***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
Meeting Agenda
August 3, 2021

Registration Link: https://zoom.us/webinar/register/WN_4qzUrD8vTNKgEZJOst3CIw

I. Call to Order

II. Approval of the July 20 Meeting Minutes

III. Consent Agenda

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

2. **Lot 13 & 14, Block 5 Deming's Addition** — **Property Line Adjustment**
   SW Regional Airport Boulevard *(PLA21-0025)*

3. **Bentonville Plaza Addition** — **Large-Scale Development**
   1101 S Walton Boulevard *(LSD21-0027)*

IV. Old Business

1. **Sunrise Developers, Inc.** — **Rezoning***
   R-ZL, Residential Zero Lot Line to R1, Single Family Residential
   SW Featherston Road & SW 28th Street *(RZ21-0040)*

V. New Business

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

2. **Beach BBQ** — **Large-Scale Development**
   1080 SE 14th Street *(LSD21-0031)*

3. **United Bank** — **Large-Scale Development**
   2411 SW 14th Street *(LSD21-0037)*

4. **7th Street Townhomes** — **Large-Scale Development**
   207 & 209 SE 7th St. *(LSD21-0038)*

5. **3302 SE L Street** — **Waiver**
   Parking Count
   3302 SE L Street *(WAV21-0015)*

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

Planning Commission Meeting
Minutes
July 20, 2021

Meeting called to order at 4:00 p.m. by Dana Davis, Chairman. Meeting was held at City Hall and via Zoom video conference.

Present: Dana Davis, Eric Hipp, Elaine Kerr, Rod Sanders, Reggie Wright, Joe Haynie, Richard Binns
Absent:
Staff: Ellen Norvell, Jon Stanley, Christian Togmus, Elizabeth Johnson, Tyler Overstreet, Dan Weese

Motion by Mr. Davis, seconded by Mr. Haynie to approve the minutes of July 6, 2021.
Approved 7-0

Consent Agenda

1. Lots 2 & 3 of Block K Orchard Addition, SE D Street, LS21-0028
2. Lots 1 & 2 of Big Blue Marble Subdivision, 7048 Vaughn Road, LS21-0035
3. Lots 17 & 18 Crystal Bridges Museum of American Art, 600 Museum Way, PLA21-0022 – Staff requested to have this item removed from agenda due to this item being an in-house project.
4. Lots 1 & 2 of Momentary Addition Phase 2, 507 SE E Street, PLA21-0023
5. Slim Chickens, 1000 SW Regional Airport Boulevard, LSD21-0035
6. Osage Hills Phase 1, SW Adams Road & SW Anglin Road, FP21-0002
7. Woodlands Crossing Phase 1, S Morningstar Road, LSD21-0027

Approved 7-0

Old Business
Item #1
Bentonville Plaza Addition, Large Scale Development, 1101 S Walton Boulevard, LSD21-0027
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is a discussion amongst the Commissioners and Staff.
Motion to deny by Mr. Sanders, seconded by Mr. Wright to deny the waiver from Article 1100, Section 1100.21(e).
Denied 7-0
Rick McGraw, applicant, requests to table the item to make adjustments to revise elevations
Motion to table the item by Mr. Hipp, seconded by Mr. Binns
Tabled 7-0

New Business
Item #1
Newell Development, R-1, Single Family Residential to DN-3, Downtown High-Density Residential, 501 NW B Street, RZ21-0043
Will Kelstrom, representative, requests to withdraw the item
Staff reminds Planning Commission that in order for the item to come back, a new application will have to be filed with full public notification.

Item #2
Jetton Event/Office Trailer, Conditional Use, 205 N Main Street, CU21-0016
Jon Stanley reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 7-0

Motion by Mrs. Kerr, seconded by Mr. Wright to adjourn.
Meeting adjourned

**A copy of this recording can be obtained from the Bentonville Planning Department.
Christian Togmus

16:30

Consent Agenda Items

For the Planning Commission meeting of August 3, 2021

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

- At the Technical Review meeting held on July 27, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Property Line Adjustment: Lots 221-224 Bentonville Original, 301 SE 2nd LLC, Inc., 301-305 SE 2nd Street, *PLA21-0021*

A property line adjustment of existing Lots 1 and 10 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.

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

Property Line Adjustment: Lot 13 & 14, Block 5 Deming's Addition, Meadow Lake Homes, 305 NW 5th Street and 408 NW C Street, R-1, Low-Density Single Family Residential, *PLA21-0025*

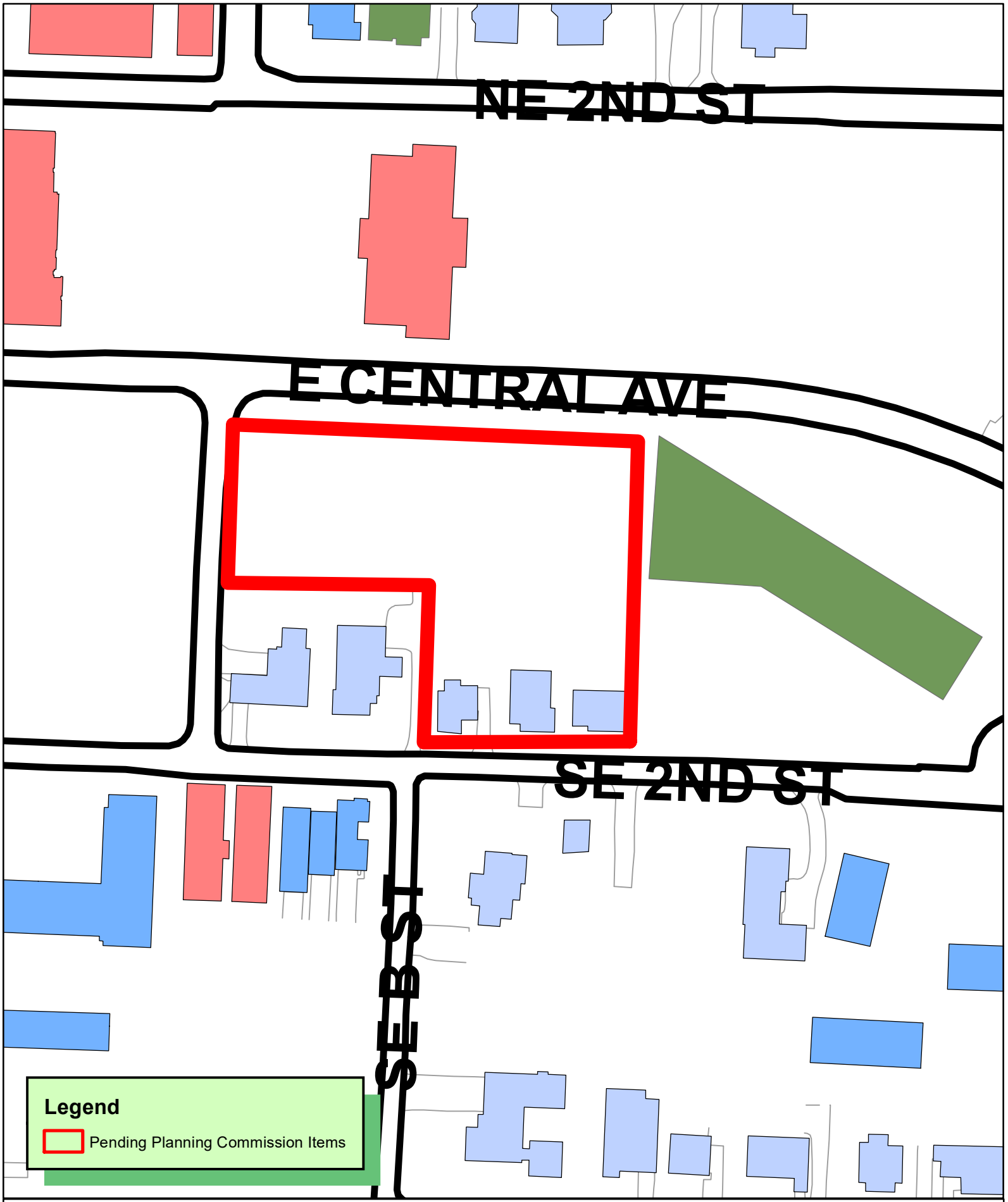
A property line adjustment of existing Lot 3 and the south 100' of Lot 4, Block 5 Deming's Addition, creating new Lot 13 (+/- 0.330 acres) and Lot 14 (+/- 0.235 acres), Block 5 of Deming's Addition. The plat dedicates various utility easements to serve the lots and also dedicates right-of-way along NW 5th Street to meet the requirements of the Master Street Plan.

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

Large-Scale Development: Bentonville Plaza Addition, Redbud Holdings LLC, 1101 S Walton Boulevard, C-2, General Commercial, *LSD21-0027*

A large-scale development proposing the construction of an 11,004-square foot multitenant commercial building. 59 parking spaces are required and 75 spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code. Access to the project will be achieved through shared access on S Walton Boulevard. The primary materials on the exterior of the building include brick and 24-gauge prefinished architectural metal panels.

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



N
W E
S

1 inch = 100 feet

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

THE CITY OF BENTONVILLE

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.

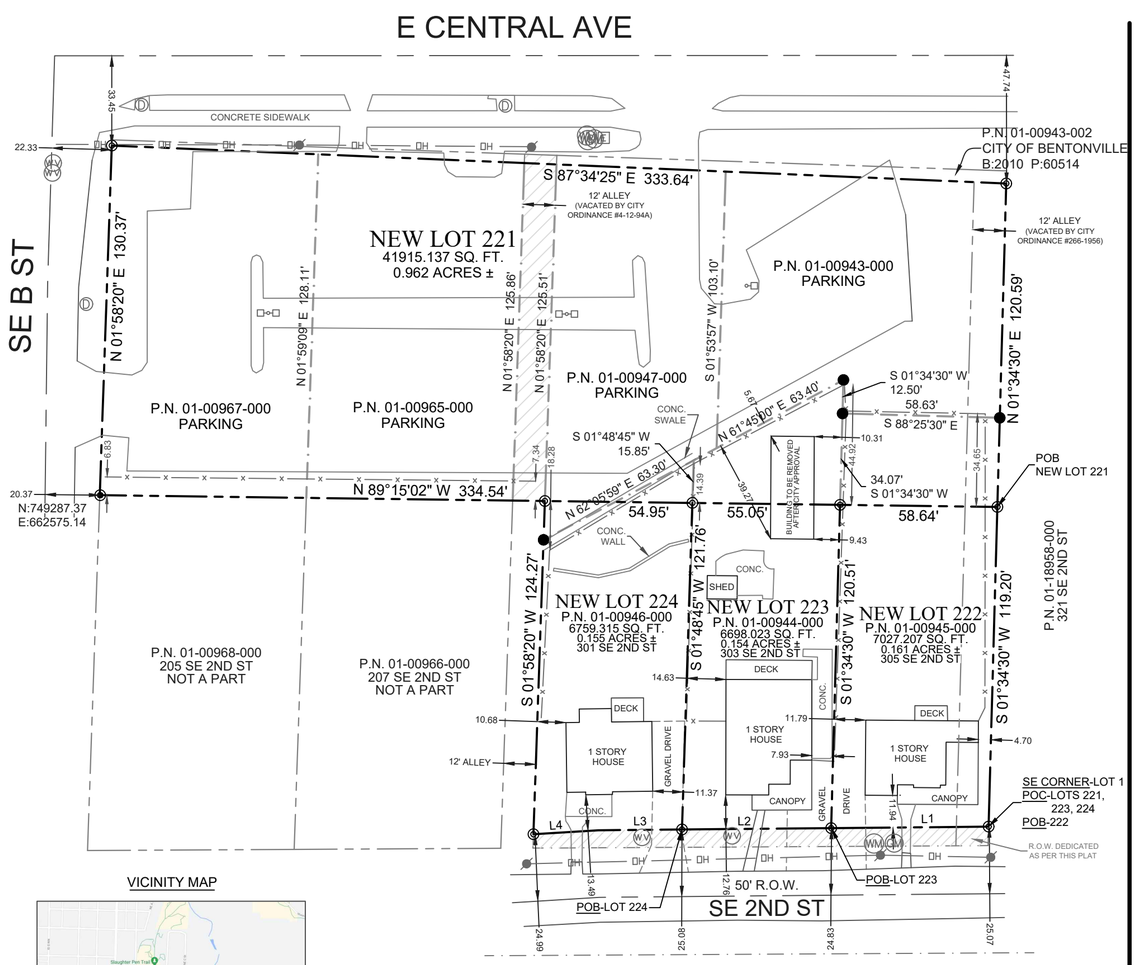
DATE OF EXECUTION _____

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

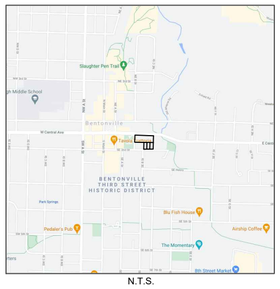
FLOOD CERTIFICATION:

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

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
- WATER VALVE
- GAS METER
- WATER METER
- CABLE
- 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: _____

