***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 17, 2021

Registration Link: https://zoom.us/webinar/register/WN_-dsmtGB_T3CcVC1l2uTRbQ

I. Call to Order

II. Approval of the August 3 Meeting Minutes

III. Consent Agenda

1. **Lots 87 & 88 of Northaven Hills Subdivision, Phase 1** — **Lot Split**
   20 Valley View Circle *(LS21-0036)*

IV. Old Business

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

V. New Business

1. **Deer Creek** — **Future Land Use Map Amendment***
   1a. Residential Estate to
   High Density Residential
   W Hwy 72 & SW Tater Black *(RZ21-0044)*

   1b. A-1, Agricultural to — **Rezoning***
   R-3, Medium-High Density Multifamily Residential
   W Hwy 72 & SW Tater Black *(RZ21-0044)*

2. **Carr Exempt Trust-Hannah Taylor** — **Rezoning***
   R-1, Single-Family Residential to
   DN-2, Downtown Medium Density Residential
   407 SE B Street & 410 SE C Street *(RZ21-0045)*

3. **Oz Village** — **Planned Residential Development***
   100, 101, 103, 104, 105, 106, 109, 110, 111, 112, 113, & 114 NW A Street *(PRD19-0006)*

4. **Aurora Subdivision Phase 1** — **Final Plat**
   8936 South Morning Star Road *(FP21-0001)*

5. **Crystal Flats Phase 2** — **Large-Scale Development**
   1401 NE John De Shields Boulevard *(LSD21-0040)*

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

Planning Commission Meeting
Minutes
August 3, 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, Reggie Wright, Joe Haynie, Richard Binns
Absent: Rod Sanders
Staff: Ellen Norvell, Elizabeth Johnson, Baylea Birchfield, Tyler Overstreet, Dan Weese

Motion by Mr. Haynie, seconded by Mrs. Kerr to approve the minutes of July 20, 2021.
Approved 6-0

Consent Agenda

1. Lots 221-224 of Bentonville Original, 301-305 SE 2nd Street, PLA21-0021
2. Lots 13 & 14, Block 5 Deming's Addition, SW Regional Airport Boulevard, PLA21-0025
3. Bentonville Plaza Addition, 1101 S Walton Boulevard, LSD21-0027

Approved 6-0

Old Business
Item #1
Sunrise Developers, Inc., R-ZL, Residential Zero Lot Line to R-1, Low Density Single Family Residential, SW Featherston Road & SW 28th Street, RZ21-0040
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
There is a discussion amongst the Commissioners and Staff.
Approved 6-0

New Business
Item #1
Lots 28, 29 & 30 of Clark's Addition, Lot Split, 202 & 204 SW E Street, RZ21-0040
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
Will Kelstrom, representative, is available to speak on any questions
There is a discussion amongst the Commissioners and Staff.
Approved 6-0

Item #2
Beach BBQ, Large Scale Development, 1080 SE 14th Street, LSD21-0031
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
A vote for the large scale is made, Approved 6-0
Motion by Mr. Wright, seconded by Mr. Hipp to approve the waiver from Article 1100, Section 1100.02(a)(4)
Approved 6-0
Motion by Mrs. Kerr, seconded by Mr. Haynie to approve the waiver from Article 1100, Section 1100.02(a)(6)
Approved 6-0
Motion by Mr. Haynie, seconded by Mrs. Kerr to approve the waiver from Article 1400, Section 1400.06(d)
Approved 6-0

Item #3
United Bank, Large Scale Development, 2411 SW 14th Street, LSD21-0037
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
A vote for the large scale is made, Approved 6-0
Motion by Mr. Wright, seconded by Mr. Haynie to approve the waiver from Article 1100, Section 1100.02(3)
Approved 6-0

Item #4
7th Street Townhomes, Large Scale Development, 207 & 209 SE 7th Street, LSD21-0038
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
Dan Weese, city engineer, is available to speak on the item
Rachael Koehler, representative, is available to speak on any questions and confirms they are withdrawing the waiver request from 5.4.11
There is discussion amongst Commissioners and Staff.
A vote for the large scale is made, Approved 6-0

Item #5
3302 SE L Street, Parking Reduction Waiver, 3302 SE L Street, WAV21-0015
Elizabeth Johnson reads the staff report.
Opened public hearing
Closed public hearing
Jenny Burbridge, applicant, is available to speak on any questions via Zoom
Dan Weese, city engineer speaks on the item
There is discussion amongst Commissioners and Staff.
A waiver from Article 401, Section 501.06(f) was denied due to lack of motion
Denied

Motion by Mr. Wright, seconded by Mr. Binns to adjourn.
Meeting adjourned

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

Consent Agenda Items

For the Planning Commission meeting of August 17, 2021

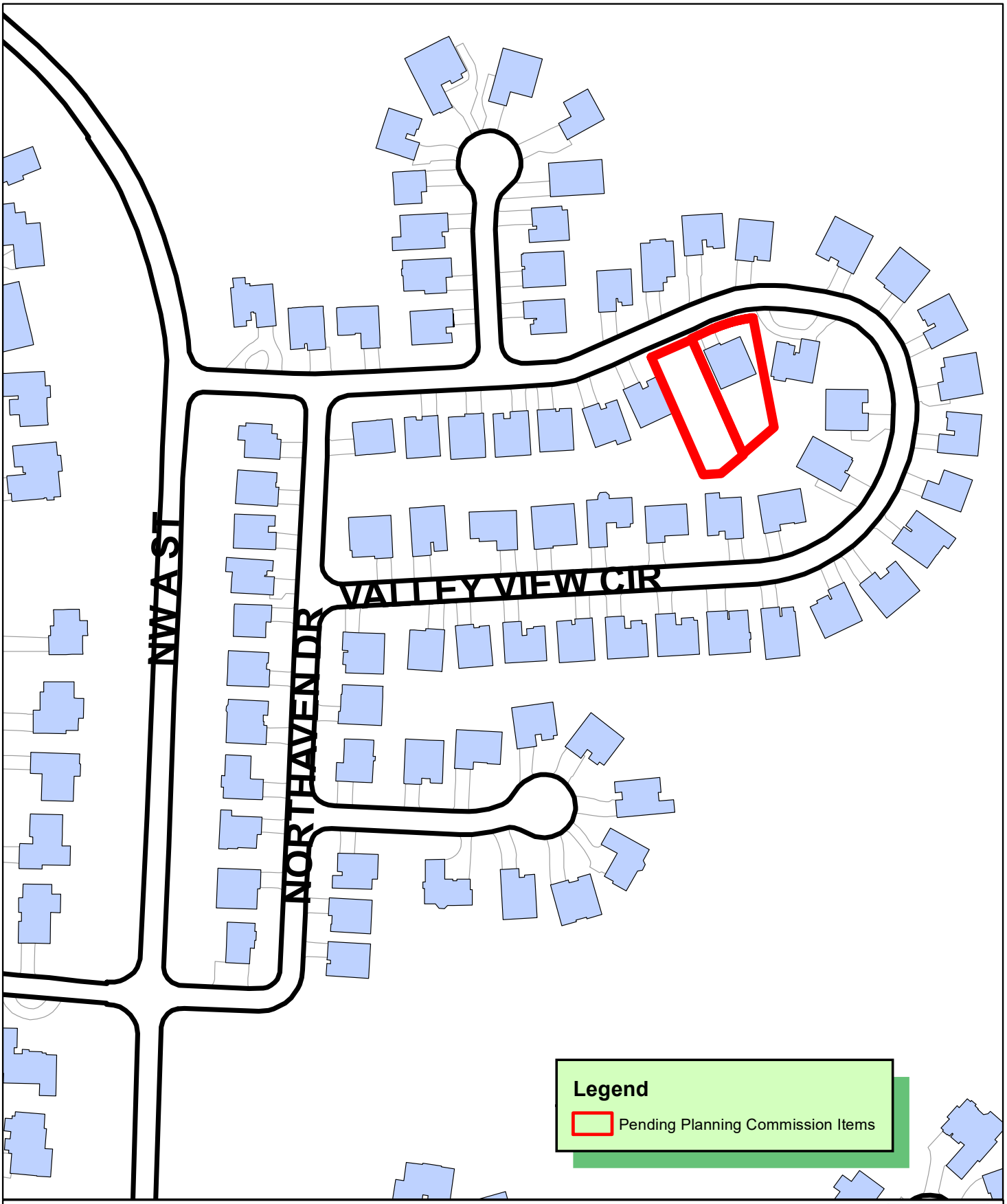
Reviewer: Elizabeth Johnson, Senior Planner, AICP

- At the Technical Review meeting held on August 10, 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.

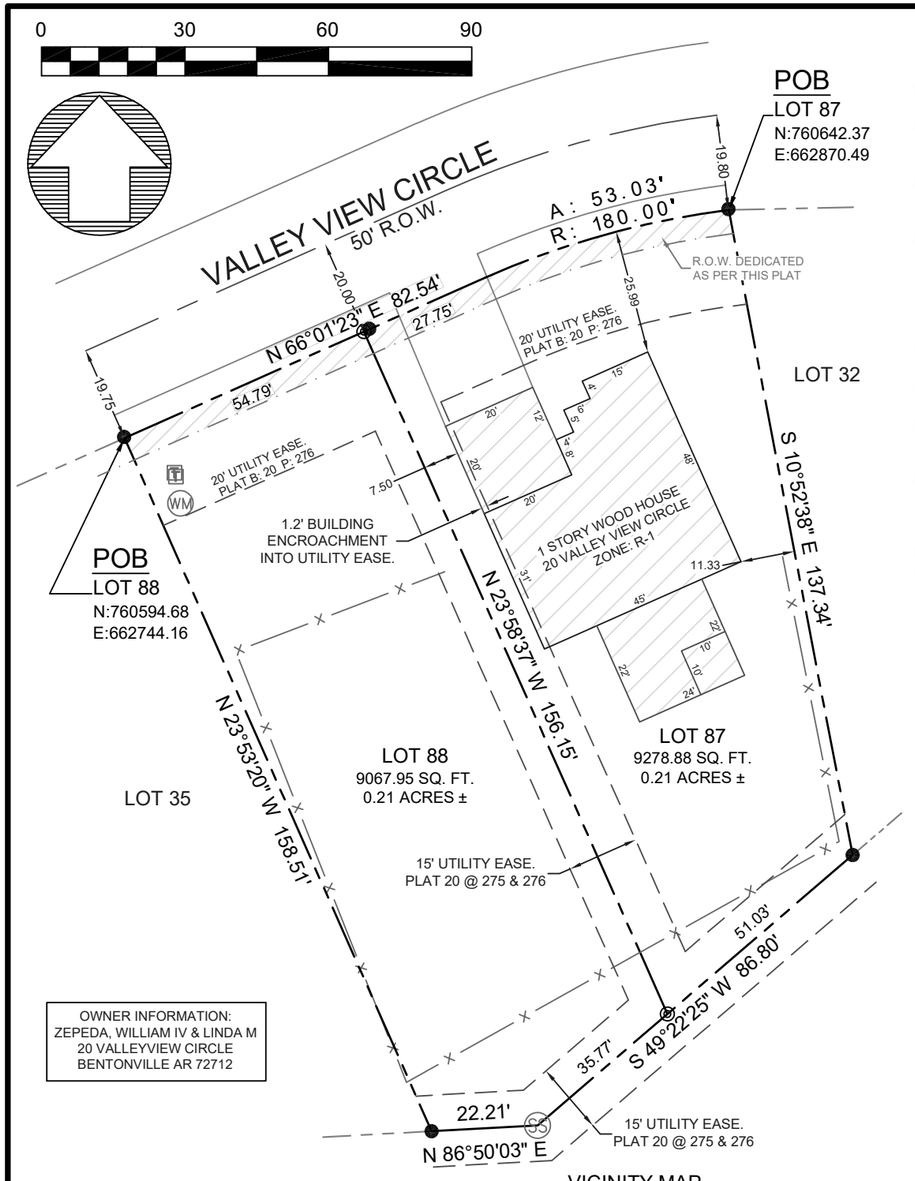
Lot Split: Lots 87 & 88 of Northaven Hills Subdivision, Phase 1, Zepeda, William IV & Linda M, 20 Valley View Circle, R-1, Low Density Single Family Residential, *LS21-0036*

A lot split of Lot 86 of Northaven Hills Subdivision creating new Lot 87 (+/- 0.21 acres) and Lot 88 (+/- 0.20 acres) of Northaven Hills Subdivision. The plat dedicates right-of-way along Valley View Circle 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)



LS21-0036
LOT SPLIT
NORTHAVEN HILLS SUB PH-1
LOT 86 CREATING LOTS 87-88

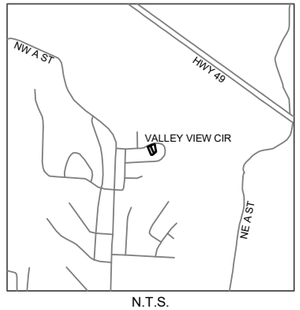


OWNER INFORMATION:
ZEPEDA, WILLIAM IV & LINDA M
20 VALLEYVIEW CIRCLE
BENTONVILLE AR 72712

LEGEND

- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN W/CAP
- SEWER MANHOLE
- WATER METER
- TELEPHONE RISER
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- FENCE LINE

VICINITY MAP



N.T.S.

PARENT LOT 86 - P.N. #01-07283-000

LOT 86 OF NORTHAVEN HILLS SUBDIVISION PHASE 1 IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

DESCRIPTION FOR NEW LOT 87

A PART OF LOT 86 OF NORTHAVEN HILLS SUBDIVISION PHASE 1 IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 86; THENCE S 10°52'38" E A DISTANCE OF 137.34 FEET; THENCE S 49°22'25" W A DISTANCE OF 51.03 FEET; THENCE N 23°58'37" W A DISTANCE OF 156.15 FEET; THENCE N 66°01'23" E A DISTANCE OF 27.75 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 16°52'49", AN ARC LENGTH OF 53.03 FEET, AND A CHORD BEARING AND DISTANCE OF N 74°28'26" E, 52.84 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 9278.88 SQUARE FEET, OR 0.213 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

DESCRIPTION FOR NEW LOT 88

A PART OF LOT 86 OF NORTHAVEN HILLS SUBDIVISION PHASE 1 IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 86; THENCE N 66°01'23" E A DISTANCE OF 54.79 FEET; THENCE S 23°58'37" E A DISTANCE OF 156.15 FEET; THENCE S 49°22'25" W A DISTANCE OF 35.77 FEET; THENCE S 86°50'03" W A DISTANCE OF 22.21 FEET; THENCE N 23°53'20" W A DISTANCE OF 158.51 FEET TO THE POINT OF BEGINNING,WITH AN AREA OF 9067.95 SQUARE FEET, OR 0.208 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. 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.
6. 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.
7. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
8. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
9. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
10. 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.
11. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE 09/28/2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

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: _____

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

LS21-0036

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" = 30' | DATE: 05/21/2021

LOT SPLIT OF LOT 86
CREATING LOTS 87 & 88
NORTHAVEN HILLS SUB. PHASE 1

20 VALLEY VIEW CIRCLE
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-143	ASG	RJC	1 OF 1

LARGE-SCALE DEVELOPMENT STAFF REPORT

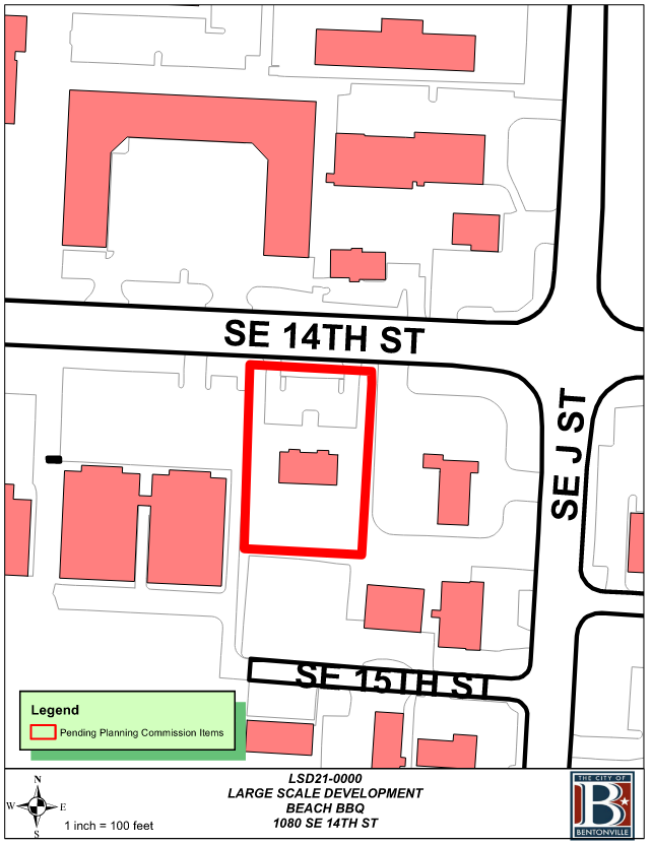
Beach BBQ

1080 SE 14th Street
PC Date: 8/17/2021
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 approved at the 8/3 Planning Commission:

- 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'.
- 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'.
- 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.

One new waiver requested:

- A waiver from Article 1400, Section 1400.08(c), interior greenspace requirements, which requires 8% of the total area of the parking lot to be dedicated to interior greenspace. The applicant states this is necessary due to the required number of parking spaces and clearance for the proposed transformer.

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.

August 6, 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 1400.08 (c) – Interior Greenspace Requirements
  - This section states that 8% of the total area of parking lot must be dedicated to interior greenspace. Due to the required spacing & clearance for the proposed transformer, one of the external planting islands cannot have a shade tree and therefore cannot be counted towards the 8% greenspace. Due to the existing utilities and site constraints the transformer cannot be relocated. Therefore, the site plan provides 649 sf of interior greenspace and is short of the required square footage by 186 sf.

Please let us know if you have any questions.

Sincerely,

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

ANDERSON ENGINEERING
EMPLOYEE OWNED

July 22, 2021

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

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

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

To Whom it May Concern,

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

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

LARGE SCALE DEVELOPMENT

BEACH BBQ

1080 SE 14th St.
BENTONVILLE AR 72713

REVISION 0
JULY, 2021

CONTACT LIST:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VICINITY MAP
N.T.S.

ARKANSAS COUNTY MAP
N.T.S.

INDEX OF SHEETS

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

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

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

CITY OF BENTONVILLE STANDARD NOTES:

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.
5. BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.

CODE INFORMATION:

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

BENCHMARK:

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

WAIVER LIST:

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

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

LSD21-0031

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

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

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

REVISIONS

NO.	DESCRIPTION	BY	DATE

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ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

COVER SHEET

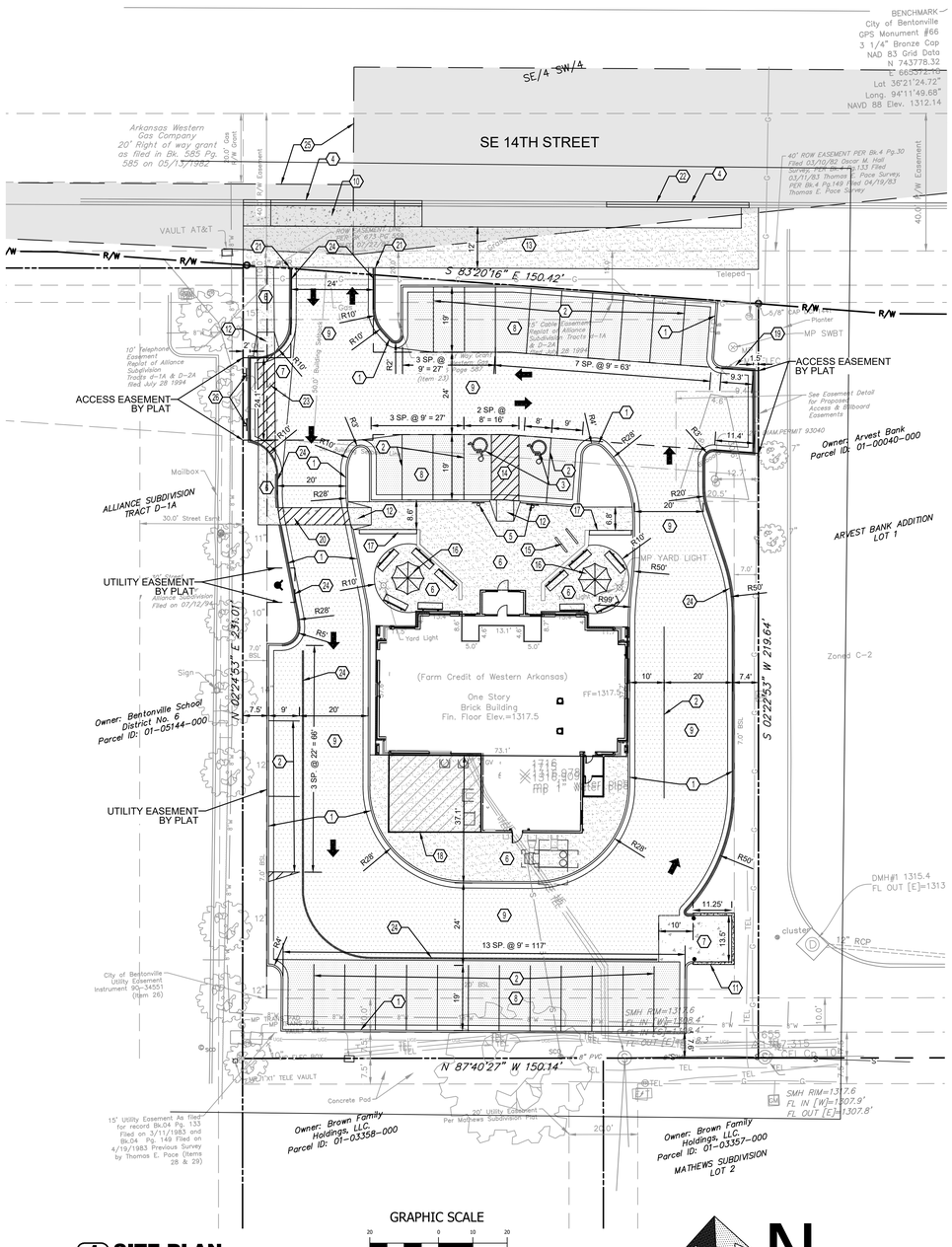
1080 SE 14TH STREET BENTONVILLE, AR 72713

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.



