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

Planning Commission
Tech Review Agenda
September 14, 2021

Registration Link: https://us06web.zoom.us/webinar/register/WN_EQvWeqLPQYSboLX4lqQ0Gg

I. Call to Order

II. New Business

1. Final Plat Updates **Ordinance***

2. Zoning and Land Development Code Updates **Ordinance***

3. Ross A. Bull and Kristi L. Bull **Rezoning***
A-1, Agricultural to R-1, Low Density Single Family Residential
8395 Windsong Lane *(RZ21-0048)*

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are A-1, Agricultural to the north, east, south, and west.
- The Future Land Use Map currently depicts this property as Low Density Residential. Low Density Residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- Staff has not received public comment regarding this rezoning request at this time.

4. Carenda L. Cobb Living Trust **Rezoning***
R-1, Single-Family Residential to DN-2, Downtown Medium Density Residential
302 SW D Street *(RZ21-0053)*

- Currently zoned R-1, Single Family Residential.
- Adjacent zoning districts are R-1, Single-Family Residential to the north, south and west and RC-2, Central Residential-Moderate Density Residential to the east.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. Medium density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- Staff HAS received public comment both in favor and in opposition to this rezoning request.

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

5. Serenity P, LLC **Future Land Use Map Amendment***

5a. Medium-Density Residential to High-Density Residential

823 and 825 SE 5th Street *(RZ21-0054)*

- The Future Land Use Plan currently depicts this property as Medium-Density Residential. 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 Bentonville Community Plan depicts this property in a transitional residential area. Transitional residential areas accommodate a higher density and mix of residential uses due to its proximity to new institutional and cultural development.
- Adjacent zoning districts, such as DN-4 to the west and redevelopment activity in the area suggest a transition to higher density.

5b. R-1, Single-Family Residential to DN-4, Downtown Mixed-Use Residential **Rezoning***

823 and 825 SE 5th Street *(RZ21-0054)*

- Currently zoned R-1, Single-Family Residential
- Adjacent zoning districts are R-1, Single-Family Residential to the north, DN-2, Downtown Medium-Density Residential to the east, C-2, General Commercial and C-1, Neighborhood Commercial to the south, and DN-4, Downtown Mixed-Use Residential to the west.
- This request was tabled at the August 17th Planning Commission meeting due to an issue with the notification.

6. Highland, LLC **Future Land Use Map Amendment***

6a. High Density Residential, Mixed Use Commercial, and General Commercial to Medium Density Residential

Vaughn Road *(RZ21-0055)*

- The Future Land Use Plan currently depicts this property as High Density Residential, Mixed Use Commercial, and General Commercial. The applicant is requesting a change in the Future Land Use Plan to Medium Density Residential. Medium density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

6b. A-1, Agricultural to R-3, Medium Density Residential **Rezoning***

Vaughn Road *(RZ21-0055)*

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are County land and A-1 to the north, county land and C-2 to the east, Centerton, C-2, and A-1 to the south, and A-1 to the west.
- Staff has not received public comment regarding this rezoning request.

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

7. Terrell **Rezoning***

R-1, Single-Family Residential to DN-2, Downtown Medium Density Residential

1111, 1113, 1115 NE Monroe Street *(RZ21-0056)*

- Currently zoned R-1, Single Family Residential.
- Adjacent zoning districts are R-1, Single-Family Residential to the north, south, east and west.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. Medium density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- Staff HAS NOT received public comment regarding this rezoning request.

8. David S. Murray, Nina L. Murray-Williams and Elizabeth A. Murray

8a. Residential Estate **Future Land Use Map Amendment***

to Medium Density Residential

SW Regional Airport Boulevard *(RZ21-0057)*

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

8b. A-1, Agricultural to R-3, Medium Density Residential **Rezoning***

SW Regional Airport Boulevard *(RZ21-0057)*

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are R-4 to the north, I-1 to the east, A-1 to the south, and I-1 to the west.
- Staff has not received public comment regarding this rezoning request.

9. Ozark Trail Development, LLC **Future Land Use Map Amendment***

9a. High-Density Residential to Downtown Commercial

421 SE A Street *(RZ21-0058)*

- The Future Land Use Plan currently depicts this property as High Density Residential. The applicant is requesting a change in the Future Land Use Plan to Downtown Commercial. Downtown Commercial areas include traditional mixed-use developments with a focus on design character and pedestrian access.
- The Bentonville Community Plan depicts this property within a High-Density Residential area. The Downtown Neighborhoods "Districts" plan depicts the western portion of this property as "Frontage for Integrated Commercial Uses," which may suggest support for mixed-use development.
- Recent rezoning activity directly to the south at 502 SE B Street has similarly signaled support for more intense downtown commercial zoning districts.

9b. R-3, Medium High Density Multifamily Residential to DE, Downtown Edge **Rezoning***

421 SE A Street *(RZ21-0058)*

- Currently zoned R-3, Medium-High Density Multifamily Residential
- Adjacent zoning districts are R-3, Medium High Density Multifamily Residential to the north and south, DN-2, Downtown Medium-Density Residential to the east, and DE, Downtown Edge to the south and west.

10. Tice **Rezoning***

R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential

NE Monroe Street *(RZ21-0059)*

- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, south east and west.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. Medium density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- Staff HAS NOT received public comment regarding this rezoning request.

11. Walmart Temporary Storage **Conditional Use Amendment***
Temporary Use
SE 5th & SE Moberly Lane *(CU20-0040)*

- ***Note: This is an amendment to a previously approved Conditional Use Permit for the containers located at SE 5th and SE Moberly.***
- Currently zoned C-2, General Commercial and C-1, Neighborhood Commercial.
- A request to allow for a long-term temporary use of shipping containers for storage purposes. The applicant requests to expand the storage area at SE Moberly to include 75 flatbed trailers containing timber to be used during the construction of the campus. The previously approved conex containers would remain.
- The applicant anticipates between 10 to 75 deliveries per day and has depicted vehicular movement and traffic circulation patterns on their site plan.

12. Lots 18 & 19 of Clark's 2nd Addition **Lot Split**
302 SW D St.*(LS21-0046)*

- The property is zoned current zoned R-1, Low Density Single-Family Residential and is associated with RZ21-0053 to rezone to DN-2, Downtown Medium Density Residential.
- A lot split of all of existing Lot 1, and part of existing Lot 4, Block 5 creating new Lot 18 (+/- 0.15 acres) and Lot 19 (+/- 0.20 acres) of Clark's 2nd Addition.
- The plat dedicates various utility easements to serve the lots and also dedicates right-of-way along SW D Street to meet the requirements of the Master Street Plan.

