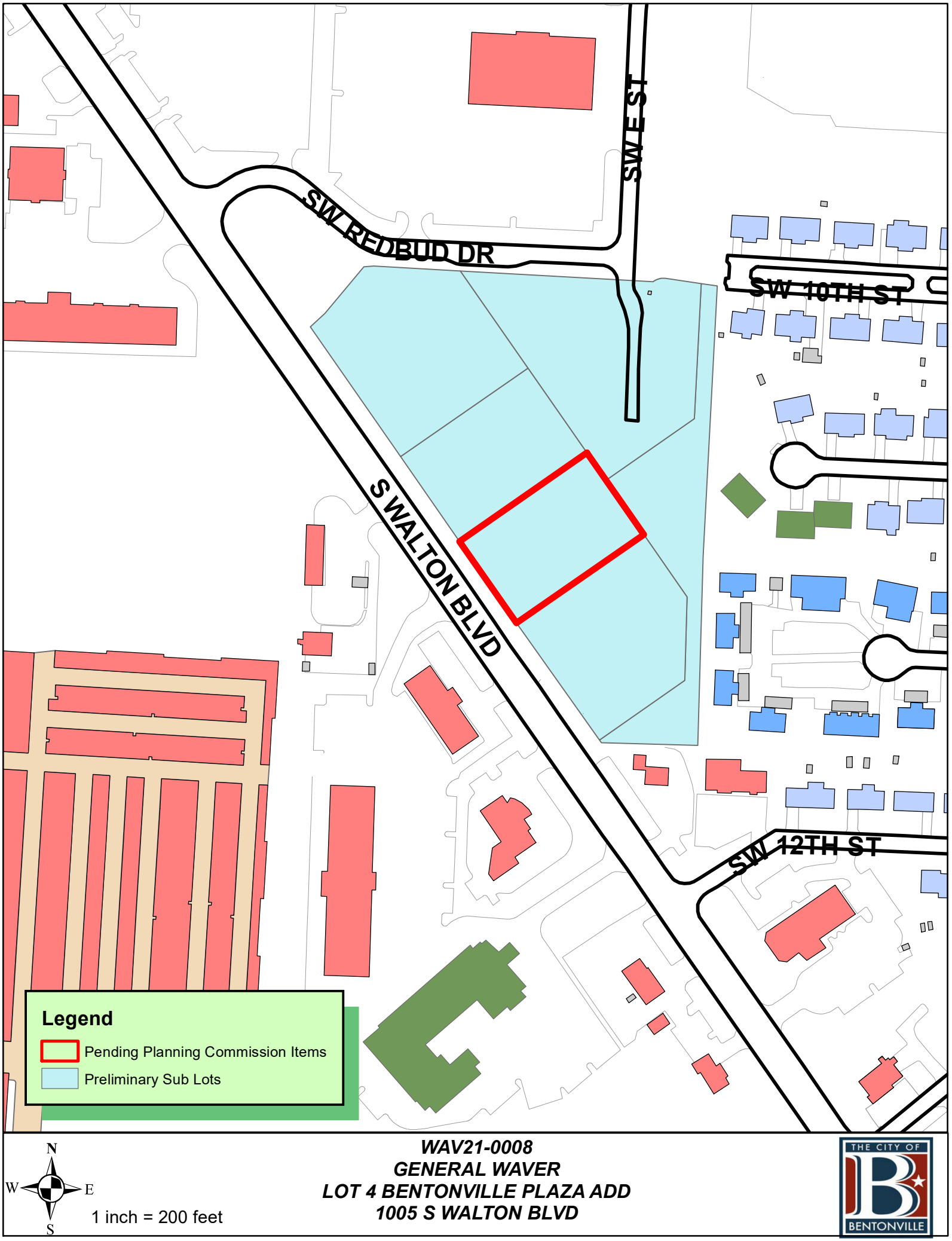
FEBRUARY 18, 2021

NEW FACILITY

BENTONVILLE, AR

SCHEMATIC ELEVATIONS

DILLEPOLLARD ARCHITECTURE



WAV21-0008
GENERAL WAVER
LOT 4 BENTONVILLE PLAZA ADD
1005 S WALTON BLVD

March 4th, 2021

Re: Bentonville Plaza Addition Phase 2
1005 S. Walton Blvd.
Bentonville, AR 72712
Greenspace Buffer Waiver Request

Dear Bentonville Planning Commission,

Harrison French & Associates is writing to request a waiver from Art. 1400, Section 1400.7 perimeter landscaping. The requirement is for a 7' perimeter buffer. We are requesting a 1' buffer only on the eastern side of the lot. There are several factors in this decision with the primary being this lot is part of a larger subdivision where the subject buffer is adjacent to a drainage channel/ detention pond and not a property that could be developed. Below we'll detail how this request is in line with Bentonville's waiver criteria.

