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

**Planning Commission**
**Meeting Agenda**
**April 6, 2021**

**Registration Link:** https://us02web.zoom.us/webinar/register/WN_2J64WnBUQJeXIAkAEFjLzw

**I. Call to Order**

**II. Approval of the March 16 Meeting Minutes**

**III. Consent Agenda**

1. **Lots 1 & 2 Donald Addition** — **Property Line Adjustment**
   SW Barron Road & South Vaughn Road *(PLA21-0008)*

2. **Walmart Campus Zone 4** — **Large Scale Development**
   SE 8th Street *(LSD21-0006)*

3. **Walmart Campus Zone 5** — **Large-Scale Development**
   SE 10th Street *(LSD21-0010)*

**IV. New Business**

1. **Westpark Properties, LLC** — **Rezoning***
   **DE, Downtown Edge to DC, Downtown Core**
   408 S Main Street *(RZ21-0018)*

2. **Vandiver** — **Rezoning***
   **R-1, Single-Family Residential to DE, Downtown Edge**
   707 SE C Street. *(RZ21-0020)*

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

3. **Matteri** **Rezoning***
   **R-1, Single-Family Residential to DE, Downtown Edge**
   305, 307 & 309 North Main Street *(RZ21-0021)*

4. **Vandiver** **Rezoning***
   **R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential**
   701-703 SE 4th Street *(RZ21-0022)*

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)*

6. **Eyecandy Spa and Boutique** **Conditional Use Permit***
   **Personal Services**
   1724 SE Moberly Lane *(CU21-0006)*

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)*

8. **Whole Health Insitute & Art Bridges** **Large Scale Development**
   Museum Way (*LSD21-0011)*

9. **Sterling Bank** **Large-Scale Development**
   1001 S Walton Boulevard *(LSD21-0012)*

10. **Bentonville Plaza Add. Lot 4** **Landscape Waiver**
    1101 South Walton Boulevard *(WAV21-0008)*

**V. Other Business**

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

Planning Commission Special Meeting
Minutes
March 16, 2021

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

Present: Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders, Reggie Wright, and Richard Binns
Staff: Ellen Norvell (Via Zoom), Shelli Kerr (Via Zoom), Tyler Overstreet, Jon Stanley, Elizabeth Johnson, and Baylea Birchfield

Motion by Mr. Haynie, seconded by Mr. Wright to approve the minutes of March 2, 2021.
Approved 6-0

Consent Agenda

1. Lot 19, Magnolia Park Addition: 310 Huffman Street, PLA21-0006
2. Lot 26, 27, & 28, Block 9 of WA Burks Addition: NE Monroe Street, NE Park Street, and NE A Street, PLA21-0007
3. Lot 1 Carter & Associates Subdivision, 900 SW Regional Airport Blvd, LS21-0007
4. Lot 1, 2, & 3 Hilltop Acres Subdivision: 4708 Town Vu Road, LS20-0027

Approved 7-0

New Business

Item #1
Bike & Pedestrian Master Plan
David Wright presented the plan.
Opened public hearing
Michel Bell (Via Zoom), 1175 Peach Orchard Road, spoke their concerns.
Closed public hearing
There is a discussion month the Commissioners and Staff.
Approved 7-0

Item #2
Bentonville Planning Commission: R-3/R-4 Zoning District Consolidation
Shelli Kerr (Via Zoom) proposed amending the zoning code.
Opened public hearing
Katie Howe, 401 SE C Street, spoke their concerns.
Brett Meek (Via Zoom), 1104 Spriggs Court, spoke their concerns.
Closed the public hearing
There is a discussion month the Commissioners and Staff.
Motion by Haney, second by Hipp to table the request.
Tabled 7-0

Item #3
Tailor Family Development, LLC: Rezoning C-2, General Commercial to C-3, Mixed-Use Commercial, SE 30th and SE John Rollow Drive, RZ21-0005
Tyler Overstreet reads the staff report
Opened public hearing
No public comments
Closed public hearing
There is a discussion month the Commissioners and Staff.
Approved 7-0

Item #4
Kuhlow, R-3, Medium Density Residential to DE, Downtown Edge, 514 SE E Street, RZ21-0007
Tyler Overstreet reads the staff report
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #5
Hall, Rezoning DE, Downtown Edge to Dc, Downtown Core, 312 S Main Street, RZ21-0008
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Approved 7-0

Item #6
Harmon & Sharpshair (Take 5 Oil Change), Rezoning A-1 Agriculture to C-2, General Commercial, 900 SW Regional Airport Boulevard, RZ21-0009
Tyler Overstreet reads the staff report.
Opened public hearing
No public Comments
Closed public hearing
Tirado-Wang, the representative, is available to speak
There is discussion amongst representatives, staff, and Commissioners.
Approved 7-0

Item #7
Tirado-Wang, A-1 Rezoning Agriculture to R-3, Medium-Density Residential, McCollum Road, RZ21-0010
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Motion by Sanders, second by Kerr to table the request.
Tabled 7-0

Item #8
Roberts, Rezoning C-1, Neighborhood Commercial to C-2, General Commercial, NW trinity Way, RZ21-0011
Tyler Overstreet reads the staff report.
Opened public hearing
Amy Gilmore, 2400 NW Harvard Walk, spoke their concerns.
Peggy Wilson, 2401 Trinity Way, spoke their concerns.
James Beck (Zoom), 1008 NW Princeton Square, spoke their concerns.
Mr. Beck also spoke for Dr. Nagle, 1006 NW Princeton Square and their concerns.
Closed public hearing
Jason Angles and Kasey Roberts, the representatives, are available to speak.
There is discussion amongst staff and Commissioners.
Denied 5-2

Item #9
Lamplighter Restoration, LLC, Rezoning R-1, Single-Family Residential to DE, Downtown Edge, 404 SE 6th Street, RZ21-0012
Tyler Overstreet reads the staff report.
Opened public hearing
No public comments
Closed public hearing
There is discussion amongst staff and Commissioners.
Wright recused from the vote
Approved 6-0

Item #10
Ortho MEK, LLP, Rezoning C-1, Neighborhood Commercial to C-2, General Commercial, SW Bright Road, RZ21-0014
Opened public hearing
Connie Kelly, 1900 SW Pine Ave, spoke their concerns.
Amber Palmer, 1911 SW Pine Ave, spoke their concerns.
Kevin Shoreward, 1906 SW Pine Ave, spoke their concerns.
Bill Kelly, 1900 SW Pine Ave, spoke their concerns.
Annett Warren, 1901 SW Pine Ave, spoke their concerns.
Closed public hearing
Nate Bachelor, the representative, is available to speak.
There is discussion amongst staff and Commissioners.
Approved 7-0

Item #11
MO Hogs, LLC, Rezoning R-1, Single-Family Residential to DE, Downtown Edge, SE B and SE 7th Street, RZ21-0015
Tyler Overstreet reads the staff report.
Opened public hearing
Stacy Allen, 218 SE 7th Street, spoke their concerns.
Kerri Pingel, the representative, is available to speak.
Closed public hearing
Approved 7-0

Item #12
Wisdom, Rezoning R-1, Single-Family Residential to DE, Downtown Edge, 402 SE D Street, RZ21-0017
Tyler Overstreet reads the staff report.
Opened public hearing
No public Comments
Closed public hearing
Approved 7-0

Item #13
Coler Grove, Conditional Use Temporary Parking, 2500 NW Grove Lane, CU21-0005
Tyler Overstreet reads the staff report.
Opened public hearing
No public Comments
Closed public hearing
Approved 7-0

Item #14
Line, Waver 708 Jefferson Street & 723 NW 3rd Street, WA21-0004
Tyler Overstreet reads the staff report.
Dave Burris, the representative, is available to speak.
Burris withdrew the request to alter the waver and put in sidewalks on NW 3rd Street and to still request the waver along NW Jefferson Street.
There is discussion amongst staff and Commissioners.
Denied 6-1

Other Business

Motion by Mr. Sanders, seconded by Mr. Hipp to adjourn.
Meeting adjourned

**A copy of this recording can be obtained from the Bentonville Planning Department.
*Baylea Birchfield*

# Consent Agenda Items

**For Planning Commission meeting of April 6, 2021**

**Reviewer: Tyler Overstreet, AICP, Planning Services Manager**

- At the Technical Review meeting held on March 30, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

**Property Line Adjustment: Lots 1-2, Donald Addition, Mayer, SW Barron Road and S Vaughn Road, A-1, Agricultural, *PLA21-0008***

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.

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

**Large Scale Development: Walmart Campus Zone 4, Walmart Stores, Inc., SE 8th Street, PUD, Planned Unit Development, *LSD21-0006***

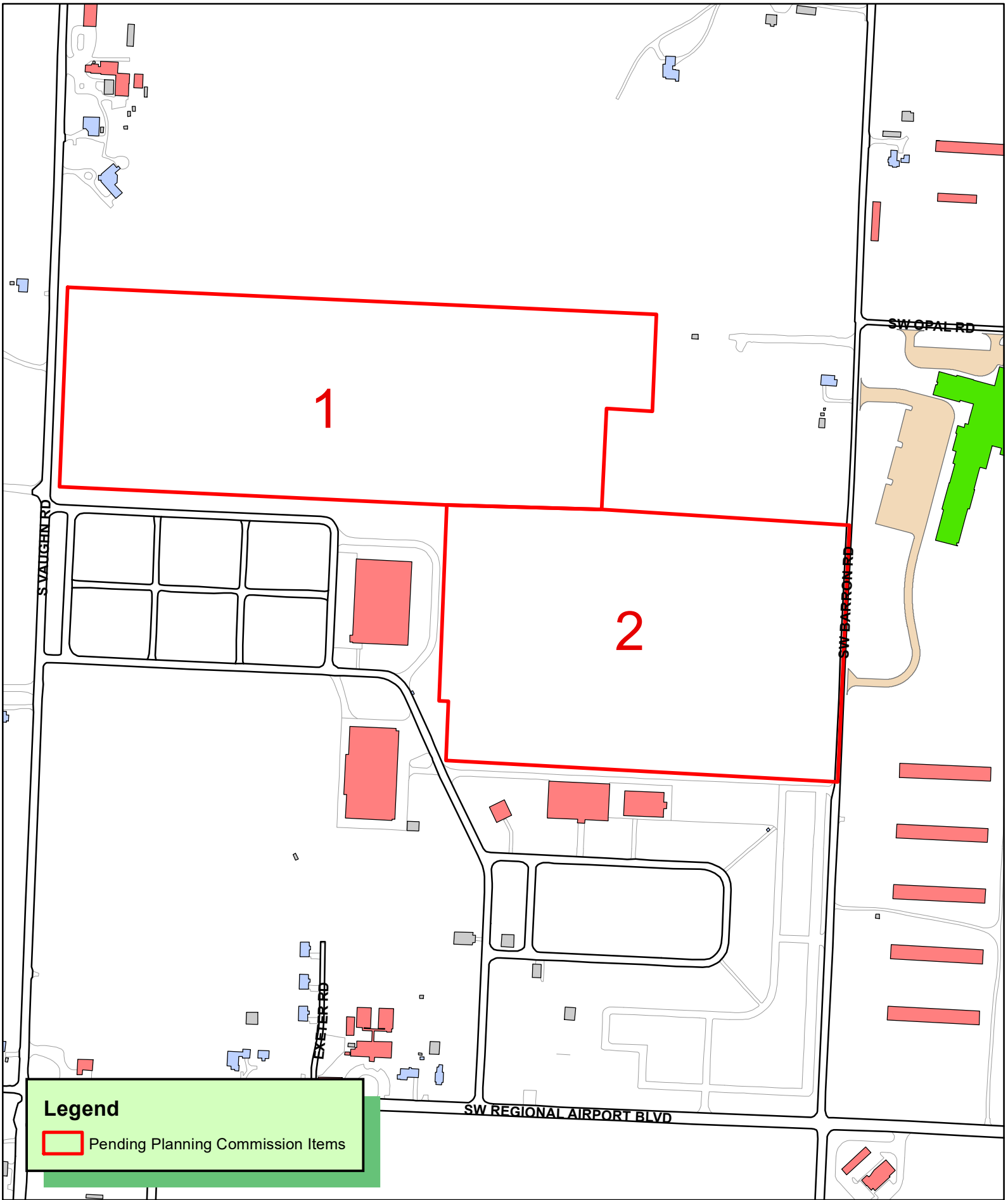
A large-scale development proposing the construction of the fourth zone of the Walmart Campus development. Zone 4 includes 3 parking decks, 3 surface parking lots, a coffee shop, three office buildings, and an auditorium, conference, and training center. The development is constructed in accordance with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

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

**Large Scale Development: Walmart Campus Zone 5, Walmart Stores, Inc., SE 10th Street, PUD, Planned Unit Development, *LSD21-0010***

A large-scale development proposing the construction of the fifth zone of the Walmart Home Office development. The development is constructed in accordance with the previously approved Walmart Campus PUD. The development provides landscaping in accordance with the requirements of the Land Development Code.

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




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.C.
LOT 1

P.O.B.
LOT 1

46.71'

S87°31'47"E 1933.88'

1273.68'

660.20'

S87°31'47"E 660.20'

P.O.C.
LOT 2

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

S VAUGHN RD
90' R.O.W. (ARTERIAL)

N02°19'00"E 658.88'

N02°14'47"E 658.95'

R.O.W. DEDICATED
PER, 2015-96

20' U.E. TO BE
DEDICATED PER THIS PLAT

SCALE: 1"=150'
150 75 0 150

FORMER LOT 3
840,407 sq. ft.
19.293 acres

LOT 1
1,226,650 sq. ft.
28.160 acres

N02°14'35"E 660.69'
NW1/4, SE1/4, SEC. 17, T-19-N, R-31-W (19.293 ACRES)
NE1/4, SE1/4, SEC. 17, T-19-N, R-31-W (8.867 ACRES)

LINE TO BE ABANDONED
PER THIS PLAT

N70°51'18"W
2.04'
TO PC
2.21'

3.31' TO FC
N32°47'12"E
3.17'
TO PC

N87°29'18"W
149.83'

S02°17'30"W 328.71'

S02°17'53"W 332.09'

N87°27'05"W 1273.73'

N87°31'49"W
509.77'

731,280.70
635,558.90

PROPOSED PROPERTY LINE

P.O.B. 30.32'
LOT 2

P.O.B.
R.O.W.
DEDICATION

S87°28'22"E 780.52'

S02°13'28"W 661.50'

47.52'

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

FROM CPS
S87°24'52"E 0.20'
TO R.O.W. P.O.B.

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

4.68'

EX. FENCE

GRAVEL
DRIVE

R.O.W. TO BE
DEDICATED PER THIS PLAT
28,396 sq. ft.
0.652 acres

S02°19'51"W 660.05'

N02°14'35"E 644.53'

LOT 2
1,082,085 sq. ft.
24.841 acres

S02°38'20"W 850.19'

S02°13'28"W 850.48'

SW BARRON RD
70' R.O.W. COLLECTOR

N02°14'35"E
16.16'

N87°10'08"W
30.79'

100' TRANSMISSION LINE EASEMENT
RECORDED AS LAND DOCUMENT #97
045253, DATED JUNE 3, 1997

50.00'

100.00'

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)

20' U.E. TO BE DEDICATED PER THIS PLAT

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 1255.31'

36.47'

S02°13'28"W
1133.42'

S02°19'11"W
1318.82'

RAILROAD SPIKE
SW CORNER, NW1/4,
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)

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

## 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
- CENTERLINE
- R.O.W. BOUNDARY
- R.O.W. TO BE DEDICATED PER THIS PLAT

## 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). 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.

## 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.*

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

*5. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRIC AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ (479) 271-3122.*

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

## LEGAL DESCRIPTION DEDICATED R.O.W.

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 SOUTH 02°13'28" WEST 661.50 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF THE NE¼ OF THE SE ¼ OF SECTION 17, T-19-N, R-31-W, SOUTH 02°13'28" WEST 850.48 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°01'36" WEST 36.47 FEET; THENCE NORTH 02°38'20" EAST 850.19 FEET; THENCE SOUTH 87°28'22" EAST 30.32 FEET TO THE POINT OF BEINNING, CONTAINING 0.652 ACRES MORE OR LESS.

## CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION:
_____

SIGNED:
_____
MAYOR

_____
CLERK

_____
P.C. CHAIRPERSON

## 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

## 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.*

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

## LEGAL DESCRIPTION LOT 1

PART OF THE NW ¼ AND THE NE¼ OF THE SE ¼ OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 31 WEST, COMMENCING 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 46.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 87°31'47" EAST 1933.88 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 1273.73 FEET TO THE EAST RIGHT OF WAY OF S VAUGH RD; THENCE ALONG SAID RIGHT OF WAY, NORTH 02°14'47" EAST 658.95' TO THE POINT OF BEGINNING, CONTAINING 28.160 ACRES MORE OR LESS, SUBJECT TO ANY/ALL EASEMENTS OF RECORD.

## LEGAL DESCRIPTION LOT 2

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 SOUTH 02°13'28" WEST 661.50 FEET; THENCE NORTH 87°28'22" WEST 30.32 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT OF WAY OF SW BARRON RD, SOUTH 02°38'20" WEST 850.19 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 87°01'36" WEST 1255.31 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 780.52 FEET TO THE POINT OF BEGINNING, CONTAINING 24.841 ACRES MORE OR LESS, SUBJECT TO ANY/ALL EASEMENTS OF RECORD.

STATE FILING # 500-19N-31W-0-17-200-04-1553

# MAYER ADDITION LOT 3 & PARCEL 01-08200-025 INTO DONALD ADDITION LOTS 1 AND 2

# LOT SPLIT

| REVISIONS | | |
|---|---|---|
| No.: | BY: | DATE: |
| #1 | CITY | 3/11/21 |
| | | |
| | | |

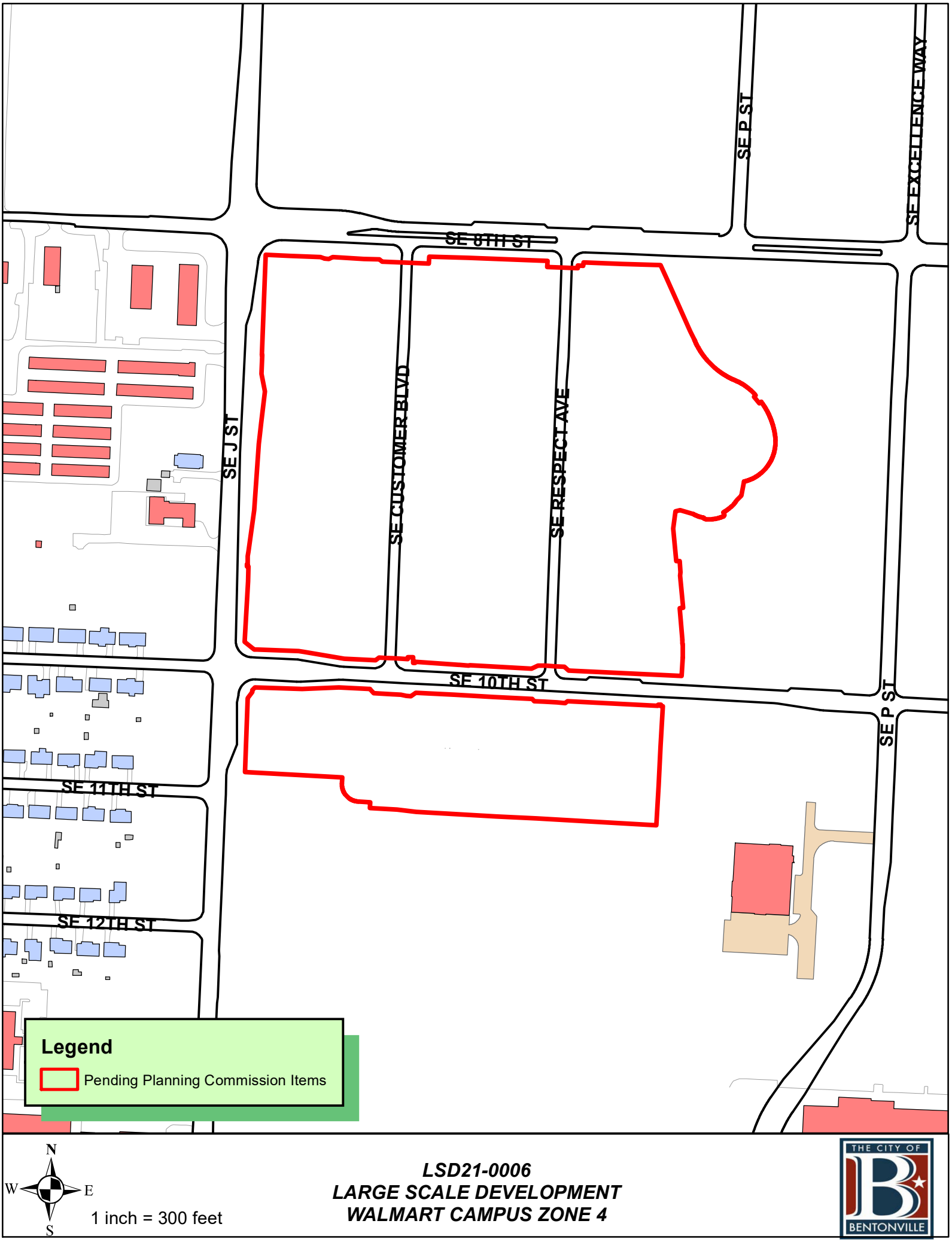
OWNER:
*MAYER FAMILY TRUST*
*5201 SOUTH VAUGHN ROAD*
*BENTONVILLE, AR 72712*

| | |
|---|---|
| DRAWN BY: DP/ZS | DATE: 2/6/21 |
| CHECKED BY: | JOB No.: 2021009 |
| SCALE: 1"=150' | SHEET: 1 |

273-7989
OR
366-7989

CONSULTING INC.
P.O. BOX 223
BENTONVILLE, AR 72712

CITY OF BENTONVILLE PROJECT #: PLA21-0008



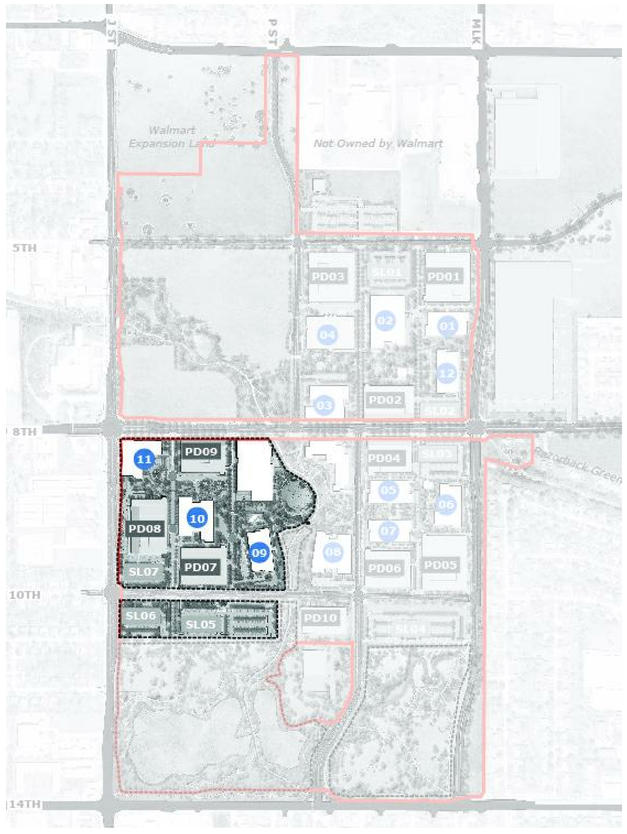

***LSD21-0006***
***LARGE SCALE DEVELOPMENT***
***WALMART CAMPUS ZONE 4***

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

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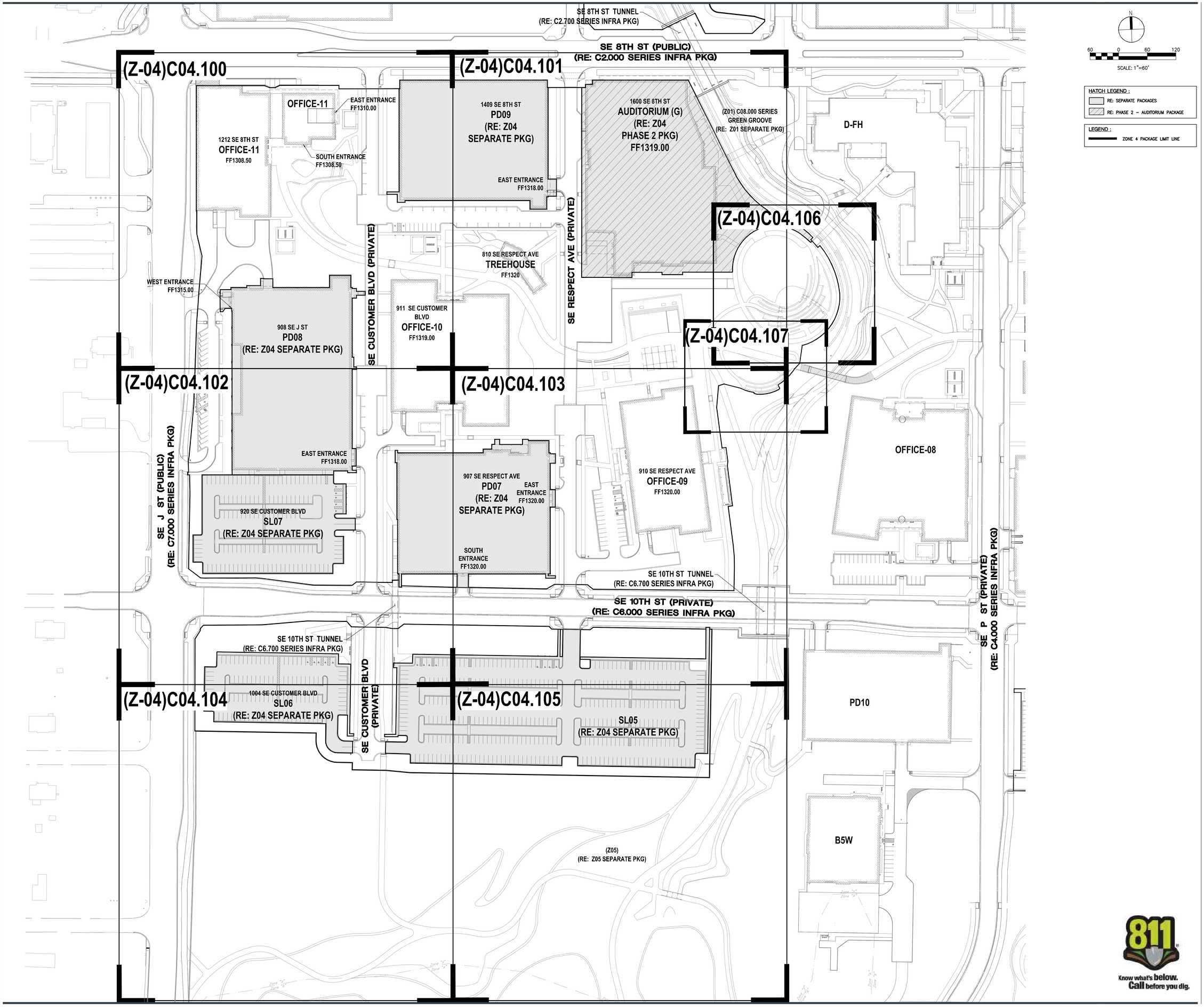
VOLUME: I, III

2ND PLANNING COMMISSION SUBMISSION
03.01.2021

BENTONVILLE, ARKANSAS

027.7568.000 PROPRIETARY

City of Bentonville Project No.
LSD21-0006

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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

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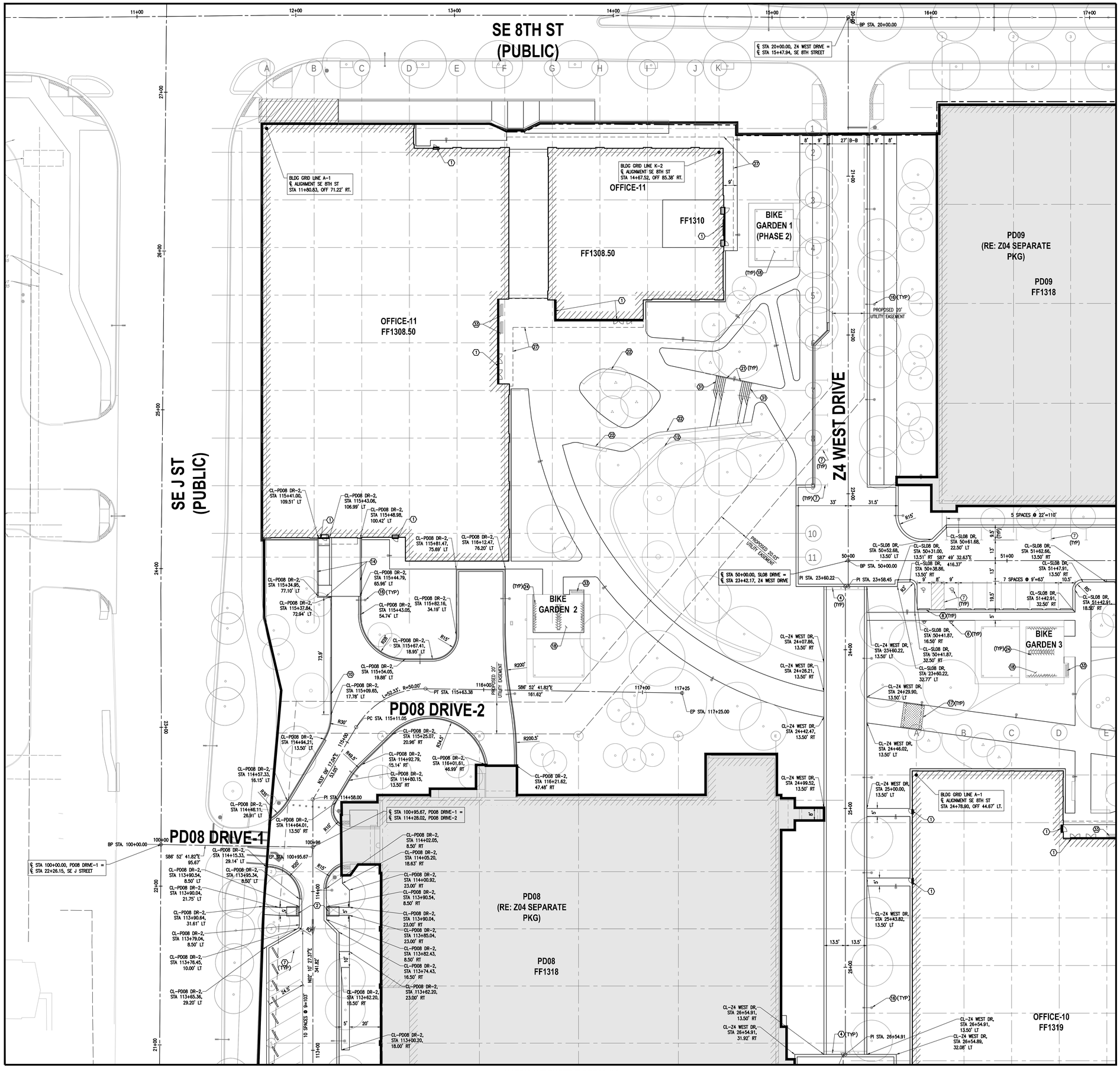


N

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.

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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 |
| 14 | | LOADING DOCK RETAINING WALL (RE: STRUCTURAL PLANS FOR DETAILS) |
| 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 | C50.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) |
| 23 | | FOOD TRUCK AREA (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: CANOPY STRUCTURE DETAILS IN SERIES C08.00X IN MTP SET) |
| 24 | | BIKE RACK (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT) |
| 25 | | TENT ANCHORS (RE: SITE STRUCTURAL DETAILS IN SERIES C07.04X IN MTP SET FOR FOUNDATION) |
| 26 | | GARAGE CANOPY FOUNDATION (RE: PARKING DECK PLANS FOR STRUCTURAL DETAILS AND LAYOUT) |
| 27 | | CANOPY FOUNDATION (RE: STRUCTURAL PLANS FOR DETAILS AND LAYOUT) |
| 28 | C0X.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) |
| 33 | | BENCH (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

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 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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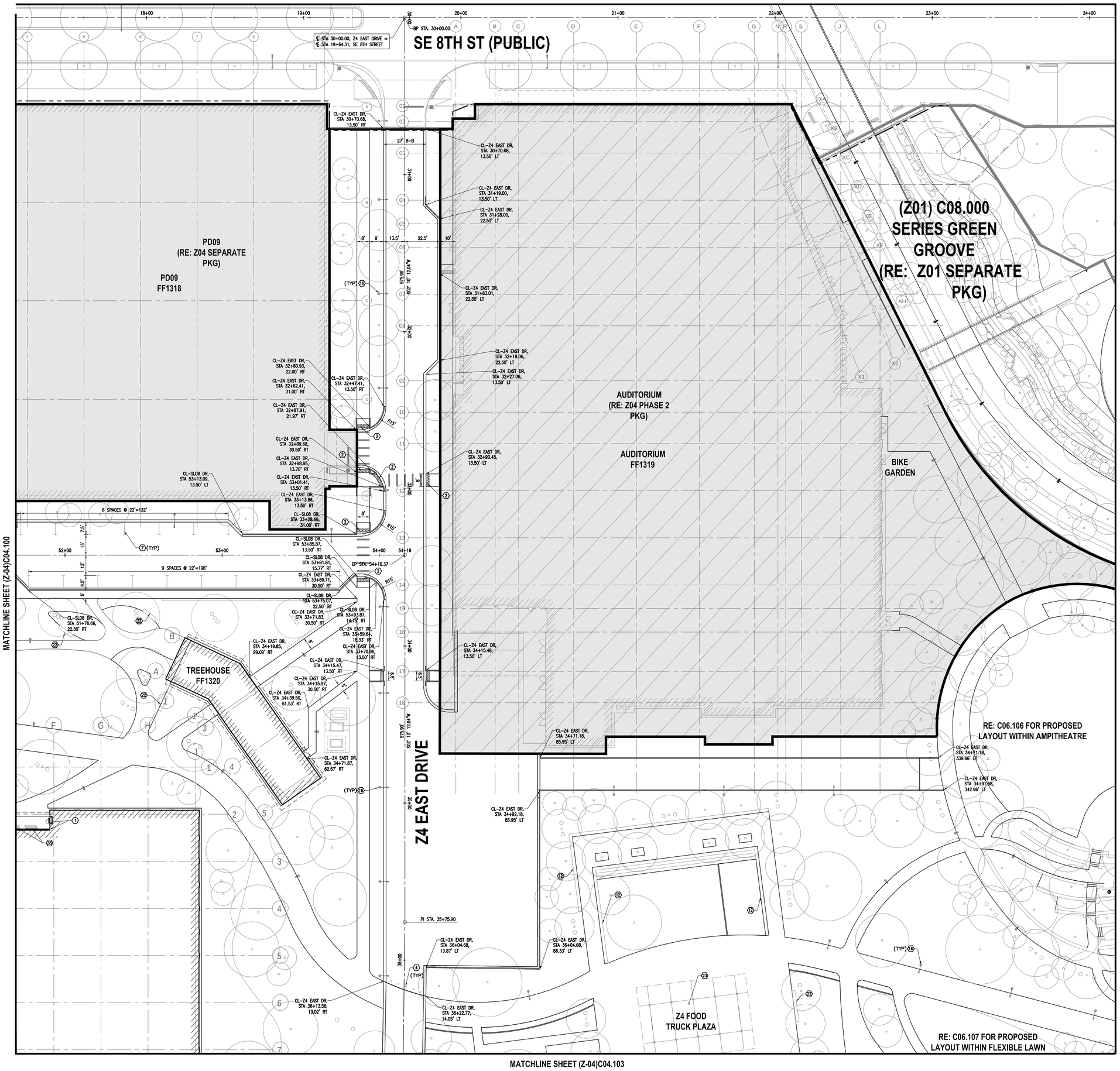


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20 0 20 40

SCALE:1"=20'

HATCH LEGEND :

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

LEGEND :

- ZONE 4 PACKAGE LIMIT LINE

NOTE :

Z4 WEST DRIVE = SE CUSTOMER BLVD (PRIVATE)
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Sheet Notes:

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| 19 | C0X.XXX MTP X | BRIDGE/HEADWALL |
| 20 | C07.000 MTP 10 | BIOSWALE CROSSING – BOX CULVERT |
| 21 | | HAND RAIL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT) |
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| 23 | | FOOD TRUCK AREA (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: CANOPY STRUCTURE DETAILS IN SERIES C08.00X IN MTP SET) |
| 24 | | BIKE RACK (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT) |
| 25 | | TENT ANCHORS (RE: SITE STRUCTURAL DETAILS IN SERIES C07.00X IN MTP SET FOR FOUNDATION) |
| 26 | | GARAGE CANOPY FOUNDATION (RE: PARKING DECK PLANS FOR STRUCTURAL DETAILS AND LAYOUT) |
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ISP DESIGN LIGHTING CONSULTANT


KEY PLAN

| △ | Date | Description |
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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)C04.101 |

City of Bentonville Project No. LSD21-0006


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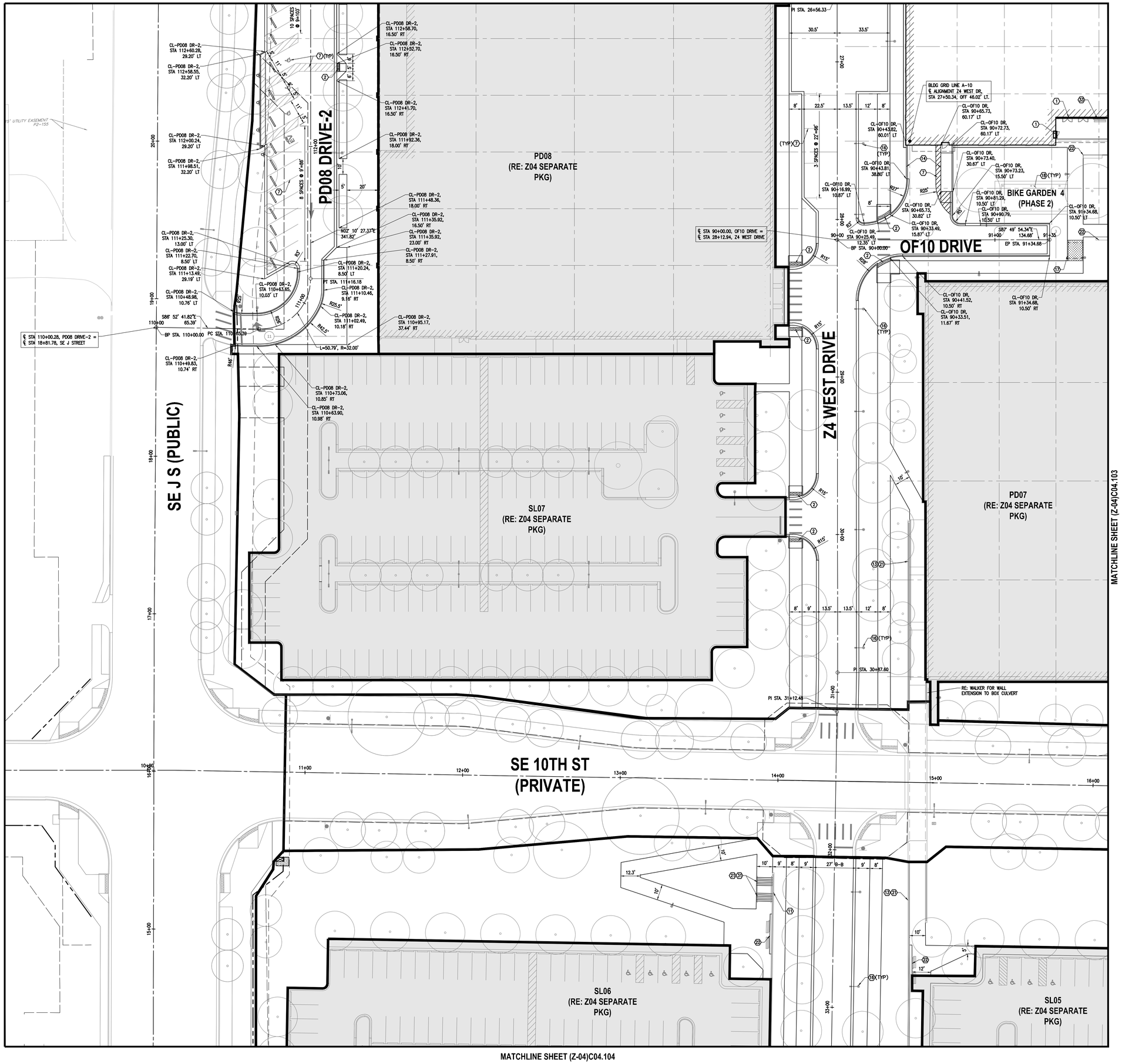
MATCHLINE SHEET (Z-04)C04.100




N

20 0 20 40

SCALE:1"=20'

HATCH LEGEND :

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

LEGEND :

- ZONE 4 PACKAGE LIMIT LINE

NOTE :

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28. C0X.XXX MTP 1 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)
33. BENCH (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 |
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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)C04.102 |

City of Bentonville Project No. LSD21-0006

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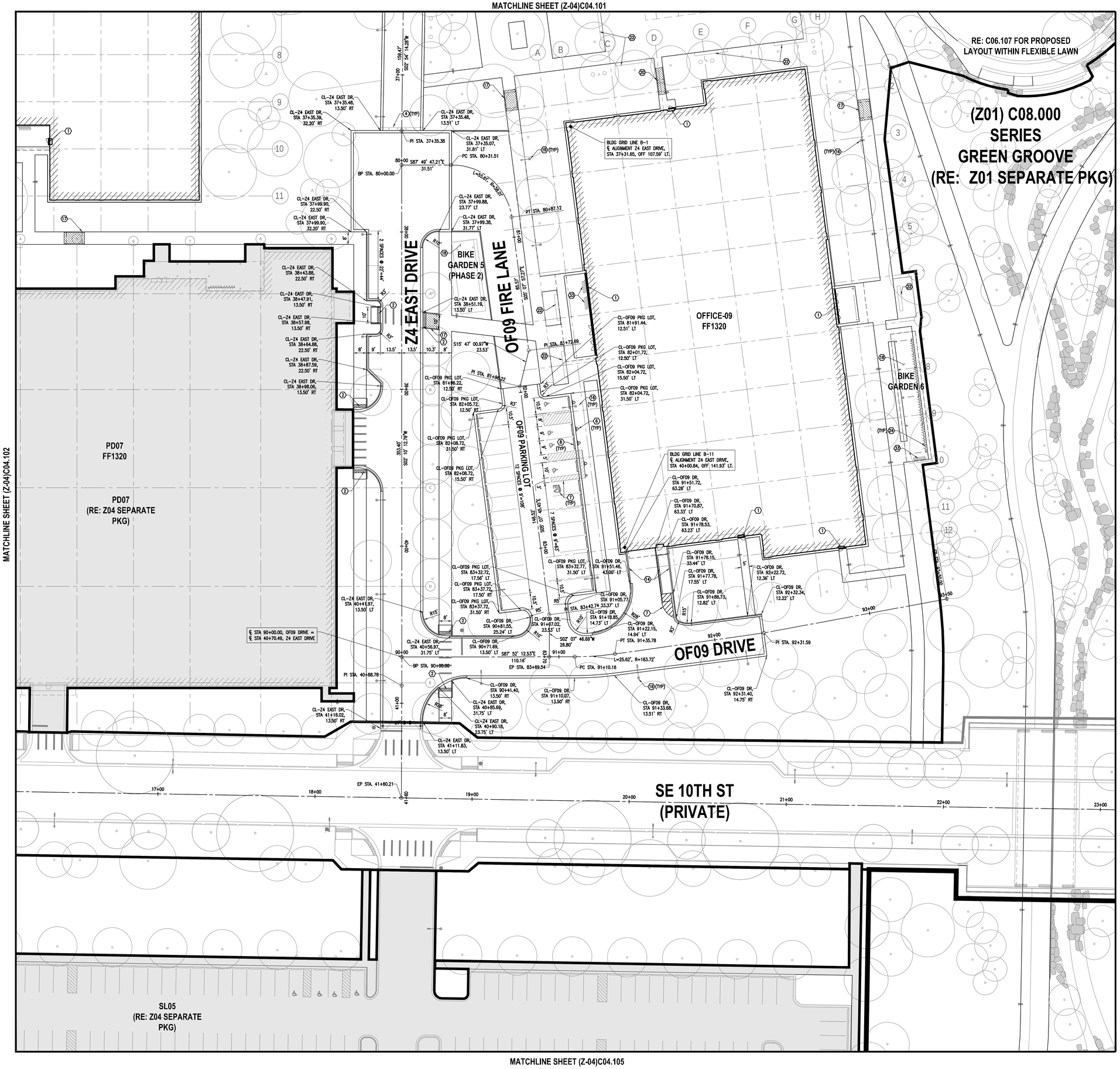
MATCHLINE SHEET (Z-04)C04.101




MATCHLINE SHEET (Z-04)C04.102

MATCHLINE SHEET (Z-04)C04.105

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)
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Sheet Notes:

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

Key Notes:

| | | |
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| 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 | C05.001 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 |
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| 14 | | LOADING DOCK RETAINING WALL (RE: STRUCTURAL PLANS FOR DETAILS) |
| 15 | C07.000 MTP 2 | GABION RETAINING WALL |
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| 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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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)C04.103 |

City of Bentonville Project No. LSD21-0006

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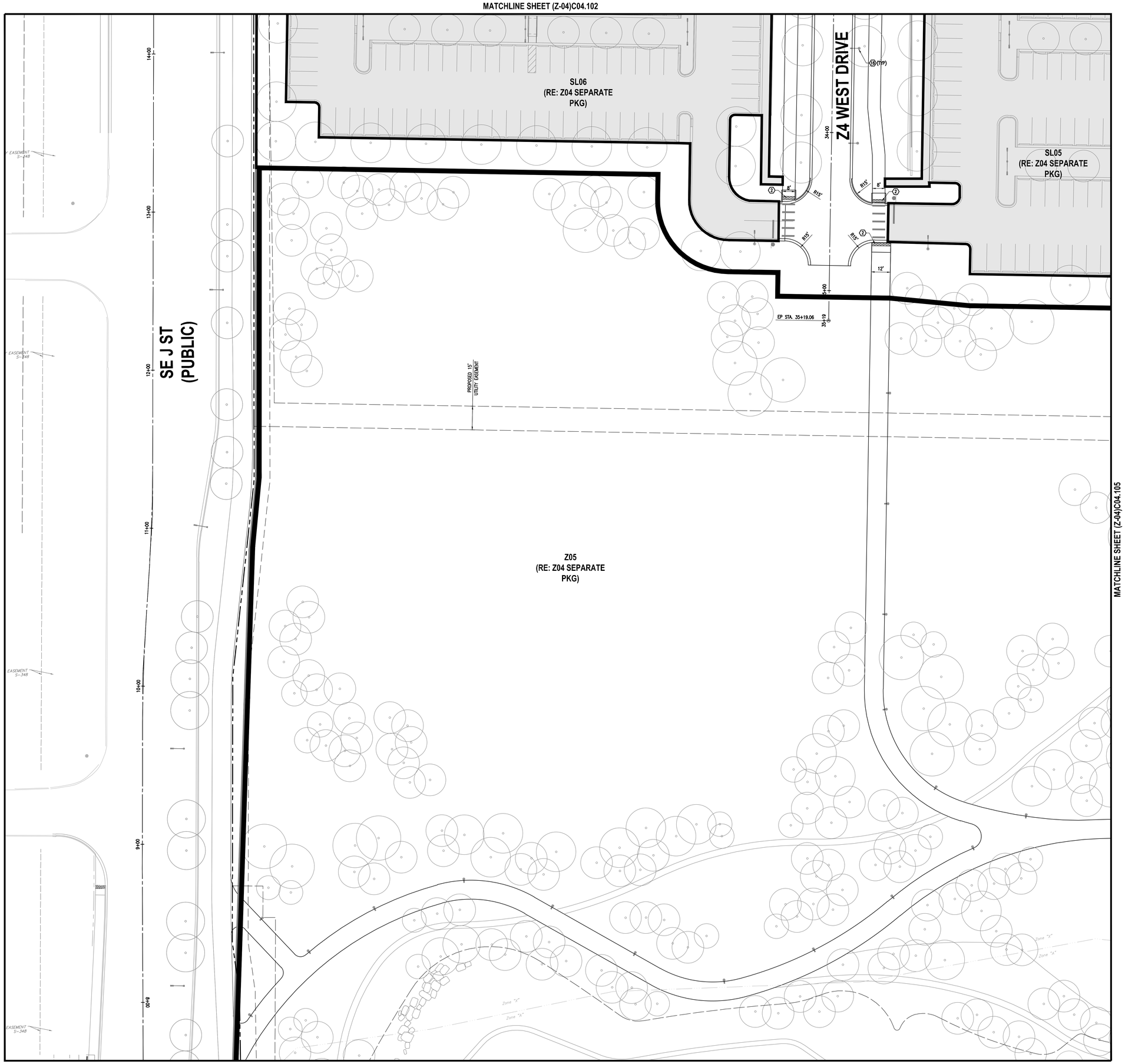


SCALE:1"=20'

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- RE: PHASE 2 – AUDITORIUM PACKAGE

LEGEND :

- ZONE 4 PACKAGE LIMIT LINE

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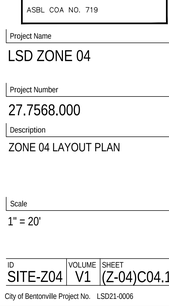
KEY PLAN



| △ | Date | Description |
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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)C04.104 |

City of Bentonville Project No. LSD21-0006

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MATCHLINE SHEET (Z-04)C04.103

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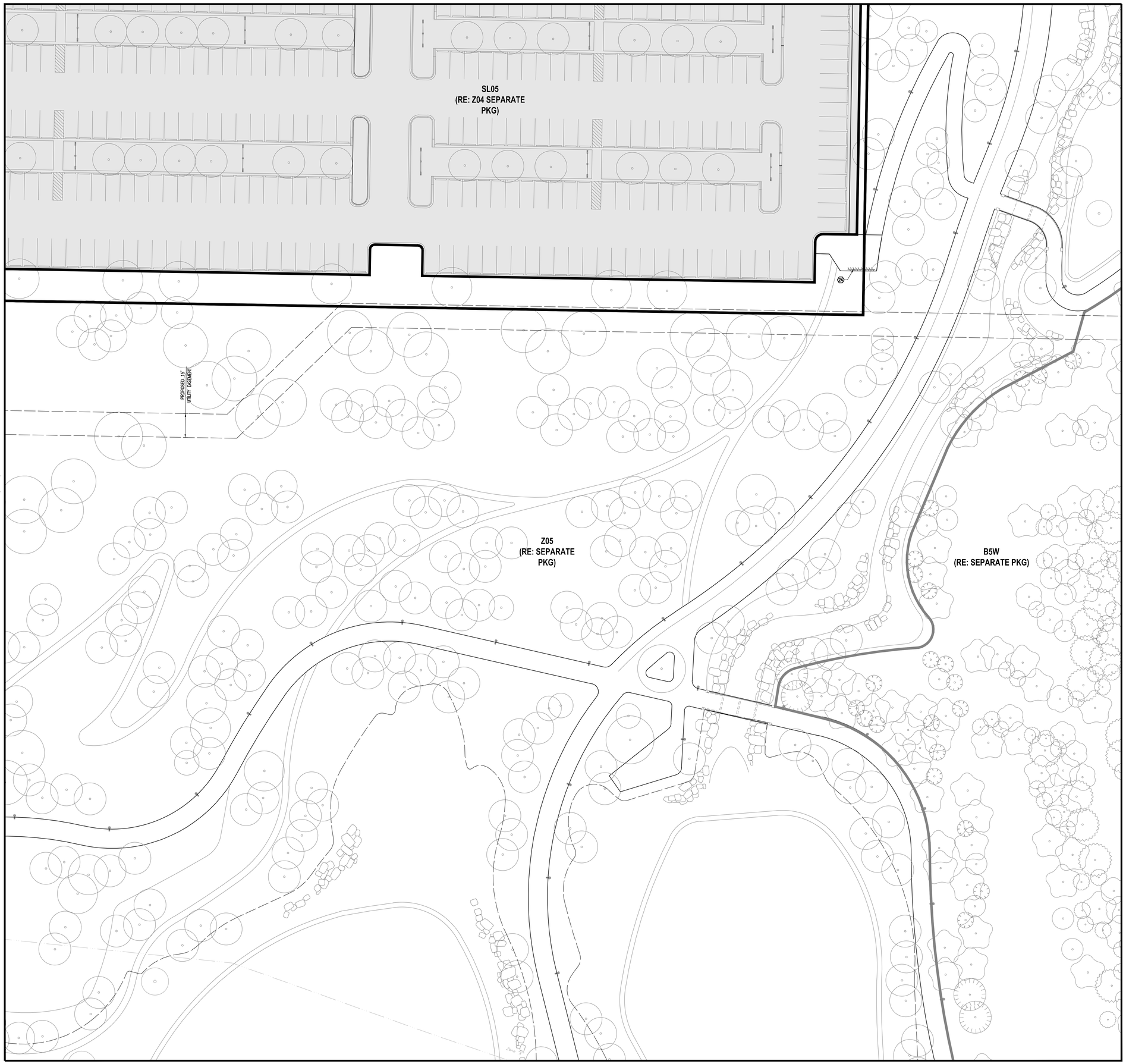


N

20 0 20 40

SCALE:1"=20'

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LEGEND :

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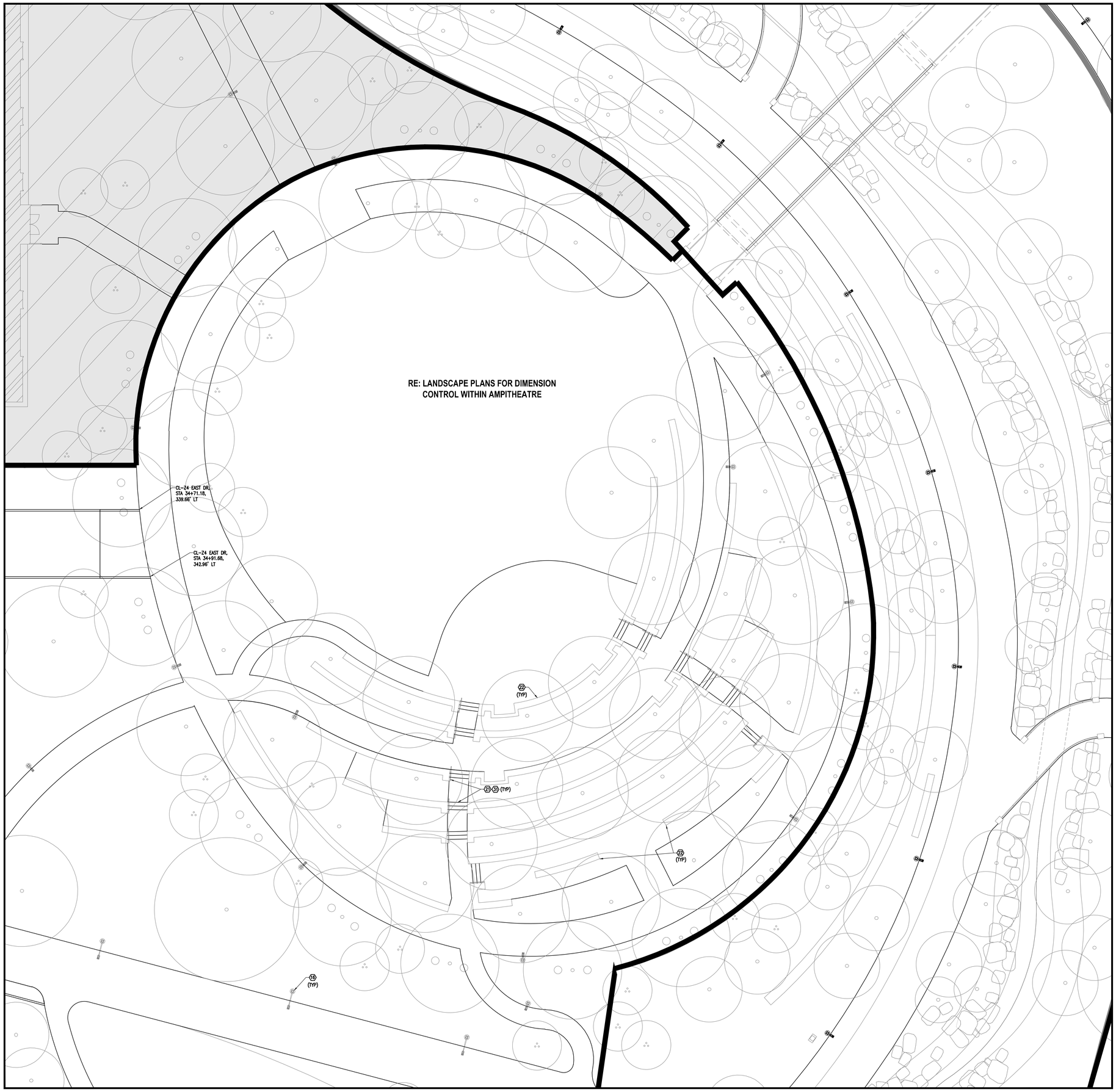


N

10 0 10 20

SCALE: 1"=10'

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15. C07.000 MTP 2 — GABION RETAINING WALL
16. C07.000 MTP 7 — LIGHTPOLE FOUNDATION
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32. BOULDERS (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
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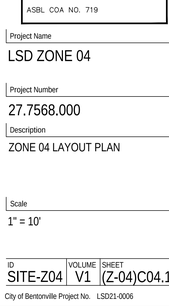
KEY PLAN



| △ | Date | Description |
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| | 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 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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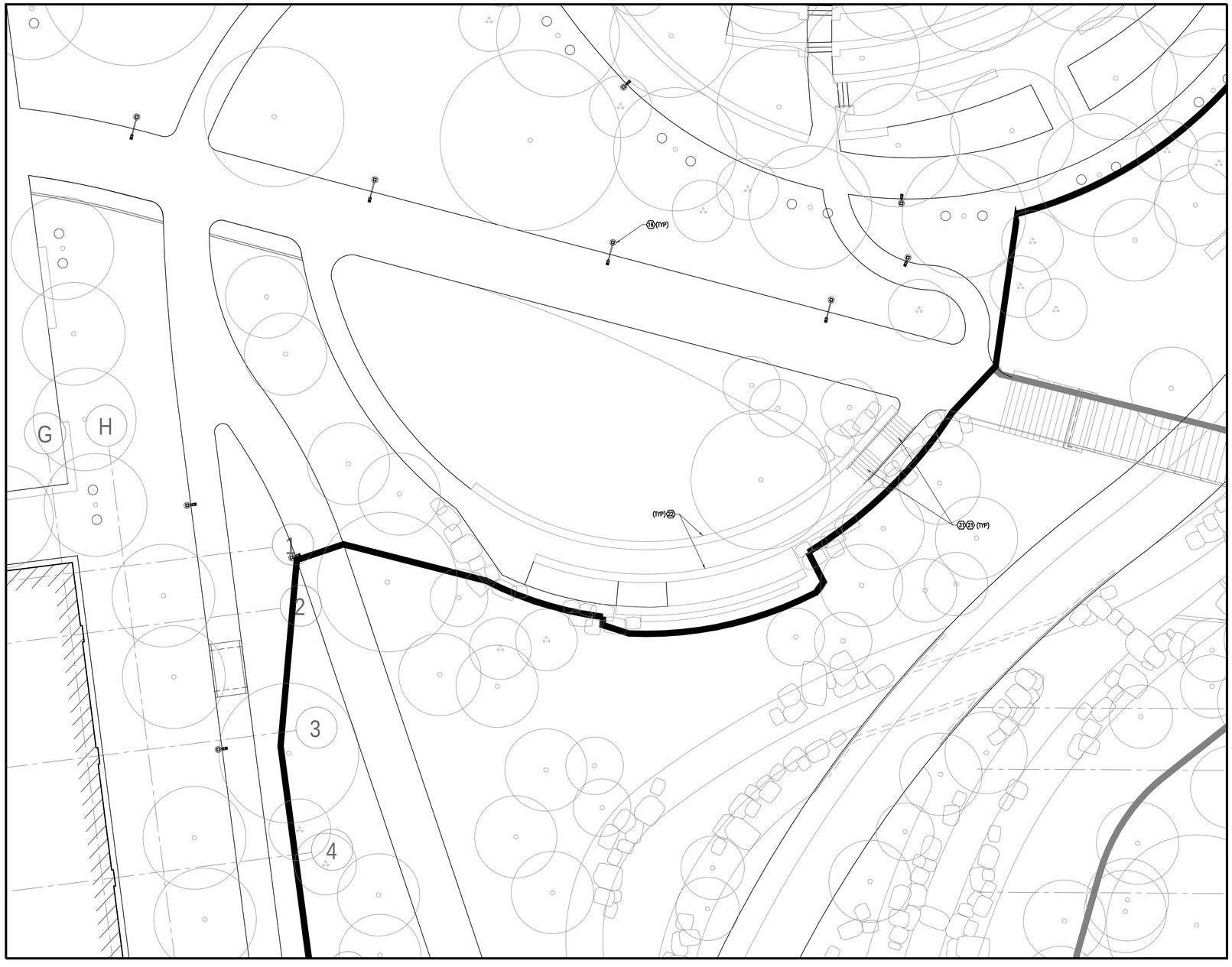


N

10 0 10 20

SCALE: 1"=10'

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. C08.001 MTP 3 – TYPICAL SIDEWALK EDGE AT ENTRY DOOR
2. C08.001 MTP 5 – SIDEWALK RAMP
3. C08.001 MTP 6 – CONCRETE MOW STRIP
4. BOLLARD–REMOVABLE (RE: LANDSCAPE PLANS FOR DETAILS
5. C02.001 MTP 8 – BOLLARD–LOADING DOCK
6. C08.001 MTP 4 – ADA PARKING SIGN
7. C08.001 MTP 1 – PAVEMENT MARKINGS
8. C08.001 MTP 3 – 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
14. LOADING DOCK RETAINING WALL (RE: STRUCTURAL PLANS FOR DETAILS)
15. C07.000 MTP 2 – GABION RETAINING WALL
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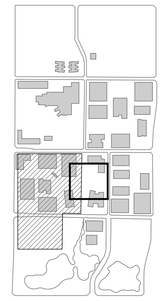
KEY PLAN



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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" = 10'

| ID | VOLUME | SHEET |
|---|---|---|
| SITE-Z04 | V1 | (Z-04)C04.107 |

City of Bentonville Project No. LSD21-0006

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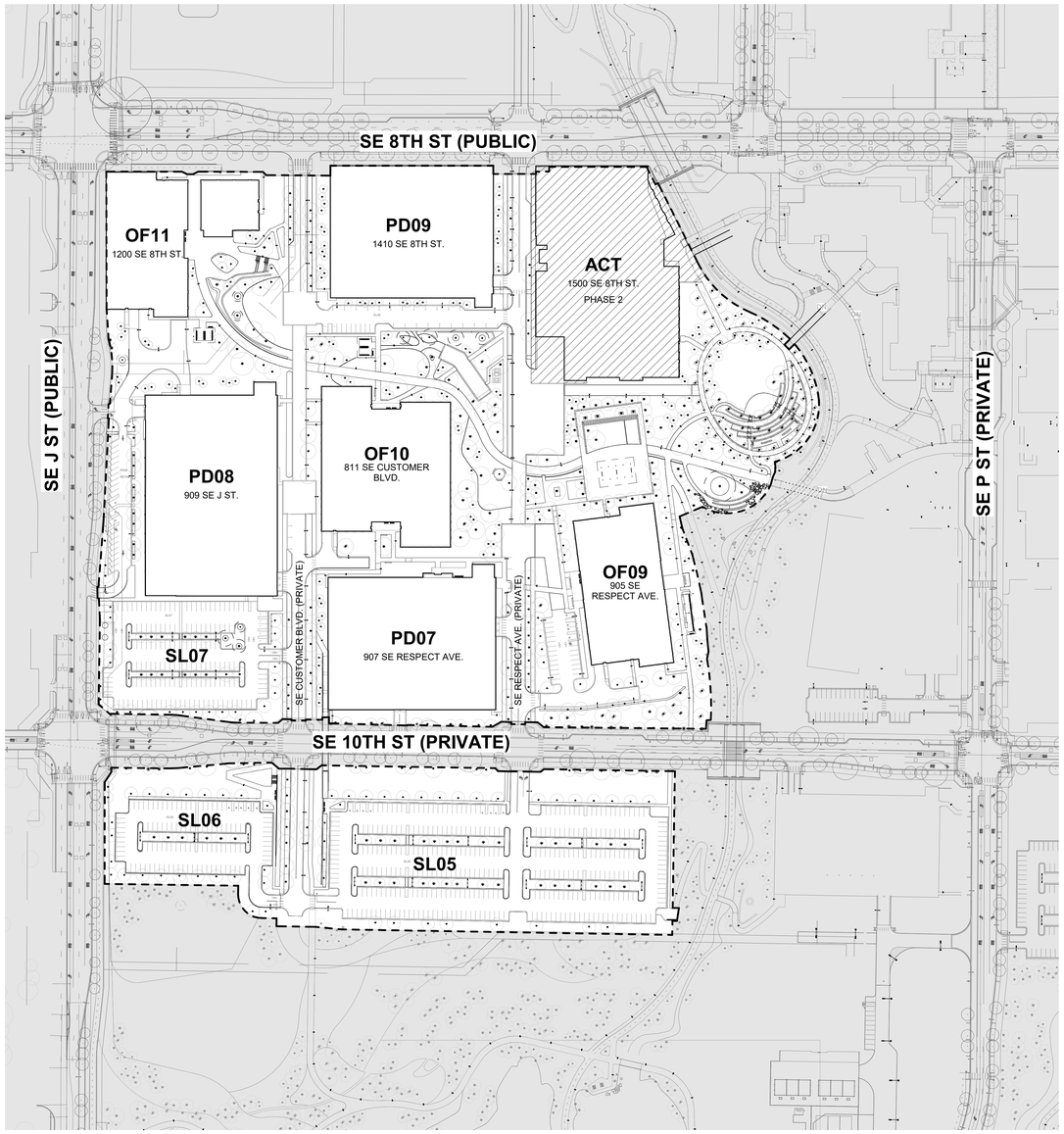
WALMART CAMPUS

# ZONE 4 LANDSCAPE PACKAGE

**A PROJECT OF WALMART**
**CITY OF BENTONVILLE, ARKANSAS**

## 2ND PLANNING COMMISSION SUBMISSION
## * NOT FOR CONSTRUCTION*

3/1/2021





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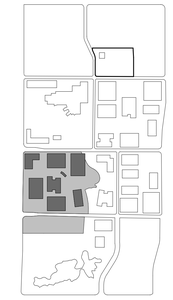
**KEY PLAN**



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**Seal / Signature**

**PRELIMINARY**
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

**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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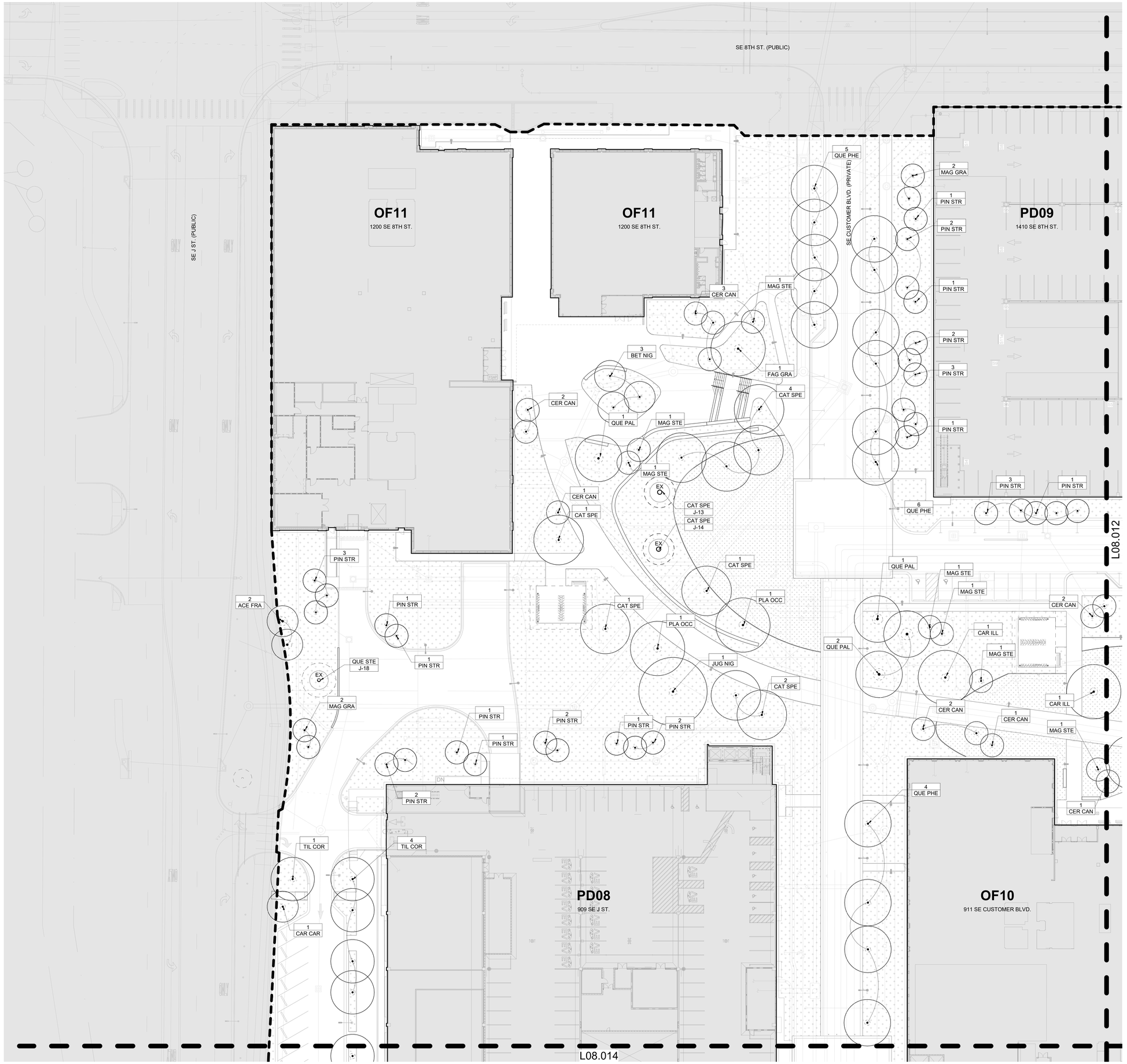


## TREE SCHEDULE

| 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 |
| 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.
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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

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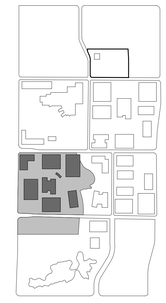
## KEY PLAN



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Seal / Signature

**PRELIMINARY**
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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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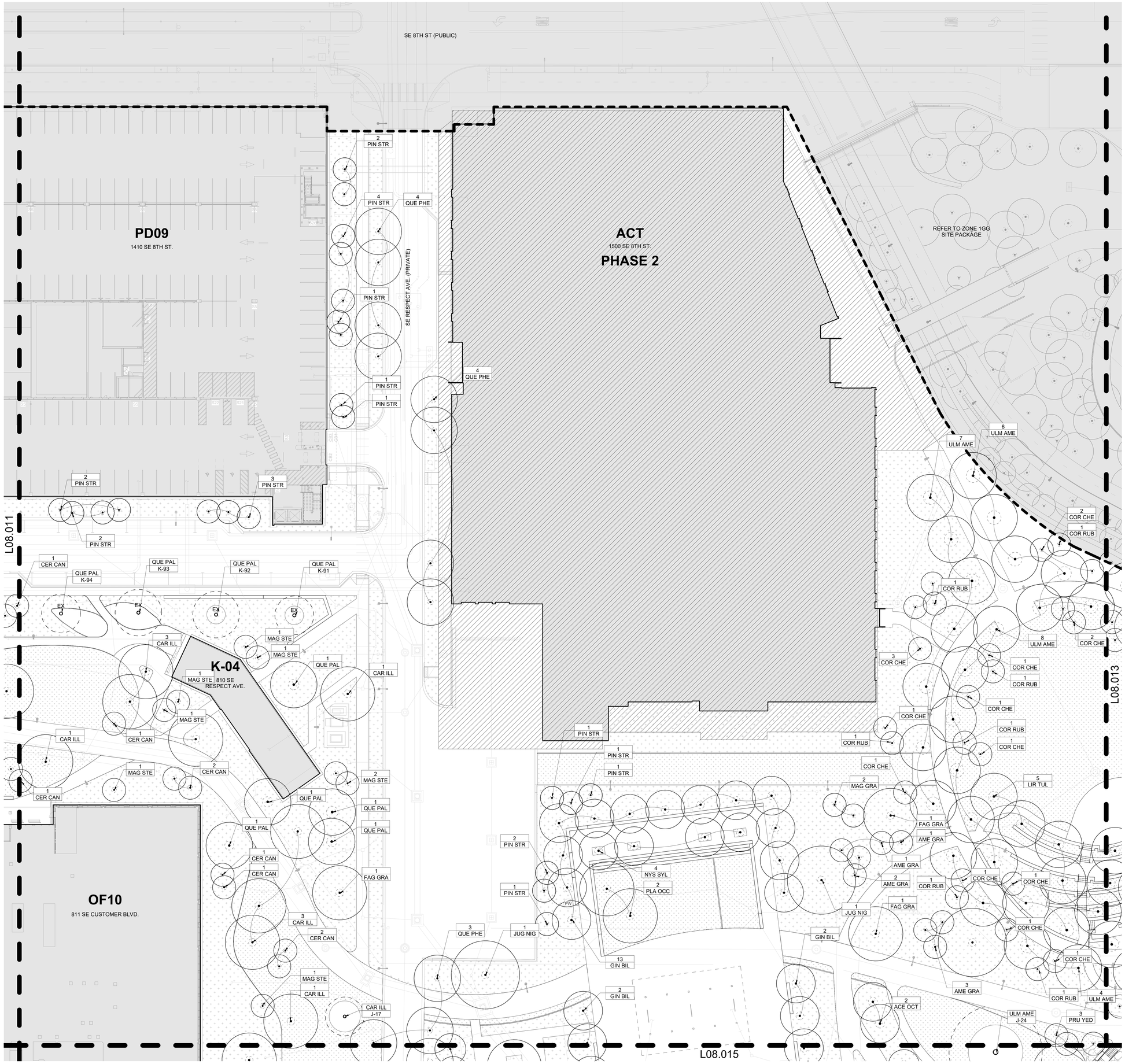


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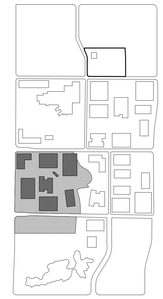
## KEY PLAN



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Seal / Signature

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Project Name
LSD ZONE 04

Project Number
27.7568.000

Description
PLANTING PLAN - TREES

Scale
1" = 20'-0"

0 10' 20'
1" = 20'

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

City of Bentonville Project No. LSD21-0006

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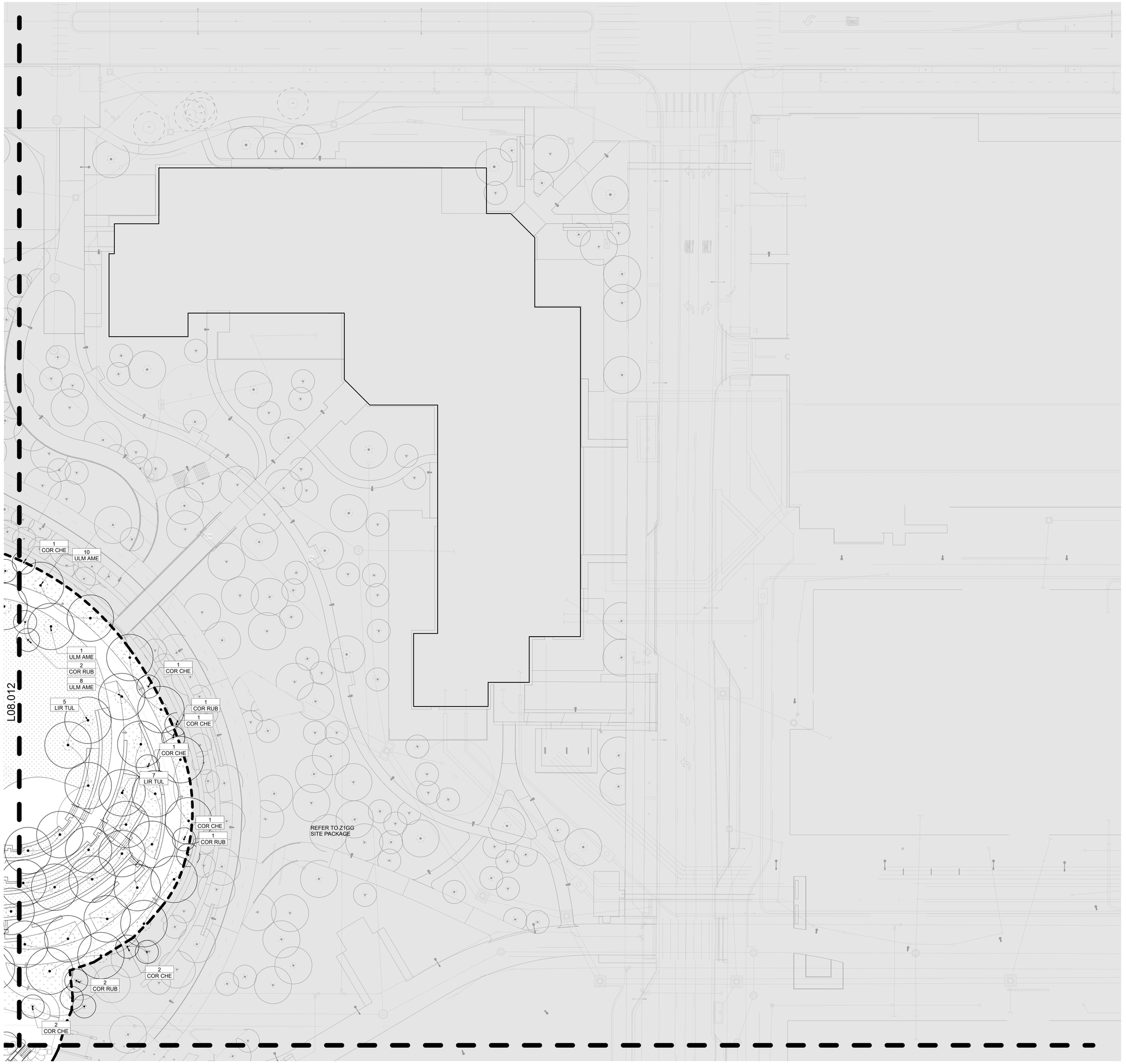