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

N

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

LSD21-0031

damage prevention is no accident
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ANDERSON COA# 330 - MOLLY ROSS PE# 19640

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

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

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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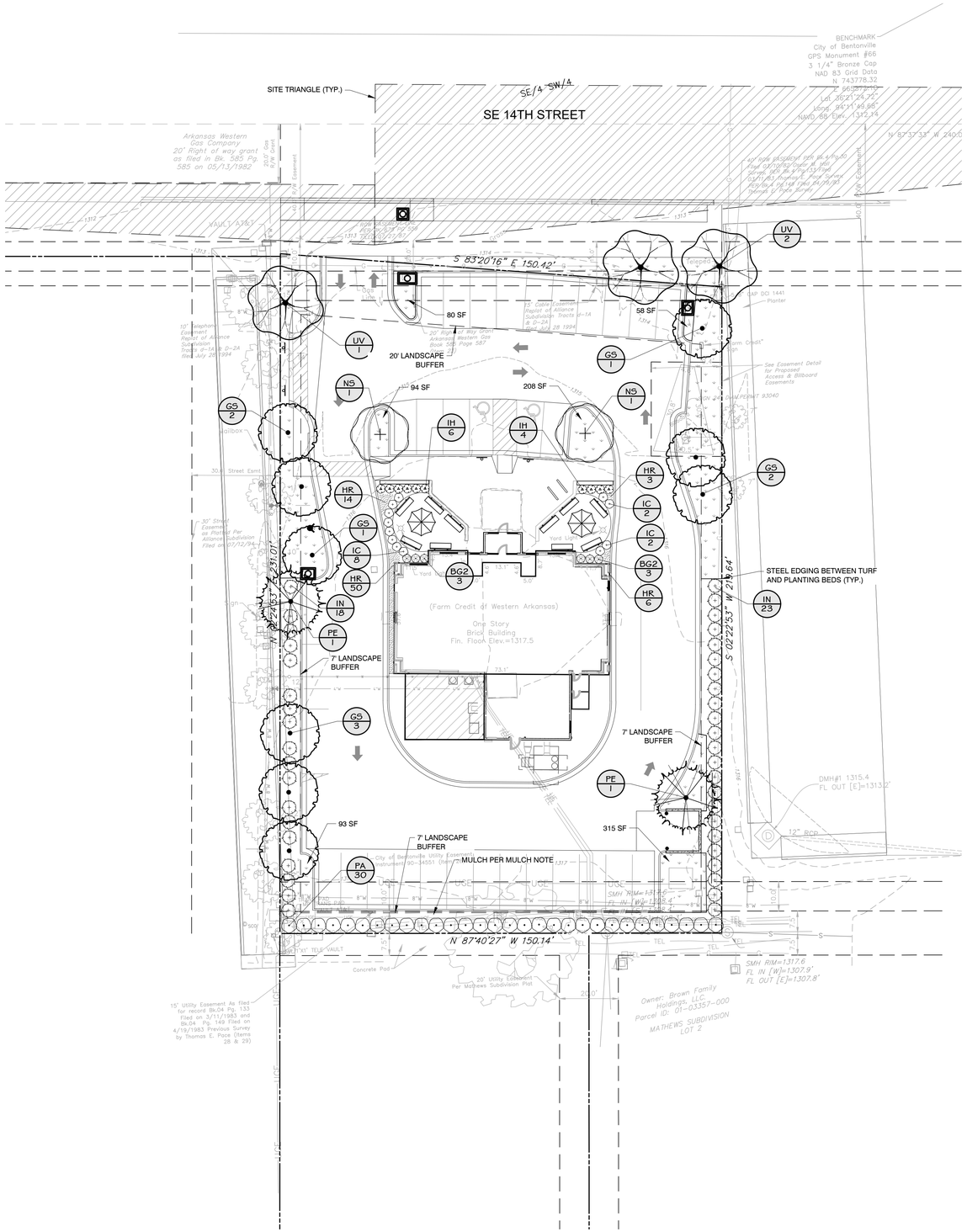
ROMI INVESTMENTS, LLC
BEACH BBQ RESTAURANT

SITE PLAN

1080 SE 14TH STREET BENTONVILLE, AR 72713

SHEET NUMBER C2.0

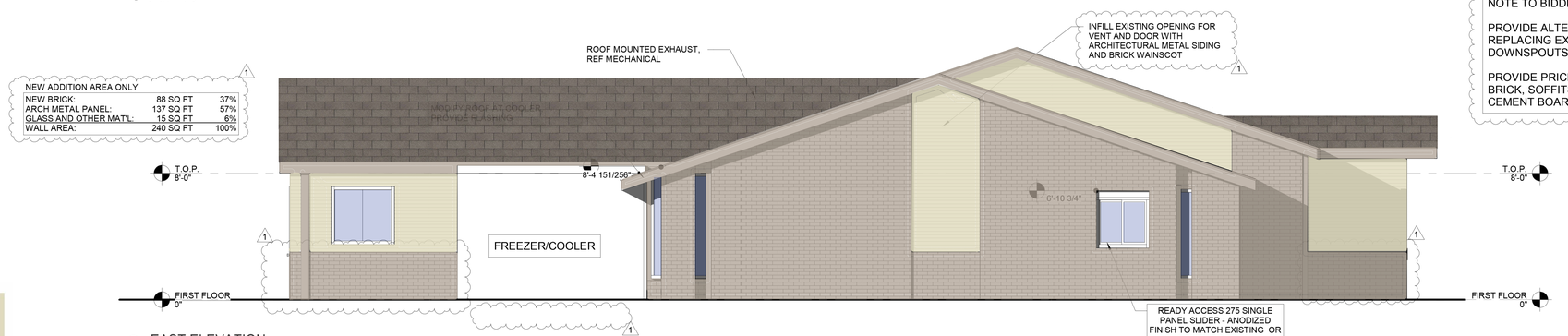

BENCHMARK
City of Bentonville
GPS Monument #66
3 1/4" Bronze Cap
NAD 83 Grid Data
N 743778.32
E 663232.75
Lat. 36°21'24.72"
Long. 94°11'49.98"
NAVD 88 Elev. 1317.93
SITE TRIANGLE (TYP.)
SE/4 SW/4
SE 14TH STREET
N 87°37'33" W 240.0'
Arkansas Western Gas Company 20' Right of way grant as filed in Bk. 585 Pg. 585 on 05/13/1982
20' ROW Gas Easement
10' Telephone Easement Replat of Alliance Subdivision Tracts 9-1A & 9-2A Rec. July 28, 1994
20' Right of Way Grant Arkansas Western Gas Book 585 Page 587
S 83°20'16" E 150.42'
12' Cable Easement Replat of Alliance Subdivision Tracts 9-1A & 9-2A Rec. July 28, 1994
80 SF
58 SF
UV 2
UV 1
20' LANDSCAPE BUFFER
GS 1
NS 1
94 SF
208 SF
NS 1
GS 2
IH 6
IH 4
HR 3
GS 2
HR 14
IC 2
GS 1
IC 2
IC 8
BG2 3
BG2 3
HR 50
HR 6
IN 18
IN 23
PE 1
7' LANDSCAPE BUFFER
GS 3
PE 1
93 SF
315 SF
7' LANDSCAPE BUFFER
PA 30
MULCH PER MULCH NOTE
N 87°40'27" W 150.14'
S 02°22'53" W 214.64'
N 02°21'01" E 231.01'
(Farm Credit of Western Arkansas)
One Story Brick Building Fin. Floor Elev.=1317.5
STEEL EDGING BETWEEN TURF AND PLANTING BEDS (TYP.)
DMH#1 1315.4
FL OUT [E]=1313.2'
12" RCP
SMH RIM=1317.6
FL IN [W]=1309.4'
SMH RIM=1317.6
FL IN [W]=1307.9'
FL OUT [E]=1307.8'
Owner: Brown Family Holdings, LLC
Parcel ID: 01-03357-000
MATHEWS SUBDIVISION
LOT 2
15' Utility Easement As filed for record Bk.04 Pg. 133 Filed on 3/11/1983 and Bk.04 Pg. 149 Filed on 4/19/1983 Previous Survey by Thomas E. Pace (Items 28 & 29)
Concrete Pad
20' Utility Easement Per Mathews Subdivision Plat
City of Bentonville Utility Easement Instrument 90-34551 (Item 27)
Yard Light
Yard Light
Yard Light

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

NOTE TO BIDDER:

PROVIDE ALTERNATE PRICE FOR REPLACING EXISTING DOWNSPOUTS AND GUTTERS

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



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

PROPOSED ROOFING SHINGLE

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

Polyvinylidene Fluoride (PVDF); Low Gloss

* Also available in 24 gauge.
** Minimum quantities and/or extended lead times required for 24 gauge. Please inquire.
† Minimum quantities and/or extended lead times required for all gauges. Please inquire.

ALMOND**

PANEL PROFILE	PANEL	29 GAUGE		26 GAUGE			24 GAUGE	
		Galvalume Plus	SMP	Galvalume Plus	SMP	PVDF	Galvalume Plus	PVDF
36" 1 1/2" 3/4"	PBC	•	■	•	■	■	•	■

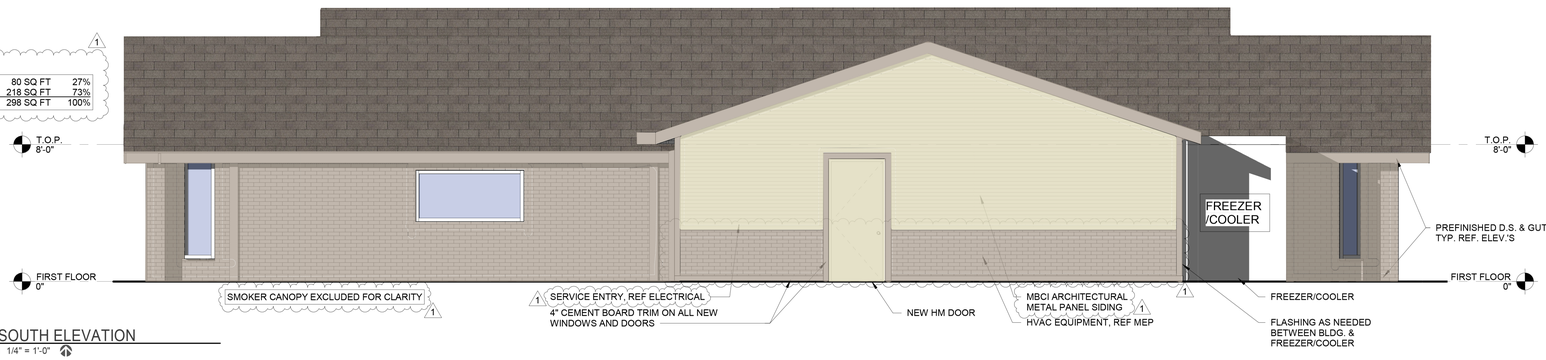
ARCHITECTURAL METAL PANEL & TRIM COLOR

SW 0037
Morris Room Grey
Interior / Exterior

PAINT ON EXISTING BRICK

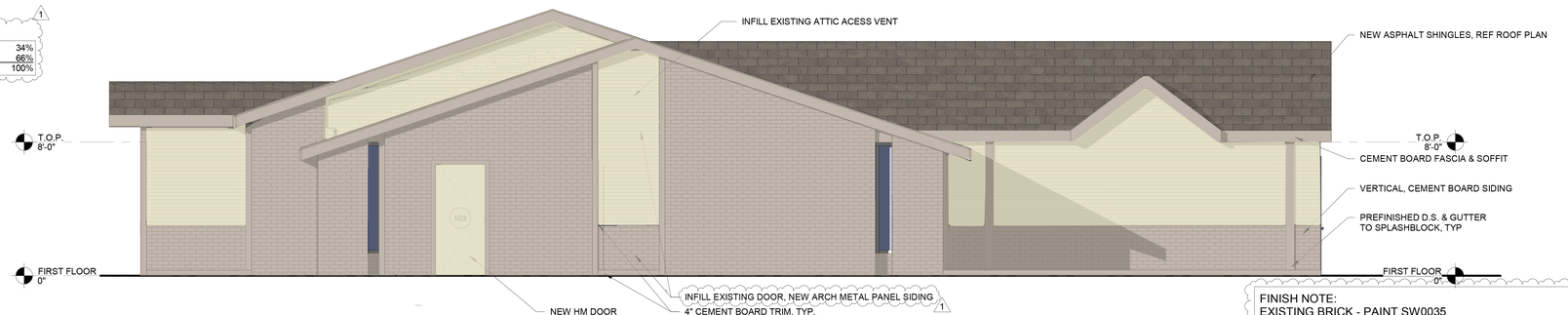
5 EXTERIOR FINISHES
1/2" = 1'-0"

NEW ADDITION ONLY:
NEW BRICK: 80 SQ FT 27%
ARCH METAL PANEL: 218 SQ FT 73%
WALL AREA: 298 SQ FT 100%



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

NEW ADDITION AREA ONLY
NEW BRICK: 87 SQ FT 34%
ARCH METAL PANEL: 167 SQ FT 66%
WALL AREA: 254 SQ FT 100%



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

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

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

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

ERIC JON NIELSEN
REGISTERED ARCHITECT
No. 9805
ARKANSAS

7/9/2021 1:06:15 PM

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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

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FUTURE LAND USE MAP AMENDMENT & REZONING STAFF REPORT

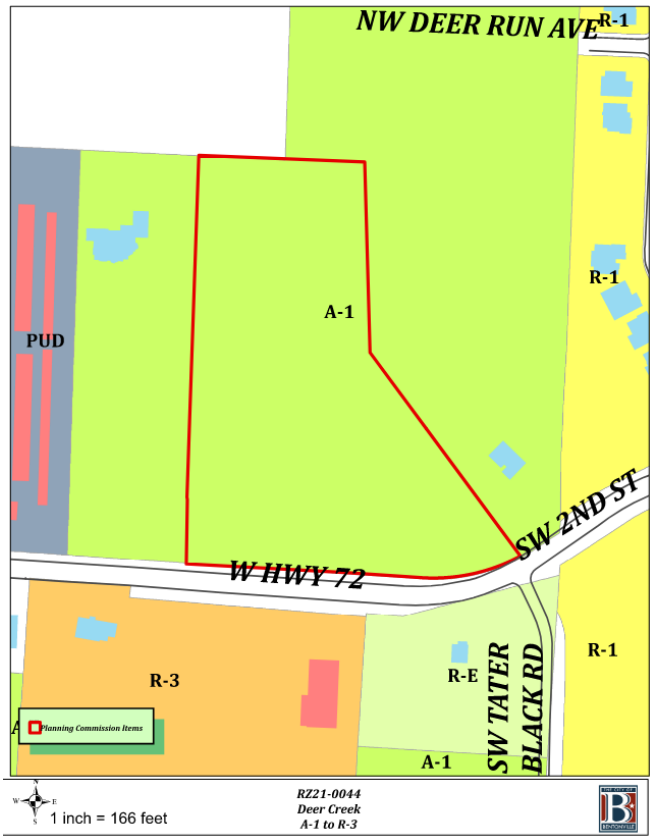
Deer Creek

W Hwy 72 & SW Tater Black Road
PC Date: 8/17/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0044
Applicant / Current Owner	Deer Creek, LLC
Site Area	+/- 9.39 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	Residential Estates (RE)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at W Hwy 72 and SW Tater Black Road. The property is currently zoned A-1, Agricultural. Surrounding zoning districts are A-1, Agricultural to the north, east, and west, R-3 Medium-High Density Multifamily Residential to the south, and R-E, Residential Estate to the south.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Residential Estate. The applicant is requesting a change in the Future Land Use Plan to High Density Residential. High Density Residential areas typically include apartments, condominium buildings, senior housing, and special types of group living. These areas also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Land Use Plan. This area is focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place (pg. 44).

Public Comment
Staff has no received public comments regarding this rezoning request.

Analysis
The intent of the R-3 district is to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existing prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development.

This rezoning request is not consistent with the Future Land Use Plan, however it is consistent with surrounding zoning districts as there are existing R-3 lots directly to the south.

Conclusion
This rezoning request is consistent and compatible with existing land use patterns. Staff recommends approval of the Future Land Use Map Amendment and the rezoning request.

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
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* ALSO LICENSED IN MISSOURI

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

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

July 11, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel Nos. 01-00942-493, 01-00942-497 and 01-00942-454 from A-1 to R-3

Dear Planning Staff:

This law firm has been hired to assist the applicant, Deer Creek, LLC in obtaining a rezoning of Parcel Nos. 01-00942-493, 01-00942-497 and 01-00942-454 (hereinafter "the Property") from A-1 to R-3.

The primary purpose for this rezoning request is to allow the developer to subdivide the Property into lots for attached townhomes. The Property is adjacent to A-1 zoning to the West, R-3 and R-E to the South, and A-1 to the East and North. However, within close proximity to the Property is a parcel zoned I-1 to the West and a subdivision zoned R-1 to the East. The definition for the R-3 zoning district under the Bentonville City Code provides that R-3 can "be used as buffer or transitional zones between incompatible development districts." Rezoning the Property to R-3 would act as a buffer between the subdivision to the East and the industrial zoned parcel to the West, and would be a generally more compatible zoning with the surrounding area than is A-1, which has traditionally been used as merely a placeholder zoning.

Because the applicant simply plans to subdivide and place basic infrastructure on the Property, neither appearance, nor signage has been contemplated thus far. As for traffic, the parcel sits on Arkansas Highway 72, which has ample capacity for further development. Lastly, as for utilities, there is an 8" water line which runs along Highway 72, and there is an 8" sewer line which can be run from the adjacent residential subdivision.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

W. Kellstrom

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
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REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

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

July 19, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Requesting a Change of the Future Land Use Map ("FLUM") Designation for Parcel Nos. 01-00942-493, 01-00942-497 and 01-00942-454 from Residential Estate to High Density Residential

Dear Planning Staff:

This law firm has been hired to assist the applicant, Deer Creek, LLC in obtaining a rezoning of Parcel Nos. 01-00942-493, 01-00942-497 and 01-00942-454 (hereinafter "the Property") from A-1 to R-3. Because the Property is currently designated as Residential Estate on the FLUM, a change to a High Density Residential Designation is required in order to facilitate an R-3 zoning. The purpose of this letter is to request that change.

There have been a few recent rezonings and land use map changes in this area which support this change. Directly across Highway 72 to the South, there is a parcel which is designated Residential Estate on the FLUM, but which has recently been rezoned to R-3. Moreover, there is also a nearby parcel on Highway 72 which has recently been rezoned to R-3 and given a FLUM designation of High Density Residential. The fact that the Property is located on a state highway supports the fact that the area can support increased density, and the other nearby rezonings mentioned above support this sentiment.

Additionally, this property is in close proximity to a industrially zoned parcel to the West and a residential subdivision to the East. Changing the land use designation to High Density Residential would create a buffer between the industrial use the West and the low density residential uses to the East.

Lastly, the housing market is suffering from record low supply coupled with record high demand. This is true nationally, but especially so in Northwest Arkansas due to its high rate of growth. A change in the FLUM designation for this Property would help to counter some of the factors that are rapidly making homes in Bentonville unaffordable.

If you have any questions, feel free to contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
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CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

NOTICE OF INTENT TO REZONE

Deer Creek, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 to R-3. The legal description of the property is as follows:

See Exhibit A, attached hereto and incorporated as though set forth fully herein.

The common description of the property is: **10530 W. Arkansas Highway 72 in Bentonville**

Proposed land use: **Single Family, Residential**

The public hearing will be held on August 17th, 2021 at 4:00 p.m. It will be held at 305 SW A Street, Bentonville, AR 72712.

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

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

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

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

I/we have no objections to the rezoning.

