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
May 25, 2021

Registration Link: https://us02web.zoom.us/webinar/register/WN_nIxhn-M_RgSvC_jmdfogkA

I. Call to Order

II. Old Business

1. Haxton District Townhomes **Large-Scale Development**
218, 220, 222, 224 & 226 SE B Street *(LSD21-0023)*

- The subject property is currently zoned DE, Downtown Edge.
- A large-scale development proposing the construction of five (5) townhouse units that average 2,316 sq. ft. each in size. The total building square footage is +/-11,583 square feet.
- The development provides a total of 10 garage spaces, 5 on-street parking spaces and 11 additional parking spaces located to the rear of the development.
- Sidewalk, landscaping, grading/drainage, and site amenities are in accordance with the development requirements.
- A variance (VAR21-0007) for the on-street parking to be located within the triangle was approved by the Board of Adjustments on April 14, 2021.
- The primary materials on the exterior of the building include stone, brick, fiber cement siding and glass.

III. New Business

1. Public and Reserved Parklets **Ordinance***

2. Tara Ridge **Rezoning***
A-1, Agricultural to R-3, Medium Density Residential
3809 SW Crockett Street *(RZ21-0029)*

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are C-2, General Commercial to the north, County land to the east, Rogers to the south, and R-4, High-Density Residential to the west.
- The Future Land Use Plan currently depicts this property as Residential Estates. The applicant is requesting a change in the Future Land Use Plan to Medium Density Residential. Medium-density residential areas include townhouse or duplex residential properties. These areas are found near Downtown and in some recent growth areas. These areas may include local amenities for residents, including neighborhood parks, places of worship, etc.
- Staff has received public comment regarding this rezoning request. See attached.

3. Peloton Offices **Conditional Use Permit***
Noise Ordinance
215 NW A Street *(CU21-0009)*

- Currently zoned DC, Downtown Core. Variations from the City of Bentonville's Noise Ordinance require a Conditional Use Permit regardless of zoning district.
- A request to allow for early morning and late-night construction activity in association with the previously approved Peloton Offices large-scale development.
- According to the applicant's narrative, due to the timing and scope of concrete pours affiliated with the project, they need the ability to pour overnight. These pours may require temporary lighting, concrete trucks, and machinery to be located on-site for their duration.
- The applicant also states in their narrative that "they have already been in contact with the adjacent property owners that will be directly impacted by the project".

4. Lots 1 & 2, of Isabell Addition **Lot Split**
10313 Haxton Road *(LS21-0018)*

- Zoned A-1, Agriculture
- A Lot Split of un-platted section land creating new Lot 1, (+/10 acres) and Lot 2 (+/- 29 acres) of Isabell Addition
- The plat dedicates a 20' wide utility easement adjacent to Haxton Road.
- Right-of-way is not required to be dedicated because Haxton Road is not listed on the city's Master Street Plan and Agriculture Zoning and the two lots exceeding 5 acres in size, exempts this requirement.

5. Lots 1 & 2, of AJ Subdivision **Lot Split**

604 Bella Vista Road *(LS21-0023)*

- The property was rezoned to DN-2, Downtown Medium Density Residential at the May 18, 2021 PC meeting.
- A Lot Split of un-platted section land creating new Lot 1, (+/0.20 acres) and Lot 2 (+/-0.20 acres) of AJ Subdivision
- The plat dedicates a 15' wide utility easement adjacent to Bella Vista Road.
- Per the requirements of the Master Street, the plat also dedicates additional right-of-way for Bella Vista Road.
- Access to both lots shall be coveyed thru a single ingress/egress point onto Bella Vista Road via the proposed shared public access easement as shown on the plat.

6. Creating Lot 2, Hollie Addition **Lot Split**

405 Trails End Lane *(LS21-0024)*

- Zoned R-1, Single Family Residential.
- A property line adjustment of un-platted section land creating new Lot 1, (+/0.34 acres), of Trails End Lane.
- The plat dedicates approximately 2-feet of right-of-way along Trails End Lane.
- The plat dedicates a 15-foot utility easement along Trails End Lane.

7. Hawthorne Heights J Street Townhomes **Large-Scale Development**

1801-2007 NE J Street *(LSD21-0016)*

- The subject property is zoned PRD, Planned Unit Development. The PRD zoning designation was approved by the Planning Commission in August 2018
- A large-scale development proposing the construction of 3 townhome units containing 4 townhomes in each unit for a total of 12 townhomes units. The building contains either 8 or 12 units each. In addition, a +/-4,300 sq. ft. clubhouse with pool is also being proposed.
- Each unit will have a two-car garage to provide an adequate amount of parking for the development.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the approved PRD zoning document.
- The primary materials on the exterior of the building include brick, fiber cement siding, wood trim, and glass and all exterior materials are in accordance with the approved PRD zoning document.

8. The Aviator Phase 2 **Large-Scale Development**

SW Regional Airport Blvd. *(LSD21-0022)*

- The subject property is currently zoned R-4, High-Density Residential
- A large-scale development proposing the construction of 16 multi-family buildings for a total of 180 units. Each of the buildings contains either 8 or 12 units each. In addition, a +/-4,300 sq. ft. clubhouse with pool is also being proposed.
- 270 parking spaces are required and 270 are provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the development requirements.
- The primary materials on the exterior of the building include stone, brick, concrete siding, and glass.
- One waiver request:
    - A waiver from Article 1100, Section 1100.21.e, Building Materials, of the Land Development Code. The Code requires that a minimum of two primary materials be utilized per façade, constituting a minimum of 75% of the wall area. The applicant is requesting to allow 100% pre-finished concrete masonry board.

9. Dollar Tree **Large-Scale Development**

2900 SW 14th Street *(LSD21-0024)*

- The subject property is currently zoned C-2, General Commercial.
- A large-scale development proposing the construction of a Dollar Tree retail store. The building is approximately 10,000 square feet.
- The development provides a total of forty 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 24-gauge architectural metal panels and CMU.

10. Slaughter Pen West Parking **Large-Scale Development**

2901 NE A Street *(LSD21-0026)*

- The subject property is currently zoned A-1, Agricultural.
- A large-scale development proposing a parking lot at the Slaughter Pen trail.
- The development provides a total of 48 parking spaces.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the development requirements, except for the requested waiver.
- One waiver requested:
    - A waiver from Appendix B, Article 1400, Section 1400.06 Street Frontage Buffer Landscaping Required. The applicant requests this waiver in order to not have to plant street trees outside of their area of development.

11. Bentonville Plaza Addition **Large-Scale Development**

1101 S Walton Boulevard *(LSD21-0027)*

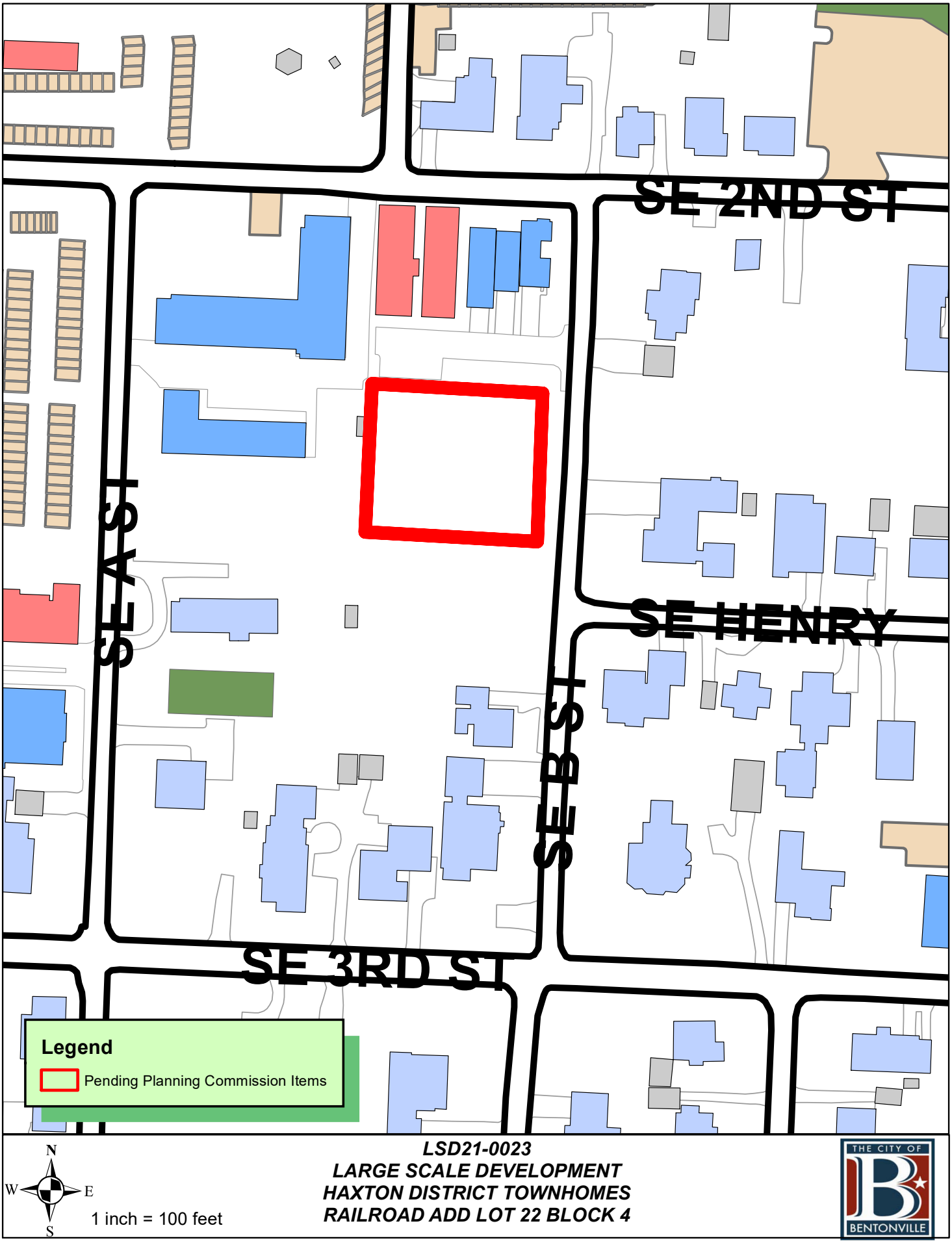
- The subject property is currently zoned C-2, General Commercial.
- A large-scale development proposing the construction of a multitenant commercial building. The total building square footage is +/-11,004 square feet.
- The development provides a total of 75 parking spaces.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the development requirements, except for the requested waivers.
- The Planning Commission previously approved the following waivers:
    - A wavier from Article 1400, Sec.1400.7(c) to reduce the landscape buffer along the east side from seven feet down to one foot.
    - A waiver from Article 1100, Sec. 1100.02 access management standards to allow the proposed driveway location.
- The primary materials on the exterior of the building include Brick, Fiber Cement Wood-Look Panel, 24-Gauge architectural metal panel.
- Two waivers requested:
    - A waiver from Article 1100, Sec.1100.21(e) allowed building materials. The applicant requests to use Pre-Finished Fiber Cement Lap Siding (finished to have a wood look) as one of the primary building materials.
    - A waiver from Article 1100, Sec. 1100.21(e) minimum primary building material percentage. The applicant requests to have less than two primary materials that are less than cover at least 25% of the wall area on the east (16% wood-look panel, 39% brick, 22% 24-gauge architectural metal panel, and 23% cement board) and west elevations (14% wood-look panel, 54% brick, and 31% 24-gauge architectural metal panel).

12. Glen Arbors **Waiver**

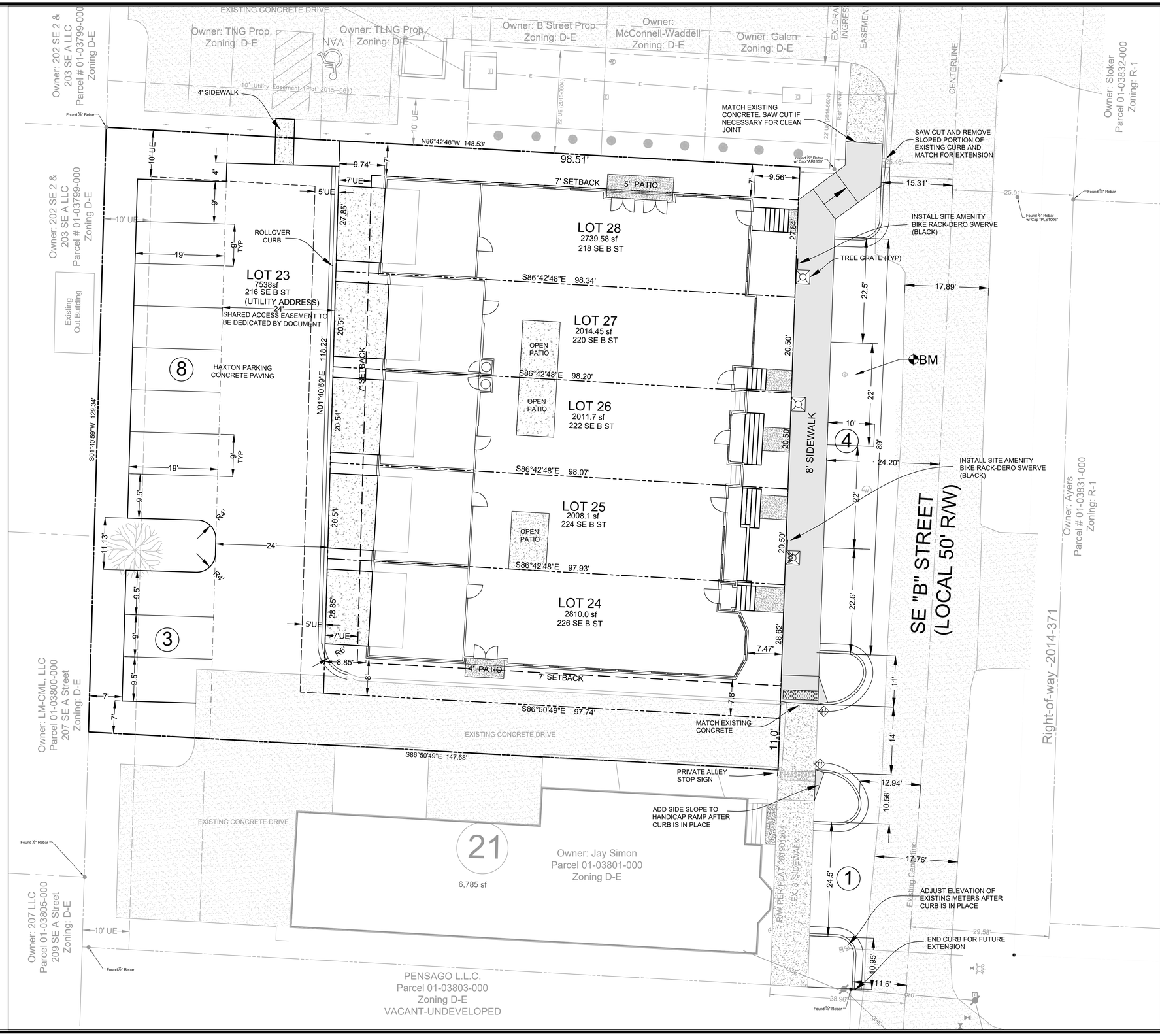
Administration & Enforcement - Building Permits

Featherston Road & Glen Road *(WAV21-0011)*

- The applicant is requesting a waiver of the section of the code that states “The Building Inspector shall not issue building permits for any structure on any lot in a subdivision for which a plat or pan has not been approved and recorded in the manner prescribed within the Land Development Code”
- Per the applicant’s narrative, they are requesting to “be granted the ability to begin construction of the model home along with the other homes that have been presold during the development process over the last 24 months. Except for the model, without a general waiver of Sec. 300.02, the immediate commencement of the other homes would not be allowed. According to Sec. 300.02(a) [Building permits]: "The Building Inspector shall not issue building permits for any structure on any lot in a subdivision for which the plat or plan has not been approved and recorded in the manner prescribed herein.”
- City staff is in support of this waiver request.



LSD21-0023
LARGE SCALE DEVELOPMENT
HAXTON DISTRICT TOWNHOMES
RAILROAD ADD LOT 22 BLOCK 4



N

10 0 10

SCALE: 1" = 10'

BENCHMARK

TOP OF EXISTING MANHOLE
TOP RIM ELEVATION = 1284.41

LEGEND

- PROPERTY LINE
- EXISTING UTILITY EASEMENTS
- PROPOSED UTILITY EASEMENT
- BUILDING SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED CITY SIDEWALK
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE

SITE DATA

PARCEL #01-03801-001
SITE ADDRESS - 206 SE "B" STREET
SITE ACREAGE = 0.44 ACRES
SITE ZONING: D-E

BUILDING SETBACKS FOR D-E ZONING:

0' FRONT
7' SIDE
7' REAR - Abutting Non-residential

SITE NOTES:

1. THE CONTRACTOR SHALL CONSTRUCT SIDEWALKS AS SHOWN AND PER ADA REGULATIONS AS REQUIRED BY BENTONVILLE PLANNING. SIDEWALK FORMS TO BE INSPECTED PRIOR TO POUR.

2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SLOPED PAVING, PORCHES, RAMPS, AND UTILITY ENTRY LOCATIONS.

3. TIE PROPOSED PAVING TO EXISTING STREET PAVING. TRANSITION TO MATCH IN GRADE AND ALIGNMENT WITH A MINIMUM OF 3" SAWCUT TO PROVIDE A CLEAN EDGE.

4. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO THE ADJACENT PROPERTY LINES.

5. CONTRACTOR SHALL COORDINATE WITH OWNER AND UTILITY COMPANY'S FOR UTILITY CONDUITS. CONDUITS MUST BE PLACED PRIOR TO SIDEWALKS OR PAVING OVERLAY BEING INSTALLED.

6. NO SIGNS ARE PLANNED FOR THIS DEVELOPMENT.

7. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.

8. ALTERNATES OR USING DIFFERENT AMENITIES AS SHOWN ON THIS PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.

9. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.

10. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.

11. TRANSITION CURB FROM 6" TO 0" IN TWO FEET. (WHERE NOTED)

12. THE DEVELOPER SHALL INSTALL THE SIDEWALK ALONG SE "B" STREET WITH ON-STREET PARKING.

13. SAW CUT EDGE OF EXISTING ASPHALT AND TIE PROPOSED DRIVE TO EXISTING STREET PAVING.

CROSS ACCESS/SHARED DRIVE AGREEMENT

SHARED ACCESS AGREEMENT TO BE FILED AS SEPARATE DOCUMENT TO ALLOW FOR INGRESS AND EGRESS ACROSS LOT 21, 23 AND 24 TO ALLOW REAR ACCESS TO ALL LOTS.

MECHANICAL EQUIPMENT SCREENING

ALL MECHANICAL EQUIPMENT, WILL BE SCREENED FROM VIEW BY FENCE OR MATERIAL SIMILAR TO BUILDING, OR EVERGREEN PLANTINGS.

AMENITIES

PARK BENCH - VICTOR STANLEY CLASSIC - MODEL C-10 (BLACK)
BIKE RACK - DERO SWERVE (BLACK)
OR APPROVED EQUAL

TRASH COLLECTION

TRASH WILL BE CURBSIDE WITH BINS BEING KEPT IN GARAGE WHEN NOT AT CURB

NOTE

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

CONSTRUCTION STAKING

The OWNER shall provide construction surveying to establish reference point (Horizontal & Vertical) for construction which in the Project Engineers judgement are necessary to enable the contractor to proceed with the work. The Contractor shall be responsible for the established reference points and shall make no changes without approval of the Engineer or owner. The Contractor shall be responsible for the cost of accurate replacement of such reference points by the Project Engineer.

REVISIONS		
NO.	DATE	DESCRIPTION

DEVELOPER:
NLG PROPERTIES, LLC
Neil Greenhaw
PO BOX 692
Bentonville, Arkansas 72712
(479) 530-4407 – Cell Phone
neilgreenhaw@gmail.com

SITE PLAN

HAXTON DISTRICT TOWNHOMES
206 SE "B" STREET
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
16.9253
TIMOTHY R. SAND
PRELIMINARY

SAND CREEK
Engineering and Landscape Architecture, Inc.
Bentonville, Arkansas (479) 845-2020

MANAGER:	Ken Booth
DESIGNED BY:	KB
DRAWN BY:	KB
CHECKED BY:	TS
DWG:	20091_MASTER
DATE:	MAY 3, 2021
SHEET:	3 of 8

BENTONVILLE ID LSD21-0023











1 FRONT ELEVATION
⅜" = 1'-0"

PROJECT MATERIALS

FRONT ELEVATION

19% STONE
16% SIDING
65% BRICK

RIGHT ELEVATION

58% BRICK
42% SIDING

REAR ELEVATION

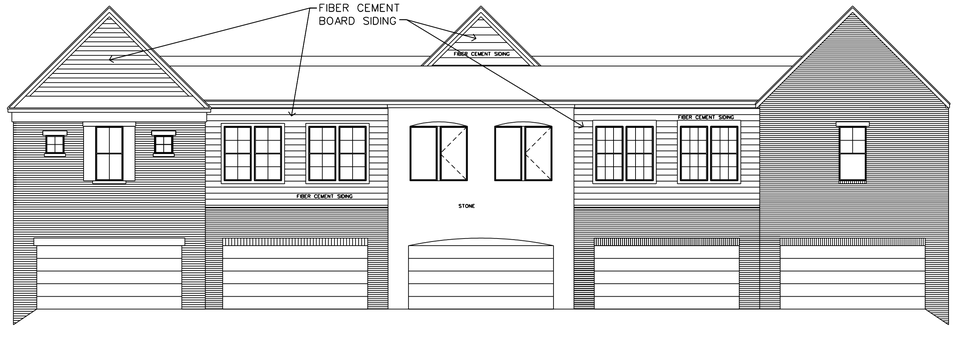
18% STONE
23% SIDING
59% BRICK

LEFT ELEVATION

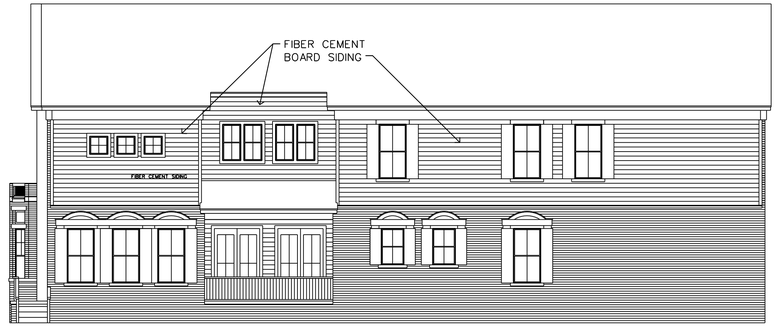
46% SIDING
64% BRICK

PROJECT TOTAL

10% STONE
30% SIDING
60% BRICK



2 REAR ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"

REV. 4/8/21

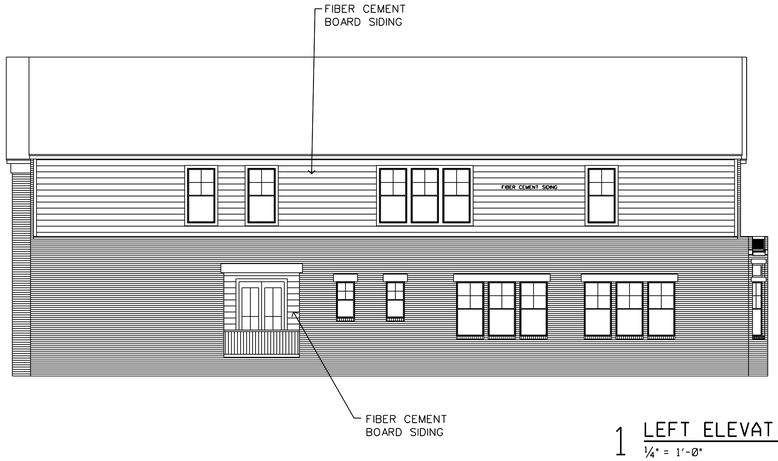
Ramsey Design Group
479.846.5621

BROWNSTONES
BENTONVILLE, ARKANSAS

3/15/21

A2

...\Bentonville Brownstones.dgn 4/28/2021 9:15:29 PM



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

PROJECT MATERIALS

FRONT ELEVATION

19% STONE
16% SIDING
65% BRICK

RIGHT ELEVATION

58% BRICK
42% SIDING

REAR ELEVATION

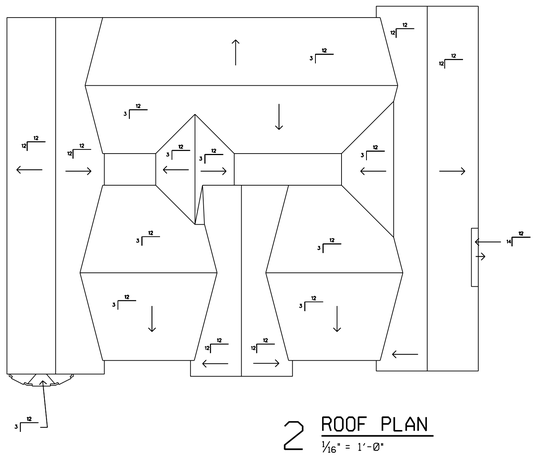
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LEFT ELEVATION

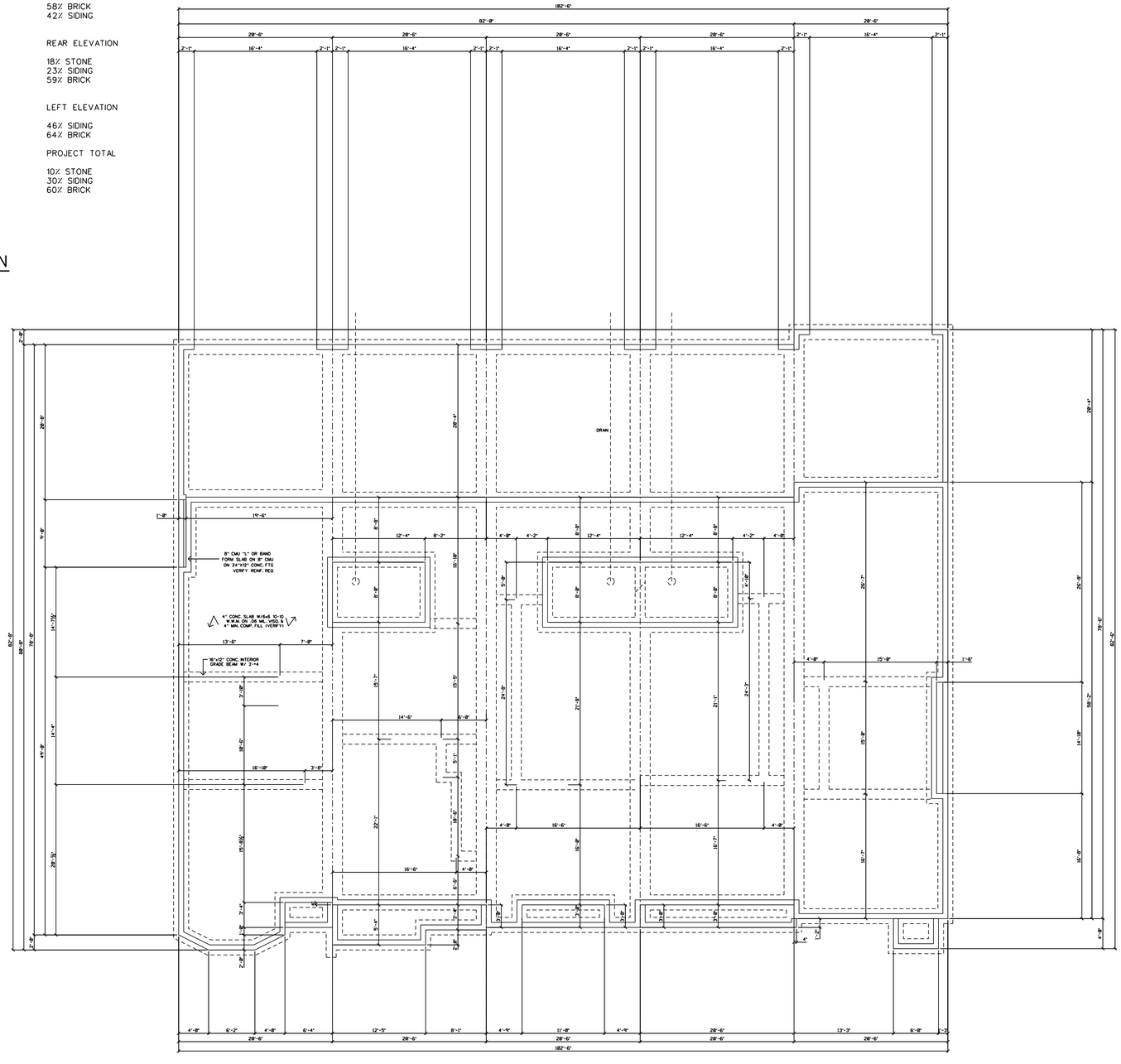
46% SIDING
64% BRICK

PROJECT TOTAL

10% STONE
30% SIDING
60% BRICK



2 ROOF PLAN
1/16" = 1'-0"



3 FOUNDATION PLAN
1/4" = 1'-0"

REV. 4/8/21

Ramsey Design Group
479.846.5621

BROWNSTONES
BENTONVILLE, ARKANSAS

3/15/21

A3

Public and Reserved Parklets

PC Date: 6/1/2021
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Zoning Code
Section(s)	Art. 201 Defintions Art. 401 Zoning Regulations

Background

On March 11, 2020, Governor Asa Hutchinson declared a public health emergency in the State of Arkansas due to the COVID-19 pandemic, and the emergency restrictions curbed local establishments' ability to conduct business in order to protect the public from exposure to Coronavirus.

These restrictions included guidelines regarding reopening businesses limiting restaurant dining rooms at only sixty-six percent (66%) capacity beginning on June 15, 2020. Many establishments located in downtown Bentonville did not have the outdoor space or designated parking areas in which to provide outdoor dining or curbside pickup during the COVID-19 restrictions.

To support and assist Bentonville establishments so that they may increase their sales, provide food and drink to their patrons and produce revenue and jobs to help the economy while maintaining social distancing requirements, City Council adopted Ordinance No. 0-2020-130 on July 14, 2020 allowing placement of tables, chairs and other items on city of Bentonville public on-street parking spaces adjacent to downtown business establishments temporarily through January 1, 2021.

The ordinance adopted a Downtown Encroachments Map; established a process to submit a request to enter into an encroachment agreement with the city to use designated parking spaces adjacent to their establishment for the placement of tables, chairs and other items; and identified the details of the encroachment agreement. Details included that these designated areas be non-smoking; that alcohol only be sold if in compliance with ABC liquor state and local licenses; specific hours of operation; and detailed design and safety standards.

City Council extended the expiration date twice, first to April 30, 2021 (Ord. No. 2020-196; 10-13-2020) and second to August 31, 2021 (Ord. No. 2021-84; 3-30-21). In association with these extensions, City Council requested staff to prepare an ordinance to allow these spaces, often referred to as parklets, to become permanent. The ordinance proposed is in response to this request. The requirements from the initial ordinance have been modified for codification in the Zoning Code.

Since adoption, the city has entered into five (5) encroachment agreements. Map provided

- 100 NW 2nd Street, Onyx Coffee Lab
- 108 E Central Ave, Table Mesa
- 110 SE A Street, Tusk & Trotter
- 234 SW 7th St, Two Friends Books
- 409 SE 6th St, Table at the Station

Proposed Changes

The proposal incorporates the regulations of the original ordinance allowing use of public parking spaces for dining and codifies them into the zoning code with a few additions recommended below.

- Add definitions of parklets, encroachment agreement and encroached premises.
- Align regulations with sidewalk cafés.
- Change the applicable area to the entire downtown study area.
- Add "parklet" as a use on the Table of Uses under Retail and allow by right in DC, DE, and DN4.
- Require an application process.
- Require inspections.
- Require annual review or permitting.
- Establish a fee.

Fees

Staff studied other cities that have developed a parklet permit. Regional cities, such as Fayetteville, are still temporary in nature. Other cities reviewed included Tulsa, OK, Tahlequah, OK, Baton Rouge, LA, Lafayette, LA, Austin, TX, Batavia, IL and Albuquerque, NM. The fees included an application fee and an annual permit fee. Several based the fee on either a building permit cost or an amount per square feet of space used. The application fees ranged from $50 to $500. The annual fees ranged between $1,000 to 2,000.

Staff recommends adopting an application fee and an annual encroachment fee. The application fee should be the same as a conditional use for an outdoor vendor, which is $125. This covers the staff time to review and approve the permit and administer the encroachment agreement.

While the city does not charge for parking downtown, those space do have a value to the city as part of its infrastructure that require maintenance and upkeep. The annual permit fee should reflect this financial value. The annual permit fee should be per parking space, typically 200 sq. ft.

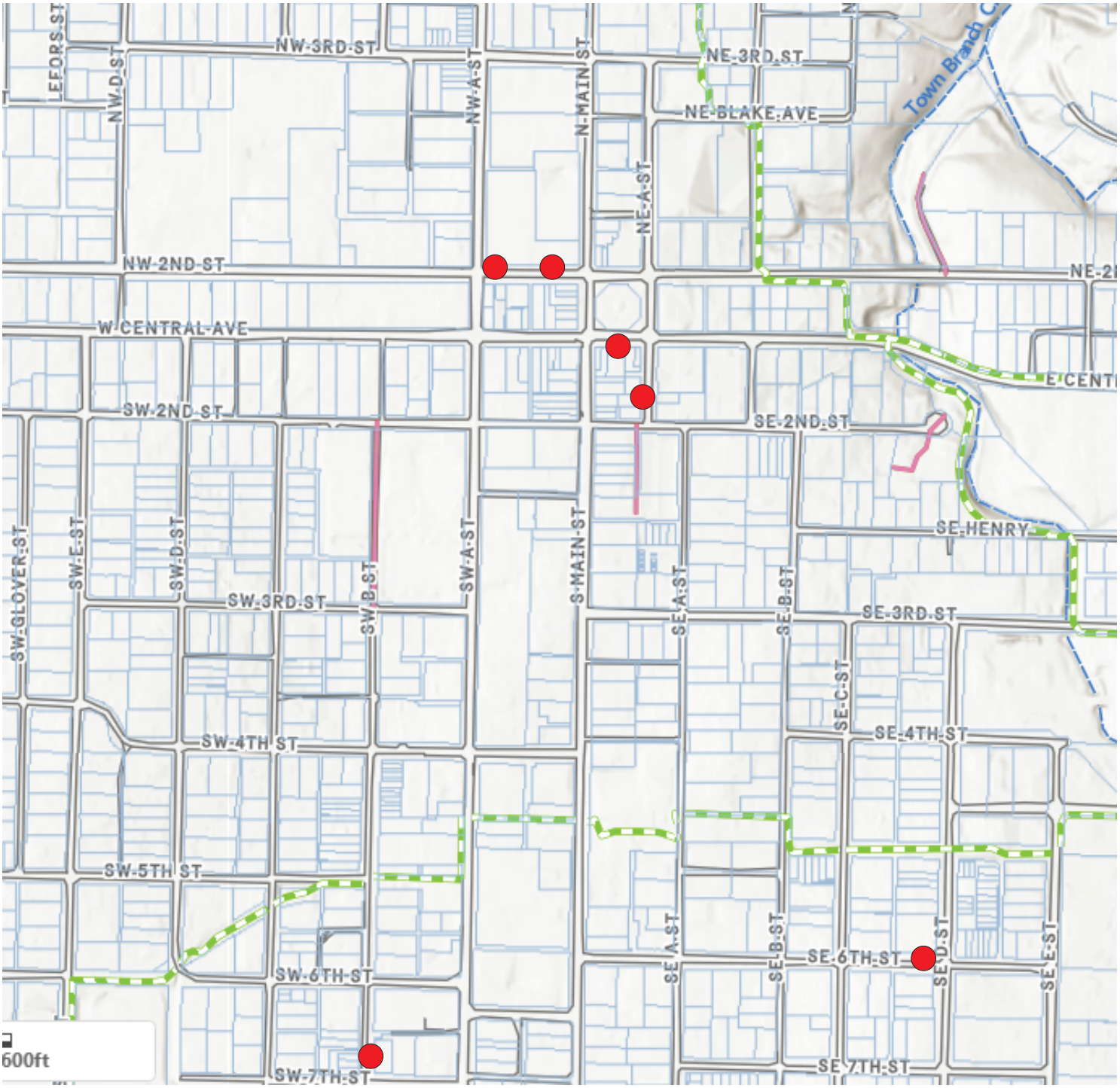
Relationship to the Community Plan

This recommended ordinance assists in implementing the Downtown Subarea Plan in Chapter 10 of the Community Plan. The city providing the opportunity to convert public parking spaces to public and reserved parklets supports “design solutions in the public and private realms that prioritize the traditional character and pedestrian orientation of the area over factors related to automatic access, utilities, and other elements” on page. 118. Also, the design component and safety requirements ensure the city continues “to prioritize pedestrian safety and mobility” as stated on pg. 118.

Recommendation

Staff recommends approval of the proposed amendments to allow conversion of public parking spaces to parklets and establishing an application fee and annual encroachment fee to administer that conversion.

Temporarily Approved Parklets



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CODE OF THE BENTONVILLE MUNICIPAL CODE TO ALLOW PUBLIC AND RESERVED PARKLETS AND ADOPTING AN APPLICATION FEE AND ENCROACHMENT AGREEMENT FEE.

WHEREAS, City Council adopted Ordinance No. 0-2020-130 on July 14, 2020 in support of local businesses during the COVID-19 pandemic allowing placement of tables, chairs and other items on city of Bentonville public on-street parking spaces adjacent to downtown business establishments temporarily through January 1, 2021; and,

WHEREAS, City Council adopted Ordinance No. 2020-196 on October 13, 2020 amending the expiration of Ordinance No. 0-2020-130 from January 1, 2021 to April 30, 2021; and,

WHEREAS, City Council adopted Ordinance No. 2021- on DATE amending the expiration of Ordinance No. 0-2020-130 from April 30, 2021 to August 30, 2021; and,

WHEREAS, City Council wishes to continue the long-term support of downtown business establishments consistent with the Bentonville Community Plan.

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

Section 1. That within this ordinance, except section headings, all underlined text shall be added and strikethrough text shall be deleted.

Section 2. That Zoning Code *Sec. 201.02 Definitions of Terms and Uses* shall be and is hereby amended by adding the following definitions:

Parklet, public: A public automobile parking space that has been converted into an outdoor public space, either by an adjacent establishment or by the city, that is available free of charge to everyone 24 hours a day. This definition shall not include "sidewalk café" which is separately defined.

Parklet, reserved: A public automobile parking space that has been converted into an outdoor dining space reserved exclusively by a food and/or drink establishment adjacent to the parking space. This definition shall not include "sidewalk café" which is separately defined.

Encroachment Agreement: An agreement with the city allowing an establishment to encroach into the public right-of-way with structures or other items.

Encroachment Premises: The area of public right-of-way identified in an encroachment agreement.

Section 3. That Zoning Code *Sec 401.04 Table of Uses for Zoning District* shall be and is hereby amended by adding a "parklet" use under the retail section and allowing the "parklet" use by right in DC, DE and DN4.

Section 4. That Zoning Code *Sec. 601 Use Regulations* shall be and is hereby amended with *Attachment A: Parklet Standards,* an electronic copy and paper copy of which is on file with the City Clerk, and is hereby adopted by reference as though it were copied herein fully.

Section 5. The City Council is adopting a one-time fee to apply for a parklet in the amount of $125.

Section 6. That the City Council is hereby adopting an annual encroachment fee for conversion of a public parking space to a reserved parklet in the amount of $1,000 per space per year. There shall be no fee for a public parklet.

Section 7. That this Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this____ day of _____, 2021.

Approved:

_____

Mayor Stephanie Orman

ATTEST:

_____

City Clerk

Attachment A
Parklet Standards
Underlined text shall be added and strikethrough text shall be deleted.

Article 601 Use Regulations

Sec. 601.32 Parklet

(a) Applicability. Public and reserved parklets are allowed in certain zoning districts by right, as identified in the Table of Uses in Article 401 of the Zoning Code, and require establishments to enter into an Encroachment Agreement with the city and shall comply with the regulations of this section.

(b) Eligibility. To be eligible to enter into an encroachment agreement to use a public parking space for a public or reserved parklet, the establishment must meet all of the following criteria:

(1) The establishment is located in the Downtown Study Area as shown on the city's GIS map.

(2) The establishment is located in a zoning district where parklets are allowed by right.

(3) The establishment is adjacent to a public street with public on-street parking;

(c) Submittal Requirements.

(1) *Application.* Establishments that meet the eligibility requirements may submit an application for an Encroachment Agreement to the planning department in accordance with current planning department policies and procedures. The application shall indicate if the establishment is using their designated *encroached premises* for a public or reserved parklet.

(2) *Letter of Support.* Applicants must submit letters of support, in a format provided by the city, from adjacent property owners indicating that the use of the encroached premises will not negatively impact use of their property.

(3) *Design.* The application shall include a site plan showing the location and design of the parklet and shall identify the location of all public utilities including associated rights-of-way/easements.

(d) Encroachment Agreement. The Encroachment Agreement shall include the following:

(1) *Encroached premises.* The Encroachment Agreement shall designate parking spaces adjacent to the establishment, hereinafter referred to as the "*encroached premises*," with a map outlining the designated parking spaces for the placement of tables, chairs and other items. The establishment agrees to use only the designed encroached

premises and maintain a minimum of 5' of clear passageway for pedestrians between the building and the parklet.

(2) *Utility access.* The establishment shall agree that the parklet will not inhibit access to, maintenance or operation of any public utility. If the parklet is located over a utility main or any appurtenances, the establishment shall remove the parklet to accommodate any work on utilities.

(3) *Signage.* The establishment shall agree that the parklet will not be used for advertising for the establishment. Signage shall not be attached to, on or located in the parklet.

(4) *Indemnification***.** Establishment shall agree to include a release and indemnification provision releasing and indemnifying the City of Bentonville from personal injury and property damage liability resulting from the use of the *encroached premises*;

(5) *Condition of encroached premises.* Establishment shall agree to inspect and report to the Street Department in a timely manner any defects in the *encroached premises*. The establishment owner shall be responsible for the cleanliness, maintenance, and upkeep of their *encroached premises*.

(6) *Insurance.* Establishment shall agree that, at its sole expense, shall maintain comprehensive general liability insurance, protecting against all claims for personal injury, death or property damage occurring upon, in or about the *encroached premises* resulting from the use or occupancy thereof, with a minimum of $1,000,000 (one million dollars) in coverage and limits acceptable to the city for the entire term of the Encroachment Agreement insurance rated and any extension thereof. The city must be named in this policy as an additional insured entity. Further, if the establishment serves alcohol, then the establishment must have liquor liability insurance with a minimum of $1,000,000 (one million dollars). The city must also be named in this policy as an additional insured entity. The establishment shall include copies of all policies of insurance with evidence of the payment of the premiums thereon with his, her or its application. The establishment shall deliver to the city at least ten (10) days prior to the expiration of such policy, evidence that it has been renewed. All policies of insurance carried hereunder shall provide that they cannot be canceled without giving at least ten days prior written notice to the city and shall be written by insurance companies licensed by the State of Arkansas and reasonably satisfactory to the city. Any insurance carried by an establishment on his, her or its own property or for his, her or its own benefit in connection with this section shall contain a clause waiving any claim by the insurance company for subrogation against the city.

