***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
July 27, 2021

Registration Link: https://zoom.us/webinar/register/WN_XKE_hyf2SVmfJZcS_H4oqA

I. Call to Order

II. Old Business

1. **Sunrize Developers, Inc** **Rezoning***
R-ZL, Residential Zero Lot Line to R1, Single Family Residential
SW Featherston Road & SW 28th Street *(RZ21-0040)*
   - Currently zoned R-ZL, Zero Lot Line Residential
   - Adjacent zoning districts are Benton County to the north, R-1, Single-Family Residential to the south and west, and R-2, Medium Density Two Family and Townhome to the east.
   - The Future Land Use Map currently depicts this property as Medium Density Residential. These areas typically include townhouse or duplex residential properties.
   - According to the applicant's narrative, the intent of the rezoning request is to develop single family residential homes for the proposed Featherston Subdivision.

2. **Bentonville Plaza Addition** **Large-Scale Development**
1101 S Walton Boulevard *(LSD21-0027)*
   - The subject property is currently zoned C-2, General Commercial.
   - A large-scale development proposing the construction of a multitenant commercial building. The total building square footage is +/- 11,004 square feet.
   - The development provides a total of 75 parking spaces.
   - Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the development requirements, except for the requested waivers.
   - The Planning Commission previously approved the following waivers:
     - A wavier from Article 1400, Sec.1400.7(c) to reduce the landscape buffer along the east side from seven feet down to one foot.
     - A waiver from Article 1100, Sec. 1100.02 access management standards to allow the proposed driveway location.
   - The primary materials on the exterior of the building include Brick and 24-Gauge architectural metal panel.

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

III. New Business

1. Lots 221-224 of Bentonville Original **Property Line Adjustment**
301-305 SE 2nd Street *(PLA21-0021)*

- The property is zoned DC, Downtown Core.
- A Property Line Adjustment of existing Lot 10 and Lot 1 of Bentonville Original, creating new Lot 221, (+/- 0.962 acres), Lot 222 (+/- 0.161 acres), Lot 223 (+/- 0.154 acres), and Lot 224 (+/- 0.155 acres) of Bentonville Original Subdivision.
- The plat dedicates right-of-way along SE 2nd Street to meet the requirements of the Master Street Plan.

2. Meadow Lakes **Property Line Adjustment**
SW Regional Airport Boulevard *(PLA21-0025)*

- The property is zoned R-1, Low Density Single Family Residential
- A property line adjustment of existing Lots 3 and 4, Deming's Addition, creating new Lot 13, (+/- .33 acres) and Lot 14, (+/-.235 acres).
- The plat dedicates utility easements to serve the lots and dedicates right-of-way along NW 5th Street to meet the requirements of the Master Street Plan.

3. Lots 28, 29 & 30 of Clark's Addition **Lot Split**
202 & 204 SW E St.*(LS21-0038)*

- The property is zoned DN-2, Downtown Medium Density Residential.
- A lot split of the north 100' of existing Lot 13, creating new Lots 28 (+/- 0.11 acres), 29 (+/- 0.12 acres), and Lot 30 (+/-0.12 acres) of Clark's Addition.
- The plat dedicates various utility easements to serve the lots and also dedicates right-of-way along SW 2nd Street to meet the requirements of the Master Street Plan.
- Two private access easement will be dedicated via a separate document to allow rear access to the three lots.

3. Dollar Tree **Large-Scale Development**
2900 SW 14th Street *(LSD21-0024)*

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the construction of an 10,000-square foot retail building.
- 40 parking spaces are required and 42 spaces are provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a shared curb cut on SW 14th Street.
- The primary materials on the exterior of the building include CMU, 24-gauge prefinished architectural metal panels, and glass.

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

4. Beach BBQ **Large-Scale Development**

1080 SE 14th Street *(LSD21-0031)*

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the expansion of a bank building into a 3,673-square foot restaurant.
- 32 parking spaces are required and 32 spaces are provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through an existing curb cut on SE 14th Street.
- The primary materials on the exterior of the building include brick, 24-gauge prefinished architectural metal panels, and glass.
- Three waivers requested:
    - A waiver from Article 1100, Sec. 1100.02(a)(4), offset, which requires the centerline of opposing driveways to align or be offset no less than 75'. The subject property has two existing driveways, where one is being removed, and the other is being replaced in the same spot. The applicant states that this will help provide access to the property and adequate maneuverability for emergency vehicles.
    - A waiver from Article 1100, Sec. 1100.02(a)(6), distance between curb cuts, which requires the minimum distance between curb cuts for a speed limit of 45 mph to be 250'. The applicant states that due to the location of existing driveways to the east and west of the property, there is not enough room to provide that spacing.
    - A waiver from Article 1400, Sec. 1400.06(d), number of trees required, which requires one shade tree per every twenty linear feet of street frontage. This property would require 7 street trees. The applicant states that due to ARDOT's requirement of locating street trees behind the sidewalk and the existing gas main, only 3 street trees will be able to meet the required separation along the frontage.

5. United Bank **Large-Scale Development**

2411 SW 14th Street *(LSD21-0037)*

- The subject property is currently zoned C-1, Neighborhood Commercial.
- A Large-Scale Development proposing the construction of an 11,075-square foot drive-business, retail, and bank building.
- 39 parking spaces are required and 99 spaces are provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved a curb cut on Been Road, SW 14th Street, and Anna Street.
- The primary materials on the exterior of the building include brick, 24-gauge prefinished architectural metal panels, and glass.
- One waiver requested:
    - A waiver from Article 1100, Sec.1100.02(3) access management standards, which requires curb-cuts to be no closer than two hundred and fifty feet from the right-of-way of an intersection involving a major arterial to the centerline of the drive. The applicant requests to place a cut approximately 217 feet from SW 14th Street due to the street frontage along Anna Road being only 249 feet.

6. 7th Street Townhomes **Large-Scale Development**

207 & 209 SE 7th St. *(LSD21-0038)*

- The subject property is currently zoned DE, Downtown Edge.
- A large-scale development proposing the construction of a 7,635 square foot townhome development containing 6 units. Each townhome unit contains 3 bedrooms and is approximately 1,275 square feet.
- The development provides a total of 17 parking spaces.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the development requirements.
- The primary materials on the exterior of the building include brick, Architectural Metal panels of various colors and orientation, and glass/windows.
- The townhomes will all be rear loaded and be accessed through a single ingress/egress point located on SE B Street.

7. 3302 SE L Street **Waiver**

Parking Count

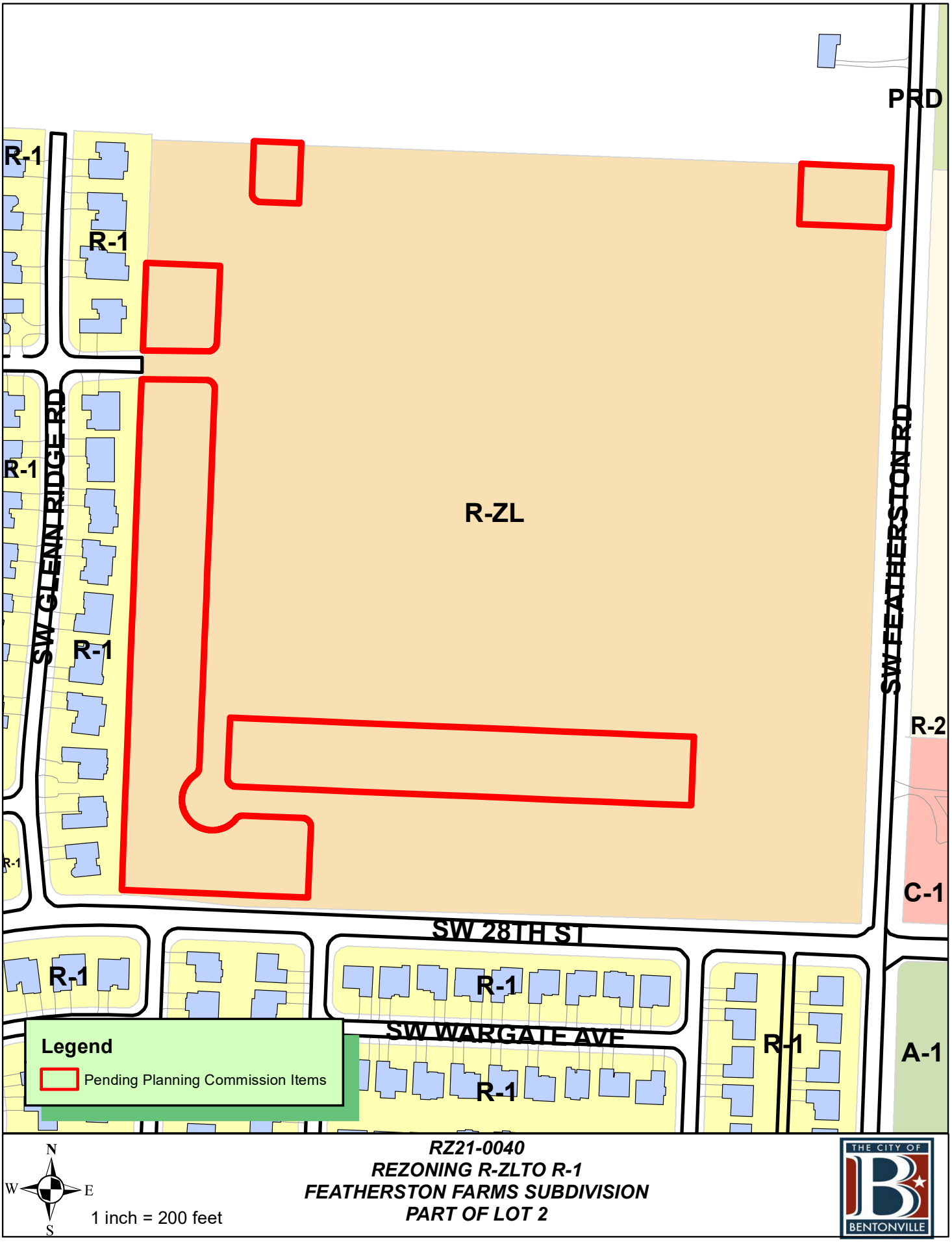
3302 SE L Street *(WAV21-0015)*

- The applicant is requesting a waiver from Article 501, Section 501.06(f), which requires 3 off-street parking spaces for each two dwelling units, or 1.5 spaces per dwelling unit.
- Per the applicant's narrative, the applicant is proposing 66 parking spaces, which is a ratio of 1.2 spaces per dwelling unit. By ordinance, the applicant would be required to provide 83 parking spaces.
- The applicant cites a parking study that they completed highlighting percentages of frequency that a tenant was at home in 65 units throughout the city.

IV. Other Business

1. Bond Program — Presentation by Dan Weese

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


PRD
R-1
R-1
R-1
R-1
R-1
R-ZL
SW GLENN RIDGE RD
SW FEATHERSTON RD
R-2
C-1
SW 28TH ST
SW WARGATE AVE
R-1
R-1
R-1
R-1
A-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 200 feet
RZ21-0040
REZONING R-ZLTO R-1
FEATHERSTON FARMS SUBDIVISION
PART OF LOT 2
THE CITY OF
BENTONVILLE

ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
5311 W. Village Pkwy
Rogers, AR 72758
479-286-8181

May 28, 2021

Current Planning
City of Bentonville
305 SW A Street
Bentonville, AR 72712
(479) 271-3122

Subject: Featherston Subdivision, Parcel ID# 01-18922-000
Rezoning Request

To Whom it May Concern:

The property owner of Parcel ID 01-18922-000, Sunrise Residential Construction, Inc., is requesting to rezone several lots in the proposed Featherston Subdivision from the previously approved R-ZL to R-1. Please refer to provided legal description and exhibit for proposed rezoning. This request has been made in order to build standard single family homes throughout the proposed development.

This is consistent with adjacent zonings of R-1, R-ZL, & R-2 and is less dense than the current R-ZL zoning.

The proposed use will be single family residential homes.

The traffic will the same as the previously approved R-ZL zoning.

The appearance of the proposed use will be similar to the adjacent R-ZL lots.

Water and Sewer will be made available to all rezoned lots.

If you need additional information, or have questions, please let me know at mrobb@andersonengineeringinc.com or office number 479.286.8181.

Thank you for your assistance in this review process.

Sincerely,

Molly Robb, PE
Engineering Department Manager
Anderson Engineering, Inc.

PRELIMINARY PLAT DESIGN DRAWINGS
TO SERVE
FEATHERSTON SUBDIVISION
CITY OF BENTONVILLE
LOTS 1-216

PHASE TABLE

PHASE 1:	76 LOTS
PHASE 2:	54 LOTS
PHASE 3:	86 LOTS

OWNER:

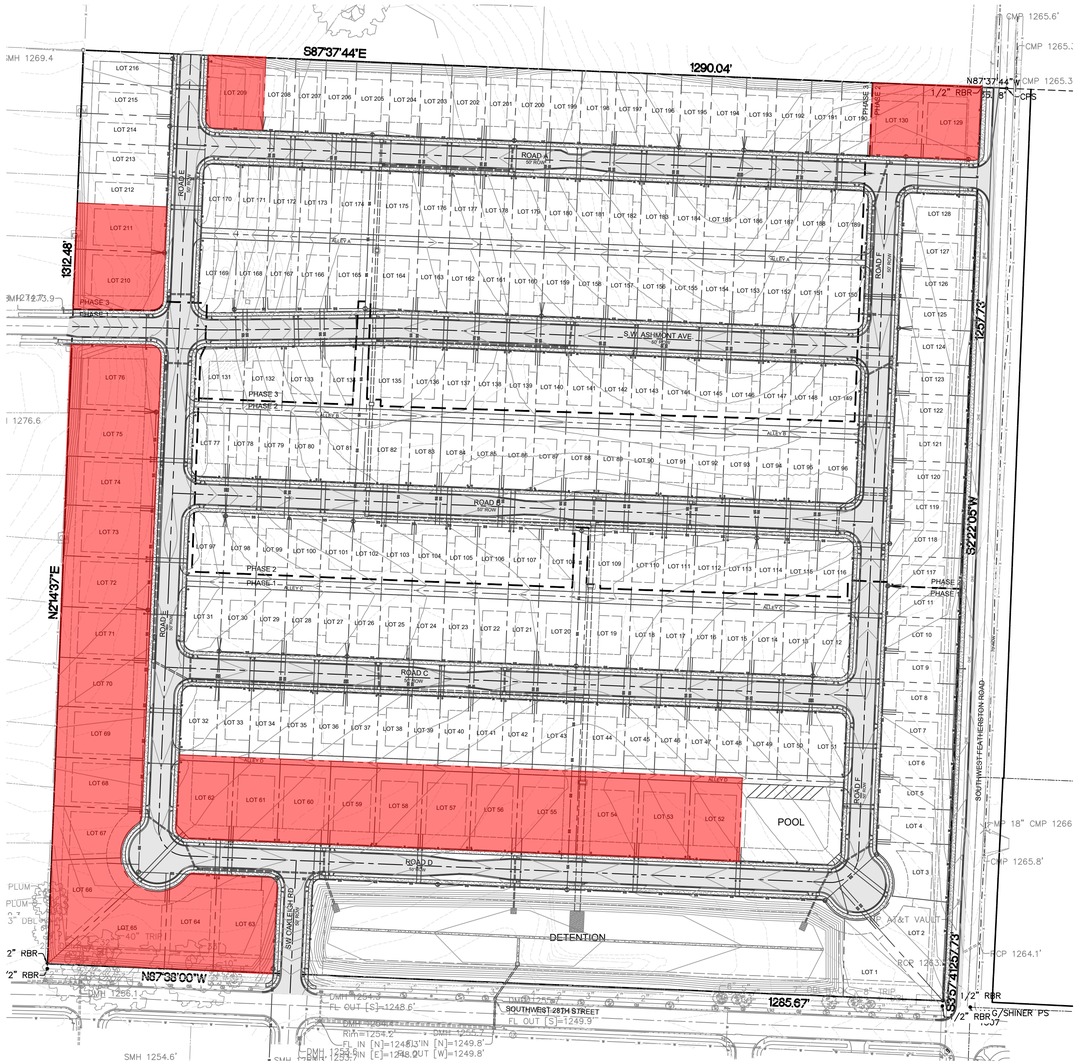
SUNRISE DEVELOPERS, INC.
354 ANGEL FALLS
SPRINGDALE, AR 72762

ENGINEER:

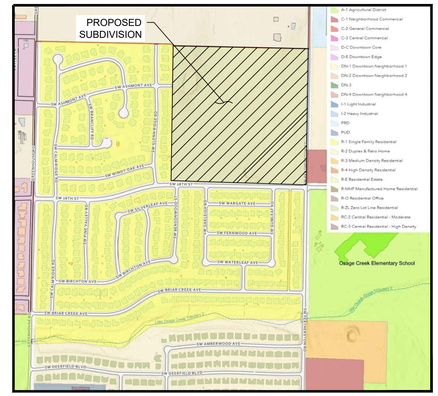
ANDERSON ENGINEERING, INC.
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
P: (479) 286-8181

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C0.1	GENERAL NOTES
1	BOUNDARY TOPOGRAPHIC SURVEY
2	BOUNDARY TOPOGRAPHIC SURVEY
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT
7	PRELIMINARY PLAT
C1.1	GRADING PLAN & EROSION CONTROL PLAN
C1.2	GRADING PLAN & EROSION CONTROL PLAN
C1.3	GRADING PLAN & EROSION CONTROL PLAN
C1.4	GRADING PLAN & EROSION CONTROL PLAN
C1.5	ROAD A PLAN & PROFILE
C1.6	SW ASHMONT AVE PLAN & PROFILE
C1.7	ROAD B PLAN & PROFILE
C1.8	ROAD C PLAN & PROFILE
C1.9	ROAD D PLAN & PROFILE
C1.10	ROAD E PLAN & PROFILE
C1.11	ROAD F PLAN & PROFILE
C1.12	SW OAKLEIGH RD PLAN & PROFILE
C1.13	ALLEY A PLAN & PROFILE
C1.14	ALLEY B PLAN & PROFILE
C1.15	ALLEY C PLAN & PROFILE
C1.16	ALLEY D PLAN & PROFILE
C1.17	SW FEATHERSTON STREET IMPROVEMENT PLAN
C1.18	INTERSECTION PLAN
C1.19	INTERSECTION PLAN
C2.0	SEWER OVERVIEW
C2.1	SEWER LINE A 0+00 TO 8+00 PLAN & PROFILE
C2.2	SEWER LINE A 8+00 TO 16+00 PLAN & PROFILE
C2.3	SEWER LINE A 16+00 TO 22+00 PLAN & PROFILE
C2.4	SEWER LINE A 22+00 TO 25+48.73 PLAN & PROFILE
C2.5	SEWER LINE B PLAN & PROFILE
C2.6	SEWER LINE C & D PLAN & PROFILE
C2.7	SEWER LINE F PLAN & PROFILE
C2.8	SEWER LINE E & G PLAN & PROFILE
C2.9	SEWER LINE H & K PLAN & PROFILE
C2.10	SEWER LINE I, J, & L PLAN & PROFILE
C3.0	STORMWATER OVERVIEW
C3.1	STORM LINE A STA 0+00 TO 9+00 PLAN & PROFILE
C3.2	STORM LINE A STA 9+00 TO 14+17.85 PLAN & PROFILE
C3.3	STORM LINE B, C, & D PLAN & PROFILE
C3.4	STORM LINE F 0+00 TO 9+00 PLAN & PROFILE
C3.5	STORM LINE F 9+00 TO 11+90.52 & O PLAN & PROFILE
C3.6	STORM LINE P, E, G, & H PLAN & PROFILE
C3.7	STORM LINE J PLAN & PROFILE
C3.8	STORM LINE I, K, L, & M PLAN & PROFILE
C3.9	STORM LINE N & Q PLAN & PROFILE
C4.0	DETENTION POND PLAN
C5.0	WATER OVERVIEW
C5.1	WATER MAIN A 0+00 TO 10+00 PLAN & PROFILE
C5.2	WATER MAIN A 10+00 TO 13+20.80 PLAN & PROFILE
C5.3	WATER MAIN B PLAN & PROFILE
C5.4	WATER MAIN C 0+00 TO 9+00 PLAN & PROFILE
C5.5	WATER MAIN C 9+00 TO 19+00 PLAN & PROFILE
C5.6	WATER MAIN C 19+00 TO 30+19.27 PLAN & PROFILE
C5.7	WATER MAIN D PLAN & PROFILE
C5.8	WATER MAIN E PLAN & PROFILE
C5.9	WATER MAIN F PLAN & PROFILE
C5.10	WATER MAIN G PLAN & PROFILE
C6.0	STREET DETAILS
C6.1	EROSION DETAILS
C6.2	STORM DETAILS
C6.3	CITY OF BENTONVILLE WATER / SEWER DETAILS
C6.4	CITY OF BENTONVILLE WATER / SEWER DETAILS
C6.5	CITY OF BENTONVILLE SAN. SEWER DETAILS
C6.6	CITY OF BENTONVILLE SAN. SEWER DETAILS
C6.7	CITY OF BENTONVILLE WATER DETAILS
C6.8	CITY OF BENTONVILLE WATER DETAILS
L1.0	PLANTING PLAN
L1.1	PLANTING PLAN
L1.2	PLANTING PLAN
L1.3	PLANTING PLAN
L1.4	PLANTING PLAN
L1.5	PLANTING PLAN
L1.6	PLANTING PLAN
L1.7	PLANTING PLAN
L1.8	PLANTING PLAN
L1.9	PLANTING PLAN
L1.10	PLANTING PLAN
L1.11	PLANTING PLAN
L1.12	PLANTING PLAN
L1.13	PLANTING PLAN
L2.0	LANDSCAPE DETAILS AND SPECIFICATIONS



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



VICINITY

LOTS TO BE REZONED TO R-1

PRELIMINARY PLAT NUMBER:

damage prevention is no accident
811 Know what's below. Call before you dig.
800-482-8998
Arkansas One-Call
www.arkonecall.com

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
5311 W. VILLAGE PKWY • ROGERS, ARKANSAS 72758 • PHONE (479) 286-8181
ANDERSON CoA# 335 • MOLLY ROBB PE# 19640

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19640
MOLLY ROBB
5-28-2021

DRAWING INFO.	
FIELD BY:	-
DRAWN BY:	MRR
CHECK BY:	MRR
DATE:	5-28-2021
FIELD BOOK:	-
JOB NUMBER:	20RO10008

REVISIONS			
NO.	DESCRIPTION	BY	DATE

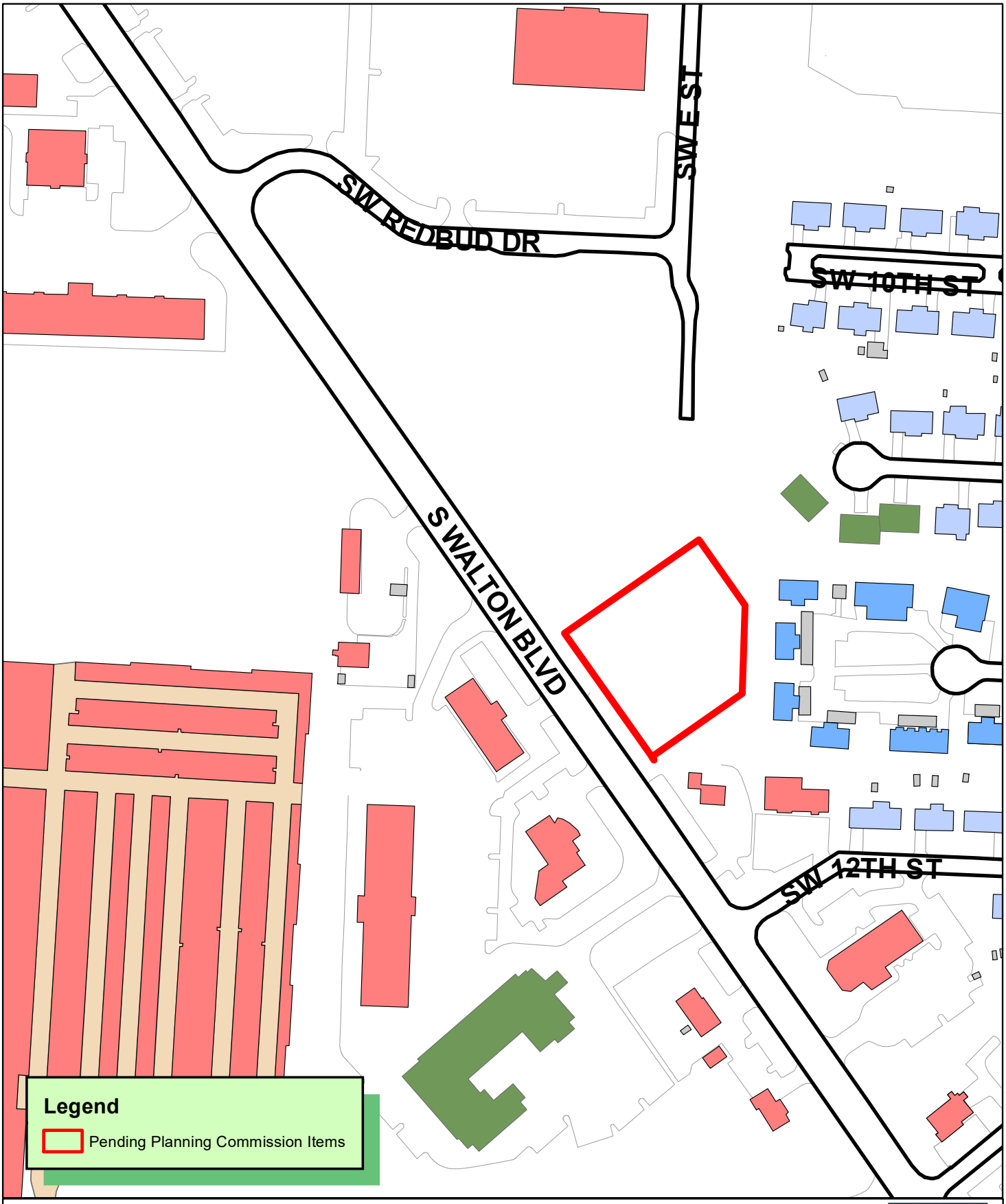
© COPYRIGHT ANDERSON ENGINEERING, INC. 2021

SUNRISE DEVELOPERS, INC.
FEATHERSTON SUBDIVISION

COVER SHEET

BENTONVILLE, AR

SHEET NUMBER
C0.0

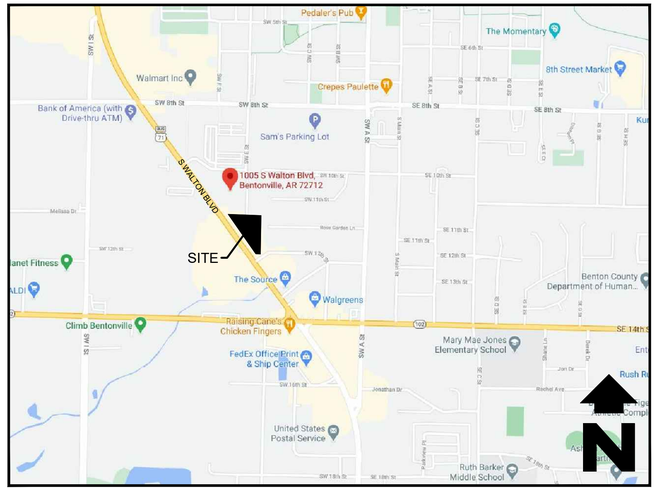


LSD21-0027
LARGE SCALE DEVELOPMENT
BENTONVILLE PLAZA ADD
1101 S WALTON BLVD

BENTONVILLE PLAZA - LOT D

1101 S. WALTON BLVD
BENTONVILLE, AR 72712
BENTON COUNTY

LARGE SCALE DEVELOPMENT



VICINITY MAP
NO SCALE

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

CONTACTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COVER NOTES

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

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

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

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

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

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

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

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

PROPERTY ZONED

C-2

BUILDING SETBACKS

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

HEIGHT REQUIREMENTS (C-2)

MAXIMUM HEIGHT: 60FT

LOT REQUIREMENTS (C-2)

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

WAIVERS

APPROVED
WAV21-0008 LANDSCAPE BUFFER REDUCTION ALONG THE EAST SIDE

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

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

REVISION CHART

#	TITLE	DATE	NOTES:

LEGAL DESCRIPTION

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

FLOOD NOTE

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

BENCHMARK

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

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

SHEET LIST

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

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

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

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT AT:
BENTONVILLE, AR 72712
CONTRACT DATE: 05/17/2021
DATE ON:
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT EXTENSION OF THE PROJECT OR ANY LATER PROJECT. REUSE OF THIS WORK PRODUCT REQUIRES THE SERVICES OF ENGINEER. REPRODUCTION OF THIS AND ENGINEERS' REPRODUCTION RIGHTS ARE PROVIDED FOR BY LAW. ANY REUSE OF THIS PROJECT FOR OTHER PURPOSES, OR ON EXTENSIONS THEREOF, WITHOUT THE WRITTEN CONSENT OF ENGINEER, IS CONTRARY TO THE LAW.