I/we object to the rezoning because:

_____

_____

_____

_____

_____

_____ _____

Signature Printed Name

_____

Physical Address

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

R-3, Medium-High Density Multifamily Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75’ at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-3	Single-family	5,000	-	50’	40%	45%
	Two-family	5,000	-	50’	50%	55%
	Townhouse unit	2,000	-	20’	-	-
	Townhouse structure	6,000	2,000	60’	65%	70%
	Multi-family	6,000	1,500	60’	65%	70%
	All others not listed	10,000	-	100’	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-3	All	20’	10’	20’	25’

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

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

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

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R-3, Medium-High Density Multifamily Residential

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

Land Uses:

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

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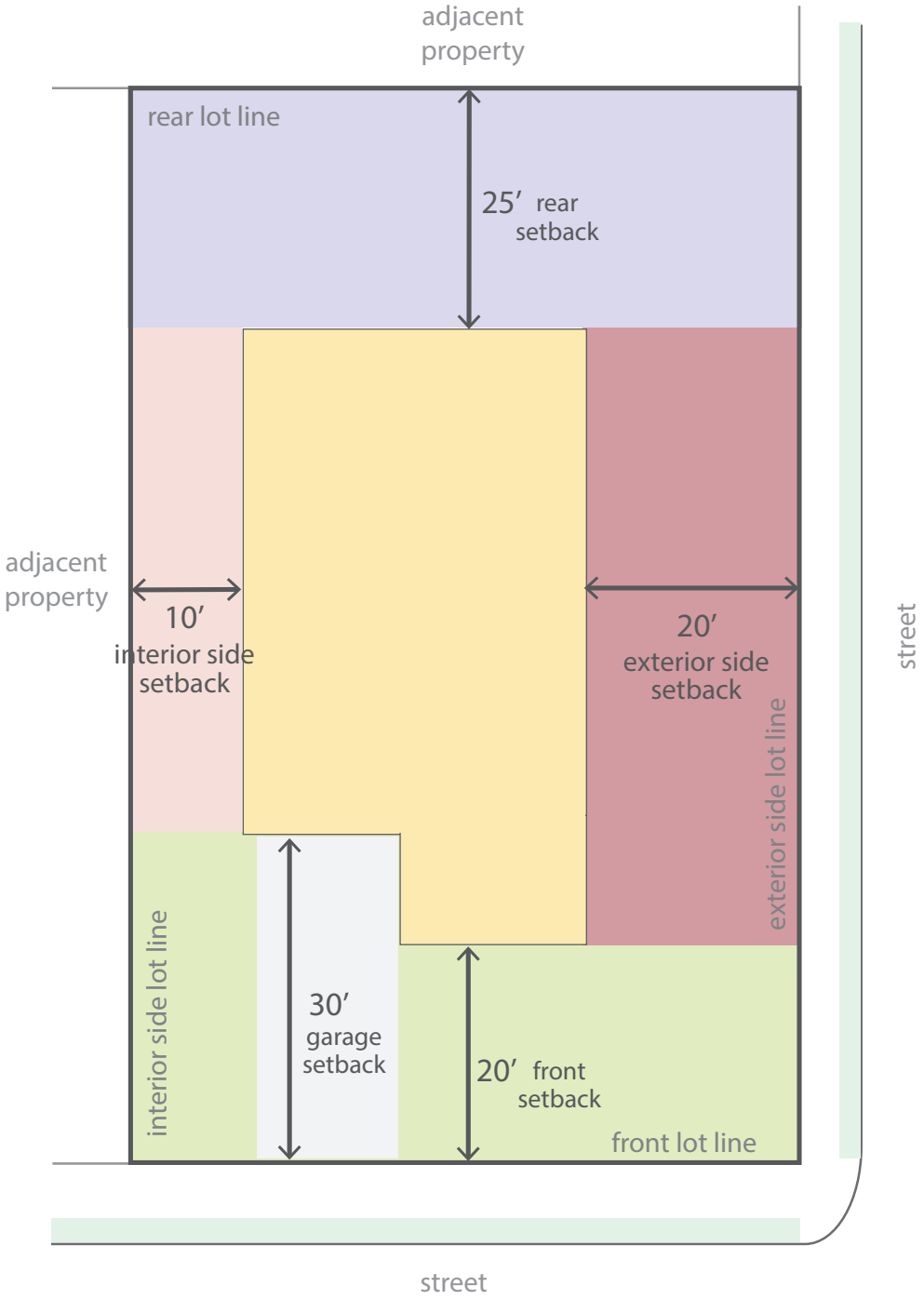
R-3, Medium-High Density Multifamily Residential

Setback Illustration



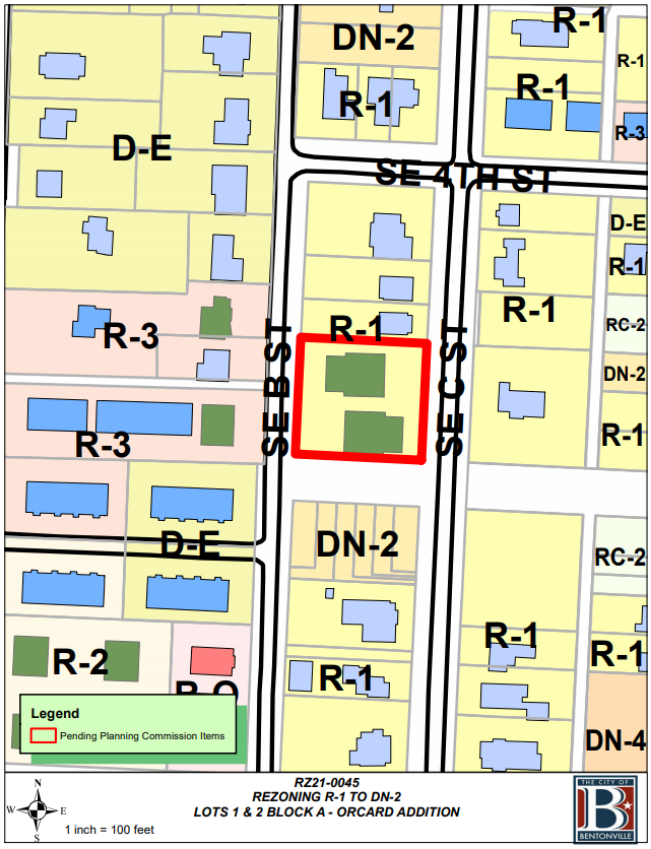
Carr Exempt Trust-Hannah Taylor

407 SE B Street and 410 SE C Street
PC Date: 8/17/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0045
Applicant / Current Owner	Carr Exempt Trust-Hannah Taylor
Site Area	+/- 0.56 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested 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 at 401 SE B Street and 410 SE C Street. The property is currently zoned R-1, Low Density Single Family Residential. Surrounding zoning districts are R-1, Low Density Single-Family Residential to the north and east, DN-2, Downtown Medium Density to the south and R-3, Medium-High Density Multifamily Residential to the west.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Medium-Density Residential. Medium-Density Residential areas typically include townhouses or duplex residential properties. These areas are found both near downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Land Use Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development. (pg. 44).

Public Comment
Staff has received public comments regarding this rezoning request.

Analysis
The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-2 zoning districts in the surrounding area.

Conclusion
This rezoning request is consistent with the Future Land Use Plan and is compatible with surrounding land uses. Staff recommends approval of the rezoning request.

410 SE C/ 407 SE B Street Rezone Narrative

Current Zoning Designation: R1- Single Family Residential
Proposed Zoning Designation: DN2- Downtown Medium Density Residential

Explanation: Newell Development proposes to rezone the property located at 410 SEC/ 407 SEB (parcel ID 10-03540-000) from R1 to DN2, in order to develop a future real estate project in compliance with DN2 development standards of the Bentonville Zoning Code. The current owner is Carr Exempt Trust/ Hannah Taylor (Mailing Address: 250 N. Water Tower Road, Bentonville, AR 72712) who endeavors to sell the property to NFD, LLC. Newell Development will serve as the property developer.

Reason to Rezone: The rezone from R1 to DN2 would allow for Newell Development to build townhomes on the .56-acre lot. Currently the property is zoned R1 and has two 2-unit residential dwellings.

Statement of how the property will relate to surrounding properties: The residential development proposed for this property will fit in form and scale outlined by the City of Bentonville DN2 building standards. This rezone would align with the future land use plan which is designated as medium density. Currently, surrounding properties have a variety of zoning designations from DN2 across the trail at 502 SE C to R3 at 421 SE A and DE at 502 SE B as a few examples.

Use: The parcel will be used for a future residential development that will complement and contribute to Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan* and offer additional housing options to accommodate Bentonville's current and anticipated population growth in the coming years.

Traffic: The additional units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville as well as its location on the Downtown Trail.

Signage: None proposed at this time.

Appearance: Modern design standards, similar to other Newell Development projects in Downtown Bentonville, will be used to positively improve the character of the existing neighborhood and increase housing options on the southside of Downtown Bentonville. This development will be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville.

Water/ Sewer/ Electric: On-site.

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DN-2, Downtown Medium Density Residential

The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and were small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-2	•	•	•				

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-2	36 ft.	36 ft.	36 ft.	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-2	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50’	-	50%	55%
	Single-family attached unit	2,000	-	20’		-	-
	Single-family attached structure, alley access	4,000	-	40’	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50’	-	50%	55%
	Two-family, alley access	4,000	-	40’	-	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	7,500	2,500	75'	-	60%	65%

Minimum Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-2	Single-family and Two-family	12’	25’	12’	25’	7’	0’	25’
	Townhouse block-end and all others not listed	12’	25’	12’	25’	10’	0’	25’

Residential Tree Planting:

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

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DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

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

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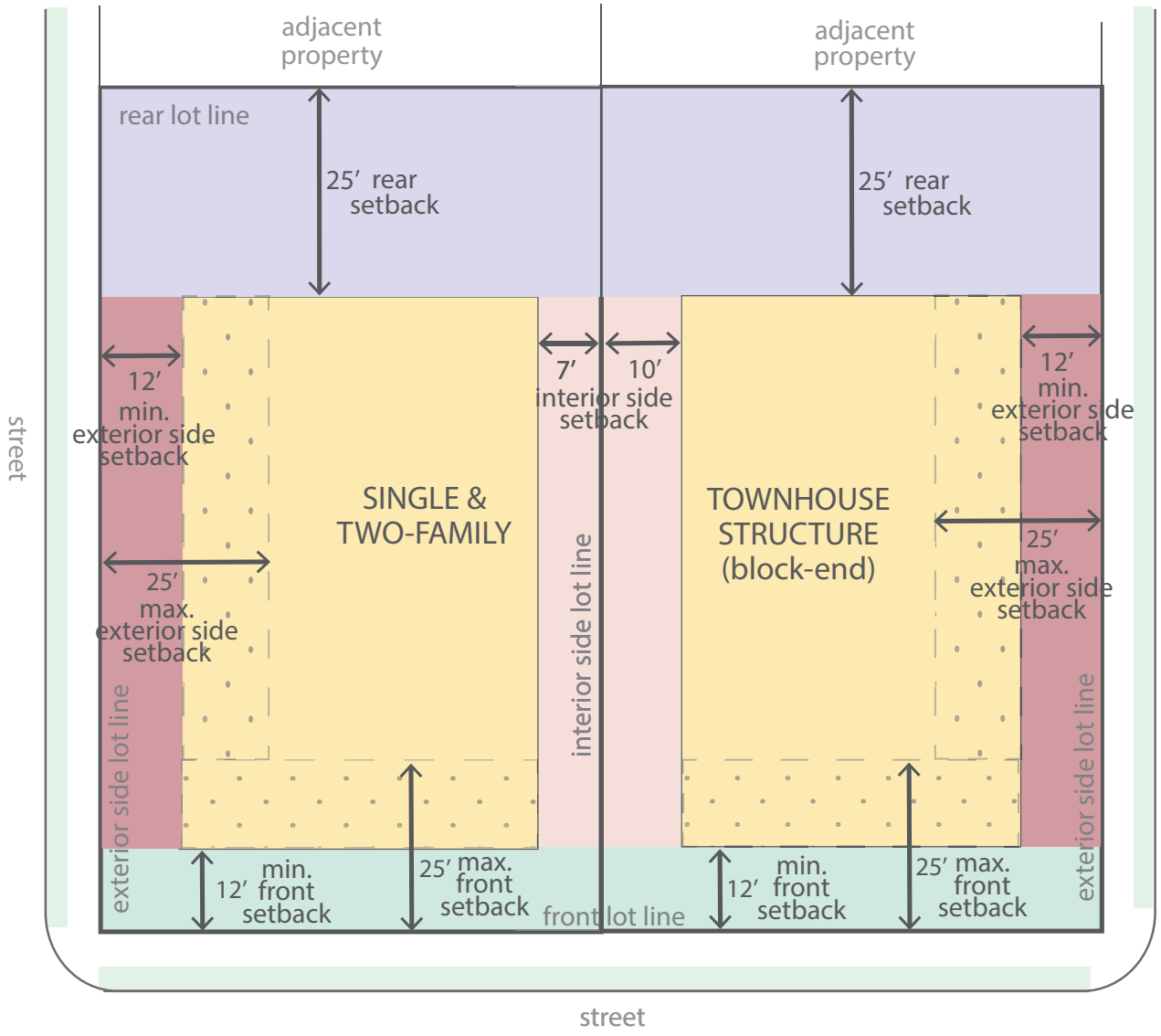
DN-2, Downtown Medium Density Residential

Setback Illustration



REZONING STAFF REPORT

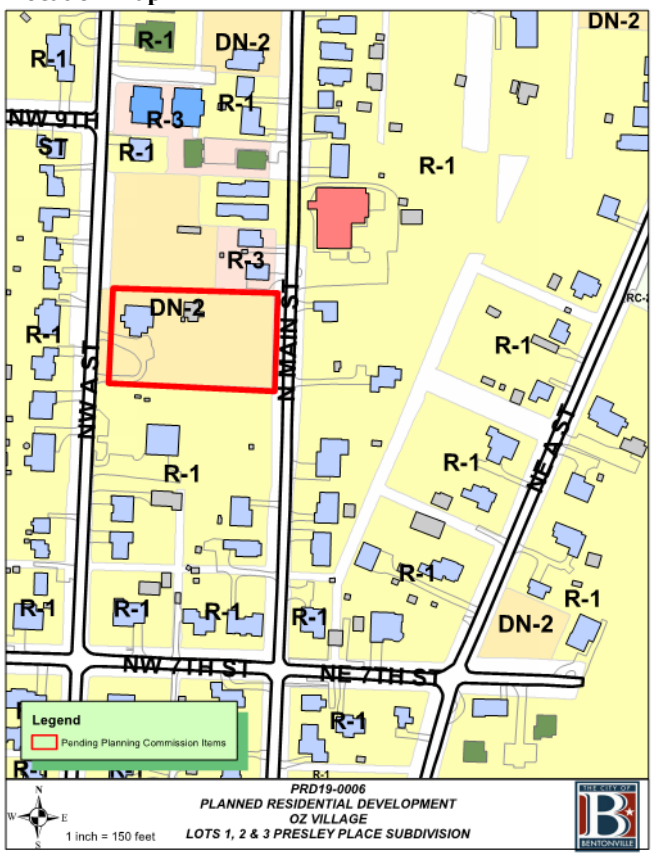
OZ Village

806 NW A Street
PC Date: 2/17/2020
Reviewer: Jon Stanley, Senior Planner

Project Number	PRD19-0006
Applicant / Current Owner	Yellow Brick Road, LLC Harry D Marley, Jr. 15602 Putnam Rogers, AR 72756
Site Area	1.36 acres
Current Zoning	DN-2, Downtown Medium-Density Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
A planned residential development to develop 11 individual single-family homes on 1.36 acres with a maximum density of eight units/acre. The proposed development incorporates common areas to be utilized by its residents. These spaces include community-seating areas, an outdoor fire-pit and pergola. In addition to the common greenspace, each unit will have a private side yard and outdoor patio space. Each unit has a two-car garage to accommodate parking for the residence. The PRD will be compatible with surrounding homes in regards to scale, lot coverage and setbacks.

Adjacent zonings are R-1 Single Family Residential to the west, east and south, DN-2, Downtown Medium Density Residential and R-3, Medium Density Residential to the north.

The applicant has submitted an addendum to the originally approved PRD to update architectural designs and materials. While the style of the development will remain the same as the previously approved modern craftsman style, the building materials are changing to allow for more brick.

The mix of material previously approved still remains the same as the applicant intends to utilize brick, stone, wood, stucco, concrete and cementitious board siding.

Relationship to the General Plan
The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas typically include a mix of housing types, including single-family, two-family, and townhouse units with a typical density of 8-12 units per acre. The proposed density and character of this planned residential development is compatible with the Future Land Use Plan.

Public Comment
Staff has received public comment. See attached.

Conclusion
Because the proposed planned residential development is compatible with surrounding single-family uses in the neighborhood and the Future Land Use Plan, as are the proposed changes, staff recommends approval.

An Addendum to OZ Village (LSD20-029) PRD 19-0006 for Architectural Upgrades

Developer: Yellow Brick Road, LLC
Harry D. Marley, Jr.
15602 Putman Road
Rogers, AR 72756
Dmarley77@gmail.com

The proposed addendum to the previously approved Large Scale Development (June 17, 2020) is for an updated architecture design change. The style for the development remains the same which is a modern craftsman style architecture. The building materials mix is being changed to allow for more brick which will change the material per centages.

The Large Scale Development phase has been completed and accepted by the City of Bentonville.

Compliance with all PRD criteria has been met.

The Development Standards are all the same with a single request to reduce the size of the garage on Lot 7 from 19' wide X 21' deep to 14 ½ wide to 21' deep. The 18' minimum parking apron between drive and the garage remains the same. This is necessary to allow same spacing between the homes and less area for this home due to the diagonal sanitary sewer easement that crosses the center of the project.

The architectural design change is to allow for more useable square footage in the homes and improve ingress/egress through a few windows. Furthermore, we are requesting approval to increase the amount of masonry material for more brick and flexibility in the material mix.

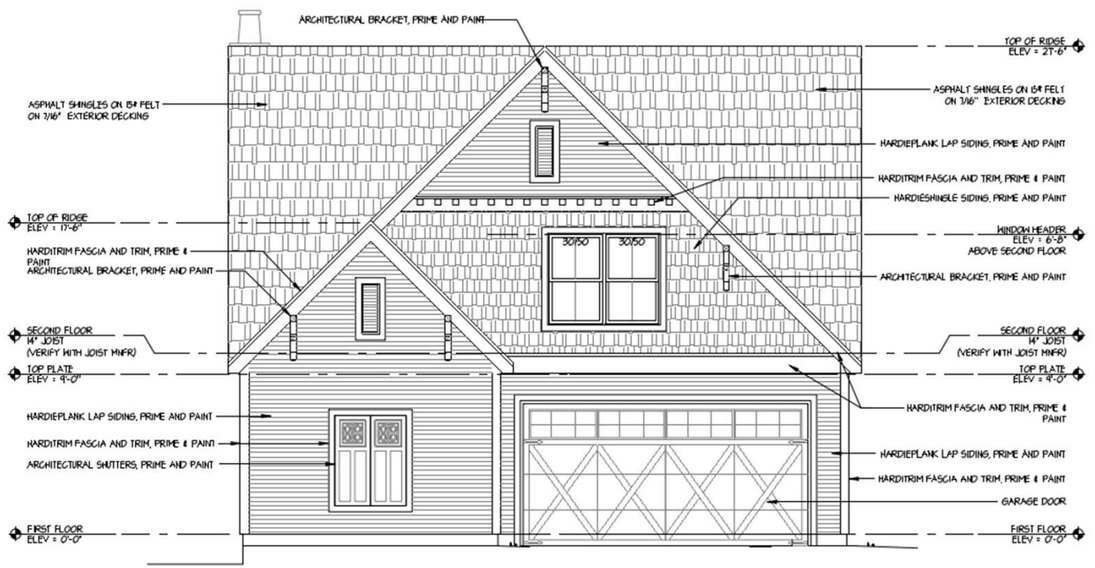
The material mix remains the same: stone, brick, wood, stucco, concrete and cementitious board siding.