(7) *Smoking.* The establishment shall agree to designate that the *encroached premises* will be non-smoking, due to the premises being an extension of the establishment.

(8) *Alcohol.* The establishment shall agree that alcoholic beverages may only be served or consumed in the *encroached premises* if the establishment is in compliance with their ABC liquor state and local licenses as approved by the state Department of Alcoholic Beverage Control or otherwise allowed by law.

(9) *Hours of Operation.* The establishment shall agree to operate the *encroached premises* during the establishment's hours of operation ~~7:00 a.m. and all operations in the *encroached premises* must cease and be vacated by the close of operation hours~~ or up to 1:00 a.m., whichever ~~occurs first~~ is earlier. Outside of the establishment's hours of operation, the parklet shall be available for public use.

(10) *Agreement terms.* The Encroachment Agreement agreement shall expire one (1) year from the date of fully executed agreement. Applicants may request to renew annually and pay the annual encroachment fee.

(11) *Conditions of parklet.* The establishment shall agree to maintain all elements of the parklet in good condition. Elements experiencing routine wear and tear shall be repaired or placed.

(12) *Inspections.* The establishment shall agree to periodic inspections by city staff for compliance with all regulations.

(13) *Minimum Design Standards***.** The establishment shall agree to comply with the minimum design standards set forth in Subsection *(e) Minimum design standard*s below.

(14) *Building and Fire Codes.* The establishment shall agree to comply with all Building and Fire Safety Codes.

(e) **Minimum Design Standards.** Establishment shall agree that the *encroached premises,* at the sole expense of the establishment, must be effectively blocked off and visibly marked in order to ensure safety of patrons from vehicles in the area. If table, chairs or other seating is being provided, the *encroached premises* shall meet the following minimum requirements. Additional elements may be allowed in the *encroached premises* if the design meets the guidelines of parklet design as established by National Association of City Transportation Officials (NACTO).

(1) **Size**

a. ***Length.*** The maximum length of a parklet is limited to the length of the responsible establishment's frontage. If an establishment wishes to exceed this requirement, they must include a letter of support from adjacent establishment owners. This letter of support must expressly grant permission to occupy the parking spaces in front of their establishment.

b. ***Width.*** The maximum width of a parklet is the area between the curb and travel lane of the parking space it replaces.

(2) **Location**

a. *Separation from travel lane.* A parklet may not intrude into travel lanes. Parklet elements should provide a minimum 1-foot buffer between the travel lane and the parklet.

b. *Separation from intersections.* To allow for clear visibility at intersections, a parklet may not be located within 20-feet of an intersection, measured from the right-of-way of the intersection to the edge of the parklet.

c. *Separation from adjacent parking stalls.* Parklets must be buffered a minimum of 4-feet on each end from adjacent parking stalls. Wheel stops are required to clearly delineate the buffer zone.

d. *Separation from street infrastructure.* Parklets shall not block critical curbside or street infrastructure. These include, but are not limited to: fire apparatus, utility meters or manholes, and handicap-accessible parking spaces.

e. *Sight visibility.* Parklets may not interfere with the sightlines of traffic nor pedestrians. Parklets shall conform to AASHTO's sight visibility requirements.

(3) **Design Requirements.**

a. *Temporary design*. Parklets should be temporary in nature. The parklet must be designed to be removable and should be constructed with a wood frame, steel frame, ~~or~~ pedestal support systems, or other method as approved by the Planning Driector.~~ are encouraged.~~

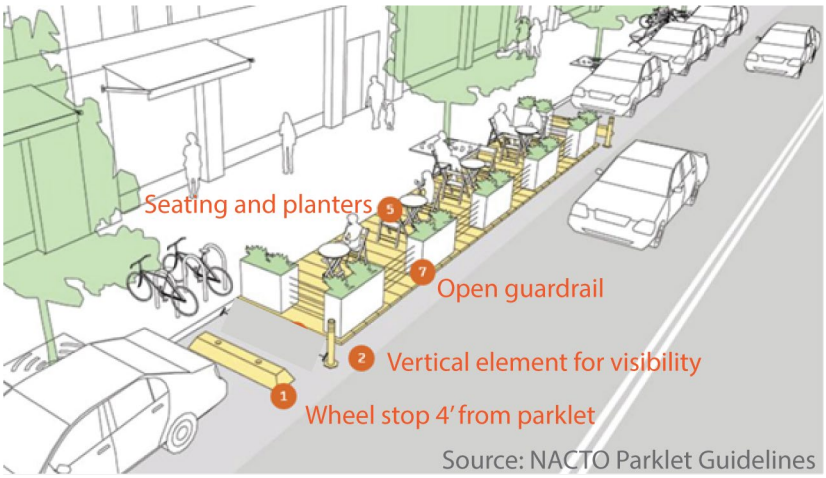
b. *Parklet delineation.* To clearly delineate between the parklet and the travel way, a parklet must have a continuous barrier along the travel lane. The barrier may be composed of railings, barricades, planters, and/or a seat wall. The barrier may be a maximum of 42 inches in height. Parklets should incorporate seating and plantings in their design.

c. *Materials*. Materials shall be high quality, weather-resistant materials that fit within the context of downtown. The surface of the parklet should be slip and weather resistant to ensure safety and accessibility.

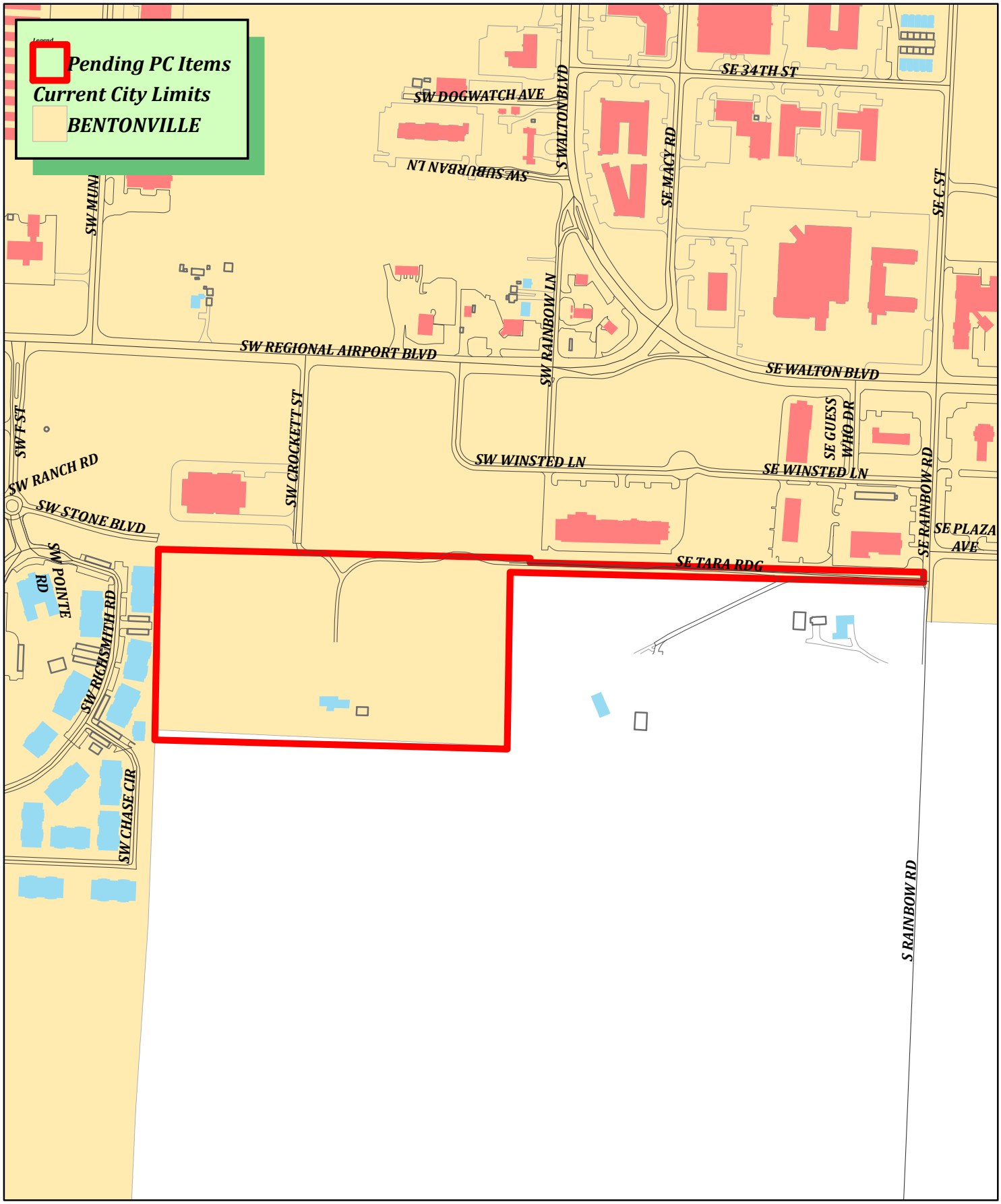
d. *ADA Compliance*. Parklets must meet the requirements of the Americans with Disabilities Act. The seating area must accommodate a 60-inch turning circle for a wheelchair and the entrance to the parklet must be a minimum of 60-inches in width. The parklet must be designed to be flush with the adjacent curb. A steel transition plate should be used to ensure a flush transition.

e. *Open Air*. Parklets may not be enclosed by walls or permanent structures. Parklets must be open to the air, except that an awning, canopy, or umbrella, may be placed or constructed over the parklet. In order to provide sufficient pedestrian clearance, awnings, canopies and umbrellas shall have 7 feet of free and clear space from the road surface to the lower edge of the umbrella, awning or canopy.

f. *Drainage.* The design of the parklet should not inhibit the adequate drainage of stormwater.



(f) ***Revocation.*** An Encroachment Agreement may be revoked by the city upon a finding by the Planning Director that the establishment has violated any terms of the agreement; or that the encroachment causes a health/safety risk; or that a city ordinance or state or federal law has been violated; or the establishment or an employee of the establishment has been convicted of serving alcohol to a minor; the parklet is not being adequately maintained or or that the city has initiated an infrastructure improvement project in the area of the *encroached premises*. The establishment may appeal this revocation to the City Council within 14 days of the notice of revocation.



N
W E
S

1 inch = 419 feet

RZ21-0029
Tara Ridge
A-1 to R-3

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

April 9, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-00135-025, #01-00315-020, #01-17815-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3, Medium Density Residential. The property is currently owned by Charles and Brenda Salley. The adjacent properties are zoned C-2 and R-4. A proposed R-3 zoning is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a rezone to R-3 in order to develop detached multi-family residential units. Currently, the proposed plans for development on this property are to build 198 detached multi-family units (10 units/acre) with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Crockett St and SE Tara Ridge).

There are no plans for proposed signage on this property. Owner/developer will work with city staff when planning any proposed signage.

The site currently has one single family home. The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

By rezoning to R-3, Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Daniel P. Ellis

Daniel Ellis, P.E.
Senior Vice President

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

May 21, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #01-00135-025, #01-00315-020, #01-17815-000)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from Residential Estate to Medium Density Residential. The property is currently owned by Charles and Brenda Salley. The adjacent properties are noted as Residential Estate and General Commercial. A proposed change to Medium Density Residential Land Use is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a change to Medium Density Residential Land Use in order to develop detached multi-family residential units. Currently, the proposed plans for development on this property are to build 198 detached multi-family units (10 units/acre) with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Crockett St and SE Tara Ridge).

There are no plans for proposed signage on this property. Owner/developer will work with city staff when planning any proposed signage.

The site currently has one single family home. The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

By changing the Future Land Use to Medium Density Residential, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Daniel P. Ellis

Daniel Ellis, P.E.
Senior Vice President

NOTICE OF INTENT TO REZONE

Brenda Salley & Charles Salley has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 to R-3 Medium Density Residential

The legal description of the property is as follows:
See attached

The common description of the property is: South of the intersection of SW Crockett St and SE Tara Ridge, fronted along SE Tara Ridge

Proposed land use: Detached Multi Family Residential Units

The public hearing will be held June 1, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

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

Charles S. Barfield
Signature

Charles S. Barfield
Printed Name

5417 Tara Ridge Rd
Physical Address

Home address
4919 SW B St
Bentonville, AR 72713
479-531-2605

33

May 20, 2021

Approximately 16 years ago we purchased 5.12 acres directly south of SW Tara Ridge Road. At that time there were 3 recorded easements allowing public access to that road. The first approximately 500 feet west from south Rainbow Road had been done many years previously, and was not disputed. The Salley(s) had recorded the remainder of the road proceeding west past our property on two different occasions as they were planning to subdivide that property. They did not proceed to sell any of the property at that time, and about 3 years later denied access to us from that road and built a fence with a gate across the road.

As this property is now proposed for development, if we are now allowed access to this road I have no problem with the re-zoning. If, however, we will NOT be granted access, I strongly oppose the re-zoning.

I will need this approval in writing and filed before I remove my objections.

Charles S. Hatfield, Trustee of Cook/Hatfield LLC

NOTICE OF INTENT TO REZONE

Brenda Salley & Charles Salley has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 to R-3 Medium Density Residential

The legal description of the property is as follows:
See attached

The common description of the property is: South of the intersection of SW Crockett St and SE Tara Ridge, fronted along SE Tara Ridge

Proposed land use: Detached Multi Family Residential Units

The public hearing will be held May 18, 20 21 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

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

Signature

Roger Gilsbach
Printed Name
3609 SE Guess Who Dr. Bentonville, AR 72712
Physical Address

DESCRIPTION (DEED L201959130)

PART OF THE SE OF FRACTIONAL SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:
STARTING AT THE SE COMER OF THE NE OF THE SE OF FRACTIONAL SECTION 7;
THENCE N 00°57'05" E 612.20 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 88°35'57" W 1428.84 FEET;
THENCE S 00°54'35" W 611.07 FEET;
THENCE N 88°30'33" W 381.88 FEET;
THENCE N 00°54'35" E 220.00 FEET;
THENCE N 88°30'33" W 435.62 FEET;
THENCE S 00°54'35" W 220.00 FEET;
THENCE N 88°30'33" W 400.52 FEET;
THENCE N 01°07'00" E 659.49 FEET;
THENCE S 88°35'42" E 2644.50 FEET;
THENCE S 00°57'05" W 50.15 FEET TO THE TRUE POINT OF BEGINNING AND BEING SUBJECT TO THE RIGHT OF WAY OF BENTON COUNTY ROAD #51 (RAINBOW NORTH) ALONG THE EAST, AN EXISTING ACCESS EASEMENT AS SHOWN PLAT OF AS SHOWN IN PLAT RECORD 35 PAGE 30 AND ANY OTHER EASEMENTS OF RECORD.

LESS AND EXCEPT:

PART OF TRACT #1 OF THE TRACT SPLIT FOR BRENDA SALLEY, BENTONVILLE, BENTON COUNTY, ARKANSAS AS RECORDED IN PLAT BOOK 35, PAGE 30 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST COMER OF SAID TRACT #1;
THENCE NORTH 87°15'47" WEST A DISTANCE OF 381.71 FEET TO A FOUND 5/8" REBAR;
THENCE NORTH 02°06'47" EAST A DISTANCE OF 200.11 FEET TO A FOUND 5/8" REBAR;
THENCE SOUTH 87°13'04" EAST A DISTANCE OF 230.98 FEET TO A FOUND 5/8" REBAR;
THENCE NORTH 02°07'36" EAST A DISTANCE OF 461.22 FEET TO A SET 5/8" REBAR WITH CAP (LS# 1789) ON THE NORTH LINE OF SAID TRACT #1;
THENCE ALONG SAID NORTH LINE SOUTH 87°21 '18" EAST FOR A DISTANCE OF 220.00 FEET TO A SET 5/8" REBAR WITH CAP (LS#1789) AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 87°21'18" EAST FOR A DISTANCE OF 1360.00 FEET TO A SET 5/8" REBAR WITH CAP (LS# 1789);
THENCE SOUTH 02°05'24" WEST A DISTANCE OF 15.00 FEET TO A SET 5/8" REBAR WITH CAP (LS# 1789);
THENCE NORTH 87°21'18" WEST A DISTANCE OF 1360.15 FEET TO A SET 5/8" REBAR WITH CAP (LS# 1789);
THENCE NORTH 02°38'42" EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND CONTAIN 20,400 SQUARE FEET OR 0.47 ACRES, MORE OR LESS.

DESCRIPTION (DEED L201959131)

TRACT 4 AS SHOWN IN BENTON COUNTY, ARKANSAS, PLAT RECORD 35 AT PAGE 30, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOCATED IN A PART OF THE NW 1/4 OF THE SE 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS:

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.

R-3, Medium Density Residential

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

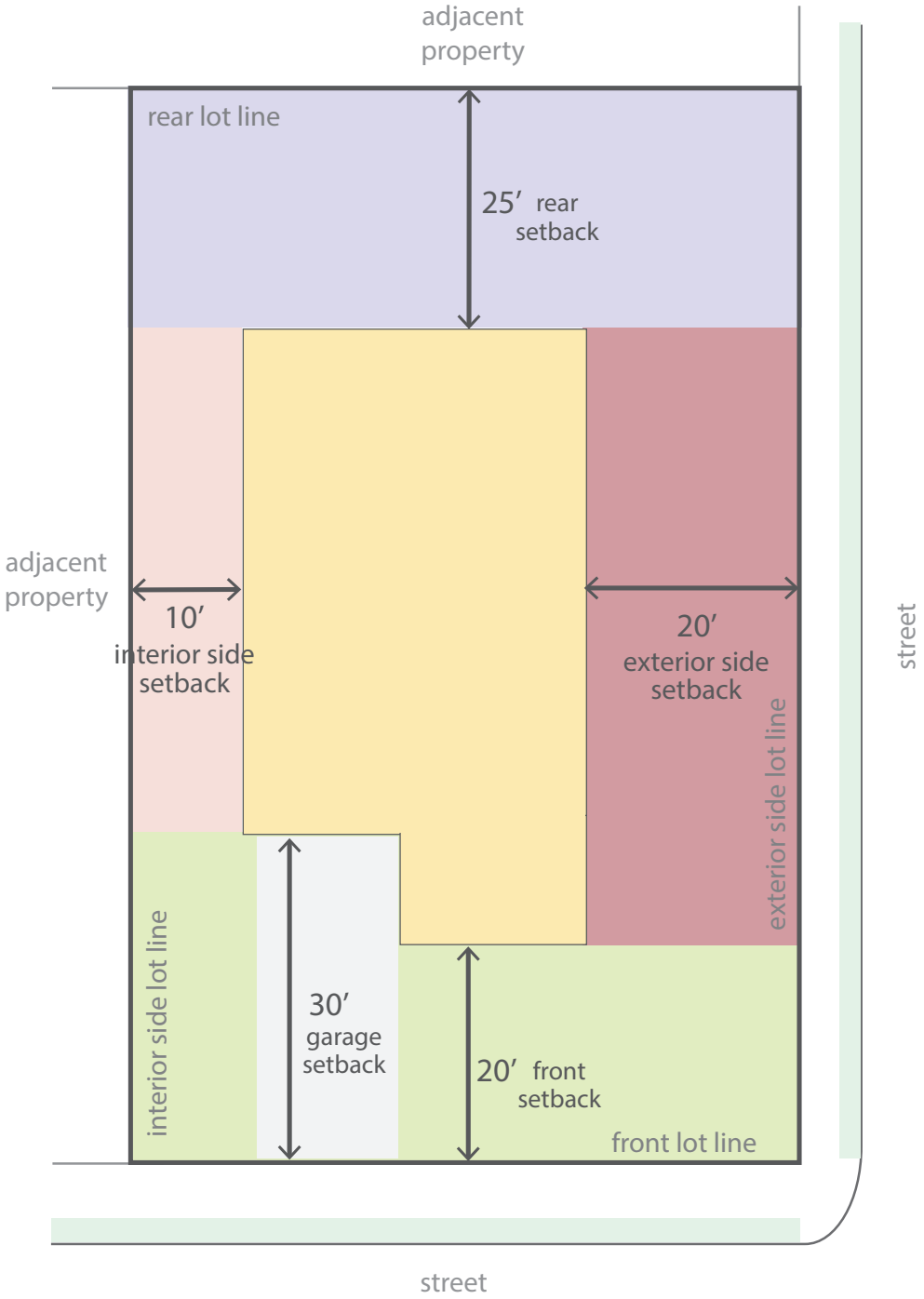
Land Uses:

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

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

R-3, Medium Density Residential

Setback Illustration



Medium Density Residential

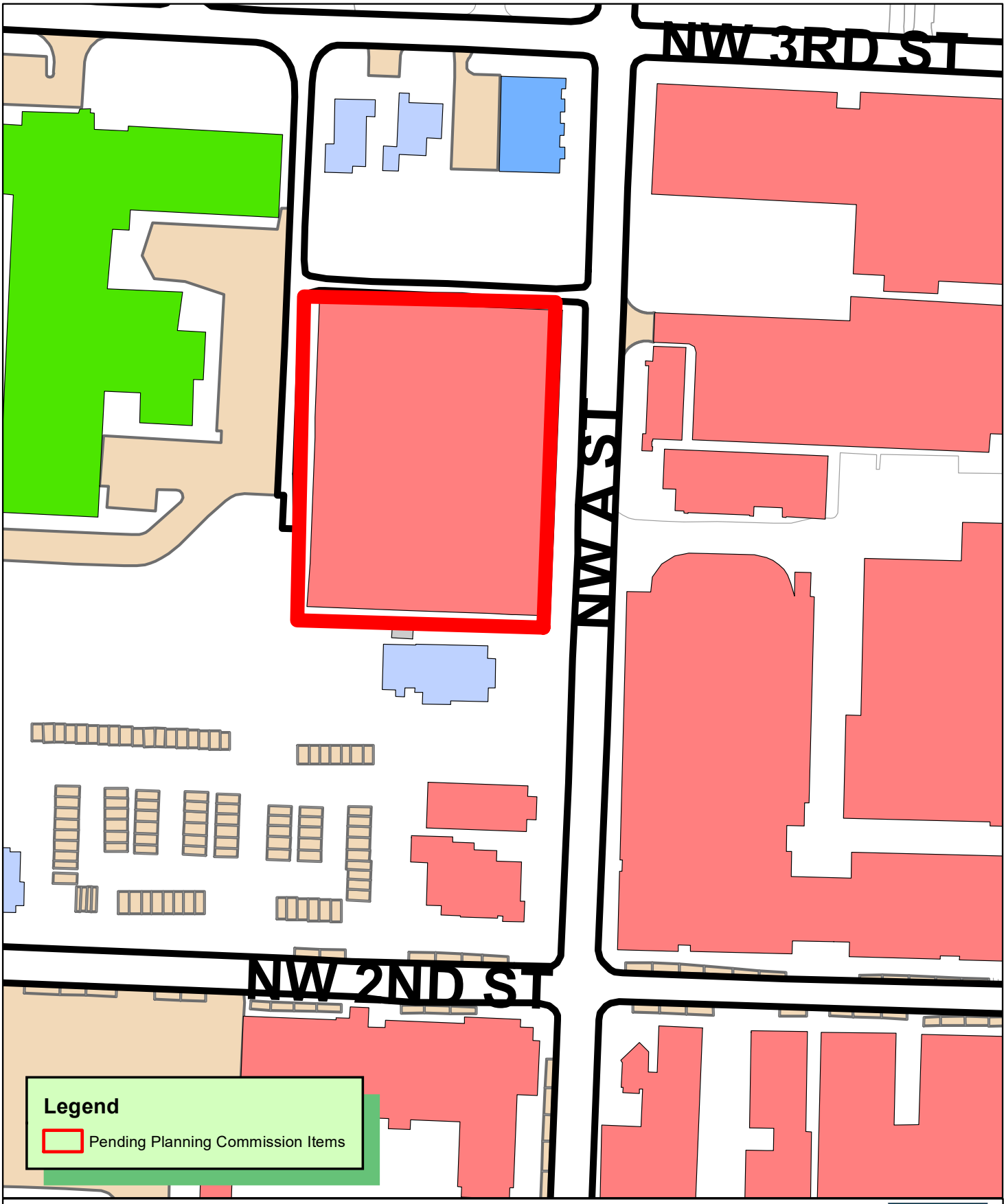
Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

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



CU21-0010
CONDITIONAL USE
PELOTON OFFICE
215 NW A ST

City of Bentonville Planning Department
305 SW A St.
Bentonville, AR 72712

RE: Project Peloton Office Construction (NCC Job #02-20-2632)
215 NW A St.
Bentonville, AR 72715

To whom it may concern:

Please consider this letter as Nabholz Construction Corporation's narrative required for the conditional use permit application for the above listed project.

Nabholz will be performing construction activities necessary to safely construct our client's building. Construction activities will include mass excavation, drilled concrete piers, cast-in-place concrete, steel erection etc. These activities will require heavy construction machinery that will require variance from the established noise ordinances.

We anticipate anywhere from 25-100 workers daily depending on the current phase of construction. Normal construction working hours will be 6 a.m. to 5 p.m., 5 days a week with make-up work occurring on Saturdays and Sundays. Night work is required but will be limited to cast-in-place concrete slab placements and special circumstances. Lighting during night work will be concentrated on construction activities and directed away from residents.

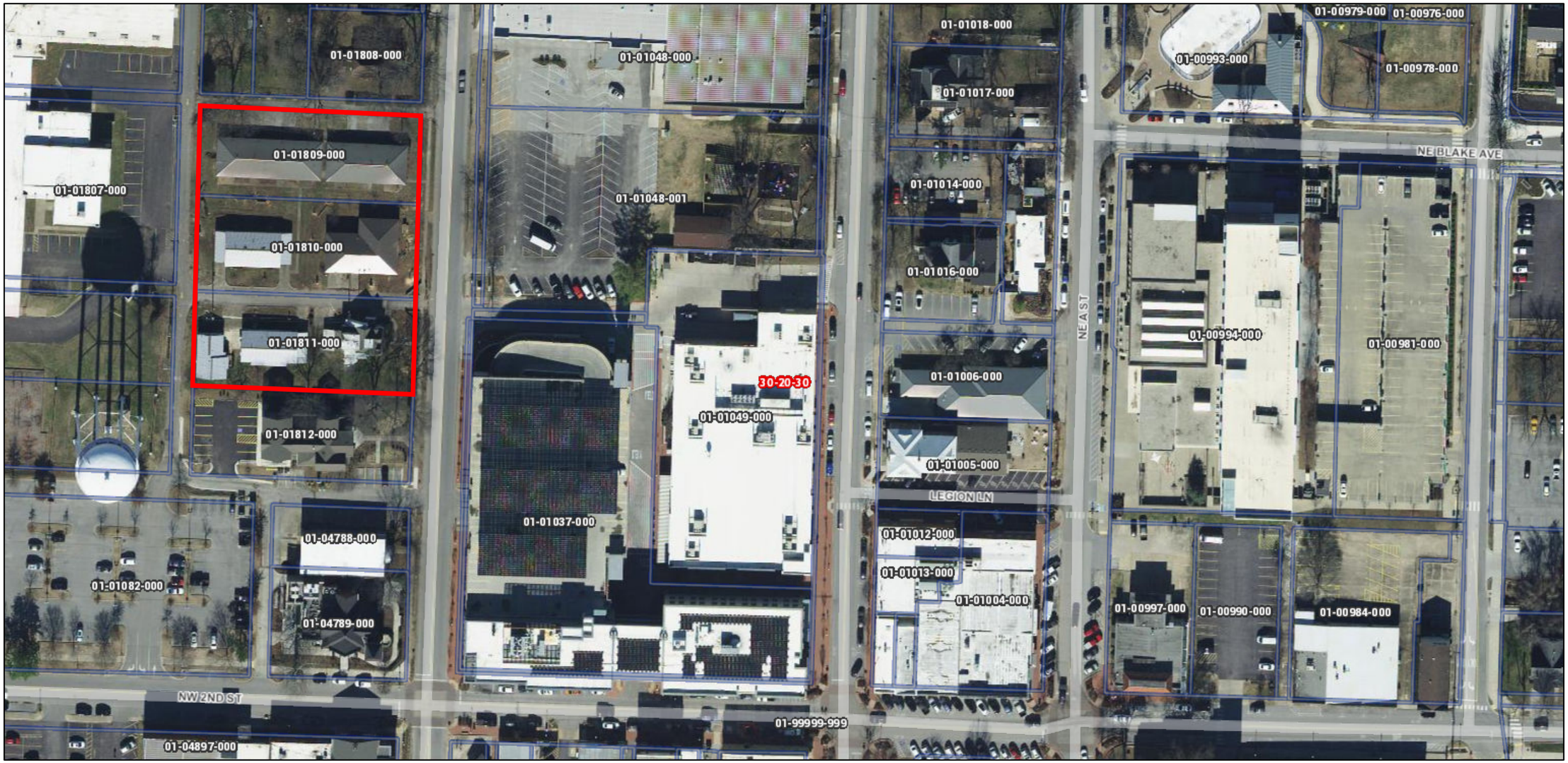
Nabholz has already been in contact with the adjacent property owners that will be directly impacted by our project. We are committed to providing top-notch service and look forward to another successful project in the city of Bentonville.

Should you have any questions regarding this project,
please do not hesitate to reach out.

Sincerely,
Nabholz Construction Corporation

Austin Vanderpool
Assistant Project Manager

Project Peloton Office



April 9, 2021

ParcelPopUps

Sections

Parcels #

1:1,128

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

LEGEND

- CONSTRUCTION FENCE
- JERSEY BARRIERS
- SCHOOL BUS TRAFFIC
- REFLECTOR TRAFFIC CONES
- REFLECTOR TRAFFIC BARRELLS WITH FLASHING LIGHTS

SITE BENCHMARK
BENCHMARK #1: SET MAG NAIL
N:750308.56'
E:661413.92'
ELEV:1294.99'

BENCHMARK #2: SET MAG NAIL
N:750281.11'
E:661705.35'
ELEV:1297.43'

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.

SCALE IN FEET: 0, 20', 30', 40'

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

TEMPORARY ROAD NARROWS SIGN (MUTCD W5-1)



TEMPORARY PEDESTRIAN CROSSING SIGN (MUTCD W11-2) WITH "AHEAD" SIGN (W16-9P) IN FLUORESCENT YELLOW/GREEN REQUIRED IN ADVANCE OF CROSSWALK.

MOUNTED ON JERSEY BARRIER.



North alley will remain closed to public traffic for the duration of the project (22 months)

Pedestrian Traffic

Jersey barriers will remain for duration of the project (20 months). Flaggers will assist with deliveries and offloading along NW A Street

CAUTION UNDERGROUND UTILITIES

BASEMENT ACCESS RAMP

PARKING

TRAILER

TEMPORARY PEDESTRIAN CROSSING SIGN (MUTCD W11-2) WITH DOWN ARROW (W16-7P) IN FLUORESCENT YELLOW/GREEN REQUIRED IN ADVANCE OF CROSSWALK.
7' MINIMUM TO BOTTOM OF SIGN.

MOUNTED ON JERSEY BARRIER.



TEMPORARY PEDESTRIAN CROSSING SIGN (MUTCD W11-2) WITH DOWN ARROW (W16-7P) IN FLUORESCENT YELLOW/GREEN REQUIRED IN ADVANCE OF CROSSWALK.
7' MINIMUM TO BOTTOM OF SIGN

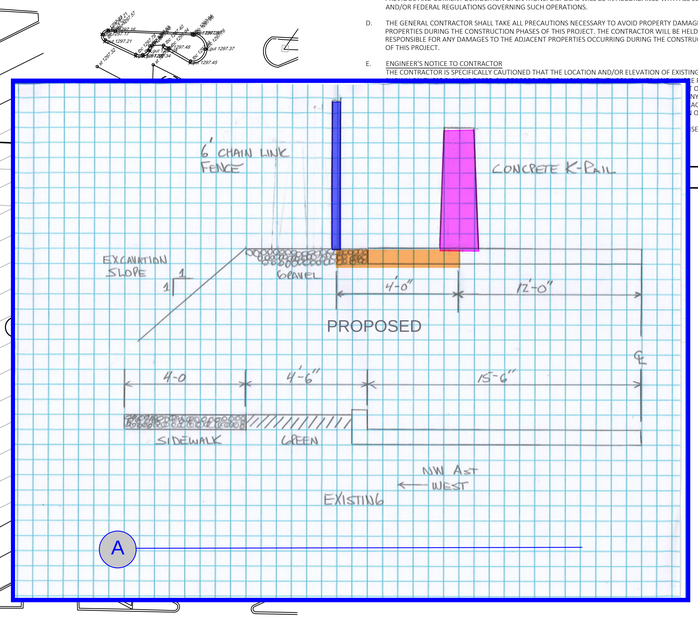
LIGHT POLE MOUNTED IF ACCEPTABLE TO BEUD (WILL REQUIRE BEUD APPROVAL FOR TEMPORARY POLE MOUNT)



11'-0" from CL of road to face of jersey barrier.

Thermoplastic Crosswalk Striping

West alley will remain open for school traffic only. Closed to thru traffic for the duration of the project (22 months)



EXISTING LEGEND

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

GENERAL DEMOLITION NOTES

A. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "OWNER'S STANDARD SITE WORK SPECIFICATIONS".

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

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

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

E. ENGINEER'S NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS
E POSSIBLE,
OR COMPLETE.
NY EXCAVATION
ACTOR TO
ON THE PLANS.
SE.

POLK STANLEY WILCOX

www.polkstanleywilcox.com

not for construction

contact:

Polk Stanley Wilcox | Fayetteville
509 W. Spring St. | Suite 150
Fayetteville, AR 72701
479.444.0473 office

Polk Stanley Wilcox | Little Rock
801 South Spring Street
Little Rock, AR 72201
501.378.0878 office

consultants:

CIVIL: CEI Engineering Associates
3108 SW Regency Parkway, Suite 2
Bentonville, AR 72712

LANDSCAPE: CARBO
200 Laurel Street, Suite 100
Baton Rouge, LA 708001

STRUCTURAL: Martin/Martin
106 South Main Street
Bentonville, AR 72712

MEPFP: Bernhard TME
2039 Green Acres Road
Fayetteville, AR 72703

AV/ACOUSTICS: Arup
35 E Wacker Dr., Suite 1800
Chicago, IL 60601

project name:

Project Peloton
Bentonville, AR

issue date | revisions:

12.11.2020

#	date	description
1	03/04/2021	Addendum 2

psw job number:

885A

contents:

DEMOLITION PLAN

CEI PROJECT NO.	31410	3/4/2021 REV-1	NLB	NLB	RJC	RJC
		REVISION/DATE	DPOR	PM	DES	DRW

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

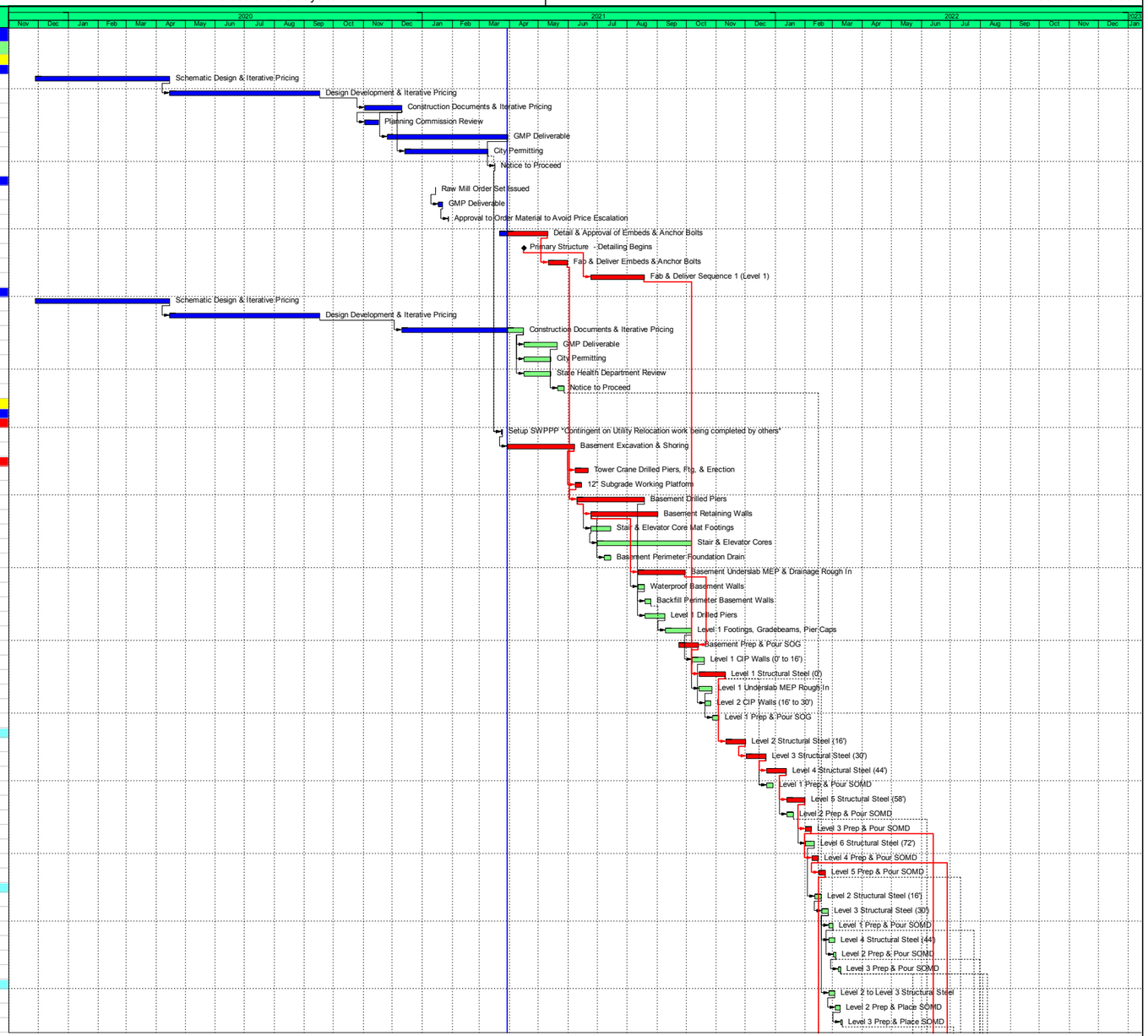
3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

LSD20-0047

C100

Peloton Construction Schedule - Office Only CIP Cores | Nabholz Classic WBS Layout | 30-Mar-21 13:30

Activity % Complete	Activity ID	Activity Name	Original Duration	Planned Start	Planned Finish	Actual Start	Actual Finish	Expected Finish
Peloton Construction Schedule - Office Only CIP Cores			775	28-Nov-19	16-Nov-22	28-Nov-19		15-Apr-21
Package 4A/B - Office			775	28-Nov-19	16-Nov-22	28-Nov-19		15-Apr-21
Preconstruction			450	28-Nov-19	18-Aug-21	28-Nov-19		15-Apr-21
Package 4A (Civil & Foundations)			307	28-Nov-19	29-Jan-21	28-Nov-19		08-Jan-21
100%	P1150	Schematic Design & Iterative Pricing	99	28-Nov-19	14-Apr-20	28-Nov-19	15-Apr-20	
100%	P1160	Design Development & Iterative Pricing	63	15-Apr-20	10-Jul-20	15-Apr-20	17-Sep-20	
100%	P1170	Construction Documents & Iterative Pricing	18	02-Nov-20	25-Nov-20	02-Nov-20	11-Dec-20	
100%	P1100	Planning Commission Review	12	02-Nov-20	17-Nov-20	02-Nov-20	17-Nov-20	
100%	P1090	GMP Deliverable	32	26-Nov-20	08-Jan-21	26-Nov-20		08-Jan-21
100%	P1120	City Permitting	20	04-Jan-21	29-Jan-21	14-Dec-20	10-Mar-21	
100%	P1140	Notice to Proceed	5	11-Jan-21	15-Jan-21	17-Mar-21	17-Mar-21	
Package 4A.1 (Structural Steel Raw Mill Order)			104	26-Mar-21	18-Aug-21	15-Jan-21		09-Apr-21
100%	A1000	Raw Mill Order Set Issued	1	26-Mar-21	26-Mar-21	15-Jan-21	15-Jan-21	
100%	A1010	GMP Deliverable	3	26-Mar-21	30-Mar-21	18-Jan-21	22-Jan-21	
100%	A1020	Approval to Order Material to Avoid Price Escalation	1	26-Mar-21	26-Mar-21	28-Jan-21	28-Jan-21	
0%	A1030	Detail & Approval of Embeds & Anchor Bolts	30	26-Mar-21	06-May-21	22-Mar-21		09-Apr-21
0%	A1070	Primary Structure - Detailing Begins	0	16-Apr-21				
0%	A1040	Fab & Deliver Embeds & Anchor Bolts	15	11-May-21	31-May-21			
0%	A1050	Fab & Deliver Sequence 1 (Level 1)	40	24-Jun-21	18-Aug-21			
Package 4B (Architectural & MEPFP)			391	28-Nov-19	27-May-21	28-Nov-19		15-Apr-21
100%	P1000	Schematic Design & Iterative Pricing	99	28-Nov-19	14-Apr-20	28-Nov-19	15-Apr-20	
100%	P1010	Design Development & Iterative Pricing	62	15-Apr-20	09-Jul-20	15-Apr-20	17-Sep-20	
80%	P1020	Construction Documents & Iterative Pricing	65	11-Dec-20	11-Mar-21	11-Dec-20		15-Apr-21
0%	P1080	GMP Deliverable	25	16-Apr-21	20-May-21			
0%	P1060	City Permitting	20	16-Apr-21	13-May-21			
0%	P1050	State Health Department Review	20	16-Apr-21	13-May-21			
0%	P1070	Notice to Proceed	5	21-May-21	27-May-21			
Construction			418	26-Mar-21	01-Nov-22	24-Mar-21		
Package 4A (Civil & Structure)			406	26-Mar-21	14-Oct-22	24-Mar-21		
Site Development			62	26-Mar-21	07-Jun-21	24-Mar-21		
100%	P1180	Setup SWPPP *Contingent on Utility Relocation work	2	26-Mar-21	29-Mar-21	24-Mar-21	25-Mar-21	
0%	P1280	Basement Excavation & Shoring	50	30-Mar-21	07-Jun-21	30-Mar-21		
Superstructure			199	08-Jun-21	11-Mar-22			
0%	P3630	Tower Crane Drilled Piers, Ftg, & Erection	10	08-Jun-21	21-Jun-21			
0%	P3640	12" Subgrade Working Platform	5	08-Jun-21	14-Jun-21			
0%	P1210	Basement Drilled Piers	50	10-Jun-21	18-Aug-21			
0%	P1200	Basement Retaining Walls	50	24-Jun-21	01-Sep-21			
0%	P3710	Stair & Elevator Core Mat Footings	15	24-Jun-21	14-Jul-21			
0%	P1470	Stair & Elevator Cores	70	01-Jul-21	06-Oct-21			
0%	P3700	Basement Perimeter Foundation Drain	5	08-Jul-21	14-Jul-21			
0%	P1590	Basement Underslab MEP & Drainage Rough In	35	12-Aug-21	29-Sep-21			
0%	P3660	Waterproof Basement Walls	5	12-Aug-21	18-Aug-21			
0%	P1650	Backfill Perimeter Basement Walls	5	19-Aug-21	25-Aug-21			
0%	P3680	Level 1 Drilled Piers	15	19-Aug-21	08-Sep-21			
0%	P1530	Level 1 Footings, Gradebeams, Pier Caps	20	09-Sep-21	06-Oct-21			
0%	P1580	Basement Prep & Pour SOG	15	23-Sep-21	13-Oct-21			
0%	P1570	Level 1 CIP Walls (0' to 16')	9	07-Oct-21	19-Oct-21			
0%	P1480	Level 1 Structural Steel (0')	20	14-Oct-21	10-Nov-21			
0%	P1660	Level 1 Underslab MEP Rough In	10	14-Oct-21	27-Oct-21			
0%	P1600	Level 2 CIP Walls (16' to 30')	5	20-Oct-21	26-Oct-21			
0%	P1410	Level 1 Prep & Pour SOG	5	28-Oct-21	03-Nov-21			
North Building			73	11-Nov-21	21-Feb-22			
0%	P1370	Level 2 Structural Steel (16')	15	11-Nov-21	01-Dec-21			
0%	P1380	Level 3 Structural Steel (30')	15	02-Dec-21	22-Dec-21			
0%	P1390	Level 4 Structural Steel (44')	15	23-Dec-21	12-Jan-22			
0%	P1420	Level 1 Prep & Pour SOMD	5	23-Dec-21	29-Dec-21			
0%	P1400	Level 5 Structural Steel (58')	13	13-Jan-22	31-Jan-22			
0%	P1430	Level 2 Prep & Pour SOMD	5	13-Jan-22	19-Jan-22			
0%	P1440	Level 3 Prep & Pour SOMD	5	01-Feb-22	07-Feb-22			
0%	P3650	Level 6 Structural Steel (72')	8	01-Feb-22	10-Feb-22			
0%	P1450	Level 4 Prep & Pour SOMD	5	08-Feb-22	14-Feb-22			
0%	P1460	Level 5 Prep & Pour SOMD	5	15-Feb-22	21-Feb-22			
South Building			19	11-Feb-22	09-Mar-22			
0%	P1490	Level 2 Structural Steel (16')	5	11-Feb-22	17-Feb-22			
0%	P1500	Level 3 Structural Steel (30')	5	18-Feb-22	24-Feb-22			
0%	P1540	Level 1 Prep & Pour SOMD	3	25-Feb-22	01-Mar-22			
0%	P3670	Level 4 Structural Steel (44')	5	25-Feb-22	03-Mar-22			
0%	P1550	Level 2 Prep & Pour SOMD	3	02-Mar-22	04-Mar-22			
0%	P1560	Level 3 Prep & Pour SOMD	3	07-Mar-22	09-Mar-22			
Bridge			11	25-Feb-22	11-Mar-22			
0%	P1610	Level 2 to Level 3 Structural Steel	5	25-Feb-22	03-Mar-22			
0%	P1620	Level 2 Prep & Place SOMD	3	04-Mar-22	08-Mar-22			
0%	P1630	Level 3 Prep & Place SOMD	3	09-Mar-22	11-Mar-22			