13. Benton County Courts Addition **Large-Scale Development**
203 E Central Avenue *(LSD20-0055)*

- ***Note: This is a major amendment to a previously approved Large-Scale Development. See the waiver request below.***
- Currently zoned DC, Downtown Core.
- A large-scale development proposing a 6,200 square foot building addition and parking expansion to the existing Benton County Courts facility. The development includes a total of 72 parking spaces. The applicant has amended their original Large-Scale Development to be completed in three phases. Phase 1 is the northern half of the parking area, Phase 2 is the southern half of the parking area, and Phase 3 is the sidewalk and landscaping.
- The development provides 12-foot sidewalk along E Central Avenue and 8-foot sidewalk along NE 2nd Street. Both streets are designated as Collectors on the Master Street Plan.
- Landscaping is accomplished through street frontage buffers along both frontages, interior planting islands, and a continuous planting island.
- The addition is meant to match the design of the original courts facility. As such, the materials depicted on the exterior elevations include glazing, brick, precast concrete, and burnished CMU.
- One waiver requested:
    - A waiver from Article 1200 of the Land Development Code, Off-Site Improvements. The applicant requests that the sidewalk and landscaping be constructed after the remainder of the parking area. According to the applicant's narrative, shipping delays on their brick pavers necessitate the waiver request.

14. Pop-Up Drinks **Large-Scale Development**

2001 SW Regional Airport Boulevard *(LSD21-0043)*

- The subject property is currently zoned C-1, Neighborhood Commercial.
- A Large-Scale Development proposing the construction of a 700-square foot drive through restaurant.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through existing curb cuts on SW Regional Airport Boulevard and SW Bright Road.
- The primary materials on the exterior of the building include pre-finished architectural metal panel, brick, and glass.

15. Homes by Roth Office Building **Large-Scale Development**

5200 SW Concourse Street *(LSD21-0044)*

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the development of a 6,056 square feet, two-story office building with a maximum height of 30 feet.
- 20 parking spaces are required and 26 spaces are provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through two ingress/egress points, one on SE Concourse Street and another on SW Vendor Boulevard. Cross access is being provided to the west and south to accommodate future developments.
- The primary materials on the exterior of the building include Stonewood Phenolic Panels, brick, and storefront glass.
    - A waiver from Article 1100, Section 1100.21.e, Building Materials, of the Land Development Code. The Code requires that a minimum of two primary materials be utilized per façade, constituting a minimum of 75% of the wall area. The applicant requests a Stonewood Phenolic Panel be accepted as a primary material.
- If all department statuses do not reflect "APPROVED" or "PC ONLY" in TrakIt by Sept 17th, then this item will not proceed to Planning Commission on September 21st.

16. Brier Hill Subdivision **Preliminary Plat**

SW Featherston Road & SW 28th Street *(PP21-0015)*

- The subject property is currently zoned R-1, Low Density Single-Family Residential and RZ-L, Zero Lot Line Residential
- A Preliminary Plat proposing 216 single-family and zero lot line single-family homes. The plat will be constructed in three separate phase, all public infrastructure shall be constructed and installed with Phase 1.
- Cross connection is being provide to the north and west and ingress/egress into the subdivision will be provided with a single curb cut onto both SW Featherston Road and SW 28th Street.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved prior to final platting.
- If all department statuses do not reflect "APPROVED" or "PC ONLY" in TrakIt by Sept 17th, then this item will not proceed to Planning Commission on September 21st.

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17. Lots 1-9 of I-14 Subdivision
Preliminary Plat
SW I Street & SW 14th Street *(PP21-0019)*

- The subject property is currently zoned C-2, General Commercial and A-1, Agricultural.
- A Preliminary Plat proposing a 9 lot commercial/mixed use subdivision to be known as I-14 Subdivion. The 9 lots vary in size but all meet the requirements of both the Zoning and Land Development Codes. All necessary and required public infrastructure shall be constructed and installed with Phase 1. There is no indication that the subdivion will be constructed.
- The plat dedicates right-of-way along SW14th Street and SW I Street per the requirements of the Master Street Plan. Additionally, 50' of public right-of-way is being dedicated with the plat to allow for the extension of West Park Drive to the south through the center of the subdivision. A private drive from SW I Street will also aid in the circulation of traffic and ingress/egress in the subdivision.
- The plat dedicates various public utility and drainage easement and one access easement to serve the subdivision.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved prior to final platting.
- If all department statuses do not reflect "APPROVED" or "PC ONLY" in TrakIt by Sept 17th, then this item will not proceed to Planning Commission on September 21st.

18. Trail Ridge Subdivision **Final Plat**
SW 2nd Street & NW Trail Ridge Road *(FP21-0003)*

- Zoned R-1, Low Density Single-Family Residential and R-O, Residential Office.
- The subdivision consist of 16 total lots. 15 are single-family residential lots and one lot will be utilized as a common lot.
- The final plat dedicates right-of-way for the newly constructed NW Trial Ridge Lane.
- The final plat dedicates utility drainage easements in various locations to serve the subdivision.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.
- If all department statuses do not reflect "APPROVED" or "PC ONLY" in TrakIt by Sept 17th, then this item will not proceed to Planning Commission on September 21st.

III. Other Business

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

Article 201 Definitions

Sec. 201.02 Definition of Terms and Uses.

Act (Wireless Communication Facilities): The Communications Act of 1934, as it has been amended from time to time, including the Telecommunications Act of 1996, and shall include any re-amendments thereto.

Alley: A ~~public~~ passage or way ~~affording a secondary means of~~ to the back or side of abutting property used for vehicular access and utility installations and not intended for general traffic circulation.

~~*Alternative Tower Structure:* Manmade trees, clock towers, bell steeples, light poles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers and are built for the express purpose of serving as a tower or for locating antennas.~~

Auto and Vehicle Sales and Rental: A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, and scooters with internal combustion engines. (Bicycle sales are included under "General Retail"). Vehicles for sale may be displayed outdoors or indoors, as authorized by the required Use Permit. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"); ~~mobile~~manufactured home, recreational vehicle, or watercraft sales (see "~~Mobile~~Manufactured Home, RV and Boat Sales"); tire recapping establishments (see "Vehicle Services"); businesses dealing exclusively in used parts, (see "Recycling - Scrap and Dismantling Yards"); or "Service Stations," which are separately defined.

