

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



**Planning Commission
Tech Review Agenda
April 27, 2021**

Registration Link: https://us02web.zoom.us/webinar/register/WN_T_nxmrc-T_ORjmAwOT3lQ

**I. Call to Order
II. New Business**

- 1. Pinnacle Villas, LLC Rezoning***
R-1, Single-Family Residential to DN-3, Downtown High-Density Residential
1004 SE 3rd ([RZ21-0024](#))
- Currently zoned R-1, Single Family Residential and the Future Land Use Plan currently depicts this property as Low Density Residential.
 - Adjacent zoning districts are PUD, Planned Unit Development, to the north, and R-1, Single-Family Residential to the east, south, and west.
 - The Future Land Use Plan currently depicts this property as Low-Density Residential. Low-Density Residential areas typically include detached single-family residences and local neighborhood oriented amenities such as schools, religious facilities or parks.
 - Per the applicant’s narrative, the intent of the rezoning request is to construct townhomes on the subject property. The applicant’s narrative sites recent rezonings and development activity in the area, including Brick Avenue Lofts to the north, and the SEG4 development to the west.

2. 00028 Banks Addition

Rezoning*

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

110 SE 13th Street ([RZ21-0025](#))

- Currently zoned R-1, Single Family Residential and the Future Land Use Plan currently depicts this property as Low Density Residential.
- Adjacent zoning districts are R-1, Residential Single-Family to the north, east, and west, and DC, Downtown Core to the south.
- The Future Land Use Plan currently depicts this property as Low-Density Residential. Low-Density Residential areas typically include detached single-family residences and local neighborhood oriented amenities such as schools, religious facilities or parks.
- Per the applicant's narrative, their intent is to build a parking facility on this lot to support the adjacent commercial buildings. The applicant would be required to obtain a Conditional Use Permit from the Planning Commission before they could have parking as the principal use.

3. Lots 1 & 2 Bennett Addition

Property Line Adjustment

508 & 510 SW O Street ([PLA21-0015](#))

- Zoned R-1, Single-Family Residential
- A property line adjustment of existing Lot 3 of Country Estates and Lot 2 Hunt-Bennett Addition, creating new Lots 1, (+/-0.88 acres) and Lot 2, (+/-0.90 acres) of Bennett Addition.
- Per the requirements of the Master Street Plan, right-of-way is adequate along SW O Street. Oak Valley Lane to the north is a private drive.
- The plat dedicates a 10' wide utility easement adjacent to SW O Street to serve the lot with public utilities.
- Some minor staff tech comments remain.

4. Take 5 Oil Change

Large-Scale Development

3500 SW I Street ([LSD21-0013](#))

- The subject property is currently zoned C-2, General Commercial.
- A large-scale development proposing the construction of an oil change facility. The facility is approximately 1,421 square feet.
- The development provides a total of six parking spaces.
- The development provides landscaping in accordance with the requirements of the Land Development Code.
- The primary materials on the exterior of the building include Brick and Glass.
- One waiver requested:
 - o A waiver from Article 1100 Development Standards, Section 1100.02 Access Management Standards, (a) Curb Cuts, (3) Distance from Intersections, to allow a curb cut 164 feet from the right-of-way of an intersection involving an arterial to the center line of the drive, instead of a minimum 250 feet.

5. Animal Service Building

Large Scale Development

801 SW 41st Street ([LSD21-0017](#))

- The subject property is currently zoned A-1, Agricultural.
- A large-scale development proposing the construction of the City of Bentonville's Animal Services Building. The facility is approximately 7,100 square feet.
- The development provides a total of twenty-six parking spaces.
- The development provides landscaping in accordance with the Land Development Code.
- The primary materials depicted on the exterior elevations are brick, Min. 24GA Architectural Metal Panel, and Glass.
- One waiver requested:
 - A waiver from Article 1100 Development Standards, Section 1100.02 Access Management Standards, (a) Curb Cuts, (3) Distance from Intersections, to allow a curb cut 150 feet from the right-of-way of an intersection involving an arterial to the center line of the drive, instead of a minimum of 250 feet.

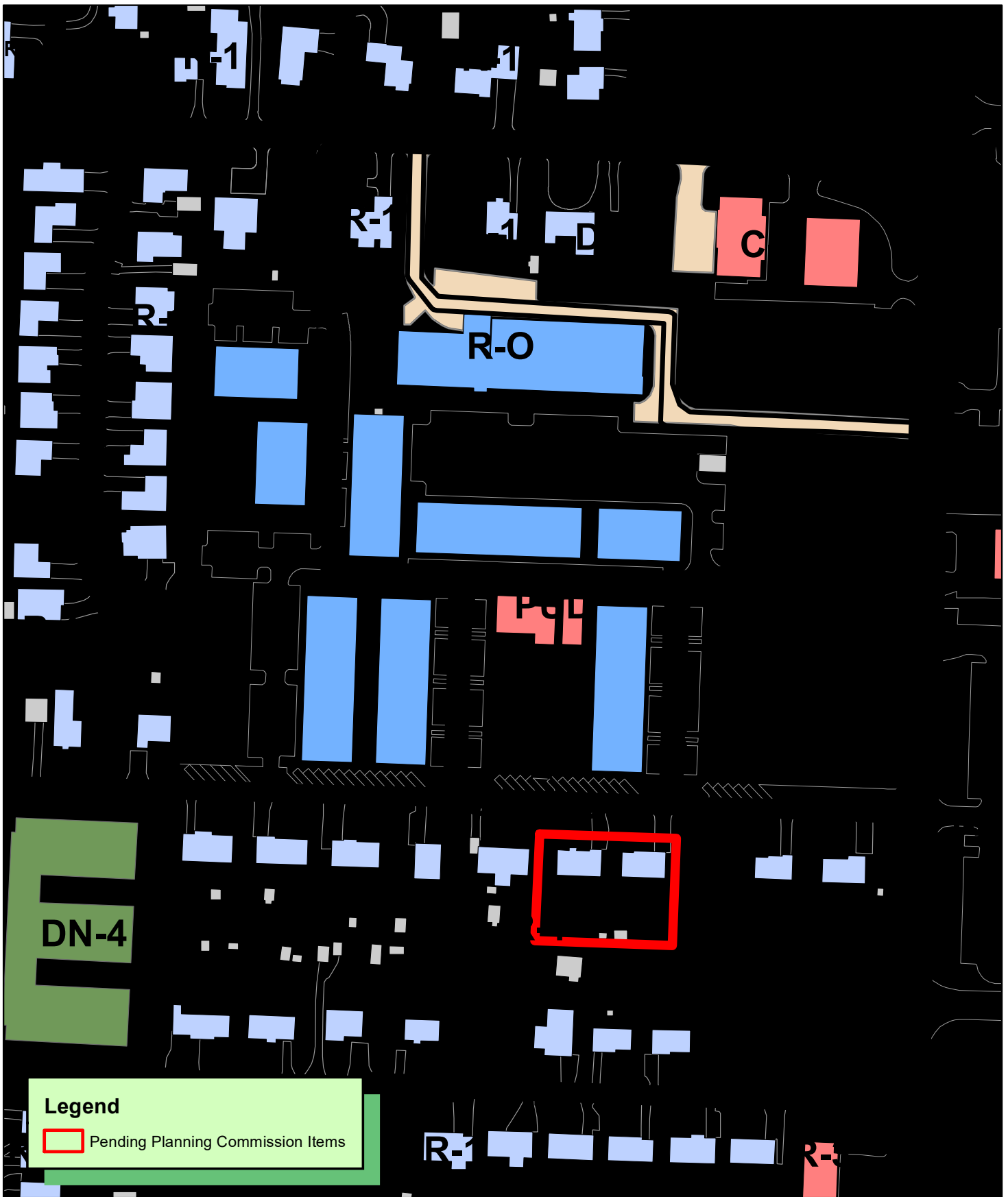
6. The Station Phase 1

Large Scale Development

3000 & 3002 SE 14th Street ([LSD21-0018](#))

- This property is zoned C-2, General Commercial. Drive through restaurants are an allowable use by right in the C-2 zoning district.
- A large scale development proposing the construction of one new retail building and the renovation of an existing retail building. Each building is approximately 1800 square feet in size and one is intended to be a drive through facility.
- 18 parking spaces are required, 45 spaces are being provided.
- The primary exterior materials of the buildings consist of masonry, glass and architectural metal. The use of a composite material is being used on the existing building. Staff has requested additional information on the composite material.
- Ingress/egress will be from two existing curb cuts onto SE Griffin Drive.
- Sidewalk, landscaping, grading/drainage, and site amenities are in accordance with the development requirements.
- Two waivers requested:
 - A waiver from Article 1400, Landscaping, Screening and Buffering, Section 1400.07, Perimeter Landscape Strip Requirements of the Land Development Code. The applicant is requesting to waive these requirements along the eastern and southern property lines stating that the project is phased and installing the trees in these two locations during phase 1 would be counterproductive as they will either have to be removed or destroyed during phase 2 construction and would be better served to plant them after phase 2 is completed. Staff feels this is an acceptable request.
 - A waiver from Article 1100, Development Standards, Section 1100.02, Access Management Standards. Code requires 100' of separation between curb cuts however the applicant is requesting to utilize the two existing curb cuts on SE Griffin Drive that do not meet the code requirements in exchange for closing the existing curb cut onto SE 14th Street. Staff feels this is an acceptable request.

III. Other Business



**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

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

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

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

March 29, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel Nos. 01-02469-000 AND 01-02470-000 from R-1 to DN-3

Dear Planning Staff:

This law firm has been hired to represent the applicant, Pinnacle Villas, LLC, in obtaining a rezoning of Parcel Nos. 01-02469-000 and 01-02470-000, located at 1004 & 1006 SE 3rd St., Bentonville, AR from R-1 to DN-3.

The primary reason for the rezoning request is to allow the owner to demolish the existing homes and build townhomes on the property at slightly higher density than what the property is currently zoned for. The reason DN-3 is requested as opposed to DN-2 is due to dimensional requirements, and not due to a desire to develop at a higher density than what is allowed under a request for DN-2. The surrounding properties are zoned R-1 and PUD, with the PUD zone being the Brick Ave Lofts, which is a medium sized apartment complex. Other properties on the SE 3rd St.—SE J St.—SE G St.—SE 4th block have recently been zoned both DN-3 and DN-4. Additionally, the properties are in close proximity to the new Walmart Home Office Complex, which makes this neighborhood ripe for a moderate increase in density. Accordingly, this rezoning request is in line with the recent patterns of change in the area and is compatible with the surrounding properties.

Because this property already lies in close proximity to one existing apartment complex, another apartment building under construction, and the site of the future home office, this rezoning will not increase traffic in any appreciable way. The appearance of the development is expected to be similar to other recent townhome projects in Downtown Bentonville. No signage is contemplated for the development. Lastly, as for utilities, both properties are currently served by a 6" sewer line and a 8" water line on SE 3rd St.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC



Will A. Kellstrom

WK:
pc:

DN-3, Downtown High Density Residential



The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-3	•	•	•	•	•		

Height Standards:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-3	40 ft.	40 ft.	40 ft.	40 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-3	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family and all others not listed	10,000	800	100'	-	65%	70%

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-3	Single-family and Two-family	10'	20'	10'	20'	7'	0'	25'
	Townhouse	10'	20'	10'	20'	10'	0'	25'
	Multi-family block-end and others not listed	10'	20'	10'	20'	10'	0'	15'

DN-3, Downtown High 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.

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

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

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

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

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

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

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

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

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

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

DN-3, Downtown High Density Residential

Land Uses:

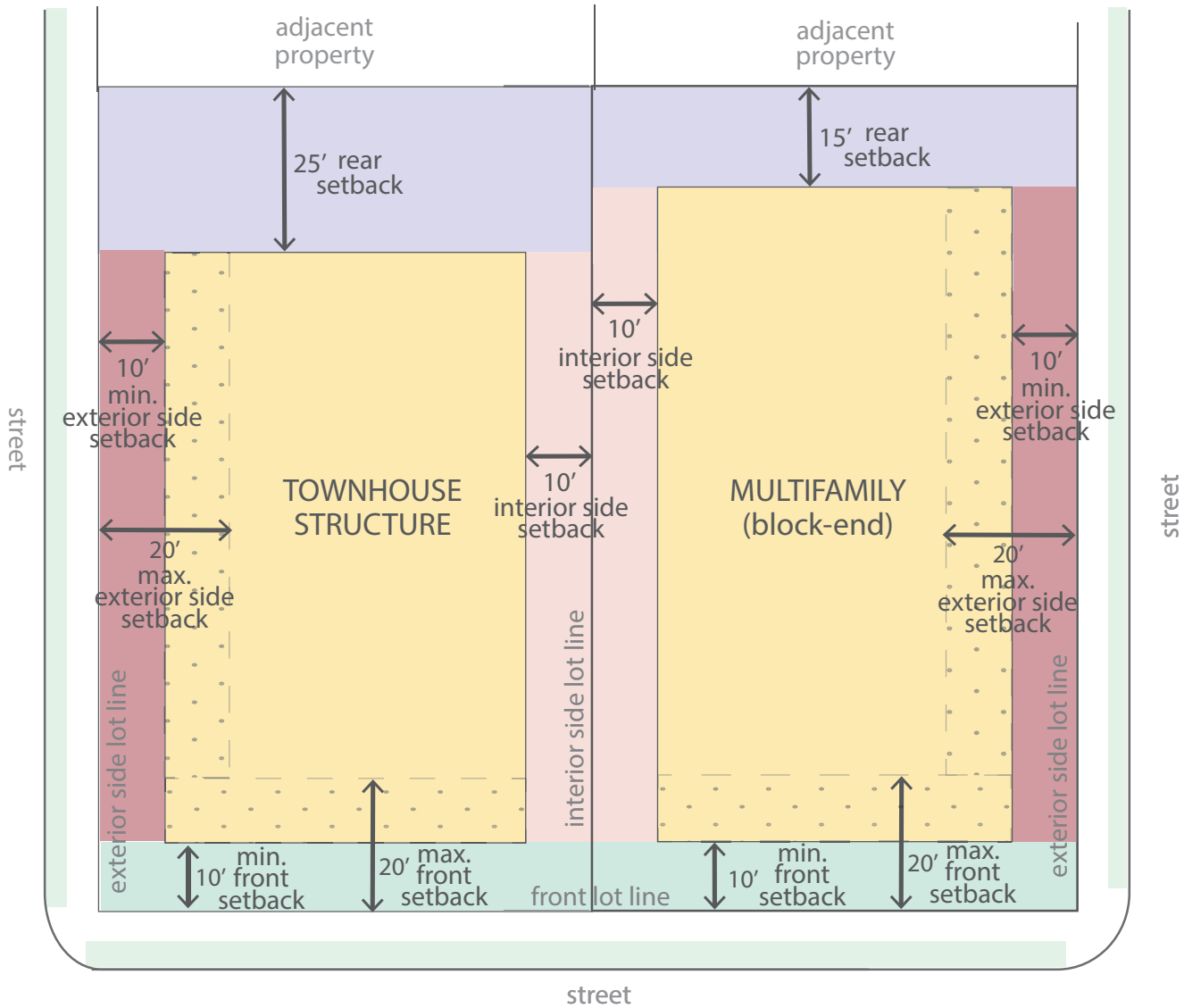
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living Recreation,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

