***Note** – Some of the members of the Planning Commission, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.*

Planning Commission
Tech Review Agenda
June 8, 2021

Registration Link: https://us02web.zoom.us/webinar/register/WN_9VAXQBYTR5aRzZcGNsNlFA

I. Call to Order

II. Old Business

1. **Allen and Veda Kinyon Trustees** **Rezoning***
R-1, Single-Family Residential to DN-1, Downtown Low-Density Residential
403 SW E Street *(RZ20-0062)*
   - The subject property is currently zoned R-1, Single-Family Residential.
   - Adjacent zoning districts are R-1, Single-Family Residential to the north, south, east, and west. The Future Land Use Map depicts property to the north, south, and west as Low-Density Residential, and the property to the east as Medium-Density Residential.
   - The Future Land Use Map currently depicts this property as Low-Density Residential. These areas typically include detached single-family residential properties. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
   - According to the applicant's narrative, the intent of the rezoning request is to pursue greater design flexibility based on the irregular shape of the land.

2. **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 multifamily 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.
   - There are still Water/Sewer Dept. and Electric Dept. comments that remain and shall be addressed prior to any pre-construction meeting being scheduled.
   - 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.

3. 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 waivers.
- Two waivers 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.
    - A waiver from Appendix B, Article 1100 Development Standards, Sec. 1100.15 Sidewalk Requirements, subsection d, Requirement, which requires the owner of any property abutting a public street to construct a sidewalk according to the master street plan. The applicant requests a waiver from constructing a sidewalk along the length of their entire property. They are proposing a sidewalk along the width of their development area.
- The applicant is working through remaining comments with the Water Department.

III. New Business

1. Real Assents Inc.

1a. High-Density residential to General Commercial **Future Land Use Map Amendment***

2301 SW Regional Airport Boulevard *(RZ21-0031)*

- The Future Land Use Plan currently depicts this property as High-Density Residential. The applicant is requesting a change in the Future Land Use Plan to General Commercial. General Commercial areas typically include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged. General commercial uses should balance access between pedestrians and vehicles and the impacts of parking should be minimized.

1b. C-1, Neighborhood Commercial to C-2, General Commercial **Rezoning***

2301 SW Regional Airport Boulevard *(RZ21-0031)*

- Currently zoned C-1, Neighborhood Commercial.
- Adjacent zoning districts are A-1, Agricultural to the north, R-O, Residential Office to the east, PRD, Planned Residential Development to the South, and PUD, Planned Unit Development and R-3, Medium Density Residential to the west.
- Staff has not received public comment regarding this rezoning request.

2. Chelsea Wilson **Rezoning***

R-E, Residential Estate to R1, Single Family Residential

1402 NW 12th Street *(RZ21-0032)*

- Currently zoned R-E, Residential Estate.
- Adjacent zoning districts are R-1, Single-Family Residential to the north, south, east, and west.
- The Future Land Use Map currently depicts this property as Low-Density Residential. These areas typically include detached single-family properties.
- According to the applicant's narrative, the intent of the rezoning request is to complete a remodel of the home to include a garage addition to the west side of the dwelling. With the current zoning, the 30' setback prohibits this action. Rezoning to R-1 will change the interior setback to 7', providing the proper clearances for the 22' wide garage.

3. Amazing Land Company, LLC

3a. Agricultural to Low-Density Residential **Future Land Use Map Amendment***

9207 South Morning Star Road *(RZ21-0034)*

- Future Land Use Plan currently depicts this property as Agricultural. Agricultural areas include larger properties used primarily for the raising of crops or livestock. These properties may include residences and farm-related structures.
- The applicant has requested to change the land use classification with this rezoning request to Low-Density Residential to be consistent with the zoning request and surrounding development patterns. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

3b. A-1, Agricultural to R-1, Single-Family Residential **Rezoning***

9207 South Morning Star Road *(RZ21-0034)*

- Currently zoned A-1, Agricultural to R-1, Single-Family Residential,
- Adjacent zoning districts are PRD, Planned Residential Development, to the west and east, R-1, Single-Family Residential to the west, A-1, Agricultural to the south and Benton County to the north.
- Staff has received public comment regarding this rezoning request. See attached.

4. CBMAA Parking Deck **Conditional Use Permit***
Noise Ordinance
1005 Museum Way *(CU21-0011)*

- Currently zoned C-3, Mixed Use Commercial and A-1. Agricultural. 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 CBMAA Parking Deck 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 anticipates the scope of work to take place from June 2021 through April 2022.
- The applicant also states in their narrative that they "will have regular meetings with adjacent property owners and share with all parties a schedule of these construction activities".

5. Lot 22 of Lefor's Addition **Property Line Adjustment**
NW 2nd Street *(PLA21-0019)*

- Zoned R-1, Single-Family Residential.
- A property line adjustment of existing Lot 1 of Lefor's Addition, creating new Lot 22, (+/-0.22 acres) of Lefor's Addition.
- The plat dedicates 2.5 feet of additional right-of-way.

6. Lots 11, 12, 13 & 14 of East Side 1st Addition **Lot Split**
1004 & 1006 SE 3rd Street *(LS21-0027)*

- The property was rezoned to DN-2, Downtown Medium Density Residential at the May 4, 2021 PC meeting.
- A Lot Split of existing Lots 1 & 2 creating new Lot 11, (+/0.15 acres) and Lot 12 (+/-0.14 acres), Lot 13 (0.14 acres) and Lot 14 (0.14 acres) of East Side 1st Addition.
- The plat dedicates various public utility easements to serve the newly created lots.
- Per the requirements of the Master Street, the plat also dedicates additional right-of-way for SE 3rd Street.
- Access to all lots shall be achieved through a single ingress/egress point conveyed by a private access easement onto SE 3rd Street allowing each home to be rear loaded by a garage.

7. Ethos Condominiums **Large-Scale Development**

502 & 504 SE B Street *(LSD21-0028)*

- The subject property is currently zoned DE, Downtown Edge
- A large-scale development proposing the construction of two multifamily condominium buildings containing a total of 17 units that average about 3,664 sq. ft. each. There are six 2 bedroom units and eleven 1 bedroom units.
- 17 parking spaces are required and 24 spaces are being provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the development requirements.
- Access to the project will be achieved through a single ingress/egress point conveyed by a private access easement onto SE B Street allowing parking to be located in the rear of the buildings.
- The primary materials on the exterior of the building include stone, brick, concrete siding, and glass.
- There are still Water/Sewer Dept. and Electric Dept. comments that remain and shall be addressed prior to any pre-con meeting being scheduled.

8. Providence Village Ph. 4 **Preliminary Plat**

SW Sunbury Circle *(PP21-0014)*

- The subject property is currently zoned R-1, Single-Family Residential.
- A Preliminary Plat proposing the construction of Phase 4 of Providence Village Subdivision.
- Providence Village Phase 4 contains a total of 30 single-family lots. Lots 28, 29, and 30 are unbuildable lots.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved prior to final platting.
- One waiver requested:
    - A waiver from Section 400.2 from minimum vertical curve coefficients. The applicant is requesting to reduce the crest K-value from 20 to 12 and the minimum sag K-value from 30 to 27.



RZ20-0062
REZONING R-1 TO DN-1
COFFELT ADDITION
LOTS 1 & 2 BLOCK 1

THE CITY OF BENTONVILLE

Rezoning Narrative: 403 SW E Street

1. Current zoning is R-1. Proposed zoning designation is DN1.
2. Zoning change is to pursue greater design flexibility based on the irregular shape of land. You have a circular parcel with an alleyway, 4th street and E street surrounding the North, East and West side of the property.
3. Currently the surrounding area is mixed use of single-family homes and multifamily townhomes or condos.
4. The zoning change will allow for more design options when the time comes.
5. Traffic in the area has multiple ways to enter and exit and should not negatively impact the neighborhood.
6. Signage will be property address (s).
7. Appearance will be residential.
8. Water and sewer are at the street. The size of the water line is 16 inch. The size of the sewer line is 8 inch.

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

Re: Rezoning

To Whom It May Concern,

We own the lot at the northeast corner of the intersection of SW D Street and SW 4th Street. Our lot is directly across the street from the SW D Street property the petitioners are seeking to rezone.

It is our intention to build a single-family home facing SW 4th Street on our lot. We initially asked to be rezoned DN2, not realizing the designation included townhouses. Our petition drew two objections and was denied by the city council. We amended our petition seeking DN1 zoning, which was approved.

Southwest D Street only consists of single-family homes. It is our understanding the petitioner intends to build townhouses on both lots. Granting the petition would ignore precedent and lower the value of the adjoining properties.

We strongly urge the planning commission and the city council to deny this rezoning request to DN2.

Thank you for your thoughtful consideration,

Frank Bailey

Pat Bailey

Cc: Bentonville City Council

DocuSign Envelope ID: 583D2B1F-8A9E-4CE7-B40B-5727254010E6

NOTICE OF INTENT TO REZONE

Veda Kinyon, Trustee of the Allen & Veda Kinyon Revocable Trust has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1 to DN-2

The legal description of the property is as follows:

31-20-30-BENTONVILLE 31-20-30 0.37 Acres PART OF OUT LOT 23OF THE NW/4 OF THE NE/4 OF SECTION 31 TOWNSHIP 20NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTONVILLE, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ATTHE SE CORNER OF LOT 12 OF BLOCK 5 OF CLARKS SECOND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, BEING AFOUND IRON PIN AS SHOWN ON PLAT "G" PAGE 21, THENCE S ~~00°II "30" W 40.58 FEET FOR THE POINT OF BEGINNING, BEING AFOUND IRON PIN.~~

The common description of the property is: 342 SE D Street Bentonville Arkansas 72712

Proposed land use: Rezoning property to be in line with Community Plan for the neighborhood.

The public hearing will be held January 5, 20 21 at 4:00 p.m. It will be held at 305 S.W. "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 and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

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

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

☐ I / we have no objections to the rezoning.

☒ I / we object to the rezoning because:

See Attached

Frank N Bailey
Signature and Physical Address
410 SW 4th Street
Bentonville, AR

Jan Bailey
Signature and Physical Address
410 SW 4th Street
Bentonville, AR

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

DN-1, Downtown Low Density Residential

The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-1	•						

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-1	36 ft.	--	--	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-1	Single-family	6,000	-	60'	-	40%	45%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-1	All	15’	25’	15’	-	7’	0’	25’

Residential Tree Planting:

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

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

DN-1, Downtown Low Density Residential

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

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

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

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

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

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

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

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

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

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

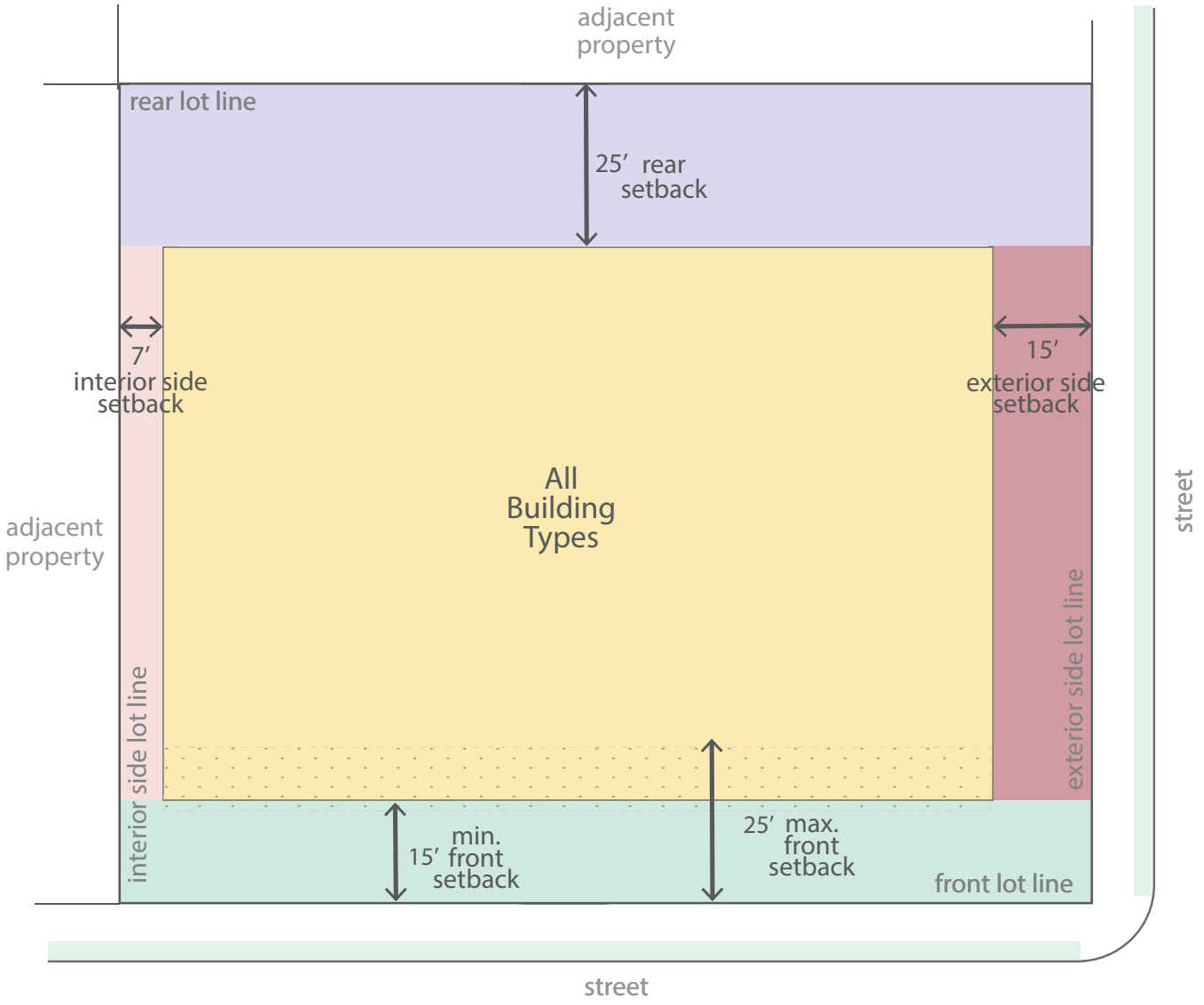
Land Uses:

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

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

DN-1, Downtown Low Density Residential

Setback Illustration

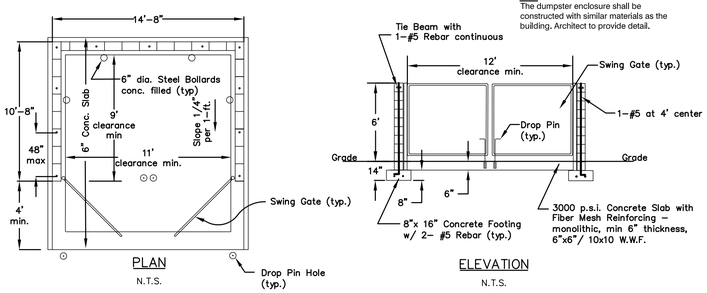




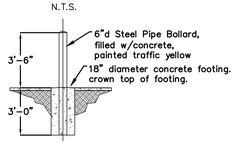
LSD21-0022
LARGE SCALE DEVELOPMENT
THE AVIATOR APARTMENTS PHASE 2
PARCEL 1-08207-000