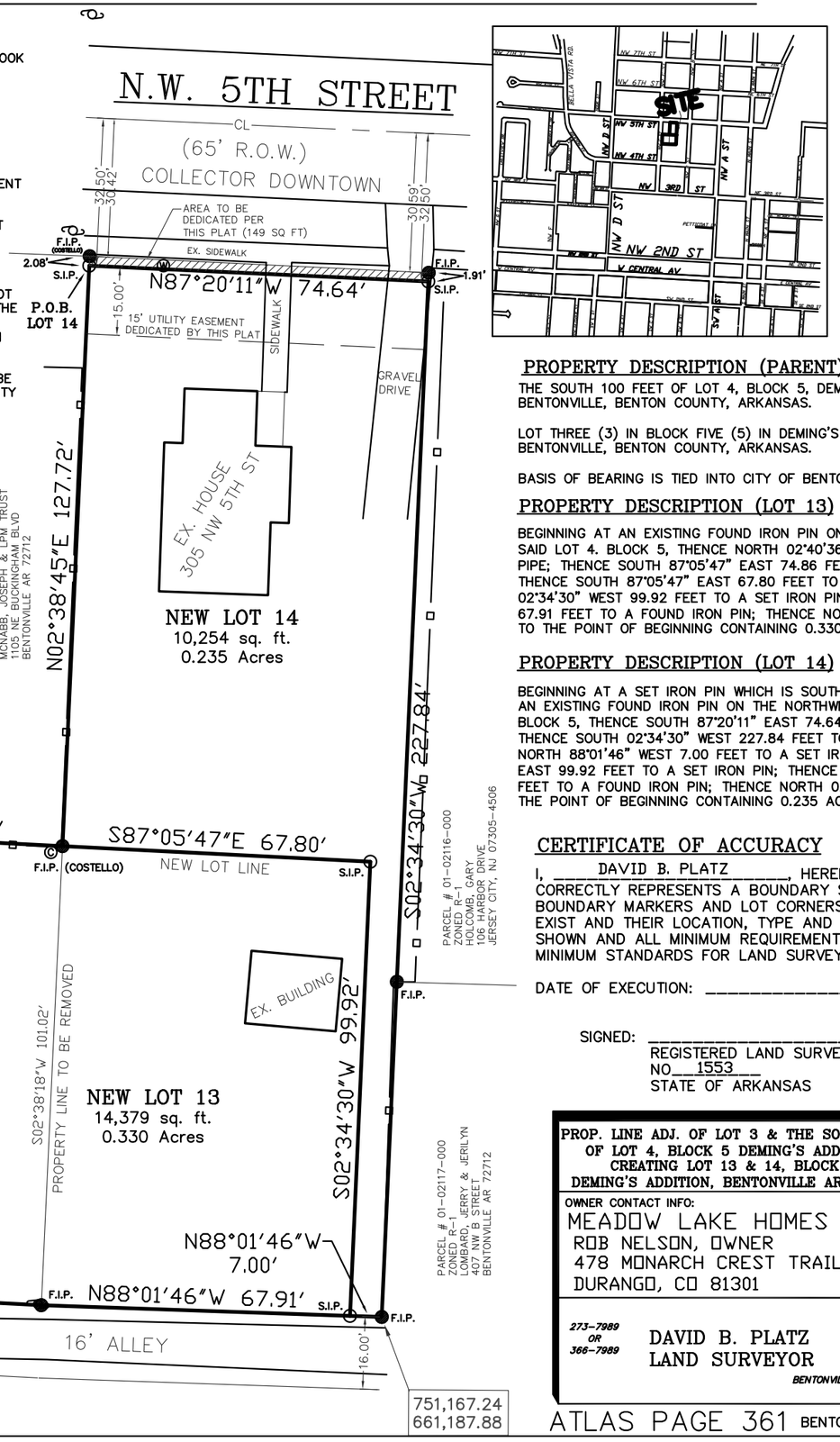
SOURCE OF TITLE: D.R. _____
PAGE: _____

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

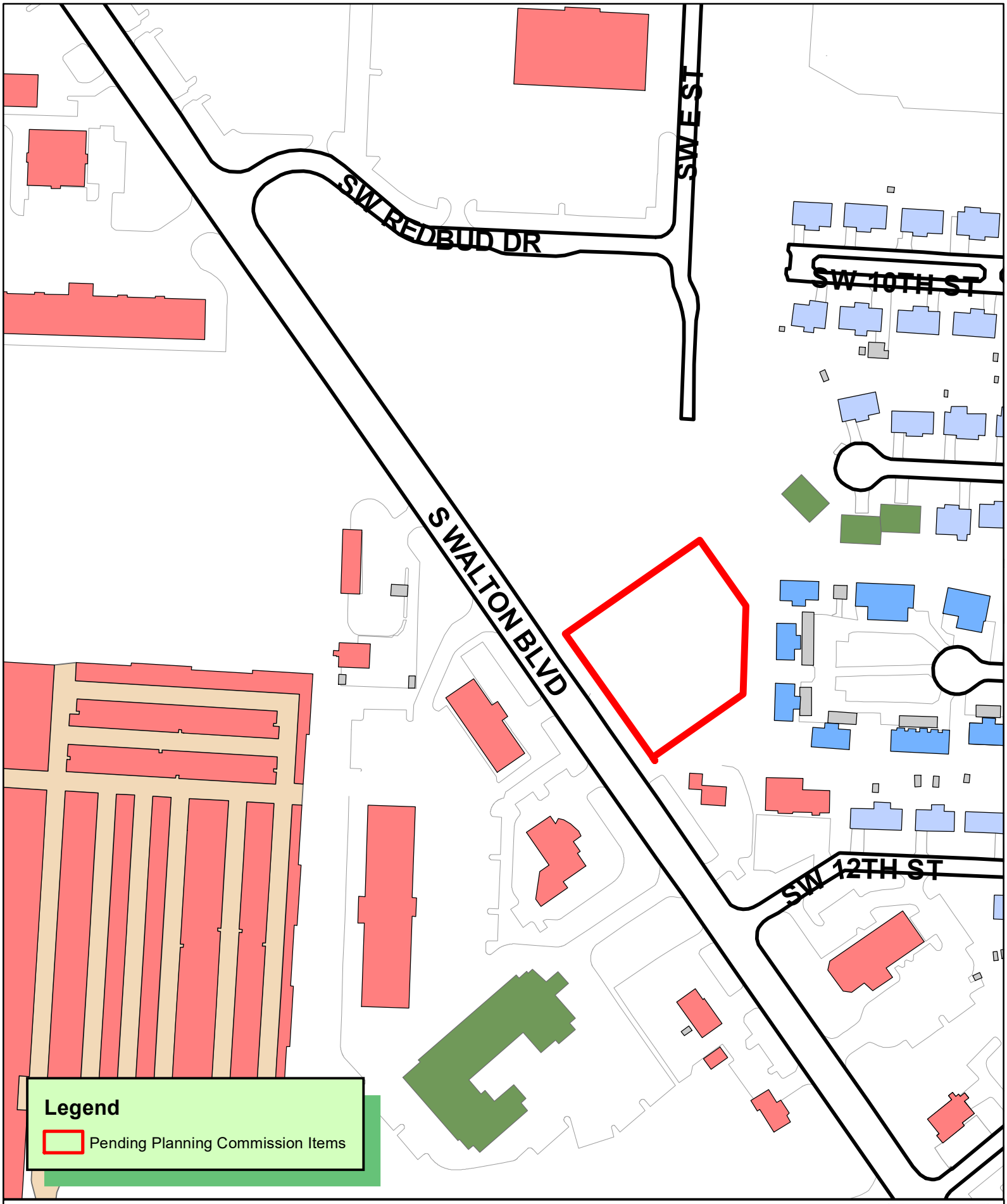
273-7989
OR
366-7989

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

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

ATLAS PAGE 361 BENTONVILLE PROJECT #: PLA21-0025



N
W E
S

1 inch = 200 feet

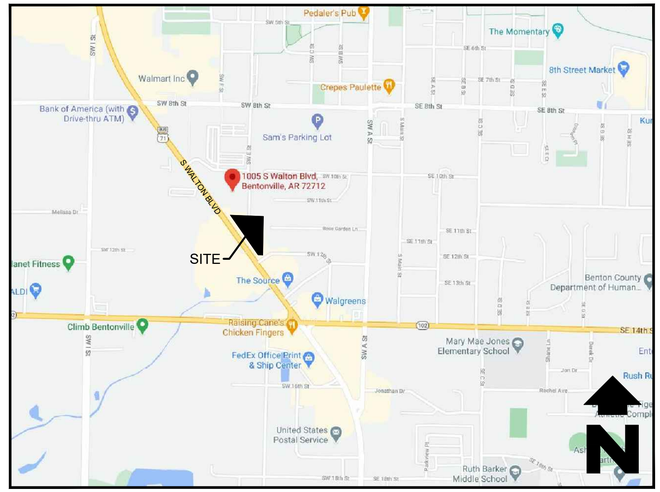
LSD21-0027
LARGE SCALE DEVELOPMENT
BENTONVILLE PLAZA ADD
1101 S WALTON BLVD

THE CITY OF BENTONVILLE

BENTONVILLE PLAZA - LOT D

1101 S. WALTON BLVD
BENTONVILLE, AR 72712
BENTON COUNTY

LARGE SCALE DEVELOPMENT



VICINITY MAP
NO SCALE

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

CONTACTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COVER NOTES

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

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

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

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

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

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

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

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

PROPERTY ZONED

C-2

BUILDING SETBACKS

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

HEIGHT REQUIREMENTS (C-2)

MAXIMUM HEIGHT: 60FT

LOT REQUIREMENTS (C-2)

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

WAIVERS

APPROVED
WAV21-0008 LANDSCAPE BUFFER REDUCTION ALONG THE EAST SIDE

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

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

REVISION CHART

⚠	TITLE	DATE	NOTES:

LEGAL DESCRIPTION

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

FLOOD NOTE

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

BENCHMARK

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

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

SHEET LIST

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

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

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT
1101 S. WALTON BLVD.
BENTONVILLE, AR 72712
CONTENTS INCLUDE ALL REVISIONS TO DATE ON
05/17/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REASONS OTHER THAN THOSE FOR WHICH PROJECT REQUIRES THE SERVICES OF ARCHITECTS, LANDSCAPE ARCHITECTS AND ENGINEERS - REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

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

ISSUE BLOCK

⚠	TITLE	DATE
	OTP	4.26.2021
	OTP	05.17.2021

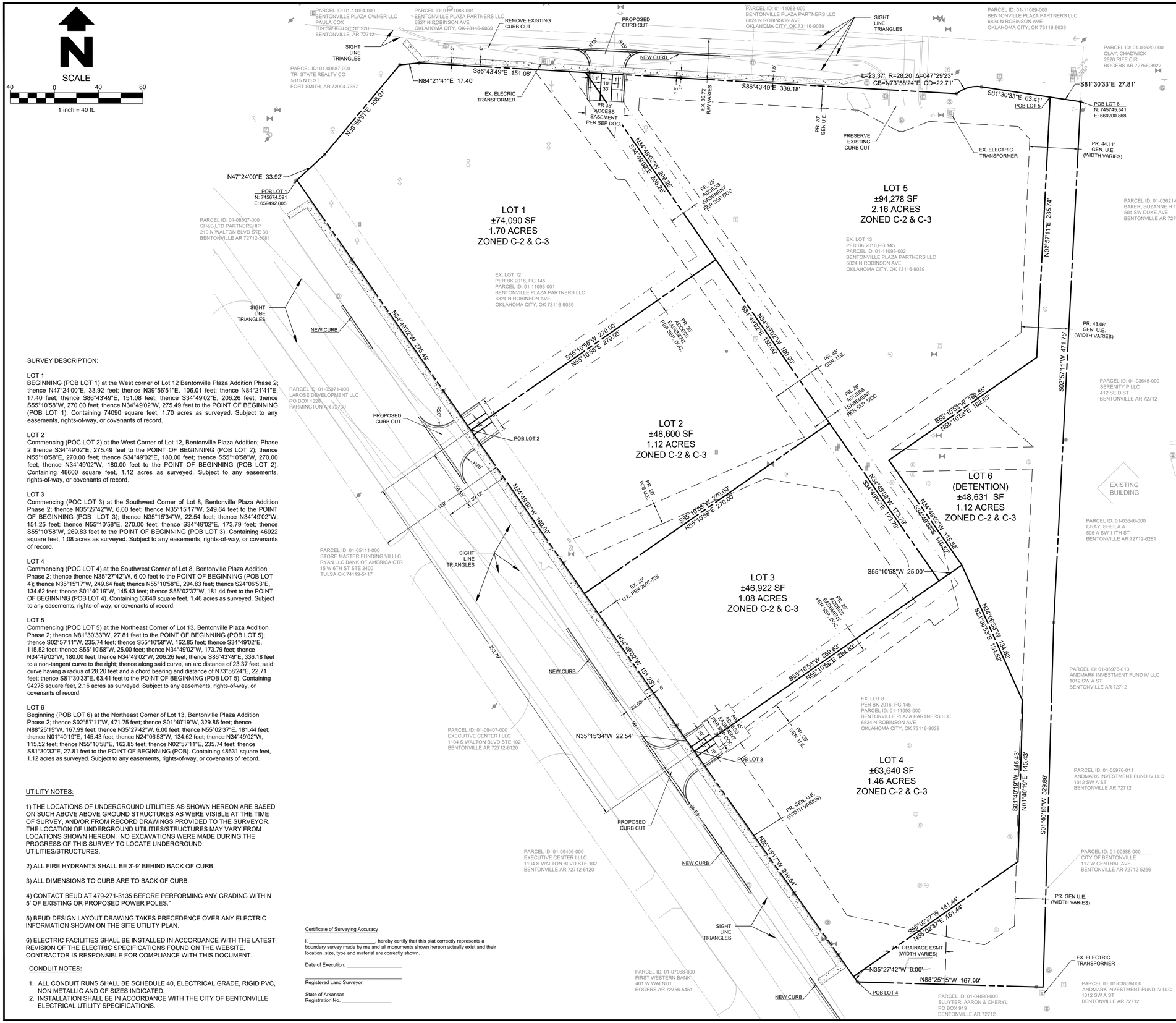
STORE NO.:	05/14/21
DOCUMENT DATE	WFM
CHECKED BY:	ELN
DRAWN BY:	

FOR PERMIT

COVER SHEET

SHEET: C0.0

May 17, 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 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

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"W, 270.00 feet; thence N34°49'02"W, 275.49 feet to the POINT OF BEGINNING (POB LOT 1). Containing 74090 square feet, 1.70 acres as surveyed. Subject to any easements, rights-of-way, or covenants of record.

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

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

LOT 4
Commencing (POC LOT 4) at the Southwest Corner of Lot 8, Bentonville Plaza Addition Phase 2; thence thence N35°27'42"W, 6.00 feet 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 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. _____

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
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT
BENTONVILLE, AR 72712
CONTRACTOR SHALL VERIFY TITLE ISSUE DATE ON
07/20/20
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR DIFFERENT PROJECTS OR TIMES WITHOUT PROJECT REQUIRES THE SERVICES OF HARRISON FRENCH & ASSOCIATES, LTD. ENGINEERS. REPRODUCTION OF THIS DRAWING FOR USE ON A DIFFERENT PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW

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

PROJ NUMBER: 18-19-00120

ISSUE BLOCK

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

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12539
DANIEL RYAN GILL
ryan.gill2/02/20/01:29:10 PM