A. *That there are special conditions and circumstances affecting the land involved that the strict application of the provisions of these regulations would deprive the applicant of the reasonable use of this land.*

During the design of the subdivision it was the intent for lots adjacent to the aforementioned drainage channel be able to build parking lots and drives up to the top of the bank. However, during the process of realigning the drainage to reduce flooding in the area and increase pond capacity for upstream runoff coming onto the site we determined none of the property could be within the channel for insurance purposes. The special condition that really exists here is that this pond is a regional detention facility that got substantially larger during the design process to help control flooding in the area, not just this property. In addition, the drainage area will also be installed, verified and maintained by the subdivision.

B. *That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.*

As mentioned, the area dedicated to detention was never intended to be as large as it is. The City staff had concerns of upstream flooding due to existing conditions, so the owner and HFA were able to work with the staff and come up with a solution that helps with flooding in the area. This, however, made the drainage area larger and a great deal more expensive than originally thought. It's not your responsibility to consider the cost of the subdivision here, but we'd like to point out that adding additional buffer area compounds the effects of the added costs and increased size of the drainage area. As a result of the large detention area being constructed and dedicated to the city for its benefit, we are needing minor relief of this section of side setback to meet parking requirements for the new shopping center.

C. *That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.*

The buffer waiver request lies along a drainage channel/ detention pond as shown in the included exhibit. We feel this channel, approximately 40' in width meets the intent of the ordinance to provide adequate buffer between this lot and the lot to the east. This channel is within an easement dedicated to the City of Bentonville and any redevelopment of the subdivision would naturally require

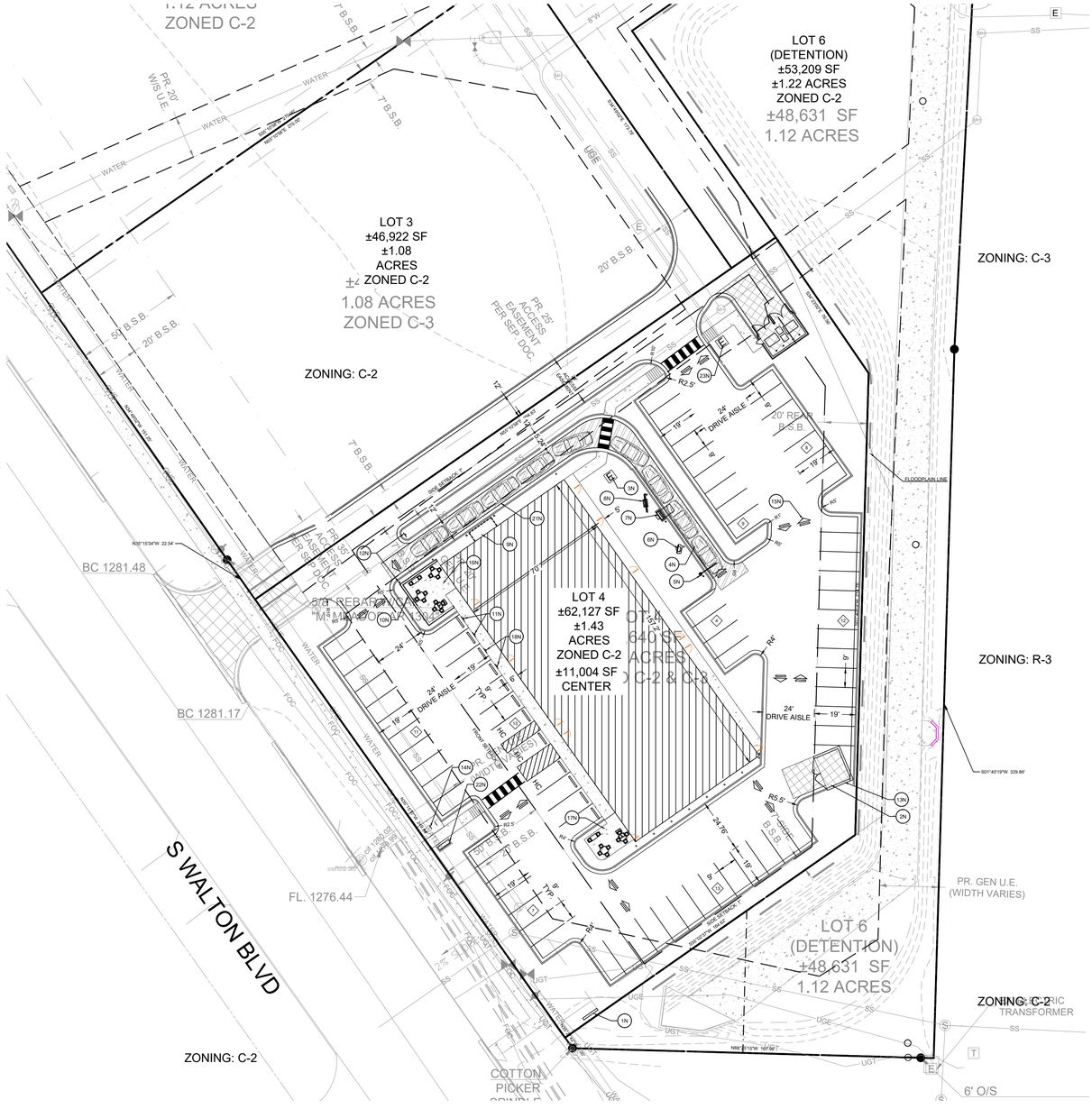
the entire property to be revisited by the City. We will also concentrate perimeter planting along with the eastern property line to additionally buffer the property to the east.

D. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

As mentioned under criteria C, the buffer borders an undevelopable piece of land serving as drainage for the City of Bentonville. Any future development would be under the purview of the City.

Sincerely,

Rick McGraw PLA, ASLA, CLARB Certified
Team Lead / Landscape Architect
(479) 273-7780



N

SCALE

30 0 30 60

1 inch = 30 ft.

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- SETBACK LINE
- LIMITS OF PONDING
- E — ELECTRIC METER
- # — PARKING COUNT

NOTES

1N. MULTI-TENANT MONUMENT SIGN
2N. DUMPSTER PAD
3N. TRANSFORMER PAD
4N. DRIVE-THRU LANE
5N. CLEARANCE BAR FOOTING AND CONDUIT WITH BOLLARD
6N. PRE-MENU BOARD FOOTING AND CONDUIT
7N. ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN AND CONDUIT WITH BOLLARD
8N. 5 PANEL MENU BOARD, FOOTING AND CONDUIT
9N. DRIVE-THRU WINDOW, DRIVE-THRU SHELF, TIMER LOOP AND AIR CURTAIN
10N. 24"H X 12"D CONCRETE WALL AROUND PATIO
11N. "MOBILE ORDER PAY PARKING ONLY" SIGN
12N. "THANK YOU/ EXIT ONLY" SIGN. (FOOTING & CONDUIT BY LL)
13N. TRASH ENCLOSURE
14N. BIKE RACK
15N. DIRECTIONAL ARROWS
16N. 376 SF PATIO
17N. 264 SF PATIO
18N. STARBUCKS DEDICATED SPACES
19N. HOSE BIB & GREASE INTERCEPTOR
20N. HEAVY DUTY CONCRETE
21N. INTEGRAL CONCRETE IN DT LANE FROM MIN. 10'-0" IN FRONT OF ORDER POINT TO MIN. 10'-0" AFTER DT WINDOW
22N. SITE AMENITY OUTDOOR BENCH
23N. ELECTRIC SWITCH BOX

PROPERTY ZONED

C-2 ZONING

BUILDING SETBACKS

SETBACKS ARE SHOWN PER SEC. 401.08 COMMERCIAL (C) DISTRICTS REGULATIONS AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLE PLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

ZONING	SETBACKS		
C-2	FRONT	50'	*(WITH PARKING ON FRONT)*
	SIDE	30'	*(WHEN ADJACENT TO RESIDENTIAL ZONE)*
	SIDE	7'	*(WHEN ADJACENT TO NON-RESIDENTIAL ZONE)*
	REAR	20'	*(WHEN ADJACENT TO NON-RESIDENTIAL ZONE)*

HEIGHT REQUIREMENTS (C-2)

MAXIMUM HEIGHT: 60FT

LOT REQUIREMENTS (C-2)

MIN LOT AREA:	7,000 SQ FT	LOT AREA:	62,127 SQ FT
MIN LOT WIDTH:	70 FT	IMPERVIOUS AREA:	48,352 SQ FT
MAX LOT COVERAGE:	60%	LOT COVERAGE:	78%

PARKING REQUIREMENTS

PARKING REQUIREMENTS ARE PER SEC. 501.06 NUMBER OF OFF-STREET PARKING SPACES REQUIRED AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLE PLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

PARKING COUNT

PARKING REQUIREMENTS
RESTAURANTS: MINIMUM - 1 SPACE PER 4 OCCUPANTS + 1 PER EMPLOYEE BASED ON LARGEST SHIFT.