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):

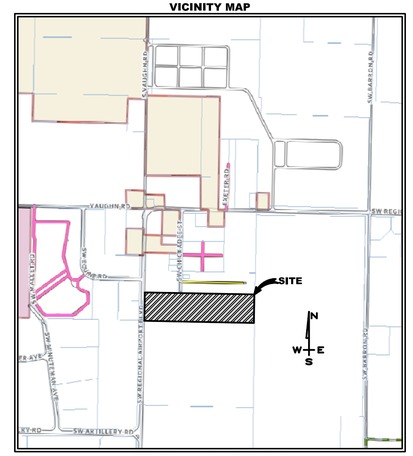
3 SPACES PER EACH TWO DWELLING UNITS

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 W-8 EX.
- 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

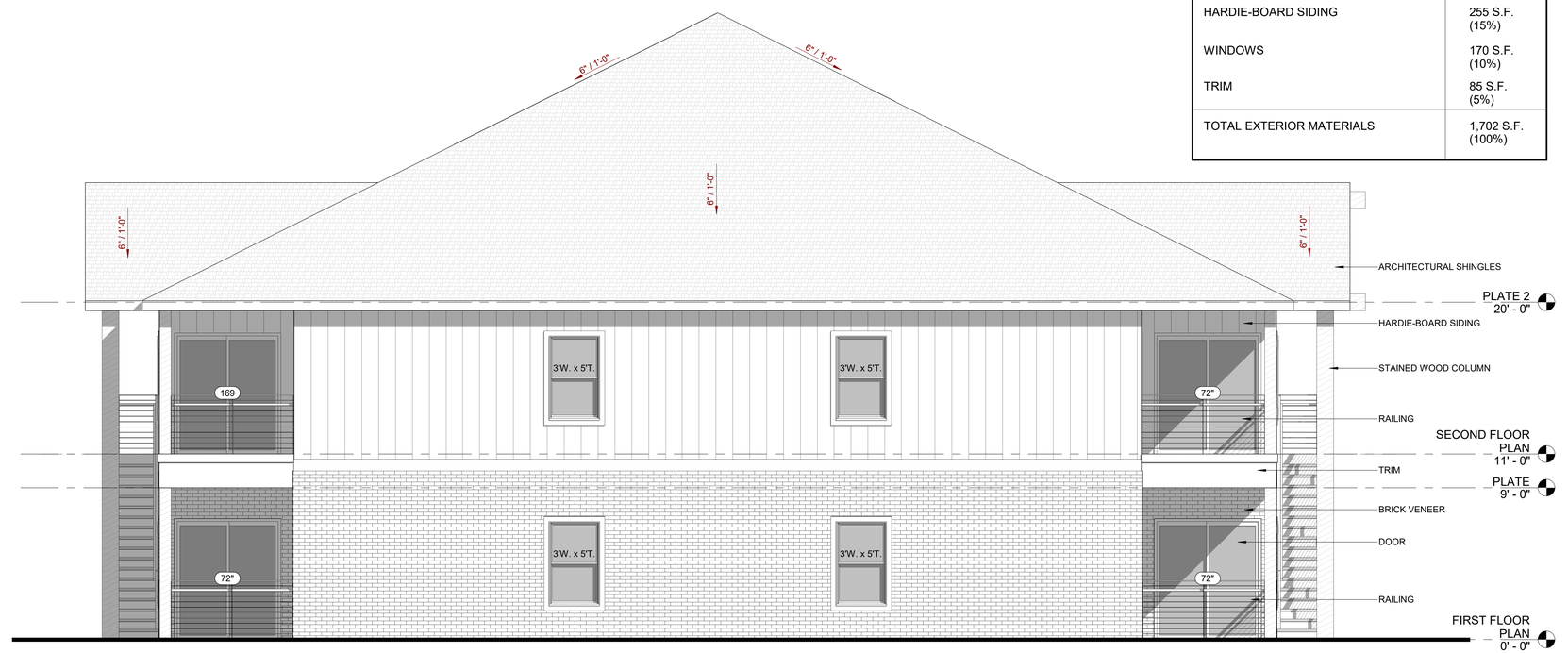
C1.01

LSD21-0022



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

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	1,040 S.F. (60%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS	345 S.F. (20%)
TRIM	86 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,723 S.F. (100%)



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

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	1,185 S.F. (70%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS	170 S.F. (10%)
TRIM	85 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,702 S.F. (100%)

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

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS

BRETT ABBOTT
REGISTERED ARCHITECT
NO. 4317
STATE OF ARKANSAS

1BR BLDG. - ELEVATIONS

Seal

Revisions

Date 3.1.21

Project 20.08

MF1.2



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

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	1,040 S.F. (60%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS	345 S.F. (20%)
TRIM	86 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,723 S.F. (100%)



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

EXT. MATERIAL PERCENTAGES	
MASONRY (BRICK)	1,185 S.F. (70%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS	170 S.F. (10%)
TRIM	85 S.F. (5%)
TOTAL EXTERIOR MATERIALS	1,702 S.F. (100%)

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

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS

BRETT ARBOUR
REGISTERED ARCHITECT
NO. 4177
ARKANSAS

1BR BLDG. - ELEVATIONS

Seal

Revisions

Date 3.1.21

Project 20.08

MF1.3

EXT. MATERIAL PERCENTAGES	
MASONRY	1,040 S.F. (60%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS / DOORS / TRIM	428 S.F. (25%)
TOTAL EXTERIOR MATERIALS	1,723 S.F. (100%)



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

EXT. MATERIAL PERCENTAGES	
MASONRY	1,164 S.F. (68%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS / DOORS / TRIM	283 S.F. (17%)
TOTAL EXTERIOR MATERIALS	1,702 S.F. (100%)



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

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

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS

BRETT ABBOTT
REGISTERED ARCHITECT
NO. 4317
STATE OF ARKANSAS

1BR BLDG. - ELEVATIONS

Seal

Revisions

Date 3.1.21

Project 20.08

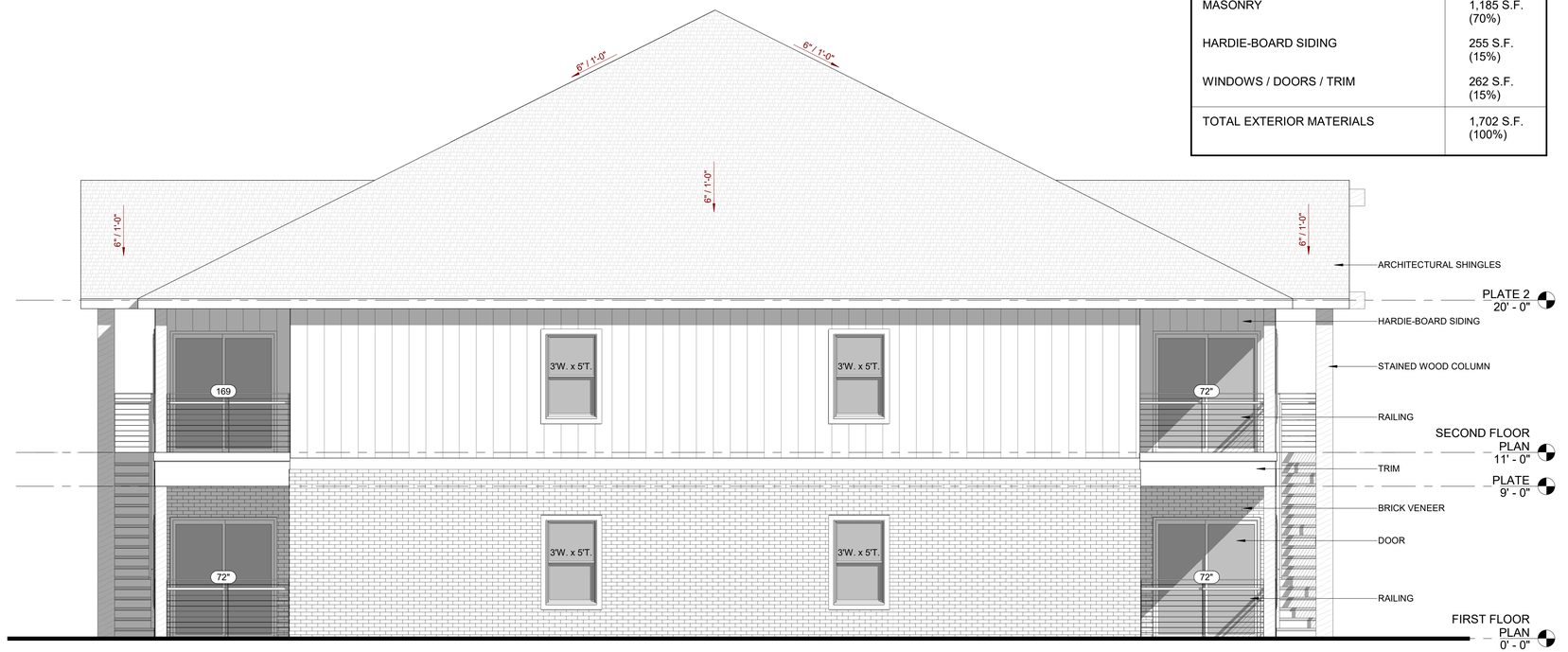
MF1.3

EXT. MATERIAL PERCENTAGES	
MASONRY	1,040 S.F. (60%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS / DOORS / TRIM	428 S.F. (25%)
TOTAL EXTERIOR MATERIALS	1,723 S.F. (100%)



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

EXT. MATERIAL PERCENTAGES	
MASONRY	1,185 S.F. (70%)
HARDIE-BOARD SIDING	255 S.F. (15%)
WINDOWS / DOORS / TRIM	262 S.F. (15%)
TOTAL EXTERIOR MATERIALS	1,702 S.F. (100%)



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

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

PROPOSED PROJECT FOR:

VAUGHN APARTMENTS PHASE 2

S.W. CHICKADEE ST., BENTONVILLE, ARKANSAS

BRETT ARBOUR
REGISTERED ARCHITECT
NO. 4317
ARKANSAS

1BR BLDG. - ELEVATIONS

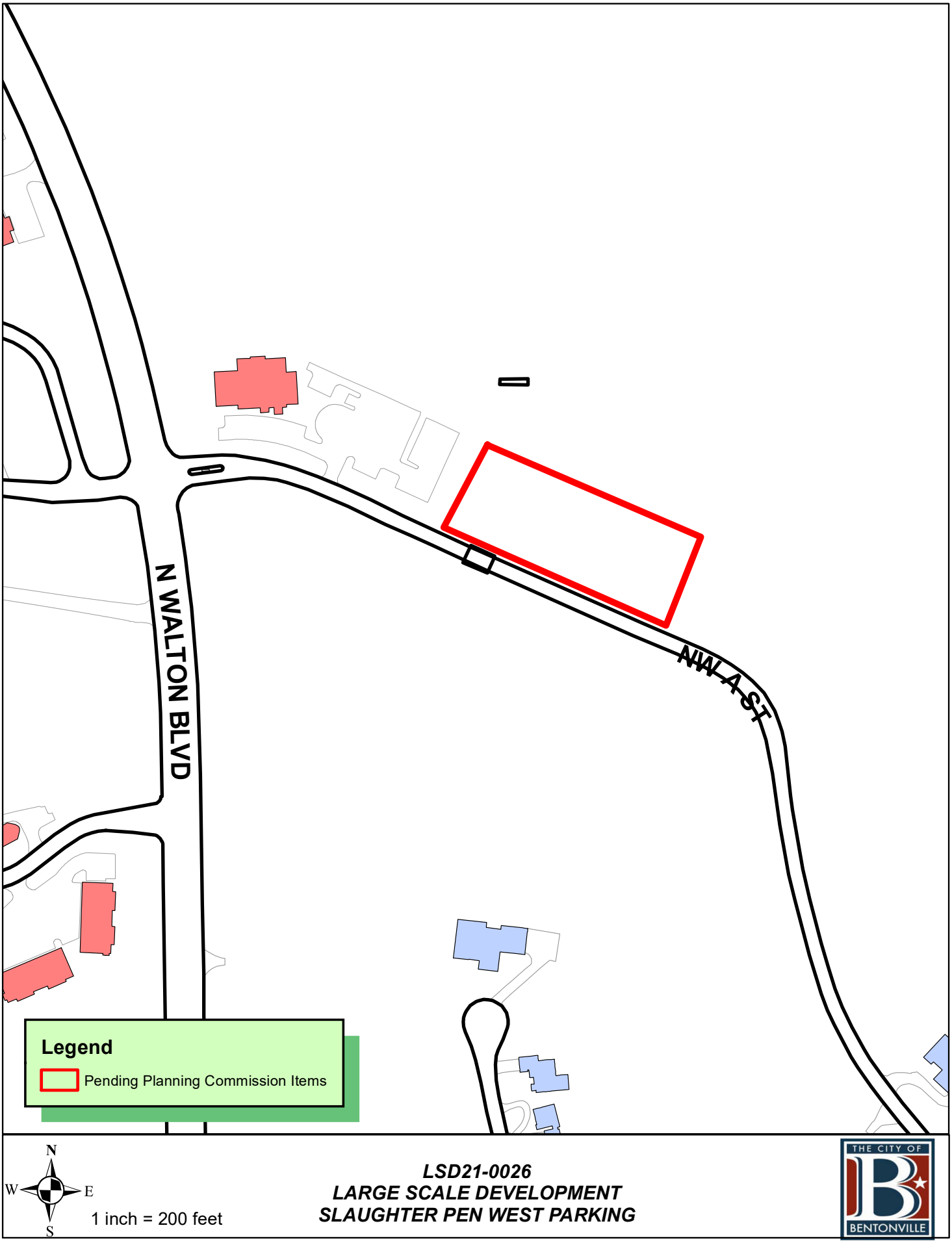
Seal

Revisions

Date 3.1.21

Project 20.08

MF1.2


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

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

June 3, 2021

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

RE: Waiver Request
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 would also like to request a waiver from providing street/sidewalk improvements to NW A St. as a part of this project. This project includes the construction of a 48 stall parking lot with a 12' side path along NW A. St in this area that will connect to the City of Bentonville's existing trail system. We are also showing 80' of R/W for NW A St. This is shown on the 2021 MSP as a Collector Street with a required 70' of R/W. After construction, the parking lot and parcel will be donated to the City of Bentonville. Providing street improvements along the entire frontage of NW A St. is out of the budget for this project and would not be affordable for our client. We would like to formally request a waiver from providing street improvements along the frontage of NW A St.

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

Sincerely,

Daniel P. Ellis

Daniel Ellis, P.E.
Senior Vice President

SLAUGHTER PEN WEST PARKING

BENTONVILLE, ARKANSAS

LSDP


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

S65° 55' 23"E 464.01'

N24° 21' 53"E 159.97'

S24° 12' 47"E 198.17'

EXTEND EXISTING CULVERT

PROPOSED PATIO AREA

N65° 46' 19"W 104.61'

102

N65° 33' 39"W 669.76'

101

12' S/W

LANDSCAPE BUFFER

PROPOSED TUNNEL CONNECTION

SIDEWALK CONNECTION

PROPOSED SANITARY SEWER CONNECTION

SS.8

NW A ST

12' W

S24° 12' 47"E 285.00'

100

FLOODWAY

FLOODWAY

FLOODWAY

FLOODPLAIN

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

Crafton Tull
architecture | engineering | surveying

479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
40' 0 40'

SLAUGHTER PEN PARKING LOT EXPANSION

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

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

ISSUED FOR REVIEW

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 1468

© 2021 Crafton, Tull & Associates, Inc.