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

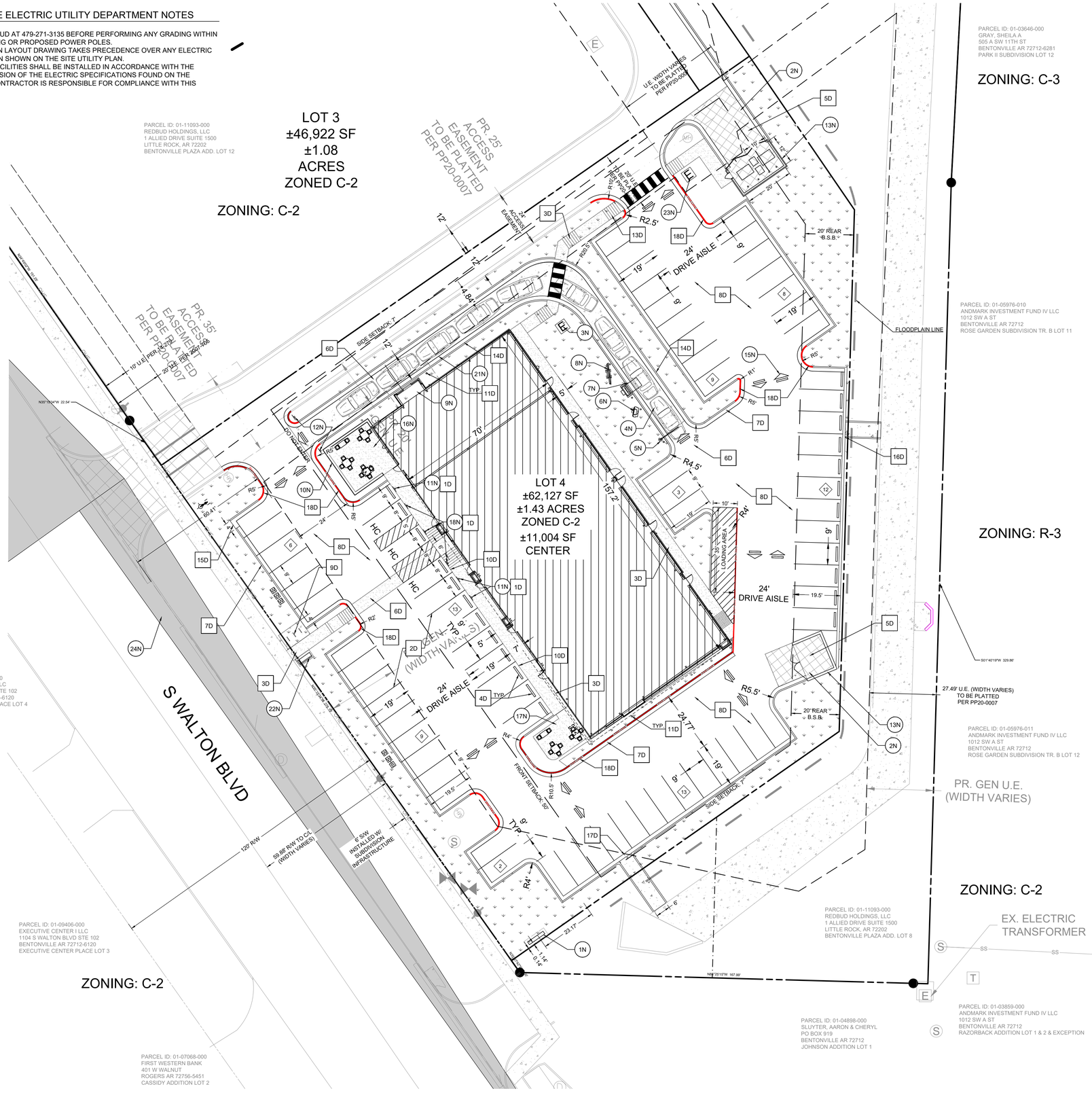
PRELIMINARY PLAT

SHEET: C3.0

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

BENTONVILLE ELECTRIC UTILITY DEPARTMENT NOTES

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



PROPOSED LEGEND

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

NOTES

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

DETAILS

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

PROPERTY ZONED

C-2 ZONING

BUILDING SETBACKS

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

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

HEIGHT REQUIREMENTS (C-2)

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

LOT REQUIREMENTS (C-2)

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

PARKING REQUIREMENTS

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

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

TOTAL REQUIRED: 23 + 36 = 59 SPACES

TOTAL PROVIDED: 75 SPACES

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

CITY NOTES

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

CITY OF BENTONVILLE PROJECT NUMBER: LSD 21-0027

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

STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT
BENTONVILLE, AR 72712
AND ARE NOT SUITABLE FOR USE ON A CONTRACTOR SHALL NOTIFY THE ARCHITECT DATE ON 5/17/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE AT ANY LATER TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED DESIGN PROFESSIONALS AS ENGINEERS. REPRODUCTION OF THIS PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

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

ISSUE BLOCK

#	TITLE	DATE
	OTP	5.17.2021

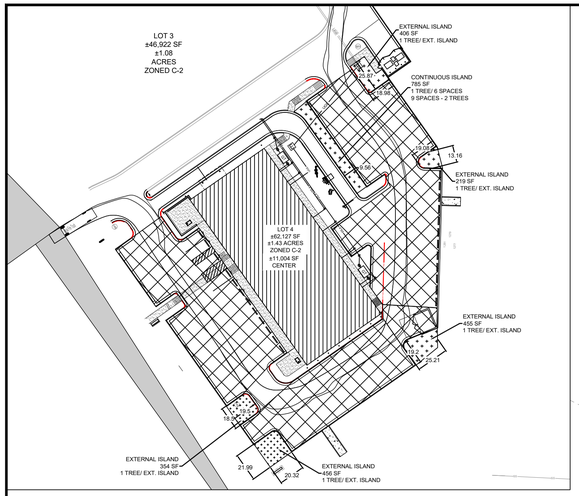
STORE NO.:
DOCUMENT DATE: 5/17/2021
CHECKED BY: WFM
DRAWN BY: ELN

FOR REVIEW ONLY

SITE PLAN

SHEET: C2.0

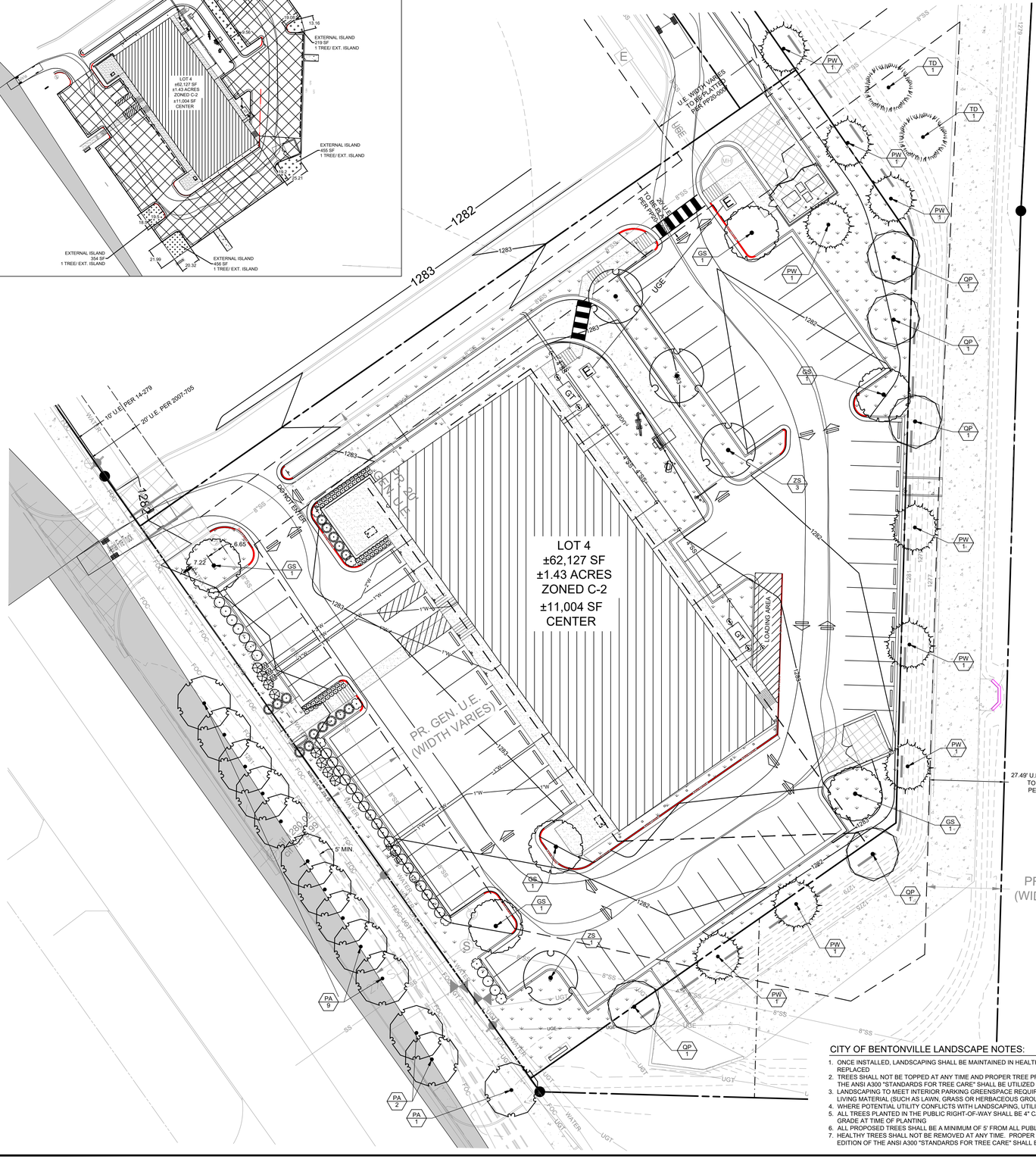
May 14, 2021 - 12:56pm - User evan niehues
N:\18\18-20-00076 Lot D Bentonville Plaza - Bentonville, AR\03-Disciplines\Civil\Construction Documents Folder\ 18-20-00076 Proj.dwg



INTERIOR GREENSPACE PROVIDED: 2,675

PARKING LOT PARKING AREA: 25,459

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



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: TEAK



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.
   - Building height and scale is in compliance

WALL ARTICULATION

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

FACADES

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

ROOFS

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

ENTRANCES

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

ARCHITECTURAL DETIALS

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

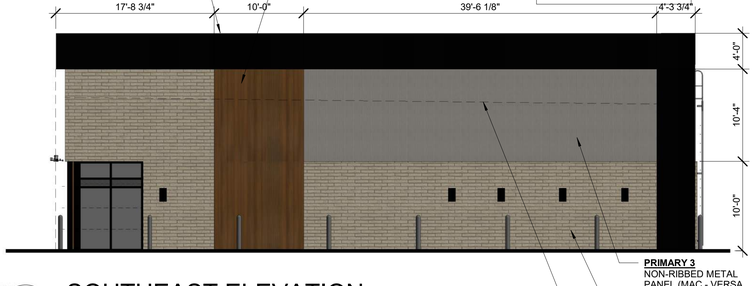
UTILITY AND MECHANICAL EQUIPMENT SCREENING

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



5 EXTERIOR PERSPECTIVE - FRONT FACADE

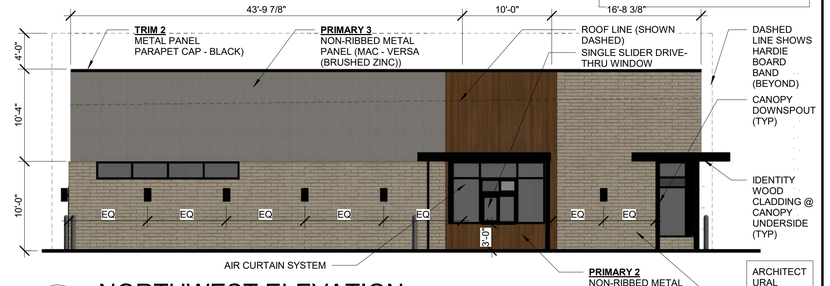
TOTAL AREA:	1637 FT²	100%
NON-RIBBED METAL PANEL 1:	203 FT²	12.5%
BRICK VENEER:	648 FT²	39.5%
NON-RIBBED METAL PANEL 2:	408 FT²	25%
CEMENT BOARD:	378 FT²	23%
METAL TRIM:	0 FT²	0%



4 SOUTHEAST ELEVATION

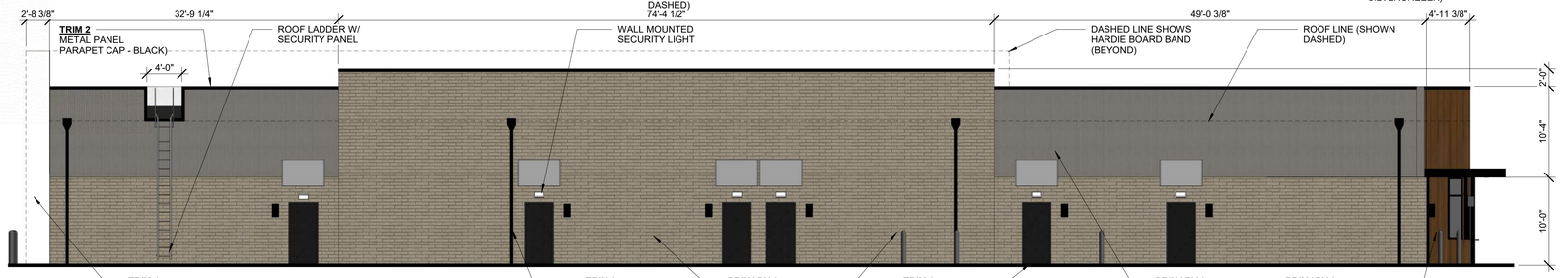
1/8" = 1'-0"

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



3 NORTHWEST ELEVATION

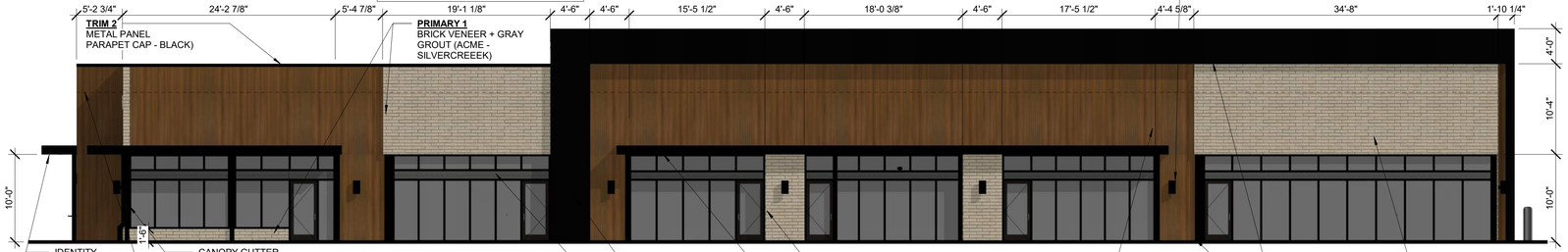
1/8" = 1'-0"



2 NORTHEAST ELEVATION

TOTAL AREA:	3490 FT²	100%
NON-RIBBED METAL PANEL 1:	102 FT²	3%
BRICK VENEER:	2238 FT²	64%
NON-RIBBED METAL PANEL 2:	861 FT²	25%
CEMENT BOARD:	66 FT²	2%
METAL TRIM:	223 FT²	6%

NON-RIBBED ARCHITECTURAL METAL COMPLIES WITH 24 GAUGE MIN STANDARD



TOTAL AREA:	2532 FT²	100%
NON-RIBBED METAL PANEL 1:	991 FT²	39%
BRICK VENEER:	899 FT²	36%
NON-RIBBED METAL PANEL 2:	0 FT²	0%
CEMENT BOARD:	531 FT²	21%
METAL TRIM:	111 FT²	4%

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 THIS PROJECT ONLY AT BENTONVILLE, AR.
DRAWINGS ARE NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT SITE OR AT A LATER TIME THAN THE ORIGINAL PROJECT SITE WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARRISON FRENCH & ASSOCIATES, LTD. REFERENCE OR EXAMPLE ON SUBSEQUENT PROJECTS BY PROPERLY LICENSED ARCHITECTS AND ENGINEERS IS PROHIBITED. ANY UNAUTHORIZED REUSE FOR REUSE ON ANOTHER PROJECT IS AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT AND CONSULTANTS TO THE ARCHITECT

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

7/23/2021 1:19:54 PM
C:\Users\tsj\Desktop\Documents\2020 Revit Projects\18-20-00076 Redbud Plaza - Bentonville, AR_v20_tsj_tsj.johnson.rvt
X-EL-RENDERED ELEVATIONS

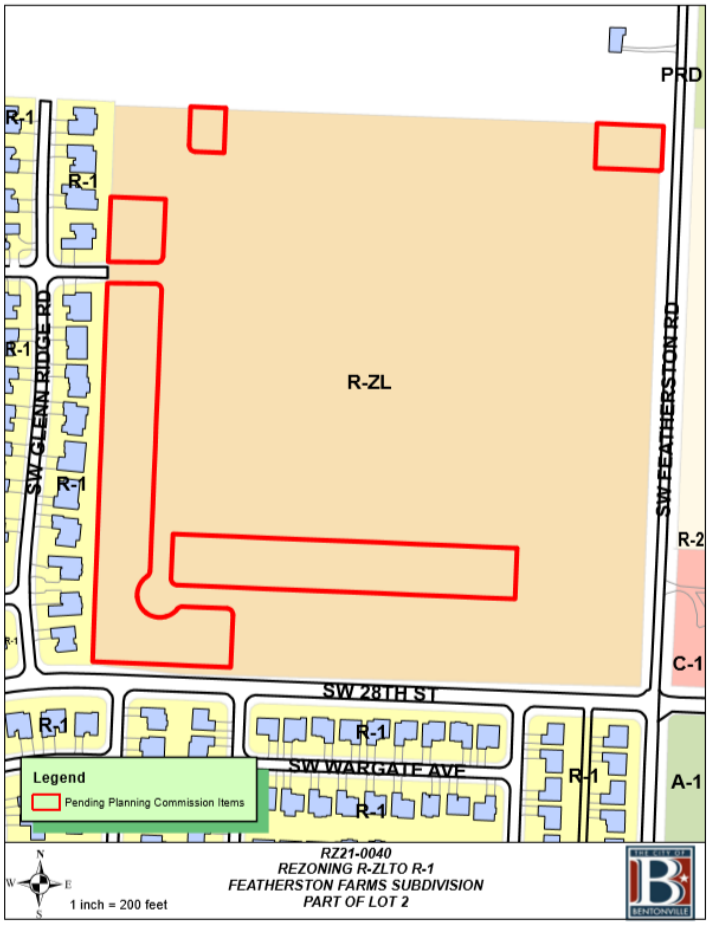
Sunrise Developers, Inc.