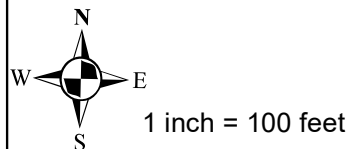
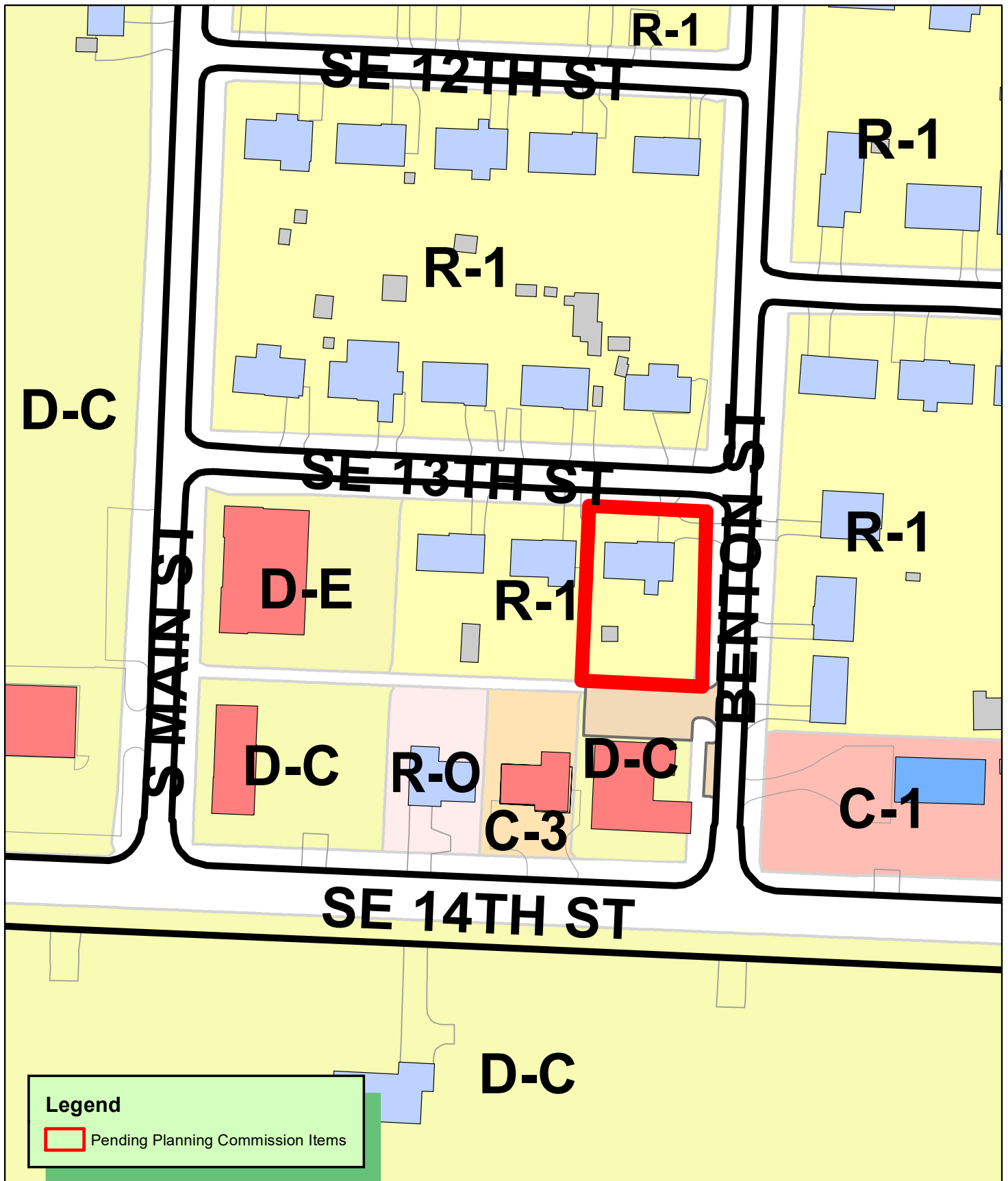
Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-3, Downtown High Density Residential

Setback Illustration





RZ21-0025
REZONING R-1 TO D-E
BANKS ADDITION LOT 1 BLOCK 5
110 SE 13TH ST



March 29, 2021

Jon Stanley and Tyler Overstreet
Current Planning – City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: EPM Development – Rezone of 110 SE 13th Street

Mr. Stanley and Mr. Overstreet,

McClelland Consulting Engineers, Inc. is seeking a Rezone on behalf of Emergent Property Development (future Owner) and in agreement with Terra Firma Holdings, LLC (current Owner) for the property located at 110 SE 13th Street. The request is to rezone from R-1 to Downtown Edge (DE).

Current Owner (Proposed Seller):

Terra Firma Holdings, LLC

PO Box 1198

Bentonville, AR 72712

Future Owner (Proposed Buyer) and Applicant:

Emergent Property Management

P.O. Box 2578

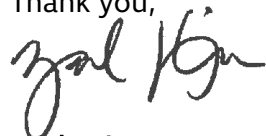
Bentonville, AR 72712

The applicant is seeking rezone to support mixed use construction on the subject property. The applicant recently completed construction of a commercial building on the property immediately adjacent to the south. A parking facility to support the adjacent property will be proposed on the subject property. The current zoning R-1 does not support parking facilities. The existing single-family dwelling will remain in place at this time. It is planned to demolish the single-family dwelling and construct a multi-family housing unit in its place at a later date. The zoning of DE, immediately adjacent to a parcel zoned Downtown Core (DC) is consistent with the mirroring properties on the west face of the same city block bound by SE 14th Street, S Main Street, and SE 13th Street. Patrons of the proposed parking facility on the subject property will enter the property from Benton Street via the commercial drive installed during construction of the commercial facility immediately adjacent to the south. This driveway remains in an existing city alley, and will be shared by the adjacent commercial building on the adjacent property and the proposed parking facility on the subject property. Right-of-way improvements including curb and gutter, storm drainage, sidewalk, and greenspace in

compliance with the City of Bentonville master street plan will be provided as part of the construction of the parking facility. The property will be designed to meet the City's landscaping requirements. The existing single-family dwelling will match the appearance of neighboring residential parcels on SE 13th street. Future multi-family construction will meet the aesthetic design requirements as enforced by the DE zoning requirements. Public utility services currently serve the single-family dwelling and will support future multi-family units.

Should you have any questions, I can be reached at contact information below.

Thank you,

A handwritten signature in black ink, appearing to read "Zach Hixson". The signature is fluid and cursive, with the first name "Zach" and last name "Hixson" clearly distinguishable.

Zach Hixson, EI

McClelland Consulting Engineers, Inc.

479-443-2377

zhixson@mce.us.com

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.

DE, Downtown Edge

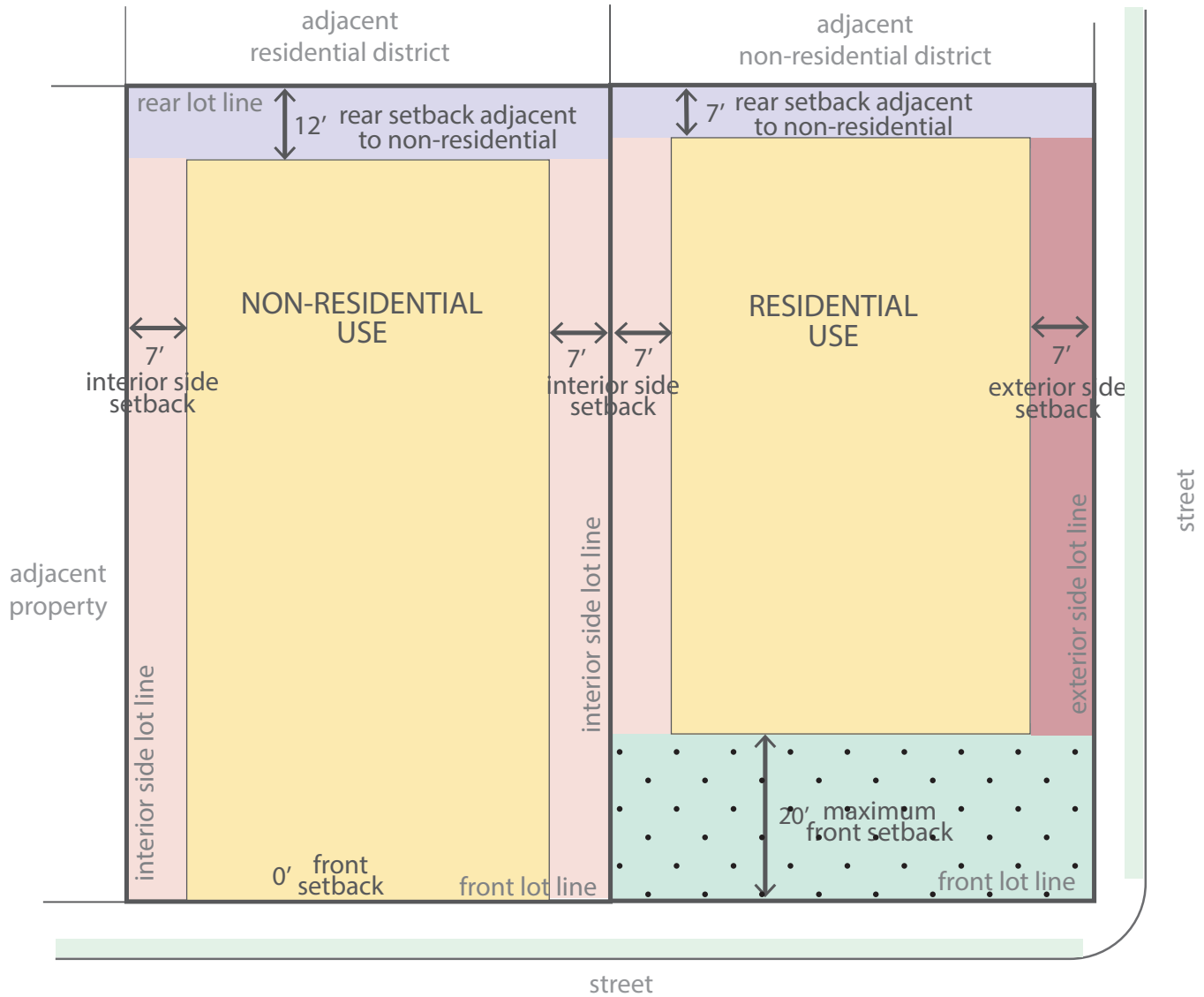
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two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

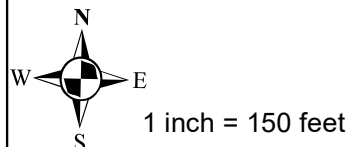
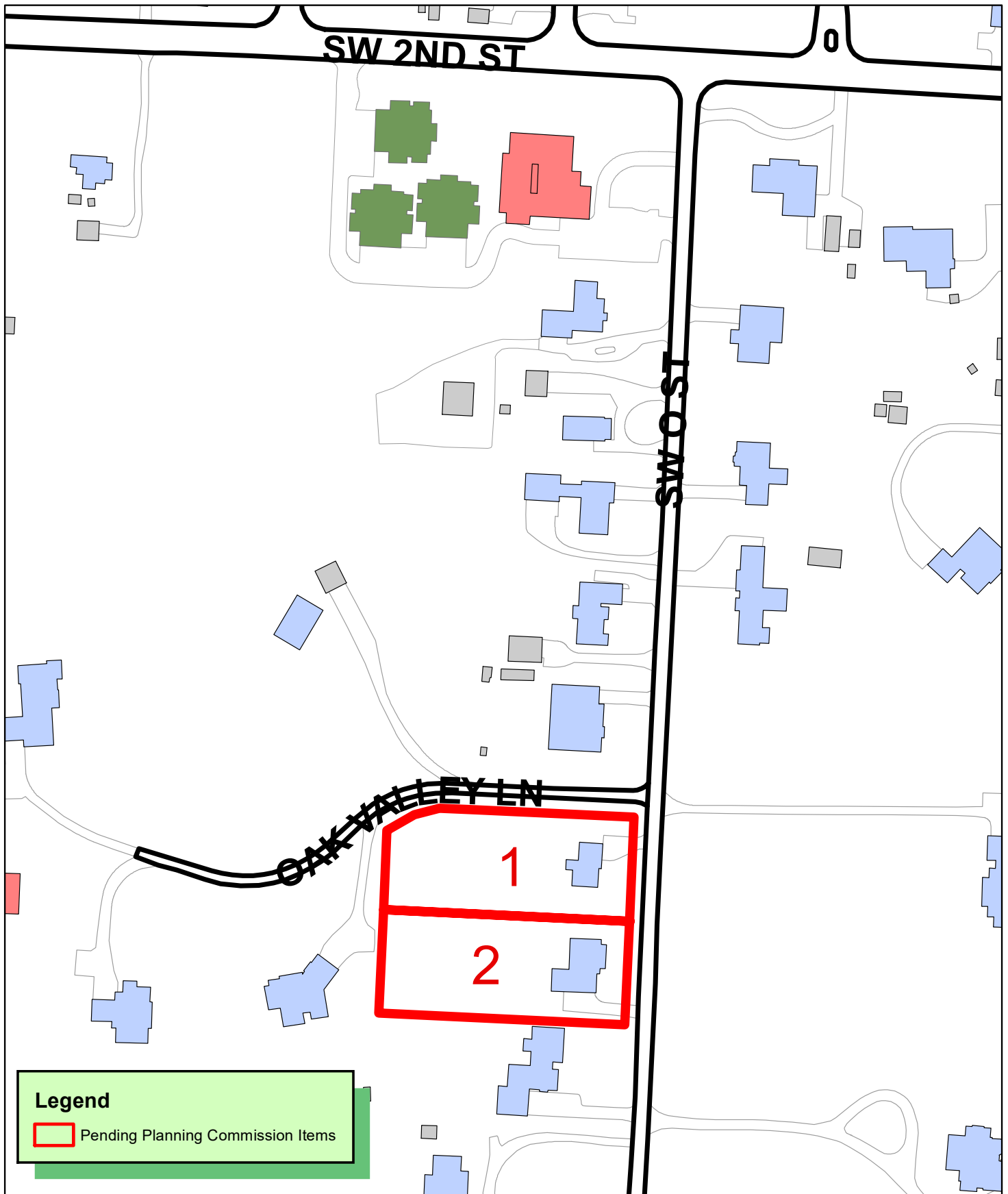
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DE, Downtown Edge

Setback Illustration





PLA21-0015
PROPERTY LINE ADJUSTMENT
508-510 SW O ST

CERTIFICATE OF OWNERSHIP

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

Date of Execution: _____

Owner Name : _____

Signed : _____

Owner Name : _____

Signed : _____

Source of Title: D.R. _____

Page _____

CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed: _____
Community Development Director

CERTIFICATE OF SURVEYING ACCURACY

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

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. _____
State of Arkansas

TOTAL ACREAGE: 1.78 ACRES
(77,534.42 SQ. FT.)

NOTES:

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.

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

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

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

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

BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

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

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COST ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE & ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

Satterfield Land Surveyors P.A., Copyright 2021

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

PROPERTY DESCRIPTION

PARENT TRACT 1 (PARCEL: 01-04792-000)

Lot 3, Country West Estates Subdivision as recorded at Plat Bk. 6-90, City of Bentonville, Benton County, Arkansas, containing, 0.58 acres.

PARENT TRACT 2 (PARCEL: 01-10340-000)

Lot 2 of the Property Line Adjustment of Hunt Bennett Addition as recorded at Plat Bk. 2002-156, City of Bentonville, Benton County, Arkansas, containing, 1.20 acres.

LOT 1

Lot 3, Country West Estates Subdivision as recorded at Plat Bk. 6-90 and part of Lot 2 of the Property Line Adjustment of Hunt Bennett Addition as recorded at Plat Bk. 2002-156, City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Beginning at an existing rebar marking the Southeast corner of Lot 3 of said Country West Estates Subdivision. Thence along the South line of said Lot 3, North 87 degrees 14 minutes 20 seconds West, 304.92 feet to a set rebar with cap on the West line of Lot 2 of said Hunt Bennett Addition. Thence along said West line, North 02 degrees 34 minutes 08 seconds East, 97.73 feet to an existing rebar marking the Northwest corner of said Lot 2. Thence along the North line of said Lot 2 the following bearings and distances: North 59 degrees 58 minutes 05 seconds East, 38.82 feet to an existing rebar; North 75 degrees 33 minutes 47 seconds East, 32.35 feet to an existing rebar; South 87 degrees 25 minutes 21 seconds East, 46.21 feet to a fence corner marking the Northwest corner of said Lot 3. Thence along the North line of said Lot 3, South 87 degrees 25 minutes 21 seconds East, 195.01 feet to an existing rebar marking the Northeast corner of said Lot 3, said point being on the West right of way line of SW O Street. Thence along the East line of said Lot 3, and along the West right of way line of said SW O Street, South 02 degrees 32 minutes 35 seconds West, 129.10 feet to the Point of Beginning, containing, 0.88 acres, and subject to any easements of record.

LOT 2

Part of Lot 2 of the Property Line Adjustment of Hunt Bennett Addition as recorded at Plat Bk. 2002-156, City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

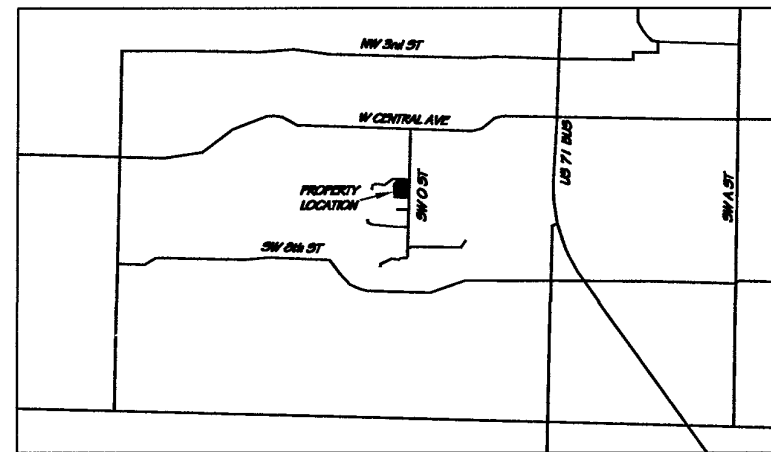
Beginning at an existing rebar marking the Southeast corner of Lot 3 of said Country West Estates Subdivision, said point being on the West right of way line of SW O Street. Thence along the East line of said Lot 2 and along the West right of way line of said SW O Street, South 02 degrees 32 minutes 35 seconds West, 128.22 feet to a set rebar with cap marking the Southeast corner of said Lot 2. Thence leaving said West right of way line, and along the South line of said Lot 2, North 87 degrees 15 minutes 53 seconds West, 304.98 feet to an existing rebar marking the Southwest corner of said Lot 2. Thence along the East line of said Lot 2, North 02 degrees 34 minutes 08 seconds East, 128.36 feet to a set rebar with cap. Thence along the South line of said Lot 3, South 87 degrees 14 minutes 20 seconds East, 304.92 feet to the Point of Beginning, containing, 0.90 acres and subject to any easements of record.