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**LEGEND:**

PROPOSED TREE

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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
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Tel 214.273.1500
Fax 214.273.1505

**swa**

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8th Floor
Los Angeles, California
90017-3419
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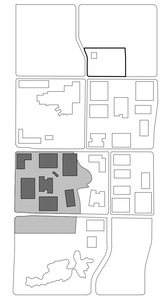
www.swagroup.com
+1.213.236.9090 o


## KEY PLAN



| △ | Date | Description |
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| | 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
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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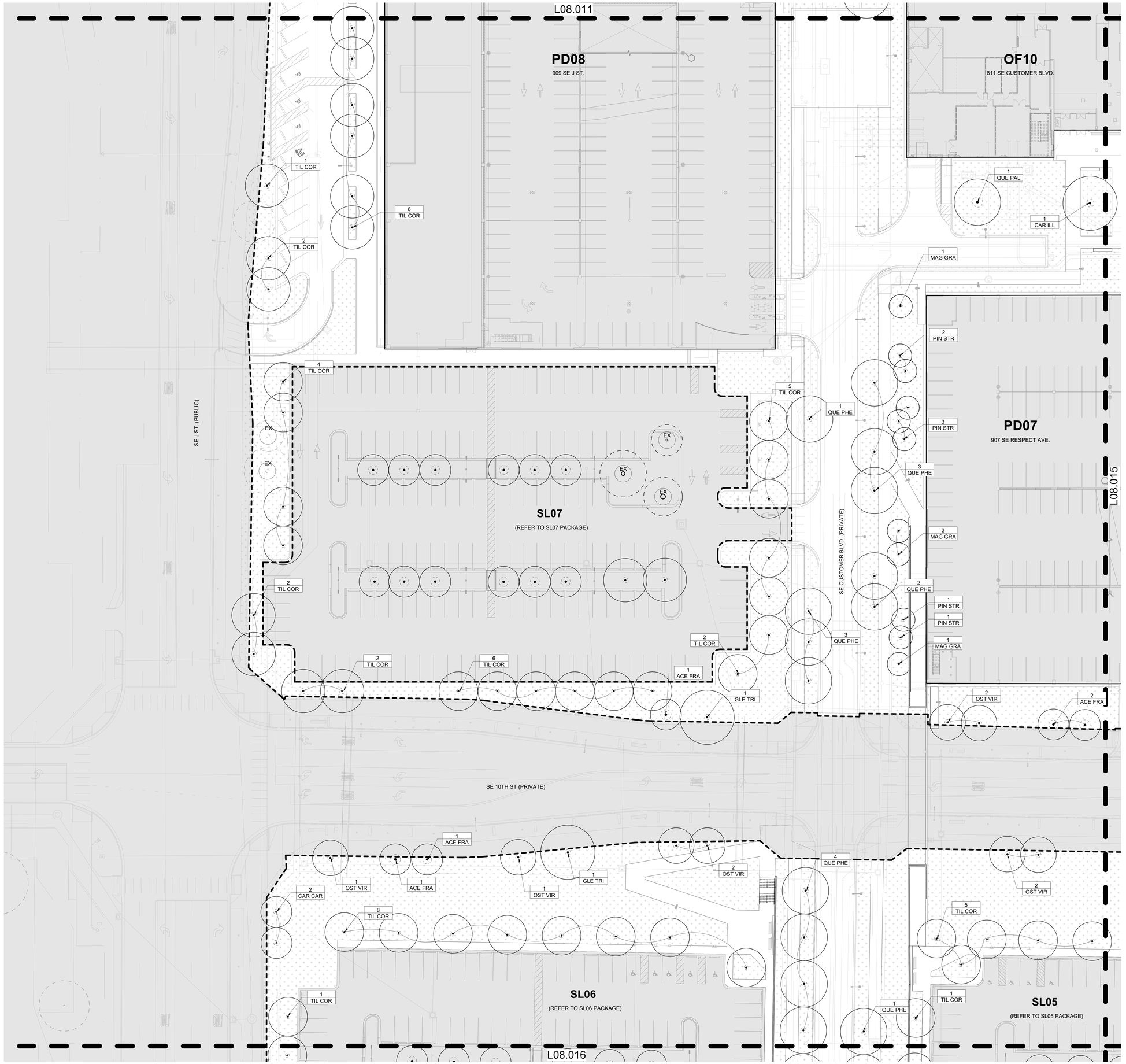
2/26/2021 12:21:31 AM BIM 360://027.7568.000 - NEOWMC_SITE-04_SWA_L-Site-Plan_REASS01.rvt




## TREE SCHEDULE

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|---|---|---|
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| ACE OCT | Acer rubrum 'October Glory' | October Glory Maple |
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| 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 | | |
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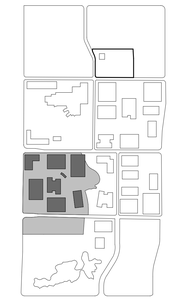
## KEY PLAN



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Seal / Signature

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Project Name
LSD ZONE 04

Project Number
27.7568.000

Description
PLANTING PLAN - TREES

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

City of Bentonville Project No. LSD21-0006

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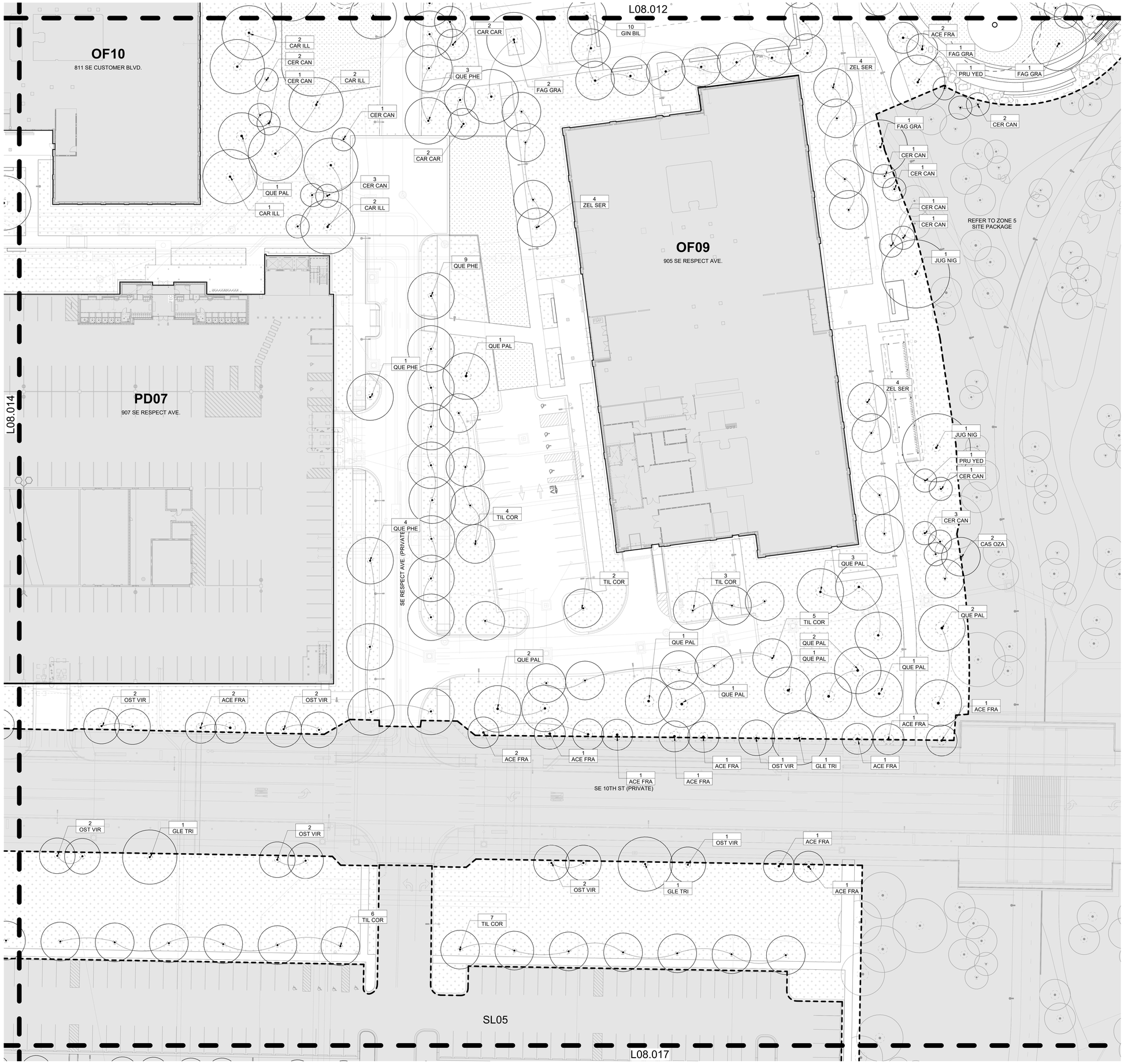


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| JUG NIG | Juglans nigra | Black Walnut |
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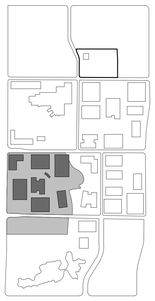
## KEY PLAN



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**Seal / Signature**

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**Project Name**
LSD ZONE 04

**Project Number**
27.7568.000

**Description**
PLANTING PLAN - TREES

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

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

| ID | VOLUME | SHEET | |
|---|---|---|---|
| SITE-Z04 | V1 | (Z-04) | L08.015 |

City of Bentonville Project No. LSD21-0006

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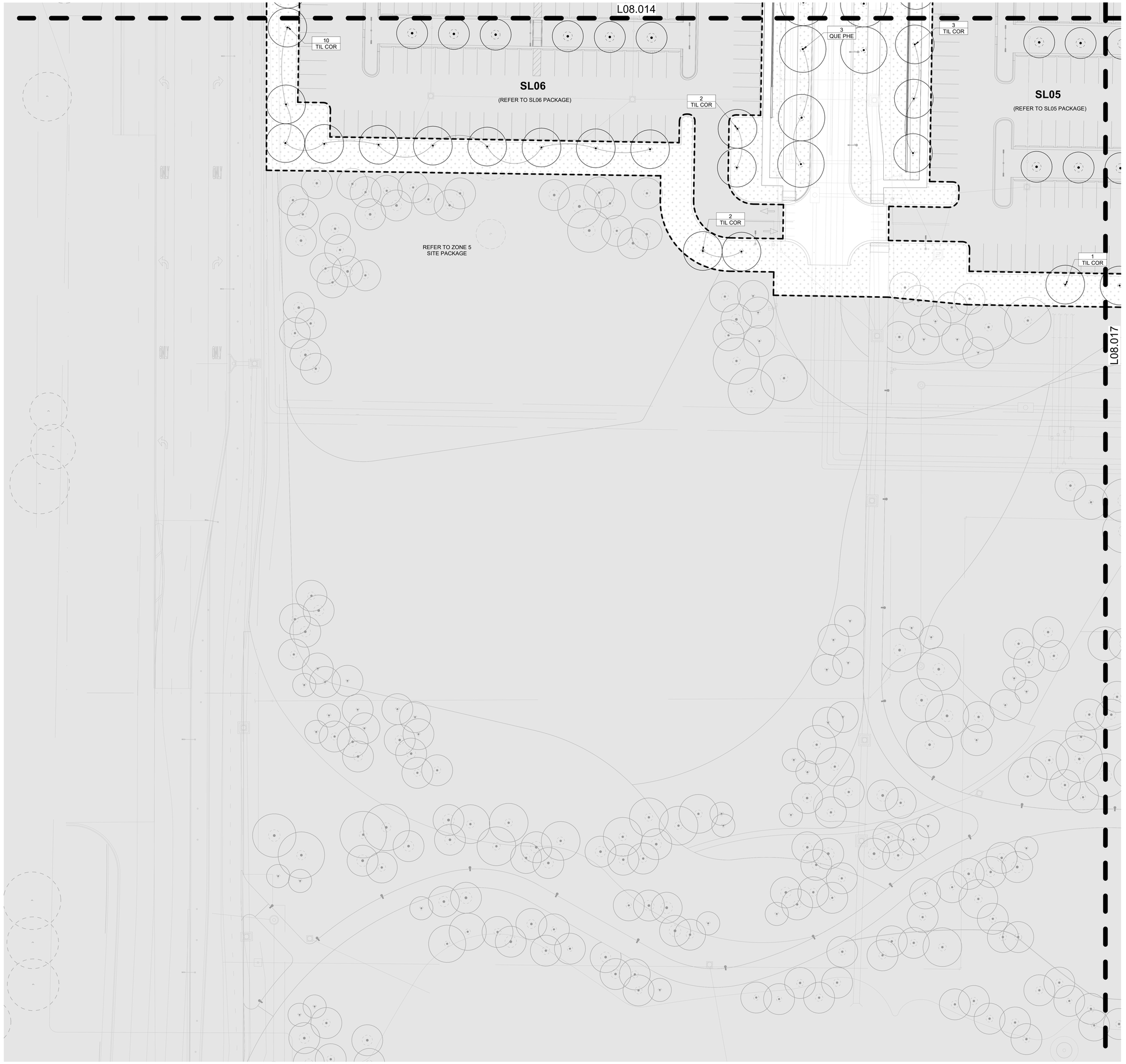


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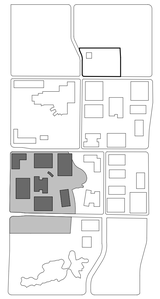
## KEY PLAN



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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) | L08.016 |

City of Bentonville Project No. LSD21-0006

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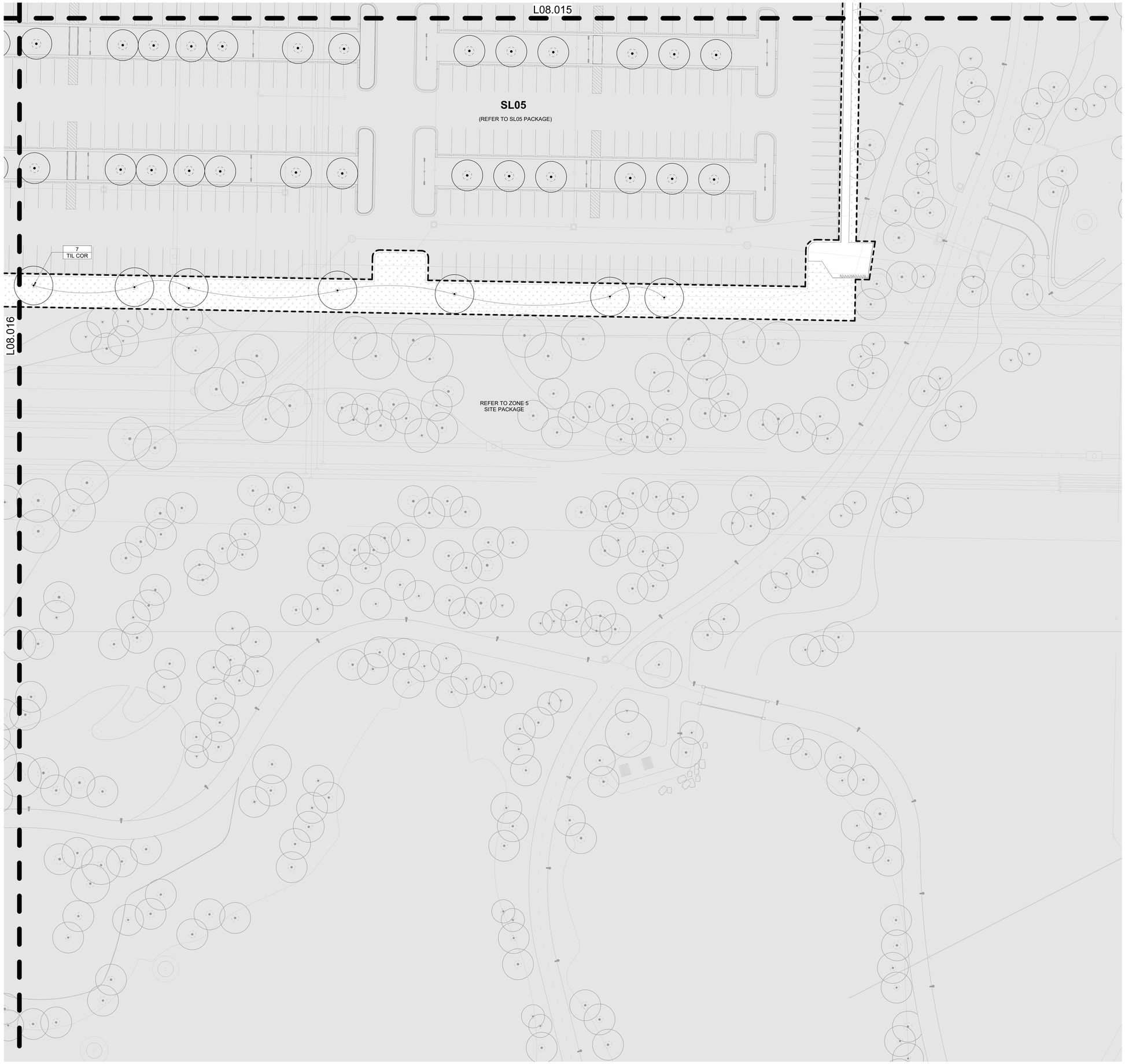


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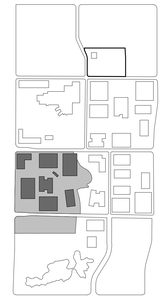

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**Project Name**
LSD ZONE 04

**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) | L08.017 |

City of Bentonville Project No. LSD21-0006

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## 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)

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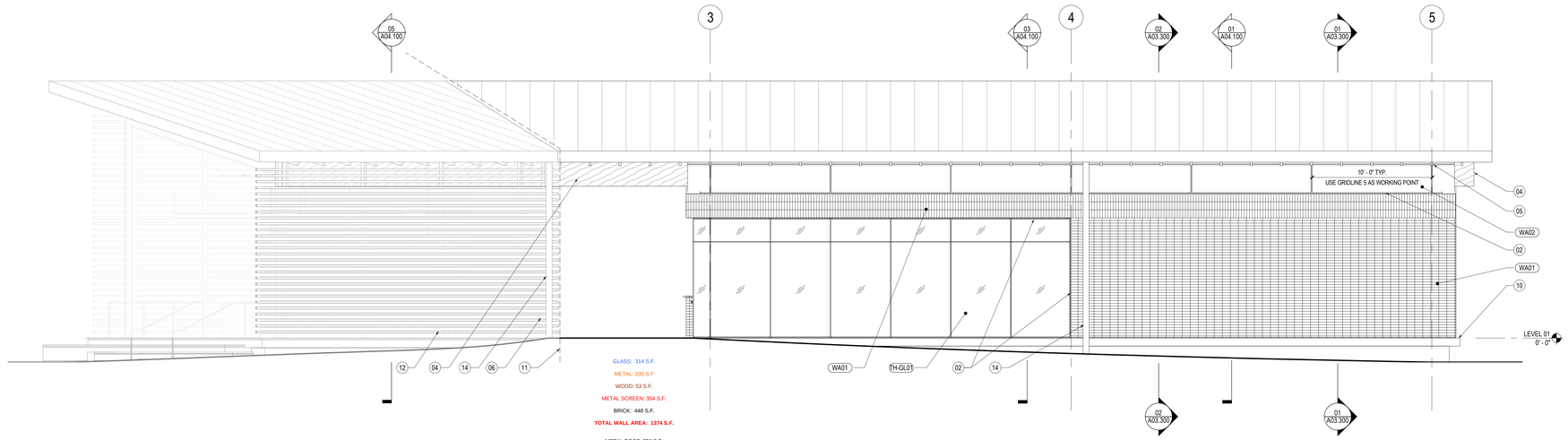
SITE PLAN - LSD ZONE 04
SCALE: 1" = 200'-0"

REF: /



2/25/2021 7:32:25 PM BIM 360://27.7568.000 - NEW/WMC_SITE-XX_GEN_A_Site-Plan_027568000.rvt




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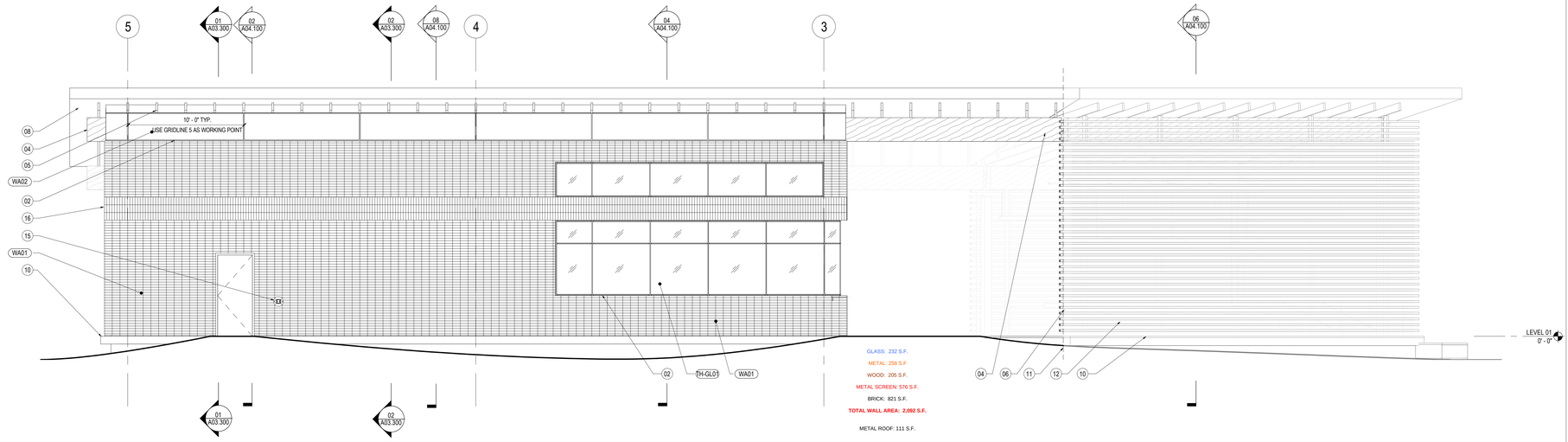
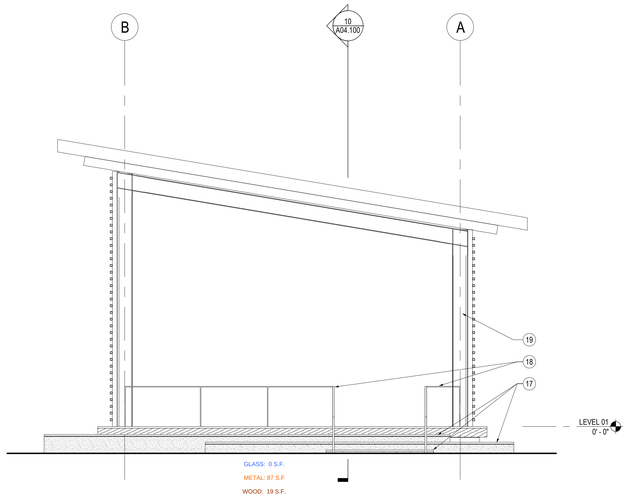
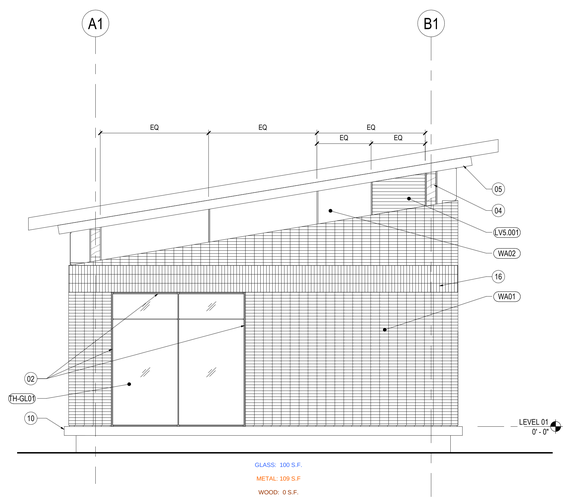


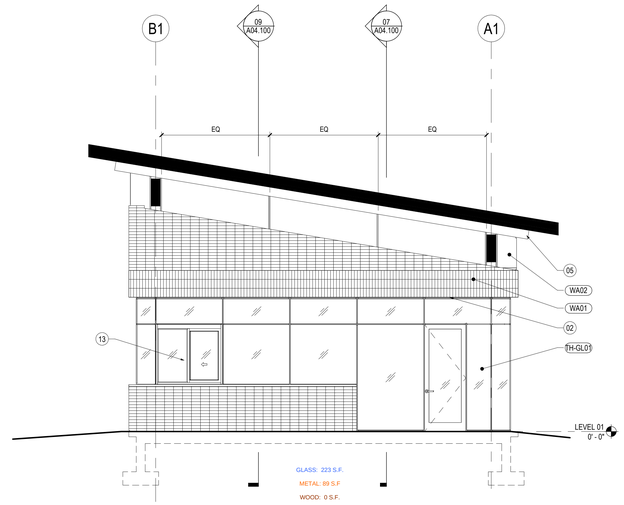

NORTHEAST
SCALE: 1/4" = 1'-0"
REF: 02 / A02.001
02




EAST
SCALE: 1/4" = 1'-0"
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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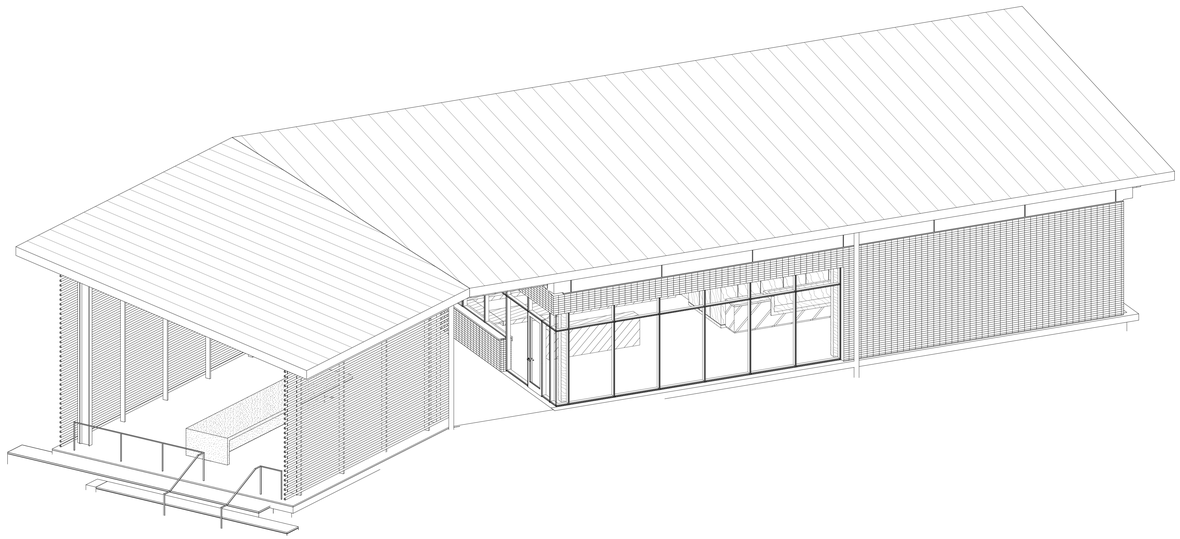
12/3/2020 11:06:24 AM BIM 360://027.7568.000 - WEO\WMC_TH_GEN_\Base-Building_027768000.rvt

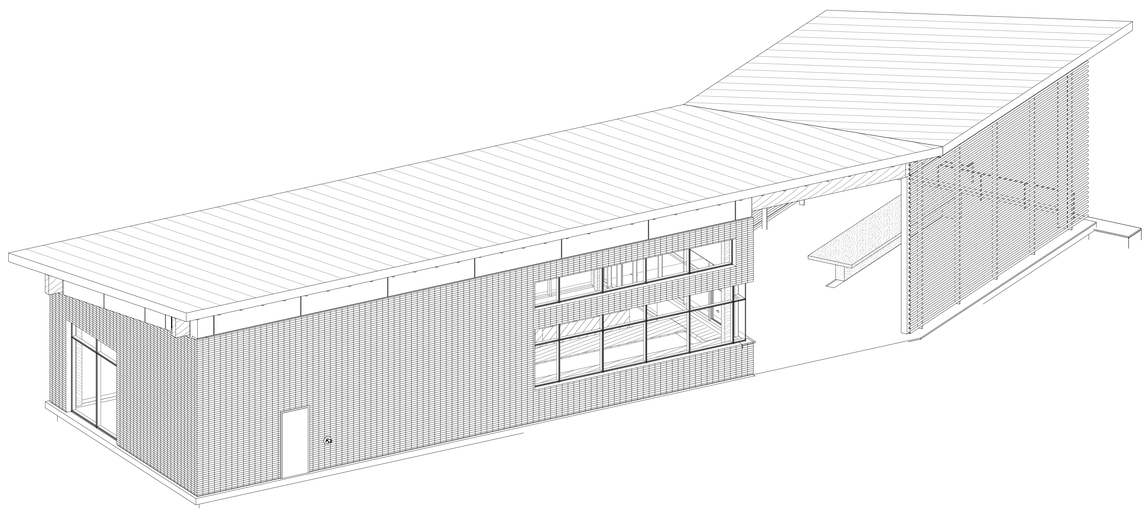


3D VIEW 01

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. XXXXXXXXXXXXXXXXXX

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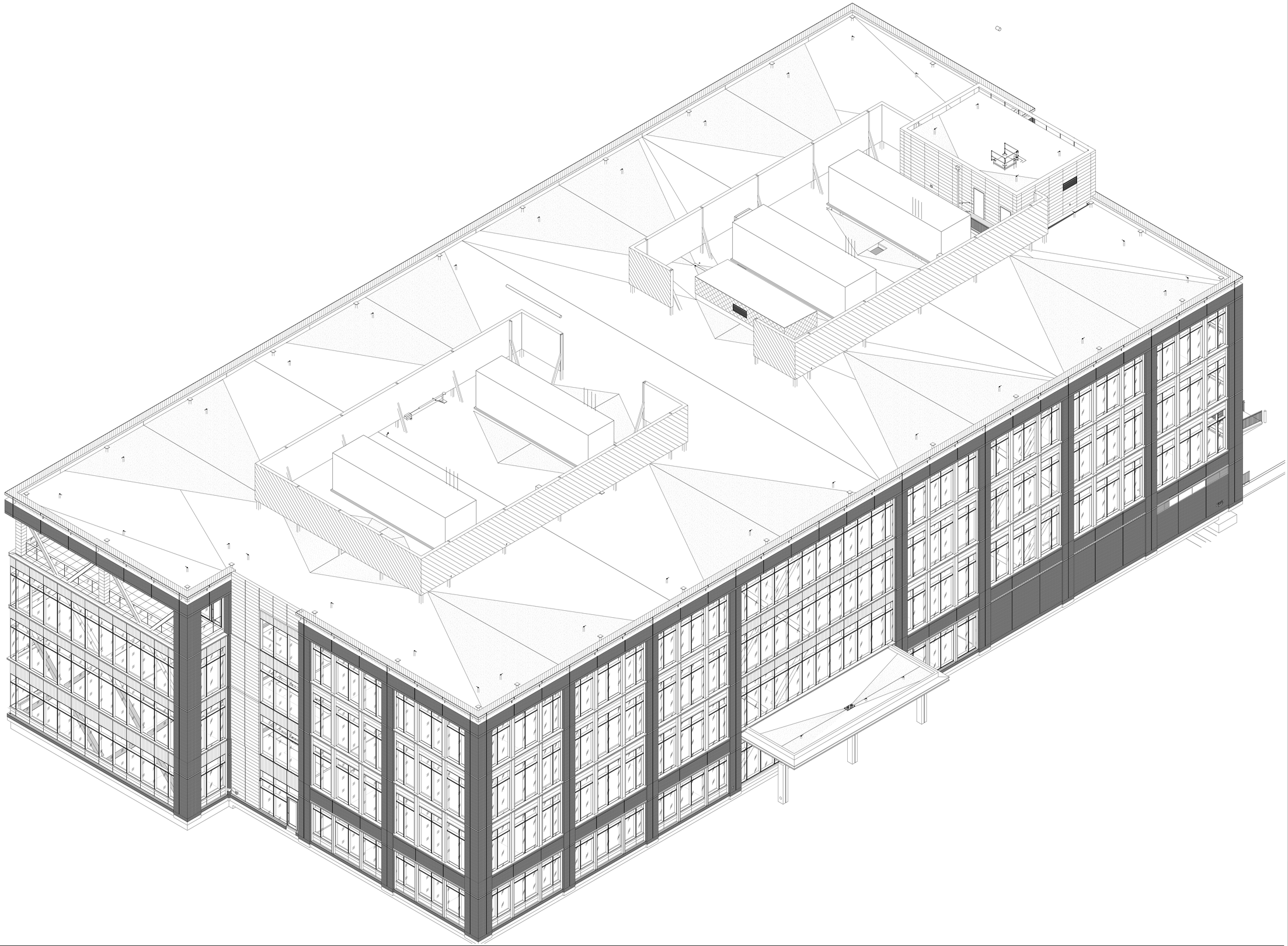

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

**SHEET NOTES**

**GENERAL NOTES**

# WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)


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| 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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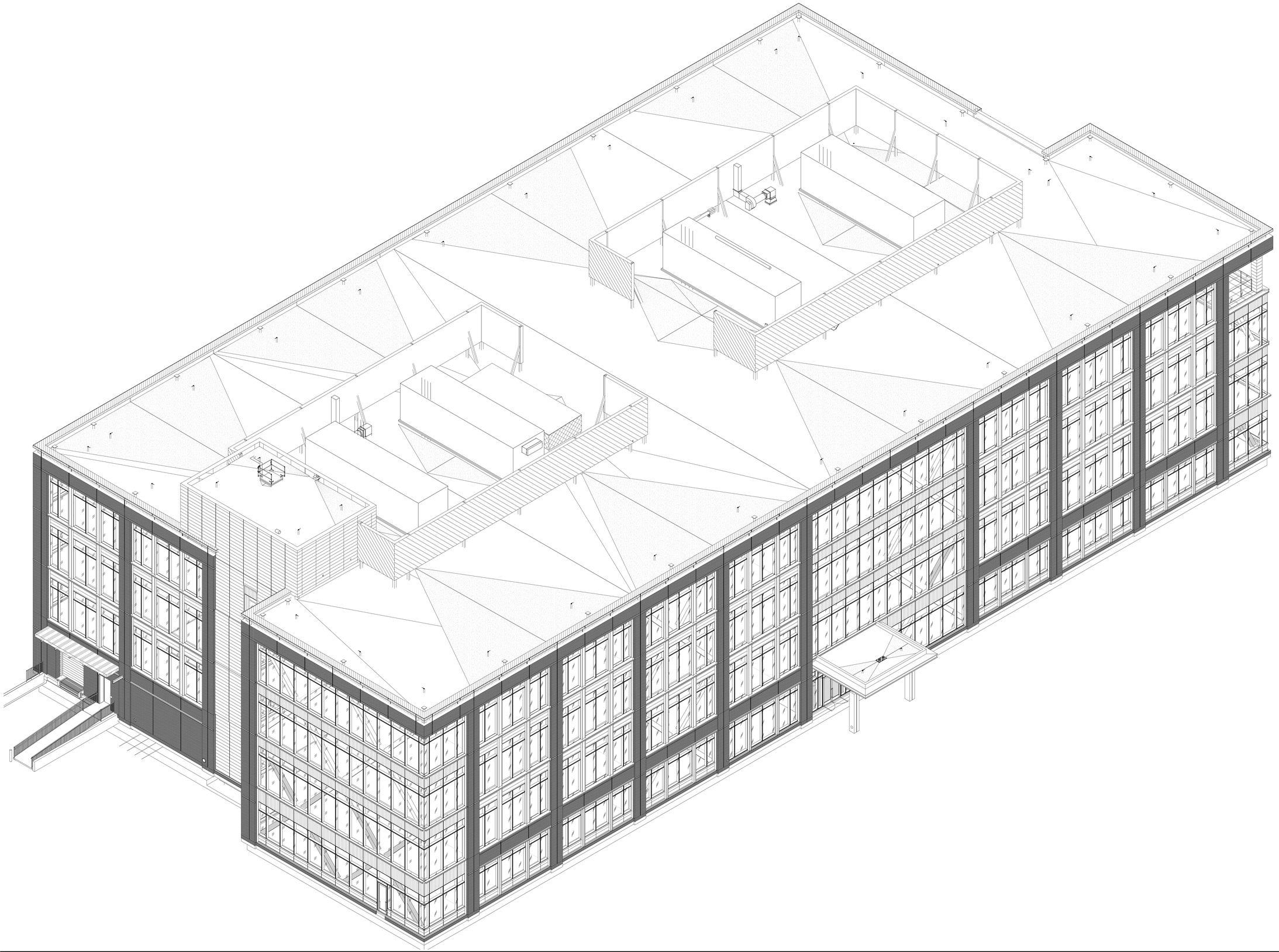

# AXONOMETRIC VIEW - SOUTHEAST

SCALE:

REF: /

01

## SHEET NOTES

## GENERAL NOTES

# WALMART CAMPUS

Walmart

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 09, ZONE 04

Project Number

27.7568.000

Description

AXONOMETRIC VIEWS

Scale

| ID | VOLUME | SHEET |
|---|---|---|
| OF09-Z04 | V1 | A03.101 |

City of Bentonville Project No. COM20-0062

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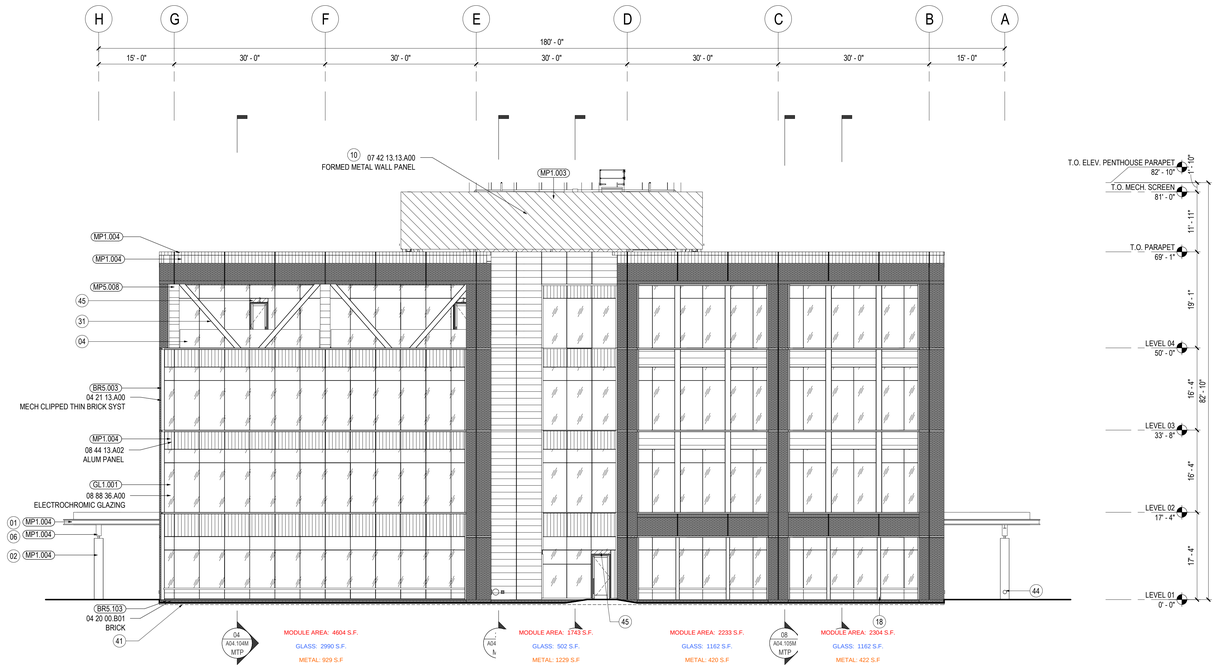
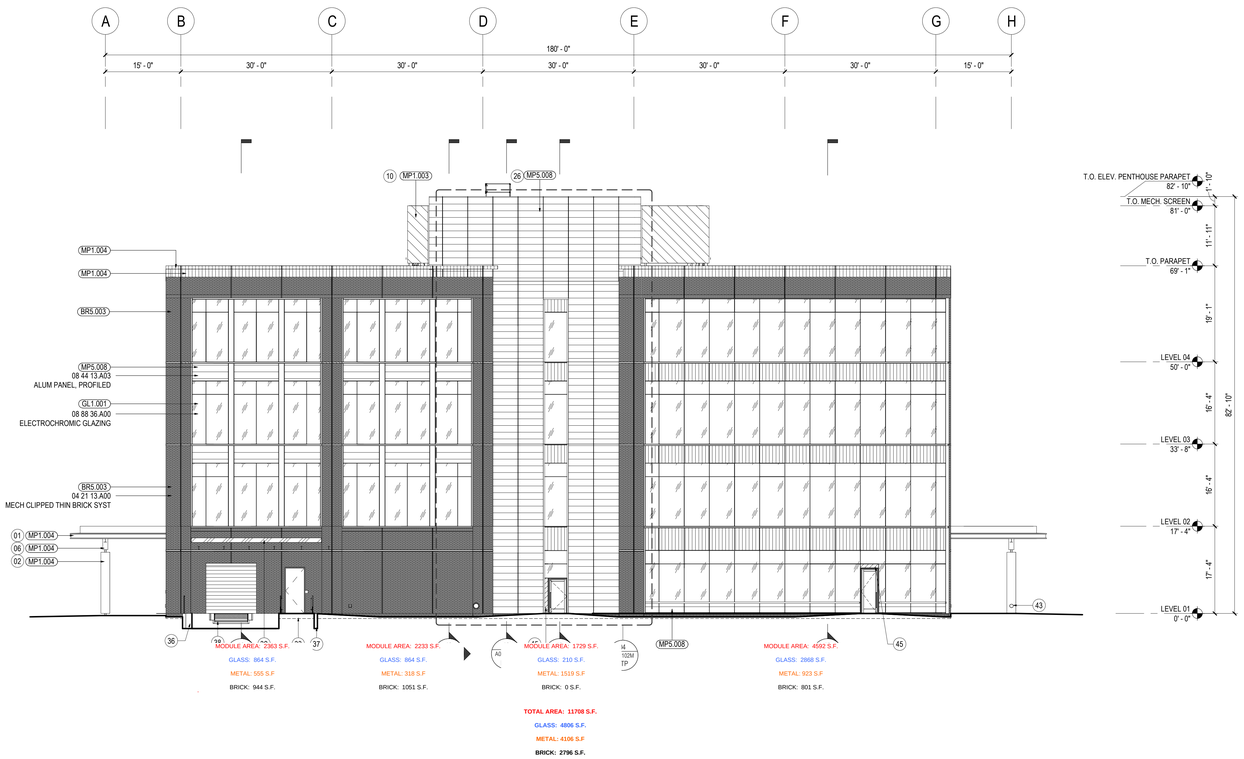



OVERALL BUILDING ELEVATION - NORTH

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
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 |
|---|---|
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| 03.05.2020 | SD PAGE TURN REVIEW |
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| 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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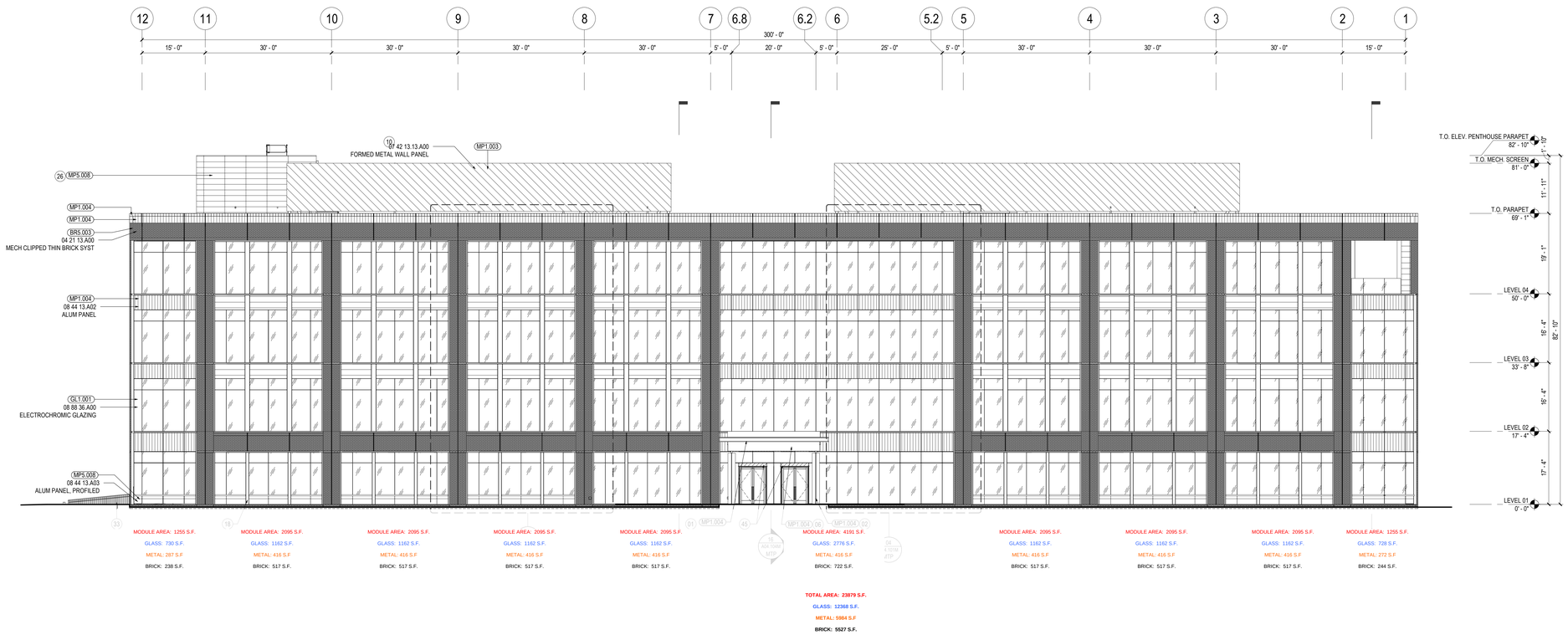
12/4/2021 12:13:33 AM BIM 360://027.7568.000 - WEDWMC_OF09-04_GEN_A-Base-Building_027756800.rvt

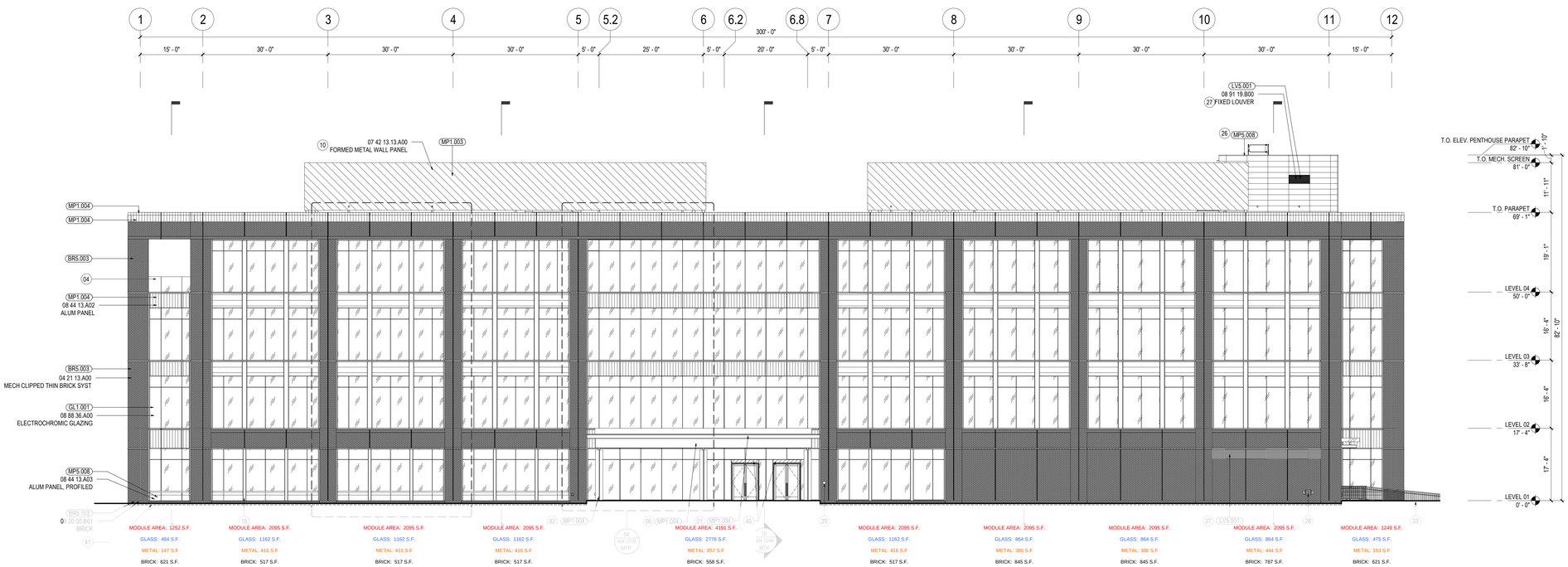



OVERALL BUILDING ELEVATION - EAST

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
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COLOR: FOCUS BLACK III
SPEC: 08 44 13

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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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| | 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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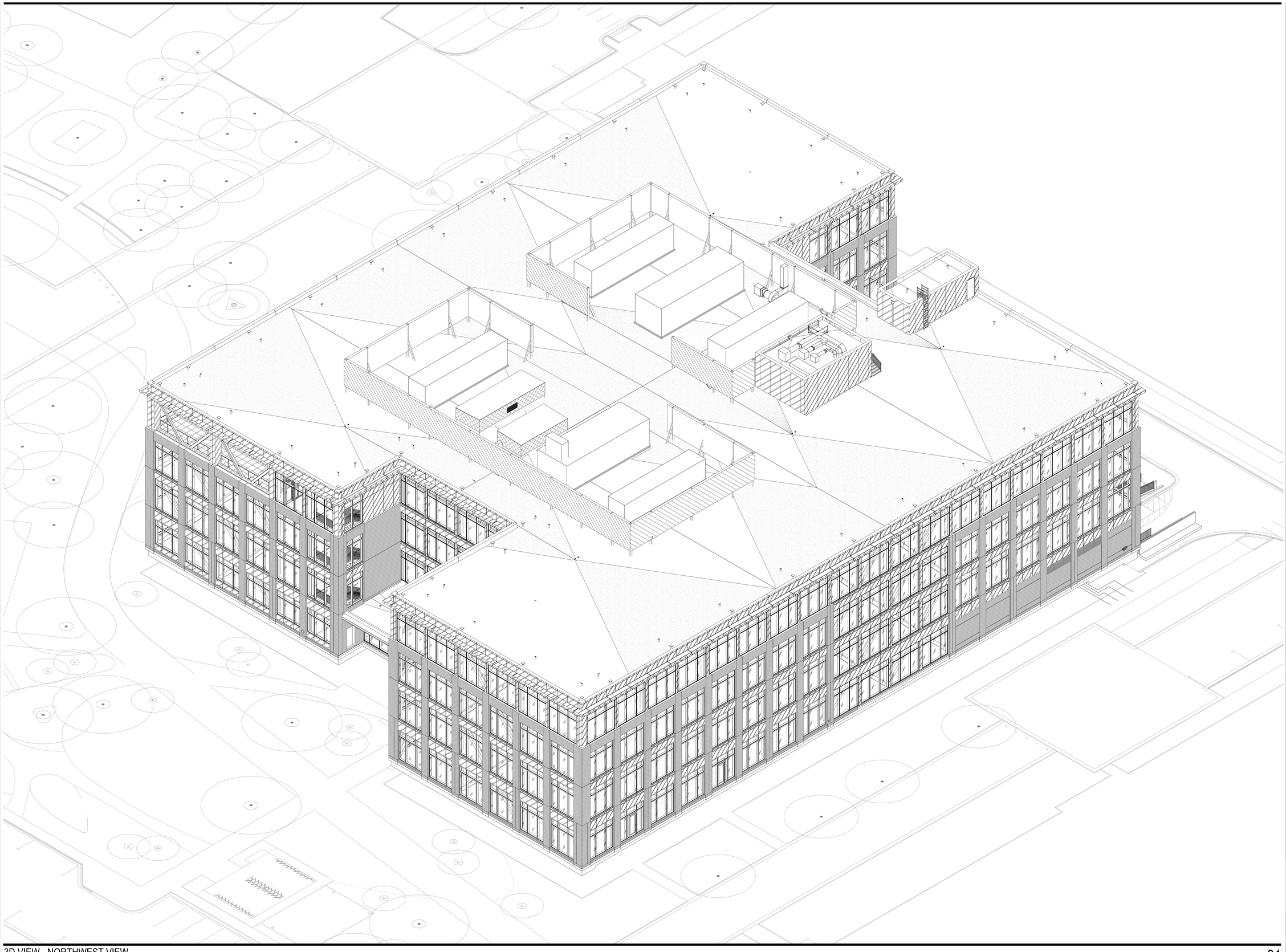

3D VIEW - NORTHWEST VIEW

SCALE:

REF: /

01

**SHEET NOTES**

**GENERAL NOTES**

# WALMART CAMPUS

Walmart

BENTONVILLE, AR

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FACILITY # XXXXX-XXX (SUPERSTRUCTURE)


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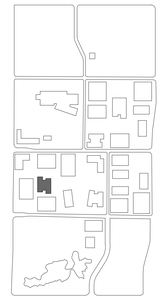

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| 01.28.2021 | ISSUE FOR PERMIT |

Seal / Signature

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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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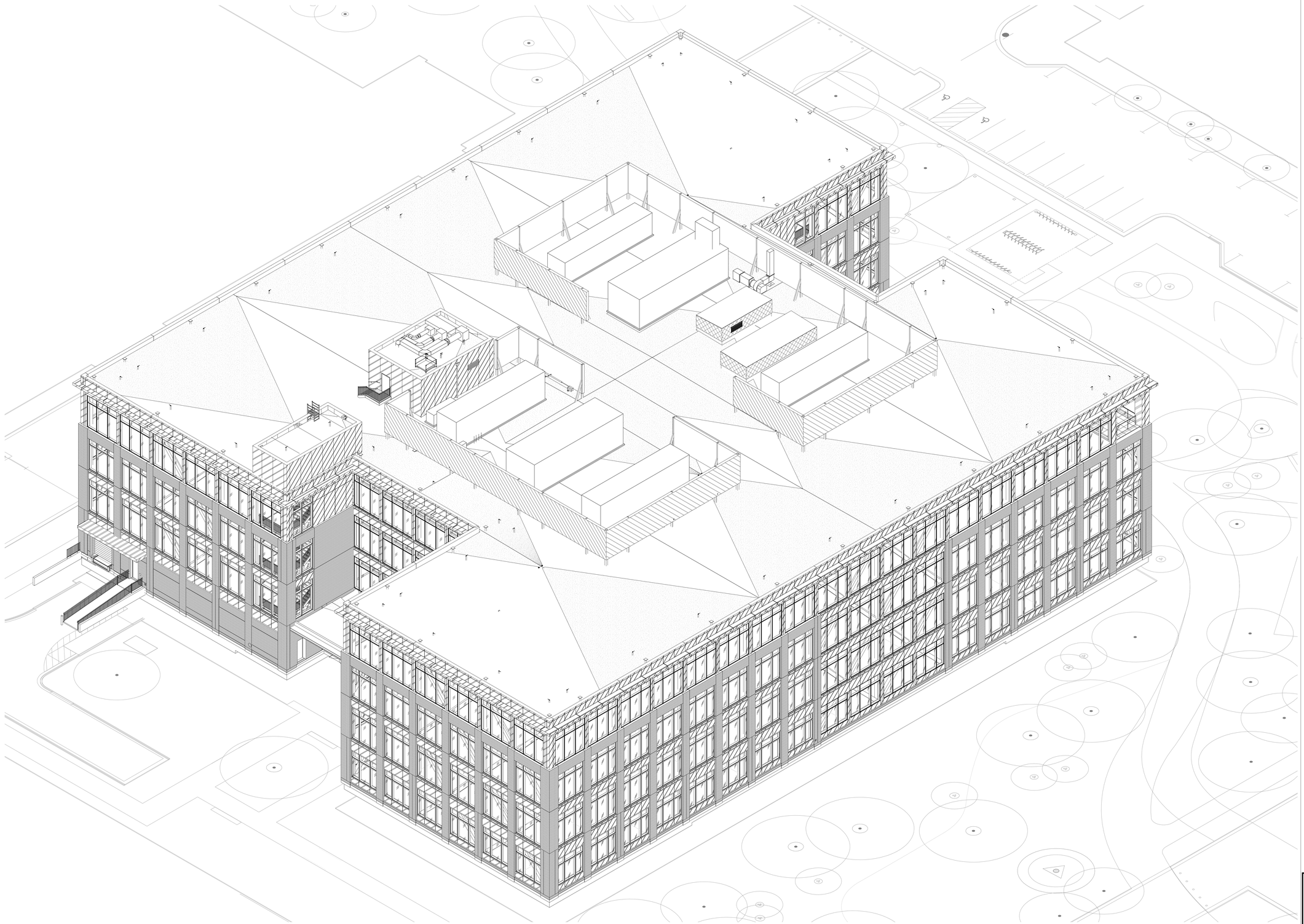

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Walmart

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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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3D VIEW - SOUTHEAST VIEW

SCALE:

REF: /

01

## SHEET NOTES

## GENERAL NOTES

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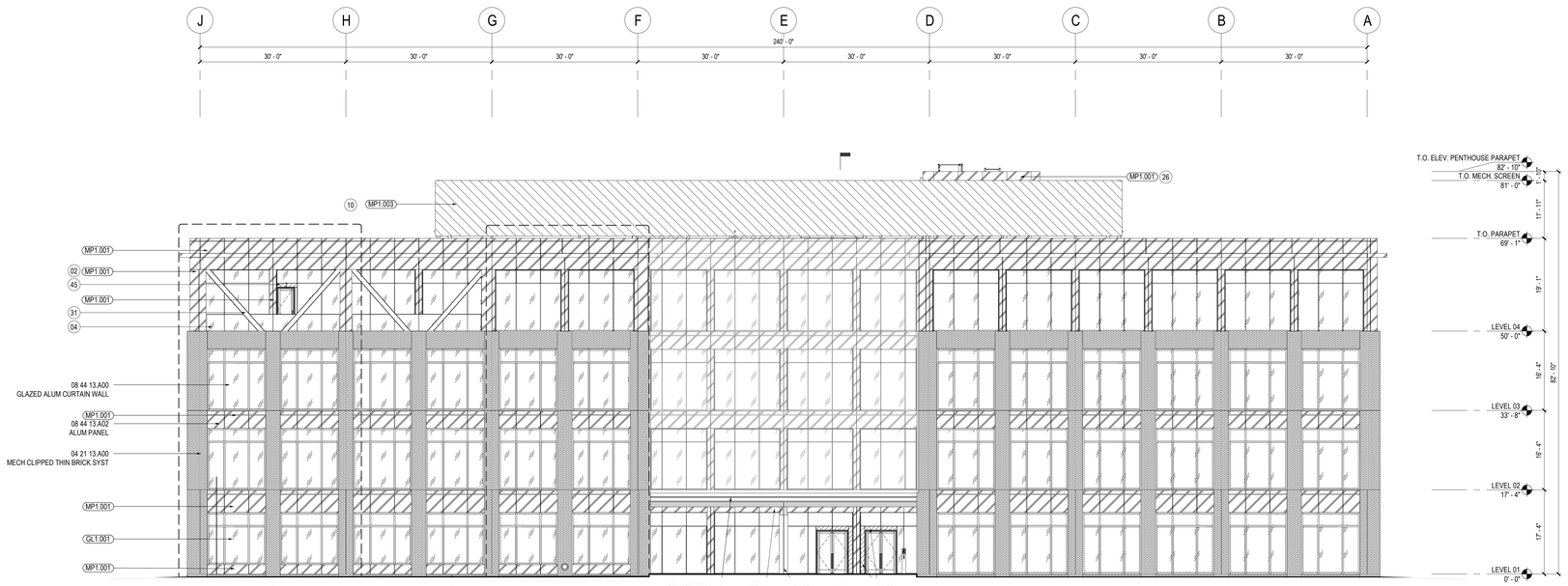



MODULE AREA: 2259 S.F.
GLASS: 1102 S.F.
METAL: 618 S.F
BRICK: 539 S.F.

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.

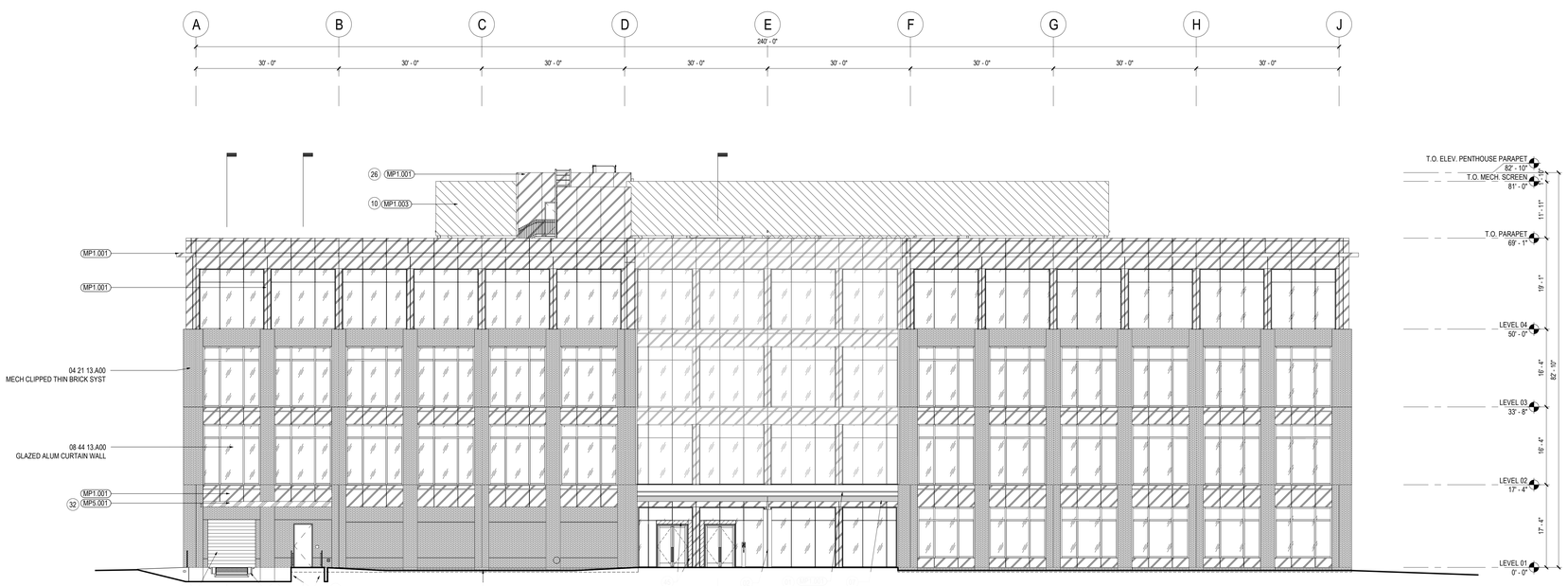
**TOTAL AREA: 18694 S.F.**
**GLASS: 9115 S.F.**
**METAL: 6610 S.F**
**BRICK: 2969 S.F.**

## 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)


**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 - 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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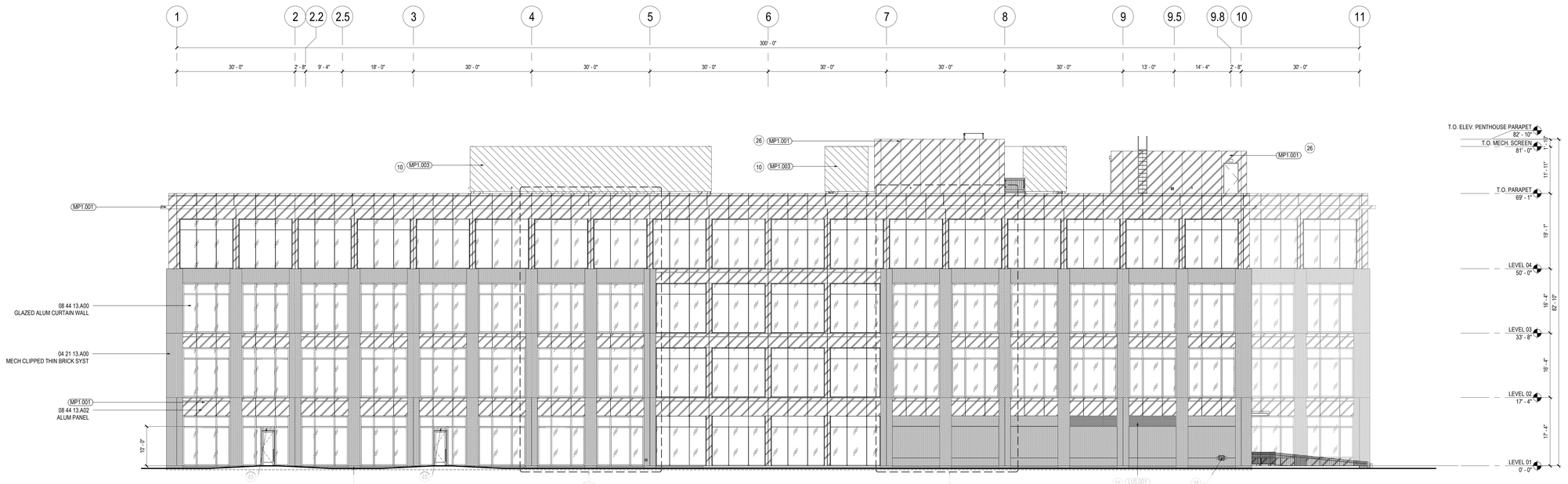
12/4/2021 7:49:15 PM




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
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- 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**

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Tel 214.273.1500
Fax 214.273.1505


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Seal / Signature

FOR REFRENCE ONLY

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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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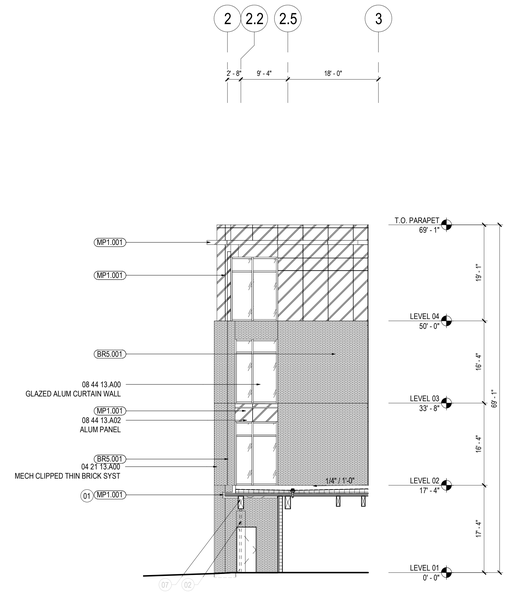


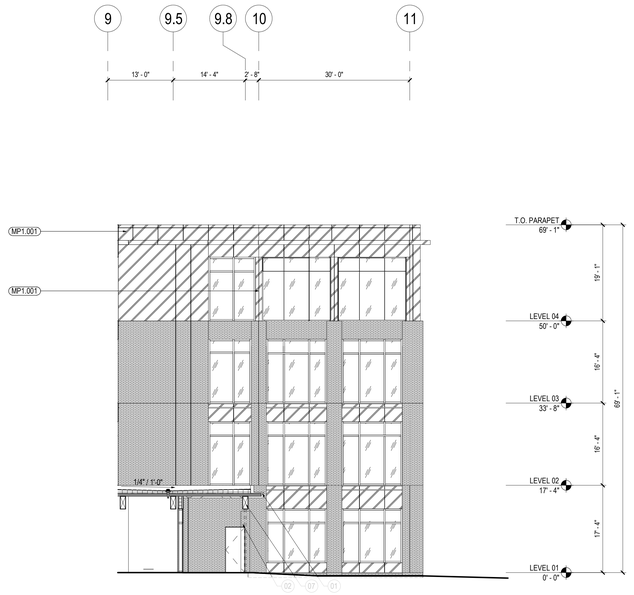

MODULE AREA: 1764 S.F.
GLASS: 298 S.F.
METAL: 558 S.F
BRICK: 908 S.F.

## 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.

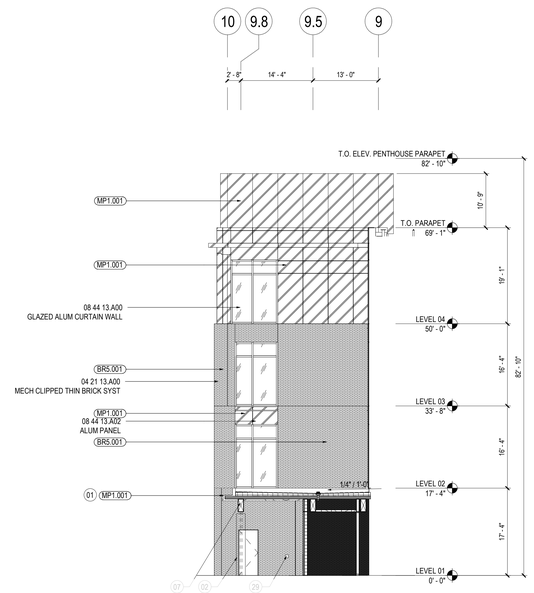
TOTAL AREA: 3707 S.F.
GLASS: 1595 S.F.
METAL: 942 S.F
BRICK: 1170 S.F.

## SOUTHWEST ELEVATION

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

REF: 01 / A02.101

02



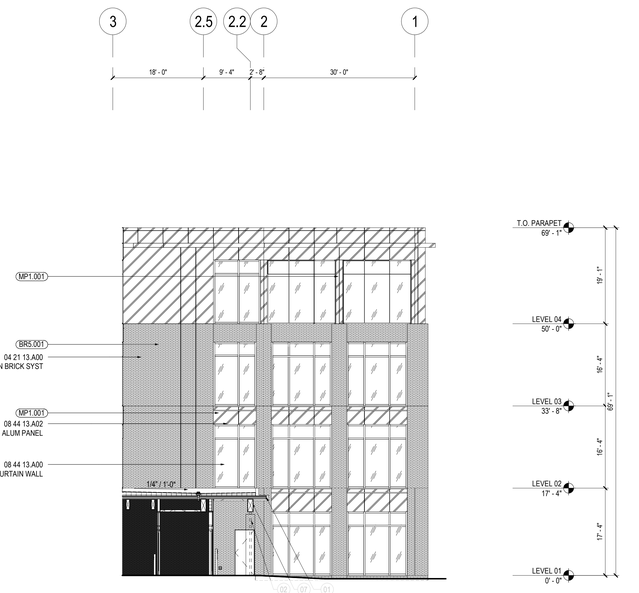

MODULE AREA: 2234 S.F.
GLASS: 296 S.F.
METAL: 957 S.F
BRICK: 981 S.F.