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

ISSUE BLOCK

#	TITLE	DATE
	OTP	4.26.2021
	OTP	05.17.2021

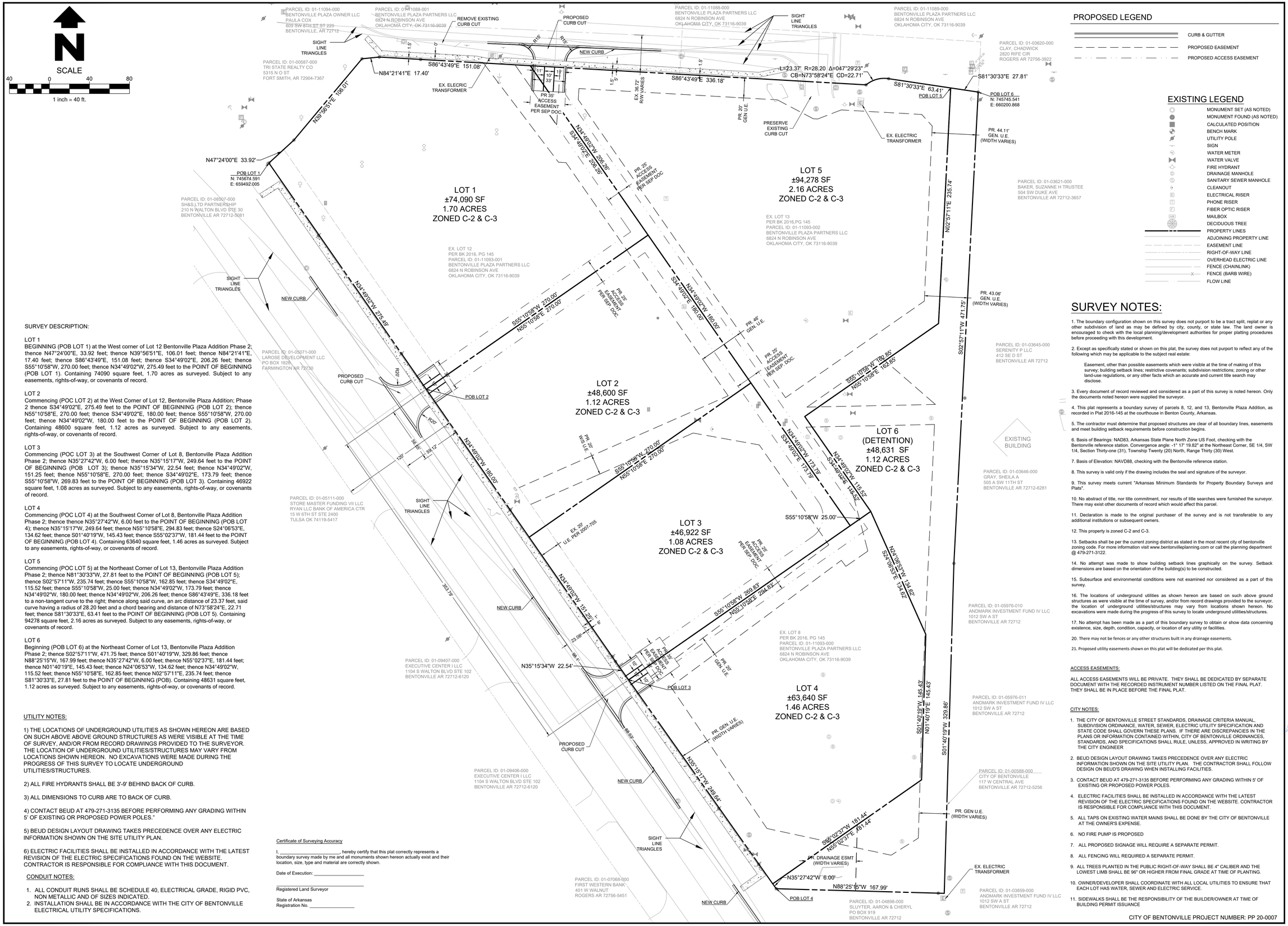
STORE NO.:	05/14/21
DOCUMENT DATE	WFM
CHECKED BY:	ELN
DRAWN BY:	

FOR PERMIT

COVER SHEET

SHEET: C0.0

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



PROPOSED LEGEND

- CURB & GUTTER
- PROPOSED EASEMENT
- PROPOSED ACCESS EASEMENT

EXISTING LEGEND

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

SURVEY DESCRIPTION:

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

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

LOT 3
Commencing (POC LOT 3) at the Southwest Corner of Lot 8, Bentonville Plaza Addition Phase 2; thence N35°27'42"W, 6.00 feet to the POINT OF BEGINNING (POB LOT 4); thence N35°15'17"W, 249.64 feet; thence N55°10'58"E, 294.83 feet; thence S24°06'53"E, 134.62 feet; thence S01°40'19"W, 145.43 feet; thence S55°02'37"W, 181.44 feet to the POINT OF BEGINNING (POB LOT 3). Containing 63640 square feet, 1.46 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

LOT 4
Commencing (POC LOT 4) at the Southwest Corner of Lot 8, Bentonville Plaza Addition Phase 2; thence thence N35°27'42"W, 6.00 feet to the POINT OF BEGINNING (POB LOT 4); thence N35°15'17"W, 249.64 feet; thence N55°10'58"E, 294.83 feet; thence S24°06'53"E, 134.62 feet; thence S01°40'19"W, 145.43 feet; thence S55°02'37"W, 181.44 feet to the POINT OF BEGINNING (POB LOT 4). Containing 63640 square feet, 1.46 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

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

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

UTILITY NOTES:

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

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

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

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

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

6) ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

CONDUIT NOTES:

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

Certificate of Surveying Accuracy

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

Date of Execution: _____

_____
Registered Land Surveyor

State of Arkansas
Registration No. _____

SURVEY NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ACCESS EASEMENTS:

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

CITY NOTES:

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

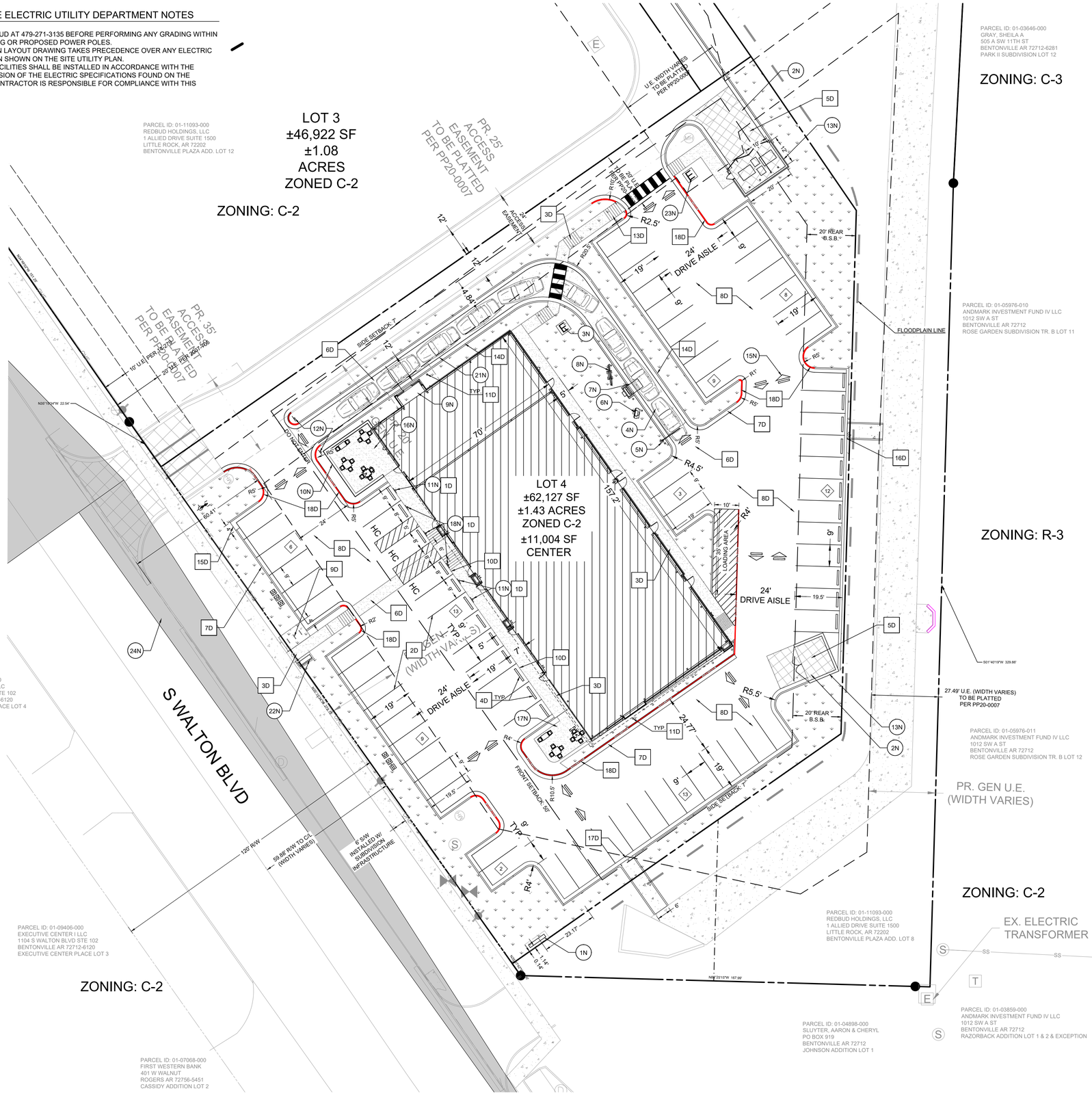
CITY OF BENTONVILLE PROJECT NUMBER: PP 20-0007

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

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON BENTONVILLE, AR 72712
CONTRACT NO. 2020-0003
DATE ON 7/20/2020
AND IT IS NOT SUITABLE FOR USE ON A EXTENSION OR ADDITION TO THIS PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT IS AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM. ANY REUSE OF THE DRAWINGS FOR REUSE ON ANOTHER PROJECT OR EXTENSION OF THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT SHALL BE

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

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



PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- SETBACK LINE
- EASEMENT LINE
- LIMITS OF PONDING
- [E] ELECTRIC METER
- (#) PARKING COUNT

NOTES

1N. MULTI-TENANT MONUMENT SIGN
2N. DUMPSTER PAD
3N. TRANSFORMER PAD
4N. DRIVE-THRU LANE
5N. CLEARANCE BAR FOOTING AND CONDUIT WITH BOLLARD
6N. PRE-MENU BOARD FOOTING AND CONDUIT
7N. ORDER POINT CANOPY WITH DIGITAL ORDER SCREEN AND CONDUIT WITH BOLLARD
8N. 5 PANEL MENU BOARD, FOOTING AND CONDUIT
9N. DRIVE-THRU WINDOW, DRIVE-THRU SHELF, TIMER LOOP AND AIR CURTAIN
10N. 24"H X 12"D CONCRETE WALL AROUND PATIO
11N. "MOBILE ORDER PARKING ONLY" SIGN
12N. "THANK YOU/ EXIT ONLY" SIGN. (FOOTING & CONDUIT BY LL)
13N. DUMPSTER ENCLOSURE. SEE ARCH. SHEET A210 FOR DETAILS.
14N. NOT USED
15N. DIRECTIONAL ARROWS
16N. 376 SF PATIO
17N. 264 SF PATIO
18N. HANDICAP SPACE SIGN
19N. HOSE BIB & GREASE INTERCEPTOR
20N. HEAVY DUTY CONCRETE
21N. INTEGRAL CONCRETE IN DT LANE FROM MIN. 10'-0" IN FRONT OF ORDER POINT TO MIN. 10'-0" AFTER DT WINDOW
22N. SITE AMENITY OUTDOOR BENCH. VICTOR STANLEY PARK BENCH PER CITY OF BENTONVILLE STANDARD
23N. ELECTRIC SWITCH BOX
24N. SITE TRIANGLE. NOTHING BETWEEN 30" AND 60" IS ALLOWED WITHIN THE SHADED AREAS OF THE SITE TRIANGLE.

DETAILS

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

PROPERTY ZONED

C-2 ZONING

BUILDING SETBACKS

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

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

HEIGHT REQUIREMENTS (C-2)

MAXIMUM HEIGHT: 60FT HIGHEST PARAPET: 24'-4"

LOT REQUIREMENTS (C-2)

MIN LOT AREA:	7,000 SQ FT	LOT AREA:	62,127 SQ FT
MIN LOT WIDTH:	70 FT	IMPERVIOUS AREA:	48,352 SQ FT
MAX LOT COVERAGE:	60%	LOT COVERAGE:	18%

PARKING REQUIREMENTS

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

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

TOTAL REQUIRED: 23 + 36 = 59 SPACES

TOTAL PROVIDED: 75 SPACES

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

CITY NOTES

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

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

SCALE
20 0 20 40
1 inch = 20 ft.

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

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT LISTED:
BENTONVILLE , AR 72712
CONSTRUCTION DRAWING PERMITS ISSUE DATE ON:
07/12/2021
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT PROJECT AT A LATER TIME, OR ON ANOTHER SITE. IF THE PROJECT REQUIRES THE SERVICES OF PROFESSIONAL LICENSED ARCHITECTS AND ENGINEERS, THEY SHALL REVIEW ANY DRAWINGS FOR REUSE ON ANOTHER PROJECT. ANY REUSE WITHOUT PRIOR WRITTEN CONSENT SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO THE ARCHITECT. ANY REUSE CONTRARY TO THE LAW SHALL BE UNLAWFUL.

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

ISSUE BLOCK		
#	TITLE	DATE
	OTP	5.17.2021

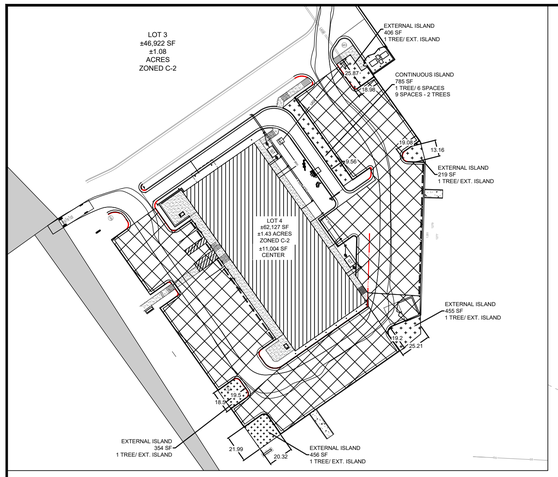
STORE NO.:	
DOCUMENT DATE:	5/17/2021
CHECKED BY:	WFM
DRAWN BY:	ELN

FOR REVIEW ONLY

SITE PLAN

SHEET: C2.0

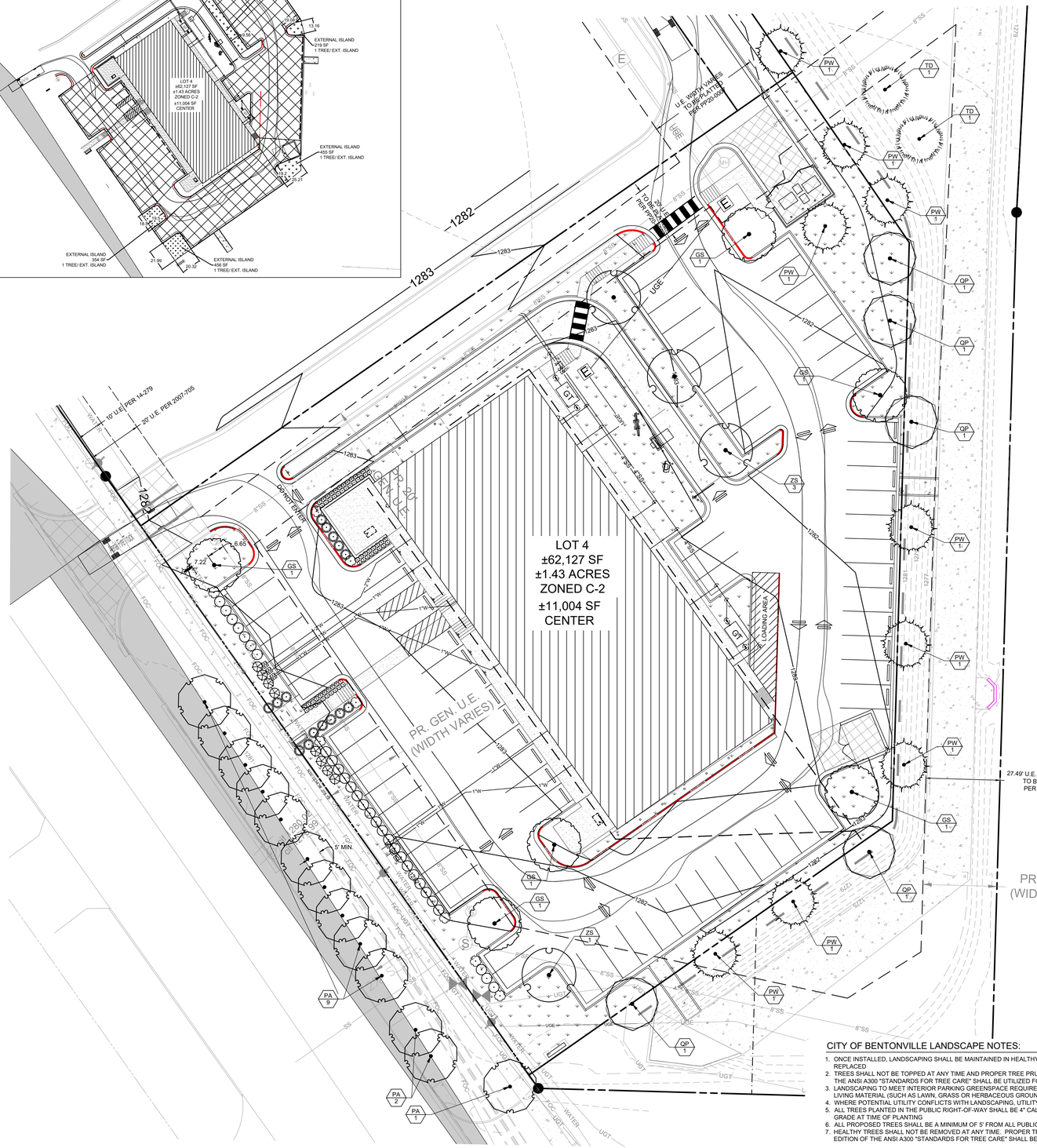
May14,2021-12:56pm - User evan.niehues
N:\18\18-20-00076 Lot D Bentonville Plaza - Bentonville, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00076 Proj.dwg



INTERIOR GREENSPACE PROVIDED: 2,675

PARKING LOT PARKING AREA: 25,459

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



EXISTING LEGEND

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

N

SCALE

20 0 20 40

1 inch = 20 ft.

PLANT SCHEDULE

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

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

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

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

CITY OF BENTONVILLE LANDSCAPE NOTES:

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

GENERAL LANDSCAPE NOTES:

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

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

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

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

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

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

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

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

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

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT
BENTONVILLE, AR 72712
CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 5/13/2021
ANY USE OF THIS PLAN OF DRAWING ON A DIFFERENT PROJECT SITE OR AT A LATER DATE, OR ANY USE OF THIS PLAN OR REFERENCE SHEET/SAMPLE ON ANOTHER PROJECT, OR ANY USE BY ANY PARTY OTHER THAN PROPERLY LICENSED ARCHITECTS AND ENGINEERS EMPLOYED BY HFA TO PREPARE DRAWING FOR REUSE ON ANOTHER PROJECT OR BY ANY PARTY OTHER THAN HFA SHALL BE AT THE USER'S SOLE RISK AND SHALL BE CONTRARY TO THE LAW.

BENTONVILLE PLAZA LOT D

STORE
1005 S WALTON BLVD
BENTONVILLE, AR 72712

PROJ NUMBER: 18-20-00076

ISSUE BLOCK		
#	TITLE	DATE
	OTP	4.26.2021
	OTP	5.17.2021

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

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

FOR REVIEW ONLY

LANDSCAPE PLAN

SHEET: C6.0

PRIMARY #1
BRICK VENEER:

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



PRIMARY #2
NON-RIBBED METAL PANEL1:

MANUFACTURER: MAC
PRODUCT NAME: HARRYWOOD (WIDTH 6"-, THICKNESS: .34", HEIGHT: 12'-0")
FINISH: TORRIFIED



PRIMARY #3
NON-RIBBED METAL PANEL 2:

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



TRIM #1
CEMENT PANEL:

MANUFACTURER: HARDIBOARD
FINISH / STYLE: PREFINISHED (BLACK)



TRIM #2
DETAIL METAL:

MANUFACTURER: TBD
FINISH / STYLE: PREFINISHED (BLACK)



CITY OF BENTONVILLE, AR COMMERCIAL DESIGN STANDARDS:

BUILDING MATERIAL REQUIREMENTS

1. A MINIMUM OF TWO PRIMARY BUILDING MATERIALS IS REQUIRED CONSTITUTING AT LEAST 75% OF THE WALL AREA. NO SINGLE PRIMARY MATERIAL SHALL CONSTITUTE LESS THAN 25% OF WALL AREA. THE STANDARD SHALL APPLY TO ALL SIDES OF ANY BUILDING. MATERIALS SHALL COMPLY WITH THE STANDARDS ESTABLISHED BELOW:
   - Three primary materials are being used: brick, architectural metal panel 1 and architectural metal panel 2. Primary materials constitue 75% of wall area on each facade.
2. ALLOWED PRIMARY MATERIALS: BRICK, TEXTURED CONCRETE BLOCK, NATURAL STONE, GLASS VENEER, PR-FINISHED ARCHITECTURAL METAL PANELS (MIN. 24 GAUGE)
   - Brick veneer by ACME and architectural metal panel by MAC metal are in compliance
3. ALLOWED TRIM MATERIALS: TILE, STONE, GLASS BLOCK, COPPER FLASHING, METAL, WOOD, EIFS, PRE-FINISHED CONCRETE MASONRY BOARD
   - Trim materials are in compliance
4. PROHIBITED PRIMARY MATERIALS: WOOD MASONITE, ASPHALTIC WALL OR ROOF MATERIAL, ALUMINUM SIDING, STEEL SIDING, NON-TEXTURED CONCRETE BLOCK, STUCCO, VINYL, FIBERGLASS, RIBBED METAL PANEL.
   - Primary materials are in compliance

BUILDING COLOR

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

BUILDING COMPATIBILITY

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

SCALE AND BULK

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

WALL ARTICULATION

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

FACADES

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

ROOFS

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

ENTRANCES

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

ARCHITECTURAL DETIALS

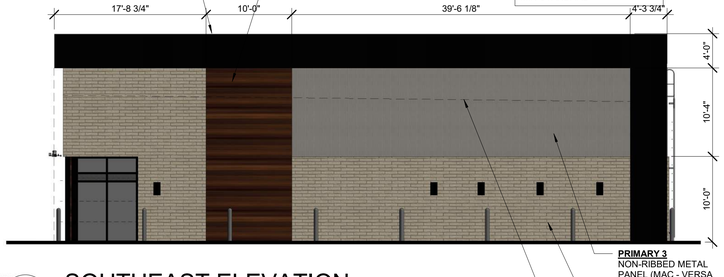
1. ALL BUILDINGS SHALL BE DESIGNED TO INCORPORATE NO LESS THAN THREE (3) OF THE ARCHITECTURAL ELEMENTS FROM THE LIST: CANOPIES, AWNINGS, PORTICOS, RECESSES/ PROJECTIONS, ARCADES, PEAKED ROOF FORMS, ARCHES, DISPLAY WINDOWS, ACCENT MATERIALS (MIN OF 15% OF EXTERIOR FACADE); ARCHITECTURAL DETAILS (TILE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

UTILITY AND MECHANICAL EQUIPMENT SCREENING

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

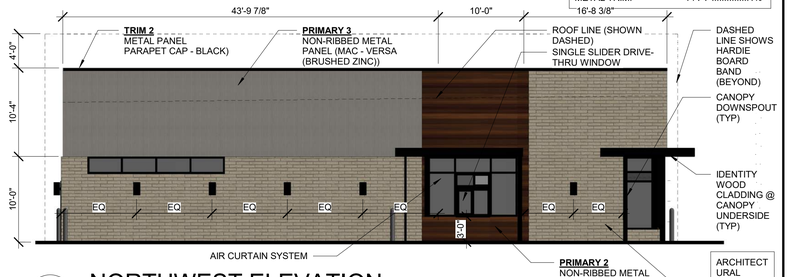


5 EXTERIOR PERSPECTIVE - FRONT FACADE



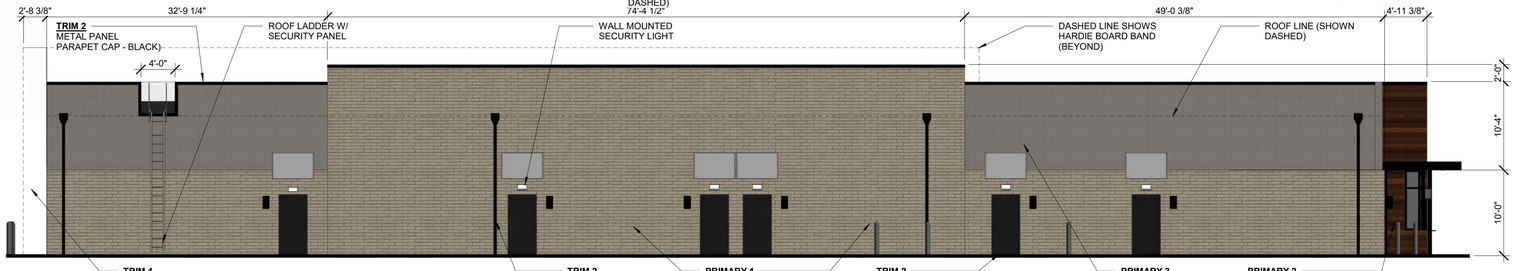
4 SOUTHEAST ELEVATION

1/8" = 1'-0"

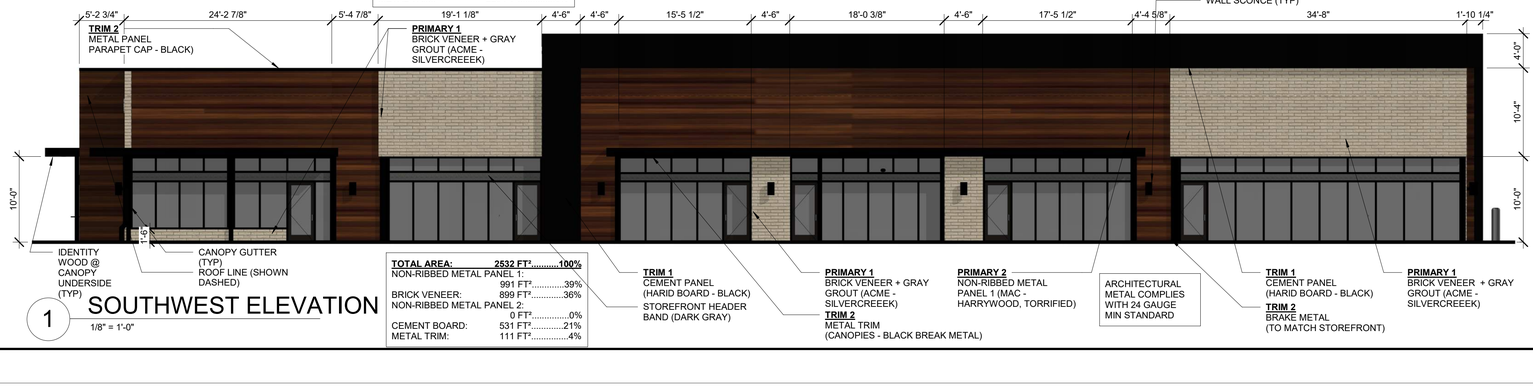


3 NORTHWEST ELEVATION

1/8" = 1'-0"



2 NORTHEAST ELEVATION



1 SOUTHWEST ELEVATION

1/8" = 1'-0"

HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME AND IS NOT CONTEMPORANEOUSLY WITH ITS ISSUE SUITABLE FOR USE ON A DIFFERENT SITE AT ANY TIME. REUSE OF THIS DRAWING FOR ANOTHER PROJECT REQUIRES THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECTS AND ENGINEERS. ANY UNAUTHORIZED REUSE OR USE FOR REUSE ON ANOTHER PROJECT IS AT THE USER'S SOLE RISK AND IS CONTRARY TO THE LAW.