Oz Village

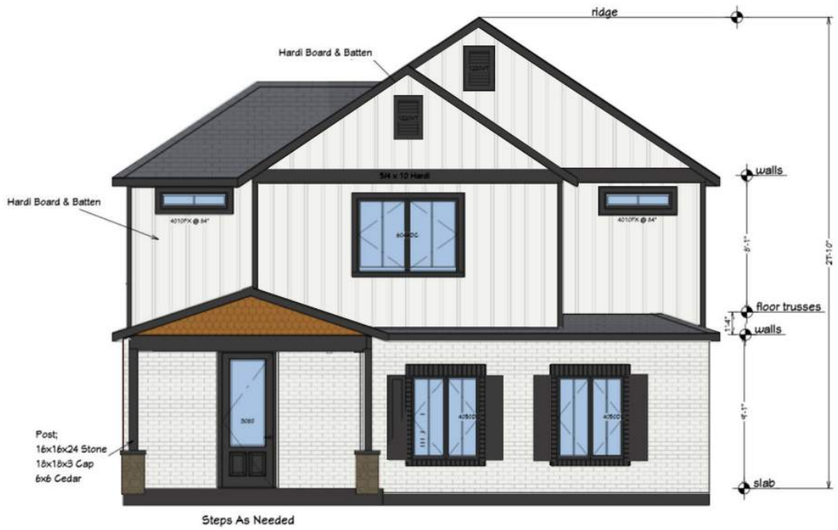
Exterior Elevations / Design Inspiration

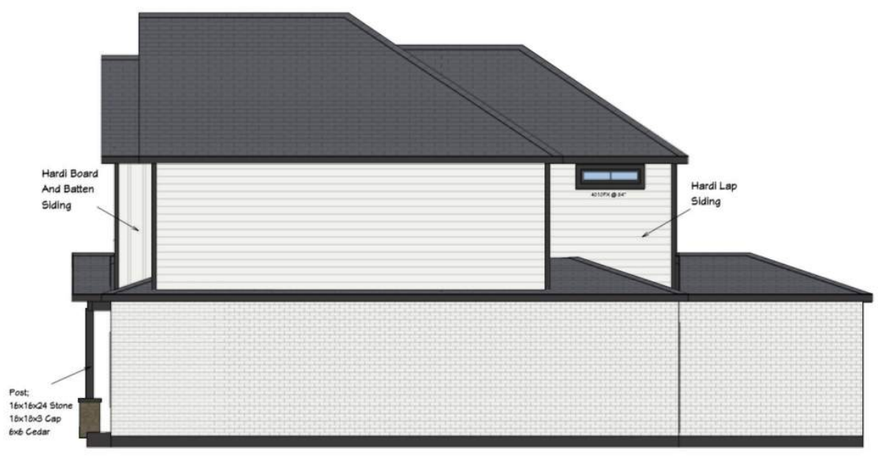
Original Elevations 1 / Colored – Lot 8 & 9

Original Elevations 1 – Lot 8 & 9

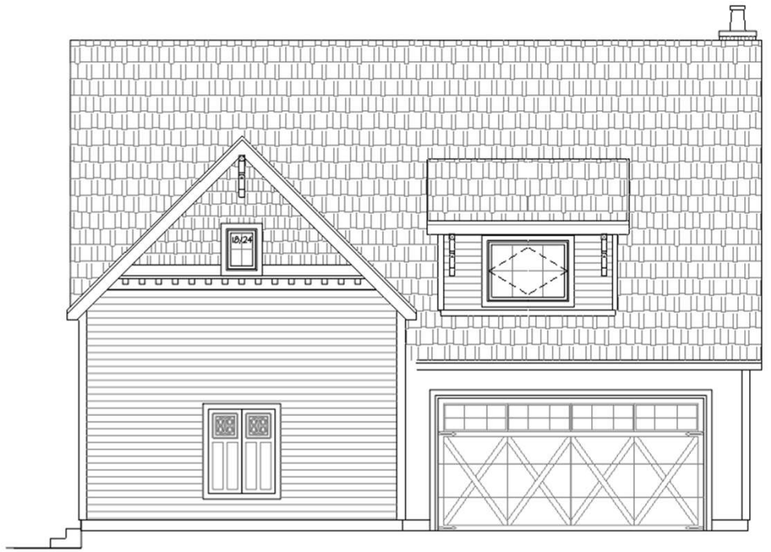


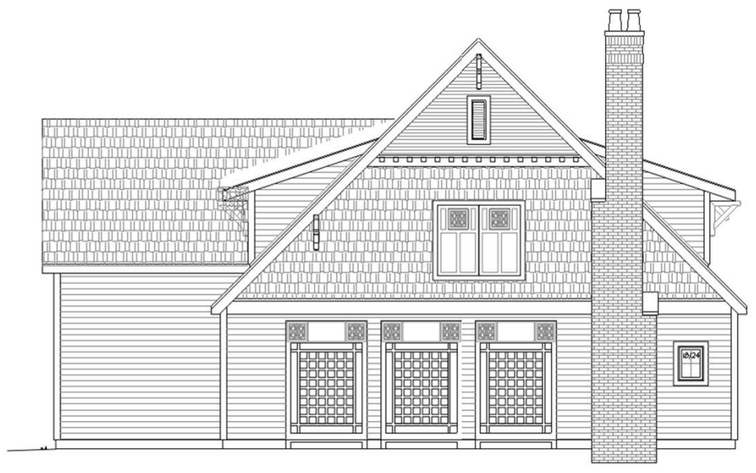
Updated Elevations 1 – Lot 8 & 9 / Increased Masonry & Changed Roof



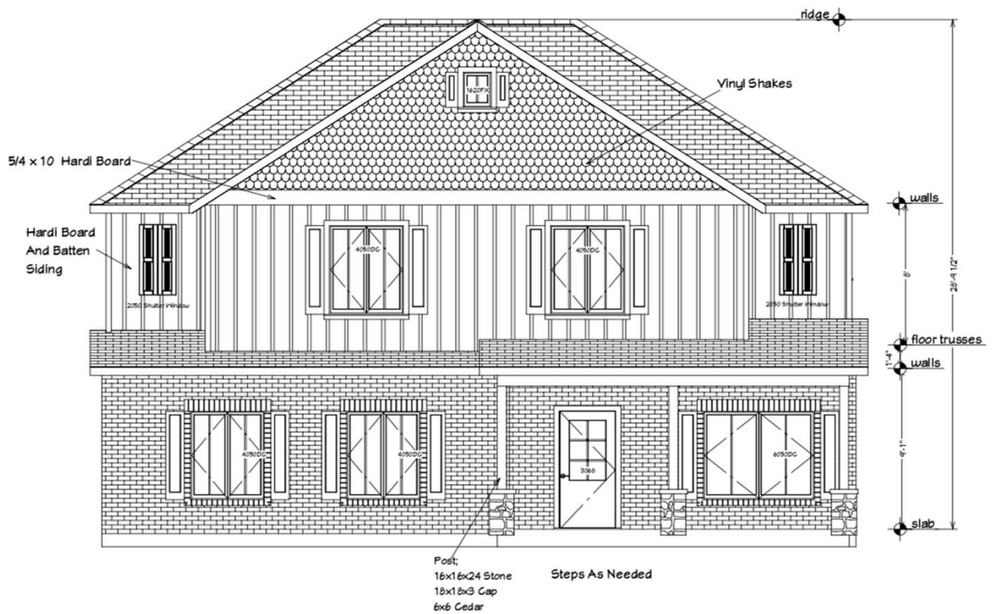


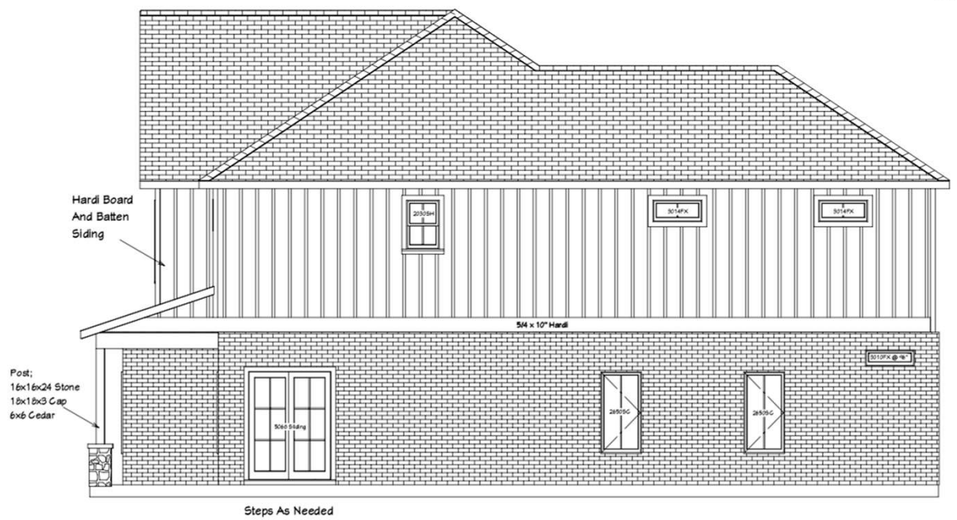
Original Elevations 2 – Lot 10 & 11

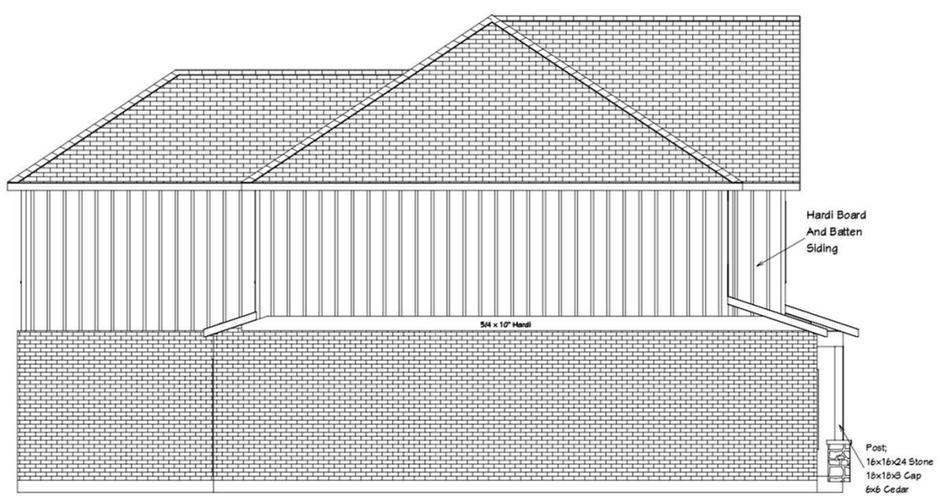




Updated Elevations 2 – Lot 10 & 11 / Increased Masonry & Changed Roof

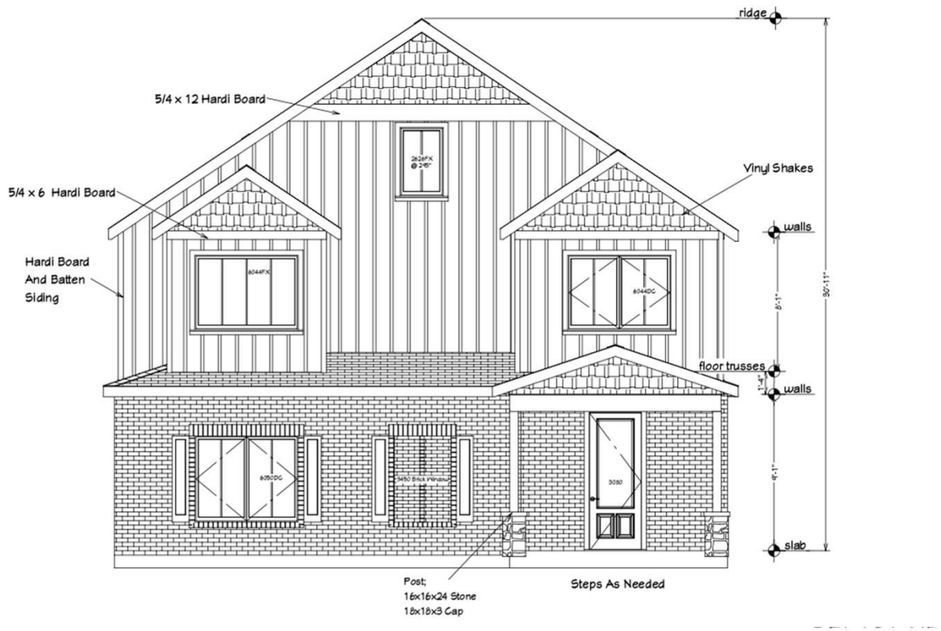


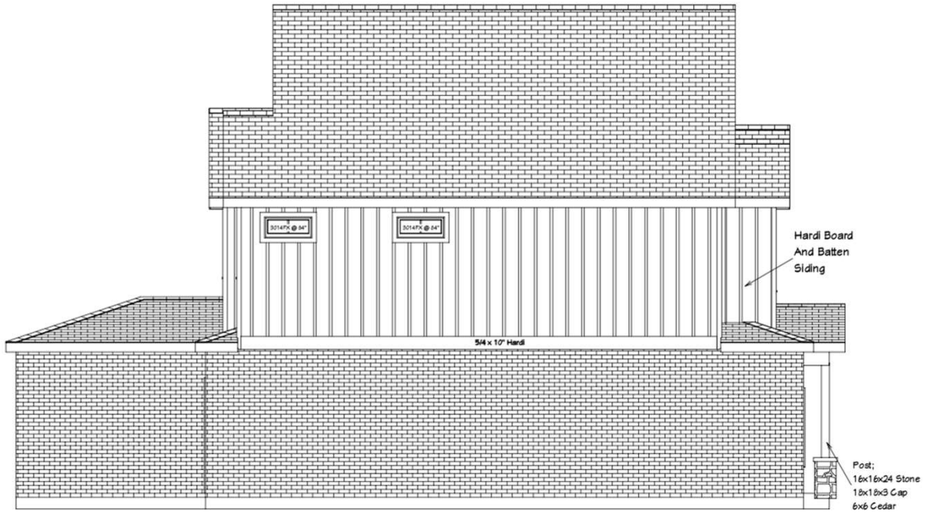




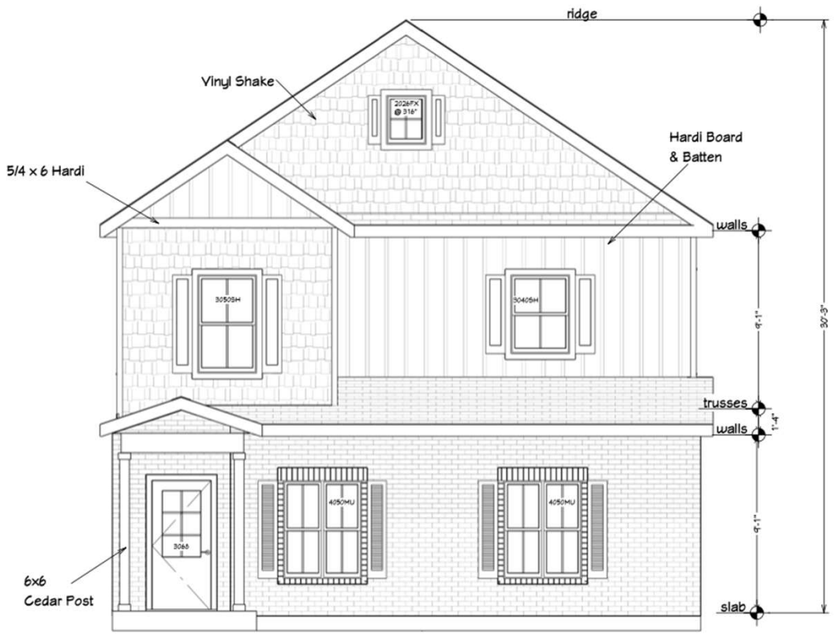
Original Elevations 3 – Lot 1, 2, 3, 4, 5, & 6

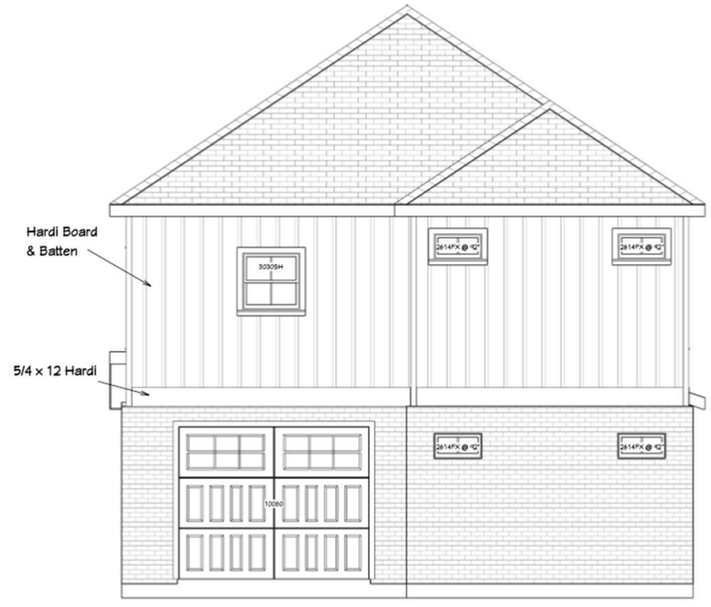
Updated Elevations 3 – Lot 1, 2, 3, 4, 5, & 6 / Increased Masonry & Changed Roof





New Elevations 4 – Lot 7 / Increased Masonry & Smaller Garage





Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

PRD, Planned Residential Development

The primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards of the zoning and subdivision codes. The PRD is a mechanism by which the city may allow for variation in the design and arrangement of structures as well as provide for the coordination of project characteristics with features of a particular site in a manner that is consistent with the public health, safety, and welfare of the community. A PRD allows for innovations and special features in site development, including the locations and type of structures, the conservation of natural features, the conservation of energy, the efficient use of open space, and allowances for housing serving varying price points.

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments. The PRD shall produce:

(1) A maximum choice in the types of environment and living units available to the public;

(2) A variety of housing types that effectively meets the varying price points of the community;

(3) Energy-efficient site design or building features;

(4) A minimum of fifteen percent (15%) common, useable open space and recreation areas;

(5) A pattern of development which preserves natural features and prevents soil erosion;

(6) A creative approach to the use of land and related physical development;

(7) Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs;

(8) Environment of stable character in harmony with the surrounding development;

(9) Efficient use of infrastructure, and,

(10) High quality architectural design, placement, relationship and orientation of structures.

Smart Growth and Traditional Neighborhood Design (TND): The PRD district shall incorporate Smart Growth principles, including Traditional Neighborhood Design elements into the development by such means as:

(1) Offer a range of housing opportunities and choices;

(2) Foster walkable, “close-knit” neighborhoods;

(3) Promote distinctive, attractive communities with a strong “sense of place”;

(4) Preserve open space, farmland, natural beauty, and critical environmental areas;

(5) Strengthen and encourage growth in existing communities;

(6) Provide an interconnected network of narrow streets that are safe and pleasant for pedestrians and which provide a variety of routes for local traffic; and,

(7) Provide high quality public spaces such as greenbelts, parks, plazas, squares, courtyards, and streets that are an organizing feature and gathering place for the neighborhood.

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Minimum Area: None

Zoning / Site Plan: The PRD is a combination of zoning designation, master site plan and architectural renderings. A detailed site plan is required for approval. Once approved, the site plan becomes a zoning district by city ordinance in the same manner as any other zoning parcel. Development must follow the site plan exactly.

Maximum Height: As proposed by the applicant and shown on the approved site plan.

Density: As proposed by the applicant and shown on the approved site plan by land use category.

Lot and Area Standards:

District	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
				Interior lot	Exterior lot
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Minimum Setbacks:

District	Front	Side		Rear
		Interior	Exterior	
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Garage Setbacks: As proposed by applicant and shown on the approved site plan.

Uses Allowed: Residential and accessory uses as proposed by applicant and approved with the zoning ordinance.

Development Criteria:

(1) Open Space.

a. *Minimum area:* 15% of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common open space.

b. *Equitable distribution*. Open space should be distributed more or less equitably throughout the PUD district in relationship to the dwelling units and other use areas that are intended to be served by the common open space.

c. *Preservation*. Adequate guarantees must be provided that the common open space areas as contained in the plan for the PUD district are preserved and maintained for those purposes only. A property owners' association shall be required if other arrangements satisfactory to the planning commission have not been made for improving, operating and maintaining all such common open space areas. At the time the final plan and plat is submitted, the articles of incorporation and bylaws of the property owners' association shall be reviewed and approved by the planning

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commission. Additionally, the restrictive covenants which run with the land must be submitted and include similar provisions to preserve all open space areas.

d. *Accessible*. Common useable open space shall be open to tenants and customers within the PUD. Access by the general public is desired.

e. *Common open space options*. The required common open space may include:
   1. wetlands and water bodies;
   2. lawns – five percent (5%) maximum of total percentage required;
   3. pedestrian paths, trails, sidewalks (exclusive of those required by ordinance) and covered walkways;
   4. central gathering spaces such as plazas, parks, or courtyards;
   5. vegetated / landscape areas, excluding required parking lot landscaping requirements; and,
   6. recreational areas / facilities such as public pools, tennis courts, basketball courts, baseball fields, soccer fields, or similar outdoor recreation facilities that is open to the residents and users of the PRD.

(2) **Structural Design Standards.** The PRD shall meet the following structural design standards.

a. Buildings shall be sensitive to the natural environmental conditions and should be oriented around a public gathering space such as a plaza, park, or courtyard, or respond in design to a prominent feature, such as a corner location, or other manmade or natural feature.

b. Buildings and site design shall provide inviting entry orientation.

c. Main entrances shall be oriented toward the adjoining street.

d. All structures shall have a common architectural theme.

e. Human scale features shall be provided.

f. Provide a variety of building height and varied roofline articulation.

g. Aluminum, vinyl, or fiberglass siding materials on the facades or sides of the building shall not constitute over fifty percent (50%) of the structure; soffit and fascia shall not be included within this 50% calculation.

h. Rear and side loading garages shall be setback a minimum of 30 ft. for a rear loading garage and twenty feet (20') for a side loading street facing garage. Front loading garages shall be setback a minimum of 30 ft. from the property line.