SURVEYOR: RICKY HILL
P.O. BOX 640
ALMA, AR 72921
PHONE: (479) 632-3565

This property does not lie within the 100-Year Flood Zone, according to the Flood Map for Bentonville County, Arkansas Community Panel No. 05007C0255K Dated: June 5, 2012.

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

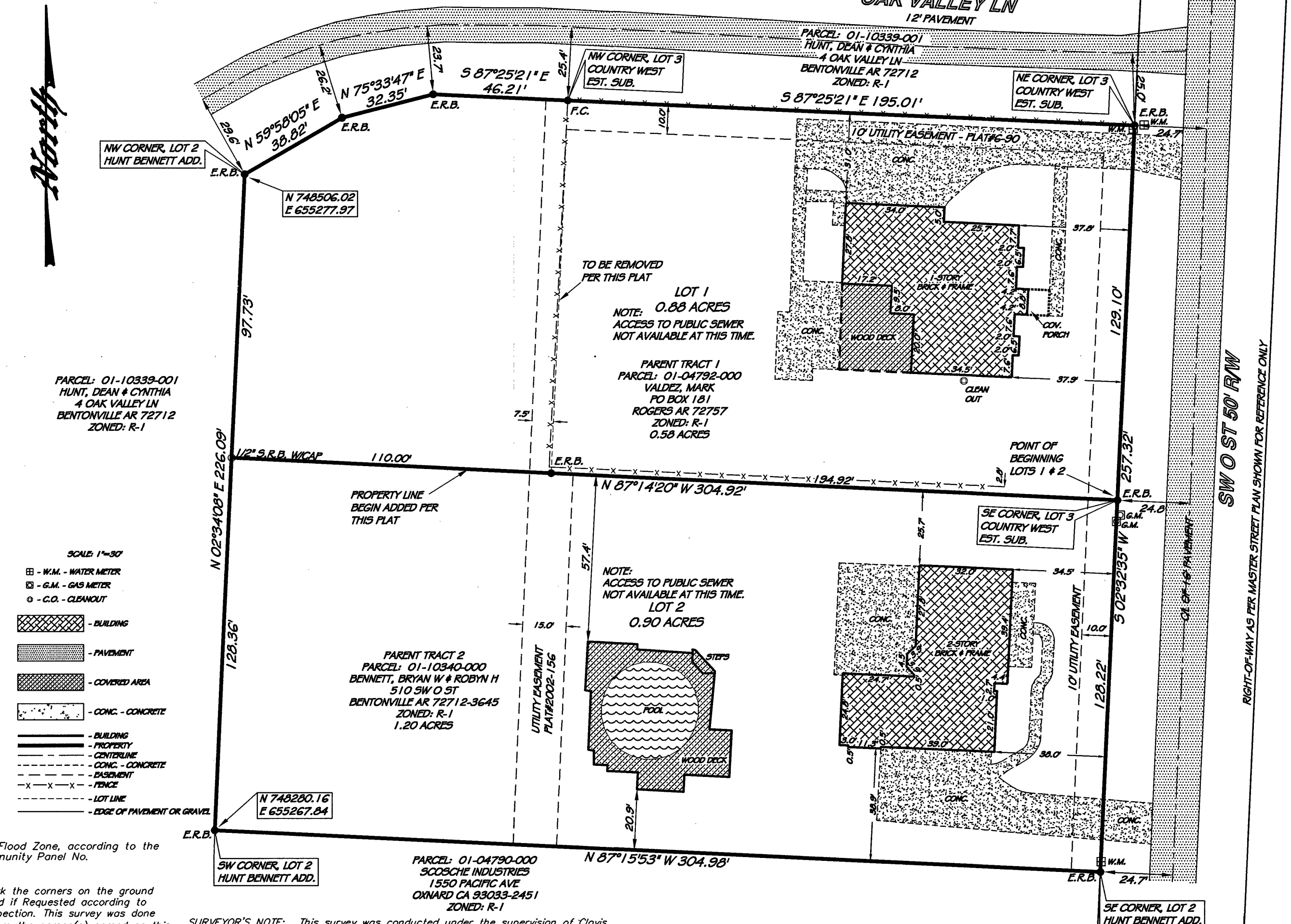
VICINITY MAP - NOT TO SCALE



BENNETT ADDITION LOTS 1 & 2

PROPERTY LINE ADJUSTMENT FOR LOT 3 OF COUNTRY WEST ESTATES SUBDIVISION & LOT 2 OF HUNT BENNETT ADDITION, CREATING BENNETT ADDITION - LOTS 1 & 2, BENTONVILLE, BENTON COUNTY, ARKANSAS

NOTE:
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT www.bentonvilleplanning.com OR CALL THE PLANNING DEPARTMENT @ 479-271-3122



SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

CITY OF BENTONVILLE PROJECT #PLA21-0015

CONTACT: ROBYN BENNETT
510 SW O ST
BENTONVILLE, AR 72712
PHONE: (479) 936-0155

DRAWN BY: K.S.
SCALE: 1"=30'
DATE: 3-22-21
JOB NO. 46,119
Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: <http://www.slsurveying.com>



REFERENCE DEED

SURVEY REFERENCES

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH

REVISIONS

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P./K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P./K.N. = EXISTING P/K NAIL
- E.N. = EXISTING NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- ▲ = EXISTING STATE MONUMENT
- ⊙ = EXISTING R/W MARKER
- ⊗ = EXISTING FENCE
- ⊕ = COMPUTED POINT
- F.C. = FENCE CORNER

City of Bentonville – Planning Commission
305 SW A Street
Bentonville, AR 72712
479-271-3122

Waiver Request

Take 5 Oil Change
900 SW Regional Airport Boulevard
Bentonville AR 72713

Waiver Request From Section 1100.02(a)(3)

The proposed Take 5 Oil Change development is located at 900 SW Regional Airport Boulevard. The proposed curb cut located on SW 1st Street is approximately 185 feet centerline to centerline of the driveway and Regional Airport Boulevard. Per section 1100.02(a)(3), the minimum distance between a curb cut and the right-of-way involving an arterial intersection to the center line of the driveway is 250'.

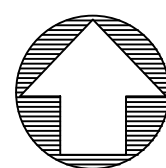
We are seeking a waiver from that distance due to the site's size and landscape requirements. The existing curb cut is slightly to the south, closer to Regional Airport Boulevard, so overall there will be an improvement. We have proposed the driveway as far north as possible allowing the site to still be developable. Please consider our waiver request so that we may develop the site. If there are any questions or concerns, please feel free to reach out to Trevor Stubbs, P.E. at 813-613-9885 or by email at TrevorS@carterassoc.com

Cesar Segovia
Project Manager
817.454.7207
segoviac@neptunedesignstudio.com

TAKE 5 PROPERTIES SPV, LLC.

440 S. CHURCH STREET
SUITE 700
CHARLOTTE, NC 28202

TEL: (980) 259-0701 EMAIL: Matthew.Giblett@investorbrands.com



LOCATED IN A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST IN BENZON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS. STARTING AT THE SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 12 FOR THE TRUE POINT OF BEGINNING, THENCE NORTH 87 DEGREES 16 MINUTES 54 SECONDS WEST 135.7 FEET; THENCE NORTH 03 DEGREES 07 MINUTES 58 SECONDS EAST 223.40 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 02 SECONDS EAST 131.98 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 39 SECONDS WEST 222.44 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.684 ACRES MORE OR LESS AND BEING SUBJECT TO THE RIGHTS-OF-WAY OF ARKANSAS STATE HIGHWAY #12 ALONG THE SOUTH AND SW 1/4 ALONG THE EAST AND ANY EASEMENTS OF RECORD.

C-0	COVER SHEET
C-1	CONSTRUCTION NOTES
C-2	DEMOLITION PLAN
C-3	SITE PLAN
C-4	GRADING, DRAINAGE & UTILITY PLAN
C-5	CONSTRUCTION DETAILS REMOVED FROM SET
C-6	CONSTRUCTION DETAILS REMOVED FROM SET
C-7	CONSTRUCTION DETAILS
C-7.1	CONSTRUCTION DETAILS
C-8	CONSTRUCTION DETAILS
	BENTONVILLE WATER DETAILS 1 OF 2
	BENTONVILLE WATER DETAILS 2 OF 2
	BENTONVILLE SANITARY DETAILS 1 OF 2
L-1	LANDSCAPE PLAN
S-1	SURVEY (BY OTHERS)

1. RIGHT OF WAY/EASEMENT IN FAVOR OF THE CITY OF BENTONVILLE, ARKANSAS, AND RECORDED IN CV13010176, IN BENTON COUNTY, ARKANSAS. (DOCUMENT NOT PROVIDED.)
2. RIGHT OF WAY/EASEMENT IN FAVOR OF THE CITY OF BENTONVILLE, ARKANSAS, AND RECORDED IN BOOK 2013 AT PAGE 61449, IN BENTON COUNTY, ARKANSAS. (DOCUMENT NOT PROVIDED.)
3. RIGHT OF WAY/EASEMENT IN FAVOR OF THE CITY OF BENTONVILLE, ARKANSAS, AND RECORDED IN INSTRUMENT NO. 20010115199, IN BENTON COUNTY, ARKANSAS. (DOCUMENT NOT PROVIDED.)

NOTE: SURVEY INFORMATION PROVIDED BY BLEW & ASSOCIATES LAND SURVEYING (DRAWN 12-07-2020)

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

NOTE: TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

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

NOTE: ALL UTILITY STREET CROSSINGS SHALL BE BY JACK AND BORE ONLY, NO OPEN CUTS ARE PERMITTED UNLESS APPROVED BY THE CITY ENGINEER AND THE TRANSPORTATION DIRECTOR.

NOTE: ALL NON-BONDABLE ITEMS AND GUARANTEES OF IMPROVEMENTS MUST BE COMPLETE, AND A FINAL INSPECTION PERFORMED AND APPROVED PRIOR TO PLANNING COMMISSION APPROVAL OF YOUR FINAL PLAN.

DEVELOPER/APPLICANT

TAKE 5 OIL CHANGE
440 S. CHURCH STREET SUITE 700
CHARLOTTE, NC 28202
CONTACT: MATTHEW GILBERT
PHONE: (980) 259-0701
EMAIL: MATTHEW.GILBERT@DRIVENBRANDS.COM

CARTER ASSOCIATES INC.
1708 21ST STREET
VERO BEACH, FL 32960
CONTACT: TREVOR STUBBS, P.E.
PHONE: (772) 562-4191
EMAIL: TREVORS@CARTERASSOC.COM

AT&T
1133 EAST HAROLD ST.
FAYETTEVILLE, AR 72703
CONTACT: BRENT BALDWIN
PHONE: (479) 571-6609, CELL: (479) 200-9022

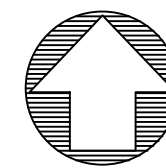
BLACK HILL ENERGY
1301 FEDERAL WAY,
LOWELL, AR 72745
CONTACT: JOSH KNIGHT
PHONE: (479) 333-7005
EMAIL: JOSHUA.KNIGHT@BLACKHILLSCORP.COM

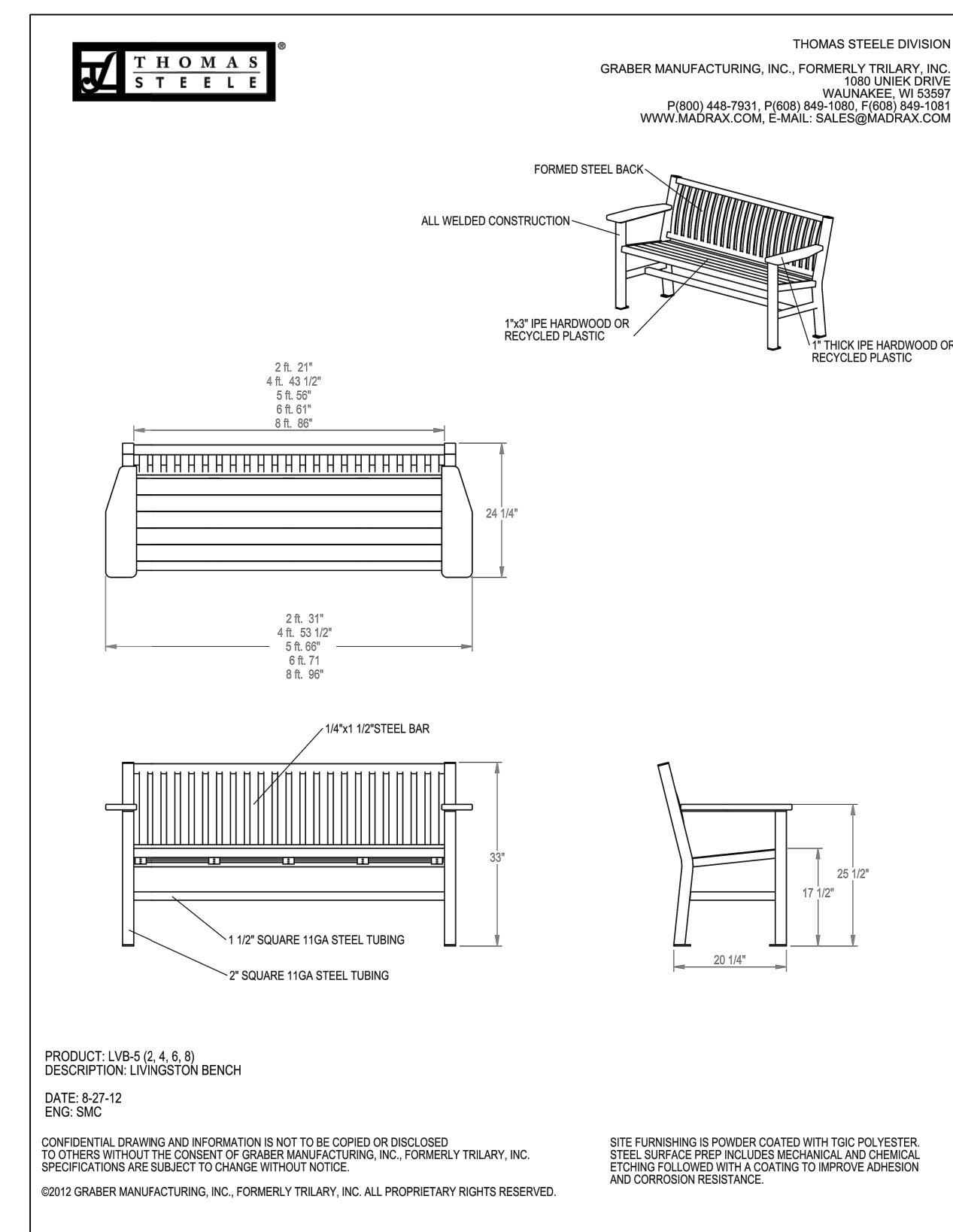
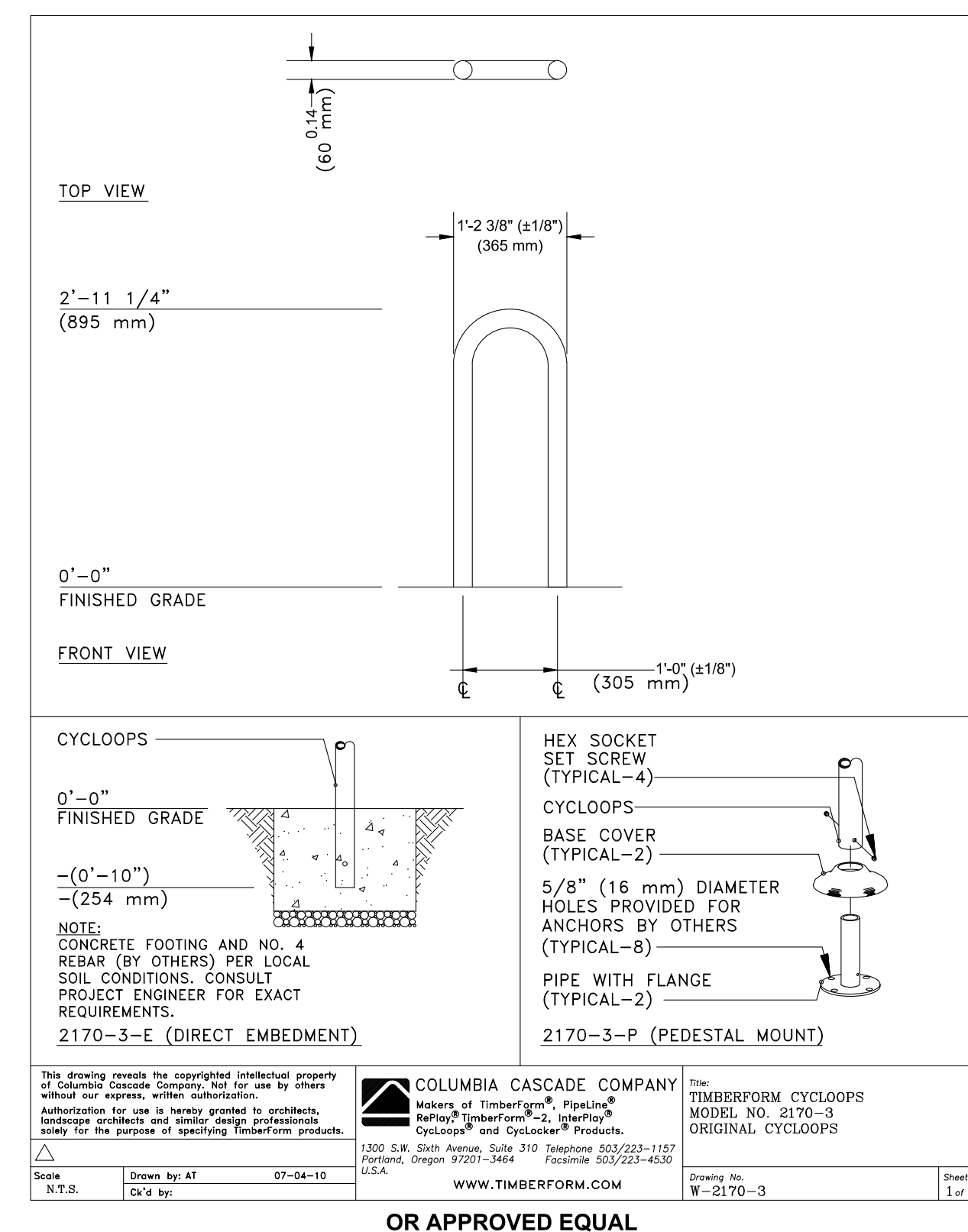
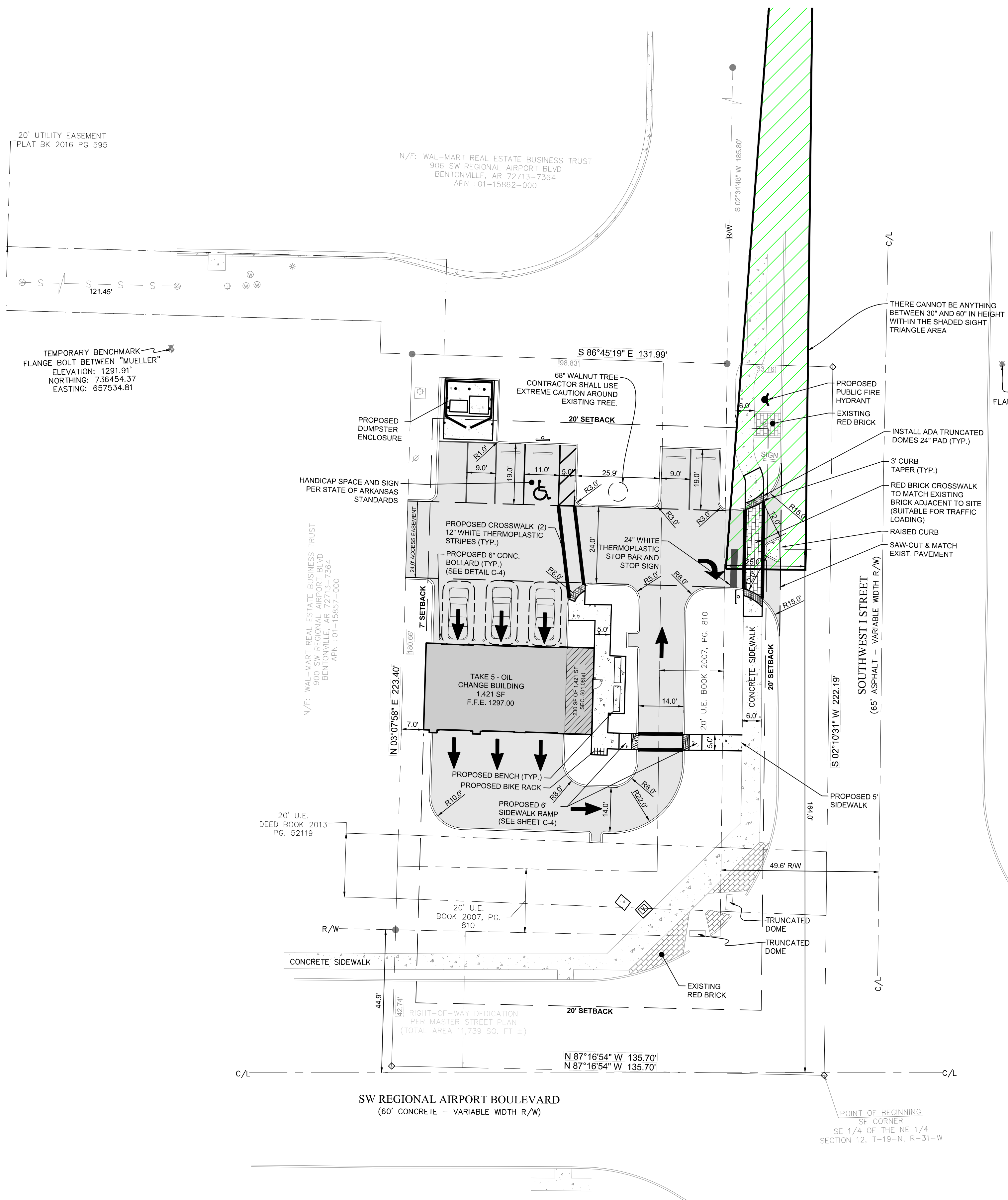
SHARPSHAIR,
JENNIFER & HARMON,
DUSTIN & HARMON, LINDSEY ETAL