SW Featherston Road & SW 28th Street
PC Date: 8/3/2021
Reviewer: Baylea Birchfield, Planning Technician

Project Number	RZ21-0040
Applicant / Current Owner	Sunrise Developers, Inc.
Site Area	+/- 38.82 acres
Current Zoning	R-ZL, Zero Lot Line
Requested Zoning	R-1, Single Family Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at SW Featherston Road & SW 28th Street. The property is currently zoned R-ZL, Zero Lot Line Residential. Surrounding zoning districts are Benton County to the north, R-1, Low Density Single-Family Residential to the south and west, and C-1, Neighborhood Commercial and R-2, Medium Density Two Family and Townhome Residential to the east.

Relationship to the Bentonville Community Plan
The Future Land Use Map currently depicts this property as Medium Density Residential. These areas typically include townhouses or duplex residential properties. While this rezone does not align with the Future Land Use Plan, areas directly to the north have a future designation of Residential Estate. Staff recommends changing the Future Land Use Plan to Low-Density Residential per the recommendations of the Zoning District and Land Use Alignment Policy.

Public Comment
Staff has not received public comments regarding this rezoning request.

Analysis
The applicant requests to rezone from R-ZL, Zero Lot Line Residential to R-1, Low Density Single Family Residential while the future land use classification is currently Medium Density Residential. A change in zoning and land use would result in decreasing the allowable units of development in this area, making this request a downzone in effect.

Conclusion
Planning staff has reviewed this rezoning request. It is not consistent with the Bentonville Community Plan; however, it is consistent with nearby zoning districts. Staff recommends changing the Land Use Plan to Low-Density Residential for the areas affected by the rezoning. With Land Use Plan and zoning request alignment, staff recommends approval of the proposed rezoning.

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.

CIVIL ENGINEERING • GEOTECHNICAL ENGINEERING • STRUCTUAL ENGINEERING • LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS (GIS) • CONSTRUCTION MATERIALS TESTING • COMMERCIAL DRONE SERVICES • LANDSCAPE ARCHITECTURE

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:

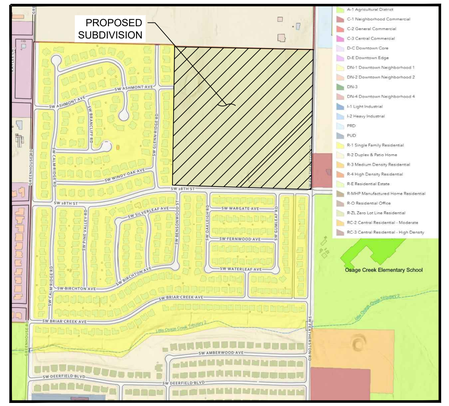
ANDERSON ENGINEERING, INC.
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
P: (479) 286-8181

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

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EMPLOYEE OWNED
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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

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SUNRISE DEVELOPERS, INC.
FEATHERSTON SUBDIVISION

COVER SHEET

BENTONVILLE, AR

SHEET NUMBER
C0.0

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

R-1, Low Density Single Family Residential

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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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R-1, Low Density Single Family Residential

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

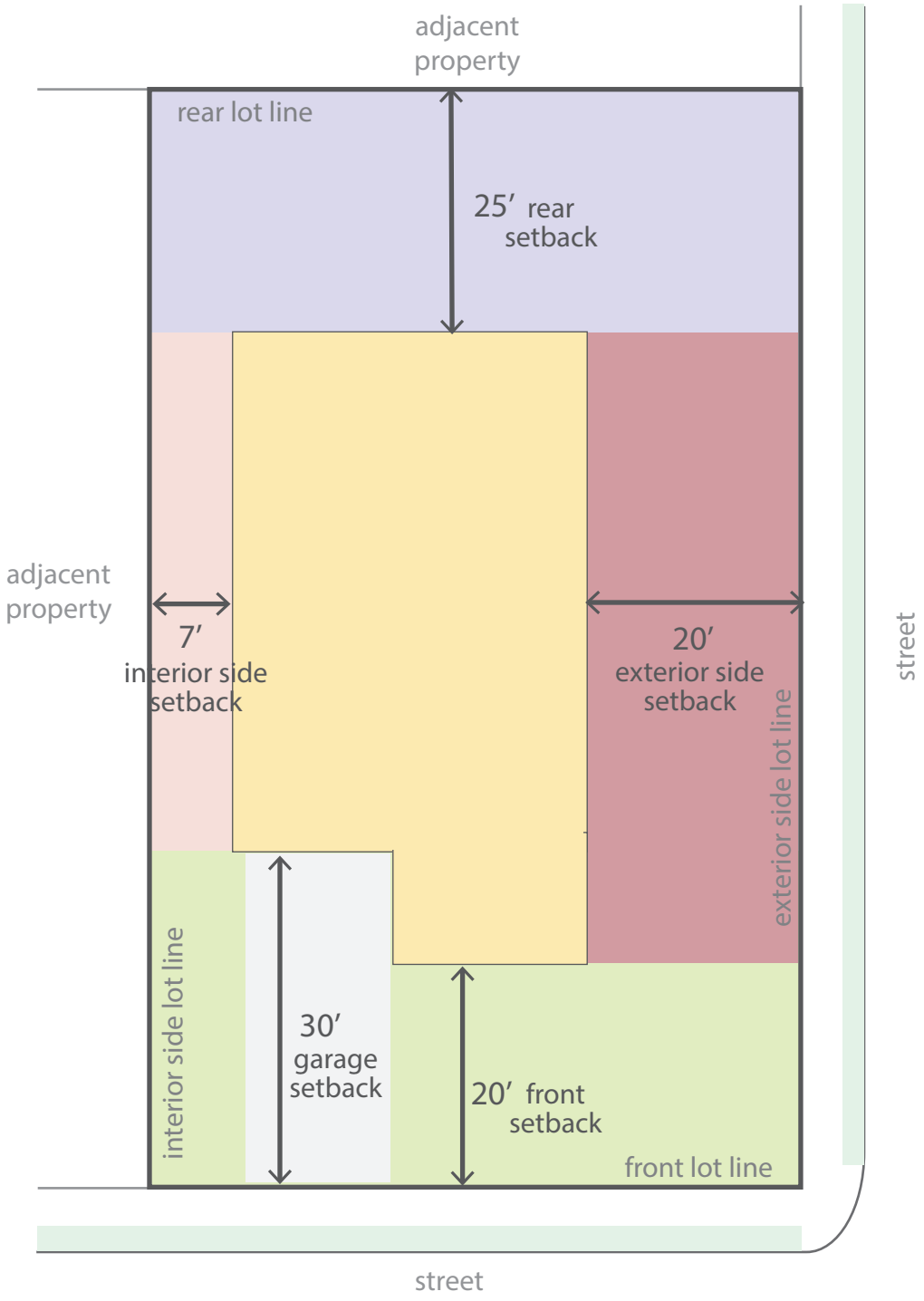
Land Uses:

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

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

R-1, Low Density Single Family Residential

Setback Illustration



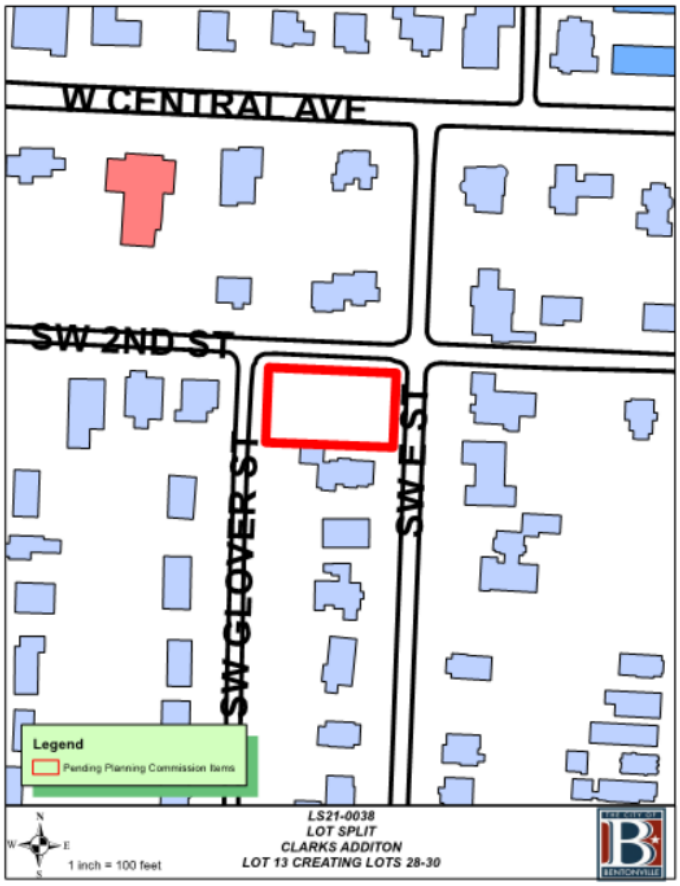
Lots 28, 29, & 30, Clark's Addition

202 & 204 SW E Street
PC Date: 8/3/2021
Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	LS21-0038
Applicant / Current Owner	Rainbow Homebuyers, LLC
Site Area	+/- .35 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located southwest of the intersection of SW E Street and SW 2nd Street. The property is currently zoned DN-2, Downtown Medium-Density Residential.

Project Details
A lot split of the north 100' of existing Lot 13, creating new Lots 28 (+/- 0.11 acres), 29 (+/- 0.12 acres), and 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 easements will be dedicated via a separate document to allow rear access to the three lots.

Waivers
There are no waivers associated with this lot split.

Analysis and Recommendation
The lot split meets all requirements of the Land Development and Zoning Codes.

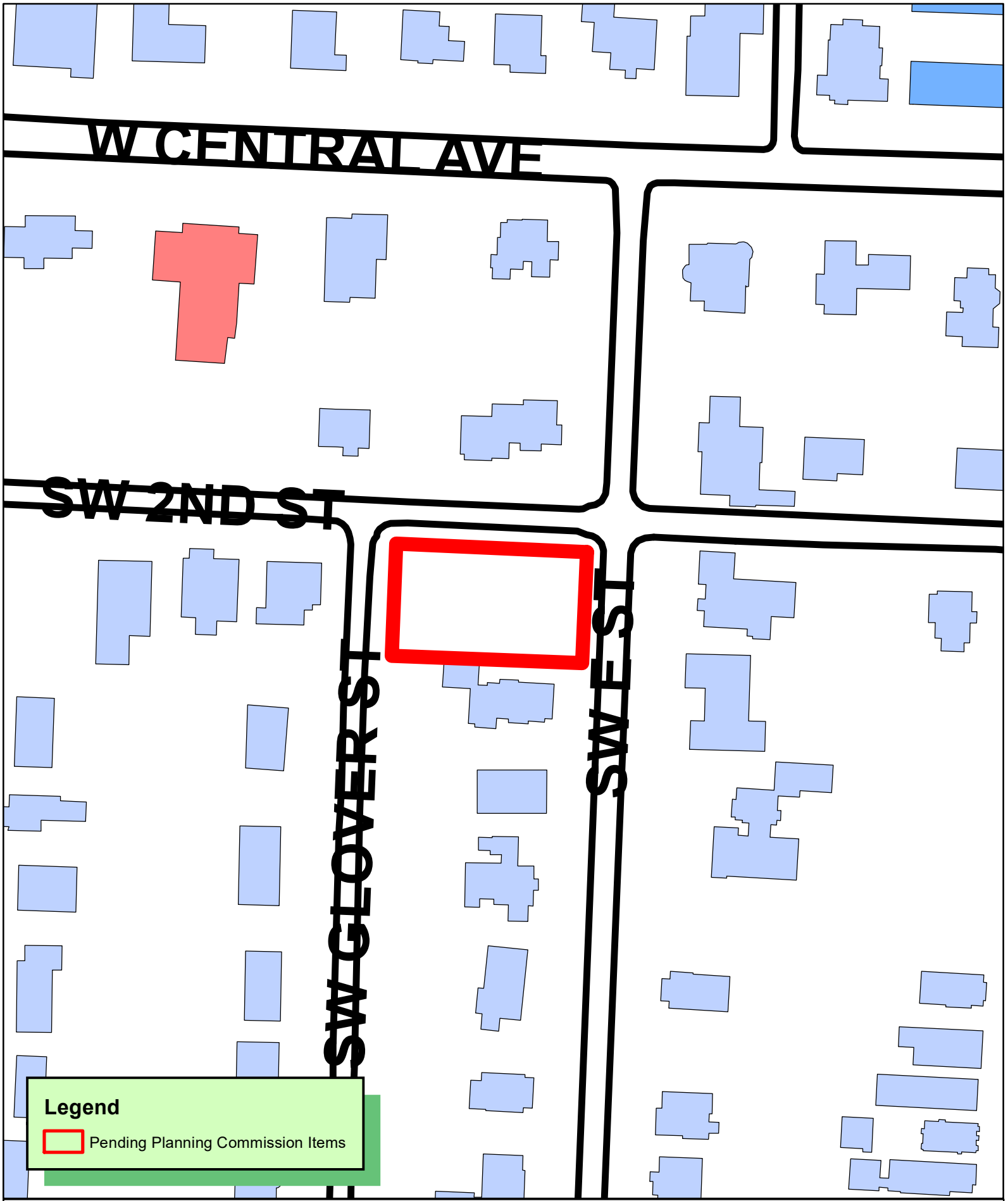
At the time of building permit, any homes constructed will need to meet the requirements of Section 1100.22, Downtown Neighborhood (DN) Districts Design Standards of the Land Development Code.