TOTAL REQUIRED = 0000 SF GFA/ 250 = 00 SPACES

TOTAL PROVIDED = 76 SPACES

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

LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPE REQUIREMENTS ARE PER SEC. 1400.08, INTERIOR PARKING LOT LANDSCAPING REQUIRED. AS STATED IN THE MOST RECENT CITY OF BENTONVILLE LAND DEVELOPMENT
CODE.

FOR PERIMETER LANDSCAPE, STRIP SHALL BE MINIMUM OF 7' WIDE.

HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

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

STIPULATION FOR REUSE
THIS DRAWING IS PREPARED FOR USE ON A SPECIFIC SITE AT
BENTONVILLE, AR 72712
CONTRACTOR SHALL NOTIFY THE ISSUE DATE ON
(NONE)
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR PURPOSES OTHER THAN THOSE FOR WHICH PROJECT REQUIRES THE SERVICES OF ARCHITECTS, ENGINEERS, OR LANDSCAPE ARCHITECTS IS UNLAWFUL. REPRODUCTION OF THIS DRAWING OR THE DESIGN OF THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BENTONVILLE PLAZA LOT D

1005 S WALTON BLVD
BENTONVILLE, AR 72712

PROJ NUMBER: 18-20-00076

ISSUE BLOCK

#	TITLE	DATE
	CSP	2.18.2021

STORE NO.:
DOCUMENT DATE: 03/04/21
CHECKED BY: WFM
DRAWN BY: SSA

FOR REVIEW ONLY

CONCEPT SITE PLAN

SHEET: C1.0

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE FUTURE LAND USE MAP AND ZONING DISTRICT ALIGNMENT POLICY.

WHEREAS, on September 9, 2008, Bentonville City Council adopted a voluntary process for amending the General Plan; and,

WHEREAS, the City of Bentonville has since adopted a new Community Plan and Future Land Use Map, replacing the General Plan; and,

WHEREAS, an adopted policy will provide the necessary guidance on using the Future Land Use Map in the analysis of rezoning decisions.

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

Section 1. That the City of Bentonville hereby adopts Attachment A: Future Land Use Map and Zoning Districts Alignment Policy, an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

PASSED and APPROVED this____ day of _____, 2021.

Approved:

_____

Mayor Stephanie Orman

ATTEST:

_____

City Clerk

DRAFT

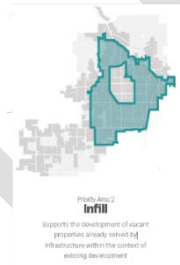
ATTACHMENT A

Future Land Use Map and Zoning Districts Alignment Policy

This document establishes the policy for reviewing rezoning requests in the City of Bentonville. All rezoning requests should be reviewed according to the following criteria:

1. Consistency with the Future Land Use Plan.
2. Consistency with the vision and policies of the Community Plan.
3. Relationship and effect on the land use and zoning of the surrounding area.
4. Compatibility with recent development activity in the surrounding area.

The table below provides guidance for the first criteria above to support implementation of the Community Plan. It recommends the most appropriate zoning districts for each land use category in the Future Land Use Plan. The district listed first is the most compatible.

Land Use Classification	**Priority Area 1: Downtown Intensification**	 **Priority Area 2: Infill**	**Priority Area 3: Edge Growth**
Agriculture	--	--	A-1
Residential Estate	--	--	R-E
Low-Density Residential	DN-1 PRD	R-1 PRD	R-1 PRD RMH
Medium-Density Residential	DN-2 RC-2 PRD	R-2 R-ZL PRD RO	R-2 R-ZL PRD RO
High Density Residential	DN-3 DN-4 RC-3 PRD	R-3 R-4 PRD	R-3 R-4 PRD
Mixed-Use Commercial	DC DN-4 PUD	C-3 PUD	C-3 PUD
General Commercial	C-1[1] C-2 PUD	C-1 C-2	C-1 C-2
Downtown Commercial	DC DE DN-4 PUD	--	--
Office	DC DE R-O	R-O C-1 C-2	R-O C-1
Light Industrial	--	I-1	I-1
Heavy Industrial	--	--	I-2
Utility/Transportation	--	I-1	I-1 I-2
Public/Semi-Public	Review for compatibility on a cases-by-case basis and should not be required to submit a Future Land Use map amendment until corresponding districts for these classifications are adopted.		
Parks			
Open Space			

[1]Only fronting N. Walton Blvd., SW 14th St. or NW J St.