REDBUD PLAZA
1005 S WALTON BLVD
BENTONVILLE, AR 72712
JOB NUMBER: 18-20-00076

ISSUE BLOCK

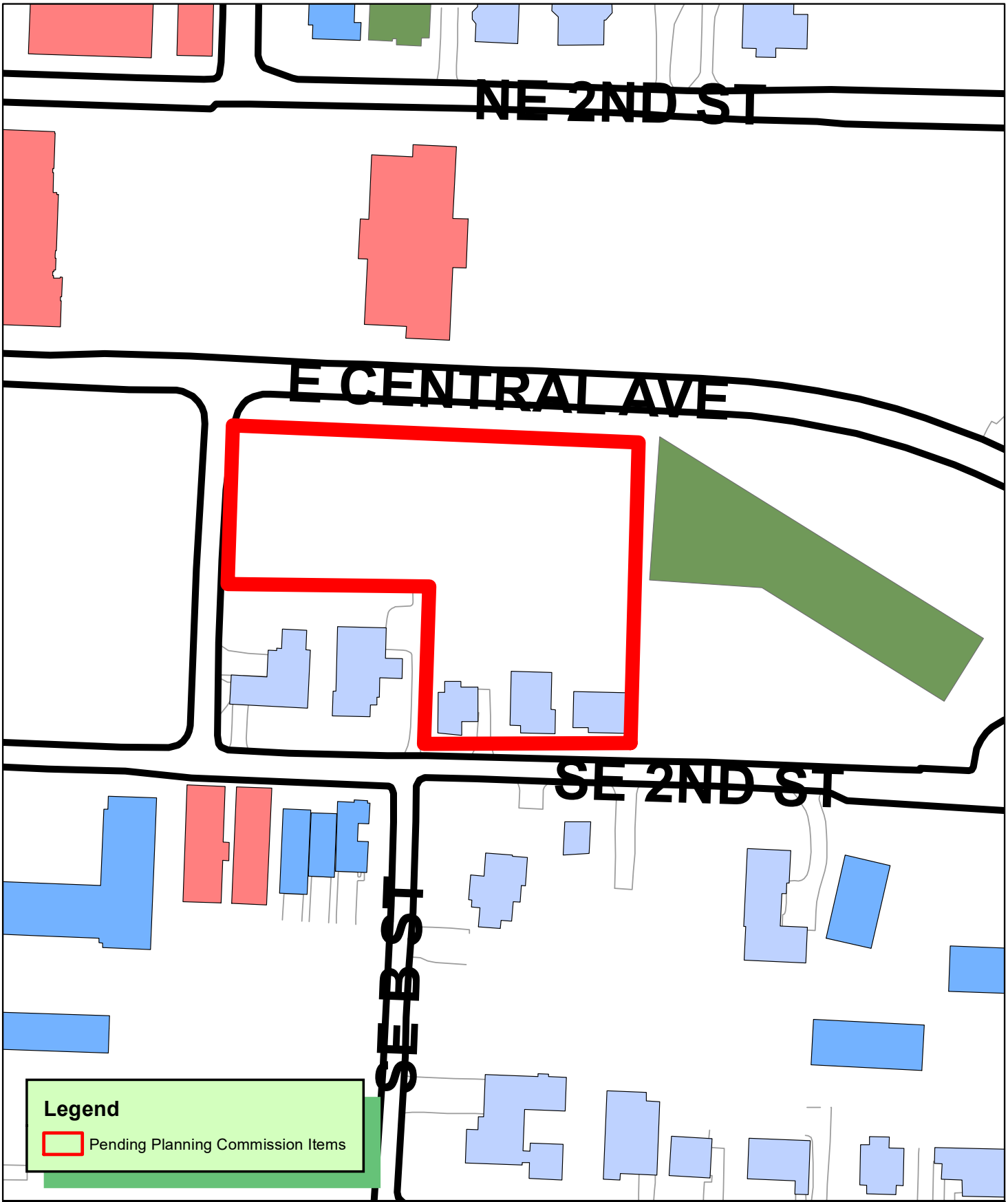
CHECKED BY:	LF
DRAWN BY:	TSJ
DOCUMENT DATE:	06/11/2021

NOT FOR CONSTRUCTION

RENDERED ELEVATIONS

SHEET: X-EL

7/21/2021 6:41:45 PM
C:\Users\tsjohnson\Documents\2020 Revit Projects\18-20-00076 Redbud Plaza - Bentonville AR_v20_tsa.johnson.rvt
X-EL-RENDERED ELEVATIONS



PLA21-0021
PROPERTY LINE ADJUSTMENT
BENTONVILLE ORIGINAL
LOTS 1 & 10 CREATING LOTS 221-224

NOTES:

1. 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; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK ____, PAGE ___.

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

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

6. 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 AT (479) 271-3122.

7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

11. 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.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SIGNATURE: _____
OFF STREET PARKING DEVELOPMENT DISTRICT #3
PO BOX 1860, BENTONVILLE, AR 72712

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SIGNATURE: _____
301 SE 2ND LLC
2714 SE OTIS CORLEY DR, BENTONVILLE, AR 72712

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE 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 _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

LEGAL DESCRIPTION FOR PARENT TRACT

PART OF LOT 10 AND PART OF LOT 1 AND PART OF A VACATED ALLEY OF BENTONVILLE ORIGINAL IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 1;
THENCE S 89°28'20" W A DISTANCE OF 145.43 FEET;
THENCE S 86°28'02" A DISTANCE OF 24.24 FEET TO THE SW CORNER OF LOT 1;
THENCE N 01°58'20" E ALONG THE WEST LINE OF LOT 1 A DISTANCE OF 124.27 FEET;
THENCE N 89°15'02" W A DISTANCE OF 165.91 FEET;
THENCE N 01°58'20" E ALONG THE WEST LINE OF LOT 10 A DISTANCE OF 130.37 FEET;
THENCE S 87°34'25" E A DISTANCE OF 333.64 FEET;
THENCE S 01°34'30" W ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 239.79 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 62399.682 SQUARE FEET, OR 1.432 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

DESCRIPTION FOR NEW LOT 221

PART OF LOT 10 AND PART OF LOT 1 AND PART OF A VACATED ALLEY OF BENTONVILLE ORIGINAL IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF LOT 1;
THENCE N 01°34'30" E ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 119.20 FEET TO THE POINT OF BEGINNING;
THENCE N 89°15'02" W A DISTANCE OF 334.54 FEET;
THENCE N 01°58'20" E ALONG THE WEST LINE OF LOT 10 A DISTANCE OF 130.37 FEET;
THENCE S 87°34'25" E A DISTANCE OF 333.64 FEET;
THENCE S 01°34'30" W ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 120.59 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 41915.137 SQUARE FEET, OR 0.962 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

DESCRIPTION FOR NEW LOT 222

PART OF LOT 1 OF BENTONVILLE ORIGINAL IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID LOT 1;
THENCE S 89°28'20" W ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 58.67 FEET;
THENCE N 01°34'30" E A DISTANCE OF 120.51 FEET;
THENCE S 89°15'02" E A DISTANCE OF 58.64 FEET;
THENCE S 01°34'30" W ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 119.20 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 7027.207 SQUARE FEET, OR 0.161 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

DESCRIPTION FOR NEW LOT 223

PART OF LOT 1 OF BENTONVILLE ORIGINAL IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID LOT 1;
THENCE S 89°28'20" W ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 58.67 FEET TO THE POINT OF BEGINNING;
THENCE S 89°28'20" W ALONG SAID SOUTH LINE A DISTANCE OF 55.59 FEET;
THENCE N 01°48'45" E A DISTANCE OF 121.76 FEET;
THENCE S 89°15'02" E A DISTANCE OF 55.05 FEET;
THENCE S 01°34'30" W A DISTANCE OF 120.51 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 6698.023 SQUARE FEET, OR 0.154 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

DESCRIPTION FOR NEW LOT 224

PART OF LOT 1 OF BENTONVILLE ORIGINAL IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID LOT 1;
THENCE S 89°28'20" W ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 114.26 FEET TO THE POINT OF BEGINNING;
THENCE S 89°28'20" W ALONG SAID SOUTH LINE A DISTANCE OF 31.18 FEET;
THENCE S 86°28'02" W ALONG SAID SOUTH LINE A DISTANCE OF 24.24 FEET TO THE SW CORNER OF LOT 1;
THENCE N 01°58'20" E ALONG THE WEST LINE OF LOT 1 A DISTANCE OF 124.27 FEET;
THENCE S 89°15'02" E A DISTANCE OF 54.95 FEET;
THENCE S 01°48'45" W A DISTANCE OF 121.76 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 6759.315 SQUARE FEET, OR 0.155 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

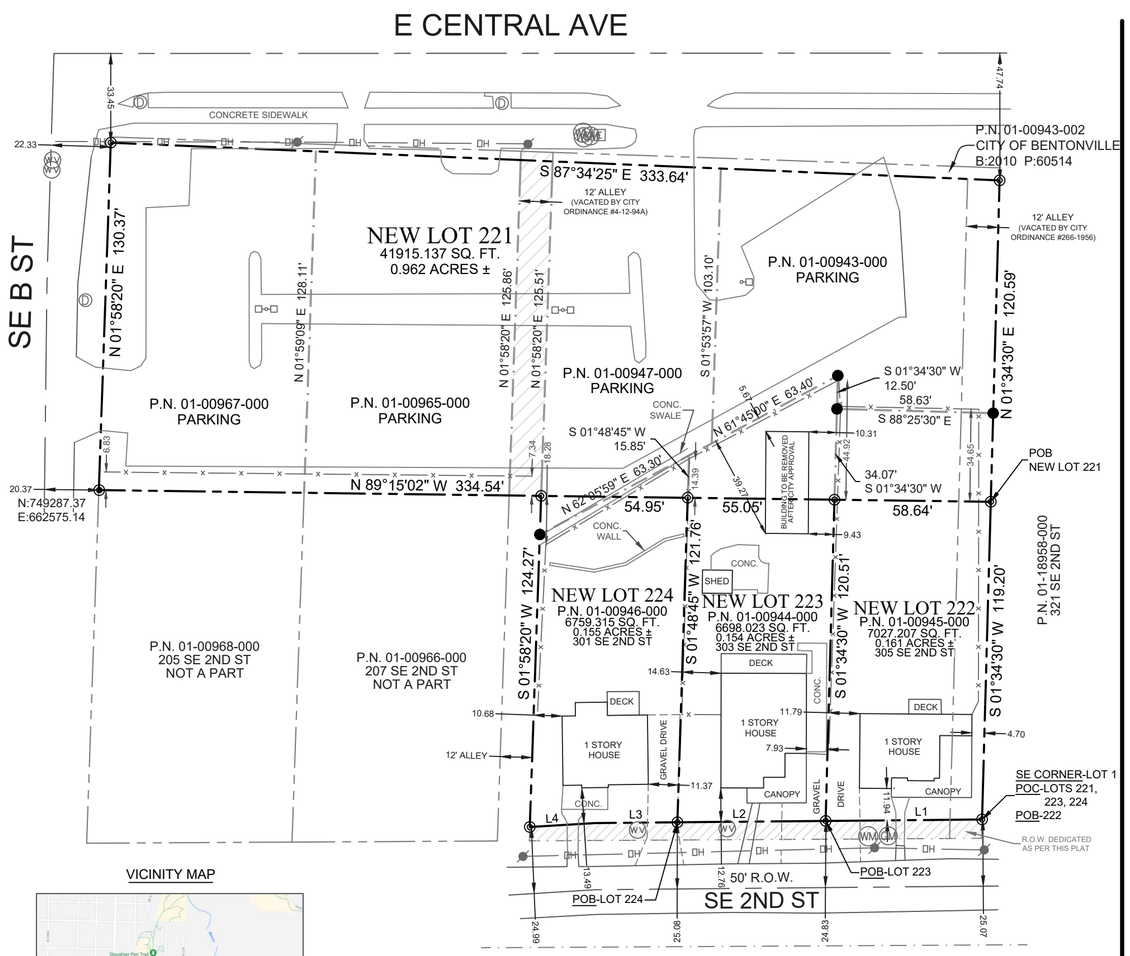
DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

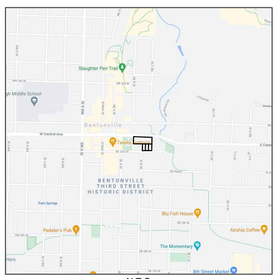
FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE 06/05/2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

OWNER INFORMATION
301 SE 2ND LLC
2714 SE OTIS CORLEY DR
BENTONVILLE, AR 72712



VICINITY MAP



N.T.S.

LINE	BEARING	DISTANCE
L1	S 89°28'20" W	58.67'
L2	S 89°28'20" W	55.59'
L3	S 89°28'20" W	31.18'
L4	S 86°28'02" W	24.24'

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

OWNER INFORMATION
OFF STREET PARKING
DEVELOPMENT DISTRICT #3
PO BOX 1860
BENTONVILLE, AR 72712

30 0 15 30 60 120

LEGEND

- FOUND REBAR
- FOUND NAIL
- SET 1/2" IRON PIN W/CAP
- DRAINAGE MANHOLE
- WATER VALVE
- GAS METER
- WATER METER
- ELECTRIC RISER
- LIGHT POLE (SINGLE)
- LIGHT POLE (DOUBLE)
- UTILITY POLE
- PROPERTY LINE
- PROPERTY LINE TO BE REMOVED (AS PER THIS PLAT)
- RIGHT-OF-WAY
- CENTERLINE
- SETBACK
- EASEMENT
- OVERHEAD LINE
- FENCE LINE

PLA21-0021

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

REGISTERED STATE OF ARKANSAS NO.1370 SIGNATURE ROBERT J. CASTER PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40' | DATE: 06/03/2021

PROPERTY LINE ADJUSTMENT
PART OF LOTS 10 & 1 CREATING LOTS 221-224 BENTONVILLE ORIGINAL

CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-145	ASG	RJC	1 OF 1



N
W E
S

1 inch = 71 feet

PLA21-0025
PROPERTY LINE ADJUSTMENT
DEMINGS ADDITION
LOTS 3-4 BLOCK 5 CREATING LOTS 13-14

THE CITY OF BENTONVILLE

LEGEND

- ○ S.I.P. SET IRON PIN
- ● F.I.P. FOUND IRON PIN
- Ⓐ R.R. R.R. SPIKE
- PROPERTY LINE
- CENTERLINE
- FENCE
- ADJ. PROPERTY LINE
- EXISTING ALLEY
- UTILITY EASEMENT
- AREA DEDICATED BY PLAT
- POWER POLE
- Ⓢ SEWER MANHOLE
- WV WATER VALVE
- Ⓖ GAS METER
- Ⓦ WATER METER
- Ⓒ CABLE
- AC AIR CONDITIONING

SCALE 1"=30'

30 15 0 30

CITY REQUIRED NOTES:

1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITH-IN THE RIGHT-OF-WAY.
5. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

SURVEYOR NOTES:

1. PARENT DEEDS FILED IN DEED RECORD L2020 AT PAGE 68516 & BOOK 2015 AT PAGE 2499.
2. PROPERTIES ARE COUNTY TAX PARCEL #01-02119-000 & 01-02118-000.
3. THE CURRENT ZONING FOR THE PROPERTY IS RESIDENTIAL (R-1). 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.
4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE EITHER LOT 3 OR LOT 4, BLOCK 5 DEMING'S ADDITION, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.
5. WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

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

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
MAYOR

_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

SIGNED: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

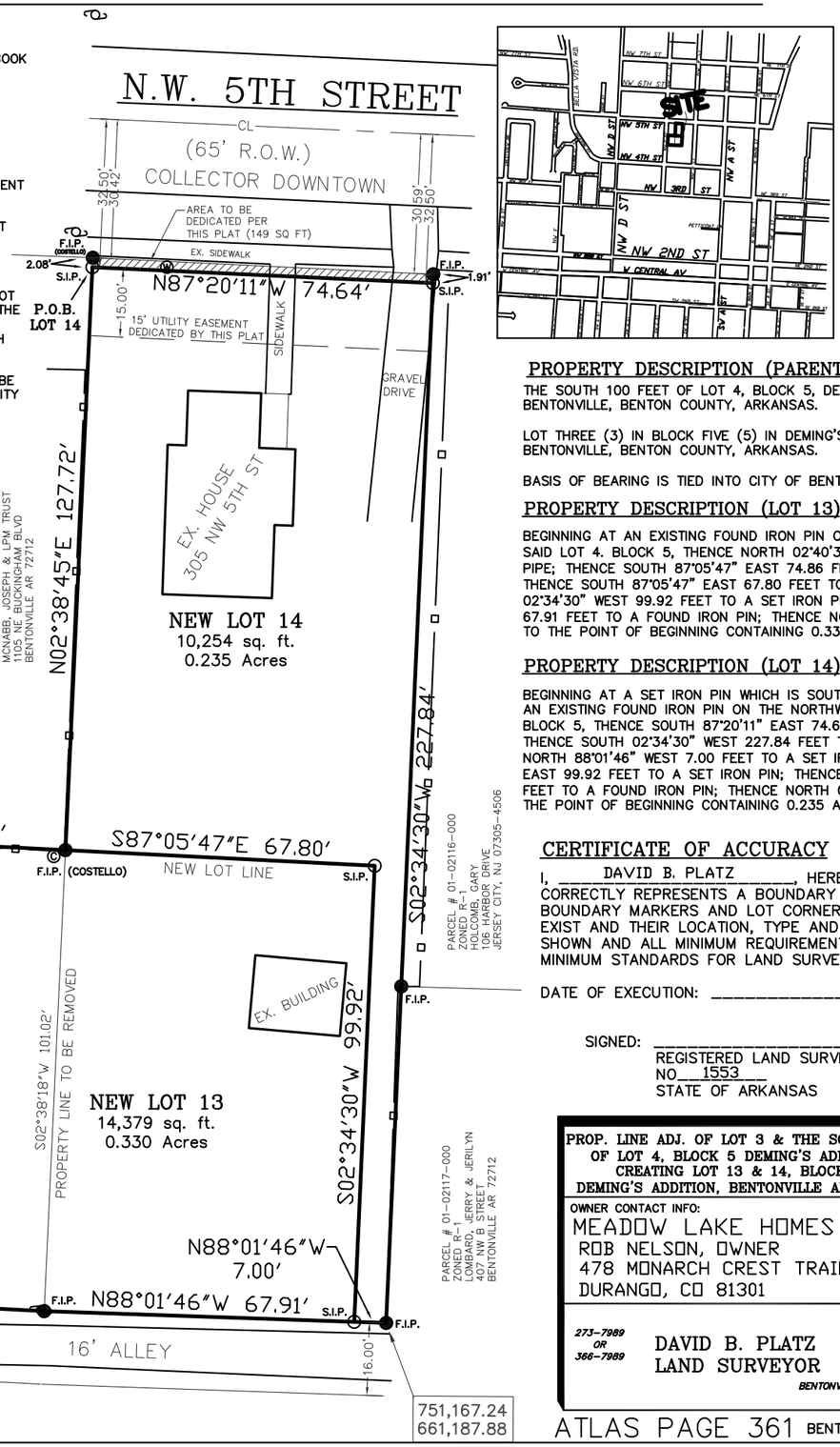
SOURCE OF TITLE: D.R. _____
PAGE: _____

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE



PROPERTY DESCRIPTION (PARENT)

THE SOUTH 100 FEET OF LOT 4, BLOCK 5, DEMINGS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

LOT THREE (3) IN BLOCK FIVE (5) IN DEMING'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 56).

PROPERTY DESCRIPTION (LOT 13)

BEGINNING AT AN EXISTING FOUND IRON PIN ON THE SOUTHWEST CORNER OF SAID LOT 4. BLOCK 5, THENCE NORTH 02°40'36" EAST 100.91 FEET TO A 1" PIPE; THENCE SOUTH 87°05'47" EAST 74.86 FEET TO A FOUND IRON PIN; THENCE SOUTH 87°05'47" EAST 67.80 FEET TO A SET IRON PIN; THENCE SOUTH 02°34'30" WEST 99.92 FEET TO A SET IRON PIN; THENCE NORTH 88°01'46" WEST 67.91 FEET TO A FOUND IRON PIN; THENCE NORTH 87°00'29" WEST 74.93 FEET TO THE POINT OF BEGINNING CONTAINING 0.330 ACRES.

PROPERTY DESCRIPTION (LOT 14)

BEGINNING AT A SET IRON PIN WHICH IS SOUTH 02°38'45" WEST 2.08' FEET OF AN EXISTING FOUND IRON PIN ON THE NORTHWEST CORNER OF SAID LOT 3. BLOCK 5, THENCE SOUTH 87°20'11" EAST 74.64 FEET TO A SET IRON PIN; THENCE SOUTH 02°34'30" WEST 227.84 FEET TO A FOUND IRON PIN; THENCE NORTH 88°01'46" WEST 7.00 FEET TO A SET IRON PIN; THENCE NORTH 02°34'30" EAST 99.92 FEET TO A SET IRON PIN; THENCE NORTH 87°05'47" WEST 67.80 FEET TO A FOUND IRON PIN; THENCE NORTH 02°38'45" EAST 127.72 FEET TO THE POINT OF BEGINNING CONTAINING 0.235 ACRES.

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO 1553
STATE OF ARKANSAS

PROP. LINE ADJ. OF LOT 3 & THE SOUTH 100' OF LOT 4, BLOCK 5 DEMING'S ADDITION, CREATING LOT 13 & 14, BLOCK 5 DEMING'S ADDITION, BENTONVILLE ARKANSAS

OWNER CONTACT INFO:
MEADOW LAKE HOMES
ROB NELSON, OWNER
478 MONARCH CREST TRAIL
DURANGO, CO 81301

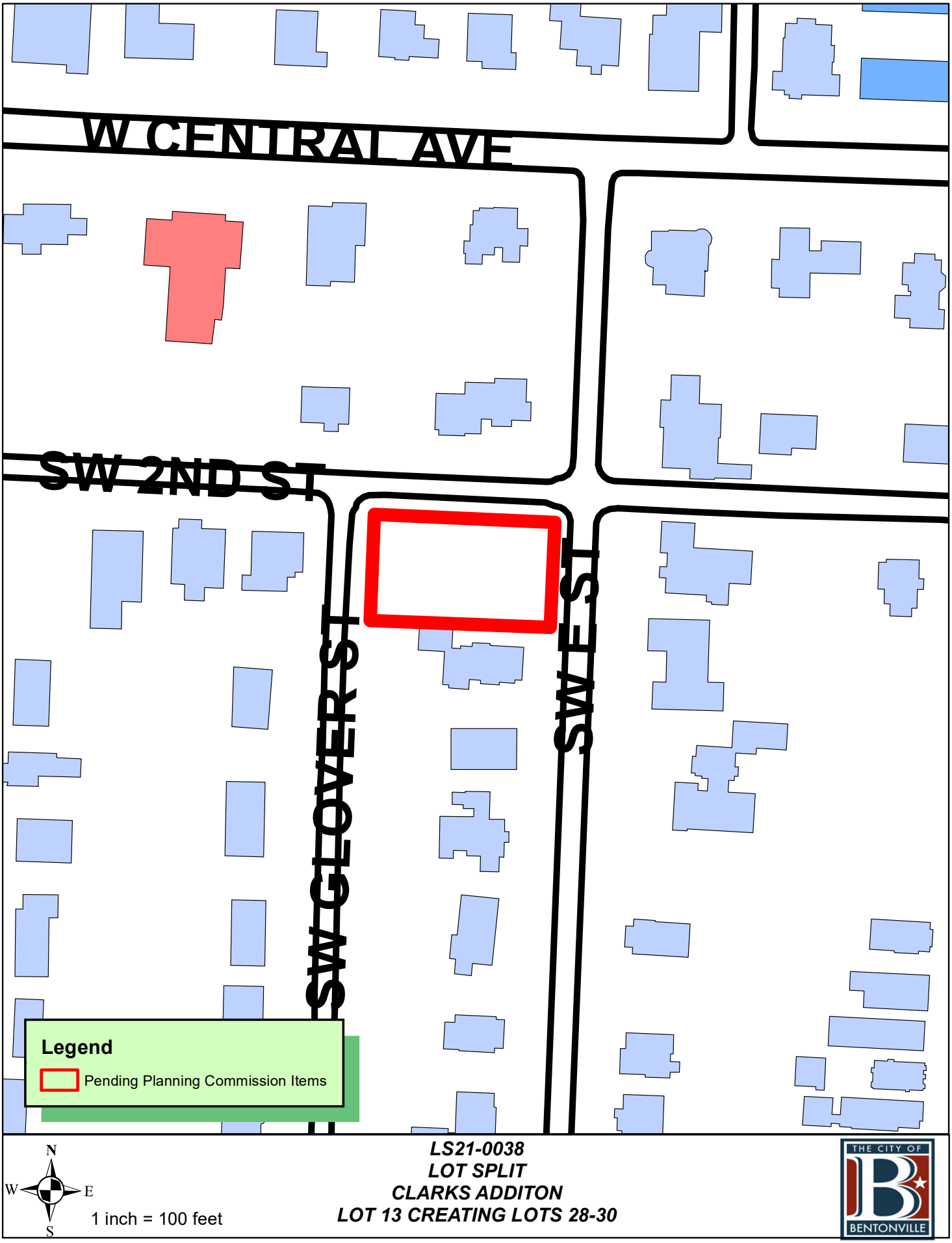
REVISIONS		
No.:	BY:	DATE:
#1	CITY	7/19/21

DRAWN BY: DP/ZS	DATE: 6/28/21
CHECKED BY:	JOB No.: 2021303
SCALE: 1"=30'	SHEET: 1

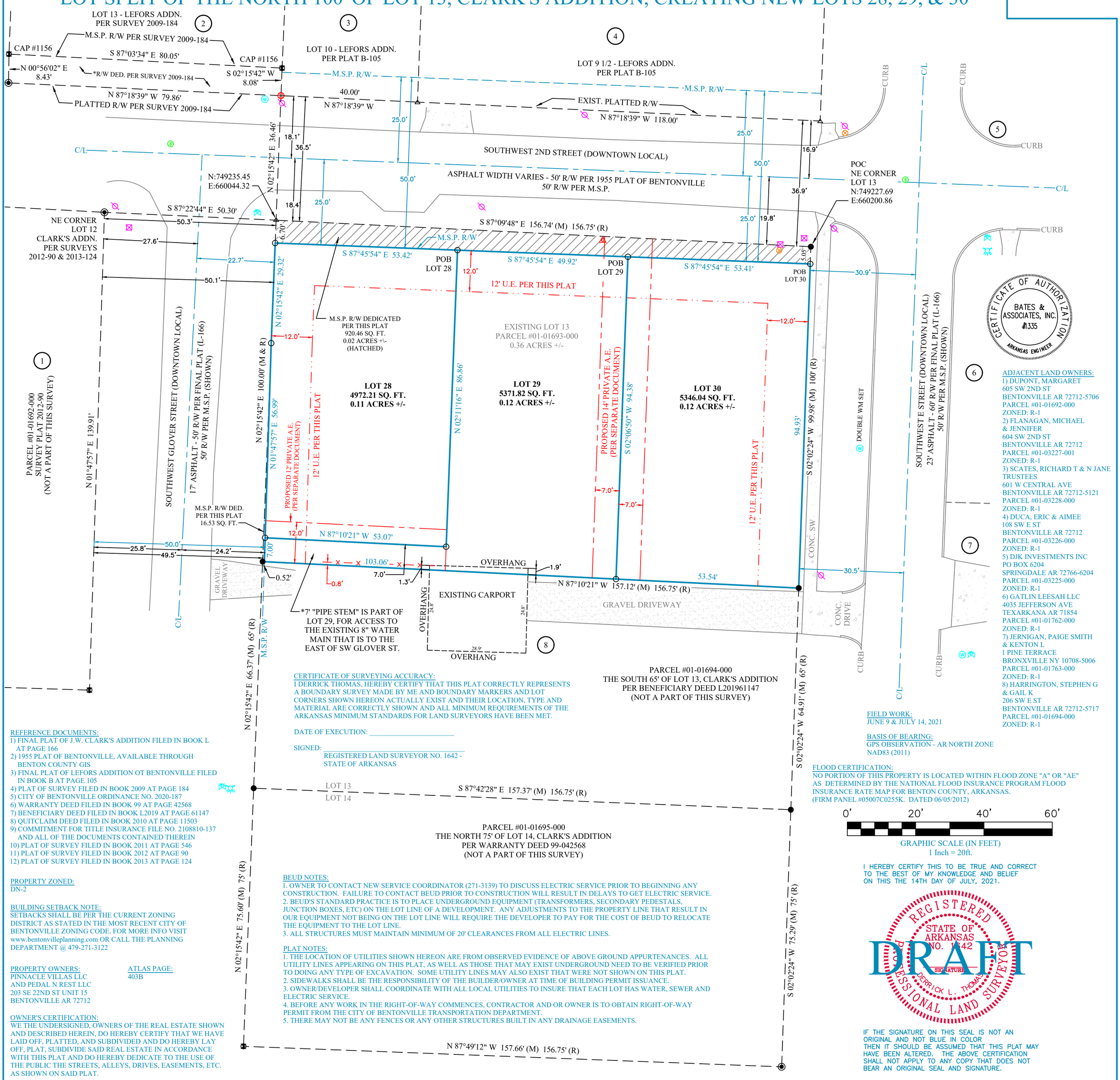
273-7989 OR 366-7989

DAVID B. PLATZ
LAND SURVEYOR
P.O. BOX 223
BENTONVILLE, AR 72712

ATLAS PAGE 361 BENTONVILLE PROJECT #: PLA21-0025


W CENTRAL AVE
SW 2ND ST
SW GLOVER ST
SW E ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
LS21-0038
LOT SPLIT
CLARKS ADDITON
LOT 13 CREATING LOTS 28-30
THE CITY OF
BENTONVILLE

LOT SPLIT OF THE NORTH 100' OF LOT 13, CLARK'S ADDITION, CREATING NEW LOTS 28, 29, & 30



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

ADJACENT LAND OWNERS:
1) DUPONT, MARGARET
605 SW 2ND ST
BENTONVILLE AR 72712-5706
PARCEL #01-01692-000
ZONED: R-1
2) FLANAGAN, MICHAEL
& JENNIFER
604 SW 2ND ST
BENTONVILLE AR 72712
PARCEL #01-03227-001
ZONED: R-1
3) SCATES, RICHARD T & N JANE
TRUSTEES
601 W CENTRAL AVE
BENTONVILLE AR 72712-5121
PARCEL #01-03228-000
ZONED: R-1
4) DUCA, ERIC & AIMEE
108 SW E ST
BENTONVILLE AR 72712
PARCEL #01-03226-000
ZONED: R-1
5) DJK INVESTMENTS INC
PO BOX 6204
SPRINGDALE AR 72766-6204
PARCEL #01-03225-000
ZONED: R-1
6) GATLIN LEESAH LLC
4035 JEFFERSON AVE
TEXARKANA AR 71854
PARCEL #01-01762-000
ZONED: R-1
7) JERNIGAN, PAIGE SMITH
& KENTON L
1 PINE TERRACE
BRONXVILLE NY 10708-5006
PARCEL #01-01763-000
ZONED: R-1
8) HARRINGTON, STEPHEN G
& GAIL K
206 SW E ST
BENTONVILLE AR 72712-5717
PARCEL #01-01694-000
ZONED: R-1

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

FIELD WORK:
JUNE 9 & JULY 14, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83 (2011)

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)

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 14TH DAY OF JULY, 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.