Basement: ~~A story partly or wholly underground~~As defined by the International Building Code as adopted by the Bentonville City council. ~~For purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average level of the adjoining ground or when subdivided and used for commercial or dwelling purposes by other than a janitor employed on the premises.~~

Buffer: A strip of land established to protect one type of land use from another with which it is incompatible. ~~A buffer strip is landscaped and kept in open space.~~ The term buffer zone may be used more broadly to describe any zone that separates two unlike zones such as a multi-family zone between a single-family zone and a commercial zone.

Building: ~~Any structure intended for shelter, housing or enclosure of persons, animals, goods or equipment that includes walls and a roof. When separated by dividing walls without openings, each portion of such structure so separated, shall be deemed a separate structure.~~ Any structure used or intended for supporting or sheltering any use or occupancy.

Child Care, ~~Commercial~~Licensed Center: A~~ny~~ child care facility ~~is considered commercial in nature when the facility~~that cares for ~~eight (8)~~ six (6) or more children under the age of 16 years ~~,~~from more than one family ~~and not of common parentage, for care apart from their natural parents, legal guardians, or custodians, when received for regular periods of time for compensation, provided~~, however, this definition shall not include public or private schools organized, operated or approved under the laws of this state, custody of children fixed by a court of competent jurisdiction, or to children related by blood or marriage within the third degree to the custodial persons. These uses include but are not limited to: commercial day care center, nursery school, pre-school, kindergarten.

Child Care, ~~Residential~~Registered Family Home (~~4~~5): A ~~single family~~ dwelling unit that regularly provides care, protection, and supervision of no more than ~~four (4)~~ five (5) children, including ~~children under the age of ten that permanently reside in the home~~the caregiver's own preschool age children, in the ~~permanent~~

~~residence of the operator's home~~caregiver's own residence, for periods of less than twenty-four (24) hours per day, while parents or guardians are away.

Child Care, ~~Residential~~ Licensed Family Home (~~5~~6-~~10~~16): A ~~single family~~ dwelling unit that regularly provides care, protection, and supervision of between ~~five (5)~~ six (6) and ~~ten (10)~~sixteen (16) children, including ~~children under the age of ten that permanently reside in the home~~the caregiver's own preschool age children, in the ~~permanent residence of the operator's home~~caregiver's own residence, for periods of less than twenty-four (24) hours per day, while parents or guardians are away.

Convenience Store: A small retail commercial establishment~~, not exceeding 2,500 square feet in gross floor area,~~ supplying a limited range of food items, magazines, toiletries, and tobacco products to meet the day-to-day needs of residents in the immediate neighborhood.

Dwelling, Manufactured: A ~~detached single family dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with transport features removed, bearing a seal certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards Code. This Code means the standard for construction, design and performance of a manufactured home as set forth in the Code of Federal Regulations, Title 24, Part 3280, 3282, 3283, and 42 USC 5401, ET SEQ, as mandated in the United Stated of America and as administered by the United States Department of Housing and Urban Development~~dwelling unit constructed in a factory in accordance with and meeting the definitions set forth in the Federal Manufactured Home Construction and Safety Standards, 24 C.F.R. pt. 3280, promulgated by the United States Department of Housing and Urban Development under the authority of 42 U.S.C. 5401 et seq., as it existed on January 1, 1976 and as defined in Arkansas State Statute Sec. 20-25-102.

Dwelling, Modular: A ~~dwelling unit~~factory built structure produced ~~constructed~~ in accordance with the standards set forth in the City of Bentonville Building Code and ~~composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation~~designed to be used as a dwelling unit with a foundation when connected to the required utilities.

Easement: ~~A right-of-way or parcel of land specified or set aside for a specific use, normally used for access, utilities, and other public or private usages given by the owner or land to another party, the City or the public~~A grant by the property owner of the use, for a specific purpose or purposes, of land by the public, a corporation, or certain persons.

Garage, Private: An accessory building or part of a main building used primarily for storage ~~purposes only for not more than four (4) automobiles~~of motor vehicles where no repair service facilities are maintain and where no motor vehicles are kept for rental or sale~~, or for a number of automobiles which does not exceed one and a half (1/2) times the number of families occupying the dwelling unit to which such garage is accessory whichever number is the greater.~~ This definition shall include carports.

Guyed Tower~~s~~ (Wireless Communication Facilities): A communication tower that is supported, in whole or in part, by guy wires and ground anchors.

Home Occupation: A nonresidential use carried on within a dwelling, which is clearly subordinate to the residential use and which does not outwardly change the residential character of the use, lot or structure.

Lattice Tower (Wireless Communication Facilities): A guyed or self-supporting three- or four-sided, open, steel frame structure used to support telecommunications equipment.

Lot, Corner: ~~A lot which has an interior angle of less than 180 degrees at the intersection of two streets lines. A lot abutting upon a curved street shall be considered a corner lot if the tangents of the curve at the points of intersection of the side lot lines intersect at an interior angle of less than 135 degrees~~. A lot located at the intersection of and abutting two or more streets.

Mini-Warehouse Storage: ~~One (1) or more permanent structures, meeting applicable City building requirements,~~ A storage facility ~~which w~~with separate storage units or cubicles that are intended to be leased by ~~members of~~ the public. The term includes self-storage facility.

Mobile Home: ~~A movable or portable structure built prior to June 15, 1976, the effective date for the Federal Mobile Home Construction and Safety Act of 1974, which is larger than three hundred twenty (320) square feet, and designed to be used as a year round residential dwelling unit~~A dwelling unit constructed in a factory before the enactment of the Federal Manufactured Home Construction and Safety Standards, 24 C.F.R. pt. 3280, promulgated by the United States Department of Housing and Urban Development under the authority of 42 U.S.C. Section 5401 et seq., as it existed on January 1, 1976. ~~.~~

Monopole Tower (Wireless Communication Facilities): A communication tower constructed without the use of guy wires and ground anchors and consisting of only a single pole. Also called a self-support tower.

Open Space: ~~Any unoccupied space on the lot that is open and unobstructed to the sky and occupied by no structures or portion of structures whatever.~~ Open space shall be interpreted to mean:

1. All areas of natural plant communities or areas replanted with vegetation after construction, such as revegetated natural areas; and
2. tree, shrub, hedge, or ground cover planting areas; and
3. lawns and other areas allowed to be counted as open space per the Zoning Code and Land Development Code.