Disclaimer: This policy has been adopted by resolution. It does not have the weight of law. It is provided as a decision making tool in implementation the Future Land Use Map of the Community Plan and does not guarantee approval of any rezoning request.

PROJECT	PCNOTES	PCDATE	LAND USE DESIGNATION	CURRENT ZONING	RECOMMENDED LAND USE
RZ18-0029	9801 GASTON RD RZ A-1 TO R-E	43389	Agriculture	R-E	Residential Estate
RZ18-0030	SIMON 206 SE B ST RZ R-1 TO D-E	43389	High Density Residential	D-E	Downtown Commercial
RZ18-0031	5036 SW Shell Rd Rezone A-1 to R-1	43410	Residential Estate	R-1	Low-Density Residential
RZ18-0039	HARBIN POINTE ADD PH-2 LOTS 3-4	43501	Residential Estate	R-3	High-Density Residential
RZ18-0036	R-1 to DN-2	43480	Open Space	PRD	Medium-Density Residential
RZ19-0003	PARNELL LOT 10 VINTAGE ESTATE PUD TO R-O	43543	Medium Density Residential	R-O	Office
RZ19-0006	403 NW 6TH ST RZ R-1 TO DN-1	43557	Medium Density Residential	DN-1	Medium-Density Residential
RZ19-0007	SS PROPERTIES RZ A-1 & PUD TO C-2	43557	General Commercial	R-3	High-Density Residential
RZ19-0008	SEWELL FAMILY DEV RZ A-1 TO R-1	43557		R-1	Low-Density Residential
RZ19-0010	YOUNGS ADD LOTS 5,9 & 10 BLK 4 RZ R-1 TO DN-4	43592	Low Density Residential	DN-4	High-Density Residential
RZ19-0011	301 SW 4TH ST RZ R-Z TO DN	43592	Medium Density Residential	D-E	Downtown Commercial
RZ19-0012	C-1 to C-2 2902 SE I Street	43592	Residential Estate	C-2	Office
RZ19-0014	BLUFFS PROPERTY OWNERS ASSOC. RZ A-1 TO R-1	43606	Residential Estate	A-1	Low-Density Residential
RZ19-0013	BASCO & BISHOP RZ A-1 & R-1 TO C-2	43606	Residential Estate	C-2	Office
RZ19-0017	GLASS INVESTMENTS RZ A-1 to I-1	43648	Mixed-Use	I-1	Light Industrial
RZ19-0019	HOLLAND FAMILY TRUST RZ A-1 TO R-4	43662	Residential Estate	R-4	High-Density Residential
RZ19-0025	R-1 to C-2 2603 SE 14th Street	43697	Office	C-2	General Commercial
RZ19-0027	A-1 to R-ZL	43697	Residential Estate	R-ZL	Medium-Density Residential
RZ19-0026	A-1 to C-2	43697	Office	C-2	Office
RZ19-0029	RZ R-3, R-2 & R-O TO DE MONTERO PROPERTIES OF NWA	43739	High Density Residential	D-E	Downtown Commercial
RZ19-0035	PATIL & DHARMADHIKARI	43802	High Density Residential	R-O	Office
RZ19-0034	REYES RZ R-1 TO R-4	43802	Low Density Residential	R-4	High-Density Residential
RZ19-0036	WM 63 RE 1 LLC RZ PUD TO R-2	43802	Agriculture	R-2	Medium-Density Residential
RZ19-0039	215 NW A ST RZ R-3 TO D-C	43851	High Density Residential	D-C	Downtown Commercial
RZ19-0047	WHITLEY &WITTEN RZ R-1 TO DN-4	43851	Low Density Residential	DN-4	High-Density Residential
RZ19-0048	BERTSCHY TRUST RZ A-1 TO C-3	43851	Residential Estate	C-3	Mixed-Use
RZ19-0049	B'VILLE ACADEMY OF MUSIC RZ RC-2 TO DN-4	43851	Downtown Commercial	DN-4	Downtown Commercial
RZ19-0045	JOCZ TRUST RZ DN-2	43851	Open Space	PRD	Medium-Density Residential
RZ19-0044	TYLLUAN RZ R-1 TO DN-2	43851	Open Space	PRD	Medium-Density Residential
RZ20-0001	PUMP STATION RZ R-Z TO DN-3	43879	Public / Semi-Public	DN-3	Medium-Density Residential
RZ20-0003	PATTON TRUST RZ A-1 TO C2	43893	Residential Estate	C-2	General Commercial
RZ20-0006	KIRKPATRICK RZ A-1 TO R-1	43928	Residential Estate	R-1	Low-Density Residential
RZ20-0012	NORTHWEST BAPTIST ASSOC RZ A-1 & R-E TO R-O	43928	Residential Estate	R-O	Office
RZ20-0013	BERTRAND RZ A-1 & R-E TO R-1	43956	Residential Estate	R-1	Low-Density Residential
RZ20-0014	DAKOTA LEASING RZ C-2 TO C-3	43942	General Commercial	C-3	Mixed-Use
RZ20-0015	CITY OF B'VILLE COM DEV BLDG RZ I-1 TO C-2	43942	Light Industrial	C-2	Public/Semi-Public