CITY OF BENTONVILLE PROJECT #LS21-0038

REFERENCE DOCUMENTS:
1) FINAL PLAT OF J.W. CLARK'S ADDITION FILED IN BOOK L AT PAGE 166
2) 1955 PLAT OF BENTONVILLE, AVAILABLE THROUGH BENTON COUNTY GIS
3) FINAL PLAT OF LEFORS ADDITION OT BENTONVILLE FILED IN BOOK B AT PAGE 105
4) PLAT OF SURVEY FILED IN BOOK 2009 AT PAGE 184
5) CITY OF BENTONVILLE ORDINANCE NO. 2020-187
6) WARRANTY DEED FILED IN BOOK 99 AT PAGE 42568
7) BENEFICIARY DEED FILED IN BOOK L2019 AT PAGE 61147
8) QUITCLAIM DEED FILED IN BOOK 2010 AT PAGE 11503
9) COMMITMENT FOR TITLE INSURANCE FILE NO. 2108810-137 AND ALL OF THE DOCUMENTS CONTAINED THEREIN
10) PLAT OF SURVEY FILED IN BOOK 2011 AT PAGE 546
11) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 90
12) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 124

PROPERTY ZONED:
DN-2

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

PROPERTY OWNERS:
PINNACLE VILLAS LLC
AND PEDAL N REST LLC
203 SE 22ND ST UNIT 15
BENTONVILLE AR 72712

ATLAS PAGE:
403B

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 AND PEDAL N REST LLC

SOURCE OF TITLE: WARRANTY DEED B. L2021, P. 40056

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

_____
NOTARY PUBLIC

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

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.

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.

PARENT TRACT PARCEL #01-01693-000 - EXISTING WARRANTY DEED DESCRIPTION (B. L2021, P. 40056)
THE NORTH 100 FEET OF LOT 13, CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "L" AT PAGE 166. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

NEW LOT 28:
A PART OF LOT 13, CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "L" AT PAGE 166, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST 2ND STREET WHICH IS S02°02'24"W 5.05' AND N87°45'54"W 103.33' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 13 AND RUNNING THENCE S02°11'16"W 86.86', THENCE N87°10'21"W 53.07' TO A POINT ON THE EAST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY N01°47'57"E 56.99', THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY N02°15'42"E 29.32' TO A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST 2ND STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°45'54"E 53.42' TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 29:
A PART OF LOT 13, CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "L" AT PAGE 166, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST 2ND STREET WHICH IS S02°02'24"W 5.05' AND N87°45'54"W 53.41' FROM AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 13 AND RUNNING THENCE S02°06'50"W 94.38', THENCE N87°10'21"W 103.06' TO A POINT ON THE EAST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST GLOVER STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY N01°47'57"E 7.00', THENCE LEAVING SAID EAST RIGHT-OF-WAY S87°10'21"E 53.07', THENCE N02°11'16"E 86.86' TO A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST 2ND STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°45'54"E 49.92' TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 30:
A PART OF LOT 13, CLARK'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "L" AT PAGE 166, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF SOUTHWEST E STREET WHICH IS S02°02'24"W 5.05' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 13 AND RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY S02°02'24"W 94.93' TO AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 13, THENCE ALONG THE SOUTH LINE THEREOF N87°10'21"W 53.54', THENCE LEAVING SAID SOUTH LINE N02°06'50"E 94.38' TO A POINT ON THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST 2ND STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°45'54"E 53.41' TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VICINITY MAP

VICINITY MAP NOT TO SCALE

FOR USE AND BENEFIT OF:
BURCKART COMPANIES

ADDRESS:
202 & 204 SOUTHWEST E STREET
BENTONVILLE, ARKANSAS

DATE: 07/20/21 | SCALE: 1"=20'
LOCATION: LOT 13 | SURVEYED: JRICH | DRAFTED: MR, JCR
J.W. CLARK'S ADDITION | REVIEWED: DT | COA #1335

DRAWING #21-166 FLAG

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

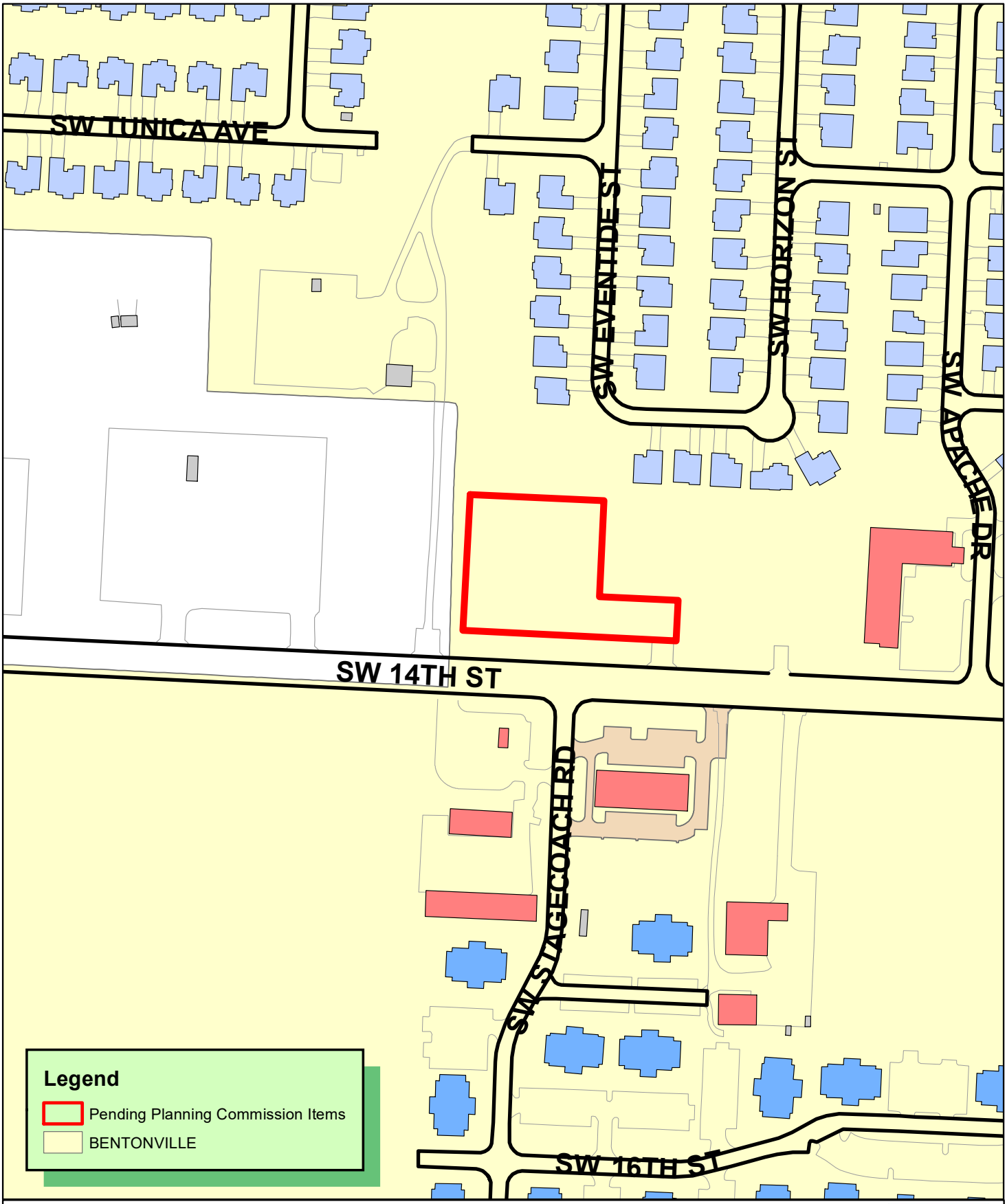
BATES & ASSOCIATES, INC. Copyright 2021
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

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

- (R) RECORDED DISTANCE
- (M) MEASURED DISTANCE
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- FOUND PIPE
- FOUND 1/2" REBAR
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MH
- POWER POLE
- GAS METER
- AT&T VAULT
- FIBER OPTIC PEDESTAL
- 9 ADJACENT LAND OWNER
- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- TIE LINE
- CENTERLINE OF ROAD
- FENCE
- INGRESS & EGRESS EASEMENT

N W E S

BENTONVILLE PROJECT #



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

LARGE SCALE SITE DEVELOPMENT PLANS

DOLLAR TREE
DELANEY PROPERTY GROUP, LLC

2900 SW 14TH ST

CITY OF BENTONVILLE, BENTON COUNTY, AR

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

FLOOD CERTIFICATION:

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

CITY OF BENTONVILLE GENERAL NOTES:

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

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

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

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

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

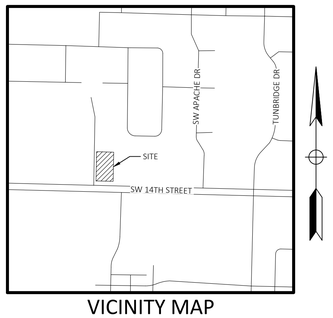
F. ANY NEW LIGHTING WILL REQUIRE THAT IT CUTOFF OR B-U-G (WITH A 'U' RATING OF 0 AND APPROVED BY THE PLANNING DEPARTMENT).

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

LEGAL DESCRIPTION

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

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



VICINITY MAP
NOT TO SCALE

Latitude: 36.358108
Longitude: -94.244142

CEI CONTACT:

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

CLIENT CONTACT:

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

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

ARCHITECT:

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

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

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

PLAN INDEX:

C0.0 COVER SHEET
C1.0 SITE PLAN
C1.1 OVERALL SITE PLAN
C2.0 DEMOLITION PLAN
C3.0 GRADING PLAN
C3.1 PRE-DEVELOPMENT DRAINAGE MAP
C3.2 POST-DEVELOPMENT DRAINAGE MAP
C3.3 INLET MAP
C4.0 EROSION CONTROL PLAN
C4.1 EROSION CONTROL NOTES
C5.0 UTILITY PLAN - SHEET 1
C5.1 UTILITY PLAN - SHEET 2
C5.2 SANITARY SEWER EXTENSION PLAN
C5.3 WATER LINE PROFILE
C6.0 PAVING PLAN
C7.0 LANDSCAPE PLAN
C7.1 LANDSCAPE NOTES
C7.2 OVERALL LANDSCAPE PLAN
C8.0 IRRIGATION PLAN
C9.0 DETAIL SHEET 1
C10.0 DETAIL SHEET 2
C11.0 DETAIL SHEET 3

ASSOCIATED PLANS:

1 OF 1 ALTA/NSPS LAND TITLE SURVEY
1 OF 2 CITY OF BENTONVILLE STANDARD WATER DETAILS
2 OF 2 CITY OF BENTONVILLE STANDARDS WATER DETAILS
1 OF 1 CITY OF BENTONVILLE STANDARDS SANITARY SEWER DETAILS
1 OF 2 CITY OF BENTONVILLE STANDARDS WATER/SEWER DETAILS
2 OF 2 CITY OF BENTONVILLE STANDARDS WATER/SEWER DETAILS
1 OF 3 CITY OF BENTONVILLE STANDARD ELECTRICAL DETAILS
2 OF 3 CITY OF BENTONVILLE STANDARD ELECTRICAL DETAILS
3 OF 3 CITY OF BENTONVILLE STANDARD ELECTRICAL DETAILS
1 OF 2 PROPOSED DOLLAR TREE ELEVATIONS
2 OF 2 PROPOSED DOLLAR TREE ELEVATIONS
1 OF 1 CITY OF BENTONVILLE ELECTRIC LAYOUT PLANS (PENDING)

RESOURCE LIST:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FIRE DEPARTMENT
BRENT BOYDTON
CITY OF BENTONVILLE FIRE DEPARTMENT
800 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479)-271-5927

INTERNET
KIP SMITH
COX COMMUNICATION
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479)-717-3796

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

REVISION

NO.	DESCRIPTION	DATE

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

BENTONVILLE PROJECT NUMBER: LSD21-0024

PRELIMINARY
NOT FOR CONSTRUCTION

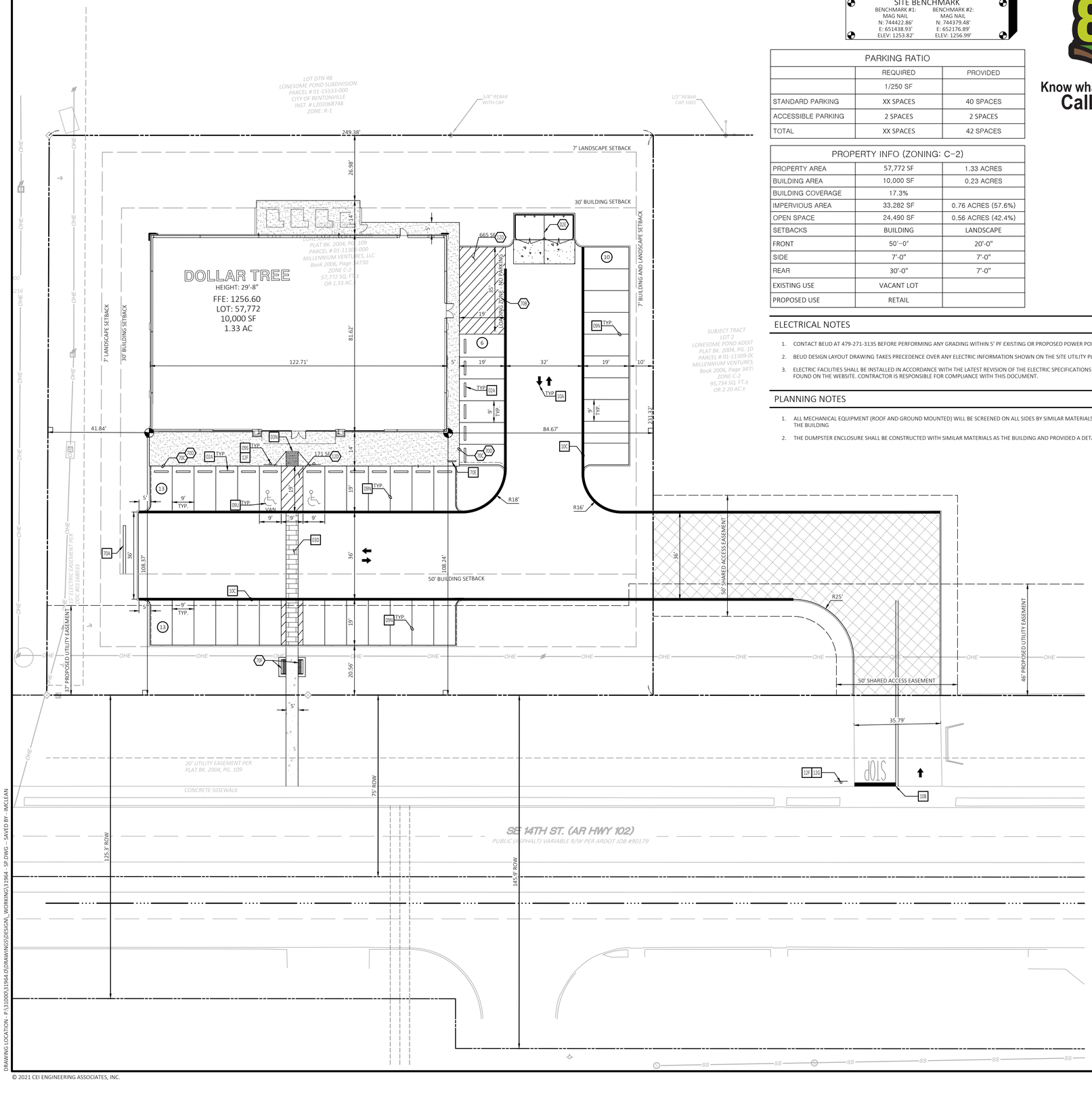
PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	HMA
DESIGNER	MPD
CEI PROJECT NUMBER	31964
DATE	7/19/2021
REVISION	REV-0

COVER SHEET
SHEET TITLE

SHEET NUMBER
C0.0

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

© 2021 CEI ENGINEERING ASSOCIATES, INC.



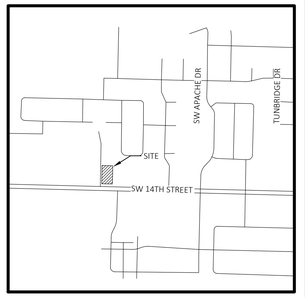
SITE BENCHMARK

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

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

0 20' 30' 40'
SCALE IN FEET

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



Vicinity Map

Not to Scale

Latitude: 36.358108
Longitude: -94.244142

PARKING RATIO		
	REQUIRED	PROVIDED
	1/250 SF	
STANDARD PARKING	XX SPACES	40 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	XX SPACES	42 SPACES

PROPERTY INFO (ZONING: C-2)		
PROPERTY AREA	57,772 SF	1.33 ACRES
BUILDING AREA	10,000 SF	0.23 ACRES
BUILDING COVERAGE	17.3%	
IMPERVIOUS AREA	33,282 SF	0.76 ACRES (57.6%)
OPEN SPACE	24,490 SF	0.56 ACRES (42.4%)
SETBACKS	BUILDING	LANDSCAPE
FRONT	50'-0"	20'-0"
SIDE	7'-0"	7'-0"
REAR	30'-0"	7'-0"
EXISTING USE	VACANT LOT	
PROPOSED USE	RETAIL	

ELECTRICAL NOTES

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

PLANNING NOTES

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

EXISTING LEGEND

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

PROPOSED LEGEND

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

GENERAL SITE NOTES

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

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

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09U.

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

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

SITE DETAILS

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

SITE NOTES

02E TRASH DUMPSTER ENCLOSURE (MINIMUM DIMENSIONS 9' X 11' PER ARCH. PLANS).

12D 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
70B "NO PARKING - FIRE LANE" PAINTED 12" HIGH LETTERS WITH 2' MIN STROKE
70C LIMITS OF CONCRETE PAVING
70D ALL PAVEMENT SHALL BE FLUSH (NO CURB AT BUILDING OR EDGE OF PAVEMENT)

70F PROPOSED PEDESTRIAN SEATING WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL #C-10) OR APPROVED EQUAL.

CITY OF BENTONVILLE GENERAL NOTES

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

B. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

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

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

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

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

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

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

REVISION

NO.	DESCRIPTION	DATE

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

BENTONVILLE PROJECT NUMBER: LSD21-0024

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	HMA
DESIGNER	MPD
CEI PROJECT NUMBER	31964
DATE	7/19/2021
REVISION	REV-0

SITE PLAN
SHEET TITLE

SHEET NUMBER
C1.0

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

© 2021 CEI ENGINEERING ASSOCIATES, INC.

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

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

LANDSCAPE REQUIRMENTS	CITY REQUIREMENTS	REQUIRED	PROVIDED
	SOUTH STREET TREES	- 1 TREE PER 20 L.F.: 250 L.F. TOTAL SITE PERIMETER - 13 TREES REQUIRED	- 13 TREES PROVIDED
	WEST PERIMETER R-2>TYPE A SCREEN	- 1 TREE PER 50 L.F.: 232 L.F. TOTAL SITE PERIMETER - 5 TREES REQUIRED - TYPE A SCREEN REQUIRED	- 5 TREES PROVIDED
	NORTH PERIMETER R-1>TYPE A SCREEN	- 1 TREE PER 50 L.F.: 249 L.F. TOTAL SITE PERIMETER - 5 TREES REQUIRED - TYPE A SCREEN REQUIRED	- 5 TREES PROVIDED
	EAST PERIMETER C-2> TYPE D SCREEN	- 1 TREE PER 50 L.F.: 232 L.F. TOTAL SITE PERIMETER - 5 TREES REQUIRED - TYPE D SCREEN REQUIRED	- 5 TREES PROVIDED
	INTERIOR GREENSPACE	- TOTAL PARKING AREA = 19,585 SQ.FT - 8% REQUIRED = 1,567 SQ.FT - 1 TREE PER ISLAND = 2 TREES	- YES - 1,570 SF
	TYPE A SCREEN	- CONTINUOUS EVERGREEN SCREEN, 6' AT PLATING AND MATURE HEIGHT OF 20'.	- YES
	TYPE D SCREEN	- NO DEFINED SCREEN	- YES

CITY OF BENTONVILLE LANDSCAPE NOTES

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

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

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

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A–8 & 1400.8.G–7)

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

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

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

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

N

0 20' 30' 40'
SCALE IN FEET

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

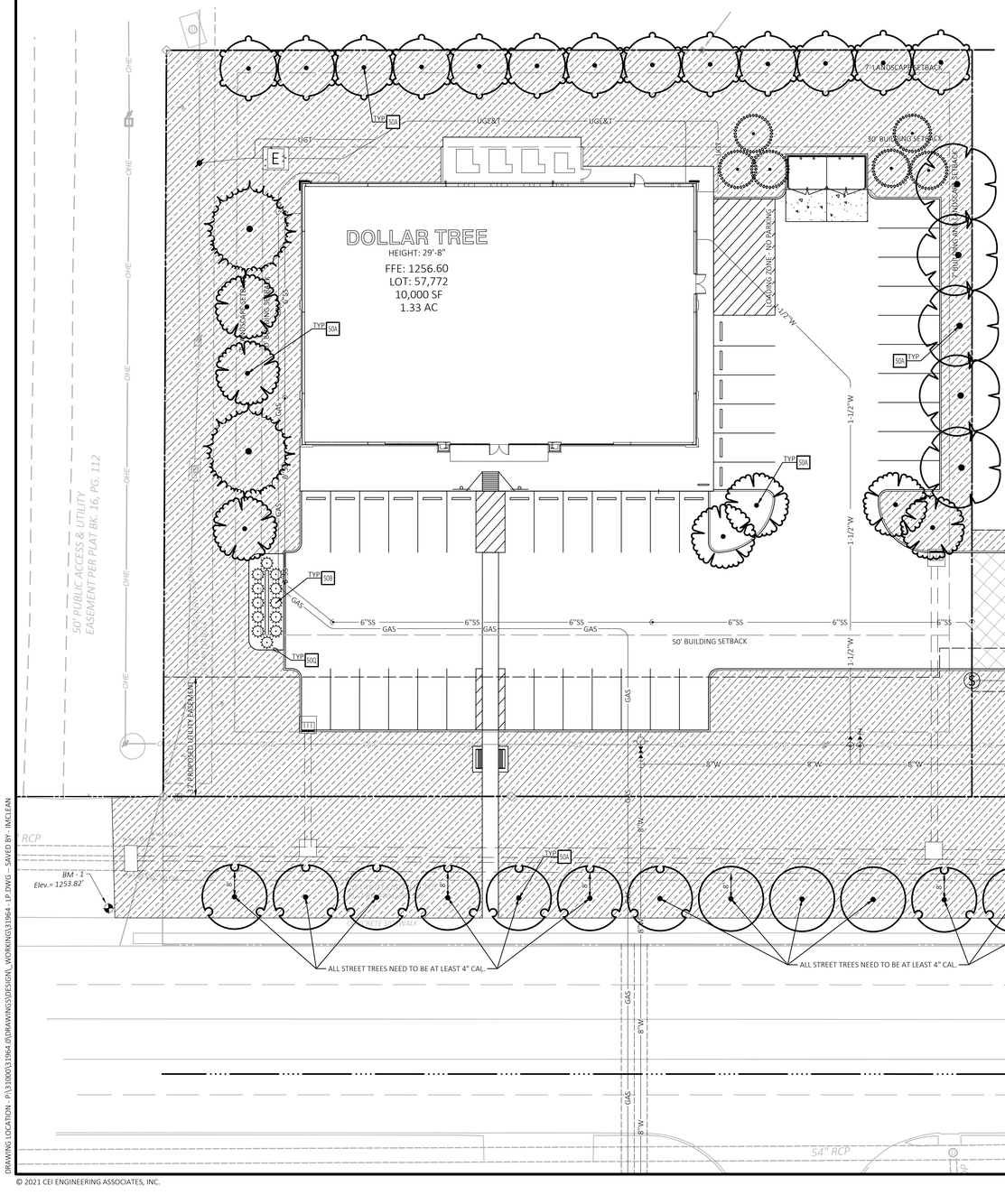
SITE BENCHMARK

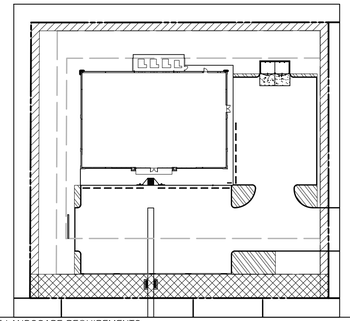
BENCHMARK #1:	BENCHMARK #2:
MAG NAIL	MAG NAIL
N: 744422.86'	N: 744379.48'
E: 651438.93'	E: 652176.89'
ELEV: 1253.82"	ELEV: 1256.99'



Vicinity Map

Not to Scale
Latitude: 36.358108
Longitude: -94.244142





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

AREA	REQUIREMENT	REQUIRED	PROVIDED	
STREET FRONTAGE BUFFER	A 20' LANDSCAPED STREET BUFFER SHALL BE PROVIDED ALONG ANY STREET RIGHT OF WAY. SHADE TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 20 LF OF RIGHT OF WAY	SW 14TH STREET: 250 LF / 20 = 13 TREES REQUIRED	13 TREES PROVIDED	
PERIMETER LANDSCAPE STRIP	A 7' PERIMETER LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE SIDE AND REAR LOT LINES. TREES SHALL BE PLANTED AT A RATE OF 1 TREE PER 50 LF OF LOT LINES	712 LF OF SIDE AND REAR YARDS / 50 = 15 TREES REQUIRED	16 TREES PROVIDED	
INTERIOR PARKING LOT LANDSCAPING	8% OF THE TOTAL AREA OF THE PARKING LOT SHALL BE DEDICATED TO INTERIOR LANDSCAPING	19,585 SF OF PARKING x 8% = 1,567 SF OF LANDSCAPE AREA REQUIRED	1,570 SF PROVIDED	
	1 TREE SHALL BE PLANTED PER 125 SF OF INTERIOR PARKING LOT LANDSCAPE AREA	592 / 125 = 5 TREES REQUIRED	5 TREES PROVIDED	

EXISTING LEGEND

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

PROPOSED LEGEND

BOUNDARY LINE
STORM DRAIN

GENERAL NOTES

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

LANDSCAPE DETAILS

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

PLANT SCHEDULE

2021-07-16 13:33

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

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

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	53,692 SF	FESTUCA ARUNDINACEA / TALL FESCUE	SOD

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

REVISION

NO.	DESCRIPTION	DATE

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

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	ADS
PROJECT MANAGER	HMA
DESIGNER	MPD
CEI PROJECT NUMBER	31964
DATE	7/16/2021
REVISION	REV-0

BENTONVILLE PROJECT NUMBER: LSD21-0024

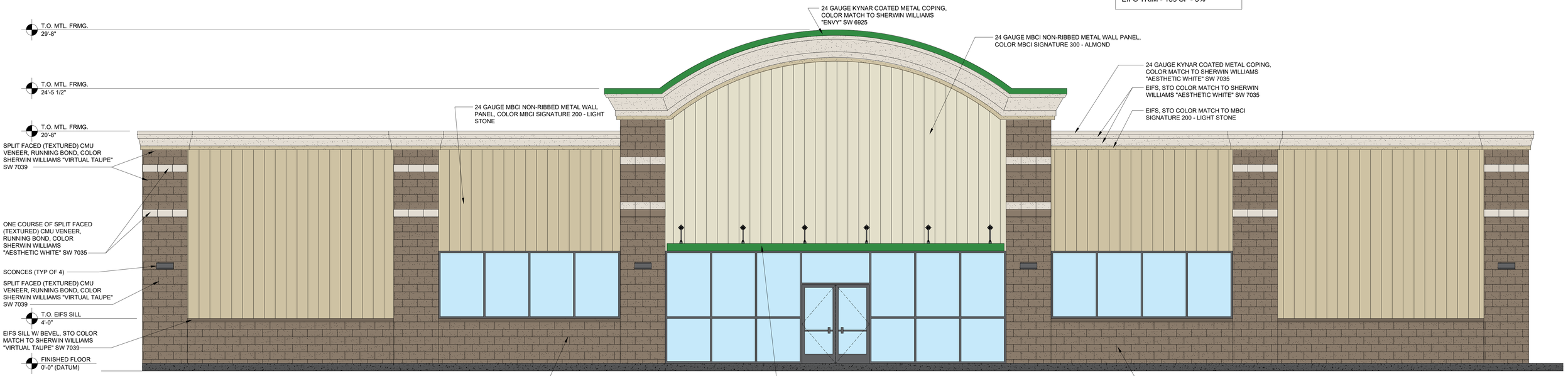
LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
C7.0

DRAWING LOCATION - P:\31000\31964.01\DRAWINGS\DESIGN_WORKING\31964 - LP DWG - SAVED BY - IMCLEAN

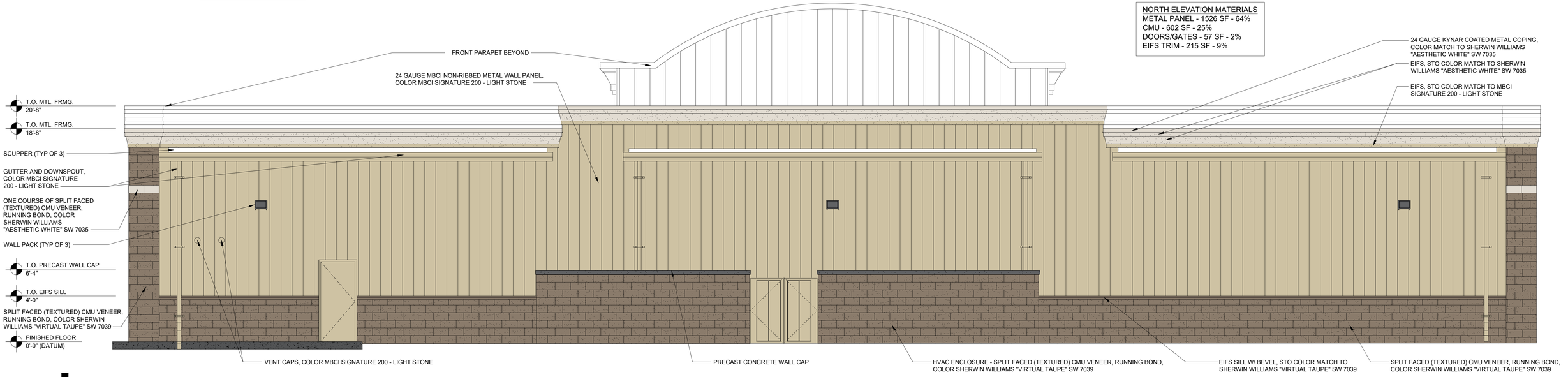
© 2021 CEI ENGINEERING ASSOCIATES, INC.