BLEW & ASSOCIATES, PA
3825 N. SHILOH DRIVE FAYETTEVILLE,
ARKANSAS 72703 OFFICE: 479.443.4506
FAX: 479.582.1883 www.BLEWINC.com

BENTONVILLE WATER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: BEAU THOMPSON
PHONE: (479) 271-3140

BENTONVILLE ELECTRIC UTILITY DEPT.
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: CHARLIE BARNES
PHONE: (479) 271-3159
EMAIL: CBARNES@BENTONVILLEAR.COM





SITE DATA

PROJECT NAME:	TAKE 5 OIL CHANGE AT 3500 SW 1 ST. BENTONVILLE, ARKANSAS 72712
SITE ADDRESS:	3500 SW 1 ST. BENTONVILLE, ARKANSAS 72712
TOTAL PARCEL AREA:	±0.885 AC
JURISDICTION:	CITY OF BATESVILLE
ZONING:	C-2 GENERAL COMMERCIAL (REZONE FROM A-1)
TAX PARCEL NO.:	01-07944-000
INTENDED USE:	AUTO SERVICE
EXISTING USE:	RESIDENTIAL (SINGLE FAMILY)
FLOOD ZONE:	ZONE X MAP 05007C0255K DATED JUNE 5, 2012
IMPERVIOUS (%):	46% (EXISTING) 69% (PROPOSED)

<u>SETBACKS:</u>	<u>REQUIRED</u>
FRONT	20 FT.
REAR	20 FT.
SIDE	7 FT.

PARKING CALCULATIONS

PARKING REQUIRED: 5 + 1 PER 200 SF NET BLDG AREA
 (DEFINED SEC. 501.06(a))
 (5 + 230/200)
 = 6 SPACES

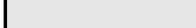
PARKING PROVIDED:

	5 SPACES
	<u>1 ADA SPACE</u>
	= 6 SPACES

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF ARKANSAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED IN CITY COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.
10. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING. SEE SHEET 71 FOR DUMPSTER DETAIL.
11. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. ALL PROPOSED FENCE WILL REQUIRE A SEPARATE PERMIT.
13. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
14. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

LEGEND

 PROPOSED CONCRETE PAVEMENT

 PROPOSED CONCRETE SIDEWALK

 BUILDING SETBACK

 PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911

**CONSULTING ENGINEERS
AND LAND SURVEYORS**

**1708 21ST STREET
VERO BEACH, FL 32960**

TEL: (772) 562-4191
EMAIL: Clm@CarterAssoc.com

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TAKE 5 PROPERTIES SPV, LLC.

440 S. CHURCH STREET
SUITE 700
CHARLOTTE, NC 28202

TEL: (860) 255-0701
EMAIL: Matthew.Gilbert@divertrands.com

	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
NO.	REVISION	DATE
	REVISED PER CITY COMMENTS	04/02/21

TAKE 5 OIL CHANGE AT

04/05/21

STATE OF
ARKANSAS

LICENSED
PROFESSIONAL
ENGINEER

No. 19745
TREVOR G. STUBBS

TREVOR STUBBS, P.E.
AR. LIC. NO. 19745
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE : 4/19/21
PROJ. # : 20-479 E
DRAWN BY: DRAWN BY
DATUM : SEE SURVEY
REF. # : SEE SURVEY
E.B. & PG. : SEE SURVEY

SHEET TITLE:

SITE PLAN

SHEET

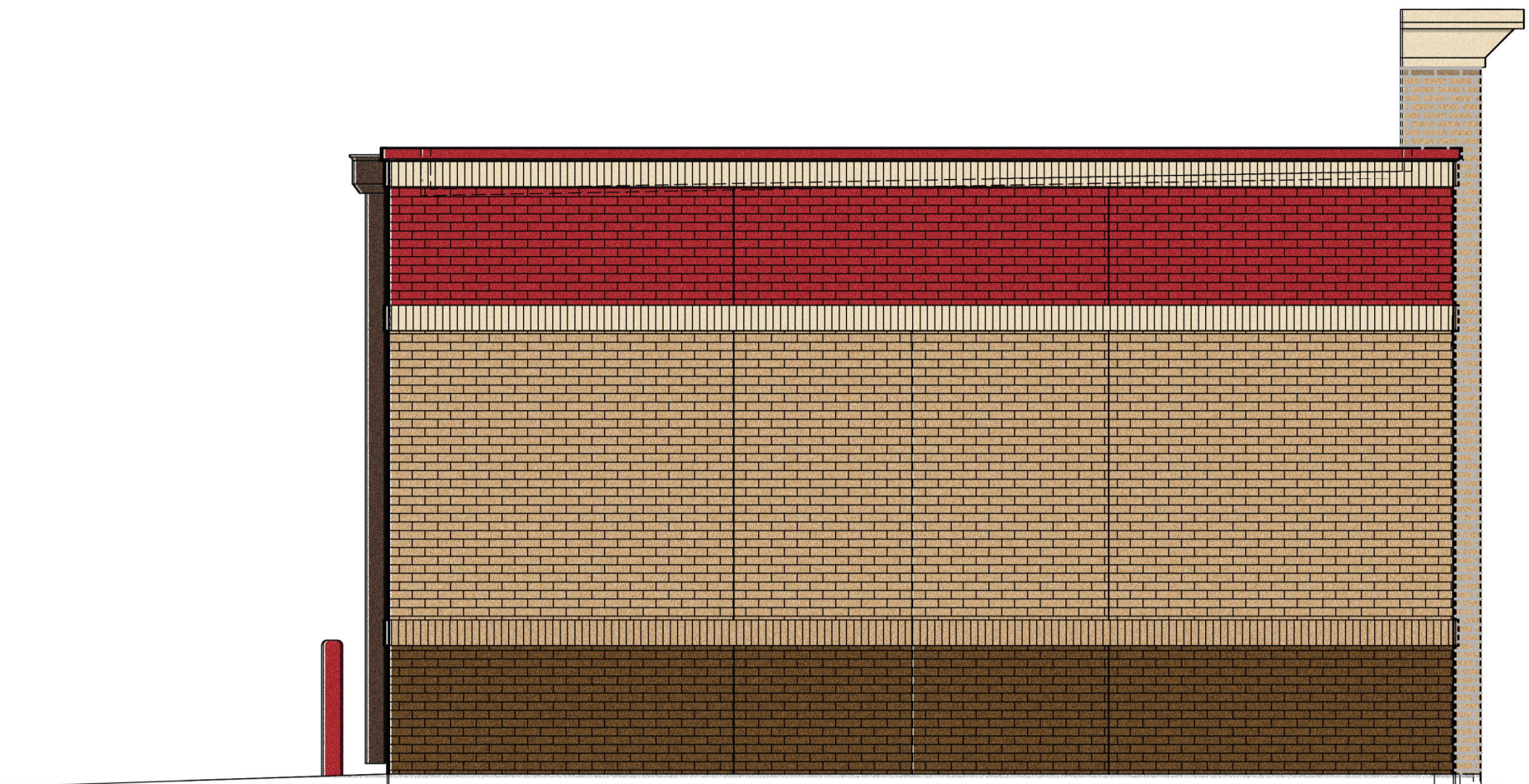
C-3

DWG. NO:



1 EXIT ELEVATION
A-200 1/4"=1'-0"

MATERIAL CALCULATIONS		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	500 SF	58 %
GARAGE DOOR	345 SF	40 %
MISC.	25 SF	2%
TOTAL	865 SF	100%



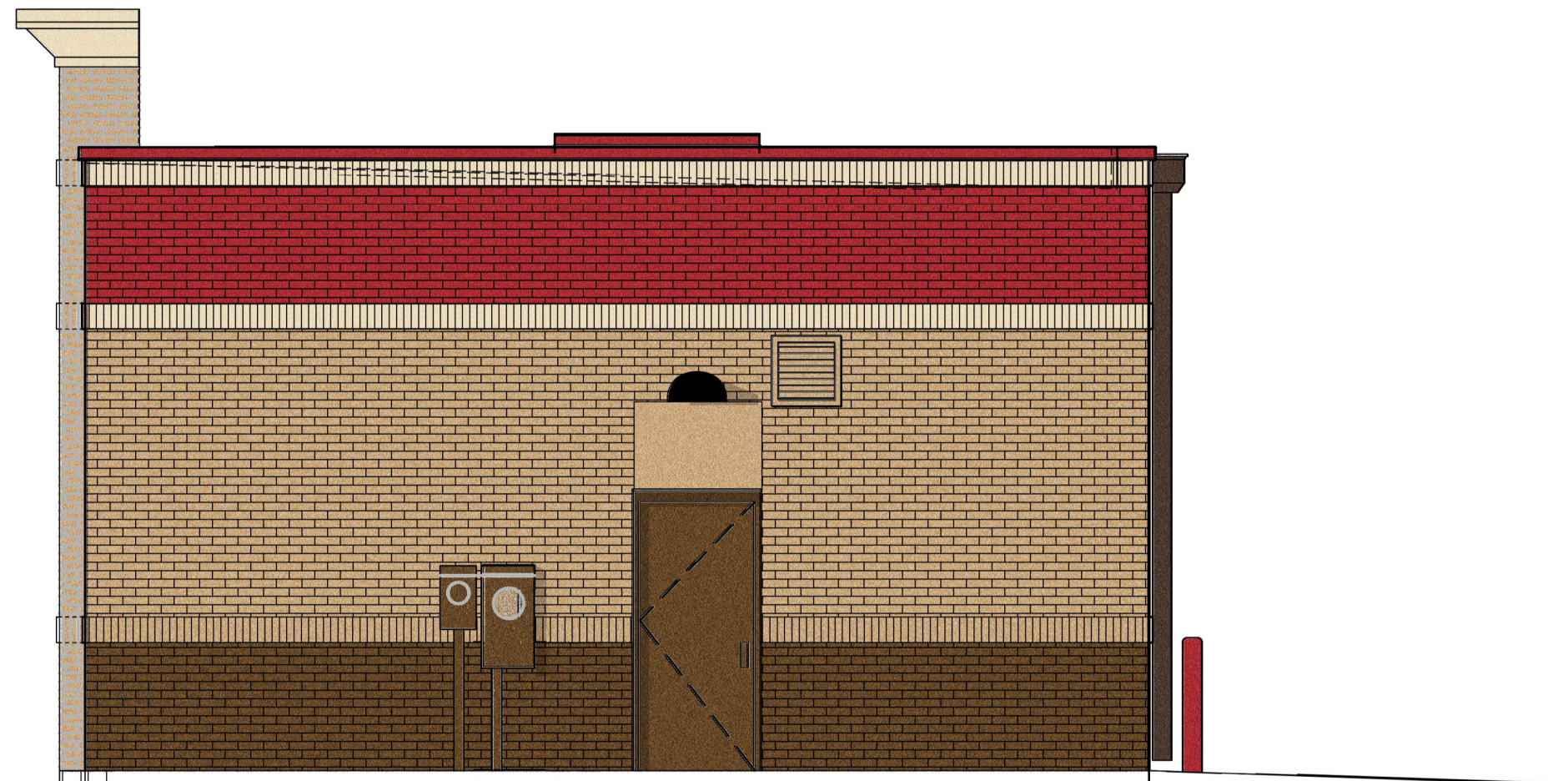
3 SIDE ELEVATION
A-200 1/4"=1'-0"

MATERIAL CALCULATIONS		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	455 SF	96 %
EIFS	5 SF	2 %
MISC.	10 SF	2 %
TOTAL	470 SF	100%



2 ENTRY ELEVATION
A-200 1/4"=1'-0"

MATERIAL CALCULATIONS		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	503 SF	55 %
EIFS	37 SF	4 %
WINDOW	20 SF	2 %
GARAGE DOOR	345 SF	37 %
MISC.	20 SF	2 %
TOTAL	925 SF	100%



4 SIDE ELEVATION
A-200 1/4"=1'-0"

MATERIAL CALCULATIONS		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	447 SF	95 %
STUCCO	13 SF	3 %
MISC.	10 SF	2 %
TOTAL	470 SF	100%