## 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
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# WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)


**Gensler**

5005 Greenville Avenue
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United States

Tel 214.273.1500
Fax 214.273.1505


## KEY PLAN

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| 11.19.2020 | ISSUE FOR FOUNDATION PERMIT |
| 01.28.2021 | ISSUE FOR PERMIT |

Seal / Signature

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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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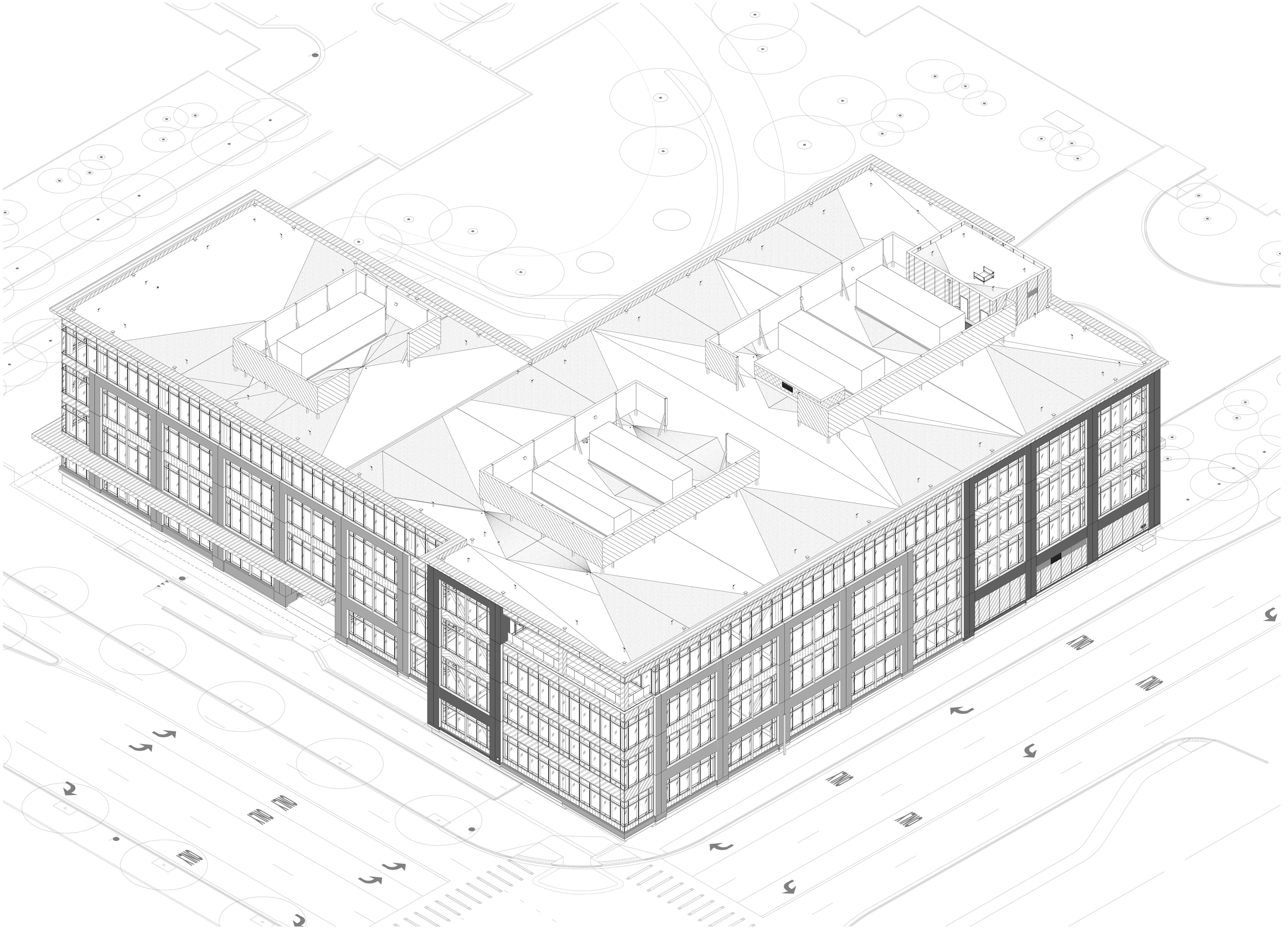

AXONOMETRIC VIEW - NORTHWEST

SCALE:

REF: /

01

## SHEET NOTES

## GENERAL NOTES

# WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)


Gensler

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Tel 214.273.1500
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## KEY PLAN

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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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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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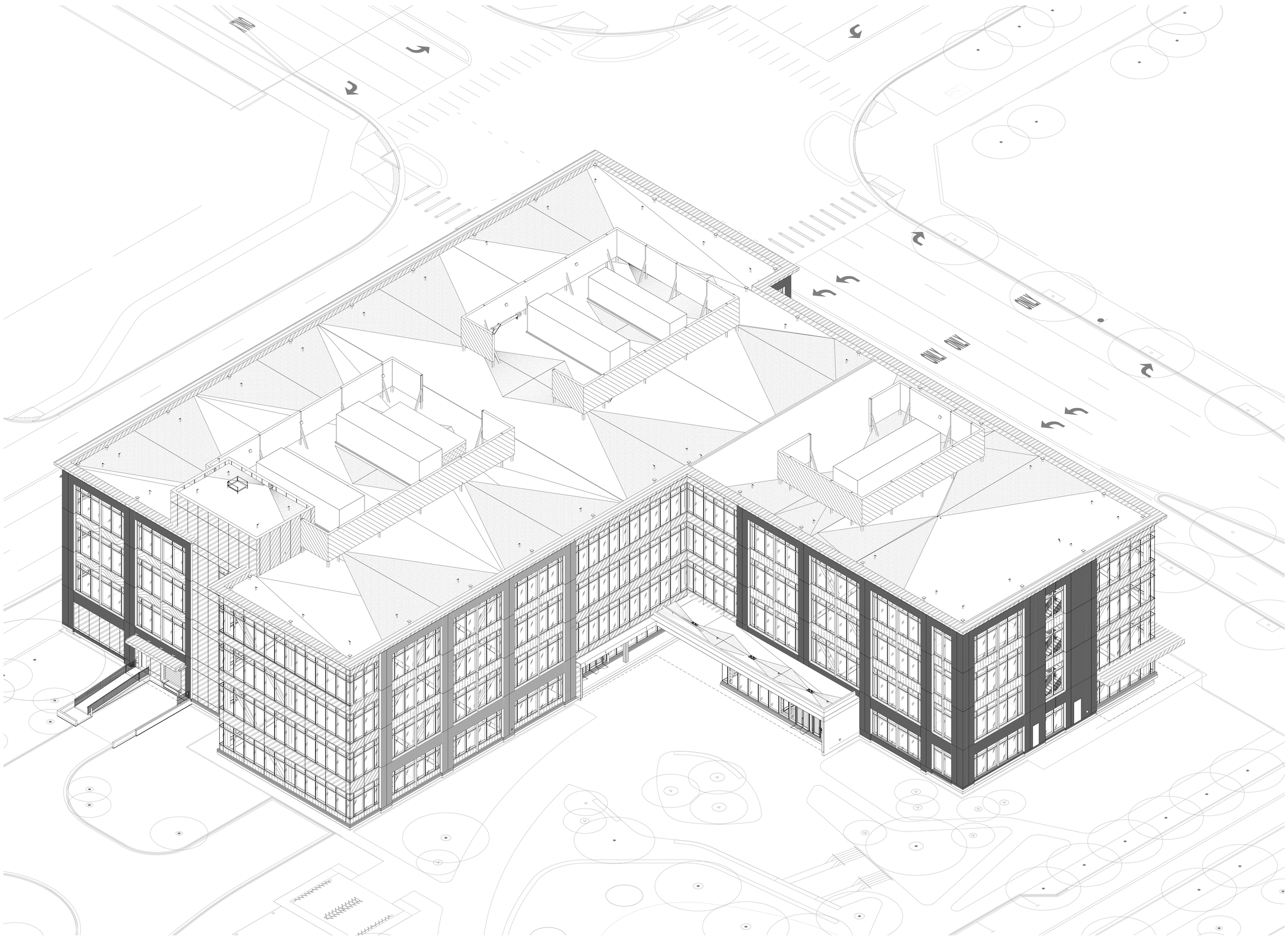


AXONOMETRIC VIEW - SOUTHEAST

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
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Tel 214.273.1500
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**KEY PLAN**

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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 | A03.101 |

City of Bentonville Project No. COM20-0067

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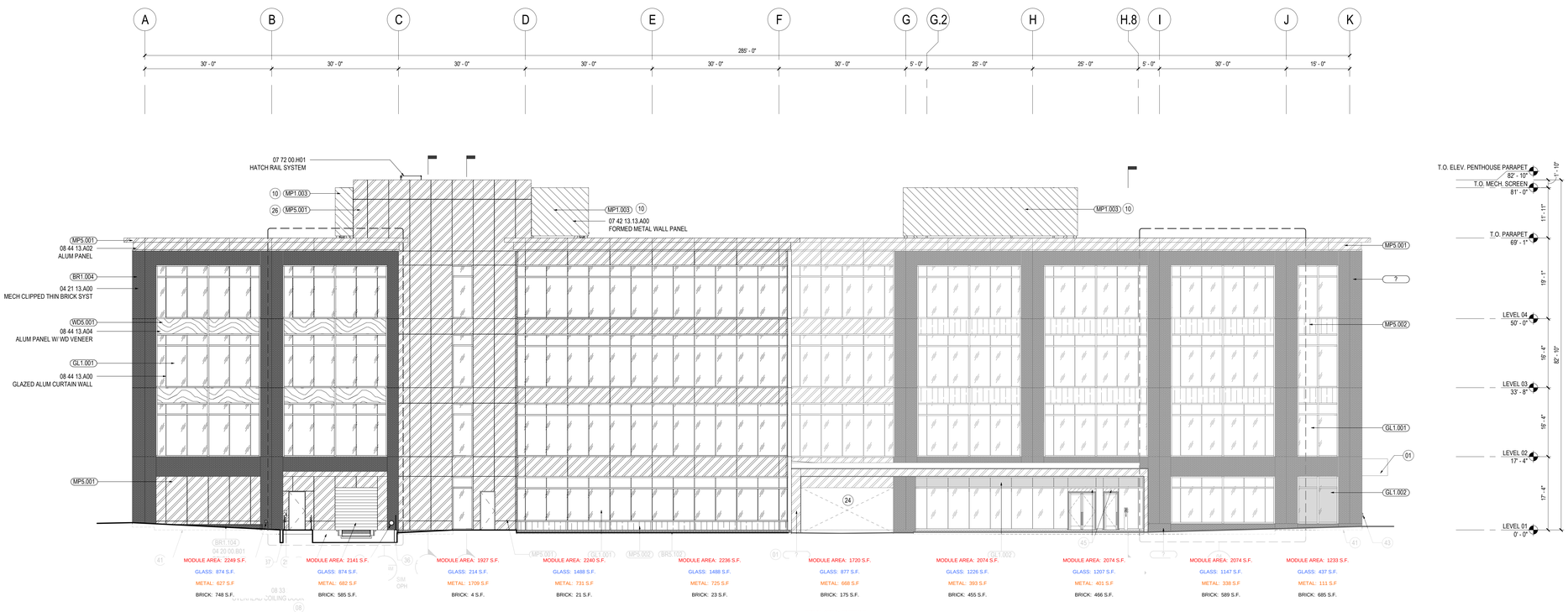
OVERALL BUILDING ELEVATION - NORTH

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

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FACILITY # XXXXX-XXX (SUPERSTRUCTURE)


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Seal / Signature

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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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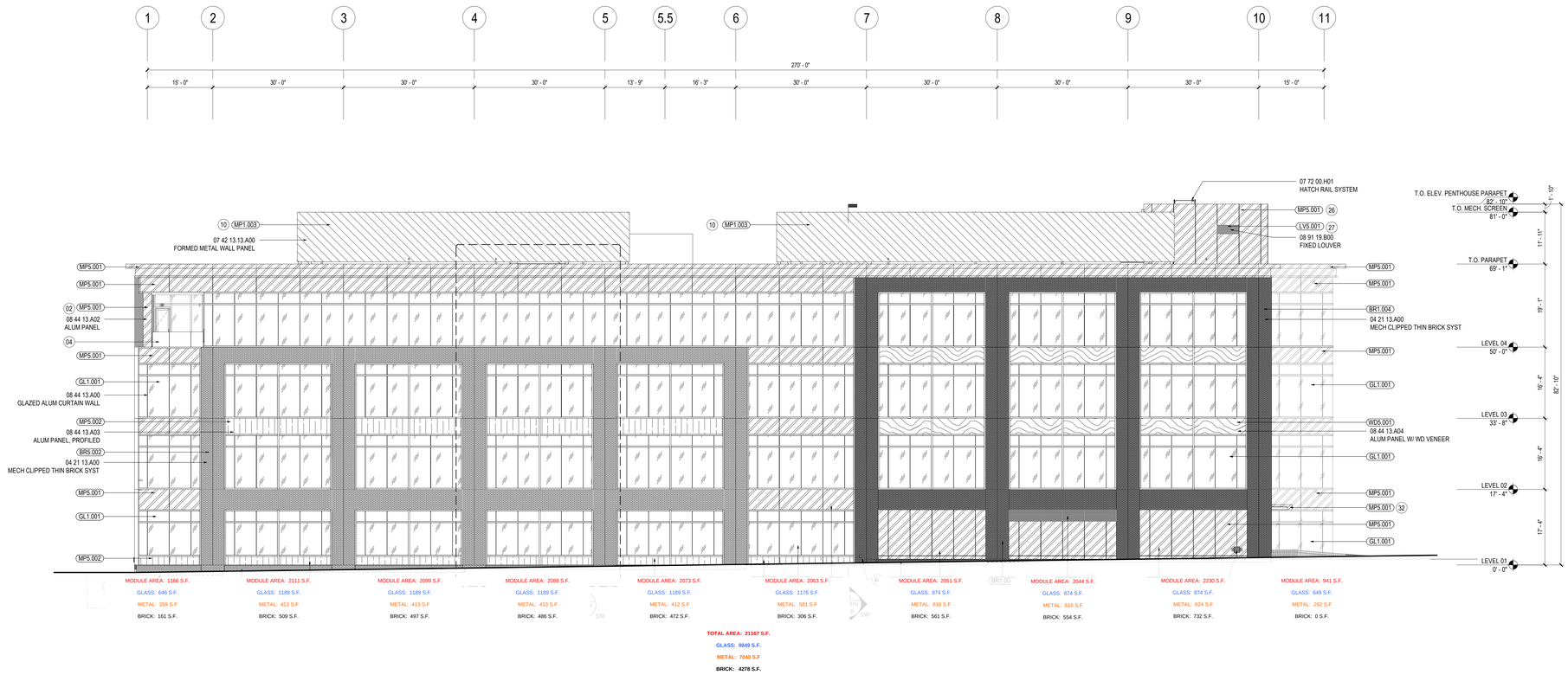
12/1/2021 6:06:33 PM

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

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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
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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

FOR REFRENCE ONLY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

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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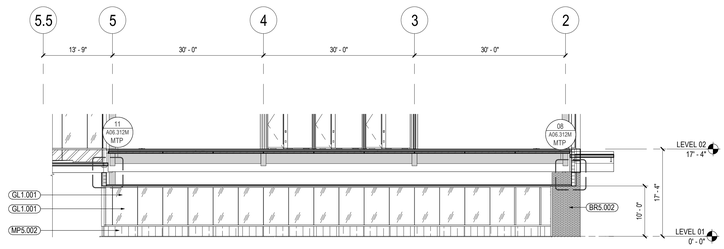
BIM 360://027.7568.000 - WEDWMC_OF11-04_GEN_A-Base-Building_027756800.rvt
12/1/2021 6:06:48 PM




TOTAL AREA: 1230 S.F.

GLASS: 900 S.F.

METAL: 229 S.F

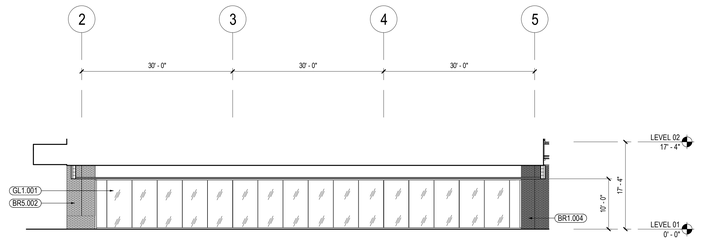
BRICK: 101 S.F.

## 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
- 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)

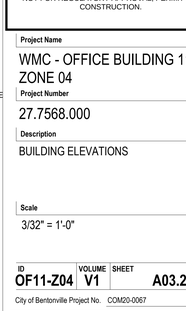
FACILITY # XXXXX-XXX (SUPERSTRUCTURE)


**Gensler**

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505


## KEY PLAN



| △ | Date | Description |
|---|---|---|
| | 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

FOR REFRENCE ONLY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

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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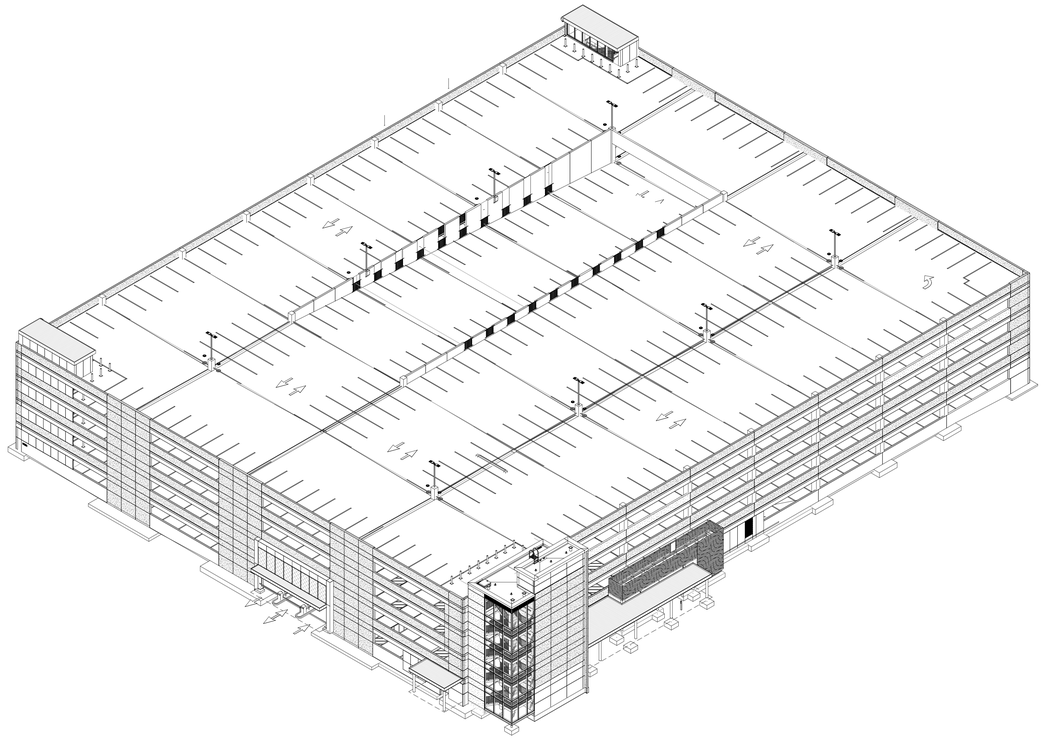
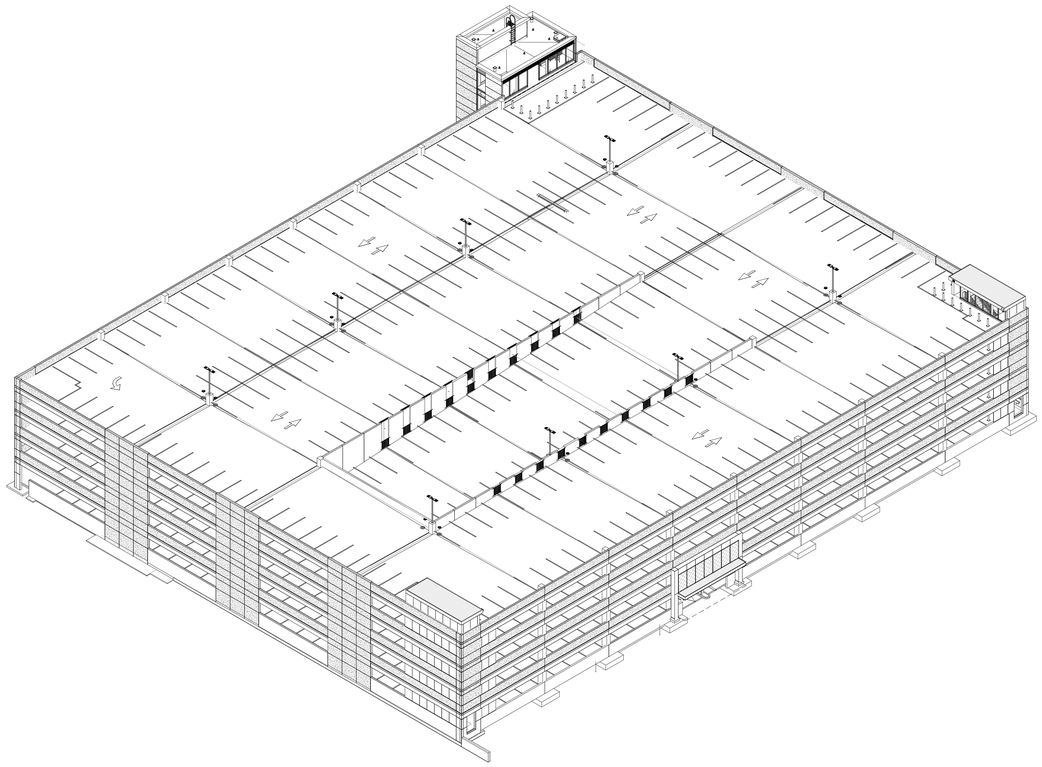


3D VIEW - NORTHEAST

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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NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

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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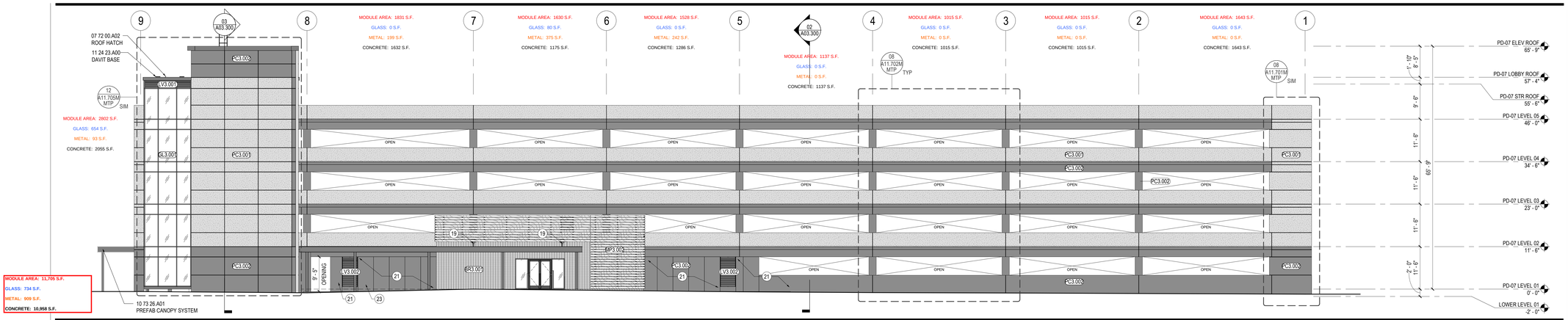
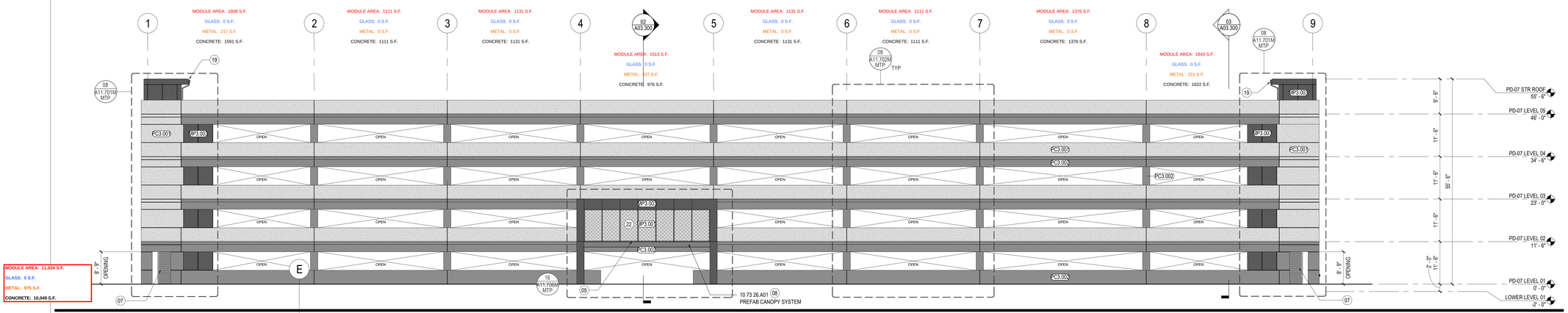



## PD07 - NORTH ELEVATION

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

REF: 01 / A02.101

01

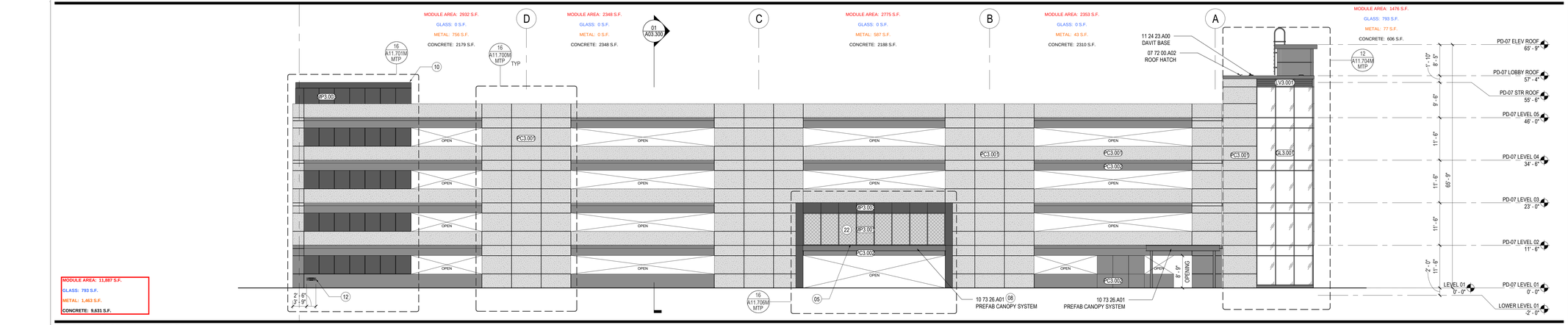



## PD07 - SOUTH ELEVATION

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

REF: 01 / A02.101

02

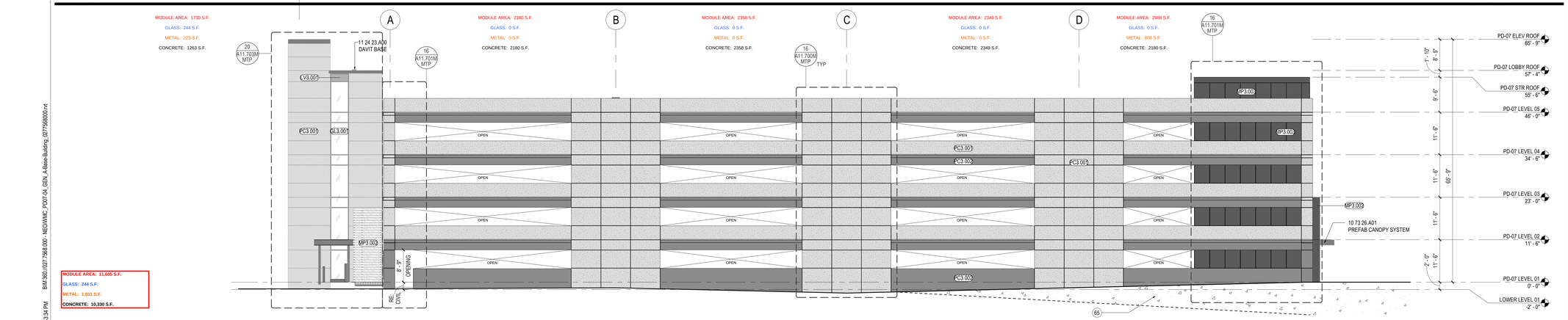



## PD07 - EAST ELEVATION

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)

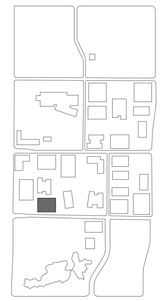
FACILITY # 30057 (SUPERSTRUCTURE)


**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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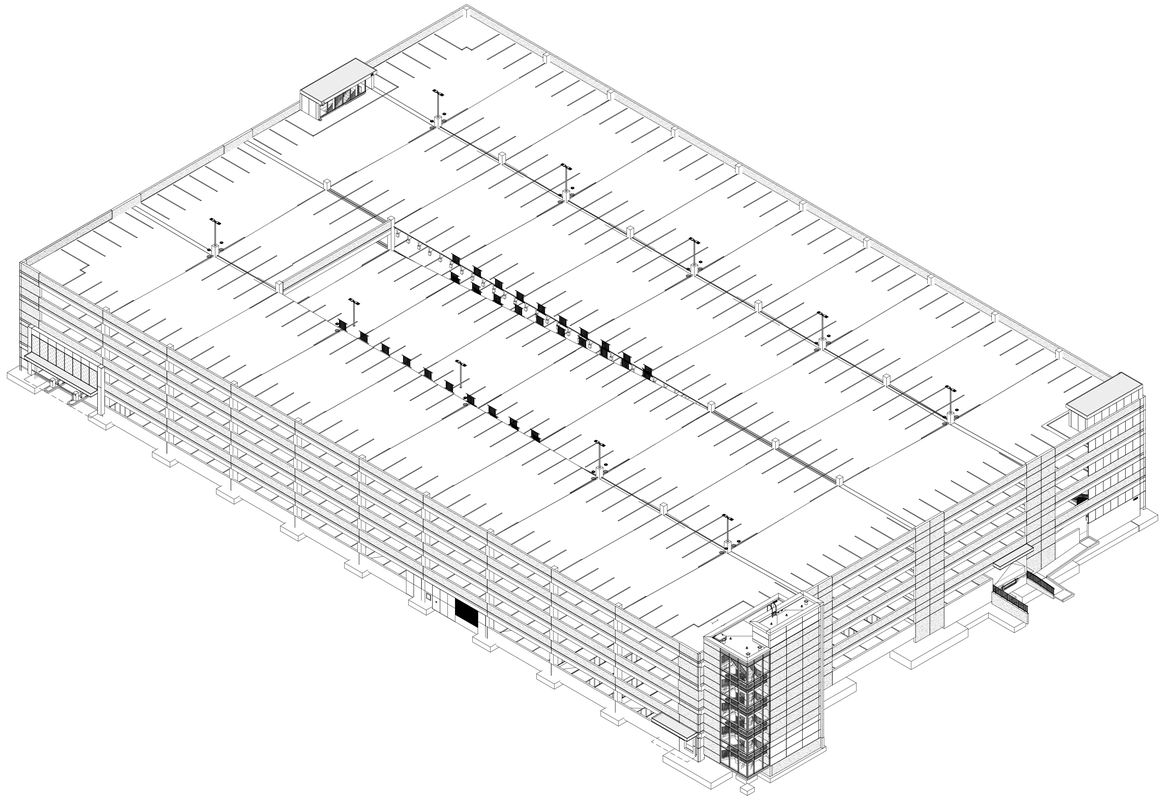
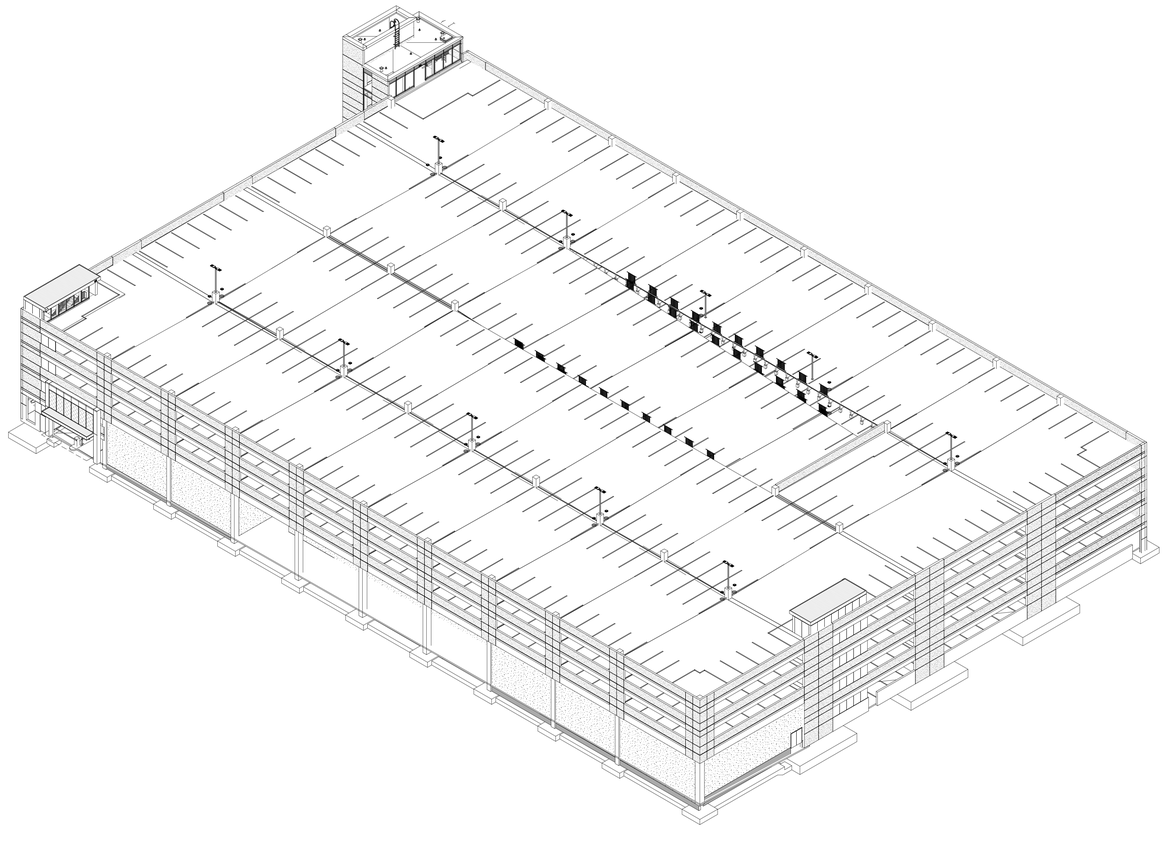


3D VIEW - NORTHEAST
SCALE:
REF: /
02



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)


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 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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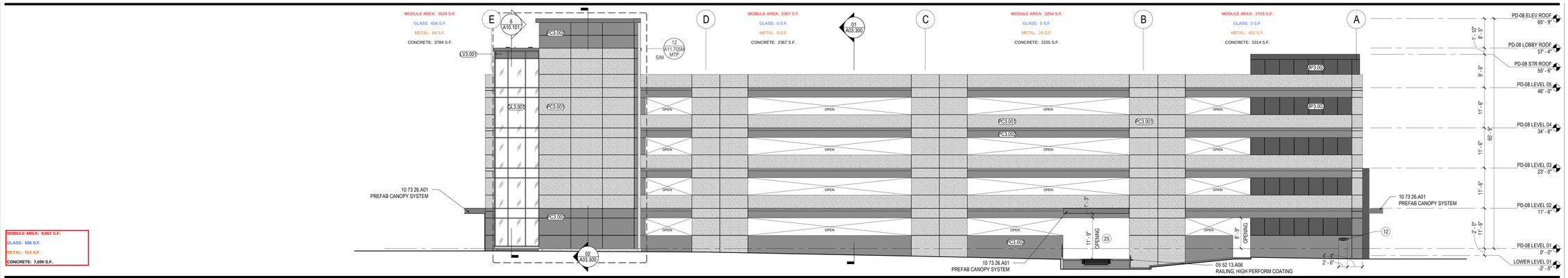
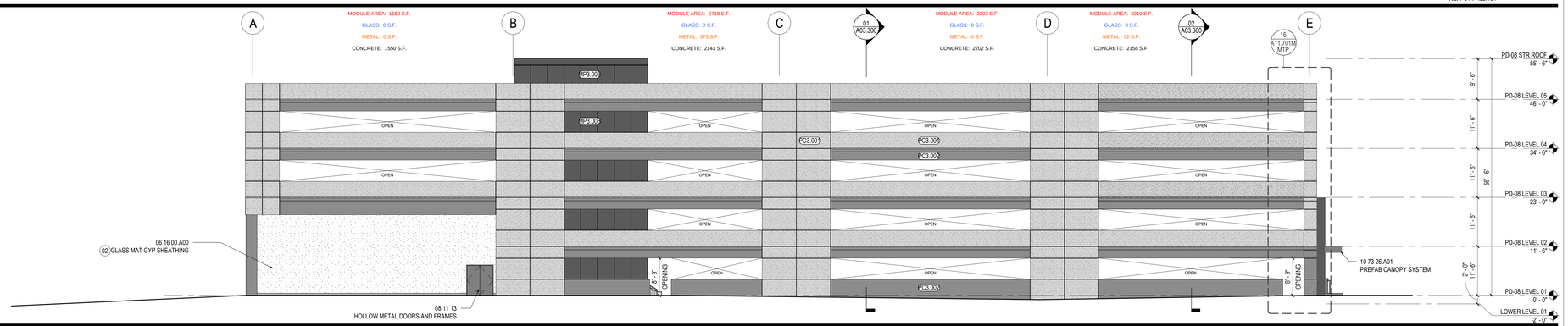



## PD08 - NORTH ELEVATION

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

REF: 01 / A02.101

01

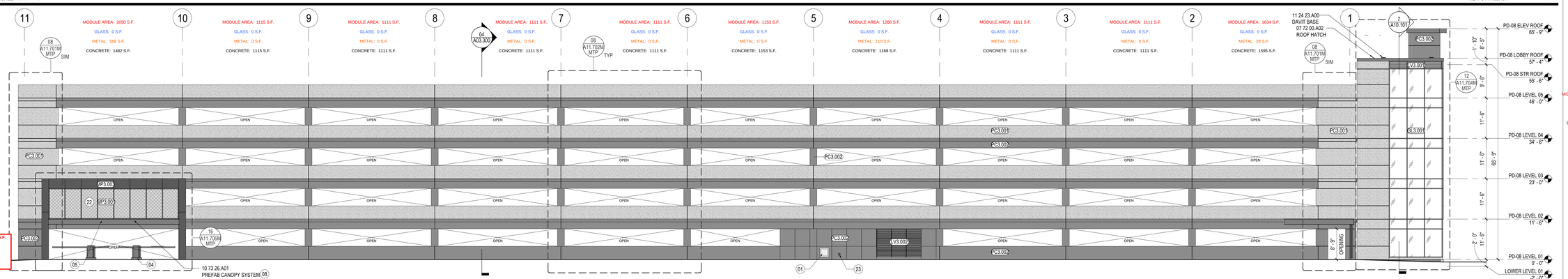



## PD08 - SOUTH ELEVATION

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

REF: 01 / A02.101

02

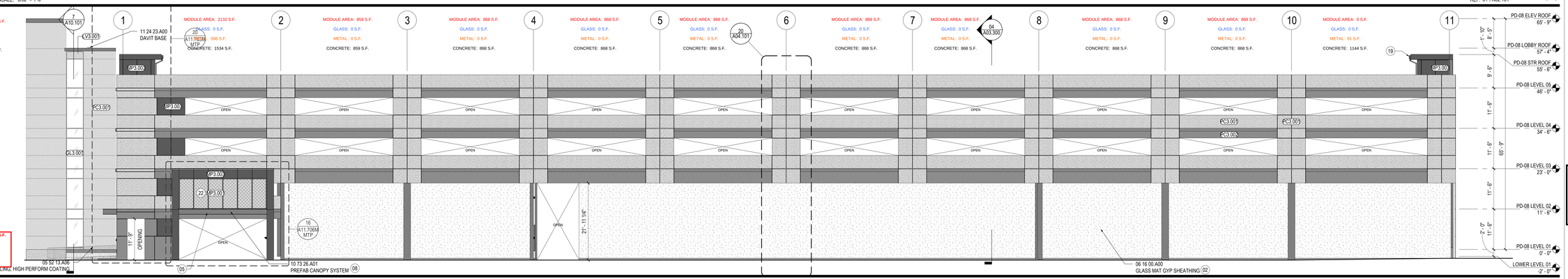



## PD08 - EAST ELEVATION

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

FOR REFRENCE ONLY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

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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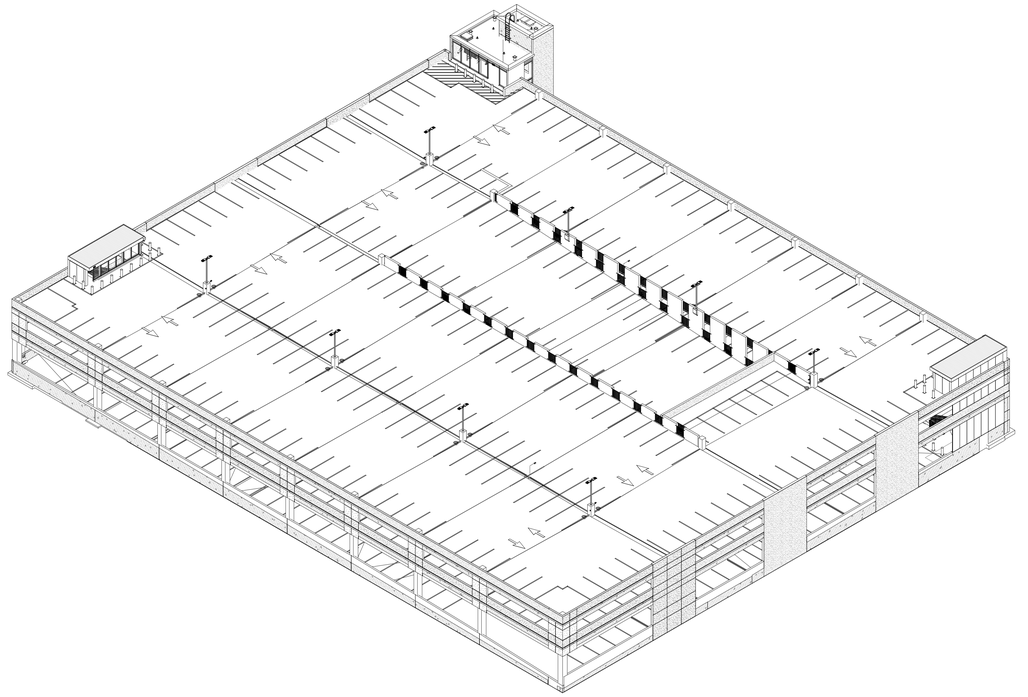
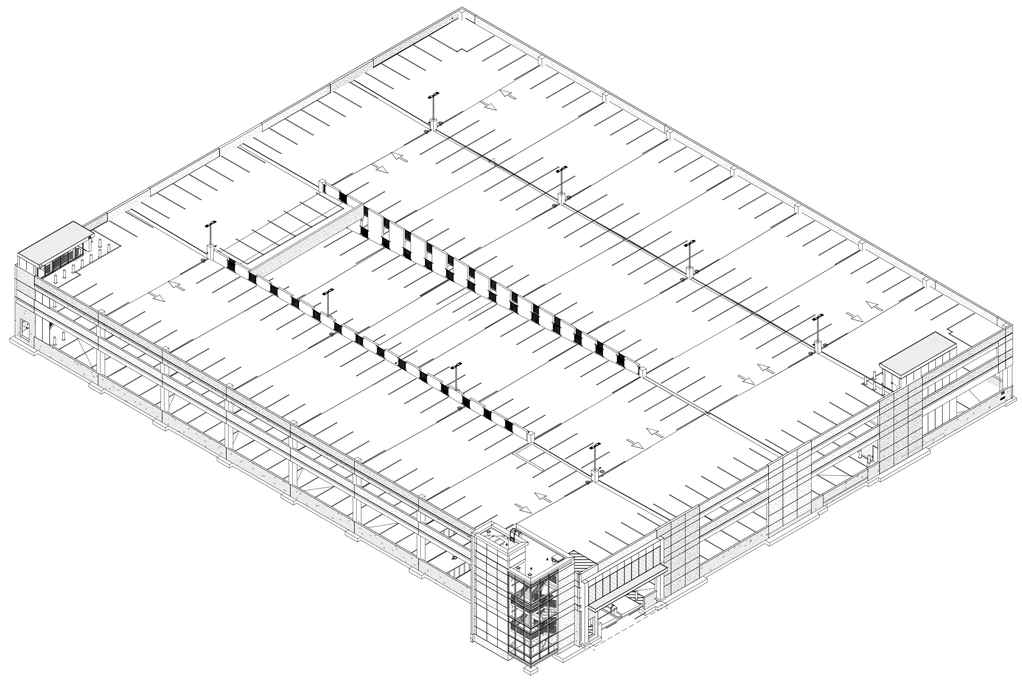


3D VIEW - NORTHWEST

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 |

Seal / Signature

FOR REFRENCE ONLY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

**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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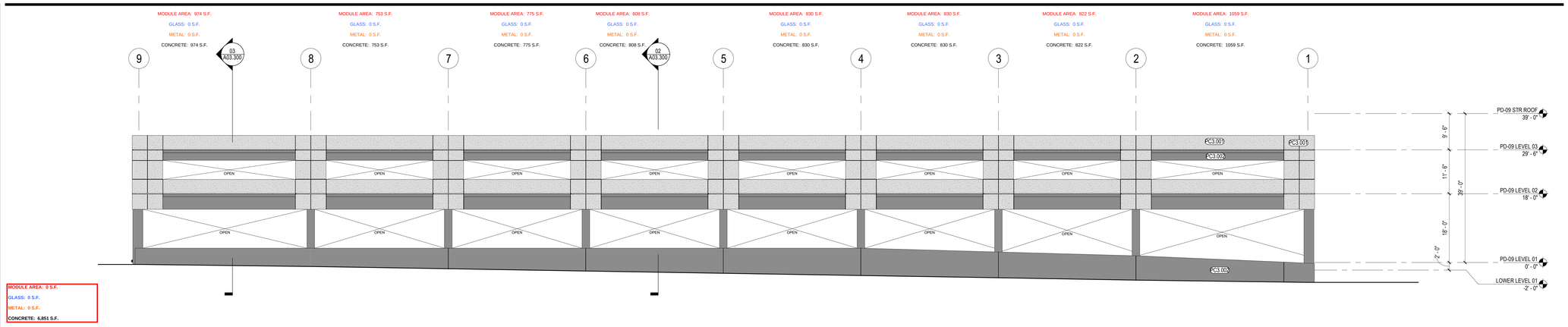
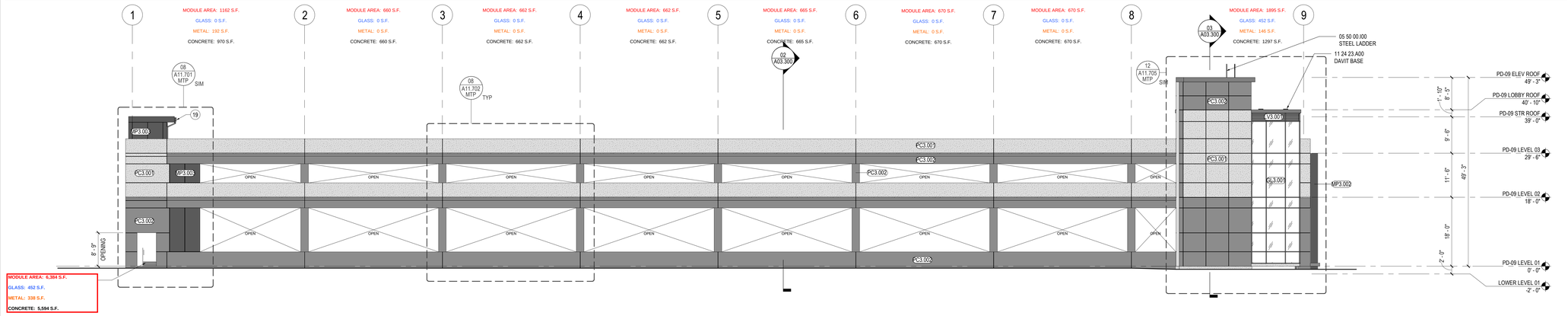



## PD09 NORTH ELEVATION

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

REF: 01 / A02.101

01

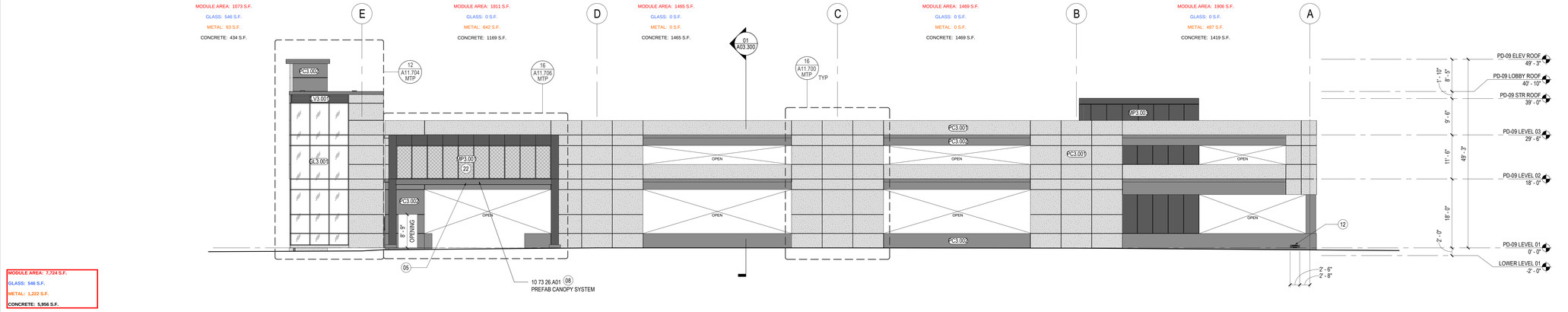



## PD09 SOUTH ELEVATION

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

REF: 01 / A02.102

02

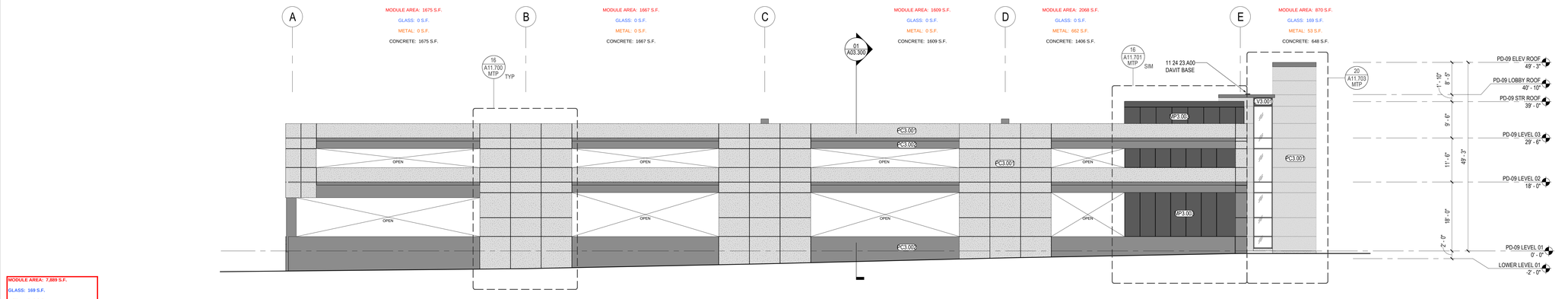



## PD09 EAST ELEVATION

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

FOR REFRENCE ONLY

NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

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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BIM 360://27.7568.000 - NEON/MC_PD09-04_GEN_A-Base-Building_027756800.rvt
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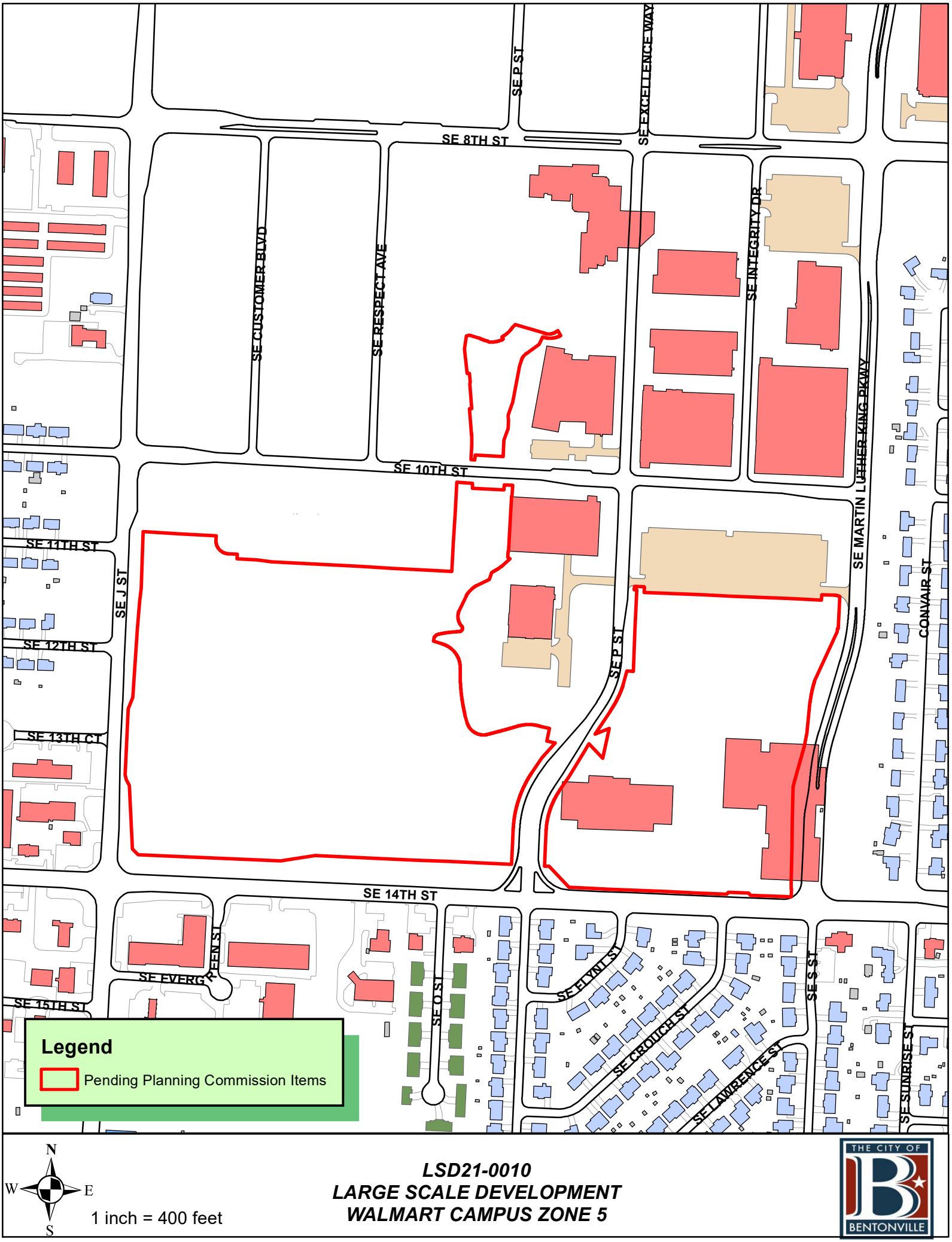
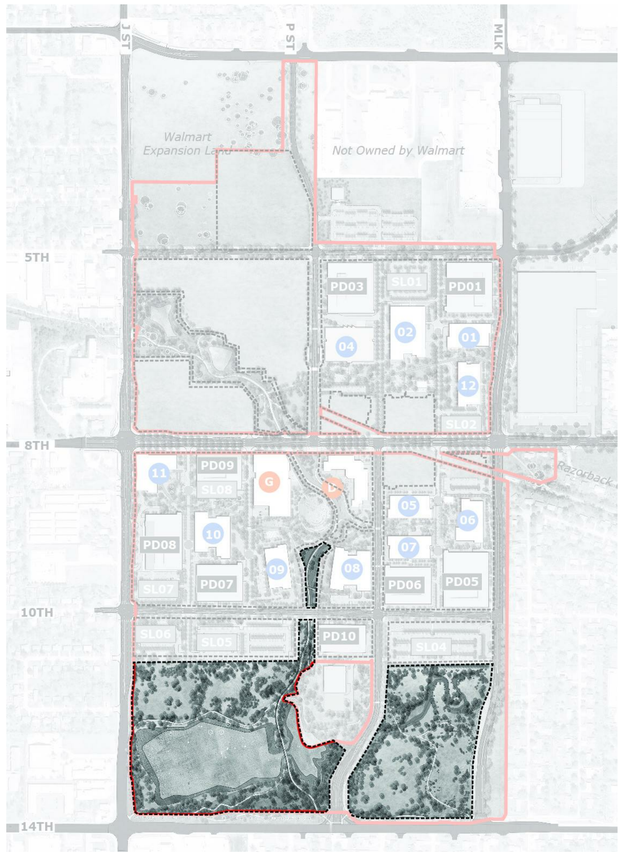

SE 8TH ST
SE P ST
SE EXCELLENCE WAY
SE CUSTOMER BLVD
SE RESPECT AVE
SE INTEGRITY DR
SE MARTIN LUTHER KING PKWY
SE 10TH ST
SE 11TH ST
SE J ST
SE 12TH ST
SE 13TH CT
SE P ST
CONVAIR ST
SE 14TH ST
SE EVERGREEN ST
SE 15TH ST
SE O ST
SE FLYNT ST
SE CROUCH ST
SE LAWRENCE ST
SE S ST
SE SUNRISE ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 400 feet
LSD21-0010
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 5
THE CITY OF
BENTONVILLE

# WALMART

FACILITY # 30043-527

## LSD ZONE 05




## PROJECT CONTACTS

OWNER

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*CITY OF BENTONVILLE (CONTINUED)*

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OR LAYNE RHODES
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EMAIL:LR159@ATT.COM

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LITTLE ROCK, AR 72205
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BENTON COUNTY HEALTH DEPARTMENT
1200 W WALNUT
ROGERS, AR 72712
PHONE:479-986-1300

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swa
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8TH FLOOR
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USA
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CEI
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ARUP
ARUP
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San Francisco, CA 94105
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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

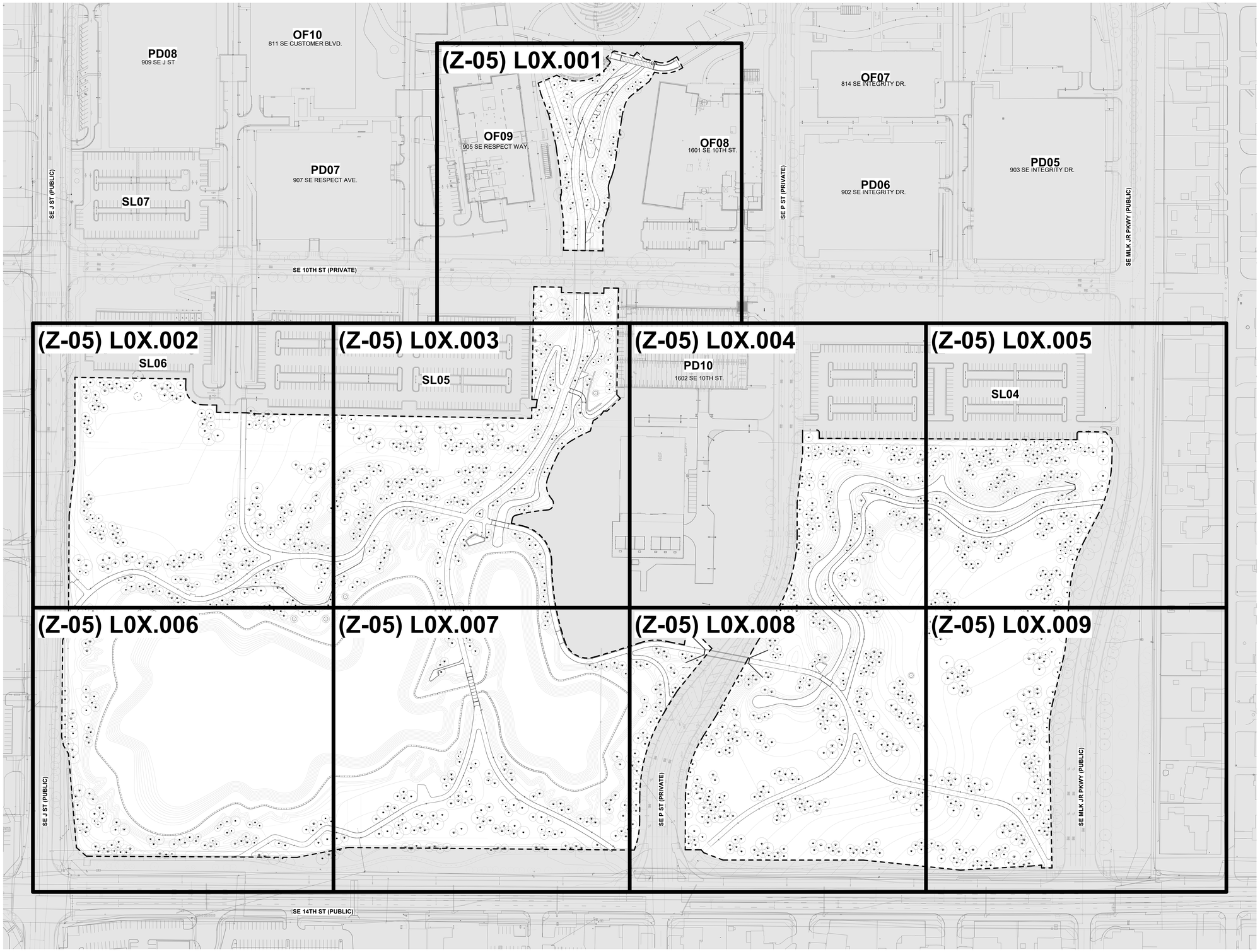
VOLUME: I, III

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**

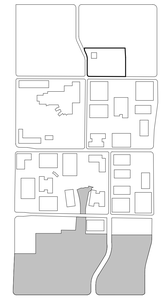
5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

**swa**

811 W 7th Street
8th Floor
Los Angeles, California
90017-2419
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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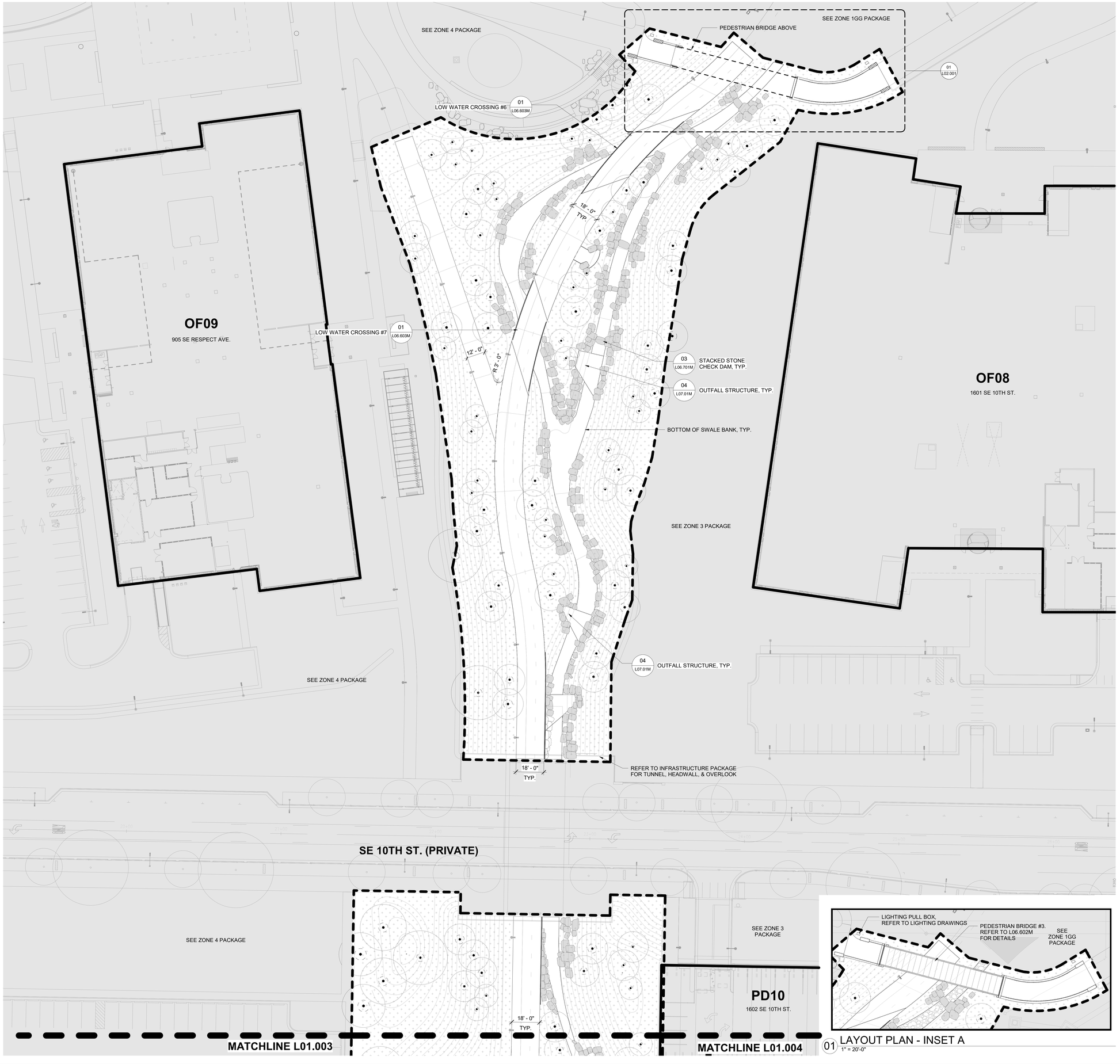





01 LAYOUT PLAN - INSET A
1" = 20'-0"

## 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
- 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:

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

# 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**

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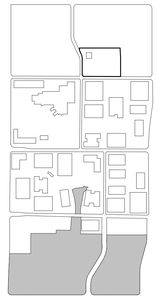
8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o


## 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
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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## 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
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NOTES:

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# WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-527


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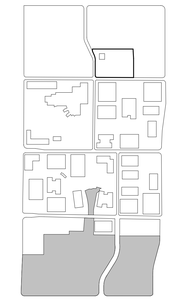
## KEY PLAN



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| | 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) | L01.002 |

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

## LAYOUT LEGEND

- ROW (RIGHT OF WAY)
- LIMIT OF WORK
- MATCH LINE
- UTILITY LINE
- WALL/PLANTER
- PLANTING AREA
- PLANTING AREA - LAWN
- LITTORAL PLANTING ZONE
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- 01 / LX. XX — SECTION/DETAIL TARGET DETAIL NUMBER SHEET NUMBER
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NOTES:

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# WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-527


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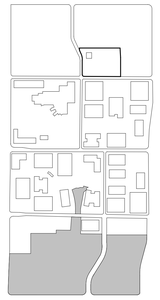
+1.213.236.9090 o


## KEY PLAN



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Seal / Signature

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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) | L01.003 |

City of Bentonville Project No. LSD21-0010

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MATCHLINE L01.001

PD10
1602 SE 10TH ST.

SEE
ZONE 3
PACKAGE

MATCHLINE L01.003

SOUTH CUP
1100 SE P ST.

SEE SOUTH CUP PACKAGE

SE P ST. (PRIVATE)

SL04
SEE ZONE 3PACKAGE

02
L05.003

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

## LAYOUT LEGEND

- ROW (RIGHT OF WAY)
- LIMIT OF WORK
- MATCH LINE
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- WALL/PLANTER
- PLANTING AREA
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FACILITY # 30043-527


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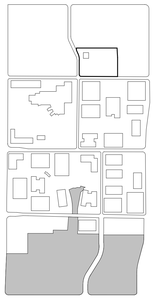
KEY PLAN



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Seal / Signature

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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 SITE-Z05 | VOLUME V1 | SHEET (Z-05) L01.004

City of Bentonville Project No. LSD21-0010

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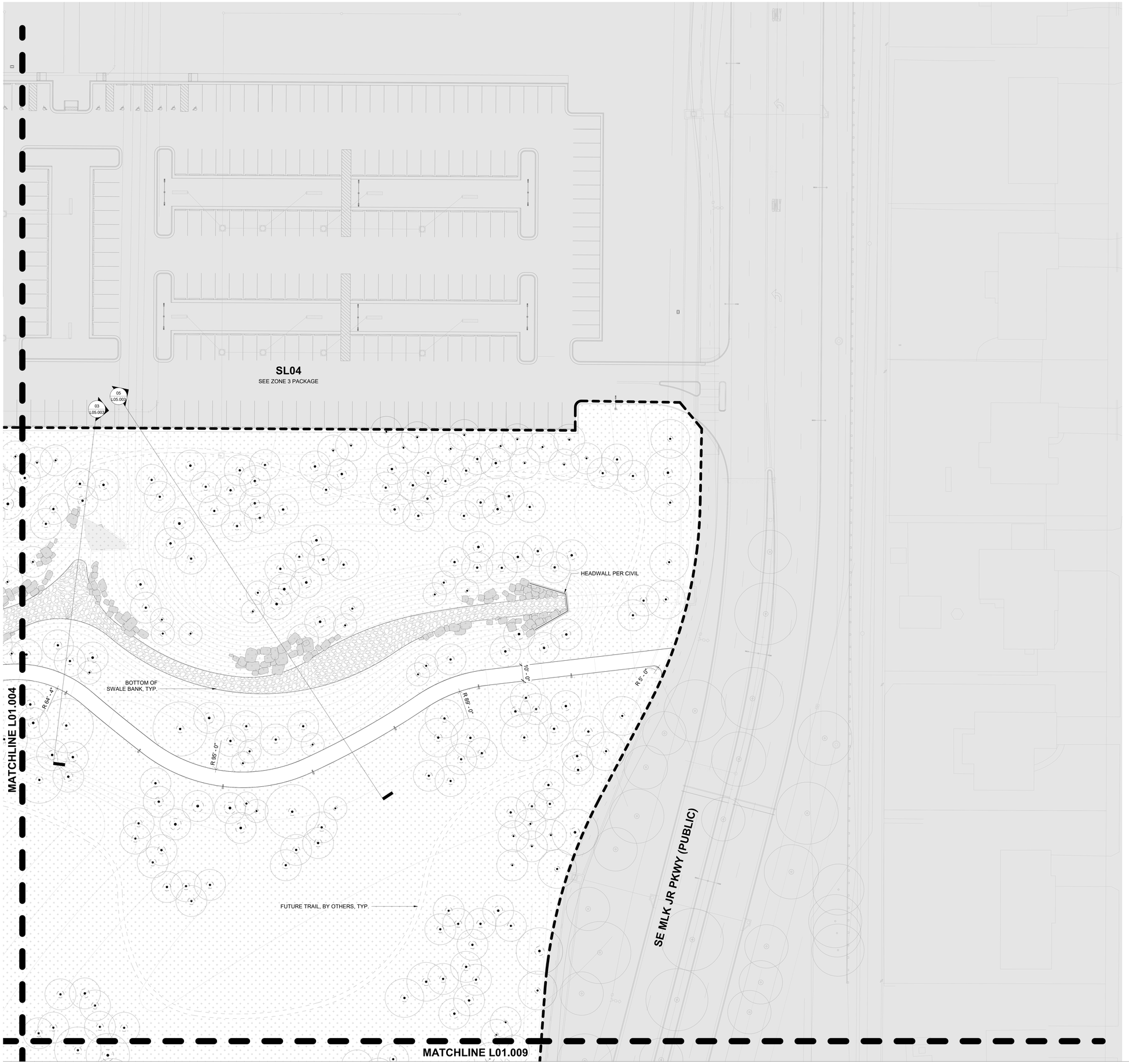


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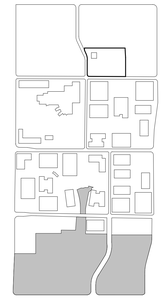

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| SITE-Z05 | V1 | (Z-05) | L01.005 |

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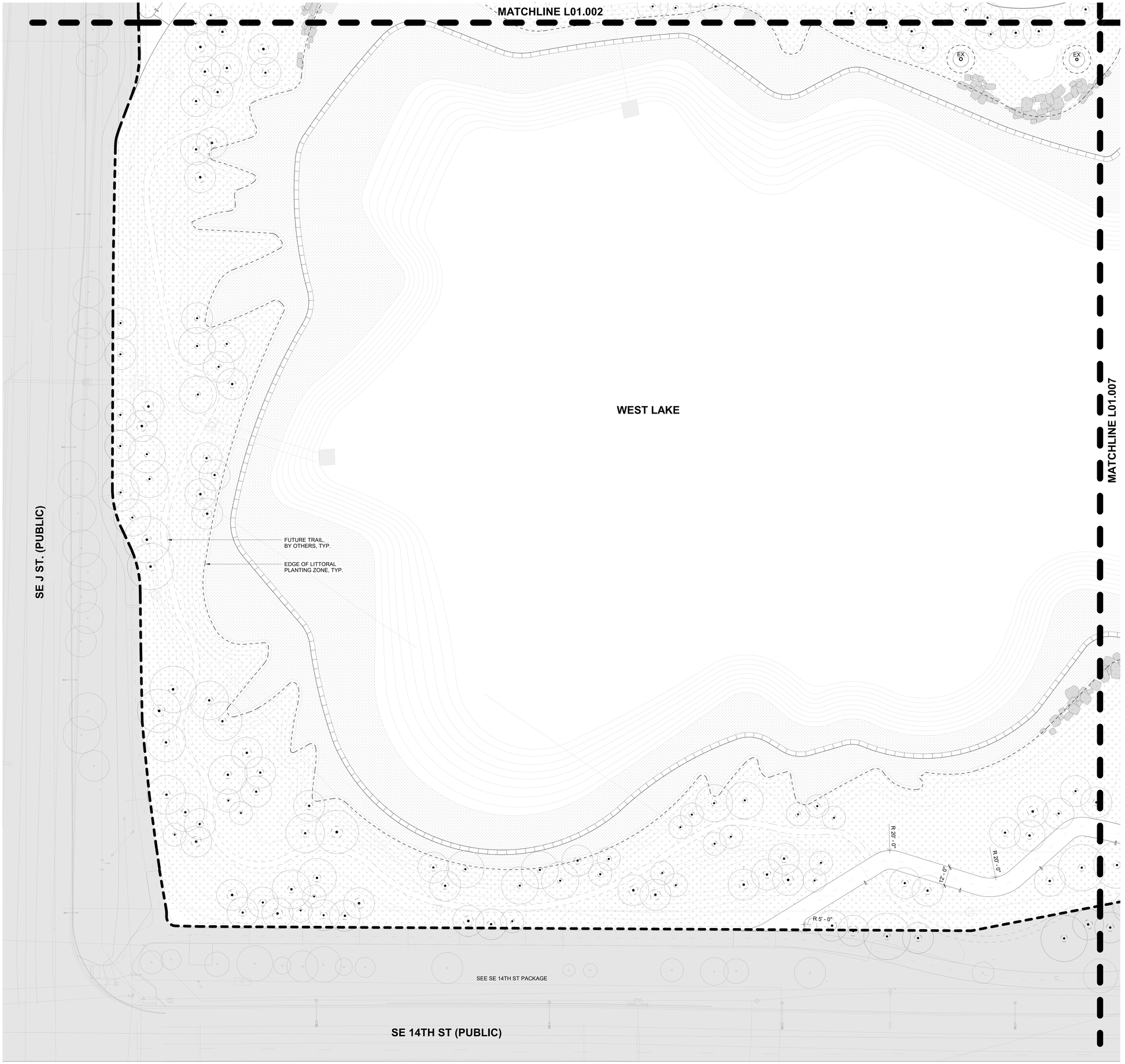


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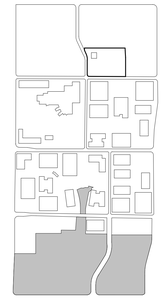

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| SITE-Z05 | V1 | (Z-05) | L01.006 |

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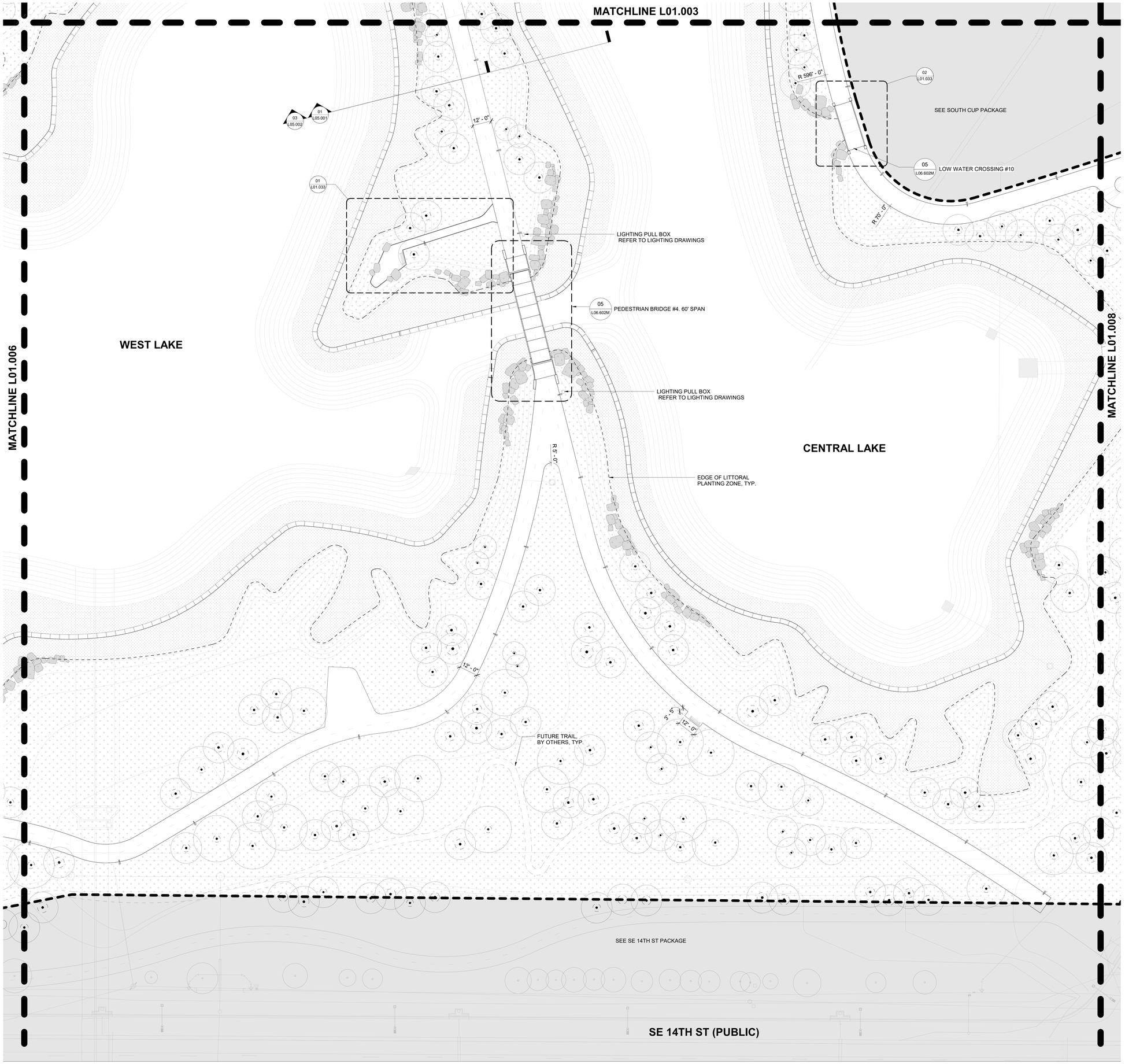


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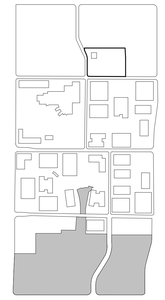

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| SITE-Z05 | V1 | (Z-05) | L01.007 |

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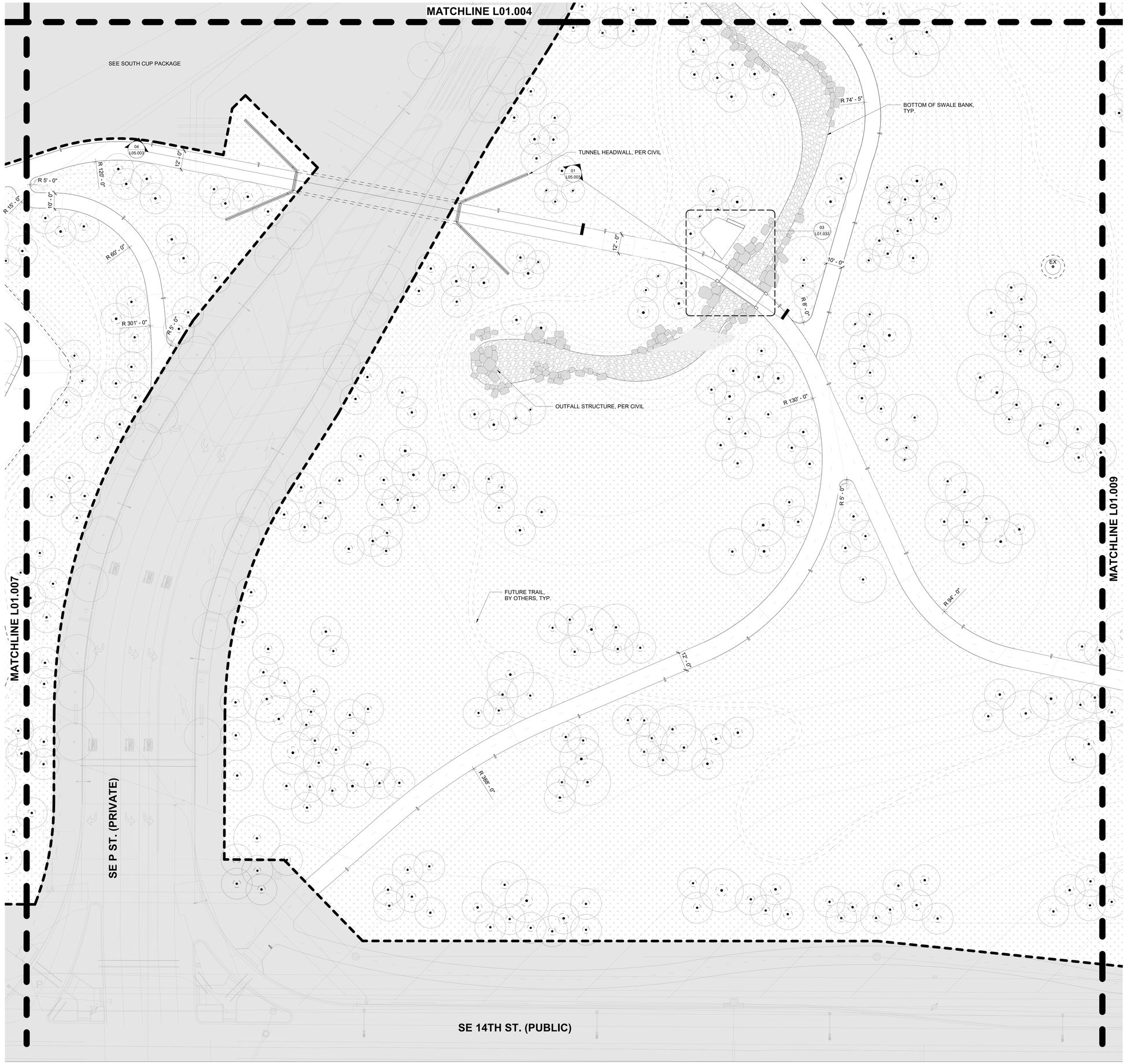


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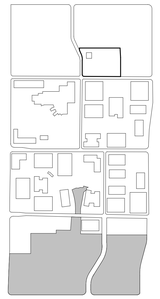

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| SITE-Z05 | V1 | (Z-05) | L01.008 |

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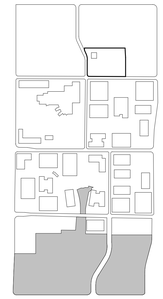

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# UNDERSTORY PLANTING SCHEDULE

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

# WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-527


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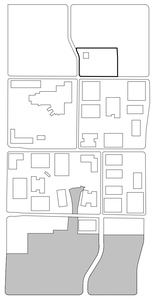
KEY PLAN



| △ 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
PLANTING SCHEDULES

Scale

| ID | VOLUME | SHEET | |
|---|---|---|---|
| SITE-Z05 | V1 | (Z-05) | L08.001 |

City of Bentonville Project No. LSD21-0010

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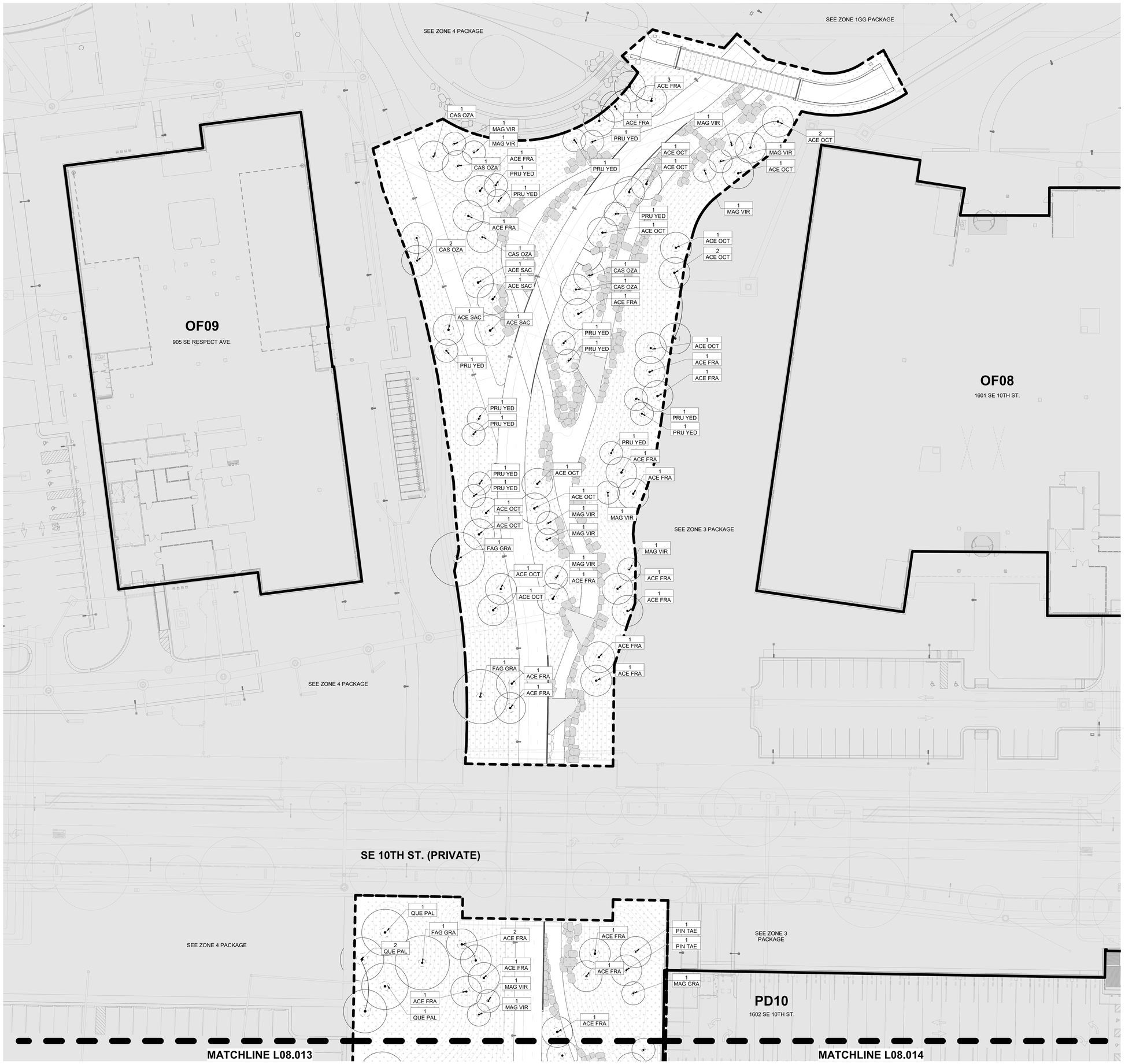


## TREE SCHEDULE

| 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 |
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| ULM AME | Ulmus americana | American Elm |
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| AME GRA | Amelanchier x grandiflora 'Princess Diana' | Princess Diana Serviceberry |
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**NOTES:**

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4. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.