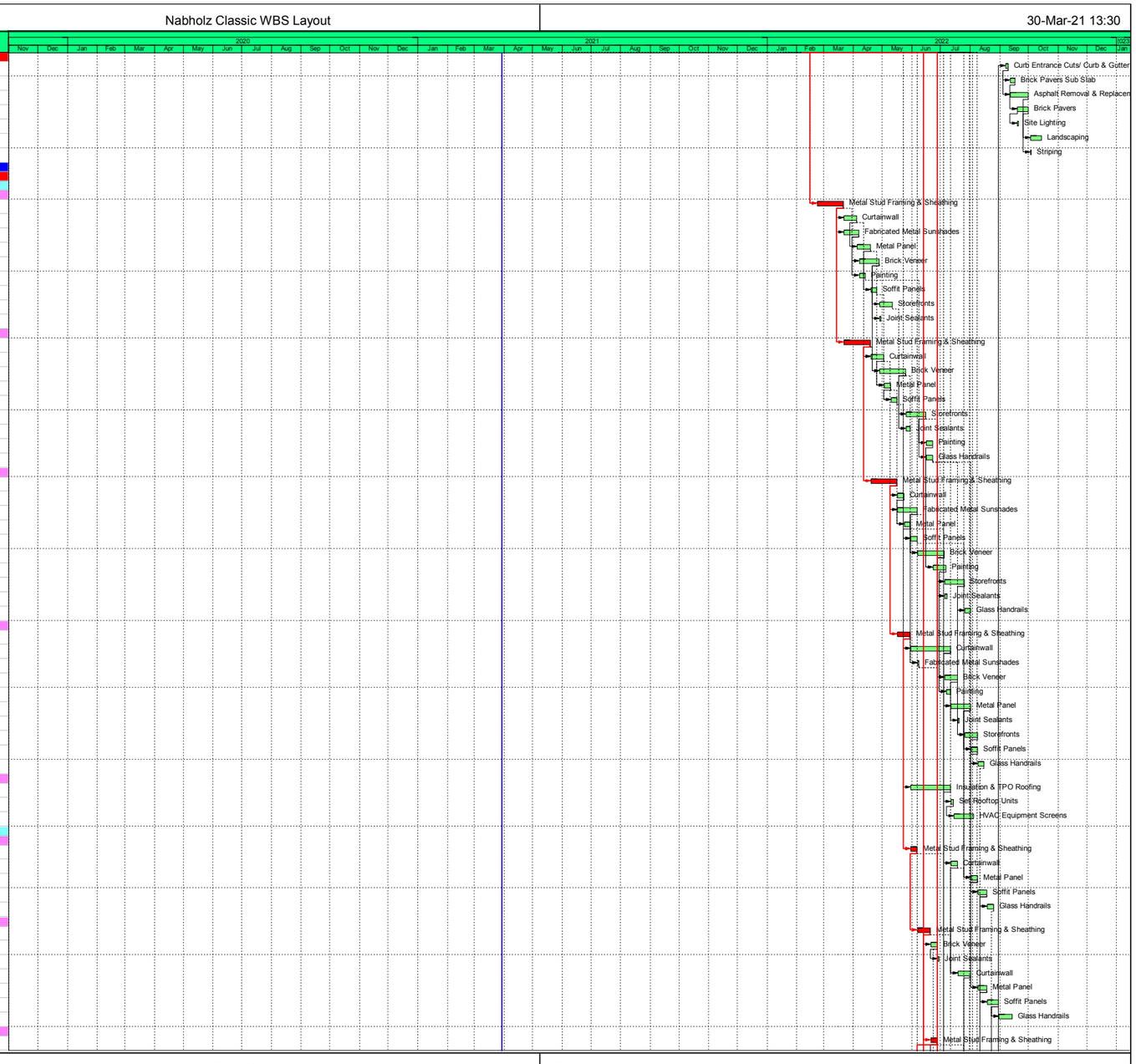
Actual Work | Critical Remaining Work | Remaining Work | Milestone

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TASK filter: All Activities

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Activity % Complete	Activity ID	Activity Name	Original Duration	Planned Start	Planned Finish	Actual Start	Actual Finish	Expected Finish
Site Improvements			28	07-Sep-22	14-Oct-22			
0%	P1290	Curb Entrance Cuts/ Curb & Gutter	3	07-Sep-22	09-Sep-22			
0%	P1310	Brick Pavers Sub Slab	5	12-Sep-22	16-Sep-22			
0%	P1330	Asphalt Removal & Replacement	15	12-Sep-22	30-Sep-22			
0%	P1320	Brick Pavers	10	19-Sep-22	30-Sep-22			
0%	P1350	Site Lighting	2	19-Sep-22	20-Sep-22			
0%	P1300	Landscaping	10	03-Oct-22	14-Oct-22			
0%	P1340	Striping	1	03-Oct-22	03-Oct-22			
Package 4B (Core & Shell, Interiors)			181	22-Feb-22	01-Nov-22			
Building Envelope			149	22-Feb-22	16-Sep-22			
North Building			125	22-Feb-22	15-Aug-22			
West Elevation			57	22-Feb-22	11-May-22			
0%	P1640	Metal Stud Framing & Sheathing	20	22-Feb-22	21-Mar-22			
0%	P1680	Curtainwall	10	22-Mar-22	04-Apr-22			
0%	P1720	Fabricated Metal Sunshades	12	22-Mar-22	06-Apr-22			
0%	P1700	Metal Panel	10	05-Apr-22	18-Apr-22			
0%	P1690	Brick Veneer	15	07-Apr-22	27-Apr-22			
0%	P1730	Painting	5	07-Apr-22	13-Apr-22			
0%	P2050	Soffit Panels	5	19-Apr-22	25-Apr-22			
0%	P1710	Storefronts	10	28-Apr-22	11-May-22			
0%	P1740	Joint Sealants	2	28-Apr-22	29-Apr-22			
North Elevation			67	22-Mar-22	22-Jun-22			
0%	P1760	Metal Stud Framing & Sheathing	20	22-Mar-22	18-Apr-22			
0%	P1770	Curtainwall	10	19-Apr-22	02-May-22			
0%	P1780	Brick Veneer	20	28-Apr-22	25-May-22			
0%	P1790	Metal Panel	5	03-May-22	09-May-22			
0%	P2070	Soffit Panels	5	10-May-22	16-May-22			
0%	P1800	Storefronts	15	26-May-22	15-Jun-22			
0%	P1830	Joint Sealants	3	26-May-22	30-May-22			
0%	P1820	Painting	5	16-Jun-22	22-Jun-22			
0%	P1840	Glass Handrails	5	16-Jun-22	22-Jun-22			
East Elevation			75	19-Apr-22	01-Aug-22			
0%	P1850	Metal Stud Framing & Sheathing	20	19-Apr-22	16-May-22			
0%	P1860	Curtainwall	5	17-May-22	23-May-22			
0%	P1900	Fabricated Metal Sunshades	15	17-May-22	06-Jun-22			
0%	P1880	Metal Panel	5	24-May-22	30-May-22			
0%	P2080	Soffit Panels	5	31-May-22	06-Jun-22			
0%	P1870	Brick Veneer	20	07-Jun-22	04-Jul-22			
0%	P1910	Painting	10	23-Jun-22	06-Jul-22			
0%	P1890	Storefronts	15	05-Jul-22	25-Jul-22			
0%	P1920	Joint Sealants	3	05-Jul-22	07-Jul-22			
0%	P1930	Glass Handrails	5	26-Jul-22	01-Aug-22			
South Elevation			65	17-May-22	15-Aug-22			
0%	P1940	Metal Stud Framing & Sheathing	10	17-May-22	30-May-22			
0%	P1950	Curtainwall	30	31-May-22	11-Jul-22			
0%	P1990	Fabricated Metal Sunshades	2	07-Jun-22	08-Jun-22			
0%	P1960	Brick Veneer	10	05-Jul-22	18-Jul-22			
0%	P2000	Painting	3	07-Jul-22	11-Jul-22			
0%	P1970	Metal Panel	15	12-Jul-22	01-Aug-22			
0%	P2010	Joint Sealants	2	19-Jul-22	20-Jul-22			
0%	P1980	Storefronts	10	26-Jul-22	08-Aug-22			
0%	P2090	Soffit Panels	5	02-Aug-22	08-Aug-22			
0%	P2020	Glass Handrails	5	09-Aug-22	15-Aug-22			
Roof			48	31-May-22	04-Aug-22			
0%	P1750	Insulation & TPO Roofing	30	31-May-22	11-Jul-22			
0%	P3620	Set Rooftop Units	3	12-Jul-22	14-Jul-22			
0%	P1810	HVAC Equipment Screens	15	15-Jul-22	04-Aug-22			
South Building			79	31-May-22	16-Sep-22			
West Elevation			63	31-May-22	25-Aug-22			
0%	P2030	Metal Stud Framing & Sheathing	5	31-May-22	06-Jun-22			
0%	P2040	Curtainwall	5	12-Jul-22	18-Jul-22			
0%	P2060	Metal Panel	5	02-Aug-22	08-Aug-22			
0%	P2150	Soffit Panels	8	09-Aug-22	18-Aug-22			
0%	P2100	Glass Handrails	5	19-Aug-22	25-Aug-22			
North Elevation			71	07-Jun-22	13-Sep-22			
0%	P2110	Metal Stud Framing & Sheathing	10	07-Jun-22	20-Jun-22			
0%	P2130	Brick Veneer	5	21-Jun-22	27-Jun-22			
0%	P2170	Joint Sealants	2	28-Jun-22	29-Jun-22			
0%	P2120	Curtainwall	10	19-Jul-22	01-Aug-22			
0%	P2140	Metal Panel	8	09-Aug-22	18-Aug-22			
0%	P2380	Soffit Panels	8	19-Aug-22	30-Aug-22			
0%	P2180	Glass Handrails	10	31-Aug-22	13-Sep-22			
East Elevation			56	21-Jun-22	06-Sep-22			
0%	P2190	Metal Stud Framing & Sheathing	5	21-Jun-22	27-Jun-22			

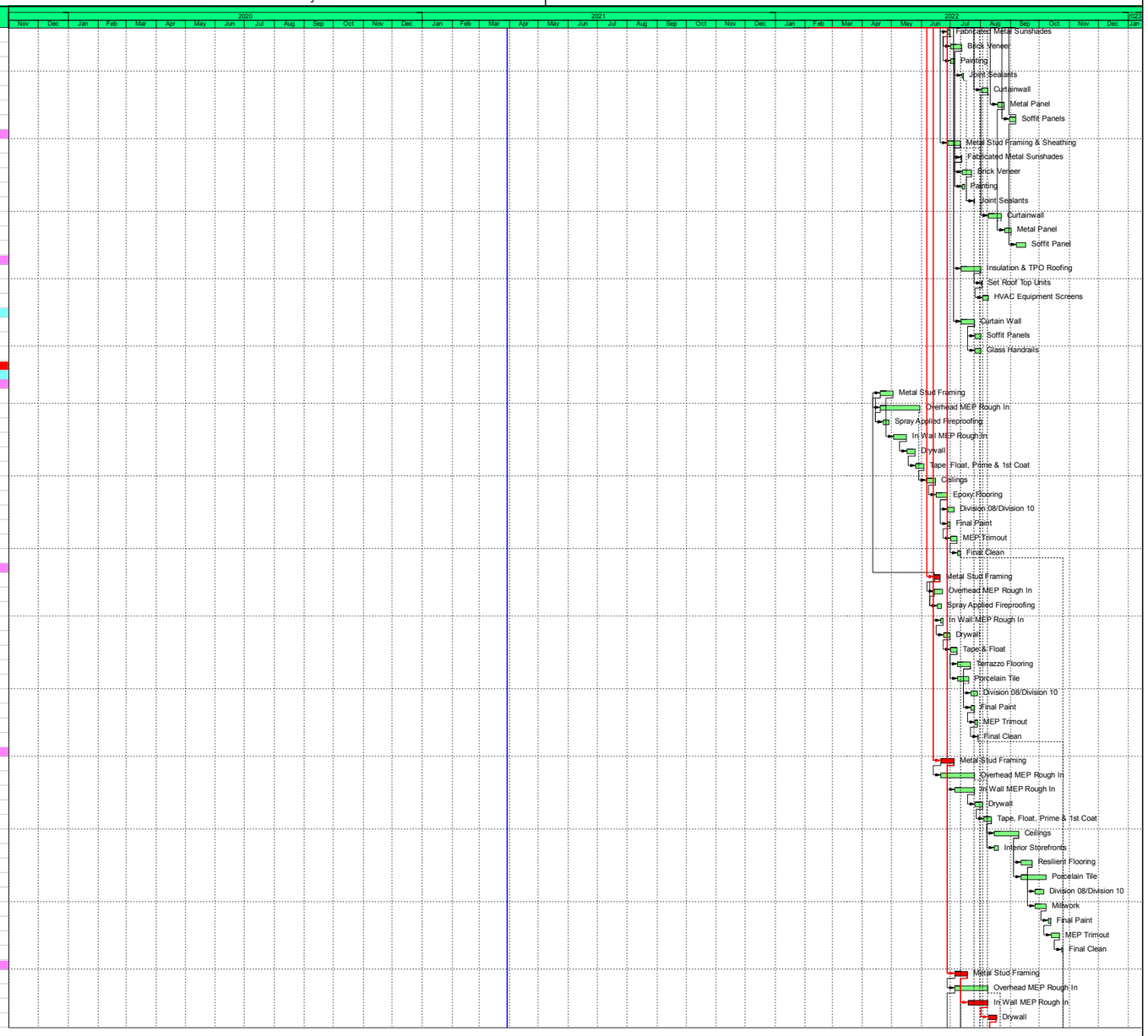


Actual Work | Critical Remaining Work | Remaining Work | Milestone

TASK filter: All Activities

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Activity % Complete	Activity ID	Activity Name	Original Duration	Planned Start	Planned Finish	Actual Start	Actual Finish	Expected Finish
0%	P2230	Fabricated Metal Sunshades	3	28-Jun-22	30-Jun-22			
0%	P2210	Brick Veneer	8	01-Jul-22	12-Jul-22			
0%	P2240	Painting	3	01-Jul-22	05-Jul-22			
0%	P2250	Joint Sealants	2	13-Jul-22	14-Jul-22			
0%	P2200	Curtainwall	5	02-Aug-22	08-Aug-22			
0%	P2220	Metal Panel	5	19-Aug-22	25-Aug-22			
0%	P2390	Soffit Panels	5	31-Aug-22	06-Sep-22			
South Elevation			59	28-Jun-22	16-Sep-22			
0%	P2260	Metal Stud Framing & Sheathing	10	28-Jun-22	11-Jul-22			
0%	P2300	Fabricated Metal Sunshades	1	12-Jul-22	12-Jul-22			
0%	P2280	Brick Veneer	8	13-Jul-22	22-Jul-22			
0%	P2310	Painting	3	13-Jul-22	15-Jul-22			
0%	P2320	Joint Sealants	1	25-Jul-22	25-Jul-22			
0%	P2270	Curtainwall	10	09-Aug-22	22-Aug-22			
0%	P2290	Metal Panel	5	26-Aug-22	01-Sep-22			
0%	P2450	Soffit Panel	8	07-Sep-22	16-Sep-22			
Roof			21	12-Jul-22	09-Aug-22			
0%	P2330	Insulation & TPO Roofing	15	12-Jul-22	01-Aug-22			
0%	P3610	Set Roof Top Units	1	02-Aug-22	02-Aug-22			
0%	P2340	HVAC Equipment Screens	5	03-Aug-22	09-Aug-22			
Bridge			15	12-Jul-22	01-Aug-22			
0%	P2350	Curtain Wall	10	12-Jul-22	25-Jul-22			
0%	P2360	Soffit Panels	5	26-Jul-22	01-Aug-22			
0%	P2370	Glass Handrails	5	26-Jul-22	01-Aug-22			
Interiors			141	19-Apr-22	01-Nov-22			
North Building			141	19-Apr-22	01-Nov-22			
Level 0 (Full Finish)			60	19-Apr-22	11-Jul-22			
0%	P1670	Metal Stud Framing	10	19-Apr-22	02-May-22			
0%	P2160	Overhead MEP Rough In	30	19-Apr-22	30-May-22			
0%	P2430	Spray Applied Fireproofing	5	22-Apr-22	28-Apr-22			
0%	P2400	In Wall MEP Rough In	10	03-May-22	16-May-22			
0%	P2410	Drywall	7	17-May-22	25-May-22			
0%	P2420	Tape, Float, Prime & 1st Coat	7	26-May-22	03-Jun-22			
0%	P2440	Ceilings	8	06-Jun-22	15-Jun-22			
0%	P2500	Epoxy Flooring	8	16-Jun-22	27-Jun-22			
0%	P2460	Division 08/Division 10	5	28-Jun-22	04-Jul-22			
0%	P2480	Final Paint	3	28-Jun-22	30-Jun-22			
0%	P2470	MEP Trimout	5	01-Jul-22	07-Jul-22			
0%	P2490	Final Clean	2	08-Jul-22	11-Jul-22			
Level 1 (White Box)			34	14-Jun-22	29-Jul-22			
0%	P3070	Metal Stud Framing	5	14-Jun-22	20-Jun-22			
0%	P3080	Overhead MEP Rough In	7	14-Jun-22	22-Jun-22			
0%	P3120	Spray Applied Fireproofing	3	17-Jun-22	21-Jun-22			
0%	P3090	In Wall MEP Rough In	3	21-Jun-22	23-Jun-22			
0%	P3100	Drywall	5	24-Jun-22	30-Jun-22			
0%	P3110	Tape & Float	5	01-Jul-22	07-Jul-22			
0%	P3140	Terrazzo Flooring	10	08-Jul-22	21-Jul-22			
0%	P3190	Porcelain Tile	8	08-Jul-22	19-Jul-22			
0%	P3150	Division 08/Division 10	5	22-Jul-22	28-Jul-22			
0%	P3170	Final Paint	2	22-Jul-22	25-Jul-22			
0%	P3160	MEP Trimout	3	26-Jul-22	28-Jul-22			
0%	P3180	Final Clean	1	29-Jul-22	29-Jul-22			
Level 2 (Full Finish)			91	21-Jun-22	25-Oct-22			
0%	P2550	Metal Stud Framing	10	21-Jun-22	04-Jul-22			
0%	P2560	Overhead MEP Rough In	25	21-Jun-22	25-Jul-22			
0%	P2570	In Wall MEP Rough In	15	05-Jul-22	25-Jul-22			
0%	P2580	Drywall	7	26-Jul-22	03-Aug-22			
0%	P2590	Tape, Float, Prime & 1st Coat	7	04-Aug-22	12-Aug-22			
0%	P2600	Ceilings	20	15-Aug-22	09-Sep-22			
0%	P2610	Interior Storefronts	5	15-Aug-22	19-Aug-22			
0%	P2620	Resilient Flooring	10	12-Sep-22	23-Sep-22			
0%	P2670	Porcelain Tile	20	12-Sep-22	07-Oct-22			
0%	P2630	Division 08/Division 10	8	26-Sep-22	05-Oct-22			
0%	P2680	Millwork	10	26-Sep-22	07-Oct-22			
0%	P2650	Final Paint	3	10-Oct-22	12-Oct-22			
0%	P2640	MEP Trimout	7	13-Oct-22	21-Oct-22			
0%	P2660	Final Clean	2	24-Oct-22	25-Oct-22			
Level 3 (Full Finish)			86	05-Jul-22	01-Nov-22			
0%	P2690	Metal Stud Framing	10	05-Jul-22	18-Jul-22			
0%	P2700	Overhead MEP Rough In	25	05-Jul-22	08-Aug-22			
0%	P2710	In Wall MEP Rough In	15	19-Jul-22	08-Aug-22			
0%	P2720	Drywall	7	09-Aug-22	17-Aug-22			



Actual Work | Critical Remaining Work | Remaining Work | Milestone

TASK filter: All Activities

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Activity % Complete	Activity ID	Activity Name	Original Duration	Planned Start	Planned Finish	Actual Start	Actual Finish	Expected Finish
0%	P2730	Tape, Float, Prime & 1st Coat	7	18-Aug-22	26-Aug-22			
0%	P2740	Ceilings	15	29-Aug-22	16-Sep-22			
0%	P2750	Resilient Flooring	10	19-Sep-22	30-Sep-22			
0%	P2800	Porcelain Tile	20	19-Sep-22	14-Oct-22			
0%	P2810	Millwork	10	03-Oct-22	14-Oct-22			
0%	P2760	Division 08/Division 10	8	17-Oct-22	26-Oct-22			
0%	P2780	Final Paint	3	17-Oct-22	19-Oct-22			
0%	P2770	MEP Trimout	7	20-Oct-22	28-Oct-22			
0%	P2790	Final Clean	2	31-Oct-22	01-Nov-22			
Level 4 (White Box)			48	19-Jul-22	22-Sep-22			
0%	P3200	Metal Stud Framing	5	19-Jul-22	25-Jul-22			
0%	P3210	Overhead MEP Rough In	10	19-Jul-22	01-Aug-22			
0%	P3220	In Wall MEP Rough In	5	26-Jul-22	01-Aug-22			
0%	P3230	Drywall	3	02-Aug-22	04-Aug-22			
0%	P3240	Tape, Float, Prime & 1st Coat	5	05-Aug-22	11-Aug-22			
0%	P3290	Porcelain Tile	15	12-Aug-22	01-Sep-22			
0%	P3250	Division 08/Division 10	8	02-Sep-22	13-Sep-22			
0%	P3270	Final Paint	2	14-Sep-22	15-Sep-22			
0%	P3260	MEP Trimout	4	16-Sep-22	21-Sep-22			
0%	P3280	Final Clean	1	22-Sep-22	22-Sep-22			
Level 5 (White Box)			48	26-Jul-22	29-Sep-22			
0%	P3300	Metal Stud Framing	5	26-Jul-22	01-Aug-22			
0%	P3310	Overhead MEP Rough In	10	26-Jul-22	08-Aug-22			
0%	P3320	In Wall MEP Rough In	5	02-Aug-22	08-Aug-22			
0%	P3330	Drywall	3	09-Aug-22	11-Aug-22			
0%	P3340	Tape, Float, Prime & 1st Coat	5	12-Aug-22	18-Aug-22			
0%	P3390	Porcelain Tile	15	19-Aug-22	08-Sep-22			
0%	P3350	Division 08/Division 10	8	09-Sep-22	20-Sep-22			
0%	P3370	Final Paint	2	21-Sep-22	22-Sep-22			
0%	P3360	MEP Trimout	4	23-Sep-22	28-Sep-22			
0%	P3380	Final Clean	1	29-Sep-22	29-Sep-22			
Non Level-Specific Activities			71	05-Jul-22	11-Oct-22			
0%	P2510	Elevators	60	05-Jul-22	26-Sep-22			
0%	P2520	Test & Balance	8	30-Sep-22	11-Oct-22			
South Building			65	02-Aug-22	31-Oct-22			
Level 0 (Full Finish)			34	02-Aug-22	16-Sep-22			
0%	P2820	Metal Stud Framing	4	02-Aug-22	05-Aug-22			
0%	P2830	Overhead MEP Rough In	10	02-Aug-22	15-Aug-22			
0%	P2840	In Wall MEP Rough In	8	08-Aug-22	17-Aug-22			
0%	P2850	Drywall	2	18-Aug-22	19-Aug-22			
0%	P2860	Tape, Float, Prime & 1st Coat	5	22-Aug-22	26-Aug-22			
0%	P2870	Ceiling Grid	3	29-Aug-22	31-Aug-22			
0%	P2880	Interior Storefronts	5	29-Aug-22	02-Sep-22			
0%	P2890	Resilient Flooring	4	01-Sep-22	06-Sep-22			
0%	P2940	Porcelain Tile	5	01-Sep-22	07-Sep-22			
0%	P2900	Division 08/Division 10	2	08-Sep-22	09-Sep-22			
0%	P2920	Final Paint	1	12-Sep-22	12-Sep-22			
0%	P2910	MEP Trimout	3	13-Sep-22	15-Sep-22			
0%	P2930	Final Clean	1	16-Sep-22	16-Sep-22			
Level 1 (White Box)			28	08-Aug-22	14-Sep-22			
0%	P3400	Metal Stud Framing	3	08-Aug-22	10-Aug-22			
0%	P3410	Overhead MEP Rough In	5	08-Aug-22	12-Aug-22			
0%	P3420	In Wall MEP Rough In	3	11-Aug-22	15-Aug-22			
0%	P3430	Drywall	2	16-Aug-22	17-Aug-22			
0%	P3440	Tape, Float, Prime & 1st Coat	5	18-Aug-22	24-Aug-22			
0%	P3450	Terrazzo Flooring	10	25-Aug-22	07-Sep-22			
0%	P3500	Porcelain Tile	8	25-Aug-22	05-Sep-22			
0%	P3460	Division 08/Division 10	2	06-Sep-22	07-Sep-22			
0%	P3480	Final Paint	1	08-Sep-22	08-Sep-22			
0%	P3470	MEP Trimout	3	09-Sep-22	13-Sep-22			
0%	P3490	Final Clean	1	14-Sep-22	14-Sep-22			
Level 2 (White Box)			28	11-Aug-22	19-Sep-22			
0%	P3510	Metal Stud Framing	3	11-Aug-22	15-Aug-22			
0%	P3520	Overhead MEP Rough In	5	11-Aug-22	17-Aug-22			
0%	P3530	In Wall MEP Rough In	3	16-Aug-22	18-Aug-22			
0%	P3540	Drywall	2	19-Aug-22	22-Aug-22			
0%	P3550	Tape, Float, Prime & 1st Coat	5	23-Aug-22	29-Aug-22			
0%	P3600	Porcelain Tile	8	30-Aug-22	08-Sep-22			
0%	P3560	Division 08/Division 10	2	09-Sep-22	12-Sep-22			
0%	P3580	Final Paint	1	13-Sep-22	13-Sep-22			
0%	P3570	MEP Trimout	3	14-Sep-22	16-Sep-22			

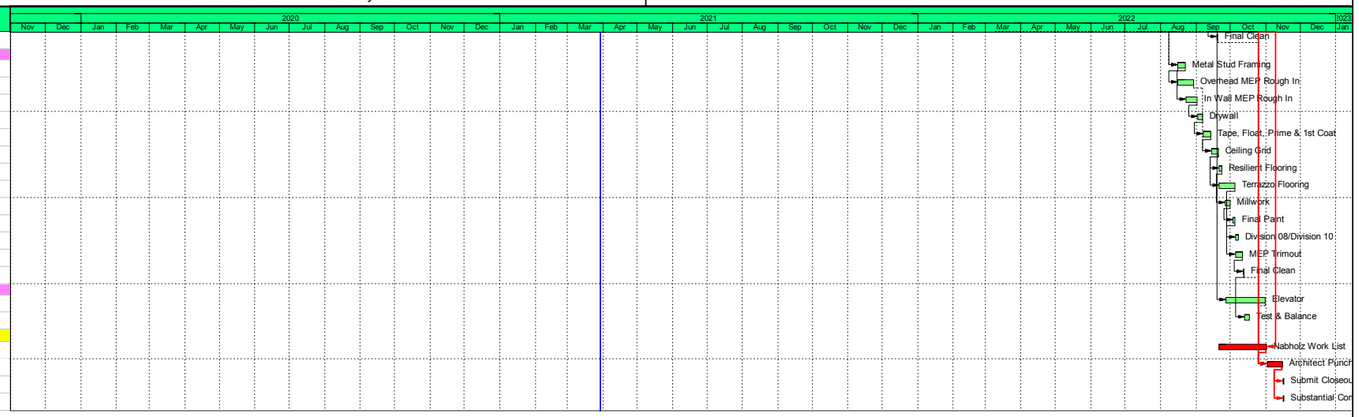


Actual Work | Critical Remaining Work | Remaining Work | Milestone

TASK filter: All Activities

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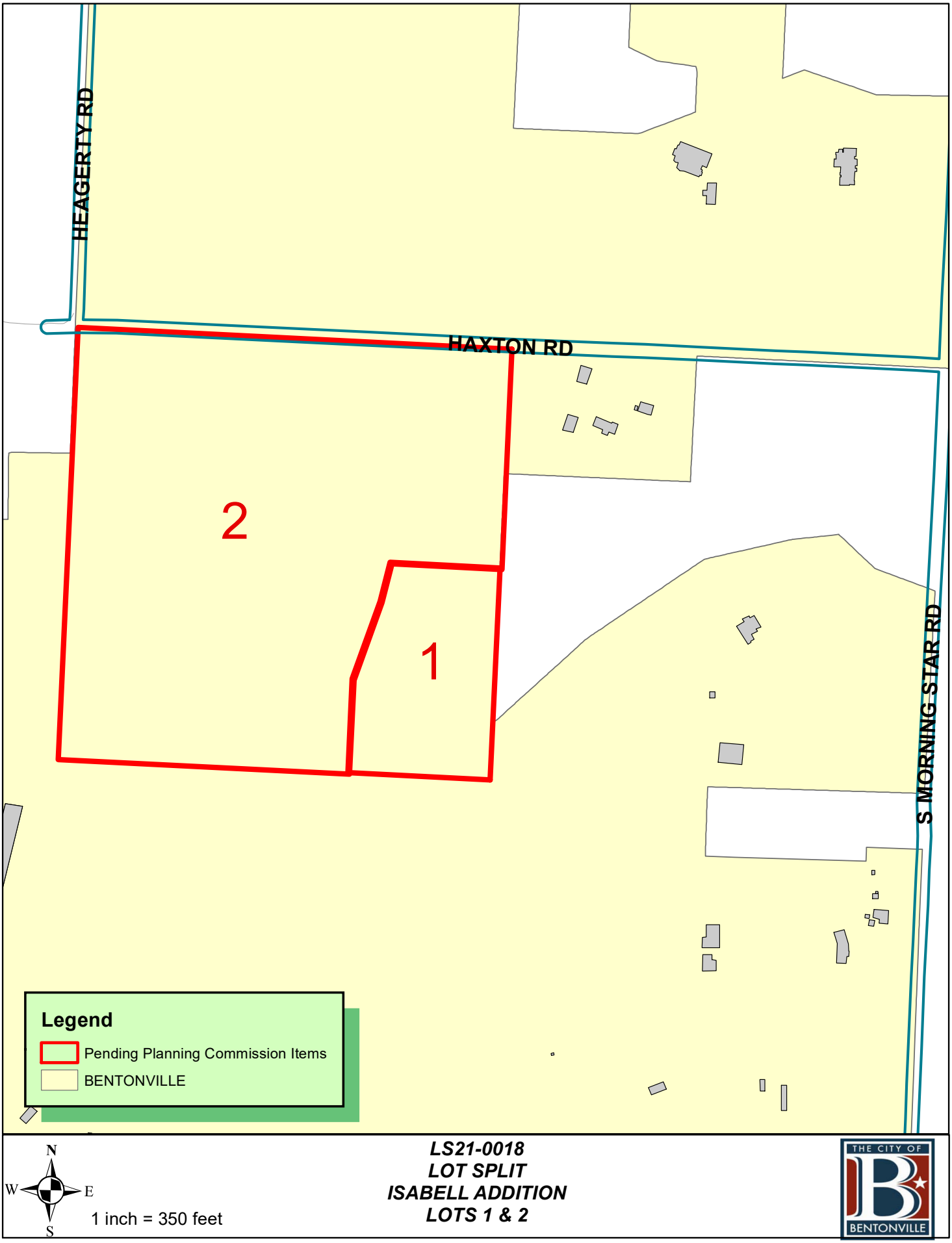
Activity % Complete	Activity ID	Activity Name	Original Duration	Planned Start	Planned Finish	Actual Start	Actual Finish	Expected Finish
0%	P3590	Final Clean	1	19-Sep-22	19-Sep-22			
Level 3 (Full Finish)			42	16-Aug-22	12-Oct-22			
0%	P2950	Metal Stud Framing	5	16-Aug-22	22-Aug-22			
0%	P2960	Overhead MEP Rough In	10	16-Aug-22	29-Aug-22			
0%	P2970	In Wall MEP Rough In	8	23-Aug-22	01-Sep-22			
0%	P2980	Drywall	3	02-Sep-22	06-Sep-22			
0%	P2990	Tape, Float, Prime & 1st Coat	5	07-Sep-22	13-Sep-22			
0%	P3000	Ceiling Grid	5	14-Sep-22	20-Sep-22			
0%	P3010	Resilient Flooring	3	21-Sep-22	23-Sep-22			
0%	P3130	Terrazzo Flooring	10	21-Sep-22	04-Oct-22			
0%	P3060	Millwork	5	26-Sep-22	30-Sep-22			
0%	P3040	Final Paint	2	03-Oct-22	04-Oct-22			
0%	P3020	Division 08/Division 10	3	05-Oct-22	07-Oct-22			
0%	P3030	MEP Trimout	5	05-Oct-22	11-Oct-22			
0%	P3050	Final Clean	1	12-Oct-22	12-Oct-22			
Non Level-Specific Activities			25	27-Sep-22	31-Oct-22			
0%	P2530	Elevator	25	27-Sep-22	31-Oct-22			
0%	P2540	Test & Balance	3	13-Oct-22	17-Oct-22			
Closeout			41	21-Sep-22	16-Nov-22			
0%	P1220	Nabholz Work List	30	21-Sep-22	01-Nov-22			
0%	P1230	Architect Punch List	10	02-Nov-22	15-Nov-22			
0%	P1240	Submit Closeouts to PSW for Review	1	16-Nov-22	16-Nov-22			
0%	P1250	Substantial Completion	1	16-Nov-22	16-Nov-22			



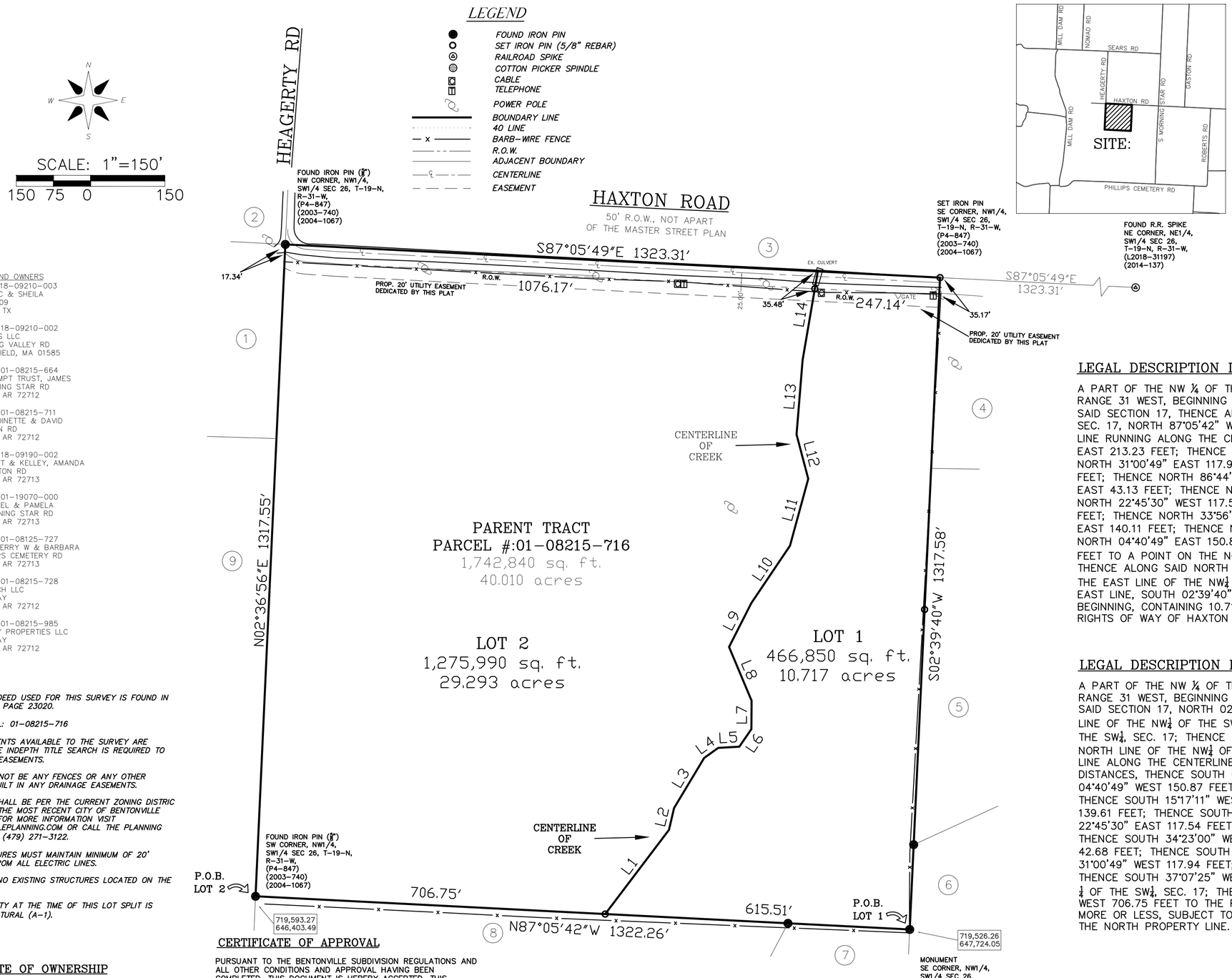
Actual Work | Critical Remaining Work
Remaining Work | Milestone

TASK filter: All Activities

© Oracle Corporation



LS21-0018
LOT SPLIT
ISABELL ADDITION
LOTS 1 & 2



ADJOINING LAND OWNERS

1) PARCEL #:18-09210-003
VOGELER, ERIC & SHEILA
PO BOX 961009
FORT WORTH, TX

2) PARCEL #:18-09210-002
BBG HOLDINGS LLC
94 WICKABOAG VALLEY RD
WEST BROOKFIELD, MA 01585

3) PARCEL #:01-08215-664
SIMPSON EXEMPT TRUST, JAMES
9217 S MORNING STAR RD
BENTONVILLE, AR 72712

4) PARCEL #:01-08215-711
MARKIN, ANTOINETTE & DAVID
10145 HAXTON RD
BENTONVILLE, AR 72712

5) PARCEL #:18-09190-002
MUSICK, SCOTT & KELLEY, AMANDA
10105 S HAXTON RD
BENTONVILLE, AR 72713

6) PARCEL #:01-19070-000
ZEHER, MICHAEL & PAMELA
10125 S MORNING STAR RD
BENTONVILLE, AR 72713

7) PARCEL #:01-08125-727
ORR TRUST-JERRY W & BARBARA
10592 PHILLIPS CEMETERY RD
BENTONVILLE, AR 72713

8) PARCEL #:01-08215-728
FIVE BS RANCH LLC
7 ROBSON WAY
BENTONVILLE, AR 72712

9) PARCEL #:01-08215-985
N & J FAMILY PROPERTIES LLC
7 ROBSON WAY
BENTONVILLE, AR 72712

NOTES

1). WARRANTY DEED USED FOR THIS SURVEY IS FOUND IN BOOK 2016, AT PAGE 23020.

2). TAX PARCEL: 01-08215-716

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.

7. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE PROPERTY.

8. THE PROPERTY AT THE TIME OF THIS LOT SPLIT IS ZONED AGRICULTURAL (A-1).

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R.: _____

PAGE: _____

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

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

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION:
_____

SIGNED:
_____
MAYOR

_____
CLERK

_____
P.C. CHAIRPERSON

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.