SOUTH ELEVATION MATERIALS
METAL PANEL - 1424 SF - 51%
CMU - 732 SF - 26%
DOORS/GLAZING - 497 SF - 18%
EIFS TRIM - 159 SF - 5%



SOUTH ELEVATION

NORTH ELEVATION MATERIALS
METAL PANEL - 1526 SF - 64%
CMU - 602 SF - 25%
DOORS/GATES - 57 SF - 2%
EIFS TRIM - 215 SF - 9%



NORTH ELEVATION

PROPOSED DOLLAR TREE ELEVATIONS

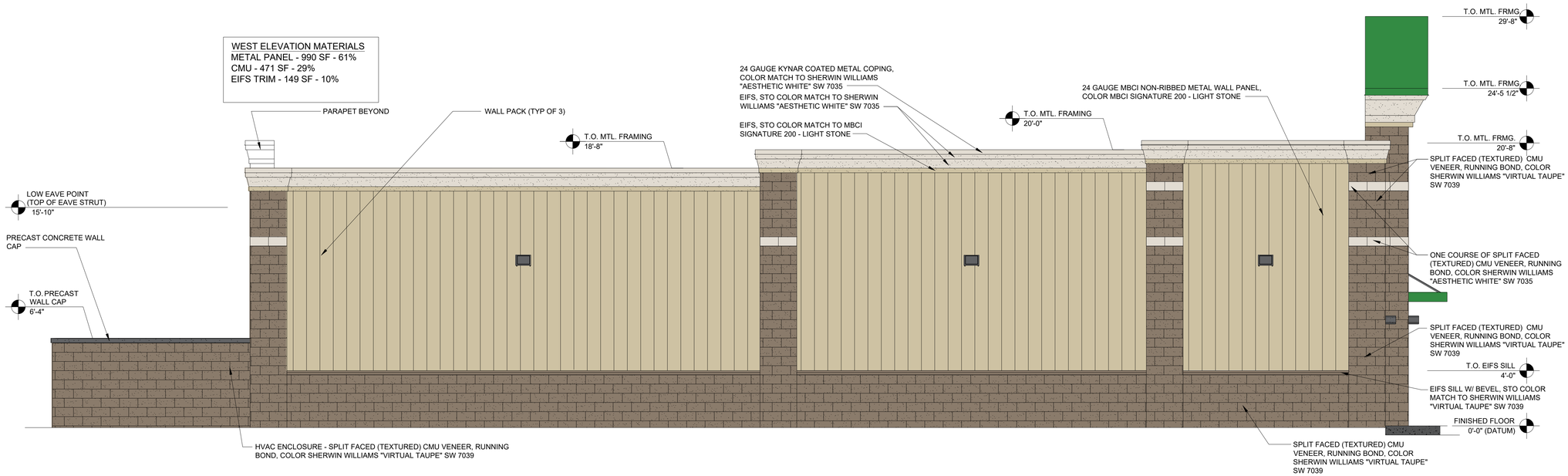
07/16/2021

BENTONVILLE, AR

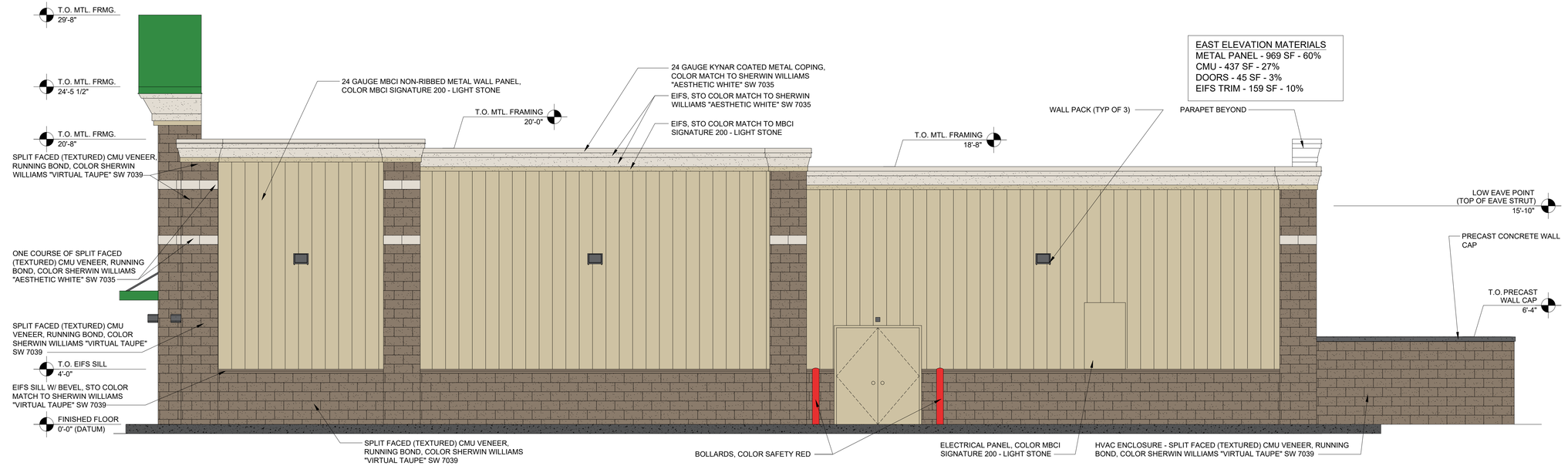
pb2 architecture + engineering
2809 Ajax Avenue Suite 100
Rogers, Arkansas 72758
Phone: 479.636.3545

REPRESENTATION ONLY, NOT FOR CONSTRUCTION: All images shown are a representation of the design intent and may not portray the exact scale, colors, materials, or construction that could occur due to material availability and final architectural modifications.

© **2021 pb2 architecture & engineering**
All information contained in this document is confidential and may not be reproduced without permission.



WEST ELEVATION



EAST ELEVATION

PROPOSED DOLLAR TREE ELEVATIONS

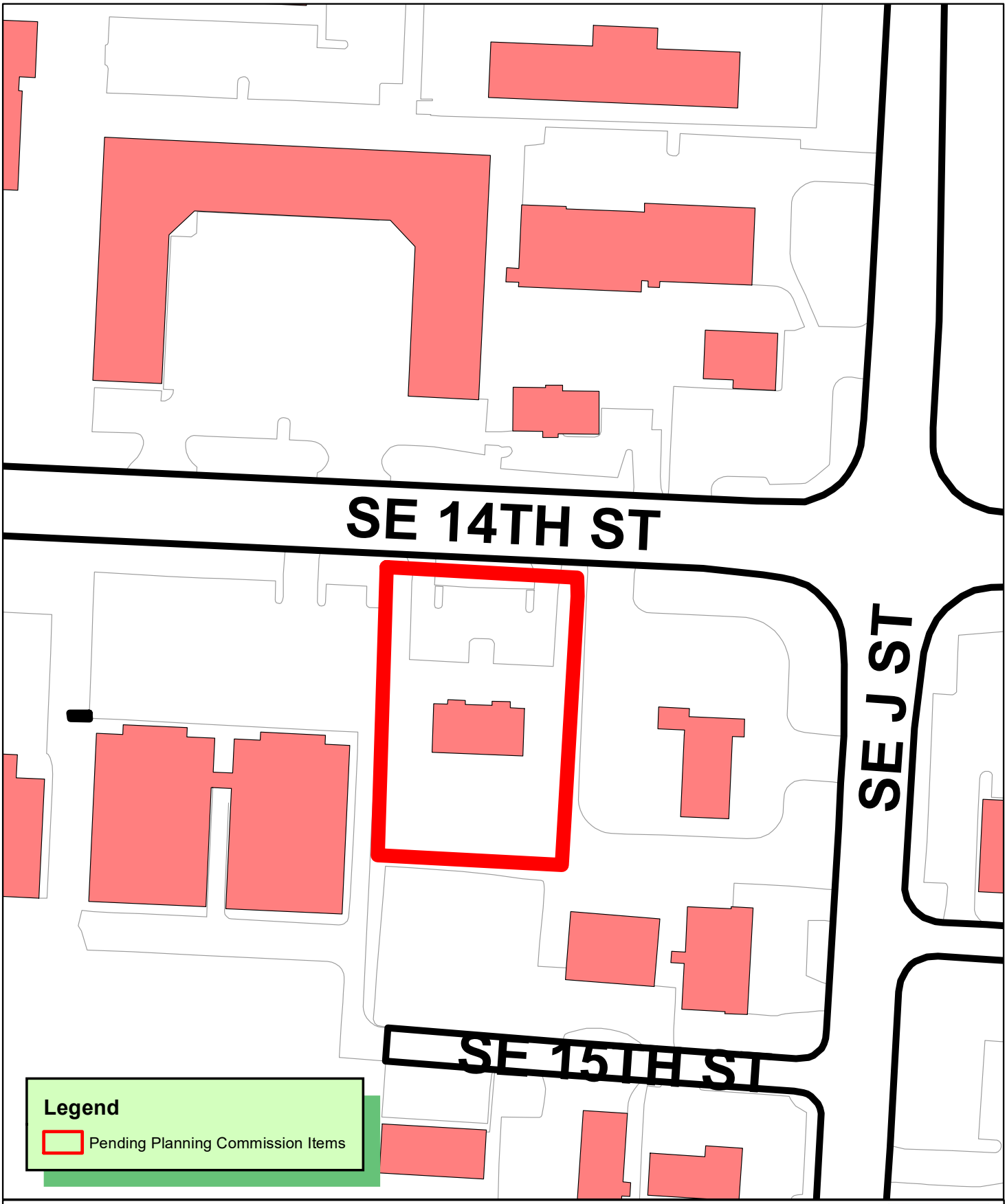
07/16/2021

BENTONVILLE, AR

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

REPRESENTATION ONLY, NOT FOR CONSTRUCTION: All images shown are a representation of the design intent and may not portray the exact scale, colors, materials, or construction that could occur due to material availability and final architectural modifications.

© 2021 pb2 architecture & engineering
All information contained in this document is confidential and may not be reproduced without permission.



LSD21-0000
LARGE SCALE DEVELOPMENT
BEACH BBQ
1080 SE 14TH ST

ANDERSON ENGINEERING
EMPLOYEE OWNED

July 22, 2021

projectno:20RO10015
filename: LDF21-0031- Waiver Request Letter.doc

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

Project: Beach BBQ, Large Scale Development Waiver Request Letter
Project Number: LSD21-0031

To Whom it May Concern,

Per coordination with City Staff, we are hereby requesting a waiver from the following requirements:

- Land Development Code Section 1100.02 (a) (4) – Offset
  - This section states that the centerline of opposing driveways shall align or be offset no less than 75'. This is not met due to the driveway located to the northwest of the proposed curb cut. The existing property has two driveways, one is being removed and the other is being replaced. In order to provide access to this property and provide adequate maneuverability for emergency vehicles, the replaced driveway has been left in the existing location.
- Land Development Code Section 1100.02 (a) (6) – Distance between curb cuts
  - This section states that for a speed limit of 45 mph, the minimum distance between curb cuts is to be 250'. Due to the location of the existing driveways to the east and west of the property, there is not enough room to provide that spacing from between the existing driveways.
- Land Development Code Section 1400.06 (d) – Number of trees required
  - This section states that one (1) shade tree per every twenty (20) linear feet of street frontage, which would result in 7 required street trees. Per DOT requirements, the street trees must be located behind the sidewalk. There is an existing gas main along most of the frontage between the sidewalk and property line. To provide the required separation between trees and utilities, only 3 street trees can be provided along the frontage.

Please let us know if you have any questions.

Sincerely,



Molly Robb, P.E.
Engineering Department Manager
Anderson Engineering, Inc.

LARGE SCALE DEVELOPMENT

BEACH BBQ

1080 SE 14th St.
BENTONVILLE AR 72713

REVISION 0
JULY, 2021

CONTACT LIST:

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

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

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

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

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

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

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

CITY OF BENTONVILLE FIRE DEPARTMENT
CONTACT: BRENT BOYDSTON
FIRE CHIEF
800 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

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

OWNER/DEVELOPER
ROMI INVESTMENTS, LLC
CONTACT: RAVI DADI
4401 SW HOLLOWBROOK ST.
BENTONVILLE, AR 72713
PHONE: (404) 536-2552

ARKANSAS DEPARTMENT OF HEALTH
CONTACT: MR. CRAIG CORDER
DIVISION OF ENGINEERING
4815 W. MARKHAM STREET
LITTLE ROCK, AR 72205
PHONE: (501) 661-2000

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

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

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

LAND SURVEYOR
BRIXEY ENGINEERING & LAND SURVEYING, INC.
CONTACT: RONALD N. BRIXEY, RPLS, PE
5223 EAST HIGHWAY 45
FORT SMITH, AR 72906
PHONE: (479) 646-6394

ARCHITECT
NIELSEN ARCHITECTURE, LLC
CONTACT: JONATHAN MENDOZE, NCIDQ, LEED AP
1710 S.W. COMMERCIAL DRIVE, SUITE 25
BENTONVILLE, AR 72712
PHONE: (479) 254-0112

CIVIL ENGINEER
ANDERSON ENGINEERING, INC.
CONTACT: MOLLY ROBB, P.E.
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
PHONE: (479) 286-8181

LANDSCAPE ARCHITECT
LANDTEK STUDIOS
CONTACT: JAMES GIBSON, PLA
PHONE: (479) 283-9721



VICINITY MAP
N.T.S.



ARKANSAS COUNTY MAP
N.T.S.

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
1	ALTA/NSPS SURVEY
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	SIGHT TRIANGLE PLAN
C3.0	GRADING PLAN
C3.1	STORMWATER PLAN & PROFILE
C4.0	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	DETAIL SHEET 1
C6.1	DETAIL SHEET 2
C6.2	DETAIL SHEET 3
C6.3	DETAIL SHEET 4
C6.4	DETAIL SHEET 5
L1.0	SITE LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS AND SPECIFICATIONS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS AND SPECIFICATIONS
L2.2	IRRIGATION DETAILS
G000	ARCHITECTURAL COVER SHEET
G100	LIFE SAFETY AND CODE SUMMARY
A000	ARCHITECTURAL SITE PLAN
A110	FIRST FLOOR PLAN
A201	BUILDING ELEVATIONS

NO.	BENTONVILLE REQUIRED DETAILS
(1) 1 OF 2	BENTONVILLE WATER DETAILS
(1) 2 OF 2	BENTONVILLE WATER DETAILS
(2) 1 OF 2	BENTONVILLE SAN. SEWER DETAILS
(3) 1 OF 2	BENTONVILLE WATER/SEWER DETAILS
(3) 2 OF 2	BENTONVILLE WATER/SEWER DETAILS
E1	BEUD ELECTRIC LAYOUT
(4) 1 OF 1	BEUD SE 15TH ST OVERHEAD LINE EXTENSION
SHT #1	ELECTRICAL DETAILS
SHT #2	ELECTRICAL DETAILS
SHT #3	ELECTRICAL DETAILS

ANDERSON ENGINEERING, INC. OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

CITY OF BENTONVILLE STANDARD NOTES:

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
2. 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 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
5. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.

CODE INFORMATION:

BUILDING CODE:	2012 ARKANSAS FIRE PREVENTION CODE VOL. II
MECHANICAL CODE:	2010 ARKANSAS MECHANICAL CODE
PLUMBING CODE:	2006 ARKANSAS PLUMBING CODE
GAS CODE:	2006 INTERNATIONAL FUEL GAS CODE
ELECTRIC CODE:	2017 NATIONAL ELECTRIC CODE
LIFE SAFETY CODE:	2014 ARKANSAS ENERGY CODE

BENCHMARK:

CITY OF BENTONVILLE GPS MONUMENT #66: 3 1/4" BRONZE CAP. NAD 83 GRID DATA
N 743778.32
E 665372.18
LAT 36°21'24.72"
LONG. 94°11'49.68"
NAVD 88 ELEV. 1312.14

WAIVER LIST:

THE FOLLOWING WAIVERS ARE ANTICIPATED FOR THIS PROJECT:
- CURB CUT OFFSET REQUIREMENTS - LAND DEVELOPMENT CODE SECTION 1100.02 (a) (4).
- DISTANCE BETWEEN CURB CUTS - LAND DEVELOPMENT CODE SECTION 1100.02 (a) (6).

damage prevention is no accident
811 Know what's below. Call before you dig.
800-482-8998
Arkansas One-Call
www.arkonecall.com

LSD21-0031

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
5311 W. VILLAGE PKWY • ROGERS, ARKANSAS 72758 • PHONE (479) 286-8181
ANDERSON COA# 335 • MOLLY ROBB PE# 19640

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19640
MOLLY ROBB
7-20-2021

DRAWING INFO.
FIELD BY: -
DRAWN BY: MRR
CHECK BY: MRR
DATE: 7-20-2021
FIELD BOOK: -
JOB NUMBER: 20RO10015

REVISIONS

NO.	DESCRIPTION	BY	DATE

© COPYRIGHT ANDERSON ENGINEERING, INC. 2021

ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

COVER SHEET

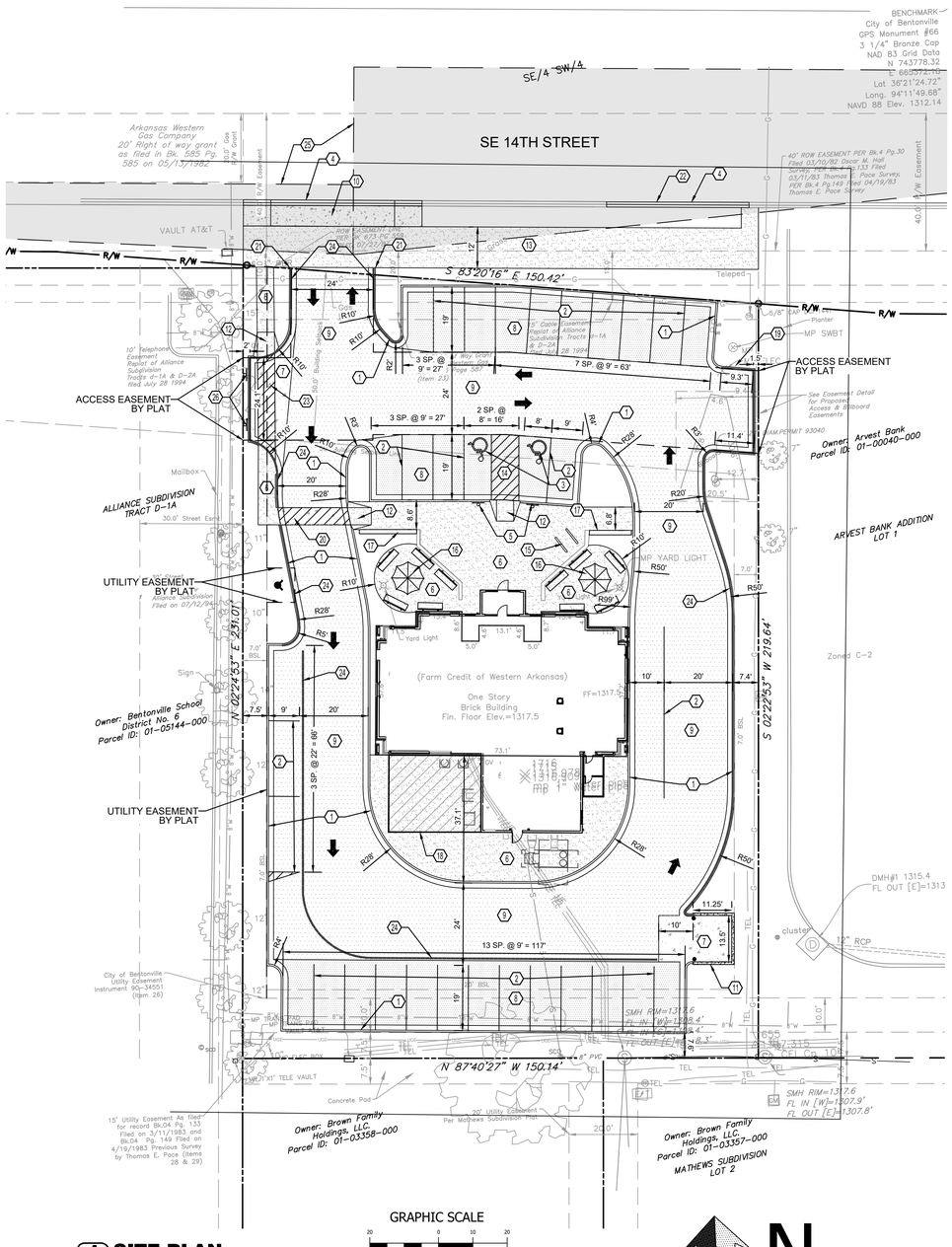
1080 SE 14TH STREET BENTONVILLE, AR 72713

SHEET NUMBER
C1.0

SPECIAL NOTE:
CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED AREAS OF PAVEMENT DUE TO CONSTRUCTION ACTIVITIES.

CAUTION:
EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SPECIAL NOTE:
CONTRACTOR TO CONTACT ANDERSON ENGINEERING 48 HOURS PRIOR TO EARTHWORK ACTIVITIES. ANDERSON TO PROVIDE ON-SITE SUBGRADE INSPECTION PRIOR TO PAVEMENT WORK.



1 C2.0 **SITE PLAN**
SCALE: 1" = 20'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

N

GENERAL NOTES:

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THIS SITE.
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE PROJECT DOCUMENTS & PER THE CITY OF BENTONVILLE STANDARDS & SPECIFICATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
4. APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY, STATE AND COUNTY PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO BE LIABLE FOR DAMAGE AND CONSEQUENT REPAIR TO SUCH IN THE COURSE OF HIS OPERATIONS.
6. THE CONTRACTOR AND/OR BUILDER WILL KEEP THE SITE NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ALL CITY STREETS ADJACENT TO THE DEVELOPMENT SHALL BE KEPT CLEAR OF MUD, ROCK, DIRT, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES. THE PROPER AMOUNT OF INSPECTION SHALL BE CALLED FOR AT THEIR PROPER TIMES, OR ANY AND ALL WORK MAY BE REJECTED.
7. IF ANY WORK OR ACCESS TO ANY ADJOINING PROPERTY IS DONE, IT IS THE FULL RESPONSIBILITY OF THE APPLICANT/OWNER TO OBTAIN PROPER RELEASES FROM ADJOINING PROPERTY OWNERS AND ASSUME ALL LIABILITY FOR ACTION TAKEN DURING ALL CONSTRUCTION.
8. ALL DISTURBED AREAS ARE TO BE RE-SEEDED IN ACCORDANCE WITH THE APPROVED PLANS.
9. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.
10. THE CONTRACTOR SHALL HAVE ON SITE A SET OF PLANS. THE CONTRACTOR SHALL HAVE ON THE PROJECT AT ALL TIMES, AS HIS AGENT, A COMPETENT SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE PLANS AND SPECIFICATIONS, THOROUGHLY EXPERIENCED IN THE TYPE OF WORK BEING PERFORMED, AND WHO SHALL RECEIVE INSTRUCTIONS FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
11. ALL TRENCHES, WHICH LIE UNDER PROPOSED PAVEMENT OR LIE WITHIN TWO FEET OF THE BACK OF CURB SHALL BE BACKFILLED TO PAVEMENT SUBGRADE WITH COMPACTED GRANULAR MATERIAL.
12. MANHOLE COVERS, VALVE BOXES AND OTHER UTILITY APPURTENANCES SHALL NOT ENCROACH ON SIDEWALKS, CURBS OR PAVEMENT. WHERE CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO PROCEEDING.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY NEW SINKHOLES, MINE FEATURES OR OTHER GEOLOGIC ANOMALIES DISCOVERED DURING CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
15. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. COORDINATION BETWEEN ALL PARTIES IS AN ESSENTIAL PART OF THE CONTRACT.
19. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
20. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL.
21. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
22. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS WITHOUT PONDING ON PARKING LOTS OR SIDEWALKS. ALL IMPROVED RUNOFF TO DRAIN TO DRAINWAYS.
23. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
24. THE REMOVAL OF ANY TREES SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO REMOVAL.
25. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
26. TESTING OF CONTROLLED STRUCTURAL FILL, OBSERVATION OF EXCAVATIONS AND COMPACTION OF SUBGRADE SHALL BE DONE BY A QUALIFIED GEOTECHNICAL ENGINEER. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
27. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.
28. GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.
29. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
30. THERE IS NO PROPOSED FENCING AT THIS TIME. A SEPARATE PERMIT WILL BE REQUIRED.
31. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

KEY NOTES:

1. NEW CURB AND GUTTER PER DETAIL 5/C6.0.
2. STRIPING TO BE 4" HI-VIS WHITE PER CITY OF BENTONVILLE STANDARDS AND SPECS.
3. INSTALL ADA ACCESSIBLE SYMBOL PER DETAIL 6/C6.0.
4. MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT.
5. INSTALL ADA POLE MOUNTED SIGNAGE PER DETAIL 8/C6.0.
6. NEW SIDEWALK REFER TO DETAIL 4/C6.0.
7. NEW HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 3/C6.0.
8. NEW STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 1/C6.0. ALT: NEW STANDARD DUTY CONCRETE PAVEMENT PER DETAIL 3/C6.0.
9. NEW HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 2/C6.0. ALT: NEW HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 3/C6.0.
10. DRIVEWAY PER ARKANSAS STATE HIGHWAY COMMISSION, DETAILS OF DRIVEWAYS & ISLANDS, STANDARD DRAWING DR-1, SEE SHEET C6.1.
11. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
12. INSTALL RAMP. REFER TO DETAIL 7/C6.0.
13. NEW 12' WIDE SIDE PATH PER CITY OF BENTONVILLE AND ARDOT SPECIFICATIONS. REFER TO SHEET C6.1.
14. HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN. 4" STRIPES @ 24" O.C. AT 45 DEGREES. PAINT COLOR TO BE PER THE AUTHORITY HAVING JURISDICTION.
15. INSTALL 2 BIKE RACKS PER DETAIL 9/C6.0.
16. OUTDOOR SEATING TO BE PROVIDED BY OWNER. COORDINATE LOCATION WITH OWNER
17. HALFWALL TO MATCH EXISTING.
18. COVERED OUTDOOR PATIO. PLANS PROVIDED BY OWNER.
19. EXISTING SIGN TO BE REMOVED. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
20. STRIPED SIDEWALK CROSSING WITH HEAVY DUTY CONCRETE PER DETAIL 3/C6.0. ALT: IF ADJACENT PAVEMENT IS CONCRETE, CROSSING MUST BE STAMPED PER CITY OF BENTONVILLE REQUIREMENTS.
21. TAPER CURB FROM 6" TO 0" OVER 2'.
22. NEW TYPE A CURB AND GUTTER TO MATCH EXISTING PER ARKANSAS STATE HIGHWAY COMMISSION CURBING DETAILS, STANDARD DRAWING CG-1, SEE SHEET C6.1.
23. STRIPED SIDEWALK CROSSING. ALT: IF ADJACENT PAVEMENT IS CONCRETE, CROSSING MUST BE STAMPED PER CITY OF BENTONVILLE REQUIREMENTS.
24. PROVIDE FIRE LANE STRIPING PER FIRE DEPARTMENT REQUIREMENTS.
25. SIGHT TRIANGLES. THERE CANNOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREAS OF THE SITE TRIANGLES.
26. PROVIDE END OF STREET SIGNAGE.

LEGAL DESCRIPTION:

PART OF THE FRACTIONAL NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID FRACTIONAL NE/4 OF THE NW/4 BEING IN THE CENTER OF SE 14TH STREET, BENTONVILLE, ARKANSAS; THENCE N 87°37'33" W, 240.00 FEET ALONG THE NORTH LINE OF SAID NE/4 OF THE NW/4 AND SAID CENTER OF SE 14TH STREET; THENCE S 02°22'22" W, 55.35 FEET TO AN EXISTING REBAR ON THE SOUTH RIGHT OF WAY LINE OF SAID SE 14TH STREET MARKING THE NORTHWEST CORNER OF LOT 1 ARVEST BANK ADDITION AND BEING THE POINT OF BEGINNING; THENCE S 02°22'53" W, 219.64 FEET ALONG THE WEST LINE OF SAID LOT 1 ARVEST BANK ADDITION TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 1 ARVEST BANK ADDITION BEING ON THE NORTH LINE OF LOT 2 MATHEWS SUBDIVISION; THENCE N 87°40'27" W, 150.14 FEET ALONG THE NORTH LINE OF LOT 2 AND LOT 3 OF SAID MATHEWS SUBDIVISION TO A SET REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 3 BEING ON THE EAST LINE OF TRACT D-1A ALLIANCE SUBDIVISION; THENCE ALONG SAID EAST LINE N 02°24'53" E, 231.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID SE 14TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE
S 83°20'16" E, 150.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRE, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

PARKING LOT NOTES:

1. PROVIDE PARKING LOT IN GOOD CONDITION, PROPERLY STRIPED PER SITE LAYOUT WITH WHITE PAINT. PARKING SPACES SHALL BE PROVIDED PER BENTONVILLE CITY CODE. 1 VAN ACCESSIBLE HANDICAP SPOT SHALL BE PROVIDED. ALL HANDICAP PARKING AND ACCESS WAY SHALL NOT SLOPE GREATER THAN 2% IN DIRECTION OF TRAVEL AND SHALL HAVE A MAX 2% CROSS SLOPE.
2. PROVIDE PROTECTION (BOLLARDS, GUARD RAILS, OR EQUIVALENT) FOR ELECTRIC, GAS, HVAC, AND WATER METERS THAT ARE IN POTENTIALLY HAZARDOUS LOCATIONS.
3. CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, RETENTION, AND REMOVAL OF DEBRIS.
4. PROVIDE AND INSTALL CONCRETE SPLASH BLOCKS AT ALL UNPAVED DOWN SPOUT LOCATIONS.
5. EROSION CONTROL AROUND PROPERTY IS REQUIRED BY CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING. ALL LOCAL LANDSCAPE REQUIREMENTS MUST BE MET.
7. TRASH ENCLOSURE REQUIRED PER LOCAL STANDARDS AND REGULATIONS.
8. LANDSCAPING AND SITE WORK SHALL BE FREE OF DEBRIS AND IN LIKE NEW CONDITION.