**LEGEND:**

PROPOSED TREE

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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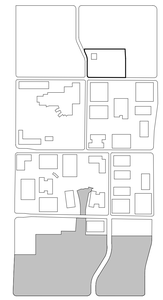
## KEY PLAN



| Date | Description |
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| 01.27.2021 | PRE-APP REQUEST |
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| 03.22.2021 | 2ND PLANNING COMMISSION SUBMISSION |

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) | L08.011 |

City of Bentonville Project No. LSD21-0010

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## TREE SCHEDULE

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| PIN TAE | Pinus taeda | Loblolly Pine |
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**LEGEND:**

PROPOSED TREE

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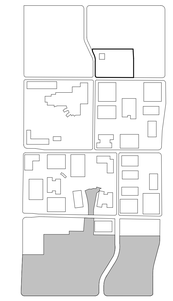
## KEY PLAN



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Seal / Signature

**PRELIMINARY**
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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) | L08.012 |

City of Bentonville Project No. LSD21-0010

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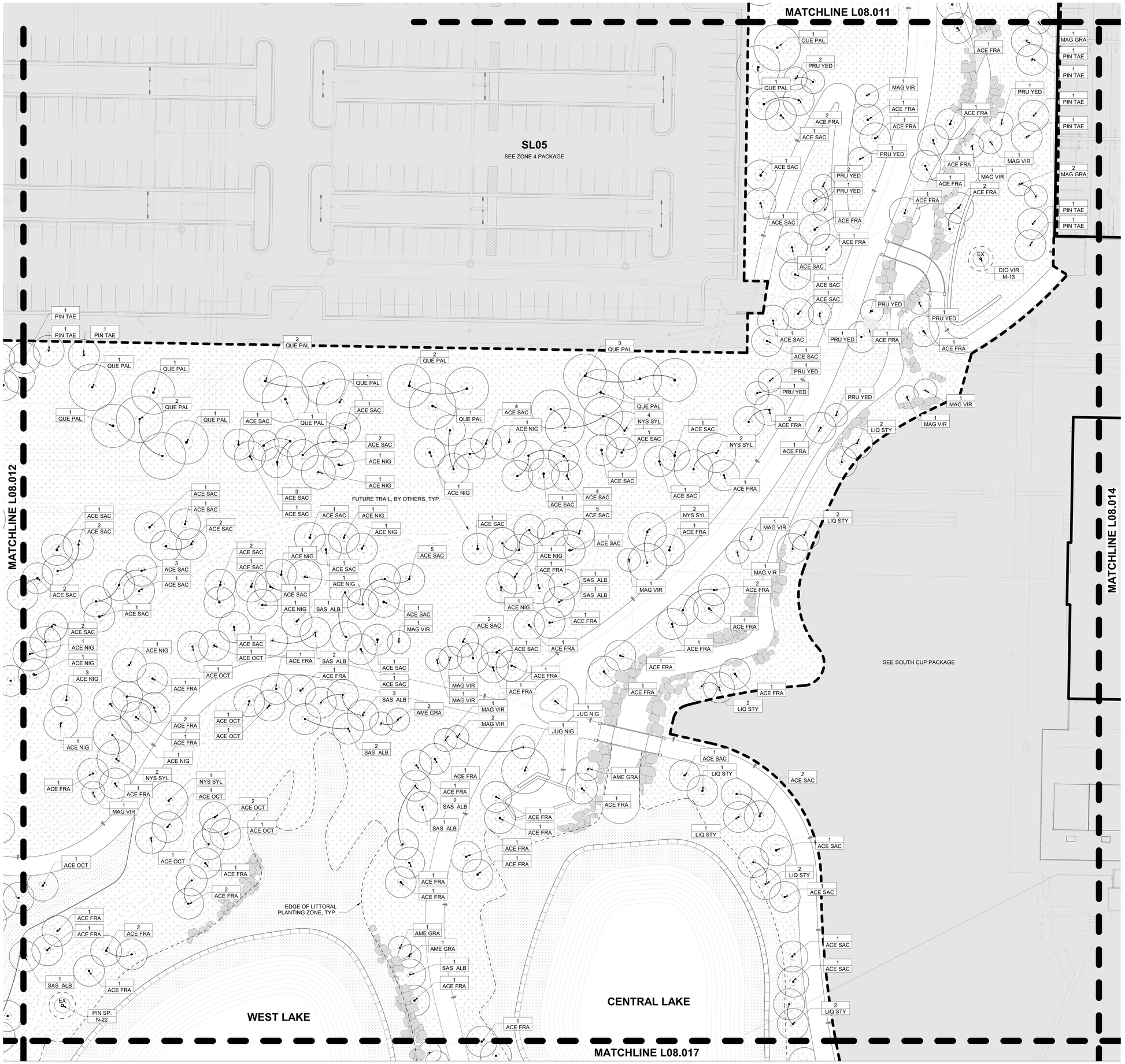


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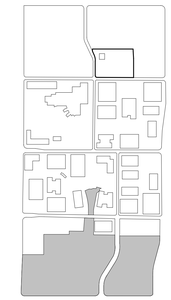
## KEY PLAN



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

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# WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30043-527


**Gensler**

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United States

Tel 214.273.1500
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**swa**

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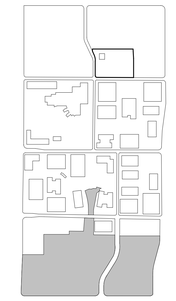
+1.213.236.9090 o


## KEY PLAN



| Date | Description |
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Seal / Signature

**PRELIMINARY**
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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) | L0.8.014 |

City of Bentonville Project No. LSD21-0010

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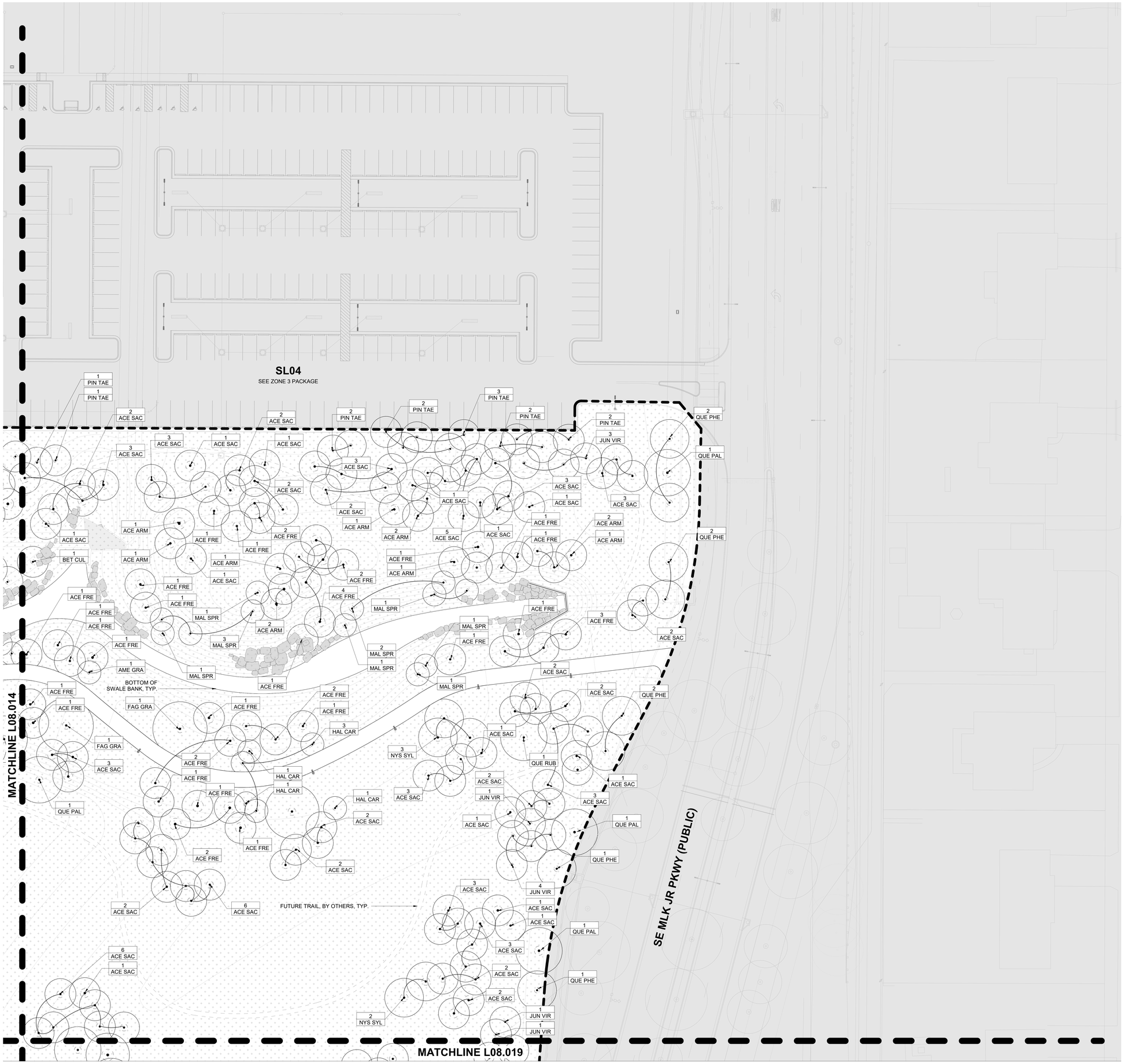


## TREE SCHEDULE

| 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 |
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| BET CUL | Betula nigra 'Cully' Multi-stem | River Birch |
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| 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 |
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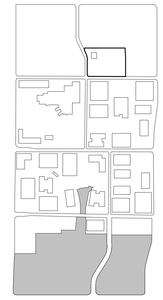

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| SITE-Z05 | V1 | (Z-05) | L08.015 |

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
1 ACE SAC
1 QUE PAL
2 MAC POM
1 ACE SAC
2 NYS SYL
1 MAC POM
1 ACE SAC
3 NYS SYL
2 MAC POM
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
2 ACE SAC
1 ACE SAC
1 ACE SAC
1 ACE SAC
1 MAL SPR
1 ACE SAC
2 ACE SAC
4 TAX DIS
2 MAL SPR
1 ACE SAC
2 MAL SPR
1 MAL SPR
2 TAX DIS
1 MAL SPR
2 MAL SPR
2 ACE SAC
1 ACE SAC
2 ACE SAC
1 ACE SAC
1 ACE SAC
3 MAL SPR
1 ACE SAC
2 ACE SAC
1 ACE SAC
1 ACE SAC
1 ULM AME
2 SAS ALB
1 ACE SAC
2 ACE SAC
1 SAS ALB
2 ULM AME
1 ACE SAC
1 ACE FRA
1 ACE FRA
EX
1 ACE FRA
1 ACE FRA
1 SAS ALB
PIN SP. N-20
EX
1 ACE FRA
PIN SP. N-21
EX

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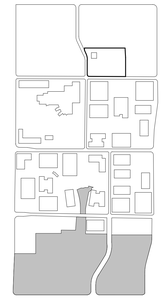
KEY PLAN



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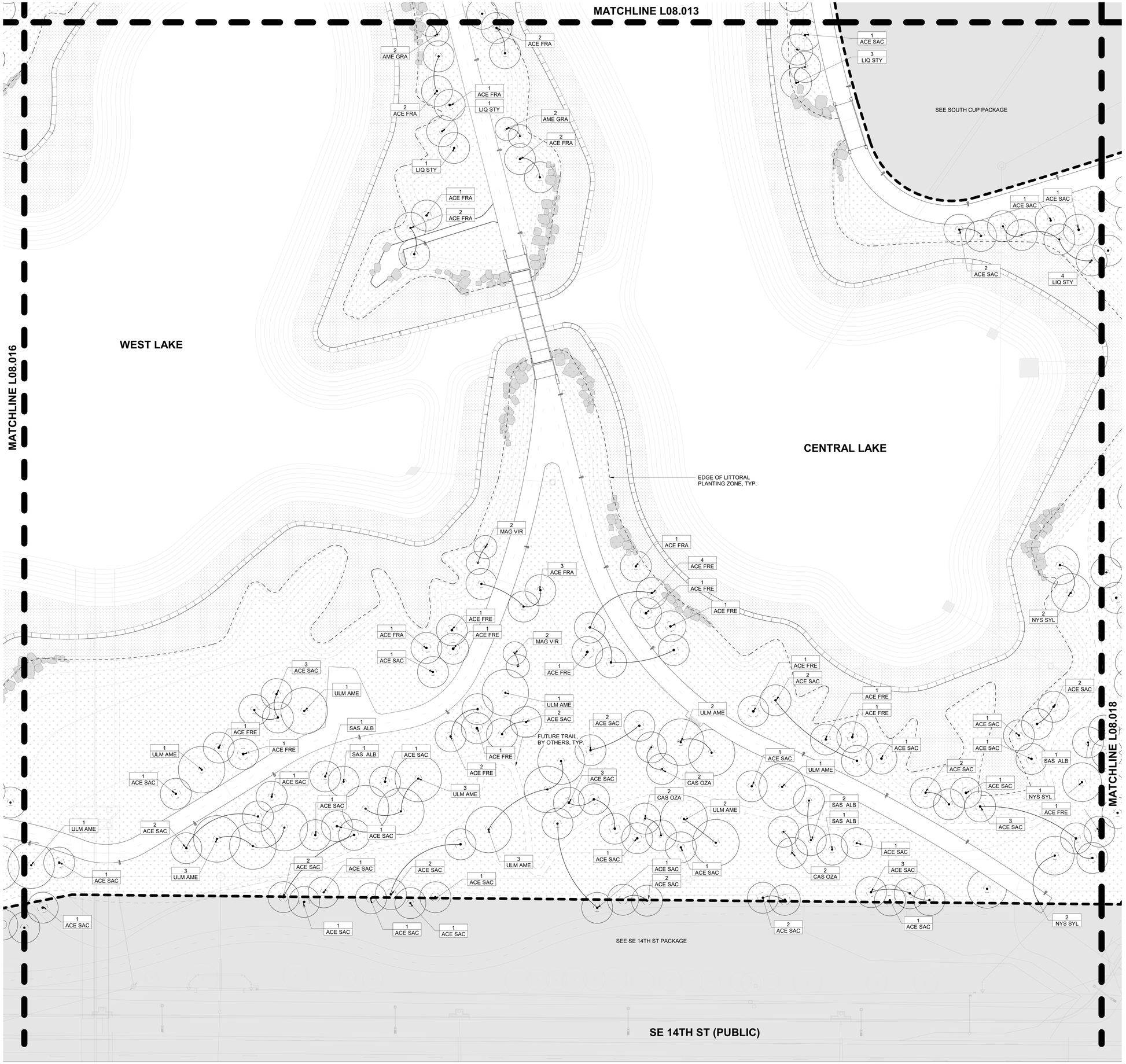


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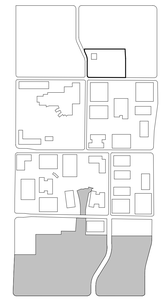

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027.7568.000

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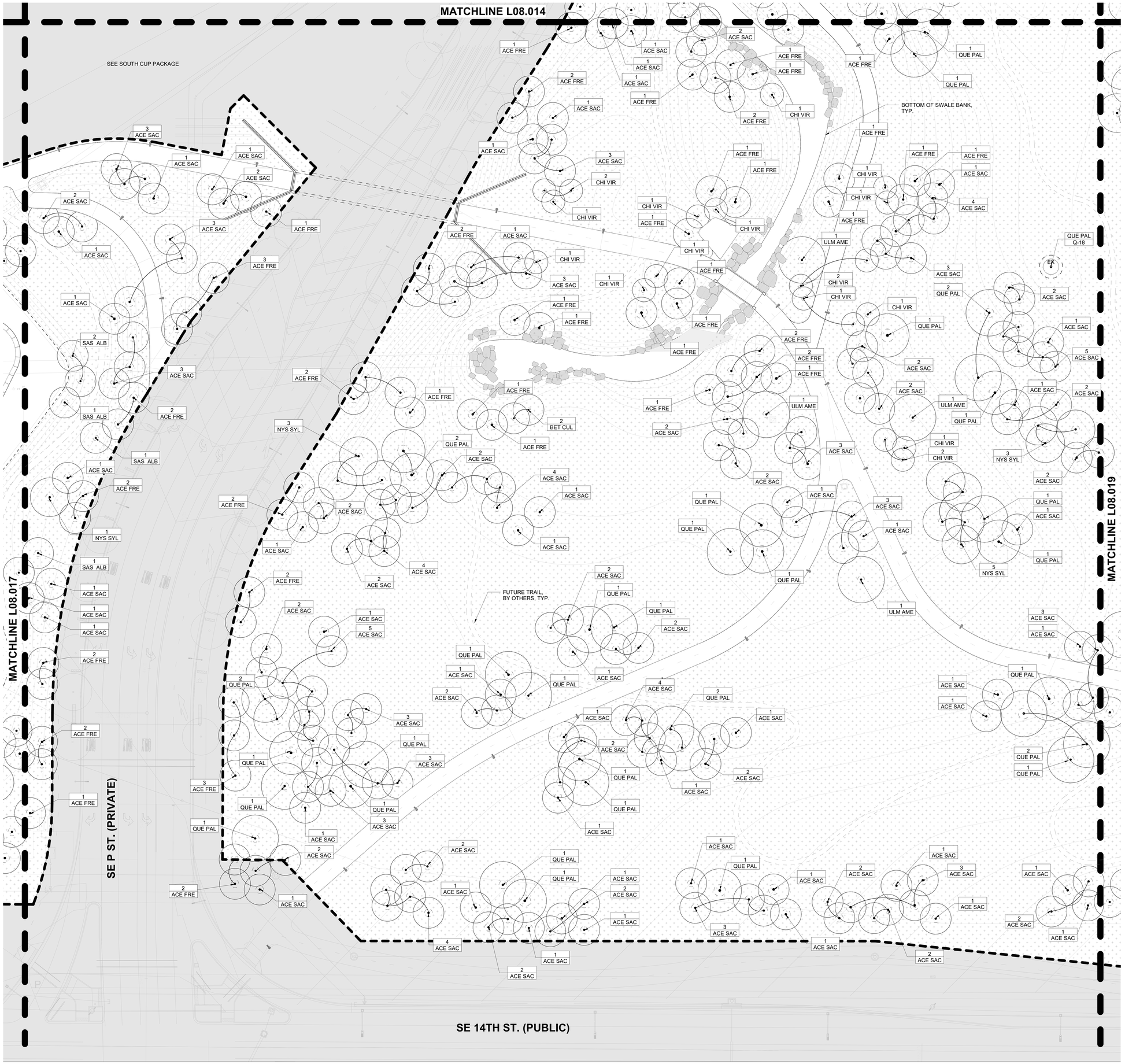


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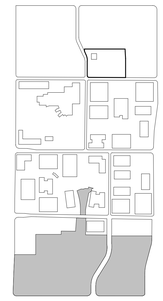

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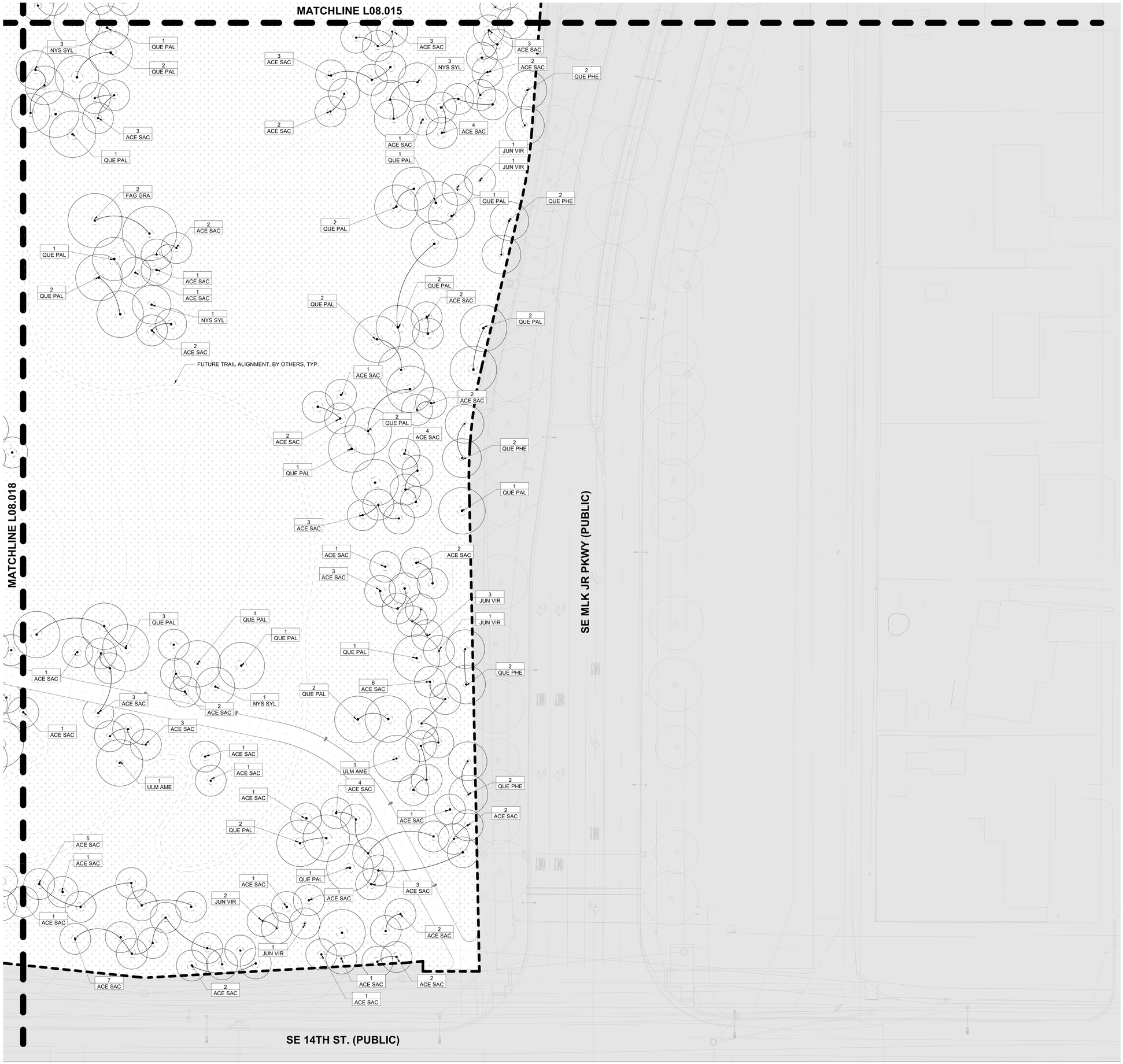


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**NOTES:**

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**

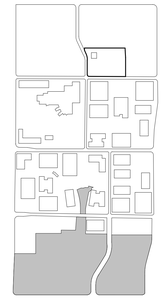
5005 Greenville Avenue
Dallas, TX 75206
United States

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) | L08.019 |

City of Bentonville Project No. LSD21-0010

© 2021 SWA

3/19/2021 8:47:40 AM BIM 360://027.7568.000 - NEOVIVAC_SITE-05_SWA_L-Site-Plan_REASS01.rvt

# REZONING STAFF REPORT

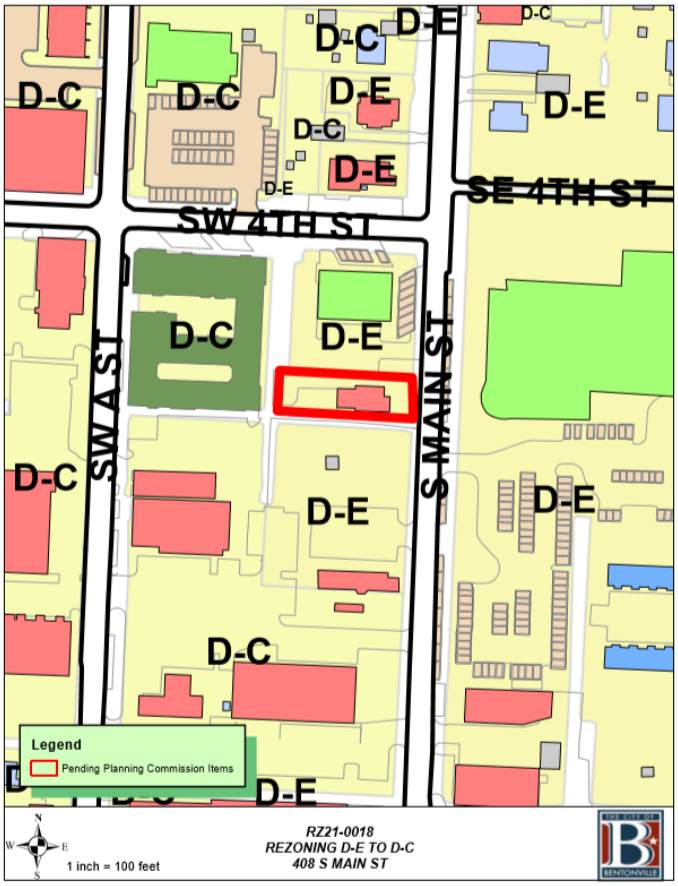
## Westpark Properties, LLC

408 S Main Street
**PC Date:** 4/6/2021
**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | RZ21-0018 |
| **Applicant / Current Owner** | Westpark Properties, LLC |
| **Site Area** | +/- 0.19 acres |
| **Current Zoning** | DE, Downtown Edge |
| **Requested Zoning** | DC, Downtown Core |
| **Future Land Use Map Designation** | Downtown Commercial (DT) |

https://arcg.is/08HvK8

**Location Map**




**Property Description**
This property is located at 408 S Main Street, north of Train Station Park. Surrounding zoning districts are DE, Downtown Edge to the north, east, and south, and D-C, Downtown Core to the west.

**Relationship to the Bentonville Community Plan**
The Future Land Use Plan currently depicts this property as Downtown Commercial. Downtown Commercial areas include traditional mixed-use developments with a focus on design, character, and pedestrian access. Ground floor uses should capitalize on pedestrian traffic and support street life with uses 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 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).

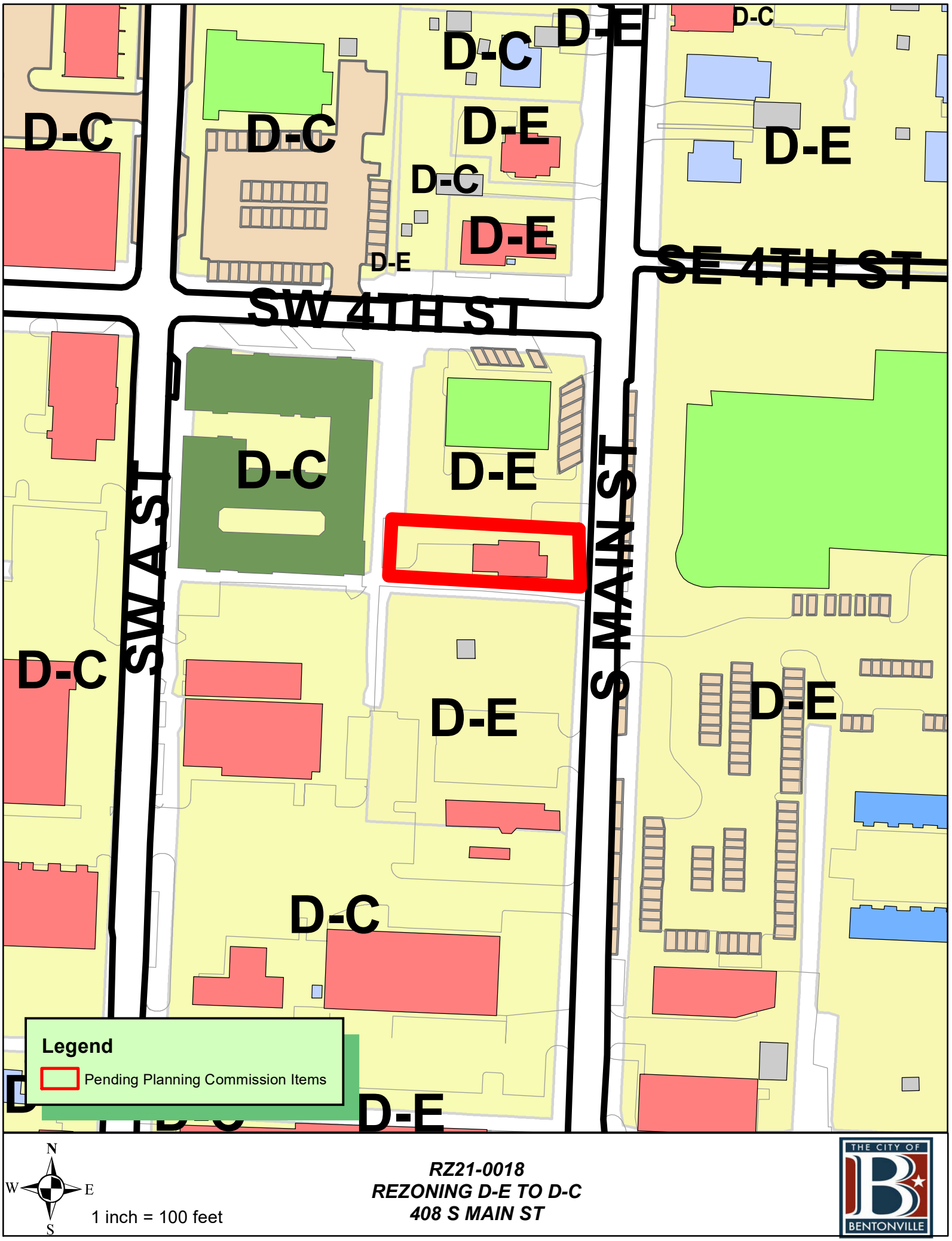
The Bentonville Community Plan designates this Downtown Bentonville Character Area as part of the South Gateway. This encourages continued support of S Main as a secondary entry to Downtown, with a mix of commercial, public, and residential uses.

**Public Comment**
Staff has not received public comment regarding this request.

**Analysis**
The purpose of the Downtown Core zoning district is to maintain and expand the pedestrian oriented character of the town square. According to 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. A rezone to DC is compatible with this area being part of the South Gateway Downtown Character Area Plan.

**Conclusion**
The Future Land Use Plan, the South Gateway Downtown Character Area Plan, and surrounding land uses all support the rezoning request.

Staff recommends approval of the rezoning request.


D-C
D-E
SW 4TH ST
SE 4TH ST
SW A ST
S MAIN ST
Legend
Pending Planning Commission Items
N
W
E
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

# REZONING STAFF REPORT

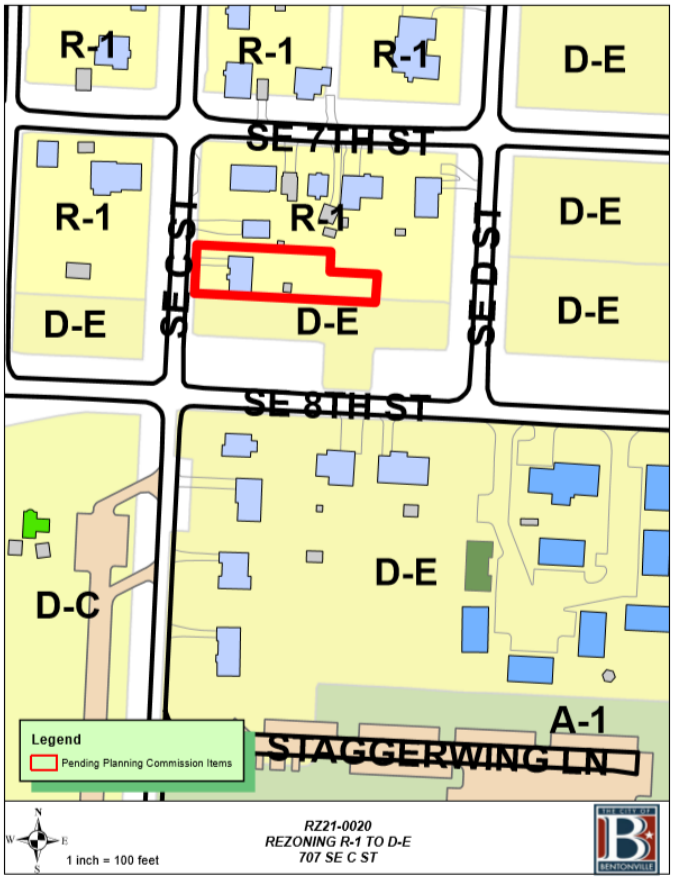
## Vandiver (C Street)

707 SE C Street
**PC Date:** 4/6/2021
**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | RZ21-0020 |
| **Applicant / Current Owner** | Richard Vandiver |
| **Site Area** | +/- 0.28 acres |
| **Current Zoning** | R-1, Single Family Residential |
| **Requested Zoning** | DE, Downtown Edge |
| **Future Land Use Map Designation** | Downtown Commercial (DT) |

https://arcg.is/08HvK8

**Location Map**




**Property Description**
This property is located at 707 SE C Street, northeast of the Thaden School. Adjacent zoning districts are R-1, Single-Family Residential to the north, east and west and DE, Downtown Edge to the south.

**Relationship to the Bentonville Community Plan**
The Future Land Use Plan currently depicts this property as Downtown Commercial. Downtown Commercial areas include 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.

This property is located 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).

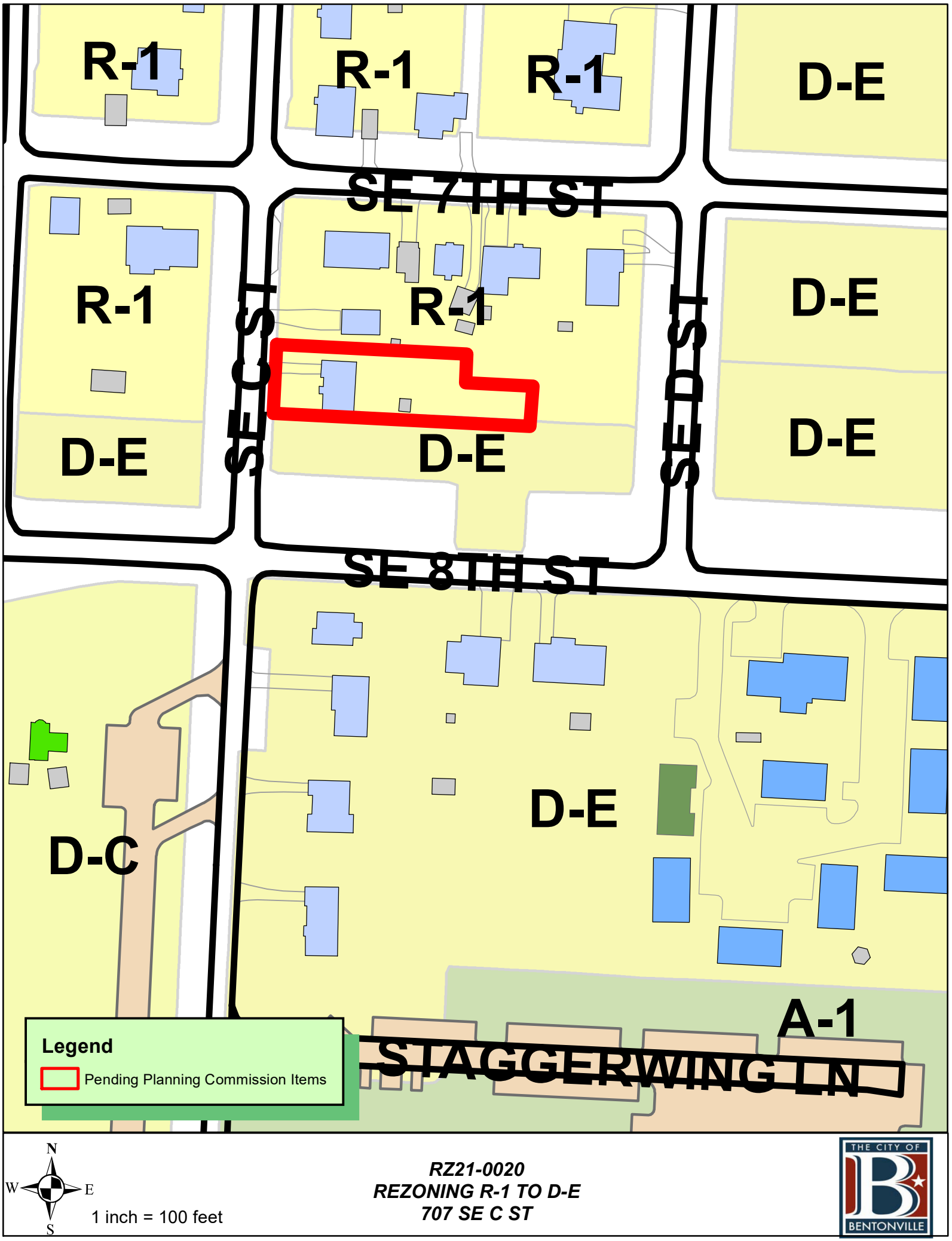
The Bentonville Community Plan designates this as part of the 8th Street Cultural Character Area, which is to create a strong link to Downtown Bentonville and build upon on-going investment in education, hospitality, and arts facilities.

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

**Analysis**
The purpose of the Downtown Core zoning district is to maintain and expand the pedestrian oriented character of the town square. According to the applicant's narrative, the intent of the requested rezoning is to have an office in the existing structure. A rezone to DC is compatible with the goals of the 8th Street Character Area Plan.

**Conclusion**
The Future Land Use Plan, the 8th Street Character Area Plan, and surrounding land uses all support the rezoning request.

Staff recommends approval of the rezoning request.


R-1
R-1
R-1
D-E
SE 7TH ST
R-1
R-1
D-E
SE C ST
SE D ST
D-E
D-E
D-E
SE 8TH ST
D-E
D-C
A-1
STAGGERWING LN
Legend
Pending Planning Commission Items
N
W
E
S
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.

**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.*

**Disclaimer:** FOR INFORMATIONAL PURPOSES ONLY.
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# DE, Downtown Edge

## ALLOWED BY RIGHT

**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

## CONDITIONAL

**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

## ACCESSORY

**Residential**
Dwelling - accessory
Home occupation - type a

**Transportation / Utilities**
Solar energy system
Wind energy system, small

**Other**
Building, accessory - nonresidential

# REZONING STAFF REPORT

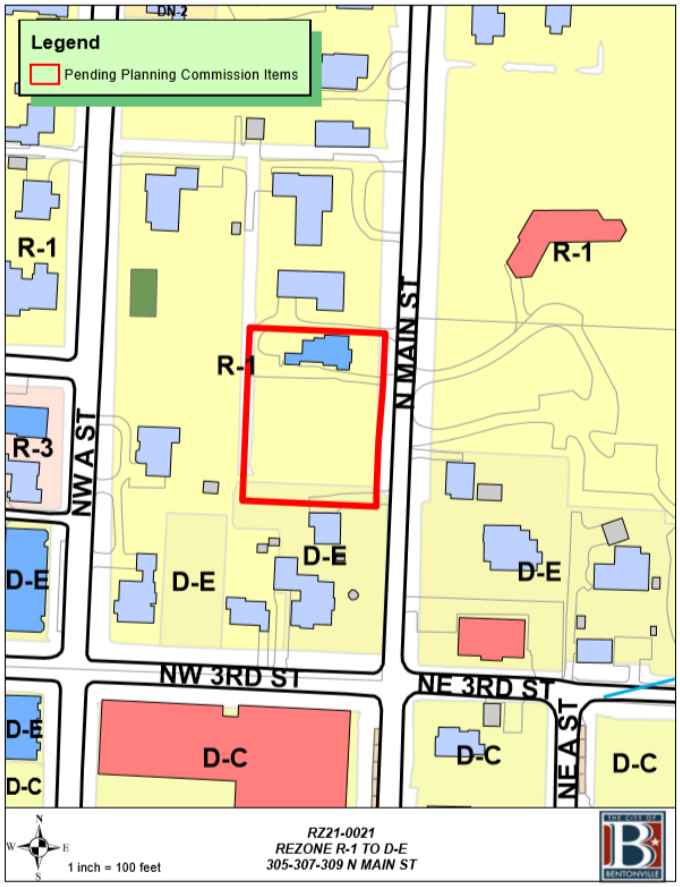
## Matteri

305, 307, & 309 N Main Street
**PC Date:** 4/6/2021
**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | RZ21-0021 |
| **Applicant / Current Owner** | Matteri Family Trust, 8th and Melissa |
| **Site Area** | +/- 0.72 acres |
| **Current Zoning** | R-1, Single Family Residential |
| **Requested Zoning** | DE, Downtown Edge |
| **Future Land Use Map Designation** | Medium Density Residential (MDR) |

https://arcg.is/08HvK8

**Location Map**




**Property Description**
This property is located along N Main Street across the street from Compton Gardens. Surrounding zoning districts are R-1, Single-Family Residential to the north and west, R-1, Single-Family Residential and DE, Downtown Edge to the east, and DE, Downtown Edge to the south.

**Relationship to the Bentonville Community Plan**
The Future Land Use Plan currently depicts this property as Medium Density Residential, which includes townhouse or duplex residential properties and may also include local amenities for residents, including neighborhood parks, places of worship, etc.

This property is located 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).

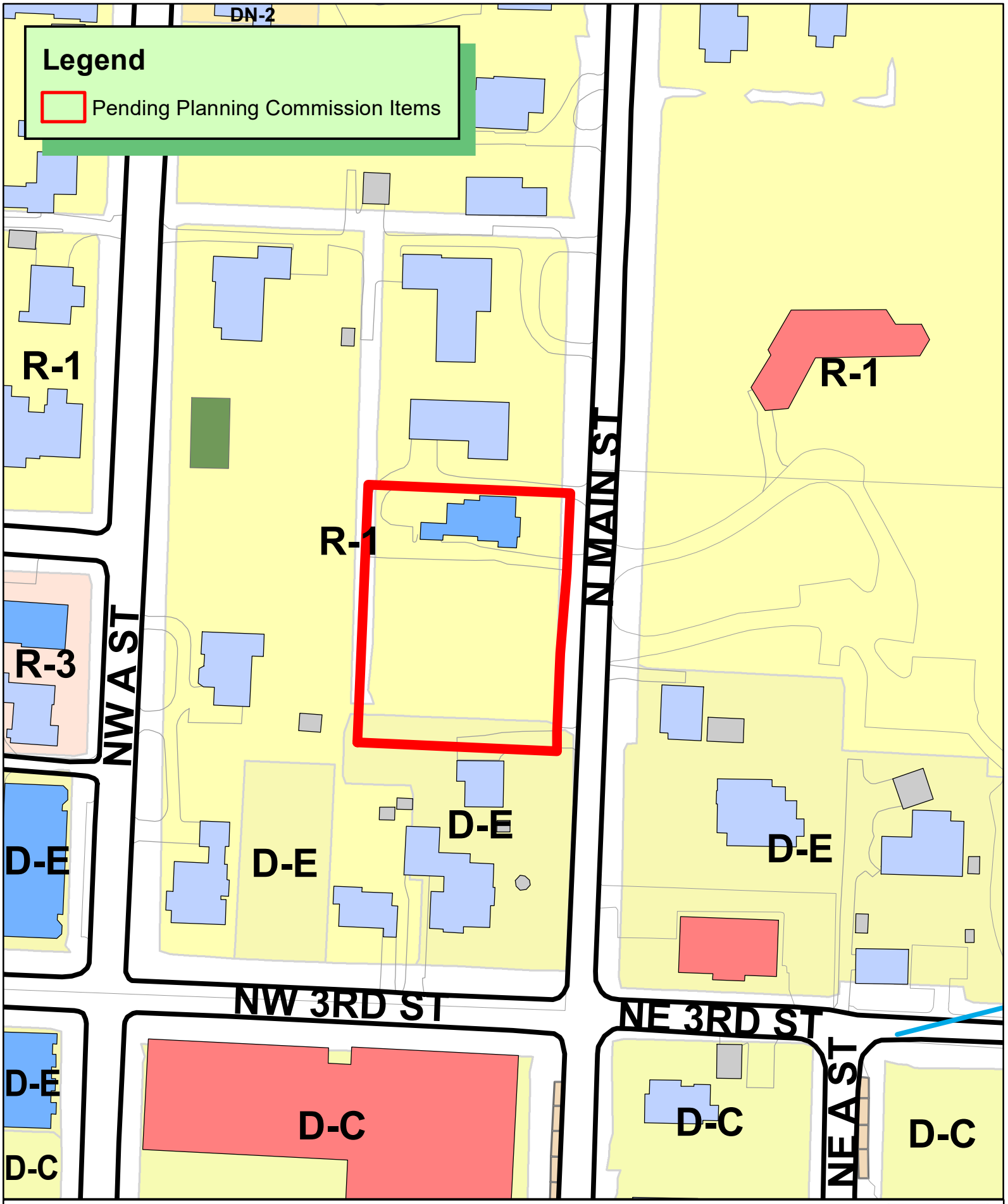
The Bentonville Community Plan designates this as Part of the Downtown Neighborhood Subarea Plan, which identifies this property as DN-2, Medium Density Residential.

**Public Comment**
Staff has not received any public comment regarding this request.

**Analysis**
The purpose of the Downtown Edge zoning district is to create an area of transition between the Downtown Core and lower density residential neighborhoods. A rezone to DE at this location would help continue that transition. While the Downtown Neighborhood Subarea Plan identifies this property as DN-2, the existing DE to the east and south give support to this rezoning request.

**Conclusion**
The surrounding land use patterns lend support to the rezoning request.

Staff recommends approval of the rezoning request.




***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

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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

**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

## CONDITIONAL

**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

## ACCESSORY

**Residential**
Dwelling - accessory
Home occupation - type a

**Transportation / Utilities**
Solar energy system
Wind energy system, small

**Other**
Building, accessory - nonresidential

# REZONING STAFF REPORT

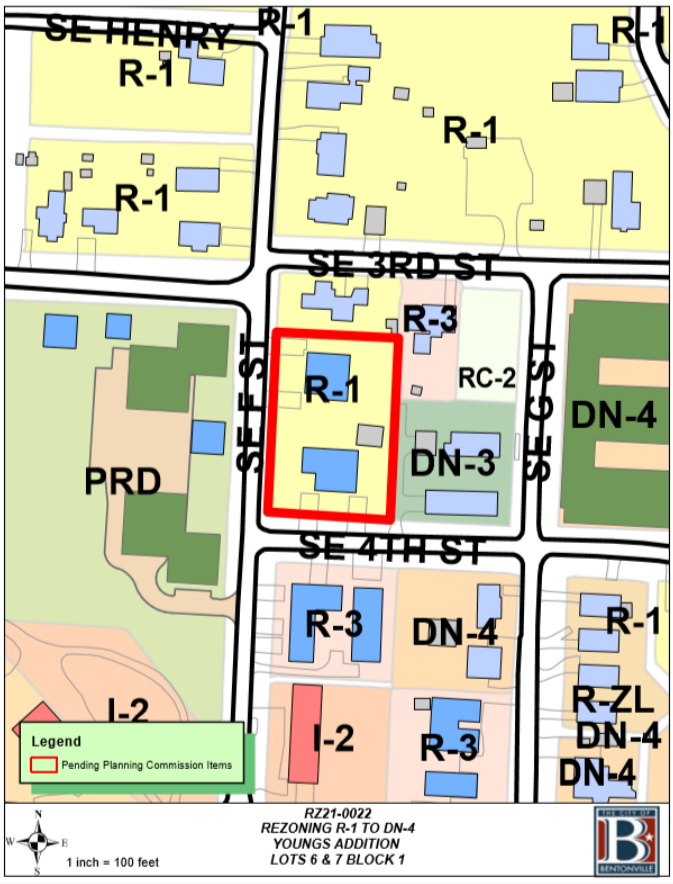
## Vandiver (4th Street)

701 & 703 SE 4th Street, 305 SE F Street
**PC Date:** 4/6/2021
**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | RZ21-0022 |
| **Applicant / Current Owner** | Christina Ann Vandiver, Adam Vandiver and Vicki Taylor |
| **Site Area** | +/- 0.75 acres |
| **Current Zoning** | R-1, Single Family Residential |
| **Requested Zoning** | DN-4, Downtown Mixed-Use Residential |
| **Future Land Use Map Designation** | High Density Residential (HDR) |

https://arcg.is/08HvK8

**Location Map**




**Property Description**
This property is located at the intersection of SE 4th Street and SE F Street. Adjacent zoning districts are R-1, Single Family Residential to the north, R-3, Medium Density Residential and DN-3, Downtown High Density Residential to the east, DN-4, Mixed-Use Residential to the southeast, R-3, Medium Density Residential to the South, and PRD, Planned Residential Development to the west.

**Relationship to the Bentonville Community Plan**
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 located 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).

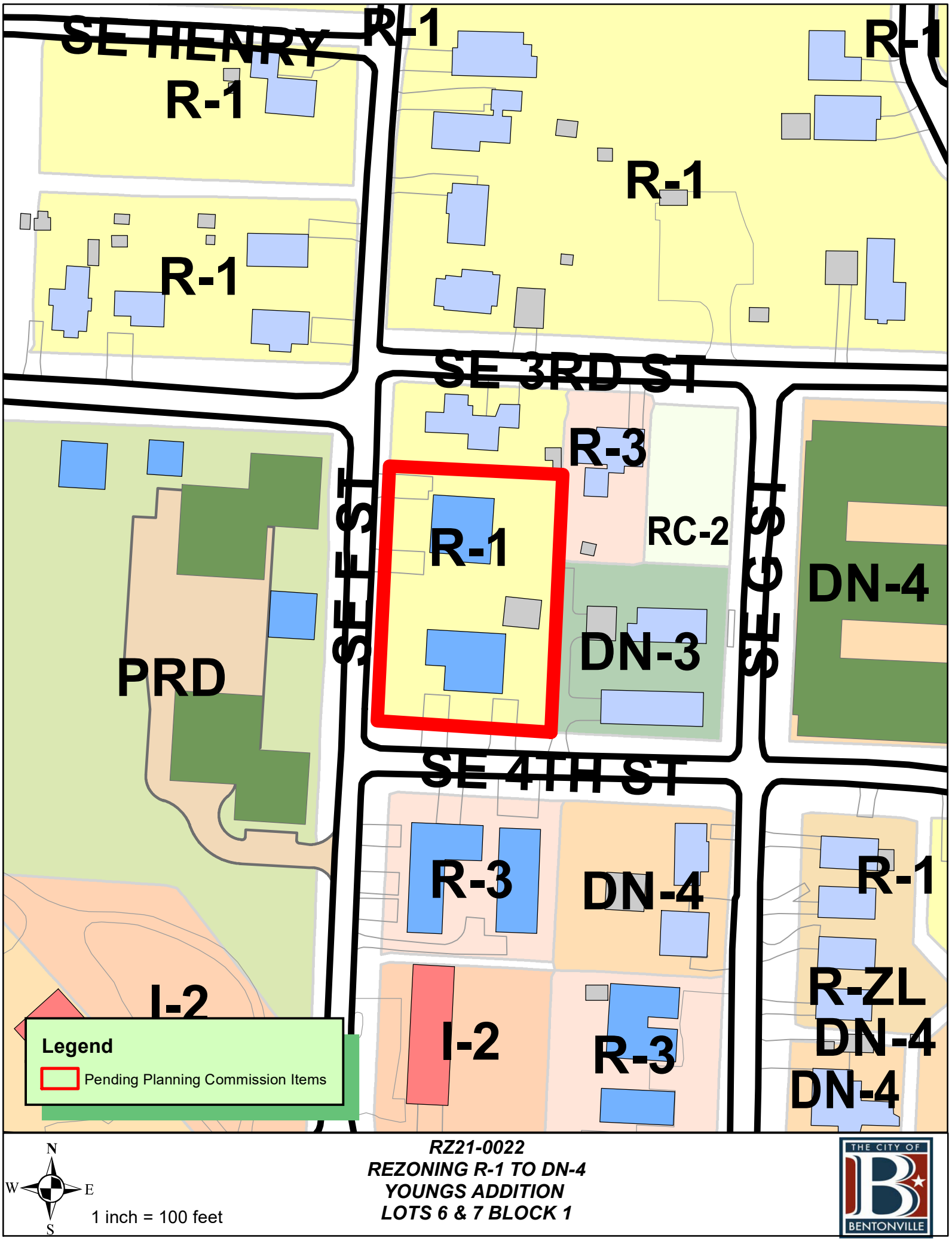
The Bentonville Community Plan designates this as Part of the Downtown Neighborhood Subarea Plan, which identifies this property as DN-3, High-Density Residential.

**Public Comment**
Staff has not received public comment regarding this request.

**Analysis**
The purpose of the Downtown Mixed-use Residential district is to allow for increased neighborhood density and local commerce through the development of multifamily housing and mixed-use structures. While the Downtown Neighborhood Subarea Plan identifies this property as DN-3, the existing DN-4 property to the southeast and two parcels to the east give support to this rezoning request.

**Conclusion**
The surrounding land use patterns lend support to the rezoning request.

Staff recommends approval of the rezoning request.




***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

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# 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’ |

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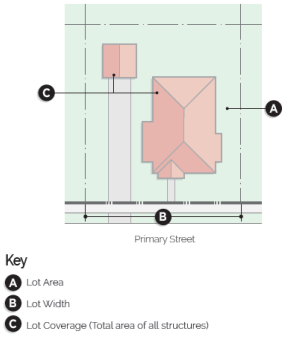
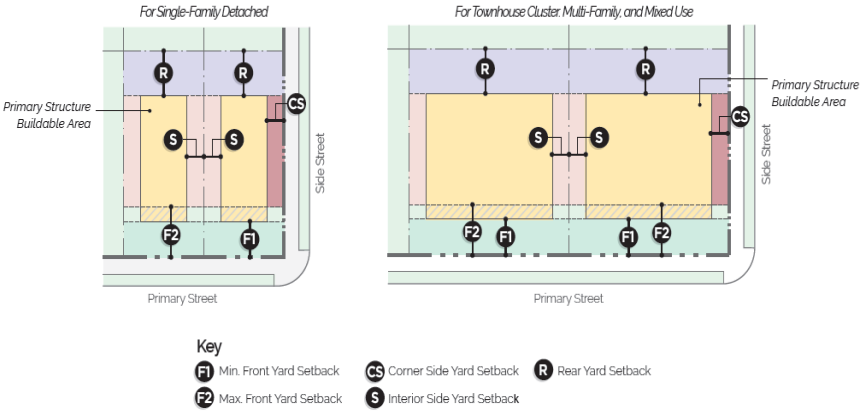
# DN-4, Downtown Mixed-use Residential




| ALLOWED BY RIGHT | CONDITIONAL | ACCESSORY |
|---|---|---|
| **Residential**<br>Dwelling - condominium<br>Dwelling - modular<br>Dwelling - multi-family<br>Dwelling - multi-family - end block<br>Dwelling - single family<br>Dwelling - townhouse or rowhouse<br>Dwelling - townhouse or rowhouse - end block<br>Dwelling - two-family<br>Residential facility - assisted living<br><br>**Recreation, Education & Assembly**<br>Park – mini<br><br>**Services**<br>Child care - residential (4 children)<br>Personal services<br><br>**Retail**<br>Mobile food vendor | **Agriculture and Animals**<br>Urban farm<br><br>**Residential**<br>Home occupation - type b<br><br>**Recreation, Education & Assembly**<br>Cultural studio<br>Educational facility<br>Event center<br>Museum<br>Religious facilities<br><br>**Services**<br>Adult day care<br>Cemetery or mausoleum<br>Child care - commercial<br>Child care - residential (5-10 children)<br>Lodging - bed & breakfast<br>Public safety services<br><br>**Retail**<br>Artisan shop<br>Bakery<br>Retail - small scale (≤ 4,000 gsf)<br><br>**Transportation / Utilities**<br>Utility facility<br>Wireless communication facility (cell towers)<br><br>**Other**<br>Temporary uses | **Agriculture and Animals**<br>Community garden<br><br>**Residential**<br>Dwelling - accessory<br>Home occupation - type a<br><br>**Services**<br>Office - small scale (≤ 4,000 gsf)<br>Medical services – doctor office<br><br>**Retail**<br>Convenience store that sells beer and/or light wine for off-site consumption<br>Convenience store that sells beer and/or light wine, and spirits for off-site consumption<br>Restaurant<br>Restaurant, microbrewery<br><br>Sidewalk café in public right-of-way<br><br>**Transportation / Utilities**<br>Solar energy system<br>Wind energy system, small<br><br>**Other**<br>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<br>Convenience store that sells beer and/or light wine, and spirits for off-site within 500’ of a city-owned park or trail |

# REZONING STAFF REPORT

## Pagan, Inc.

SW 28th Street

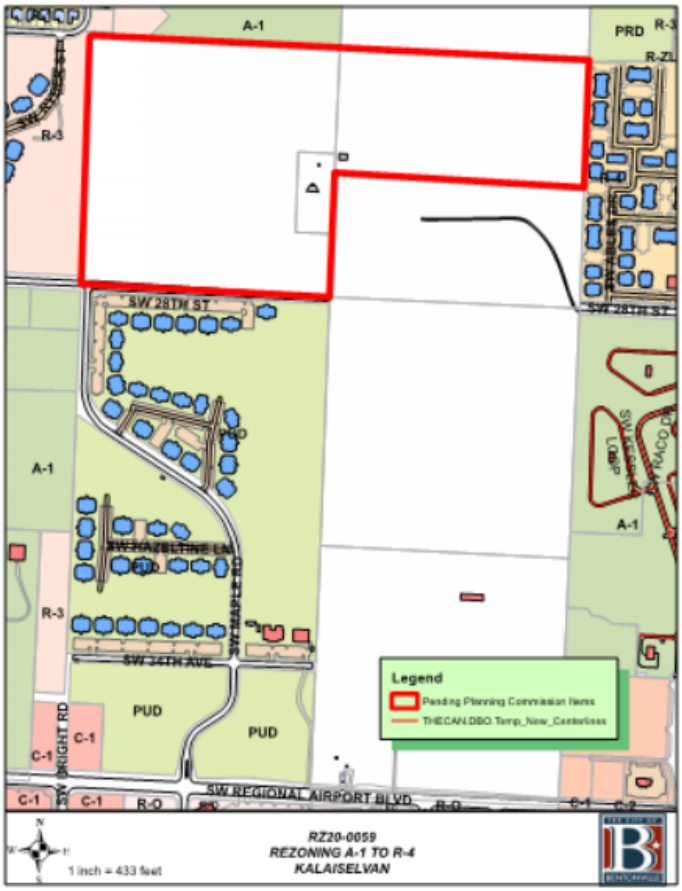
**PC Date:** 4/6/2021

**Reviewer:** Tyler Overstreet, Planning Services Manager, AICP

| | |
|---|---|
| **Project Number** | RZ21-0022 |
| **Applicant / Current Owner** | Pagan Inc. |
| **Site Area** | +/- 56 acres |
| **Current Zoning** | A-1, Agricultural |
| **Requested Zoning** | R-2, Duplex and Patio Home Residential and R-3, Medium Density Residential |
| **Future Land Use Map Designation** | High-Density Residential |

https://arcg.is/08HvK8

**Location Map**




**Property Description**

This property is located northeast of the intersection of SW 28th Street and SW Maple Road. 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.

**Relationship to the Bentonville Community Plan**

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.

This property is located within Priority Area 2, Infill, of the Community Plan. The Infill Priority Area is estimated to accommodate approximately 31,000 new residents by 2035. The Plan states that Bentonville's anticipated growth over the next 20 years can be accommodated with infill opportunity sites like this one.

**Public Comment**

Staff has not received public comment on this rezoning request.

**Analysis**

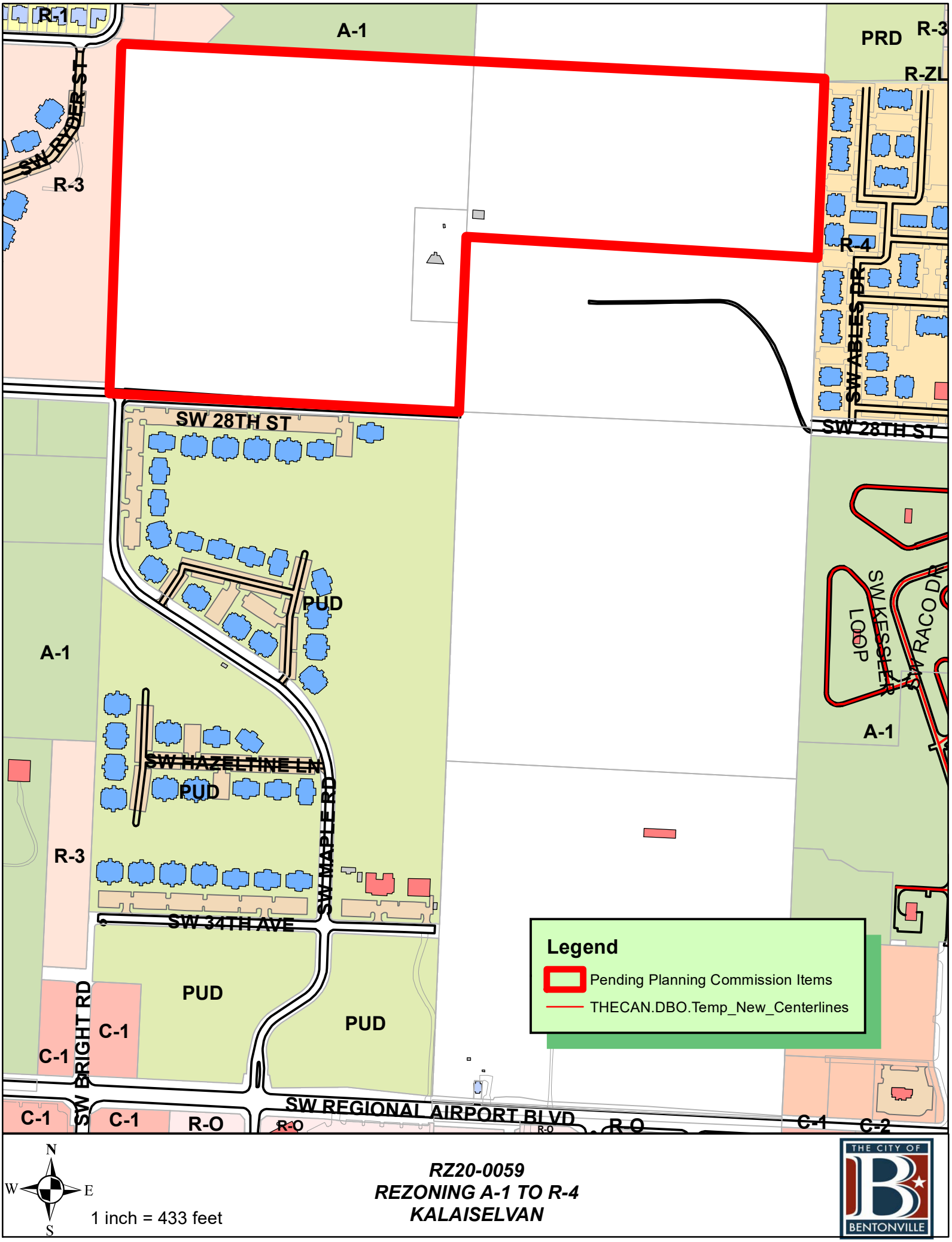
The Master Street Plan depicts a Collector running through the middle of the area to be rezoned and an Arterial directly to the south (SW 28th Street). Because single and two-family homes are not permitted direct access on Collector nor Arterial roadways, a higher density may make sense.

Further, clustering the R-3 area adjacent to SW 28th Street is in line with other nearby zoning classifications and land uses, to the east, west, and south along the corridor.

**Conclusion**

The Future Land Use Plan, surrounding zoning districts and land uses, and the Master Street Plan all support the request.

Staff recommends approval of the rezoning request.


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
Legend
Pending Planning Commission Items
THECAN.DBO.Temp_New_Centerlines
PUD
PUD
C-1
C-1
SW BRIGHT RD
C-1
C-1
R-O
R-O
SW REGIONAL AIRPORT BLVD
R-O
C-1
C-2
N
W
E
S
1 inch = 433 feet
RZ20-0059
REZONING A-1 TO R-4
KALAISELVAN
THE CITY OF
BENTONVILLE

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.

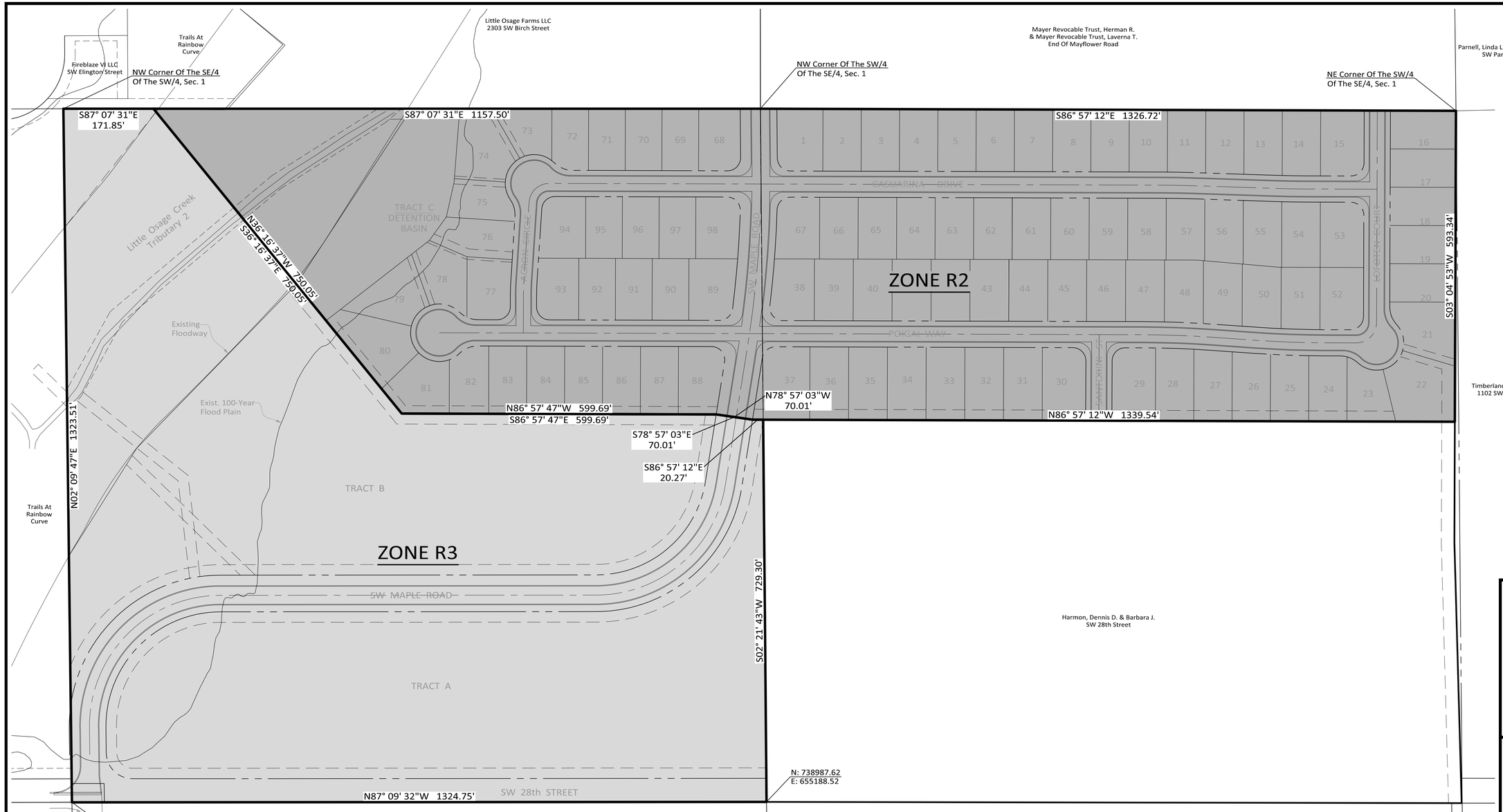
- Signage will be determined at a later day, however, it is anticipated that minor signage will be used at the site.

- 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




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

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

**ZONED R3:**

Proposed Tract A and B.

Beginning at a found mag nail marking the Northwest Corner of the Links at Rainbow Curve Subdivision, thence North 02°09'47" East a distance of 1,323.51 feet to the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 1, Township 19 North, Range 31 West; Thence along the north line of said Southeast Quarter of the Southwest Quarter, South 87°07'31" East a distance of 171.85 feet; Thence leaving said line, South 36°16'37" East a distance of 750.05 feet; Thence South 86°57'47" East a distance of 599.69 feet; Thence South 78°57'03" East a distance of 70.01 feet; Thence South 86°57'12" East a distance of 20.27 feet; Thence South 02°21'43" West a distance of 729.30 feet to the Northeast Corner of the Links at Rainbow Curve Subdivision; Thence along the north line of said Subdivision, North 87°09'32" West a distance of 1,324.75 feet to the Point of Beginning, Containing 1,217,464 square feet, or 27.95 acres, more or less.

**ZONED R2:**

Proposed Lots 1-98 and Tract C.

Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of Section 1, Township 19 North, Range 31, thence South 03°04'53" West a distance of 593.34 feet; Thence North 86°57'12" West a distance of 1,339.54 feet; Thence North 78°57'03" West a distance of 70.01 feet; Thence North 86°57'47" West a distance of 599.69 feet; Thence North 36°16'37" West a distance of 750.05 feet the north line of the Southeast Quarter of the Southwest Quarter of Section 1, Township 19 North, Range 31 West; Thence along the north line of the South half of said Section 1, South 87°07'31" East a distance of 1,157.50 feet; Thence continuing along said line, South 86°57'12" East a distance of 1,326.72 feet to the Point of Beginning, Containing 1,323,237 square feet, or 30.38 acres, more or less.