Re~~classification~~zoning: An amendment to or a change in the Zoning ~~Ordinance~~Code reflecting a change or revision or modification of the Zoning District Boundary Map.

~~*Story:* That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.~~

~~*Story, Half:* A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half-story containing independent apartment or living quarters shall be counted as a full story.~~

Street: ~~Any public thoroughfare which affords the principal means of access to abutting property.~~ A public right-of-way, however designated, which provides vehicular access to adjacent areas.

Structure: ~~Anything constructed or erected for human occupancy and/or entrance, the use of which requires location on the ground or attached to something having a location on the ground.~~ That which is built or constructed.

~~*Tower or* Communication Tower *(Wireless Communication Facilities):* Any structure that is designed and constructed for the primary purpose of supporting one or more antennas, including lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers,

common-carrier towers, cellular telephone towers, alternative tower structures, and the like. This term is not intended to describe buildings or other structures that have been constructed primarily for a purpose other than supporting one or more antennas, despite the fact that such structure may currently, or in the future, actually support one or more antennas.

Wireless Communications Facility - ~~(WCF) (~~cell tower~~s)~~ (Wireless Communication Facilities): A land use facility that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. It includes antennas, microwave dishes, horns and other types of monopoles, or similar structures supporting said equipment, equipment buildings, shelters or cabinets, and other accessory development. Wireless communication facility includes personal wireless services as defined in the Federal Telecommunication Act of 1996, and as subsequently amended. Wireless communication facility shall not include the following: federally licensed amateur radio stations, ~~and~~ facilities used exclusively for receive-only antennas, and small cell wireless communication facilities.

Wireless Communications Facility - small cell: A non-tower wireless communications facility that houses an antenna and equipment designed for the purpose of wireless communications and is utilized to boost wireless communications capacity for a limited area. A small cell wireless communication facility is not considered a wireless communications facility (cell tower) regulated by the Zoning Code.

Yard: A~~n~~ required open ~~space~~ area at grade between a building setback line and ~~the adjoining~~ a public right-of-way, access easement or property ~~lot~~ line, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically ~~provided~~allowed in this ~~ordinance~~code ~~that the building or structure may be located in a portion of a yard required for main buildings. In measuring a yard for the purpose of determining the width of the side yard, the depth of the front yard, or the depth of the rear yard, the shortest horizontal distance between the lot line and the main building shall be used.~~

Yard, Front: ~~The required area of open space extending across the full width of the lot, the depth of which shall be the least distance between the front lot line and the nearest point of the main building or of any open, unenclosed porch or paved terrace as measured from the exterior face of the building foundation.~~ The portion of a lot between the front building setback line and the public right-of-way, access easement or property line, whichever is closest to the front of the building as determined by the main entry to which the lot is addressed.

Yard, Rear: ~~The required area of open space extending across the full width of the lot between the rear most main building and the rear lot line, the depth of which shall be the least distance between the rear lot line and the rear of such building.~~ The portion of a lot between the rear building setback line and the public right-of-way, access easement or rear property line, whichever is closest to the back of the building.

Yard, Side: ~~The required area of open space between the main building and the side lot line, extending from the front yard or front lot line, where no front yard is required, to the rear yard, the width of which shall be the least distance between the side lot line and the nearest point of the main building.~~ The portion of a lot between the side building setback line and the public right-of-way, access easement or side property line, whichever is closest to the side of the building.

Article 401 Zoning District Regulations

Sec. 401.05 Table of Uses

Residential	Use Regs.	A 1	R E	R 1	R1	R 3	R 4	RC 2	RC3	RM H	RZ L	RO	DN 1	DN 2	DN3	DN4	C 1	C 2	C3	D C	DE	I1	I2
Dwelling—Multi-Family						●	●		●							●		●	●	●	●		

Services	Use Regs.	A 1	R E	R 1	R 1	R 3	R 4	RC 2	RC 3	RM H	RZ L	R O	DN 1	DN 2	DN 3	DN 4	C 1	C 2	C 3	D C	D E	I1	I2
Child Care—~~Commercial~~ Licensed Center	601.07	●	C	C	C	C	C	C	C	C	C	●					●	●	●	●	●	C	C
Child Care—~~Residential (4 Children)~~ Registered Family Home (5 children or less)	601.07	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Child Care—~~Residential (5—10 Children)~~ Licensed Family Home (6-16 children)	601.07	C	C	C	C	C	C	C	C	C	C	●	C	C	C	C			●		●		
Office~~—Small Scale(≤ 4,000 gsf)~~												●			C	A	●	●	●	●	●	●	●
~~Office—Large Scale (> 4,000 gsf)~~																		●	●	●		●	●

Retail	Use Regs.	A 1	R E	R 1	R 1	R 3	R 4	RC 2	RC 3	RM H	RZ L	R O	DN 1	DN 2	DN 3	DN 4	C 1	C 2	C 3	D C	D E	I1	I2
Retail~~—Small Scale (≤ 4,000 gsf)~~															C	A	●	●	●	●	●	●	
~~Retail—Large Scale (> 4,000 gsf)~~																		●		●			

Sec. 401.07-B Downtown Neighborhood (DN) districts regulations.

(c) DN districts lot and area standards.

DOWNTOWN NEIGHBORHOOD (DN) DISTRICTS LOT AND AREA STANDARDS							
				Lot Width		Max. Lot Coverage Ⓒ	
District	Building Type	Min. Lot Area (sq. ft.) Ⓐ	Min. Land Area/ Dwelling Unit (sq. ft.)	Min. Lot Width Ⓑ	Max. Lot Width	Interior lot	Exterior/ corner lot
DN-1	Single-family	~~6,000~~ 5,000	--	~~60'~~ 50’	--	40%	45%

(d) DN districts setback standards.

(2) Garages.

1. *Street facing garage*. The minimum front setback for street facing garages shall be 30 feet from the property line that the garage faces.
2. *Side or rear-loading garage*. The minimum front setback for side- or rear-loading garages shall be 20 feet from the front property line. The minimum garage setbacks apply to attached and detached garages.

Sec. 401.08-B Downtown (D) districts regulations.

(d) Downtown (d) districts setback requirements.

(2) Garages.

1. *Street facing garage*. The minimum front setback for street facing garages shall be 30 feet from the property line that the garage faces.
2. *Side or rear-loading garage*. The minimum front setback for side- or rear-loading garages shall be 20 feet from the front property line. The minimum garage setbacks apply to attached and detached garages.