Staff recommends approval of the lot split.

Standard Conditions of Approval
1. Provide a digital copy of the plat.
2. Address all technical review comments prior to filing or requesting a building permit.
3. The plat shall not be filed until a final inspection has been completed and accepted.

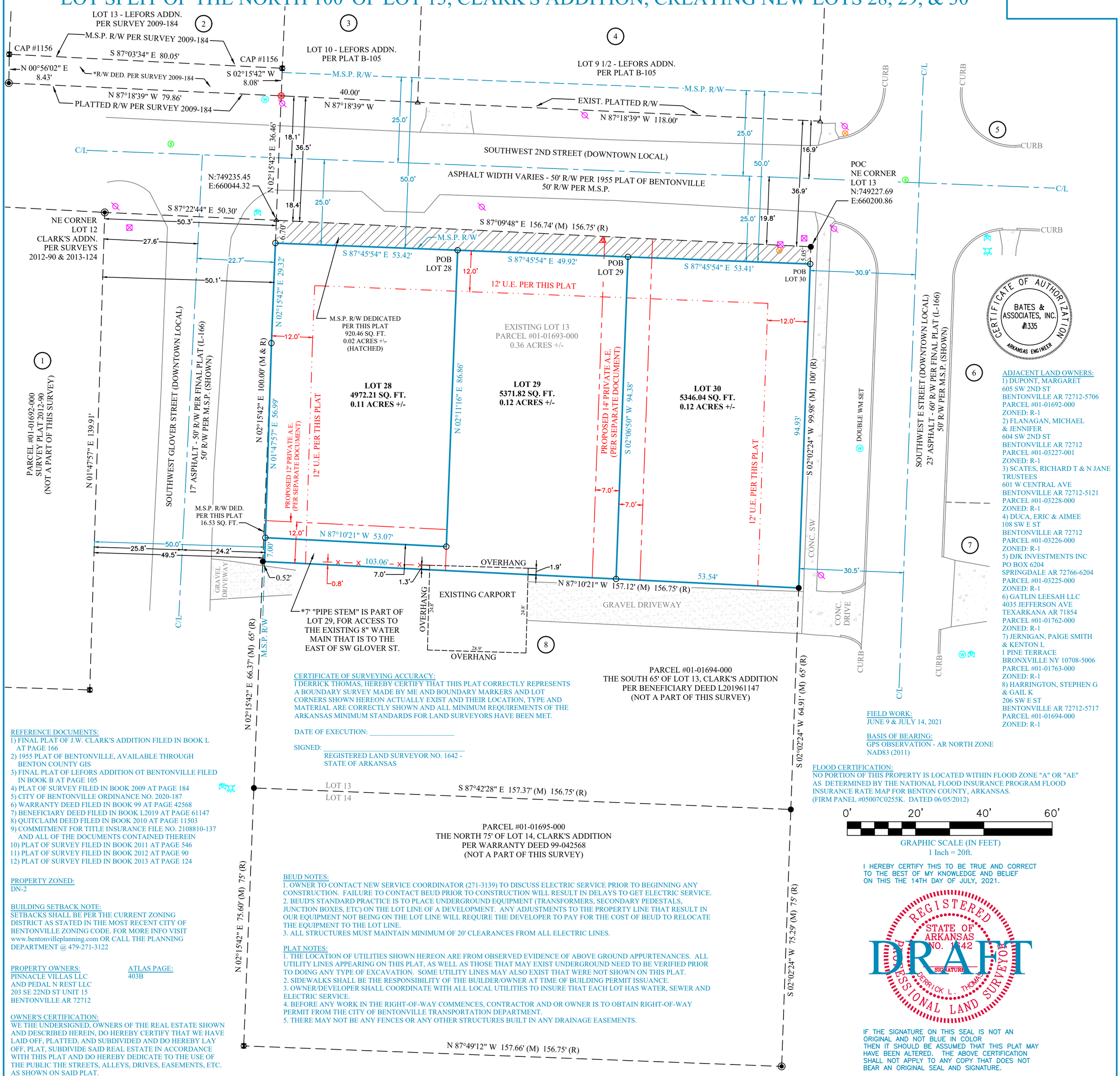
NOTES

- **Sidewalks.** Sidewalk installation will be the responsibility of individual lot owners at the time of building permit.



LS21-0038
LOT SPLIT
CLARKS ADDITON
LOT 13 CREATING LOTS 28-30

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



BATES & ASSOCIATES, INC. #1335 — CERTIFICATE OF AUTHORIZATION — 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

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

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

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

DRAWING #21-166 FLAG

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

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

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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

BENTONVILLE PROJECT #

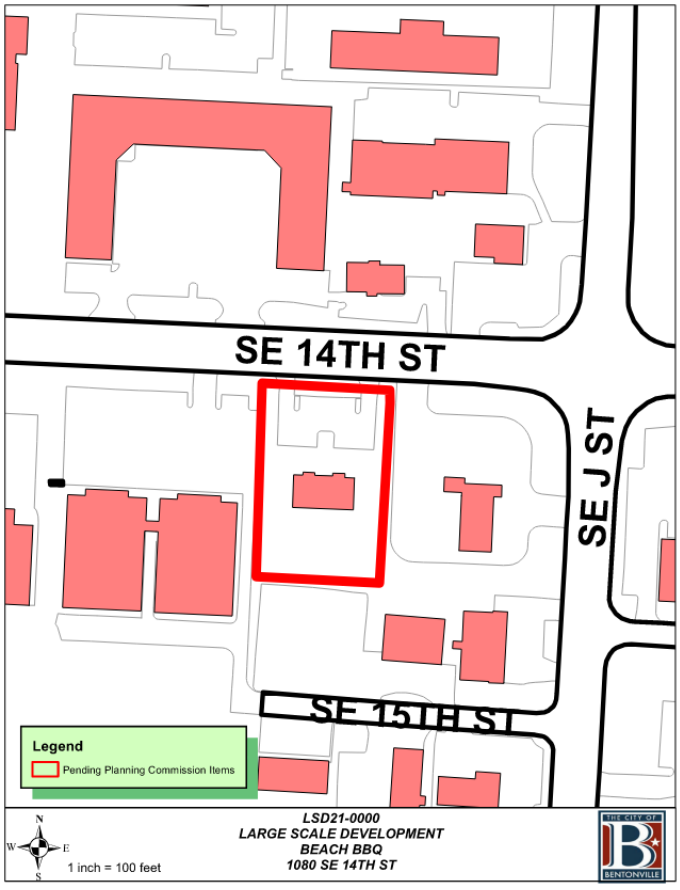
Beach BBQ

1080 SE 14th Street
PC Date: 8/3/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0031
Applicant / Current Owner	ROMI Investments, LLC
Site Area	+/- 0.78 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Mixed Use (MU)
Development Type / Use	Restaurant

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1080 SE 14th Street. It is currently zoned C-2, General Commercial with a Future Land Use classification of Mixed-Use Commercial.

Project Details

The project consists of a large-scale development proposing the expansion of a bank building into a 3,673 square-foot restaurant. The development provides a total of 32 parking spaces. The primary materials on the exterior of the expansion include brick, 24-gauge prefinished architectural metal panels, and glass. Sidewalks, landscaping, grading/drainage, and site amenities follow all development requirements.

Projected Traffic Impact

This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards and the elimination of an existing curb cut on SE 14th Street and the dedication of a cross-access easement should help alleviate potential impacts.

Waivers
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.

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

If the Planning Commission approves the requested waivers, staff recommends approval of the large-scale development. If the commission denies the requested waivers, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development Code.

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.

LARGE SCALE DEVELOPMENT

BEACH BBQ

1080 SE 14th St.
BENTONVILLE AR 72713

REVISION 0
JULY, 2021

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CITY OF BENTONVILLE BUILDING AND FIRE SAFETY
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ARKANSAS DEPARTMENT OF HEALTH
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4815 W. MARKHAM STREET
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PHONE: (501) 661-2000

GAS UTILITY: BLACK HILL ENERGY
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TELEPHONE: AT&T
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CELL: (479)-200-9022

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FORT SMITH, AR 72906
PHONE: (479) 646-6394

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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).

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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

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

COVER SHEET

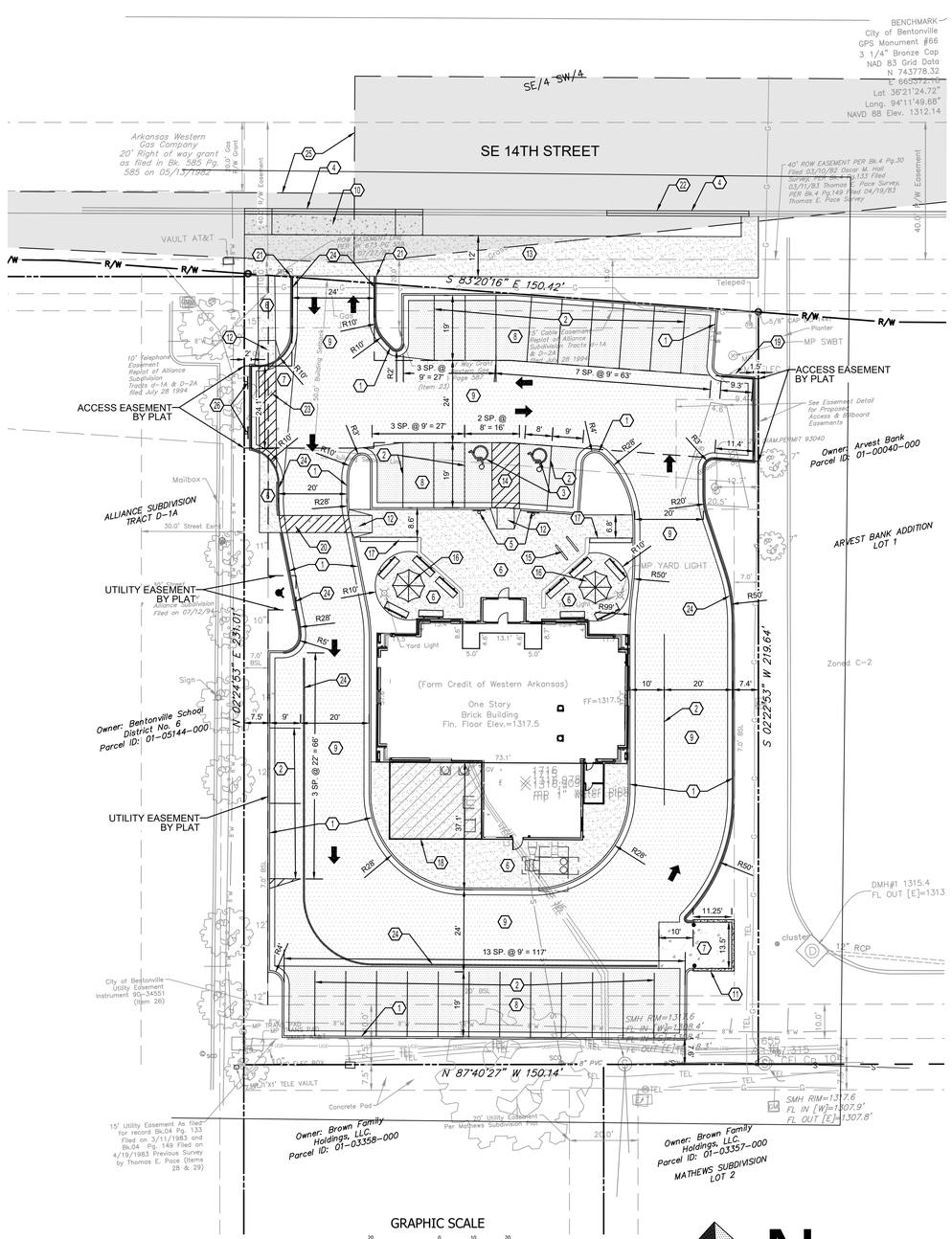
1080 SE 14TH STREET BENTONVILLE, AR 72713

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

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

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LSD21-0031

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5311 W. VILLAGE PKWY • ROGERS, ARKANSAS 72758 • PHONE (479) 268-8181
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

NO.	DESCRIPTION	BY	DATE
REVISIONS			

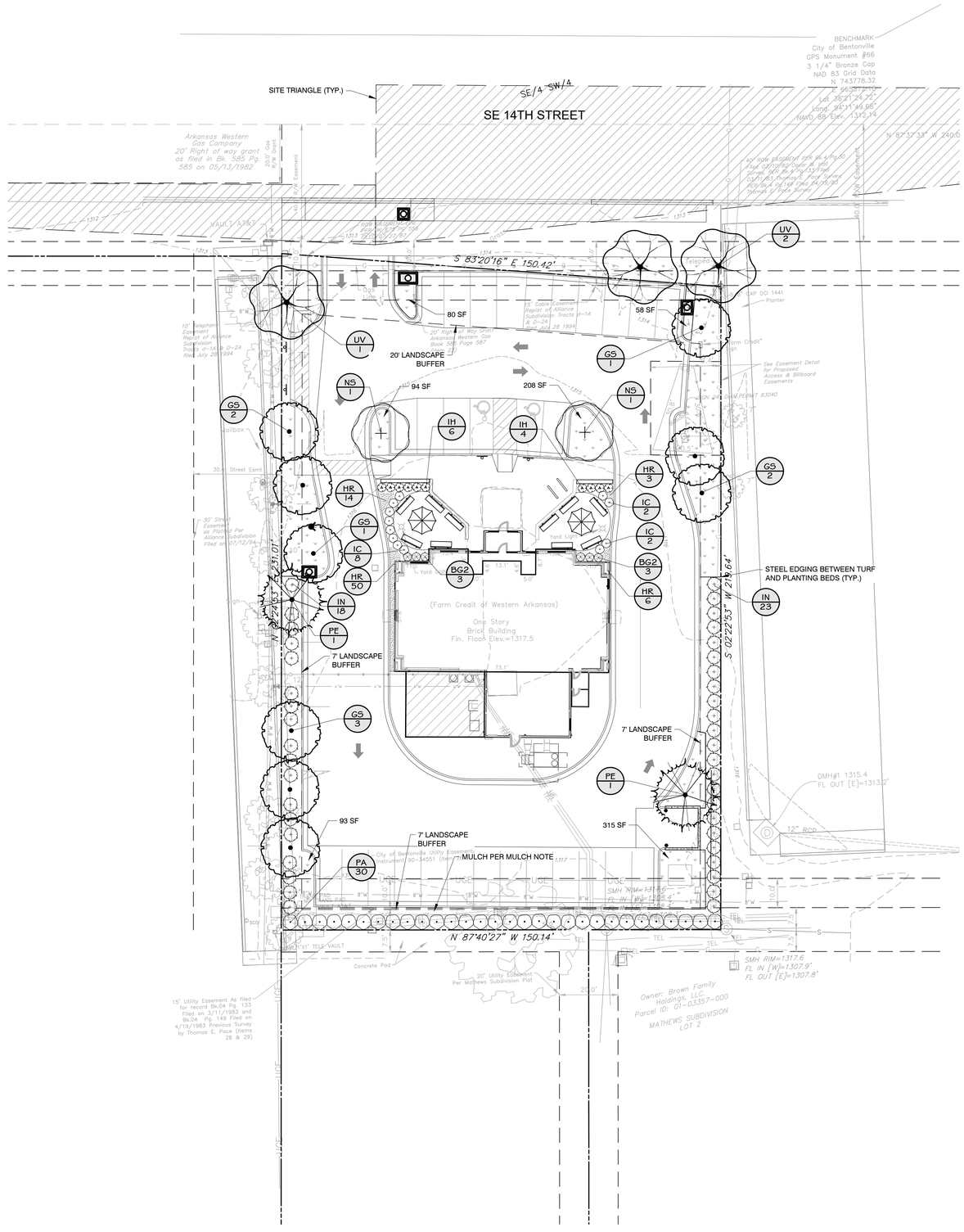
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ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