ELEVATION COLOR



CLIENT	DATE
TAKE 5 OIL CHANGE	2020.12.10
DESCRIPTION	CITY COMMENTS
1	

TAKE 5 OIL CHANGE

900 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72713

ARCHITECT:
NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

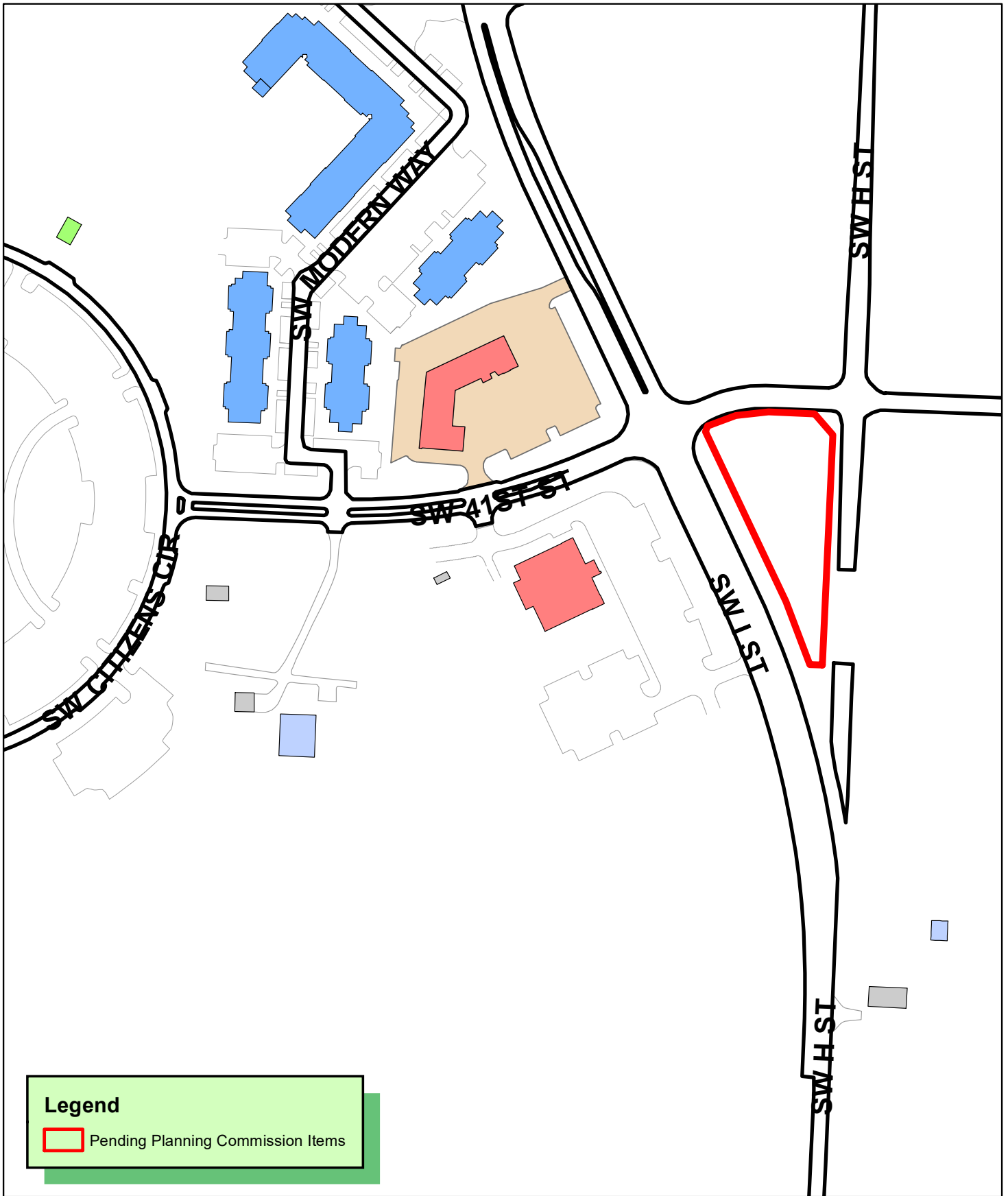
SHEET TITLE

ELEVATIONS

PROJECT NUMBER
20-009

DATE	11.06.2020
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JE
SHEET NO	

A-201



Mr. Tyler Overstreet
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

April 19, 2021

**Re: Bentonville Parks & Recreation
 Bentonville Animal Services Building
 Entrance Drive Waiver Request**

Mr. Overstreet:

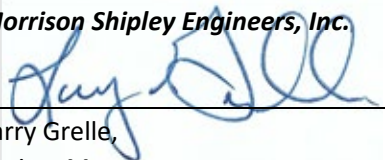
On behalf of Bentonville Parks & Recreation, we respectfully request a waiver from the Development Standards, Art. 1100.02, (a) Curb Cuts, (3) Distance from Intersections. The proposed development, for the construction of a 7,100 sf Animal Services building and associated parking on a 1.8-acre site, was submitted for approval by the Planning Commission on March 29, 2021. Per the Development Standards: *Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive.*

Parks & Recreation is requesting a waiver to locate the main entrance drive along SW 41st Street at a measured distance of 153 feet measured from the right-of-way of the major arterial (SW I Street) to the center line of the drive. Due to the overall length of SW 41st Street being only 233 feet from the SW I Street r/w to the SW H Street r/w the ability to locate the drive at the designated minimum distance is not possible. This access location works best for this site due to the shape and location of the property, allowing the owner to position public parking at the front of the site and private/employee parking to the rear, allowing it to be gated.

In conclusion, Parks and Recreation is requesting a waiver to allow deviation from the 250 feet requirement. Please consider this waiver request on the proposed site design. If you have any questions or need additional information, please call.

Sincerely,

Morrison Shipley Engineers, Inc.



Larry Grelle,
Project Manager

April 2021

Large Scale Development Plans

for

CITY OF BENTONVILLE ANIMAL SERVICES BUILDING 801 SW 41st STREET

Bentonville, Benton County, Arkansas

Variance:
Approved (VAR20-0036) January 20, 2021. A Variance from Article 401.06, Agricultural district regulations, section b.2, Minimum setback standards, of the Zoning Code, to allow a setback of 10 feet, which is a variance of 20 feet.

Waiver:
Pending - A Waiver from Article 1100 Development Standards, section 1100.02 Access Management Standards, (a) Curb Cuts, (3) Distance from Intersections, to allow a curb cut 150 feet from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive, which is a waiver from a minimum of 250 feet.

Easement Vacation:
Pending - An application to vacate the east 10' of the Existing 20' Grading, Drainage & Utility Easement Per Book 2009, Page 45864, that extends along the SW 1 Street frontage has been prepared and submitted to Utilities for review and release.

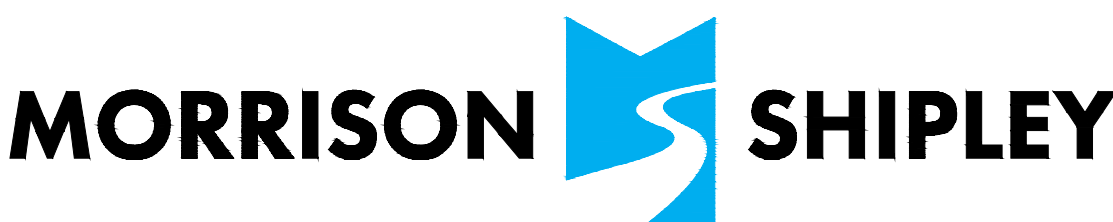
Owner/Developer
City of Bentonville Parks & Recreation
David Wright, Director
215 SW 'A' Street, Bentonville, AR 72712
(479) 464-7275

FLOOD CERTIFICATION:

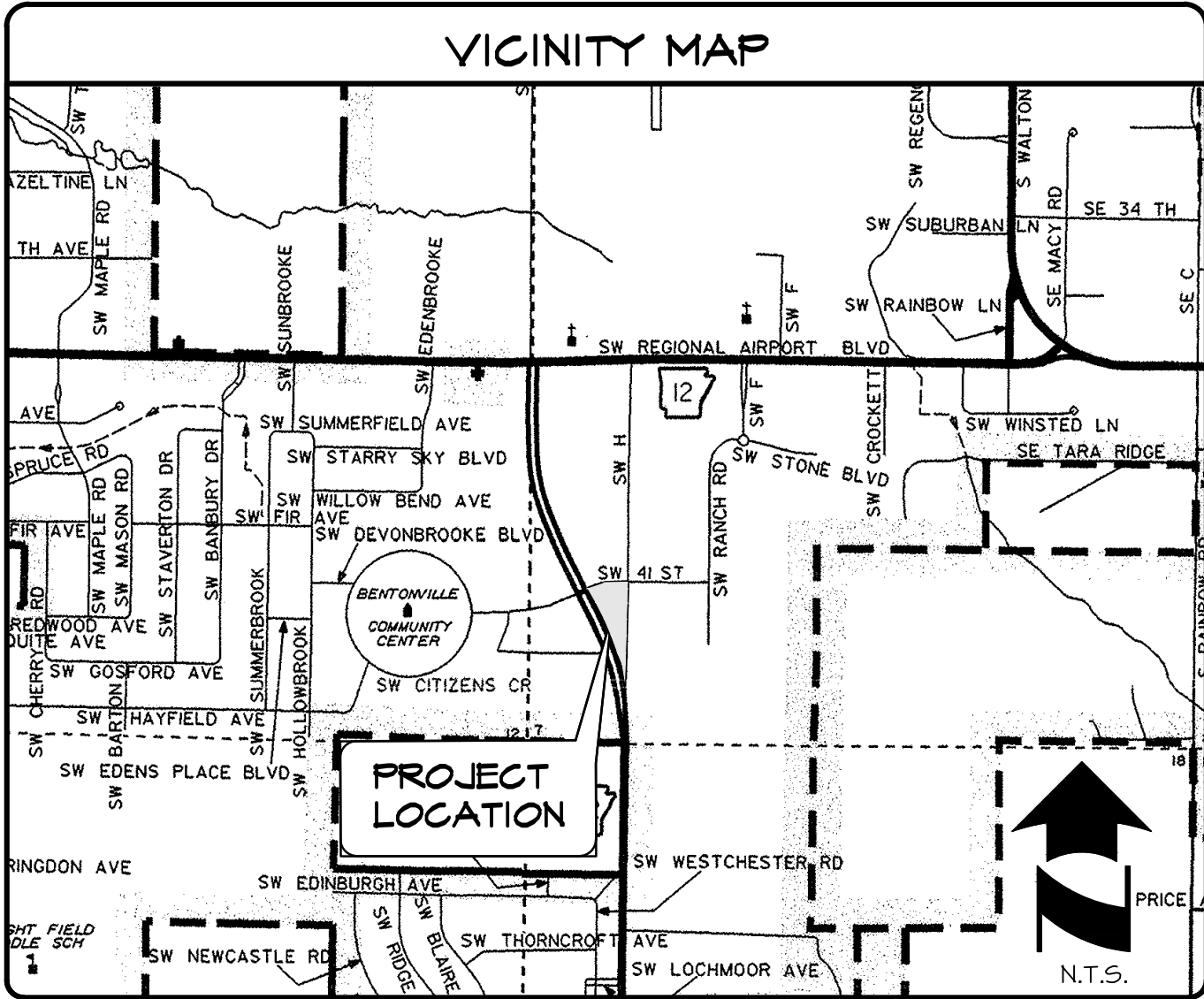
Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0255K

Effective Date: June 5, 2012



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



INDEX OF SHEETS

- C0.0 Cover Sheet & Vicinity Map
- C1.0 Demolition Plan
- C2.0 Site Dimension Plan
- C2.1 Striping & Signage Plan
- C3.0 Grading Plan
- C4.0 Erosion Control Plan
- C4.1 Erosion Control Details
- C5.0 Utility Plan
- C6.0 Landscape Plan
 - Bentonville Water & Sewer Standard Details
 - Bentonville Electric Layout Sheet & Standard Details
- C7.0 Miscellaneous Details
- C7.1 Miscellaneous Details
- C7.2 Trail Detour Plan

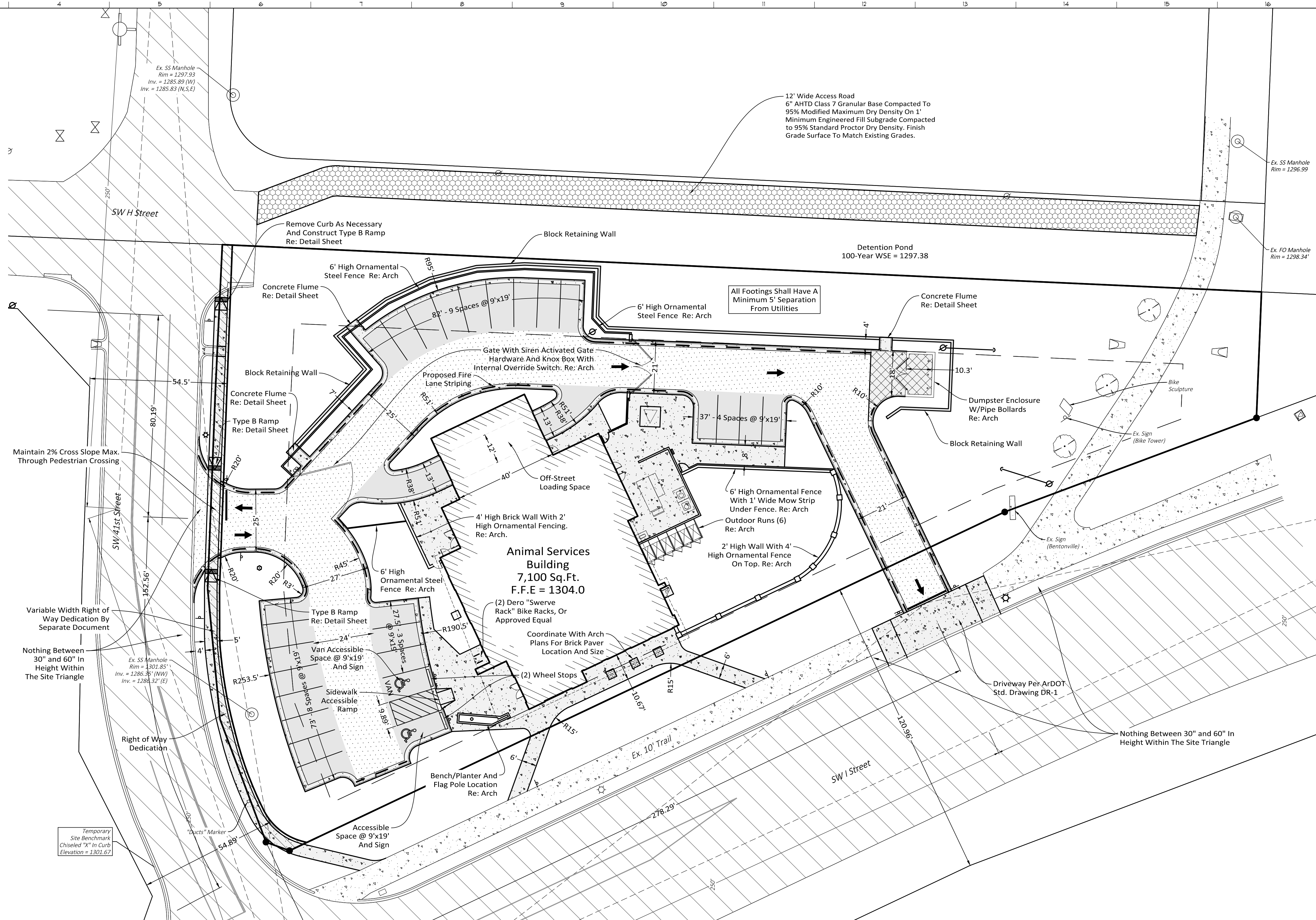
SITE UTILITY CONTACTS

NATURAL GAS BLACK HILLS ENERGY CONTACT: JOSH KNIGHT 1301 FEDERAL WAY PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 721-4543 EMAIL: joshua.knight@blackhillsenerg.com	TELEPHONE AT&T CONTACT: BRENT BALDWIN PHONE: 479-571-6609 CONTACT: LAYNE RHODES PHONE: (479) 442-1977 627 WHITE ROAD SPRINGDALE, ARKANSAS 72766
CABLE TELEVISION COX COMMUNICATIONS CONTACT: KIP SMITH 4901 S. 48th STREET SPRINGDALE, ARKANSAS PHONE: (479) 717-3796 EMAIL: kip.smith@cox.com	WASTEWATER CITY OF BENTONVILLE CONTACT: NANCY BUSEN 1901 NE A STREET BENTONVILLE, ARKANSAS PHONE: (479) 271-3160
WATER DEPARTMENT CITY OF BENTONVILLE CONTACT: BEAU THOMPSON 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-3140	FIRE DEPARTMENT CITY OF BENTONVILLE CONTACT: BRENT BOYDSTON (FIRE CHIEF) 800 SW "A" STREET BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-5927
ELECTRIC CITY OF BENTONVILLE CONTACT: CHARLIE BARNES 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3159	BUILDING AND FIRE SAFETY CITY OF BENTONVILLE CONTACT: JAKE FEEMSTER 305 SW "A" STREET BENTONVILLE, ARKANSAS 72712 PHONE: (479) 271-3108
ELECTRIC CARROLL ELECTRIC CONTACT: DUSTIN BURNETT 707 SE WALTON BLVD. BENTONVILLE, AR 72205 PHONE: (800) 432-9720 EXT. 2643	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: (501) 661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE 3200 S.W. MUNICIPAL DRIVE BENTONVILLE, ARKANSAS 72712	CITY PLANNING CONTACT: ELLEN NORVELL 305 SW A ST. PHONE: (479) 271-5993	CITY ENGINEER CONTACT: DAN WEESE PHONE: (479) 271-5993
STREET DEPARTMENT CONTACT: TONY DAVIS PHONE: (479) 271-3130	BUILDING INSPECTION CONTACT: JANET PAITH PHONE: (479) 271-5002 jpaith@bentonvillear.com	STORMWATER CONTACT: MIKE BENDER PHONE: (479) 271-6720

CITY ATLAS PAGE #446
CITY PROJECT #LSD21-0017



1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Adjacent To Asphalt Paving, Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans For Exact Building Dimensions and Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. All Construction Shall Conform To The City Of Bentonville Development Regulations.
9. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
10. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City Of Bentonville Details And Specifications.
11. All Outdoor Lighting Shall Have "Cut-Off" Fixtures In Accordance With The City Of Bentonville Requirements.
12. The Proposed Community Design Features For This Project Are Two Dero Swerve Bike Racks And A Bench/Planter.