SITE PLAN NOTES:

A. ALL SITE DIMENSIONS TO THE FACE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED.

B. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.

C. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

D. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.

E. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

F. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.

G. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

BEUD NOTES:

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

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

ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

TRANSFORMER PAD SHALL HAVE 10' CLEARANCE ON ACCESS SIDE AND 5' ON ALL OTHER SIDES.

ZONING DATA:

TYPE OF DEVELOPMENT:	COMMERCIAL, BEACH BBQ RESTAURANT
SIZE OF DEVELOPMENT:	33,814.15 Sq. Ft. or 0.78 Acre.
PARKING SPACES REQUIRED:	1 PER 4 PATRONS, 1 PER EMPLOYEE = 32 SPACES
PARKING SPACED PROVIDED:	32 SPACES
ADA ACCESSIBLE REQUIRED:	2 SPACES
ADA ACCESSIBLE PROVIDED:	2 SPACES
BICYCLE RACKS REQUIRED:	2
BICYCLE RACKS PROVIDED:	2
C-2 ZONING SETBACKS:	FRONT: 50' SIDE : 7' REAR: 20' HEIGHT: 60'
GROSS FLOOR AREA:	3,673 SF
HEIGHT OF STRUCTURE:	APPROX. 16'

PAVEMENT LEGEND

	HEAVY DUTY CONCRETE
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT

damage prevention is no accident
811 Know what's below. Call before you dig.
800-482-8998
Arkansas One-Call
www.arkonecall.com

LSD21-0031

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
5311 W. VILLAGE PKWY • ROGERS, ARKANSAS 72758 • PHONE (479) 286-8181
ANDERSON COA# 330 - MOLLY ROSS Pe# 19640

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 19640
MOLLY ROSS
7-20-2021

DRAWING INFO.
FIELD BY: -
DRAWN BY: MRR
CHECK BY: MRR
DATE: 7-20-2021
FIELD BOOK: -
JOB NUMBER: 20R010015

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

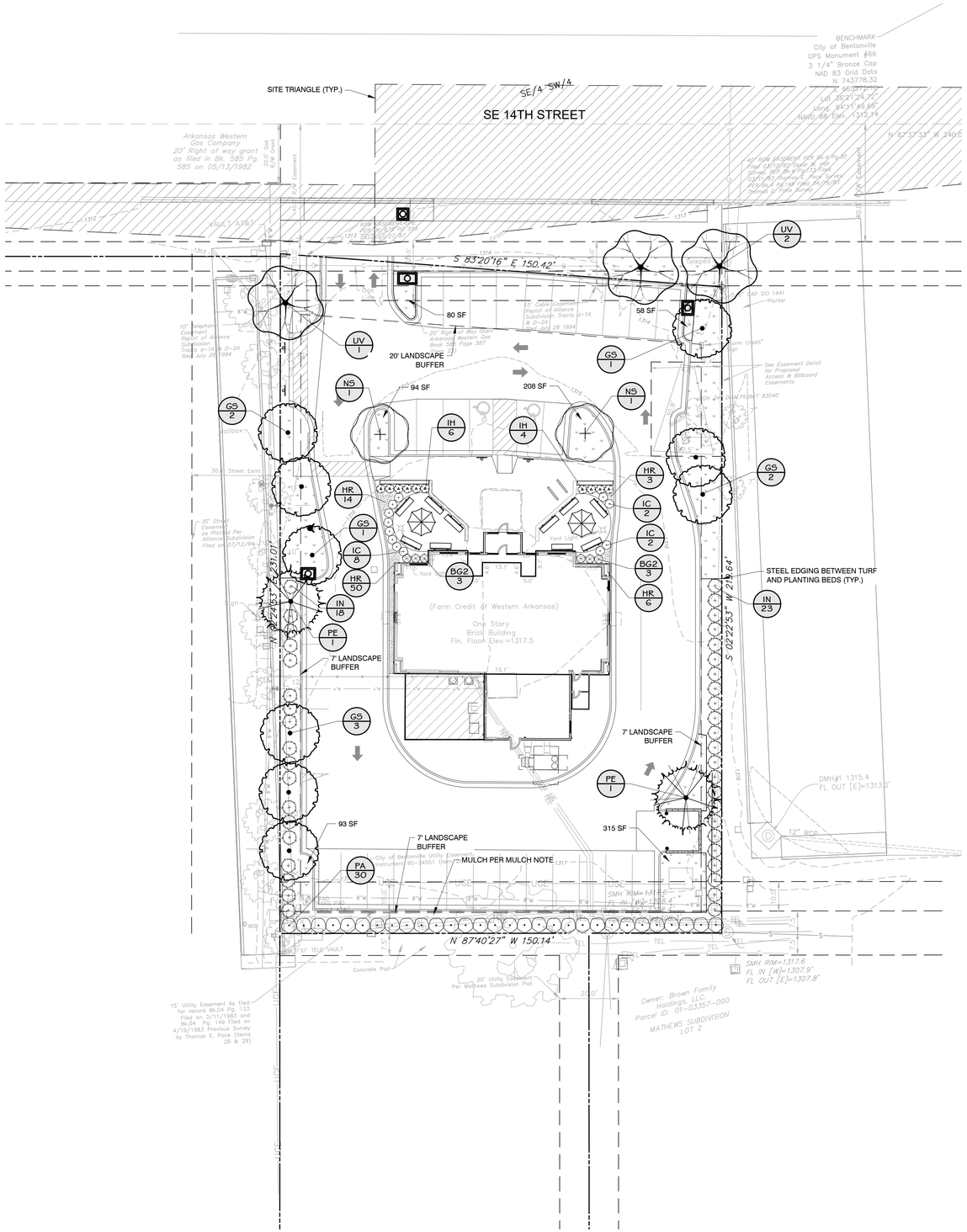
© COPYRIGHT ANDERSON ENGINEERING, INC. 2021

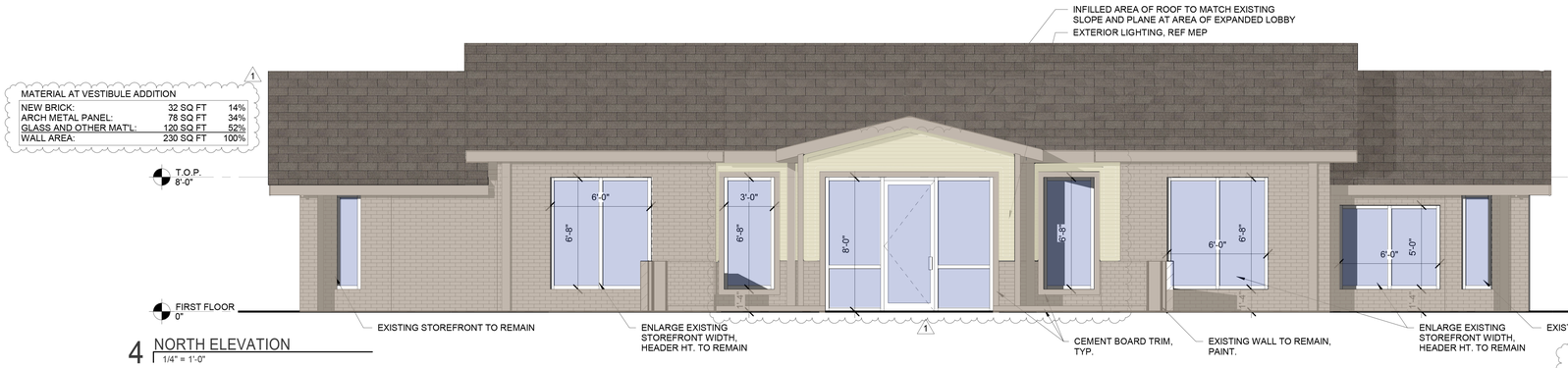
ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

SITE PLAN

1080 SE 14TH STREET BENTONVILLE, AR 72713

SHEET NUMBER C2.0


BENCHMARK
City of Bentonville
GPS Monument #66
3 1/4" Bronze Cap
NAD 83 Grid Data
N 743778.32
E 663232.75
Lat. 36°21'24.72"
Long. 94°11'49.98"
NAVD 88 Elev. 1317.93
SITE TRIANGLE (TYP.)
SE/4 SW/4
SE 14TH STREET
N 87°37'33" W 240.0'
Arkansas Western Gas Company 20' Right of way grant as filed in Bk. 585 Pg. 585 on 05/13/1982
20' Right of Way Grant Arkansas Western Gas Book 585 Page 587
10' Telephone Easement Replat of Alliance Subdivision Tracts 9-1A & 9-2A Rec. July 28, 1994
S 83°20'16" E 150.42'
80 SF
58 SF
20' LANDSCAPE BUFFER
94 SF
208 SF
UV 2
UV 1
GS 1
NS 1
GS 2
IH 6
IH 4
HR 3
HR 14
IC 2
IC 8
BG2 3
HR 50
IN 18
PE 1
IN 23
HR 6
GS 3
93 SF
315 SF
7' LANDSCAPE BUFFER
PA 30
STEEL EDGING BETWEEN TURF AND PLANTING BEDS (TYP.)
(Farm Credit of Western Arkansas)
One Story Brick Building Fin. Floor Elev.=1317.5
Yard Light
Overhead Power
Underground Power
Underground Gas
Underground Telephone
Underground Cable
Sanitary Sewer
Water Line
Fence
Concrete Pad
Asphalt
Gravel
Bldg.
Curb & Gutter
Sidewalk
Trees
Shrubs
Ground Cover
Bollard
Light Pole
Sign
Mailbox
Flag Pole
Trash Can
Bench
Bike Rack
Fire Hydrant
Water Valve
Gas Valve
Gas Meter
Electric Meter
Telephone Pedestal
Cable Pedestal
Electric Transformer
Electric Box
Telephone Box
Cable Box
Manhole
Storm Inlet
Storm Manhole
Storm Culvert
Storm Drain
Storm Flow Arrow
Sanitary Sewer Manhole
Sanitary Sewer Cleanout
Grease Trap
Grease Interceptor
Backflow Preventer
Irrigation Control Valve
Irrigation Quick Coupler
Irrigation Flow Sensor
Irrigation Rain Sensor
Irrigation Controller
Irrigation Backflow Preventer
Irrigation Gate Valve
Irrigation Drip Valve
Irrigation Drip Line
Irrigation Point of Connection
Irrigation Meter
Irrigation Lateral Line
Irrigation Mainline
Irrigation Sleeving
Irrigation Valve
Irrigation Head
Irrigation Zone
Irrigation Quick Coupler Valve
Irrigation Pressure Regulating Valve
Irrigation Pressure Reducing Valve
Irrigation Pressure Sustaining Valve
Irrigation Pressure Relief Valve
Irrigation Pressure Gauge
Irrigation Pressure Switch
Irrigation Pressure Transducer
Irrigation Pressure Transmitter
Irrigation Pressure Indicator
Irrigation Pressure Recorder
Irrigation Pressure Controller
Irrigation Pressure Alarm
Irrigation Pressure Shutdown
Irrigation Pressure Relief
Irrigation Pressure Regulating
Irrigation Pressure Reducing
Irrigation Pressure Sustaining

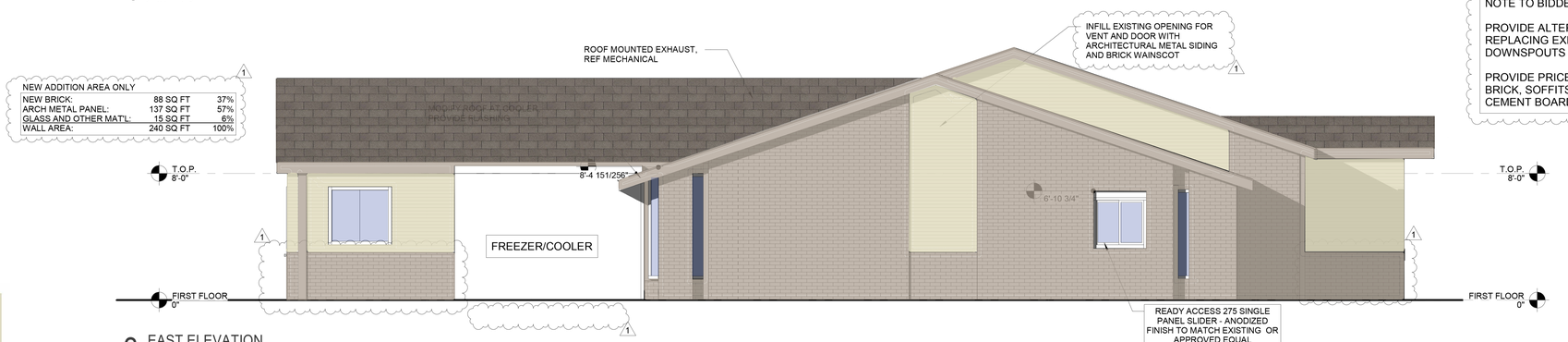


4 NORTH ELEVATION
1/4" = 1'-0"

NOTE TO BIDDER:

PROVIDE ALTERNATE PRICE FOR REPLACING EXISTING DOWNSPOUTS AND GUTTERS

PROVIDE PRICE TO PAINT EXISTING BRICK, SOFFITS, FASCIA, AND NEW CEMENT BOARD TRIM



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



PROPOSED ROOFING SHINGLE

SIGNATURE® 300
STANDARD COLORS
26-GAUGE MATERIAL
PBR, PBU, AVP, PBC, PBD PANELS ONLY

Polyvinylidene Fluoride (PVDF); Low Gloss
Also available in 24 gauge.
Minimum quantities and/or extended lead times required for 24 gauge. Please inquire.
† Minimum quantities and/or extended lead times required for all gauges. Please inquire.

ALMOND*

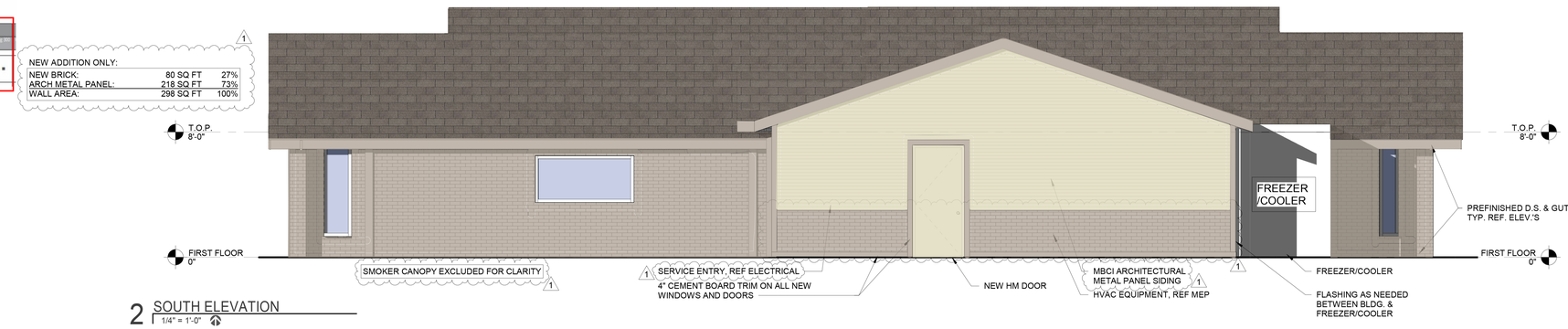
PANEL PROFILE	PANEL	29 GAUGE Galvalume Plus	29 GAUGE Kynar 500®	26 GAUGE Galvalume Plus	26 GAUGE Kynar 500®	24 GAUGE Galvalume Plus	24 GAUGE Kynar 500®
36" 1 1/2" 1/2"	PBC	▪	▪	▪	▪	▪	▪

ARCHITECTURAL METAL PANEL & TRIM COLOR

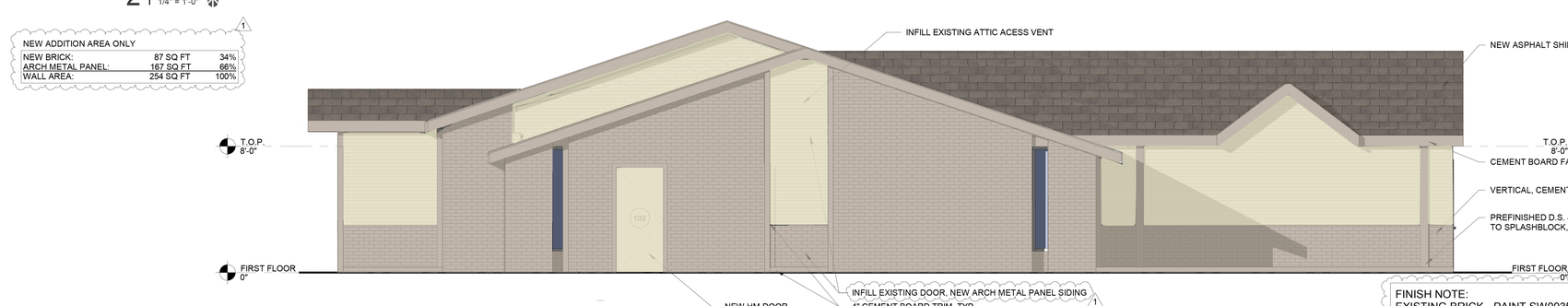
SW 0037
Morris Room Grey
Interior / Exterior

PAINT ON EXISTING BRICK

5 EXTERIOR FINISHES
1/2" = 1'-0"



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



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

FINISH NOTE:
EXISTING BRICK - PAINT SW0035
CEMENT BOARD TRIM - MATCH METAL PANEL
ARCH. METAL PANEL - BROWNSTONE FACTORY FINISH
ROOF - NEW DRIFTWOOD ASPHALT SHINGLE

NIELSEN ARCHITECTURE, LLC
nielsen-architecture.com
1710 SW Commerce Drive
Suite 25
Bentonville, AR 72712
eric@nielsen-architecture.com
479.254.0112

CERTIFICATE OF AUTHORIZATION NIELSEN ARCHITECTURE, LLC No. LL 132 ARKANSAS

ERIC JON NIELSEN REGISTERED ARCHITECT No. 9805 ARKANSAS

7/9/2021 1:06:15 PM

PERTAINING TO ISSUES OF CONFIDENTIALITY AND COPYRIGHT, REQUEST FOR THE RELEASE OR REPRODUCTION OF THESE DRAWINGS MUST BE APPROVED BY NIELSEN ARCHITECTURE, LLC.

Beach BBQ Restaurant
1080 SE 14TH ST.; BENTONVILLE, AR 72712

PROJECT NUMBER: 2020-0003
DRAWN BY: JPM
APPROVED BY: EJN
ISSUE DATE: 2021-04-01

REVISIONS

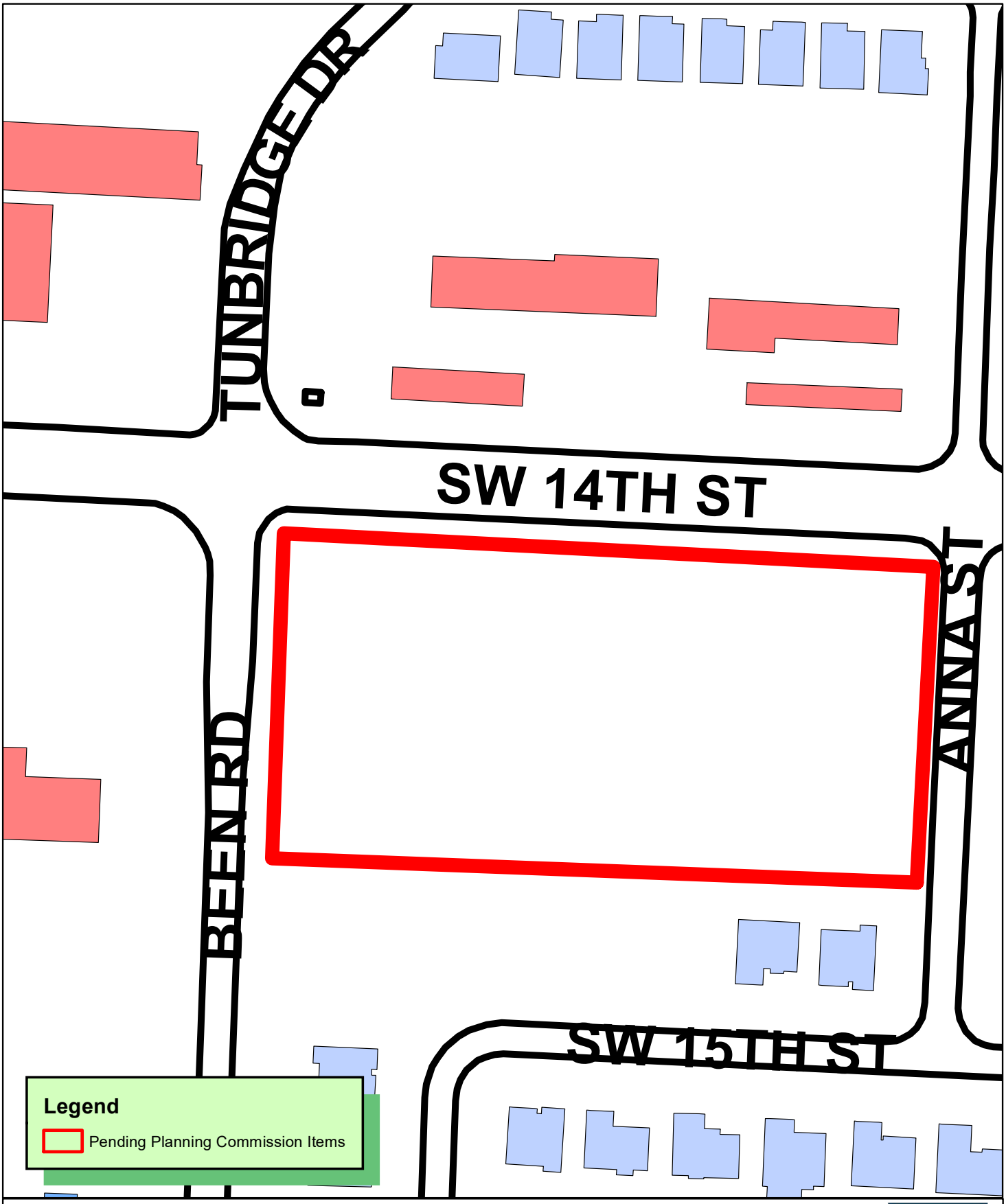
#	DATE	DESCRIPTION
1	07/09/21	Revision 1

SHEET CONTENTS:

BUILDING ELEVATIONS

A201

7/9/2021 1:06:13 PM
Z:\Projects\2020-0003 - 14th & I - Chai Thai\Architecture\2020-0003 - 1080 SE 14th BBQ2 20210329.rvt



LSD21-0037
LARGE SCALE DEVELOPMENT
UNITED BANK
2411 SW 14TH ST STE 9

July 19th, 2021

Re: United Bank
2411 SW 14th St., Bentonville, AR
Bentonville, AR 72712
Access Management Variance Request

Dear Commissioners,

HFA is writing to request a variance from Sec. 1100.02(3) Access management standards. The requirement states: *Distance from intersections. Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive.*

We are requesting a variance for the proposed curb cut onto Anna Road, approximately 217' from Hwy 102/SW 14th Street. The length of property the site has fronting Anna Road is 249' therefore we are unable to meet the requirement while providing access. It is our belief that this cut is needed for the efficiency of the site and to reduce traffic using the sites exit onto HWY 102. We do not believe a hazard will be introduced by the allowance of this curb cut.

We appreciate the consideration and look forward to discussing this and the overall project.

Sincerely.

Sincerely,

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

UNITED BANK

LARGE SCALE DEVELOPMENT PLANS
LSD21-0037

2411 SW 14TH ST., STE 9
BENTONVILLE, AR 72712
BENTON COUNTY



VICINITY MAP
NO SCALE

CONTACTS

OWNER
FAYETTEVILLE REAL ESTATE & DEVELOPMENT, LLC.
2790 SOUTH THOMPSON ST.
SPRINGDALE, AR 72764
479-756-8811
CRAIG YOUNG

SURVEYOR
PAYA INC.
P.O. 13
CAVE SPRINGS, AR 72718
479-696-9138
LAZARO PAYA, PS

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

ARCHITECTS & MEP
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
LORI FILBECK, AIA

LANDSCAPE ARCHITECT
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. WALTON BLVD., SUITE 3
BENTONVILLE, AR 72712
479-273-7780
RICK McGRAW, PLA

GEOTECHNICAL ENGINEER
McCLELLAND CONSULTING ENGINEERS, INC.
1580 EAST STEARNS STREET
FAYETTEVILLE, AR 72703
479-587-1303

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

HEALTH DEPARTMENT
ARKANSAS DEPARTMENT OF HEALTH
1200 W. WALNUT STREET, SUITE 2200
ROGERS, AR 72756
479-986-1300
JAMES BAILEY

STATE HIGHWAY
ARKANSAS DEPT. OF TRANSPORTATION
P.O. BOX 610,
HARRISON, AR 72602
870-743-2100
BENJAMIN KERWOOD

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

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

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

STORMWATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5002
JANET PAITH
JPAITH@BENTONVILLEAR.COM

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

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

TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
479-200-9022
BRENT BALDWIN

TELEPHONE
COX COMMUNICATIONS
4901 S. 48TH STREET
SPRINGDALE, AR 72762
479-717-3796
KIP SMITH
KIP.SMITH@COX.XOM

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

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

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

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

LEGAL DESCRIPTION

P.N. 01-08653-000

A PART OF LOT 5, BEEN ADDITION, BEING A REPLAT OF LOTS 2 AND 3 BEEN ADDITION, BENTONVILLE, ARKANSAS AS SHOWN ON PLAT RECORD P2 AT PAGE 702 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 5 THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF ANNA STREET (50' R/W) S02°38'55"W 249.03 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE N87°15'10"W 543.62 FEET TO THE EAST RIGHT-OF-WAY LINE OF BEEN RD. (60' R/W); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N02°16'53"E 227.43 FEET TO AN ALUMINUM MONUMENT FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 102 (R/W VARIES); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: N59°08'40"E 38.70 FEET; S87°16'27"E 511.81 FEET TO THE POINT OF BEGINNING, CONTAINING 3.10 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, CONVENANTS OR RESTRICTIONS OF RECORD OR FACT.

PROJECT DATA SUMMARY

PROPOSED USE:	MIXED USE: BUSINESS AND RETAIL
OCCUPANCY CLASSIFICATION: (CHAPTER 3 IBC)	(B) BUSINESS, (M) MERCANTILE
TYPE OF CONSTRUCTION: (CHAPTER 6 IBC)	III-B (UN-SPRINKLERED)
GROSS BUILDING SQUARE FOOTAGE:	11,075 SF
ALLOWABLE AREA PER FLOOR:	B: 19,000 SF M: 12,500 SF
STORIES:	1
ALLOWABLE STORIES:	B:3 M:2
PROJECT HEIGHT:	29'
ALLOWABLE HEIGHT:	40'
APPLICABLE CODES:	*EXAMPLE:* 2012 AR FIRE PREVENTION CODE (2012 IBC) 2010 AR STATE MECHANICAL CODE 2006 AR STATE PLUMBING CODE 2017 NEC/NLR ELECTRICAL CODE 2010 AMERICAN DISABILITY ACT

REVISION CHART

#	TITLE	DATE	NOTES:
1	REV-1	07/19/2021	Revised per city comments

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMAINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05007C0255K
REVISED DATE: JUNE 5, 2012

CITY OF BENTONVILLE BUILDING SETBACK REQUIREMENTS (C-1, NEIGHBORHOOD COMMERCIAL)	
FRONT	50'
SIDE (STREET)	50'
REAR (RESIDENTIAL)	25'

VARIANCE REQUESTS

ONE VARIANCE IS REQUESTED FOR SEC. 1100.02(3) ACCESS MANAGEMENT STANDARDS.