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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	213.23'	N37°07'25"E
L2	45.16'	N13°08'26"E
L3	117.94'	N31°00'49"E
L4	34.99'	N54°20'22"E
L5	42.68'	N86°44'40"E
L6	43.13'	N34°23'00"E
L7	57.30'	N00°20'13"E
L8	117.54'	N22°45'30"W
L9	99.42'	N26°54'17"E
L10	139.61'	N33°56'56"E
L11	140.11'	N15°17'11"E
L12	92.55'	N14°50'03"W
L13	150.87'	N04°40'49"E
L14	181.45'	N09°42'03"E

LEGAL DESCRIPTION LOT 1

A PART OF THE NW ¼ OF THE SW ¼ OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BEGINNING AT THE SE CORNER OF THE NW¼ OF THE SW¼ OF SAID SECTION 17, THENCE ALONG THE SOUTH LINE OF THE NW¼ OF THE SW¼, SEC. 17, NORTH 87°05'42" WEST 615.51 FEET; THENCE LEAVING SAID SOUTH LINE RUNNING ALONG THE CENTERLINE OF THE CREEK, NORTH 37°07'25" EAST 213.23 FEET; THENCE NORTH 13°08'26" EAST 45.16 FEET; THENCE NORTH 31°00'49" EAST 117.94 FEET; THENCE NORTH 54°20'22" EAST 34.99 FEET; THENCE NORTH 86°44'40" EAST 42.68 FEET; THENCE NORTH 24°23'00" EAST 43.13 FEET; THENCE NORTH 00°20'13" EAST 57.30 FEET; THENCE NORTH 22°45'30" WEST 117.54 FEET; THENCE NORTH 26°54'17" EAST 99.42 FEET; THENCE NORTH 33°56'56" EAST 139.61 FEET; THENCE NORTH 15°17'11" EAST 140.11 FEET; THENCE NORTH 14°50'03" WEST 92.55 FEET; THENCE NORTH 04°40'49" EAST 150.87 FEET; THENCE NORTH 09°42'03" EAST 181.45 FEET TO A POINT ON THE NORTH LINE OF THE NW¼ OF THE SW¼, SEC. 17; THENCE ALONG SAID NORTH LINE, SOUTH 87°05'49" EAST 247.14 FEET TO THE EAST LINE OF THE NW¼ OF THE SW¼, SEC. 17; THENCE ALONG SAID EAST LINE, SOUTH 02°39'40" WEST 1317.58 FEET TO THE POINT OF BEGINNING, CONTAINING 10.717 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS OF WAY OF HAXTON ROAD, ALONG THE NORTH PROPERTY LINE.

LEGAL DESCRIPTION LOT 2

A PART OF THE NW ¼ OF THE SW ¼ OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST, BEGINNING AT THE SW CORNER OF THE NW¼ OF THE SW¼ OF SAID SECTION 17, NORTH 02°36'56" EAST 1317.55 FEET ALONG THE WEST LINE OF THE NW¼ OF THE SW¼, SEC. 17 TO THE NW CORNER OF THE NW¼ OF THE SW¼, SEC. 17; THENCE SOUTH 87°05'49" EAST 1076.17 FEET ALONG THE NORTH LINE OF THE NW¼ OF THE SW¼, SEC. 17; THENCE LEAVING SAID NORTH LINE ALONG THE CENTERLINE OF THE CREEK THE FOLLOWING COURSES AND DISTANCES, THENCE SOUTH 09°42'03" WEST 181.45 FEET; THENCE SOUTH 04°40'49" WEST 150.87 FEET; THENCE SOUTH 14°50'03" EAST 92.55 FEET; THENCE SOUTH 15°17'11" WEST 140.11 FEET; THENCE SOUTH 33°56'56" WEST 139.61 FEET; THENCE SOUTH 26°54'17" WEST 99.42 FEET; THENCE SOUTH 22°45'30" EAST 117.54 FEET; THENCE SOUTH 00°20'13" WEST 57.30 FEET; THENCE SOUTH 34°23'00" WEST 43.13 FEET; THENCE SOUTH 86°44'40" WEST 42.68 FEET; THENCE SOUTH 54°20'22" WEST 34.99 FEET; THENCE SOUTH 31°00'49" WEST 117.94 FEET; THENCE SOUTH 13°08'26" WEST 45.16 FEET; THENCE SOUTH 37°07'25" WEST 213.23 FEET TO THE SOUTH LINE OF THE NW ¼ OF THE SW¼, SEC. 17; THENCE ALONG SAID SOUTH LINE, NORTH 87°05'42" WEST 706.75 FEET TO THE POINT OF BEGINNING, CONTAINING 29.293 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS OF WAY OF HAXTON ROAD, ALONG THE NORTH PROPERTY LINE.

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

STATE FILING # 500-19N-31W-0-26-340-04-1553

ISABELL ADDITION LOTS 1 AND 2

LOT SPLIT

OWNER:
RYAN ISABELL

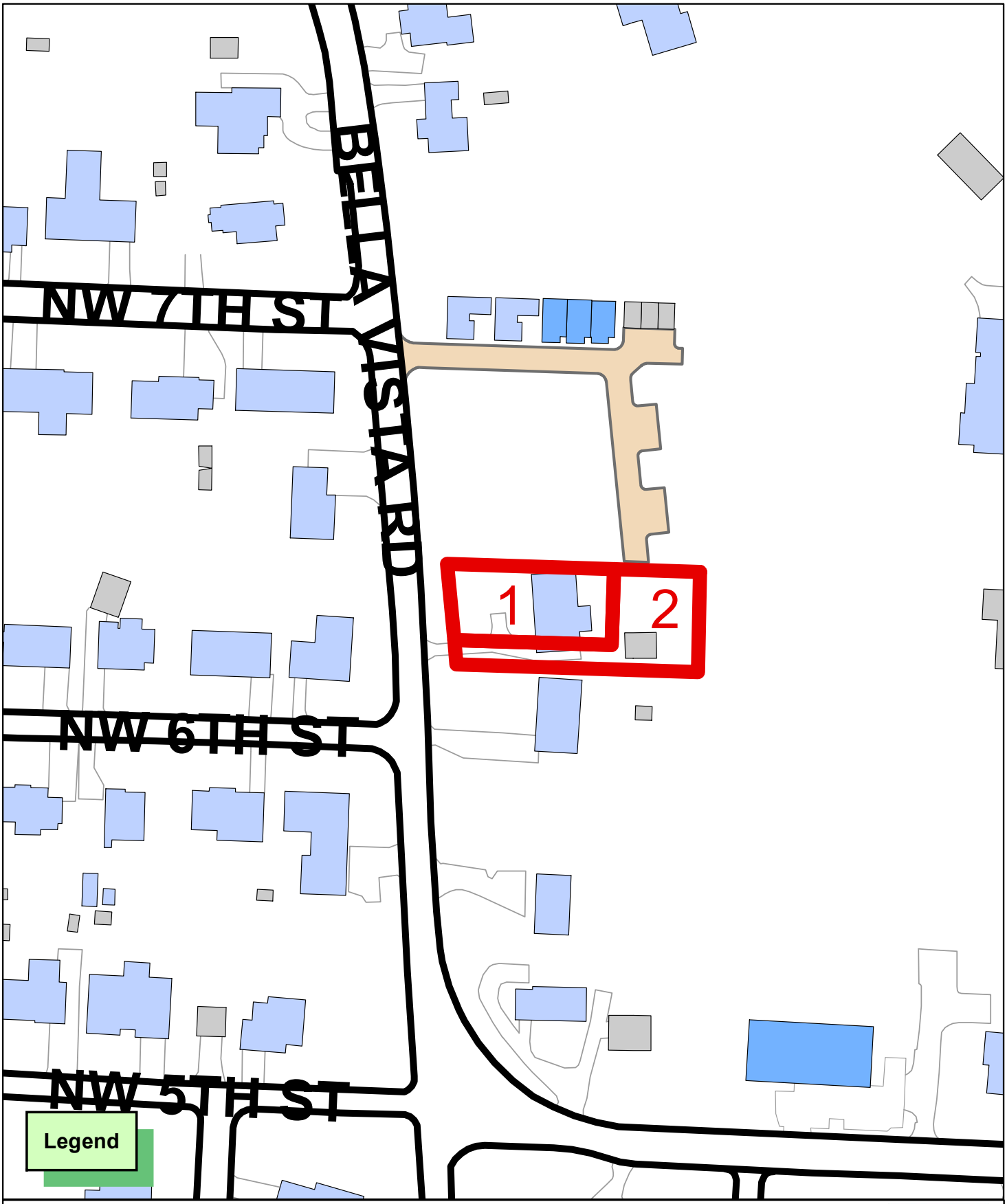
REVISIONS		
No.:	BY:	DATE:
#1	R.I.	4/26/21
#2	CITY	5/14/21

DRAWN BY: DP/ZS
DATE: 4/6/21
CHECKED BY:
JOB No.: 2021135
SCALE: 1"=150'
SHEET: 1

273-7989
OR
366-7989

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

CITY OF BENTONVILLE PROJECT #: LS 21-0018



N
W E
S

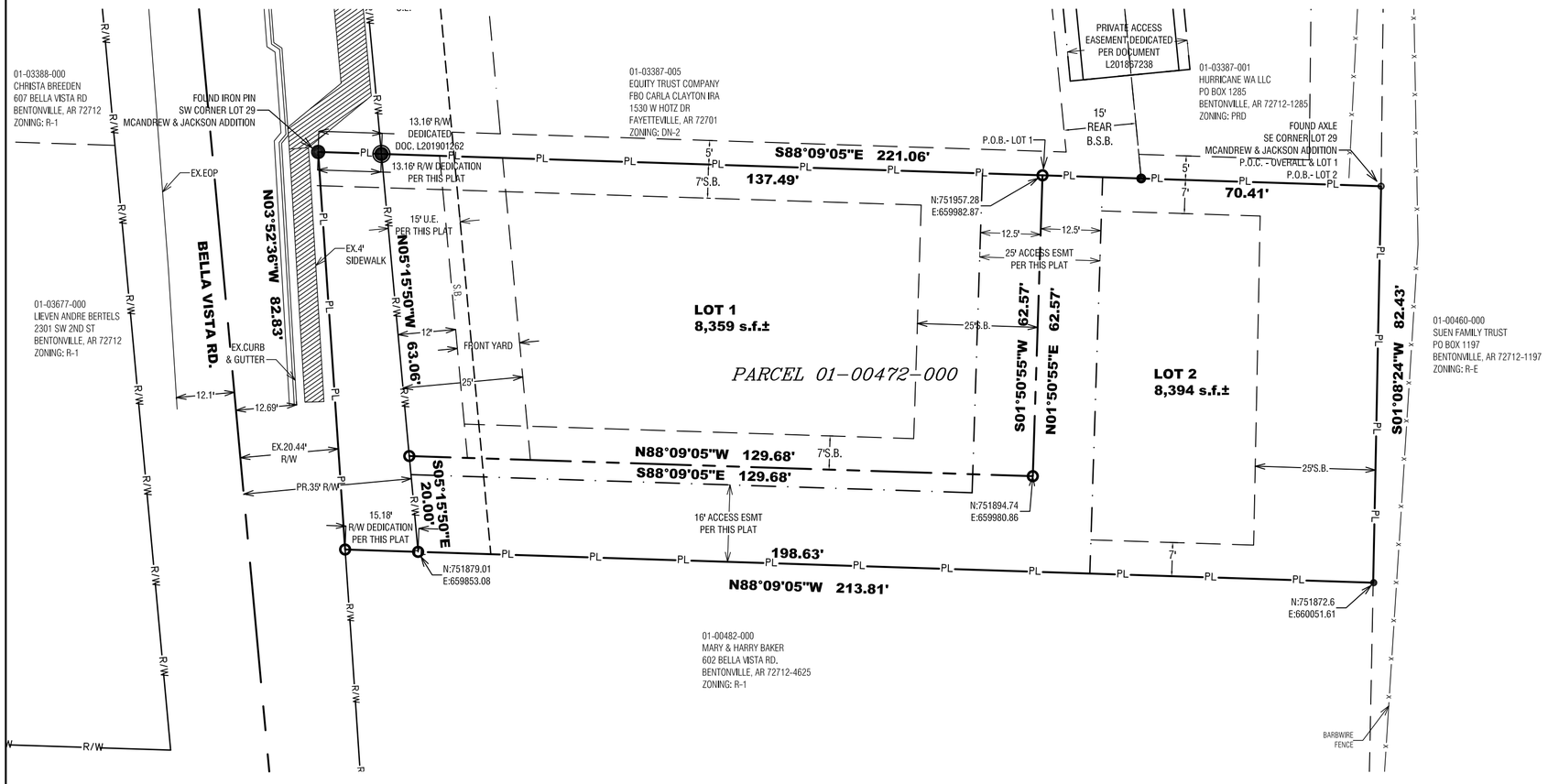
1 inch = 100 feet

LS21-0023
LOT SPLIT
BELLA VISTA RD PARCEL 01-00472-000
CREATING LOTS 1 & 2

THE CITY OF BENTONVILLE

INCIDENTAL SUBDIVISION
CREATING LOTS 1 & 2 FOR NEW SUBDIVISION
"AJ SUBDIVISION"

BUILDING SETBACK TABLE DN - 2 ZONING	
FRONT YARD	12' MIN. 25' MAX.
EXTERIOR/CORNER SIDE YARD	12' MIN. 25' MAX.
INTERIOR SIDE YARD	7' (DETACHED) 0' (ATTACHED)
REAR	25'



LEGAL DESCRIPTION - OVERALL:

A part of the Frl. SE1/4 of the NW1/4 and part of the Frl. NE1/4 of the SW1/4 of Section 30, Township 20 North, Range 30 West, Beginning at the SE Corner of Lot 29 of McAndrew & Jackson Addition to Bentonville said point being a Found Axle, thence S01°08'24"W 82.43 feet, thence N88°09'05"W 213.81 feet, thence N03°52'36"W 82.83 feet, thence S88°09'05"E 221.06 feet to the POINT OF BEGINNING, Containing 0.41 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - LOT 1:

A part of the Frl. SE1/4 of the NW1/4 and part of the Frl. NE1/4 of the SW1/4 of Section 30, Township 20 North, Range 30 West, Commencing at the SE Corner of Lot 29 of McAndrew & Jackson Addition to Bentonville said point being a Found Axle, thence N88°09'05"W 70.41 feet to the POINT OF BEGINNING, thence S01°50'55"W 62.57 feet, thence N88°09'05"W 129.68 feet, thence N05°15'50"W 63.06 feet, thence S88°09'05"E 137.49 feet to the POINT OF BEGINNING, Containing 8,359 square feet, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - LOT 2:

A part of the Frl. SE1/4 of the NW1/4 and part of the Frl. NE1/4 of the SW1/4 of Section 30, Township 20 North, Range 30 West, Beginning at the SE Corner of Lot 29 of McAndrew & Jackson Addition to Bentonville said point being a Found Axle, thence S01°08'24"W 82.43 feet, thence N88°09'05"W 198.63 feet, thence N05°15'50"W 20.00 feet, thence S88°09'05"E 129.68 feet, thence N01°50'55"E 62.57 feet, thence S88°09'05"E 70.41 feet to the POINT OF BEGINNING, Containing 8,394 square feet, more or less, subject to easements and right of ways of record.

NOTES:

1. PARCEL NUMBER: 01-00472-000

2. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).

3. BOUNDARY BASED ON MCANDREW & JACKSON ADDITION FILE A-30 & T-78 AND DEED 2007-38074.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N
W E
S

FILING NUMBER

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- CENTERLINE STREET
- BOUNDARY LINE
- RIGHT-OF-WAY
- BARBWIRE FENCE
- EXISTING 5' SIDEWALK
- GENERAL UTILITY EASEMENT (U.E.)

PROJECT DETAILS

PROJECT TITLE:
INCIDENTAL SUBDIVISION CREATING
LOTS 1 & 2 FOR NEW "AJ SUBDIVISION"

PROJECT LOCATION:
BENTONVILLE, AR

REVISIONS

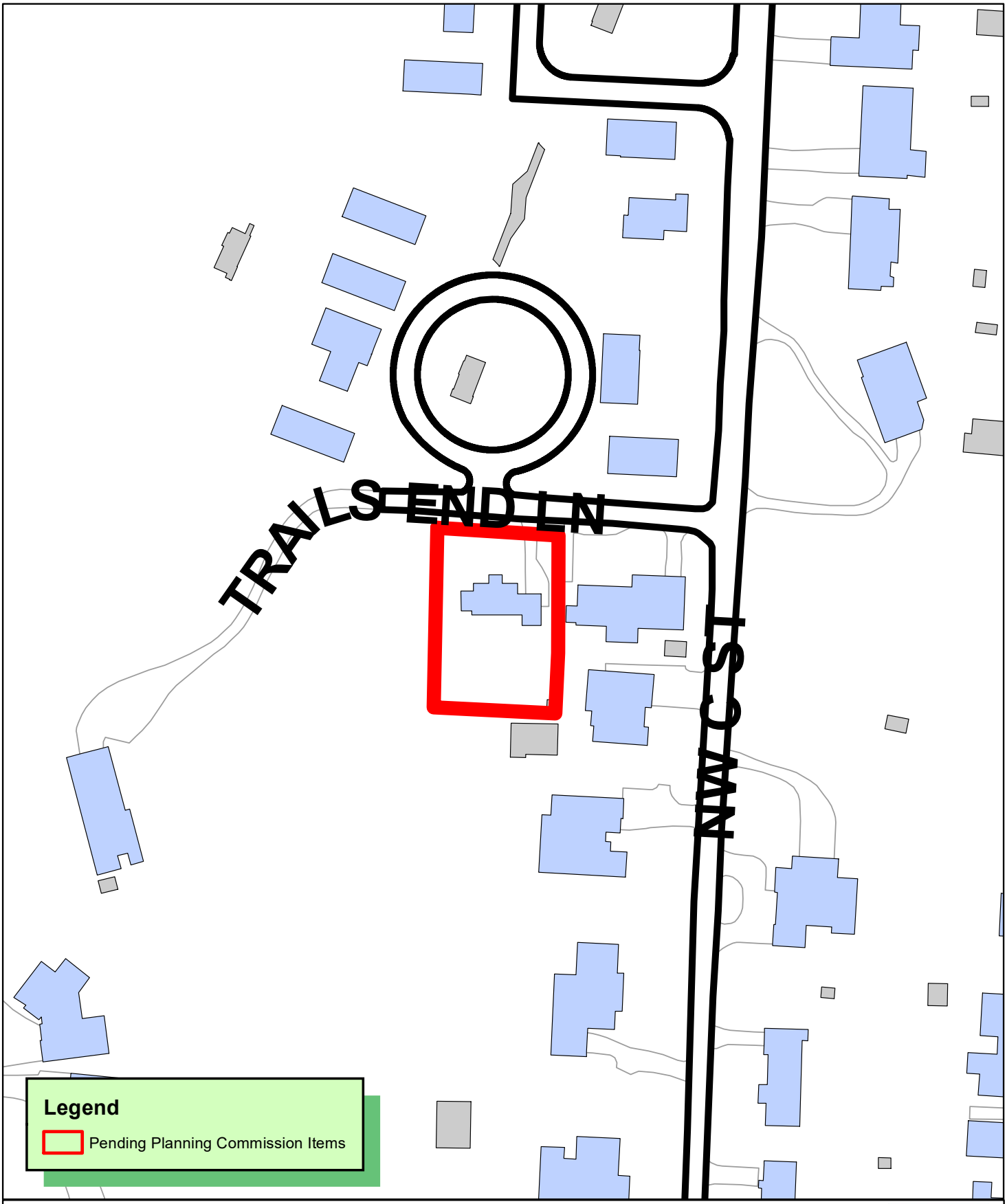
DATE: 5.17.2021
DRAWN BY: PMM
PROJECT # 2020112
FILE PATH: Z:LOTS\DWG\LSP
SHEET SIZE: 18" x 24"
SCALE: 1" = 20'

SHEET TITLE

LOT SPLIT

SHEET NUMBER

1



LS21-0024
LOT SPLIT
HOLLIE ADDITION
CREATING LOT 1

LOT SPLIT
CREATING LOT 1, HOLLIE ADDITION
405 TRAILS END
BENTONVILLE, ARKANSAS

CLIENT:
TODD RENFROW
P.O. BOX 3418, BENTONVILLE AR
PHONE:(479) 631-5355
EMAIL: TODDMRENFROW@YAHOO.COM

SURVEY NOTES:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Instrument L202101576 at the courthouse in Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: NAD83, State Plane Grid Coordinates, Arkansas North Zone, Checking with City of Bentonville Control Network.
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
8. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. This property is Zoned R-1 (Single Family Residential).
11. Setbacks shall be per the current Zoning district as stated in the most recent City of Bentonville Zoning Code. For more information visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
12. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
13. Subsurface and environmental conditions were not examined nor considered a part of this survey.
14. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
15. Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
16. Before any work in the right-of-way commences, contractor and or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said Departments of the intent and type of work that will take place within the Right-of-Way. Work in the Right-of-Way may require a separate permit.
17. Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
18. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
19. All structures must maintain a minimum of 20' clearances from all electric lines.
20. 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.
21. It is the responsibility of the developer to coordinate with the New Service Coordinator @479-271-3139 to determine if equipment is in conflict.
22. It is the responsibility of the developer to pay any costs associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and materials to move the equipment to the new lot line.



VICINITY MAP
Scale: 1" = 1,000'

ATLAS PAGE # 361

LEGAL DESCRIPTION - INSTRUMENT L202101576:

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 32 FEET SOUTH AND SOUTH 89°58'00" EAST 378 FEET FROM THE NW CORNER OF SAID SW 1/4 OF THE NE 1/4; THENCE SOUTH 150.00 FEET; THENCE EAST 100 FEET; THENCE NORTH 150 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

SURVEY DESCRIPTION - LOT 1, HOLLIE ADDITION:

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 87°38'13" EAST 378.00 FEET AND SOUTH 02°21'47" WEST 32.00 FEET FROM THE NW CORNER OF SAID SW 1/4 OF THE NE $\frac{1}{4}$ TO A FOUND $\frac{3}{8}$" REBAR IN THE SOUTH ROW OF TRAILS END LANE; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, SOUTH 01°10'55" WEST 1.88 FEET TO A SET $\frac{5}{8}$" REBAR W/ CAP "AR1002" FOR THE POINT OF BEGINNING; THENCE SOUTH 86°27'45" EAST 99.83 FEET TO A SET $\frac{5}{8}$" REBAR W/ CAP "AR1002"; THENCE SOUTH 00°15'01" WEST 96.71 FEET TO A FOUND $\frac{5}{8}$" REBAR; THENCE SOUTH 02°46'33" WEST 49.78 FEET TO A FOUND $\frac{5}{8}$" REBAR; THENCE NORTH 87°07'10" WEST 99.98 FEET TO A FOUND $\frac{5}{8}$" REBAR; THENCE NORTH 01°10'55" EAST 147.60 FEET TO THE POINT OF BEGINNING, CONTAINING 14,785 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

SURVEY DESCRIPTION - ROW DEDICATION:

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 87°38'13" EAST 378.00 FEET AND SOUTH 02°21'47" WEST 32.00 FEET FROM THE NW CORNER OF SAID SW 1/4 OF THE NE $\frac{1}{4}$ TO A FOUND $\frac{3}{8}$" REBAR IN THE SOUTH ROW OF TRAILS END LANE FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 87°38'13" EAST 99.70 FEET TO A FOUND $\frac{5}{8}$" REBAR; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, SOUTH 00°15'01" WEST 3.93 FEET TO A SET $\frac{5}{8}$" REBAR W/ CAP "AR1002"; THENCE NORTH 86°27'45" WEST 99.83 FEET TO A SET $\frac{5}{8}$" REBAR W/ CAP "AR1002"; THENCE NORTH 01°10'55" EAST 1.88 FEET TO THE POINT OF BEGINNING, CONTAINING 289 SQUARE FEET OR 0.006 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 _____
Bentonville Planning Commission Chairman

Signed _____
Mayor City of Bentonville

Signed _____
City Clerk, City of Bentonville

Certificate of Ownership:

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

Date of Execution: _____

Print:_____

Signed:_____

State of Arkansas}
County of Benton}

Sworn to and subscribed before me this _____ day of _____, 2021.

_____
Notary Public Signature

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

CERTIFICATE OF AUTHORIZATION
SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
No.385
ARKANSAS – ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
ED GRAY
PRELIMINARY

SURVEYOR'S CERTIFICATE:

I, C. Ed Gray, 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.

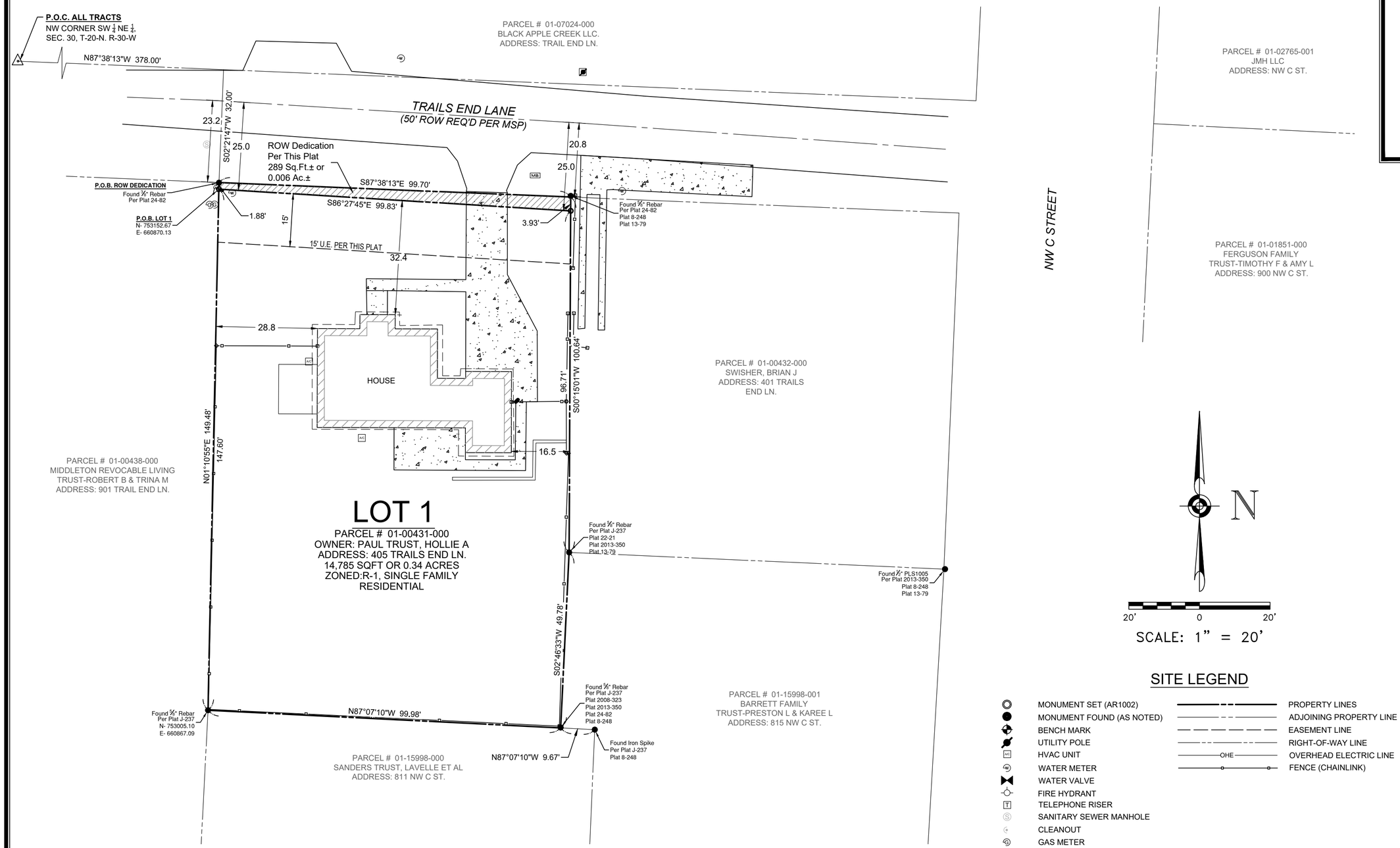
Date of Execution: _____

_____
C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002

City of Bentonville Project No.:
LS21-0024

State Filing Code:
500-20N-30W-0-30-130-04-1002

PROJECT: 21030 LAMPLIGHTER LOT SPLIT



SITE LEGEND

- MONUMENT SET (AR1002)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- HVAC UNIT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE RISER
- SANITARY SEWER MANHOLE
- CLEANOUT
- GAS METER
- MAILBOX
- DECIDUOUS TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (CHAINLINK)

FLOOD STATEMENT:

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

City of Bentonville Project No.:
LS21-XXXX

State Filing Code:
500-20N-30W-0-30-130-04-1002

CLIENT:
LAMPLIGHTER RESTORATIONS LLC
P.O. BOX 3418, BENTONVILLE AR
PHONE:(479) 631-5355
EMAIL: TODDMRENFROW@YAHOO.COM

SHEET: LOT SPLIT

PROJECT: CREATING LOT 1, HOLLIE ADDITION BENTONVILLE, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.
JRE
ED GRAY
PRELIMINARY

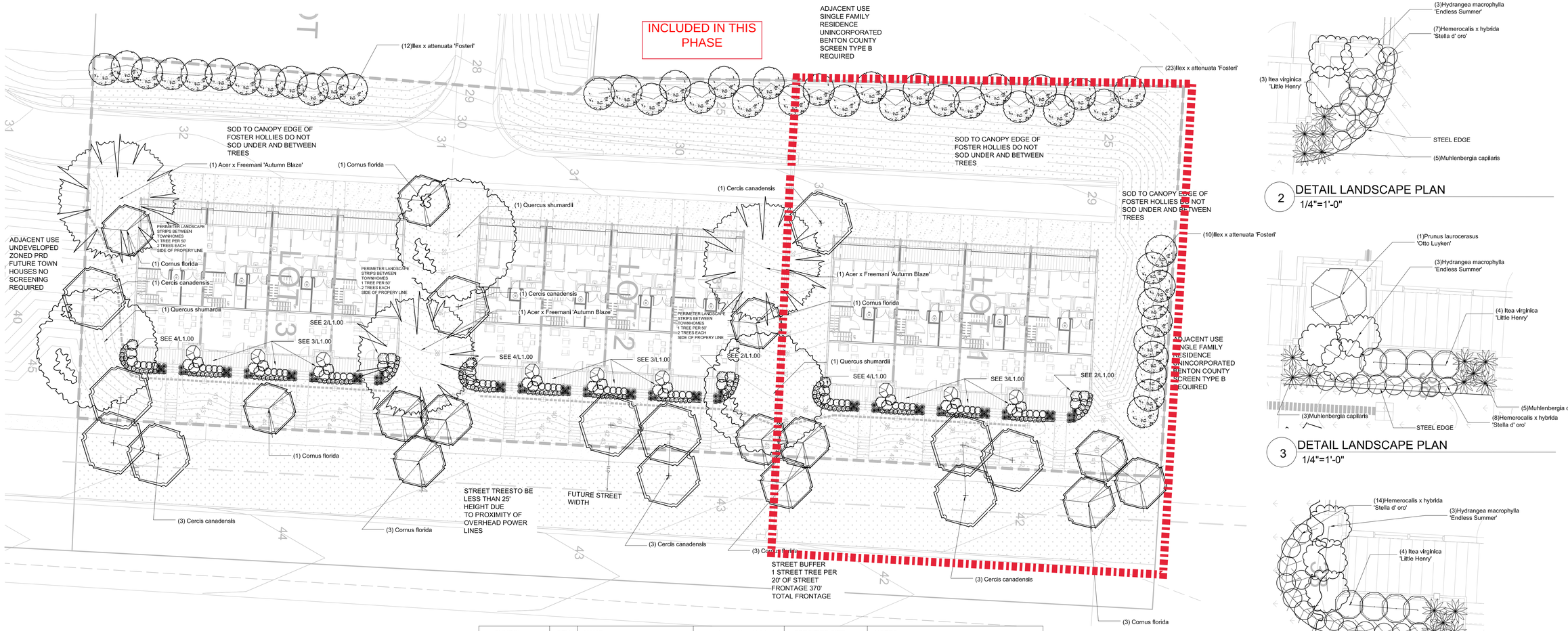
SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-2282

PLS:	JW
CAD:	AF
FIELD:	MJH
SCE PROJECT #:	21030
DATE:	04/20/2021
SHEET:	2 OF 2

PROJECT: 21030 LAMPLIGHTER LOT SPLIT



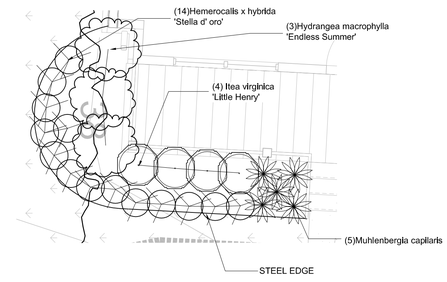
LSD21-0016
LARGE SCALE DEVELOPMENT
HAWTHORNE HEIGHTS PH-1 TOWNHOMES LOT 3
1801, 1803, 1805 & 1807 NE J ST



1 LANDSCAPE PLAN
1"=16'-0"

2 DETAIL LANDSCAPE PLAN
1/4"=1'-0"

3 DETAIL LANDSCAPE PLAN
1/4"=1'-0"



4 DETAIL LANDSCAPE PLAN
1/4"=1'-0"

NOTES:

1. DO NOT SCALE DRAWINGS. CONTACT LANDSCAPE ARCHITECT FOR ANY NEEDED DIMENSIONS.
2. PROPERTY IS ZONED: PRD.
3. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL DEAD PLANT MATERIAL SHALL BE REPLACED.
4. TREES SHALL NOT BE TOPPED AT ANY TIME. TREE PRUNING MUST COMPLY WITH LATEST ANSI A300 STANDARDS FOR TREE CARE.
5. TREES SHALL NOT BE REMOVED AT ANY TIME. TREE PRUNING MUST COMPLY WITH LATEST ANSI A300 STANDARDS FOR TREE CARE.
6. ALL EXISTING SITE VEGETATION IS TO BE REMOVED. NO EXISTING VEGETATION IS TO BE PRESERVED.
7. REFER TO CIVIL PLANS FOR EXTENTS OF DEMOLITION AND EROSION CONTROL.
8. LANDSCAPE CONTRACTOR TO PROVIDE MAINTENANCE REQUIREMENTS AND SCHEDULE TO OWNER AT PROJECT CLOSEOUT.
9. CONTACT ARKANSAS UTILITY LOCATION SERVICES (811) MINIMUM 3 DAYS PRIOR TO INSTALLING LANDSCAPE OR IRRIGATION.
10. INSTALL CONTINUOUS STEEL EDGE ALONG PLANTING BEDS

11. A DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS THAT PROVIDES 100% FULL COVERAGE. SEE L2.00 FOR IRRIGATION SPECIFICATION NOTES.

SYMBOL	QTY	NAME	MATURE HEIGHT/SPREAD	SPECIFIED SIZE	NOTES
	3	SHUMARD OAK QUERCUS SHUMARDII	50'-60' TALL X 50-60" WIDE	12'-14' TALL X 5'-6' WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES MIN BRANCH HEIGHT 4' ABOVE NEAREST ADJACENT GRADE
	3	AUTUMN BLAZE RED MAPLE ACER X FREEMANII 'AUTUMN BLAZE'	50'-60' TALL X 50-60' WIDE	12'-14' TALL X 5'-6' WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES MIN BRANCH HEIGHT 4' ABOVE NEAREST ADJACENT GRADE
	13	DOGWOOD CORNUS FLORIDA	20-25' TALL X 20-25' WIDE	10'-12' TALL X 4'-5' WIDE 2" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES
	12	EASTERN REDBUD CERCIS CANADENSIS	20-25' TALL X 20-25' WIDE	10'-12' TALL X 4'-5' WIDE 2" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES
	48	FOSTER HOLLY ILEX X ATTENUATA 'FOSTERI'	20' TALL X 10-12' WIDE	21-1,5" CAL (12" ABOVE BASE) 8'TX36"W	POSITIVE GROWTH, SYMMETRICAL WITH WELL BRANCHED CANOPIES FULL TO GROUND LEVEL
	45	HYDRANGEA 'ENDLESS SUMMER' HYDRANGEA MACROPHYLLA	3-4' TALL X 3-4' WIDE	3 GAL 18"TX18"W	SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AT 6-7' O.C.
	9	OTTO LUYKEN LAUREL PRUNUS LAUROCERASUS 'OTTO LUYKEN'	4-5' TALL X 5-6' WIDE	5 GAL 24"TX24"W	SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AT 3-4' O.C.
	57	'LITTLE HENRY' ITEA ITEA VIRGINICA 'LITTLE HENRY'	2-3' TALL X 3' WIDE	3 GAL 18"TX18"W	SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AT 3-4' O.C.
	102	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS	2' TALL X 2-3' WIDE	1 GAL FULL POT	SPACED AT 2'-6" +/- O.C.
	135	STELLA D'ORO DAYLILY HEMEROCALIS X 'STELLA D' ORO'	1' TALL X 2' WIDE	1 GAL FULL POT	SPACED AT 2'-6" +/- O.C.
	3100	'MEYER' ZOYSIA SOD		SQUARE YARDS	CLOSE JOINTS. SOD ALL INDICATED AREAS ROLL WITH HEAVY LAWN ROLLER VARIETIES USED MUST BE CONSISTENT THROUGHOUT PROJECT

CONTRACTOR RESPONSIBLE FOR THE VERIFICATION OF ALL QUANTITIES

NOTES:

1. THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA AS INDICATED.
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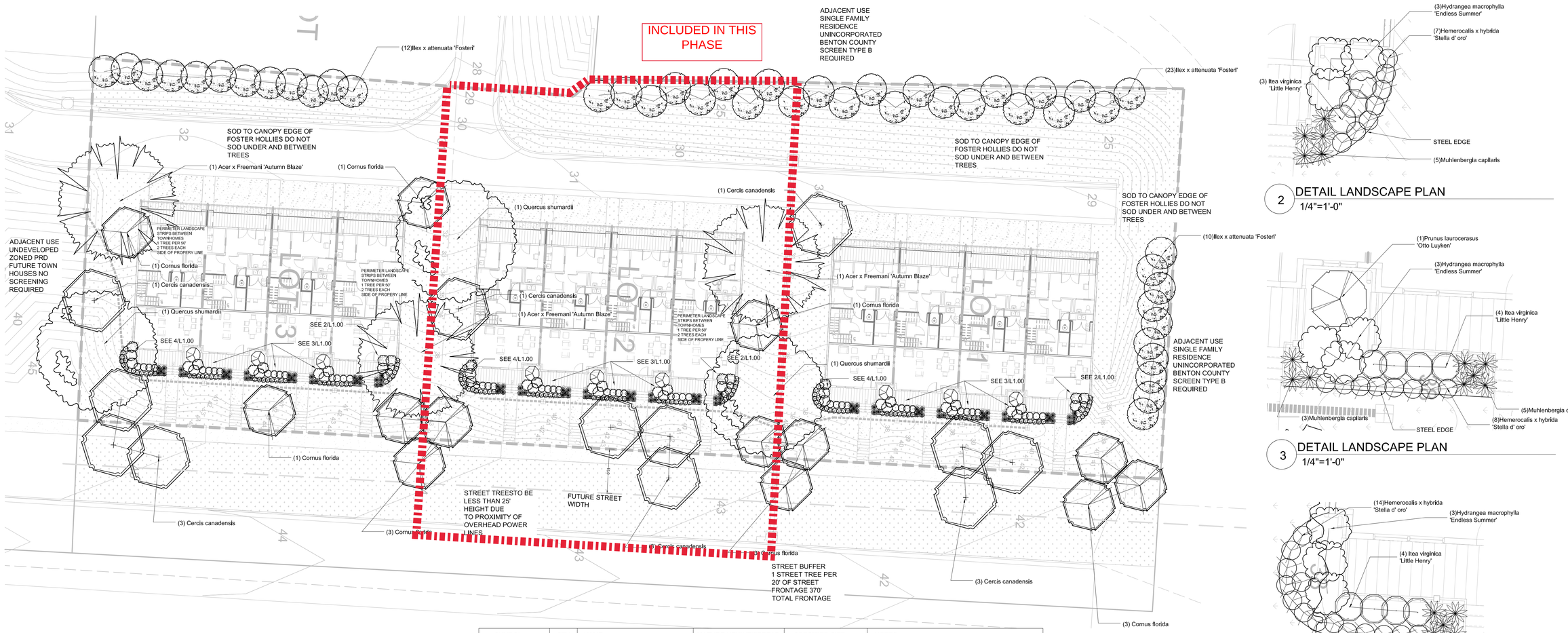
COVER A MINIMUM OF EIGHTY PERCENT (80%) OF PLANTING ISLANDS. ONE JUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

REGISTERED LANDSCAPE ARCHITECT
JAMES H. CRANOR
No. 5056
STATE OF ARKANSAS

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

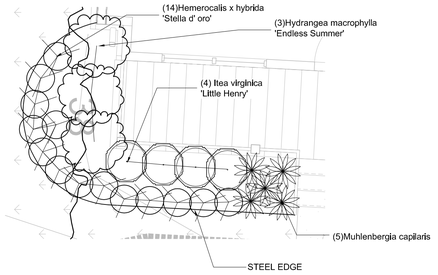
		REV	
DRWN BY JHC	DATE 10/28/19	DRAWING TITLE	LANDSCAPE PLAN
APVD BY JHC	DATE 10/28/19	PROJECT NAME	J STREET TOWNHOMES
PROJECT # ????	SCALE 1"=16'	PAGE 1 OF 2 / SIZE 24X36 / DRAWING No.	L 1.00

LSD21-0016



2 DETAIL LANDSCAPE PLAN
1/4"=1'-0"

3 DETAIL LANDSCAPE PLAN
1/4"=1'-0"



4 DETAIL LANDSCAPE PLAN
1/4"=1'-0"

16 0 16
Scale 1" = 16 ft

1 LANDSCAPE PLAN
1"=16'-0"

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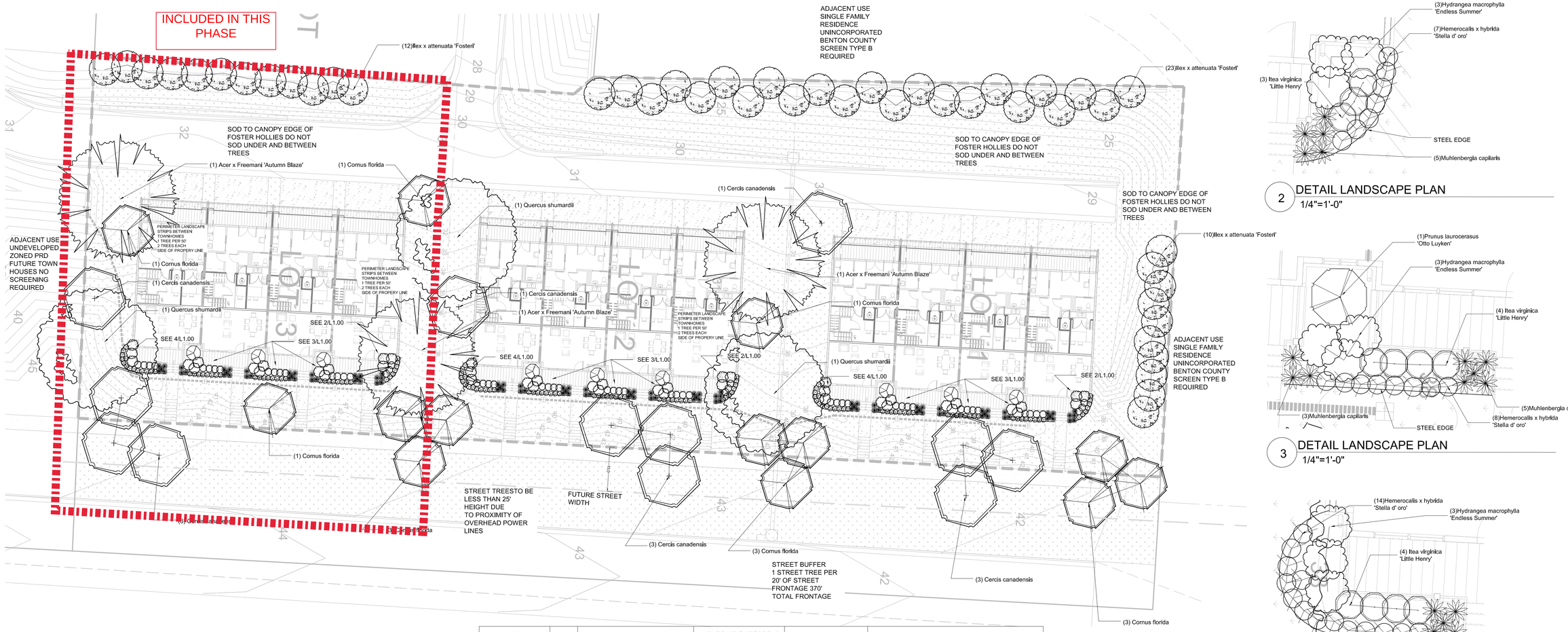
COVER A MINIMUM OF EIGHTY PERCENT (80%) OF PLANTING ISLANDS. ONE JUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