Article 601 Use Regulations

Sec 601.07 Child Care

(a) ~~*Child care, residential*~~*Registered child care family home: ~~Four~~ (~~4~~) Five (5) children or less.* ~~Residential child care~~A registered child care family home shall meet the provisions of Section 601.12, Home Occupations, Subsection (a), Type A, and shall also meet the following provisions:

(1) A ~~small residential child care~~registered child care family home shall not care for more than ~~four (4)~~ five (5) children at any given time, including the ~~children under the age of ten residing in the home or the number approved by the state's licensing board, whichever is fewer~~caregiver's own preschool children.

(2) The dwelling shall meet all City, County and State Health Department requirements as to safety, design, facilities, equipment, and other features and the center shall be operated in a manner that will not adversely affect other properties and uses in the area.

(3) The ~~residential~~ registered child care family home shall be located in a single-family dwelling, which is ~~the permanent residence of the operator(s)~~the caregiver's own residence and shall be operated in a manner that will not change the character of the residence.

(b) ~~*Child care, residential*~~*Licensed child care family home: ~~Five (5)~~Six (6) to ~~ten (10)~~ sixteen (16) children.* ~~Residential child care~~A licensed child care family home~~,~~ shall meet the provisions of Section 601.12, Home Occupations, Subsection B, Type B; shall meet all of the provisions of a ~~small residential child care~~registered child chare family home; and the additional following provisions:

(1) A ~~large residential child care~~licensed child care family home shall not care for more than ten (10) children including the number of children under the age of ten that reside in the home, or the number of children approved by the state's licensing board, whichever is fewer.

(2) A large residential child care shall provide verification of a Fire Department inspection at the time of application submittal for a conditional use permit.

(c) ~~*Child care, commercial.*~~ Licensed child care center. Commercial child care, day care centers, pre-schools, kindergartens, and nurseries shall be operated from structures that are commercial in nature or operated within a religious facility. They shall be limited by the requirements of the State of Arkansas in licensing such a facility, and shall otherwise comply with all area regulations established for the district in which such facility is located.

Sec 601.16 Outdoor and Mobile Food Vendors

(d) Outdoor vending. The following requirements shall apply to outdoor vending at fixed locations:

(2) Public property/right-of-way. Outdoor vending on public right-of-way and public property shall only be permitted in special outdoor vendor districts as identified herein, in public parks only as authorized by the Parks and Recreation Director, or otherwise established by City Council.

(3) Location restrictions. No outdoor vendor shall be permitted to operate in the following areas:

p. City public park property, unless authorized by the Parks and Recreation Director.

Sec. 601.27 Wireless Communication Facilities

(d) General Guidelines.

(4) ~~Space may be leased on city owned water towers for the purpose of constructing telecommunication towers and antennas. The addition of a tower or antenna may not add more than twenty (20) feet to the height of the existing water tower. All proposals for leasing of space upon City owned property must obtain approval by the City Council prior to construction and must meet all applicable requirements of this ordinance.~~

Sec 200.01 Definitions

Access: ~~A way or means of approach to provide vehicular or pedestrian entrance or exit to a property~~The way or means by which a piece of property is approached or entered.

~~*AHTD*~~*ARDOT:* Arkansas ~~Highway and Transportation~~ Department of Transportation.

Alley: A ~~minor public right-of-way~~passage or way to the back or the side of abutting properti~~es~~y used for ~~and~~ vehicular access and utility installations ~~abutting a street~~and not intended for general traffic circulation.

Apex (Flood Damage Prevention)*:* A point on an alluvial fan or similar landform below which the flow path or the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Base Flood (Flood Damage Prevention): The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Basement: ~~Any area of the building having its floor subgrade (below ground level) on all sides~~As defined by the International Building Code as adopted by Bentonville City Council.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

~~*Buffer, Perimeter Landscape:* A continuous area of land set aside along the perimeter of a lot in which landscaping is used to provide a transition between and reduce the environmental, aesthetic, and other impacts of one type of land use upon another.~~

~~*Lot, Reverse Frontage:* A double frontage lot which is designed to be developed with the rear yard abutting a major street and with the primary means of ingress and egress provided on a minor street.~~

Manufactured Home: ~~A detached single family dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with transport features removed, bearing a seal certifying that it is built in compliance with the~~ A dwelling unit constructed in a factory in accordance with and meeting the definitions set forth in the Federal Manufactured Housing Construction and Safety Standards Code. ~~This Code means the standard for construction, design and performance of a manufactured home as set forth in the Code of Federal Regulations, Title~~ 24 C.F.R, ~~Part~~pt 3280~~, 3282, 3283, and 42 USC 5401, ET SEQ, as mandated in the United Stated of America and as administered by the~~ promulgated by the United States Department of Housing and Urban Development under authority of 42 U.S.C. 5401 et seq., as it existed on January 1, 1976 and as defined in Arkansas State Statute Sec. 20-25-102.

Manufactured Home Park: A parcel of land which has been designed or improved or is intended to be utilized for occupancy by one or more mobile homes and which conforms to the provisions of this ~~ordinance~~code.

Open Space: Open space shall be interpreted to mean:

1. All areas of natural plant communities o~~f~~r area~~s~~ replanted with vegetation after construction, such as re-vegetated natural areas; and
2. Tree, shrub, hedge, or ground cover planting areas; and
3. lawns and other areas allowed to be counted as open space per the Zoning Code and Land Development Code.

Planned Residential Development (PRD): A comprehensive residential planned land development project in which the standard requirements of the Zoning Code and Land Development Code may be varied to allow design flexibility, building clustering, grouping of open space, increased density and alternatives to public facility improvements.

Planned Unit Development (PUD): A comprehensive planned land development project in which the standard requirements of the Zoning ordinanceCode and Land Development regulationsCode may be varied to permit allowed design flexibility, building clustering, grouping of open space, increased density and alternatives to public facility improvements.

Setback Line: A line or lines, established by the Zoning Ordinance, designating the area intended for future right-of-way as established by the Master Street Plan and restricting the placement of buildings therein. The required distance between every structure and any lot line on the lot which it is located as established by the Zoning Code.

Structure: Anything inanimate constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including roof overhangs, carports, garages, porches, and other similar structures.That which is built or constructed.

Variance: (Flood Damage Prevention) A grant of relief to a person from the requirements of this ordinancecode when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinancecode. (For full requirements, See Section 60.3 of the National Flood Insurance Program regulations).