SHEET LIST

C0.0 COVER SHEET
C0.1 GENERAL NOTES
C0.2 SURVEY(ASSOCIATED PLAN)
C1.0 EROSION & SEDIMENT CONTROL PLAN
C2.0 DEMOLITION PLAN
C3.0 SITE PLAN
C4.0 STORM DRAINAGE PLAN
C4.1 GRADING PLAN
C4.1 PRE DRAINAGE PLAN
C4.2 POST DRAINAGE PLAN
C5.0 UTILITY PLAN
C5.1 SANITARY SEWER PLAN & PROFILE
C6.0 LANDSCAPE PLAN
C6.1 LANDSCAPE DETAILS
C6.2 IRRIGATION PLAN
C6.3 IRRIGATION DETAILS
C10.0 EROSION DETAILS
C10.1 SITE DETAILS 1
C10.2 SITE DETAILS 2
C10.3 GRADING DETAILS 1
C10.4 GRADING DETAILS 2
C10.5 UTILITY DETAILS
C10.6 DETAILS BY OTHERS
CITY OF BENTONVILLE WATER DETAILS 1
CITY OF BENTONVILLE WATER DETAILS 2
CITY OF BENTONVILLE WATER/SEWER DETAILS 1
CITY OF BENTONVILLE WATER/SEWER DETAILS 2
CITY OF BENTONVILLE SANITARY SEWER DETAILS 1
CITY OF BENTONVILLE SANITARY SEWER DETAILS 2
CITY OF BENTONVILLE ELECTRIC DETAILS 1
CITY OF BENTONVILLE ELECTRIC DETAILS 2
CITY OF BENTONVILLE ELECTRIC DETAILS 3
ARDOT DR-1 DETAILS FOR DRIVEWAYS AND ISLANDS
ARDOT WR-1 WHEELCHAIR RAMPS
ARDOT PCC-1 CONCRETE PIPE CULVERT

1 CITY OF BENTONVILLE PROJECT NUMBER: LSD21-0037

HFA Creative Solutions Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT LOCATED AT BENTONVILLE, AR 72712
CONTEMPORANEOUSLY WITH ITS ISSUE DATE OF 7/19/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. ANY REUSE, INCLUDING USE BY REFERENCE OR BY EXAMPLE ON ANOTHER PROJECT, WITHOUT SPECIFIC VERIFICATION BY THE PROPERLY LICENSED ARCHITECTS AND ENGINEERS WHO PREPARED THIS DRAWING FOR REUSE ON ANOTHER PROJECT, IS AT THE USER'S RISK AND MAY BE CONTRARY TO THE LAW.

UNITED BANK
LARGE SCALE DEVELOPMENT PLANS
2411 SW 14TH ST., STE 9
BENTONVILLE, AR 72712
PROJ NUMBER: 18-16-00013

ISSUE BLOCK

#	TITLE	DATE
	80%	06/11/2021
	OTP	06/28/2021
1	REV-1	07/19/2021

DOCUMENT DATE:	7/19/2021
CHECKED BY:	WFM
DRAWN BY:	WDW

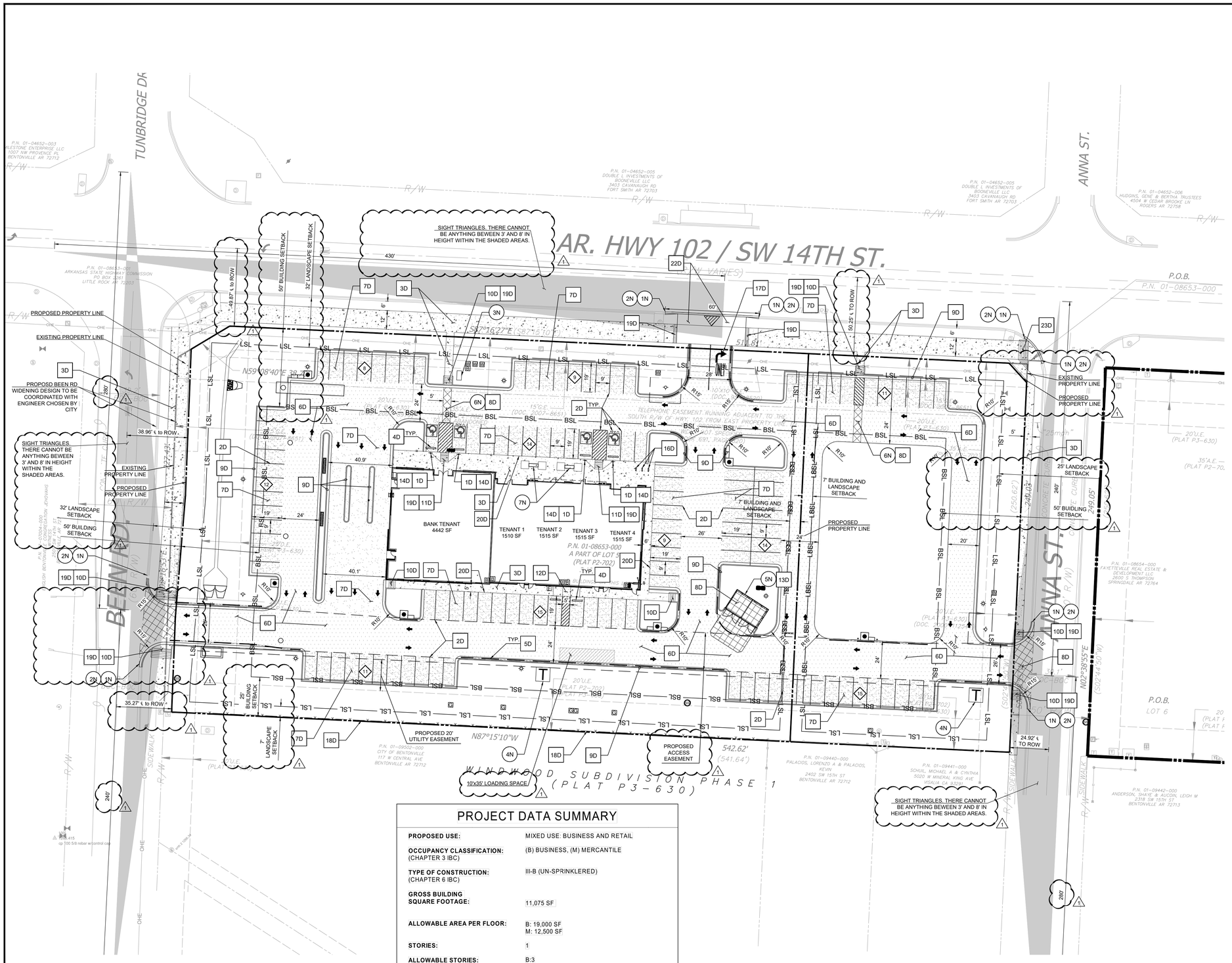
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

COVER SHEET

SHEET: C0.0

Jul 19,2021-8:30am - User wendy.wert
J:\18\18-16-00013 United Bank\Disciplines\CIVIL\Construction Documents Folder\ 18-16-00013 COVER & DETAILS.dwg



SCALE

30 0 30 60

1 inch = 30 ft.

EXISTING LEGEND

- AHTD MONUMENT
- IRON PIN FOUND
- IRON PIN SET LPS 1380
- PK NAIL
- PROPERTY LINE
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- W — WATER LINE
- SAN — SANITARY SEWER LINE
- OHE — OVERHEAD ELECTRIC LINE
- WOODEN FENCE
- ELECTRIC TRANSFORMER
- GUY WIRE
- ELECTRIC RISER
- TRAFFIC SIGNAL
- UTILITY POLE
- TRAFFIC SIGNAL VAULT
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TELEPHONE VAULT
- TELEPHONE RISER
- SANITARY MANHOLE
- SIGN
- CABLE TV RISER
- GAS METER
- (NXX°XX'XX"E)/(XXX.XX') — RECORDED BEARING/DISTANCE
- BOC—BOC — BACK OF CURB TO BACK OF CURB
- A.E. — ACCESS EASEMENT
- D.E. — DRAINAGE EASEMENT
- G.E. — GAS EASEMENT
- U.E. — UTILITY EASEMENT

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- FIRELANE MARKING
- BSL — BUILDING SETBACK LINE
- LSL — LANDSCAPE SETBACK LINE
- PROPOSED EASEMENT LINE
- E — ELECTRIC METER
- G — GAS METER
- # — PARKING COUNT
- T — TRANSFORMER
- W — WATER METER
- B — BACKFLOW PREVENTER
- JUNCTION BOX
- CURB INLET
- FLARED END SECTION
- SITE LIGHTING

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. FULL DEPTH COMPLETE SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
3N. MONUMENT SIGN
4N. ELECTRICAL TRANSFORMER PAD
5N. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL DETAIL
6N. SCORED CONCRETE CROSSWALK, 3'X3' DIAMOND PATTERN
7N. SITE BENCHES, VICTOR STANLEY "CLASSIC" (MODEL # C-10)

DETAILS

1D. SITE SIGN BASE DETAIL, SEE DETAIL 1/C10.1
2D. PARKING LOT STRIPING, SEE DETAIL 2/C10.1
3D. CONCRETE SIDEWALK, SEE DETAIL 3/C10.1
4D. PRECAST CONCRETE WHEEL STOP, SEE DETAIL 4/C10.1
5D. FIRE LANE MARKING, SEE DETAIL 5/C10.1
6D. STANDARD DUTY ASPHALT, SEE DETAIL 6/C10.1
7D. LIGHT DUTY ASPHALT, SEE DETAIL 6/C10.1
8D. HEAVY DUTY CONCRETE, SEE DETAIL7/C10.1
9D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 8/C10.1
10D. ADA RAMP IN SIDEWALK, SEE DETAIL 9/C10.1
11D. ADA CURB RAMP IN SIDEWALK, SEE DETAIL 10/C10.1
12D. PARKING SPACE SIGN AND POST, SEE DETAIL 11/C10.1
13D. DUMPSTER ENCLOSURE DETAIL, SEE A210 FOR DETAILS
14D. ENCLOSURE SEE DETAIL 7/C10.1
15D. NOT USED
16D. BIKE RACK, SEE DETAIL 2/C10.2
17D. RIGHT ONLY PARKING STRIPING, SEE DETAIL 12/C10.1
18D. PRIVACY FENCE, SEE DETAIL 12/C10.1
19D. TRUNCATED DOMES, SEE DETAIL 9/C10.1
20D. THICKENED EDGE OF PAVEMENT, SEE DETAIL 3/C10.2
21D. NOT USED
22D. STANDARD DR-1, SEE ARDOT DETAILS
23D. TYPE 2 WHEELCHAIR RAMP, SEE ARDOT DETAILS

PROJECT DATA SUMMARY

PROPOSED USE:	MIXED USE: BUSINESS AND RETAIL
OCCUPANCY CLASSIFICATION: (CHAPTER 3 IBC)	(B) BUSINESS, (M) MERCANTILE
TYPE OF CONSTRUCTION: (CHAPTER 6 IBC)	III-B (UN-SPRINKLERED)
GROSS BUILDING SQUARE FOOTAGE:	11,075 SF
ALLOWABLE AREA PER FLOOR:	B: 19,000 SF M: 12,500 SF
STORIES:	1
ALLOWABLE STORIES:	B:3 M:2
PROJECT HEIGHT:	29'
ALLOWABLE HEIGHT:	40'
APPLICABLE CODES:	*EXAMPLE:* 2012 AR FIRE PREVENTION CODE (2012 IBC) 2010 AR STATE MECHANICAL CODE 2006 AR STATE PLUMBING CODE 2017 NEC/NLR ELECTRICAL CODE 2010 AMERICAN DISABILITY ACT

BUILDING SQUARE FOOTAGE TABLE (INFILL TENANTS STILL TO BE DETERMAINED)

FINANCIAL INSTITUTION	4,442 SF
ANTICIPATED RETAIL	<4,000 GSF
ANTICIPATED OFFICE (SMALL SCALE)	<4,000 GSF

CITY OF BENTONVILLE NOTES

1. THERE IS NO PROPOSED FREESTANDING SIGNAGE AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT
2. ALL MECHANICAL EQUIPMENT WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING
3. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING
4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS

CITY OF BENTONVILLE BUILDING SETBACK REQUIREMENTS (C-1, NEIGHBORHOOD COMMERCIAL)

FRONT	50'
SIDE (STREET)	50'
REAR (RESIDENTIAL)	25'

CITY OF BENTONVILLE PARKING REQUIREMENTS

		REQUIRED	PROVIDED
LOT A	BUSINESS AND PROFESSIONAL OFFICE (1 SPACE / 300 SF OF NET FLOOR AREA) (4551 SF / 300 = 15.17)	15	99
	GENERAL BUSINESS AND RETAIL SALES (1 SPACE / 250 SF OF NET FLOOR AREA) (6,050 SF / 250 = 24.2)	24	
	TOTAL SPACES	39	99
LOT B	GENERAL BUSINESS AND RETAIL SALES (1 SPACE / 250 SF OF NET FLOOR AREA) (4,000 SF / 250 = 16)	16	19
	NO MORE THAN 60% OF THE OFF-STREET PARKING AREA FOR THE ENTIRE PROPERTY SHALL BE LOCATED BETWEEN THE FRONT FACADE WITHING THE FRONT YARD AND THE PRIMARY ABUTTING STREET (LOT A - 99 SPACES X .6 = 59 SPACES MAX) (LOT B - 19 SPACES X .6 = 11 SPACES MAX)	LOT A - 60% MAX. LOT B - 60% MAX.	LOT A - 43% LOT B - 47%

CITY OF BENTONVILLE PROJECT NUMBER: LSD21-0037

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN

SHEET: C3.0

HFA Creative Solutions Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ac.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE FOLLOWING PROJECT:
CONSTRUCTION ADMIN PERMITS ISSUE
DATE ON: 7/19/2021
AND IT IS NOT SUITABLE FOR USE ON A SUBSEQUENT PROJECT OR LATER TIME. USE OF THIS DRAWING FOR SUCH PURPOSES REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. ANY UNAUTHORIZED REUSE OF DRAWINGS FOR REUSE ON ANOTHER PROJECT OR EXTENSION OF THIS PROJECT IS CONTRARY TO THE LAW

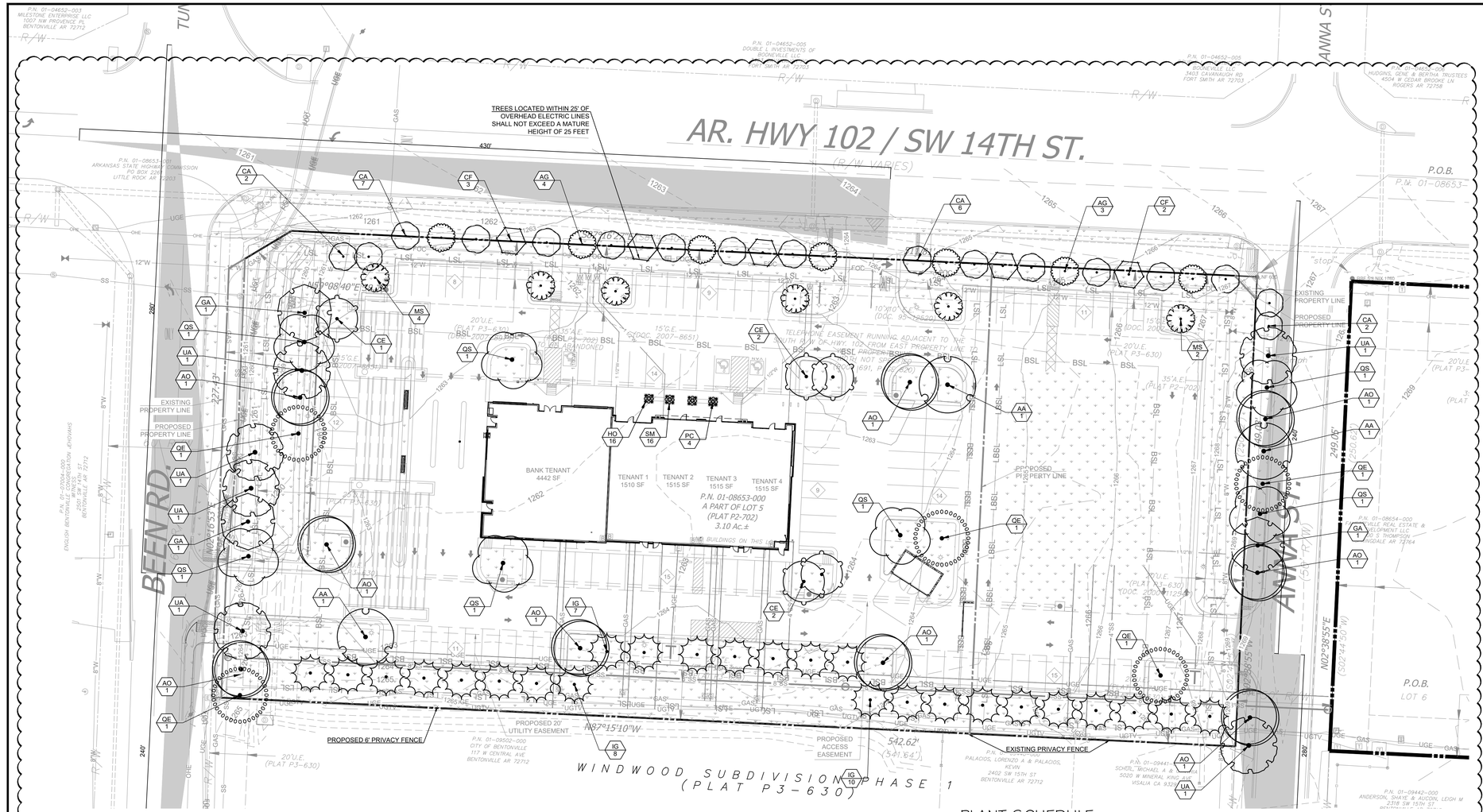
UNITED BANK
LARGE SCALE DEVELOPMENT PLANS
2411 SW 14TH ST., STE 9
BENTONVILLE, AR 72712
PROJ NUMBER: 18-16-00013

ISSUE BLOCK

	TITLE	DATE
a	80%	06/11/2021
	OTP	06/28/2021
1	REV-1	07/19/2021

DOCUMENT DATE: 7/19/2021
CHECKED BY: WFM
DRAWN BY: WDW

Jul 19,2021-7:48am - User wendy wert
J:\18\18-16-00013 United Bank\Disciplines\CIVIL\Construction Documents Folder\ 18-16-00013 SP.dwg



SCALE

30 0 30 60

1 inch = 30 ft.

GENERAL LANDSCAPE NOTES:

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

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

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

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

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

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

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

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANT SCHEDULE

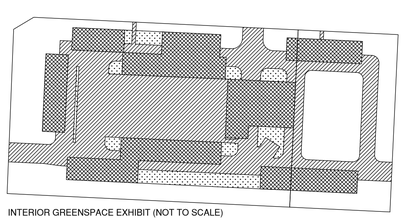
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AG	7	Autumn Brilliance Apple Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	B & B	2"Cal	
	CA	17	Appalachian Red Eastern Redbud / Cercis canadensis `Appalachian Red`	B & B	2"Cal	
	CF	5	Flowering Dogwood / Cornus florida	B & B	2"Cal	
	MS	6	Spring Snow Crabapple / Malus x `Spring Snow`	B & B	2"Cal	
SCREEN	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	IG	25	Greenleaf American Holly / Ilex opaca `Greenleaf`	B & B		8` min.
SHADE TREES	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	AO	9	October Glory Red Maple / Acer rubrum `October Glory`	B & B	2.5"Cal	
	AA	3	Armstrong Freeman Maple / Acer x freemanii `Armstrong`	B & B	2.5"Cal	
	CE	5	Emerald Avenue European Hornbeam / Carpinus betulus `JFS-KW1CB` TM	B & B	2.5"Cal	
	GA	3	Autumn Gold Maidenhair Tree / Ginkgo biloba `Autumn Gold` TM	B & B	2.5"Cal	
	QE	5	Hightower Willow Oak / Quercus phellos `QPSTA` TM	B & B	2.5"Cal	
	QS	7	Shumard Oak / Quercus shumardii	B & B	2.5"Cal	
	UA	6	Allee Lacebark Elm / Ulmus parvifolia `Allee` TM	B & B	2.5"Cal	
SHRUBS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**		
	HO	16	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	3 gal		
	PC	4	Cheyenne Sky Switch Grass / Panicum virgatum 'Cheyenne Sky'	3 gal		
	SM	16	May Night Sage / Salvia nemorosa 'May Night'	1 gal		
GROUND COVERS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**CONT**		
	CD	59,748 sf	Bermuda Grass / Cynodon dactylon	sod		

CITY OF BENTONVILLE PLANTING REQUIREMENTS
LOT A

	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	20' BUFFER WIDTH 1 SHADE TREE PER 20 L.F. (BEEN RD. - 250 L.F. / 20 = 12 TREES) (SW 14TH ST. - 376 L.F. /20 = 19 TREES)	12 TREES 19 TREES	12 TREES 19 TREES
PERIMETER LANDSCAPE STRIP	7' MIN WIDTH 1 TREE PER 50 L.F. (MIN. 50% SHADE TREES) (397 L.F. / 50 = 8 TREES)	8 TREES	18 TREES
INTERIOR PARKING LOT LANDSCAPING	MIN. 8% OF TOTAL PARKING LOT AREA SHALL BE INTERIOR PARKING LOT LANDSCAPING (32,490 SF PARKING LOT AREA X 0.08 = 2,600 SF INTERIOR LANDSCAPING)	8% OR 2,600 SF	17% OR 5,437 SF
	PARKING ISLAND EVERY 15 SPACES	YES	YES
	ALL ROWS OF PARKING SHALL TERMINATE WITH LANDSCAPE AREA (INTERNAL PLANTING ISLANDS SHALL CONTAIN 2 SHADE TREES) (EXTERNAL PLANTING ISLANDS SHALL CONTAIN 1 SHADE TREE)	YES	YES
SCREENING	SCREEN TYPE "A" - MINIMUM HEIGHT OF 20'. OPAQUE FROM GROUND TO A HEIGHT OF 6', INTERMITTENT VISUAL OBSTRUCTION PERMITTED FROM ABOVE OPAQUE PORTION.	YES	YES

CITY OF BENTONVILLE PLANTING REQUIREMENTS
LOT A

	REQUIREMENT	REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	20' BUFFER WIDTH 1 SHADE TREE PER 20 L.F. (ANNA ST. - 247 L.F. /20 = 12 TREES) (SW 14TH ST. - 140 L.F. /20 = 7 TREES)	12 TREES 7 TREES	12 TREES 7 TREES
PERIMETER LANDSCAPE STRIP	7' MIN WIDTH 1 TREE PER 50 L.F. (MIN. 50% SHADE TREES) (140 L.F. / 50 = 3 TREES)	3 TREES	7 TREES
INTERIOR PARKING LOT LANDSCAPING	MIN. 8% OF TOTAL PARKING LOT AREA SHALL BE INTERIOR PARKING LOT LANDSCAPING (11,494 SF PARKING LOT AREA X 0.08 = 920 SF INTERIOR LANDSCAPING)	8% OR 920 SF	15% OR 1,775 SF
	PARKING ISLAND EVERY 15 SPACES	YES	YES
	ALL ROWS OF PARKING SHALL TERMINATE WITH LANDSCAPE AREA (INTERNAL PLANTING ISLANDS SHALL CONTAIN 2 SHADE TREES) (EXTERNAL PLANTING ISLANDS SHALL CONTAIN 1 SHADE TREE)	YES	YES
SCREENING	SCREEN TYPE "A" - MINIMUM HEIGHT OF 20'. OPAQUE FROM GROUND TO A HEIGHT OF 6', INTERMITTENT VISUAL OBSTRUCTION PERMITTED FROM ABOVE OPAQUE PORTION.	YES	YES



INTERIOR GREENSPACE EXHIBIT (NOT TO SCALE)

PARKING AREA

INTERIOR LANDSCAPE AREA
LOT A - 17%
LOT B - TO BE DETERMAINED

IMPERVIOUS AREA

CITY OF BENTONVILLE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
3. LIVING MATERIALS, SUCH AS LAWN, GRASS OF HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC. SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIAL IS STRONGLY ENCOURAGED
4. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES
7. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
8. WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% EILL BE LIVING MATERIAL FOR PARKING ISLANDS

1 CITY OF BENTONVILLE PROJECT NUMBER: LSD21-0037

HFA
Creative Solutions
Meaningful Places

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

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE FOLLOWING PROJECT:
CONSTRUCTION DRAWINGS PERMITS ISSUE
DATE ON: 7/19/2021

AND IT IS NOT SUITABLE FOR USE ON A PROJECT OTHER THAN THE ONE NAMED HEREIN. PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. ANY REUSE OF THESE PLANS AND DRAWINGS FOR REUSE ON ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS CONTRARY TO THE LAW.

UNITED BANK

LARGE SCALE DEVELOPMENT PLANS

2411 SW 14TH ST., STE 9
BENTONVILLE, AR 72712

PROJ NUMBER: 18-16-00013

ISSUE BLOCK

#	TITLE	DATE
	80%	06/11/2021
	OTP	06/28/2021
1	REV-1	07/19/2021

DOCUMENT DATE: 7/19/2021
CHECKED BY: WFM
DRAWN BY: WDW

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES

WORTH F. MCGRAW IV
LANDSCAPE ARCHITECT
LICENSE #: 8967

LANDSCAPE PLAN

SHEET:
C6.0

Jul/19,2021-7:45am - User:wendy.wert
J:\18\18-16-00013 United Bank\Disciplines\CIVIL\Construction Documents Folder\ 18-16-00013 LAND.dwg



5 PERSPECTIVE FROM SW



4 PERSPECTIVE FROM SE



3 PERSPECTIVE FROM NE

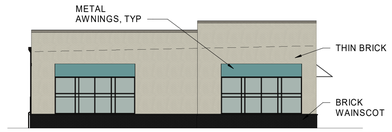


2 PERSPECTIVE FROM NW

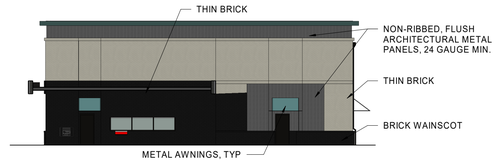
PRIMARYBUILDING MATERIALS

	NORTH	SOUTH	EAST	WEST
BRICK:	49%	69%	75%	70%
PRE-FINISHED ARCHITECTURAL METAL PANELS (MIN. 24 GA.)	21%	25%	N/A	25%
GLASS:	30%	6%	25%	5%

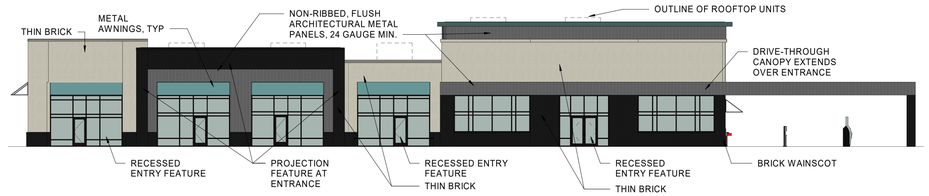
NOTE:
ROOFTOP EQUIPMENT IS SCREENED BY PARAPETS. THE TOP OF THE EQUIPMENT IS VISIBLE IN THE ELEVATIONS BUT ARE NOT VISIBLE AT EYE LEVEL FROM THE ROAD OR PARKING LOT, AS SHOWN IN PERSPECTIVES.