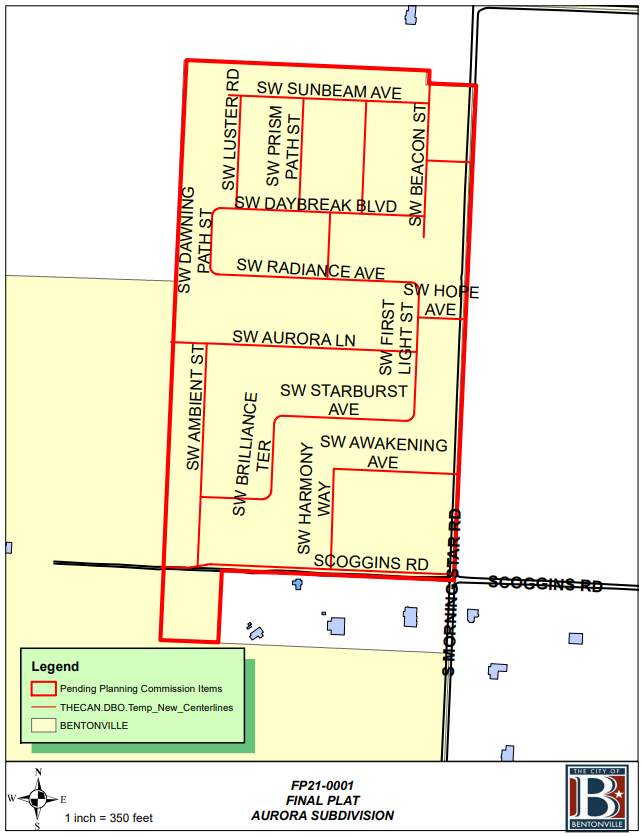
Aurora Subdivision Phase 1

8936 South Morning Star Road
PC Date: 8/17/2021
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	FP21-0001
Applicant / Current Owner	Aurora Development Company, LLC
Site Area	+/-70 Acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 8936 South Morning Star Road. The approximately 70 acre tract of land is zoned PRD, Planned Residential Development.

Project Details
The final plat consist of two hundred and twenty-six lots. Two Hundred and twenty-four of them are single-family residential lots, one lot will contain a clubhouse and another lot will be utilized for a stromwater detention pond.

The final plat dedicates right-of-way along South Morning Star Road and SW Scroggins Road and the interior, public streets within the subdivision. The plat also dedicates utility drainage easements in various locations to serve the subdivision.

All non-bondable items and guarantees of improvements must be completed and a final inspection preformed and approved prior to final plat approval.

Waivers
There are no waivers requested with this final plat.

Analysis and Recommendation
The plat does meet the minimum requirements of the subdivision regulations therefore staff recommends approval.

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.

Final Plat of Aurora Subdivision, Phase I

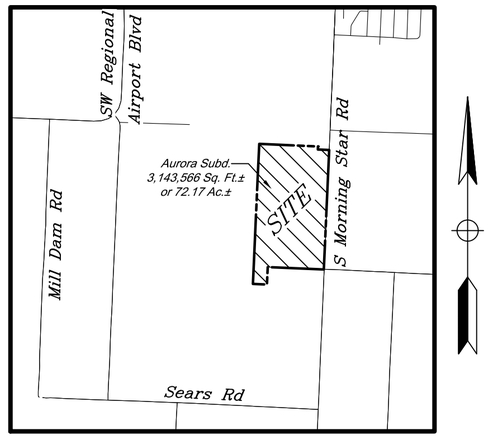
S. Morningstar Road

Bentonville, Benton County, Arkansas

REVISION		
NO.	DESCRIPTION	DATE
1	City Comments	07/27/2021

NOTES:

1. *Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.*
2. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
3. *This plat represents a Final Plat of the parcels 01-08215-335 & 01-08215-355 as recorded in Warranty Deed Records, Book 2016, Page 31964 in the public records of Benton County, Arkansas.*
4. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
5. *Basis of Bearings: NAD83, State Plane Coordinate System, AR North Zone based on GPS observation using OPUS.*
6. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
7. *This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."*
8. *This survey is based on a 50 Year Search, Invoice #17-34618-007 supplied by Elite Title Company, and dated July 18, 2017,*
9. *No attempt was made to show zone building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
10. *By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.*
    Map Number: 05007C0245K
    Map Revised: June 5, 2012
11. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
12. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
13. *Arkansas State Law. The Underground Facilities Damage Act, requires two working days advance notification through the Arkansas One-Call System Center before excavating using mechanized equipment or explosives (except in the case of an emergency). The One-Call System Telephone Number is 1-800-482-8998. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
14. *There shall be a 20' utility easement along the front of each lot.*
15. *Current zoning PUD was approved by City Council on 2-13-18.*
16. *At the time of survey there was no evidence of wetland areas delineated by "Wetlands Mapping Services" published by U.S. Fish and Wildlife Service, Division of Habitat and Resource Conservation.*
17. *Surveyor is not aware of a septic system being used on the subdivision.*
18. *Owners/Developers shall coordinate with local utilities to insure that each lot has water, sewer and electric service*
19. *Before any work in the Right-of-Way commences, Contractor and or owner is to contact the City of Bentonville Engineering and Transportation Department and notify said departments on the intent and type of the work that will take place with-in the Right-of-Way. Work in right-of-way require a separate permit.*
20. *Lot 184 was intentionally removed and combined with Lot 226*
21. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
22. *There may not be fences or any other structures built in any drainage easements.*



Vicinity Map

Not to Scale

Latitude: 36°18'41"N
Longitude: 94°15'10"W

Sheet Index

Sheet 1	*Cover / Notes / Signatures*
Sheet 2	*Final Plat "Overall"*
Sheet 3	*Final Plat "North"*
Sheet 4	*Final Plat "South"*
Sheet 5	*Area Lot Tables / Description*
Sheet 6	*Curve Tables / Details*

Zone Setback Table

Zone	Garage**	Front	Interior Side	Exterior Side	Rear	Lot #
Zone 1	21'-4"	20'	7'	20'	25'	98-227
Zone 2	0'	0'	0' & 10'	20'	0'	228
Zone 3	18'	20'	5'	20'	10'	47-97
Zone 4	21'-4"	20'	5'	20'	20'	1-46

Note:
Where easements are larger than the indicated setbacks, the easement shall become the setback.

***Zone 1 and Zone 4 require the garage to be recessed from the front of the home by 1'-4" per Board of Adjustments decision on 1-24-2018*

Owners/Developer:
Parcel #01-08215-355 *Parcel #01-08215-335* *Parcel #01-08215-375* *Aurora Development Company, LLC* *3227 E. 31st. Street* *Tulsa, OK 74105* *Ph. 918-808-6792*

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 : _____
Write Name

Signed : _____
Print Name

Source of Title: *Deed Bk. L201944826 & Deed Bk. L201944883* ___

Certificate of Recording:

This document filed for record _____ *day, 202___ in Plat Book No.* _____,

page _____.

Signed: _____
Circuit Clerk

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, James Barnett 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: _____

_____
Registered Land Surveyor
State of Arkansas
Registration No. 1666

City of Bentonville Project # FP21-0001

ATLAS PAGE: 565

State Survey Code: 500-19N-31W-0-23-304-04-1666

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat of Aurora Subdivision, Phase I
S. Morningstar Road
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KCD
CEI PROJECT NUMBER	30234
DATE	8/2/2021
REVISION	REV-1

Final Plat
SHEET TITLE

SHEET NUMBER
1 OF 6

DRAWING LOCATION - S:\30000\30234\DRAWINGS SURVEY\30234 FINAL PLAT_WORKING\30234FP.DWG -- SAVED BY - TPRIVETT

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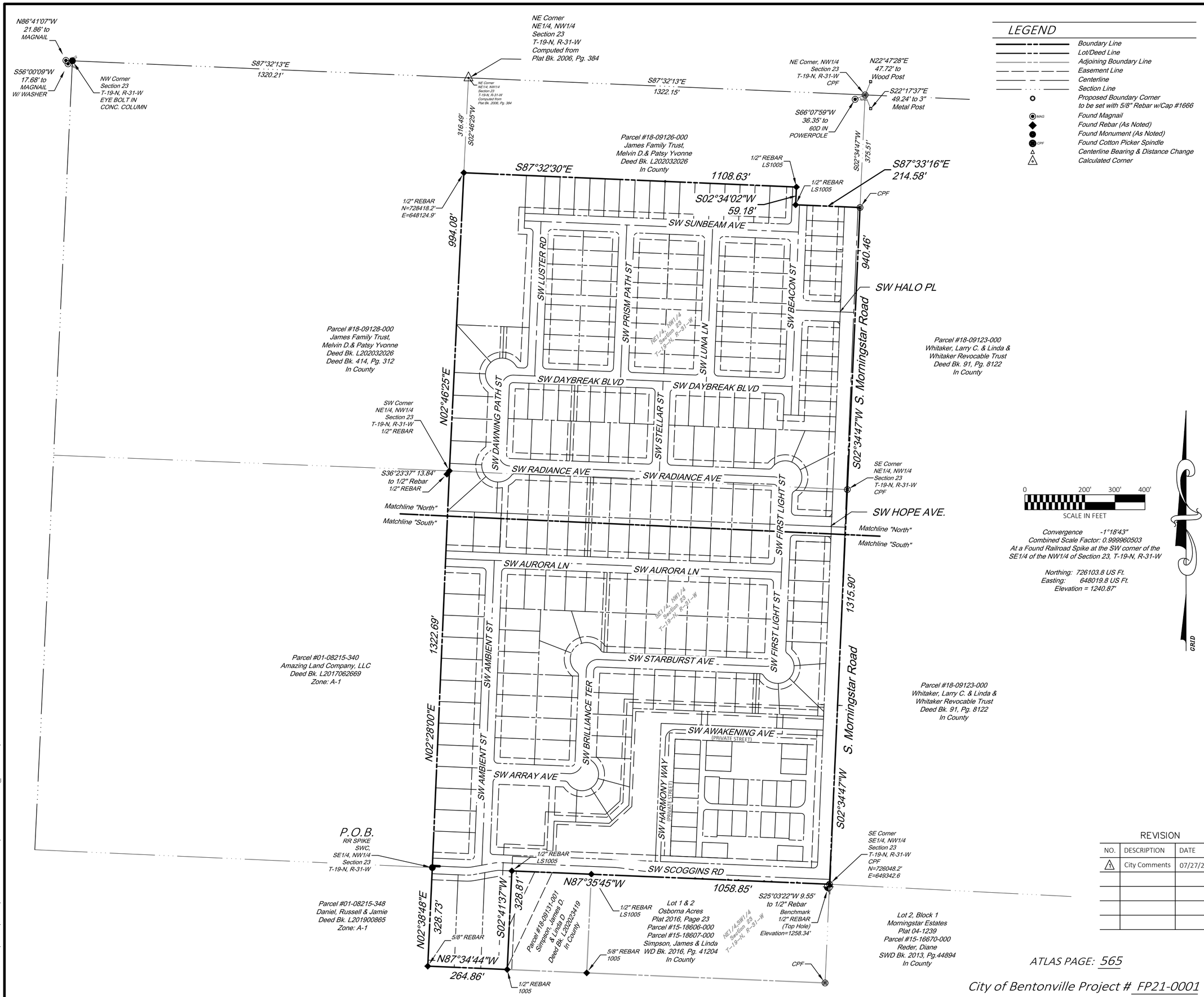

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NO.	DESCRIPTION	DATE
1	City Comments	07/27/2021

ATLAS PAGE: 565

City of Bentonville Project # FP21-0001

State Survey Code: 500-19N-31W-0-23-304-04-1666

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Final Plat of Aurora Subdivision, Phase I

S. Morningstar Road
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PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KCD
CEI PROJECT NUMBER	30234
DATE	8/2/2021
REVISION	REV-1

Final Plat—Overall

SHEET TITLE

SHEET NUMBER

2 OF 6

DRAWING LOCATION - S:\30000\30234\DRAWINGS SURVEY\30234 FINAL PLAT_WORKING\30234FP.DWG -- SAVED BY - TPRIVETT

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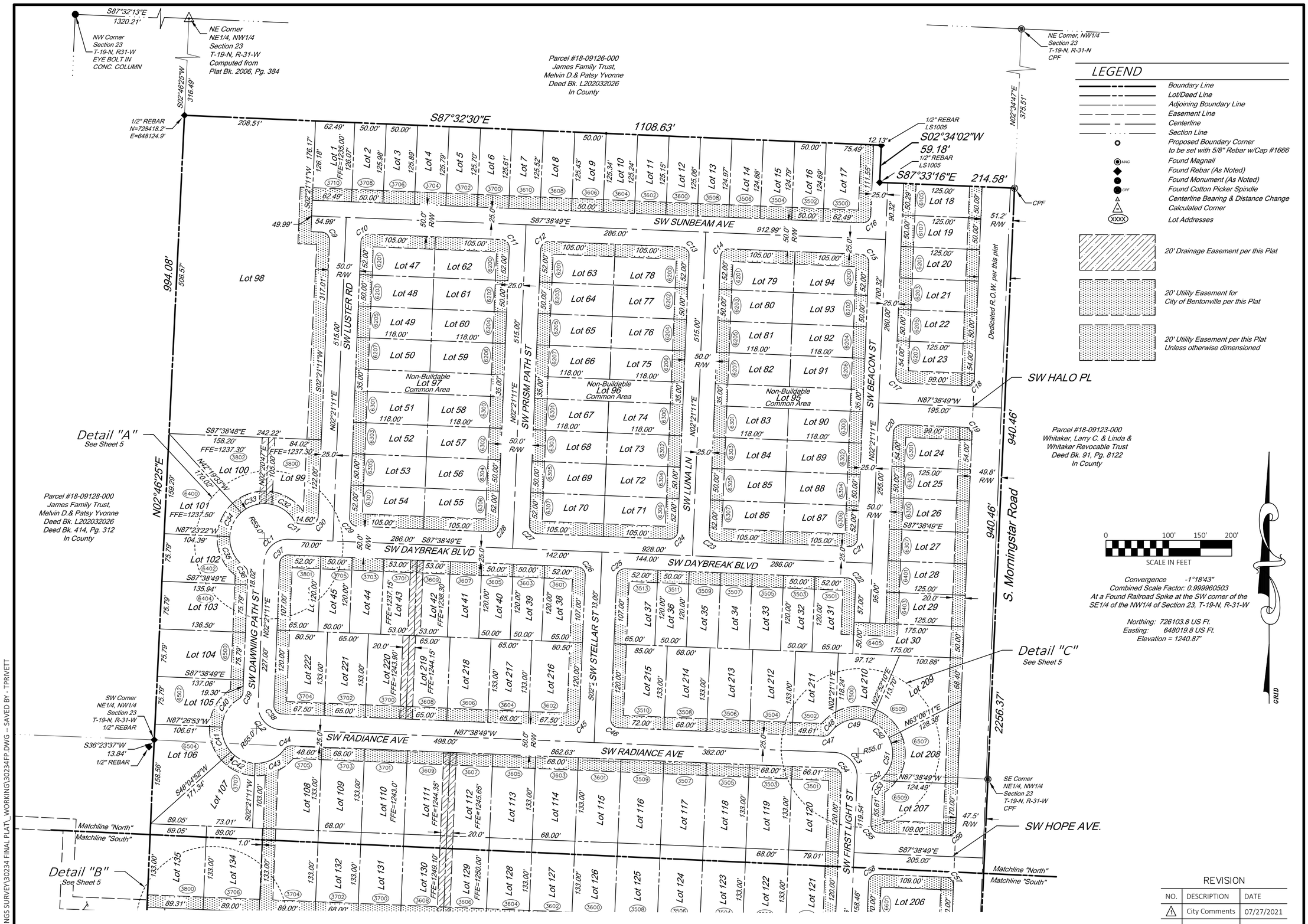

REVISION

NO.	DESCRIPTION	DATE
1	City Comments	07/27/2021

ATLAS PAGE: 565

City of Bentonville Project # FP21-0001

State Survey Code: 500-19N-31W-0-23-304-04-1666

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
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BRANCH TBPLS FIRM #10194234

Final Plat of Aurora Subdivision, Phase I

S. Morningstar Road
Bentonville, Benton County, Arkansas

Preliminary
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PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KCD
CEI PROJECT NUMBER	30234
DATE	8/2/2021
REVISION	REV-1

Final Plat–North
SHEET TITLE

SHEET NUMBER

3 OF 6

DRAWING LOCATION - S:\30000\30234\DRAWINGS SURVEY\30234 FINAL PLAT_WORKING\30234FP.DWG -- SAVED BY - TPRIVETT

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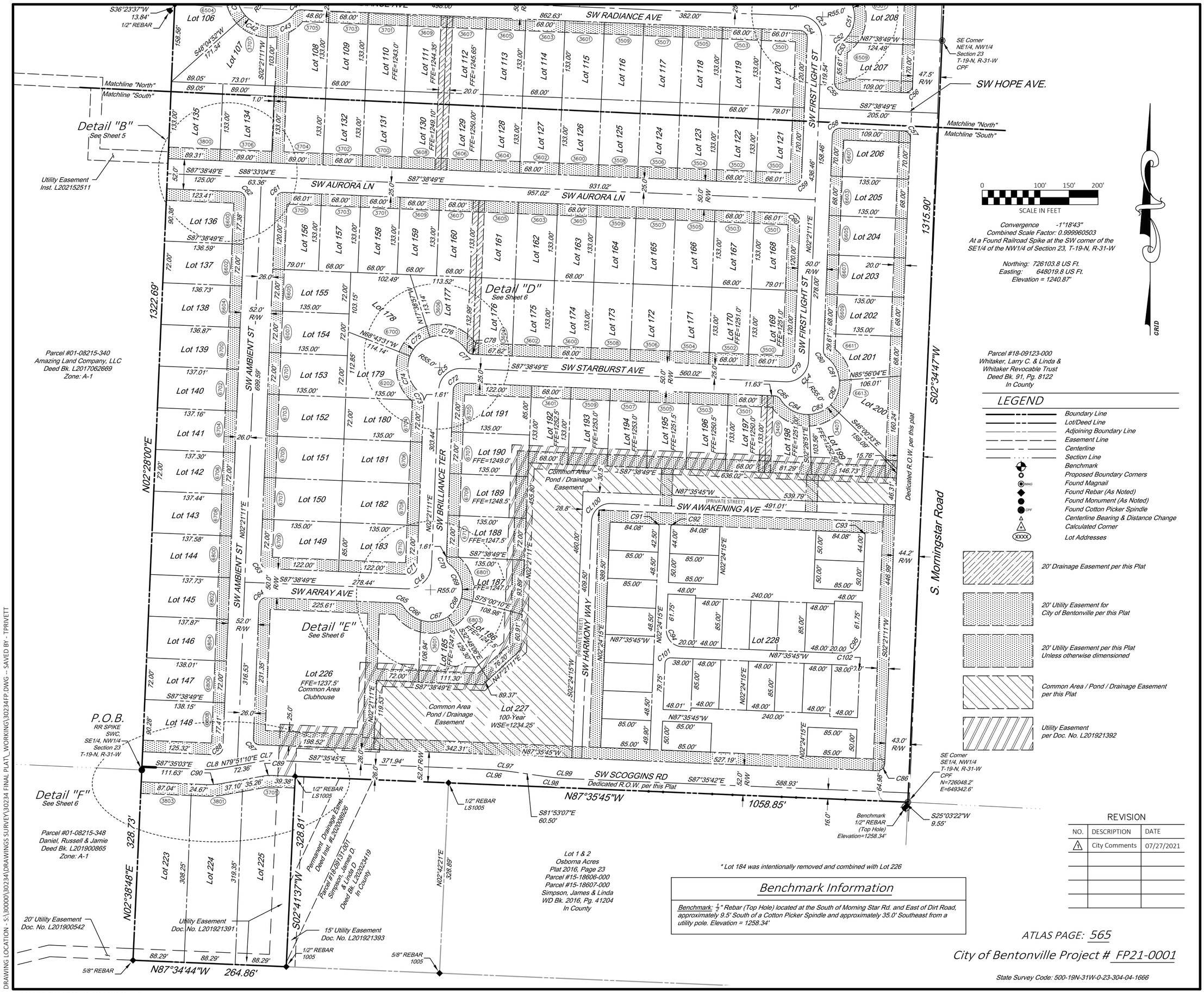

Convergence -1°18'43"
Combined Scale Factor: 0.999960503
At a Found Railroad Spike at the SW corner of the SE1/4 of the NW1/4 of Section 23, T-19-N, R-31-W

Northing: 726103.8 US Ft.
Easting: 648019.8 US Ft.
Elevation = 1240.87'

LEGEND

- Boundary Line
- Lot/Deed Line
- Adjoining Boundary Line
- Easement Line
- Centerline
- Section Line
- Benchmark
- Proposed Boundary Corners
- Found Magnail
- Found Rebar (As Noted)
- Found Monument (As Noted)
- Found Cotton Picker Spindle
- Centerline Bearing & Distance Change
- Calculated Corner
- Lot Addresses
- 20' Drainage Easement per this Plat
- 20' Utility Easement for City of Bentonville per this Plat
- 20' Utility Easement per this Plat Unless otherwise dimensioned
- Common Area / Pond / Drainage Easement per this Plat
- Utility Easement per Doc. No. L201921392