PROJECT CONTROL-SITE PLAN (C)

LSD 21-0026

C-101

DRAWING: G:\20108800 SLAUGHTER PEN\BUILD\CAD\LSD\LSD21-0026 SLAUGHTER PEN PARKING LOT EXPANSION\OVERALL SITE.DWG
LAYOUTS: OVERALL SITE PLAN LAST SAVED: 4/29/21 8:48 AM BY: C. HENRICHS
LAST PLOTTED: 4/29/21 8:54 AM BY: C. HENRICHS

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.)

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

10'X10' PLANTER BOX
OWNER PROVIDED
CONTRACTOR INSTALLED

RETAINING WALL (DESIGNED BY OTHERS) WITH SAFETY RAIL

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

SS MH 1-2

SS MH 1-1

EXISTING STS PIPES

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.

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

RIBBON CURB

36' B/B

12' S/W

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

NW A ST

154.21'

290.0' SIGHT TRIANGLE

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'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

SLAUGHTER PEN PARKING LOT EXPANSION

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

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

ISSUED FOR REVIEW

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

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION

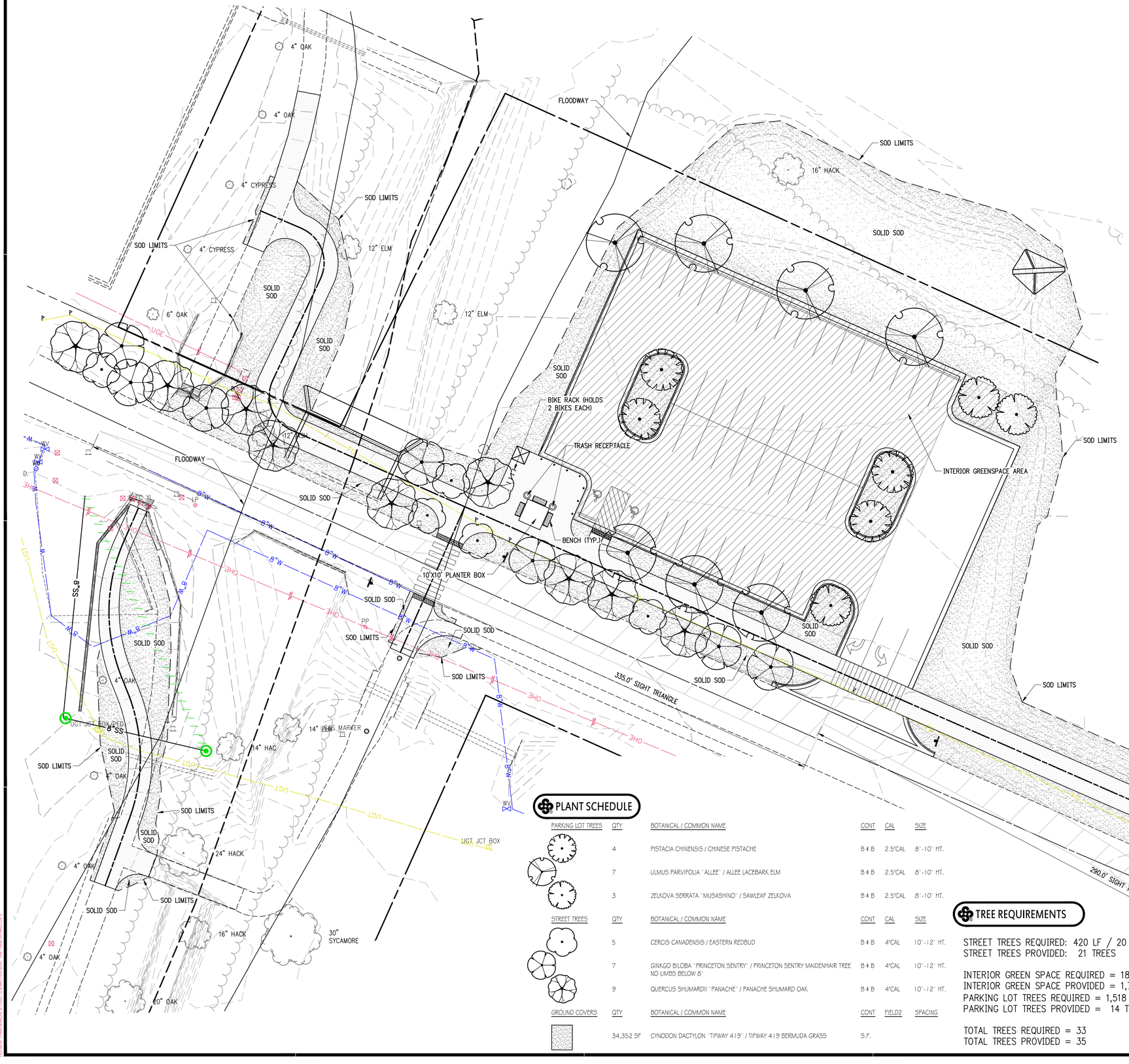
© 2021 Crafton, Tull & Associates, Inc.

SITE PLAN

LSD 21-0026

C-102

DRAWING: C:\20108800_SLAUGHTER PEN PARKING LOT EXPANSION\CAD\CIVIL\SHEET SETS\C-102 SITE PLAN.DWG LAYOUT: SITE PLAN USER: JSTEVENS ACCESS: 5/17/2021 11:42 AM



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

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
20' 0 20'

SLAUGHTER PEN PARKING LOT EXPANSION

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

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

ISSUED FOR REVIEW

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

NOT FOR CONSTRUCTION ··· REVIEW SET ··· NOT FOR CONSTRUCTION ··· REVIEW SET ···

© 2021 Crafton, Tull & Associates, Inc.

PLANTING PLAN

LSD 21-0026

L-101

DRAWING: G:\20108800_SLAUGHTER\PARKING\PLANTING\CAD\LSD\LSD21-0026_PARKING LOT EXPANSION_PLANTING PLAN.dwg — LAST SAVED: JAN 07, 15, 17:22:51 13 AM
LAST SAVED BY: C.HENRICHS — LAST PLOTTED: JAN 07, 15, 17:22:54 13 AM — XREF: ..\..\..\



RZ21-0031
REZONING C-1 TO C-2
ARBOR LANE 2 SUBDIVISION
LOT 38

CIVIL DESIGN ENGINEERS, INC.

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: ffourie@civilde.com

May 10, 2021

Ferdinand Fourie, P.E.
P.O. Box 56
Cave Springs, Arkansas 72718
479.381.1066 Telephone
ffourie@civilde.com

Re: Request for Rezoning
Lot 38 Arbor Lane II Addition
2301 S.W. Regional Airport Blvd.
Bentonville, AR 72712

The 1.58-acre property is currently zoned C-1 (Neighborhood Commercial). The proposed zoning is C-2 (General Commercial), which will allow for the development of the property for a landscape material retail store.

The property is adjacent to S.W. Regional Airport Blvd to the north of the site which is designated as an arterial boulevard on the city Master Street plan.

Although developed commercial use is prevalent along S.W. Regional Blvd the property is along an area that has not been developed yet. The adjacent area to the west is zoned C-1, to the south PRD (Planned Residential district), and to the east R-O (Residential Office).

Across the street to the north is undeveloped land that is zoned agricultural.

A 12-inch public sewer line and 18-inch water line is along the south side of S.W. Regional Blvd at the property.

Signage and building appearance will be addressed as part of a future Large-Scale Development and signage permit.

Please let me know if you have any questions.

Thank you,



Ferdi Fourie, P.E.
Project Engineer
FF/FF

CIVIL DESIGN ENGINEERS, INC.

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: ffourie@civilde.com

May 14, 2021

Ferdinand Fourie, P.E.
P.O. Box 56
Cave Springs, Arkansas 72718
479.381.1066 Telephone
ffourie@civilde.com

Re: Request to amend the Future Land Use Plan
Lot 38 Arbor Lane II Addition
2301 S.W. Regional Airport Blvd.
Bentonville, AR 72712

Please accept this letter as request to amend the Future Land Use Plan to accompany the rezoning request for this property from C1 to C2.

According to the Zoning Districts policy map the property falls within Priority Area 3 (Edge Growth), and is shown as High Density Residential on the Future Land Use Map. We request this to be amended to General Commercial.

Our request to amend this to General Commercial is based on the following:

1. The property is already zoned for commercial use and not high density residential.

2. The property frontage is an arterial street (SW Regional Blvd). There are limited real estate located along major thoroughfare roadways which would be more appropriate for commercial use than residential use.

3. The majority area along this arterial is already existing commercial use, even within the boundary of the High Density Residential use indicated on the Future Land Use Map.

4. Residential developments along a busy arterial thoroughfare roadway is less safe than locating these developments behind commercial districts which should be along these roadways.

Please let me know if you have any questions.

Thank you,



Ferdi Fourie, P.E.
Project Engineer
FF/FF

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

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

C-2, General Commercial

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

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

C-2, General Commercial

ALLOWED BY RIGHT

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

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

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

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

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

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

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

CONDITIONAL

Agriculture and Animals
Animal kennel or shelter
Urban farm

Residential
Residential facility - rehabilitation

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

Services
Crematory
Public safety services

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

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

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

Other
Temporary uses

ACCESSORY

Residential
Dwelling - accessory

Transportation / Utilities
Solar energy system
Wind energy system, small

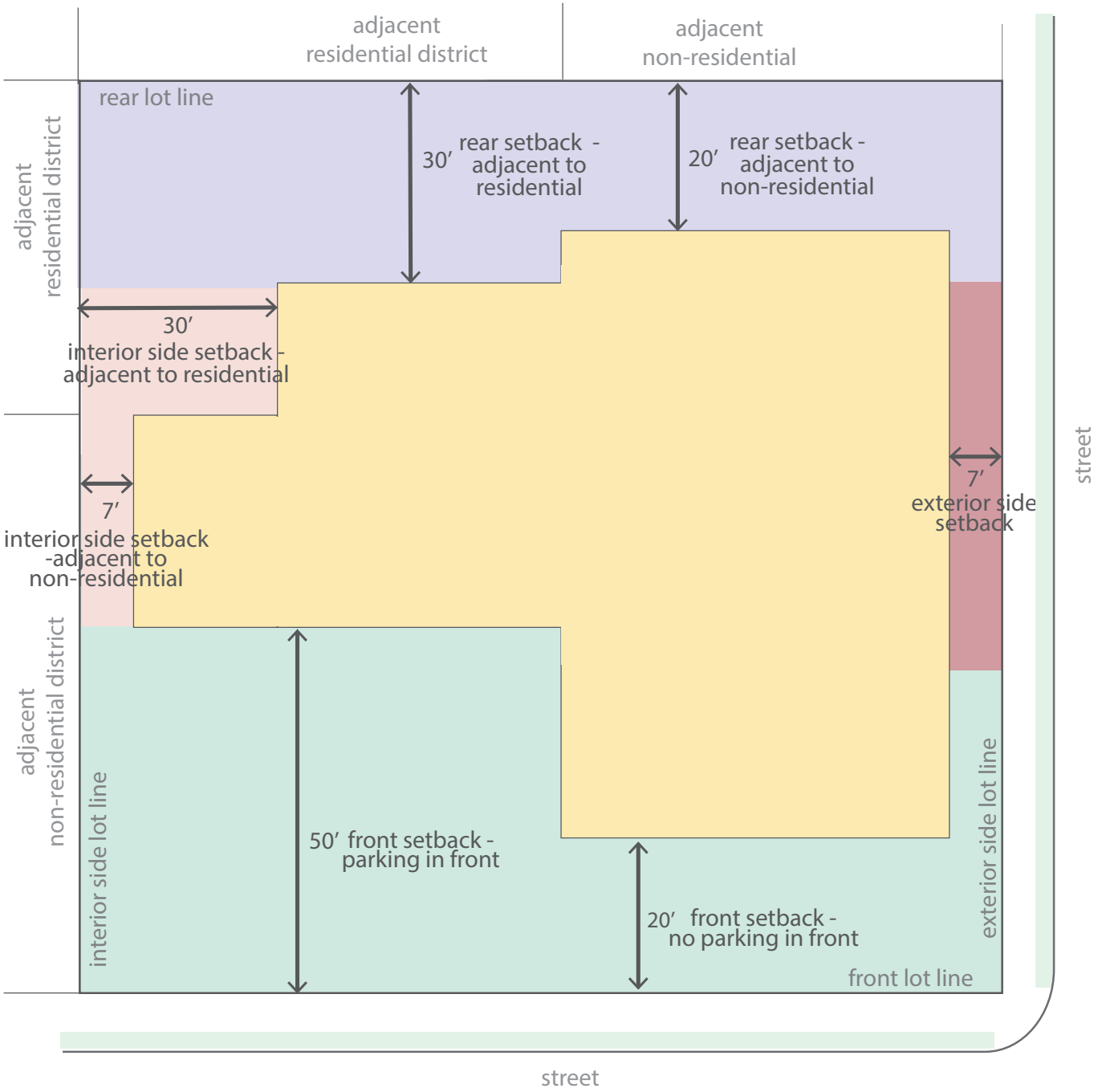
Other
Building, accessory - nonresidential