Yard: That portion of a lot established by the building lines as minimum open space and intended to be unobstructed and unoccupied by any structure. Such things as fences, poles, posts, fence walls and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height and visibility limitations. A required open area at grade between a building setback line and a public right-of-way, access easement or property line, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically allowed in this code.

Yard, Front: That minimum required open space extending between side lot lines from the front lot line to the nearest point of any building, as set forth in the Zoning Ordinance.The portion of a lot between the front building setback line and the public right-of-way, access easement or property line, whichever is closest to the front of the building as determined by the main entry to which the lot is addressed.

Yard, Rear: That minimum required open space extending between side lot lines measured from the rear lot line to the nearest point of any building, as set forth in the Zoning Ordinance. The portion of a lot between the rear building setback and the public right-of-way, access easement, or rear property line, whichever is closest to the back of the building.

Yard, Side: That minimum required open space extending from the front yard line to the rear lot line on both sides of any lot, measured from the side lot line to the nearest point of any building, as set forth in the Zoning Ordinance. The portion of a lot between the side building setback line and the public right-of-way, access easement, or side property line, whichever is closest to the side of the building.

Article 300 Administration and Enforcement

Sec. 300.04 Waivers.

2. No waiver shall be granted except upon written petition by the applicant when the application is filed. Under exceptional circumstances, the Planning Commission may grant waivers at the time of final plat approval. The petition shall state fully the grounds for the waiver and all the facts upon which the petition is made. In granting the waiver, the Planning Commission shall prescribe any conditions that it deems necessary to or desirable in the public interest. In considering the petition for a waiver, the Planning Commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity. No waiver shall be granted unless the Planning Commission finds all four of the following:

    1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would unreasonably affect the applicant.
    2. That the waiver ~~is not in conflict with~~ supports the overall goals of the City in adopting these regulations.
    3. That the granting of the waiver ~~will not be detrimental~~maintains ~~to the~~ public health, safety and welfare is consistent with~~or injurious to~~ other property in the area.
    4. That the granting of the waiver ~~will not have the effect of preventing~~enables the orderly subdivision of other land in the area in accord with the provision of these regulations.

Article 500 Final Plats

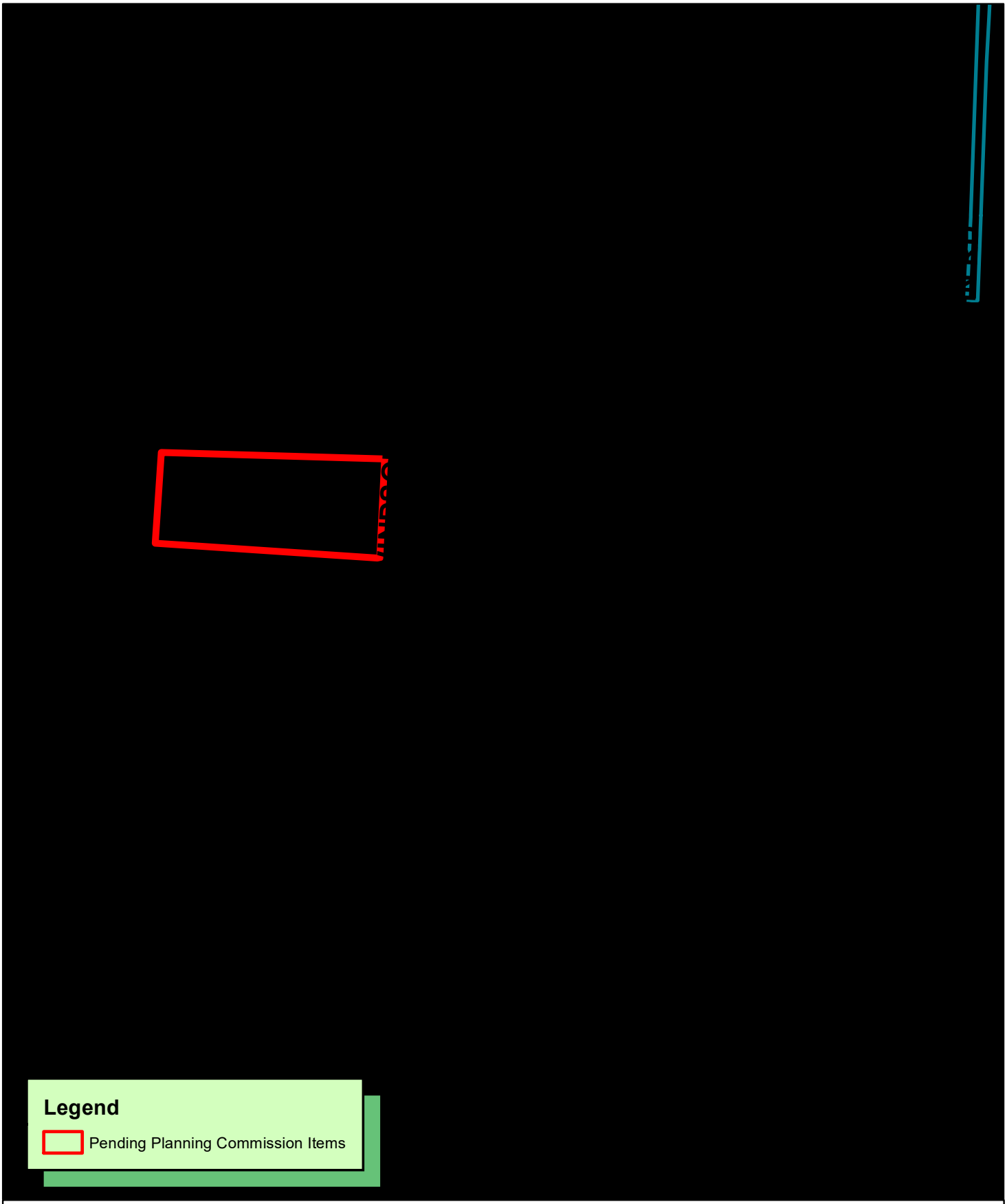
Sec 500.06 Recording

1. *Owner/developer responsibility*. Upon approval of the final plat and acceptance of the public dedications by the city council, the owner/developer shall submit ~~ten~~one (1~~0~~) original paper ~~copies~~plat, notarized and signed, to the Planning Department.
2. *Planning department responsibility*.
    1. The Planning Department shall have the final plat recorded in the office of the County Recorder within 30 days from the date of submittal of the required documentation. If the final plat is not filed within such time, approval shall be considered as having been abandoned.
    2. Upon recording the plat, the designated city official shall retain the ~~Mylar and two (2) copies~~original for the ~~planning commission's files and building inspection's~~city files.