RZ20-0016	CICH RZ A-1 TO C-2	43956	Residential Estate	C-2	General Commercial
RZ20-0018	BENTONVILLE/BELLA VISTA TRAILBLAZERS RZ A-1 TO C-2	43998	Medium Density Residential	C-2	Parks
RZ20-0020	BENTONVEST FUND IV	44019	Medium Density Residential	R-O	Office
RZ20-0022	ELB LAND HOLDINGS RZ R-1 TO R-ZL	44033	Low Density Residential	R-ZL	Medium-Density Residential
RZ20-0023	G & I PROPERTIES RZ C-2 & PUD TO R-3	44033	General Commercial	R-3	High-Density Residential
RZ20-0025	OSAGE RE HOLDINGS RZ PUD TO R-1	44033	Residential Estate	R-1	Low-Density Residential
RZ20-0026	SW I ST RZ A-1 TO C-2	44033	Medium Density Residential	C-2	General Commercial
RZ20-0029	R-1 to R-3	44075	Low Density Residential	R-3	High-Density Residential
RZ20-0034	408 SE D ST RZ R-1 TO DN-2	44061	High Density Residential	DN-2	High-Density Residential
RZ20-0035	LUTTRELL RZ A-1 TO R-1	44075	Open Space	R-1	Low-Density Residential
RZ20-0036	CASEY RZ A-1 TO R-O	44075	High Density Residential	R-O	Office
RZ20-0038	STANLEY RZ A-1 TO R-3	44089	General Commercial	R-3	High-Density Residential
RZ20-0037	HARMON RZ A-1 TO R-1	44089	Residential Estate	R-1	Low-Density Residential
RZ20-0039	HARMON COM RZ A-1 TO C-1	44089	Residential Estate	C-1	Office
RZ20-0042	ML, RES, LLC RZ R-1 TO DN-2	44110	High Density Residential	DN-2	High-Density Residential
RZ20-0043	405 SE 5TH ST, LLC RZ C-2 TO DE	44110	High Density Residential	D-E	Downtown Commercial
RZ20-0045	CAMPBELL & MEEKS RZ R-1 TO DN-3	44110	Low Density Residential	DN-3	High-Density Residential
RZ20-0048	9084 LEE HARRIS RD RZ A-1 TO R-1	44138	Residential Estate	R-1	Low-Density Residential
RZ20-0052	MURRAY & WILLIAMS RZ A-1 TO R-4	44138	Residential Estate	R-4	High-Density Residential
RZ20-0053	YOUNGS ADD LOTS 6-7 BLK 3 RZ R-1 TO DN-2	44166	Medium Density Residential	DN-4	High-Density Residential
RZ20-0056	LOT 10 CRYSTAL BRIDGES RZ A-1 TO C-3	44166	Public / Semi-Public	C-3	Public/Semi-Public
RZ20-0057	DEMINGS ADD LOT 18 BLK 3 RZ R-1 TO DN-2	44166	High Density Residential	D-E	Downtown Commercial
RZ20-0064	4800 S VAUGHN RD A-1 to R-1	44201	Agriculture	R-1	Low-Density Residential
RZ20-0069	GAFFNEY RZ A-1 TO R-1	44201	Agriculture	R-1	Low-Density Residential
RZ20-0068	SHASTA PROPERTIES RZ A-1 TO R-1	44201	Agriculture	R-1	Low-Density Residential
RZ20-0070	EVERSOLE ADD PART OF LOT 18	44229	Medium Density Residential	R-3	High-Density Residential
RZ21-0001	PARCEL 01-00828-115 RZ A-1 TO C-2 & C-1	44257	Residential Estate	C-2/C-1	General Commercial/Office
RZ21-0002	302 NW A ST RZ R-1 TO D-E	44257	High Density Residential	DE	Downtown Commercial
RZ21-0004	LAROSE DEV RZ C-2 TO C-3	44257	General Commercial	C-3	Mixed-Use
RZ21-0005	TAILOR FAMILY DEV RZ C-2 TO C-3	44257	Office	C-3	Mixed-Use
RZ20-0074	KALAISELVAN RZ A-1 TO R-4	44257	General Commercial	R-4	High-Density Residential
RZ21-0010	ALEXANDRA TIRADO-WANG RZ A-1 TO R-3	44271	Low Density Residential	R-3	Medium-Density Residential
RZ20-0074	CRYSTAL BRIDGES RZ A-1 TO C-3	44257	Public / Semi-Public	C-3	Public/Semi-Public
RZ21-0017	ORCHARDS ADD LOT 1 BLK H RZ R1 TO DE	44271	High Density Residential	DE	High-Density Residential
RZ21-0021	R-1 to D-E	44271	Medium Density Residential	DE	Downtown Commercial
PRD18-0003	BENTONVILLE NORTH VILLAGE	43284	Residential Estate	PRD	Medium-Density Residential
PRD18-0004	Aurora Partners, LLC.	43438	Agriculture	PRD	Low-Density Residential
PRD19-0003	THE RESERVE BENTONVILLE	43851	Open Space	PRD	Medium-Density Residential
PRD20-0001	TYLLUAN PRD	44019	Open Space	PRD	Medium-Density Residential