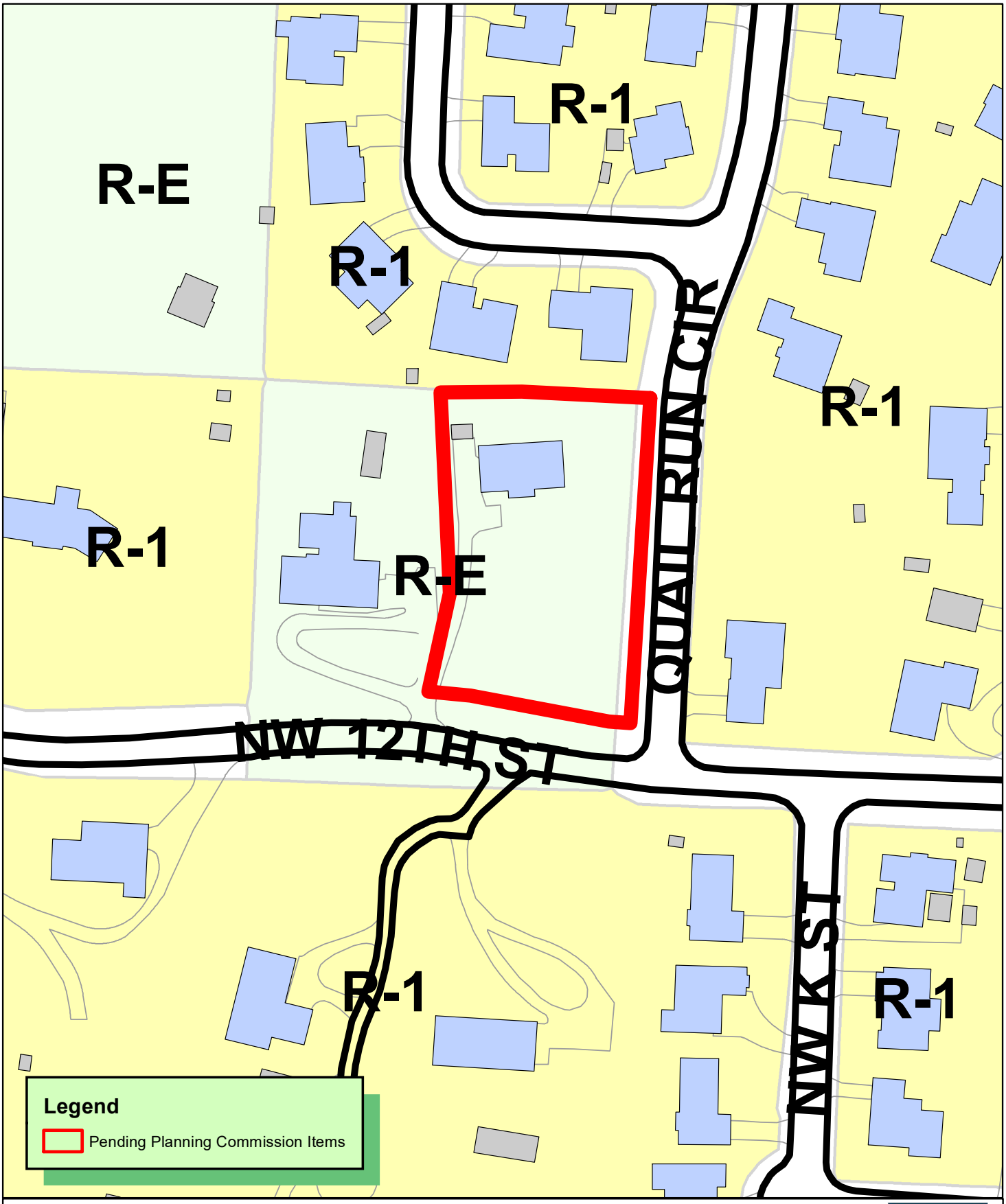
Updated 02-11-20

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

C-2, General Commercial

Setback Illustration





RZ21-0032
REZONING R-E TO R-1
PUMPKIN HOLLOW ACRES SUBDIVISION
LOT 1 - 1402 NW 12TH ST

THE CITY OF BENTONVILLE

Narrative

- Current zoning designation
  - RE – residential estate
- Proposed zoning designation
  - R1 – residential single family
- Explanation of the proposed zoning change including current owner information and any proposed sales.
  - Zachary Paul and Chelsea Wilson are proposing to change the zoning designation of 1402 NW 12th St. Bentonville, AR 72712 from RE (residential estate) to R1 (residential single family). There will be no proposed sales associated with this zoning designation change.
- Reason for requesting zoning change
  - Zachary Paul and Chelsea Wilson intend to complete a remodel of 1402 NW 12th St. Bentonville, AR 72712 to include a garage addition to the west side of the current dwelling. With current RE zoning, the 30' setback from the west property line prohibits this addition. Rezoning to R1 will change the inner setback to 7', providing the proper clearances for the 22' wide garage addition.
- Statement of how the property will relate to surrounding properties
  - No change to how the property relates to surrounding properties
- Use
  - Single family, residential.
- Traffic
  - No change to traffic.
- Signage
  - No change to signage.
- Appearance
  - From 12th street, a 22' wide garage additional will be added on to the west (left) face of the existing dwelling.
  - From Quail Run Circle, the 44' long garage addition will span from 3' south (left) of the front face of the existing dwelling and terminate 8' beyond the north (right) rear face of the existing dwelling.
  - The garage addition will be 27' tall (10' taller than the existing dwelling).
- Availability of water and sewer (state size of lines)
  - No change to availability of water and sewer services.

Advance Title, LLC

624 W Walnut
Rogers, AR 72756
Phone 479 631 8274
Fax 479 631 8279

Surrounding Property Owners Search

We hereby certify that we have searched the Benton County Assessor records of Benton County, Arkansas on 5-5-2021, and the following is a list of all owners of record along with the County parcel information, located within a 200-foot radius adjacent to the following:

Parcel #:	01-05124-000
Ownership:	Chelsea Wilson and Zachary Paul 356 Milas St Springdale, AR 72762
Property Address:	1402 NW 12TH ST BENTONVILLE, AR
Legal:	TCT 1 PUMPKIN HOLLOW ACRES SUB-BENTONVILLE

****

Adjoining properties: See Page 2

NOTICE OF INTENT TO REZONE

Zachary Paul and Chelsea Wilson has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-E, Residential Estate to R-1, Single-family Residential

The legal description of the property is as follows:

See attached legal description.

The common description of the property is: 1402 NW 12th St. Bentonville, AR

Proposed land use: Residential

The public hearing will be held June 15th, 2021 at 4:00 p.m. It will be held at 305 S.W. "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 and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

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

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

☐ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

_____

_____

_____

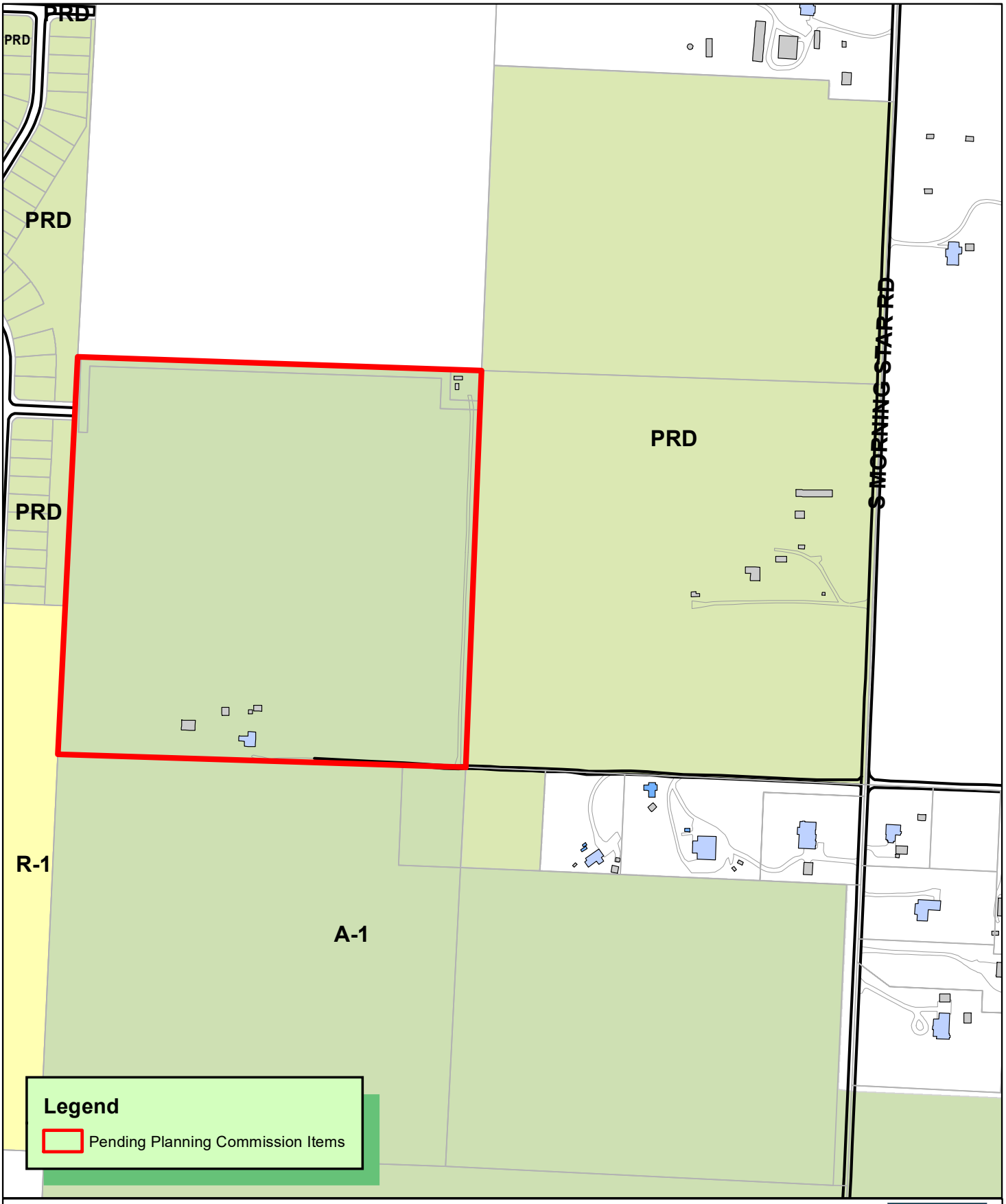
_____ _____

Signature and Physical Address Signature and Physical Address

1402 N.W. 12th Street - Legal Description of Property

TRACT 1 OF PUMPKIN HOLLOW ACRES SUBDIVISION, CITY OF BENTONVILLE, ARKANSAS, AS FILED IN PLAT BOOK 11 AT PAGE 219 OF BENTON COUNTY RECORDS, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½" REBAR BEING THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE NORTH 89°45'49" WEST 173.97 FEET TO A POINT LYING WITHIN A 24" SYCAMORE TREE; THENCE NORTH 09°03'06" EAST 149.60 FEET TO A FOUND IRON PIN IN CONCRETE; THENCE NORTH 04°56'46" WEST 166.34 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP; THENCE SOUTH 89°45'49" EAST 166.37 FEET TO A SET REBAR WITH PLASTIC CAP; THENCE SOUTH 00°17'26" 313.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS AND OR RIGHTS-OF-WAY OF RECORD OR FACT



N
W E
S

1 inch = 400 feet

RZ21-0034
REZONING A-1 TO R-1
9207 S MORNING STAR RD
PARCELS 01-08215-340 & 01-08215-345

THE CITY OF BENTONVILLE

CEI
Solutions for Land and Life

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

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

May 10, 2021

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

RE: Amazing Land Company, LLC Rezoning Application

Dear Planning Commission:

Please accept this narrative letter to accompany a formal request by Amazing Land Company, LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcels 01-08215-340 & 01-08215-345 from A-1, Agricultural District to R-1 Single Family Residential. The property is approximately 40.06 acres located between Aurora subdivision and Providence subdivision. The property is planned for development by the current owner as a single-family residential subdivision.

Pending approval of this rezoning request, a proposed development plan will be submitted later this summer addressing details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as R-1 Single Family Residential use will be compatible with the surrounding single-family homes and agricultural lands.

Access to this development has been provided by extension of public streets from the adjacent subdivisions and ultimately to collector and arterial streets in the surrounding areas. An increase of traffic can be expected from the development consistent with similar single-family subdivisions in the area since the land is currently undeveloped. All necessary utilities for the proposed development are available on or by adjacent easement to the subject tract. An 8" water main exists on the property as well as several stubs from the adjacent Aurora subdivision. Access to sewer is provided by an established easement to the south which connects to the Nomad Creek Sewer Extension project nearing completion of construction and by sewer manholes installed by Aurora subdivision to the common property line.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.

Nate Bachelor

Nate Bachelor, PE
Project Manager

01-17955-000
6505 SW CHESTNUT HILL RD

NOTICE OF INTENT TO REZONE

Amazing Land Company, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1, Agricultural to R-1, Single-family Residential

The legal description of the property is as follows:

The SW 1/4 of the NW 1/4 of Section 23, Township 19 North, Range 31 West, Benton County, Arkansas.

The common description of the property is: 9207 S Morning Star Rd

Proposed land use: Single Family Residential

The public hearing will be held June 15, 20 21 at 4:00 p.m. It will be held at 305 S.W. "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 and deliver it to the City of Bentonville Planning Department, 305 S.W. A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.).

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

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

☐ I / we have no objections to the rezoning.

☑ I / we object to the rezoning because:

Rejoing will impact a lot of wild life. I have seen several times a pack of deers near the small Creek for water. ~~This~~

Kishore

Signature and Physical Address

6601 SW Chestnut Hill Rd
Bentonville AR 72713

Signature and Physical Address

Low Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

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

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

R-1, Low Density Single Family Residential

The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-1	All	6,000	-	60’	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-1	All	20’	7’	20’	25’

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

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

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

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

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

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

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

R-1, Low Density Single Family 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.

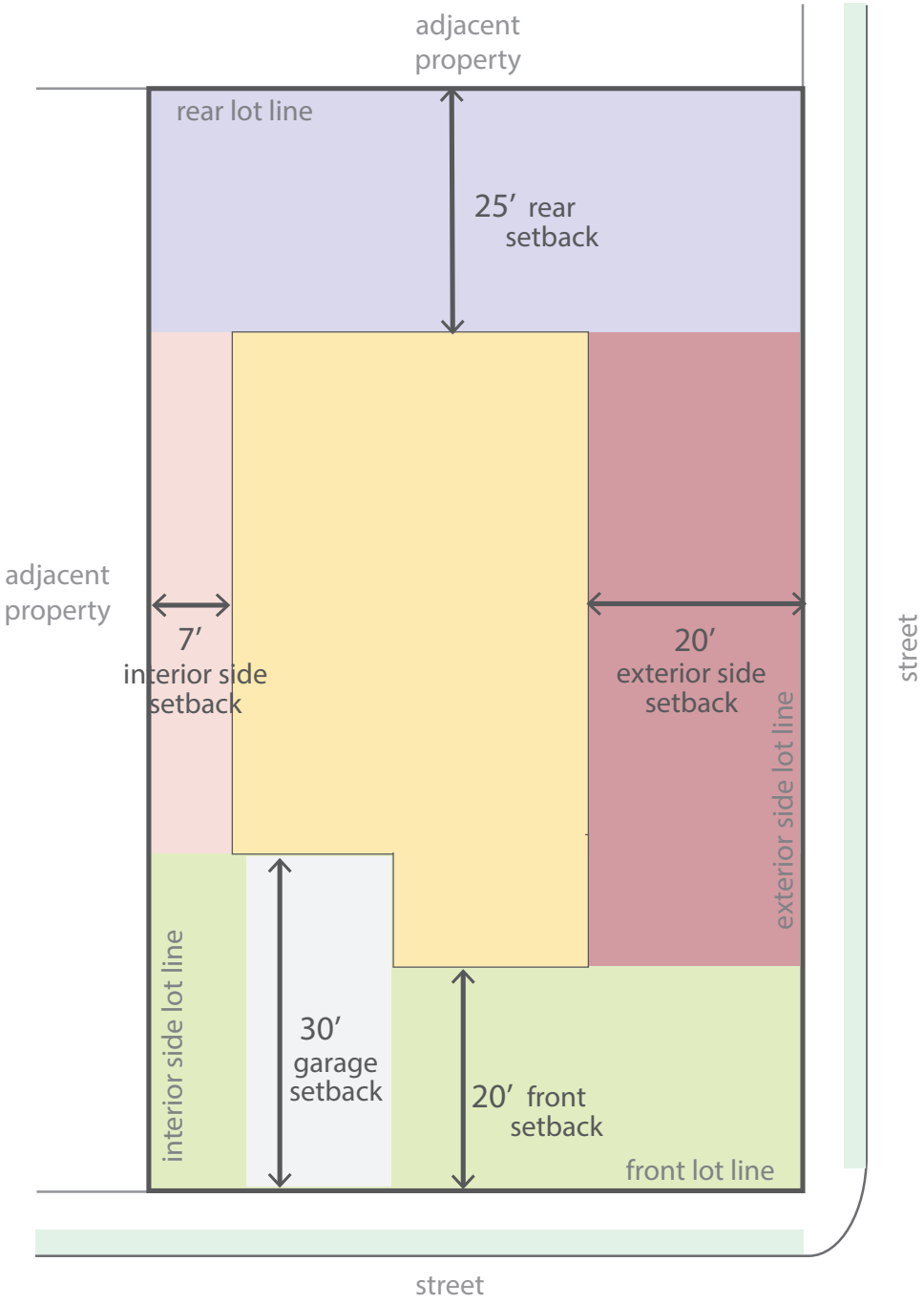
Land Uses:

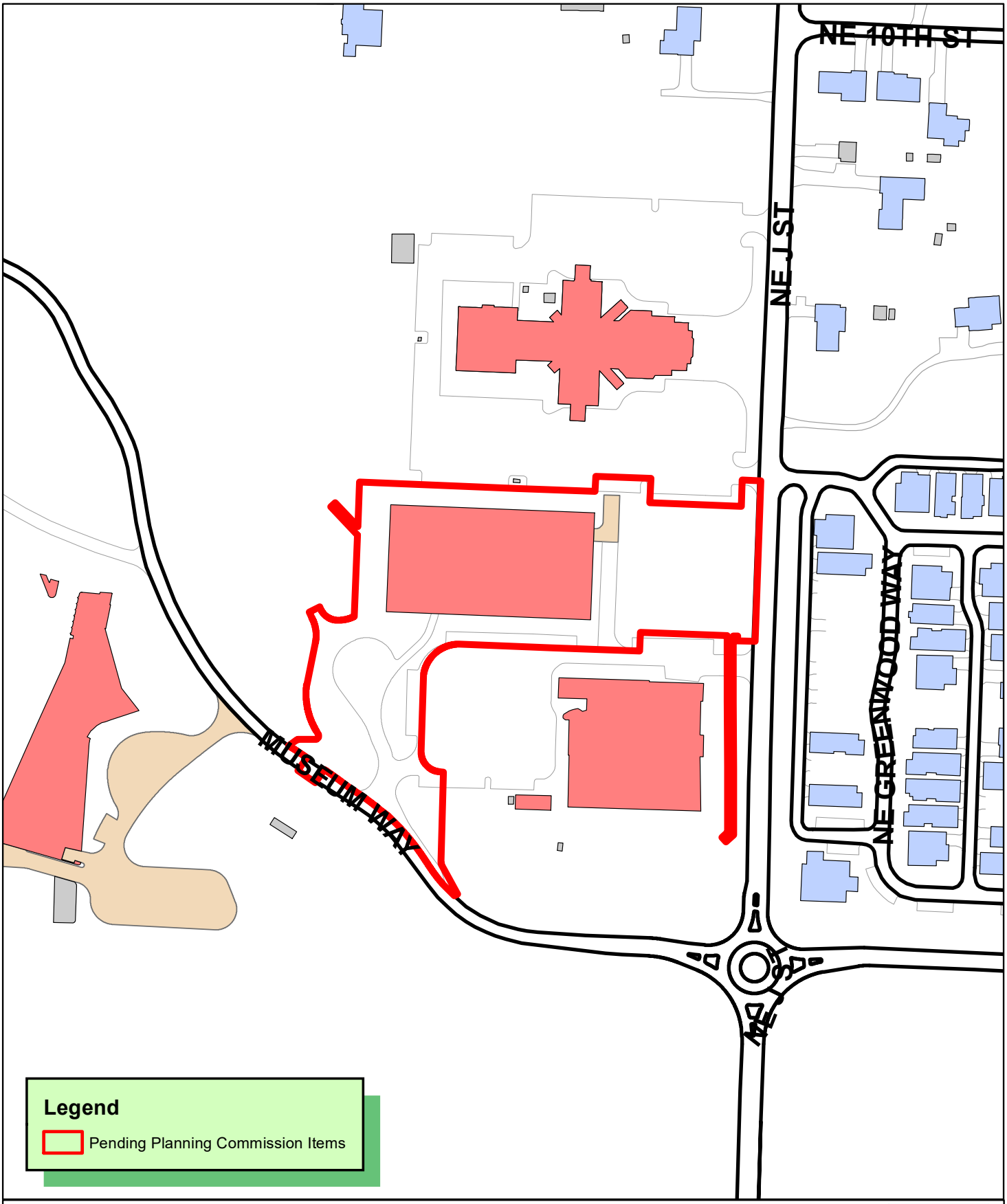
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - modular Dwelling - single family **Recreation, Education & Assembly** Library Park - community Park - mini Park – neighborhood **Services** Child care - residential (4 children) **Retail** Mobile food vendor	**Agriculture and Animals** Animal - farm Botanical garden Urban farm **Residential** Home occupation - type a **Recreation, Education & Public** Aquarium Community center Country club Educational facility Golf course Religious facilities **Services** Adult day care Cemetery or mausoleum Child care - commercial Child care - residential (5-10 children) Lodging - bed & breakfast **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary Uses	**Agriculture and Animals** Apiculture Hobby chicken **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-1, Low Density Single Family Residential

Setback Illustration





N
W E
S

1 inch = 200 feet

CU21-0011
CONDITIONAL USE
CBMAA PARKING DECK
1005 MUSEUM WAY, BENTONVILLE, AR 72712

BALDWIN & SHELL CONSTRUCTION COMPANY

March 29, 2021

Conditional Use Permit

Re: CBMAA Parking Deck
1005 Museum Way
Bentonville, AR
CU21-0011

City Council,

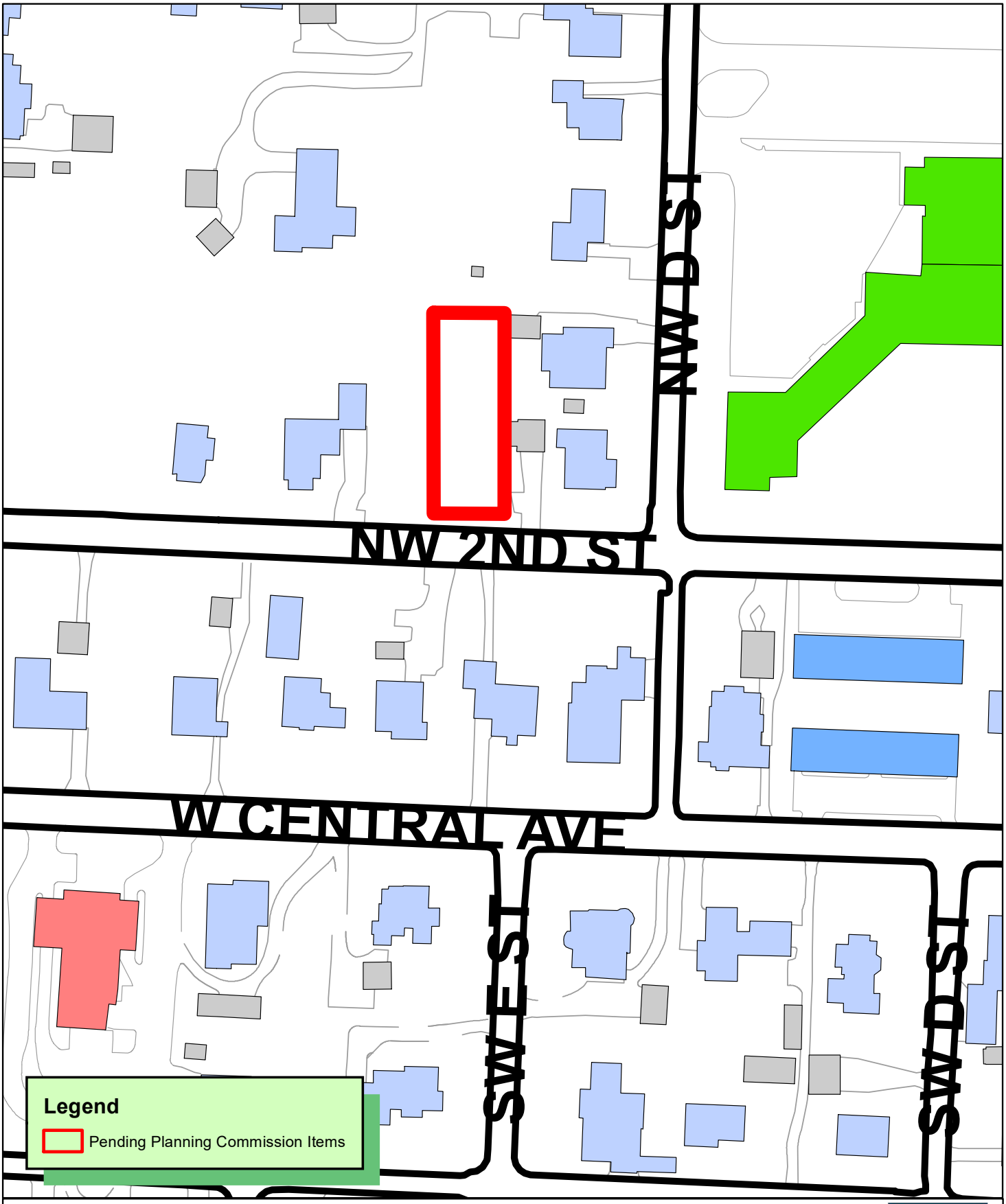
Baldwin and Shell Construction Company will be performing construction activities early in the morning and at night as necessary to meet the attached construction schedule. This will include pouring cast-in-place concrete. The scale of the concrete pours will require late/early starts, and overnight work utilizing temporary lighting, concrete trucks, booms and other machinery. It is not feasible to limit construction activities to the times currently permitted due to the material and volume for this type of construction. The requested start date for this Conditional Use Permit is June 1st 2021 and will run until April 2022. Anticipated daily workforce is estimated to be 100 people 24 hours a day, seven days a week. However, variance to the current noise ordinance would be limited to concrete delivery trucks, pumping truck, and placing booms at a capacity of 10 truck per hour.

Baldwin & Shell understands the impact construction related noise has on the community and with that intends to be the best neighbor possible. We will have regular meetings with adjacent property owners and share with all parties a schedule of these construction activities.

Sincerely,

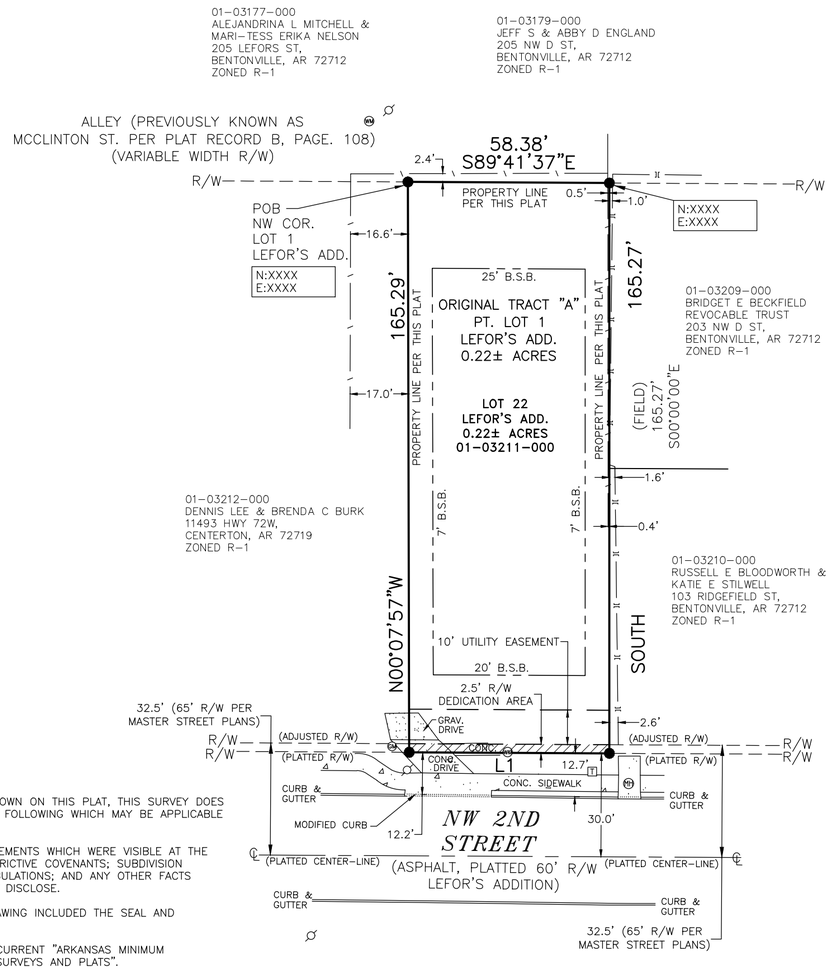
Colt Oade

Colt Oade
Project Manager
Baldwin and Shell Construction



PLA21-0019
PROPERTY LINE ADJUSTMENT
LEFORES ADD
LOT 1 CREATING LOT 22

PROPERTY LINE ADJUSTMENT OF LOT 1 LEFOR'S ADDITION CREATING LOT 22



PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS 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; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

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

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.

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

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

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

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

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.

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

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

IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR 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 MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

LINE	BEARING	DISTANCE
L1	N89°42'28"W	58.00'

OWNER/DEVELOPER: MARK MELTON CONSTRUCTION, INC.
MMELTONCONSTRUCTION@YAHOO.COM
(479) 903-3106

ADDRESS: 604 NW 2ND STREET
BENTONVILLE, ARKANSAS

ZONING: (R-1) SINGLE FAMILY RESIDENTIAL

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, 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 AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R._____

PAGE_____

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT 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 OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

SURVEY DESCRIPTION LOT 22:

A PART OF LOT NUMBERED ONE (1), LEFOR'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD B AT PAGE 108, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1), SAID POINT BEING AN EXISTING IRON REBAR; THENCE N00°07'57"W 165.29 FEET TO AN EXISTING IRON REBAR AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE S89°41'37"E 58.38 FEET ALONG THE NORTH LINE OF SAID LOT ONE (1) TO AN EXISTING IRON REBAR; THENCE S00°00'00"W 165.27 FEET TO AN EXISTING IRON REBAR ON THE SOUTH LINE OF SAID LOT ONE (1); THENCE N89°42'28"W 58.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.