## LEGEND

- Proposed Asphalt Street W/ Conc. Curb & Gutter
- Proposed Zone Boundary
- Proposed Right-of-Way
- Proposed Lot Line
- Proposed Centerline Road
- Proposed Easement
- Existing Asphalt Pavement
- Existing Centerline Alignment
- Existing Right-of-Way


**MORRISON SHIPLEY**

5704 EUPER LANE, SUITE 200 • FORT SMITH, AR 72903
479.452.1933 • MORRISONSHIPLEY.COM


# POIGAI ESTATES SUBDIVISION
**for the City of Bentonville, Arkansas**

**Issued for Review**
**2.18.2021**

## ZONING EXHIBIT

**Revisions**

| | | | |
|---|---|---|---|
| Drawn By: | DRC | Vert. Scale: | - |
| Approved By: | WWP | Horiz. Scale: | 1" = 100' |
| Date: | 2.18.2021 | Plot Scale: | 1 |
| Project No.: | SIG-01 | DWG Name: | BASE |

SHEET 1



Drawing Name: C:\Users\dcarreira\Desktop\WORKING FROM HOME AGAIN\SIG-01\SIG-01 BASE.dwg Last Modified: Feb 18, 2021 - 1:28pm Plotted on: Feb 18, 2021 - 2:03pm by dcarreira

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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**<br>Animal - domestic or household<br>Community garden<br><br>**Residential**<br>Dwelling - condominium<br>Dwelling - modular<br>Dwelling - single family<br>Dwelling - townhouse or rowhouse<br>Dwelling - two-family<br><br>**Recreation, Education & Assembly**<br>Library<br>Park - mini<br>Park - neighborhood<br><br>**Services**<br>Child care - residential (4 children)<br><br>**Retail**<br>Mobile food vendor | **Agriculture and Animals**<br>Botanical garden<br>Urban farm<br><br>**Residential**<br>Home occupation - type b<br>Recreation, Education & Public Assembly<br>Aquarium<br>Community center<br>Country club<br>Educational facility<br>Golf course<br>Museum<br>Religious facilities<br><br>**Services**<br>Adult day care<br>Cemetery or mausoleum<br>Child care - commercial<br>Child care - residential (5-10 children)<br>Lodging - bed & breakfast<br>Public safety services<br><br>**Transportation / Utilities**<br>Utility facility<br>Wireless communication facility (cell towers)<br><br>**Other**<br>Temporary Uses | **Agriculture and Animals**<br>Chicken, hobby<br><br>**Residential**<br>Dwelling - accessory<br>Home occupation – type a<br><br>**Transportation / Utilities**<br>Solar energy system<br>Wind energy system, small<br><br>**Other**<br>Building, accessory - nonresidential |

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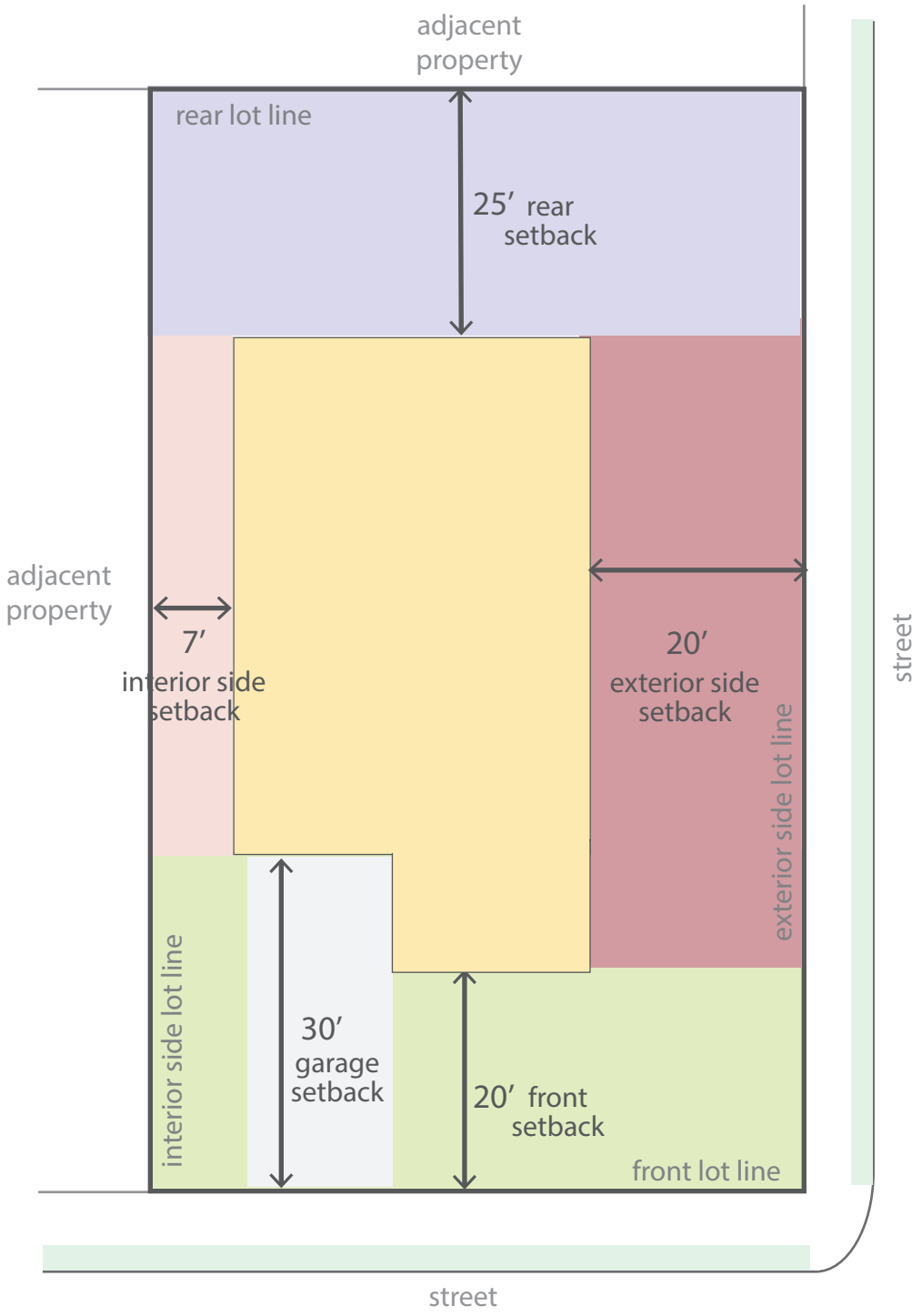
# R-2, Duplex & Patio Home Residential

## 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.

**Disclaimer:** FOR INFORMATIONAL PURPOSES ONLY.
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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**<br>Animal - domestic or household<br>Community garden<br><br>**Residential**<br>Dwelling - condominium<br>Dwelling - modular<br>Dwelling - multi-family<br>Dwelling - single family<br>Dwelling - townhouse or rowhouse<br>Dwelling - two-family<br>Residential facility - assisted living<br>Residential facility - temporary shelter<br><br>**Recreation, Education & Assembly**<br>Library<br>Park - mini<br>Park - neighborhood<br><br>**Services**<br>Child care - residential (4 children)<br><br>**Retail**<br>Mobile food vendor | **Agriculture and Animals**<br>Botanical garden<br>Urban farm<br><br>**Residential**<br>Home occupation - type b<br><br>**Recreation, Education & Public**<br>Aquarium<br>Community center<br>Country club<br>Educational facility<br>Golf course<br>Museum<br>Religious facilities<br><br>**Services**<br>Adult day care<br>Cemetery or mausoleum<br>Child care - commercial<br>Child care - residential (5-10 children)<br>Lodging - bed & breakfast<br>Public safety services<br><br>**Transportation / Utilities**<br>Utility facility<br>Wireless communication facility (cell towers)<br><br>**Other**<br>Temporary uses | **Residential**<br>Dwelling - accessory<br>Home occupation - type a<br><br>**Transportation / Utilities**<br>Solar energy system<br>Wind energy system, small<br><br>**Other**<br>Building, accessory - nonresidential |

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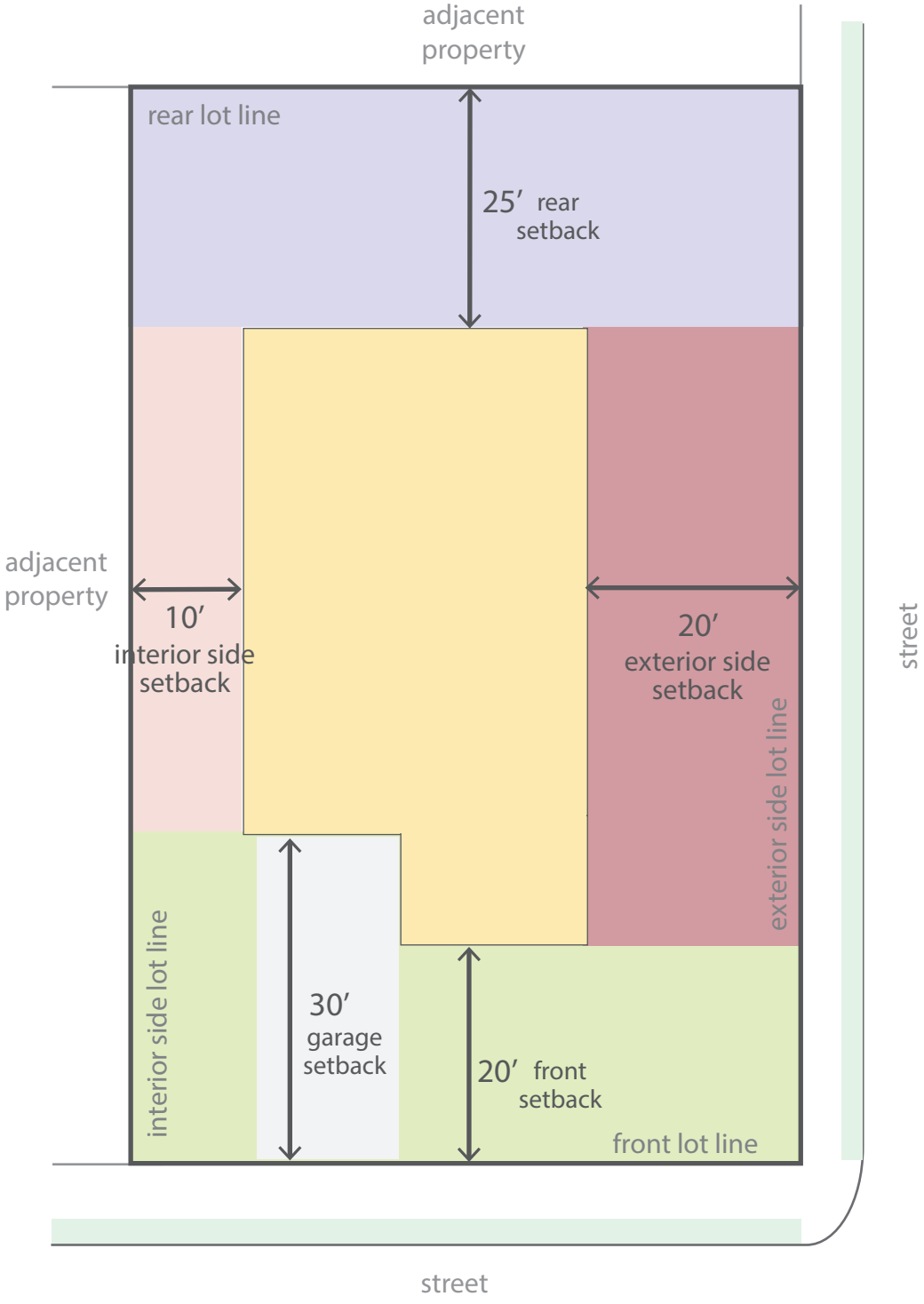
# R-3, Medium Density Residential

## Setback Illustration



# CONDITIONAL USE STAFF REPORT

## Eyecandy Spa and Boutique

1724 SE Moberly Lane

**PC Date:** 4/6/2021

**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | CU21-0006 |
| **Applicant / Current Owner** | Benton Mobly Partners, LLC |
| **Site Area** | +/- 1.83 acres |
| **Current Zoning** | R-O, Residential Office |
| **Future Land Use Map Designation** | Office (O) |
| **Requested Use** | Personal Services |
| **Protective Covenants** | N/A |

https://arcg.is/08HvK8

**Location Map**

**Property Description**

This property is located at 1724 SE Moberly Lane and is currently zoned R-O, Residential Office, with a Future Land Use Designation of Office.

**Proposed Use Description**

The applicant requests to use an existing office suite for their personal services use. Personal services (such as spas) require a Conditional Use Permit in the R-O zoning district.

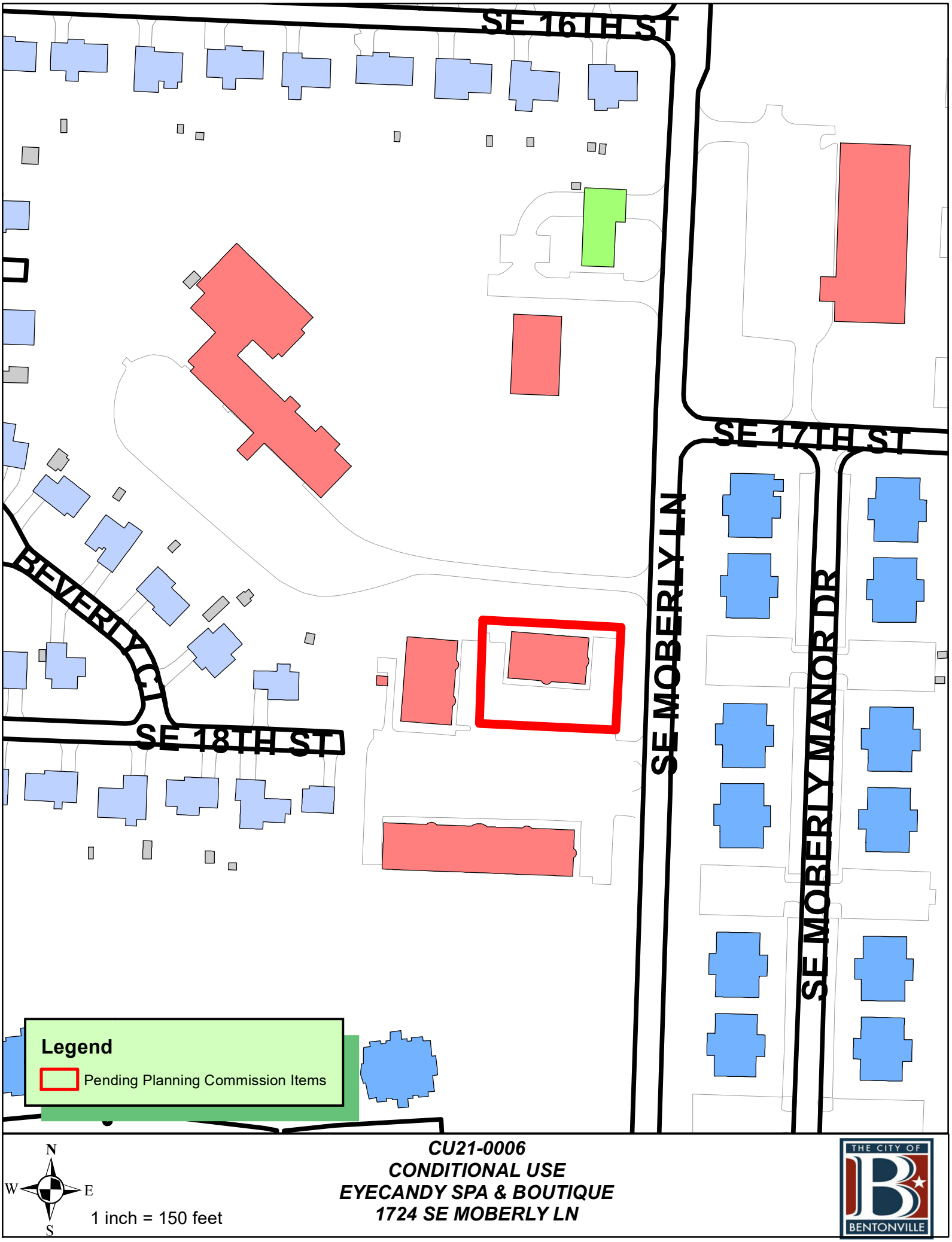
According to the applicant's narrative, the hours of operation for the boutique will be Monday through Friday, 10 AM to 6 PM, and Saturday from 9 AM to 5 PM. The salon will operate Sunday through Saturday, from 10 AM – 8 PM, by appointment. The applicant estimates 25-30 customers per day.

**Public Notice**

At this time, staff has not received public comment about this request.

**Conditions of Approval**

1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.




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

THE CITY OF BENTONVILLE

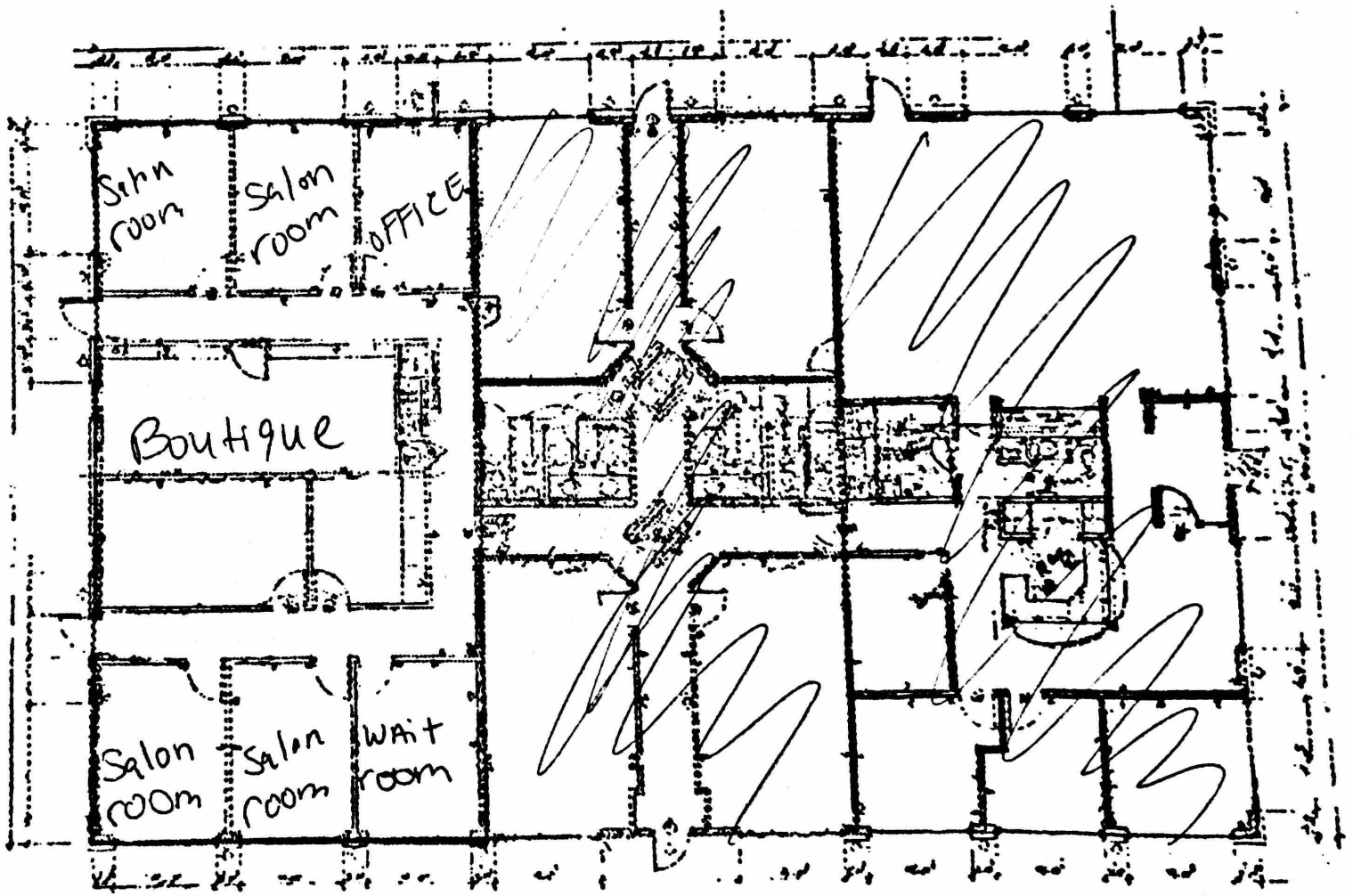
Conditional Use Narrative

- 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

# REZONING STAFF REPORT

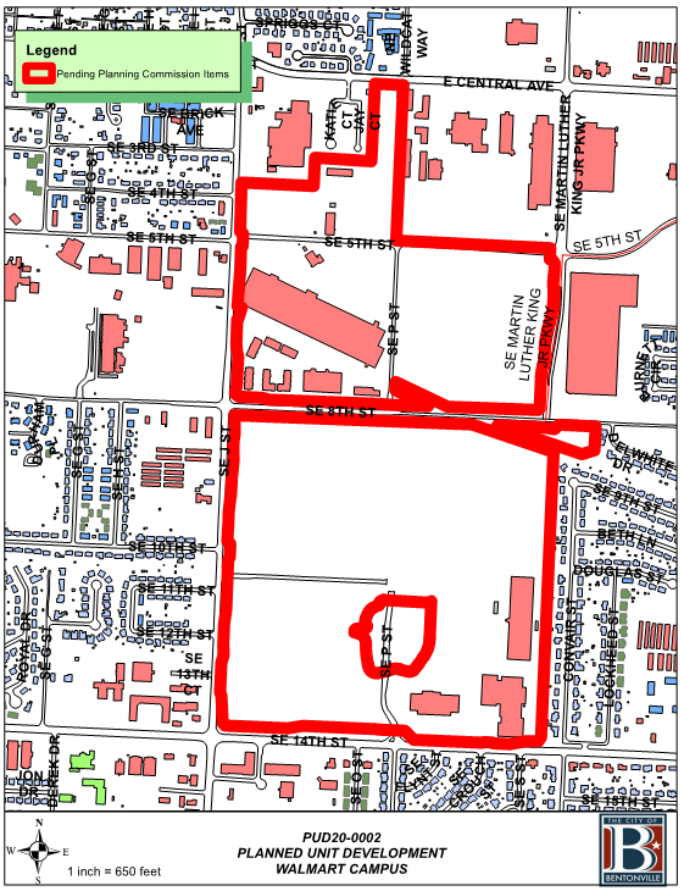
## Walmart Campus

301 SE J Street
**PC Date:** 4/6/2021
**Reviewer:** Tyler Overstreet, Planning Services Manager, AICP

| | |
|---|---|
| **Project Number** | PUD20-0002 |
| **Applicant / Current Owner** | Wal-Mart Stores, Inc.<br>PO Box 8050<br>Bentonville, AR 72712 |
| **Site Area** | +/- 231 acres |
| **Current Zoning** | PUD, Planned Unit Development |
| **Requested Zoning** | PUD, Planned Unit Development |
| **Future Land Use Map Designation** | General Commercial |

https://arcg.is/08HvK8

**Location Map**




***Note: This is an amendment to a previously approved Planned Unit Development.***

**Amendment Description**
The applicant revises their PUD to include a conceptual layout for Zone 2 of the Walmart 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.

**Project Description**
This property is the future site of the Walmart Home Office Campus. The property is generally bounded by E Central Avenue to the north, SE Martin Luther King Junior Parkway and SE Moberly Lane to the east, SE 14th Street to the south, and SE J Street to the west. Vicinity maps and streetscape layouts are included in the Planned Unit Development packet.

The campus includes a total of 13 commercial buildings, 13 parking decks, and 10 surface parking lots. The development is divided into five zones to be constructed in three phases. Depictions of each of the zones and a phasing plan are included within the packet. The development provides a total of 11,255 parking spaces. The Planned Unit Development depicts 15-foot setbacks along SE J Street and SE 14th Street, 10-foot setbacks along MLK, and 0-foot setbacks along SE 8th Street. The development depicts a total of 108 acres of open space, or 47% of the project area. The development provides a variety of materials such as architectural metal panel, wood finish, brick, glass, and precast concrete panels.

Currently zoned I-2 Heavy Industrial, R-3 Medium-Density Residential, R-O, Residential Office, and C-2, General Commercial. Adjacent zoning districts include R-1, R-4, C-2, and C-1 to the north, R-1, R-3, C-2, and C-1 to the east, R-1, R-O, and C-2 to the south, and R-O, C-1, C-2, R-1, I-2, and PUD to the west.

**Relationship to the General Plan**
The Future Land Use Plan currently depicts this property as General Commercial. General Commercial areas typically include uses that serve nearby residents and those coming from other parts of the region. They encourage a variety of commercial uses and should balance access between vehicles and pedestrians. The General Commercial land use category is compatible with the proposed Planned Unit Development

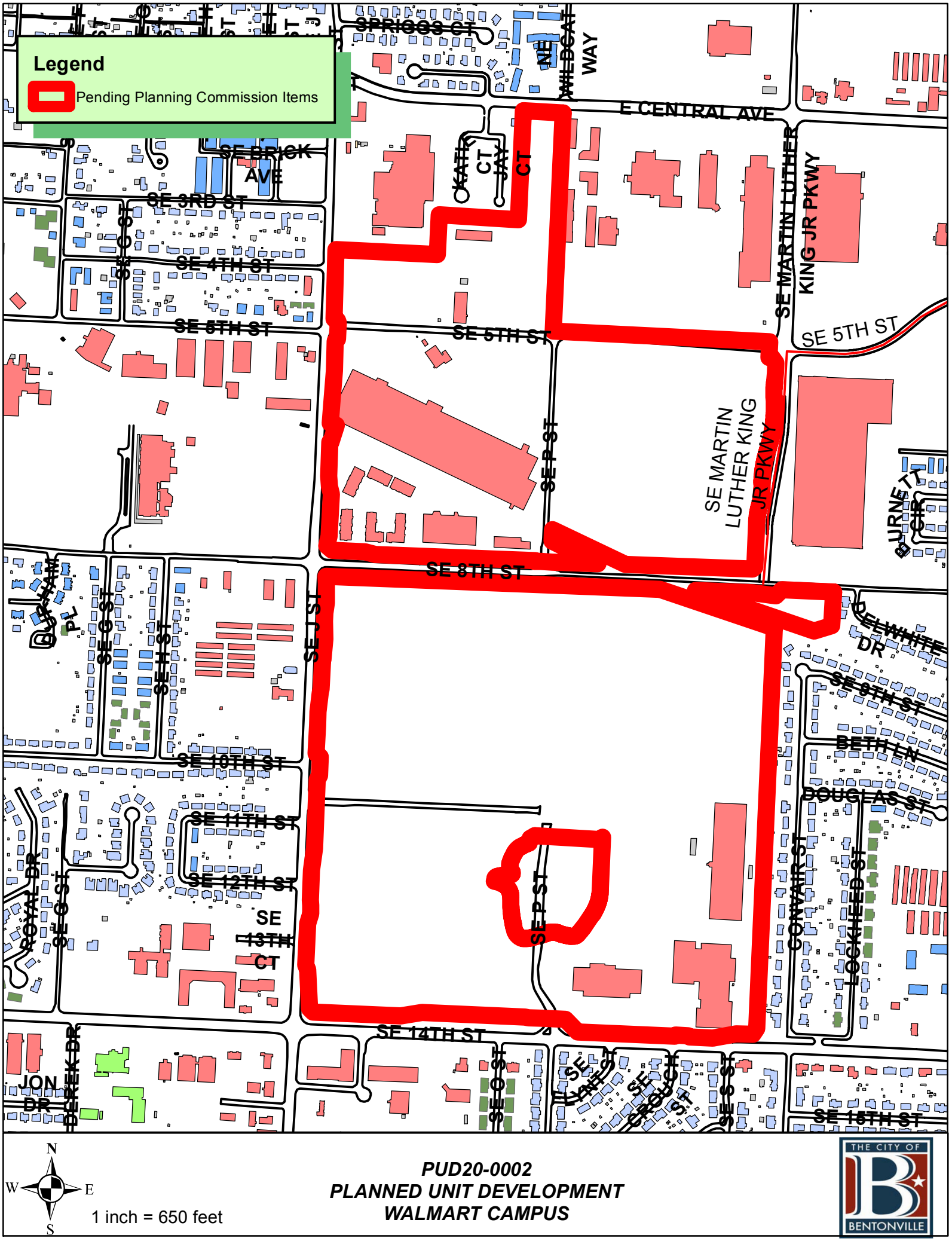
**Public Comment**
Staff has received comments regarding this request.

**Conclusion**

According to the applicant's narrative the purpose of their Planned Unit Development is to provide a smart and sustainable design and a connected campus rooted in the community. The Campus seeks to meet these goals through the use of local materials, environmentally friendly design, connection with the Razorback Greenway and 8th Street, and building and architectural selections to serve as an extension of the existing community.

The Commerce and Industry Chapter of the 2015 Bentonville Community Plan is of special importance to this project. The Chapter's Community-Wide Recommendations suggest the City require a high quality of design and make unique and interesting places. In addition, the chapter depicts this property as being within the East Side Walmart Employment Sector Area. The plan notes that this area should serve as a link between the western trail network (which includes Downtown and Crystal Bridges) and the eastern trail network (which includes NWACC and the City of Rogers).

This Planned Unit Development, through its use of unique design, open space, and pedestrian connectivity, meets the purpose and intent of the PUD ordinance and of the Commerce and Industry Chapter of the Community Plan. Staff recommends approval of this rezoning request.




***PUD20-0002***
***PLANNED UNIT DEVELOPMENT***
***WALMART CAMPUS***

# WALMART CAMPUS

PUD SUBMISSION - 2ND REVISED SUBMISSION

MARCH 1, 2021

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Gensler CEI swa Miller Boskus Lack
DUDA PAINE WALKER CONSULTANTS wpm ENGINEERING

# SHEET INDEX


**PROJECT NARRATIVE**
P03 Written Description of PUD

**OVERALL SITE**
P05 General Vicinity Map
P06 Site Boundary
P07 Master Plan | Building Types
P08 Master Plan | Zones
P09 Zone Map | LSD Package Zone 01
P10 Zone Map | LSD Package Zone 02N
P11 Zone Map | LSD Package Zone 02NW
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
P16 PUD Construction Phasing Plan

**BOUNDARY SURVEY**
P17 ROW & Setback Boundaries

**STREET SECTIONS**
P18 Public City Street | SE J Street
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
P23 Private Street | SE 5th Street
P24 Private Street | SE 10th Street

P25 Parking Lot Soil Depth

P26 Open Space Area

**ZONE 01** - ELEVATIONS & MATERIALS
P27 Office Building OF01 | Foundry
P28 Office Building OF02 | Collection
P29 Office Building OF03 | Mill
P30 Office Building OF12 | Collection
P31 Office Building OF04 | Apparel Merchant Building
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





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## 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.<br>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.

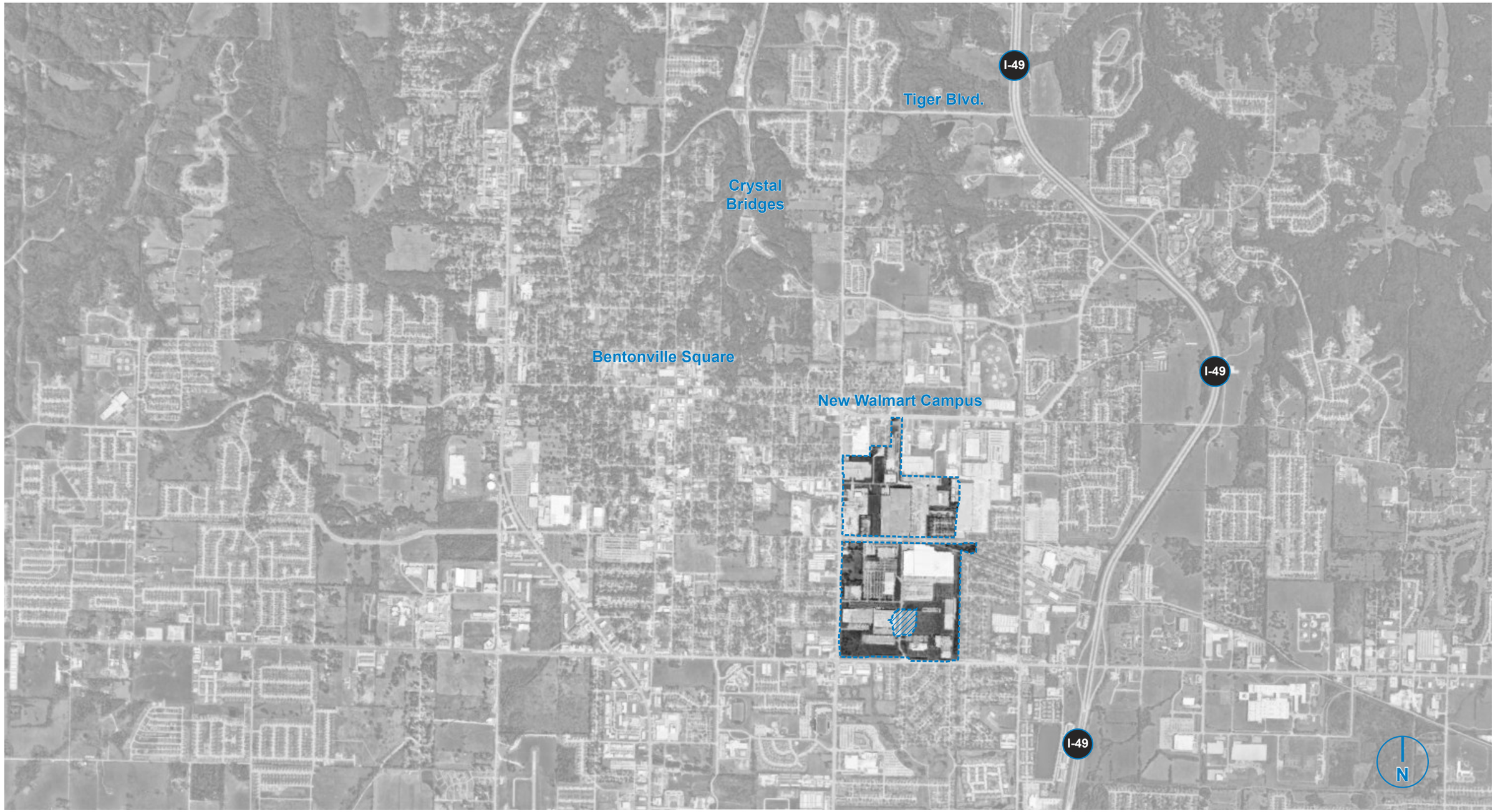
### 401.10(g)(3) PUD districts perimeter requirements.

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

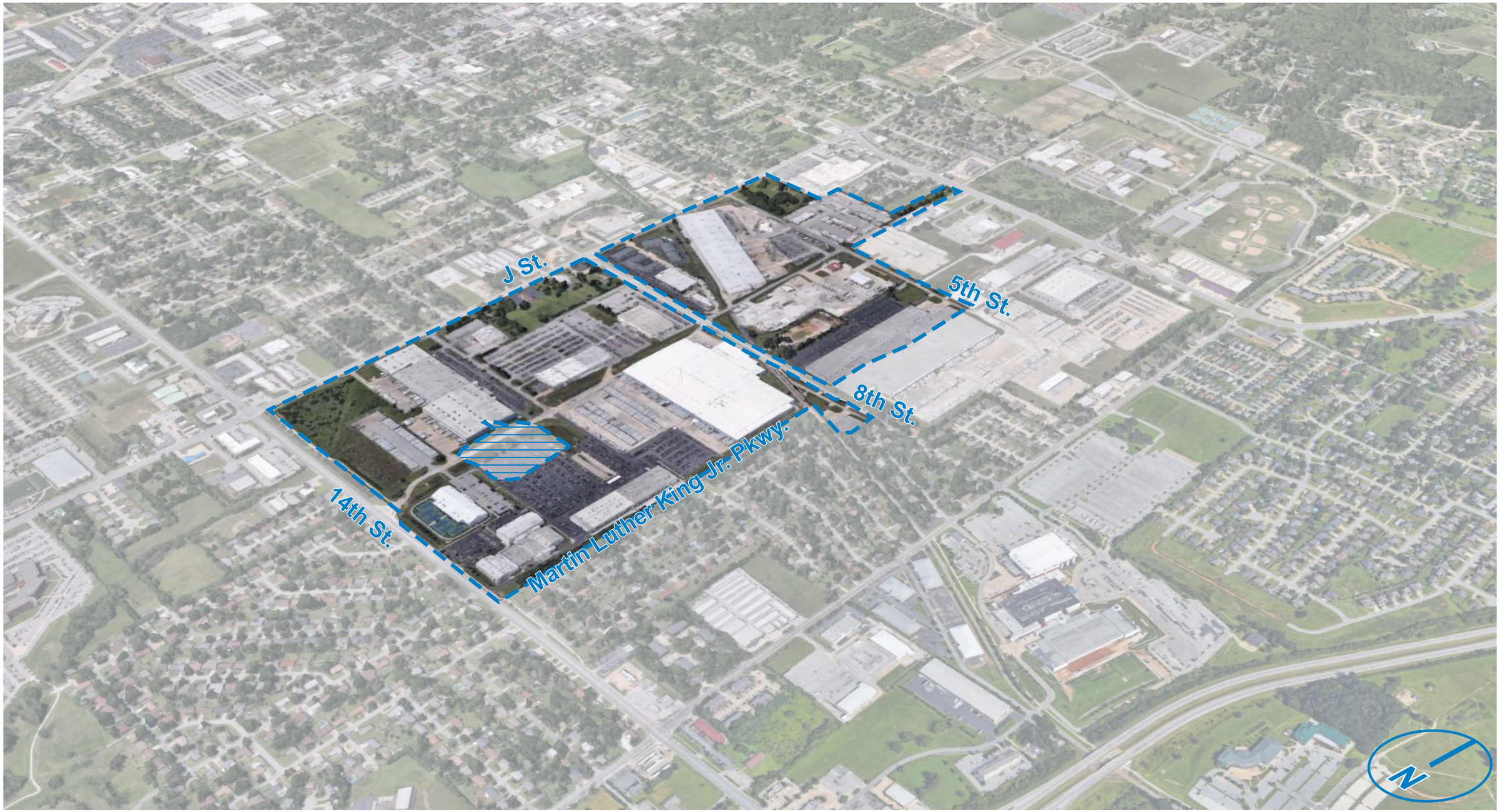
These street and landscaping improvements have been designed to meet the expectations Bentonville residents living in adjacent neighborhoods have for excellent and continuous public improvements.

### 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
I-49
I-49
N

Google Maps




Google Maps

**Walmart Campus**

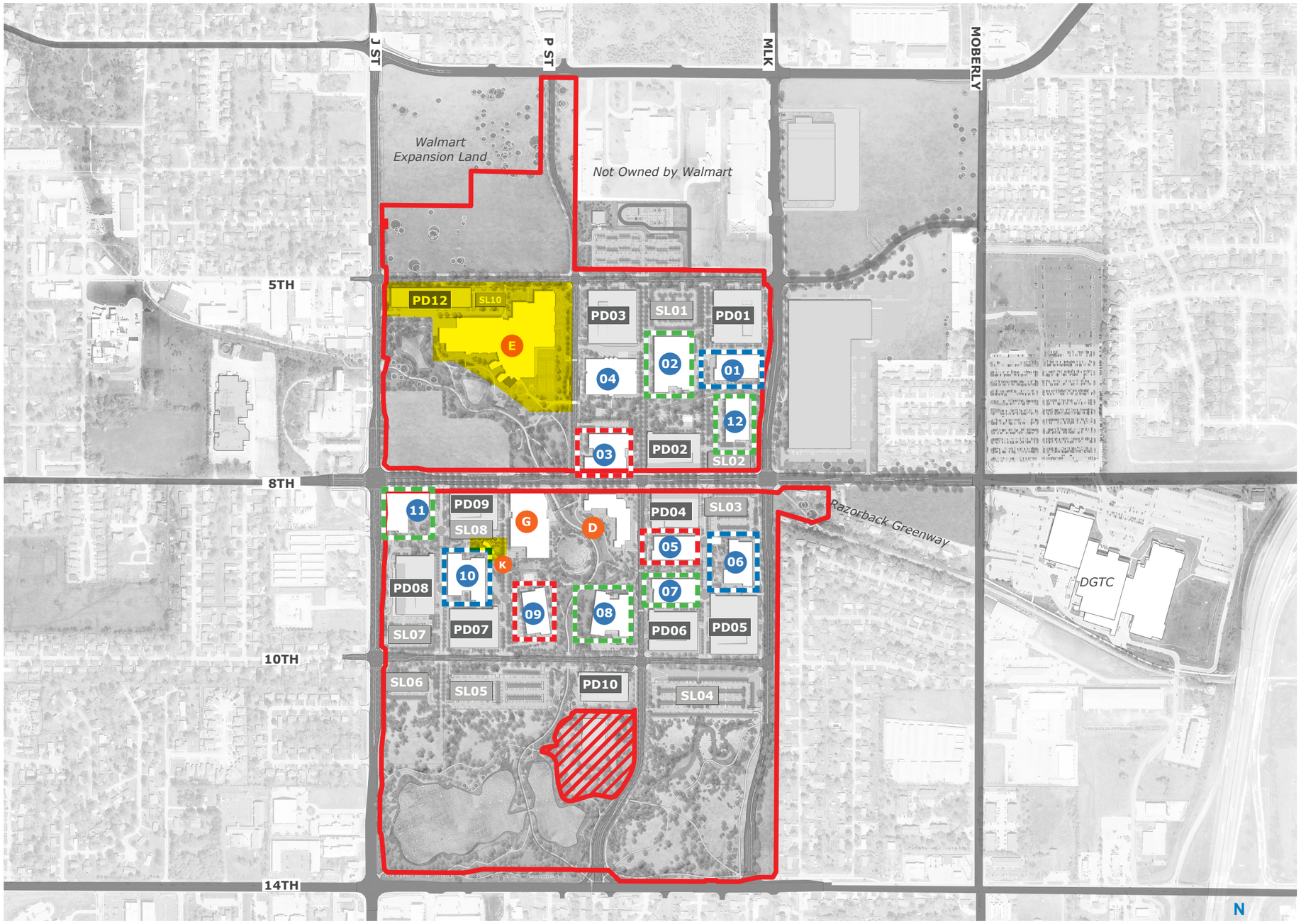
Walmart

*Bentonville, AR* | *Overall Site*

**PUD SUBMISSION**

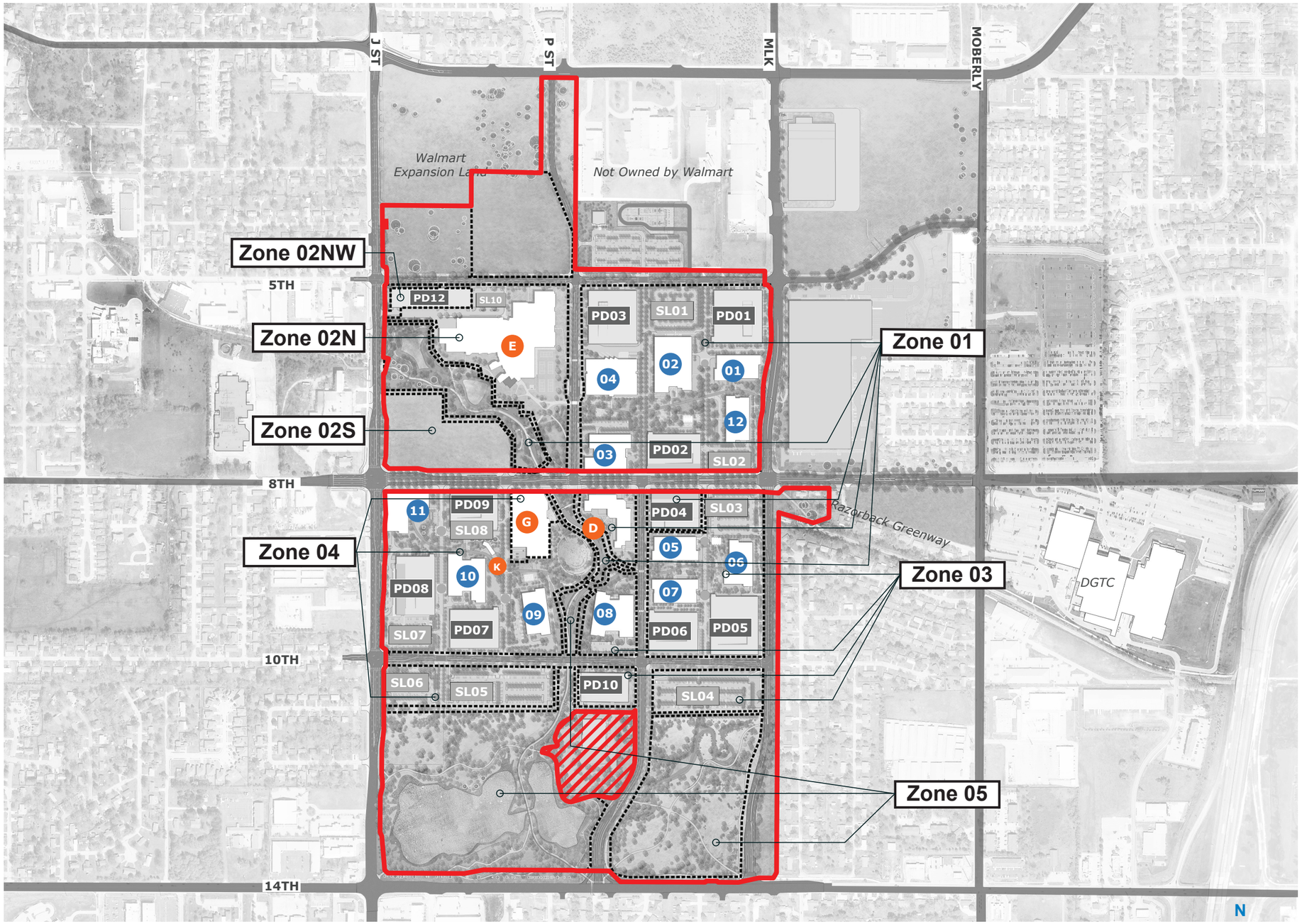
**MARCH 1, 2021**

Gensler CEI swa Miller Boskus Lack DUDA PAINE WALKER CONSULTANTS wpm ENGINEERING



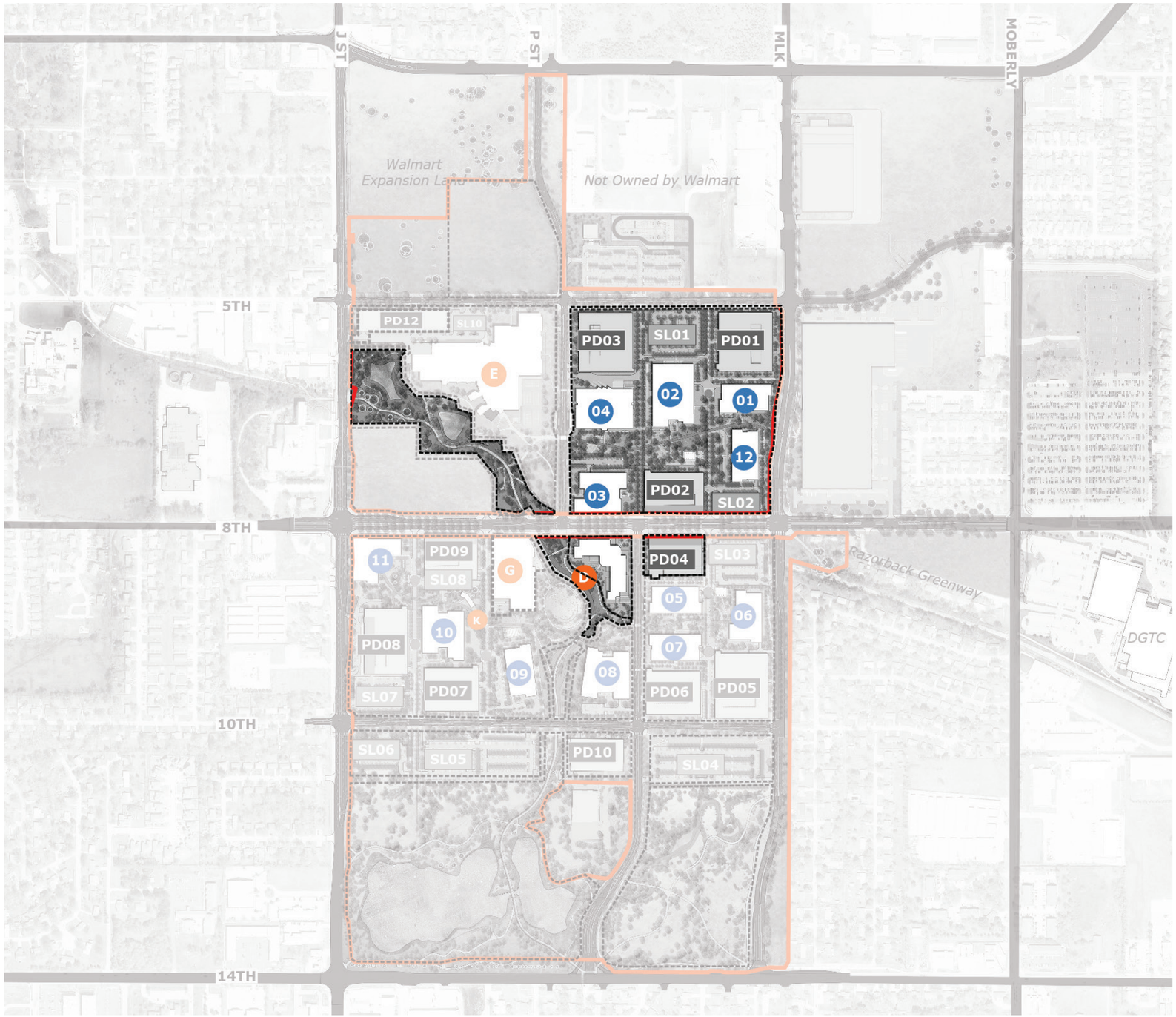

## Legend

- # — 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
5TH
PD12
SL10
E
PD03
SL01
PD01
02
04
01
12
03
PD02
SL02
8TH
11
PD09
SL08
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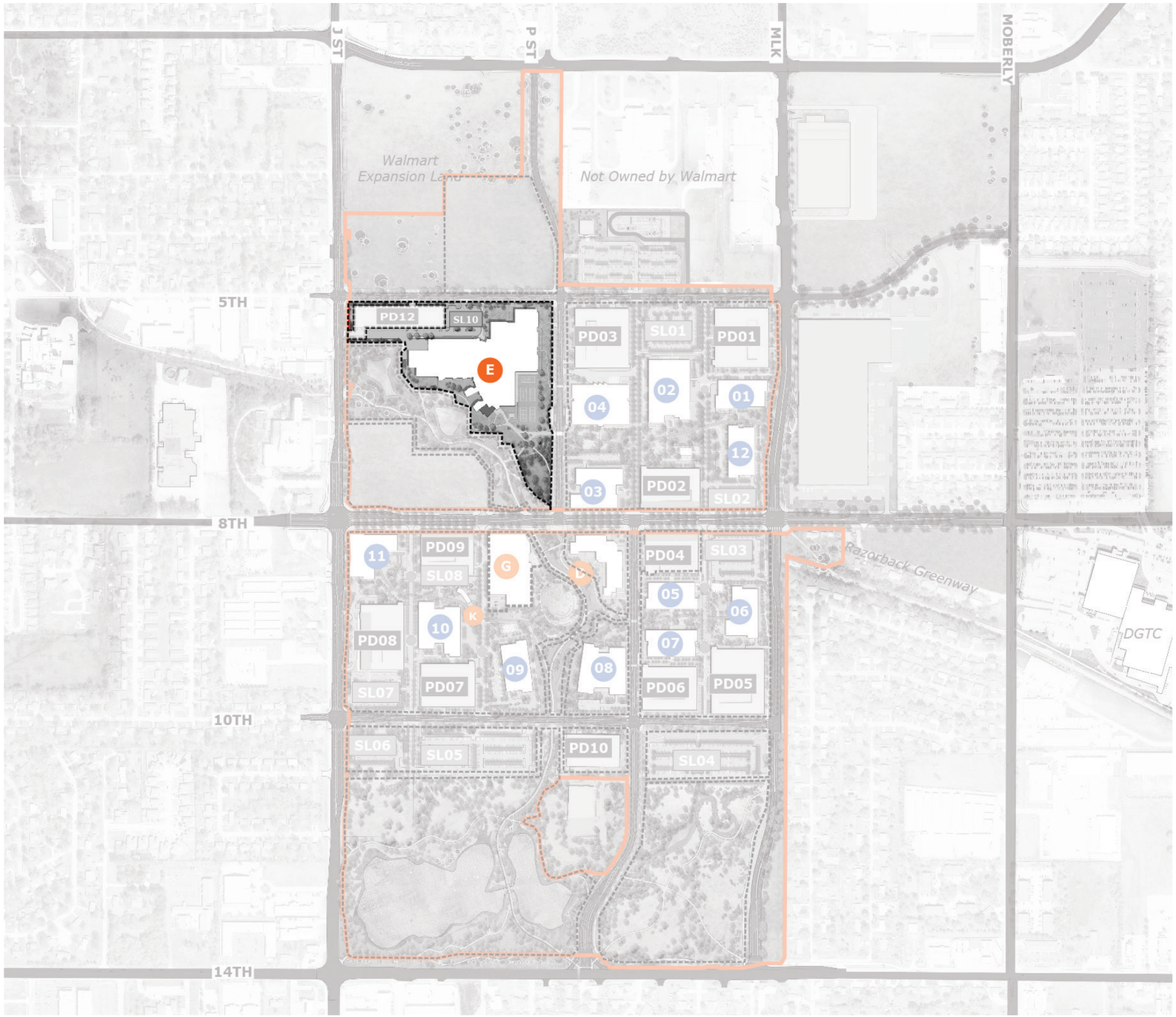
PD10
SL04
Razorback Greenway
DGTC
14TH


J ST
P ST
MLK
MOBERLY
Walmart
Expansion Land
Not Owned by Walmart
5TH
PD12
SL10
E
PD03
SL01
PD01
02
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12
03
PD02
SL02
8TH
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PD09
SL08
G
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PD08
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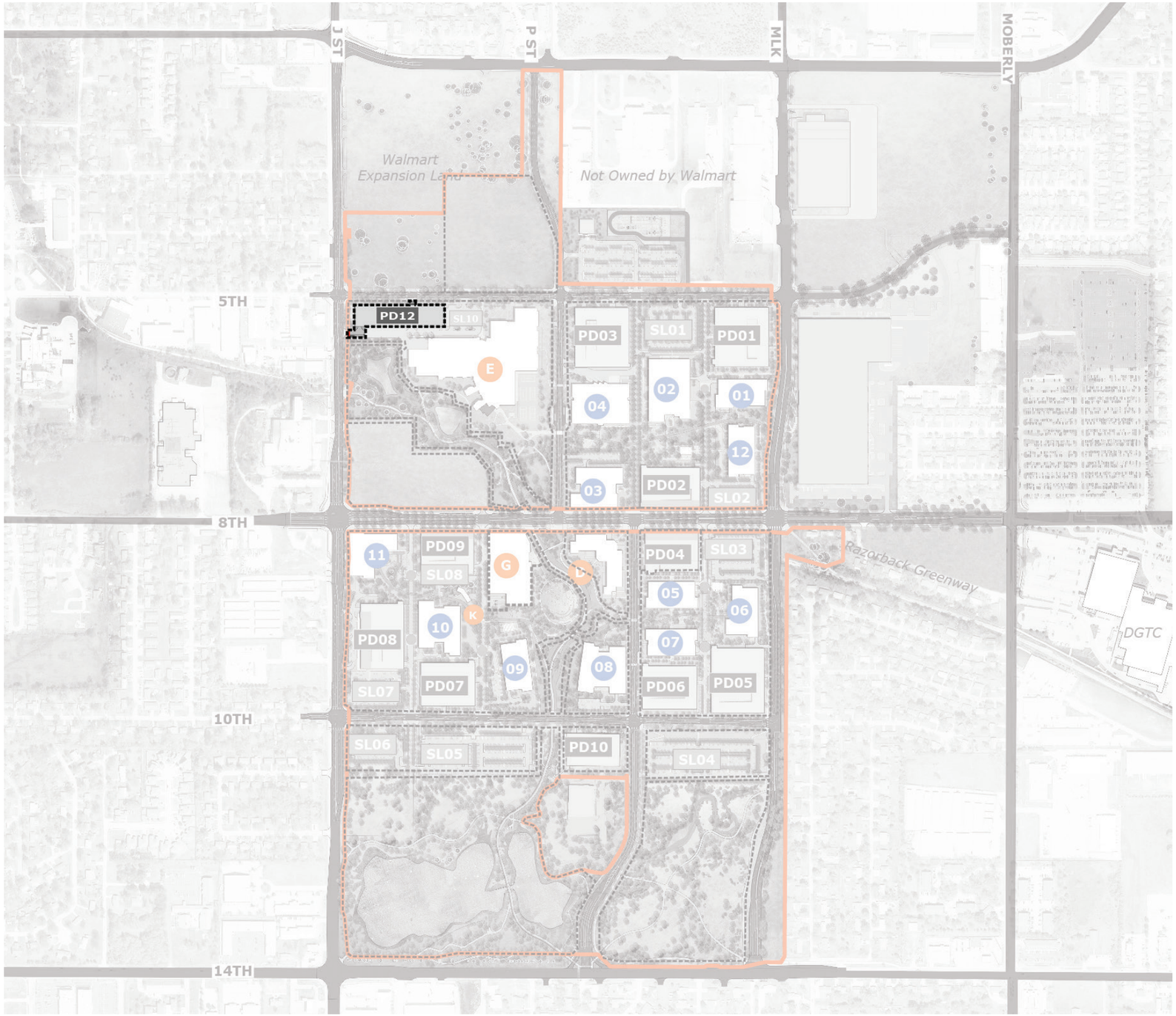
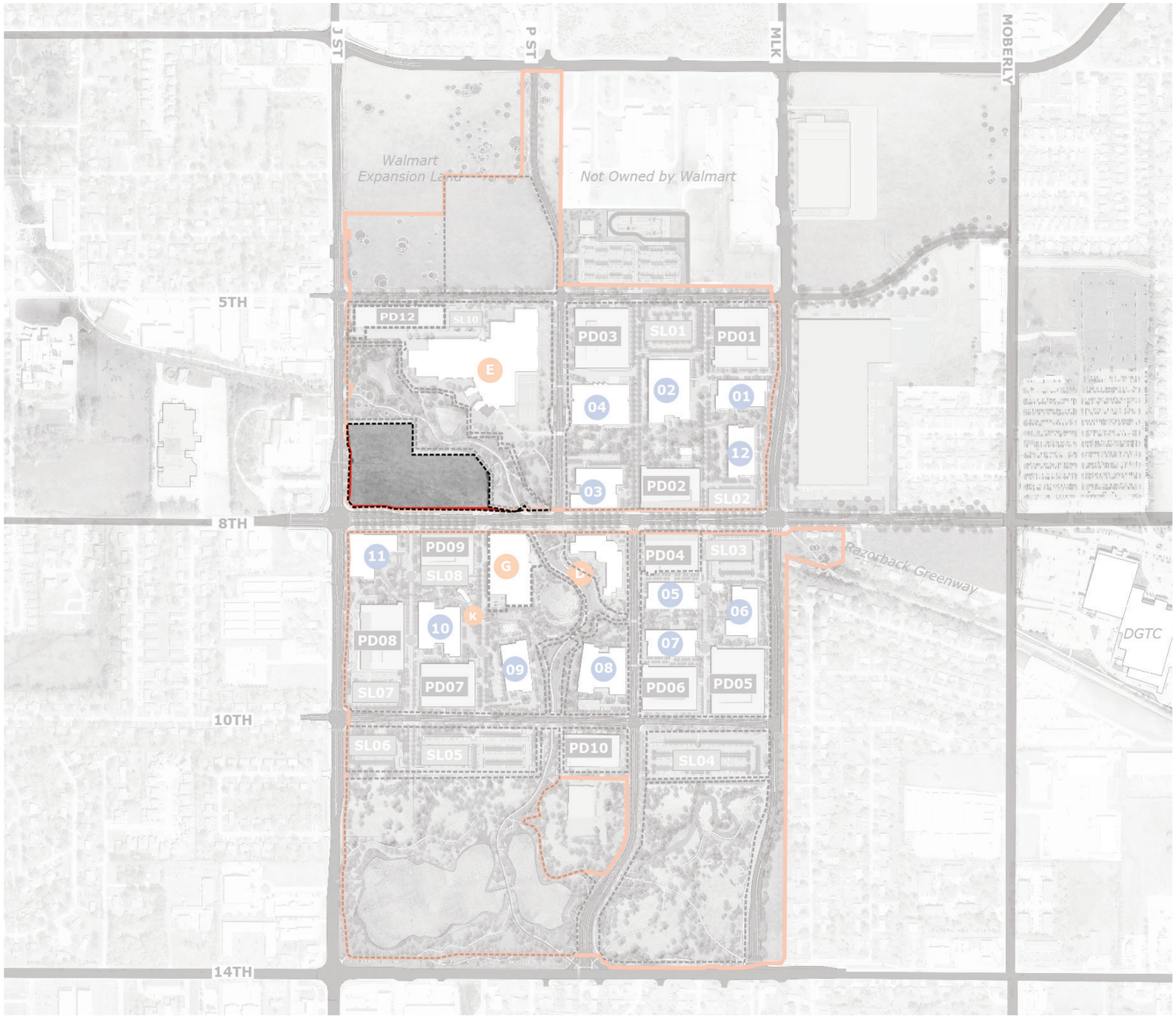
PD07
PD06
PD05
SL07
Razorback Greenway
DGTC
10TH
SL06
SL05
PD10
SL04
14TH

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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Walmart
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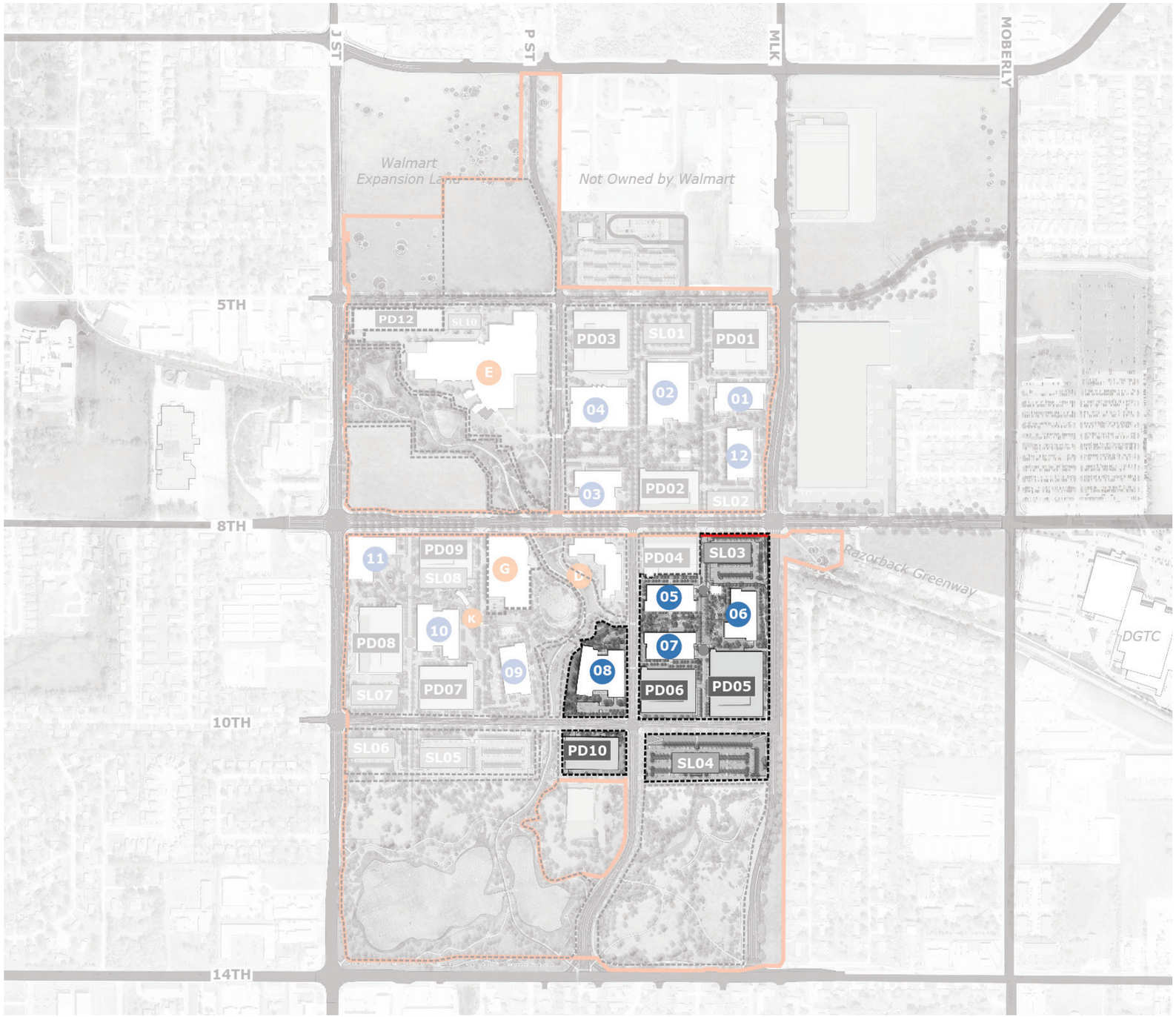
SL04
Razorback Greenway
DGTC
14TH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Walmart
Expansion Land
Not Owned by Walmart
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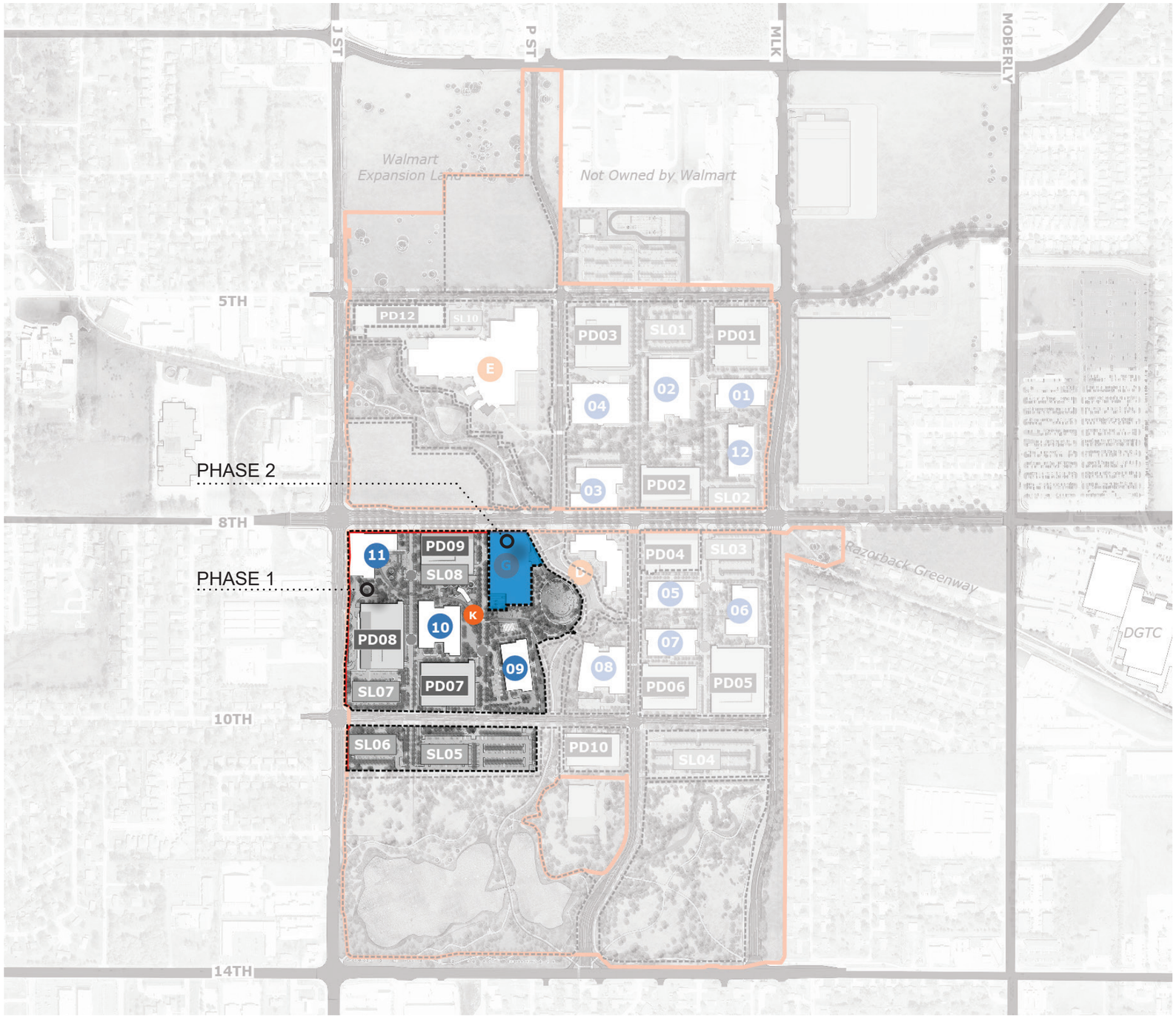
SL04
Razorback Greenway
DGTC
8TH
14TH


J ST
P ST
MLK
MOBERLY
Walmart Expansion Land
Not Owned by Walmart
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PD03
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01
04
12
PHASE 2
03
PD02
SL02
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SL08
G
PD04
SL03
Razorback Greenway
PHASE 1
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PD10
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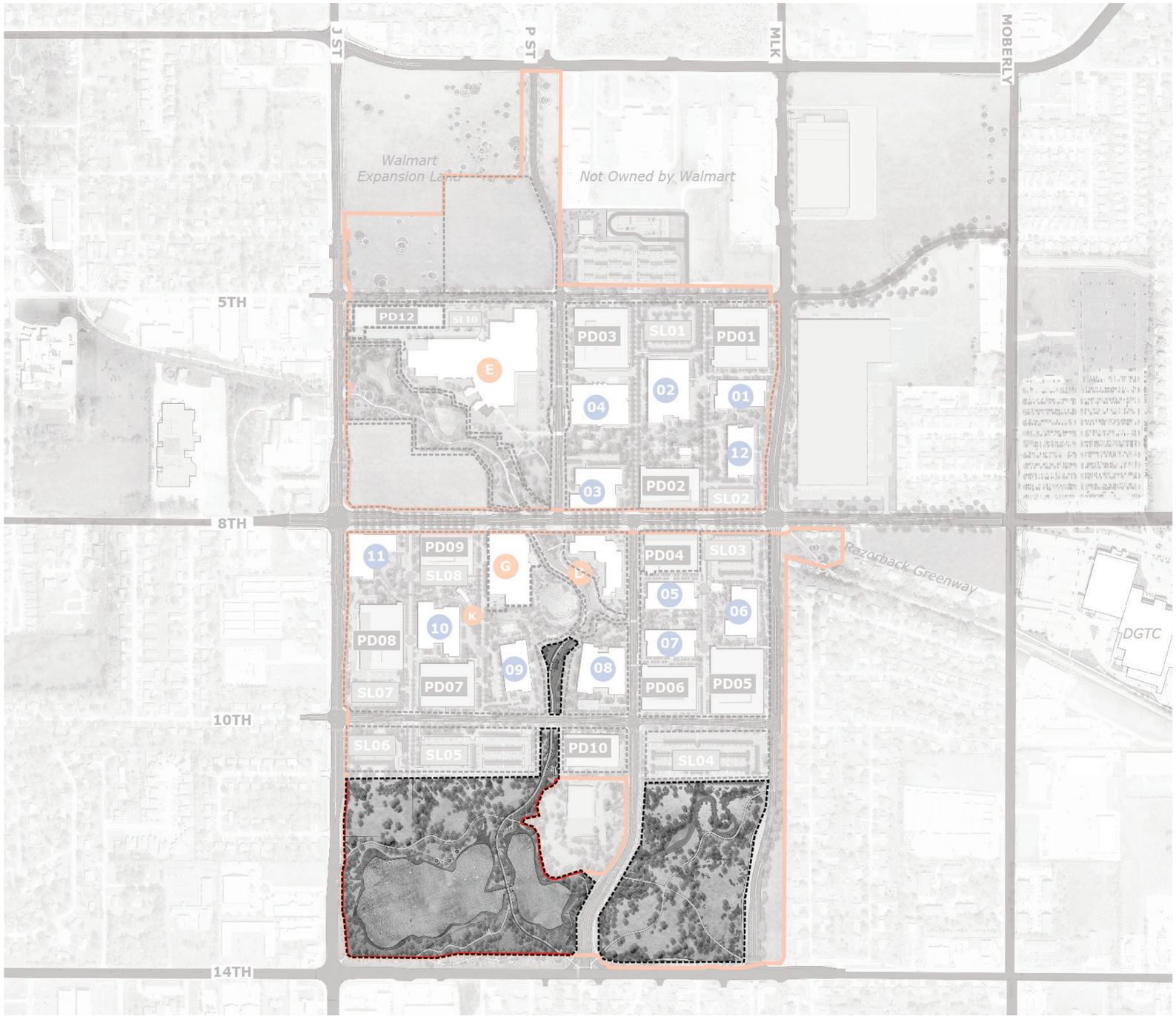
14TH


J ST
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Walmart
Expansion Land
Not Owned by Walmart
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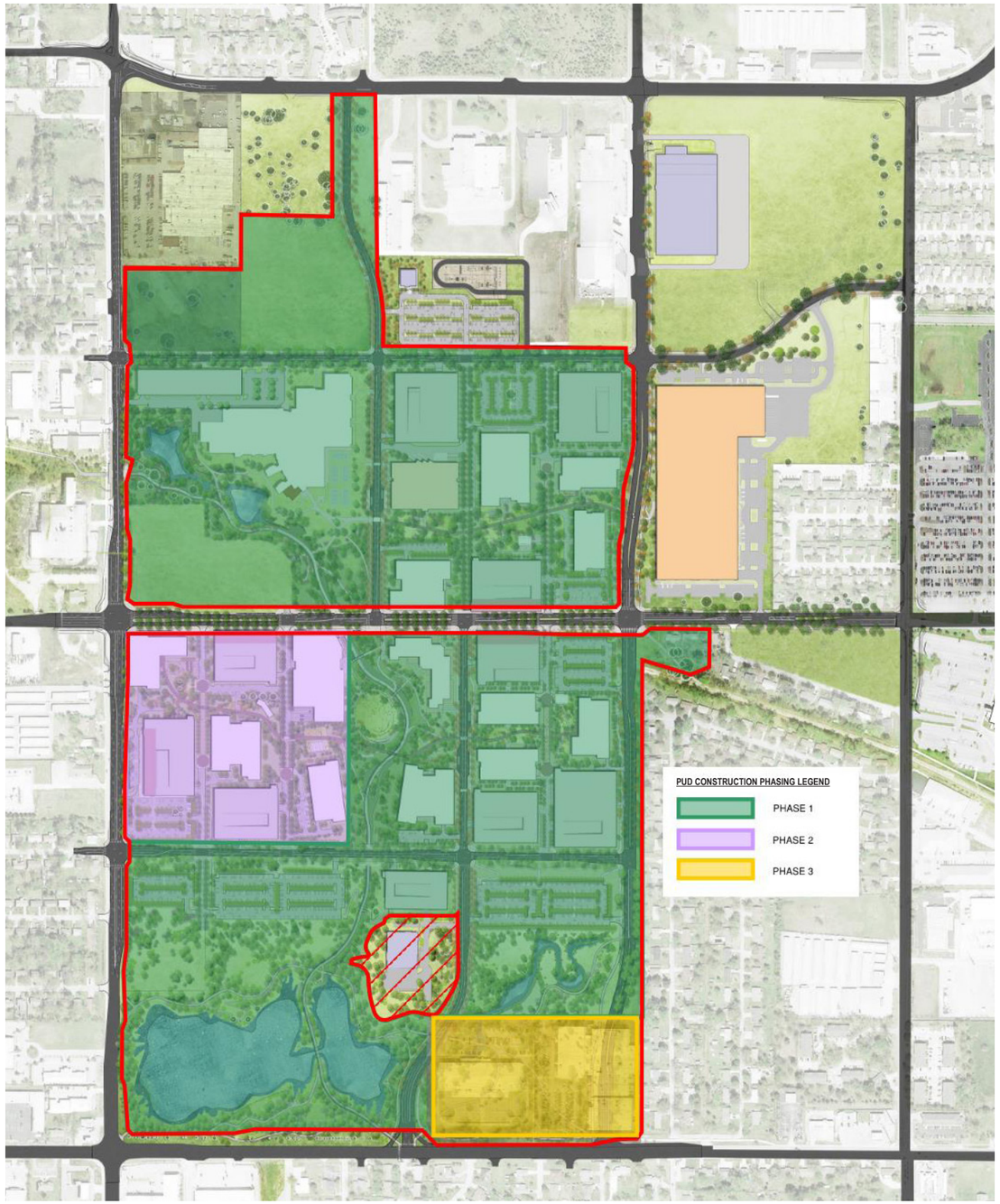
SL04
Razorback Greenway
DGTC
14TH




## PHASE 1

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

## PHASE 2

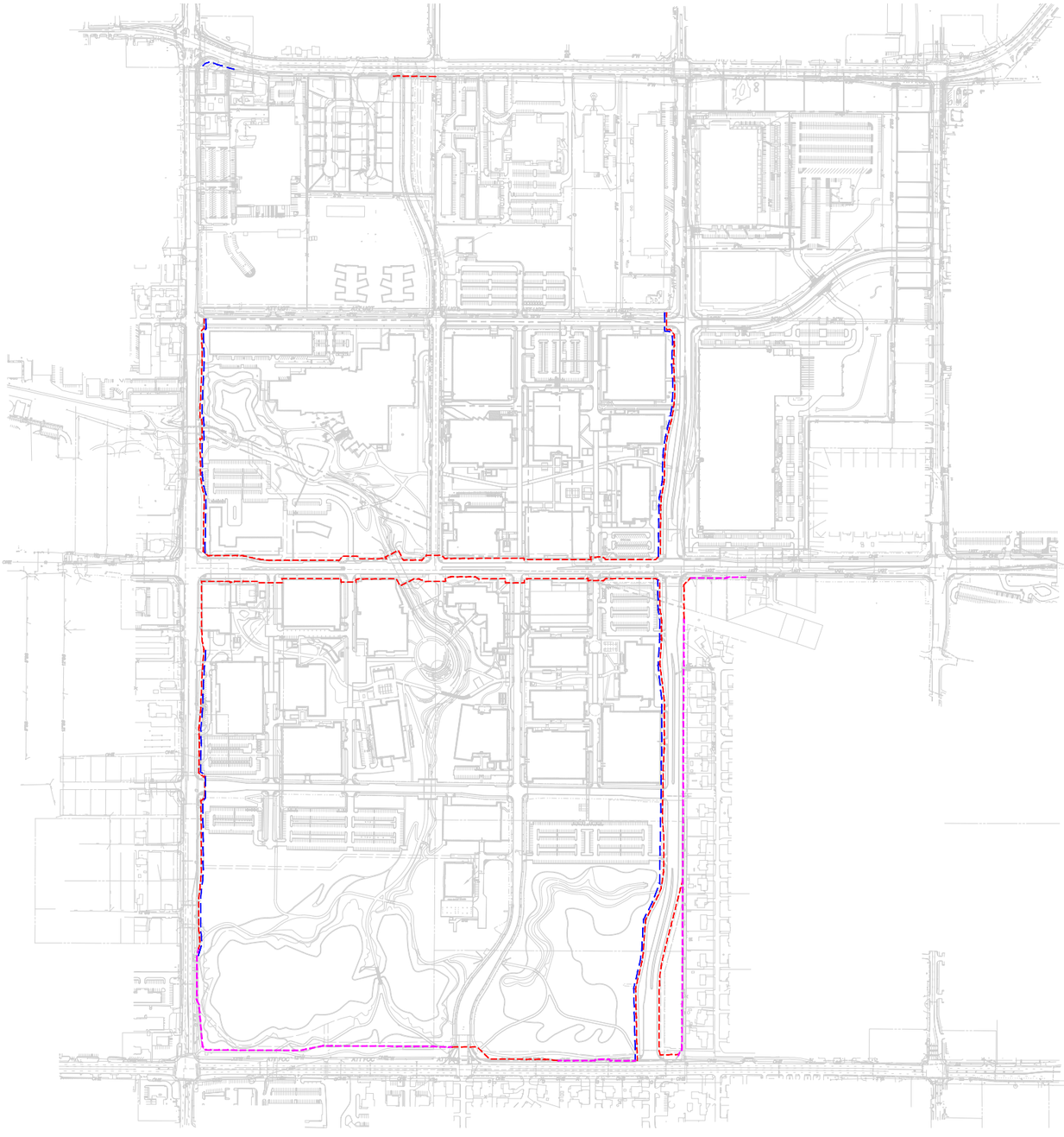
| | |
|---|---|
| Required parking spaces: | 2,846 |
| Total parking spaces: | 6,311 |