Sec 1100.24 Bentonville Municipal Airport Design Standards

11. *Exterior materials*. The front, rear, and sides of all buildings and structures shall be constructed with materials approved by the ~~City of Bentonville~~Airport Advisory Board. Builders are encouraged to use sustainable materials, when possible.

12. *Exterior colors*. Exterior colors shall utilize primarily muted, neutral, or earth tone colors. Builders must choose from a set of four (4) pre-approved color palettes, which will be made available to all prospective builders. The selected color palette shall be approved by the Airport Advisory Board and provided with all plan submittals.



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1 inch = 200 feet

RZ21-0048
REZONING A1 TO R-1
WINDSONG SUBDIVISION
LOT 2

NARRATIVE

REZONING 8395 WINDSONG LANE
FROM AGRICULTURAL TO RESIDENTIAL

In May 2021, this property was purchased as a primary home for Ross A and Kristi Bull. The property has been a residence since 2001, and is in a residential neighborhood named Windsong off Vaughn Road in Bentonville. We are currently living in the home, and plan on doing so for many years. We wish to add a storage building to the property, and understand it is still zoned agricultural. We understand by rezoning it, not only will the property be more in keeping with appropriate city zoning, but it will allow us to use the residential setbacks vs the agricultural, which, when you are talking about a little over an acre, can make a huge difference in aesthetics in relationship to the current home and for the neighborhood. This change will have no effect on the water or sewage system, since it is currently on city water and has a septic that has functioned very well for over 20 years.

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

R-1, Low Density Single Family Residential

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

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

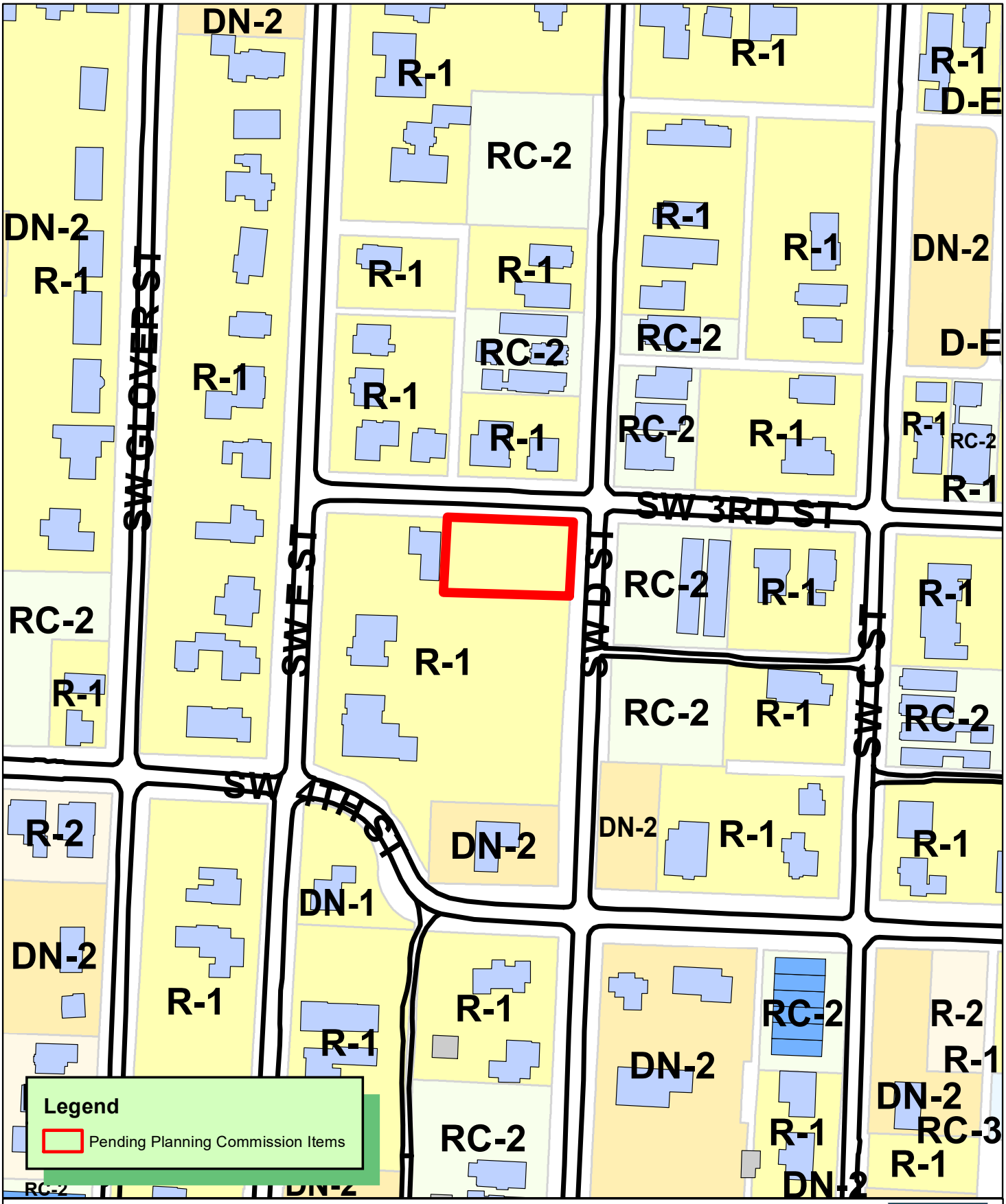
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R-1, Low Density Single Family Residential

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

Land Uses:

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



RZ21-0053
REZONING R-1 TO DN-2
CLARKS 2ND ADDITION
PART OF LOT 1 & 4 BLOCK 5

THE CITY OF BENTONVILLE

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
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

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

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

August 1, 2021

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-01765-000 from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential

Dear Planning Staff:

This law firm has been hired to assist the applicant, Carenda Cobb, in obtaining a rezoning of Parcel No. 01-01765-000 (hereinafter "the Property") from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential.

The primary reason for this rezoning request is to bring the lot into compliance with Bentonville's updated downtown zoning codes and to take advantage of the setbacks and density regulations incident thereto. Additionally, the reason the applicant has requested DN-2, as opposed to DN-1, is to gain an additional three (3) feet of front setback in order to have larger porches on the homes to be built. The applicant plans to split the parcel into two lots–one larger lot for their personal residence, and one smaller lot for a smaller investment property.