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CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

		REV	
DRWN BY: JHC	DATE: 10/28/19	DRAWING TITLE: LANDSCAPE PLAN	
APVD BY: JHC	DATE: 10/28/19	PROJECT NAME: J STREET TOWNHOMES	
PROJECT #: ????	SCALE: 1"=16'	PAGE: 1 OF 2	SIZE: 24X36
		DRAWING No.: L 1.00	

LSD21-0016



1 LANDSCAPE PLAN
1"=16'-0"

2 DETAIL LANDSCAPE PLAN
1/4"=1'-0"

3 DETAIL LANDSCAPE PLAN
1/4"=1'-0"

4 DETAIL LANDSCAPE PLAN
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	3	SHUMARD OAK QUERCUS SHUMARDII	50'-60' TALL X 50-60" WIDE	12'-14' TALL X 5'-6' WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES MIN BRANCH HEIGHT 4' ABOVE NEAREST ADJACENT GRADE
	3	AUTUMN BLAZE RED MAPLE ACER X FREEMANII 'AUTUMN BLAZE'	50'-60' TALL X 50-60' WIDE	12'-14' TALL X 5'-6' WIDE, 3" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES MIN BRANCH HEIGHT 4' ABOVE NEAREST ADJACENT GRADE
	13	DOGWOOD CORNUS FLORIDA	20-25' TALL X 20-25' WIDE	10'-12' TALL X 4'-5' WIDE 2" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES
	12	EASTERN REDBUD CERCIS CANADENSIS	20-25' TALL X 20-25' WIDE	10'-12' TALL X 4'-5' WIDE 2" CAL (12" ABOVE BASE)	POSITIVE GROWTH, SYMMETRICAL SINGLE TRUNK WITH WELL BRANCHED CANOPIES
	48	FOSTER HOLLY ILEX X ATTENUATA 'FOSTERI'	20' TALL X 10-12' WIDE	21-1.5" CAL (12" ABOVE BASE) 8'TX36"W	POSITIVE GROWTH, SYMMETRICAL WITH WELL BRANCHED CANOPIES FULL TO GROUND LEVEL
	45	HYDRANGEA 'ENDLESS SUMMER' HYDRANGEA MACROPHYLLA	3-4' TALL X 3-4' WIDE	3 GAL 18"TX18"W	SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AT 6-7' O.C.
	9	OTTO LUYKEN LAUREL PRUNUS LAUROCERASUS 'OTTO LUYKEN'	4-5' TALL X 5-6' WIDE	5 GAL 24"TX24"W	SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AT 3-4' O.C.
	57	'LITTLE HENRY' ITEA ITEA VIRGINICA 'LITTLE HENRY'	2-3' TALL X 3' WIDE	3 GAL 18"TX18"W	SYMMETRICAL WITH WELL BRANCHED CANOPIES SPACED AT 3-4' O.C.
	102	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS	2' TALL X 2-3' WIDE	1 GAL FULL POT	SPACED AT 2'-6" +/- O.C.
	135	STELLA D'ORO DAYLILY HEMEROCALIS X 'STELLA D' ORO'	1' TALL X 2' WIDE	1 GAL FULL POT	SPACED AT 2'-6" +/- O.C.
	3100	'MEYER' ZOYSIA SOD		SQUARE YARDS	CLOSE JOINTS. SOD ALL INDICATED AREAS ROLL WITH HEAVY LAWN ROLLER VARIETIES USED MUST BE CONSISTENT THROUGHOUT PROJECT

CONTRACTOR RESPONSIBLE FOR THE VERIFICATION OF ALL QUANTITIES

NOTES:

1. DO NOT SCALE DRAWINGS. CONTACT LANDSCAPE ARCHITECT FOR ANY NEEDED DIMENSIONS.
2. PROPERTY IS ZONED: PRD.
3. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL DEAD PLANT MATERIAL SHALL BE REPLACED.
4. TREES SHALL NOT BE TOPPED AT ANY TIME. TREE PRUNING MUST COMPLY WITH LATEST ANSI A300 STANDARDS FOR TREE CARE.
5. TREES SHALL NOT BE REMOVED AT ANY TIME. TREE PRUNING MUST COMPLY WITH LATEST ANSI A300 STANDARDS FOR TREE CARE.
6. ALL EXISTING SITE VEGETATION IS TO BE REMOVED. NO EXISTING VEGETATION IS TO BE PRESERVED.
7. REFER TO CIVIL PLANS FOR EXTENTS OF DEMOLITION AND EROSION CONTROL.
8. LANDSCAPE CONTRACTOR TO PROVIDE MAINTENANCE REQUIREMENTS AND SCHEDULE TO OWNER AT PROJECT CLOSEOUT.
9. CONTACT ARKANSAS UTILITY LOCATION SERVICES (811) MINIMUM 3 DAYS PRIOR TO INSTALLING LANDSCAPE OR IRRIGATION.
10. INSTALL CONTINUOUS STEEL EDGE ALONG PLANTING BEDS
11. **A DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL NEW LANDSCAPE AREAS THAT PROVIDES 100% FULL COVERAGE. SEE L2.00 FOR IRRIGATION SPECIFICATION NOTES.**

NOTES:

1. THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREA AS INDICATED.
2. LIVING MATERIALS SUUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC. SHALL

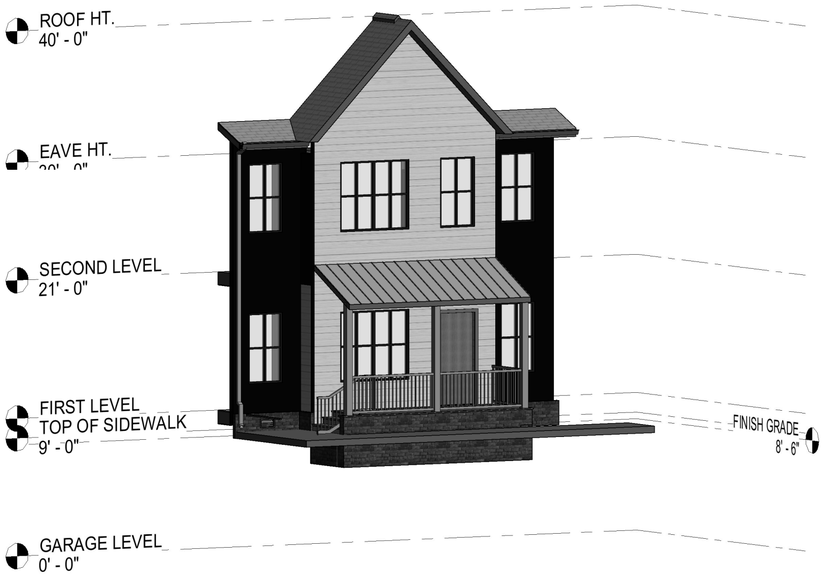
COVER A MINIMUM OF EIGHTY PERCENT (80%) OF PLANTING ISLANDS. ONE JUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

REGISTERED LANDSCAPE ARCHITECT JAMES H. CRANOR No. 5056 STATE OF ARKANSAS

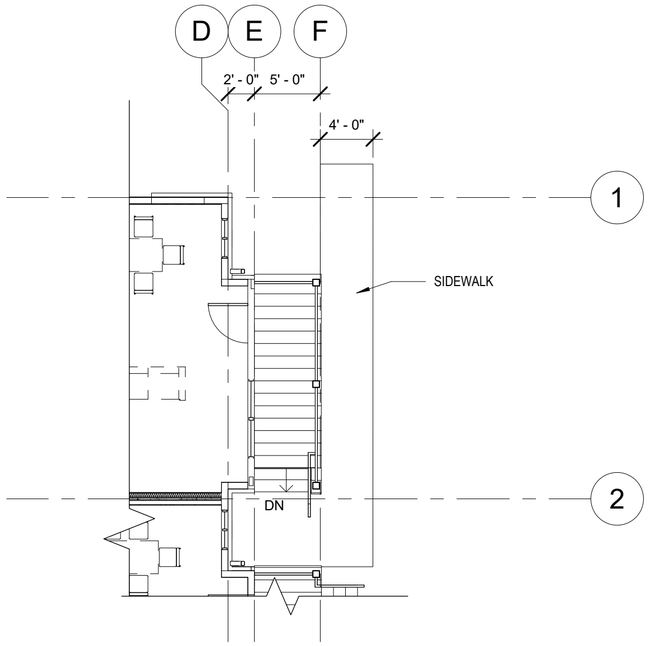
WDA WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

		REV	
DRWN BY JHC	DATE 10/28/19	DRAWING TITLE	LANDSCAPE PLAN
APVD BY JHC	DATE 10/28/19	PROJECT NAME	J STREET TOWNHOMES
PROJECT # ????	SCALE 1"=16'	PAGE 1 OF 2 / SIZE 24X36	DRAWING No. L 1.00

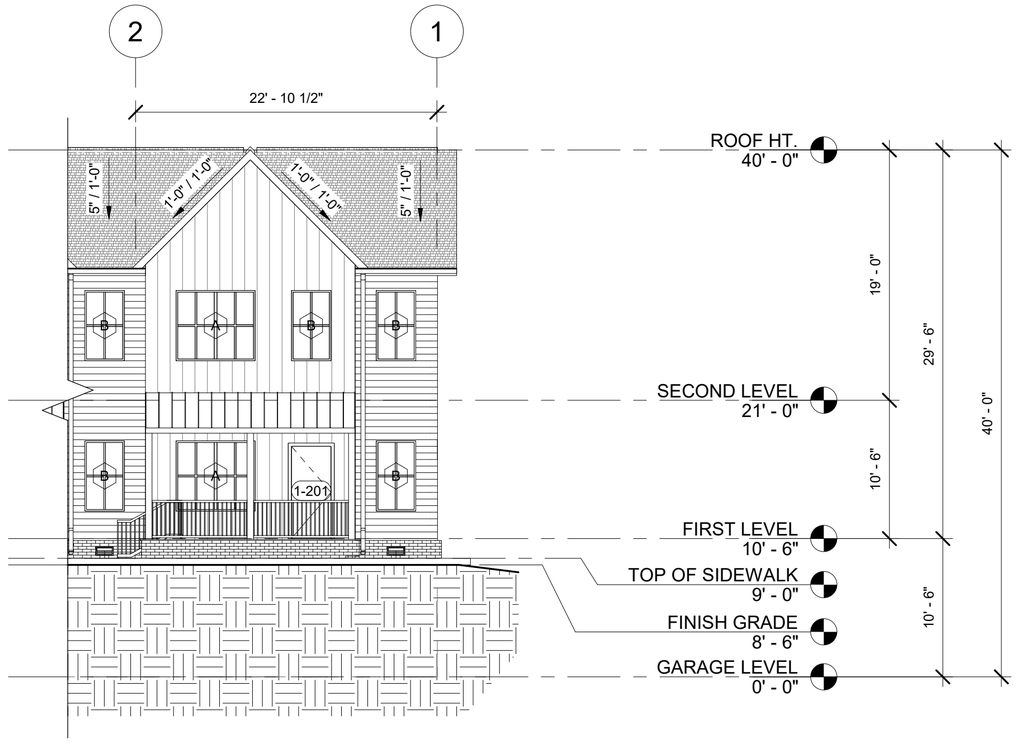
LSD21-0016



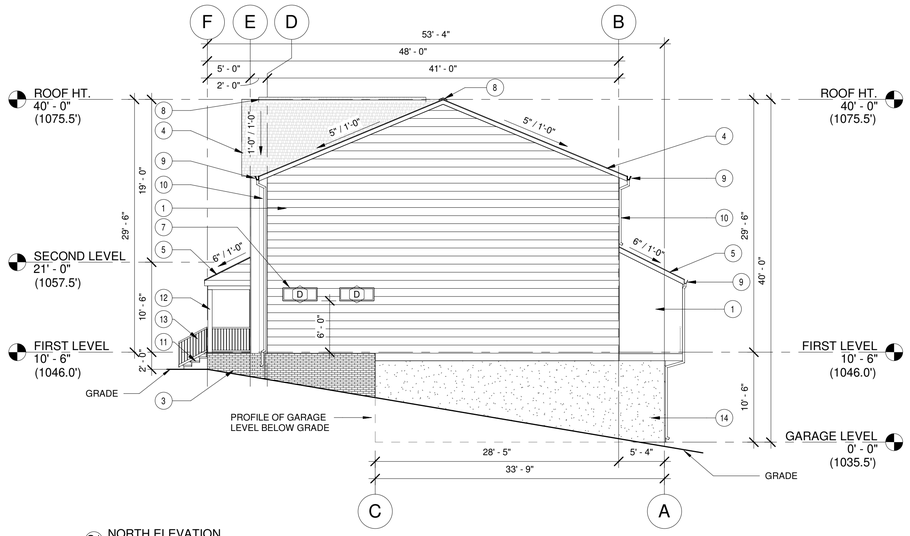
1 AXON - PORCH CHANGE



2 FIRST LEVEL - PORCH CHANGE
1/8" = 1'-0"



3 EAST ELEVATION - PORCH CHANGE
1/8" = 1'-0"



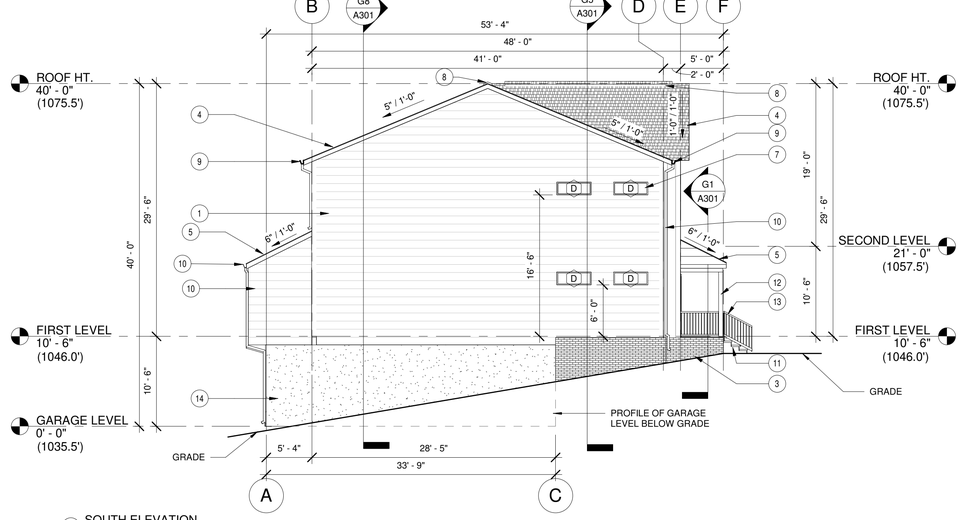
C1 NORTH ELEVATION
1/8" = 1'-0"

BUILDINGS 1, 2, & 3 ARE SIMILAR



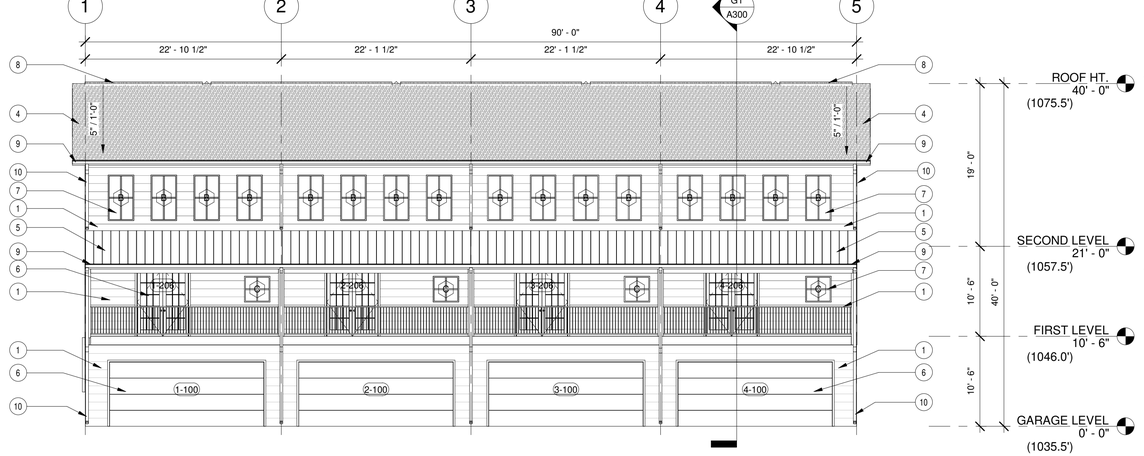
C6 EAST ELEVATION
1/8" = 1'-0"

BUILDINGS 1, 2, & 3 ARE SIMILAR



G1 SOUTH ELEVATION
1/8" = 1'-0"

BUILDINGS 1, 2, & 3 ARE SIMILAR



G6 WEST ELEVATION
1/8" = 1'-0"

BUILDINGS 1, 2, & 3 ARE SIMILAR

ELEVATION KEYED NOTE LEGEND	
MARK	NOTE
1	FIBER CEMENT LAP SIDING; COLOR TO BE SELECTED BY OWNER
2	FIBER CEMENT BOARD & BATTEN SIDING; COLOR TO BE SELECTED BY OWNER
3	STANDARD RUNNING BRICK; COLOR TO BE SELECTED BY OWNER
4	ARCHITECTURAL ASPHAULT SHINGLES; COLOR TO BE SELECTED BY OWNER
5	STANDING SEAM METAL ROOF; COLOR TO BE SELECTED BY OWNER
6	EXTERIOR DOOR; REFERENCE SCHEDULE FOR TYPE AND SIZE; COLOR AND FINISH TO BE SELECTED BY OWNER
7	EXTERIOR WINDOW; REFERENCE SCHEDULE FOR TYPE AND SIZE; COLOR AND FINISH TO BE SELECTED BY OWNER
8	CONTINUOUS RIDGE VENT, TYPICAL
9	PREFINISHED METAL GUTTER; COLOR TO MATCH ADJACENT MATERIALS/SELECTED BY OWNER
10	PREFINISHED METAL DOWNSPOUT; COLOR TO MATCH ADJACENT MATERIALS/SELECTED BY OWNER
11	WOOD STEPS AND PORCH; SPECIES AND COLOR TO BE SELECTED BY OWNER
12	WOOD COLUMN, TYPICAL; SPECIES AND COLOR TO BE SELECTED BY OWNER
13	WOOD BALCONY/PORCH RAIL; SPECIES AND COLOR TO BE SELECTED BY OWNER
14	CONCRETE RETAINING WALL, PAINTED; COLOR TO BE SELECTED BY OWNER; REFERENCE STRUCTURAL SHEETS FOR LOCATIONS, SIZES, AND REINFORCING

JohnsonDanforth
& Associates
2200 N. RODNEY PARHAM RD
SUITE 210
LITTLE ROCK, AR 72212

501-404-4811
jda@JohnsonDanforth.com

ORION CAPITAL PARTNERS
J STREET TOWNHOMES
J STREET BENTONVILLE, AR

Corporate Seal

REGISTERED ARCHITECT
JOHN R. MITCHELL
Registration Number
9152
STATE OF ARKANSAS
2018.09.21

Revisions:	Date:

Sheet Name:

EXTERIOR
ELEVATIONS

Project No:	Date:
D-18-06	2018.09.21

Sheet No:

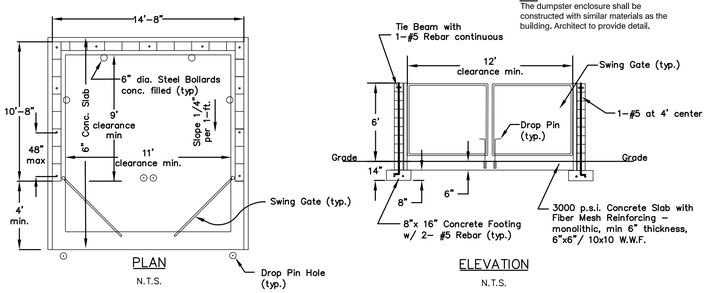
A201



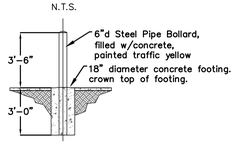
LSD21-0022
LARGE SCALE DEVELOPMENT
THE AVIATOR APARTMENTS PHASE 2
PARCEL 1-08207-000

ELECTRIC, WATER & SEWER UTILITY NOTES:

1. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
2. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITITIES.
3. THE CONTRACTOR MAY ONLY INSTALL THE METER SETTER. CITY WILL INSTALL THE METER WITH HOME CONSTRUCTION.
4. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
5. TREES MUST BE LOCATED 5' FROM PUBLIC UTILITIES.
6. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE CITY OF BENTONVILLE WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
7. SEWER SERVICE NOT USED MUST BE CAPPED AT THE MAIN AND VERIFIED BY THE CITY.
8. TRASH SERVICE TO BE PROVIDED BY DUMPSTER SERVICE.
9. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING ELECTRIC FACILITIES.
10. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING AROUND POWER POLES WITHIN 5/ BASED ON THE FOLLOWING CONDITIONS;
    A) PLACEMENT OF ANY FILL GREATER THAN 1'
    B) **ANY** EXCAVATION
11. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. ALL MECHANICAL (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
13. TREE GRATES SHALL BE 3' X 3' PER CITY OF BENTONVILLE SPECIFICATIONS.
14. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, STANDARD WATER AND SEWER SPECIFICATIONS (2008 VERSION), 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.
15. 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.
16. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
17. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING. PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
18. PROPOSED BENCH SHALL BE A MINIMUM OF 6 FEET IN LENGTH AND BE "VICTOR STANLEY 'CLASSIC' (MODEL #C-10)" OR APPROVED EQUAL.
19. RELOCATION OF ELECTRICAL FACILITIES WILL BE AT THE OWNER'S EXPENSE.
20. ANY CHANGES TO THE ELECTRIC FEED OR SERVICE SIZE AFTER THE PRECON COULD RESULT IN A DELAY OF THE DEVELOPMENT RECEIVING POWER AND A CHARGE TO THE DEVELOPER FOR THE CHANGE.
21. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
22. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
23. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
24. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
25. **CITY SHALL MAKE ALL TAPS ON EXISTING MAINS AT OWNER'S EXPENSE.**
26. BENTONVILLE WATER UTILITIES HANDLES WATER UTILITY INSPECTIONS. PLEASE CALL 271-3140 OR EMAIL WATERSEWER@BENTONVILLEAR.COM TO SETUP INSPECTIONS.
27. EAVES NOT TO BE GREATER THAN 30'.



DUMPSTER ENCLOSURE DETAIL
NTS



BOLLARD DETAIL
N.T.S.

UTILITY NOTES:

WATER PIPE SHALL BE 8" PVC AND MEET THE REQUIREMENTS OF AWWA C-900 DR-14 AND COMPLY WITH ASTM D1784 PRESSURE CLASSIFICATION RATED CLASS 305 ONLY.

SEWER PIPE SHALL BE 8" PVC AND MEET THE REQUIREMENT OF SDR-26 HEAVY WALL SEWER PIPE AND COMPLY WITH ASTM3034 AND CELL CLASSIFICATION 12454-B.

RP TYPE BACKFLOW PREVENTER REQUIRED ON ALL IRRIGATION WATER SERVICES.

FIRE HYDRANTS SHALL BE SET AT BURY LINE AT FINISHED GRADE. HYDRANTS SHALL BE POSITIONED 3' TO 9' FROM BACK OF CURB OR EDGE OF ANY DRIVING SURFACE (MEASURED FROM THE STEAMER CAP NUT) OR AS DIRECTED BY THE DEPARTMENT DURING PLAN REVIEW.

HWY 12 BORE: IF VERTICAL BENDS ARE REQUIRED, A PROFILE MUST BE SUBMITTED. IF THIS OCCURS IN THE FIELD, THE WATER MAIN CONSTRUCTION WILL BE ON HOLD UNTIL THE PLANS ARE APPROVED. RECOMMEND POTHOLING WATER MAIN DURING DESIGN TO REDUCE ANY DELAYS.

OWNER:

DAVID & NINA MURRAY
25235 SE MIRRORMOUNT
ISSAQUAH, WA 98027-6965

LEGAL DESCRIPTION:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Beginning at the SW Corner of said NW1/4, NE1/4, said point being the POINT OF BEGINNING, thence N02°25'06"E 330.15 feet, thence S87°22'33"E 1,321.43 feet, thence S02°26'00"W 330.15 feet, thence N87°22'33"W 1,321.34 feet to the POINT OF BEGINNING: Containing 10.02 acres more or less subject to easements and right of way of record.

NOTES:

1) ZONING = R-4
2) PARCEL: 01-08207-000
3) EXISTING SW CHICKADEE ST.: 52' RIGHT-OF-WAY.
4) EXISTING AR HWY. 12: 60' RIGHT-OF-WAY.
5) ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
6) BOUNDARY BASED ON SURVEY BY SATTERFIELD LAND SURVEYORS BOOK 2006 PAGE 1087.
7) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0235K DATED JUNE 5, 2012.
8) FRONT UTILITY EASEMENTS ARE RESERVED FOR CITY UTILITIES AND REAR EASEMENTS ARE RESERVED FOR GENERAL UTILITIES.
9) NEW TREES SHALL BE LOCATED 5' FROM UTILITIES AND STORM DRAINAGE.
10) A SEPARATE PERMIT WILL BE REQUIRED FOR FENCING. NO FENCES OR OTHER STRUCTURES SHALL BE BUILT IN DRAINAGE EASEMENTS.
11) TRASH SERVICE TO BE DUMPSTER. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND DETAIL SHALL BE PROVIDED TO PLANNING FOR APPROVAL.
12) ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
13) 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.
14) ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
15) FIRE LANE MARKING WILL BE REQUIRED AND APPROVED BY CITY OF BENTONVILLE FIRE MARSHALL.

PARKING REQUIREMENTS (MULTI-FAMILY):

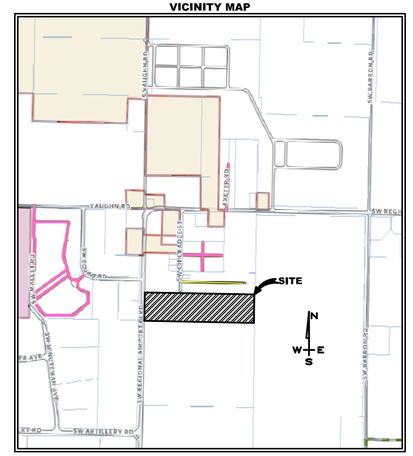
3 SPACES PER EACH TWO DWELLING UNITS

16 BLDGS = 180-UNITS = 270 SPACES REQUIRED

4 BLDGS (W/ 3 ADA UNITS PER) = 12 ADA SPACES REQUIRED
1 ADDITIONAL ADA SPACE PROVIDED AT POOL HOUSE
TOTAL ADA SPACES PROVIDED = 13 ADA SPACES

TOTAL SPACES PROVIDED = 267 SPACES

VICINITY MAP



BENTONVILLE, ARKANSAS

R-4 BUILDING SETBACK TABLE	
FRONT	20'
SIDE INTERIOR	10'
SIDE EXTERIOR	20'
REAR	25'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE EX. SS-8
- PROPOSED 8" SEWER LINE SS-8
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE WL-8
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: THE AVIATOR APTS PH 3 LSD

PROJECT LOCATION: BENTONVILLE, AR.

REVISIONS

DATE: 05-03-21
DRAWN BY: JSI
PROJECT # 2020078
FILE PATH: Z:\LSD\2020078\LSD
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEER

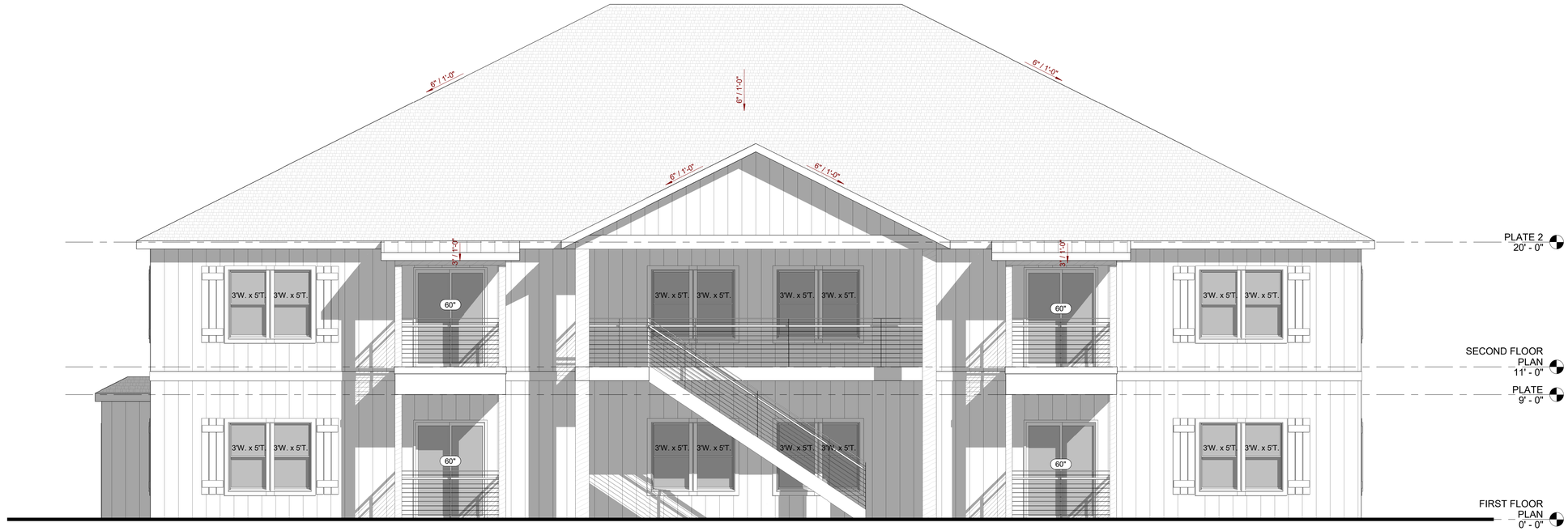
SHEET TITLE

SITE & UTILITY PLAN

SHEET NUMBER

C1.01

LSD21-0022



1 South
1/4" = 1'-0"



2 East
1/4" = 1'-0"

blueROCK design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2
3 BEDROOM

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS

BRETT ABBOTT
REGISTERED ARCHITECT
NO. 4377
ARKANSAS

3BR BLDG. - ELEVATIONS

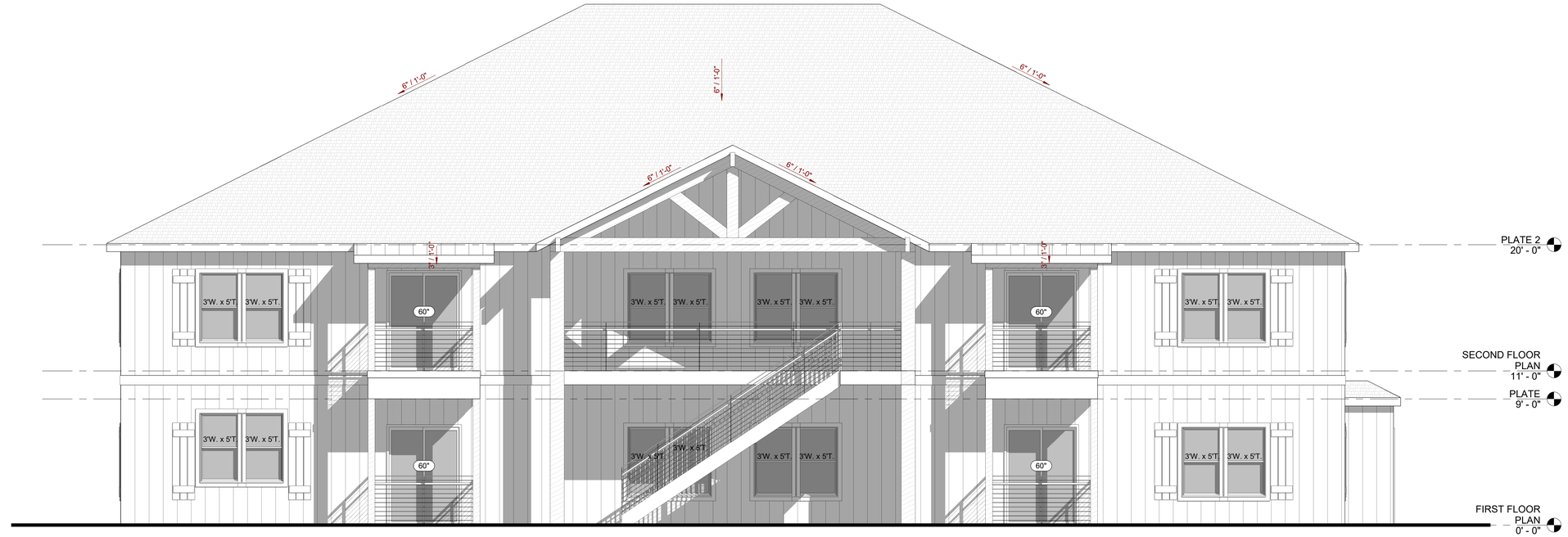
Seal

Revisions

Date
3.1.21

Project 20.08

MF3.2



1 North
1/4" = 1'-0"



2 West
1/4" = 1'-0"

blueROCK design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2
3 BEDROOM

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS

BRETT ABBOTT
REGISTERED ARCHITECT
NO. 4377
ARKANSAS

3BR BLDG. - ELEVATIONS

Seal

Revisions

Date
3.1.21

Project 20.08

MF3.3

ROOM FINISH SCHEDULE

ROOM	NAME	AREA	BASE	FLOOR	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	CLG. HT.	REMARKS
FIRST FLOOR PLAN											
1	LIVING	146 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
2	DINING	115 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
3	KITCHEN	183 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
4	PANTRY	9 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	SHELVING
5	HALL	44 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
6	BEDROOM	142 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
7	CLOSET	28 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	RODS & SHELVING
8	BATH	72 SF	WOOD	TILE	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	FULL HT. TILE SURROUND @ SHOWER & TUB COMBO
9	BEDROOM	143 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
10	CLOSET	28 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	RODS & SHELVING
11	MST. BEDROOM	159 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	8' - 0"	
12	MST. BATH	79 SF	WOOD	TILE	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	8' - 0"	FULL HT. TILE SURROUND @ SHOWER & TUB COMBO
13	MST. CLOSET	40 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	RODS & SHELVING
		1187 SF									
SECOND FLOOR PLAN											
14	LIVING	188 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	VAULTED CEILING
15	DINING	100 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
16	KITCHEN	156 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
17	PANTRY	9 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	SHELVING
18	HALL	44 SF	WOOD	VINYL	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
19	BEDROOM	142 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
20	CLOSET	28 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	RODS & SHELVING
21	BATH	72 SF	WOOD	TILE	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	FULL HT. TILE SURROUND @ SHOWER & TUB COMBO
22	BEDROOM	143 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
23	CLOSET	28 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	RODS & SHELVING
24	MST. BEDROOM	159 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	
25	MST. BATH	79 SF	WOOD	TILE	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	FULL HT. TILE SURROUND @ SHOWER & TUB COMBO
26	MST. CLOSET	40 SF	WOOD	CARPET	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	GYP. BD. (PAINT)	9' - 0"	RODS & SHELVING
		1187 SF									
Grand total: 26		2374 SF									

WINDOW COUNT SCHEDULE

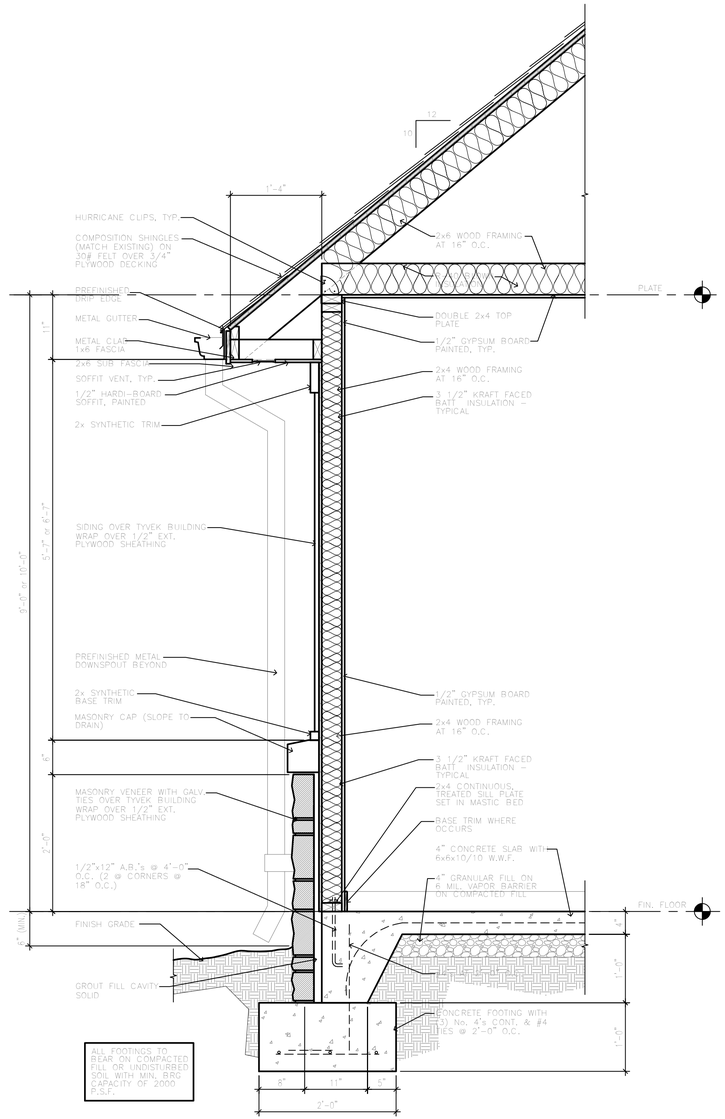
TYPE	COUNT	DESCRIPTION	BLINDS
3'W. x 5'T.	40	3'-0" W. x 5'-0" T., CASEMENT, INSULATED	
Grand total: 40			



1 3D View 1



3 3D View 2



2 TYP. WALL SECTION
1" = 1'-0"

blueROCK design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2
3 BEDROOM

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS

BRETT ARNOLD
REGISTERED ARCHITECT
NO. 4371

3BR BLDG. - TYP. WALL SECTION, 3D IMAGES & SCHEDULES

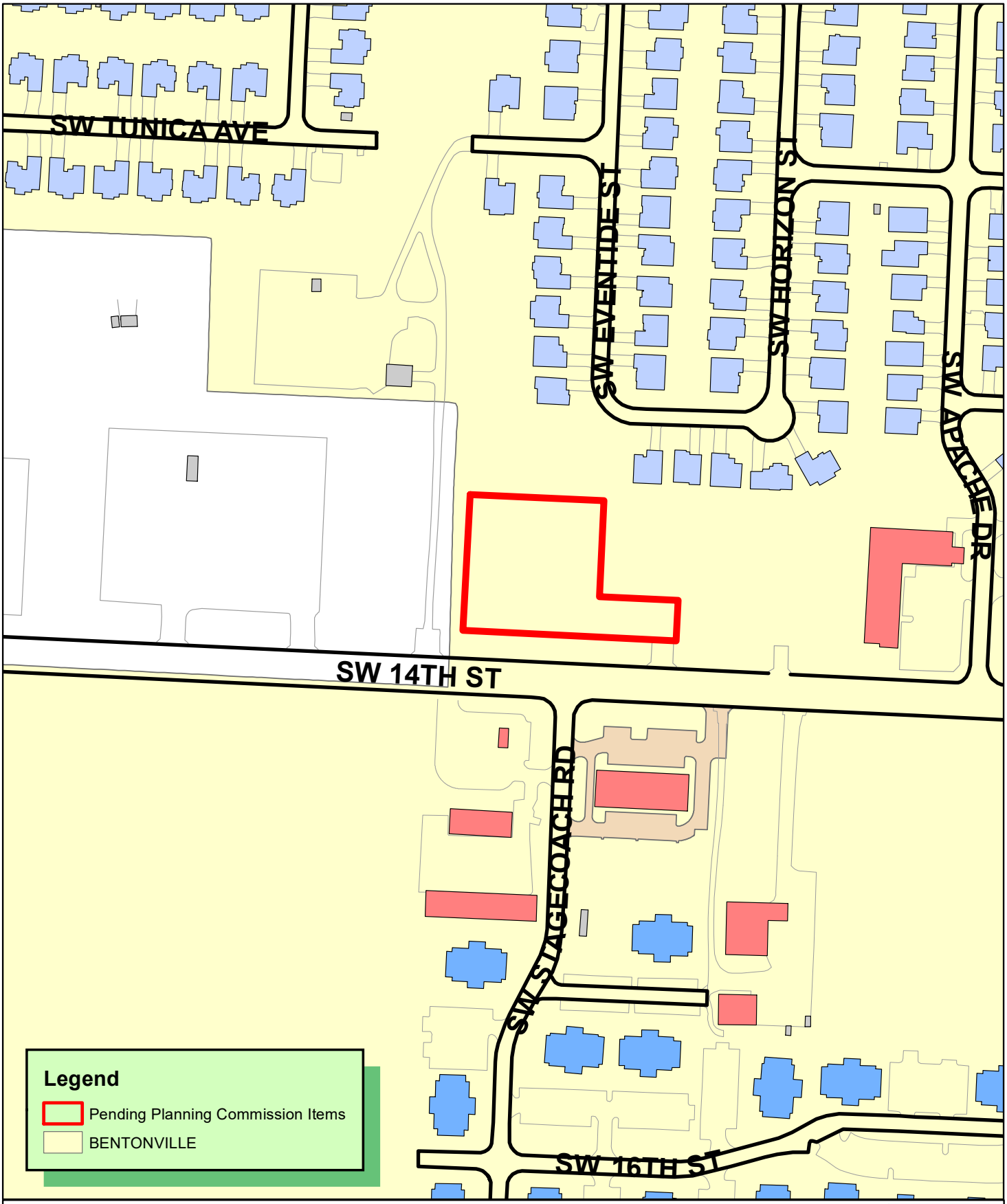
Seal

Revisions

Date
3.1.21

Project 20.08

MF3.4



LSD21-0024
LARGE SCALE DEVELOPMENT
DOLLAR TREE
2900 SW 14TH ST

LARGE SCALE SITE DEVELOPMENT PLANS

DOLLAR TREE
DELANEY PROPERTY GROUP, LLC

2900 SW 14TH ST
CITY OF BENTONVILLE, BENTON COUNTY, AR

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X', OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR BENTON COUNTY, AR.
MAP NUMBER: 05007C0255K
MAP REVISED: 06/05/2012

CITY OF BENTONVILLE GENERAL NOTES:

A. 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.

B. 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.

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

D. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY INFORMATION SHOWN ON THE SITE UTILITY PLAN. CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.