SITE PLAN

1080 SE 14TH STREET BENTONVILLE, AR 72713

SHEET NUMBER C2.0



PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	HEIGHT	QTY
	PE	Pinus echinata	Short Leaf Pine	B & B	2.5" Cal	8` min.	2
SHADE TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	**HEIGHT**	**QTY**
	GS	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	B & B	2.5" Cal	8` min.	9
	NS	Nyssa sylvatica	Black Gum	B & B	2.5" Cal	8` min.	2
STREET TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	**HEIGHT**	**QTY**
	UV	Ulmus americana `Valley Forge` LIMB UP TO 96"	American Elm	B & B	4" Cal	12` min.	3
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**		
	BG2	Buxus x `Green Mound`	Green Mound Boxwood	5 gal	Cont.		6
	IC	Ilex cornuta `Carissa`	Carissa Holly	3 gal.	Cont.		12
	IH	Ilex crenata `Helleri`	Heler Japanese Holly	3 gal	Cont.		10
	IN	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	5 gal	Cont.		41
	PA	Photinia x fraseri 'Compacta'	Compact Photinia	5 gal	Cont.		30
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	
	CT	Cynodon dactylon `Tif 419`	Bermuda Grass	sod			3,559 sf
	HR	Hemerocallis x `Red`	Red Daylily	1 gal		15" o.c.	73

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT**; IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
16. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
17. A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.
18. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
19. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
20. 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)
21. 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)
22. WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS
23. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
24. 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.
25. NO TREE SHALL BE PLANTED CLOSER THAN 5' TO ANY PUBLIC UTILITY.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

CITY LANDSCAPE REQUIREMENTS

1 TREE OR SHRUB PER 1,000 SF OF TOTAL SITE AREA
33,814 / 1,000 = 34 TREE OR SHRUBS
25% MUST BE TREES

34 x 0.25 = 8 TREES REQUIRED	8 TREES PROVIDED
34 x 0.75 = 24 SHRUBS REQUIRED	29 SHRUBS PROVIDED

STREET TREES

1 TREE PER 50' OF STREET FRONTAGE	
150 / 50 = 3 TREES REQUIRED	3 TREES PROVIDED

PARKING LOT LANDSCAPING

1 TREE PER 15 PARKING SPACES REQUIRED	
29 SPACES / 15 = 1.9 (2) TREES	2 TREES PROVIDED
8% OF PARKING AREA SHALL BE GREENSPACE	
10,435 x .08 = 835 SF GREENSPACE REQUIRED	850 SF PROVIDED

TOTAL SITE PLANTING REQUIREMENTS

TREES REQUIRED = 13 TREES	13 TREES PROVIDED
10% MUST BE EVERGREEN	
10 x 0.1 = 1	2 EVERGREEN TREES PROVIDED

0' 10' 20' 40'
Scale 1" = 20'

JAMES GIBSON 5034 REGISTERED LANDSCAPE ARCHITECT STATE OF ARKANSAS
DATE: 7/20/21
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

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ANDERSON COA# 335 • MOLLY ROBB PE# 19640

DRAWING INFO.
FIELD BY: -
DRAWN BY: JWG
CHECK BY: MRR
DATE: 3-26-2021
FIELD BOOK: -
JOB NUMBER: 20RO10003

REVISIONS

NO.	DESCRIPTION	BY	DATE

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ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

SITE LANDSCAPE PLAN

1080 SE 14TH STREET BENTONVILLE, AR 72713

SHEET NUMBER
L1.0

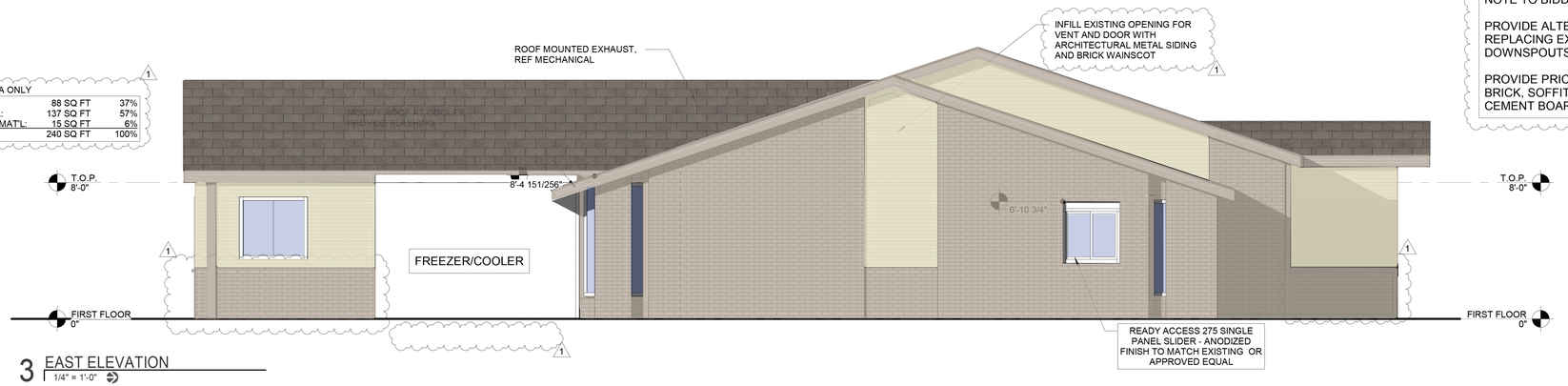


4 NORTH ELEVATION
1/4" = 1'-0"

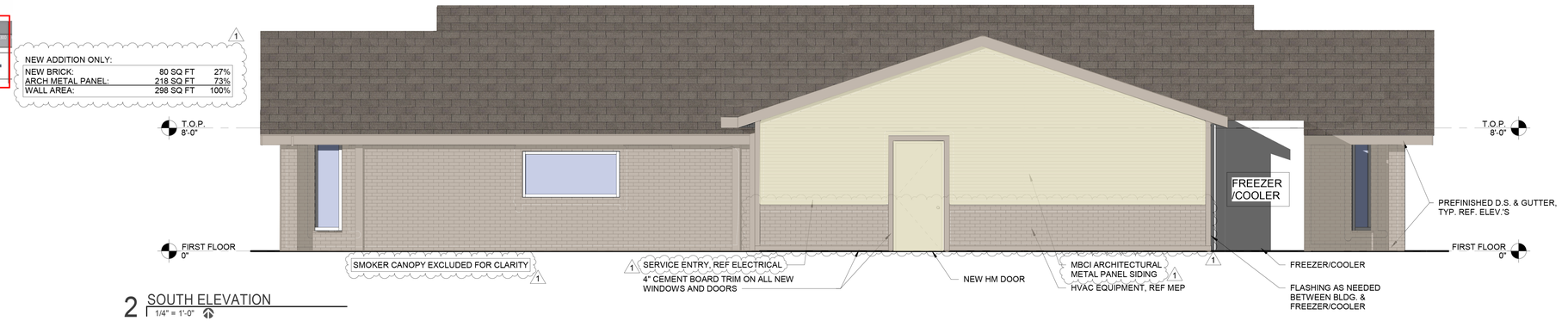
NOTE TO BIDDER:

PROVIDE ALTERNATE PRICE FOR REPLACING EXISTING DOWNSPOUTS AND GUTTERS

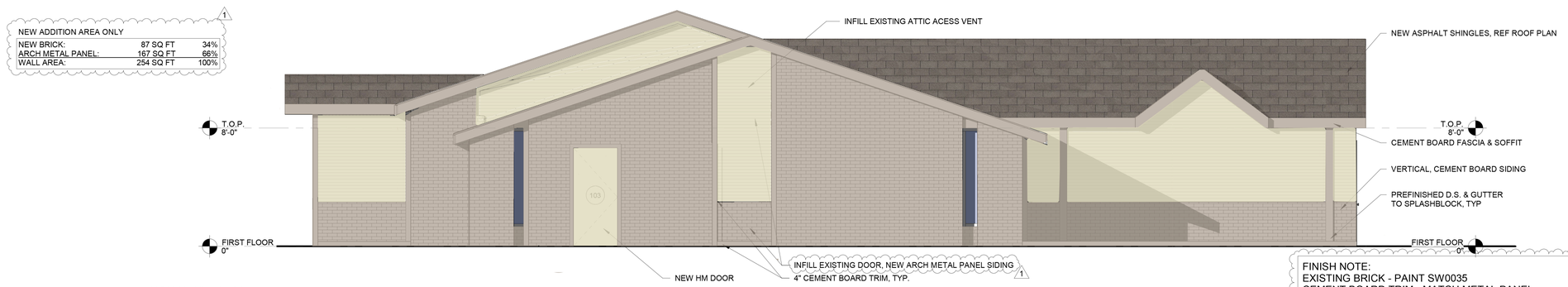
PROVIDE PRICE TO PAINT EXISTING BRICK, SOFFITS, FASCIA, AND NEW CEMENT BOARD TRIM



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



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



1 WEST 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		26 GAUGE			24 GAUGE		
		Galvalume Plus	Sq 200	Galvalume Plus	Sq 200	Sq 300	Galvalume Plus	Sq 200	Sq 300
36" 2.67" 1"	PBC	•	■	•	■	■	•	■	■

ARCHITECTURAL METAL PANEL & TRIM COLOR

SW 0037
Morris Room Grey
Interior / Exterior

PAINT ON EXISTING BRICK

5 EXTERIOR FINISHES
1/2" = 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. LL132 ARKANSAS

ERIC JON NIELSEN REGISTERED ARCHITECT No. 3805 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 1:06:15 PM
Z:\2020 Projects\2020-0003 - 14th & J - Chai Thai\Architecture\2020-0003 - 1080 SE 14th BBQ 20210329.rvt

Please let us know if you have any questions.

Sincerely,



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

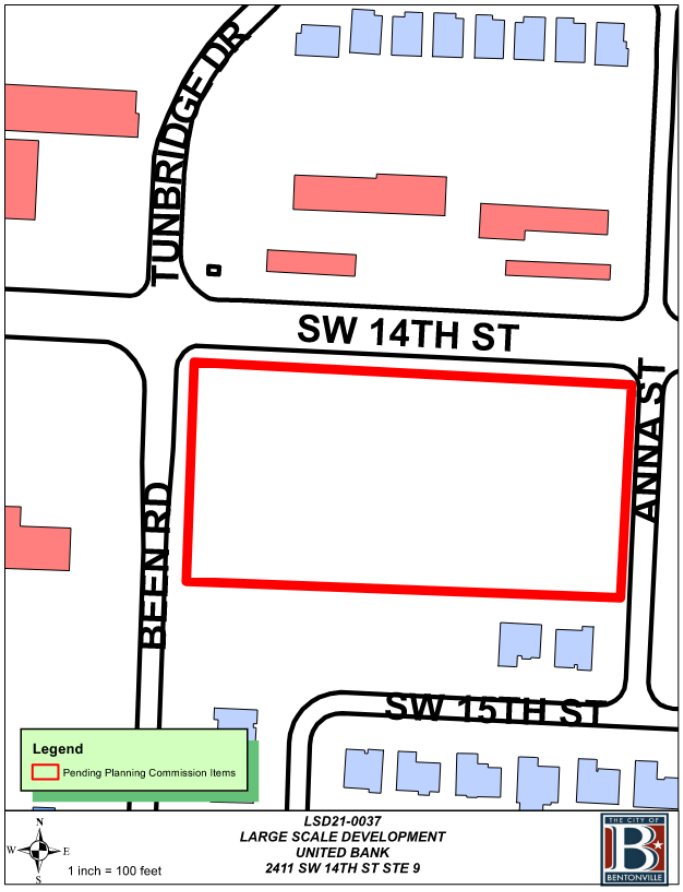
United Bank

2411 SW 14th Street
PC Date: 8/3/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0037
Applicant / Current Owner	Fayetteville Real Estate & Development, LLC.
Site Area	+/- 3.10 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Business, Retail, and Bank

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 2411 SW 14th Street. It is currently C-1, Neighborhood Commercial with a Future Land Use classification of General Commercial.

Project Details
The project consists of a large-scale development proposing the construction of a 11,075 square foot business, retail, and bank building. The development provides a total of 99 parking spaces. The primary materials on the exterior of the building include brick, 24-gauge prefinished architectural metal panels, and glass. Sidewalks, landscaping, grading/drainage, and site amenities follow all development requirements.

Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards and cross access should help alleviate potential impacts.

Waivers
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.

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

If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waiver, staff recommends the applicant table their large scale development until the proposal is brought into compliance with the Land Development Code.