VICINITY MAP

PLA21-0019

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR

NO. _____

STATE OF ARKANSAS

PARENT TRACT DESCRIPTION – (01-03211-000):
THE WEST 58 FEET OF LOT 1, LEFOR'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD B AT PAGE 108.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

0 30 60 90

1" = 30'

LEGEND

AC UNIT	FIBER OPTICS SIGN	SANITARY SEWER MANHOLE
BACKFLOW VALVE	FIRE HYDRANT	SATELLITE DISH
BOLLARD POST	FIRE SPRINKLER	SEPTIC TANK LID
BUGGY AXLE	FLAG POLE	SET ALUMINUM MONUMENT
CABLE BOX	GAS LINE SIGN	SET COTTON SPINDLE
CABLE TV PEDESTAL	GAS METER	SET STAKE ON LINE
CHISLED 'X'	GAS STUB	SET 1/2" IRON REBAR
COMPUTED POINT	GAS REGULATOR	STATE MONUMENT
CONC. MONUMENT	GENERATOR	STONE MONUMENT
C.O.E. MONUMENT	GROUND LIGHT	STORM DRAIN MANHOLE
DOWN GUY	IRRIG. CONTROL VALVE	STREET SIGN
DRAIN GRATE	JUNCTION BOX	T-POST
ELECTRIC BOX	LAMP POST	TELEPHONE BOX
ELECTRIC METER	MAIL BOX	TELEPHONE PEDESTAL
ELECTRIC PEDESTAL	PARKING SIGN	TEMPORARY BENCHMARK
EXIST. ALUM. CAPPED MON.	PAY PHONE	TRAFFIC SIGNAL BOX
EXIST. COTTON SPINDLE	POWER POLE	TRANSFORMER BOX
EXISTING IRON PIPE	PROPANE TANK	TREE
EXISTING IRON REBAR	RAILROAD SPIKE	WATER LINE SIGN
EXISTING NAIL	READING	WATER METER
FENCE POST	RIGHT OF WAY MONUMENT	WATER SPIGOT
EXIST. IRON IN CONCRETE	SANITARY SEWER CLEANOUT	WATER VALVE

CENTERLINE ROAD	EASEMENT LINE
RIGHT-OF-WAY LINE	BUILDING SETBACK LINE
BARBED-WIRE FENCE	OVERHEAD ELECTRIC LINE
CHAIN-LINKED FENCE	UNDERGROUND ELECTRIC LINE
PRIVACY FENCE	GAS LINE
WIRE FENCE	SANITARY SEWER LINE
MAJOR CONTOUR INTERVAL	STORM SEWER LINE
MINOR CONTOUR INTERVAL	TELEPHONE LINE
BUILDING LINE	WATER LINE
FIBER-OPTICS LINE	PROPERTY LINE
DITCH/WATER LINE	

SHEET 1 OF 1

JOB NO. 21076

REVISIONS		
DATE	DESCRIPTION	BY
06/02/21	CITY COMMENTS	DF

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
1 888 549 8784
arasurveying@sbcglobal.net

Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	DF
DATE	04/23/2021
CHECKED	–
SCALE	1" = 30'
SHEET SIZE	18"x 24"

MARK MELTON CONSTRUCTION, INC.
604 NW 2ND STREET
BENTONVILLE, ARKANSAS

PROPERTY LINE ADJUSTMENT– BENTONVILLE, AR.



LS21-0027
LOT SPLIT
EAST SIDE 1ST ADDITION
LOTS 1 & 2 CREATING LOTS 11-14

LOT SPLIT OF LOTS 1 & 2, EAST SIDE 1ST ADDITION, CREATING NEW LOTS #11, #12, #13 & #14

ADJACENT LAND OWNERS

1) SE STREET LLC
510 E LOOP 281 STE
B BOX 247 LONGVIEW, TX 75605
PARCEL #01-02471-000
ZONED: R-1
2) ALAN M & LINDA SELLERS
PO BOX 5445
BELLA VISTA, AR 72714-5445
PARCEL #01-02477-000
ZONED: R-1
3) THURSA PLUMLEE
1005 SAE 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-02478-000
ZONED: R-1
4) GEORGE D JR & GINGER HILL
1003 SE 4TH ST
BENTONVILLE, AR 72712
PARCEL #01-02479-000
ZONED: R-1
5) JUNIE M LARKIN
1002 SE 3RD ST
BENTONVILLE, AR 72712-6013
PARCEL #01-02488-000
ZONED: R-1
6) APPLEJACK LLC
SPECIALIZED REAL ESTATE GROUP
FAYETTEVILLE, AR 72701-5911
PARCEL #01-18426-000
ZONED: R-1

FIELD WORK:
APRIL 9, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 07152
2) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 07795
3) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 47491
4) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 808010
5) PLAT OF SURVEY FILED IN BOOK 28 AT PAGE 292
6) PLAT OF SURVEY FILED IN BOOK 20 AT PAGE 67
7) FINAL PLAT OF EAST SIDE ADDITION FILED IN BOOK C AT PAGE 124

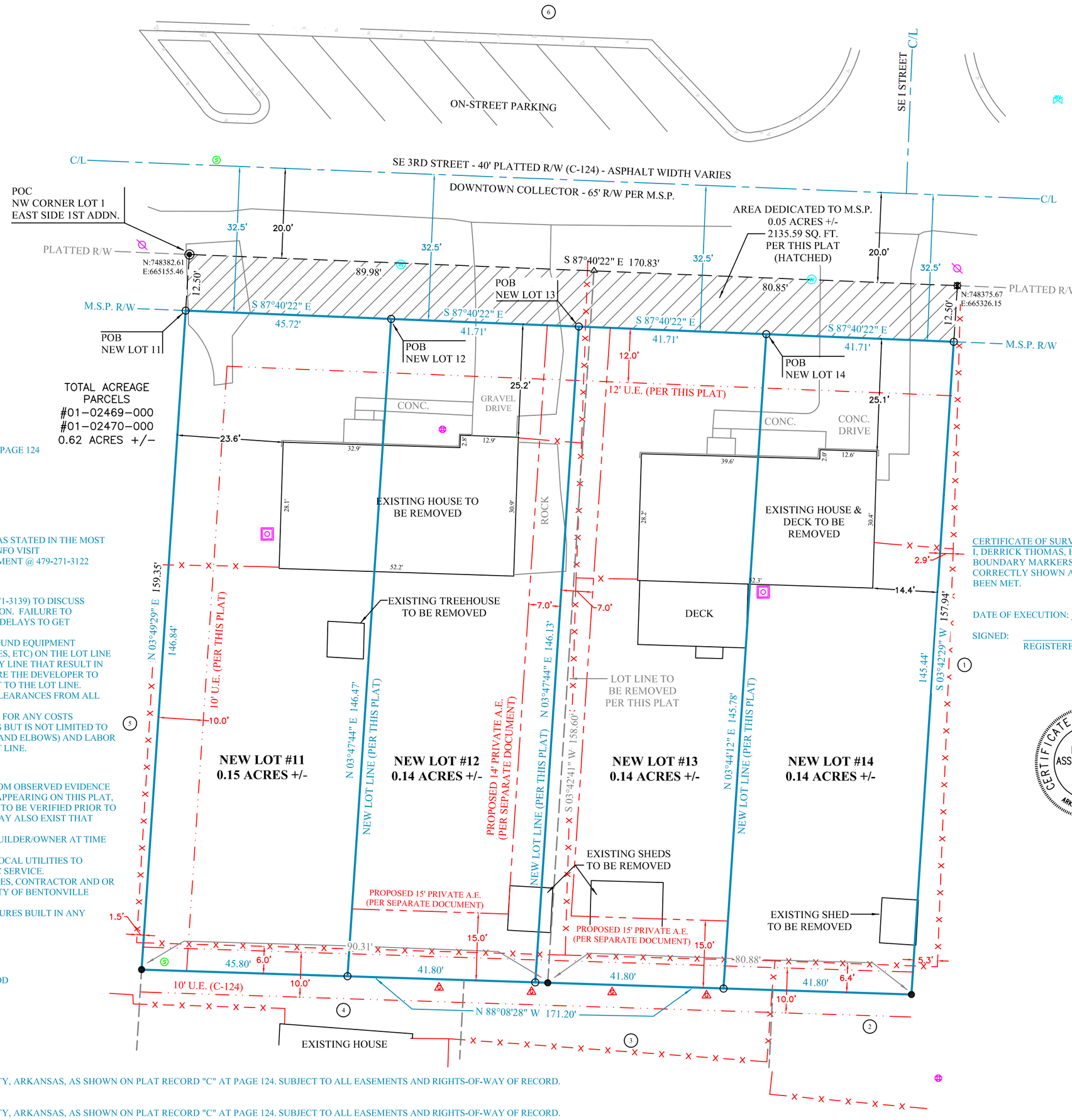
PROPERTY ZONED:
DN-3

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

BEUD NOTES:
1. OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION. FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
2. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
3. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
4. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR 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 MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

PLAT NOTES:
1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
3. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
5. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K. DATED 06/05/2012)



SURVEY DESCRIPTIONS:

PARENT TRACT (PARCEL #01-02469-000):
LOT 1, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARENT TRACT (PARCEL #01-02470-000):
LOT 2, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 11:
A PART OF LOT 1, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS S03°49'29"W 12.50' FROM AN EXISTING PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°40'22"E 45.72', THENCE LEAVING SAID RIGHT-OF-WAY S03°47'44"W 146.47', THENCE N88°08'28"W 45.80' TO AN EXISTING REBAR, THENCE N03°49'29"E 146.84' TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 12:
A PART OF LOT 1, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS S03°49'29"W 12.50' AND S87°40'22"E 45.72' FROM AN EXISTING PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°40'22"E 41.72', THENCE LEAVING SAID RIGHT-OF-WAY S03°47'44"W 146.13', THENCE N88°08'28"W 41.73', THENCE N03°47'44"E 146.47' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 13:
A PART OF LOTS 1 AND 2, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS S03°49'29"W 12.50' AND S87°40'22"E 87.44' FROM AN EXISTING PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°40'22"E 41.71', THENCE LEAVING SAID RIGHT-OF-WAY S03°44'12"W 145.78'. THENCE N88°08'28"W 41.86', THENCE N03°47'44"E 146.13' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 14:
A PART OF LOT 2, EAST SIDE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "C" AT PAGE 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHEAST 3RD STREET WHICH IS S03°49'29"W 12.50' AND S87°40'22"E 129.14' FROM AN EXISTING PIPE MARKING THE NORTHWEST CORNER OF LOT 1 OF SAID EAST SIDE ADDITION AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°40'22"E 41.71', THENCE LEAVING SAID RIGHT-OF-WAY S03°42'29"W 145.44' TO AN EXISTING REBAR, THENCE N88°08'28"W 41.80', THENCE N03°44'12"E 145.78' TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BENTONVILLE PROJECT #LS21-0027

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

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

DATE OF EXECUTION: _____

SIGNED : _____
PINNACLE VILLAS LLC

SOURCE OF TITLE: DEED BOOK L2021 AT PAGE 07152

PROPERTY OWNERS:
PINNACLE VILLAS LLC
203 SE 22ND STE 15
BENTONVILLE, AR 72712

ATLAS PAGE
404

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

_____
NOTARY PUBLIC

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

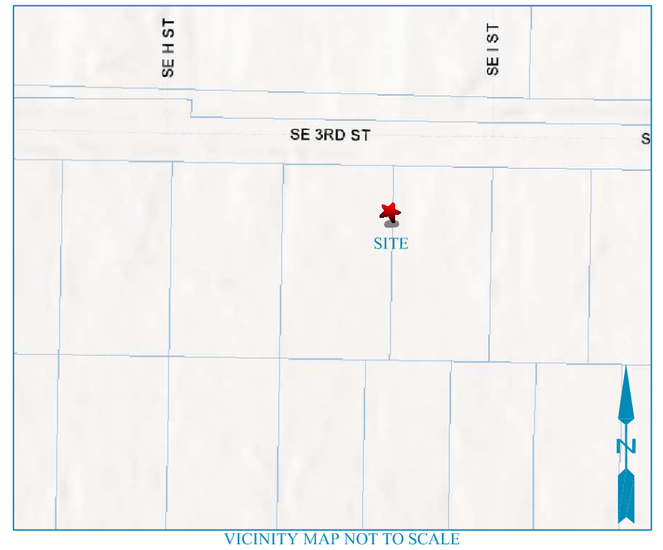
0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 9TH DAY OF APRIL, 2021.

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

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

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

N
W B E
S

BOUNDARY LINE (MEASURED)
PARCEL / LOT LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
WATER LINE
OVERHEAD POWER LINE
SEWER LINE
INGRESS & EGRESS EASEMENT

AC CONDENSER UNIT
CLEAN OUT
SANITARY SEWER MH

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

FOUND 5/8" REBAR
FOUND 1/2" REBAR
FOUND PIPE
SET 5/8" REBAR/CAP
COMPUTED POINT
POWER POLE
WATER VALVE
GAS METER

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

BATES & ASSOCIATES, INC. - Copyright 2021
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is not transferable to additional persons or subsequent owners. Reproduction of this plat is prohibited without express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any facts that an accurate title search may disclose. Surveyor makes no guarantee that the above statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the accuracy of any information contained on this plat. Any unauthorized use of this plat without the consent of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
PINNACLE VILLAS LLC

ADDRESS:
1004 & 1006 S.E. 3RD STREET
BENTONVILLE, ARKANSAS

DATE: 06/01/21
SCALE: 1"=20'
SURVEYED: JAKE
DRAFTED: KW & AH
REVIEWED: DT
LOCATION: LOTS 1 & 2 EAST SIDE SUBDIVISION
COA #1335

DRAWING #21-111



LSD21-0028
LARGE SCALE DEVELOPMENT
ETHOS CONDOMINUMS

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Zoning Limits
℄	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type And Size)
	Retaining Wall
	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Notes:

- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS OR A SUITABLE SUBSTITUTE OR HYDROSEEDED PER MANUFACTURER'S INSTRUCTIONS. WITH A MIXTURE OF 70% BERMUDA AND 30% BLUEGRASS AT A RATE OF 204LBS/1000 S.F.
- IF GRASSED AREA IS HYDROSEEDED, A MULCH EMULSIFIER SHALL BE ADDED (NOT CONTAINING ASPHALT) AND APPLIED PER MANUFACTURER'S INSTRUCTIONS.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL.

Landscape Legend:

Key	Symbol	Qty.	Botanical/Common	Caliper	Comments
ER		8	Eastern Redbud *Cercis canadensis*	2"	Balled & Burlapped Limbed 6 ft from the Ground
			Seeded Grass Area		2,881 S.F.