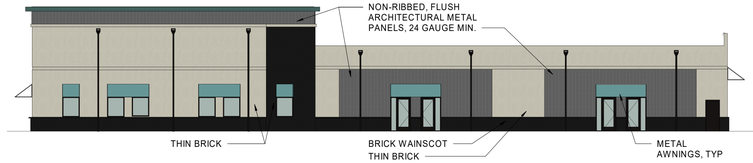
8 EAST ELEVATION



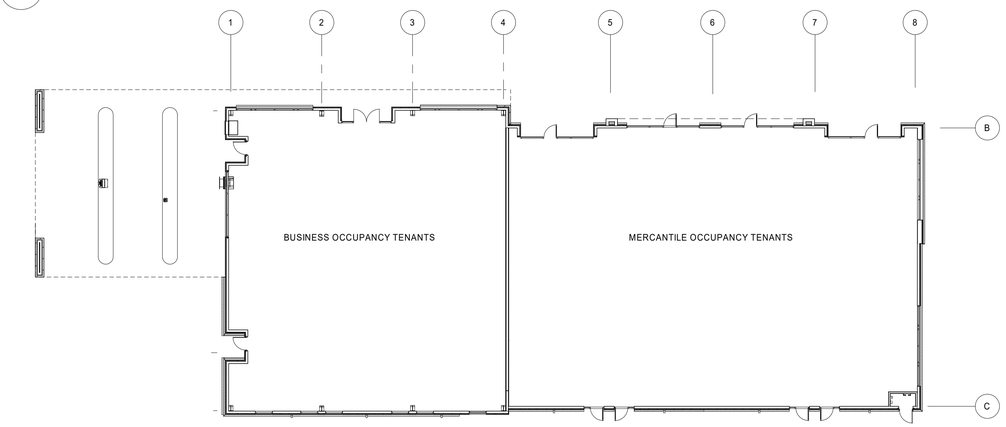
9 WEST ELEVATION



6 NORTH ELEVATION



7 SOUTH ELEVATION



1 FIRST FLOOR PLAN

N

HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME. IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR ANOTHER PROJECT REQUIRES THE EXPRESS WRITTEN CONSENT OF HFA ARCHITECTS AND ENGINEERS. PERMISSION TO USE THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS SUBJECT TO A FEE AS CONTAINED IN THE AIA

UNITED BANK
2411 SW 14TH STREET
BENTONVILLE, AR 72712
JOB NUMBER: 18-16-00013

ISSUE BLOCK

CHECKED BY:	LF
DRAWN BY:	TC
DOCUMENT DATE:	7/21/21

NOT FOR CONSTRUCTION

OPTION THREE

SHEET:
X103

7/19/2021 12:45:04 AM
C:\Users\tcarter\Documents\2020 Revit Projects\18-16-00013 United Bank Bentonville AR\Ch_r20_tcarter.rvt
X103-OPTION THREE

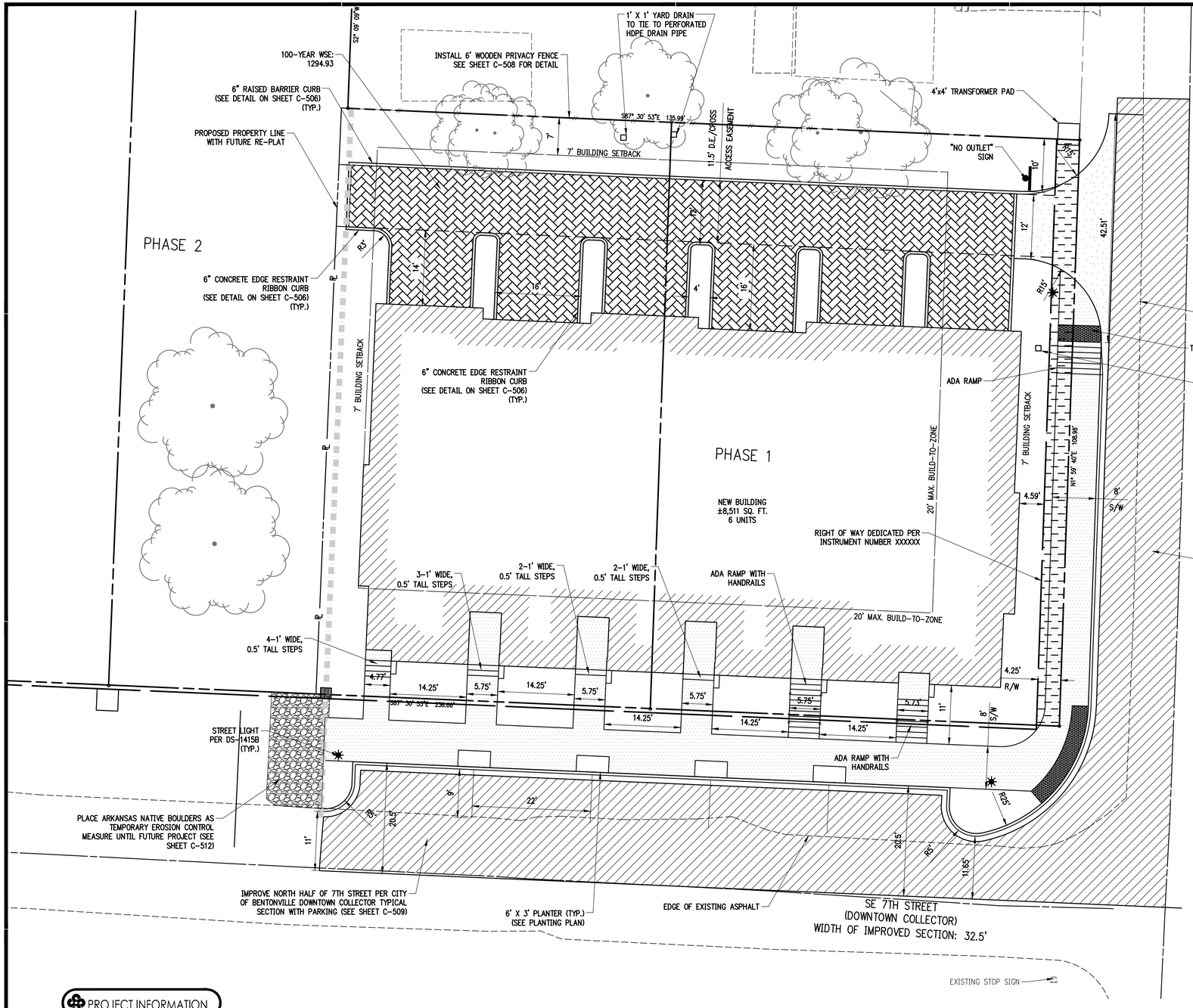


N
W E
S

1 inch = 100 feet

LSD21-0038
LARGE SCALE DEVELOPMENT
7TH STREET TOWNHOMES PHASE 1

THE CITY OF BENTONVILLE



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	UNDERGROUND TELEPHONE (UGT)
TELEPHONE PEDESTAL	UNDERGROUND ELECTRIC (UGE)
TV PEDESTAL	OVERHEAD ELECTRIC (OHE)
DOWN GUY	UNDERGROUND TELEVISION (UGTV)
ELECTRIC PEDESTAL	OVERHEAD TELEVISION (OHTV)
GRATED INLET	CHAIN LINK FENCE
DROP INLET	WOOD FENCE
TREE	BARBED WIRE FENCE
	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	OVERHEAD ELECTRIC (OHE)
TELEPHONE PEDESTAL	FIBER OPTIC (FO)
TV PEDESTAL	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	PHASE LINE

PROJECT INFORMATION

BUILDING SETBACK:	FRONT	20' MAX.
	SIDE	7' MIN.
	REAR (ADACENT TO) RESIDENTIAL)	7' MIN.
SITE AREA:	±0.69 AC. (±29,851 SQ.FT.)	
BUILDING SIZE:	±8,511 SQ. FT.	
BUILDING USAGE:	TOWNHOMES	
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN	
ZONING:	D-E	
PROPERTY USAGE:	RESIDENTIAL	
BUILDING HEIGHT:	50' MAX 0' MIN	
ADDRESS:	203-209 SE 7TH ST BENTONVILLE, AR 72712	

SITE ENGINEER:	CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 DANIEL.ELLIS@CRAFTONTULL.COM
SITE OWNER/DEVELOPER:	GATOR DISTRICT LLC 5303 SW LAVENDER ST. BENTONVILLE, AR 72713 MUNISHEKARRAJA@GMAIL.COM
REQUIRED PARKING:	STUDIO AND 1 BEDROOM: 1 SPACE/UNIT 2+ BEDROOMS: 1 SPACE/UNIT PLUS .5 FOR EACH BEDROOM OVER 3
PROVIDED PARKING:	17 PARKING STALLS

SIGHT TRIANGLE

1. ALL TREES PLANTED WITHIN THE AASHTO SIGHT TRIANGLE OF PUBLIC RIGHTS-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMBS SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
2. NOTHING BETWEEN 30" – 60" TALL SHALL BE INSTALLED WITHIN ANY PORTION OF THE 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 FACE 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. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
12. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
13. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
14. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT. MONUMENT/FREESTANDING SIGNS ARE NOT ALLOWED IN DE & DC ZONING DISTRICTS.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. INDIVIDUAL UNITS WILL HAVE CURBSIDE TRASH CANISTERS TO BE STORED IN THEIR GARAGE.

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
10' 0 10'

7TH STREET TOWNHOMES

BENTONVILLE, ARKANSAS

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: 21101900
ISSUE DATE: 07/19/2021
CONTACT: B. WILLIAMS
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

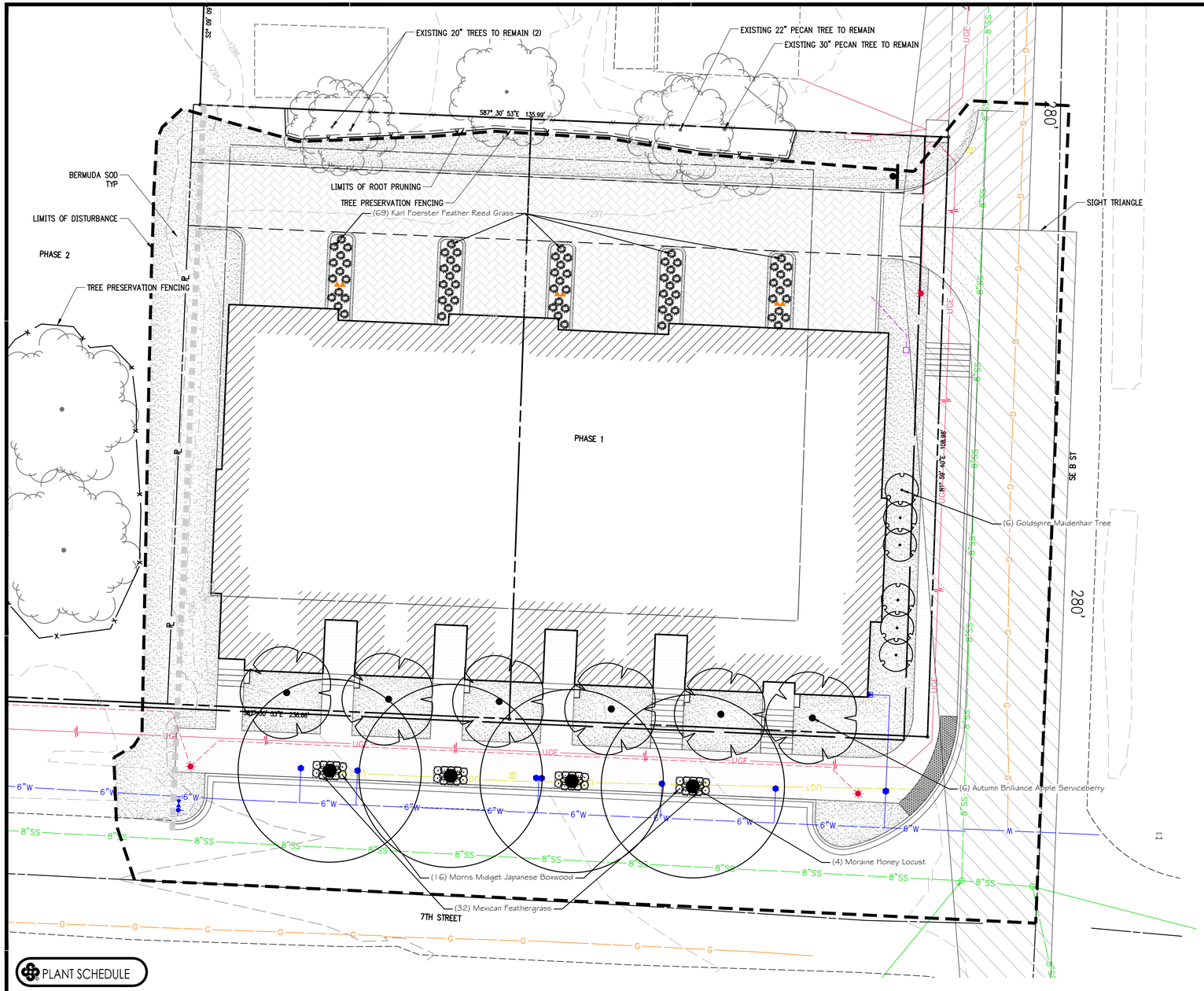
© 2021 Crafton, Tull & Associates, Inc.

CITY PROJECT #LSD21-0038

SITE PLAN

C-102

DRAWING C:\21101900_7THSTREETTOWNHOMES\PLANS\CIVIL\C102 LAYOUT PLAN.DWG
LAYOUT: SITE PLAN LAST SAVED: JEFFW 7/19/2021 2:08 PM
XREF: ..\..\..\



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
	6	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2"CAL	6`-8` HT.
	6	GINKGO BILOBA `GOLDSPIRE / GOLDSPIRE MAIDENHAIR TREE *CONTRACTOR SHALL INSTALL ONLY MALE PLANTS	B & B	2.5"CAL	8` HT. MIN.
	4	GLEDITSIA TRIACANTHOS INERMIS `MORAINE` / MORAINE HONEY LOCUST	B & B	2.5"CAL	8` HT. MIN.
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**HEIGHT**	**SPREAD**
	16	BUXUS MICROPHYLLA JAPONICA `MORRIS MIDGET` / MORRIS MIDGET JAPANESE BOXWOOD	5 GAL	6" HT. MIN.	
	69	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / KARL FOERSTER FEATHER REED GRASS	3 GAL		
	32	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	3 GAL		
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	4,211 SF	CYNODON DACTYLON `TIFWAY 419` / TIFWAY 419 BERMUDA GRASS	S.F.		

TREE REQUIREMENTS

FRONTAGE: 1 TREE / 25 LF (DOWTOWN EDGE)
137' / 25 = 6 TREES (SE 7TH ST)
98' / 25 = 4 TREES (SE B. ST)

TOTAL STREET TREES REQUIRED: 10
TOTAL STREET TREES PROVIDED: 16
*4 EXISTING TREES TO REMAIN ON SITE

PERIMETER: NO REQUIRED TREES (DOWNTOWN EDGE)

SIGHT TRIANGLE

1. ALL TREES PLANTED WITHIN THE AASHTO SIGHT TRIANGLE OF PUBLIC RIGHTS-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMBS SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
2. NO PLANTINGS BETWEEN 30" – 60" TALL SHALL BE PLACED WITHIN ANY PORTION OF THE SIGHT TRIANGLE.

1. ALL TREES PLANTED WITHIN THE AASHTO SIGHT TRIANGLE OF PUBLIC RIGHTS-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMBS SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
2. NO PLANTINGS BETWEEN 30" – 60" TALL SHALL BE PLACED WITHIN ANY PORTION OF THE SIGHT TRIANGLE.

TREE PRESERVATION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE DRIPLINE, FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") OR TRENCHING NOT REVIEWED BY CITY ARBORIST.
   C. WOUNDS TO EXPOSED ROOTS, TRUCK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, & FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   E. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   F. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
   G. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.
   H. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE UPON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY 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. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

BENTONVILLE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A WARRANTY ON ALL PLANT MATERIALS FOR A MINIMUM OF ONE YEAR FROM PROJECT COMPLETION AND ACCEPTANCE BY OWNER. ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED WARRANTY PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

BENTONVILLE UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
5. TREES SHALL NOT BE PLACED WITHIN 3' OF ANY ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' FROM DOORS OF ABOVEGROUND ELECTRIC EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

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
10' 0 10'

7TH STREET TOWNHOMES

BENTONVILLE, ARKANSAS

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: 21101900
ISSUE DATE: 07/19/2021
CONTACT: B. WILLIAMS
CHECKED BY:

ISSUED FOR REVIEW

REGISTERED LANDSCAPE ARCHITECT — ROBYN JO LANE — No. 9503 — STATE OF ARKANSAS

© 2021 Crafton, Tull & Associates, Inc.

CITY PROJECT #LSD21-0038 07/16/2021

PLANTING PLAN (COLOR)

L-100

DRAWING G:\STORM_PROTOTYPING\ARKANSAS\CIVIL\DWG\LANDSCAPING PLANS\PLANTING PLAN.DWG LAYOUT: L-100 PLOTTED BY: WILLIAMS, BRYAN PLOTTED ON: 7/19/2021 4:57:54 PM

CERTIFICATE OF AUTHENTICATION

I hereby certify that these plans & specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans & specifications are as required by law & in compliance with the Arkansas Fire Prevention code for the state of Arkansas.

6.2.21

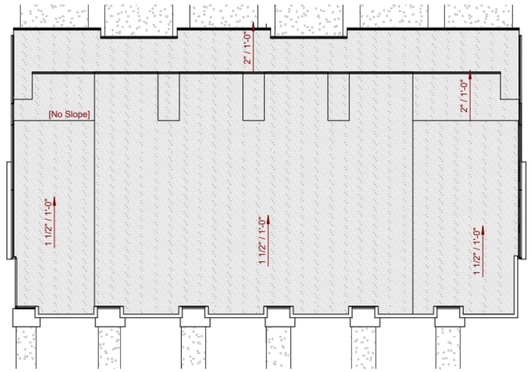
Name / Date:

SHEET INDEX

A0.0	PROJECT DATA, ROOF PLAN & 3D IMAGES
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A1.2	THIRD FLOOR PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS

AREA SCHEDULE

NAME	LEVEL	AREA	HT./CL.
A			
2-CAR GARAGE	FIRST FLOOR PLAN	433 SF	NO
		433 SF	
FIRST FLOOR	FIRST FLOOR PLAN	855 SF	YES
SECOND FLOOR	SECOND FLOOR PLAN	932 SF	YES
THIRD FLOOR	THIRD FLOOR PLAN	708 SF	YES
		2495 SF	
		2929 SF	
B			
2-CAR GARAGE	FIRST FLOOR PLAN	512 SF	NO
		512 SF	
FIRST FLOOR	FIRST FLOOR PLAN	733 SF	YES
SECOND FLOOR	SECOND FLOOR PLAN	856 SF	YES
THIRD FLOOR	THIRD FLOOR PLAN	888 SF	YES
		2477 SF	
		2989 SF	
		5918 SF	



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



4 AERIAL VIEW



2 FRONT VIEW



3 REAR VIEW

PROPOSED PROJECT FOR:

7th LIVING TOWNHOUSES

S.E. 7th ST. & S.E. B ST. - BENTONVILLE, AR

blueROCK design · build

479-459-2838 - BLUEROCKDESIGNBUILD@GMAIL.COM

BRET T. ABBOTT
REGISTERED ARCHITECT
NO. 13711
ARKANSAS

PROJECT DATA, ROOF PLAN & 3D IMAGES

Seal

Revisions

Date 6.9.21

Project 21.33

A0.0



1 FRONT ELEVATION
3/16" = 1'-0"



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

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

PROPOSED PROJECT FOR:

7th LIVING TOWNHOUSES

S.E. 7th ST. & S.E. B ST. - BENTONVILLE, AR

BRETT ARBOGAST REGISTERED ARCHITECT NO. 13717 ARKANSAS

ELEVATIONS

Seal

Revisions

Date 6.9.21

Project 21.33

A2.0



1 REAR ELEVATION
3/16" = 1'-0"



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

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

PROPOSED PROJECT FOR:

7th LIVING TOWNHOUSES

S.E. 7th ST. & S.E. B ST. - BENTONVILLE, AR

BRETT ARNOTT REGISTERED ARCHITECT NO. 4717 ARKANSAS

ELEVATIONS

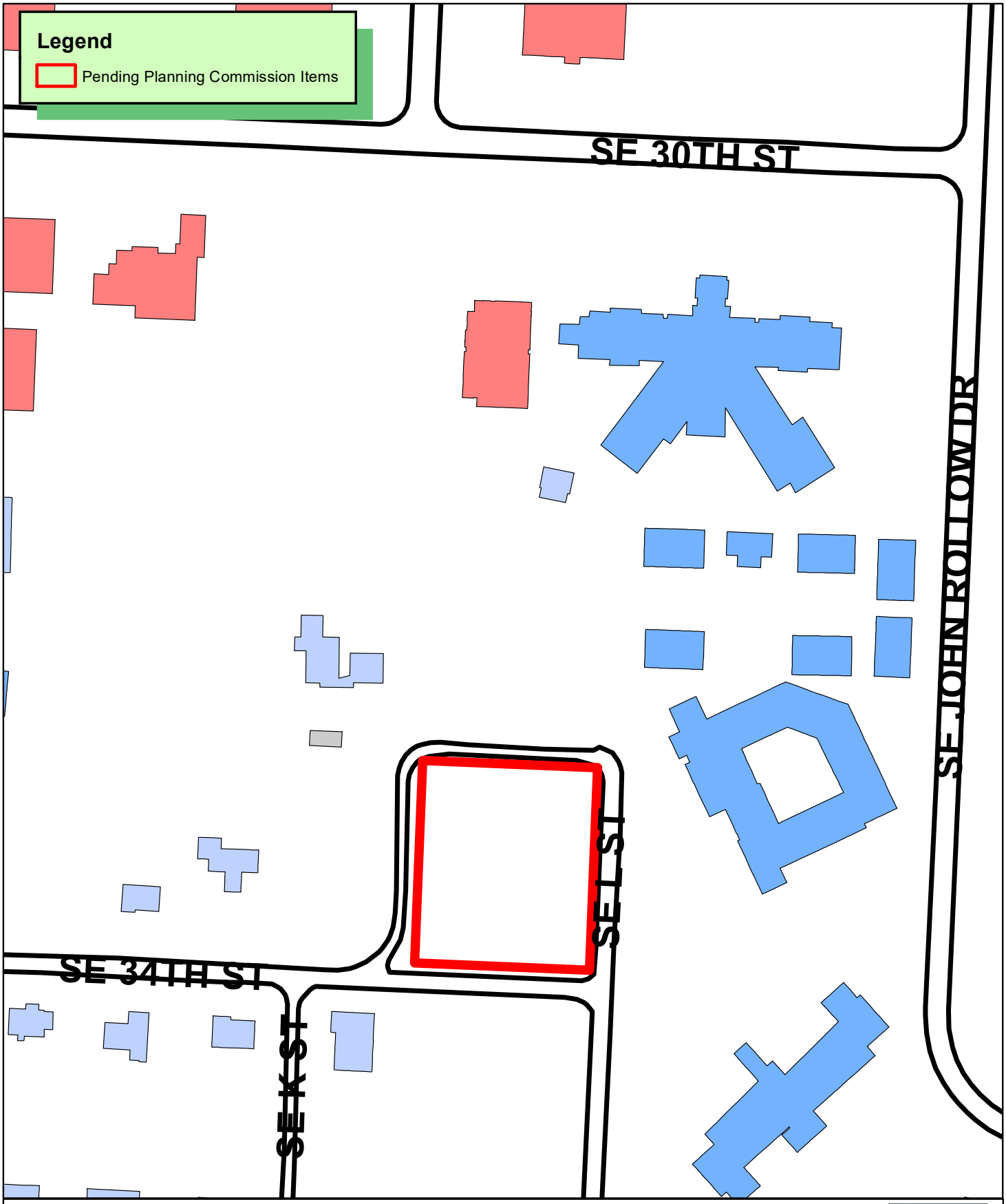
Seal

Revisions

Date 6.9.21

Project 21.33

A2.1



WAV21-0015
GENERAL WAIVER
L STREET DEVELOPMENT
PARCEL 01-00149-000

E | D | G

Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of L Street Partners LLC

Date: July 06, 2021

Re: Multifamily Development @ 3302 L Street, Bentonville, AR

On behalf of L Street Partners LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request prior to the LSD Submittal.

Project Description: Proposed multifamily development includes approximately 54 units, street widening per the Master Street Plan, on-street parking, interior parking, utility connections, and landscape improvements. A conceptual site plans is included with this waiver for reference. The property is zoned R-3 (Medium to High Density Multifamily Residential).

This Waiver Request items are listed below:

Parking Count Waiver Request

- City of Bentonville Municipal Code: Appendix A – Zoning Code – Article 501 Off Street Parking and Loading
  - Section 501.06 Number of Off-Street Parking Spaces Required
    - *(f)* Standards. *Off-street parking shall be provided in accordance with the following schedule, with the exception of the DC and DE district, already provided for in Section 501.6(d)(1) above:*

Number of Parking Spaces Required	
Land Use	Parking ratio
RESIDENTIAL	
Single-Family Dwelling	2 spaces per dwelling unit
Patio Home Dwelling	2 spaces per dwelling unit
Two-Family Dwelling, Duplex	2 spaces per dwelling unit
Multi-Family Dwelling	3 spaces for each two dwelling units
Hotels and Motels	1 space is required per guest room. For developments larger than twenty (20) rooms, eleven parking spaces must be provided for each ten rooms or fraction thereof for employees and non-guest users patronizing meeting rooms, and other facilities, but not including restaurants.
Manufactured Home Subdivision	2 spaces per manufactured home
Bed and Breakfast	1 space per sleeping/rental unit plus 1 space for the owner

  - Per Section 501.06(f) table, the parking requirement for this development is: **3 spaces for each 2 dwellings**, otherwise **1.5 spaces per dwelling unit**.
    - Following this requirement: 54 units * 1.5 = **81 parking stalls** are required for this development.

- This project is proposing **66 parking spaces**, or a ratio of **1.2 spaces per dwelling unit**. This includes 52 on site spaces and 14 on-street parking spaces. This would be a difference of 15 stalls from the amount required per code.

- Newell Development, representative of L Street Partners LLC, has built and is currently managing (5) multi-family developments throughout the City of Bentonville city core equaling a total of 65 units. They have completed a parking study for all of their units summarizing the unit type, the number of vehicles used, and percentage the tenant was at home. Please see some of the highlights from the study below:

    - Eight (8) out of the 65 or 12% were home 50% of the time;
    - Seven (7) out of the 65 or 11% were home 75% of the time;
    - Developments were typically occupied at a 95% rate;
    - These percentages, combined the vehicles per unit recorded in the study show that a .945 space per unit is the true utilized parking ratio within these developments; meaning a 1.2 space per unit would be more than adequate for tenants.

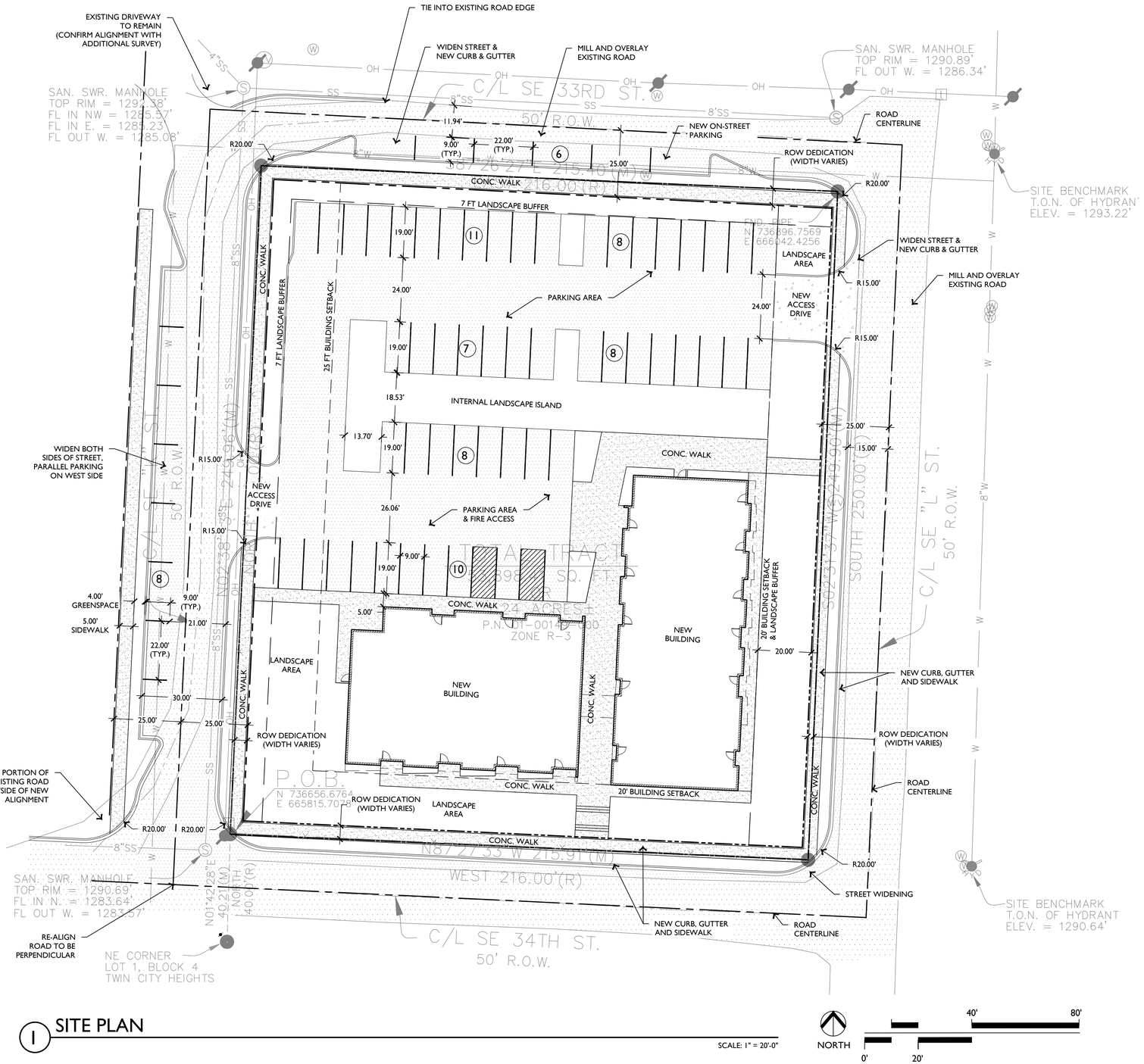
With the findings from the study mentioned above, the notion that the owner wants the development to be successful, which includes satisfied tenants and competitive amenities, the applicant is requesting a waiver to provide 1.2 stalls per 1 dwelling unit in lieu of 1.5 stalls per dwelling unit.

If you have any further questions or concerns, please contact me at jburbidge@ecologicaldg.com or 479.883.2845.

Sincerely,



Jenny Burbidge, ASLA
Project Manager
Ecological Design Group, Inc.



1 SITE PLAN

SCALE: 1" = 20'-0"

PARKING DATA	
ZONING	(R-3)
USE	MULTI FAMILY
PARKING REQUIREMENTS	RESIDENTIAL - MULTIFAMILY 3 SPACES FOR 2 DWELLING UNITS (1.5 STALLS PER UNIT) 54 UNITS * 1.5 SPACES = 81 SPACES
TOTAL	81 SPACES REQUIRED
PARKING PROVIDED	
ON SITE PARKING PROVIDED	52 SPACES
ON STREET PARKING PROVIDED	14 SPACES
TOTAL	66 SPACES PROVIDED*

** WAIVER FOR 1.2 SPACES PER UNIT REQUESTED*

SITE SUMMARY

ZONING:
MEDIUM DENSITY RESIDENTIAL (R-3)
USE:
MULTIFAMILY
AREA:
53,898 SF / 1.24 AC

ZONING SUMMARY

LOT AND AREA STANDARDS	REQUIRED	PROVIDED
MIN. LAND AREA/ UNIT	800 SF	1,017 SF
	800*53=42,400 SF	53,898 SF
MIN. LOT AREA:	10,000 SF/.23 AC	42,307 SF
MIN. LOT WIDTH:	100'	215'
MAX LOT COVERAGE MAX (MULTIFAMILY, CORNER LOT):	55%	21%

SETBACK STANDARDS	REQUIRED	PROVIDED
FRONT YARD MIN:	20'	20'
SIDE YARD (EXTERIOR) MIN:	20'	20'**
SIDE YARD (INTERIOR) MIN:	10'	10'**
REAR YARD MIN:	25'	25'**

*** SETBACKS SHOWN ARE AS REQUESTED BY VARIANCE REQUEST TO INTERPRET LOT TO HAVE 4 DIFFERENT SETBACKS, RATHER THAN 4 FRONT SETBACKS.*

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

SE L STREET DEVELOPMENT
3302 SE L ST. BENTONVILLE, AR

EDG PROJECT NO. 21-012
DATE 2020.07.02
REVISIONS
Number | Date

PHASE Schematic Design
TITLE Site Plan
SHEET NO. C1.00

copyright EDG, Inc. 2020