## PHASE 3

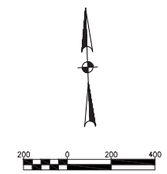
| | |
|---|---|
| Required parking spaces: | 0 |
| Total parking spaces: | 0 |

# ROW & SETBACK BOUNDARIES





LEGEND




PROPOSED ROW

EXISTING ROW

BUILDING SETBACK

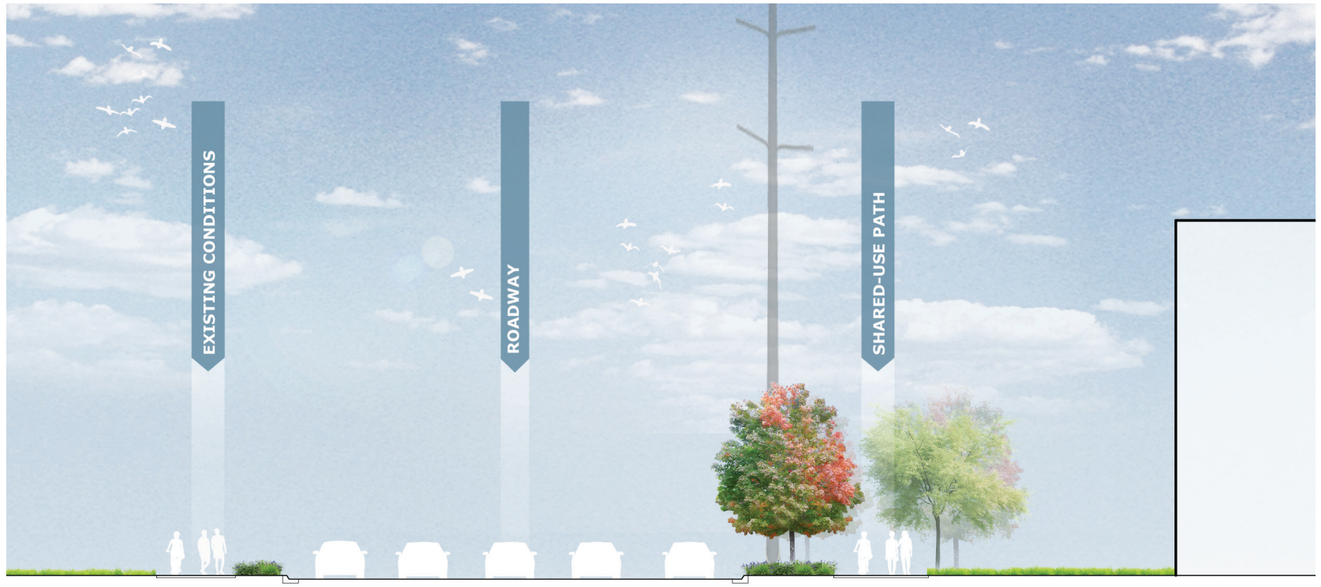
15' BUILDING SETBACK – J STREET, 14TH STREET

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

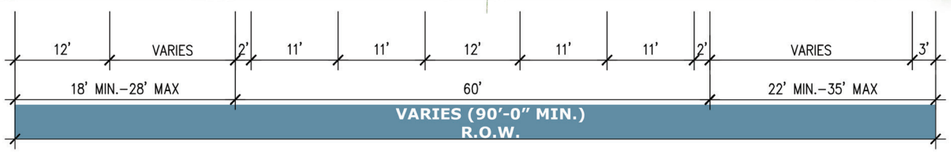


## PROPOSED GUIDELINES

### *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

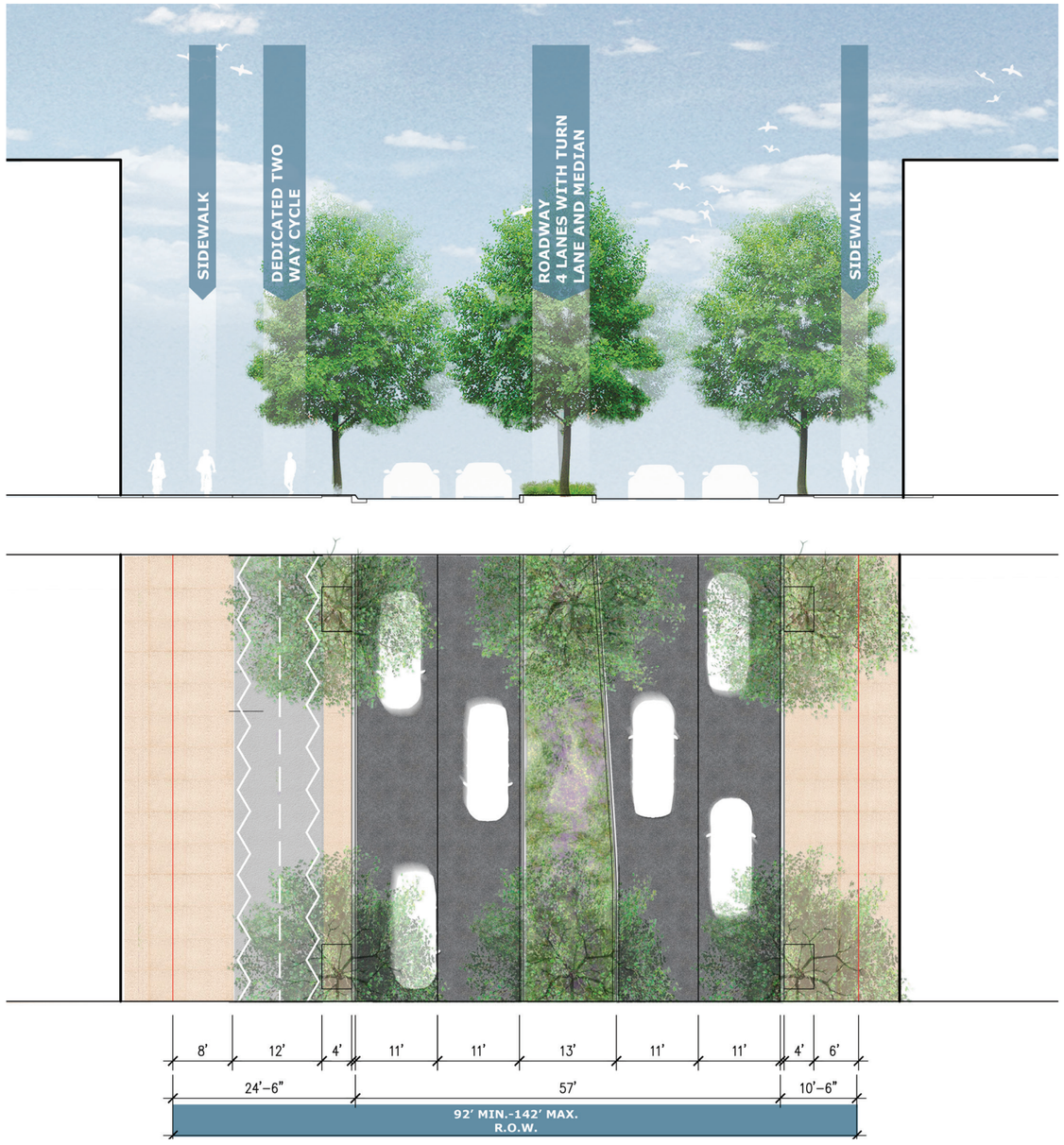



## PROPOSED GUIDELINES

### *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*

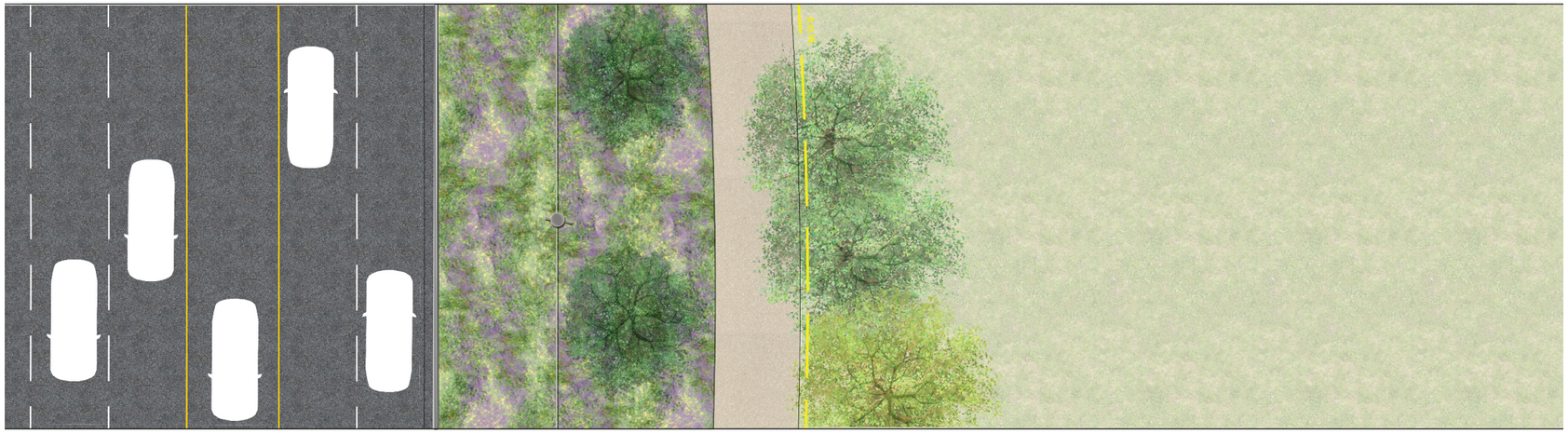
- *4' wide paved curb zone*
- *6' Min. wide sidewalk*

### *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

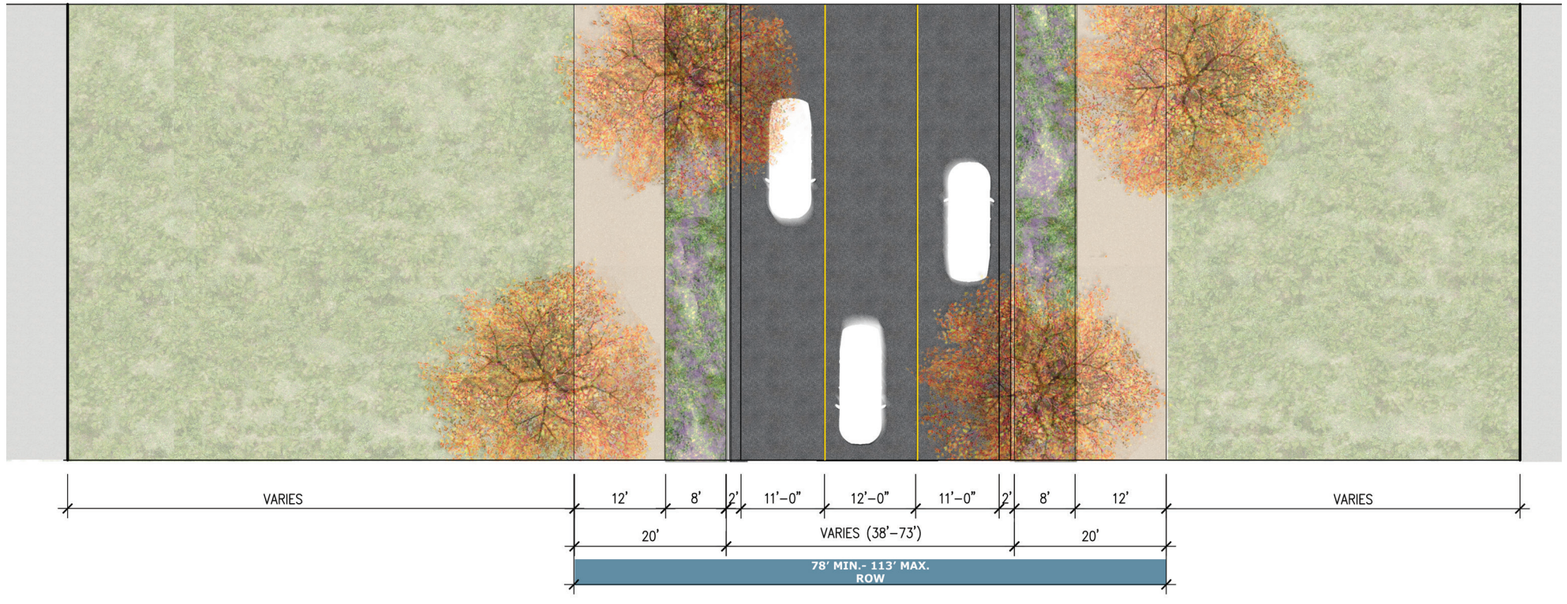



## PROPOSED GUIDELINES

### *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.*

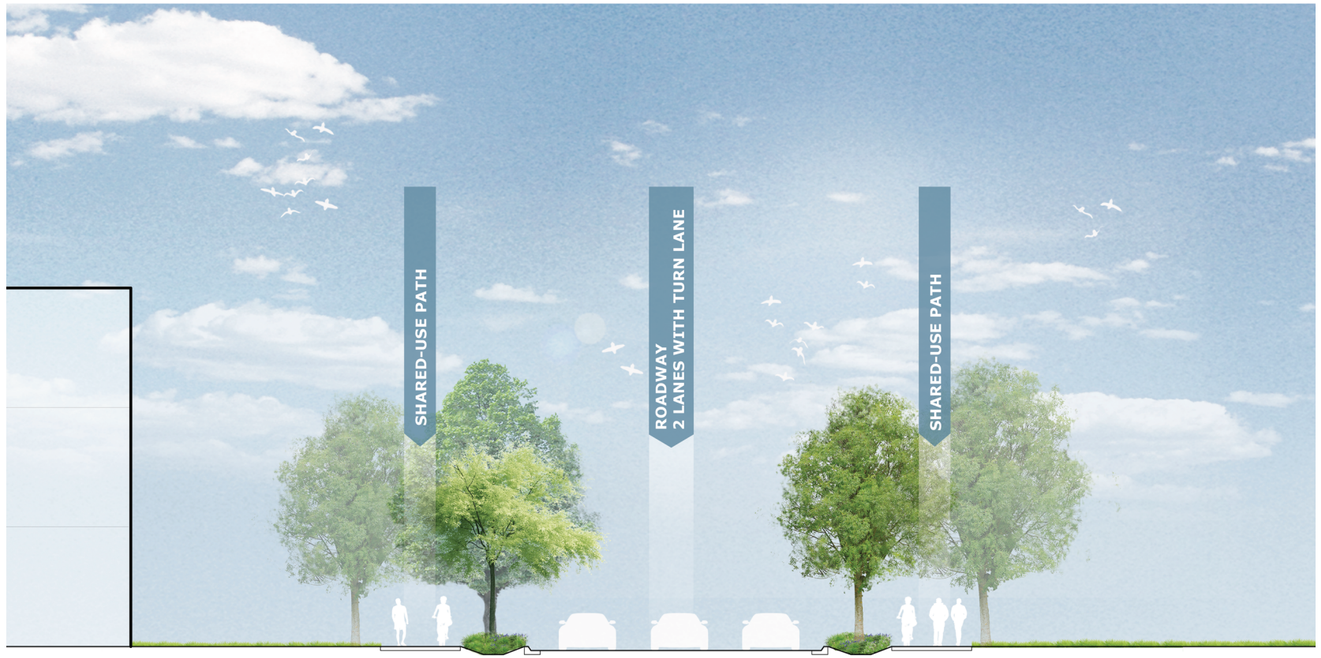
*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development
**Roadway lane layout provided for reference only and subject to change based on approved documents

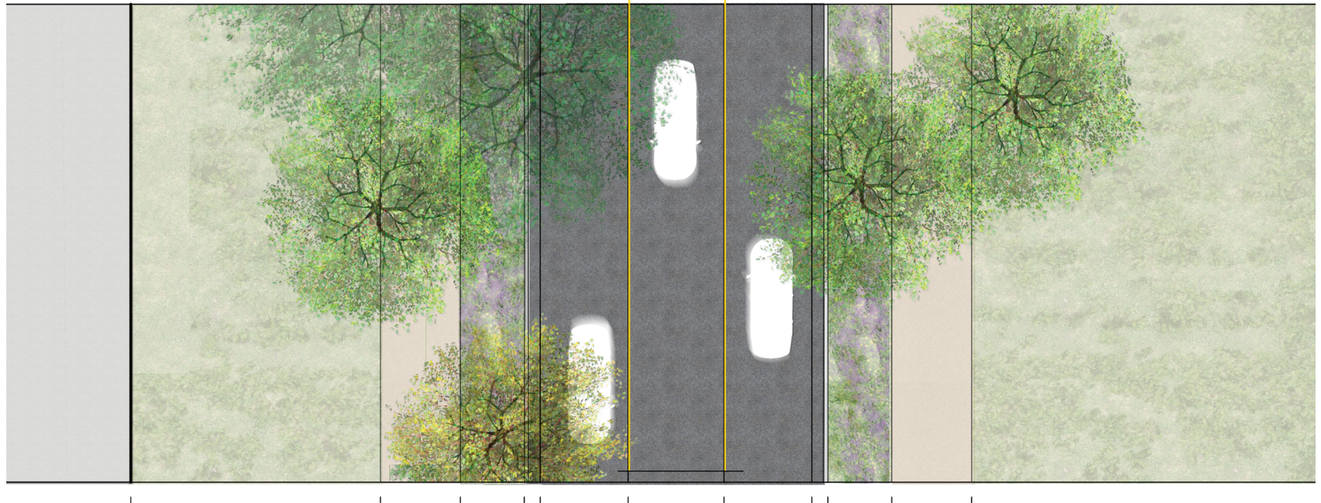



## PROPOSED GUIDELINES

- *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

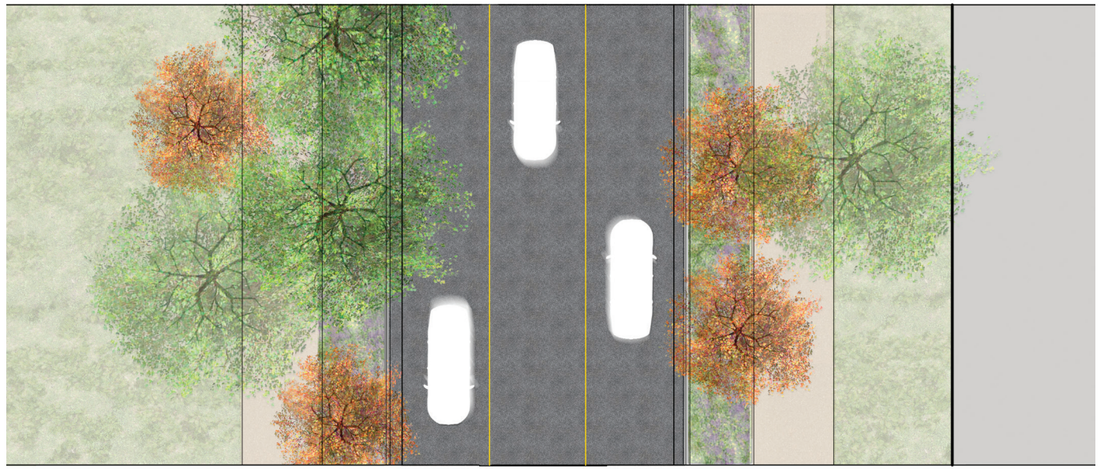



*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

## 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.*



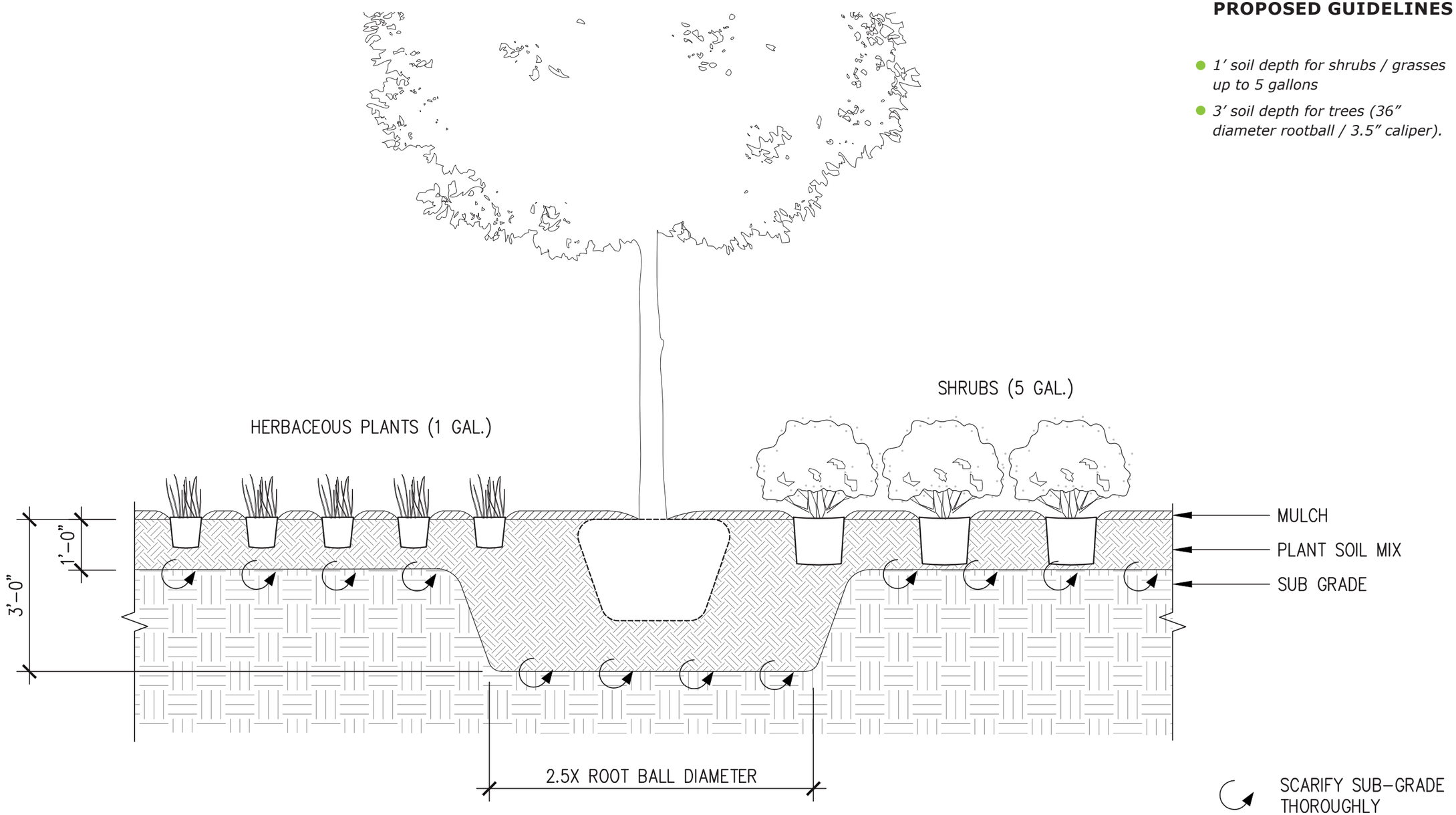

*All utility clearance standards (trees, pavement, adjacent utilities) will be coordinated with the City of Bentonville during Large Scale Development

## 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.*

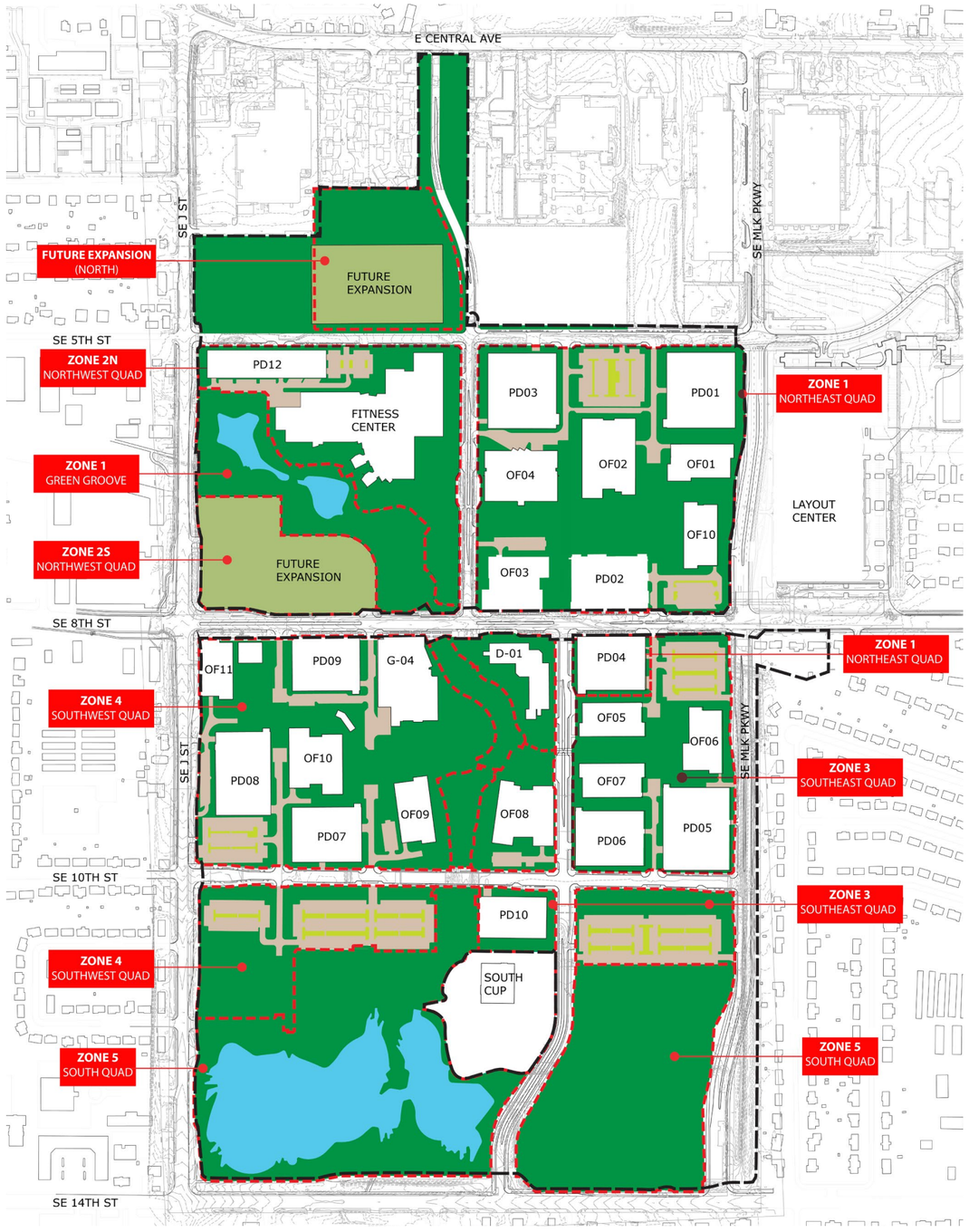
## PROPOSED GUIDELINES

- *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

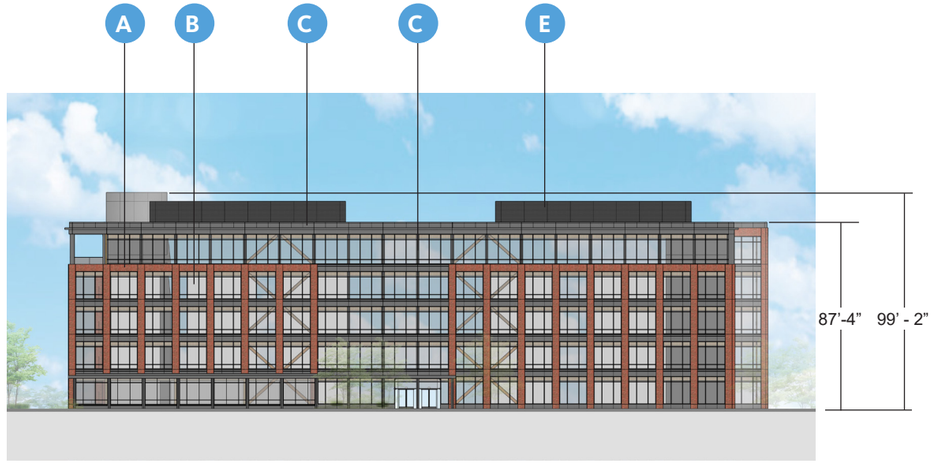
**TOTAL AREA: 231.1 ACRES**
OPEN SPACE: 118.47 acres
TOTAL OPEN SPACE PERCENTAGE: 51%
(31% ABOVE REQUIREMENT)

**KEY**

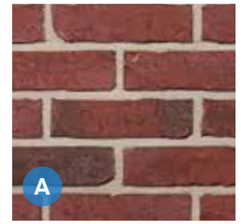
- OPEN SPACE AREA - SOFTSCAPE OR PEDESTRIAN HARDSCAPE
- OPEN SPACE AREA - POND OR SEASONAL WATERWAY
- FUTURE EXPANSION ZONE (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT/VEHICULAR PAVING AREA (NOT INCLUDED IN OPEN SPACE AREA)
- PARKING LOT PLANTING (NOT INCLUDED IN OPEN SPACE AREA)

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

*NORTH ELEVATION*



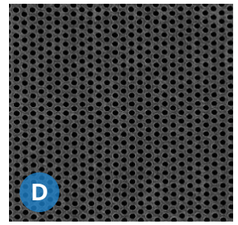

*SOUTH ELEVATION*




*BR01- RED THIN BRICK*

*GL01- VISION GLASS*

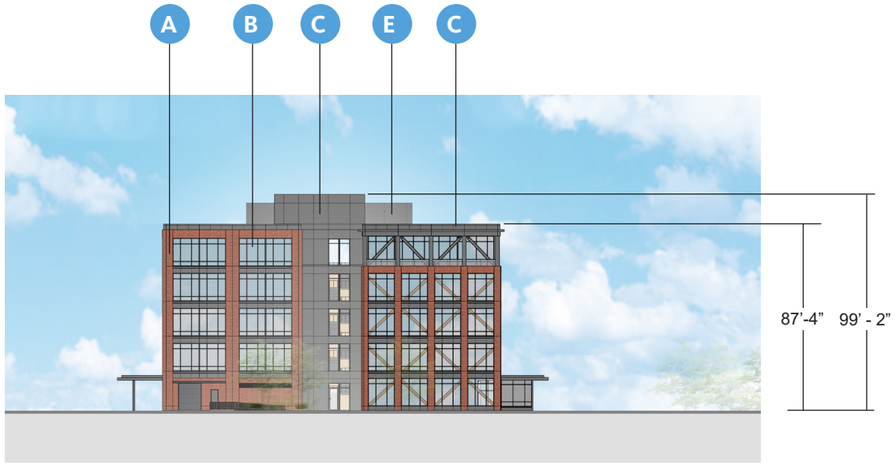
*MP01- GRAY METAL MINIMUM 24 GAUGE*



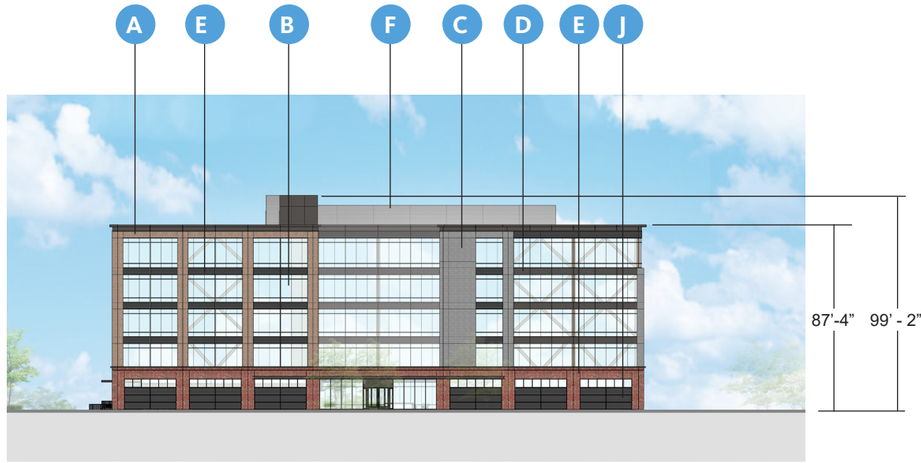

*MP05- PERFORATED METAL MINIMUM 24 GAUGE*

*WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)*

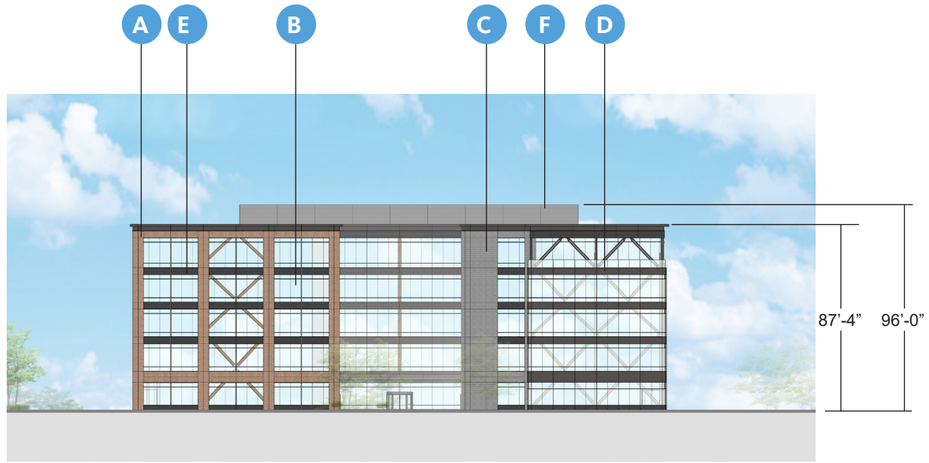
*EAST ELEVATION*




*WEST ELEVATION*

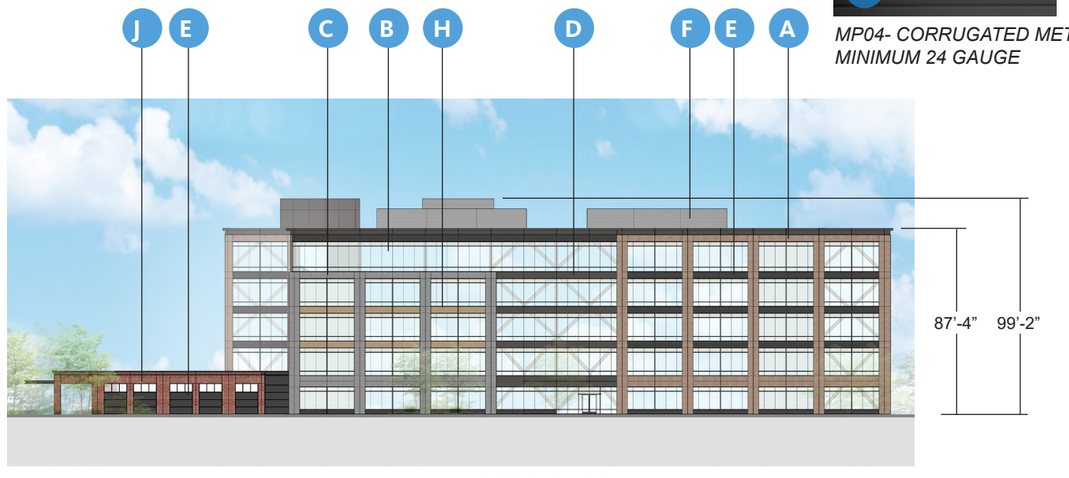



NORTH ELEVATION




SOUTH ELEVATION

EAST ELEVATION

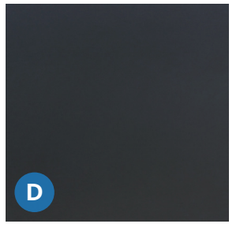



WEST ELEVATION

BR02- RED THIN BRICK

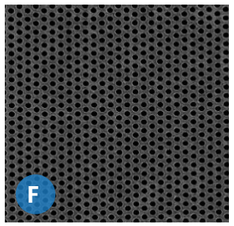
GL01- VISION GLASS

BR04- GRAY THIN BRICK

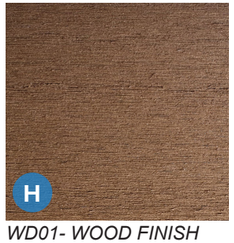



MP03- BLACK METAL
MINIMUM 24 GAUGE

MP04- CORRUGATED METAL
MINIMUM 24 GAUGE

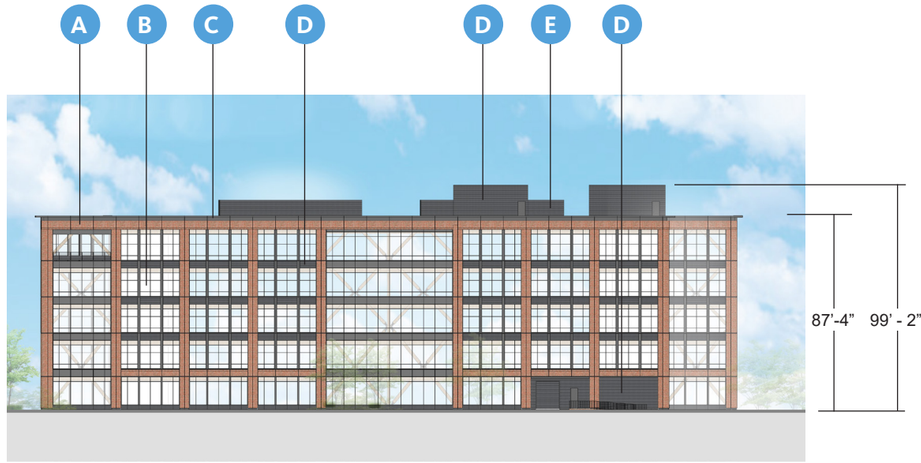



MP05- PERFORATED METAL
MINIMUM 24 GAUGE



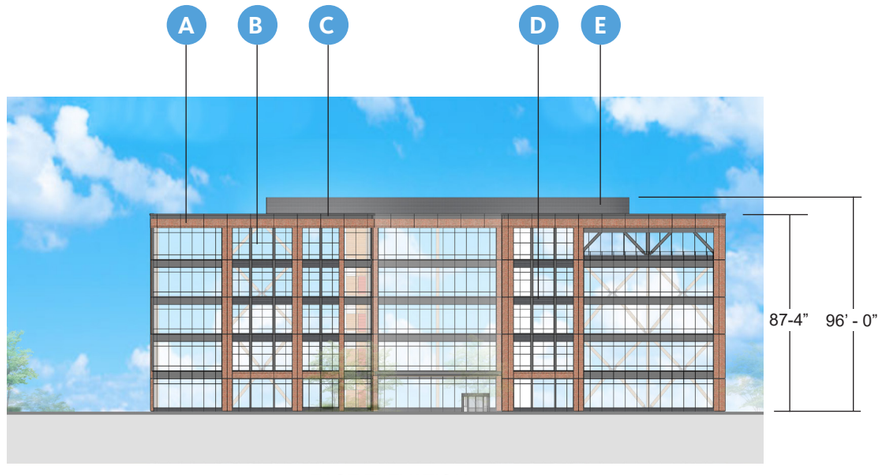

WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

BR05- RED THIN BRICK

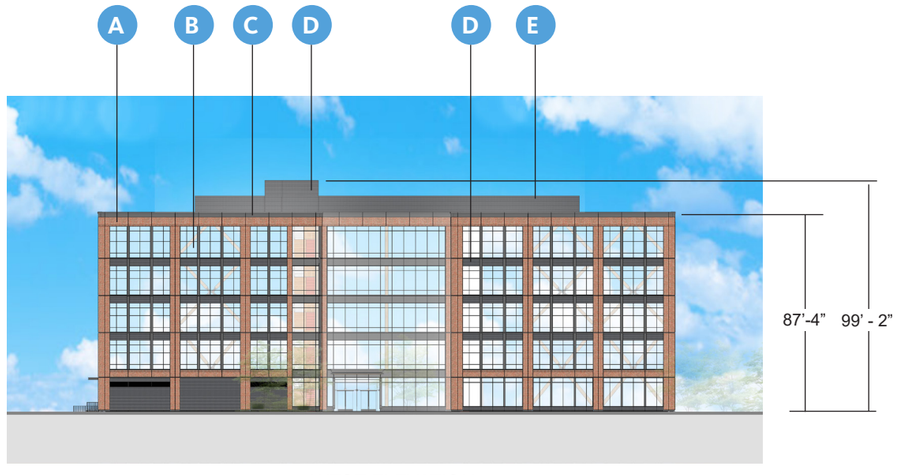



*NORTH ELEVATION*

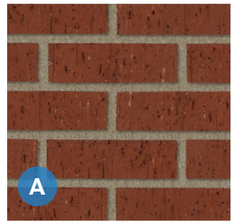
*SOUTH ELEVATION*




*EAST ELEVATION*

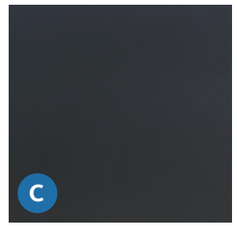



*WEST ELEVATION*



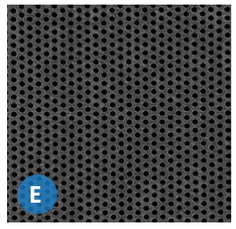

*BR01- RED THIN BRICK*

*GL01- VISION GLASS*



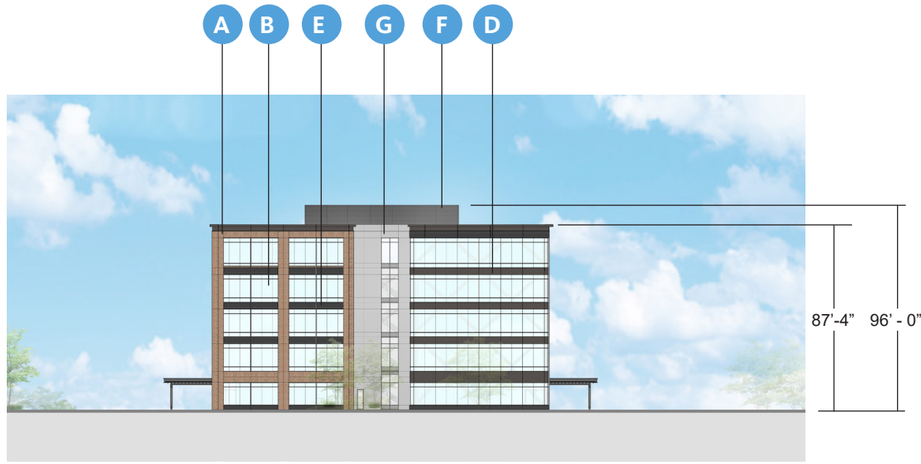

*MP03- BLACK METAL MINIMUM 24 GAUGE*

*MP04- CORRUGATED METAL MINIMUM 24 GAUGE*

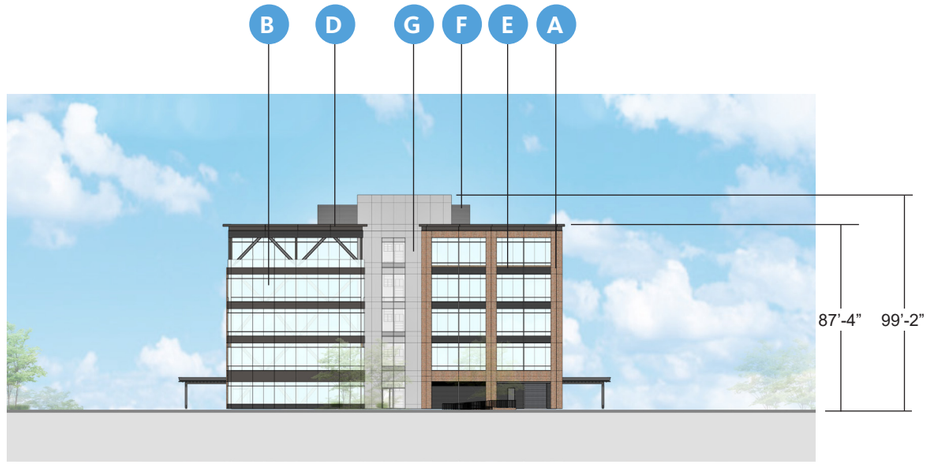



*MP05- PERFORATED METAL MINIMUM 24 GAUGE*

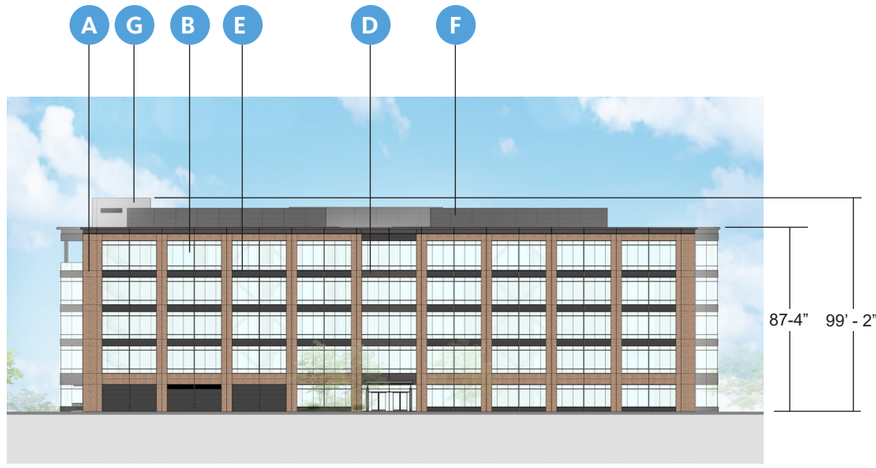
*WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)*



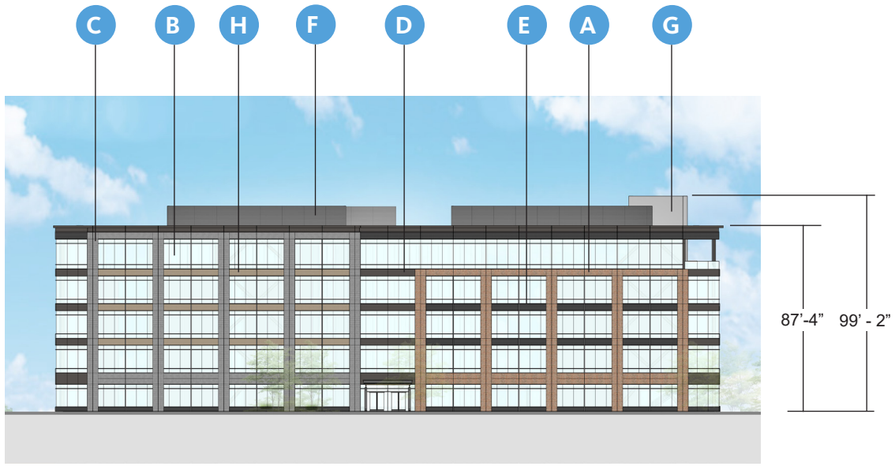

NORTH ELEVATION




SOUTH ELEVATION




EAST ELEVATION

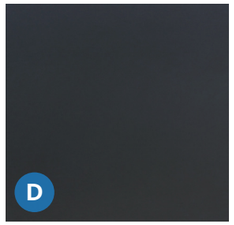



WEST ELEVATION

BR02- RED THIN BRICK

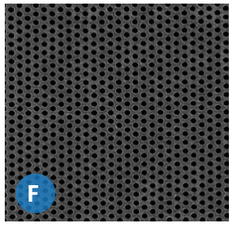
GL01- VISION GLASS

BR04- GRAY THIN BRICK




MP03- BLACK METAL
MINIMUM 24 GAUGE

MP04- CORRUGATED METAL
MINIMUM 24 GAUGE

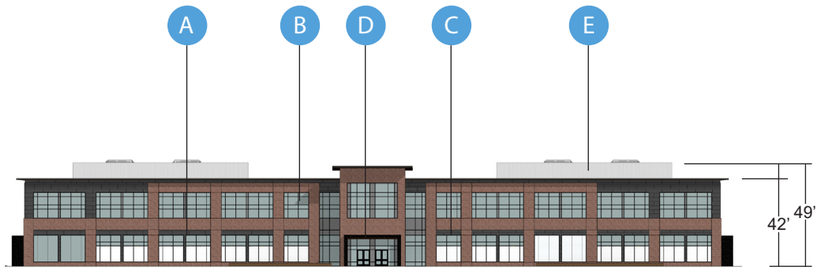



MP05- PERFORATED METAL
MINIMUM 24 GAUGE

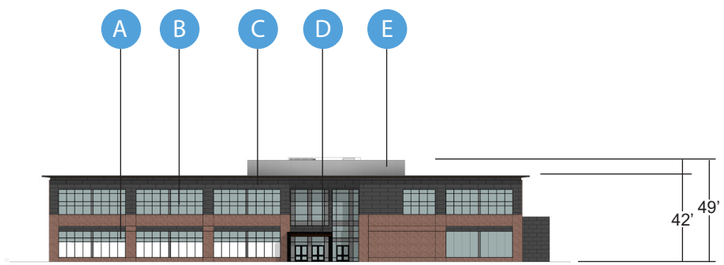
MP01- GRAY METAL
MINIMUM 24 GAUGE

WD01- WOOD FINISH
(CANOPY AND
TERRACE SOFFITS)

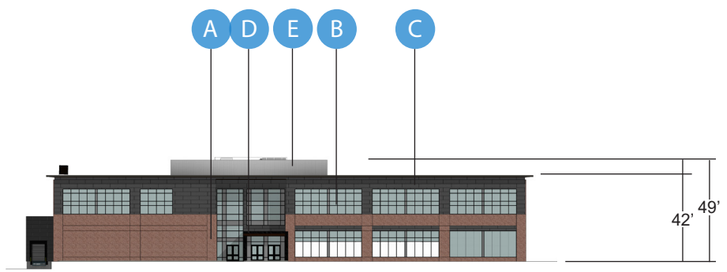
NORTH ELEVATION



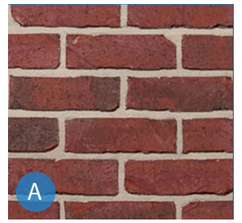

SOUTH ELEVATION




EAST ELEVATION

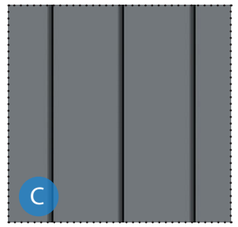



WEST ELEVATION

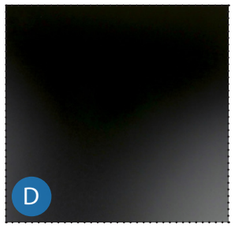



*BR01- RED BRICK*

*GL01- VISION GLASS*

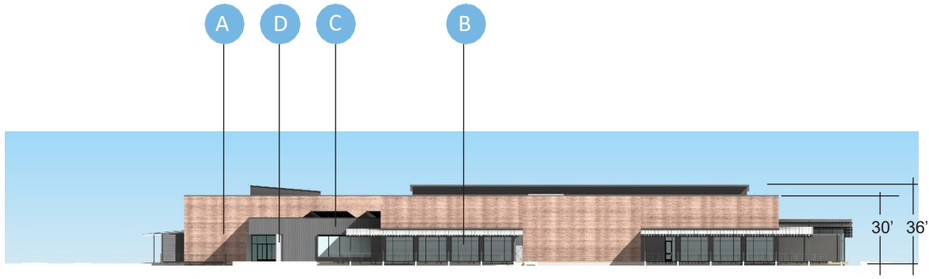



*MP01- GRAY METAL*
*MINIMUM 24 GAUGE*

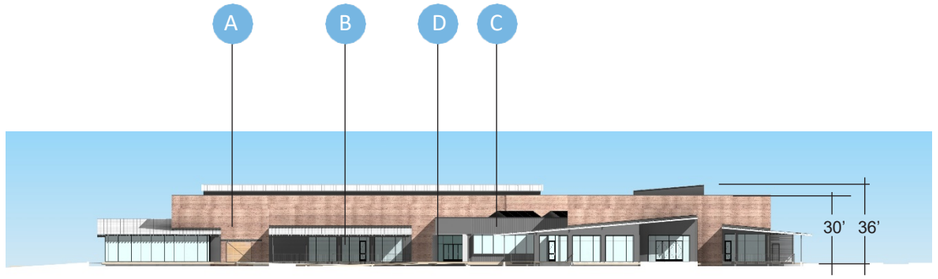



*MP03- BLACK METAL*
*MINIMUM 24 GAUGE*

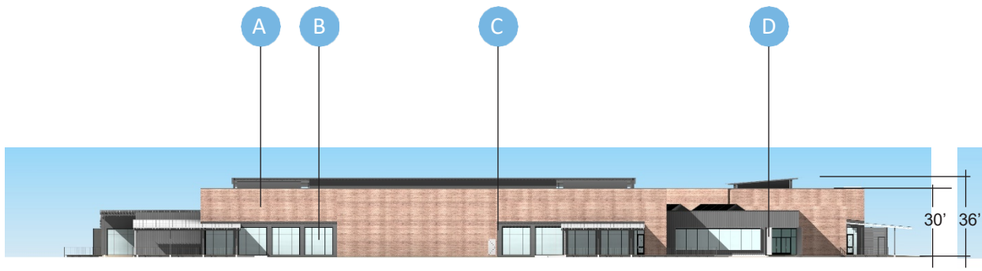
*MP05- PERFORATED METAL*
*MINIMUM 24 GAUGE*



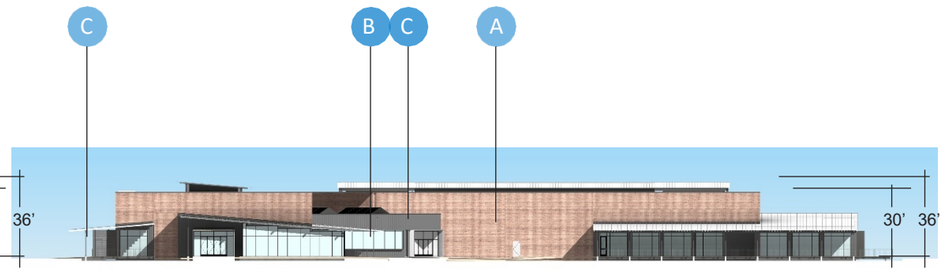

NORTH ELEVATION



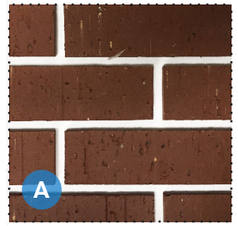

SOUTH ELEVATION




EAST ELEVATION

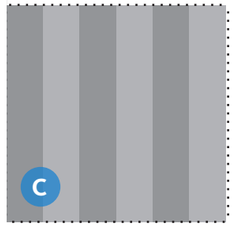



WEST ELEVATION

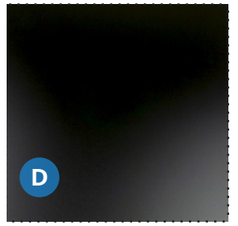



*BR01- RED BRICK*

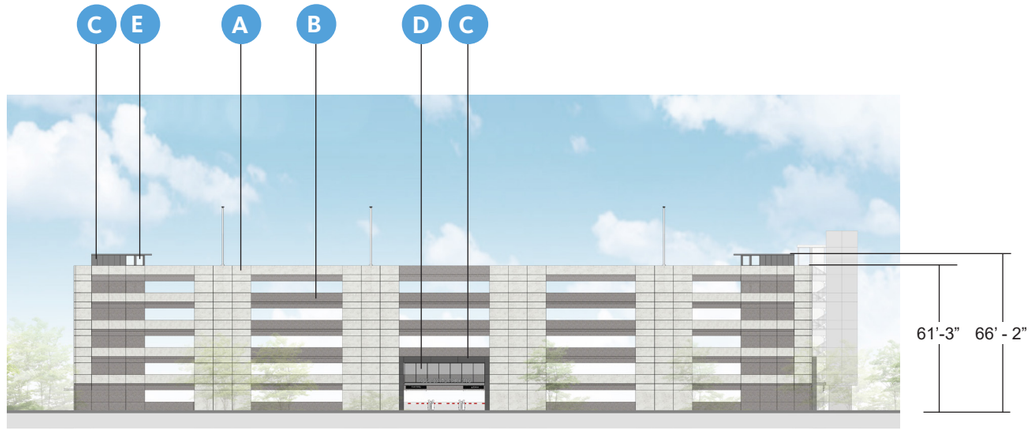
*GL01- VISION GLASS*



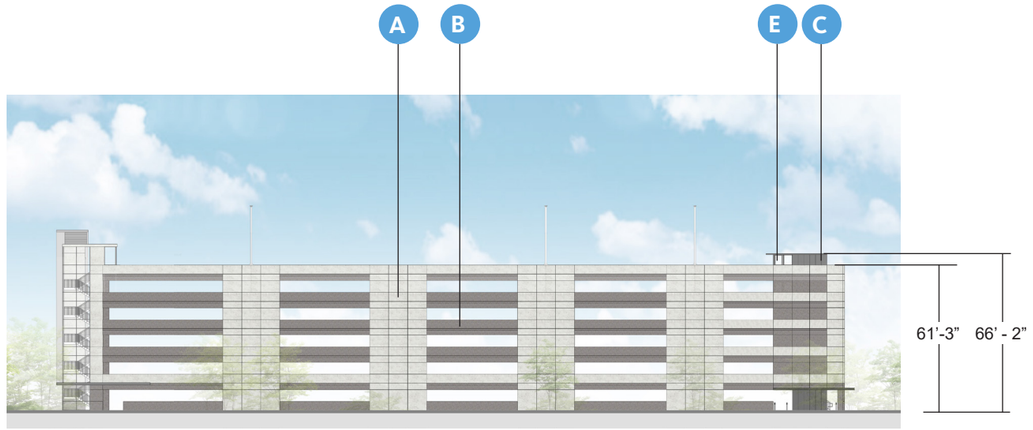

*MP01- CONCEALED FASTENER METAL PANEL MINIMUM 24 GAUGE*




*MP02- DARK METAL MINIMUM 24 GAUGE*

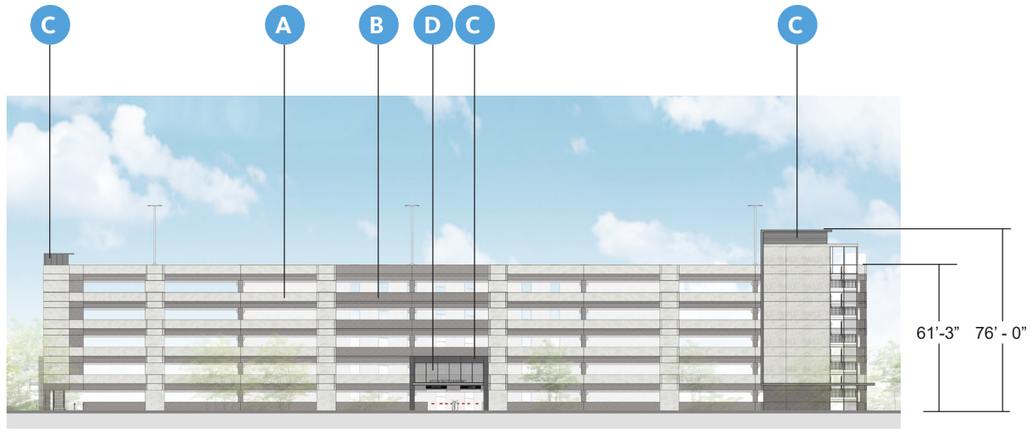



*NORTH ELEVATION*

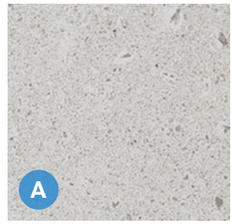



*SOUTH ELEVATION*

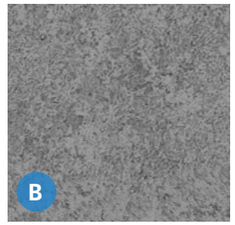
*EAST ELEVATION*



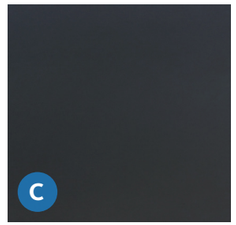

*WEST ELEVATION*



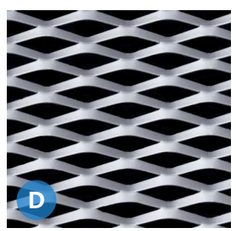

*PC01- PRECAST LIGHT*




*PC02- PRECAST DARK*

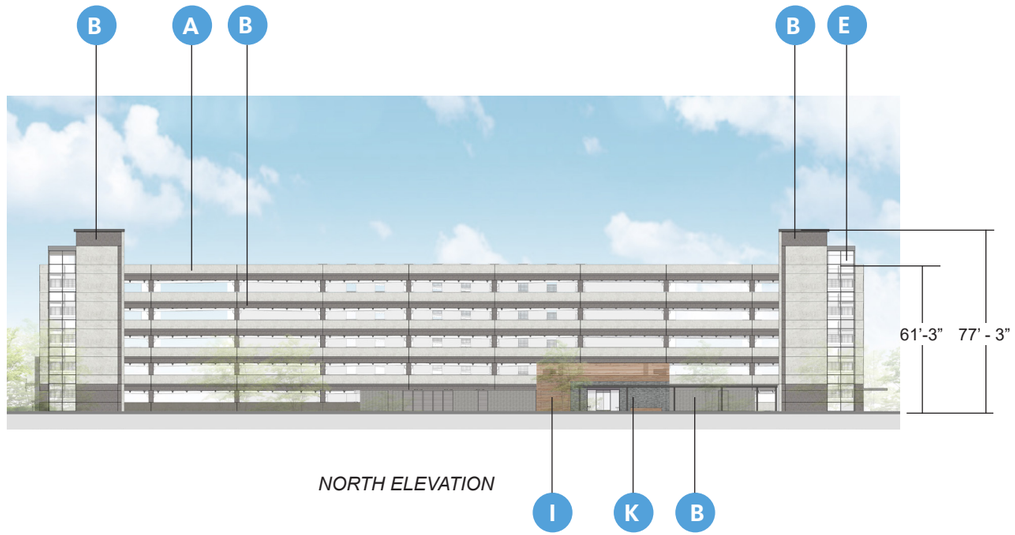



*MP03- BLACK METAL*
*MINIMUM 24 GAUGE*

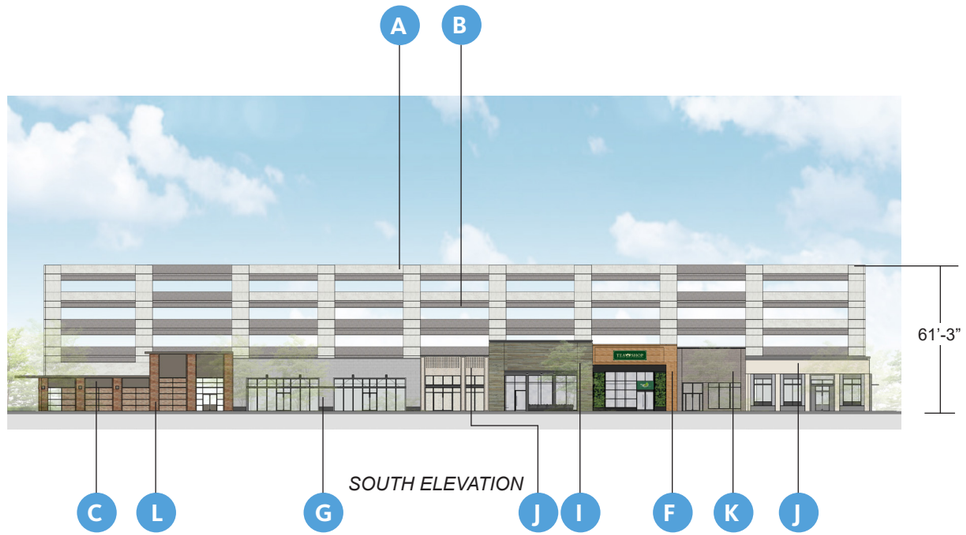



*MP06 - EXPANDED METAL*
*MINIMUM 24 GAUGE*

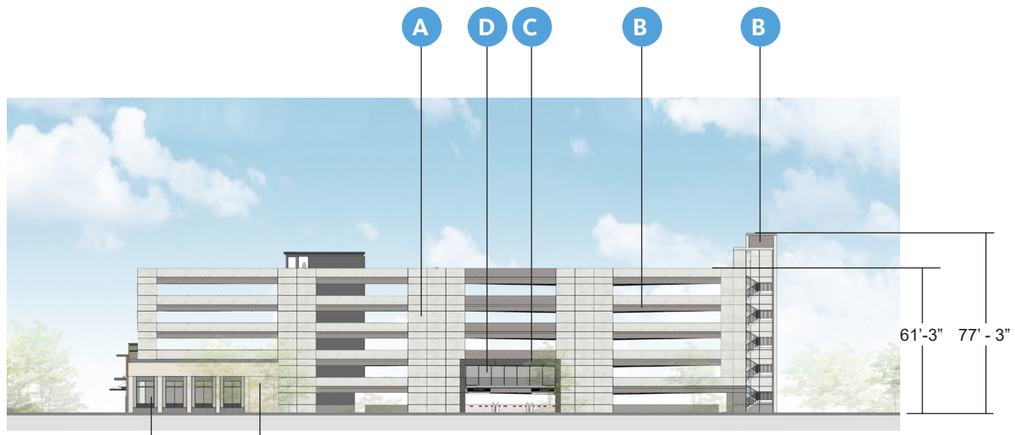
*GL01- VISION GLASS*




NORTH ELEVATION




SOUTH ELEVATION

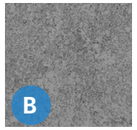



EAST ELEVATION

WEST ELEVATION

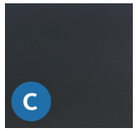
*PC01-*
*PRECAST LIGHT*

*WD02 -*
*WOOD SLAT*

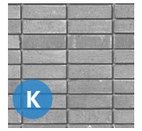



*PC02-*
*PRECAST DARK*

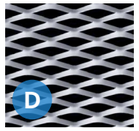
*BR02 -*
*BRICK VENEER*




*MP03-*
*BLACK METAL*
*MINIMUM 24*
*GAUGE*

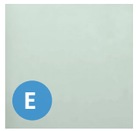



*BR03 -*
*BRICK VENEER*

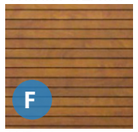



*MP06 -*
*EXPANDED METAL*
*MINIMUM 24*
*GAUGE*

*BR04 -*
*BRICK VENEER*

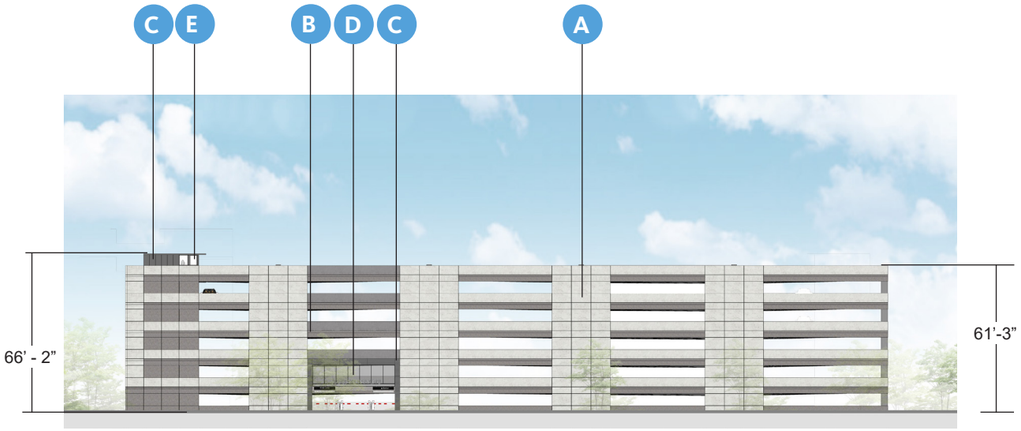



*GL01-*
*VISION GLASS*

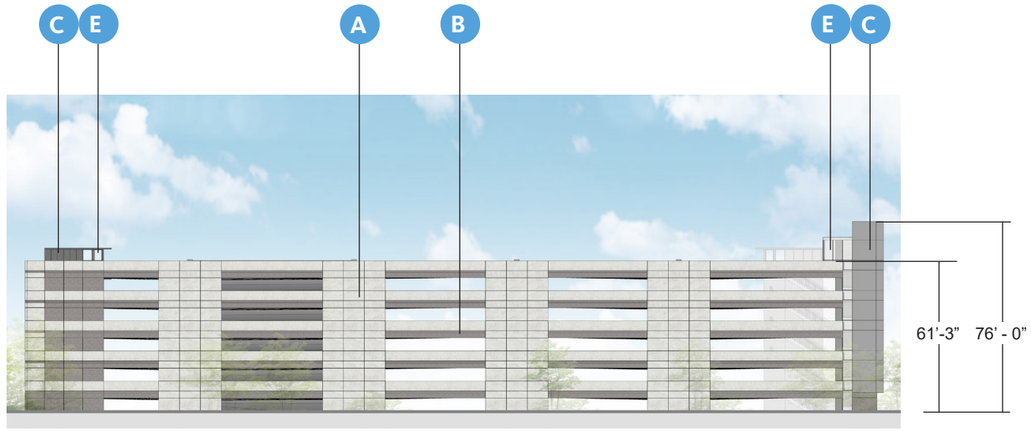



*WD01 -*
*WOOD VENEER*

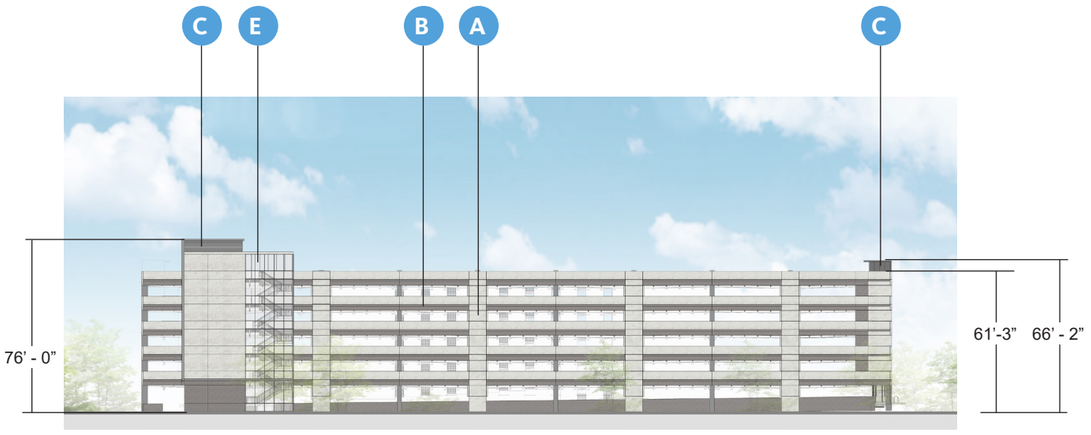
*BR01 -*
*CMU BLOCK*



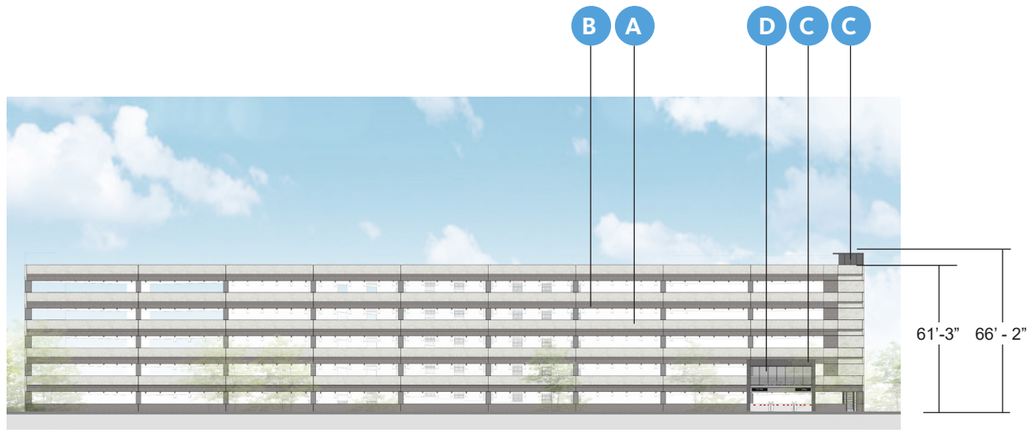

*NORTH ELEVATION*



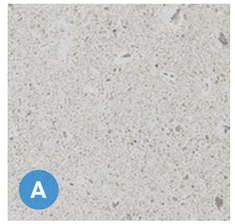

*SOUTH ELEVATION*



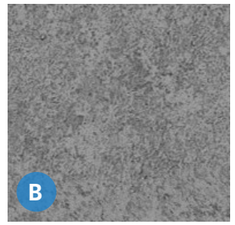

*EAST ELEVATION*



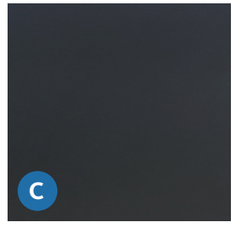

*WEST ELEVATION*



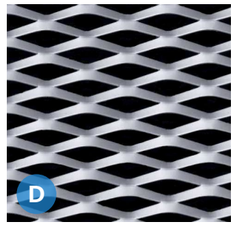

*PC01- PRECAST LIGHT*



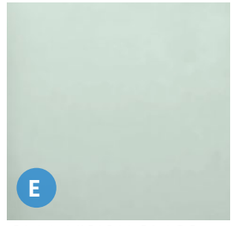

*PC02- PRECAST DARK*



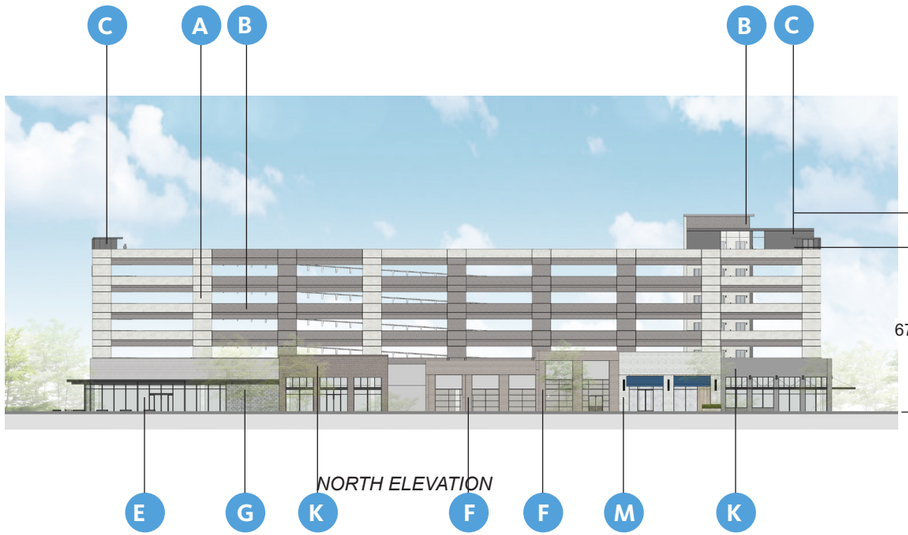

*MP03- BLACK METAL*
*MINIMUM 24 GAUGE*



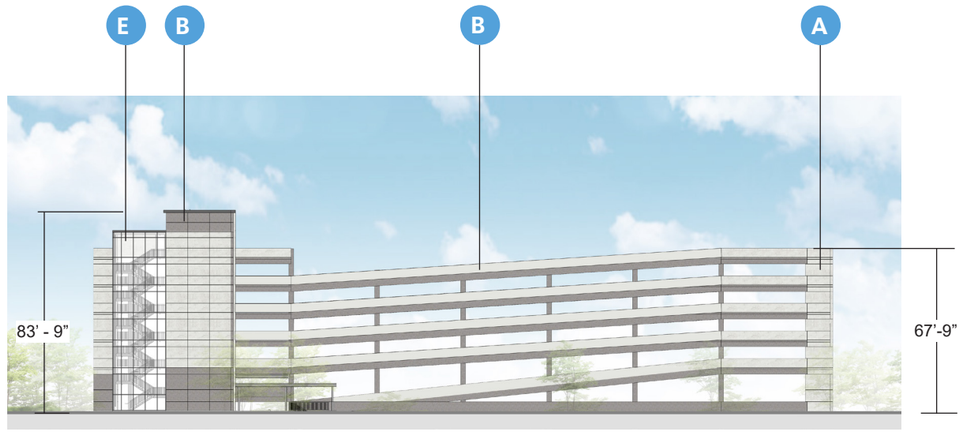

*MP06 - EXPANDED METAL*
*MINIMUM 24 GAUGE*



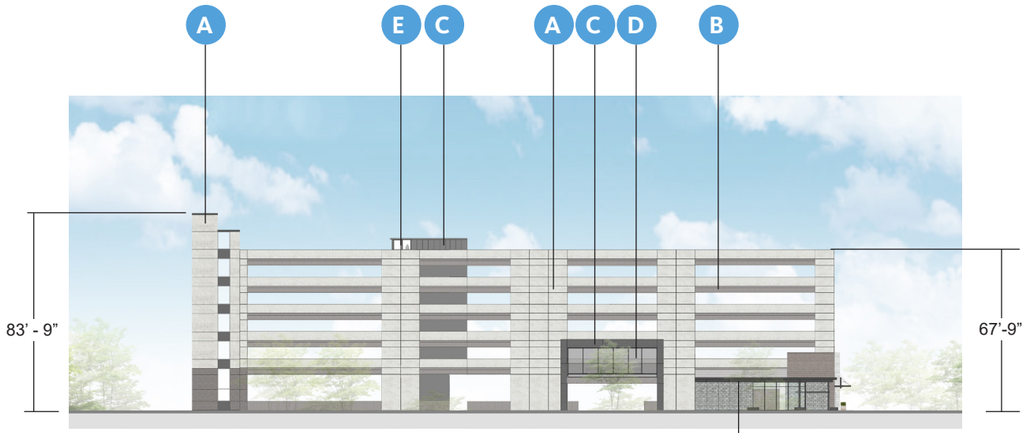

*GL01- VISION GLASS*



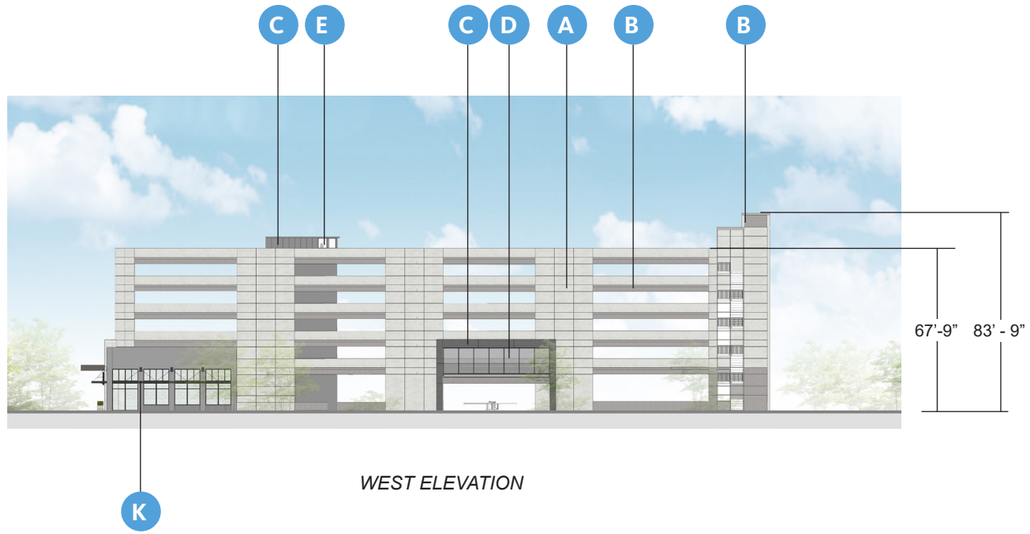

NORTH ELEVATION




SOUTH ELEVATION



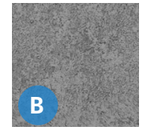

EAST ELEVATION




WEST ELEVATION

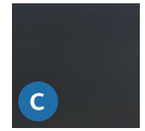
*PC01- PRECAST LIGHT*

*WD02 - WOOD SLAT*

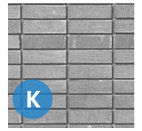


*PC02- PRECAST DARK*

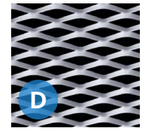
*BR02 - BRICK VENEER*



*MP03- BLACK METAL MINIMUM 24 GAUGE*

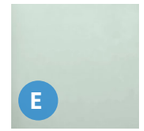


*BR03 - BRICK VENEER*



*MP06 - EXPANDED METAL MINIMUM 24 GAUGE*

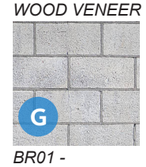
*BR04 - BRICK VENEER*



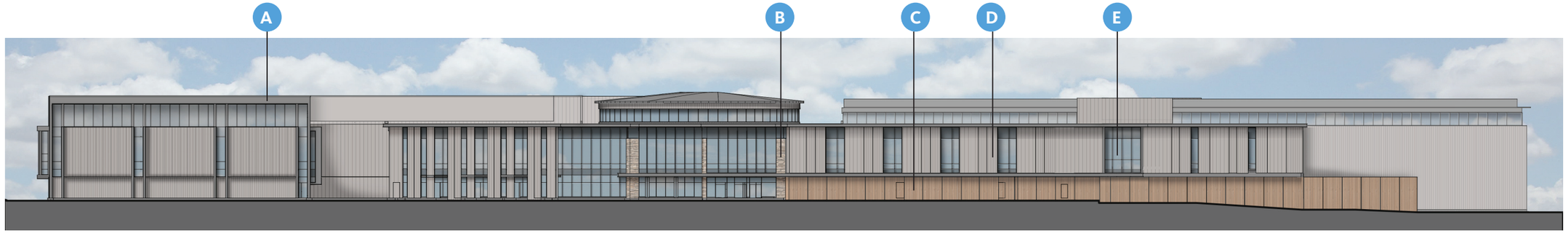
*GL01- VISION GLASS*

*BR05 - BRICK VENEER*

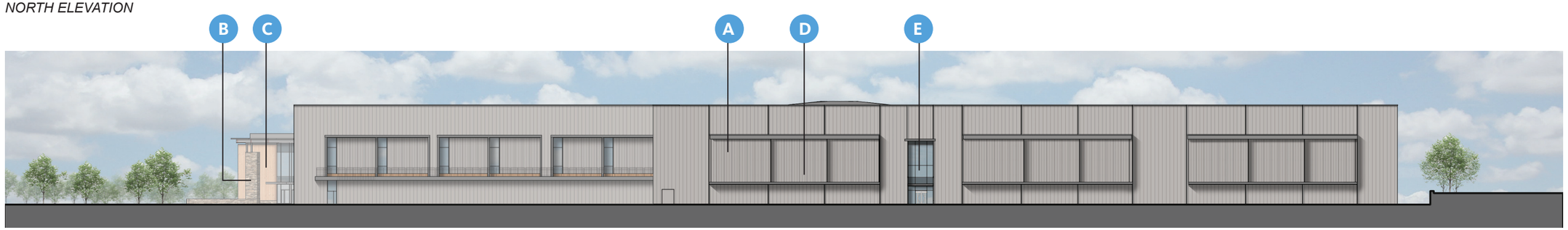
*WD01 - WOOD VENEER*



*BR01 - CMU BLOCK*

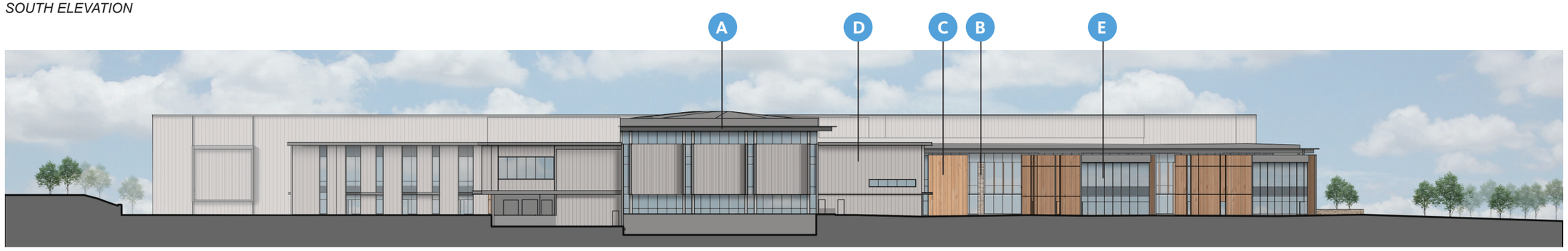



*NORTH ELEVATION*



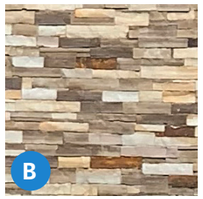

*EAST ELEVATION*

*SOUTH ELEVATION*

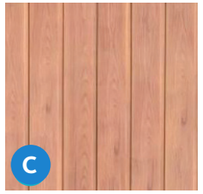



*WEST ELEVATION*

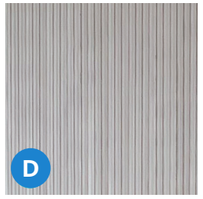
*MCM1 - Florupon Classic II, min. 24 ga.*