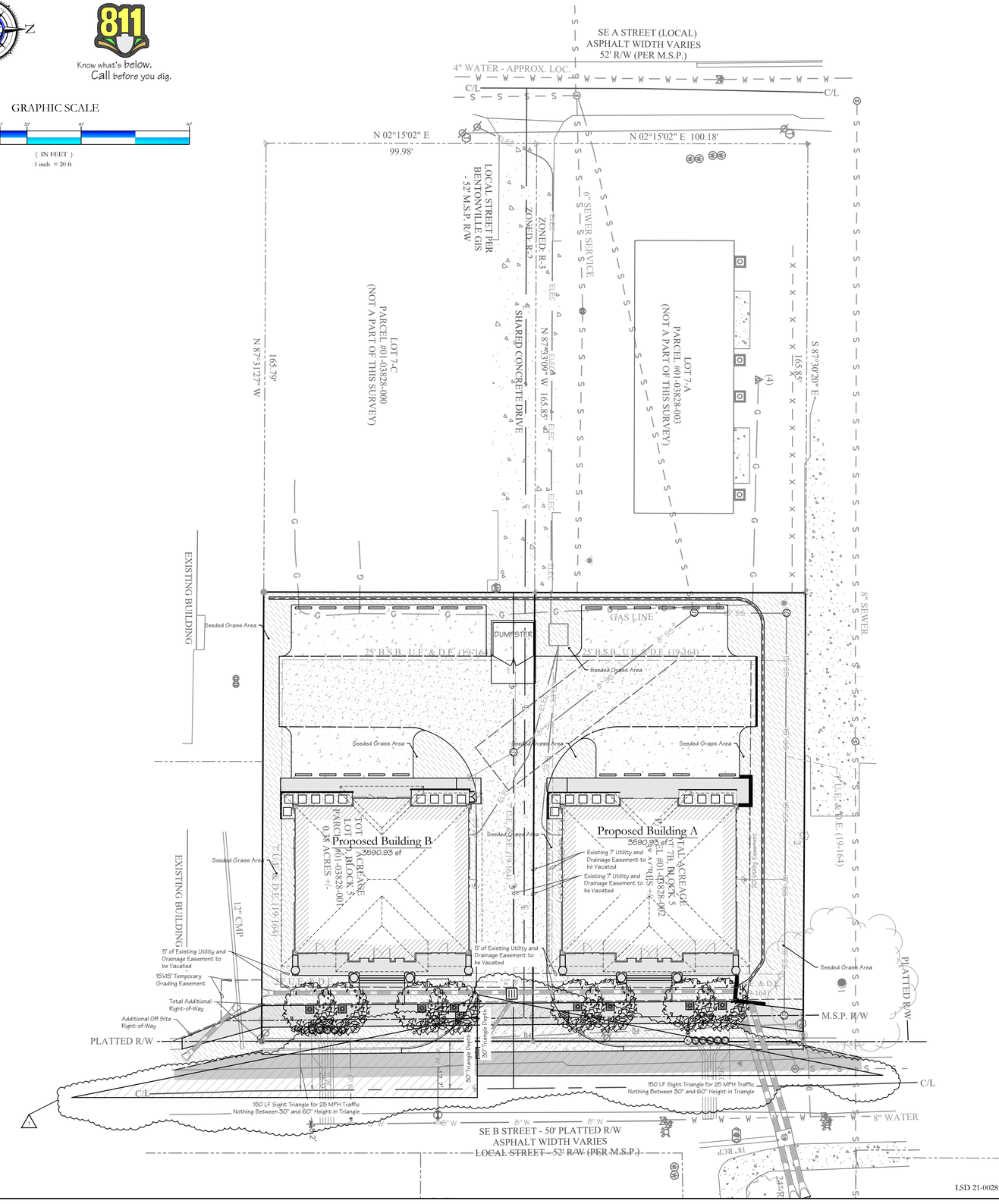
Site Notes:

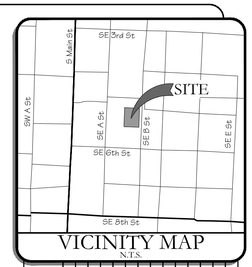
PROPERTY INFORMATION		
Gross Site Area:	33,173.96 sf	0.76 acres
Proposed Dedicated R.O.W:	2,945.00 sf	0.07 acres
Net Site Area:	30,228.96 sf	0.69 acres
Zoning:	DE, Downtown Edge	
SITE INFORMATION		
Total Paved Area:	12,766.94 sf	0.29 acres
Total Sidewalk Area:	2,387.18 sf	0.05 acres
Total Building Area:	7,329.28 sf	0.17 acres
Total Impervious Area:	22,483.40 sf	74.4%
Total Pervious Area:	7,745.56 sf	25.6%
FRONTAGE LANDSCAPE REQUIREMENT		
Total Frontage:		176.08 ft
Street Tree(s) Req'd (1 Tree per 25 ft):		7 Tree(s)
Street Tree(s) Provided:		8 Tree(s)

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

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





VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	City Comments	06/01/2021

Landscape Plan
LSD 21-0028

Large Scale Development For:
Ethos Condominiums
502 & 514 SE 'B' Street Bentonville, AR 72712
EGEO, LLC
Ms. Maria F. Obregon
28 W. Wimbledon Way, Rogers, AR 72758
(479) 866-0692

SEAL:

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

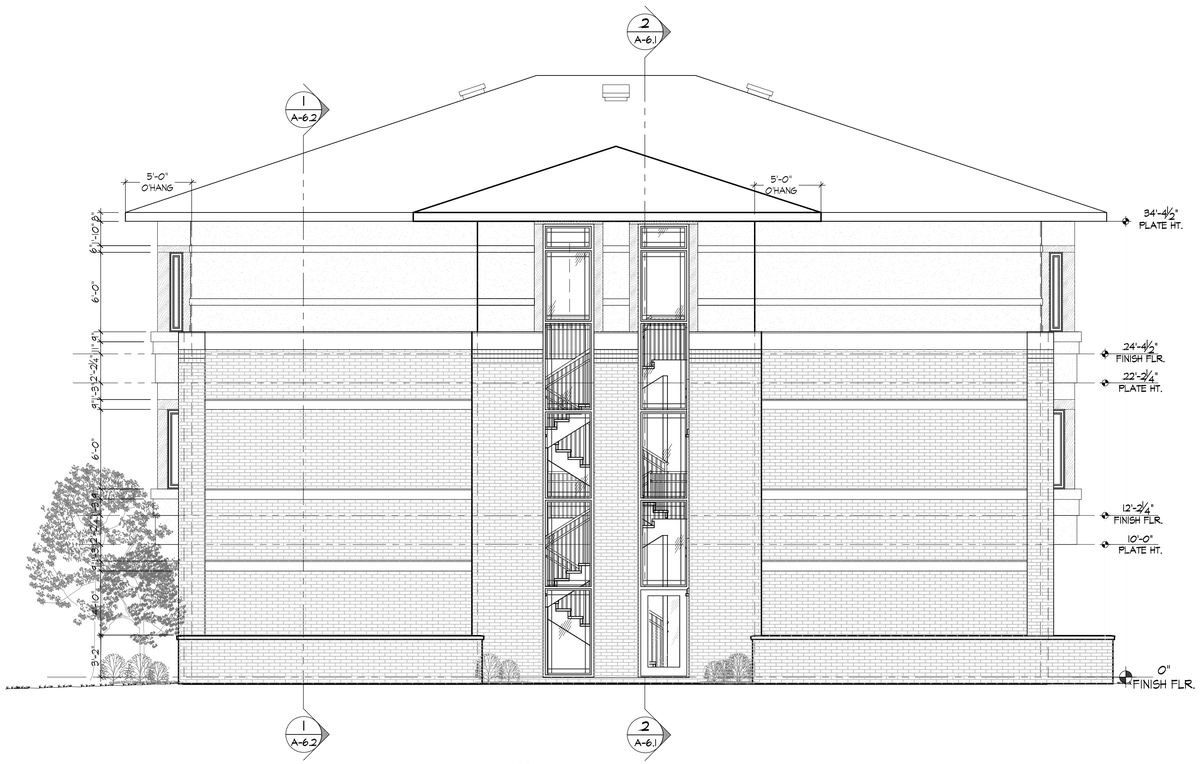
DATE:	JOB NUMBER:
2021-06-01	20-1491
DRAWN BY: Cody Sexton	REVIEWED BY: Cody Sexton
DRAWING NAME: 20-1491 Civil 008.dwg	
SHEET NUMBER: C2-1	

LSD 21-0028

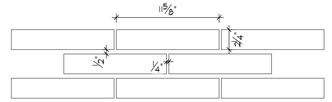
p:\20-1491 ethos residential bentonville, ar\civil drawings\20-1491 civil 008.dwg - Plotted on 5/26/2021 3:11:09 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Cody Sexton



1 / A-5.1 FRONT ELEVATION
Scale : 1/8"=1'-0"



2 / A-5.1 REAR ELEVATION
Scale : 1/8"=1'-0"



3 / A-5.1 BRICK DETAIL
Scale : NTS

REV	DATE	DESIGNATION	DRAWN
6			
5			
4			
3			
2			
1			
ISSUED			

Arch D - 24 x 36 in.
(p o r t r a i t)

WILLIAM • KIM • FUGITT
REGISTERED
8622
ARCHITECT
ARKANSAS

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT A.I.A
1200 E. JOYCE BLVD.
FAYETTEVILLE, AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

502 & 504 S.E. 'B' STREET
ETHOS BUILDING
BENTONVILLE, AR

City Approval Date : -- / -- / -----

Description:
502 & 504 S.E. 'B' STREET

Location:
BENTONVILLE, AR

Sheet Content:
EXTERIOR ELEVATION

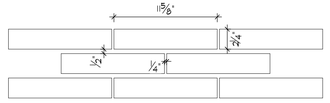
Sheet:
A-5.1

Document Date:
July 28, 2020

Last Edited By: Keith
F:_PROJECTS_KEITH.WHEELER\AR_BENTONVILLE_504 SE B STREET\AR_BENTONVILLE_504_SE_B_STREET EDIT 4.DWG



1 / A-5.2 SIDE ELEVATION
Scale : 1/8"=1'-0"



3 / A-5.2 BRICK DETAIL
Scale : NTS



2 / A-5.2 SIDE ELEVATION
Scale : 1/8"=1'-0"

REV	DATE	DESCRIPTION	DRAWN
0			
1			
A			
B			
C			
2			

ISSUED:

Arch D - 24 x 36 in.
(p o r t r a i t)

WILLIAM KIM FUGITT
ARKANSAS
8622
REGISTERED
ARCHITECT

FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA

1200 E. JOYCE BLVD.
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

502 & 504 S.E. 'B' STREET
ETHOS BUILDING
BENTONVILLE, AR

City Approval Issue : --- / -- / --

Description:
502 & 504 S.E. 'B' STREET

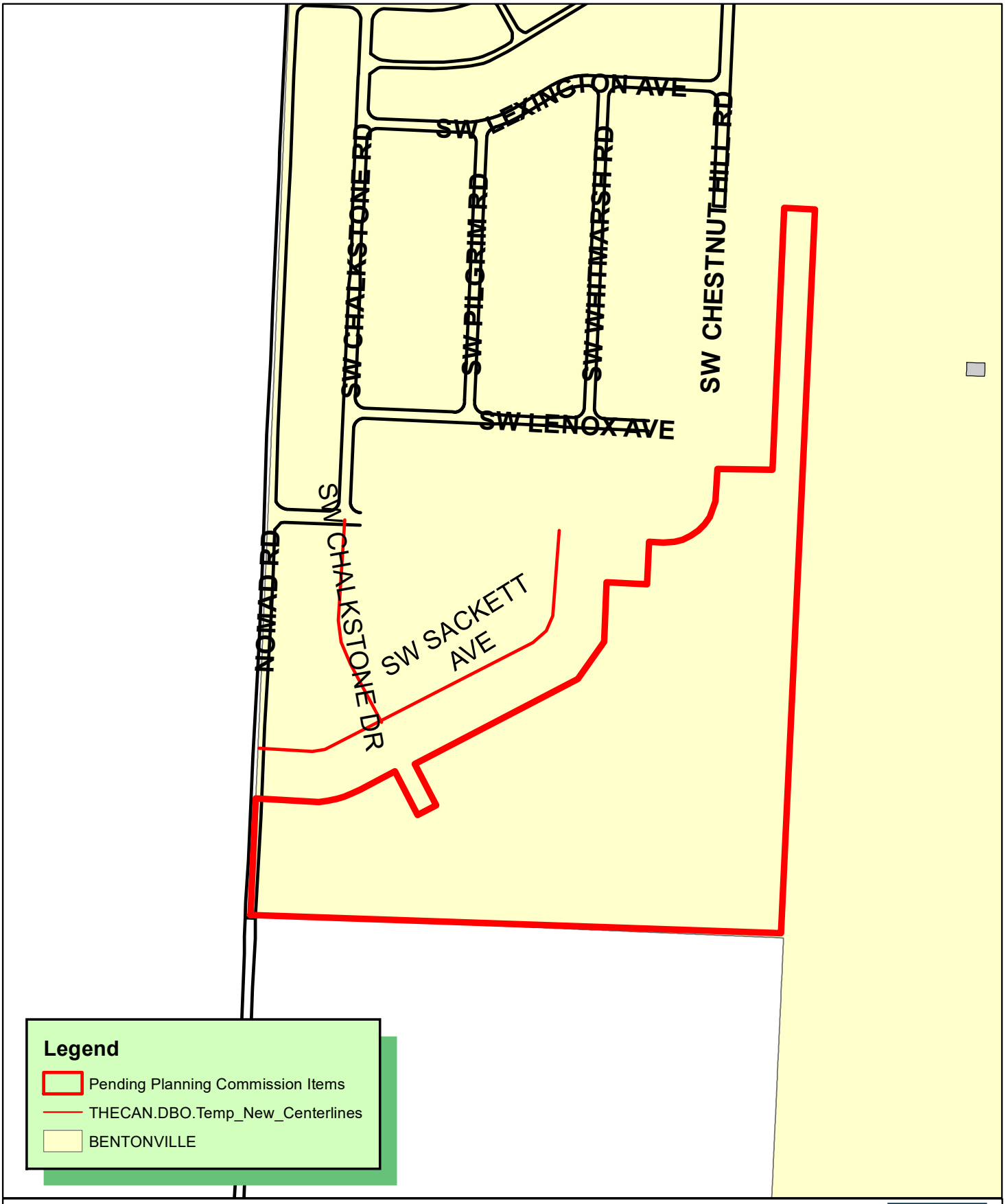
Location:
BENTONVILLE, AR

Sheet Content:
EXTERIOR ELEVATION

Sheet:
A-5.2

Document Date:
July 28, 2020

Last Edited By: Keith
F:_PROJECTS_KEITH\WHEELER\AR_BENTONVILLE_504 SE B STREET\AR_BENTONVILLE_504_SE_B_STREET EDIT 4.DWG



PP21-0014
PRELIMINARY PLAT
PROVIDENCE VILLAGE PHASE 4

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

May 28, 2021

Bentonville Engineering Department
305 SW A Street
Bentonville, AR 72712

Re: Providence Village Phase IV Subdivision
Bentonville, AR
CTA No. 17106304

To whom it may concern,

We are requesting a waiver from the City of Bentonville Code Section 400.2 for minimum vertical curve coefficients (K-value). The city's code outlines a design speed of 25mph with minimum crest K-value of 20 and a minimum sag K-value of 30.

In the proposed plan set, Street 1 of Providence Phase 4 is connecting east to SW Chestnut Hill Rd. The existing elevation of the road and the elevation of the underlying box culverts are prohibiting us from designing the road per the city's requirements. We must maintain 4' of cover to allow for a water main to be installed with 3' of cover. We are requesting a waiver from the minimum K-value. The purpose of the K-value is to maintain sight distance and rider comfort. Because the vertical curve is located just before a stop sign, the speed of traffic will be nearing 0mph. Therefore, the provided K-value of 12 for crest and 27 for sag will suffice in maintaining rider comfort and allowing adequate sight. Both of these K values meet the 25 mph requirements per AASHTO.

I maintain that this waiver will not be of any consequence to the city, nor public safety.

If you have any additional questions or concerns, please contact us at your earliest convenience. Thank you in advance for your consideration of this request.

Sincerely,

Taylor Lindley, P.E.