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

CITY OF BENTONVILLE PROJECT NUMBER: LSD21-0037

NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

COVER SHEET

SHEET: C0.0

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
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STIPULATION FOR REUSE
THESE PLANS ARE PREPARED FOR USE ON A SPECIFIC SITE AT
BENTONVILLE, AR 72712
CONTRACTOR SHALL VERIFY TITLE ISSUE DATE ON 7/19/2021
AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A DIFFERENT TIME. USE OF THIS DRAWING FOR PROJECT REQUIRES THE SERVICES OF REGISTERED ARCHITECTS AND/OR ENGINEERS. REPRODUCTION OF THIS DRAWING AT ANY STAGE OF THE PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

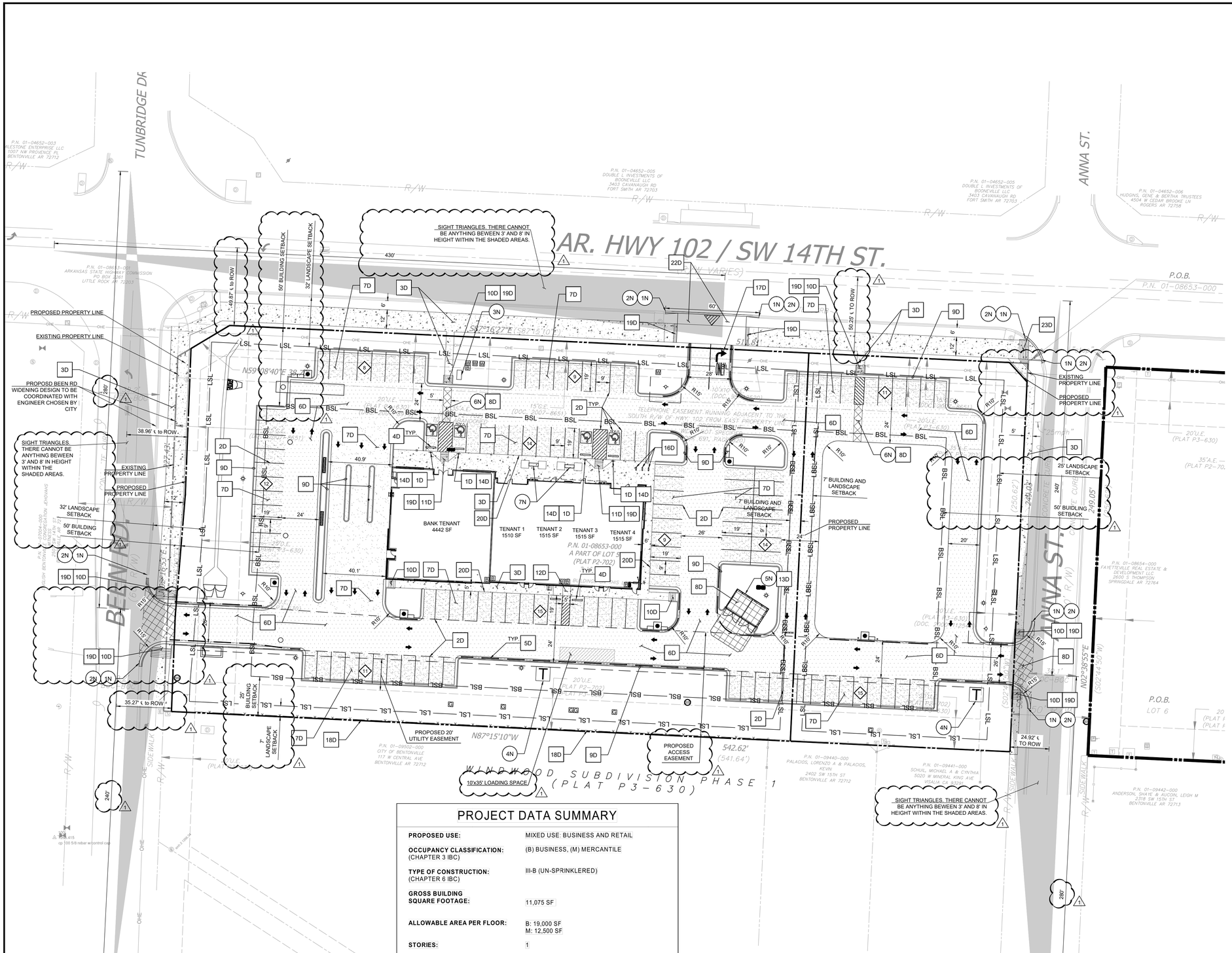
UNITED BANK
LARGE SCALE DEVELOPMENT PLANS
2411 SW 14TH ST., STE 9
BENTONVILLE, AR 72712
PROJ NUMBER: 18-16-00013

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

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. TRUNCATED DOMES, SEE DETAIL 9/C10.1
13D. DUMPSTER ENCLOSURE DETAIL, SEE A210 FOR DETAILS
14D. NOT USED
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

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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

HFA Creative Solutions Meaningful Places

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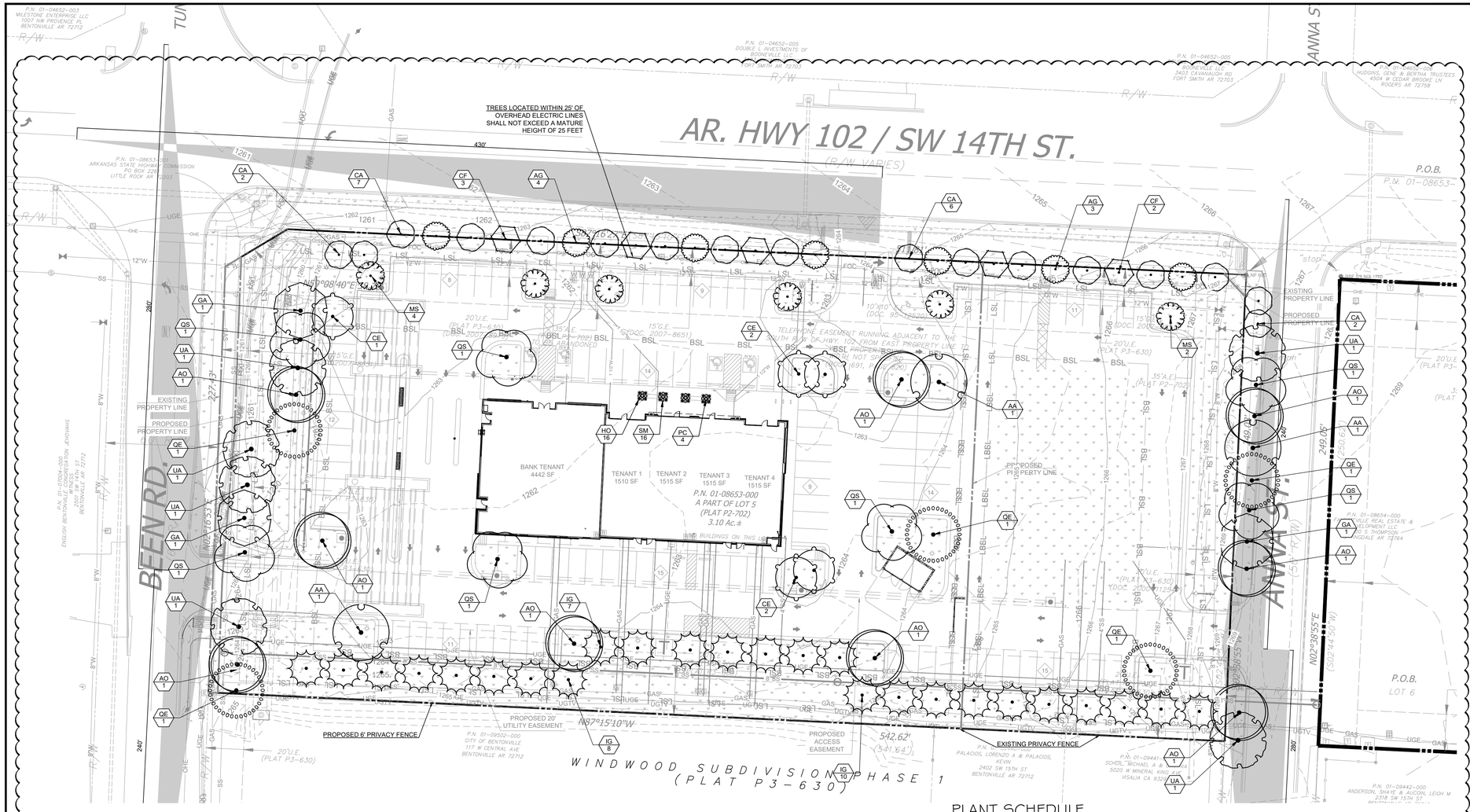
NOT FOR CONSTRUCTION

DANIEL RYAN GILL, PE
LICENSE #: 12539

SITE PLAN

SHEET: C3.0

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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.

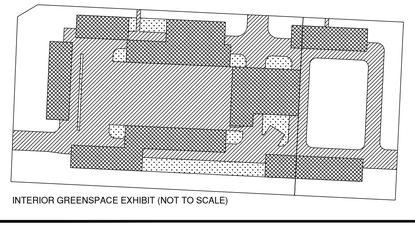
IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER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

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WORTH F. MCGRAW IV
LANDSCAPE ARCHITECT
LICENSE #: 8967

LANDSCAPE PLAN

SHEET: C6.0

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5 PERSPECTIVE FROM SW



4 PERSPECTIVE FROM SE



3 PERSPECTIVE FROM NE

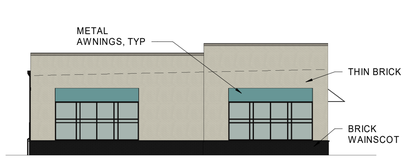


2 PERSPECTIVE FROM NW

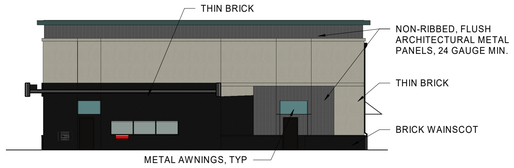
PRIMARYBUILDING MATERIALS

	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%

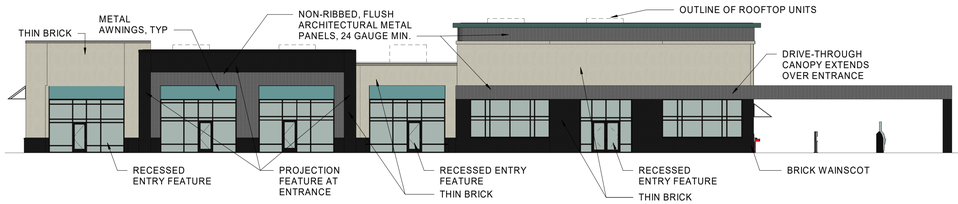
NOTE:
ROOFTOP EQUIPMENT IS SCREENED BY PARAPETS. THE TOP OF THE EQUIPMENT IS VISIBLE IN THE ELEVATIONS BUT ARE NOT VISIBLE AT EYE LEVEL FROM THE ROAD OR PARKING LOT, AS SHOWN IN PERSPECTIVES.



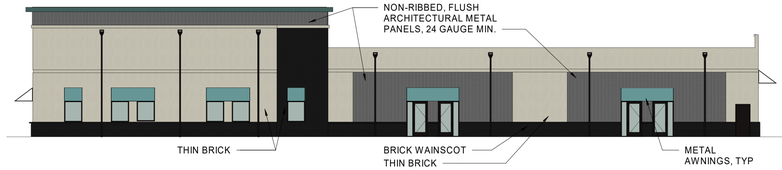
8 EAST ELEVATION



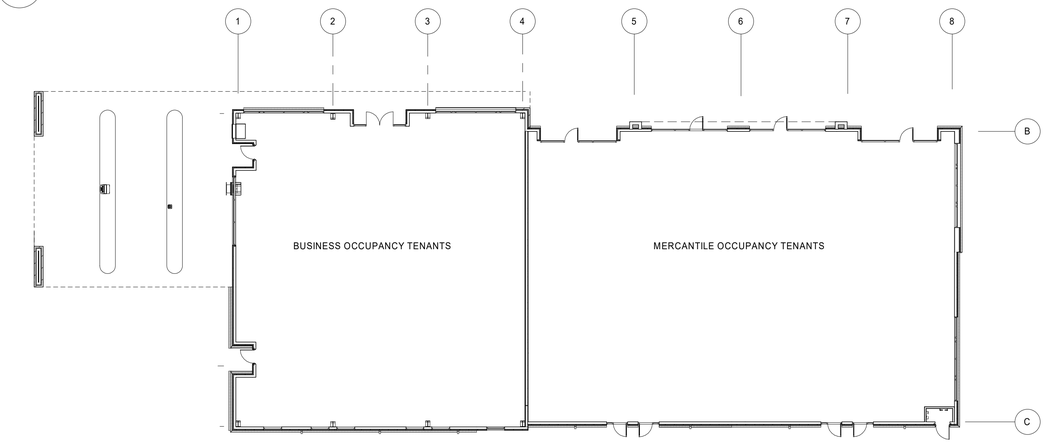
9 WEST ELEVATION



6 NORTH ELEVATION



7 SOUTH ELEVATION



1 FIRST FLOOR PLAN

N

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

ISSUE BLOCK

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

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OPTION THREE

SHEET:
X103

7/19/2021 12:45:09 AM
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X103 - OPTION THREE

7th Street Townhomes

207 & 209 SE 7th Street

PC Date: 8/3/2021

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD21-0038
Applicant / Current Owner	Bella Vista Contractors Housing Division, LLC
Site Area	+/- 0.40 acres
Current Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial
Development Type / Use	Townhomes

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 207 & 209 SE 7th Street. It is currently zoned DE, Downtown Edge with a Future Land Use Map classification of Downtown Commercial.

Project Details

A large-scale development proposing the construction of a 7,635 square foot townhome development containing six units. Each townhome unit contains three bedrooms and is approximately 1,275 square feet. The development provides a total of 17 parking spaces. Parking, sidewalks, landscaping, grading/drainage, and site amenities are all 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 be rear loaded and accessed through a single ingress/egress point located on SE B Street.

Projected Traffic Impact

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

Waivers

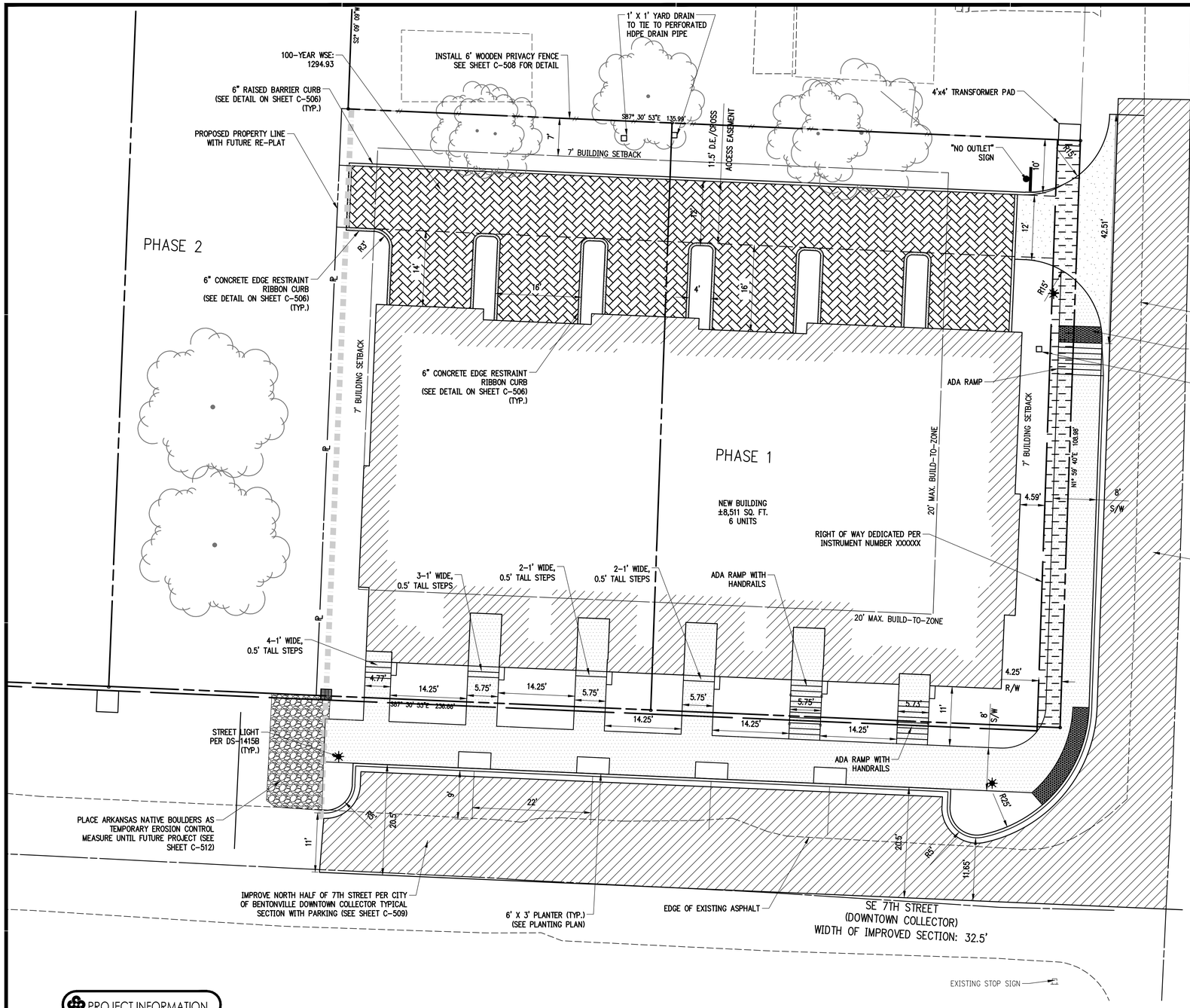
One waiver request:

- A waiver from 5.4.11 of the Bentonville Drainage Manual. The applicant is requesting to waive the culvert type and size as specified in section 4.5 as well as the minimum easement width as specified in Figure 3.12. The applicant is proposing to use an 8" HDPE pipe instead of the 18" RCP pipe that is required. Additionally, the applicant request to only provide a 15' wide drainage easement instead of the required 20' wide.