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

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

APPROVED	DATE
CITY OF BENTONVILLE, AR	
ARKANSAS DEPARTMENT OF HEALTH	
ARKANSAS DEPARTMENT OF TRANSPORTATION	

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

TRACT 1 OF LONESOME POND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK & PAGE 2004-109, AND BEING ALSO DESCRIBED AS FOLLOWS, TO WIT: PART OF THE SE1/4 OF THE SE1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF THE SE1/4, THENCE N2°59'39"E 40.00 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 102, S87°15'05"E 165.97 FEET, THENCE N2°59'39"E 277.17 FEET, THENCE N87°16'53"W 165.88 FEET TO THE WEST LINE OF THE SE1/4 OF THE SE1/4, THENCE ALONG SAID WEST LINE S02°59'39"W 277.08 FEET TO THE POINT OF BEGINNING, CONTAINING 1.06 ACRES, MORE OR LESS
AND
TRACT 2 OF LONESOME POND ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK & PAGE 2004-109, AND BEING ALSO DESCRIBED AS FOLLOWS, TO WIT: PART OF THE SE1/4 OF THE SE1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SE1/4 OF THE SE1/4, THENCE N2°59'39"E 40.00 FEET, THENCE S87°15'05"E 165.97 FEET ALONG THE NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 102 TO THE POINT OF BEGINNING, THENCE N2°59'39"E 277.17 FEET, THENCE S87°16'53"E 495.78 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF EAGLE CREST ESTATES SUBDIVISION, THENCE S02°25'23"W 277.43 FEET, THENCE N87°15'05"W 498.54 FEET ALONG THE SAID NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 102 TO THE POINT OF BEGINNING, CONTAINING 3.16 ACRES, MORE OR LESS.
LESS AND EXCEPT:
PART OF TRACTS 1 AND 2, LONESOME POND ADDITION, TO THE CITY OF BENTONVILLE, SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING USED AS THE SOUTHWEST CORNER OF LOT 1, LONESOME POND ADDITION, SAID POINT BEING ON THE WEST LINE OF SAID TRACT 1; THENCE NORTH 02°56'45" EAST ALONG SAID WEST LINE A DISTANCE OF 45.92 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY AHTD JOB 090179; THENCE SOUTH 87°16'28" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 107.46 FEET TO A POINT; THENCE SOUTH 87°13'18" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 470.60 FEET TO A POINT; THENCE SOUTH 84°21'33" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 85.59 FEET TO A POINT ON THE EAST LINE OF TRACT 2, LONESOME POND ADDITION; THENCE SOUTH 02°26'26" WEST ALONG SAID EAST LINE A DISTANCE OF 41.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 102 AS ESTABLISHED BY TRACT 2, LONESOME POND ADDITION, RECORDED IN PLAT BOOK 2004, PAGE 109; THENCE NORTH 87°14'27" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 663.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.70 ACRES OR 30,281 SQUARE FEET, MORE OR LESS, AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090179.



VICINITY MAP
NOT TO SCALE

Latitude: 36.358108
Longitude: -94.244142

CEI CONTACT:

CEI ENGINEERING ASSOCIATES, INC.
MALCOLM ATTWOOD
ASSISTANT PROJECT MANAGER
EMAIL: MATTWOOD@CEIENG.COM
PHONE: (479) 273-9472
FAX: (479) 273-0844

CLIENT CONTACT:

DELANEY GROUP, LLC
SCOTT DELANEY
EMAIL: SCOTTD@DELANEYINC.NET
PHONE: (251)-460-0912

GARRETT BAKER
PROJECT MANAGER
PHONE: (251) 802 9384
EMAIL: GARRETTB@DELANEYINC.NET

ARCHITECT:

PB2 ARCHITECTURE & ENGINEERING
CHRIS "SULLY" SULIVAN
SENIOR ARCHITECT
PHONE: (479) 636-3545
FAX: (479) 636-1209

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

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

PLAN INDEX:

C0.0 COVER SHEET
C1.0 SITE PLAN
C1.1 OVERALL SITE PLAN
C2.0 DEMOLITION PLAN
C3.0 GRADING PLAN
C3.1 PRE-DEVELOPMENT DRAINAGE MAP
C3.2 POST-DEVELOPMENT DRAINAGE MAP
C3.3 INLET MAP
C4.0 EROSION CONTROL PLAN
C4.1 EROSION CONTROL NOTES
C5.0 UTILITY PLAN - SHEET 1
C5.1 UTILITY PLAN - SHEET 2
C5.2 SANITARY SEWER EXTENSION PLAN
C5.3 WATER LINE PROFILE
C6.0 PAVING PLAN
C7.0 LANDSCAPE PLAN
C7.1 LANDSCAPE NOTES
C7.2 OVERALL LANDSCAPE PLAN
C8.0 IRRIGATION PLAN
C9.0 DETAIL SHEET 1
C10.0 DETAIL SHEET 2

ASSOCIATED PLANS:

1 OF 1 ALTA/NSPS LAND TITLE SURVEY
1 OF 2 CITY OF BENTONVILLE STANDARD WATER DETAILS
2 OF 2 CITY OF BENTONVILLE STANDARDS WATER DETAILS
1 OF 1 CITY OF BENTONVILLE STANDARDS SANITARY SEWER DETAILS
1 OF 2 CITY OF BENTONVILLE STANDARDS WATER/SEWER DETAILS
2 OF 2 CITY OF BENTONVILLE STANDARDS WATER/SEWER DETAILS
1 OF 3 CITY OF BENTONVILLE STANDARD ELECTRICAL DETAILS
2 OF 3 CITY OF BENTONVILLE STANDARD ELECTRICAL DETAILS
3 OF 3 CITY OF BENTONVILLE STANDARD ELECTRICAL DETAILS

RESOURCE LIST:

ZONING
JOHN STANLEY
CITY OF BENTONVILLE CURRENT PLANNING
305 SW A ST.
BENTONVILLE, AR 72712
PHONE: (479)-271-3122
EMAIL:
JSTANLEY@BENTONVILLEAR.COM

BUILDING DEPARTMENT
LANCE BLASI
CITY OF BENTONVILLE - BUILDING INSPECTOR
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479)-271-3125
EMAIL:
LBLASI@BENTONVILLEAR.COM

DEPARTMENT OF TRANSPORTATION
CHAD ADAMS
AR DEPT. OF TRANSPORTATION
808 FRONTIER RD
BARLING, AR 72923
PHONE: (479)-484-5306
EMAIL: CHAD.ADAMS@ARDOT.GOV

BUILDING AND FIRE SAFETY
JAKE FEEMSTER
CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479)-271-3108

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
1200 W WALNUT ST. SUITE 2200
ROGERS, AR 72756
PHONE: (479)-986-1300

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

WATER AND SANITARY SEWER
BEAU THOMPSON
CITY OF BENTONVILLE WATER UTILITIES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479)-271-3140
EMAIL:
BTHOMPSON@BENTONVILLEAR.COM

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

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

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

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

TELEPHONE
BRENT BALDWIN
AT&T
1113 E HAROLD ST.
FAYETTEVILLE AR 72703
PHONE: (479)-200-9022

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

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

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

REVISION

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	04/30/2021

DOLLAR TREE
DELANEY PROPERTY GROUP, LLC
2900 SW 14TH ST
CITY OF BENTONVILLE, BENTON COUNTY, AR

BENTONVILLE PROJECT NUMBER: LSD21-0024

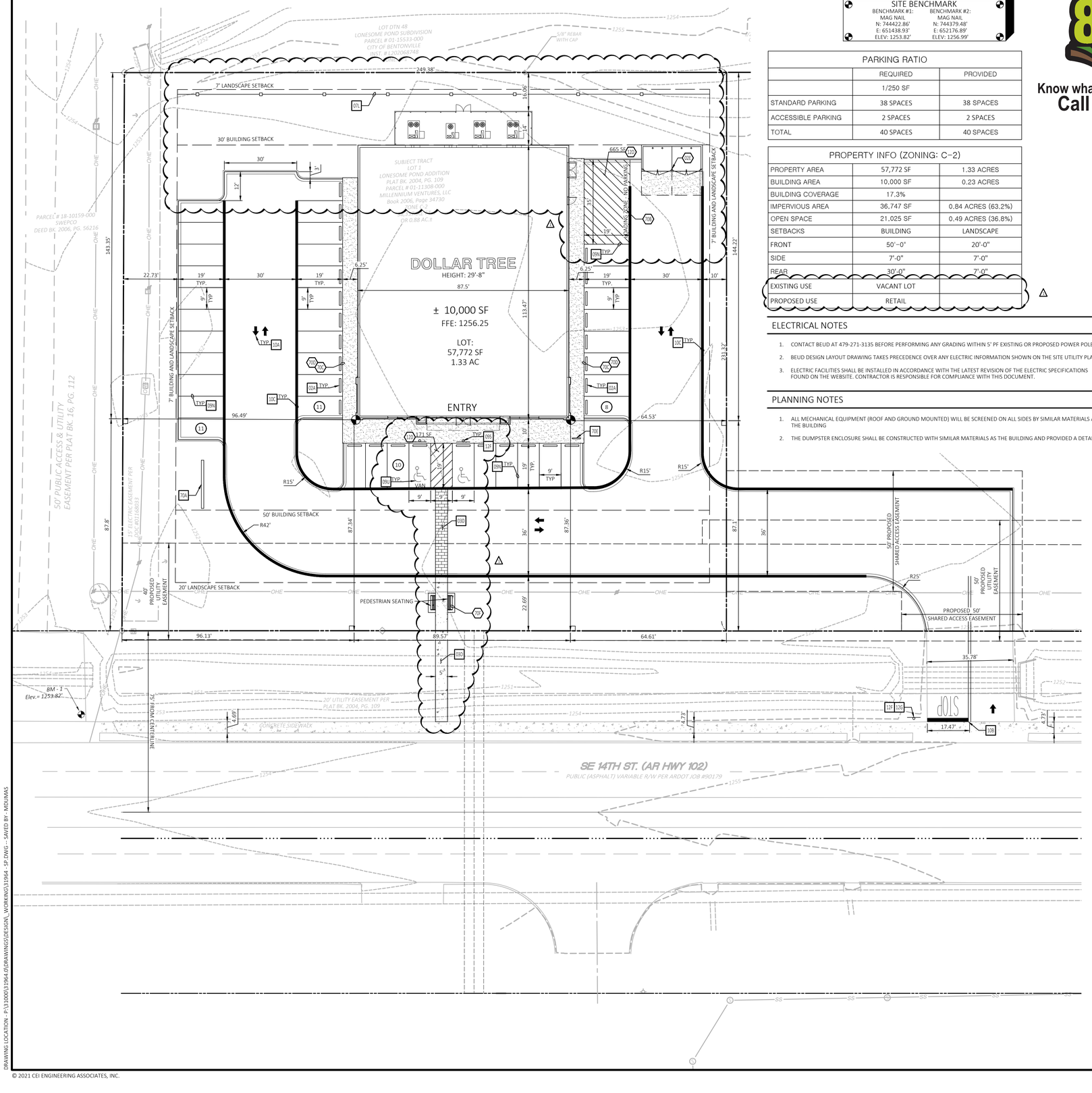
PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	MHA
DESIGNER	MPD
CEI PROJECT NUMBER	31964
DATE	4/30/2021
REVISION	REV-1

COVER SHEET
SHEET TITLE
SHEET NUMBER
C0.0

DRAWING LOCATION - P:\31000\31964.0\DRAWINGS\DESIGN_WORKING\31964 - CS.DWG -- SAVED BY - MDUMAS

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SITE BENCHMARK

BENCHMARK #1:	BENCHMARK #2:
MAG NAIL	MAG NAIL
N: 744422.86'	N: 744379.48'
E: 651438.93'	E: 652176.89'
ELEV: 1253.82'	ELEV: 1256.99'

PARKING RATIO		
	REQUIRED	PROVIDED
	1/250 SF	
STANDARD PARKING	38 SPACES	38 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	40 SPACES	40 SPACES

PROPERTY INFO (ZONING: C-2)		
PROPERTY AREA	57,772 SF	1.33 ACRES
BUILDING AREA	10,000 SF	0.23 ACRES
BUILDING COVERAGE	17.3%	
IMPERVIOUS AREA	36,747 SF	0.84 ACRES (63.2%)
OPEN SPACE	21,025 SF	0.49 ACRES (36.8%)
SETBACKS	BUILDING	LANDSCAPE
FRONT	50'-0"	20'-0"
SIDE	7'-0"	7'-0"
REAR	30'-0"	7'-0"
EXISTING USE	VACANT LOT	
PROPOSED USE	RETAIL	

ELECTRICAL NOTES

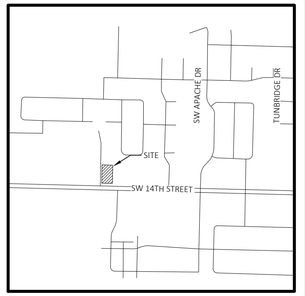
1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' PF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
3. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF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

PLANNING NOTES

1. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING
2. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND PROVIDED A DETAIL.

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

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



Vicinity Map

Not to Scale

Latitude: 36.358108
Longitude: -94.244142

EXISTING LEGEND

- *Boundary Line*
- *Adjoining Boundary Line*
- *Right-of-Way Line*
- *Easement Line*
- *Section Line*
- *Break Line*
- *Overhead Electric Line*
- *Sanitary Sewer Line*
- *Storm Drainage Pipe*
- *Water Line*
- *Barb Wire Fence Line*
- *Wood Fence Line*
- *Benchmark (BM)*
- *Found Monument (As Noted)*
- *Set 5/8" Rebar "LS#1618"*
- *Found Aluminum Cap (As Noted)*
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- *Sewer Manhole (SMH)*
- *Guy Wire / Anchor*
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- *Electric Riser*
- *Water Valve*
- *Cable TV Riser*
- *Cable TV Vault*
- *Electric Vault*
- *Warning Cable TV Sign*
- *Tree (Deciduous)*
- *R/W* — *Right-of-Way*
- *(XXXX)* — *Record Bearing & Distance per Plat Bk. 2004, Pg. 109*
- *[XXXX]* — *Record Bearing & Distance per ARDOT Job # 090179*

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

GENERAL SITE NOTES

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

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

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

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

SITE DETAILS

02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
07L WOOD FENCE
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10A TRAFFIC FLOW ARROW
10B STOP BAR
10C FIRE LANE MARKING
12F SIGN BASE
12G STOP SIGN
70A PROPOSED MONUMENT SIGN (SIGN WILL BE PERMITTED SEPARATELY)
70E BIKE RACK (MINIMUM CAPACITY OF 2 BIKES)

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
70B "NO PARKING - FIRE LANE" PAINTED 12" HIGH LETTERS WITH 2' MIN STROKE
70C LIMITS OF CONCRETE PAVING
70D ALL PAVEMENT SHALL BE FLUSH (NO CURB AT BUILDING OR EDGE OF PAVEMENT)
70F PROPOSED PEDESTRIAN SEATING WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL.

CITY OF BENTONVILLE GENERAL NOTES

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B. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

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

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

E. DRIVEWAYS SHALL MEET THE STANDARDS FOR DRIVEWAY DESIGN AS DEFINED IN THE CITY OF BENTONVILLE MINIMUM STANDARD SPECIFICATIONS FOR STREETS SECTION 400.9 DRIVEWAYS. DRIVEWAY PORTION WITHIN THE CITY RIGHT OF WAY TO RECEIVE 24" SUBGRADE SOIL WITH A CBR VALUE OF (8) OR GREATER. ASPHALT THICKNESS FOR COMMERCIAL DRIVES WITHIN CITY RIGHT-OF-WAY SHALL BE 3 INCHES OF ASPHALT OVER 6 INCHES OF COMPACTED CLASS 7 AGGREGATE BASE COURSE. THE SLOPE OF THE DRIVEWAY SHALL MATCH THE CROSS SLOPE OF THE SIDEWALK WHICH SHALL HAVE A CROSS SLOPE OF NO MORE THAN 2%.

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

A. CONTACT BEUD AT (479) 271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
B. BEUD DESIGN AND LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE UTILITY PLAN
C. 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.

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

REVISION

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	04/30/2021

DOLLAR TREE
DELANEY PROPERTY GROUP, LLC
2900 SW 14TH ST
CITY OF BENTONVILLE, BENTON COUNTY, AR

PRELIMINARY
NOT FOR
CONSTRUCTION

BENTONVILLE PROJECT NUMBER: LSD21-0024

PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	MHA
DESIGNER	MPD
CEI PROJECT NUMBER	31964
DATE	4/30/2021
REVISION	REV-1

SITE PLAN
SHEET TITLE

SHEET NUMBER
C1.0

DRAWING LOCATION - P:\31000\31964.09\DRAWINGS\DESIGN_WORKING\31964 - SP.DWG -- SAVED BY - MDUMAS

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ELECTRICAL NOTES

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SITE BENCHMARK

BENCHMARK #1:	BENCHMARK #2:
MAG NAIL	MAG NAIL
N: 744422.86'	N: 744379.48'
E: 651438.93'	E: 652176.89'
ELEV: 1253.82'	ELEV: 1256.99'

PARKING RATIO		
	REQUIRED	PROVIDED
	1/250 SF	
STANDARD PARKING	38 SPACES	38 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	40 SPACES	40 SPACES

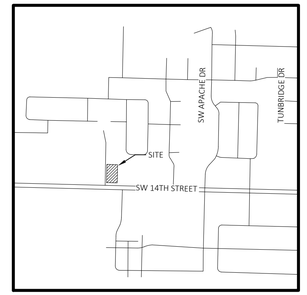
PROPERTY INFO (ZONING: C-2)		
PROPERTY AREA	57,772 SF	1.33 ACRES
BUILDING AREA	10,000 SF	0.23 ACRES
BUILDING COVERAGE	17.3%	
IMPERVIOUS AREA	36,747 SF	0.84 ACRES (63.2%)
OPEN SPACE	21,025 SF	0.49 ACRES (36.8%)
SETBACKS	BUILDING	LANDSCAPE
FRONT	50'-0"	20'-0"
SIDE	7'-0"	7'-0"
REAR	30'-0"	7'-0"
EXISTING USE	VACANT LOT	
PROPOSED USE	RETAIL	

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

N

0 20' 30' 40'
SCALE IN FEET

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Vicinity Map

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E	*Electric Meter*		

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE

CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.

BUILDING CONTROL POINT

(#) PROPOSED PARKING SPACES

LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

GENERAL SITE NOTES

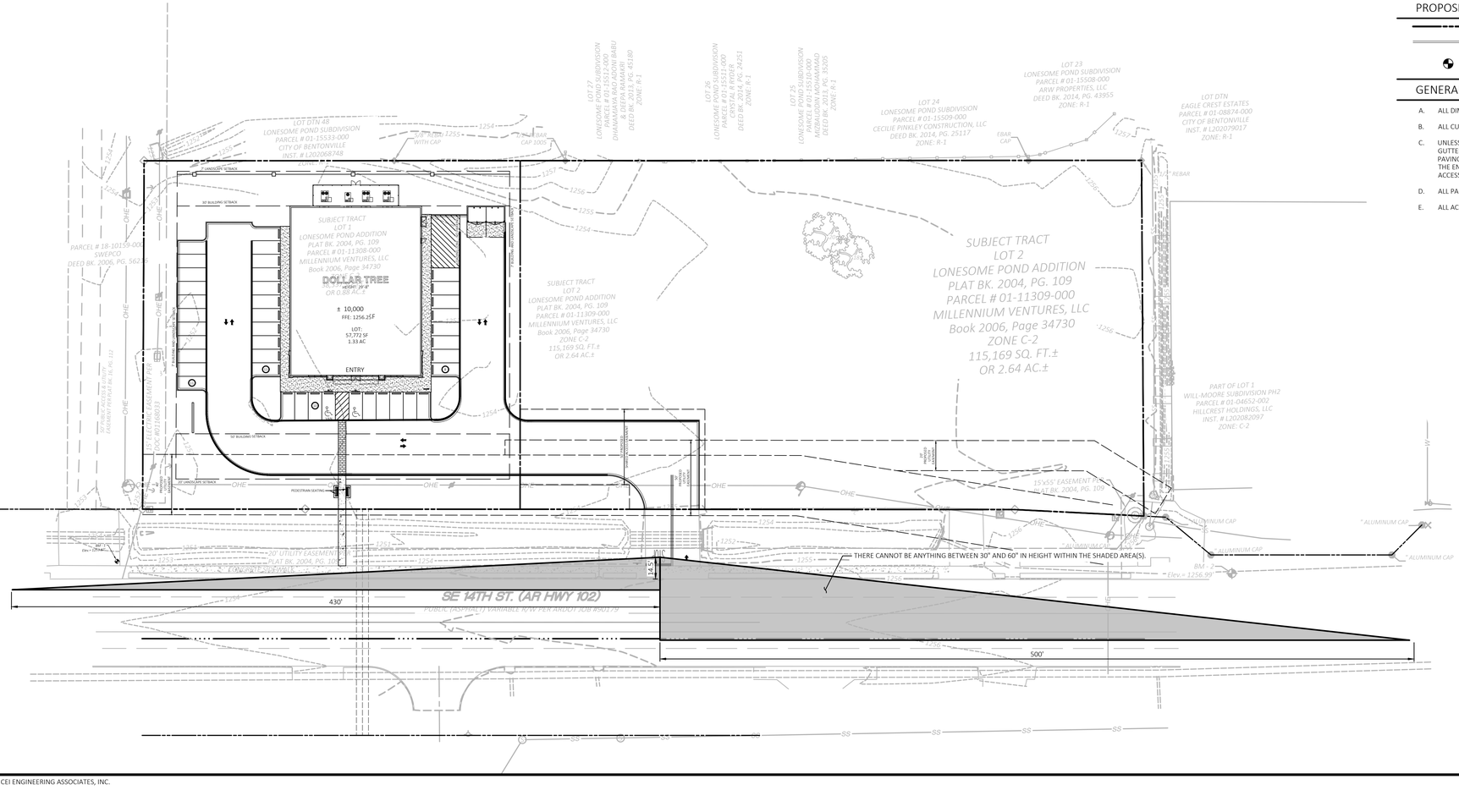
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DRAWING LOCATION - P:\31000\31964.01\DRAWINGS\DESIGN_WORKING\31964 - SP.DWG - SAVED BY - MDUMAS

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BENTONVILLE PROJECT NUMBER: LSD21-0024

PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	MHA
DESIGNER	MPD
CEI PROJECT NUMBER	31964
DATE	4/30/2021
REVISION	REV-1

OVERALL SITE PLAN
SHEET TITLE

SHEET NUMBER
C1.1

CITY OF BENTONVILLE LANDSCAPE NOTES

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

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

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

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

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

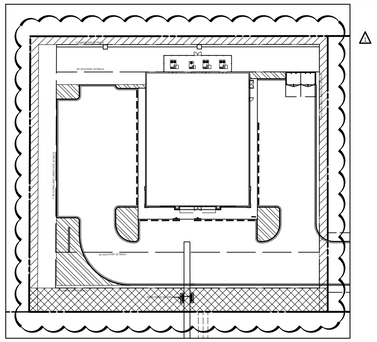
ALL LANDSCAPING IS REQUIRED TO MAINTAIN FIVE FEET OF SEPARATION FROM ANY PUBLIC UTILITY.

ALL TREES PLANTED IN THE PUBLIC RIGHT–OF–WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

△

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS
AREAS SHOWN IN DIAGRAM TO THE RIGHT

AREA	REQUIREMENT	REQUIRED	PROVIDED	
STREET FRONTAGE BUFFER	A 20' LANDSCAPED STREET BUFFER SHALL BE PROVIDED ALONG ANY STREET RIGHT OF WAY. SHADE TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 20 LF OF RIGHT OF WAY	SW 14TH STREET: 250 LF / 20 = 13 TREES REQUIRED	13 TREES PROVIDED	
PERIMETER LANDSCAPE STRIP	A 7' PERIMETER LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE SIDE AND REAR LOT LINES. TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 50 LF OF LOT LINES	712 LF OF SIDE AND REAR YARDS / 50 = 15 TREES REQUIRED △	16 TREES PROVIDED	
INTERIOR PARKING LOT LANDSCAPING	8% OF THE TOTAL AREA OF THE PARKING LOT SHALL BE DEDICATED TO INTERIOR LANDSCAPING	22,082 SF OF PARKING x 8% = 1,766.5 SF OF LANDSCAPE AREA REQUIRED	2,882 SF PROVIDED	
	1 TREE SHALL BE PLANTED PER 125 SF OF INTERIOR PARKING LOT LANDSCAPE AREA	620 / 125 = 5 TREES REQUIRED	5 TREES PROVIDED	



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N

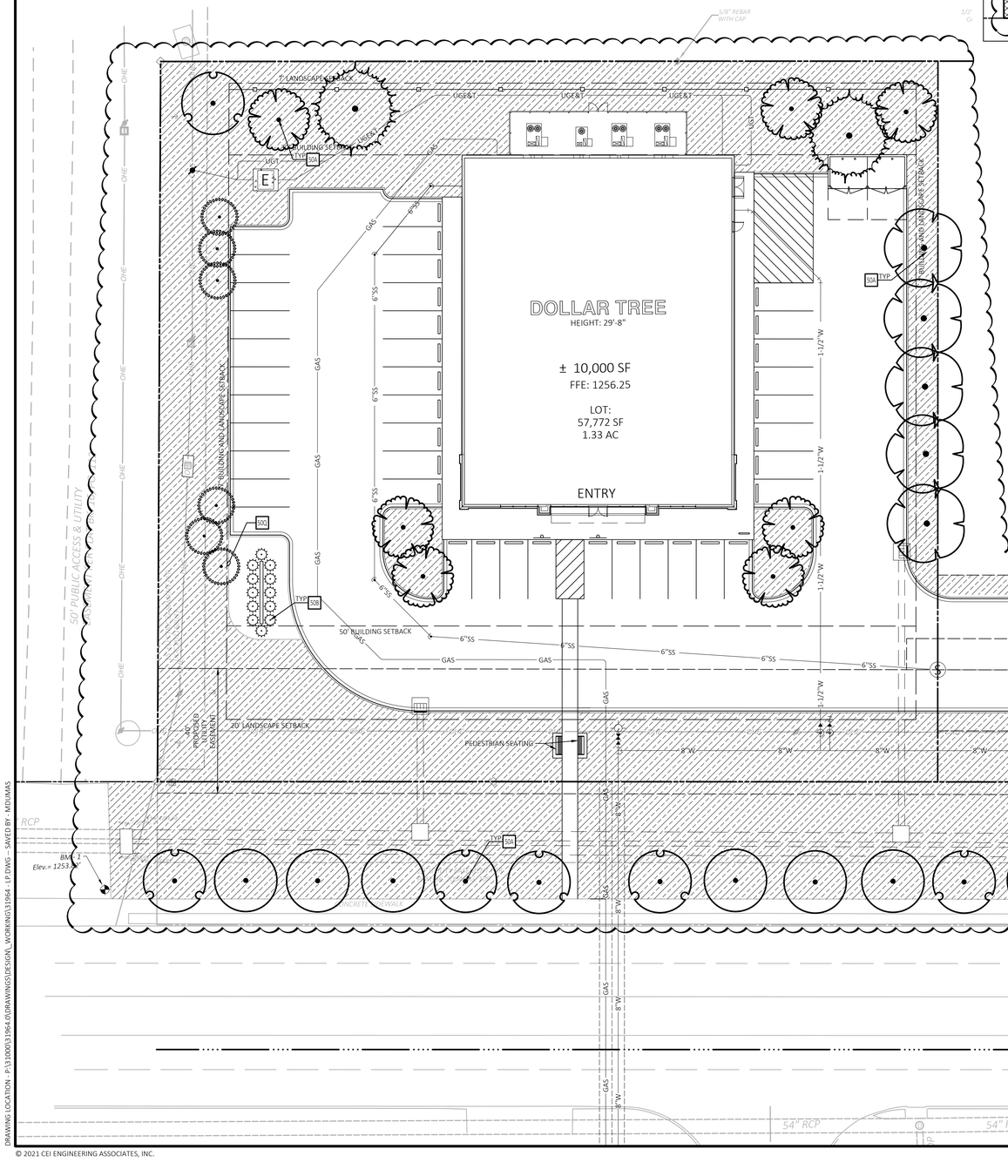
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LANDSCAPE REQUIREMENTS: PER CITY OF BENTONVILLE, AR ZONING ORDINANCE

	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING REQUIRED		
THE PERCENT OF THE TOTAL AREA OF PARKING LOT DEDICATED TO INTERIOR LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH: 3,000-49,999 SQ. FT. OF PARKING LOT AREA = 8% MINIMUM DEDICATED TO INTERIOR GREENSPACE	22,082 * 8% = 1,766.5 SF REQ'D	2,882 SF △
INTERNAL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE	5	YES
INTERIOR LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT THROUGH APPROPRIATE CURBS OR WHEEL STOPS	YES	YES
PLANTING ISLANDS SHALL BE PLACED NO FATHER THAN 15 PARKING SPACES APART	YES	YES
ALL ROWS OF PARKING SHALL TERMINATE WITH A PLANTING ISLAND OR LANDSCAPED AREA	YES	YES
EXTERNAL PLANTING ISLANDS SHALL BE A MINIMUM SIZE OF 9 FEET BY 19 FEET	YES	YES
EXTERNAL PLANTING ISLANDS SHALL CONTAIN A MINIMUM OF 1 SHADE TREE	YES	YES

LANDSCAPE REQUIREMENTS: PER CITY OF BENTONVILLE, AR ZONING ORDINANCE

	REQUIRED	PROVIDED
SCREENING REQUIREMENTS		
SREEN TYPE A NEEDED: OPAQUE SCREEN. INTENDED TO EXCLUDE ALL VISUAL CONTACT BETWEEN USES AND TO CREATE A STRONG IMPRESSION OF SPATIAL SEPARATION	YES	YES
SCREEN TYPE D NEEDED: DEFINED SCREEN. THE PERIMETER LANDSCAPING REQUIREMENTS; NO ADDITIONAL SCREENING IS REQUIRED.	YES	YES
LANDSCAPE LOCATION AND UTILITY CLEARANCE		
TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE	YES	YES
TREES SHALL NOT BE WITHIN 5 FEET FROM UNDERGROUND UTILITIES	YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 10 FEET FROM THE SIDES WITH DOORS AND THREE FEET FROM ALL OTHER SIDES OF ALL PADMOUNT SWITCHGEAR, PRIMARY JUNCTION BOXES, AND ALL PHASES OF PADMOUNT TRANSFORMERS	YES	YES
TREES AND LANDSCAPING SHALL NOT BE WITHIN 3 FEET OF A FIRE HYDRANT. ALL LANDSCAPING SHALL BE MAINTAINED TO ENSURE THE VISIBILITY OF THE FIRE HYDRANT.	YES	YES

EXISTING LEGEND

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	Electric Meter		

PROPOSED LEGEND

BOUNDARY LINE

STORM DRAIN

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET C7.1) FOR LANDSCAPE NOTES AND DETAILS.

☐ LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING
50Q STEEL EDGING

LANDSCAPE REQUIREMENTS	CITY REQUIREMENTS	REQUIRED	PROVIDED
	SOUTH STREET TREES	- 1 TREE PER 20 L.F. - 250 L.F. TOTAL SITE PERIMETER - 13 TREES REQUIRED	- 13 TREES PROVIDED
	WEST PERIMETER R-2=TYPE A SCREEN	- 1 TREE PER 50 L.F. - 232 L.F. TOTAL SITE PERIMETER - 5 TREES REQUIRED	- 5 TREES PROVIDED
	NORTH PERIMETER R-1=TYPE A SCREEN	- 1 TREE PER 50 L.F. - 249 L.F. TOTAL SITE PERIMETER - 5 TREES REQUIRED	- 5 TREES PROVIDED
	EAST PERIMETER C-2= TYPE D SCREEN	- 1 TREE PER 50 L.F. - 232 L.F. TOTAL SITE PERIMETER - 5 TREES REQUIRED - TYPE D SCREEN REQUIRED	- 5 TREES PROVIDED
	INTERIOR GREENSPACE	- TOTAL PARKING AREA = 22,082 SQ FT - 8% REQUIRED = 1,766.5SQ.FT - 1 TREE PER ISLAND = 2 TREES	- YES
	TYPE A SCREEN	- CONTINUOUS EVERGREEN SCREEN 6' AT PLATING AND MATURE HEIGHT OF 20'.	- YES
	TYPE D SCREEN	- NO DEFINED SCREEN	- YES

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	TYPE	CAL.
	6	ACER TRUNCATUM / SHANTUNG MAPLE	15 GAL	50A	SHADE	2.50" CAL.
	7	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B&B	50A	SHADE	2.50" CAL.
	6	ILEX DECIDUA `WARREN'S RED` / WARREN'S RED POSSUMHAW	B&B	50A	ORNAMENTAL	2.00" CAL.
	2	PISTACIA CHINENSIS / CHINESE PISTACHE	B&B	50A	ORNAMENTAL	2.00" CAL.
	5	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B&B	50A	ORNAMENTAL	2.00" CAL.
	7	QUERCUS SHUMARDII / SHUMARD RED OAK	B&B	50A	SHADE	2.50" CAL.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	TYPE
	12	ABELIA X GRANDIFLORA `SHERWOODII` / DWARF ABELIA	3 GAL	50B	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	
	35,492 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD	

CEI ENGINEERING ASSOCIATES, INC.
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NO.	DESCRIPTION	DATE
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PRELIMINARY
NOT FOR CONSTRUCTION

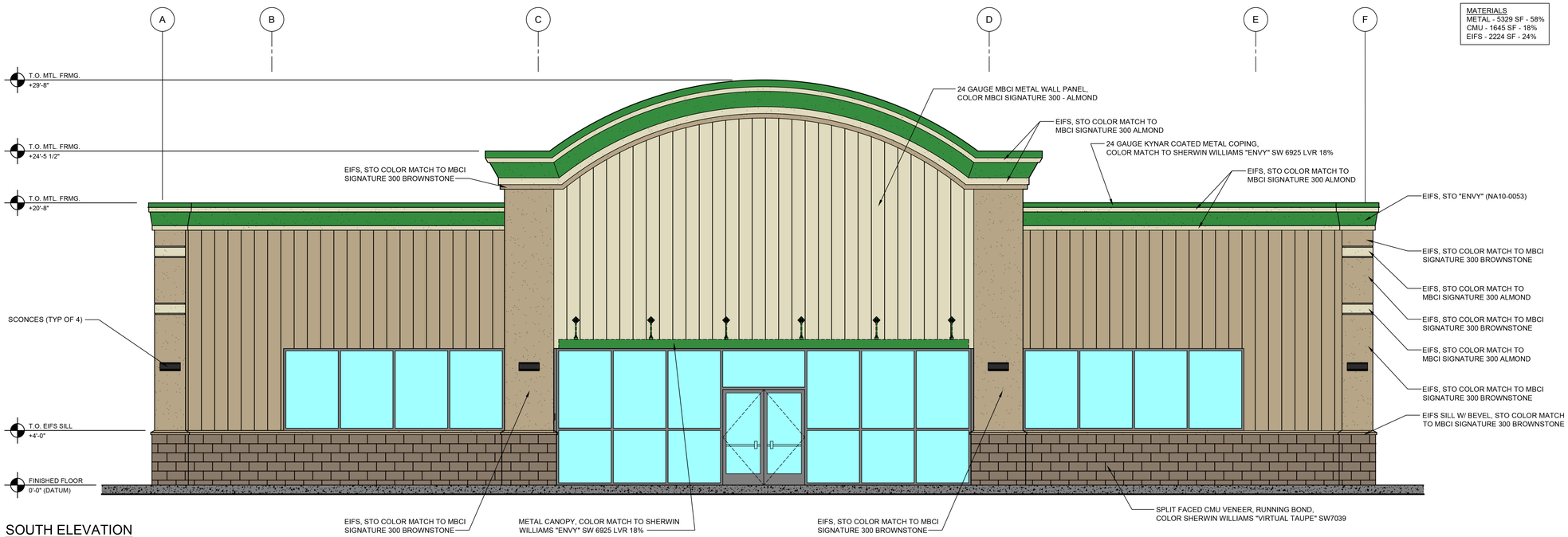
PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	MHA
DESIGNER	MPD
CEI PROJECT NUMBER	31964
DATE	4/30/2021
REVISION	REV-1

BENTONVILLE PROJECT NUMBER: LSD21-0024

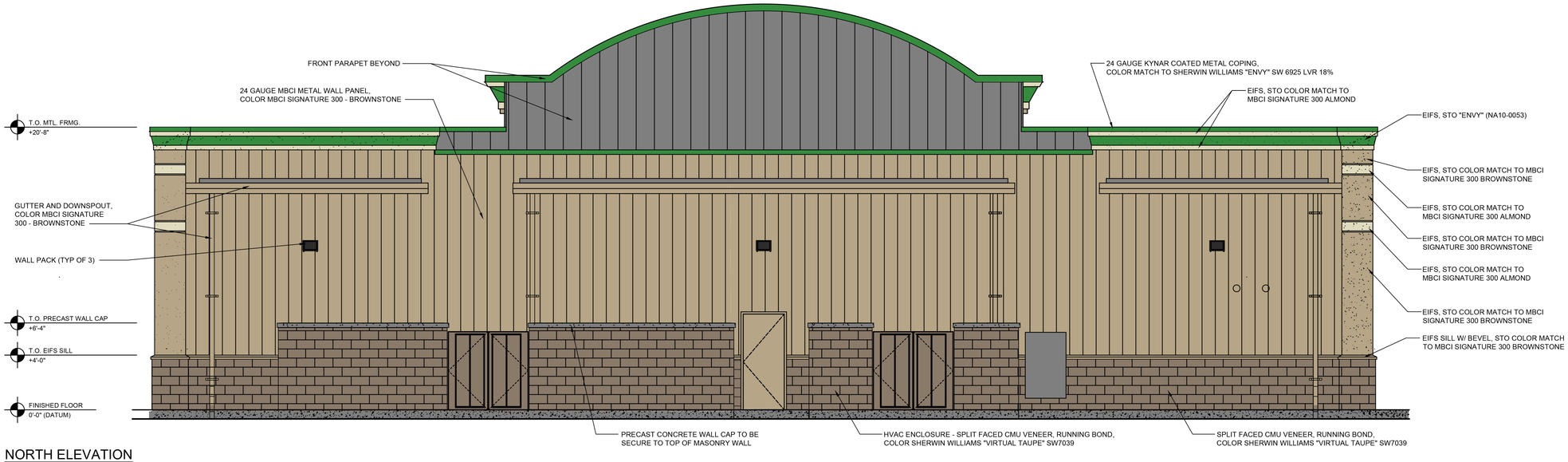
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SHEET NUMBER DETAIL: C7.0

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SOUTH ELEVATION



NORTH ELEVATION

PROPOSED DOLLAR TREE ELEVATIONS

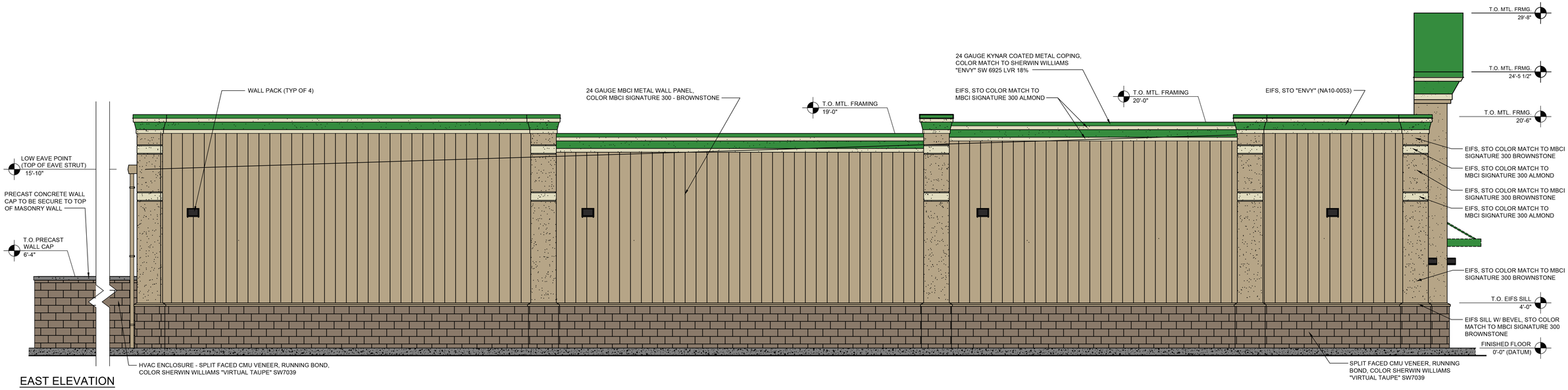
05/03/2021

BENTONVILLE, AR

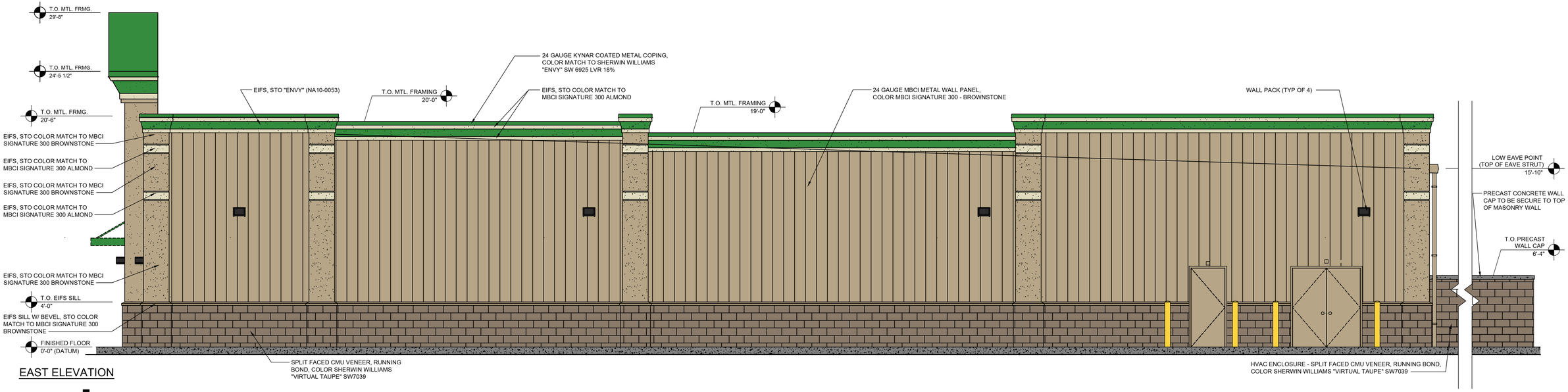
pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545

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EAST ELEVATION



EAST ELEVATION

PROPOSED DOLLAR TREE ELEVATIONS

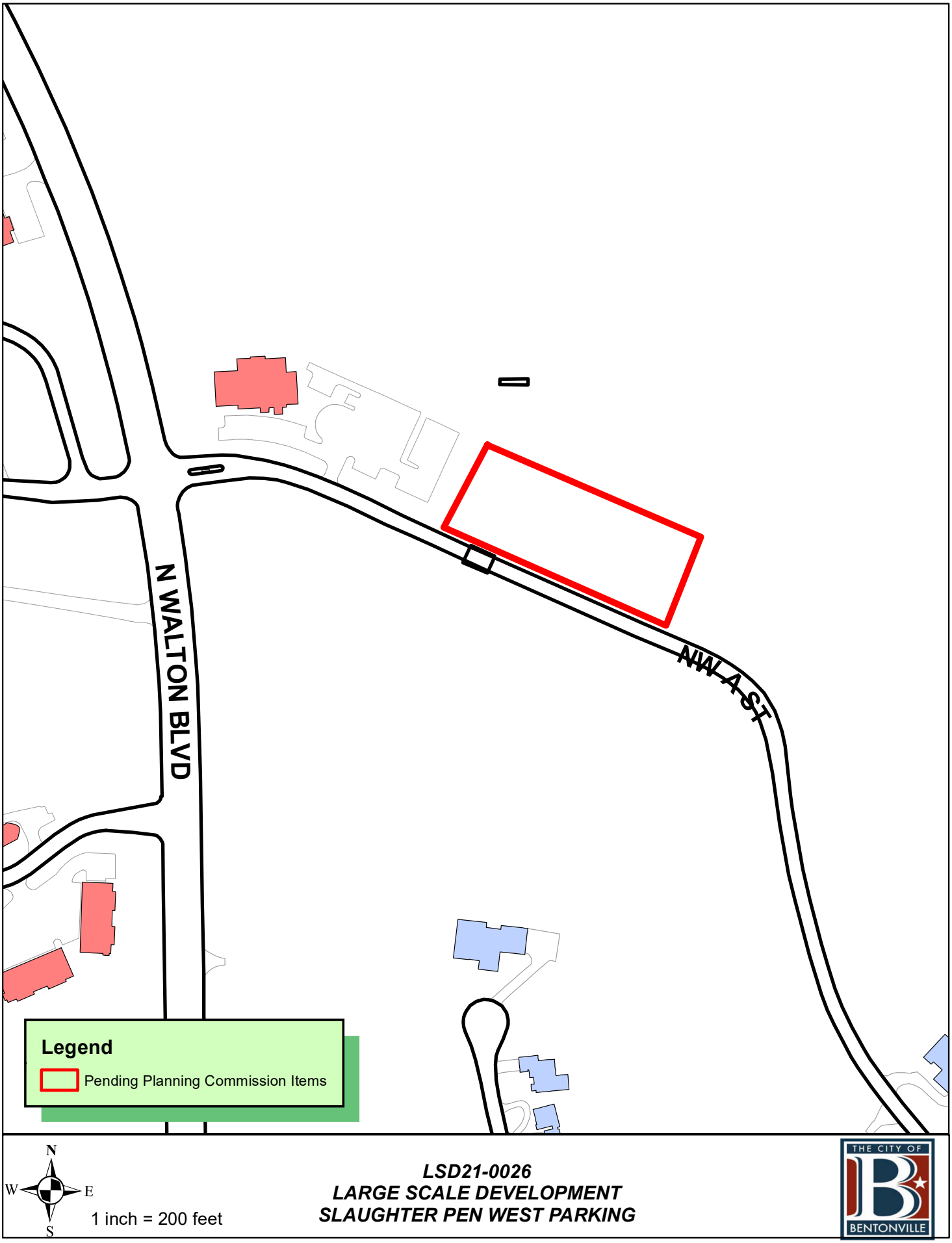
05/03/2021

BENTONVILLE, AR

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N WALTON BLVD
NW A ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 200 feet
LSD21-0026
LARGE SCALE DEVELOPMENT
SLAUGHTER PEN WEST PARKING
THE CITY OF
BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

May 20, 2021

City of Bentonville
Office of Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Waiver Request – Street Frontage Buffer Requirements
Slaughter Pen West Parking Lot and Tunnel Enhancements
Bentonville LSD #21-0026

Planning Staff,

We would like to request a waiver from the full requirements of Appendix B, Article 1400, Section 1400.06 Street Frontage Buffer Landscaping Required. We will be working on both sides of SW A Street and do understand the need and requirement for the Tree plantings and landscape buffers along the areas where we will be working. However, the property itself is a long tract of land that extends much further to the east than our area of development at this time. So, we would like to limit our tree planting requirements to the portion of the tracts where we will be adding new amenities and making adjustments to the infrastructure. It is possible that in the future this parking lot may be extended, there may be additional improvements to SW A Street, and there is discussion of removing the low water crossing at the bend in SW A Street.