* Lot 184 was intentionally removed and combined with Lot 226

Benchmark Information

Benchmark: ½" Rebar (Top Hole) located at the South of Morning Star Rd. and East of Dirt Road, approximately 9.5' South of a Cotton Picker Spindle and approximately 35.0' Southeast from a utility pole. Elevation = 1258.34'

ATLAS PAGE: 565

City of Bentonville Project # FP21-0001

State Survey Code: 500-19N-31W-0-23-304-04-1666

REVISION

NO.	DESCRIPTION	DATE
1	City Comments	07/27/2021

CEI Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Final Plat of Aurora Subdivision, Phase I

S. Morningstar Road
Bentonville, Benton County, Arkansas

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KCD
CEI PROJECT NUMBER	30234
DATE	8/2/2021
REVISION	REV-1

Final Plat – South
SHEET TITLE

SHEET NUMBER
4 OF 6

DRAWING LOCATION - S:\30000\30234\DRAWINGS SURVEY\30234 FINAL PLAT_WORKING\30234FP.DWG -- SAVED BY - TPRIVETT
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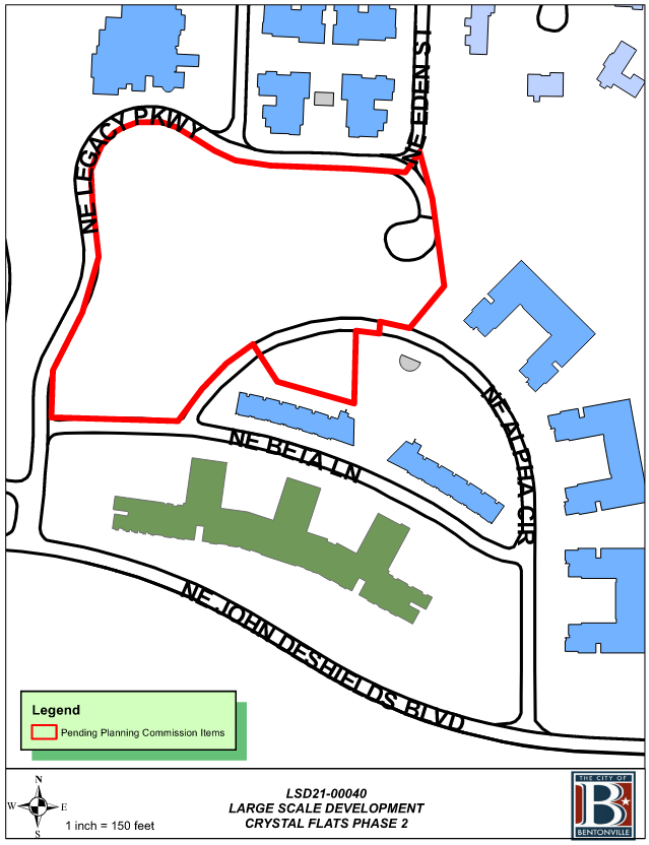
Crystal Flats Phase 2

1401 NE John De Shields Boulevard
PC Date: 8/17/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0040
Applicant / Current Owner	Crystal Pickens, LLC
Site Area	+/- 10.95 acres
Current Zoning	R-3, Medium Density Residential
Future Land Use Map Designation	High Density Residential (HDR)
Development Type / Use	Multifamily

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1401 NE John De Shields Boulevard. It is currently zoned R-3, Medium Density Residential with a Future Land Use classification of High Density Residential.

Project Details
The project consists of a large-scale development proposing a 143-unit expansion of an existing 487-unit apartment complex. The development provides a total of 180 parking spaces in phase 2. The primary materials on the exterior of the building include fiber cement panel, brick, 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 use of a private drive to access NE John De Shields Boulevard should help alleviate traffic impacts.

Waivers
Five waivers are requested:

- A waiver from Article 501, Section 501.06 Off-street parking spaces required, (f) Standards, which requires three off-street parking spaces for each two multifamily dwelling units. 203 parking spaces are required and 180 spaces are provided.
- A waiver from Article 1100, Section 1100.21 Large-scale development standards, (e) Building material, to allow fiber cement panel as a primary material. The applicant states that this would allow phase 2 to be consistent with phase 1, which was approved when fiber cement panel was an allowed primary material.
- A waiver from Article 1100, Section 1100.21 Large-scale development standards, (e) Building material, which states a minimum of two primary building materials are required constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of the wall area. The waiver will apply to the east (49% fiber cement panel, 21% brick, and 18% glass), west (40% fiber cement panel, 25% brick, and 16% glass), north (47% fiber cement panel, 21% brick, and 21% glass), and south (40% fiber cement panel, 20% brick, and 27% glass) sides.
- A waiver from Article 1100, Section 1100.21 Large-scale development standards, (k) Roofs, which requires the rooflines and/or parapets to be varied with a change in height every 100 linear feet in the building length. The applicant states that this would create a drainage issue and is necessary to be consistent with phase 1.
- A waiver from Article 1100, Section 1100.21 Large-scale development standards, (n) Utility and mechanical equipment screening. The applicant is proposing to paint the equipment the same color as the predominant building skin materials in lieu of screening. They also stated that the equipment will be set back from the edge near the center of the building and will not be visible at ground level until you reach a great distance away from the building.

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.

LARGE SCALE DEVELOPMENT PLANS

CRYSTAL FLATS PHASE II

CITY PROJECT (LSD21-0040)

1401 NE JOHN DE SHIELDS BLVD

BENTONVILLE, AR

GENERAL NOTES:

A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
479-273-9472

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

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

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

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

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

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

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

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

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

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X', OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE MAP FOR BENTON COUNTY.
MAP NUMBER: 05007C0090J
MAP REVISED: SEPTEMBER 28, 2007

LEGAL DESCRIPTION:

Lot 13 Description

A TRACT OF LAND BEING A PORTION OF LOT 13 PICKENS SUBDIVISION TO THE CITY OF BENTONVILLE, ACCORDING TO PLAT BOOK 2009, PAGE 523 OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS, BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS;

Commencing at the Northeast corner of the Southeast 1/4 of said Section 29, T-20-N, R-30-W being a found concrete monument; thence N 88°54'04" W, 769.75 feet to a found 5/8" rebar also being the POINT OF BEGINNING; thence S 01°31'22" W, 373.80 feet to a set 1/2" rebar with cap (PLS 1636) on the Northerly Right of Way of NE John DeShields Blvd.; thence along said Northerly Right of Way in a Westerly direction with a non tangent curve turning to the left with a radius of 735.00 feet, having a chord bearing of N 85°34'32" W and a chord distance of 54.66 feet and an arc length of 54.67 feet to a set 1/2" rebar with cap (PLS 1636); thence continuing along said Northerly Right of Way N 87°42'23" W, 148.95 feet to a set 1/2" rebar with cap (PLS 1636); thence continuing along said Northerly Right of Way in a Westerly direction with a tangent curve turning to the right with a radius of 1065.00 feet, having a chord bearing of N 73°07'30" W and a chord distance of 536.24 feet and an arc length of 542.07 feet to a set 1/2" rebar with cap (PLS 1636); thence continuing along said Northerly Right of Way N 58°32'37" W, 136.89 feet to a set 1/2" rebar with cap (PLS 1636); thence continuing along said Northerly Right of Way in a Westerly direction with a tangent curve turning to the left with a radius of 1135.00 feet, having a chord bearing of N 67°09'32" W and a chord distance of 340.05 feet and an arc length of 341.33 feet to a set 1/2" rebar with cap (PLS 1636); thence continuing along said Northerly Right of Way N 70°12'34" W, 104.88 feet to a set 1/2" rebar with cap (PLS 1636); thence leaving said Northerly Right of Way of NE DeShields Blvd. N 01°13'15" E, 304.93 feet to a set 1/2" rebar with cap (PLS 1636); thence N 28°58'54" E, 178.50 feet to a set 1/2" rebar with cap (PLS 1636); thence N 06°45'45", W 291.50 feet to a set 1/2" rebar with cap (PLS 1636); thence in a Easterly direction with a non tangent curve turning to the right with a radius of 156.00 feet, having a chord bearing of N 78°27'16" E and a chord distance of 212.67 feet and an arc length of 234.00 feet to a set 1/2" rebar with cap (PLS 1636); thence S 58°34'26" E, 71.03 feet to a found MAG nail; thence in a Easterly direction with a tangent curve turning to the left with a radius of 174.00 feet, having a chord bearing of S 73°11'17" E and a chord distance of 87.80 feet and an arc length of 88.76 feet to a found MAG nail; thence S 87°48'08" E, 311.68 feet to a found 1/2" rebar with cap (PLS 1636); thence S 83°15'59" E, 30.07 feet to a found 1/2" rebar; thence S 88°35'06" E, 521.90 feet to a found rebar with cap (PLS 944); thence S 01°31'22" W, 733.63 feet to the POINT OF BEGINNING and containing 1,212,155 square feet or 27.83 acres more or less.

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.

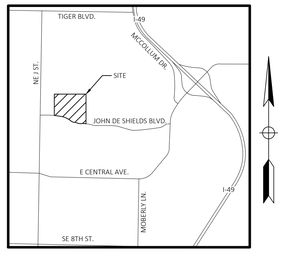
TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

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

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

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

ANY NEW LIGHTING WILL REQUIRE A CUTOFF FIXTURE.



VICINITY MAP
NOT TO SCALE

PROJECT ZONING & DATA TABLE

BUILDING	ZONE	UNITS	CONSTRUCTION TYPE	HEIGHT	SPRINKLERED
D1	R3	45	TYPE VB	33'-6"	YES
D2	R3	45	TYPE VB	33'-6"	YES
D3	R3	45	TYPE VB	33'-6"	YES

ZONING SUMMARY

ZONE	UNITS	ACRES
C3	247	6.59
R3	135	10.95
R4	240	10.28

PLAN INDEX:

C.D.001	COVER SHEET	C.D.600	UTILITY PLAN
C.D.002	EXISTING CONDITIONS	C.D.601	SANITARY PLAN & PROFILE 1
C.D.100	DEMOLITION PLAN	C.D.700	DETAIL SHEET 1
C.D.200	SITE PLAN	C.D.701	DETAIL SHEET 2
C.D.300	OVERALL GRADING PLAN	C.D.702	COB WATER DETAIL SHEET 1
C.D.301	GRADING PLAN ENLARGEMENT 1	C.D.703	COB WATER DETAIL SHEET 2
C.D.302	GRADING PLAN ENLARGEMENT 2	C.D.704	COB SANITARY SEWER DETAIL SHEET 1
C.D.400	OVERALL DRAINAGE PLAN	C.D.705	COB SANITARY SEWER DETAIL SHEET 2
C.D.401	DRAINAGE PLAN ENLARGEMENT 1	C.D.706	COB WATER & SEWER DETAIL SHEET 1
C.D.402	DRAINAGE PLAN ENLARGEMENT 2	C.D.707	COB WATER & SEWER DETAIL SHEET 2
C.D.500	PHASE 1 EROSION CONTROL PLAN	C.D.708	BEUD DETAILS SHEET 1
C.D.501	PHASE 2 EROSION CONTROL PLAN	C.D.709	BEUD DETAILS SHEET 2
C.D.502	EROSION CONTROL NOTES & DETAILS	C.D.710	BEUD DETAILS SHEET 3

RESOURCE LIST:

CITY OF BENTONVILLE
PARKS & RECREATION
DAVID WRIGHT
215 SW A ST
BENTONVILLE, AR 72712
PHONE: (479) 464-7275

CITY OF BENTONVILLE
CITY ENGINEER
DAN WEESE
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE: (479) 271-5993

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

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

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

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

STORMWATER
JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR
PHONE: (479) 271-5002

FIRE DEPARTMENT
BRENT BOYDSTON,
FIRE CHIEF
800 S.W. "A" STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-5927

BUILDING AND FIRE SAFETY
JAKE FEEMSTER
305 S.W. "A" STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3108

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

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

TELEPHONE
AT&T
1133 EAST HAROLD ST
FAYETTEVILLE, AR 72703
BRENT BALDWIN
PHONE: (479) 571-6609

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

CEI CONTACT:

NATE BACHELOR, P.E.
PROJECT MANAGER
EMAIL: NBACHELOR@CEIENG.COM
CELL: (479) 531-8787

DEREK HILEMAN
ASSISTANT PROJECT MANAGER
EMAIL: DHILEMAN@CEIENG.COM
CELL: (479) 502-6823

TED NORDSELL
CONSTRUCTION OBSERVER
EMAIL: TNORDSELL@CEIENG.COM
CELL: (479) 295-4596

DEVELOPER CONTACT:

COMPANY: CRYSTAL PICKENS, LLC
NAME: BRENDA ANDERSON
EMAIL: BRENDA@BLUECRANE.US
PHONE: (479) 273-1215

ARCHITECT CONTACT:

COMPANY: POLK STANLEY WILCOX
NAME: JAMES STRUTHERS
EMAIL: JSTRUTHERS@POLKSTANLEYWILCOX.COM
PHONE: (479) 695-3074

Know what's below. Call before you dig.

Solutions for Land and Life

CEI Engineering Associates, Inc. No. 118 — CERTIFICATE OF AUTHORIZATION — ARKANSAS ENGINEER

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

POLK STANLEY WILCOX

509 W. Spring St. | Suite 150
Fayetteville, AR 72701
T: 479.444.0473
F: 479.251.7216
polkstanleywilcox.com

OWNER:
CRYSTAL PICKENS, LLC.
700 SE 5TH STREET
BENTONVILLE, AR 72712

CIVIL ENGINEER:
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY | SUITE
BENTONVILLE, AR 72712

LANDSCAPE ARCHITECT:
ECOLOGICAL DESIGN GROUP
314 SOUTH 3RD STREET
ROGERS, ARKANSAS 72756

MEPFP:
BERNHARD
3714 N BUSINESS DRIVE,
FAYETTEVILLE. AR 72703

STRUCTURAL ENGINEER:
BERNHARD
1 ALLIED DRIVE, SUITE 2600
LITTLE ROCK, AR 72202

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — NATHANIEL L. BACHELOR — No. 14021

CRYSTAL FLATS - PHASE II
NE JOHN DESHIELDS BLVD. BENTONVILLE, ARKANSAS 72712

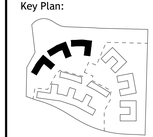
CRYSTAL FLATS

PSW Job Number: 823A

Issue Date:
06.25.21

Revisions		
#	Date	Description

Key Plan:



Contents:
COVER SHEET

LSD21-0040
CEI PROJECT #32105

C.D.001

DRAWING LOCATION: P:\32000-32105.0\PLANNING\DESIGN\WORKING\32105-CS.DWG - SAVED BY: CLEMENTPRATT

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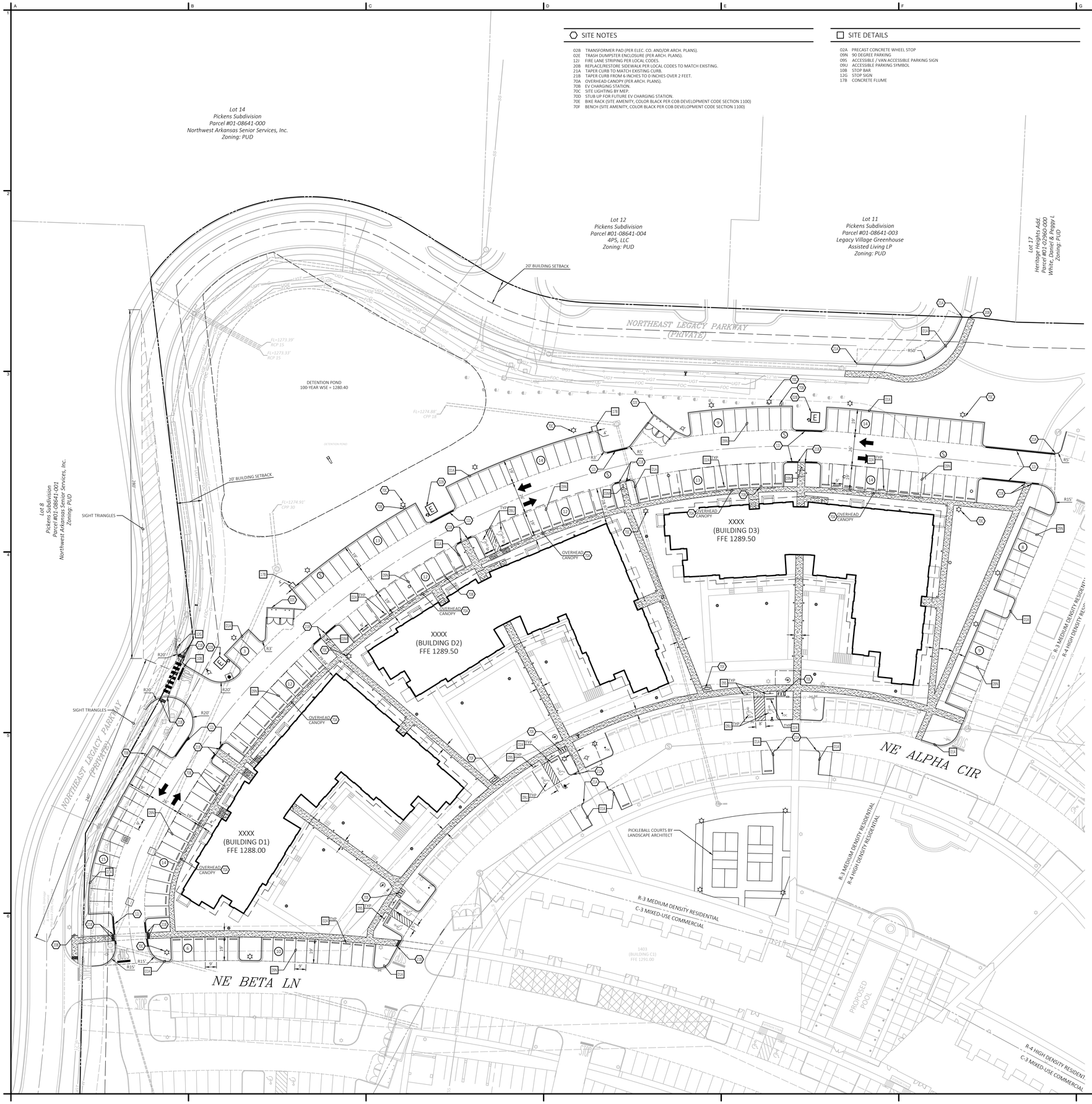

SITE NOTES

02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS).
02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12J FIRE LANE STRIPING PER LOCAL CODES.
20B REPLACE/RESTORE SIDEWALK PER LOCAL CODES TO MATCH EXISTING.
21A TAPER CURB TO MATCH EXISTING CURB.
21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
70A OVERHEAD CANOPY (PER ARCH. PLANS).
70B EV CHARGING STATION.
70C SITE LIGHTING BY MEP.
70D STUB UP FOR FUTURE EV CHARGING STATION.
70E BIKE RACK (SITE AMENITY, COLOR BLACK PER COB DEVELOPMENT CODE SECTION 1100)
70F BENCH (SITE AMENITY, COLOR BLACK PER COB DEVELOPMENT CODE SECTION 1100)

SITE DETAILS

02A PRECAST CONCRETE WHEEL STOP
09N 90 DEGREE PARKING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
10B STOP BAR
12G STOP SIGN
17B CONCRETE FLUME

N

0 30' 45' 60'
SCALE IN FEET

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

SITE BENCHMARK

CITY OF BENTONVILLE GPS MONUMENT #3 LOCATED ON THE PARK EXIT THAT IS MIDWAY THROUGH OUR PROPERTY AND JUST TO THE SOUTH OF THE SITE.

ELEV=1292.24

EXISTING LEGEND

Centerline
Break Line
Gas Line
Underground Fiber Optic Line
Sanitary Sewer Line
Storm Drainage Pipe
Underground Electric Line
Underground Telephone Line
Water Line
Barb Wire Fence Line
Chainlink Fence Line
Water Meter
Drainage Manhole (DMH)
Fire Hydrant
Sewer Manhole (SMH)
Irrigation Control Box
Light Pole Straight
Electric Riser
Telephone Riser
Water Valve
Traffic Sign (Type of Sign)
Tree (Deciduous)
Tree (Evergreen)

PROPOSED

PROPERTY LINE/RIGHT OF WAY LINE
CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
PROPOSED PARKING SPACES
LIMITS OF SIDEWALKS AND CONCRETE APRONS
ZONE BOUNDARY
DUMPSTER ENCLOSURE
PARKING WHEEL STOPS
LIGHT POLE
BOLLARDS (WITH LIGHT)

GENERAL SITE NOTES

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

B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

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

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

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

F. ALL LANDSCAPE ISLANDS NOT DIMENSIONED ARE 18' INCLUDING 3' RADIUS INSIDE.

G. NO LANDSCAPE MATERIAL BETWEEN 30" AND 60" IN HEIGHT SHALL BE INSTALLED WITHIN THE CLEAR SITE TRIANGLES.

PHASE 1

BUILDING	ZONE	PARKING REQUIRED	PARKING PROVIDED	NUMBER OF UNITS	TOTAL SQFT
A	C3	293		195	154,760 (COMMERCIAL - 15,382) (AMENITY - 752)
		77			
B1	R4	120		80	74,660
B2	R4	120		80	74,660
B3	R4	120		80	74,660
C1	C3	39		26	34,215 (AMENITY - 1,656)
C2	C3	39		26	34,215 (AMENITY - 1,830)
TOTALS		808	809	487	447,170
CHANGE			+7		

PHASE 2

BUILDING	ZONE	PARKING REQUIRED	PARKING PROVIDED	NUMBER OF UNITS	TOTAL SQFT
D1	R3	68		45 (63 BEDROOMS)	RESIDENTIAL - 40,224
D2	R3	68		45 (63 BEDROOMS)	RESIDENTIAL - 40,224
D3	R3	67		45 (63 BEDROOMS)	RESIDENTIAL - 40,224
TOTALS		203	180	135	120,672

LOT COVERAGE

SITE AREA (SA): 10.95 ACRES (476,982 ± SF)
BUILDING AREA: 0.92 ACRES (40,224 SF)
BUILDING COVERAGE: 0.92 ACRES (40,224 SF) : 8.40% (SA)

OVERALL DEVELOPMENT TOTALS

	PARKING REQUIRED	PARKING PROVIDED	NUMBER OF UNITS	TOTAL SQFT
PHASE I COMMERCIAL	77	77		15,382
PHASE I RESIDENTIAL	730	741	487	
PHASE II RESIDENTIAL	204	180	135	
TOTALS	1011	996	622	

NOTE: THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

NOTE: ALL PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT.