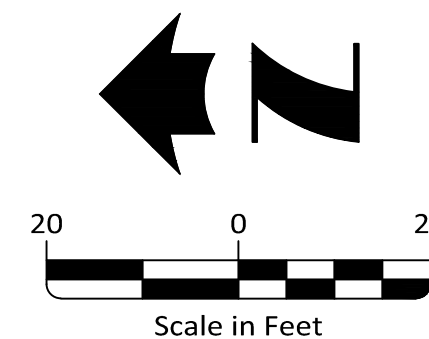
PARKING SUMMARY			
Description	Parking Requirement	Number of Spaces Required	Number of Spaces Provided
Animal Shelter/Medical Clinic (7100 s.f. Office Space)	One Space Per 300 Sq Ft	24	26*
Accessible Spaces	26-50 Parking Spaces	2	2**
Off-Street Loading Space	5,000 - 25,000 SF Floor Area	1 - 10'x35' Space	1 - 12'x40' Space

*Includes Accessible Spaces
**Includes Van Accessible Space

Zoning - Agricultural District (A-1)		Intended Use - Animal Shelter	
Building Setbacks			
Front Yard (SW 1 Street)	Side Yard		Rear Yard
VAR20-0036	Interior	Exterior	
10'	30'	30'	30'

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building. Refer To Detail In Architectural Plans.



CITY PROJECT #LSD21-0017

SITE DIMENSION PLAN

MORRISON  **SHIPLEY**

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

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-9865 | www.hjarch.com

5201 W Village Parkway, Suite 300 ■ Rogers, Arkansas 72758 ■ (479) 464-4965 ■ www.hjarch.com

NEW FACILITY FOR
Animal Services Building

0000 Bentonville, AR

DRAWN BY:
CHH/LMG

CHECK BY
LMG

ISSUE DATE
03/30/2021

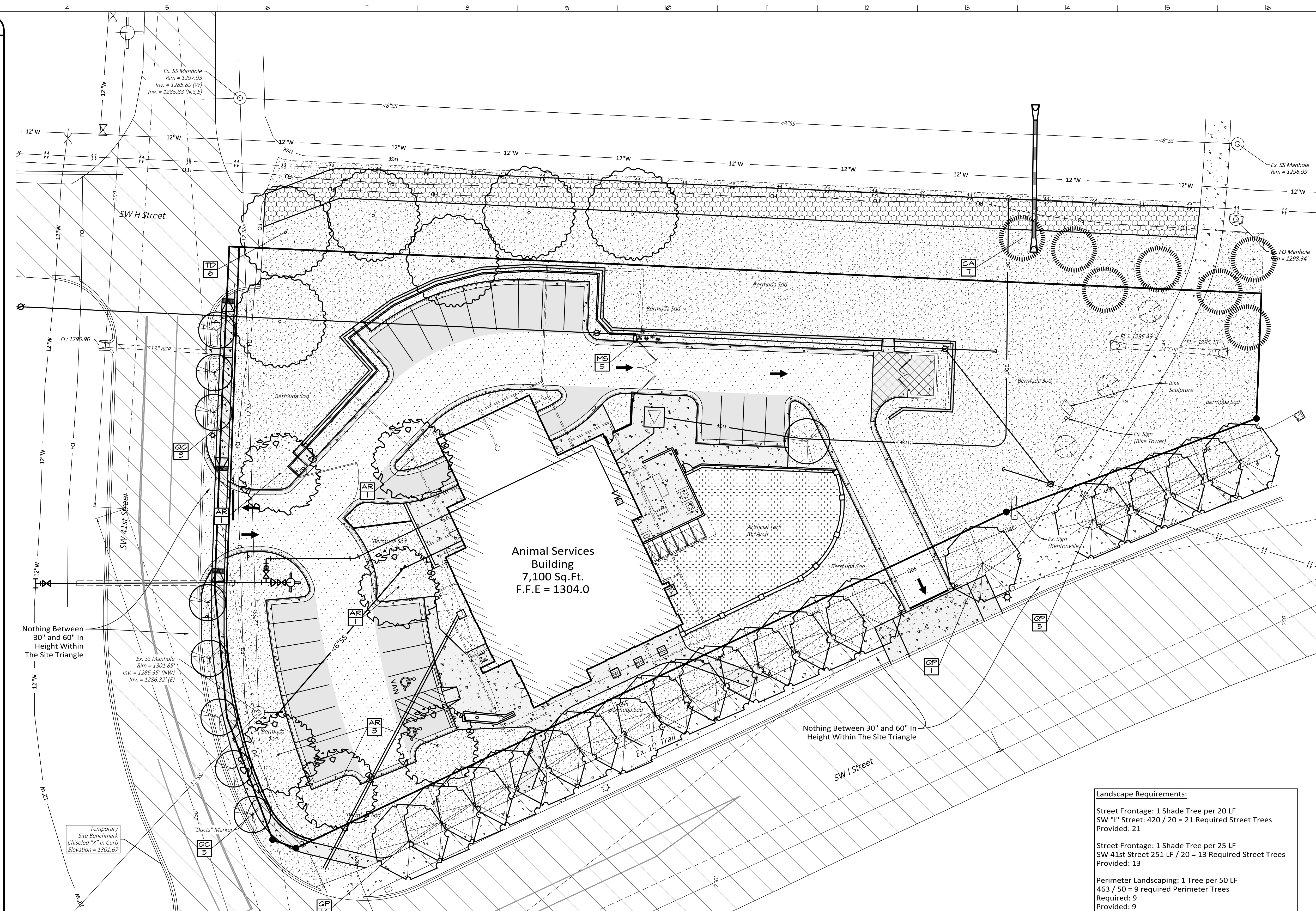
PROJECT NO.
1960.1

REVISION DATES

S H E E T

C2.0

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6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation. From The Date Of Acceptance, Or As Required By The City Of Bentonville.
7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 inches Of Compost Tilled Into The Beds.
9. Hardwood Mulch And Weed Barrier Fabric, Shall Be Applied To All Planting Beds Shown On This Plan.
10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.

Seeding And Sodding Note:

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

All Areas Over 15% Shall Be Planted As Above, But Shall Also Be Covered With Erosion Control Fabric. Edges Of Sod Laid On Slopes Over 15% Shall Be Pinned.

MORRISON  **SHIPLEY**

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

Hight Jackson
ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 484-9865 | www.hjarch.com

NEW FACILITY FOR
Animal Services Building

0000 Bentonville, AR

DRAWN BY: CHH/LMG
CHECK BY: LMG
ISSUE DATE 03/30/2021
PROJECT NO. 1960.1
REVISION DATES

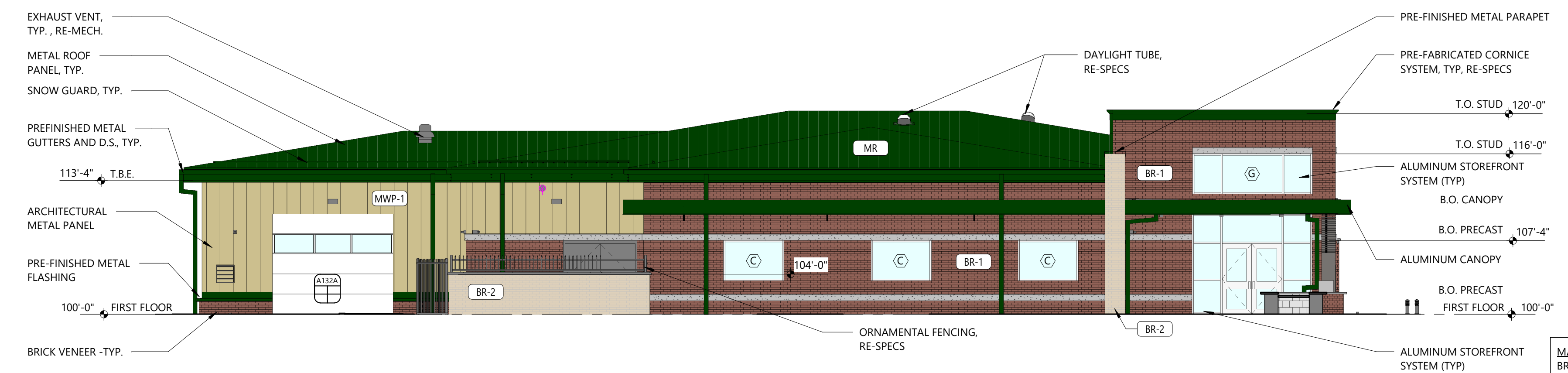
S H E E T

C6.0

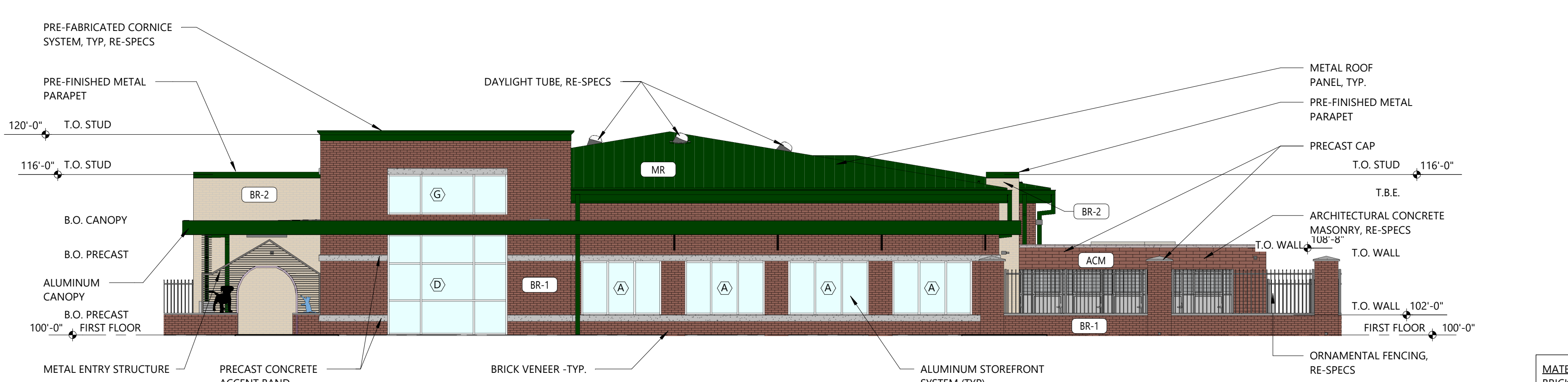
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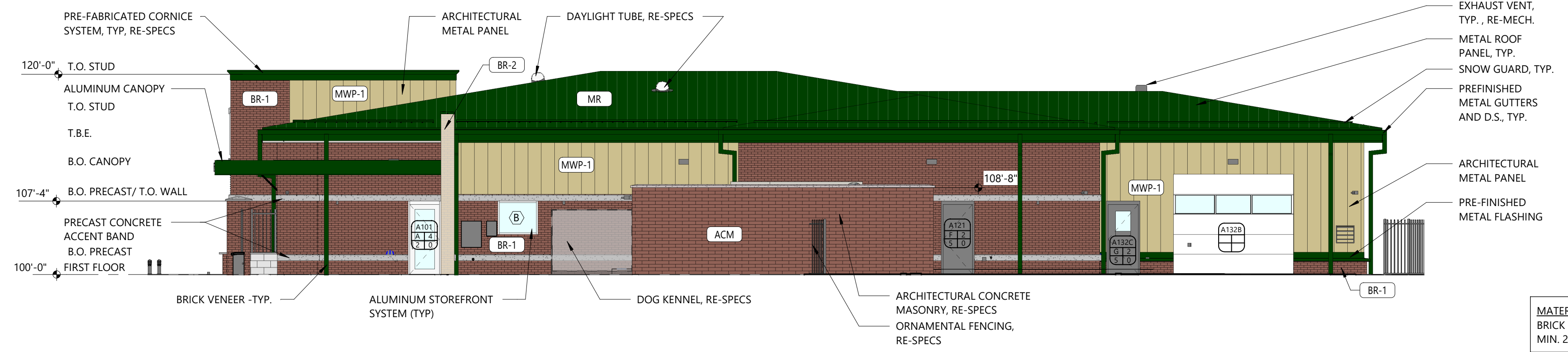
L4 East Elevation
1/8" = 1'-0"



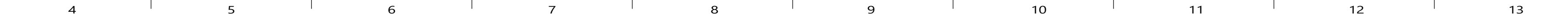
H4 North Elevation
1/8" = 1'-0"



D4 West Elevation
1/8" = 1'-0"



A4 South Elevation
1/8" = 1'-0"

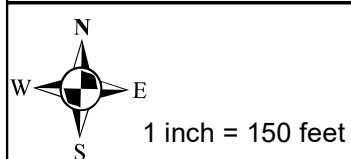
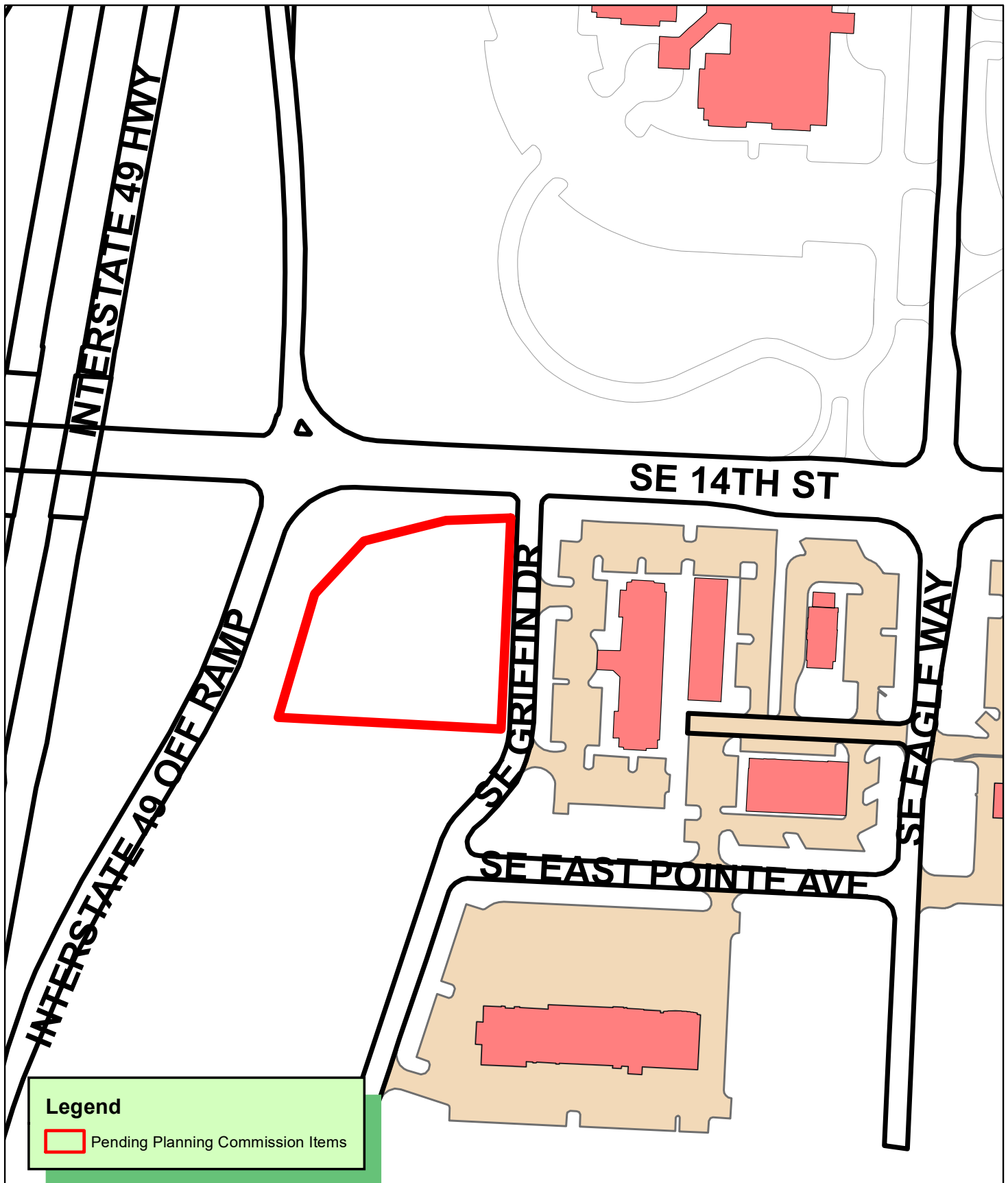


Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72781 | (479) 464-4965 | www.hjarch.com

A NEW FACILITY FOR
CITY OF BENTONVILLE ANIMAL SERVICES
801 SW 41st St., Bentonville, AR

DRAWN BY: PM
CHECK BY: RH
ISSUE DATE: 03/30/2021
PROJECT NO: 1960.1
REVISION DATE:
DATE DESCRIPTION

EXTERIOR COLOR ELEVATIONS
SHEET
A4.2
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LSD21-0018
LARGE SCALE DEVELOPMENT
THE STATIO PH 1
3000 & 3002 SE 14TH ST





Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

March 25, 2021

City of Bentonville
Planning Commission
Attn: Planning Department

**Re: The Station Phase 1 – Partial Waiver of Landscape Strip Requirements
3000 SE 14th Street
Bentonville, AR
CEI Project No. 31649**

To Bentonville Planning Commission:

This is a formal request for a waiver of the Bentonville Zoning Ordinance Article 1400 Landscaping, Screening and Buffering, Section 1400.07. Said ordinance requires a minim 7' perimeter landscape strip along rear and side lot lines that includes landscaping and screening, if required.