With so many unknown and potential improvements east of our immediate work area, we feel it would be best to plant trees east of our work area in the future as individual projects or improvements come on line.

We appreciate your consideration, and look forward to your decision.

Sincerely,

Barry R. Williams, ASLA
Project Manager

SLAUGHTER PEN WEST PARKING

BENTONVILLE, ARKANSAS

LSDP


I-49
I-49 WALTON BLVD
I-49
I-49
I-49

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	762150.77	661181.30	1071.78	RBR CAP
101	762375.38	660714.05	1069.15	MAG SPIKE
102	762496.22	660533.08	1068.04	RBR CAP
1020	762650.41	660115.32	1087.06	FND GPS MONUMENT NEW BENTONVILLE

LEGEND (EXISTING SYMBOLS)

SYMBOLS

CONTROL POINT

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

LEGEND (CONSTRUCT)

LINEWORK

CURB

CENTERLINE

FLOODPLAIN

FLOODWAY

STREAM FLOWLINE

1020

12' S/W

S85° 55' 23"E 464.01'

S24° 21' 53"E 159.97'

S58° 39' 34"W 198.17'

EXTEND EXISTING CULVERT

PROPOSED PATIO AREA

N65° 46' 18"W 704.01'

102

N65° 33' 39"W 669.76'

91

LANDSCAPE BUFFER

12' S/W

101

PROPOSED SANITARY SEWER CONNECTION

SS-8

PROPOSED TUNNEL CONNECTION

SIDEWALK CONNECTION

NW A ST

12' S/W

S24° 12' 42"W 288.60'

100

FLOODWAY

FLOODWAY

FLOODWAY

FLOODPLAIN

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

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479.636.4838 t 479.631.6224 f
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CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
40' 0 40'

SLAUGHTER PEN PARKING LOT EXPANSION

BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 20108800
ISSUE DATE: 4/15/2021
CONTACT: C. HENRICHS
CHECKED BY:

ISSUED FOR REVIEW

REGISTERED STATE OF ARKANSAS NO. 14601 PROFESSIONAL ENGINEER SIGNATURE PROFESSIONAL LAND SURVEYOR

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PROJECT CONTROL-SITE PLAN (C)

LSD 21-0026

C-101

DRAWING: C:\20108800_SLAUGHTER PEN ATHLETIC CLUB\CAD\CIVIL\PSP\PSP SER- PARKING EXPANSION\PSP SER- PARKING EXPANSION_OVERALL SITE.DWG
LAYOUT: OVERALL SITE PLAN - LAST SAVED: CHS AB, 3/14/2021 3:24 PM
PLOTTED: CHS AB, 3/14/2021 3:24 PM - PLOT SCALE: 1.0000 (24" X 36") - PLOT BY: CHS AB

PARCEL # 01-00222-003
3000 NW A ST
HIDDEN SPRINGS DEVELOPMENT CORP.

PARCEL # 01-16775-000
2901 NE A ST
CITY OF BENTONVILLE

STREAM FLOWLINE

FLOODWAY

DETENTION POND

2' OPEN RECTANGULAR WEIR

REVERSE GUTTER PAN RIBBON CURB

WHEEL STOP (TYP.)

12' S/W

INSTALL W11-15
W11-15P
W16-9P

6' x 6'
CHANGING ROOM
OWNER PROVIDED
CONTRACTOR INSTALLED

EXTEND EXISTING CULVERT
INSTALL PEDESTRIAN SAFETY RAIL

ECOVET BIKE RACK
OWNER PROVIDED
CONTRACTOR INSTALLED

PATIO AREA

CITY OF BENTONVILLE PARKS & REC
STANDARD TRASH RECEPTACLE
OWNER PROVIDED
CONTRACTOR INSTALLED

6" DIAM. BOLLARD (TYP.)

BENCH (TYP.)
INSTALL VICTOR STANLEY
"CLASSIC" (MODEL # C-10)
6' MINIMUM LENGTH
OWNER PROVIDED

WHEEL STOP (TYP.)

24' DRIVE AISLE

REVERSE GUTTER PAN RIBBON CURB

RETAINING WALL (DESIGNED BY OTHERS) WITH SAFETY RAIL

FLOODWAY

10'X10' PLANTER BOX
OWNER PROVIDED
CONTRACTOR INSTALLED

PARCEL # 01-00222-006
2810 NW A ST
NWA TRAILBLAZERS

36' B/B

RIBBON CURB

EXISTING TUNNEL CONNECTION

TUNNEL CONNECTION

INSTALL W11-2
W16-7P
IN COMBINATION WITH
EXISTING W1-2

INSTALL W11-2
W16-7P

335.0' SIGHT TRIANGLE

INSTALL W11-15
W11-15P
W16-9P

SS MH 1-2

SS MH 1-1

EXISTING STS PIPES

NW A ST

154.21'

290.0' SIGHT TRIANGLE

PARCEL # 01-16414-000
CITY OF BENTONVILLE

PARCEL # 01-00221-000
CITY OF BENTONVILLE

PARCEL # 01-03067-000
2811 NW A ST
HIDDEN SPRINGS DEVELOPMENT CORP.

PARCEL # 01-03066-000
2809 NW A ST
HIDDEN SPRINGS DEVELOPMENT CORP.

PARCEL # 01-03065-000
2807 NW A ST
HIDDEN SPRINGS DEVELOPMENT CORP.

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 DOCKS, 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.
11. THE CITY OF BENTONVILLE REQUIRES ALL NEW LIGHTING TO BE CUT-OFF OR B-U-G (WITH A U RATING OF 0). ANY NEW LIGHTING MUST BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
12. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES WITH MATERIAL CONSISTENT WITH THE BUILDING MATERIALS.
13. NO FREESTANDING SIGNAGE IS PROPOSED AT THIS TIME. SEPARATE PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF FREESTANDING SIGNAGE SHOULD IT BE DESIRED AT A LATER DATE.
14. NO FENCING IS PROPOSED AT THIS TIME. SEPARATE PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF FENCING SHOULD IT BE DESIRED AT A LATER DATE.
15. NOTHING BETWEEN 30" AND 60" IN HEIGHT SHALL BE PLACED WITHIN THE SHADED SIGHT TRIANGLES.

GRAPHIC SCALE IN FEET
20' 0 20'

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No. 109
ARKANSAS ENGINEER

SLAUGHTER PEN PARKING LOT EXPANSION

BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 20108800
ISSUE DATE: 4/15/2021
CONTACT: C. HENRICHS
CHECKED BY:

ISSUED FOR REVIEW

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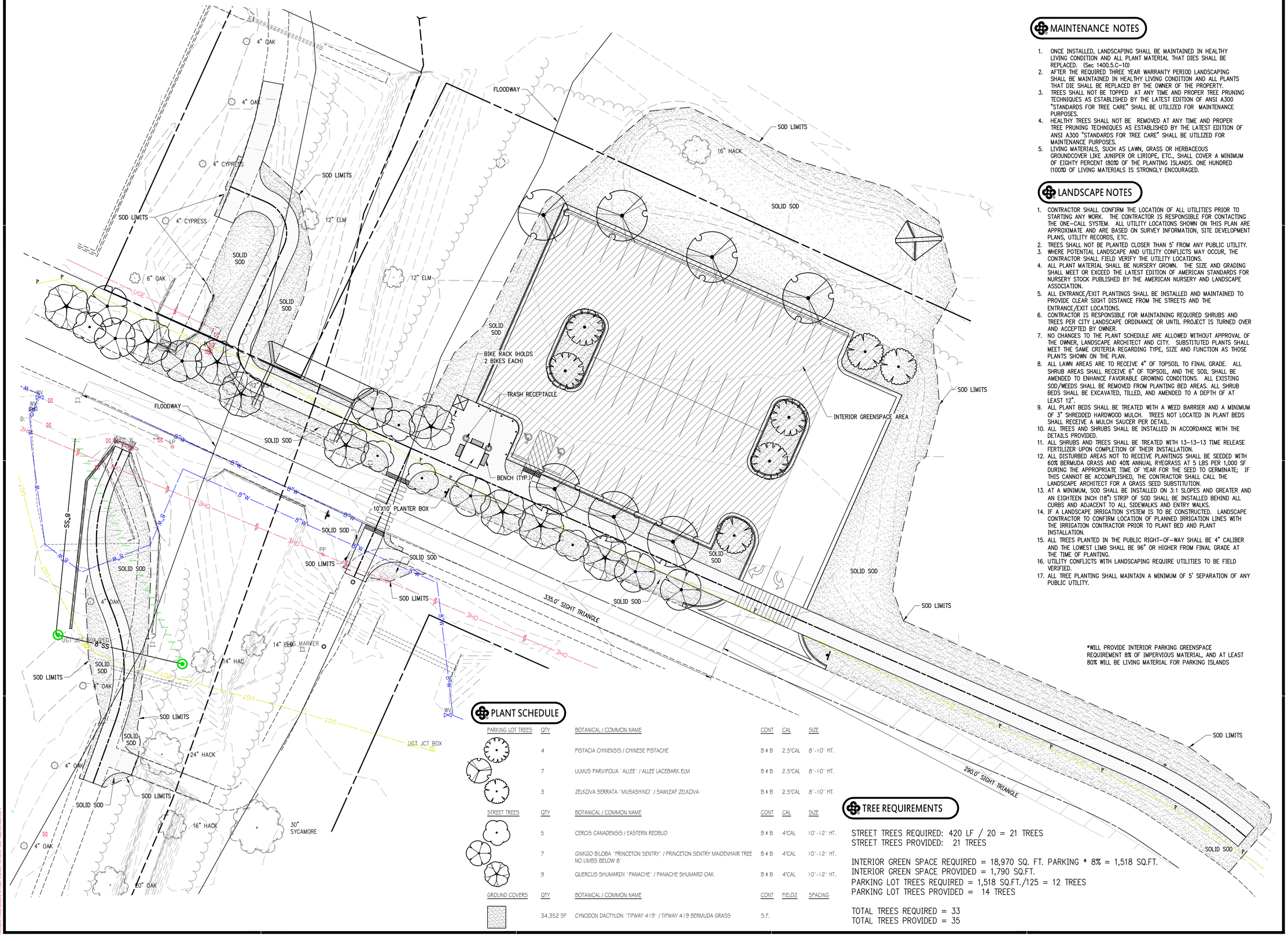
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SITE PLAN

LSD 21-0026

C-102



MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (Sec 1400.5.C–10)
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 96" 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.

*WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

PLANT SCHEDULE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	4	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	2.5"CAL	8`-10` HT.
	7	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	2.5"CAL	8`-10` HT.
	3	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA	B & B	2.5"CAL	8`-10` HT.
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	5	CERCIS CANADENSIS / EASTERN REDBUD	B & B	4"CAL	10`-12` HT.
	7	GINKGO BILOBA `PRINCETON SENTRY` / PRINCETON SENTRY MAIDENHAIR TREE NO LIMBS BELOW 8`	B & B	4"CAL	10`-12` HT.
	9	QUERCUS SHUMARDII `PANACHE` / PANACHE SHUMARD OAK	B & B	4"CAL	10`-12` HT.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**FIELD2**	**SPACING**
	34,352 SF	CYNODON DACTYLON `TIFWAY 419` / TIFWAY 419 BERMUDA GRASS	S.F.		

TREE REQUIREMENTS

STREET TREES REQUIRED: 420 LF / 20 = 21 TREES
STREET TREES PROVIDED: 21 TREES

INTERIOR GREEN SPACE REQUIRED = 18,970 SQ. FT. PARKING * 8% = 1,518 SQ.FT.
INTERIOR GREEN SPACE PROVIDED = 1,790 SQ.FT.
PARKING LOT TREES REQUIRED = 1,518 SQ.FT./125 = 12 TREES
PARKING LOT TREES PROVIDED = 14 TREES

TOTAL TREES REQUIRED = 33
TOTAL TREES PROVIDED = 35

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Rogers, Arkansas 72756
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479.636.4838 t 479.631.6224 f
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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

SLAUGHTER PEN PARKING LOT EXPANSION

BENTONVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 20108800
ISSUE DATE: 4/15/2021
CONTACT: C. HENRICHS
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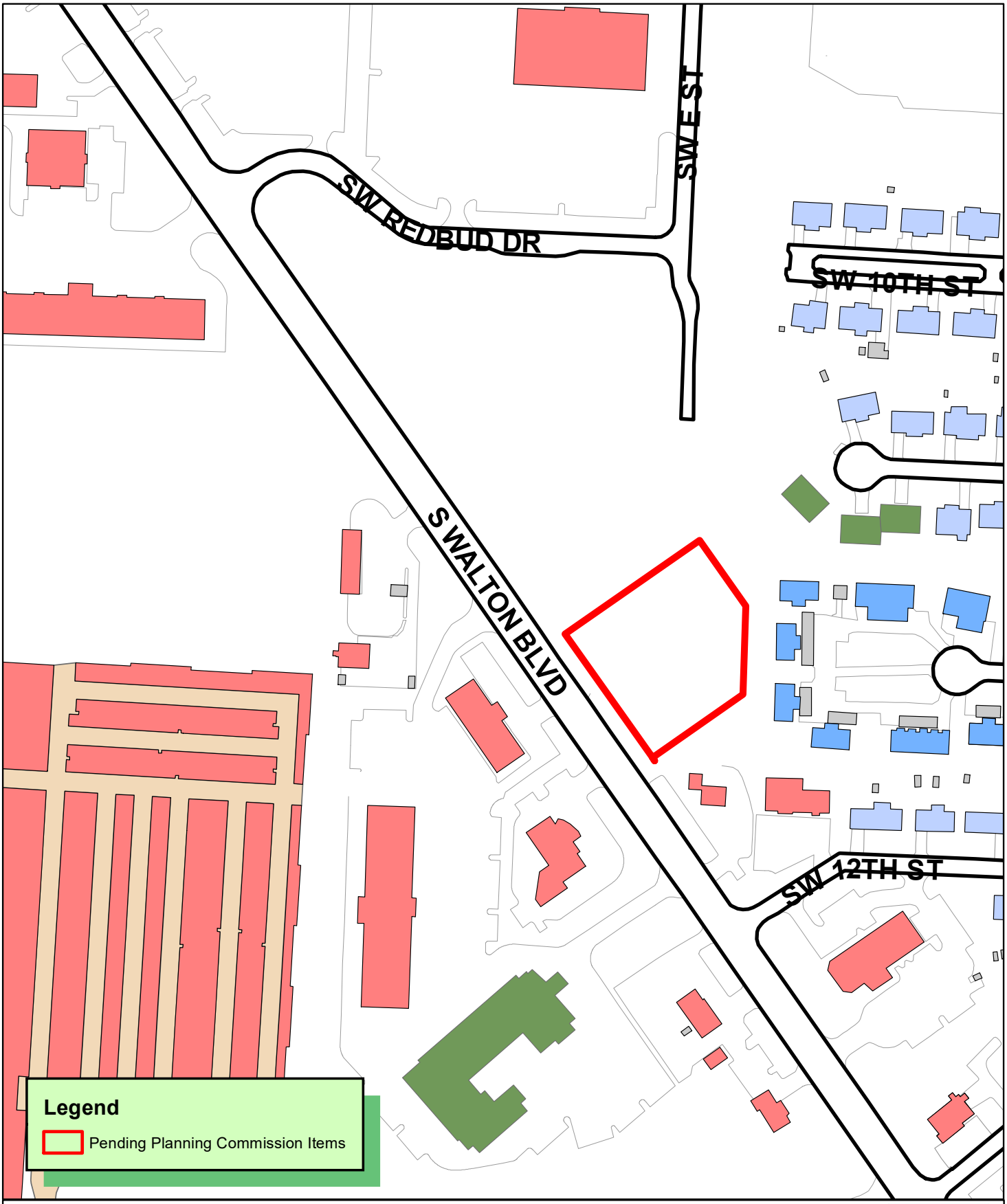
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PLANTING PLAN

LSD 21-0026

L-101

DRAWING C:\20108800_SLAUGHTER PARK\SURVEY\PLAT\PLAT\20108800_PLAT.DWG LAYOUT:PARKING PLAN XREF:20108800_PLAT.DWG DATE:3/17/2021 10:41 AM



LSD21-0027
LARGE SCALE DEVELOPMENT
BENTONVILLE PLAZA ADD
1101 S WALTON BLVD

March 5, 2021

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

Letter of Waiver

To whom it may concern,

Redbud strip mall has been submitted to the city of Bentonville as a proposed retail development. The first floor contains enough space for up to six tenants at 11,200 SF. Of the possible tenants, Starbucks has been confirmed as one of the endcap tenants. The current façade design uses three primary materials: wood look plank, Architectural metal panel, and brick veener. The two trim materials are cement board and detail metal.

We would like to request a waiver from the article 1100 design standard which requires Wood to not be used as a primary material as well as the primary material minimum percentage of 25% on each facade.

We request to be allowed to use true exterior wood look plank as a primary material on the front façade. The design intention of the materials is to identify which parts of the exterior building are meant to be interacted with by the customers versus employee only. We are using the wood look material as a wayfinding material for this purpose. The wood look panel is warmer and greatly contrasts the other two hardscape primary materials. This makes it ideal for identifying areas of the building meant for customer use / interaction. The wood look panel is being used to identify the front façade as the main entrance and being used on the two side facades to identify the drive thru areas. The lack of wood look plank on the back façade identifies it as a façade for employee use only.

For these reason, the wood look panel material composes less than 25% on both side / back façades, and the architectural metal panel composes less than 25% on the front façade. Using the materials on each façade in the current percentages helps clearly identify and communicate to the different user groups which parts of the building they are meant to interact with.

Considering the other design standards have been met and great care has gone into designing a high quality and attractive façade design we hope you approve our waiver, Thank you. Please call if any additional information is needed. You can reach me at 417-413-6002

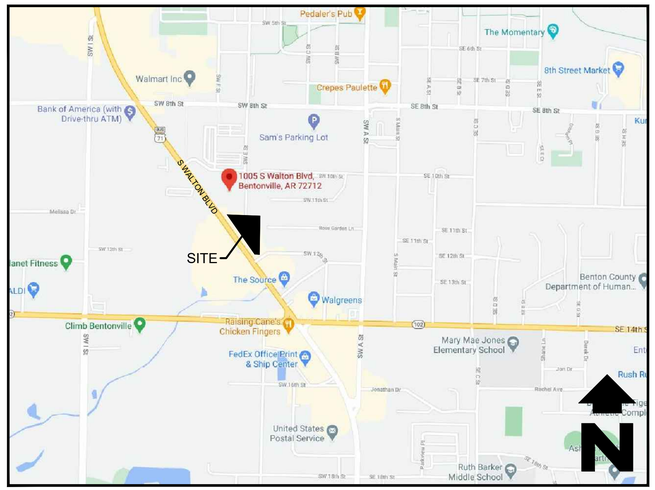
Sincerely,

Trae Johnson
Designer
Trae.johnson@hfa-ae.com

BENTONVILLE PLAZA - LOT D

1101 S. WALTON BLVD
BENTONVILLE, AR 72712
BENTON COUNTY

LARGE SCALE DEVELOPMENT



VICINITY MAP
NO SCALE

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

CONTACTS

OWNER
REDBUD HOLDINGS LLC
1 ALLIED DR. SUITE 1500
LITTLE ROCK, AR 72202
501-551-6508
BRADFORD GAINES

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

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

FIRE
THE CITY OF BENTONVILLE
FIRE DEPARTMENT
305 SW "A" STREET
BENTONVILLE, AR 72712
479-271-3108
JAKE FEEMSTER, FIRE CHIEF

WATER DEPARTMENT
CITY OF BENTONVILLE
WATER DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140
BEAU THOMPSON

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

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

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

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

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

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

TELEPHONE
AT&T
1133 EAST HAROLD ST.
FAYETTEVILLE, AR 72703
O. 479-571-6609
C. 479-200-9022
BRENT BALDWIN

STORM WATER
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5002
JPAITH@BENTONVILLAR.COM
JANET PAITH

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

COVER NOTES

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

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

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

4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

5. UTILITY EASEMENTS PROPOSED ON THE PRELIMINARY PLAT, C3.0, TO BE DEDICATED PER THIS PLAT

6. ACCESS EASEMENTS ARE PRIVATE AND ARE DEDICATED PER DOCUMENT XXXX-XXXXX

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

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

PROPERTY ZONED

C-2

BUILDING SETBACKS

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.

HEIGHT REQUIREMENTS (C-2)

MAXIMUM HEIGHT: 60FT

LOT REQUIREMENTS (C-2)

MIN LOT AREA: 7,000 SQ FT
MIN LOT WIDTH: 70 FT
MAX LOT COVERAGE: 60%

WAIVERS

APPROVED
WAV21-0008 LANDSCAPE BUFFER REDUCTION ALONG THE EAST SIDE

WAV20-0012 ACCESS MANAGEMENT STANDARDS FOR DRIVEWAY LOCATION SEC. FROM 1100.02

REQUESTING
A WAIVER TO ARTICLE 1100 TO ADJUST MINIMUM MATERIAL QUANTITIES TO THE BUILDING FACADE

REVISION CHART

#	TITLE	DATE	NOTES:

LEGAL DESCRIPTION

LOT 4 AS PART OF PPL 20-0007, BENTONVILLE PLAZA ADDITION PHASE 2

FLOOD NOTE

PART OF THIS PROPERTY IS LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RAT MAPS FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0255K, MAP REVISED JUNE 5, 2012.

BENCHMARK

BENCHMARK 1: CP 106 5/8 W/ CONTROL CAP
Northing: 745490.84
Easting: 659502.50
Elev: 1281.94

BENCHMARK 2: CP 105 5/8 W/ CONTROL CAP
Northing: 745285.69
Easting: 659647.39
Elev: 1281.98

SHEET LIST

C0.0 COVER SHEET
C0.1 PRELIMINARY PLAT #PP20-0007
C1.0 EROSION & SEDIMENT CONTROL PLAN
C2.0 SITE PLAN
C3.0 GRADING PLAN
C4.0 UTILITY PLAN
C5.0 ACCESS DRIVE DEVELOPMENT PLAN
C5.1 ACCESS DRIVE EROSION PLAN
C6.0 LANDSCAPE PLAN
C10.0 EROSION DETAILS
C10.1 SITE DETAILS
C10.2 GRADING DETAILS
C10.3 UTILITY DETAILS
C10.4 ACCESS DRIVE DETAILS
C11.0 CITY WATER DETAILS 1
C11.1 CITY WATER DETAILS 2
C11.2 CITY WATER/SEWER DETAILS 1
C11.3 CITY WATER/SEWER DETAILS 2
C11.4 CITY SANITARY SEWER DETAILS 1
C12.0 BEUD ELECTRIC DESIGN
C12.1 BEUD DETAILS 1
C12.2 BEUD DETAILS 2
C12.3 BEUD DETAILS 3

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

STIPULATION FOR REUSE
ACCEPTANCE OF THESE PLANS PREPARED FOR USE ON A SPECIFIC SITE AT: BENTONVILLE, AR 72712 CONTRACTOR: BUILDING TYPE: ISSUE DATE ON: 05/17/2021 AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT PROJECT OR EXTENSION OF THIS PROJECT AT A LATER TIME, USE OF THIS DRAWING FOR RECONSTRUCTION OR REMODELING OF THIS PROJECT REQUIRES THE SERVICES OF THE ARCHITECT/ENGINEER OR OTHER ENGINEERS. REPRODUCTION OF THESE PLANS AND/OR SPECIFICATIONS FOR THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BENTONVILLE PLAZA
LOT D
1101 S. WALTON BLVD.
BENTONVILLE, AR 72712
PROJ NUMBER: 18-20-00076

ISSUE BLOCK		
#	TITLE	DATE
	OTP	4.26.2021
	OTP	05.17.2021

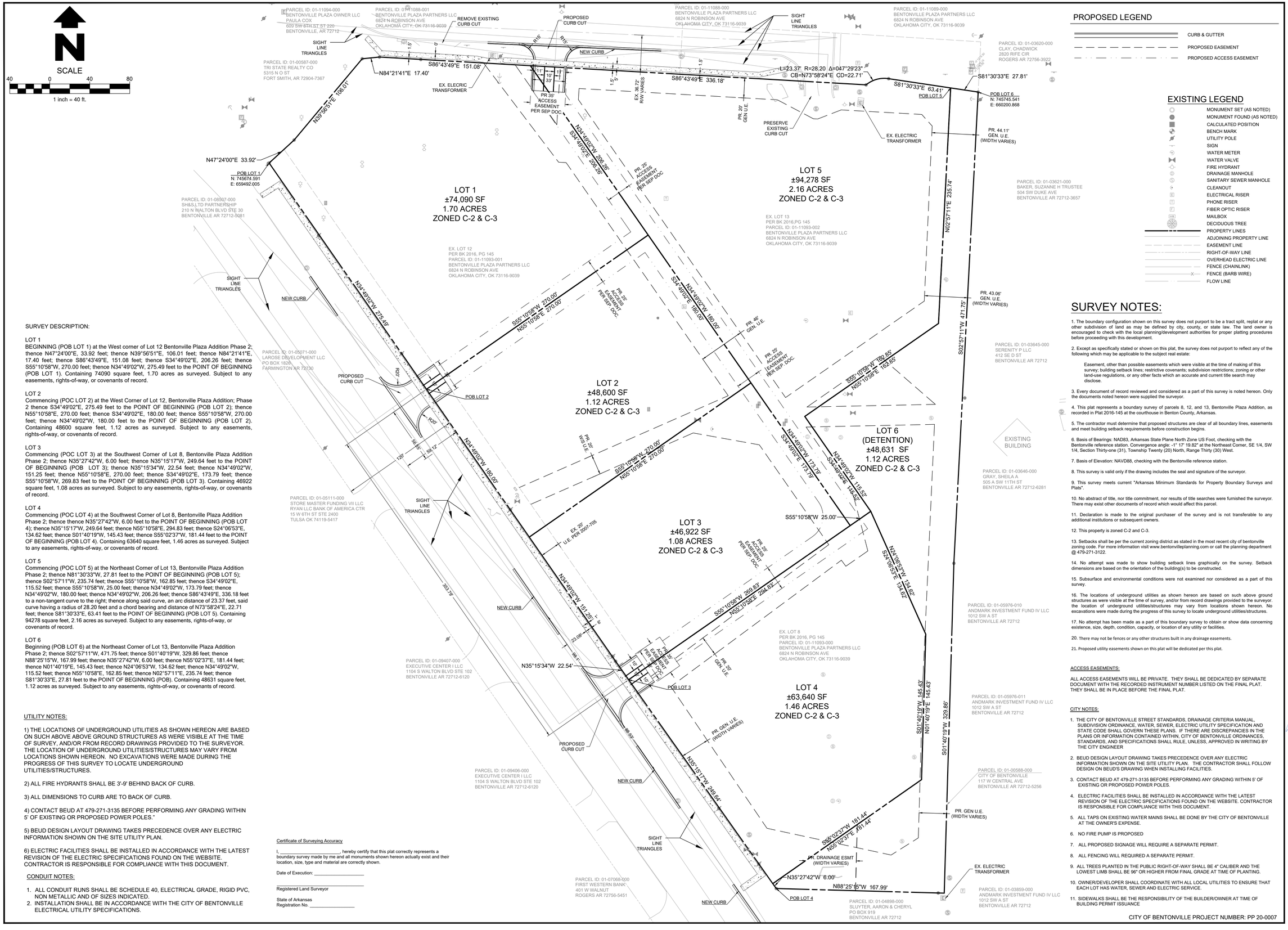
STORE NO.:	05/14/21
DOCUMENT DATE:	3:07PM
CHECKED BY:	ELN
DRAWN BY:	

FOR PERMIT

COVER SHEET

SHEET: C0.0

May17,2021-9:29am - User evan.nielsues
N:\18\18-20-00076 Lot D Bentonville Plaza - Bentonville, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00076 Proj.dwg



PROPOSED LEGEND

- CURB & GUTTER
- PROPOSED EASEMENT
- PROPOSED ACCESS EASEMENT

EXISTING LEGEND

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

SURVEY NOTES:

1. The boundary configuration shown on this survey does not purport to be a tract split, replat or any other subdivision of land as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.

2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easement, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

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

4. This plat represents a boundary survey of parcels 8, 12, and 13, Bentonville Plaza Addition, as recorded in Plat 2016-145 at the courthouse in Benton County, Arkansas.

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

6. Basis of Bearings: NAD83, Arkansas State Plane North Zone US Foot, checking with the Bentonville reference station. Convergence angle: -1° 17' 19.82" at the Northeast Corner, SE 1/4, SW 1/4, Section Thirty-one (31), Township Twenty (20) North, Range Thirty (30) West.

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

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

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

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

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

12. This property is zoned C-2 and C-3.

13. Setbacks shall be per the current zoning district as stated in the most recent city of bentonville zoning code. For more information visit www.bentonvilleplanning.com or call the planning department @ 479-271-3122.

14. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.

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

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

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

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

21. Proposed utility easements shown on this plat will be dedicated per this plat.

ACCESS EASEMENTS:

ALL ACCESS EASEMENTS WILL BE PRIVATE. THEY SHALL BE DEDICATED BY SEPARATE DOCUMENT WITH THE RECORDED INSTRUMENT NUMBER LISTED ON THE FINAL PLAT. THEY SHALL BE IN PLACE BEFORE THE FINAL PLAT.

CITY NOTES:

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATION AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN. THE CONTRACTOR SHALL FOLLOW DESIGN ON BEUD'S DRAWING WHEN INSTALLING FACILITIES.
3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. 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.
5. ALL TAPS ON EXISTING WATER MAINS SHALL BE DONE BY THE CITY OF BENTONVILLE AT THE OWNER'S EXPENSE.
6. NO FIRE PUMP IS PROPOSED
7. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
8. ALL FENCING WILL REQUIRED A SEPARATE PERMIT.
9. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE

CITY OF BENTONVILLE PROJECT NUMBER: PP 20-0007

SURVEY DESCRIPTION:

LOT 1
BEGINNING (POB LOT 1) at the West corner of Lot 12 Bentonville Plaza Addition Phase 2; thence N47°24'00"E, 33.92 feet; thence N39°56'51"E, 106.01 feet; thence N84°21'41"E, 17.40 feet; thence S86°43'49"E, 151.08 feet; thence S34°49'02"E, 206.26 feet; thence N55°10'58"W, 270.00 feet; thence S34°49'02"E, 180.00 feet; thence S55°10'58"W, 270.00 feet; thence N34°49'02"W, 275.49 feet to the POINT OF BEGINNING (POB LOT 1). Containing 74090 square feet, 1.70 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 2
Commencing (POC LOT 2) at the West Corner of Lot 12, Bentonville Plaza Addition; Phase 2 thence S34°49'02"E, 275.49 feet to the POINT OF BEGINNING (POB LOT 2); thence N55°10'58"E, 270.00 feet; thence S34°49'02"E, 180.00 feet; thence S55°10'58"W, 270.00 feet; thence N34°49'02"W, 180.00 feet to the POINT OF BEGINNING (POB LOT 2). Containing 48600 square feet, 1.12 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 3
Commencing (POC LOT 3) at the Southwest Corner of Lot 8, Bentonville Plaza Addition Phase 2; thence N35°27'42"W, 6.00 feet; thence N35°15'17"W, 249.64 feet to the POINT OF BEGINNING (POB LOT 3); thence N35°15'34"W, 22.54 feet; thence N34°49'02"W, 151.25 feet; thence N55°10'58"E, 270.00 feet; thence S34°49'02"E, 173.79 feet; thence S55°10'58"W, 269.83 feet to the POINT OF BEGINNING (POB LOT 3). Containing 46922 square feet, 1.08 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 4
Commencing (POC LOT 4) at the Southwest Corner of Lot 8, Bentonville Plaza Addition Phase 2; thence thence N35°27'42"W, 6.00 feet; thence N35°15'17"W, 249.64 feet to the POINT OF BEGINNING (POB LOT 4); thence N35°15'34"W, 22.54 feet; thence N34°49'02"W, 151.25 feet; thence N55°10'58"E, 270.00 feet; thence S34°49'02"E, 173.79 feet; thence S55°10'58"W, 269.83 feet to the POINT OF BEGINNING (POB LOT 4). Containing 63640 square feet, 1.46 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 5
Commencing (POC LOT 5) at the Northeast Corner of Lot 13, Bentonville Plaza Addition Phase 2; thence N81°30'33"W, 27.81 feet to the POINT OF BEGINNING (POB LOT 5); thence S02°57'11"W, 235.74 feet; thence S55°10'58"W, 162.85 feet; thence S34°49'02"E, 115.52 feet; thence S55°10'58"W, 25.00 feet; thence N34°49'02"W, 173.79 feet; thence N34°49'02"W, 180.00 feet; thence N34°49'02"W, 206.26 feet; thence S86°43'49"E, 336.18 feet to a non-tangent curve to the right; thence along said curve, an arc distance of 23.37 feet, said curve having a radius of 28.20 feet and a chord bearing and distance of N73°58'24"E, 22.71 feet; thence S81°30'33"E, 63.41 feet to the POINT OF BEGINNING (POB LOT 5). Containing 94278 square feet, 2.16 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 6
Beginning (POB LOT 6) at the Northeast Corner of Lot 13, Bentonville Plaza Addition Phase 2; thence S02°57'11"W, 471.75 feet; thence S01°40'19"W, 329.86 feet; thence N88°25'15"W, 167.99 feet; thence N35°27'42"W, 6.00 feet; thence N55°02'37"E, 181.44 feet; thence N01°40'19"E, 145.43 feet; thence N24°06'53"W, 134.62 feet; thence N34°49'02"W, 115.52 feet; thence N55°10'58"E, 162.85 feet; thence N02°57'11"E, 235.74 feet; thence S81°30'33"E, 27.81 feet to the POINT OF BEGINNING (POB). Containing 48631 square feet, 1.12 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

UTILITY NOTES:

1) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SUCH ABOVE ABOVE GROUND STRUCTURES AS WERE VISIBLE AT THE TIME OF SURVEY, AND/OR FROM RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.

2) ALL FIRE HYDRANTS SHALL BE 3'-9' BEHIND BACK OF CURB.

3) ALL DIMENSIONS TO CURB ARE TO BACK OF CURB.

4) CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES."

5) BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

6) 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.

CONDUIT NOTES:

1. ALL CONDUIT RUNS SHALL BE SCHEDULE 40, ELECTRICAL GRADE, RIGID PVC, NON METALLIC AND OF SIZES INDICATED.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE ELECTRICAL UTILITY SPECIFICATIONS.

Certificate of Surveying Accuracy

I, _____, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

Date of Execution: _____

_____
Registered Land Surveyor

State of Arkansas
Registration No. _____

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

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT: BENTONVILLE, AR 72712 CONTRACT NUMBER: 1 PERMIT ISSUE DATE ON: 07/2020
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT EXTENSION OR ANOTHER PROJECT REGARDLESS OF THE SERVICES OF THE ARCHITECT, ENGINEER OR OTHER ENGINEERS. REPRODUCTION OF THIS DRAWING WITHOUT EXPRESS WRITTEN PERMISSION FROM HFA IS PROHIBITED AND MAY BE CONTRARY TO THE LAW.

BENTONVILLE PLAZA
ADDITION PHASE 2
PRELIMINARY PLAT
1005 S. WALTON BLVD.
BENTONVILLE, AR 72712

PROJ NUMBER: 18-19-00120

ISSUE BLOCK

#	TITLE	DATE
	80%	05/29/2020
	OTP	06/29/2020

DOCUMENT DATE: 07/20/20
CHECKED BY: WFM
DRAWN BY: ELN

CERTIFICATE OF AUTHORIZATION
HARRISON FRENCH & ASSOCIATES, LTD.
No. 1048
ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12539
DANIEL RYAN GILL
ryan.g@12/02/2020 1:29:10 PM

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION; I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH THE ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS.