NOTE: ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

NOTE: ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

NOTE: THERE SHALL BE NO OBSTRUCTION BETWEEN 30" AND 60" WITHIN THE SIGHT TRIANGLE

NOTE: ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO A STRUCTURE MUST BE A CUT-OFF OR B.U.G. (WITH A U RATING OF 0) LIGHTING FIXTURE AND BE APPROVED BY THE PLANNING DEPARTMENT.

CEI Solutions for Land and Life

LSD21-0040

CEI PROJECT #32105

C.D.200

POLK STANLEY WILCOX

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OWNER:
CRYSTAL PICKENS, LLC.
700 SE 5TH STREET
BENTONVILLE, AR 72712

CIVIL ENGINEER:
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY | SUITE
BENTONVILLE, AR 72712

LANDSCAPE ARCHITECT:
ECOLOGICAL DESIGN GROUP
314 SOUTH 3RD STREET
ROGERS, ARKANSAS 72756

MEPFP:
BERNHARD
3714 N BUSINESS DRIVE,
FAYETTEVILLE, AR 72703

STRUCTURAL ENGINEER:
BERNHARD
1 ALLIED DRIVE, SUITE 2600
LITTLE ROCK, AR 72202

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14021
NATHANIEL L. BACHELOR

CRYSTAL FLATS - PHASE II

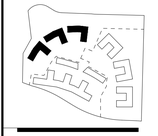
NE JOHN DESHIELDS BLVD. BENTONVILLE, ARKANSAS 72712

PSW Job Number: 823A

Issue Date:
06.25.21

Revisions		
#	Date	Description

Key Plan:



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SITE PLAN

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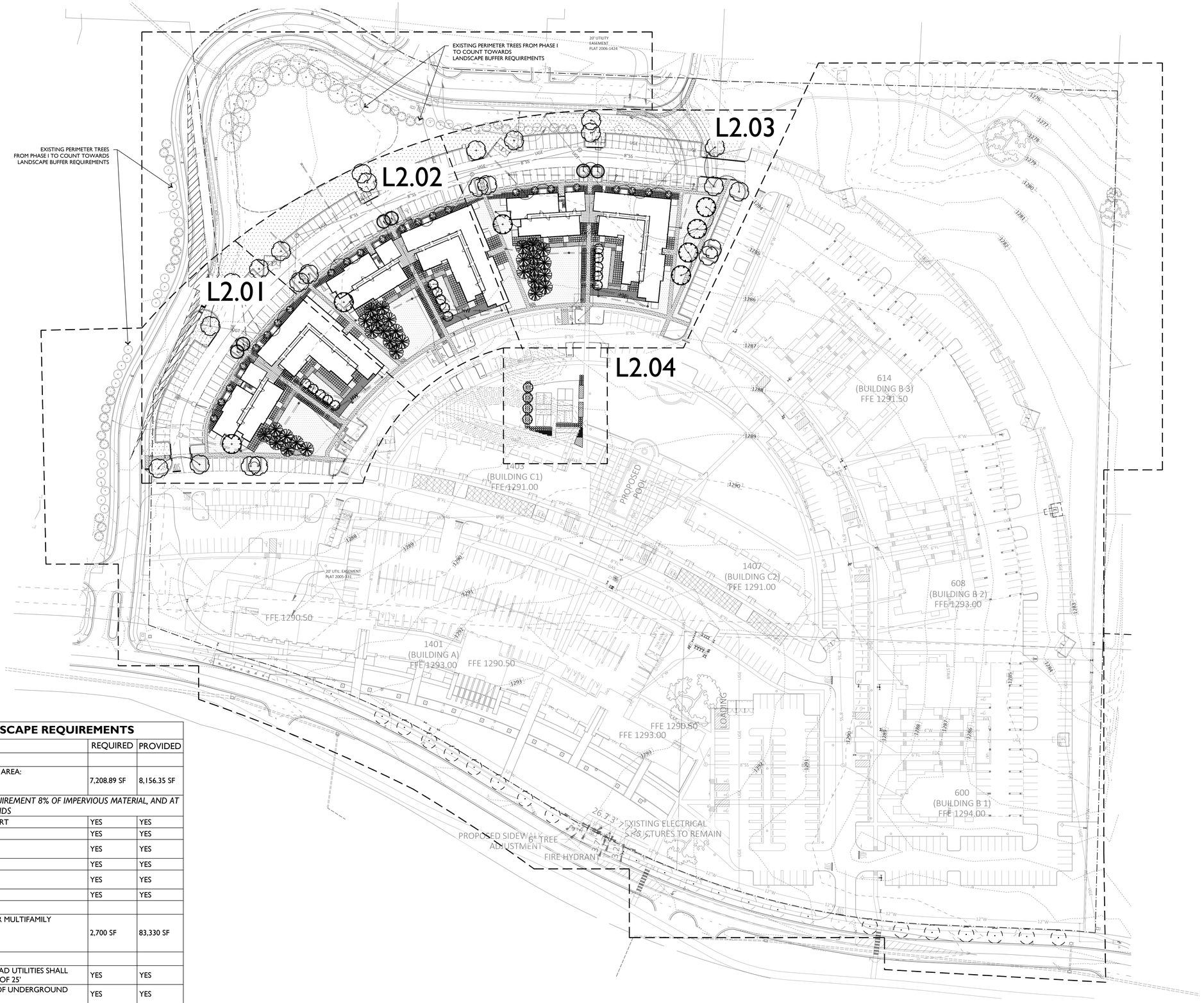

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS

		REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING			
	REQUIRED INTERIOR LANDSCAPE AREA: TOTAL PARKING AREA = 64,148 10% * 64,148 =6,414.80 SF	7,208.89 SF	8,156.35 SF
NOTE: WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR LANDSCAPE ISLANDS			
PLANTING ISLANDS	MAX. SPACING OF 15 SPACES APART	YES	YES
	AT ENDS OF ALL PARKING ROWS	YES	YES
INTERNAL PLANTING ISLANDS	MIN. SIZE OF 18' X 18'	YES	YES
	MIN. 2 TREES EACH	YES	YES
EXTERNAL PLANTING ISLANDS	MIN. SIZE OF 9' X 19'	YES	YES
	MIN. OF 1 TREE EACH	YES	YES
OPEN SPACE REQUIREMENTS			
	REQUIRED OPEN SPACE AREA FOR MULTIFAMILY RESIDENTIAL: TOTAL UNITS = 135 20 SF x 135 UNITS = 2,700 SF	2,700 SF	83,330 SF
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

1 PLANTING PLANSHEET KEY

SCALE: 1" = 50'-0"

NORTH

100' 200'

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FAYETTEVILLE, AR 72703

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LITTLE ROCK, AR 72202

LICENSED LANDSCAPE ARCHITECT
TANNER A. WILKS
License Number 5108
8.2.21
STATE OF ARKANSAS

CRYSTAL FLATS - PHASE II
NE JOHN DESHIELDS BLVD. BENTONVILLE, ARKANSAS 72712

CRYSTAL FLATS

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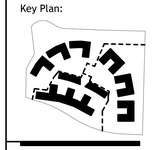

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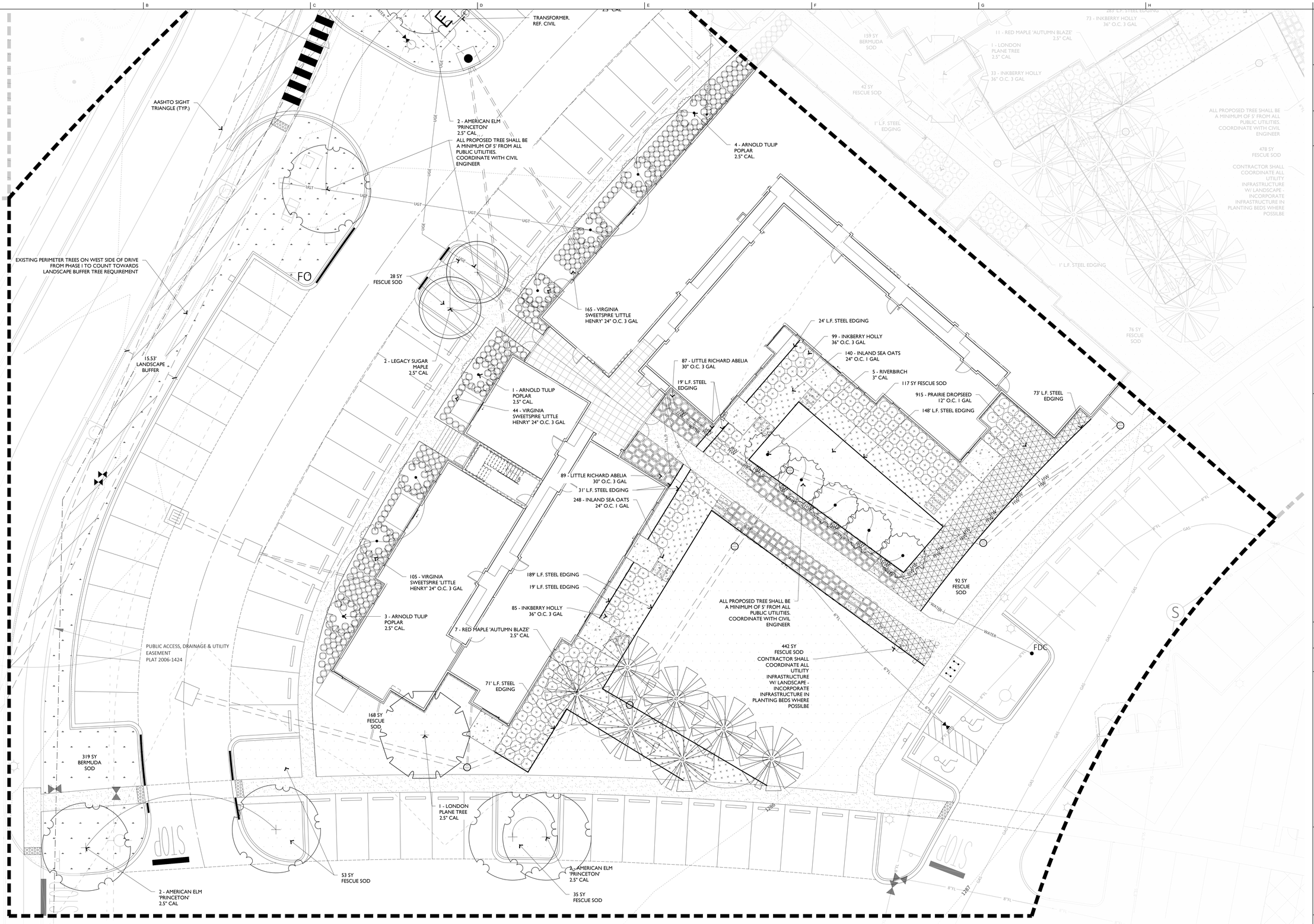
Planting Plan
Sheet Key

L2.00



1 BUILDING D1 AND COURTYARD PLANTING PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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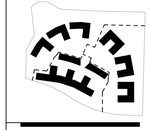
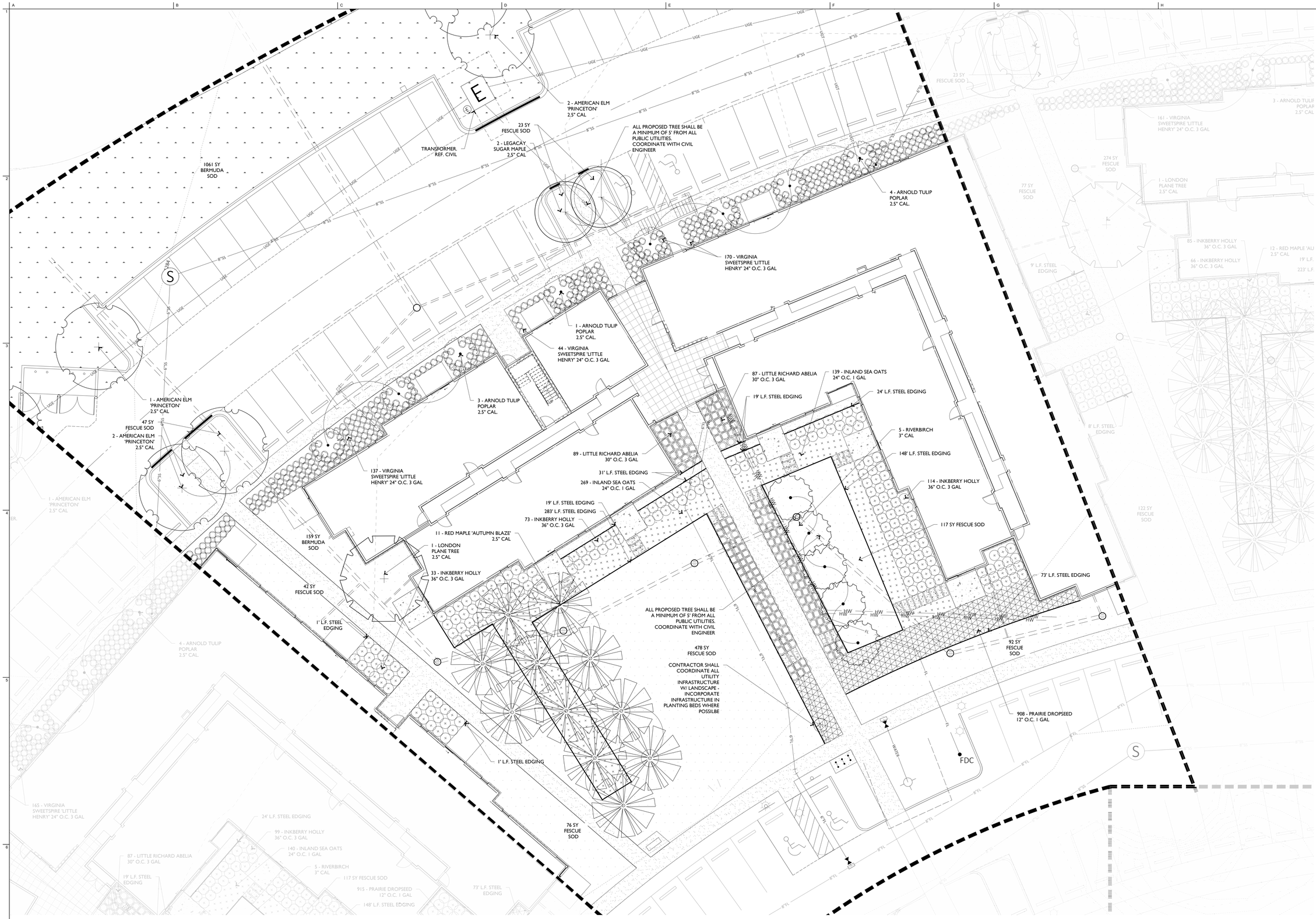


Contents:
Building D1 &
Courtyard
Planting Plan

L2.01



1 BUILDING D2 AND COURTYARD PLANTING PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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CRYSTAL FLATS

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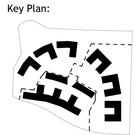

Contents:
Building D2 & Courtyard Planting Plan

L2.02

20' UTILITY EASEMENT PLAT 2006-1424

910 SY BERMUDA SOD

EXISTING PERIMETER TREES ON WEST SIDE OF DRIVE FROM PHASE I TO COUNT TOWARDS LANDSCAPE BUFFER TREE REQUIREMENT

TRASNFORMER, REF. CIVIL

1 - AMERICAN ELM 'PRINCETON' 2.5" CAL

2 - LEGACY SUGAR MAPLE 2.5" CAL

2 - AMERICAN ELM 'PRINCETON' 2.5" CAL

ALL PROPOSED TREE SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES. COORDINATE WITH CIVIL ENGINEER

183 - VIRGINIA SWEETSPIRE 'LITTLE HENRY' 24" O.C. 3 GAL

3 - AMERICAN ELM 'PRINCETON' 2.5" CAL

48 SY FESCUE SOD

71 SY FESCUE SOD

23 SY FESCUE SOD

3 - ARNOLD TULIP POPLAR 2.5" CAL.

1 - ARNOLD TULIP POPLAR 2.5" CAL.

161 - VIRGINIA SWEETSPIRE 'LITTLE HENRY' 24" O.C. 3 GAL

44 - VIRGINIA SWEETSPIRE 'LITTLE HENRY' 24" O.C. 3 GAL

4 - ARNOLD TULIP POPLAR 2.5" CAL.

4 - LONDON PLANE TREE 2.5" CAL

400 SY FESCUE SOD

274 SY FESCUE SOD

77 SY FESCUE SOD

1 - LONDON PLANE TREE 2.5" CAL

34 SY FESCUE SOD

89 - LITTLE RICHARD ABELIA 30" O.C. 3 GAL

87 - LITTLE RICHARD ABELIA 30" O.C. 3 GAL

19' L.F. STEEL EDGING

140 - INLAND SEA OATS 24" O.C. 1 GAL

1' L.F. STEEL EDGING

85 - INKBERRY HOLLY 36" O.C. 3 GAL

12 - RED MAPLE 'AUTUMN BLAZE' 2.5" CAL

31' L.F. STEEL EDGING

271 - INLAND SEA OATS 24" O.C. 1 GAL

19' L.F. STEEL EDGING

223' L.F. STEEL EDGING

5 - RIVERBIRCH 3" CAL

33 - INKBERRY HOLLY 36" O.C. 3 GAL

66 - INKBERRY HOLLY 36" O.C. 3 GAL

9' L.F. STEEL EDGING

24' L.F. STEEL EDGING

148' L.F. STEEL EDGING

114 - INKBERRY HOLLY 36" O.C. 3 GAL

2 - AMERICAN ELM 'PRINCETON' 2.5" CAL

203 SY FESCUE SOD

117 SY FESCUE SOD

8' L.F. STEEL EDGING

480 SY FESCUE SOD

ALL PROPOSED TREE SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES. COORDINATE WITH CIVIL ENGINEER

908 - PRAIRIE DROPSEED 12" O.C. 1 GAL

1' L.F. STEEL EDGING

CONTRACTOR SHALL COORDINATE ALL UTILITY INFRASTRUCTURE W/ LANDSCAPE - INCORPORATE INFRASTRUCTURE IN PLANTING BEDS WHERE POSSILBE

122 SY FESCUE SOD

168 SY FESCUE SOD

73' L.F. STEEL EDGING

VAN

FDC

WATER

OATS

24' L.F. STEEL EDGING

5 - RIVERBIRCH 3" CAL

148' L.F. STEEL EDGING

114 - INKBERRY HOLLY 36" O.C. 3 GAL

117 SY FESCUE SOD

73' L.F. STEEL EDGING

92 SY FESCUE SOD

4 - ARNOLD TULIP POPLAR 2.5" CAL.