Legend

- A-1 Agricultural District (1)
- C-1 Neighborhood Commercial (1)
- C-2 General Commercial (9)
- C-3 Central Commercial (5)
- D-C Downtown Core (1)
- D-E Downtown Edge (5)
- DN-1 Downtown Neighborhood 1 (1)
- DN-2 Downtown Neighborhood 2 (2)
- DN-3 (2)
- DN-4 Downtown Neighborhood 4 (4)
- I-1 Light Industrial (1)
- PRD (3)
- R-1 Single Family Residential (11)
- R-2 Duplex & Patio Home (1)
- R-3 Medium Density Residential (7)
- R-4 High Density Residential (4)
- R-E Residential Estate (1)
- R-O Residential Office (5)
- R-ZL Zero Lot Line Residential (2)

RZ19-0014
RZ20-0035
PRD18-0003
RZ20-0029
RZ18-0036
RZ19-0045
RZ19-0026
RZ21-0010
RZ20-0001
RZ20-0056
RZ20-0074
RZ19-0006
RZ20-0042
RZ21-0021
RZ21-0002
RZ19-0039
RZ19-0034
RZ20-0013
RZ20-0012
RZ20-0006
RZ20-0014
RZ18-0030
RZ20-0045
RZ21-0017
RZ20-0043
RZ20-0053
RZ19-0011
RZ19-0029
RZ19-0049
PUD20-0001
RZ20-0020
RZ21-0004
RZ20-0016
RZ20-0038
RZ19-0007
RZ20-0023
RZ19-0025
RZ21-0001
RZ20-0018
RZ20-0022
RZ19-0003
RZ19-0048
RZ19-0027
RZ19-0012
RZ19-0013
RZ21-0005
RZ20-0026
RZ20-0015
RZ19-0019
RZ19-0035
RZ20-0036
RZ19-0036
RZ18-0031
PRD19-0003
RZ20-0025
RZ18-0039
RZ20-0068
RZ19-0017
RZ20-0070
RZ20-0064
RZ20-0017
RZ20-0037
RZ20-0039
RZ19-0008
RZ20-0052
RZ20-0048
PRD18-0004
RZ20-0069
RZ18-0029