Conclusion

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

If the Planning Commission approves the requested waiver, staff recommends approval of the large-scale development. If the commission denies the requested waiver, staff recommends the applicant table their large scale development until the proposal is brought into compliance with the Land Development Code.



LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	FOUND IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	DOWN GUY
	ELECTRIC PEDESTAL
	GRATED INLET
	DROP INLET
	TREE

LINEWORK	
	EASEMENT
	CURB
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
UGTV	UNDERGROUND TELEVISION
OHTV	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
FO	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL

LINEWORK	
	EASEMENT
	CURB
OHE	OVERHEAD ELECTRIC
FO	FIBER OPTIC
	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.

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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

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PROJECT NO: 21101900
ISSUE DATE: 07/19/2021
CONTACT: B. WILLIAMS
CHECKED BY:

ISSUED FOR REVIEW

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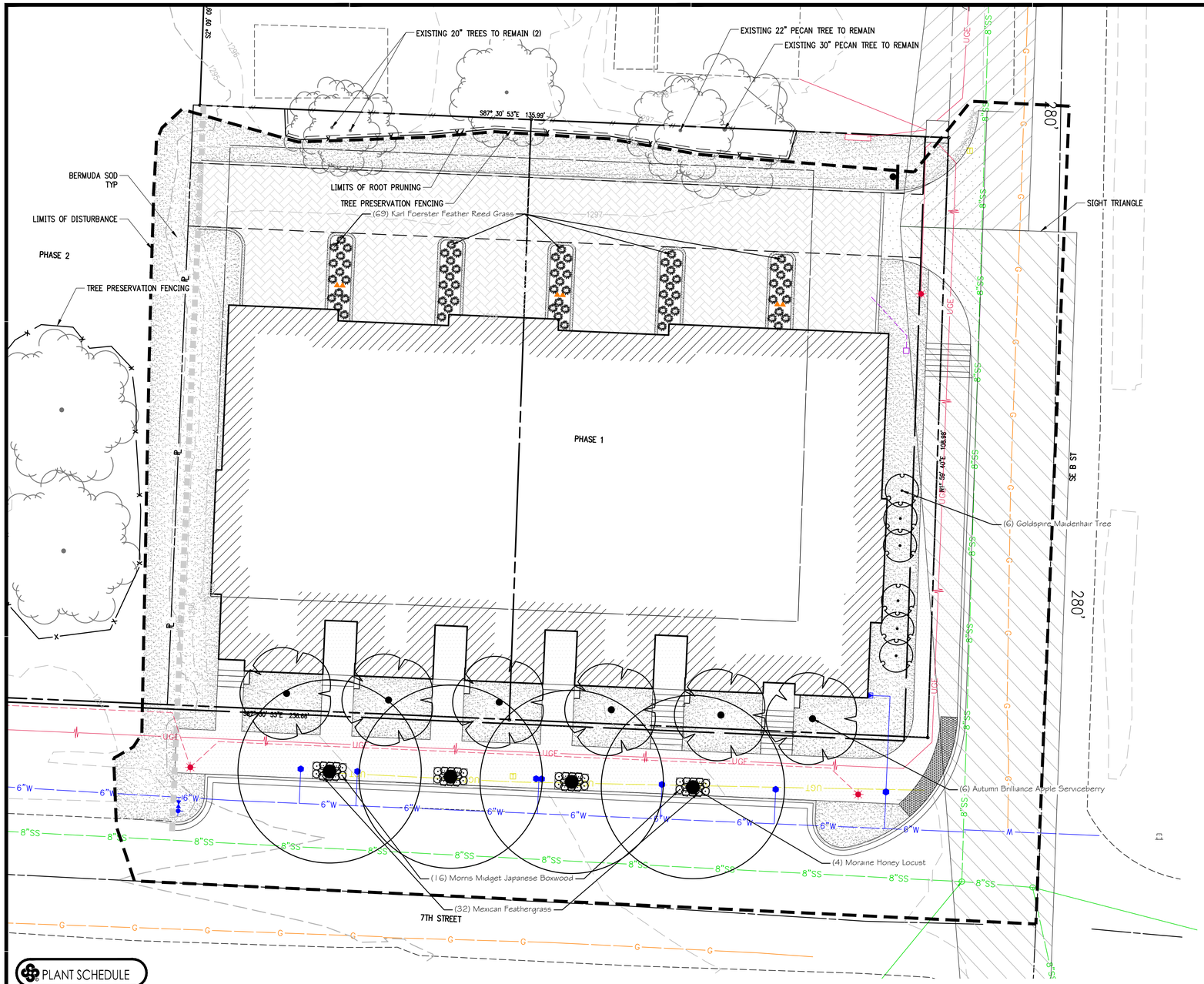
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CITY PROJECT #LSD21-0038

SITE PLAN

C-102

DRAWING C:\21101900_7THSTTOWNHOMES\BUILDING\REVIT\CIVIL\CIVIL\SITE PLAN.DWG
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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
	116	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
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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. 0503
STATE OF ARKANSAS

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CITY PROJECT #LSD21-0038 07/16/2021

PLANTING PLAN (COLOR)

L-100

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

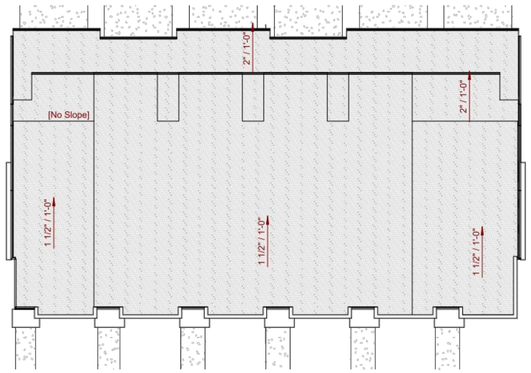
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SHEET INDEX

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

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 ARNOLD
REGISTERED ARCHITECT
NO. 4317
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"

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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"

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PROPOSED PROJECT FOR:

7th LIVING TOWNHOUSES

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IND. 4317
ARKANSAS

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Project 21.33

A2.1

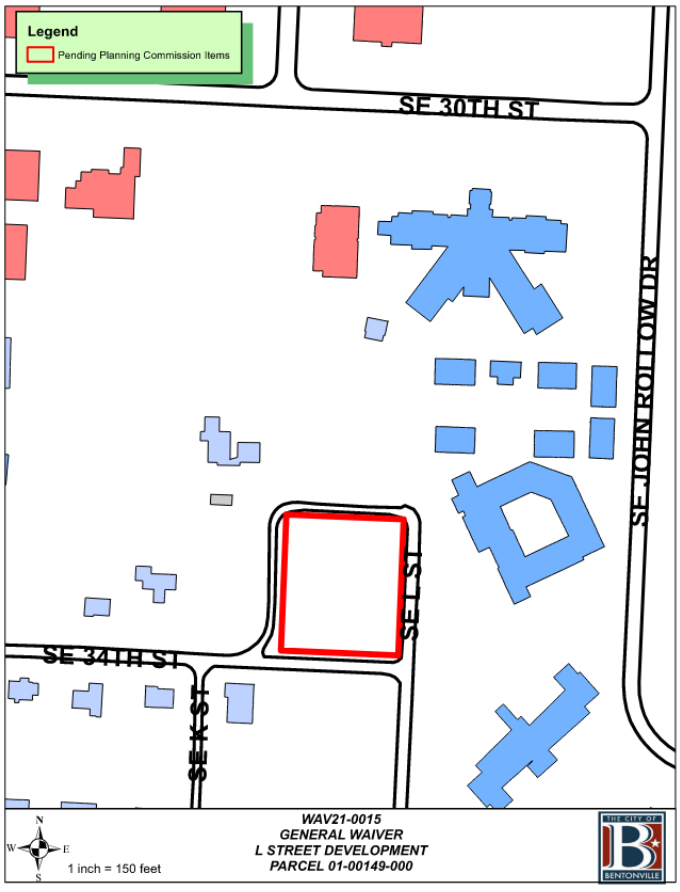
WAIVER REQUEST STAFF REPORT

3302 SE L Street

3302 SE L Street
PC Date: 8/3/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	WAV21-0015
Applicant / Current Owner	L Street Partners, LLC
Site Area	+/- 1.24 acres
Current Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	High Density Residential (HDR)
Waiver Request	Parking Reduction

https://arcg.is/08HvK8



Property Description
This property is located at 3302 SE L Street and is zoned R-3, Medium High-Density Multifamily Residential with a Future Land Use Classification of High-Density Multifamily Residential.

Waiver Request
The applicant has requested a waiver from Article 401, Sec. 501.06(f), which requires three spaces for every two dwelling units (1.5 spaces/unit) for multifamily dwellings.

Analysis
Per the applicant's narrative, the applicant proposes 66 parking spaces, which is a ratio of 1.2 spaces per dwelling unit. Of those parking space, 52 would be located on-site and the rest are proposed as public on-street parking. 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.

When this property was rezoned to R-3, on January 5, 2021, parking concerns were brought up during the public hearing.

The applicant mentioned in their waiver letter that the waiver will be contingent upon the developer only building one-bedroom, micro, or studio units.

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 29, 2021

Re: Multifamily Development @ 3302 L Street, Bentonville, AR – **#WAV 21-0015**

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 one-bedroom /studio/ micro 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.

- The granting of this waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area. The proposed on street parking will add a shared amenity with surrounding property owners and general public.

- The granting of this waiver will waiver will not prevent the orderly subdivision of other land in the area in accordance with the provisions of the Subdivision 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.

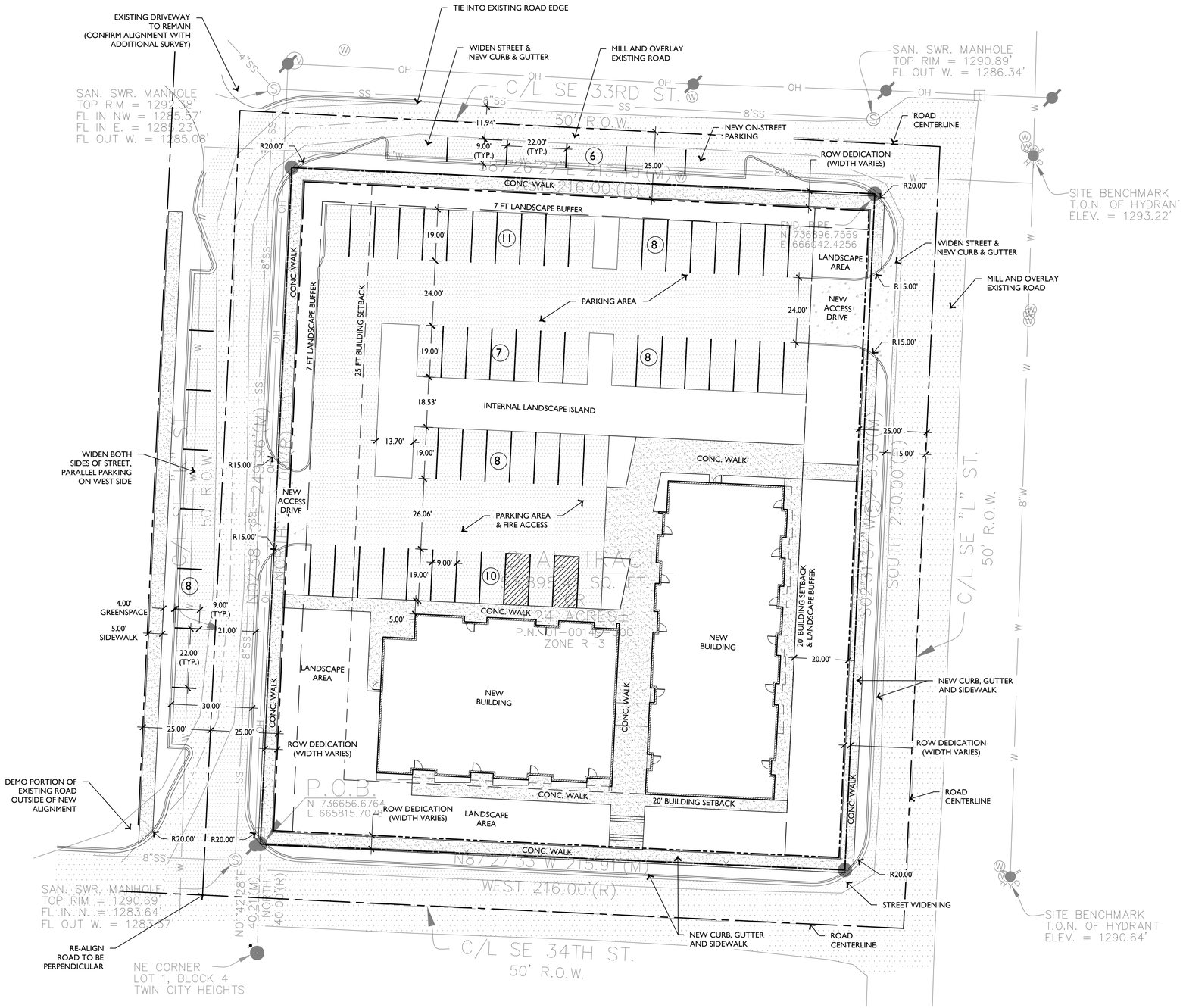
With the findings from items listed above, the notion that the owner wants the development to be successful, which includes satisfied tenants and competitive amenities, the applicant is requesting a waiver to provide 1.2 stalls per 1 dwelling unit in lieu of 1.5 stalls per dwelling unit. This waiver is contingent that the developer only propose one-bedroom, micro or studio units.

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

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