1 BUILDING D3 AND COURTYARD PLANTING PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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LICENSED LANDSCAPE ARCHITECT — TANNER A. WILKS — License Number 5108 — 8.2.21 — STATE OF ARKANSAS

CRYSTAL FLATS - PHASE II

NE JOHN DESHIELDS BLVD. BENTONVILLE, ARKANSAS 72712

CRYSTAL FLATS

PSW Job Number: 823A

Issue Date:

Revisions		
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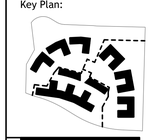
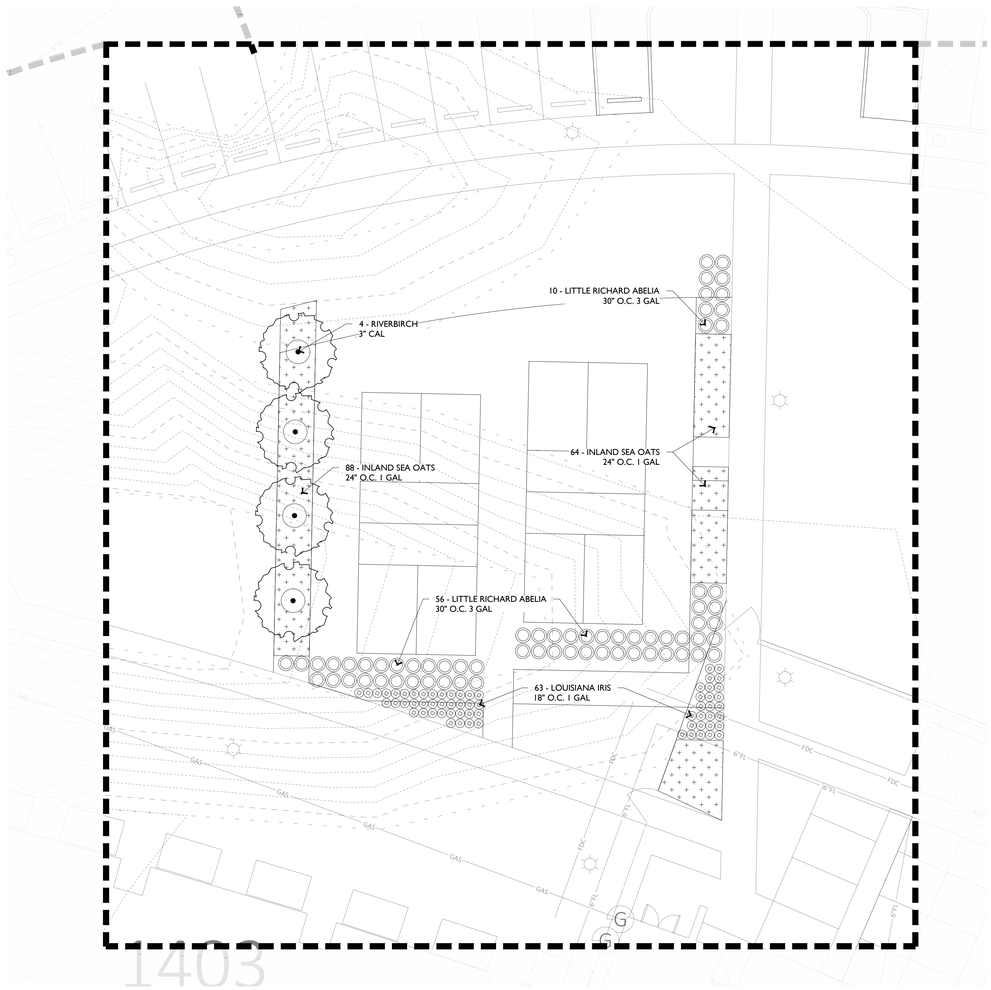
Key Plan:



Contents:
Building D3 & Courtyard Planting Plan

L2.03



1 PICKLEBALL COURT PLANTING PLAN

SCALE: 1" = 10'-0"

NORTH

20' 40'

0' 10'

PLANT LIST

All plant counts on the plans and numbers to be verified by landscape contractor

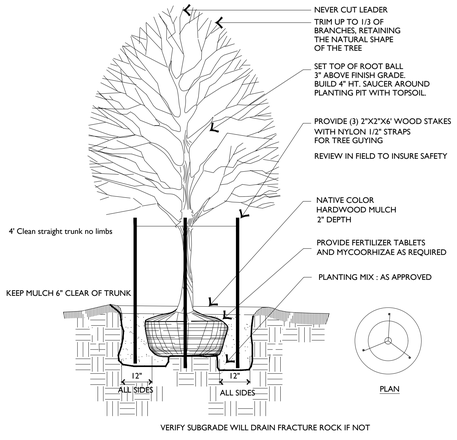
Trees — Landscape Architect must approve and tag all tree material before purchase

QTY:	COMMON NAME	SCEINTIFIC NAME	SPACING	SIZE	SYMBOL
23	American Elm 'Princeton'	Ulmus americana 'Princeton'	Ref. Plan	2.5" CAL.	
19	River Birch 'Heritage'	Betula nigra 'Heritage' Single Trunk	Ref. Plan	3" CAL.	
30	Red Maple 'Autumn Blaze'	Acer x freemanii 'Jeffsred'	Ref. Plan	2.5" CAL.	
7	London Plane	Platanus x acerifolia	Ref. Plan	2.5" CAL.	
25	Arnold Tulip Poplar	Liriodendron Tulipifera 'Arnold'	Ref. Plan	2.5" CAL.	
6	Legacy Sugar Maple	Acer Saccharum 'Legacy'	Ref. Plan	2.5" CAL.	
Shrubs					
588	Little Richard Abelia	Abelia x grandiflora 'Little Richard'	36" O.C.	5 gallon	
672	Inkberry Holly	Ilex glabra	36" O.C.	5 gallon	
Perennials & Grasses					
1210	Inland Sea Oats	Chasmanthium latifolium	24" O.C.	1 gallon	
63	Louisiana Iris-Purple	Iris 'Louisiana'	18" O.C.	1 gallon	
1043	Virginia Sweetspire	Itea virginica 'Henry's Garnett'	24" O.C.	1 gallon	
Groundcover					
2731	Prairie Dropseed	Sporobolus heterolepis	12" O.C.	1 gallon	
3278	Bermuda Sod	4" topsoil	sy	Solid Sod	
3984	Fescue Sod	4" topsoil	sy	Solid Sod	
Miscellaneous					

	DESCRIPTION	REMARKS
Ref. Plan	Planting Mix	20% Sand 40% Compost, 40% Amended Topsoil 6" all Planting Beds pest and weed seed free NOTE: COMPOST IN PLANTING BEDS SHALL BE REDUCED BY 50%
Ref. Plan	Hardwood	2" Depth All Planting Beds - Keep clear 6" around all tree trunks typ.
1794 LF	Steel Edging	Black, 3/16"x4"
Ref. Plan	Decomposed Granite	
Ref. Plan	1" minus native river cobble	1" minus
Ref. Plan	Grass Pave	
	Erosion Control Blankets	Install on seeded areas with slopes 3:1 and greater
	Wood Barrier	Dewitt commercial grade wood barrier. Wood barrier in all bed

LANDSCAPE NOTES:

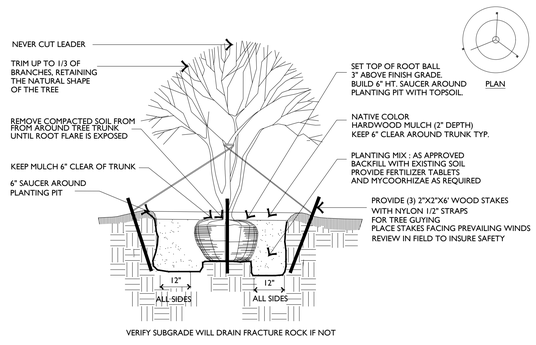
1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2.5" MINIMUM CALIPER, 2" ORNAMENTAL MINIMUM WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI-LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. 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.
7. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
8. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF BENTONVILLE PLANTING DETAILS.
9. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
10. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
13. 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.
14. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
15. THE 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 ACCEPTED IN TOTAL BY THE OWNER.
16. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
17. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
18. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
19. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. LIVING MATERIAL, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER MINIMUM OF EIGHTY PERCENT OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
23. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.



VERIFY SUBGRADE WILL DRAIN FRACTURE ROCK IF NOT

1 CANOPY TREE PLANTING

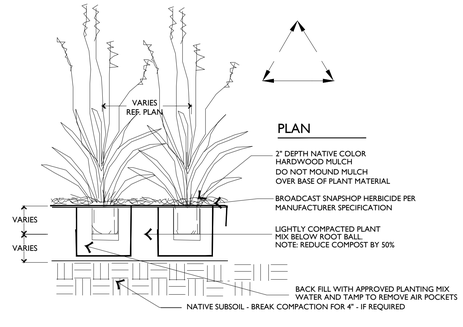
SCALE: NTS



VERIFY SUBGRADE WILL DRAIN FRACTURE ROCK IF NOT

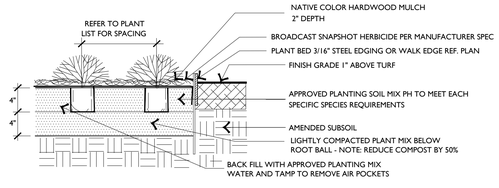
2 ORNAMENTAL TREE PLANTING/STAKING

SCALE: NTS



3 NATIVE GRASS & PERENNIAL PLANTING

SCALE: NTS



4 SHRUB & GROUNDCOVER PLANTING

SCALE: NTS

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OWNER:
CRYSTAL PICKENS, LLC.
700 SE 5TH STREET
BENTONVILLE, AR 72712

CIVIL ENGINEER:
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY | SUITE 2
BENTONVILLE, AR 72712

LANDSCAPE ARCHITECT:
ECOLOGICAL DESIGN GROUP
314 SOUTH 3RD STREET
ROGERS, ARKANSAS 72756

MEP:
BERNHARD
3714 N BUSINESS DRIVE,
FAYETTEVILLE, AR 72703

STRUCTURAL ENGINEER:
BERNHARD
1 ALLIED DRIVE, SUITE 2600
LITTLE ROCK, AR 72202

LICENSED LANDSCAPE ARCHITECT — TANNER A. WILKS — License Number 5108 — 8.2.21 — STATE OF ARKANSAS

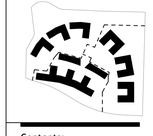
CRYSTAL FLATS - PHASE II
NE JOHN DESHIELDS BLVD. BENTONVILLE, ARKANSAS 72712

PSW Job Number: 823A

Issue Date:

Revisions		
#	Date	Description

Key Plan:



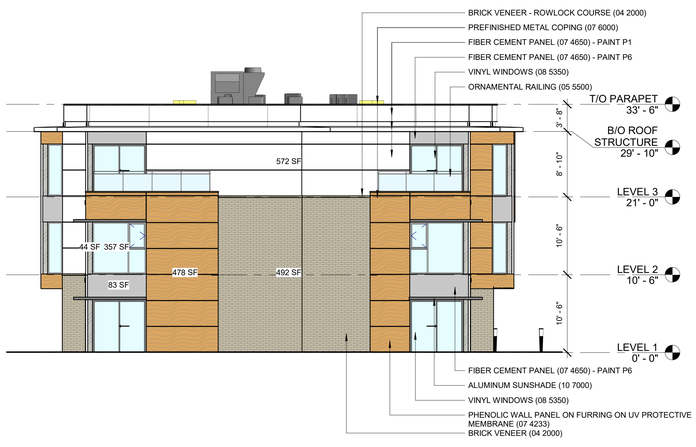
Contents:
Pickleball Court Planting Plan & Details

L2.04

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

EAST ELEVATIONS TOTAL

%	AREA (SF)	MATERIAL	
11%	495 SF	1	PHENOLIC PANEL (07 4233)
43%	1992 SF	2	FIBER CEMENT PANEL (07 4650) - WHITE
6%	272 SF	3	FIBER CEMENT PANEL (07 4650) - SILVER
0%	0 SF	4	METAL WALL PANEL (07 4150)
21%	969 SF	5	BRICK VENEER (04 2000)
1%	41 SF	6	PREFINISHED ALUMINUM BRAKE METAL (07 6000)
18%	853 SF	7	GLASS
100%	4622 SF		



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

1 WEST ELEVATION 2
1/8" = 1'-0"

WEST ELEVATIONS TOTAL

%	AREA (SF)	MATERIAL	
18%	839 SF	1	PHENOLIC PANEL (07 4233)
35%	1648 SF	2	FIBER CEMENT PANEL (07 4650) - WHITE
5%	216 SF	3	FIBER CEMENT PANEL (07 4650) - SILVER
0%	0 SF	4	METAL WALL PANEL (07 4150)
25%	1202 SF	5	BRICK VENEER (04 2000)
1%	67 SF	6	PREFINISHED ALUMINUM BRAKE METAL (07 6000)
16%	778 SF	7	GLASS
100%	4750 SF		

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BUILDING ELEVATIONS

823B - 06/25/21

CRYSTAL FLATS

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

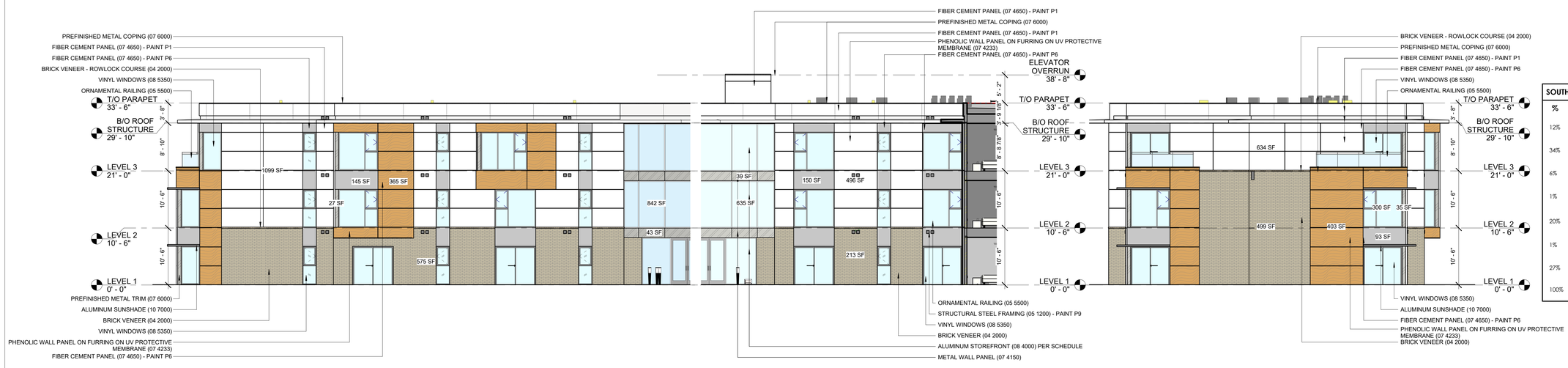
4 NORTH ELEVATION 2
1/8" = 1'-0"

show approved elevations with this phase 1. material samples of phase 1 also. or photos

try to get at least one of these to 25% minimum.

NORTH ELEVATIONS TOTAL

%	AREA (SF)		MATERIAL
11%	787 SF	1	PHENOLIC PANEL (07 4233)
42%	3052 SF	2	FIBER CEMENT PANEL (07 4650) - WHITE
5%	365 SF	3	FIBER CEMENT PANEL (07 4650) - SILVER
1%	41 SF	4	METAL WALL PANEL (07 4150)
21%	1518 SF	5	BRICK VENEER (04 2000)
1%	53 SF	6	PREFINISHED ALUMINUM BRAKE METAL (07 6000)
21%	1462 SF	7	GLASS
100%	7278 SF		



SOUTH ELEVATIONS TOTAL

%	AREA (SF)		MATERIAL
12%	768 SF	1	PHENOLIC PANEL (07 4233)
34%	2229 SF	2	FIBER CEMENT PANEL (07 4650) - WHITE
6%	388 SF	3	FIBER CEMENT PANEL (07 4650) - SILVER
1%	82 SF	4	METAL WALL PANEL (07 4150)
20%	1287 SF	5	BRICK VENEER (04 2000)
1%	62 SF	6	PREFINISHED ALUMINUM BRAKE METAL (07 6000)
27%	1777 SF	7	GLASS
100%	6593 SF		

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

5 SOUTH ELEVATION 2
1/8" = 1'-0"

2 SOUTH ELEVATION 3
1/8" = 1'-0"

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BUILDING ELEVATIONS

823B - 06/25/21

CRYSTAL FLATS

August 2, 2021

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

RE: LSD for Crystal Flats, Phase 2
Waiver Request for Section 1100.21 for Building Materials

Bentonville Planning Commission,

On behalf of Cindy Springs, LLC, we are requesting a waiver for primary building material.

Section 1100.21 Large Scale Development Design Standards
(e) Building Material: A minimum of two primary building materials is required constituting at least 75 percent 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 (table not included).

This project represents Phase 2 of the development which includes 135 apartment units on the property contiguous to Phase 1 which included 487 apartment units. When Phase 1 was approved, fiber cement was allowed as a primary material and it is desired to maintain the same aesthetic and materials on Phase 2 for a consistent and cohesive overall design. A change in primary materials would create a disparate development. We are requesting the fiber cement be considered a primary material for this phase. Brick or glass meet the 25% minimum criteria for the second primary material on two (2) of the four (4) elevations. However, we are also asking for a waiver as the other two building elevations are under the 25% minimum criteria for the second material. Again, we are requesting this waiver so the building elevations and materials can be consistent with the Phase 1 development.

Thank you for consideration of this request and please let us know if you need any additional information.

Sincerely,

Craig Curzon

Craig Curzon, AIA
Principal

cc: Ben Craig, Crystal Pickens, LLC
Michael Ames, Crystal Pickens, LLS
823B DM/ Regulatory Agencies

August 2, 2021

POLK
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City of Bentonville
Planning Commission
305 SW A Street
Bentonville, AR 72712

RE: LSD for Crystal Flats, Phase 2
Waiver Request for Section 1100.21 for Parapet Height Variation

Bentonville Planning Commission,

On behalf of Cindy Springs, LLC, we are requesting a waiver regarding variation in parapet height.

Section 1100.21 Large Scale Development Design Standards
(k) Roofs

> 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.

We are requesting a waiver of this requirement due to issues that would be created with water drainage on the low slope roof that will be concealed by the consistent parapet height. In addition, the design of the buildings in phase 2 are intended to match the building in phase 1 where there was not a break in parapet height.

Thank you for consideration of this request and please let us know if you need any additional information.

Sincerely,

Craig Curzon

Craig Curzon, AIA
Principal
cc: Ben Craig, Crystal Pickens, LLC
Michael Ames, Crystal Pickens, LLS
823B DM/ Regulatory Agencies

August 2, 2021

POLK
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City of Bentonville
Planning Commission
305 SW A Street
Bentonville, AR 72712

RE: LSD for Crystal Flats, Phase 2
Waiver Request for Section 1100.21 for Rooftop Equipment Screening

Bentonville Planning Commission,

On behalf of Cindy Springs, LLC, we are requesting a waiver for primary building material.

Section 1100.21 Large Scale Development Design Standards

(n) Utility and mechanical equipment screening.

1. Screening of service yards, utility meters and hardware, mechanical equipment, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls constructed with the same materials as the primary building, fencing, planting, or a combination of the measures that follow. Screening shall be equally effective in the winter and the summer seasons. For rooftop equipment, parapet walls or other screening methods approved by planning commission are required along street frontages and bordering residential areas.
    1. Adjusting the architectural or landscape profile to screen those elements from view.
    2. Placing those elements on service courts or other locations usable by the general public.
    3. Integrating those elements into the architecture or landscaping of the site.
    4. Use materials similar to that of the primary structure.
2. The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:
    1. The degree of visibility from all adjacent public ways;
    2. The architectural compatibility of the design and color of the yards, meters and equipment of the building;
    3. Possible visibility from future buildings and public ways; and
    4. Internal overall appearance in relation to the site.

We have mechanical equipment on the roof, and we are proposing to paint the equipment the same color as the predominant building skin materials in lieu of screening. In our opinion, creating a large screen can be more distracting than leaving the equipment exposed. We have the same equipment on the roof of the Phase 1 buildings, and it was not required to be screened. The equipment will all be set back from the edge near the center of the building and is not visible at ground level until you reach a great distance away from the building. At that point, the equipment more easily blends into the overall composition of the building.

Thank you for consideration of this request and please let us know if you need any additional information.

Sincerely,

Craig Cuyon

LITTLE ROCK 801 South Spring Street Little Rock, AR 72201 501.378.0878
FAYETTEVILLE 509 West Spring Street, Suite 150 Fayetteville, AR 72701 479.444.0473
polkstanleywilcox.com

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

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

August 2, 2021

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

Re: LSD for Crystal Flats Phase 2 – Waiver Request of Section 501.06 Parking Count

Bentonville Planning Commission:

On behalf Cindy Springs, LLC, CEI is requesting a waiver for parking requirements on this project.

- **Article 501 Off-Street Parking and Load, section 501.06 Off-street Parking Spaces Required, item (f) Standards** which states: *Off-street parking shall be provided in accordance with the following schedule… Multi-Family Dwelling – 3 spaces for each two dwelling units.*

The request is to allow a reduced number of parking spaces for the project in total. The first phase of the project provided the required number of spaces per this ordinance. As the first phase of the project has begun phased opening, the number of spaces occupied by tenants and guests has been monitored. Using this information, the proposed second phase of the project is submitted with a request to reduce the parking required from 1.5 per unit to 1.48 per unit. Recall that the first phase of construction contained some commercial space. Parking per code has been reserved for that commercial use and the resulting number of spaces remaining for the residential use is 919 where 933 would be required by this code. Based on the mix of single bedroom and studio units in this second phase and the parking data available from actual use in the first phase we believe the parking provided will be adequate for residents and guests for the entire development. We request the waiver of 15 parking spaces with this project.

We appreciate your consideration of our requests and look forward to discussing any questions you many have. Contact me at your convenience in the office at 479-273-9472, or by email: nbachelor@ceieng.com

Respectfully requested,

Nate Bachelor, PE
Project Manager – Local Development