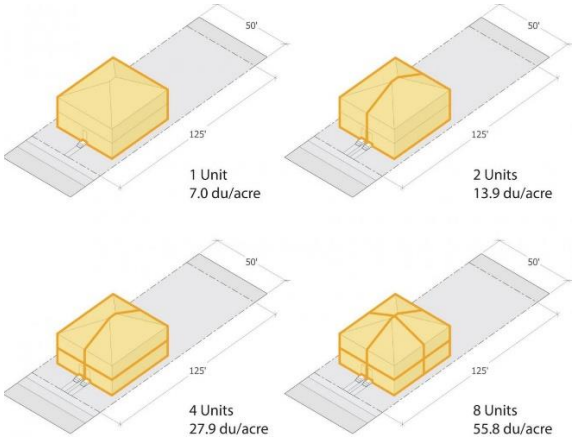
General Plan Amendments By Zoning

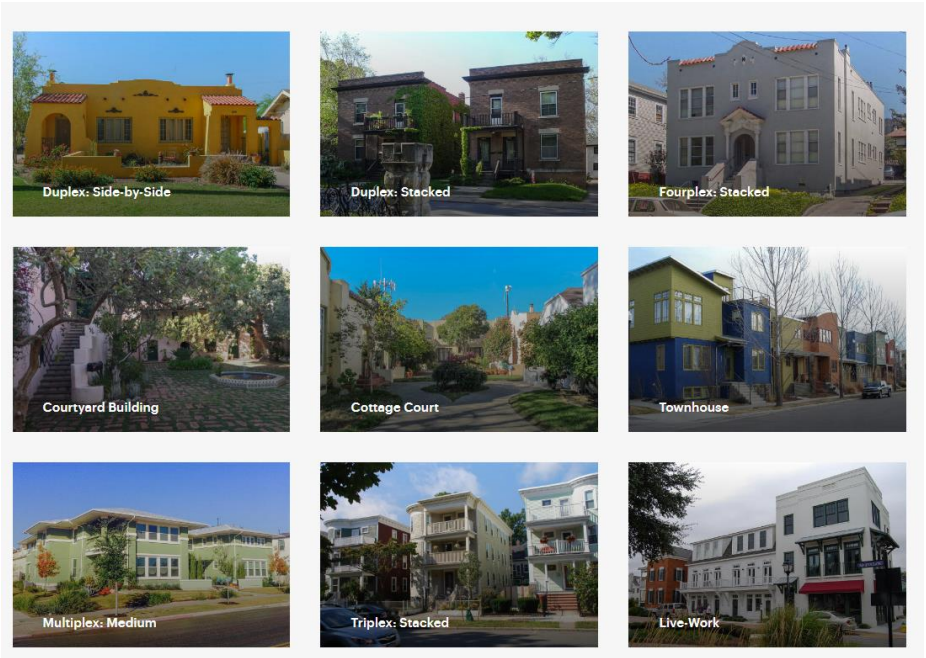
N W E S

1 inch = 1,000 feet

Follow Up to R-3/R-4 Consolidation Proposal

Issue: Consolidation of R-3 and R-4 makes R-2 the medium density district and the R-3 the high density district. However, it leaves a gap in the zoning districts to adequately accommodate medium density housing, such as fourplexes and cottage style developments. These are considered the "missing middle housing" and are not high density developments yet would have to seek the R-3 high density zoning to develop. With Bentonville's increasing need for housing variety and affordability, this neighborhood-scale medium density housing is needed and the regulations should provide an efficient means of achieving this development-type.





These are options to better address the missing middle housing needs:

1. **Adopted R-3/R-4 consolidation ordinance as proposed on March 16, 2021.**

   Effect: Anything other than a duplex or townhome would have to seek an R-3 High Density Residential zoning designation, including four-plexes or cottage style developments which are not high density. R-2 would be aligned with the medium density land use classification and R-3 would be aligned with the high density land use classification.

2. **Continue with the R-3/R-4 consolidation and amend R2 to allow for slightly higher densities to accommodate medium density housing.**

   Recommendation: In R-2, reduce lot size standards consistent with the standards in DN-2 (using the regulations for properties with no alley access) and allow small-scale multifamily. This can be achieved through the land area per dwelling unit standard and a maximum lot size for multifamily.

   Effect: Slightly increases density in R-2 by allowing smaller lot sizes for single family and townhouses. Still may not adequately address the need for four-plexes and cottage style developments. R-2 would be aligned with the medium density land use classification and R-3 would be aligned with the high density land use classification.

3. **Do not consolidate R-3 and R-4, but reduce density options in R-3 and increase height in R4.**

   Recommendation: In R-3, reduce lot size standards for single family, two family and townhouses consistent with DN-2, increase the minimum land area per dwelling unit for multi-family, and consider a maximum lot size for multi-family.

   In R-4, increase height to allow for more density and remove single-family and two-family as allowed uses.

   Effect: R-2 remains the same and would align with the medium-density land use classification.

   R-3 would allow for smaller lots sizes for single, two family and townhouses, and would still allow multifamily, but at a lower density, to accommodate the four-plexes and cottage style developments. This would also align with the medium density land use classification.

   R-4 densities would increase and would better align with the high density land use classification.