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, ARKANSAS

PRELIMINARY PLAT

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE) (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
DOWN GUY	UNDERGROUND TELEVISION (UGTV)
WATER VALVE	OVERHEAD TELEVISION (OHTV)
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE (X)
WATER METER	FIBER OPTIC (FO)
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

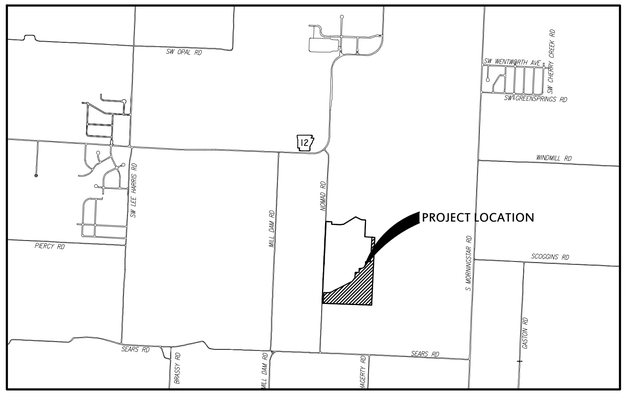
LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
STRUCTURE NUMBER (X-X)	FIBER OPTIC (FO)
WATER VALVE	UNDERGROUND TELEVISION (UGTV)
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION (OHTV)
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE (X)
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

Arkansas One Call 811

Know what's **below**.

Call before you dig.



GENERAL NOTES

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

VICINITY MAP

NTS

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

UTILITY CONTACTS

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

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

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

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

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

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

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

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

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

BUILDING & FIRE SAFETY
JAKE FREEMSTER
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3108

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

I, _____ HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE BENTONVILLE SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: _____

_____

REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO. _____

PROJECT INFORMATION

BUILDING SETBACK:	R-1 ZONING FRONT 20' INTERIOR SIDE 7' EXTERIOR SIDE 20' REAR 25'
TOTAL SITE AREA:	61.82± AC.
PHASE IV SITE AREA:	37.95± AC.
ZONING:	R-1
PROPERTY USAGE:	RESIDENTIAL
ATLAS PAGE #	564
OWNER:	PROVIDENCE 2016, LLC 4058 N. COLLEGE, SUITE 300 P.O. BOX 10560 FAYETTEVILLE, AR 72703 PHONE: 479-455-9090
SITE ENGINEER:	CRAFTON TULL TAYLOR LINDLEY P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838

PROPERTY DESCRIPTION

DESCRIPTION:

LOT 100 OF PROVIDENCE VILLAGE PHASE 2, AS PER PLAT RECORD L202053232 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 100 OF SAID FINAL PLAT OF PROVIDENCE VILLAGE PHASE 2;
THENCE ALONG THE SOUTH LINE THEREOF N87°58'23"W 1277.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 100;
THENCE ALONG THE WEST LINE THEREOF N02°30'33"E 283.88 FEET;
THENCE LEAVING SAID WEST LINE S87°25'04"E 96.40 FEET;
THENCE 119.62 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET AND A LONG CHORD OF N77°41'00" E 118.27 FEET;
THENCE N62°47'03"E 110.16 FEET;
THENCE S27°12'57"E 120.88 FEET;
THENCE N62°47'03"E 52.00 FEET;
THENCE N27°12'57"W 114.99 FEET;
THENCE N62°27'26"E 453.85 FEET;
THENCE N35°22'15"E 112.78 FEET;
THENCE N02°34'56"E 146.88 FEET;
THENCE S87°25'04"E 100.00 FEET;
THENCE N02°34'56"E 105.00 FEET;
THENCE S87°25'04"E 35.08 FEET;
THENCE 197.92 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 126.00 FEET AND A LONG CHORD OF N47°34'56"E 178.19 FEET;
THENCE N02°34'56"E 65.36 FEET;
THENCE S87°25'04"E 135.11 FEET;
THENCE N02°34'56"E 647.72 FEET TO THE NORTH LINE OF SAID LOT 100;
THENCE ALONG SAID NORTH LINE S87°23'24"E 76.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 100;
THENCE ALONG THE EAST LINE THEREOF S02°42'11"W 474.66 FEET;
THENCE CONTINUING ALONG SAID EAST LINE S02°39'02"W 1316.24 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

WAIVERS

MINIMUM CREST K VALUE ON VERTICAL CURVES
MINIMUM SAG K VALUE ON VERTICAL CURVES
MATCHING CROWN ELEVATIONS ON SANITARY SEWER CONNECTIONS

FLOOD NOTE:
THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0245K, EFFECTIVE DATE JUNE 05 2012.

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

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	GENERAL NOTES
C-003	PROJECT CONTROL SHEET
C-004	DEMOLITION PLAN
C-005	MASTER PHASING PLAN (C)
C-101	OVERALL SITE PLAN (C)
C-102	PRELIMINARY PLAT
C-103	PRELIMINARY PLAT TABLES
C-104	UTILITY PLAN (C)
C-105	GRADING PLAN
C-106	DETAILED GRADING PLAN A
C-107	DETAILED GRADING PLAN B
C-108	DETAILED GRADING PLAN C
C-109	INTERSECTION PLAN
C-110	EROSION CONTROL PLAN PHASE 1
C-111	EROSION CONTROL PLAN PHASE 2
C-201	SW. SUNBURY CIR. P&P
C-202	SW. SUNBURY CIR. P&P
C-203	SW. SUNBURY CIR. P&P
C-204	SW. SUNBURY CIR. P&P
C-205	STORM SEWER LINE 1 P&P (C)
C-206	STORM SEWER LINE 1, 2 & 3 P&P (C)
C-207	STORM SEWER LINE 3 P&P (C)
C-208	STORM SEWER LINE 4 & 5 P&P (C)
C-209	STORM SEWER LINE 6 P&P (C)
C-210	SANITARY SEWER LINE 1 P&P (C)
C-211	SANITARY SEWER LINE 2 P&P (C)
C-212	SANITARY SEWER LINE 2 & 3 P&P (C)
C-213	POND 1 P&P (C)
C-214	POND 2 P&P (C)
C-215	WATERLINE 1 P&P (C)
C-216	WATERLINE 1 P&P (C)
C-217	WATERLINE 1 P&P (C)
C-218	WATERLINE 1 P&P (C)
C-501	TYPICAL SECTION
C-502	EROSION CONTROL DETAILS
C-503	EROSION CONTROL DETAILS
C-504	DRAINAGE DETAILS
C-505	DRAINAGE DETAILS
C-506	STANDARD DETAILS
E-1	BEUD DETAILS 1 OF 3
E-2	BEUD DETAILS 2 OF 3
E-3	BEUD DETAILS 3 OF 3
GWS-1	GENERAL WATER AND SEWER DETAILS 1 OF 2
GWS-2	GENERAL WATER AND SEWER DETAILS 2 OF 2
SD-1	SEWER DETAILS 1 OF 2
SD-2	SEWER DETAILS 2OF 2
WD-1	WATER DETAILS 1 OF 2
WD-2	WATER DETAILS 2 OF 2
L-101	PLANTING PLAN
L-501	PLANTING DETAILS

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

PROVIDENCE VILLAGE PHASE IV
BENTONVILLE, AR

Key Plan



No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 17106304
ISSUE DATE: 05/28/2021
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT — NOT FOR CONSTRUCTION — REVIEW SET

© 2021 Crafton, Tull & Associates, Inc.

PP21-0014

COVER SHEET

C-001

DRAWING: G:\17106304 PROVIDENCE PHASE IV\CIVIL\CAD\PLAT\PLAT COVER SHEET.DWG
LAYOUT: LAYOUT1 | LAST SAVED: AS BUILT, 8/17/2021 12:29:30 AM
LOGGED IN AS: JTURNER | PLOTTED: 8/17/2021 12:29:38 AM



RESIDENTIAL DENSITY

TOTAL LOT PROPOSED: 27 LOTS TOTAL
ZONING R-1

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

Crafton Tull
architecture | engineering | surveying

479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

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

GRAPHIC SCALE IN FEET
60' 0 60'

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 17106304
ISSUE DATE: 05/28/2021
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET

© 2021 Crafton, Tull & Associates, Inc.

PP21-0014

OVERALL SITE PLAN (C)

C-101

DRAWING: G:\17106304_PROVIDENCE VILLAGE\CIVIL\DWG\17106304_CIVIL.DWG(OVERALL SITE PLAN) DWG
LAYOUT: LAYOUT1 LAST SAVED: 5/27/2021 8:36:44 PM
ATTACHED BY: JASON CASE 5/27/2021 8:36:39 PM CST FROM: G:\17106304_PROVIDENCE VILLAGE\CIVIL\DWG\17106304_CIVIL.DWG

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE

LINEWORK

- EASEMENT
- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- SIDEWALK TO BE CONSTRUCTED BY EACH INDIVIDUAL LOT OWNER
- SIDEWALK CONSTRUCTED AS A PART OF THIS CONTRACT

LEGEND (EXISTING)

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- TREE

LINEWORK

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

PROPERTY DESCRIPTION

DESCRIPTION:

LOT 100 OF PROVIDENCE VILLAGE PHASE 2, AS PER PLAT RECORD L2020053232 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS

NOTE:

- SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED IN THIS CONTRACT.
- SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. VISIT WWW.BENTONVILLEPLANNING.COM OR CALL PLANNING DEPARTMENT @ 479-271-3122
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- A SEPARATE PERMIT IS REQUIRED FOR SUBDIVISION FENCING.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: _____

_____

REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO. _____

THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON: _____

DATE OF EXECUTION: _____

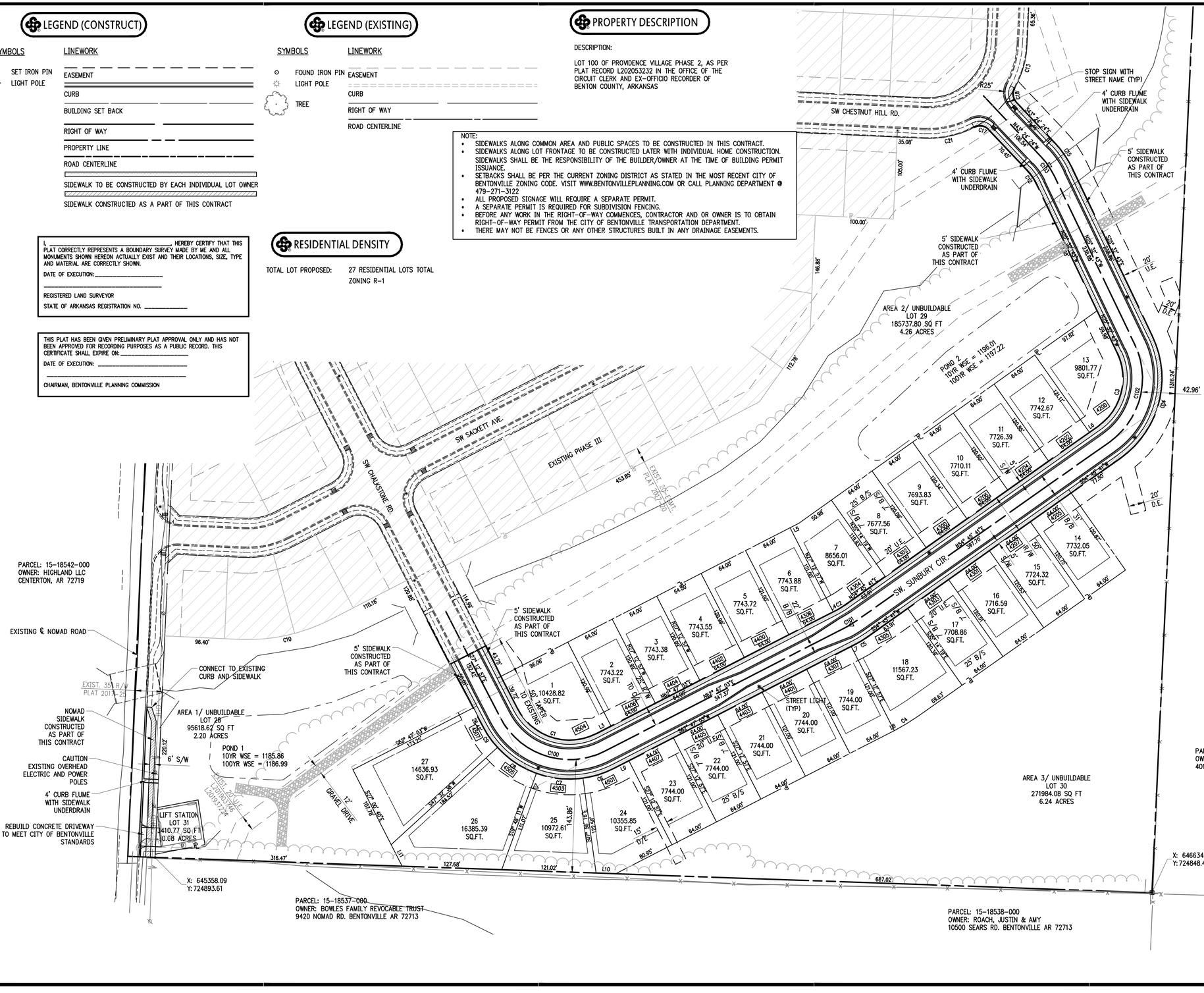
_____

CHAIRMAN, BENTONVILLE PLANNING COMMISSION

RESIDENTIAL DENSITY

TOTAL LOT PROPOSED: 27 RESIDENTIAL LOTS TOTAL

ZONING R-1



GRAPHIC SCALE IN FEET
60' 0 60'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CRAFTON, TULL & ASSOCIATES, INC. No. 109 ARKANSAS ENGINEERS

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 17106304
ISSUE DATE: 05/28/2021
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION ... REVIEW SET

© 2021 Crafton, Tull & Associates, Inc.

PP21-0014

PRELIMINARY PLAT

C-102

DRAWING OUTPUTDATA: PROVIDENCE PHASE IV\CIVIL\CIVIL DWGS\PRELIMINARY PLAT.DWG
LAYOUT: LAYOUT1 - LAST SAVED: AES at 6/7/2021 2:49:50 AM
PLOTTED BY: TYLER LINDLEY - PLOTTED: 6/7/2021 2:49:50 AM

PLANT SCHEDULE

DECIDUOUS SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	12	ULMUS AMERICANA `PRINCETON` / AMERICAN ELM	B & B	2"CAL	10` HT. MIN.
	15	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2"CAL	10` HT. MIN.

SW SACKETT AVE.

SW CHALKSTONE RD.

AREA 2/ UNBUILDABLE
LOT 29
185737.80 SQ FT
4.26 ACRES

AREA 3/ UNBUILDABLE
LOT 30
271984.08 SQ FT
6.24 ACRES

GRAPHIC SCALE IN FEET
40' 0 40'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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

PROVIDENCE VILLAGE PHASE IV

BENTONVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO. 17106304
ISSUE DATE: 05/28/2021
CONTACT: T. LINDLEY
CHECKED BY:

PRELIMINARY PLANS

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

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET ·

© 2021 Crafton, Tull & Associates, Inc.

PP21-0014

PLANTING PLAN

L-101

DRAWING: G:\17106304 PROVIDENCE INFRASTRUCTURE CIVIL\CIVIL\1 PLANTING PLAN.DWG
LAYOUT: PLANTING PLAN - EAST LAYER: AXYZ: 3/2020 4:34:57 PM
USER: TLINDLEY XREFS: ANNO-ROAD.DWG, ANNO-TOPO.DWG, ANNO-UTILITIES.DWG, ANNO-XSECT.DWG, ANNO-PROPERTY.DWG