We are proposing a waiver to the requirement of planting the landscape strip areas on a portion of the east and south sides of this proposed development. These areas are currently undeveloped as part of The Station Phase 1 but will be developed and part of The Station Phase 2. These areas will be sodded as a part of Phase 1, so we will be meeting the intention of the buffer. We are concerned that planting these areas, as part of Phase 1 construction, will only lead to the necessity to remove them and replant the area as part of Phase 2.

The current plan meets the intention of this ordinance on the north and west sides of the site.

Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.

We appreciate your consideration in this matter, and if you have questions or concerns, please do not hesitate to call.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Zach Hoyt'.

Zachary Hoyt
Project Manager
CEI Engineering Associates, Inc.



Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

March 19, 2021

City of Bentonville
Planning Commission
Attn: Planning Department

**Re: The Station Phase 1 – Waiver of Curb Cut Separation Requirement
3000 SE 14th Street
Bentonville, AR
CEI Project No. 31649**

To Bentonville Planning Commission:

This is a formal request for a waiver of the Bentonville Zoning Ordinance Article 1100 Development Standards, Section 1100.02 Access Management Standards. Said ordinance requires a minimum of 100' between curb cuts on a maximum 30mph roadway. SE Griffin Drive is not marked by a speed limit sign currently, so it is assumed it is a 30mph or less roadway. We are proposing a waiver of the minimum requirement between curb cuts. Our current plan is developed using existing drive cuts. These drive cuts have $\pm 75'$ of separation. In our development plan, this separation is maintained by landscaping and parking. We believe this waiver will allow safe ingress and egress from the site. We also believe the site distances can be maintained for safe operation.

The existence of curb cuts on this site are unique and this situation is not applicable to other sites in the same district. Literal interpretation of the provisions of these ordinances would deprive us of rights commonly enjoyed by other properties in the same district under the terms of these ordinance.

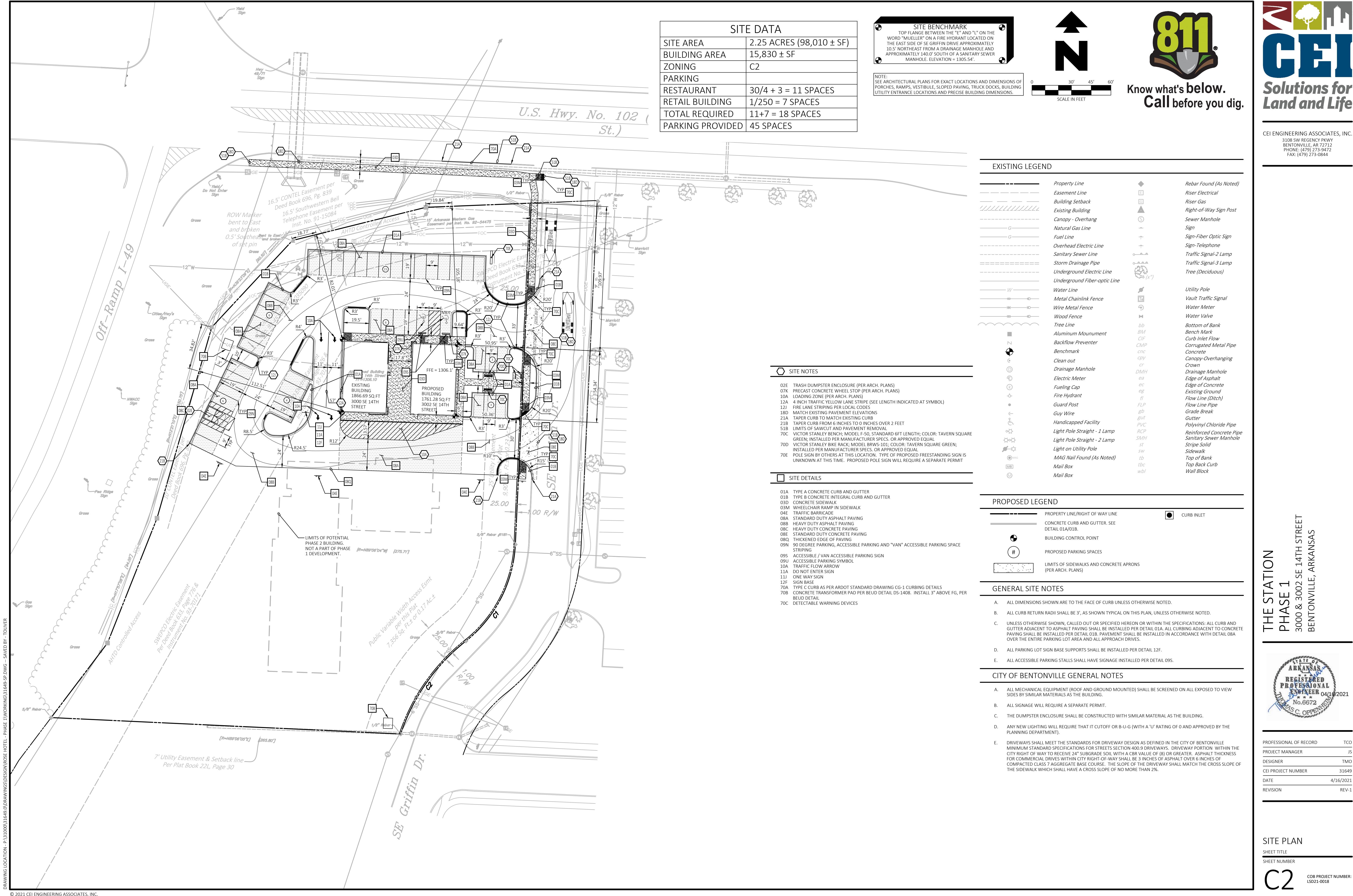
These special conditions do not result from the any actions on our part and granting these variance requests will not confer on us any special privilege that is denied by this ordinance to other sites in the same district.

Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.

We appreciate your consideration in this matter, and if you have questions or concerns, please do not hesitate to call.

DRAWING LOCATION - P:\31000\31649\DRAWINGS\DESIGN\ROSE HOTEL - PHASE 1\WORKING\31649-SP.DWG - SAVED BY - TOLIVER

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

THE STATION
PHASE 1
3000 & 3002 SE 14TH STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD TCO
PROJECT MANAGER JS
DESIGNER TMO
CEI PROJECT NUMBER 31649
DATE 4/16/2021
REVISION REV-1

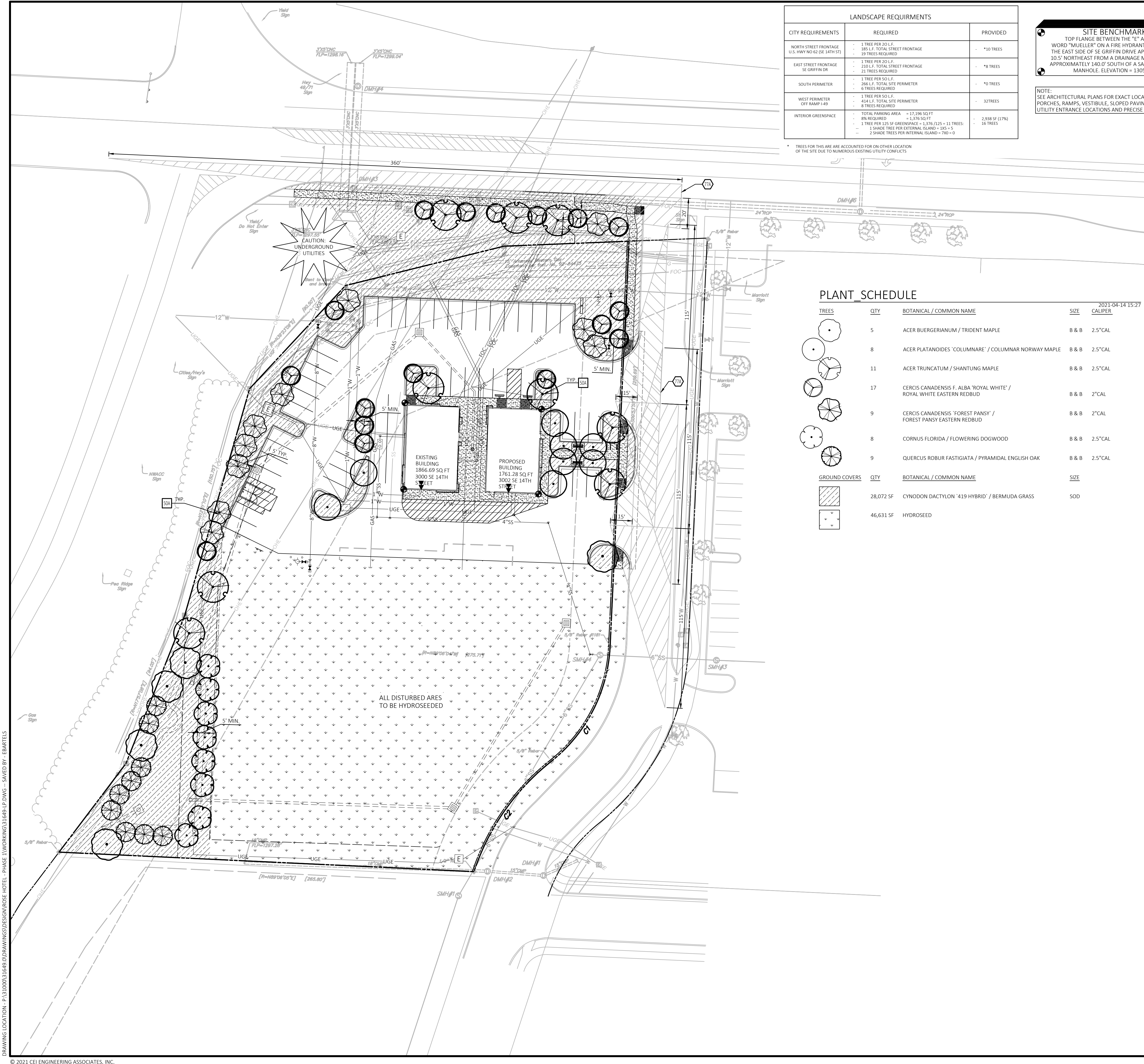
SITE PLAN

SHEET TITLE
SHEET NUMBER

C2
CDB PROJECT NUMBER:
LS021-0018

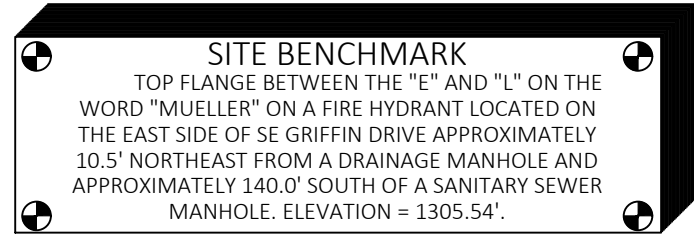
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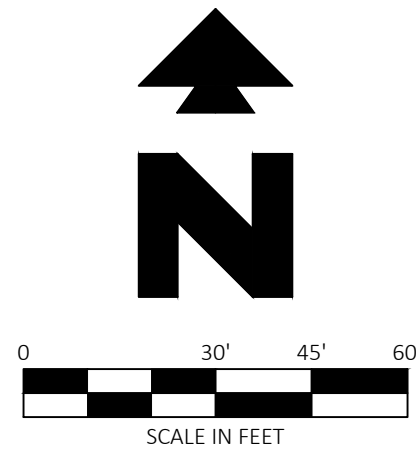


LANDSCAPE REQUIREMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
NORTH STREET FRONTAGE (U.S. HWY NO 62 USE 14TH ST)	- 1 TREE PER 20 L.F. - 185 L.F. TOTAL STREET FRONTAGE - 19 TREES REQUIRED	- *10 TREES
EAST STREET FRONTAGE SE GRIFFIN DR	- 1 TREE PER 20 L.F. - 210 L.F. TOTAL STREET FRONTAGE - 21 TREES REQUIRED	- *8 TREES
SOUTH PERIMETER	- 1 TREE PER 50 L.F. - 266 L.F. TOTAL SITE PERIMETER - 6 TREES REQUIRED	- *0 TREES
WEST PERIMETER OFF RAMP -19	- 1 TREE PER 50 L.F. - 414 L.F. TOTAL SITE PERIMETER - 8 TREES REQUIRED	- 32 TREES
INTERIOR GREENSPACE	- TOTAL PARKING AREA = 17,196 SQ. FT. - 8% REQUIRED = 1,376 SQ. FT. - 1 TREE PER 125 SF GREENSPACE = 1,376 / 125 = 11 TREES - 1 SHADE TREE PER EXTERNAL ISLAND = 1X5 = 5 - 2 SHADE TREES PER INTERNAL ISLAND = 2X20 = 0	- 2,938 SF (1,796) - 16 TREES

* TREES FOR THIS ARE ACCOUNTED FOR ON OTHER LOCATION OF THE SITE DUE TO NUMEROUS EXISTING UTILITY CONFLICTS



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



EXISTING LEGEND

	Property Line		Rebar Found (As Noted)
	Easement Line		Riser Electrical
	Building Setback		Riser Gas
	Existing Building		Right-of-Way Sign Post
	Canopy - Overhang		Sewer Manhole
	Natural Gas Line		Sign
	Fuel Line		Sign-Fiber Optic Sign
	Overhead Electric Line		Sign-Telephone
	Sanitary Sewer Line		Traffic Signal-2 Lamp
	Storm Drainage Pipe		Traffic Signal-3 Lamp
	Underground Electric Line		Tree (Deciduous)
	Underground Fiber-optic Line		
	Water Line		Utility Pole
	Metal Chainlink Fence		Vault Traffic Signal
	Wire Metal Fence		Water Meter
	Wood Fence		Water Valve
	Tree Line		Bottom of Bank
	Aluminum Mounument		Bench Mark
	Backflow Preventer		Curb Inlet Flow
	Benchmark		Corrugated Metal Pipe
	Clean out		Concrete
	Drainage Manhole		Canopy-Overhanging
	Electric Meter		Crown
	Fueling Cap		Drainage Manhole
	Fire Hydrant		Edge of Asphalt
	Guard Post		Edge of Concrete
	Guy Wire		Existing Ground
	Handicapped Facility		Flow Line (Ditch)
	Light Pole Straight - 1 Lamp		Flow Line Pipe
	Light Pole Straight - 2 Lamp		Grade Break
	Light on Utility Pole		Gutter
	MAG Nail Found (As Noted)		Polyvinyl Chloride Pipe
	Mail Box		Reinforced Concrete Pipe
	Mail Box		Sanitary Sewer Manhole
			Stripe Solid
			Sidewalk
			Top of Bank
			Top Back Curb
			Wall Block

PROPOSED LEGEND

	BOUNDARY LINE
	STORM DRAIN

GENERAL NOTES

- A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.
B. ALL TREES MUST MAINTAIN A MINIMUM 5' SEPARATION FROM ALL PUBLIC UTILITIES.