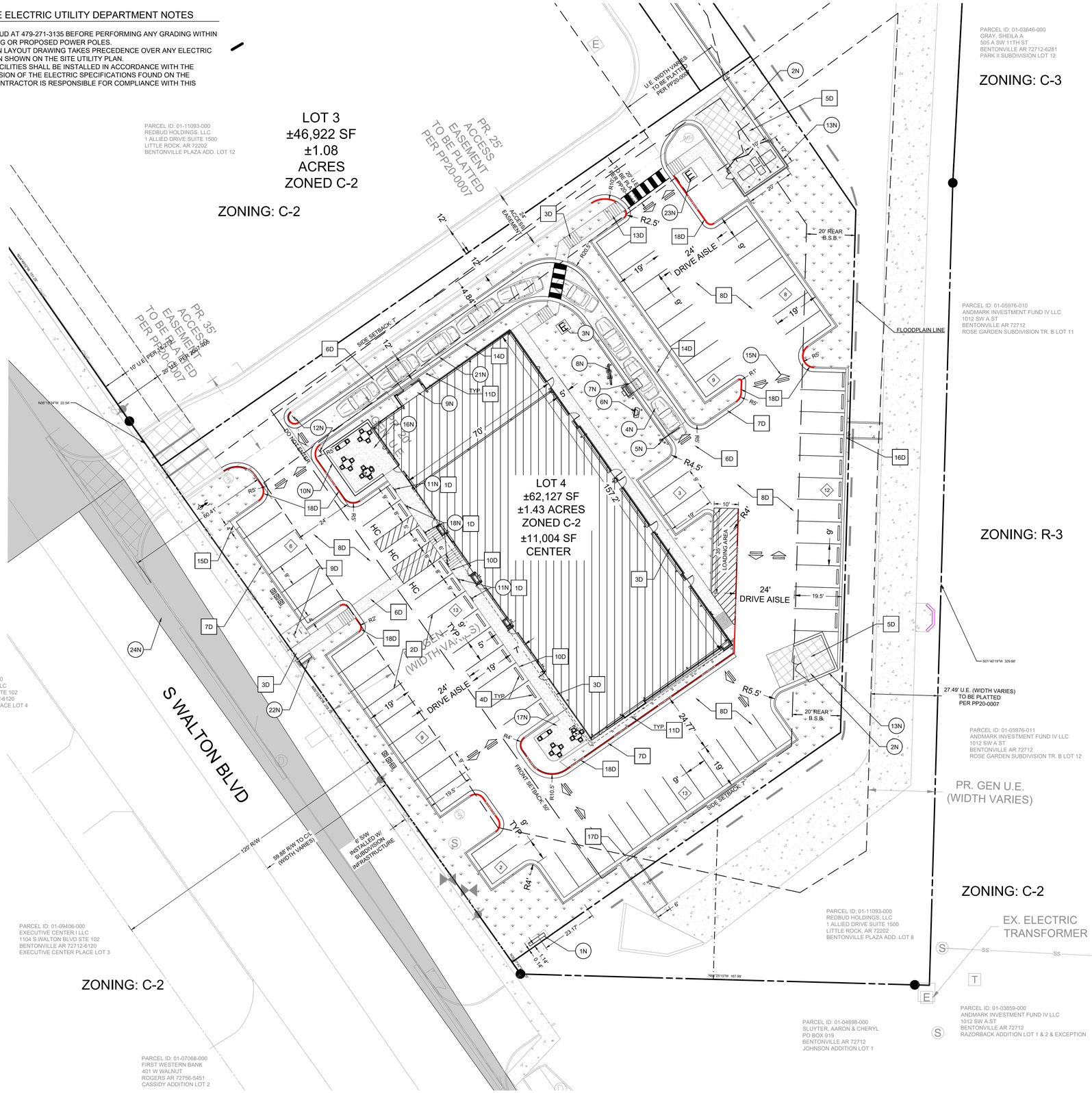
PRELIMINARY PLAT

SHEET: C3.0

Jul 20,2020-11:23am - User david.buff
M:\18\18-19-00120 Bentonville Plaza - Bentonville, AR\Disciplines\CIVIL\Survey\Current\preliminary plat\ db-18-19-00120 Prol.dwg

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

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



PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- SETBACK LINE
- EASEMENT 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 PARKING ONLY" SIGN
12N. "THANK YOU/ EXIT ONLY" SIGN. (FOOTING & CONDUIT BY LL)
13N. DUMPSTER ENCLOSURE. SEE ARCH. SHEET A210 FOR DETAILS.
14N. NOT USED
15N. DIRECTIONAL ARROWS
16N. 376 SF PATIO
17N. 264 SF PATIO
18N. HANDICAP SPACE SIGN
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. VICTOR STANLEY PARK BENCH PER CITY OF BENTONVILLE STANDARD
23N. ELECTRIC SWITCH BOX
24N. SITE TRIANGLE. NOTHING BETWEEN 30" AND 60" IS ALLOWED WITHIN THE SHADED AREAS OF THE SITE TRIANGLE.

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. HEAVY DUTY CONCRETE, SEE DETAIL 5/C10.1
6D. MEDIUM DUTY CONCRETE, SEE DETAIL 5/C10.1
7D. TYPE "A" CURB AND GUTTER, SEE DETAIL 7 /C10.1
8D. MEDIUM DUTY ASPHALT PAVING, SEE DETAIL 6/ C10.1
9D. BIKE RACK DETAIL, SEE DETAIL 8/ C10.1
10D. CONCRETE SIDEWALK ABUTTING PARKING, SEE DETAIL 10/ C10.1
11D. PIPE BOLLARD, SEE DETAIL 9/ C10.1
12D. ADA RAMP AT HANDICAP STALL, SEE DETAIL 11/ C10.1
13D. ADA RAMP IN SIDEWALK, SEE DETAIL 12/ C10.1
14D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 13/ C10.1
15D. EDGE TREATMENT FOR CURB CUTS, SEE DETAIL 14/ C10.1
16D. 12" CONCRETE RIBBON, SEE DETAIL 15/ C10.1
17D. CONCRETE FLUME, SEE DETAIL 3/ C10.2
18D. FIRE LANE STRIPING, SEE DETAIL 16/ C10.1

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 HIGHEST PARAPET: 24'-4"

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: 18%

PARKING REQUIREMENTS

RESTAURANTS: MINIMUM - 1 SPACE PER 4 OCCUPANTS + 1 PER EMPLOYEE BASED ON LARGEST SHIFT.
GENERAL BUSINESS: 1 SPACE PER 250 SF OF NET FLOOR AREA.

RESTAURANT SF: 2,200 SF: 935 SF PUBLIC/ 1,265 SF KITCHEN (62 OCCUPANTS/ 4 = 16 + 7 EMPLOYESS = 23 SPACES)
RETAIL/ BUSINESS SF: 8,994 SF (8,994/ 250 SF = 36 SPACES)

TOTAL REQUIRED: 23 + 36 = 59 SPACES

TOTAL PROVIDED: 75 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

CITY NOTES

1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. NO FENCING IS PROPOSED AT THIS TIME. FENCING WILL REQUIRE A SEPARATE PERMIT.
3. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) SHALL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS TO THE BUILDING.
4. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS TO THE BUILDING. PLEASE ALSO SEE NOTE CALLOUT 13N.

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

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

STIPULATION FOR REUSE
THESE DRAWINGS ARE PREPARED FOR USE ON A SPECIFIC SITE AT:
BENTONVILLE, AR 72712
CONTRACT DOCUMENTS - PERMIT SET ISSUE DATE ON 5/17/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE AT THIS OR ANY OTHER TIME. USE OF THIS DRAWING FOR CONSTRUCTION ON ANY OTHER PROJECT REQUIRES THE SERVICES OF THE ARCHITECT/ENGINEER AND OTHER ENGINEERS. REPRODUCTION OF THIS DRAWING IS RESTRICTED AND ANY USE ON PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

BENTONVILLE PLAZA LOT D
1101 S WALTON BLVD
BENTONVILLE, AR 72712
PROJ NUMBER: 18-20-00076

ISSUE BLOCK		
#	TITLE	DATE
	OTP	5.17.2021

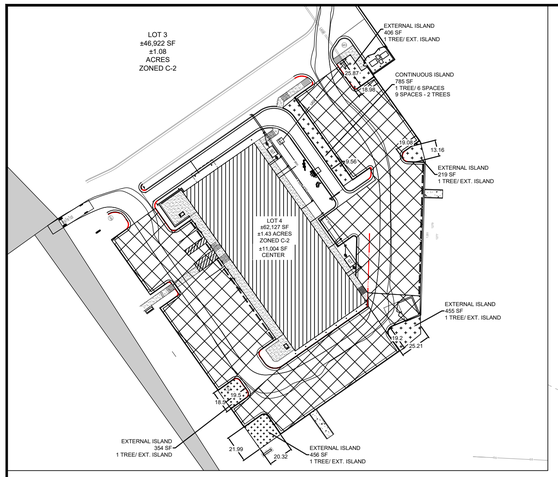
STORE NO.:	
DOCUMENT DATE:	5/17/2021
CHECKED BY:	WFM
DRAWN BY:	ELN

FOR REVIEW ONLY

SITE PLAN

SHEET: C2.0

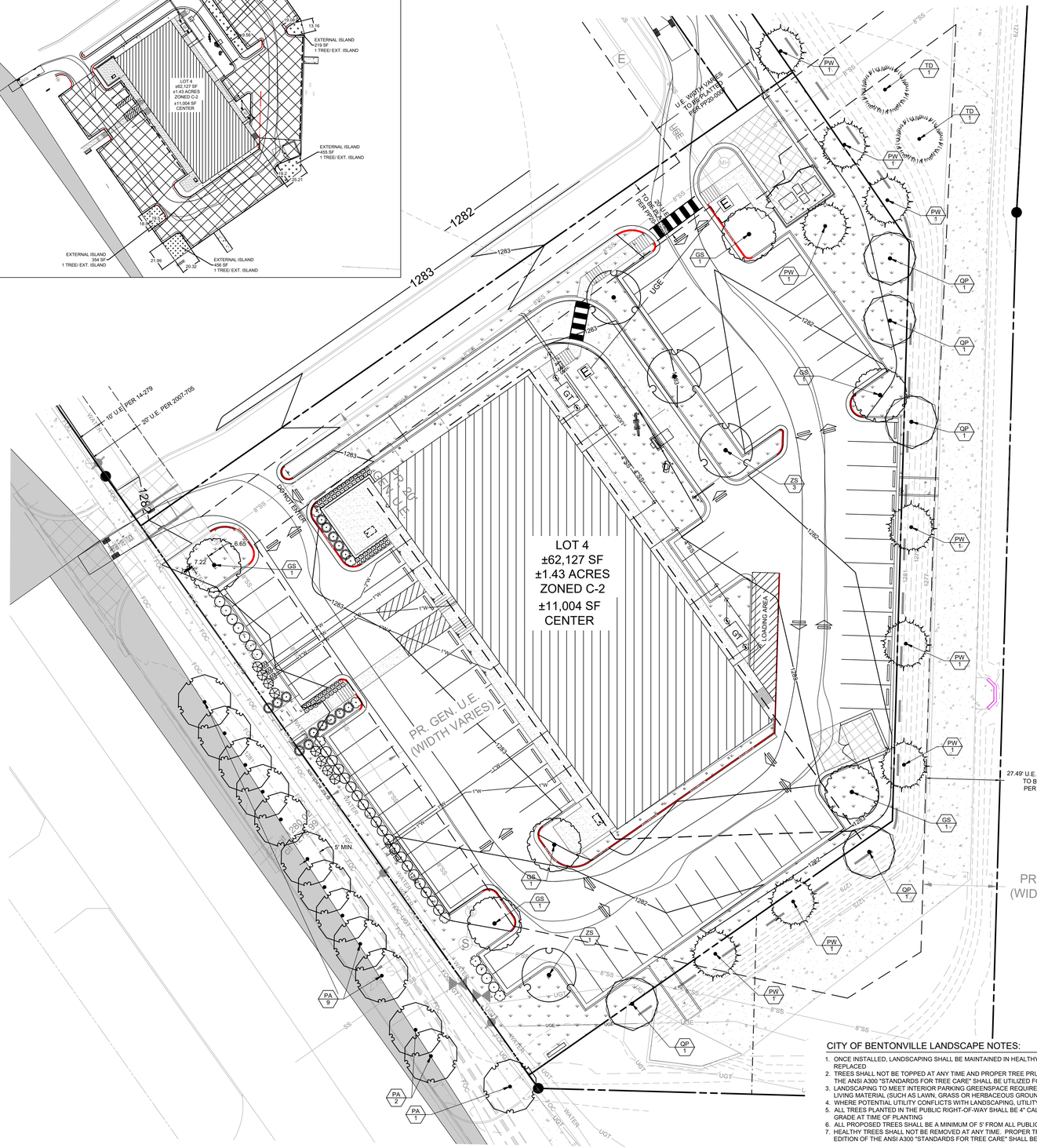
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INTERIOR GREENSPACE PROVIDED: 2,675

PARKING LOT PARKING AREA: 25,459

INTERIOR GREENSPACE REQUIRED: 25,459 X 8% = 2,037 SF



EXISTING LEGEND

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

N

SCALE

20 0 20 40

1 inch = 20 ft.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	GS	6	Shademaster Locust / Gleditsia triacanthos inermis `Shademaster` TM	B & B	2.5"Cal	
	PW	9	White Pine / Pinus alba	B & B	2.5"Cal	6` MIN. HT.
	QP	5	Pin Oak / Quercus palustris	B & B	2.5"Cal	
	TD	2	Bald Cypress / Taxodium distichum	B & B	2.5"Cal	6` MIN. HT.
	ZS	4	Sawleaf Zelkova / Zelkova serrata	B & B	2.5"Cal	

STREET TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	PA	13	London Plane Tree / Platanus x acerifolia	B & B	4"Cal	

SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT
	BS	29	Common Boxwood / Buxus sempervirens	5 gal
	IS	15	Inkberry / Ilex glabra `Shamrock`	3 gal / min. 18" tall at time of planting
	MS	8	Adagio Maiden Grass / Miscanthus sinensis `Adagio`	3 gal
	RH	63	Black-eyed Susan / Rudbeckia hirta	4"pot
	SO	8	Mellow Yellow Spirea / Spiraea thunbergii `Ogon` TM	5 gal

CITY OF BENTONVILLE PLANTING REQUIREMENTS			
	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	20' WIDE LANDSCAPE STRIP TO INCLUDE R/W	YES	YES
	1 SHADE TREE/ 20 LF OF FRONTAGE 249.6 LF OF FRONTAGE/ 20 = 12 TREES	12	12
PERIMETER LANDSCAPE STRIP	7' WIDE LANDSCAPE BUFFER AROUND SIDE & REAR LOT LINE (WAIVER REQUEST GRANTED FOR EAST SIDE WAV21-0008)	YES	YES
	TYPE "D" SCREENING REQUIRED ALONG EAST & NORTHWEST PROPERTY LINE 1 TREE/ 50 LF WITH MIN. OF 50% BEING EVERGREEN 585 LF/ 50 = 12 TREES	12	12
INTERIOR PARKING LOT LANDSCAPING	8% OF INTERIOR PARKING AREA MUST BE GREENSPACE 24,548 SF PARKING AREA * 8% REQUIRED = 1,964 SF	2,037 SF	2,675 SF
	1 TREE/ 125 SF OF REQUIRED GREEN SPACE 0,000/ 125 SF = 00 TREES	YES	YES
	PARKING ISLAND EVERY 15 SPACES	YES	YES

GENERAL LANDSCAPE NOTES:

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

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

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

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

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

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

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

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF BENTONVILLE LANDSCAPE NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
3. LANDSCAPING TO MEET INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL (SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC.) FOR PARKING ISLANDS.
4. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES
7. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME. PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

May/14/2021-1:31pm - User:evan.niehues
N:\18\18-20-00076 Lot D Bentonville Plaza - Bentonville, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00076 LAND.dwg

HFA ARCHITECTS ENGINEERS INTERIORS
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STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT
BENTONVILLE, AR 72712
CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 5/13/2021
ANY USE OF THIS PLAN AT OR ON A DIFFERENT PROJECT SITE OR AT A LATER DATE, OR ANY USE OF THIS PLAN BY REFERENCE OR EXAMPLE ON ANOTHER PROJECT, OR ANY ALTERATION OF THIS PLAN BY PERSONS OTHER THAN THE PROFESSIONAL ARCHITECTS AND ENGINEERS WHO PREPARED THIS DRAWING FOR REUSE ON ANOTHER PROJECT OR ALTERATION SHALL AUTOMATICALLY BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECTS AND ENGINEERS AND SHALL BE CONTRARY TO THE LAW.

BENTONVILLE PLAZA LOT D

STORE
1005 S WALTON BLVD
BENTONVILLE, AR 72712

PROJ NUMBER: 18-20-00076

ISSUE BLOCK

#	TITLE	DATE
	OTP	4.26.2021
	OTP	5.17.2021

STORE NO.:
DOCUMENT DATE: 5/13/2021
CHECKED BY: WFM
DRAWN BY: ELN

REGISTERED LANDSCAPE ARCHITECT
Worth F. McGraw IV
License Number 896
STATE OF ARKANSAS

FOR REVIEW ONLY

LANDSCAPE PLAN

SHEET: C6.0

PRIMARY #1
BRICK VENEER:

MANUFACTURER: ACME
COLOR/ DESCRIPTION: SILVERCREEK (KING SIZE) (CUT TO THINBRICK IN SOME AREAS)
FINISH / STYLE: RUNNING BOND, GRAY COLOR MORTAR



PRIMARY #2
WOOD LOOK PLANK:

MANUFACTURER: BORAL TRUEXTERIOR
COLLECTION: PREFINISHED FIBER CEMENT LAP SIDING
FINISH / STYLE: CHANNEL (1X8), SMOOTH FINISH; DARK TEAK



PRIMARY #3
METAL PANEL:

MANUFACTURER: MAC
PRODUCT NAME: VERSA (WIDTH: 12", THICKNESS: 1", HEIGHT: 10'-0")
FINISH: BRUSHED ZINC



TRIM #1
CEMENT PANEL:

MANUFACTURER: HARDIBOARD
FINISH / STYLE: PREFINISHED (BLACK)



TRIM #2
DETAIL METAL:

MANUFACTURER: TBD
FINISH / STYLE: PREFINISHED (BLACK)



CITY OF BENTONVILLE, AR COMMERCIAL DESIGN STANDARDS:

BUILDING MATERIAL REQUIREMENTS

1. A MINIMUM OF TWO PRIMARY BUILDING MATERIALS IS REQUIRED CONSTITUTING AT LEAST 75% OF THE WALL AREA. NO SINGLE PRIMARY MATERIAL SHALL CONSTITUTE LESS THAN 25% OF WALL AREA. THE STANDARD SHALL APPLY TO ALL SIDES OF ANY BUILDING. MATERIALS SHALL COMPLY WITH THE STANDARDS ESTABLISHED BELOW:
   - Three primary materials are being used: brick, wood look panel, and architectural metal panel. Primary materials constitue 75% of wall area on each facade. However, architectural metal panel isn't used on front facade because entrances and storefronts take up enough area that a third primary material isn't required. Wood look panels are being used less than 25% on side facades because they are only being used to emphasize the drive through window for customers. Wood look panels aren't being used on back facade to differentiate back facade as back of house (not for customer interaction)
2. ALLOWED PRIMARY MATERIALS: BRICK, TEXTURED CONCRETE BLOCK, NATURAL STONE, GLASS VENEER, PR-FINISHED ARCHITECTURAL METAL PANELS (MIN. 24 GAUGE)
   - Brick veener by ACME and architectural metal panel by MAC metal are in compliance
3. ALLOWED TRIM MATERIALS: TILE, STONE, GLASS BLOCK, COPPER FLASHING, METAL, WOOD, EIFS, PRE-FINISHED CONCRETE MASONRY BOARD
   - Trim materials are in compliance
4. PROHIBITED PRIMARY MATERIALS: WOOD MASONITE, ASPHALTIC WALL OR ROOF MATERIAL, ALUMINUM SIDING, STEEL SIDING, NON-TEXTURED CONCRETE BLOCK, STUCCO, VINYL, FIBERGLASS, RIBBED METAL PANEL.
   - wood look planks by truexterior isn't in compliance. we request it be allowed because it adds contrast to the other hardscaped primary materials while still being durable and resistant to rotting, cracking, splitting, and termite damage (refer to material brochure)

BUILDING COLOR

1. THE BUILDING'S EXTERIOR COLOR SCHEME SHALL UTILIZE PRIMARILY MUTED, NEUTRAL, OR EARTH TONE TYPE COLORS. THE PRIMARY USE OF BRIGHT, INTENSE, OR EXTREME COLORS NOT CONSISTENT WITH THE ADJOINING DEVELOPMENTS SHALL NOT BE PERMITTED. THIS REGULATION IS NOT INTENDED TO PROHIBIT THE USE OF THESE COLOR FOR SPECIFICALLY APPROVED ARCHITECTURAL DETAILING; ALL VENTS, GUTTERS, DOWNSPOUTS, FLASHING, ELECTRICAL CONDUITS, ETC. SHALL BE PAINTED TO MATCH OR COMPLIMENT THE COLOR OF THE ADJACENT SURFACE, UNLESS BEING USED EXPRESSLY AS TRIM OR ACCENT ELEMENT. BUILDING COLOR SHALL BE CONSISTED OF THE FOLLOWING:
   - material colors are in compliance
2. ALLOWED PRIMARY MATERIAL COLOR: MUTED, NEUTRAL, EARTH TONE. ALLOWED TRIM MATERIAL COLORS: MUTED, NEUTRAL, EARTH TONE, BRIGHT, LIGHT, PRIMARY
   - material colors are in compliance
3. PROHIBITED PRIMARY MATERIAL COLORS: BRIGHT & PRIMARY
   - material colors are in compliance

BUILDING COMPATIBILITY

1. ALL COMMERCIAL STRUCTURES SHALL BE DESIGNED IN A MANNER COMPATIBLE WITH OTHER STRUCTURES IN THE SURROUNDING VICINITY. THE EXTERIOR BUILDING DESIGN, INCLUDING ROOF STYEL, COLOR, MATERIALS, ARCHITECTURAL FORM AND DETAILING, SHALL BE CONSISTENT AMONG ALL BUILDINGS IN A COMMON COMMERCIAL DEVELOMENT AND ON ALL ELEVEATIONS OF EACH BUILDING TO ACHIEVE DESIGN HARMONY AND CONTINUITY WITHIN ITSELF.
   - Budding design is in compliance

SCALE AND BULK

1. THE HEIGHT AND SCALE OF NEW BUILDINGS SHALL BE CONSISTENT OR COMPATIBLE WITH THE HEIGHT AND SCALE OF ADJACENT BUILDINGS. SPECIAL CARE, HOWEVER SHALL BE TAKEN TO ACHIEVE THE COMPATIBLITY OF LARGER BUILDINGS NEXT TO SMALL SCALE BUILDINGS; TECHNIQUES SHALL INCLUDE LIMITED SIZE, BUILDING ARTICULATION, AND SHADOW PATTERNS. THE SCALE OF THE BUILDING SHALL ALSO CONSIDER BUILDING SETBACK, LOT SIZE AND RELATIONSHIP TO STREET WIDTH.
   - Budding height and scale is in compliance

WALL ARTICULATION

1. VERTICAL ARTICULATION: 50'-0" MAXIMUM BETWEEN ARTICULATION
   - Vertical articulations are in compliance
2. HORIZONTAL ARTICULATION: ARTICULATION REQUIRED BETWEEN FIRST AND SECOND FLOOR
   - Not applicable
3. TECHNIQUES: RELIEF CHANGE (PROJECTION OR RECESS AT LEAST 2'-0" DEEEP, BREAKS IN THE SURFACE WALL, WINDOWS, AND DOOR OPENINGS, BALCONIES, AWNINGS AND CANOPIES, SERIES OF DISPLAY WINDOWS, RECESSED ENTRIES, DECORATIVE MATERIALS / TILE, MATERIAL CHANGE, TEXTURE CHANGE, OTHER TECHNIQUES THAT MEET THE INTENT OF THESE REGULATIONS AND APPROVED BY PLANNING COMMISSION.
   - Articulation techniques are in compliance

FACADES

1. ALL COMMERCIAL STRUCTURES SHALL BE ARCHITECTURALLY FINISHED ON ALL SIDES WITH THE SAME MATERIALS, DETAILING, AND FEATURES WHEN VISIBLE FROM THE PUBLIC REALM OR ADJACENT RESIDENTIAL AREAS. THE DEGREE OF VISIBILITY FROM THE PUBLIC REALM SHALL BE EVALUATED USING THE FOLLOWING CRITERIA:
   - Facades in compliance
2. THE DEGREE OF VISIBILITY FROM ALL ADJACENT PUBLIC WAYS
   - Facades in compliance
3. POSSIBLE VISIBILITY FROM FUTURE BUILDINGS AND PUBLIC WAYS
   - Facades in compliance
4. INTERNAL OVERALL APPEARANCE IN RELATION TO THE SITE
   - Facades in compliance

ROOFS

1. ROOF LINES AND / OR PARAPETS SHALL BE VARIED WITH A CHANGE IN HEIGHT EVERY 100 LINEAR FEET IN THE BUILDING LENGTH. PARAPETS, GABLE ROOFS, HIGH ROOFS, OR DORMERS SHALL BE USED TO CONCEAL FLAT ROOFS AND ROOFTOP EQUIPMENT FROM PUBLIC VIEW. ALTERNATIVE LENGTHS AND DESIGNS MAY BE ACCEPTABLE AND MAY BE APPROVED BY PLANNING COMMISSION IF THE REQUIRED DESIGN WOULD CREATE WATER DRAINAGE OR STRUCTURAL ISSUES; OR IS NECESSARY TO ENHANCE THE ARCHITECTURAL DESIGN OF THE BUILDING.
   - roof and parapets are in compliance

ENTRANCES

1. EACH PRIMARY BUILDING ON A SITE, REGARDLESS OF SIZE, SHALL HAVE CLEARLY DEFINED, HIGHLY VISIBLE CUSTOMER ENTRANCES FEATURING NO LESS THAN (2) OF THE FOLLOWING: CANOPIES OR PORTICOS, OVERHANGS, RECESSES / PROJECTIONS, ARCADES, RAISED CORNICED PARAPETS OVER THE DOOR, PEAKED ROOF FORMS, ARCHES, ARCHITECTURAL DETAIL SUCH AS TILE WORK AND MOLDINGS INTEGRATED INTO THE BUILDING STRUCTURE AND DESIGN, INTEGRAL PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPED AREAS AND / OR PLACES FOR SITTING, CHANGE IN MATERIAL, OR OTHER ARCHITECTURAL FEATURES APPROVED BY PLANNING COMMISSION.
   - Entrances in compliance: use canopies, Overhangs, Recesses & change of materiality

ARCHITECTURAL DETIALS

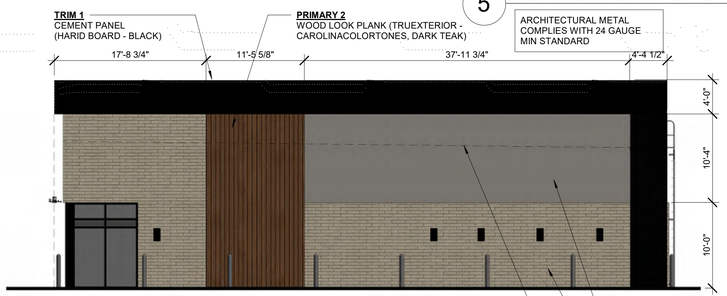
1. ALL BUILDINGS SHALL BE DESIGNED TO INCORPORATE NO LESS THAN THREE (3) OF THE ARCHITECTURAL ELEMENTS FROM THE LIST: CANOPIES, AWNINGS, PORTICOS, RECESSES/ PROJECTIONS, ARCADES, PEAKED ROOF FORMS, ARCHES, DISPLAY WINDOWS, ACCENT MATERIALS (MIN OF 15% OF EXTERIOR FACADE), ARCHITECTURAL DETAILS (TILE WORK / MOLDINGS) CORNICE LINE, ARTICULATED GROUND FLOOR LEVELS OR BASE, VARIED ROOF HEIGHTS, OTHER ARCHITECTURAL FEATURES APPROVED BY PLANNING COMMISSION.
   - Architectural details are in compliance: details used - Canopies, Recessess, projections, display windows, articulated ground floor levels (base) & varied roof heights

UTILITY AND MECHANICAL EQUIPMENT SCREENING

1. SCREENING OF SERVICE YARDS, UTILITY METERS, AND HARDWARE, MECHANICAL EQUIPMENT, AND/ OR OTHER POTENTIALLY UNATTACTIVE PLACES FROM PUBLIC VIEW, SHALL BE ACCOMPLISHED BY THE USE OF WALL CONSTRUCTED WITH THE SAME MATERIALS AS THE PRIMARY BUILDING, FENCING, PLANTING, OR A COMBINATION OF THE MEASURES THAT FOLLOW. SCREENING SHALL BE EQUALLY EFECTIVE IN THE WINTER AND THE SUMMER SEASONS. FOR ROOFTOP EQUIPMENT, PARAPET WALLS OR OTHER SCREENING METHODS APROVED BY PLANNIGN COMMISION ARE REQUIRED ALONG STREET FRONTAGES AND BORDERING RESIDENTIAL AREAS.
   - after MEP coordination and detrmining necessary equipment, appropriate screening will be used



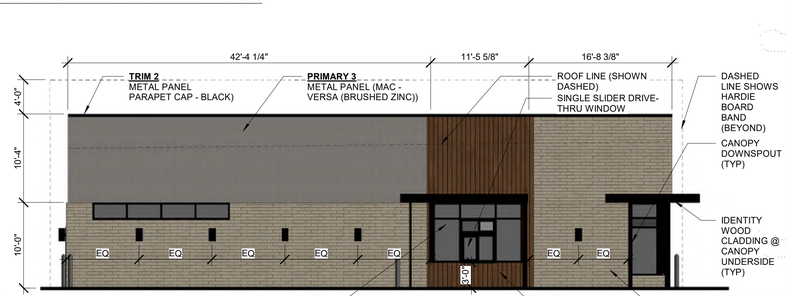
5 EXTERIOR PERSPECTIVE - FRONT FACADE



4 EAST ELEVATION

1/8" = 1'-0"

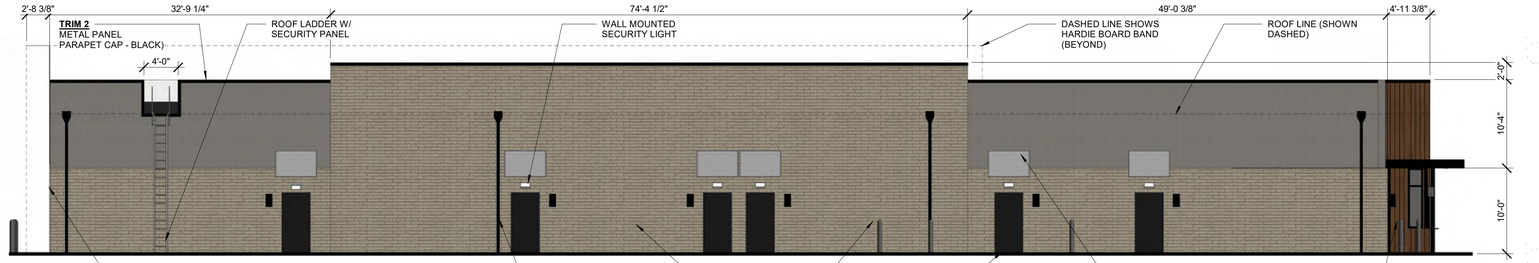
TOTAL AREA:	1637 FT².....100%
WOOD-LOOK PANEL:	258 FT².....16%
BRICK VENEER:	641 FT².....39%
METAL PANEL:	360 FT².....22%
CEMENT BOARD:	380 FT².....23%
METAL TRIM:	0 FT².....0%



3 WEST ELEVATION

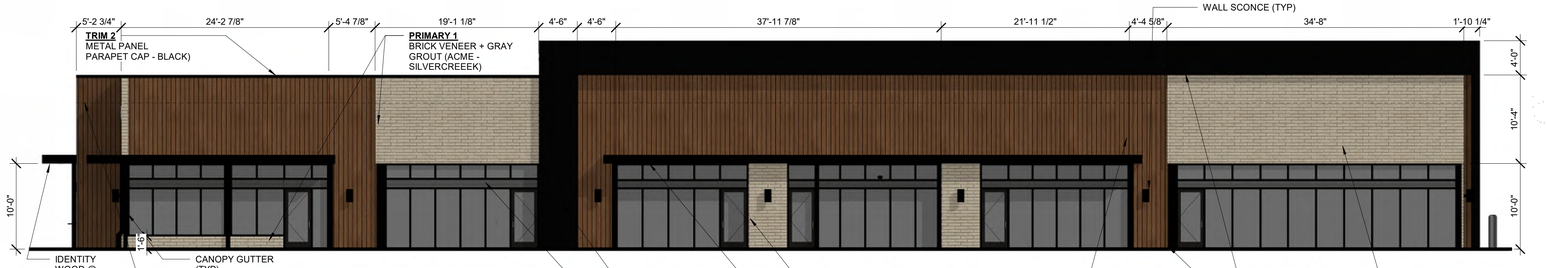
1/8" = 1'-0"

TOTAL AREA:	1298 FT².....100%
WOOD-LOOK PANEL:	184 FT².....14%
BRICK VENEER:	694 FT².....54%
METAL PANEL:	406 FT².....31%
CEMENT BOARD:	0 FT².....0%
METAL TRIM:	14 FT².....1%



2 NORTH ELEVATION

TOTAL AREA:	3490 FT².....100%
WOOD-LOOK PANEL:	102 FT².....3%
BRICK VENEER:	2238 FT².....64%
METAL PANEL:	861 FT².....25%
CEMENT BOARD:	66 FT².....2%
METAL TRIM:	223 FT².....6%



1 SOUTH ELEVATION

1/8" = 1'-0"

TOTAL AREA:	2532 FT².....100%
WOOD-LOOK PLANK:	991 FT².....39%
BRICK VENEER:	899 FT².....36%
METAL PANEL:	0 FT².....0%
CEMENT BOARD:	531 FT².....21%
METAL TRIM:	111 FT².....4%

HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
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REDBUD PLAZA
1005 S WALTON BLVD
BENTONVILLE, AR 72712
JOB NUMBER: 19-20-00076

ISSUE BLOCK

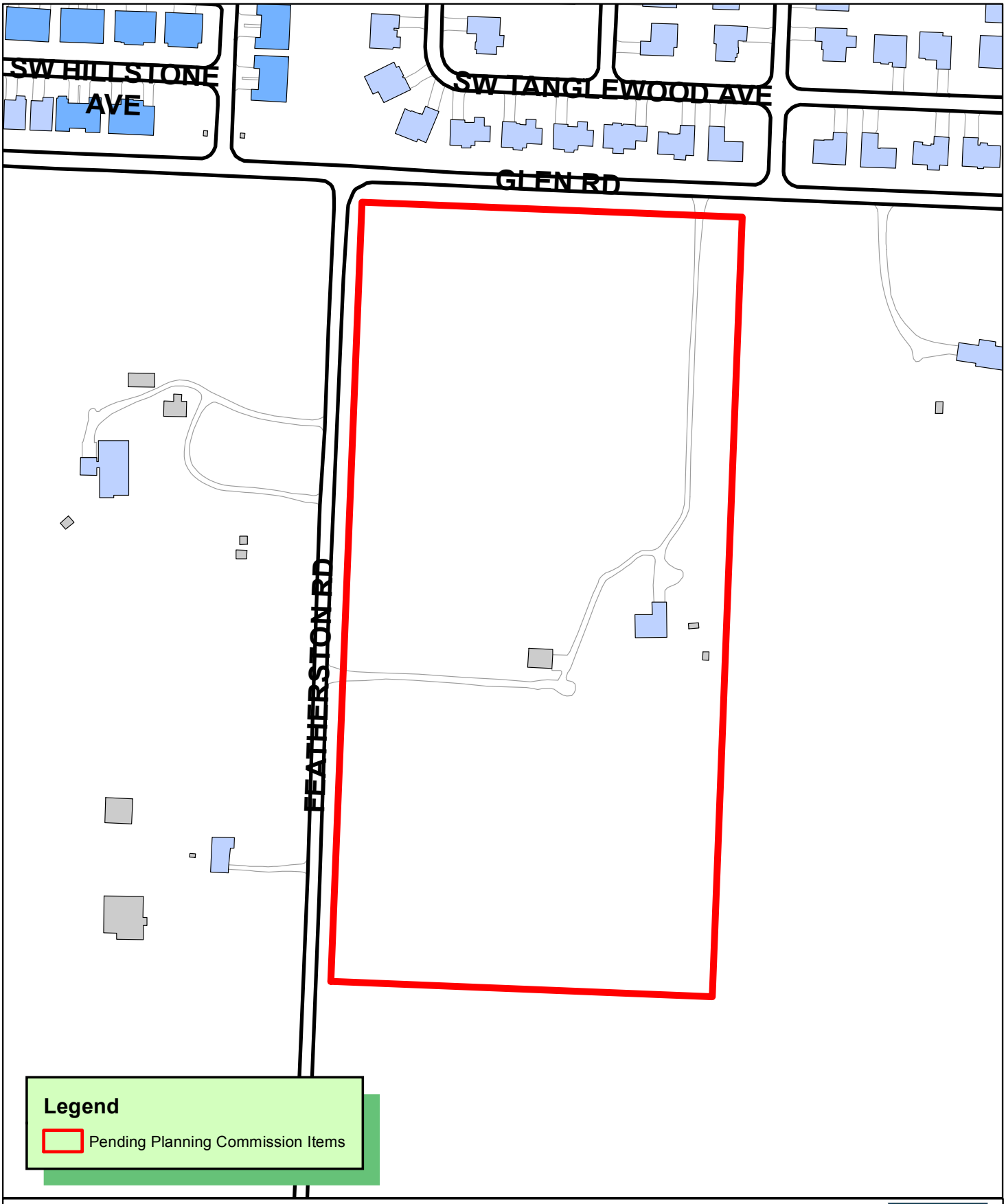
CHECKED BY:	LF
DRAWN BY:	TSJ
DOCUMENT DATE:	06/11/2021

NOT FOR CONSTRUCTION

RENDERED ELEVATIONS

SHEET:
X-EL

5/13/2021 4:24:52 PM
C:\Users\tsjohnson\Documents\2020 Revit Projects\19-20-00076 Redbud Plaza - Bentonville AR_v20_tsjohnson.rvt
X-EL-RENDERED ELEVATIONS



PP19-0005
LAPRELIMINARY PLAT
GLEN ARBOR SUBDIVISION

THE CITY OF BENTONVILLE

May 13th, 2021

City of Bentonville

305 SW A Street

Bentonville, AR 72712

RE: Glen Arbor PRD - Project#PP19-0005, 9601 Glen Rd, General Waiver Request

Dear Mr. Jon Stanley,

This letter is a request to allow for the immediate commencement of construction for the single-family homes in the Glen Arbor PRD community. Glen Arbor is a master planned residential development that the planning commission had the opportunity to review prior to the approval of the PRD preliminary plat. Likewise, the architectural concepts for each building type found within Glen Arbor were approved during the PRD process.

Being the owner, general contractor, and builder of this development, I ask that Burckart Construction, Inc. be granted the ability to begin construction of the model home along with the other homes that have been presold during the development process over the last 24 months. With the exception of the model, without a general waiver of Sec. 300.02, the immediate commencement of the other homes would not be allowed. According to Sec. 300.02(a) [Building permits]: "The Building Inspector shall not issue building permits for any structure on any lot in a subdivision for which the plat or plan has not been approved and recorded in the manner prescribed herein."

Glen Arbor planned residential development's infrastructure is currently at 95% completion. The curbs are complete, and the base is on all of the street surfaces for clean access. Fire hydrant protection is available at the northwest corner of the site that assures the safe storage of our materials and protection of the structures. Storm drainage and grading are nearing completion, with the exception of the concrete outfall structures and final sodding. All of the utilities have been installed and are currently being tested. The homes within the Glen Arbor community will be built on legal parcels (the parent tract). I understand that the homes cannot receive a certificate of occupancy until the subdivision's water and sewer mains/services are finalized alongside the final plat having been accepted and recorded by the City of Bentonville.

With the cycle time of conception and development of communities on the rise, waiting for the final plat before beginning home construction can mean another seven to nine months before those homes become available. The process as it exists inhibits our ability to supply the needed housing in our area and greatly reduces our capacity to increase our production over the same 3 to 5-year time frame.

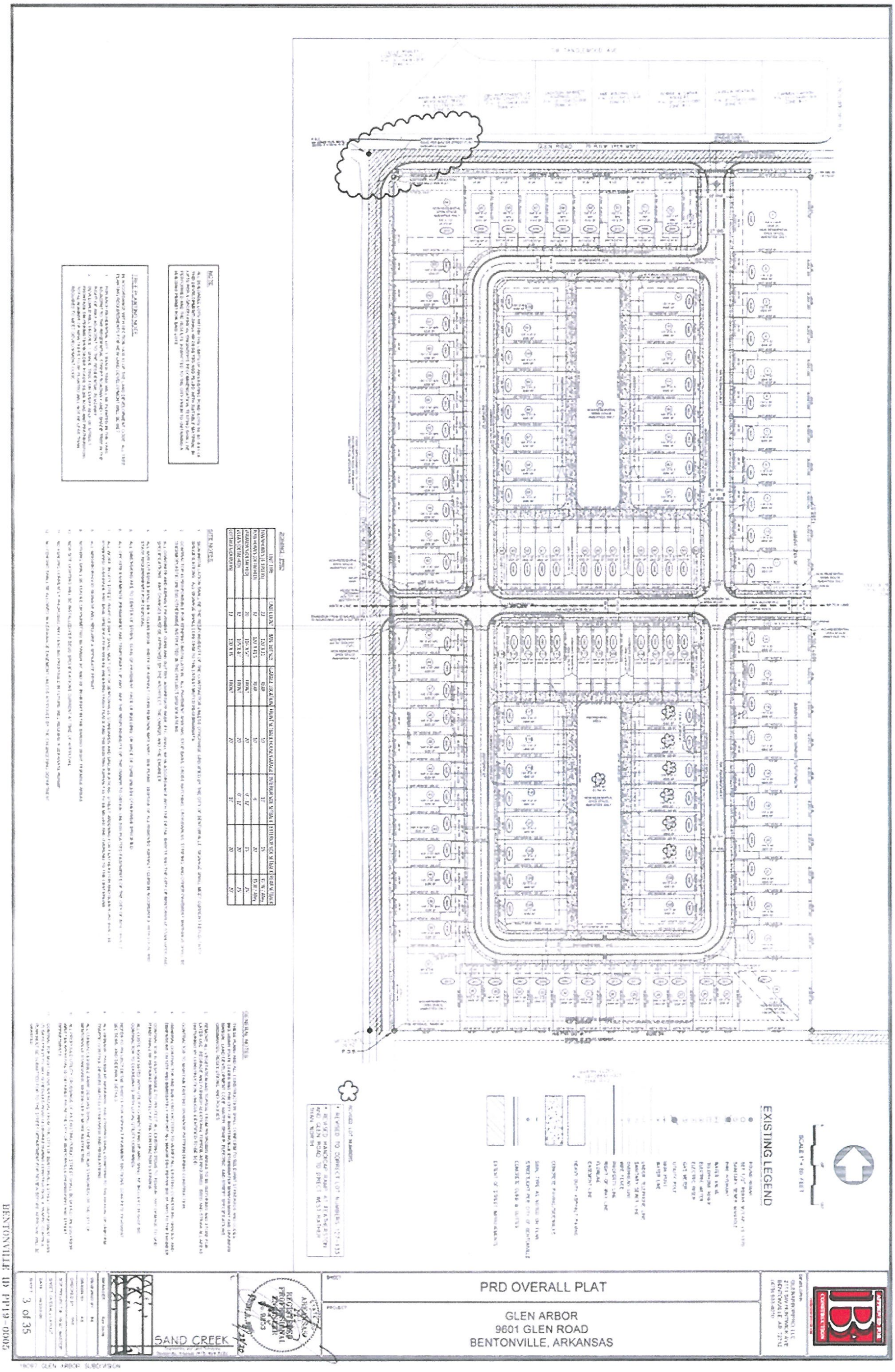
By increasing production abilities, we are able to increase the housing supply, which is a goal of Northwest Arkansas and Bentonville stakeholders alike. The approval of this waiver request would help us to work towards that goal, while also recognizing the spirit of Bentonville's codes and the protections intended.

I sincerely appreciate your time and consideration regarding this waiver request.

Thank you,

William P. Burckart, Owner

Burckart Construction, Inc.


PRD OVERALL PLAT
GLEN ARBOR
9601 GLEN ROAD
BENTONVILLE, ARKANSAS
SAND CREEK
EXISTING LEGEND
SCALE 1"= 60 FEET
BENTONVILLE AR PLAN - 0005
1807 GLEN ARBOR SUBDIVISION