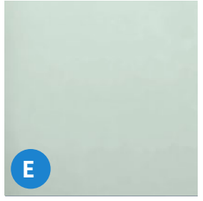

*ST1 - Stone Cladding*



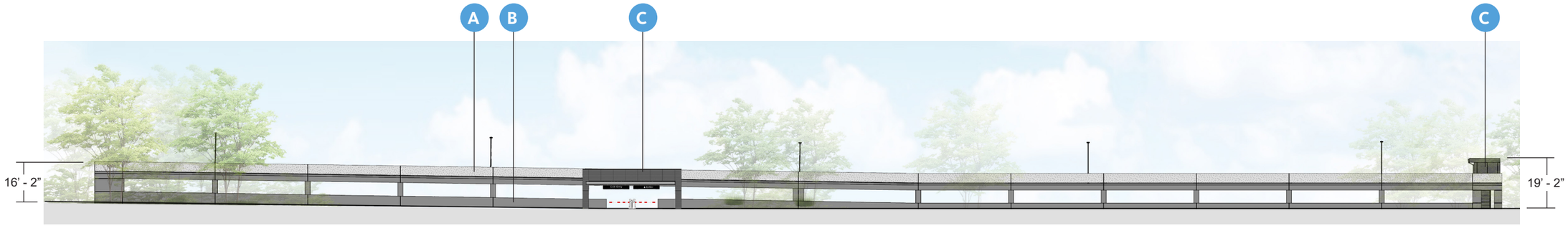

*WD1 - Light Fir*



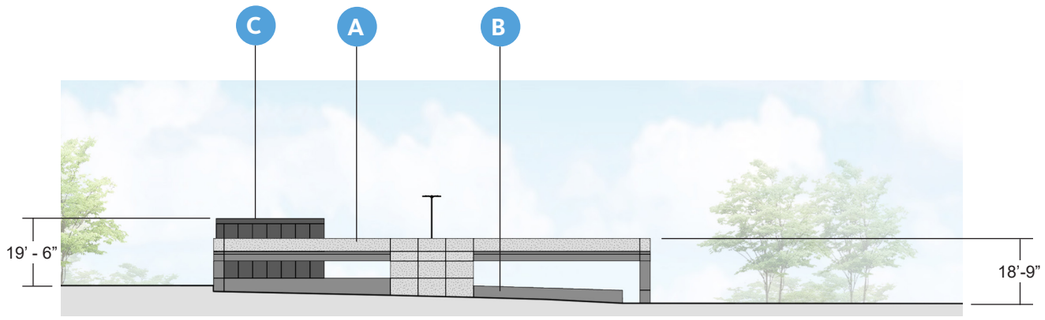

*MWP (1,2,3) - Metal Wall Panel, min. 24 ga*



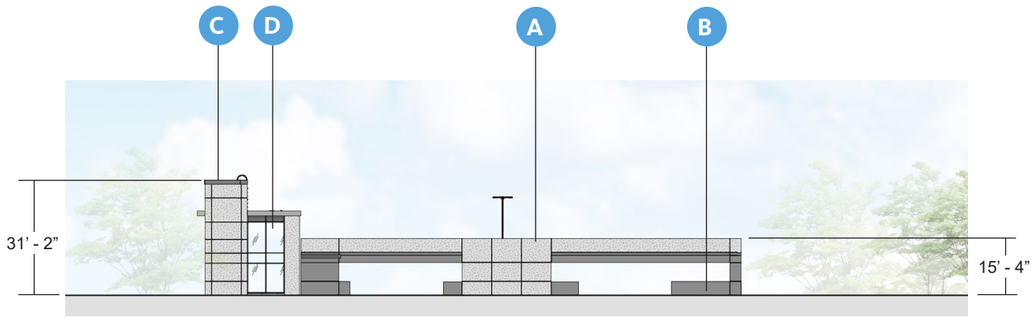

*GL1 - Vision Glass*



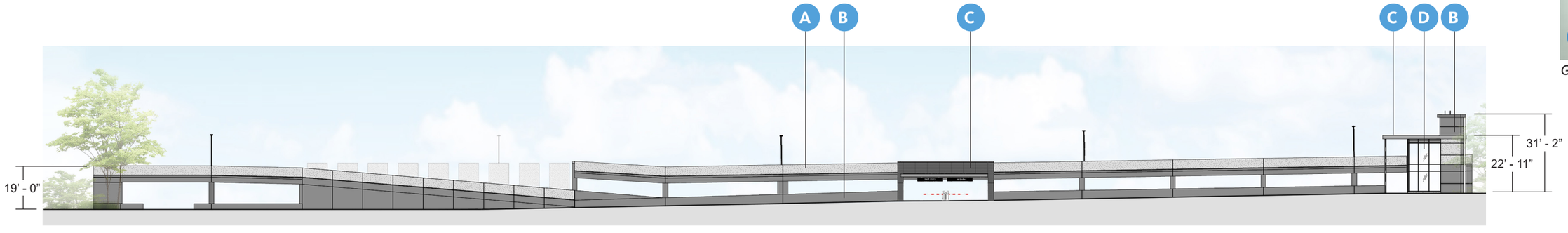

*NORTH ELEVATION*



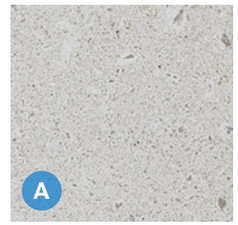

*WEST ELEVATION*



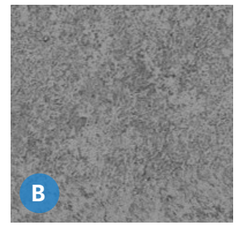

*EAST ELEVATION*



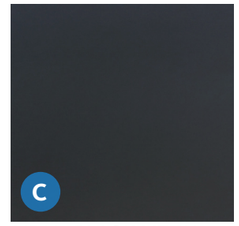

*SOUTH ELEVATION*




*PC01- PRECAST LIGHT*

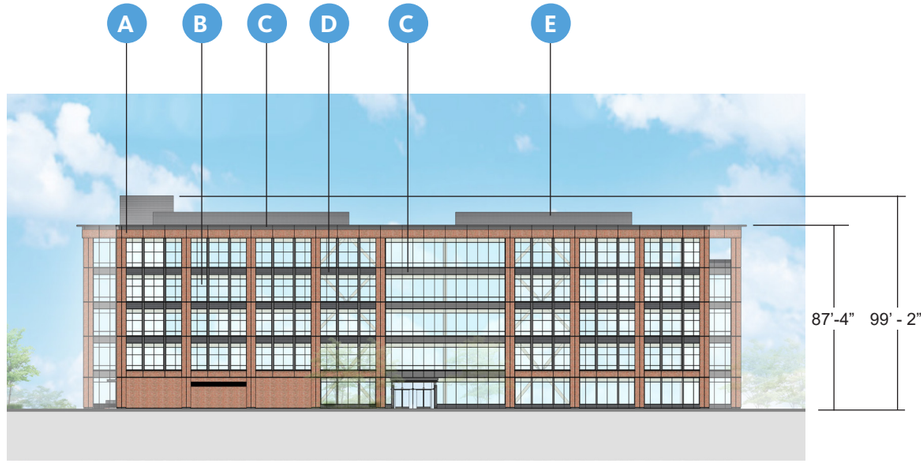



*PC02- PRECAST DARK*

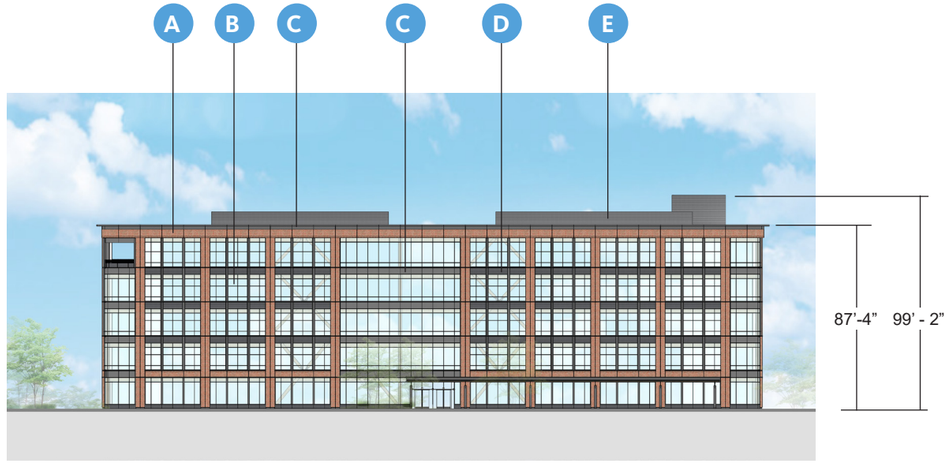



*MP03- BLACK METAL MINIMUM 24 GAUGE*

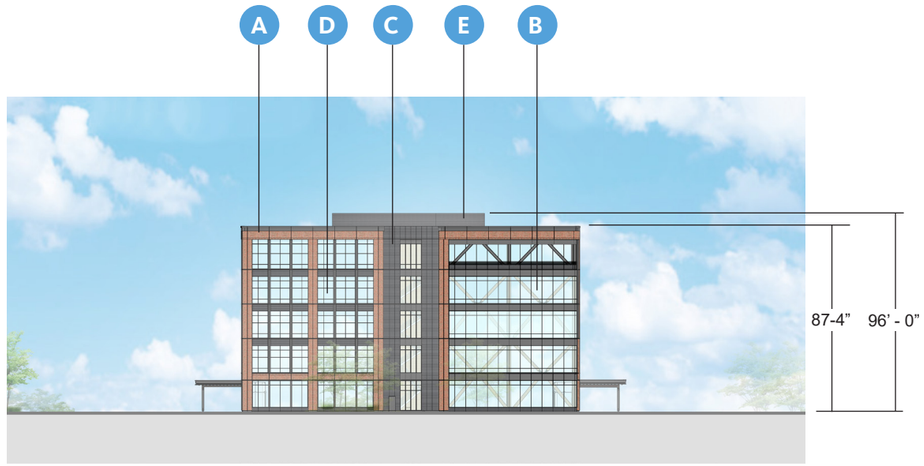
*GL01- VISION GLASS*




NORTH ELEVATION

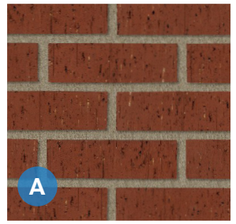



SOUTH ELEVATION



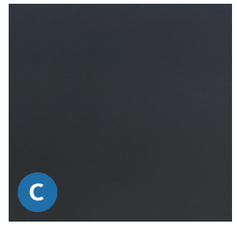

EAST ELEVATION

WEST ELEVATION



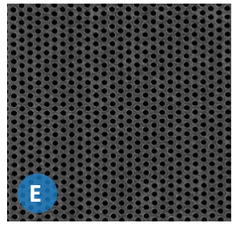

*BR01- RED THIN BRICK*

*GL01- VISION GLASS*




*MP03- BLACK METAL MINIMUM 24 GAUGE*

*MP04- CORRUGATED METAL MINIMUM 24 GAUGE*

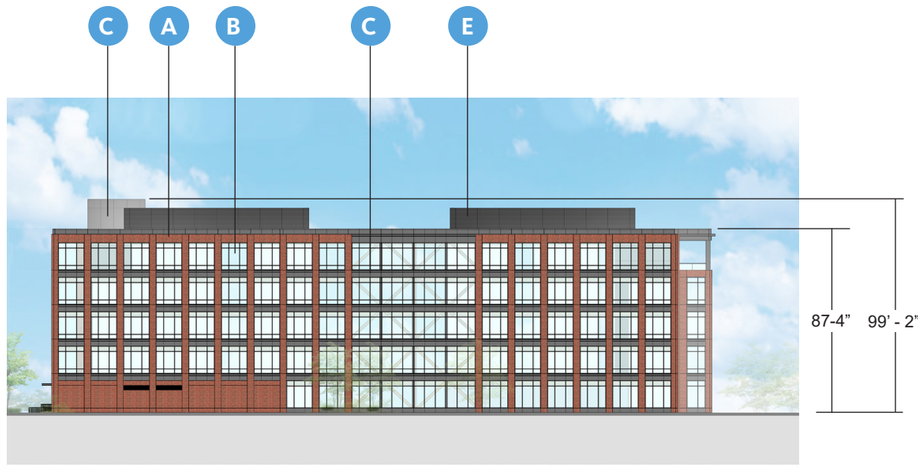



*MP05- PERFORATED METAL MINIMUM 24 GAUGE*

*WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)*

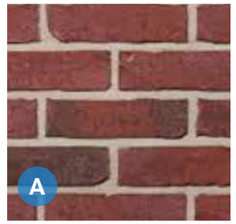
*NORTH ELEVATION*

*SOUTH ELEVATION*




*EAST ELEVATION*

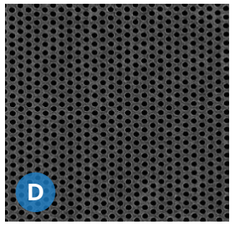
*WEST ELEVATION*




*BR01- RED THIN BRICK*

*GL01- VISION GLASS*

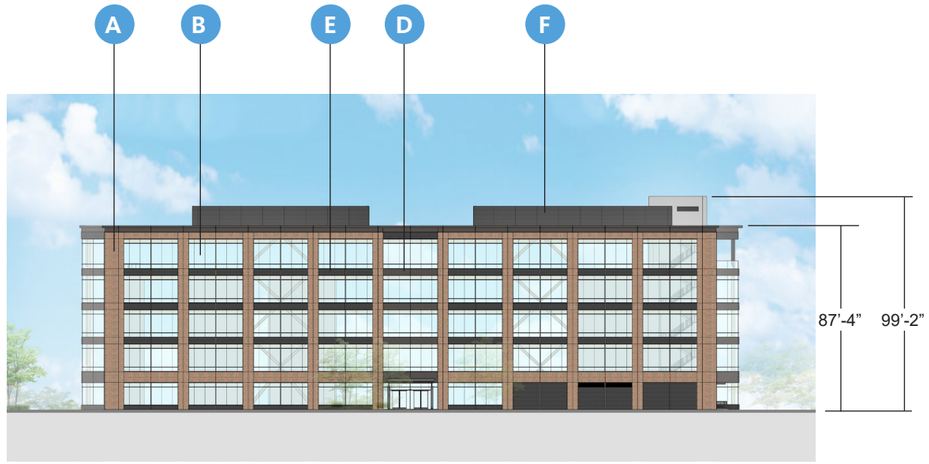
*MP01- GRAY METAL MINIMUM 24 GAUGE*



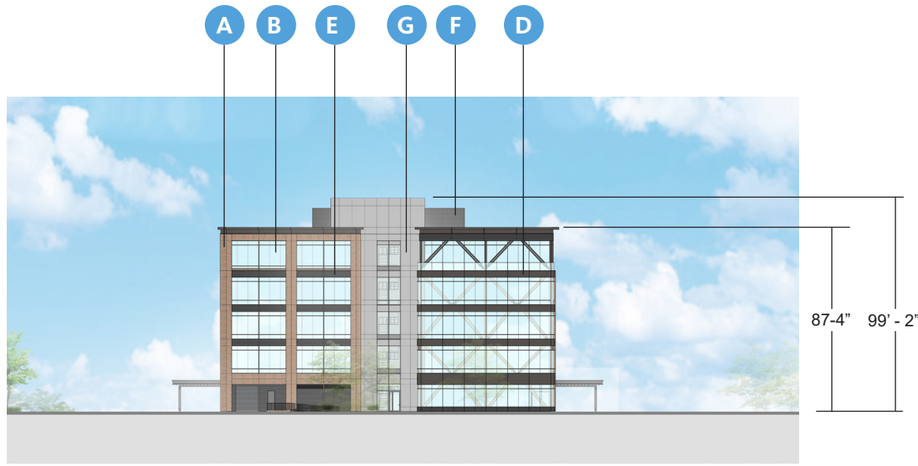

*MP05- PERFORATED METAL MINIMUM 24 GAUGE*

*WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)*

*NORTH ELEVATION*

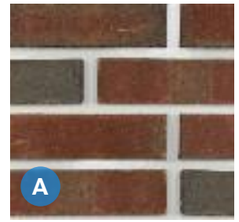



*SOUTH ELEVATION*




*EAST ELEVATION*

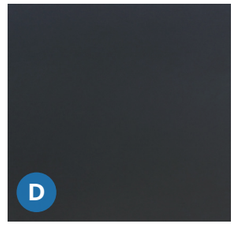
*WEST ELEVATION*



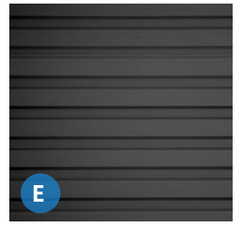

*BR02- RED THIN BRICK*

*GL01- VISION GLASS*

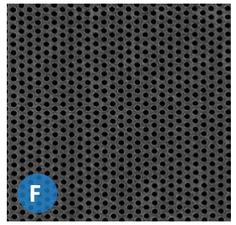
*BR04- GRAY THIN BRICK*




*MP03- BLACK METAL MINIMUM 24 GAUGE*

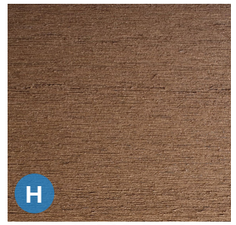



*MP04- CORRUGATED METAL MINIMUM 24 GAUGE*

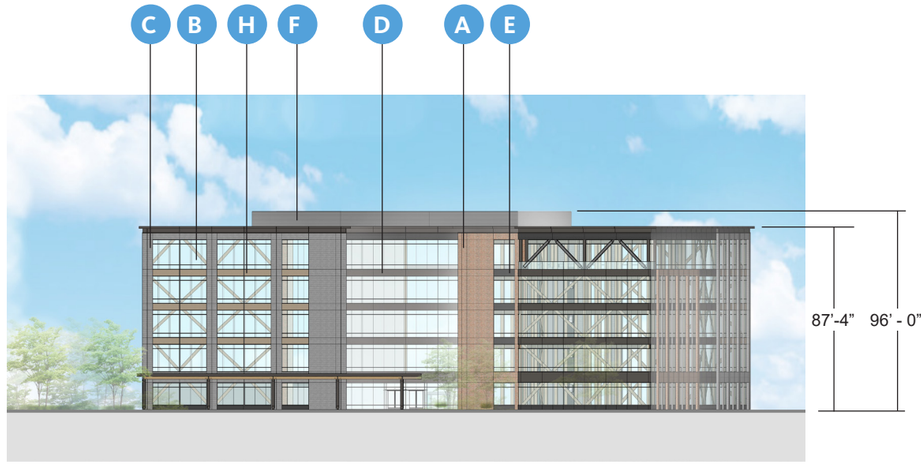



*MP05- PERFORATED METAL MINIMUM 24 GAUGE*

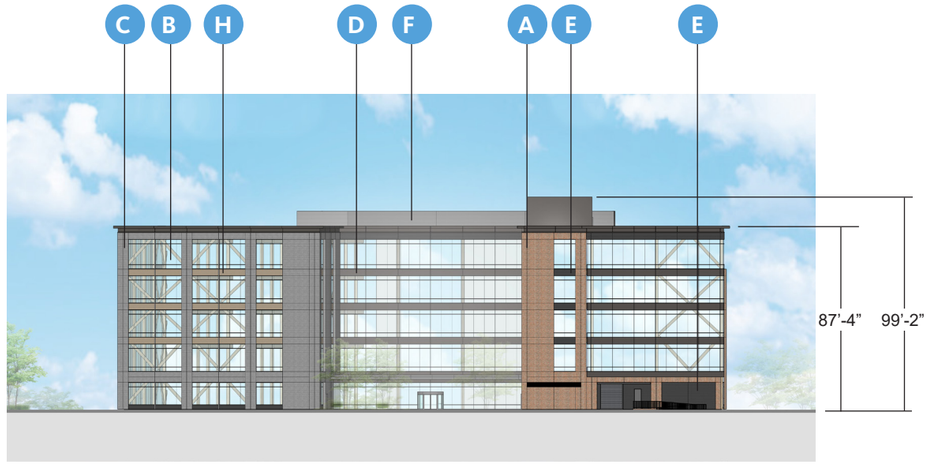
*MP01- GRAY METAL MINIMUM 24 GAUGE*



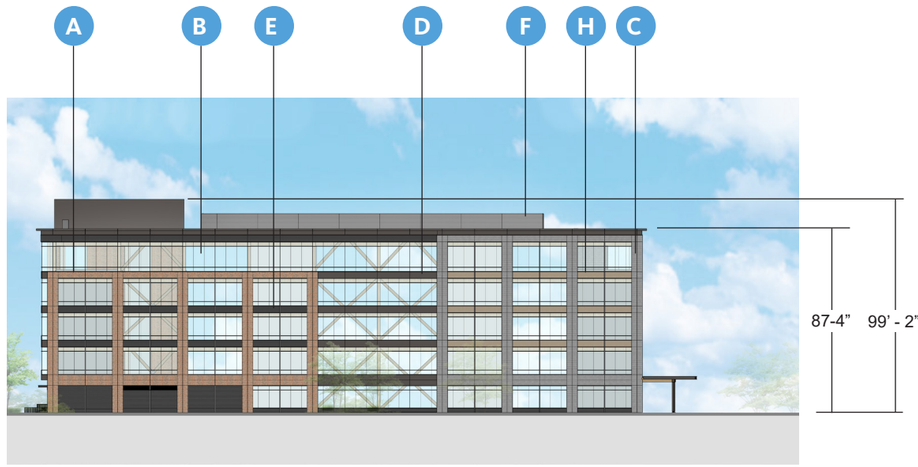

*WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)*



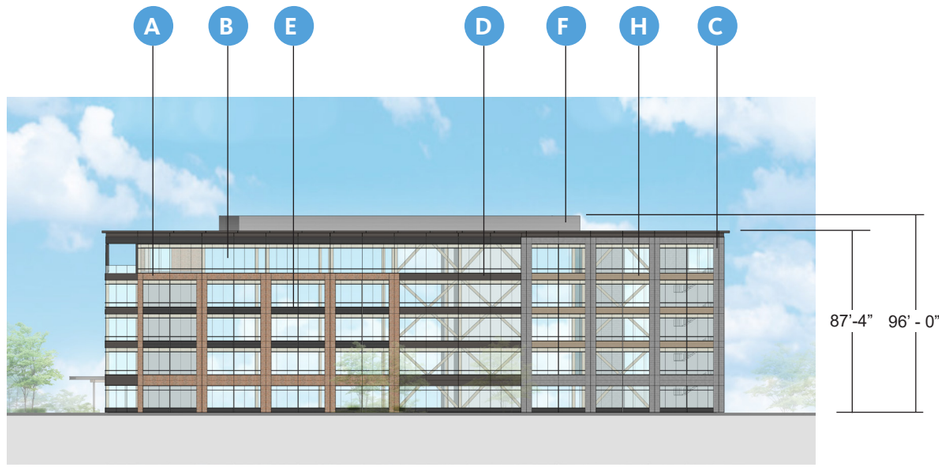

*NORTH ELEVATION*



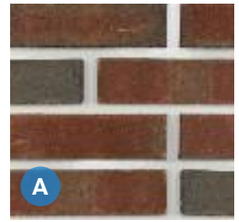

*SOUTH ELEVATION*




*EAST ELEVATION*



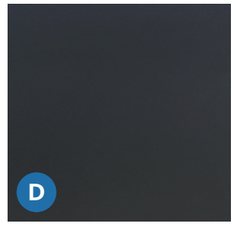

*WEST ELEVATION*




*BR02- RED THIN BRICK*

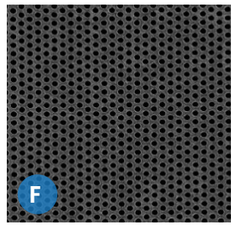
*GL01- VISION GLASS*

*BR04- GRAY THIN BRICK*



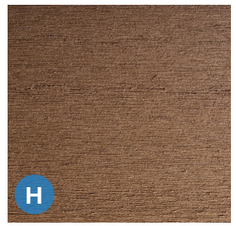

*MP03- BLACK METAL*
*MINIMUM 24 GAUGE*

*MP04- CORRUGATED METAL*
*MINIMUM 24 GAUGE*

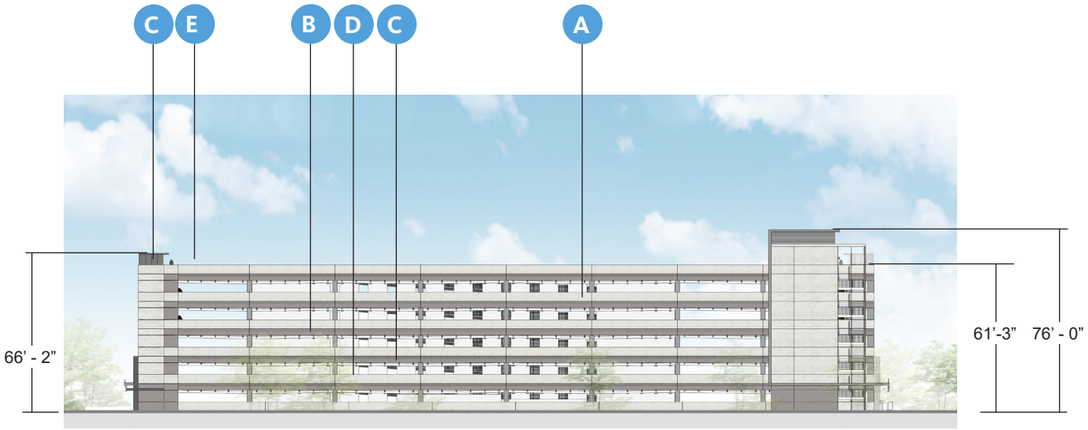



*MP05- PERFORATED METAL*
*MINIMUM 24 GAUGE*

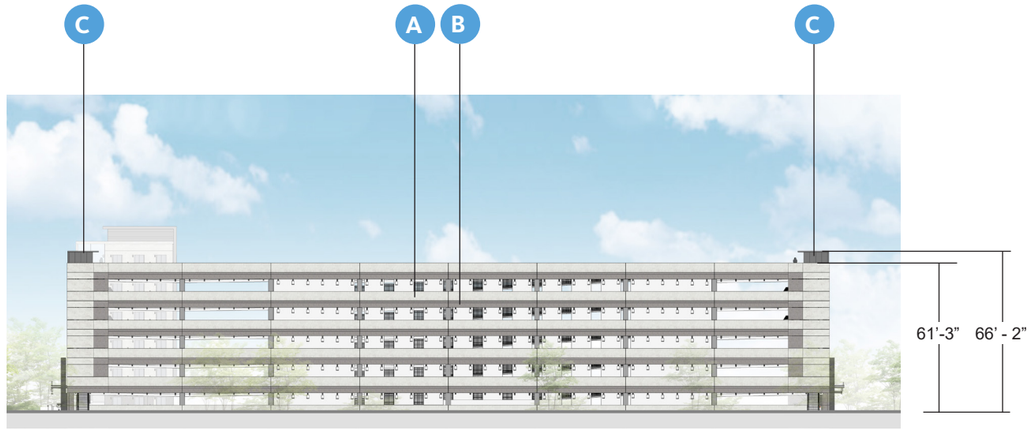
*MP01- GRAY METAL*
*MINIMUM 24 GAUGE*




*WD01- WOOD FINISH*
*(CANOPY AND*
*TERRACE SOFFITS)*

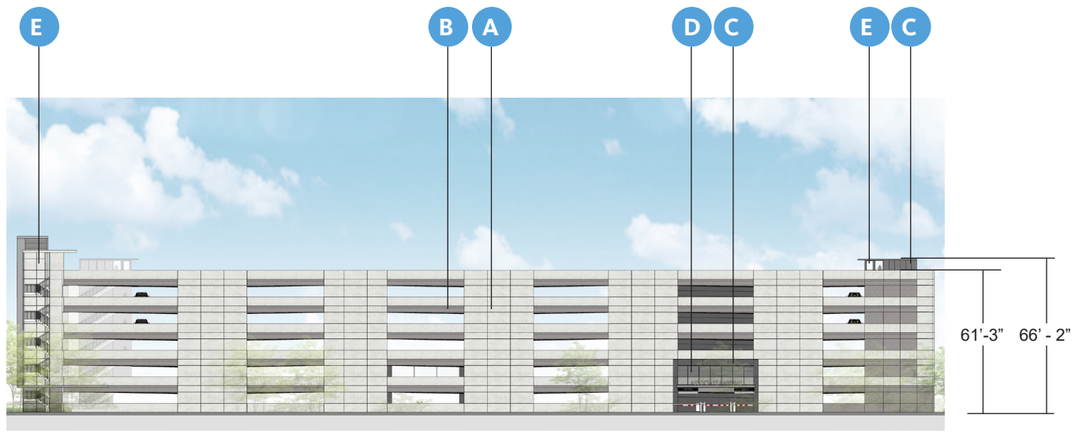



*NORTH ELEVATION*



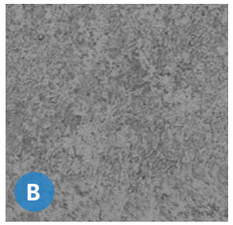

*SOUTH ELEVATION*

*EAST ELEVATION*

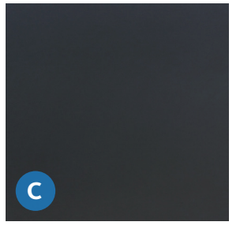



*WEST ELEVATION*

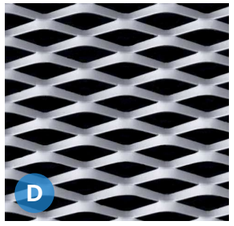
*PC01- PRECAST LIGHT*



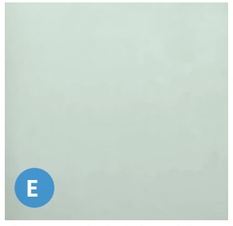

*PC02- PRECAST DARK*



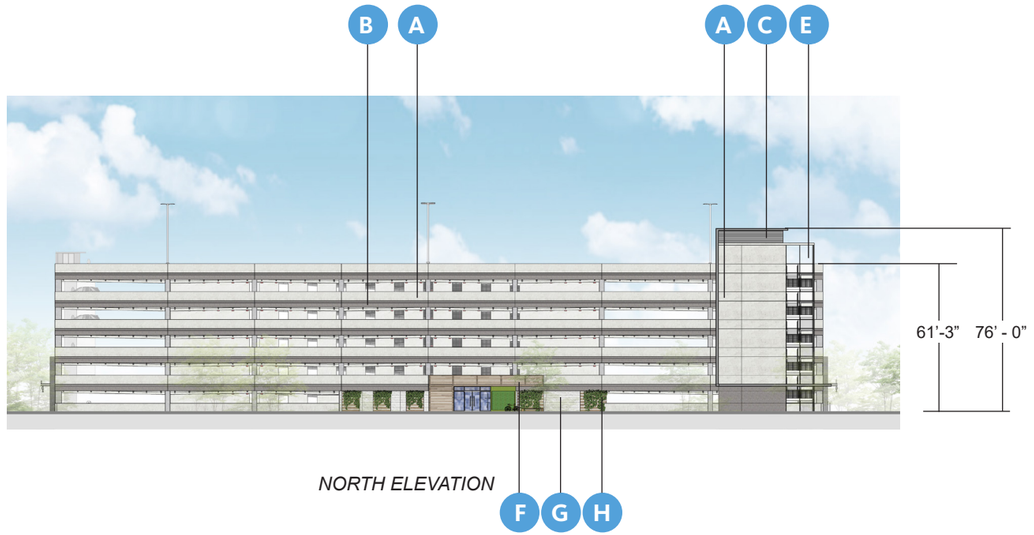

*MP03- BLACK METAL MINIMUM 24 GAUGE*



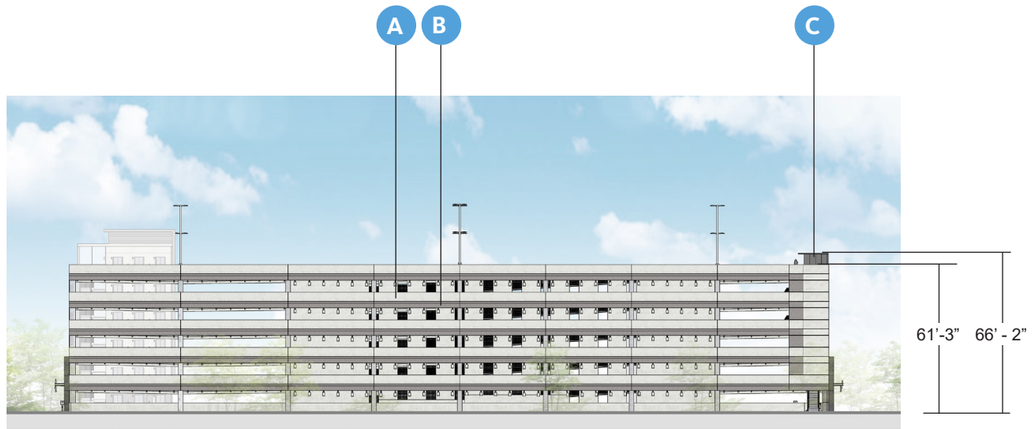

*MP06 - EXPANDED METAL MINIMUM 24 GAUGE*



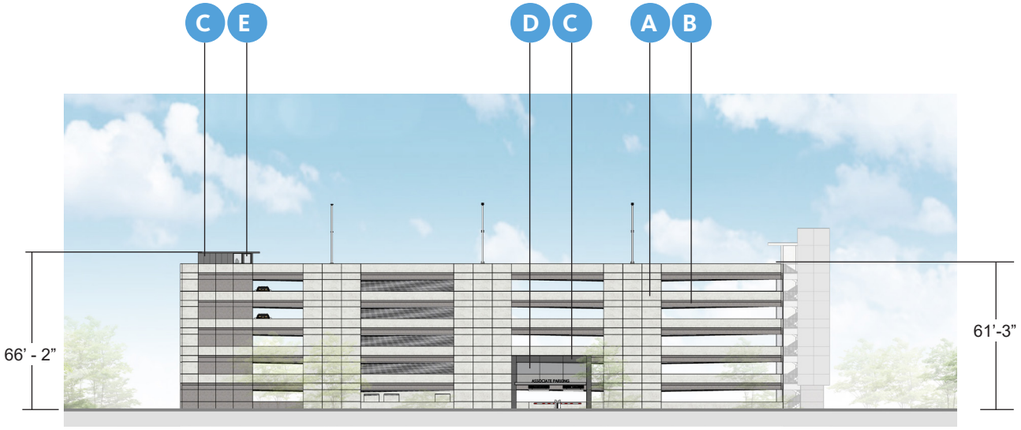

*GL01- VISION GLASS*



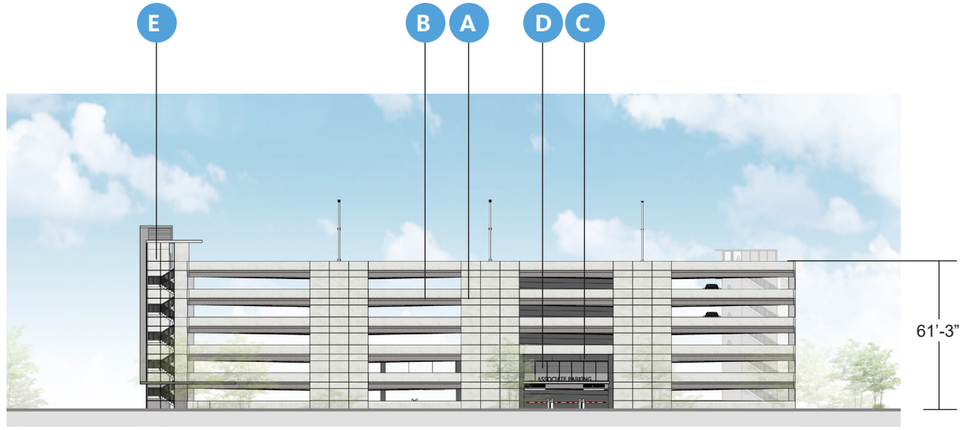

NORTH ELEVATION




SOUTH ELEVATION

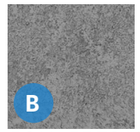



EAST ELEVATION

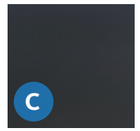



WEST ELEVATION

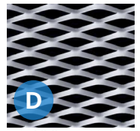
*PC01- PRECAST LIGHT*



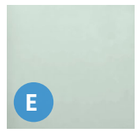

*PC02- PRECAST DARK*



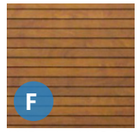

*MP03- BLACK METAL*
*MINIMUM 24 GAUGE*




*MP06 - EXPANDED METAL*
*MINIMUM 24 GAUGE*




*GL01- VISION GLASS*

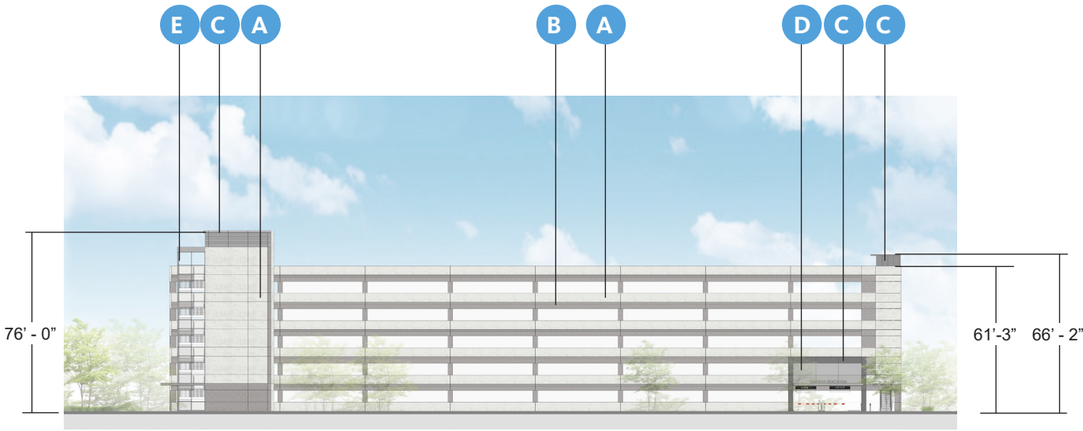



*WD01 - WOOD VENEER*

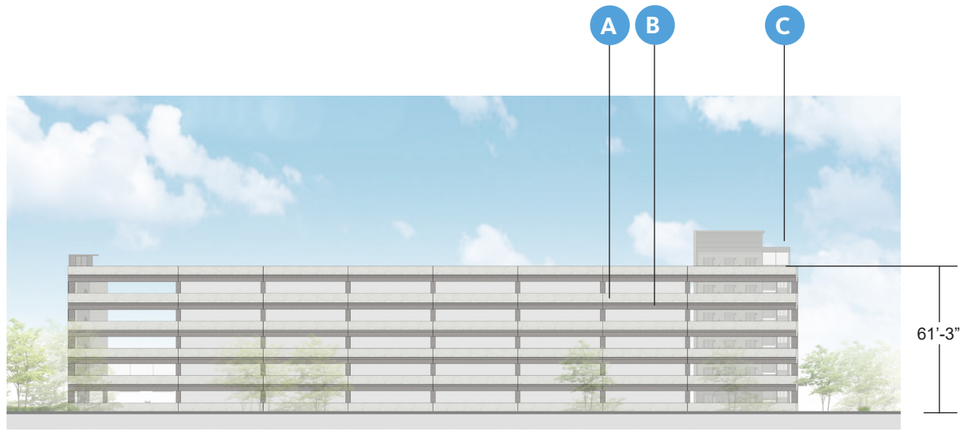
*BR01 - BRICK VENEER*

*WC01 - GREEN WALL*

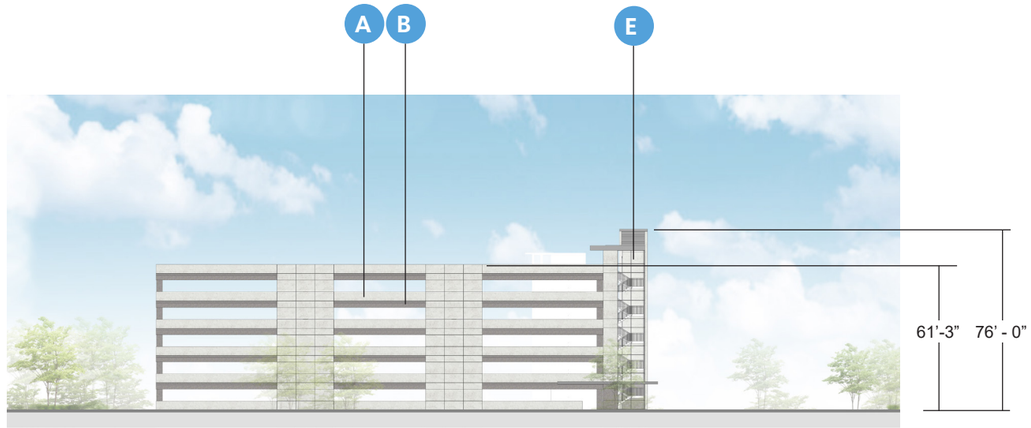
*WC01 - GREEN WALL*



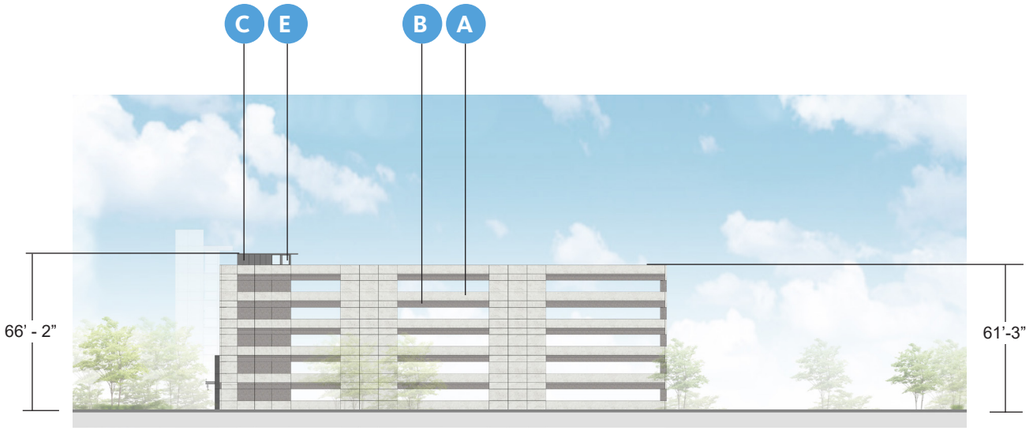

*NORTH ELEVATION*



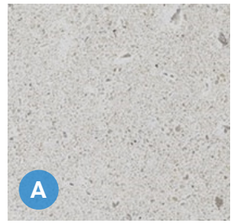

*SOUTH ELEVATION*



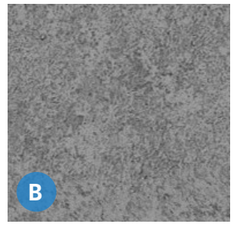

*EAST ELEVATION*



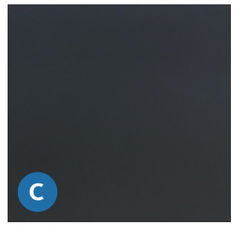

*WEST ELEVATION*



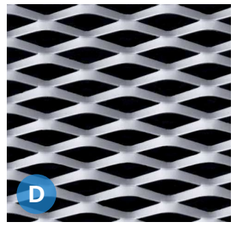

*PC01- PRECAST LIGHT*



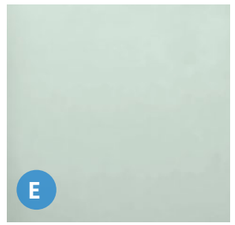

*PC02- PRECAST DARK*



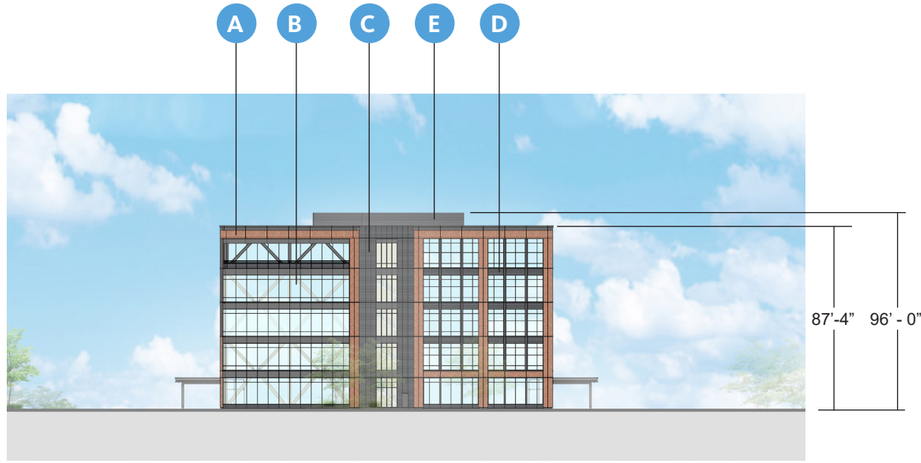

*MP03- BLACK METAL*
*MINIMUM 24 GAUGE*



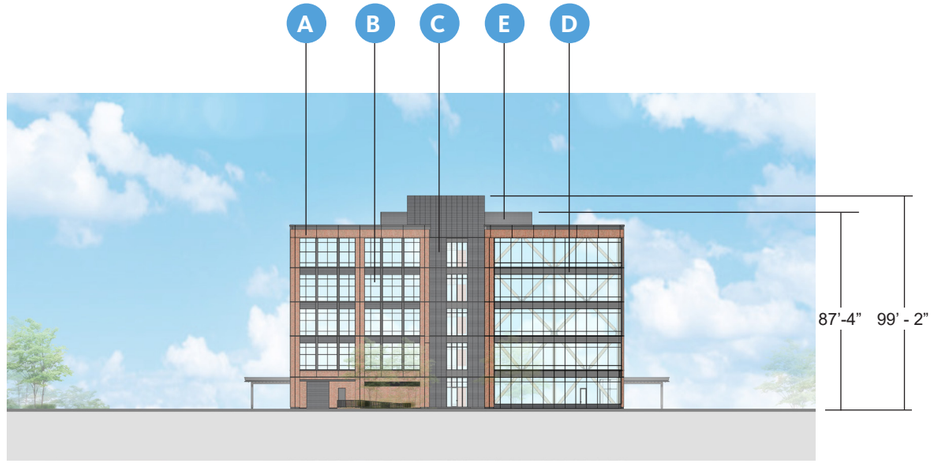

*MP06 - EXPANDED METAL*
*MINIMUM 24 GAUGE*



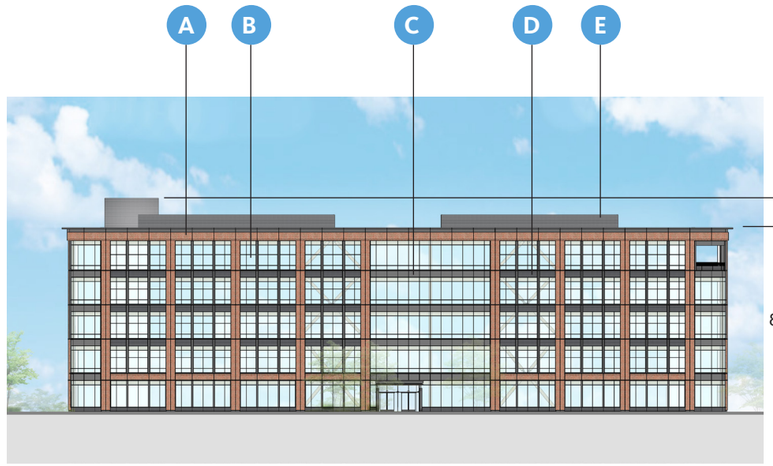

*GL01- VISION GLASS*




*NORTH ELEVATION*

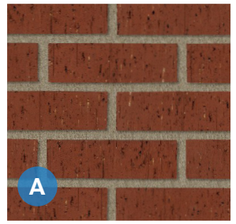



*SOUTH ELEVATION*



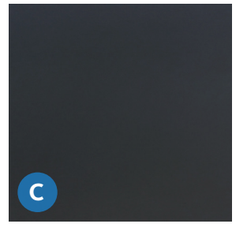

*EAST ELEVATION*

*WEST ELEVATION*



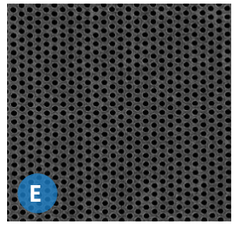

*BR01- RED THIN BRICK*

*GL01- VISION GLASS*



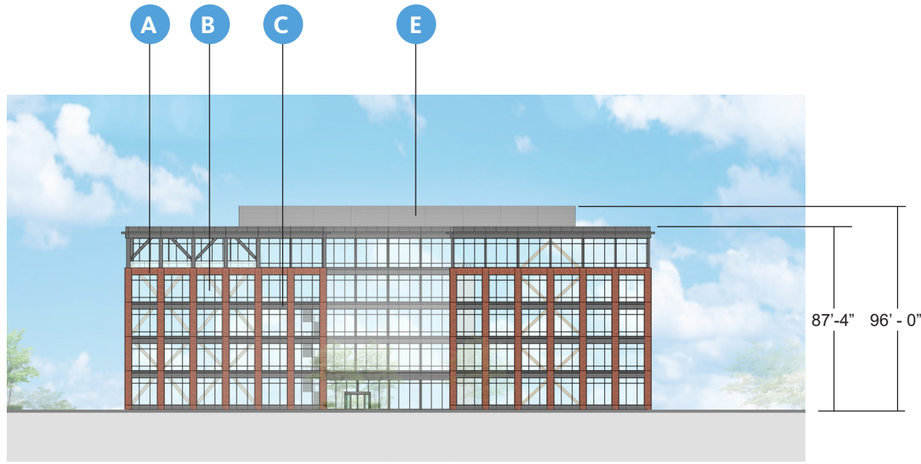

*MP03- BLACK METAL MINIMUM 24 GAUGE*

*MP04- CORRUGATED METAL MINIMUM 24 GAUGE*

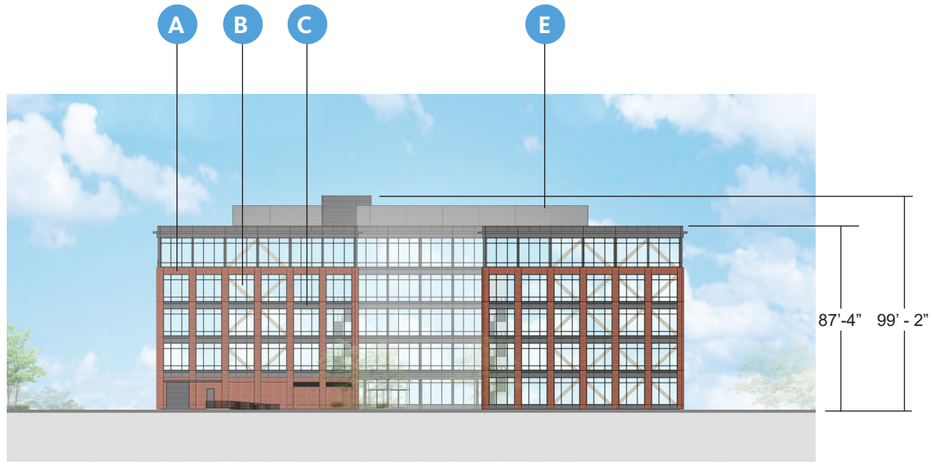



*MP05- PERFORATED METAL MINIMUM 24 GAUGE*

*WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)*

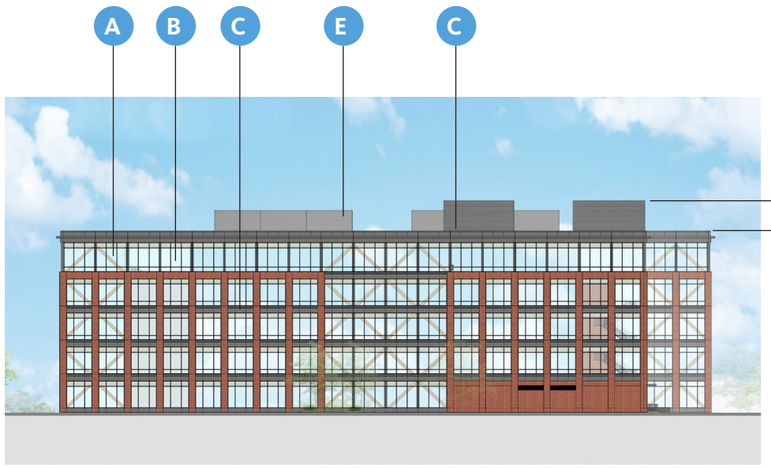



*NORTH ELEVATION*

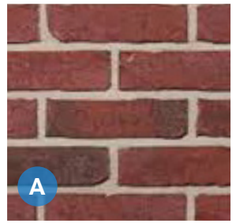



*SOUTH ELEVATION*

*EAST ELEVATION*



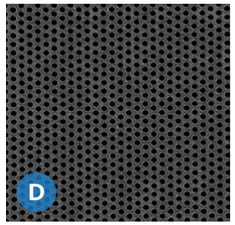

*WEST ELEVATION*




*BR01- RED THIN BRICK*

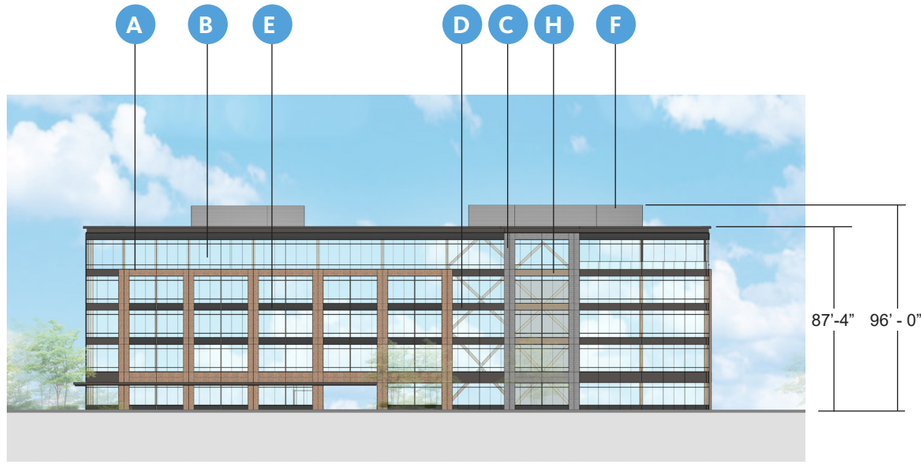
*GL01- VISION GLASS*

*MP01- GRAY METAL*
*MINIMUM 24 GAUGE*

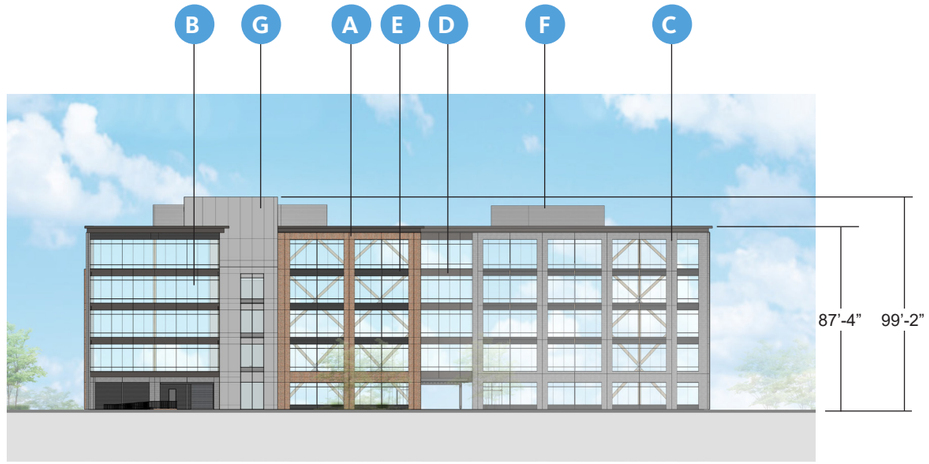



*MP05- PERFORATED METAL*
*MINIMUM 24 GAUGE*

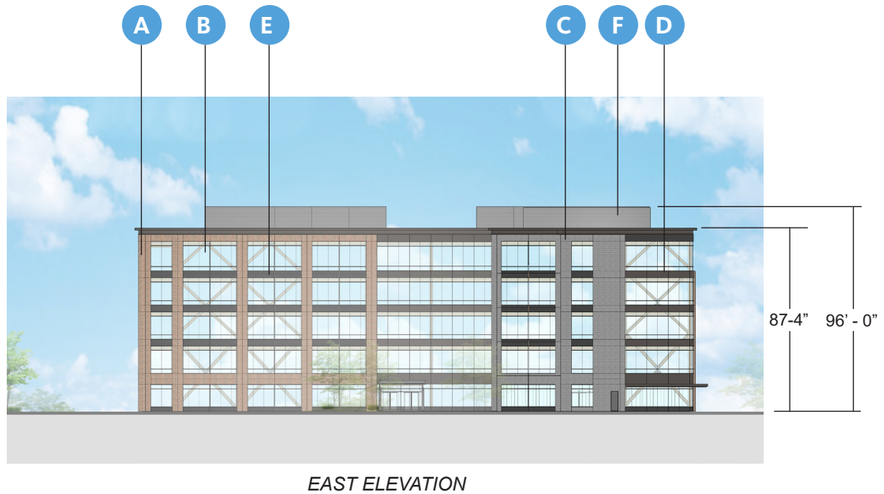
*WD01- WOOD FINISH*
*(CANOPY AND*
*TERRACE SOFFITS)*



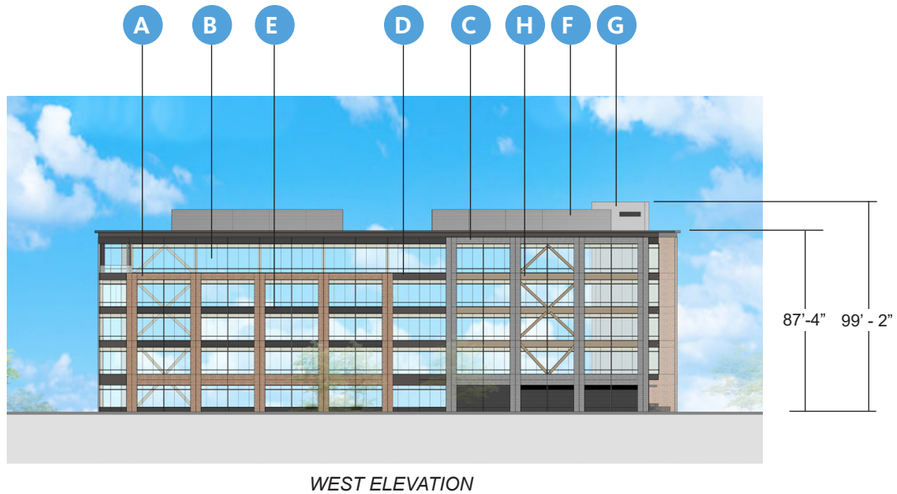

*NORTH ELEVATION*




*SOUTH ELEVATION*




*EAST ELEVATION*

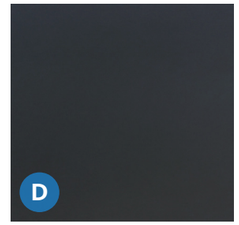



*WEST ELEVATION*

*BR02- RED THIN BRICK*

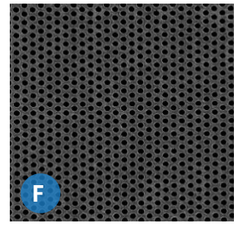
*GL01- VISION GLASS*

*BR04- GRAY THIN BRICK*




*MP03- BLACK METAL MINIMUM 24 GAUGE*

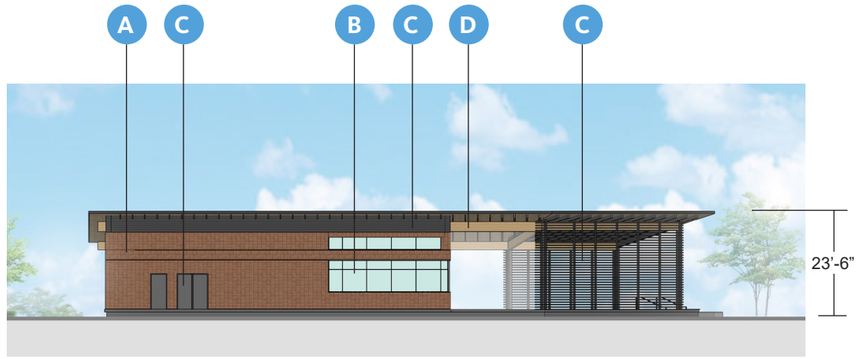
*MP04- CORRUGATED METAL MINIMUM 24 GAUGE*



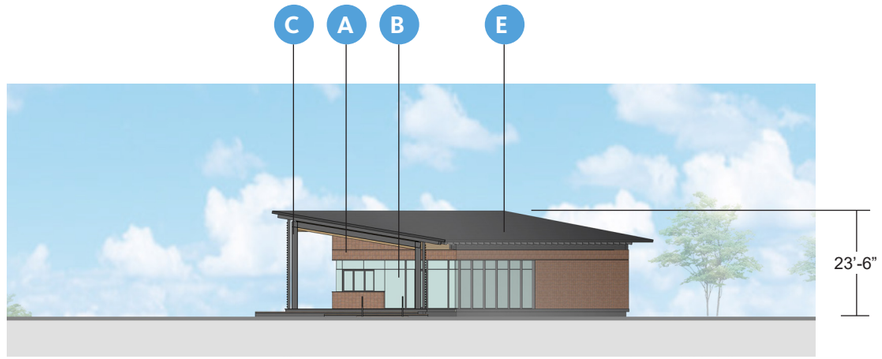

*MP05- PERFORATED METAL MINIMUM 24 GAUGE*

*MP01- GRAY METAL MINIMUM 24 GAUGE*

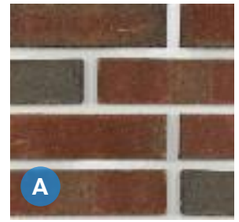
*WD01- WOOD FINISH (CANOPY AND TERRACE SOFFITS)*




NORTHEAST ELEVATION




NORTHWEST ELEVATION



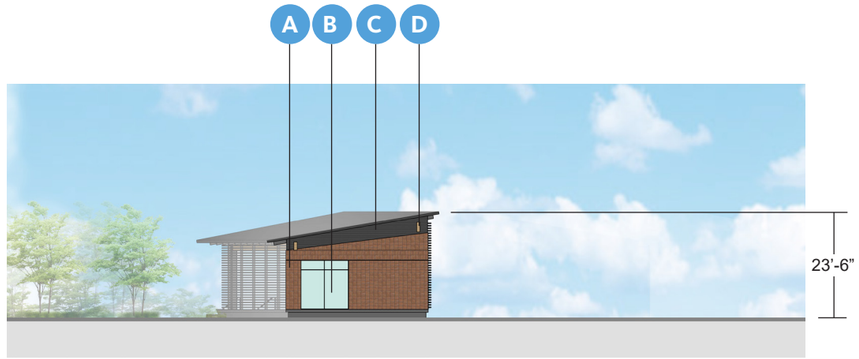

*BR02- RED THIN BRICK*

*GL01- VISION GLASS*

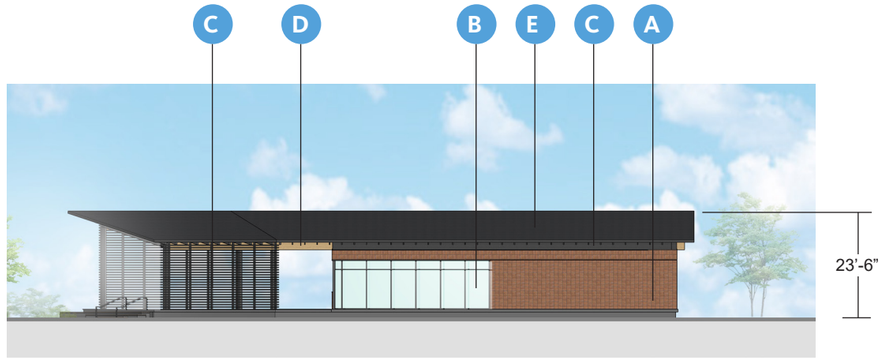
*MP01- GRAY METAL*
*MINIMUM 24 GAUGE*

*WD01- WOOD FINISH*
*(CANOPY SOFFITS)*

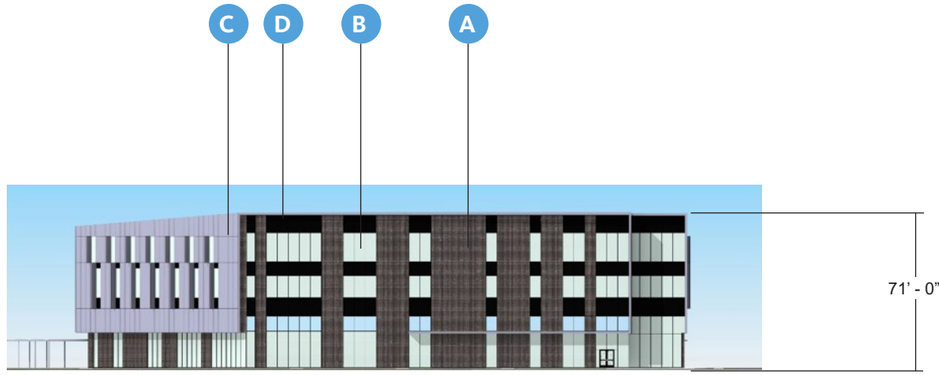
*RF01- STANDING SEAM*
*METAL ROOF*
*MINIMUM 24 GAUGE*



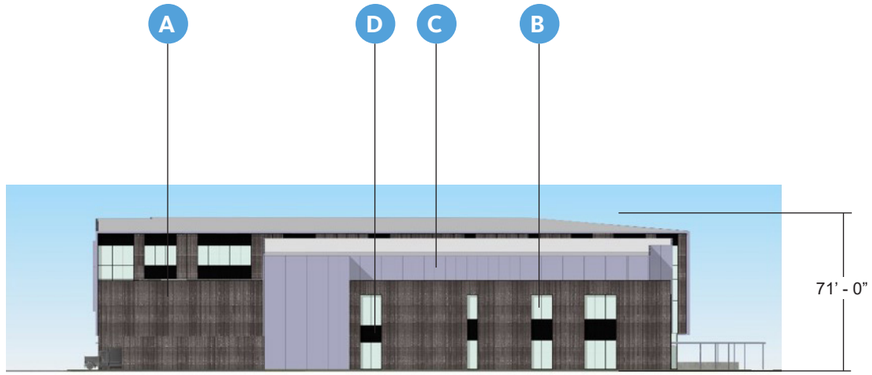

SOUTH ELEVATION



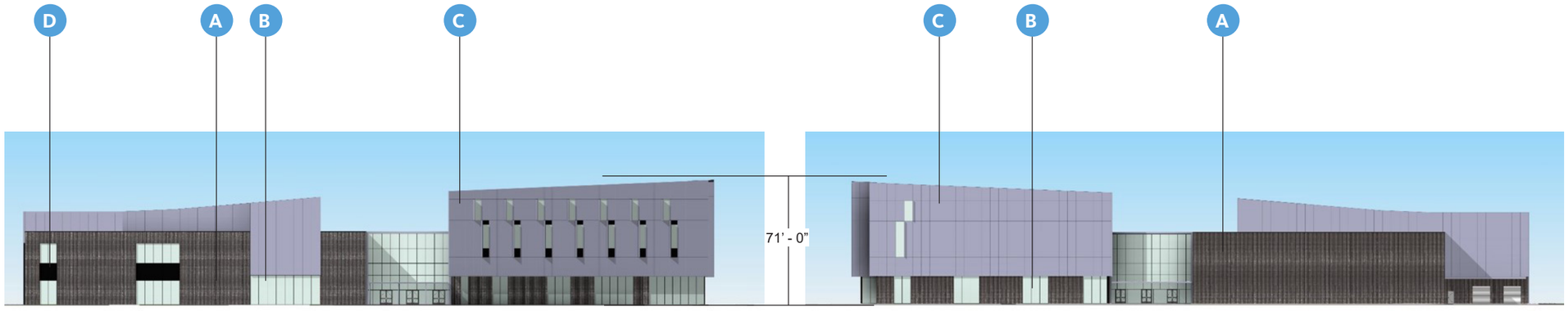

SOUTHWEST ELEVATION




*NORTH ELEVATION*

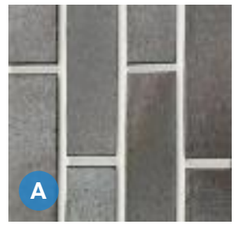



*SOUTH ELEVATION*

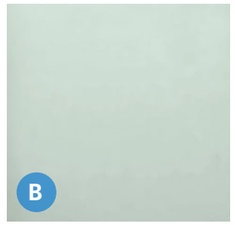



*EAST ELEVATION*

*WEST ELEVATION*

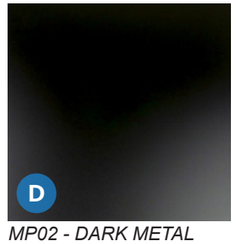



*BR01 - GREY BRICK*

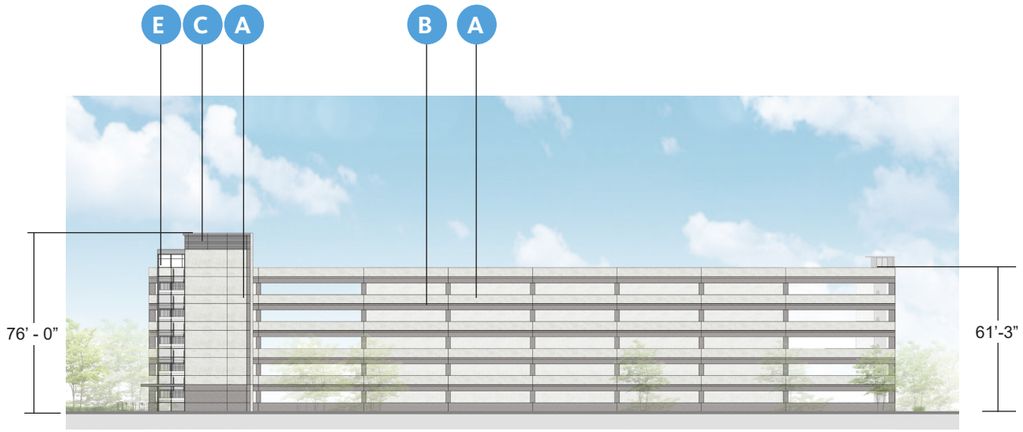



*GL01 - VISION GLASS*

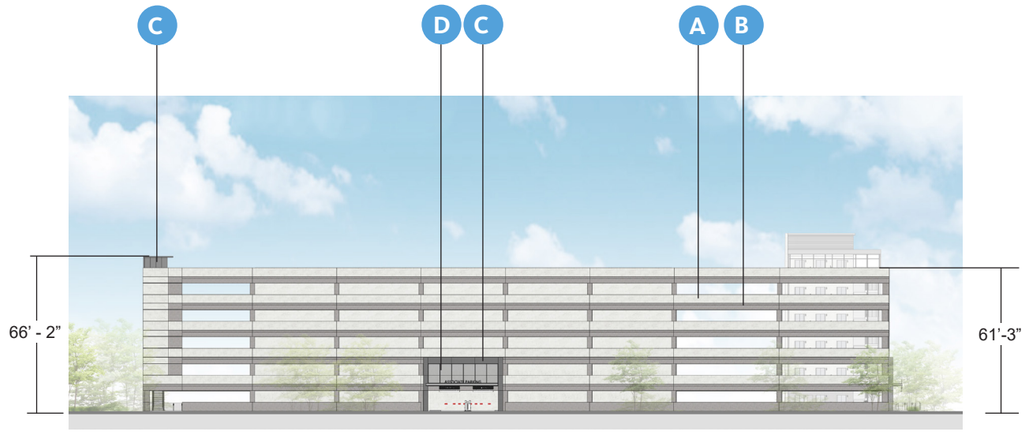
*MP01 - CONCEALED PANEL*
*METAL FASTENER*
*MINIMUM 24 GAUGE*