LANDSCAPE NOTES

77A AASHTO SIGHT TRIANGLES

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	2021-04-14 15:27 CALIPER
	5	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	2.5" CAL
	8	ACER PLATANOIDES 'COLUMNARE' / COLUMNAR NORWAY MAPLE	B & B	2.5" CAL
	11	ACER TRUNCATUM / SHANTUNG MAPLE	B & B	2.5" CAL
	17	CERCIS CANADENSIS F. ALBA 'ROYAL WHITE' / ROYAL WHITE EASTERN REDBUD	B & B	2" CAL
	9	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	B & B	2" CAL
	8	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	2.5" CAL
	9	QUERCUS ROBUR FASTIGIATA / PYRAMIDAL ENGLISH OAK	B & B	2.5" CAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	
	28,072 SF	CYNODON DACTYLON '419 HYBRID' / BERMUDA GRASS	SOD	
	46,631 SF	HYDROSEED		



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

THE STATION
PHASE 1
3000 & 3002 SE 14TH STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	TCO
PROJECT MANAGER	JS
DESIGNER	TMO
CEI PROJECT NUMBER	31649
DATE	4/16/2021
REVISION	REV-1

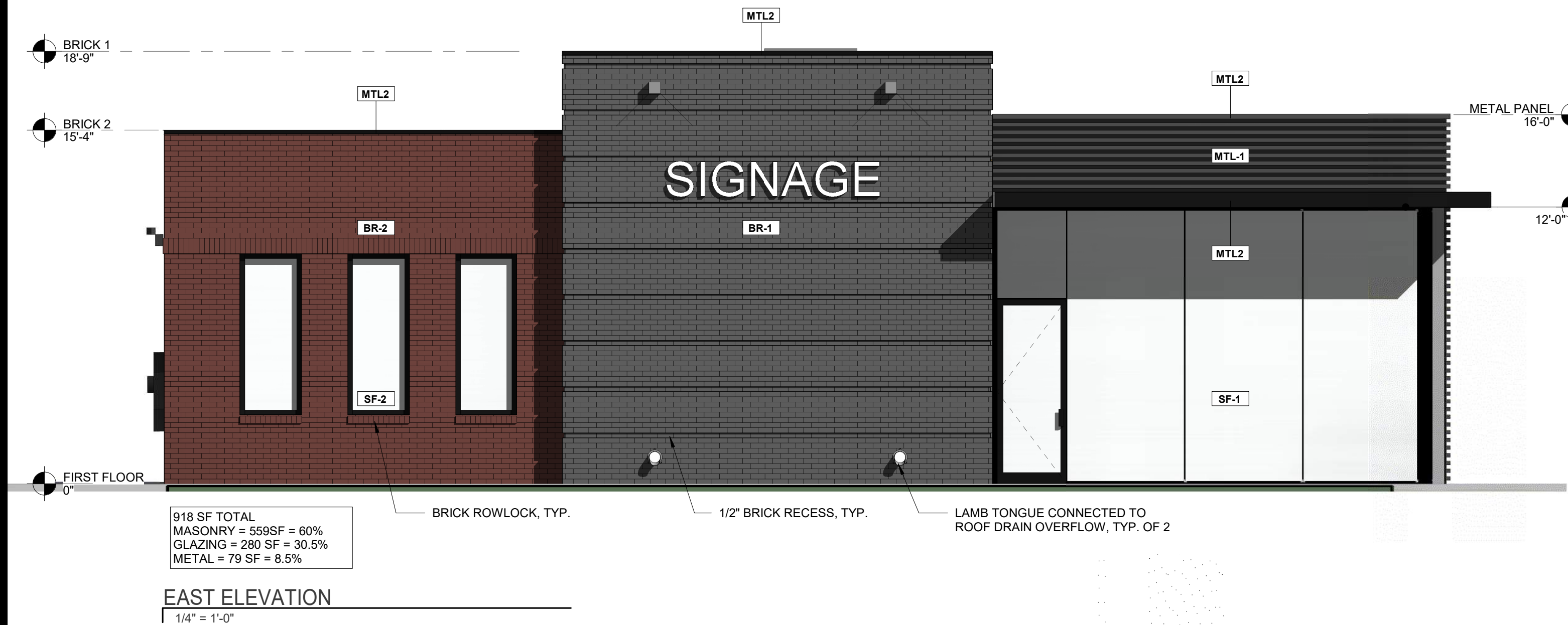
LANDSCAPE PLAN

SHEET TITLE
SHEET NUMBER

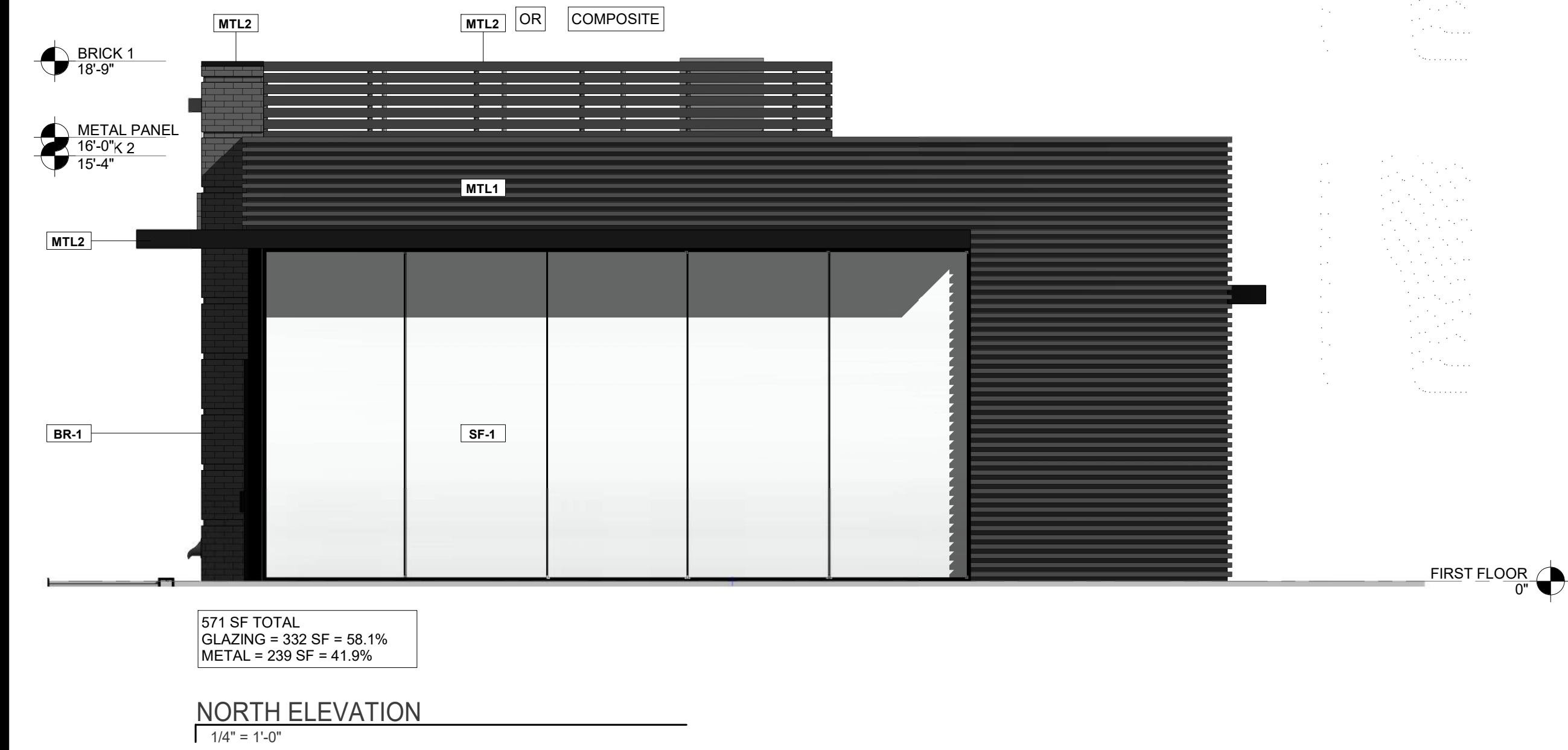
C6 COB PROJECT NUMBER:
LS021-0018



WEST ELEVATION
1/4" = 1'-0"



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



NORTH ELEVATION
1/4" = 1'-0"



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



NE PERSPECTIVE



NW PERSPECTIVE

ELEVATION KEYNOTES	
001	OUTLET FOR FUTURE DECORATIVE LIGHTING
002	DOOR, PAINT BLACK TO MATCH STOREFRONT

MATERIALS	
B-1: BRICK, MODULAR, (TO MATCH ACME THINBRICK OBSIDIAN)	
B-2: BRICK, MODULAR, (TO MATCH ACME THINBRICK REAVES PARK)	
MTL-1: METAL PANEL, LUX METAL CRAFT SERIES - FOLDED WALL VARYING PROFILE THICKNESS. COLOR: BRUSHED CARBON	
MTL-2: PREFINISHED METAL - SATIN BLACK	
SF-1: STOREFRONT, KAWNEER CLEARWALL SSI, BLACK ANODIZED	
SF-2: STOREFRONT, KAWNEER 451T BLACK ANODIZED	
TPO: ROOF MEMBRANE, WHITE	

INSULATION	
INSULATION REQUIREMENTS: IECC 2009, ZONE 4	
ROOF:	R-20
WALLS:	R-19



COMPOSITE TREX SCREEN



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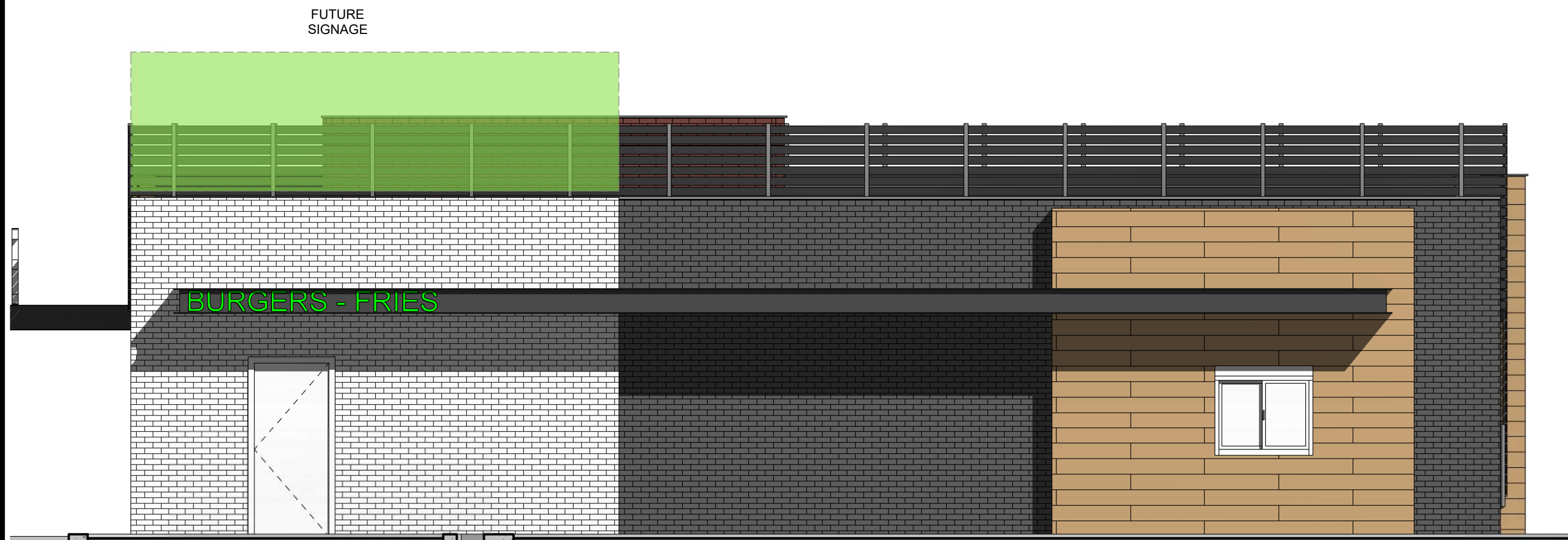
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NIELSEN ARCHITECTURE, LLC.

STATION BLDG #2
3000 SE 14TH ST. BENTONVILLE, AR 72712

PROJECT NUMBER:		2019-0050
DRAWN BY:	Author	
APPROVED BY:	Approver	
ISSUE DATE:	xx/xx/xx	
REVISIONS		
#	DATE	DESCRIPTION
SHEET CONTENTS:		

BUILDING
ELEVATIONS

A200



757 SF TOTAL
MASONRY = 562 SF = 74%
METAL = 195 SF = 26%

WEST ELEVATION
1/4" = 1'-0"



NE PERSPECTIVE



899 SF TOTAL
MASONRY = 355 SF = 39.5%
COMPOSITE = 242.5 SF = 27%
GLASS = 301.5 SF = 33.5%

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

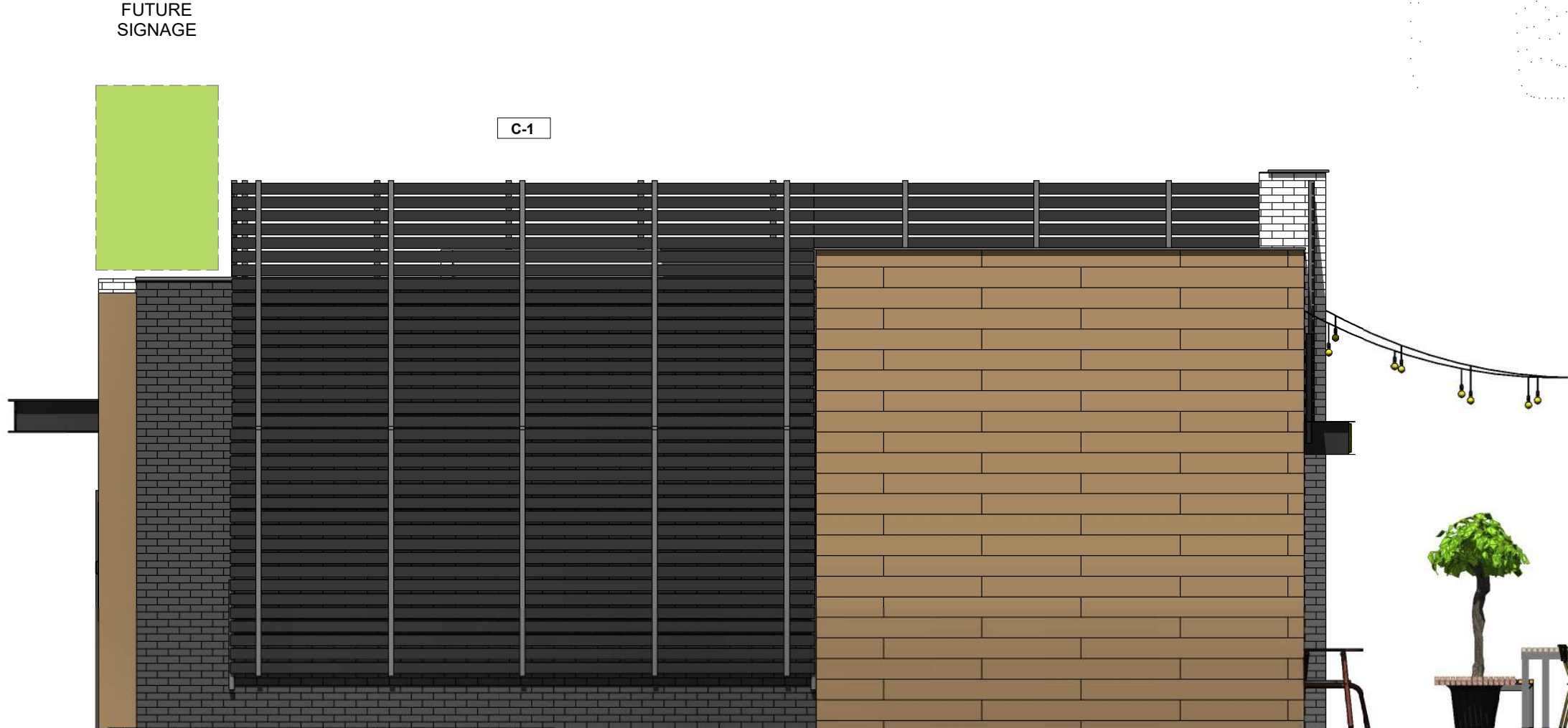


NW PERSPECTIVE



480 SF TOTAL
MASONRY = 157 SF = 33%
COMPOSITE = 246 SF = 51%
GLASS = 77 SF = 16%

NORTH ELEVATION
1/4" = 1'-0"



576 SF TOTAL
MASONRY = 69 SF = 12%
COMPOSITE = 292 SF = 51%
METAL = 215 SF = 37%

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

MATERIALS

BR-1: BRICK, EXISTING
ACME THINBRICK OBSIDIAN)

BR-2: - BRICK, EXISTING BRICK PAINTED WHITE

MTL-1: METAL PANEL, LUX METAL CRAFT
SERIES - FOLDED WALL VARYING PROFILE
THICKNESS. COLOR: BRUSHED CARBON

C-1 - TREX TRANSCEND COMPOSITE CLADDING,
VINTAGE LANTERN

SF-1: STOREFRONT, KAWNEER CLEARWALL SSI,
BLACK ANODIZED

INSULATION

INSULATION REQUIREMENTS:
IECC 2009, ZONE 4

ROOF: R-20

WALLS: R-19



TREX RAIN SCREEN



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NIELSEN ARCHITECTURE, LLC

ROSE RESTAURANT B 1

PROJECT NUMBER:

2019-0050

DRAWN BY: JGK

APPROVED BY: E.J.N

ISSUE DATE:

2021-03-16

REVISIONS

#	DATE	DESCRIPTION

SHEET CONTENTS:

BUILDING
ELEVATIONS

A200