*MP02 - DARK METAL*
*MINIMUM 24 GAUGE*




*NORTH ELEVATION*

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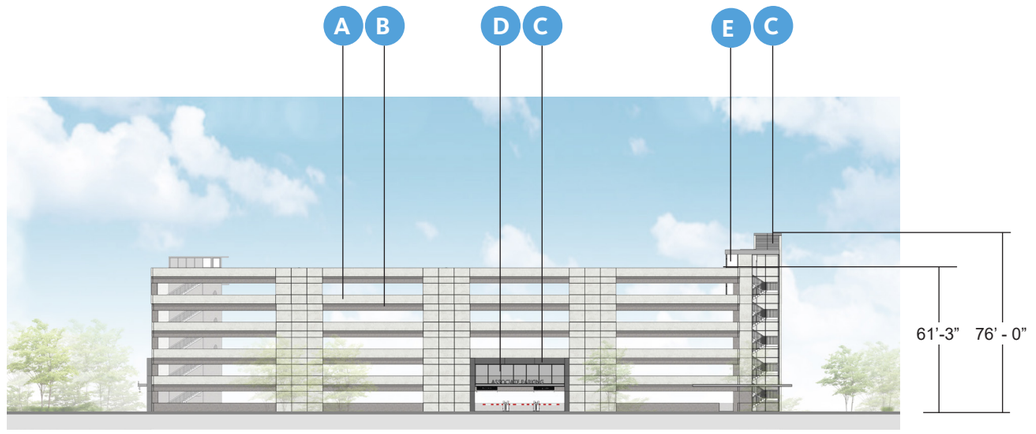


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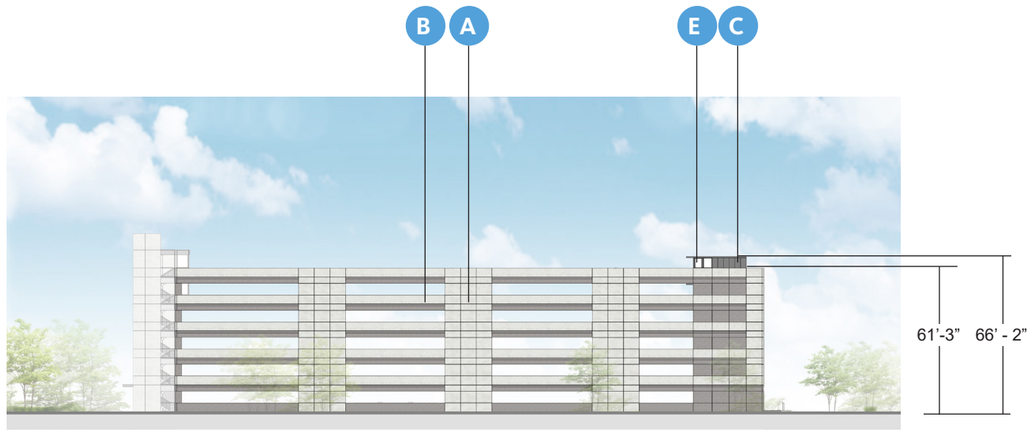


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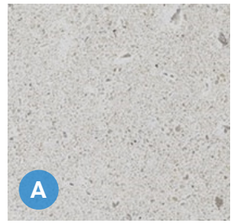
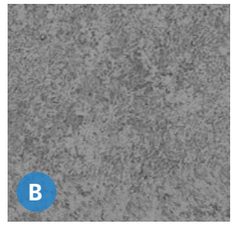



*PC01- PRECAST LIGHT*

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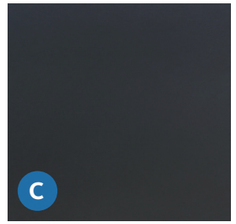
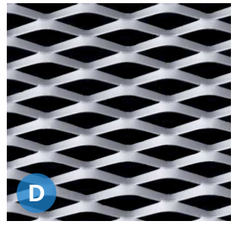
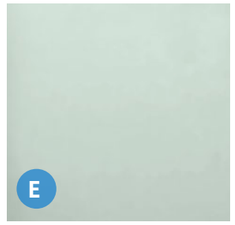


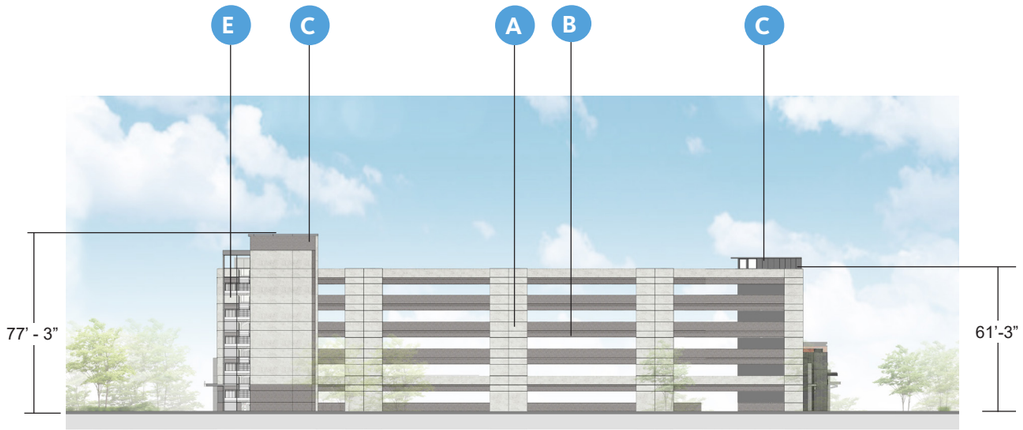

*MP03- BLACK METAL*
*MINIMUM 24 GAUGE*




*MP06 - EXPANDED METAL*
*MINIMUM 24 GAUGE*




*GL01- VISION GLASS*

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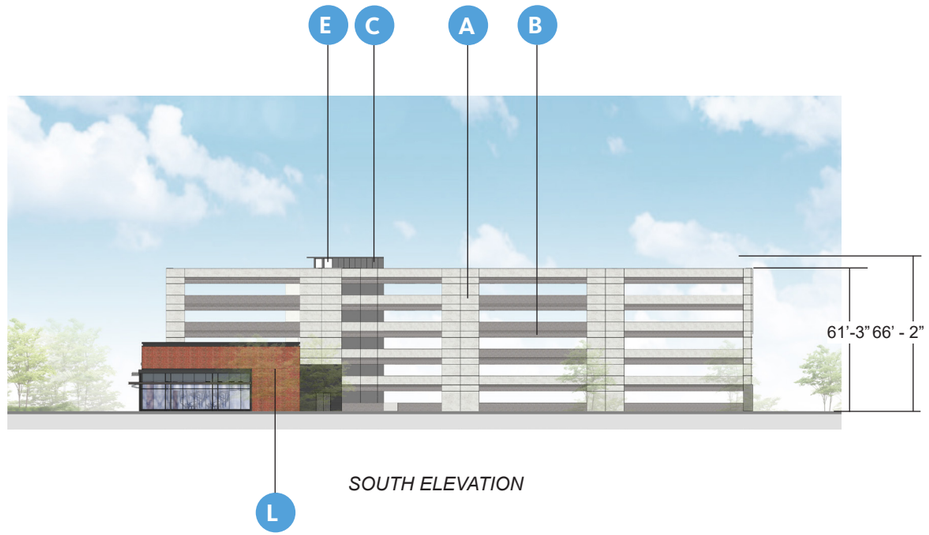


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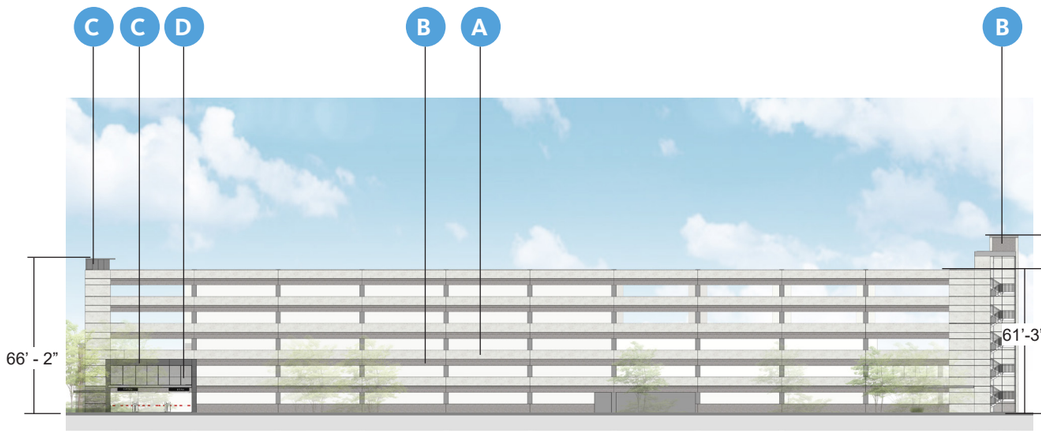
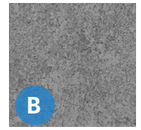



*EAST ELEVATION*

*WEST ELEVATION*

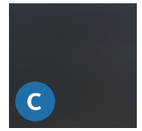
*PC01-*
*PRECAST LIGHT*

*WD02 -*
*WOOD SLAT*

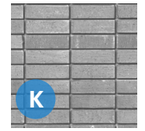



*PC02-*
*PRECAST DARK*

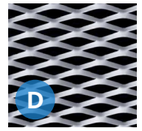
*BR02 -*
*BRICK VENEER*




*MP03-*
*BLACK METAL*
*MINIMUM 24*
*GAUGE*

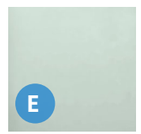



*BR03 -*
*BRICK VENEER*

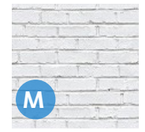



*MP06 -*
*EXPANDED METAL*
*MINIMUM 24*
*GAUGE*

*BR04 -*
*BRICK VENEER*




*GL01-*
*VISION GLASS*

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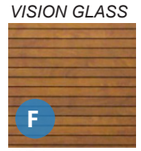
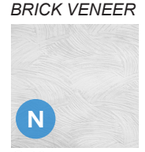
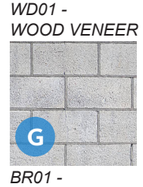
*BRICK VENEER*



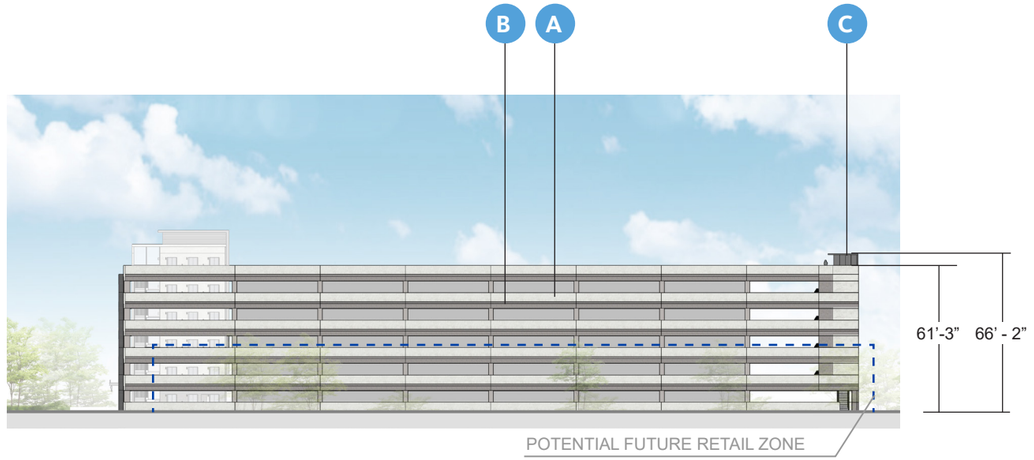

*WD01 -*
*WOOD VENEER*



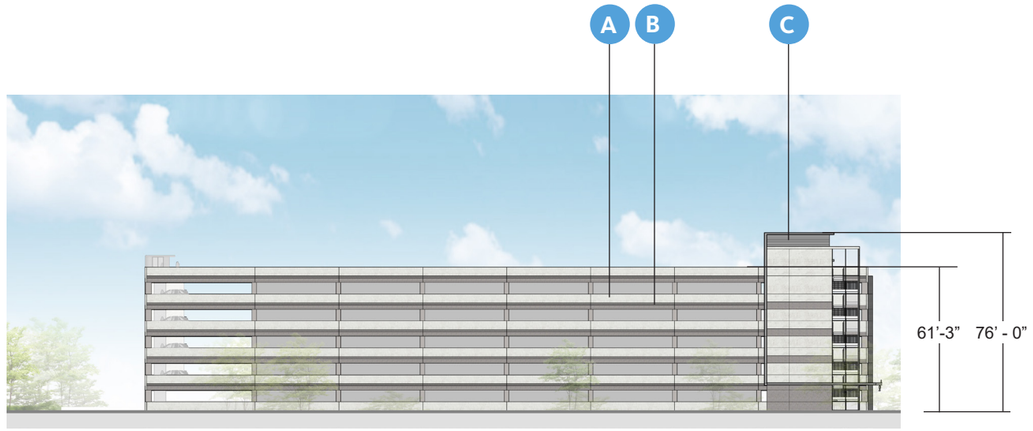

*GR01 -*
*GRAPHIC WALL*




*BR01 -*
*CMU BLOCK*




*NORTH ELEVATION*

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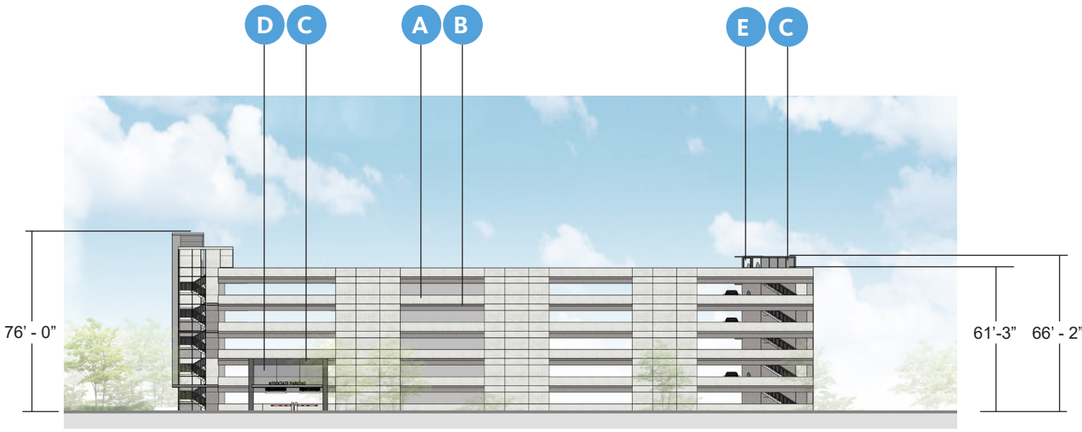


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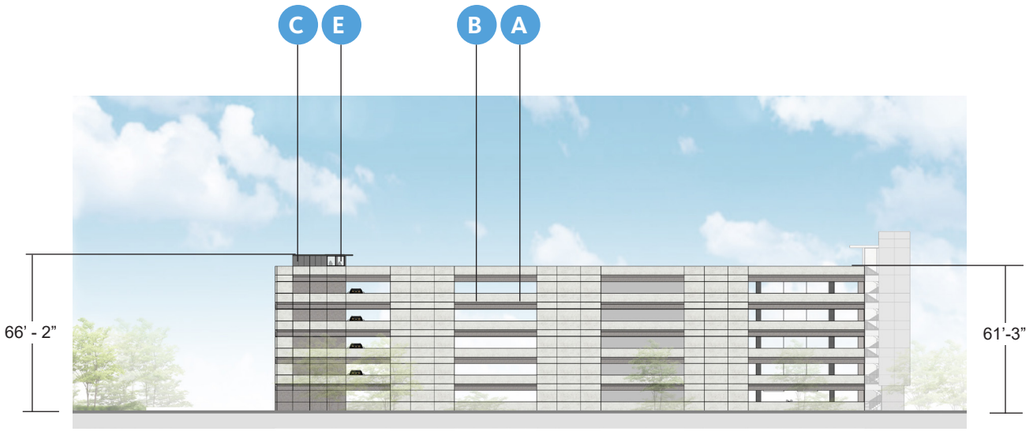
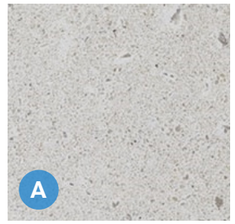
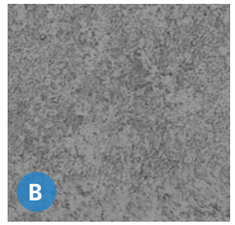



*WEST ELEVATION*




*PC01- PRECAST LIGHT*

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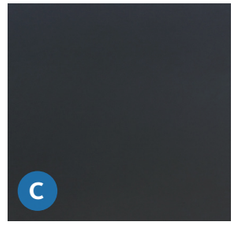
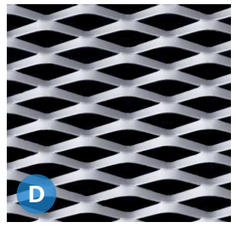
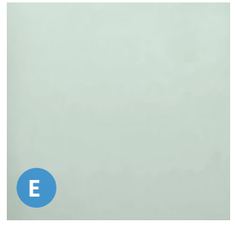



*MP03- BLACK METAL*
*MINIMUM 24 GAUGE*




*MP06 - EXPANDED METAL*
*MINIMUM 24 GAUGE*




*GL01- VISION GLASS*

# LARGE SCALE DEVELOPMENT STAFF REPORT

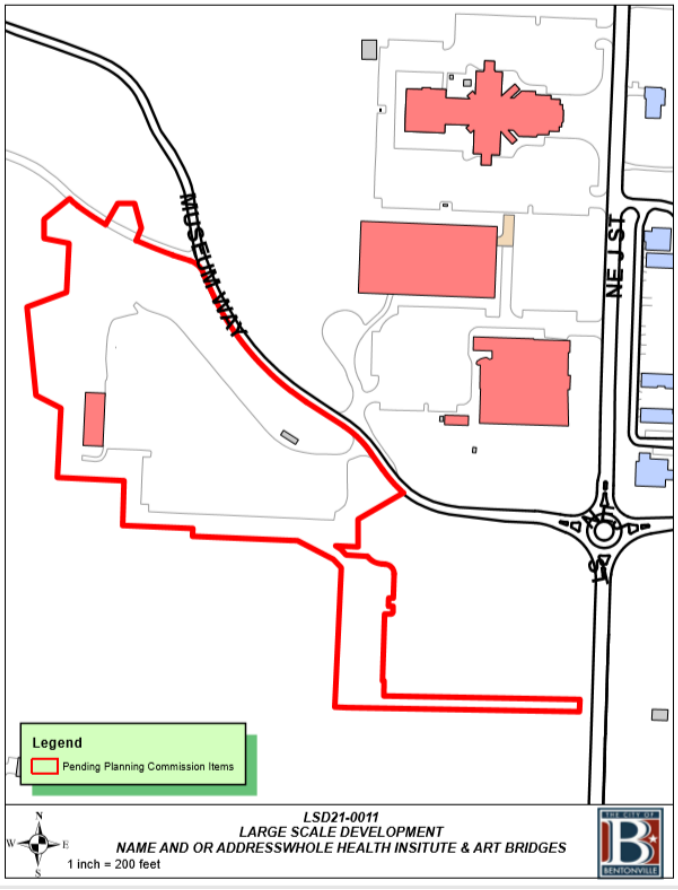
## Whole Health Institue & Art Bridges

850 Museum Way
**PC Date:** 4/6/2021
**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | LSD21-0011 |
| **Applicant / Current Owner** | Crystal Bridges Museum of American Art, Inc. |
| **Site Area** | +/- 98.08 acres |
| **Current Zoning** | C-3, Central Commercial |
| **Future Land Use Map Designation** | Public/Semi-Public |
| **Development Type / Use** | Offices, Open Office and Conference Space |

https://arcg.is/08HvK8

**Location Map**




**Property Description**
This property is located at 850 Museum Way, southeast of Crystal Bridges Museum of American Art. It is currently zoned C-3, Central Commercial, with a Future Land Use Map classification of Public/Semi-Public.

**Project Details**
A large-scale development propsing the construction of the 77,000 square foot Whole Health Institute and Art Bridges facility. The development provides a total of fifty parking spaces on site 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 building materials depicted on the exterior elevations are pre-weathered brass, glass, and stone.

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

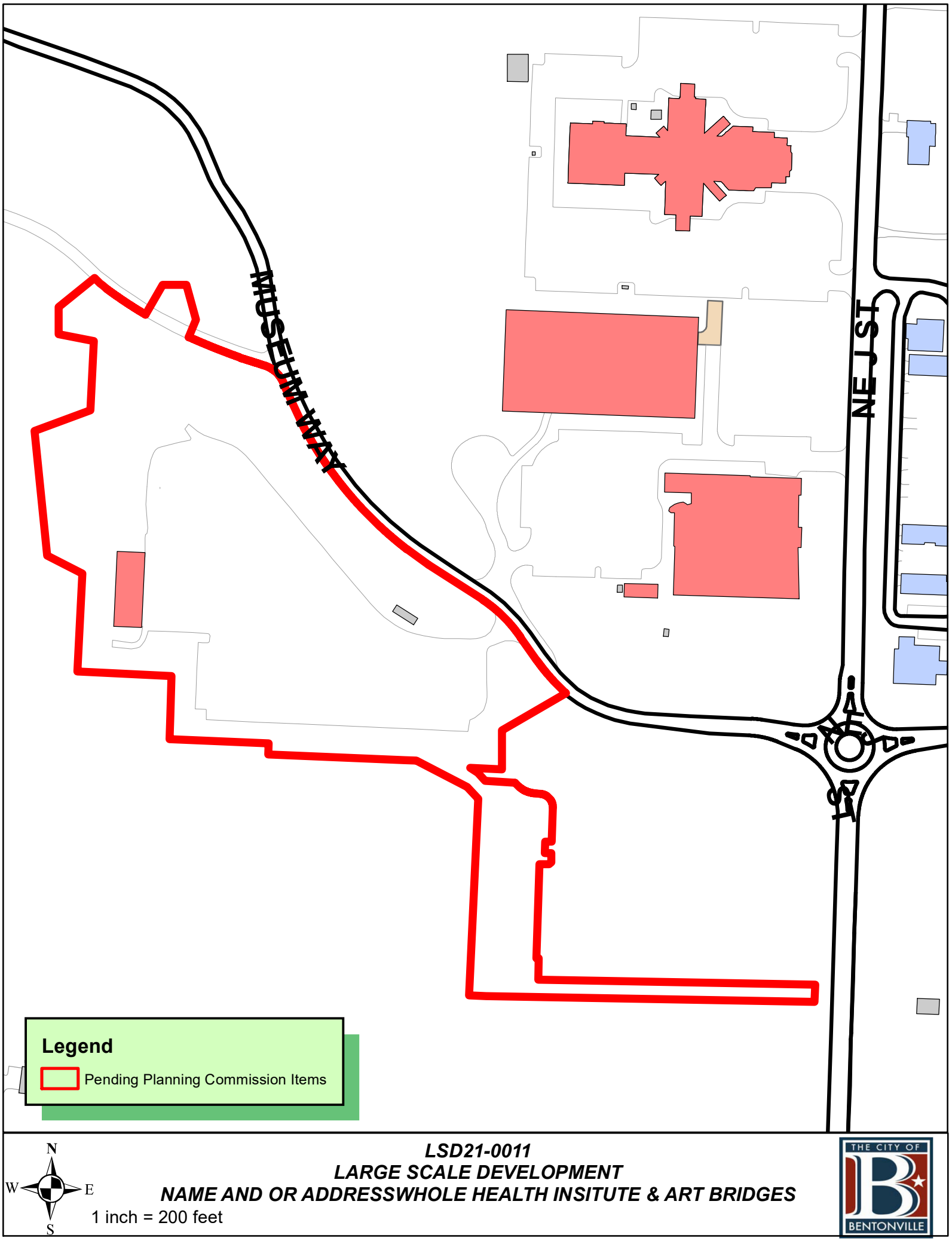
**Waivers**
One waiver request:

- 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.

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

However, staff recommends of approval of this waiver request due to the ability of grass pavers to reduce the visual impact on site while allowing for better storm water management within the development.

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




***LSD21-0011***
***LARGE SCALE DEVELOPMENT***
***NAME AND OR ADDRESSWHOLE HEALTH INSITUTE & ART BRIDGES***

THE CITY OF BENTONVILLE

# 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


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

**CIVIL ENGINEER:**
CESO
1305 NE MCCLAIN ROAD, SUITE 7
BENTONVILLE, AR 72712
479.321.3238
MICHAEL ALLAN
MICHAEL.ALLAN@CESOINC.COM

**LANDSCAPE ARCHITECT:**
MICHAEL BOUCHER LANDSCAPE ARCH.
457 US ROUTE 1, SUITE 2
FREEPORT, ME 04032
207.865.1080
JEFF PELLETIER
JEFF@BOUCHERLANDSCAPE.COM

**STRUCTURAL ENGINEER:**
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SSIMPSON@HSACONSULTANTS.COM
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"MAILTO:ENGINEERING@HSACONSULTANTS.COM"

**ELECTRICAL ENGINEER:**
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SHANNON SIMPSON
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**LIGHTING DESIGNER:**
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11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
646.665.1045
ALEX MILLER
BAMILLER@TM-LIGHT.COM

**FACADE DESIGN:**
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**CODE CONSULTANT:**
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1910 MADISON AVE. #21
MEMPHIS, TN 38104
731-549-8333
BOB JACOBSON
BOB@CODESOLUTIONSGROUP.COM

**SURVEY:**
BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
479.442.9350
DERRICK THOMAS
DERRICK@BATESNWA.COM

**GEOTECHNICAL ENGINEER:**
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341 WEST COUNTY LINE ROAD
SPRINGDALE, AR 72764
479.759.5999
SUBRA BHAT
SBHAT@GRUBBSENGINEERS.COM

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


BLACK HILL ENERGY
JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129
LOWELL, AR 72745
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EMAIL:
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1133 EAST HAROLD STREET
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CELL: 479.200.9022

COX COMMUNICATION
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SPRINGDALE, AR 72762
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**STREET DEPARTMENT**
TONY DAVIS
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**BUILDING & FIRE SAFETY DEPARTMENT**
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OFFICE: 479.271.3108

**STORMWATER**
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**PLANNING DEPARTMENT**
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FAX: 479.271.5906

**WATER AND SEWER DEPARTMENT**
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
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**WASTEWATER DEPARTMENT**
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1901 NE A STREET
CITY OF BENTONVILLE
OFFICE: 479.271.3160

**ENGINEERING DEPARTMENT**
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CITY ENGINEER
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**FIRE DEPARTMENT**
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**BUILDING INSPECTIONS**
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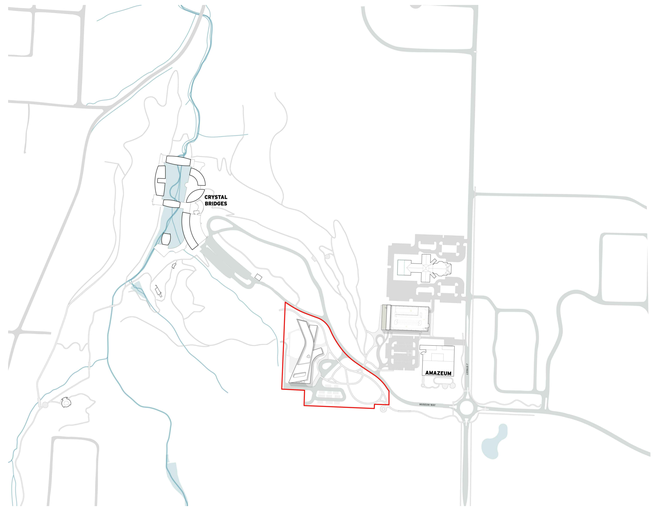
FAX: 479.271.5906

LOCATION PLAN




(LSD21-0011)

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2002A_WHOLE HEALTH INSTITUTE AND ART BRIDGES - LARGE SCALE DEVELOPMENT_SEPT 23, 2020

WHOLE HEALTH INSTITUTE AND ART BRIDGES

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT

ISSUED FEBRUARY 26, 2021
PROJECT #: 2002A


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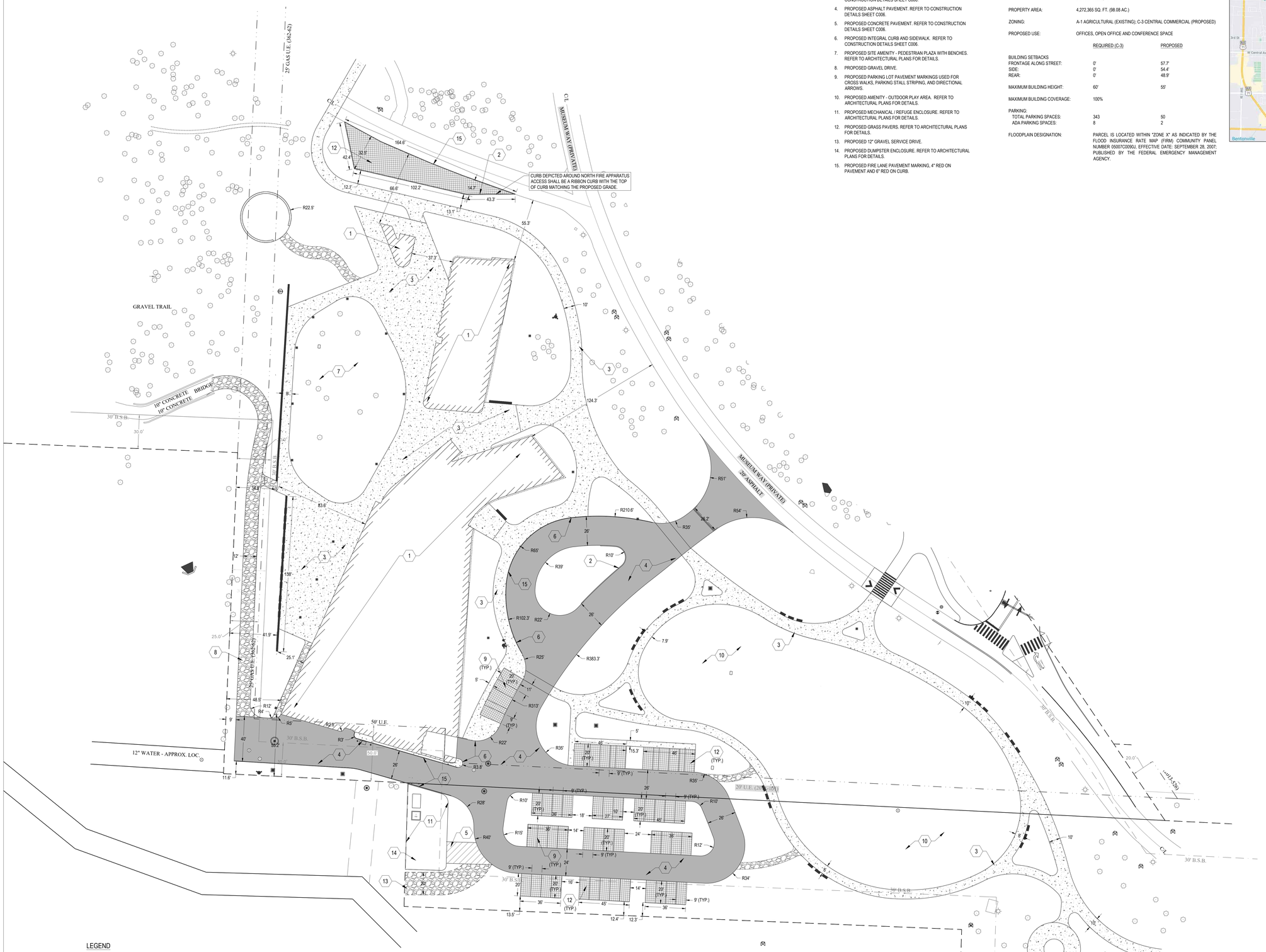
COVER SHEET

REVISIONS

SHEET
G001




## CODED NOTES:

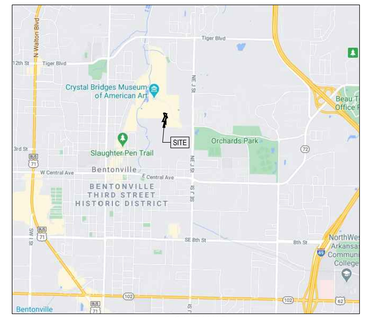
1. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED 6" STRAIGHT CURB. REFER TO CONSTRUCTION DETAILS SHEET C006.
3. PROPOSED CONCRETE SIDEWALK/HARDSCAPE. REFER TO CONSTRUCTION DETAILS SHEET C006.
4. PROPOSED ASPHALT PAVEMENT. REFER TO CONSTRUCTION DETAILS SHEET C006.
5. PROPOSED 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<br>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

BENCHMARK — DATUM: NAVD 88

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

BM "B": 60D 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.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72712

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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NOT FOR CONSTRUCTION

WHOLE HEALTH INSTITUTE AND ART BRIDGES

BENTONVILLE, ARKANSAS

LARGE SCALE DEVELOPMENT

ISSUED 03/22/2021
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SITE PLAN

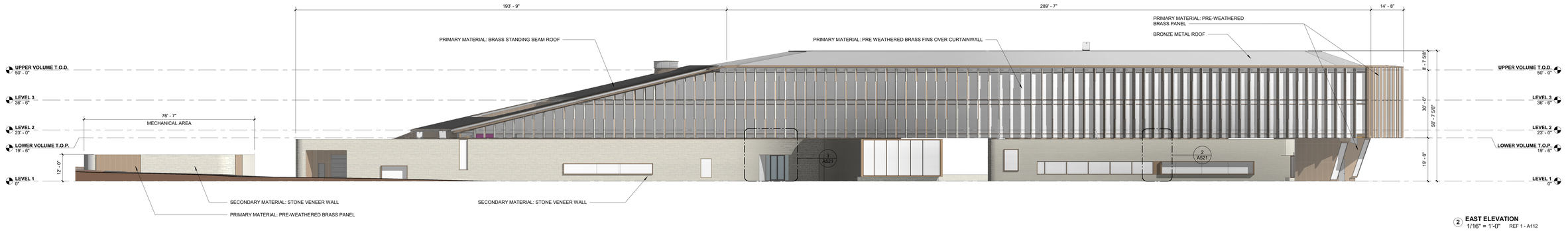
REVISIONS

SHEET
L1.1
LSD21-0011

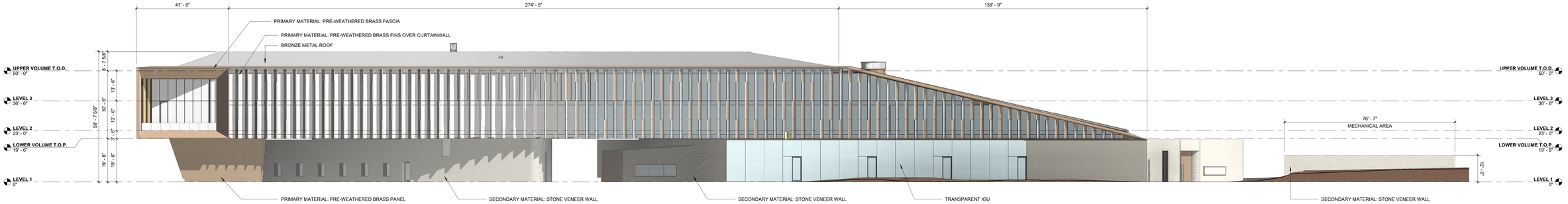
The fins are designed to be 3mm brass (equivalent to 11-gauge copper); soffit and slope roof panels are designed to be a minimum of 22-gauge.

**MATERIAL PERCENTAGE BY ELEVATION**

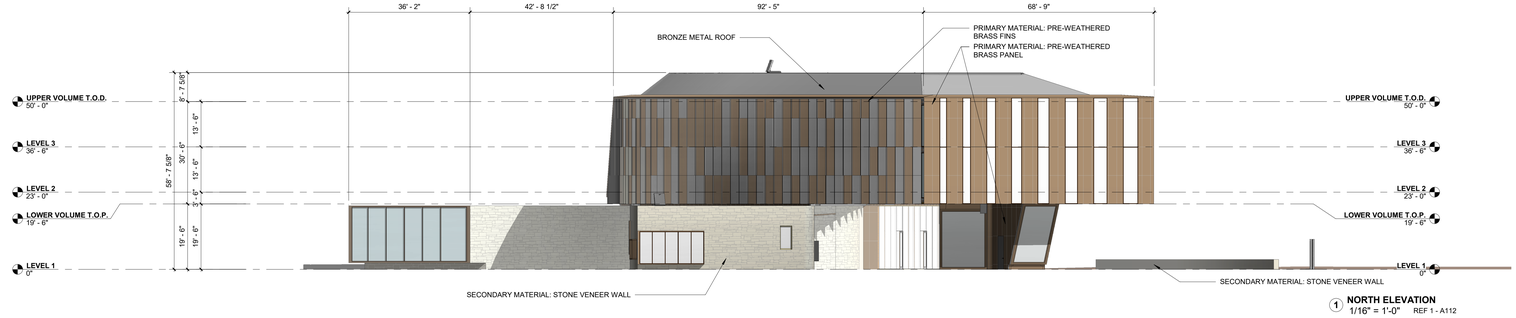
| | |
|---|---|
| **1. EAST ELEVATION** | |
| PRE-WEATHERED BRASS | 8.7% |
| GLASS | 49.8% |
| STONE VENEER | 33.2% |
| METAL ROOF | 8.3% |
| **2. WEST ELEVATION** | |
| PRE-WEATHERED BRASS | 11.4% |
| GLASS | 60.0% |
| STONE VENEER | 20.9% |
| METAL ROOF | 7.7% |
| **3. NORTH ELEVATION** | |
| PRE-WEATHERED 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% |



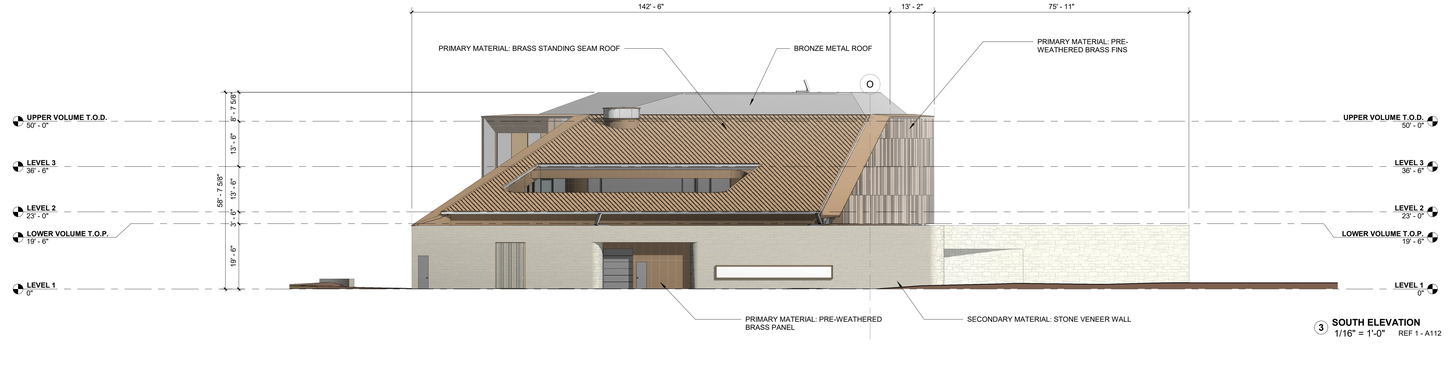

2 **EAST ELEVATION**
1/16" = 1'-0" REF 1 - A112




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


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

**CIVIL ENGINEER:**
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BENTONVILLE, AR 72712
479.321.3238
MICHAEL ALLAN
MICHAEL.ALLAN@CESOINC.COM

**LANDSCAPE ARCHITECT:**
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457 US ROUTE 1, SUITE 2
FREEPORT, ME 04032
207.865.1080
JEFF PELLETIER
JEFF@BOUCHERLANDSCAPE.COM

**STRUCTURAL ENGINEER:**
STUDIO NYL
2995 BASELINE RD #314
BOULDER, CO 8030
303.558.3145
MERE HALL
MHALL@STUDIONYL.COM

**MECHANICAL ENGINEER:**
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7405 ELLIS ST
FORT SMITH, AR 72916
479.452.8922
SHANNON SIMPSON
SSIMPSON@HSACONSULTANTS.COM

**ELECTRICAL ENGINEER:**
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7405 ELLIS ST
FORT SMITH, AR 72916
479.452.8922
TREY WHITE
TWHITE@HSACONSULTANTS.COM

**PLUMBING ENGINEER:**
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479.452.8922
SHANNON SIMPSON
SSIMPSON@HSACONSULTANTS.COM

**LIGHTING DESIGNER:**
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11 BROADWAY, SUITE 1063
NEW YORK, NY 10004
646.665.1045
ALEX MILLER
BAMILLER@TM-LIGHT.COM

**FACADE DESIGN:**
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2995 BASELINE RD #314
BOULDER, CO. 8030
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CCHABA@STUDIONYL.COM

**CODE CONSULTANT:**
CODE SOLUTIONS GROUP, LLC
1910 MADISON AVE, #21
MEMPHIS, TN 38104
731-549-6333
BOB JACOBSON
BOB@CODESOLUTIONSGROUP.COM

**SURVEY:**
BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
479-442.9350
DERRICK THOMAS
DERRICK@BATESNWA.COM

**GEOTECHNICAL ENGINEER:**
GRUBBS, HOSKYN, BARTON & WYATT
341 WEST COUNTY LINE ROAD
SPRINGDALE, AR 72764
479.759.5999
SUBRA BHAT
SBHAT@GRUBBSENGINEERS.COM

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


NOT FOR CONSTRUCTION

WHOLE HEALTH INSTITUTE AND ART BRIDGES

850 MUSEUM WAY, BENTONVILLE, ARKANSAS 72712

LARGE SCALE DEVELOPMENT

ISSUED 03/19/2021

PROJECT #: 2002A


THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE THE DESIGN, MATERIALS, LABOR AND EQUIPMENT FOR COMPLETION OF WORK IN THE CONTRACTUAL. IT IS NOT INTENDED TO BE EXHAUSTIVE OR TO SPECIFY ANY RIGHT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY BOTH. WORK NOT SPECIFICALLY MENTIONED BUT CLEARLY REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.

COPYRIGHT MARLON BLACKWELL ARCHITECTS, 2020


ELEVATIONS

REVISIONS

SHEET

A201

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

2/26/2021 1:49:23 PM

# LARGE SCALE DEVELOPMENT STAFF REPORT

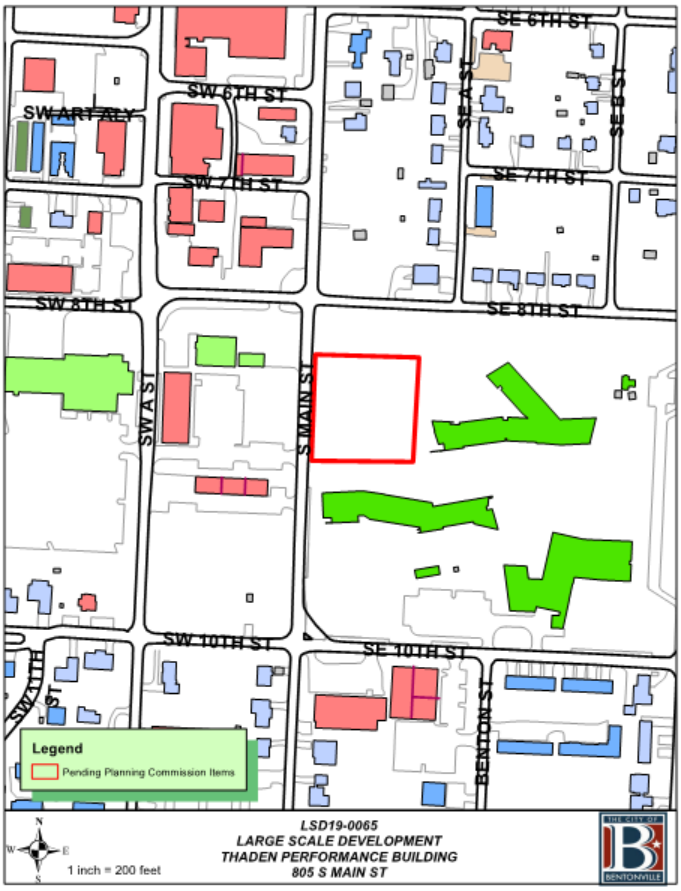
## Sterling Bank

1005 S Walton Boulevard
**PC Date:** 4/6/2021
**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | LSD21-0012 |
| **Applicant / Current Owner** | Redbud Holdings, LLC |
| **Site Area** | +/- 1.70 acres |
| **Current Zoning** | C-2, General Commercial |
| **Future Land Use Map Designation** | General Commercial (GC) |
| **Development Type / Use** | Bank |

https://arcg.is/08HvK8

**Location Map**




**Property Description**
This property is located at 1005 S Walton Boulevard. It is currently zoned C-2, General Commercial, with a Future Land Use Map classification of General Commercial.

**Project Details**
A large-scale development proposing the construction of a 16,000 square foot bank. The development provides a total of 41 parking spaces on site. The development provides landscaping in accordance with the Land Development Code. The primary building materials depicted on the exterior elevations are ACM Panels, Ground-Faced C.M.U., Brick Veneer, and Glass.

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

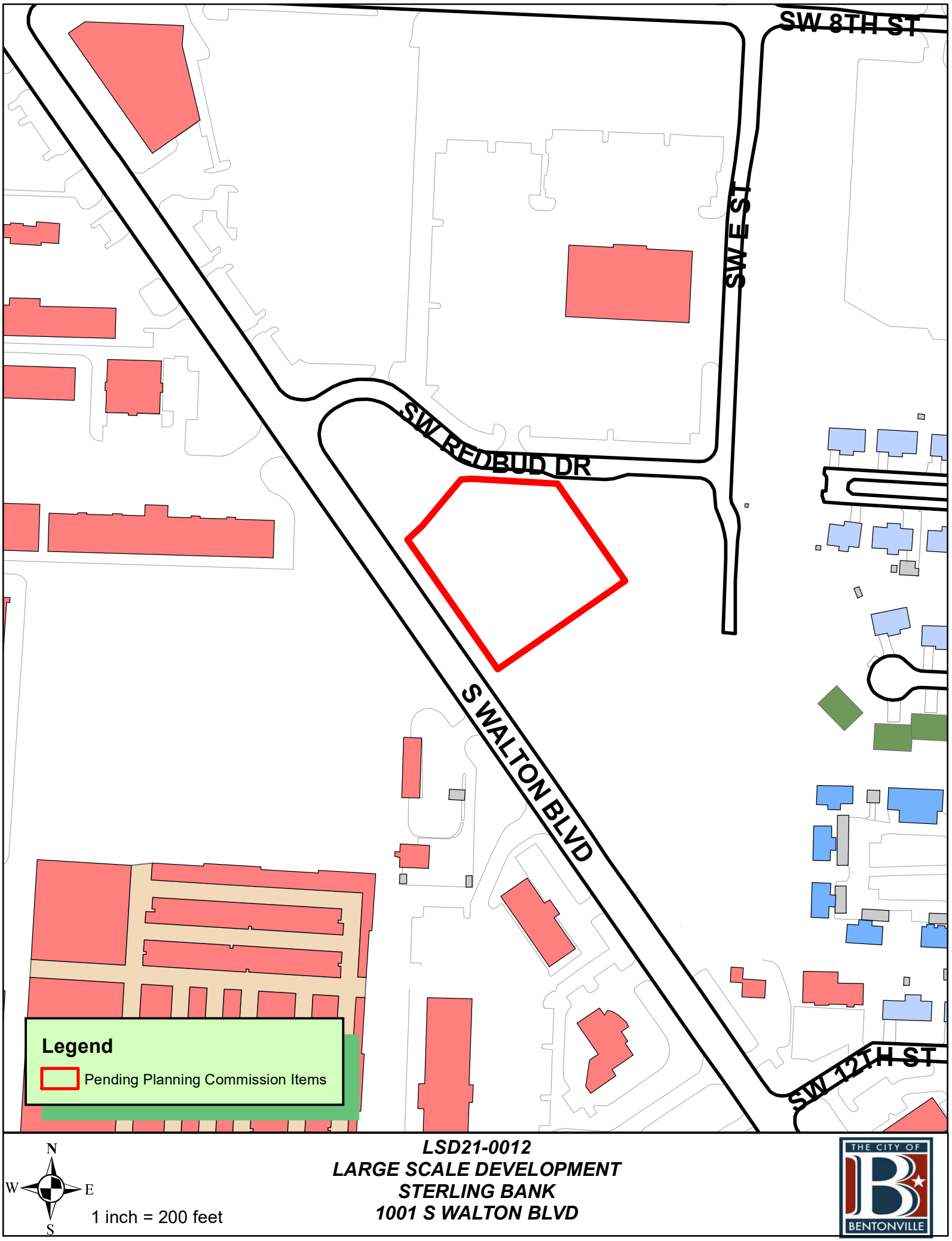
**Waivers**
One waiver request:

- A waiver from Sec. 8.4.1 from the maximum elevation of the hydraulic gradient being two feet below the ground surface for the ten-year storm event.

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

However, staff recommends approval of this waiver request due to this waiver only applying to a short section on the public line.

Staff recommends approval of the waiver request and approval of the large-scale development.




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

THE CITY OF BENTONVILLE

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

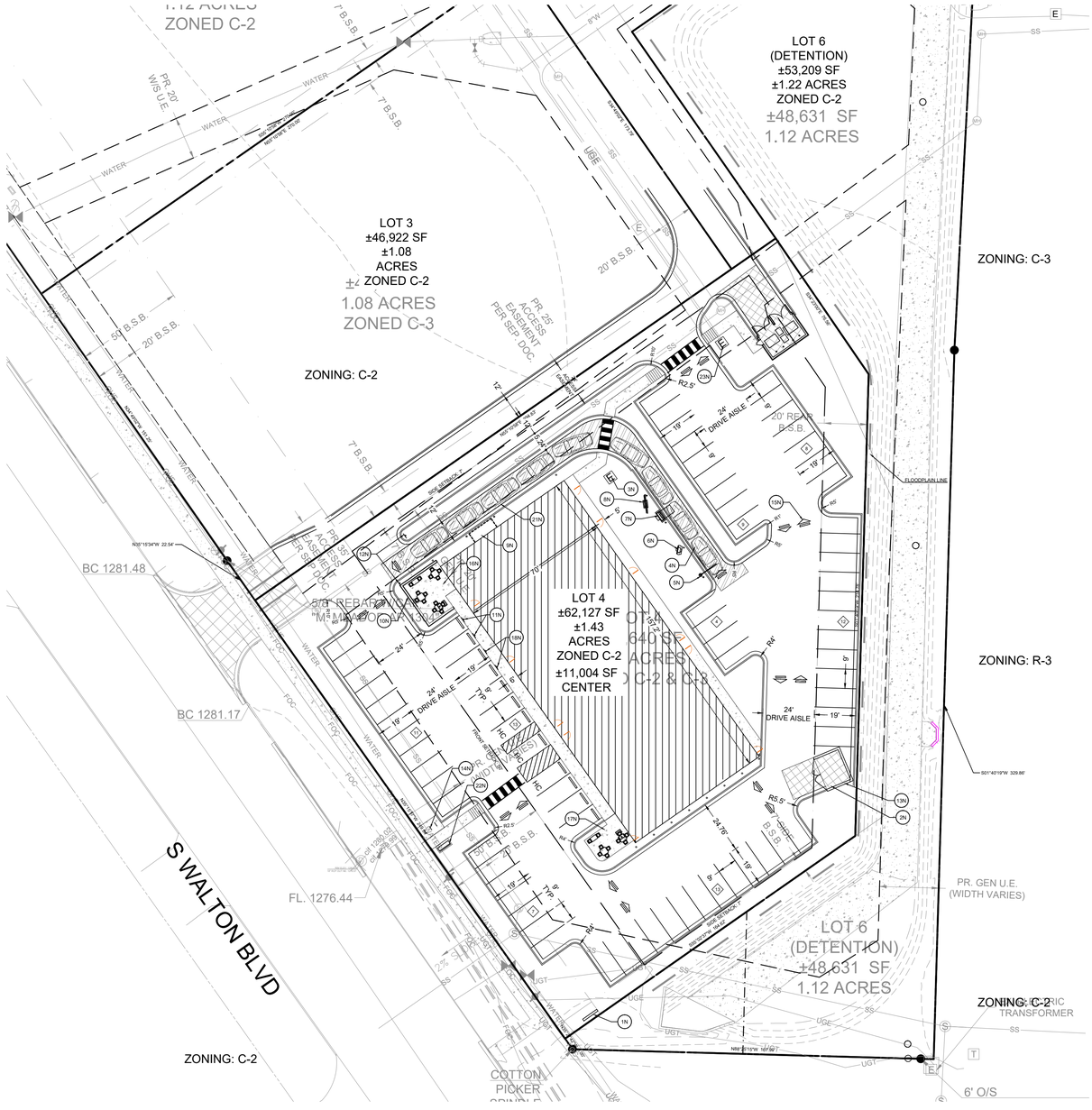
the entire property to be revisited by the City. We will also concentrate perimeter planting along with the eastern property line to additionally buffer the property to the east.

*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





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 TE ISSUE DATE ON
(NONE)
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS AND/OR ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER 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

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.*


Mar04,2021-1:19pm - User evan niehues
N:\18\18-20-00076 Lot D Bentonville Plaza - Bentonville, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00076 Proj_recover.dwg

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

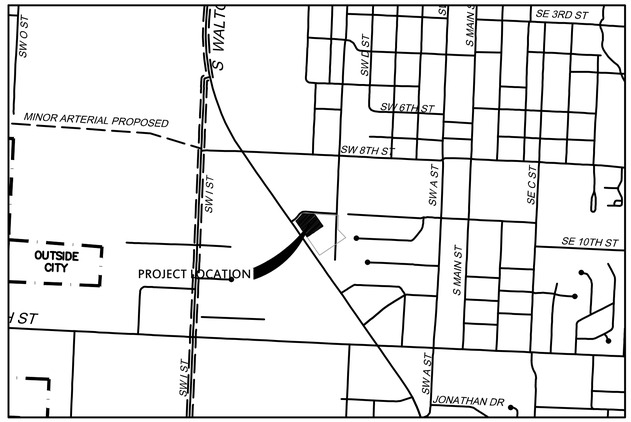
Daniel Ellis, P.E.
Sr. Vice President.

# 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 |
| WATER VALVE | UNDERGROUND TELEVISION |
| 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**.

**Call** before you dig.

## 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)<br>FRONT 20' (NO PARKING IN FRONT)<br>SIDE 7' (ADJACENT TO NON-RESIDENTIAL)<br>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<br>BENTONVILLE, AR 72712 |
| SITE DEVELOPER: | STERLING BANK<br>1607 N. COLLEGE AVE<br>FAYETTEVILLE, AR 72703<br>573-686-9803<br>JOHNATHON.WELCH@STERBANK.COM |
| SITE ENGINEER: | CRAFTON TULL<br>DANIEL ELLIS P.E.<br>901 N. 47TH ST., SUITE 400<br>ROGERS, AR 72756<br>479-636-4838<br>DANIEL.ELLIS@CRAFTONTULL.COM |
| PROVIDED PARKING: | STANDARD STALLS - 39<br>ADA PARKING STALLS - 2<br>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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architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com


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\COVER.DWG
PLOTTED BY: JAMES MCGAHA, 2/26/2021 7:17 AM FACTORY ONLY AUTOCAD.CTB

## 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)<br>FRONT 20' (NO PARKING IN FRONT)<br>SIDE 7' (ADJACENT TO NON-RESIDENTIAL)<br>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<br>BENTONVILLE, AR 72712 |
| PROVIDED PARKING: | STANDARD STALLS - 39<br>ADA PARKING STALLS - 2<br>TOTAL PARKING STALLS -41 |


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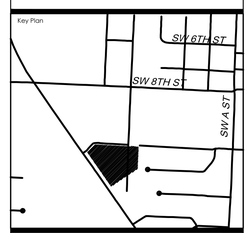
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER

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
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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OVERALL SITE PLAN (COLOR)

C-101


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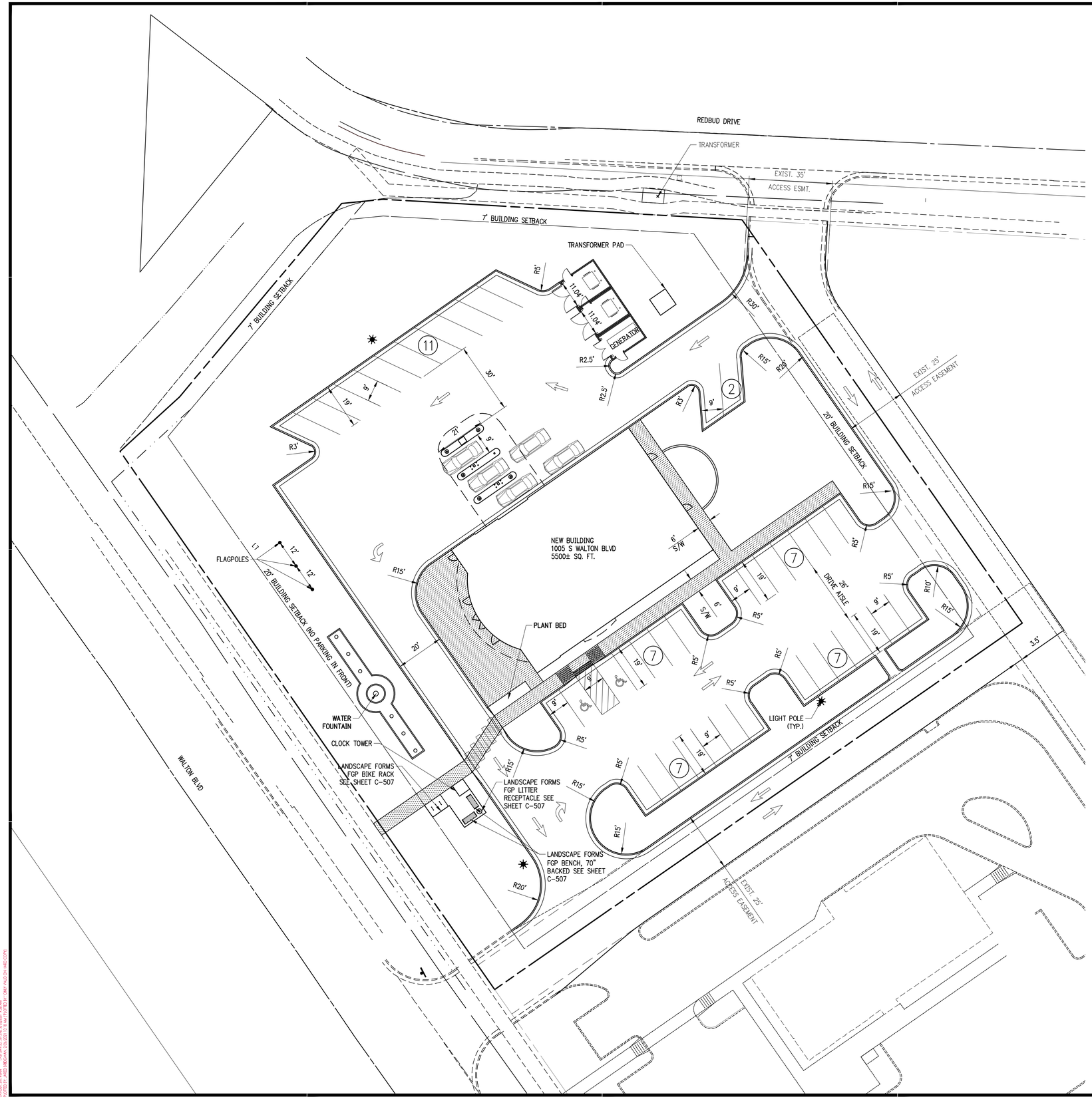
FILE: P:\PROJECTS\2020\20104700\CAD\CIVIL\SHEETS\20104700-OVERALL SITE PLAN.DWG




## 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

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.
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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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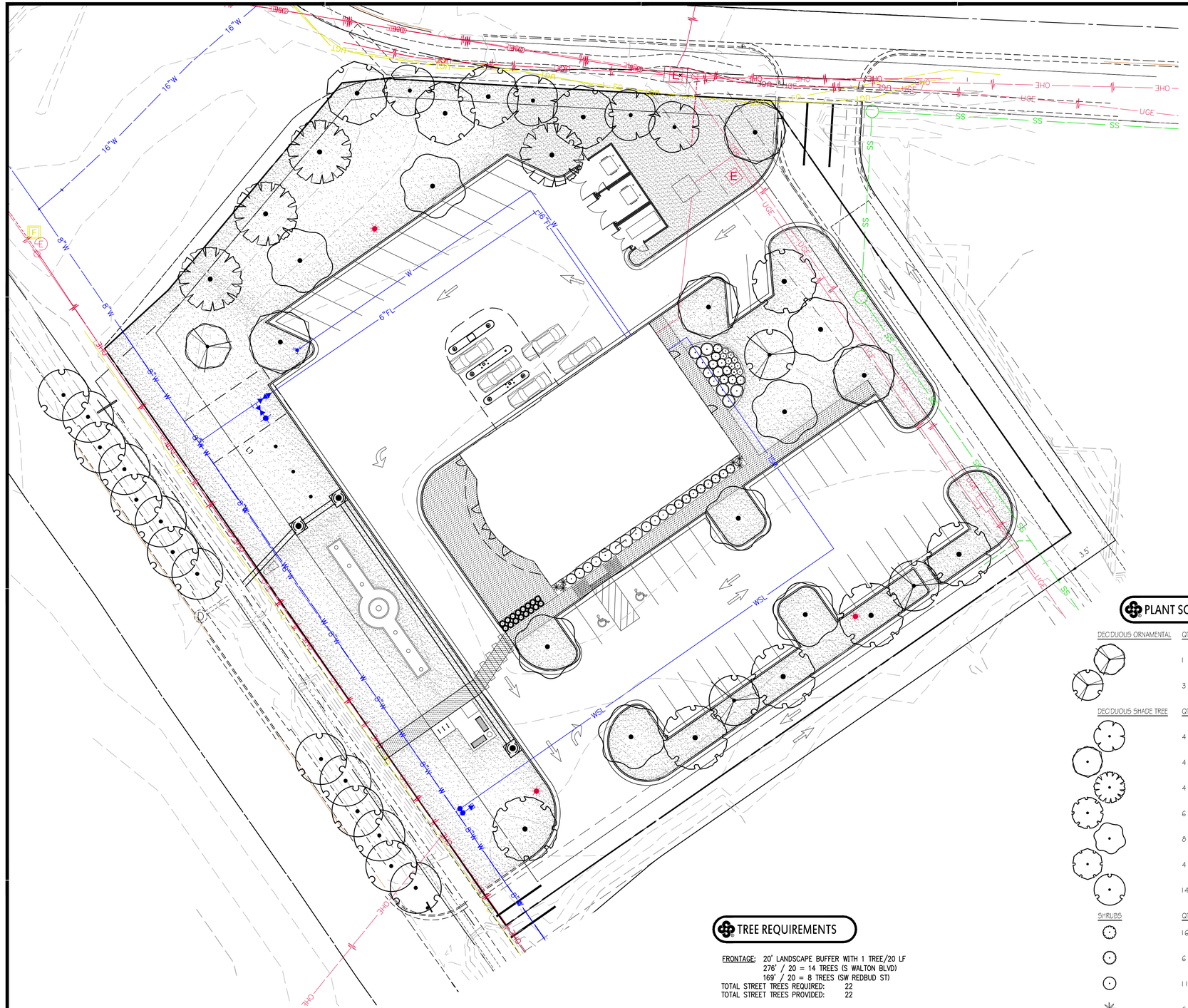
SITE PLAN

C-102


DRAWING LOCATION: I:\PROJECTS\2020\20104700 STERLING BANK\CONSTRUCTION\CIVIL\CONSTRUCTION PLANS\SHEETS\C-102 SITE PLAN.DWG
PLOTTED BY: JAMES.BROOKS | 02/26/2021 - 11:54AM | PLOTTED TO: CRAFTON HARD COPY




## 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
Know what's **below**.
**Call** before you dig.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CERTIFICATE OF AUTHORIZATION:
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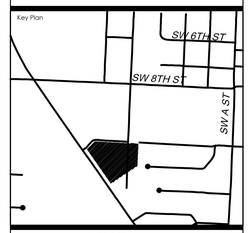
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

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 ... NOT FOR CONSTRUCTION


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PLANTING PLAN

L-101


DRAWING ID: I:\2020\PEL_STERLING\PHASE\PLANTING\PLANTING PLAN.DWG
PLOTTED BY: JARED BROOKS, 2/26/2021 - 2:29 PM, PLOTTED BY: CRAFTON TULL - PLEASE DO NOT COPY

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

# WAIVER REQUEST STAFF REPORT

## Bentonville Plaza Addition Phase 2

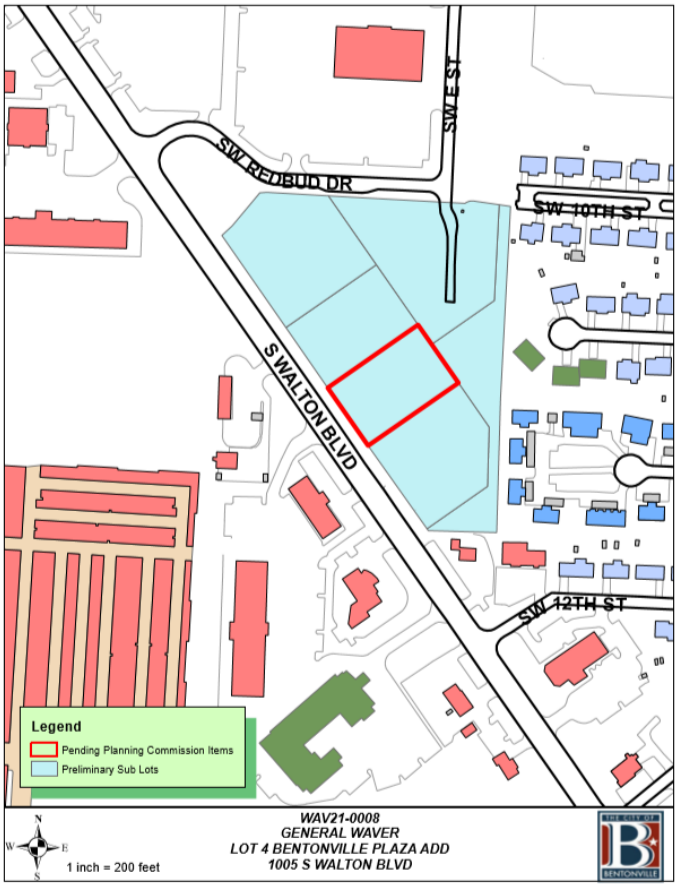
1005 South Walton Boulevard

**PC Date:** 4/6/2021

**Reviewer:** Elizabeth Johnson, Senior Planner, AICP

| | |
|---|---|
| **Project Number** | WAV21-0008 |
| **Applicant / Current Owner** | Redbud Holdings, LLC |
| **Site Area** | +/- 1.43 acres |
| **Current Zoning** | C-2, General Commercial |
| **Future Land Use Map Designation** | General Commercial (GC) |
| **Waiver Request** | Landscape Waiver |

https://arcg.is/08HvK8




**Property Description**

This property is located at 1005 S Walton Boulevard and is zoned C-2, General Commercial. Adjacent zoning districts are C-2, General Commercial to the north, south, east, and west. The Future Land Use Plan designates this area as General Commercial.

**Waiver Request**

The applicant requests a waiver from Article 1400, Section 1400.7, *Perimeter Landscaping Strip Required*, Subsection C, *Minimum Width*, of the Land Development Code. The Code states that perimeter landscape strip shall be a minimum width of seven feet and is required for each development regardless of if a perimeter landscape strip is already in place from an adjacent, developed lot. The applicant requests to reduce the width on the east side of their property down to one foot.

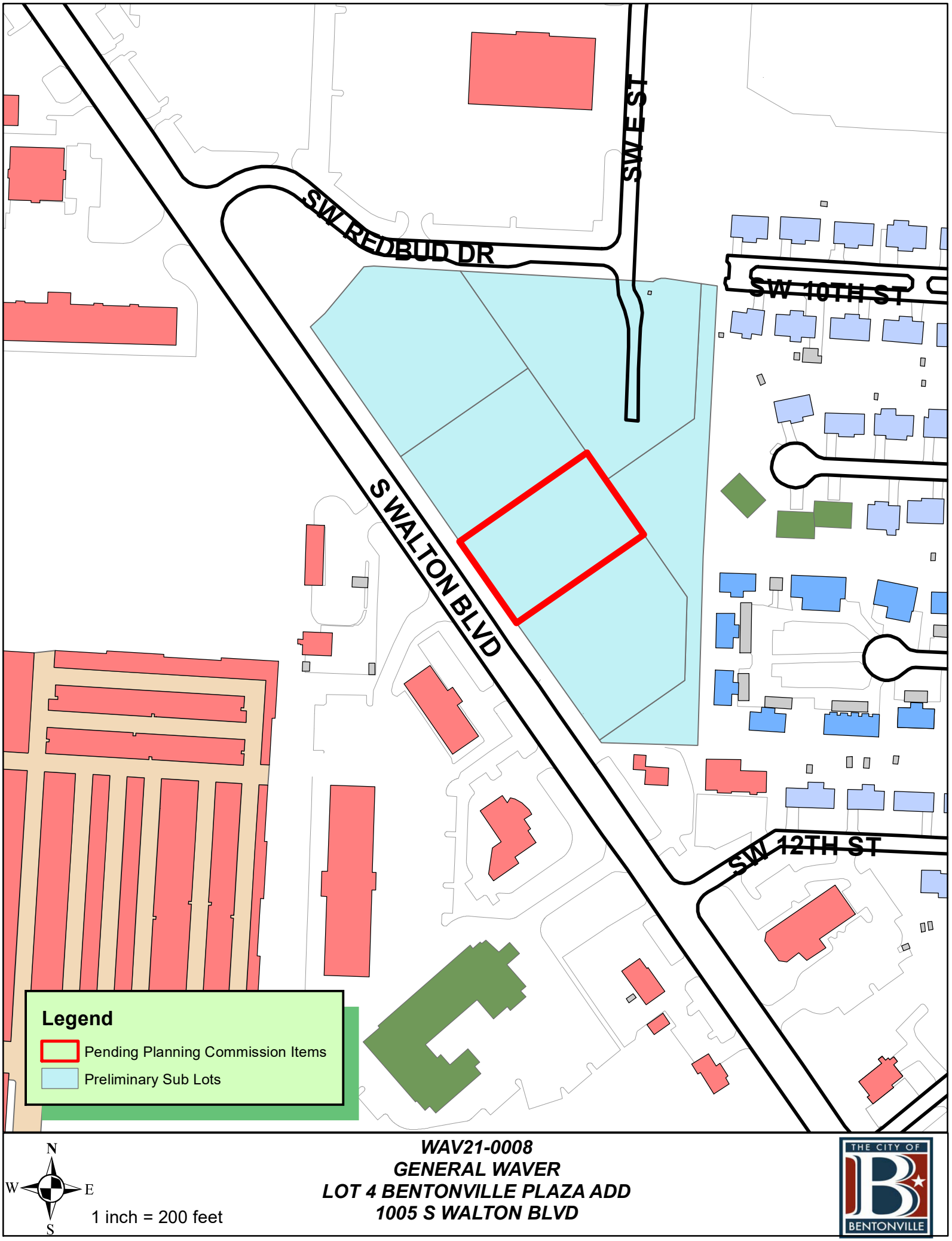
**Analysis**

The lot to the east of this property is an unbuildable detention pond lot that will provide an approximately forty-foot-wide landscaping strip. This area provides twenty-six additional feet of landscaping than the typical fourteen feet between two developments. The applicant requests to reduce the landscaping strip on their lot down to one foot because of the large area of landscaping provided to the east of their lot.

The applicant will still provide the required tree plantings, they will just be on the detention lot on the east side, instead of on their lot.

**Staff Recommendation**

Staff has reviewed this waiver request and based on the analysis presented above, recommends approval of this waiver request.




***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

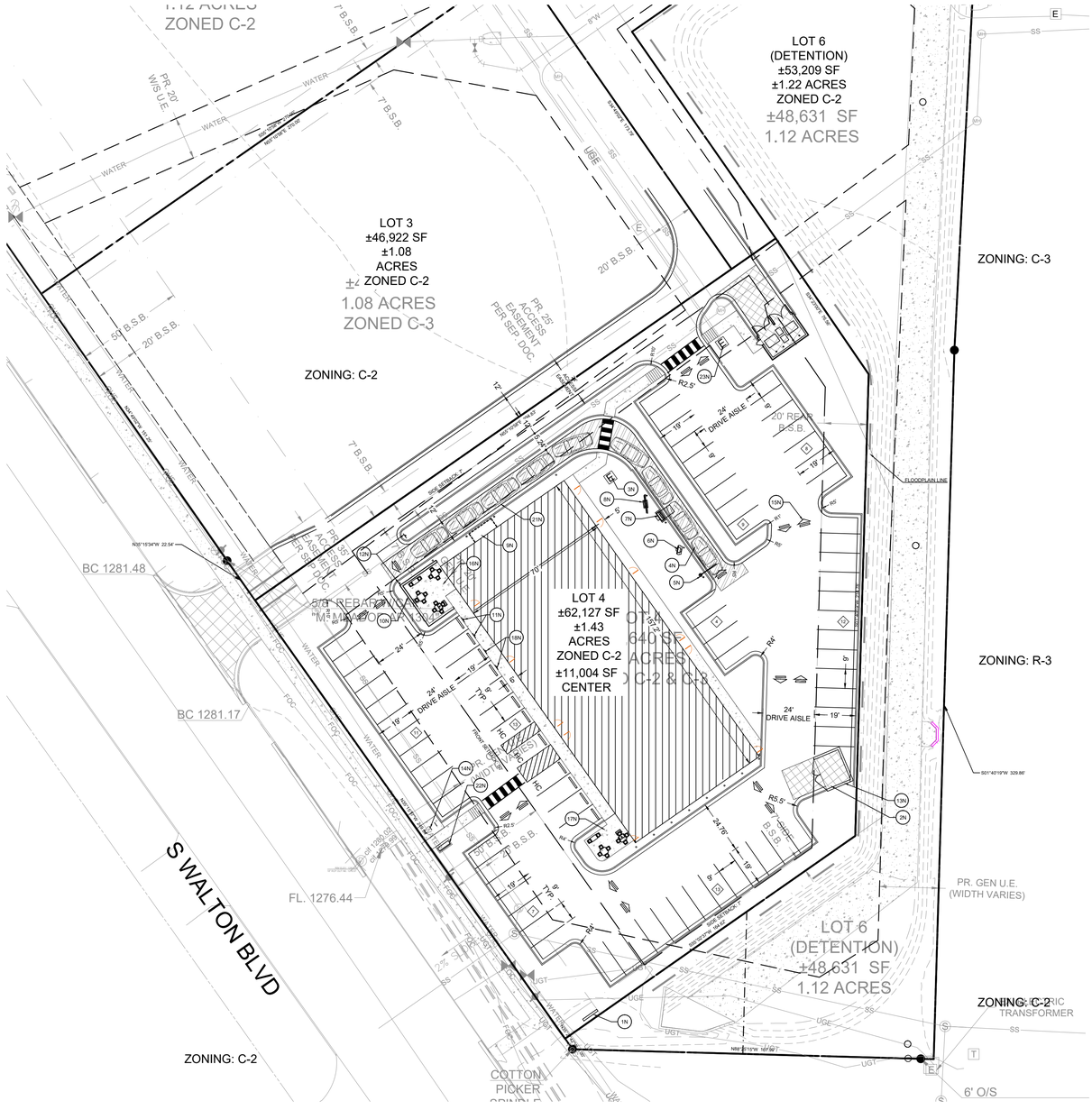
the entire property to be revisited by the City. We will also concentrate perimeter planting along with the eastern property line to additionally buffer the property to the east.

*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





HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

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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

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.*


Mar04,2021-1:19pm - User evan niehues
N:\18\18-20-00076 Lot D Bentonville Plaza - Bentonville, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00076 Proj_recover.dwg