The requested zoning is in compliance with the Bentonville Future Land Use Plan ("FLUP"). The FLUP designates this parcel as Medium Density Residential, which allows for DN-2 zoning only. A large number of parcels along D St. have already been zoned DN-2, or otherwise medium density. Accordingly, this rezoning will follow the current pattern of development along D St., as contemplated by the FLUP.

This rezoning will not increase traffic by an appreciable amount, no signage is contemplated, and the appearance of the development will be similar to other redevelopment in downtown Bentonville. Lastly, a six inch (6") gravity sewer line is located along D St., and four inch (4") water lines are located along both 3rd and D St.

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
WWW.WATKINSLAWOFFICE.COM

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

RZ-21-0053

NOTICE OF INTENT TO REZONE

Carenda Cobb has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential. The legal description of the property is as follows:

Lots 1 and 4, except 6 feet of equal width squarely off the South side of Lot 4, all in Block 5, Clark's Addition to the City of Bentonville, Arkansas, and the East half of a closed Alley along the West side of the above-described property.

The common description of the property is: **302 SW D St., Bentonville, Arkansas**

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

The public hearing will be held on **September 21th, 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

Mark Kinsley
Printed Name

502 SW 3rd Street
Physical Address

NOTICE OF INTENT TO REZONE

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The common description of the property is: **302 SW D St., Bentonville, Arkansas**

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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

Gordon A VanTuyl

Printed Name

329 SW D

Physical Address

NOTICE OF INTENT TO REZONE

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I/we have no objections to the rezoning.

I/we object to the rezoning because:

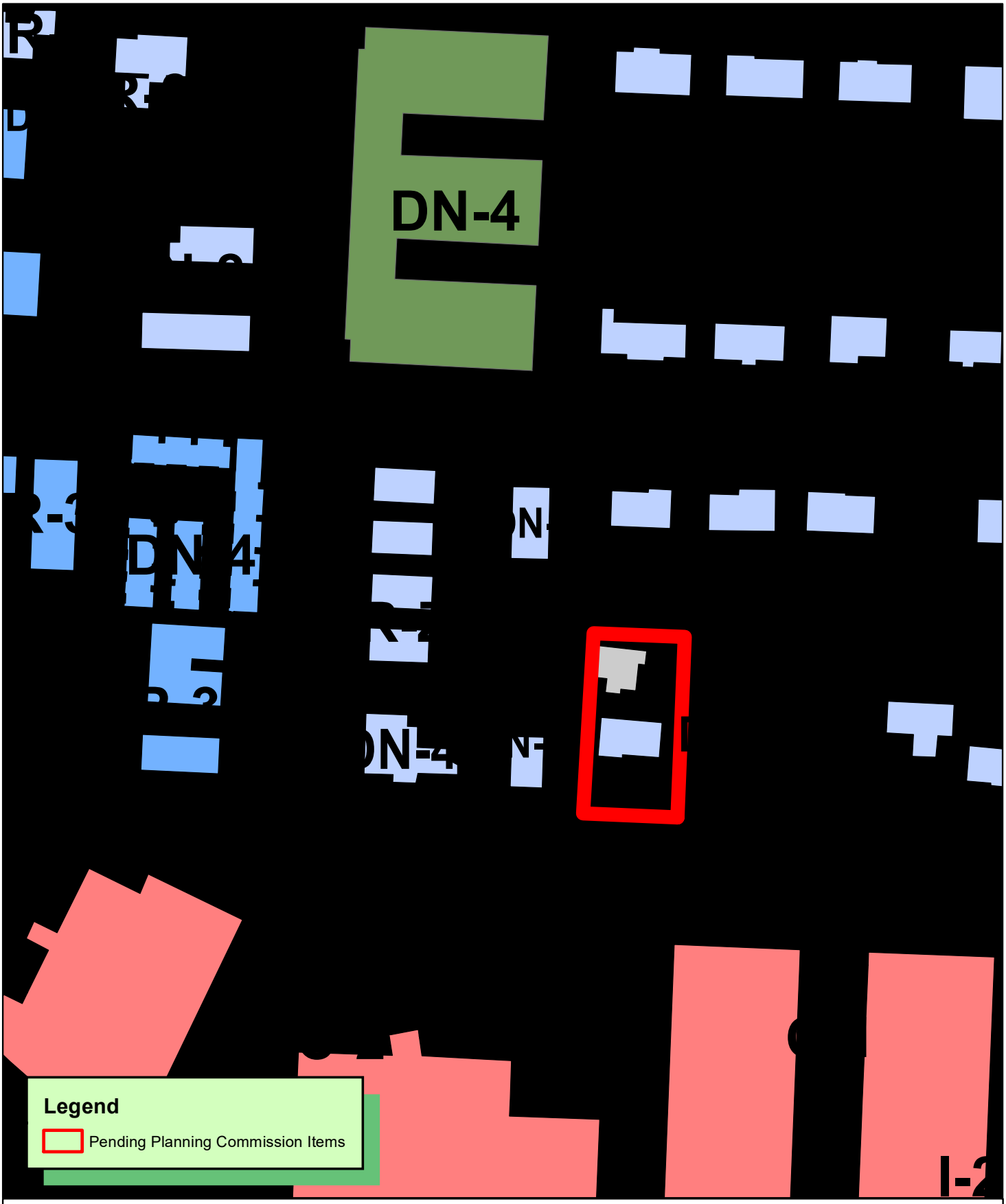
We would like for our new neighbors to build the two houses as they wish. However we are concerned about rezoning as there are many precedents of rezoning then something entirely different gets built. We would rather the city consider granting setback variances to accomplish this rather than rezoning. Setbacks should be in keeping with the immediate neighborhood

Signature

Lesa Jan Saumweber
Printed Name

427 SW 3rd St
Physical Address

Rezoning would set a bad precedence for future lots cleared in this area



N
W E
S

1 inch = 100 feet

RZ21-0054
REZONE R-1 TO CN-4
3RD EAST SIDE ADDITION
LOT 23

Narrative for 823 / 825 SE 5th Street, Bentonville AR

Kerry Laman (Serenity P, LLC), Owner of 823 / 825 SE 5th Street, Bentonville AR is seeking to have the above property rezoned from R1 to DN-4. The two parcels located directly west of this parcel are zoned DN-4 and the adjacent property located to the East is zoned DN-2.

The purpose of the rezone is to allow for the lot to be split into two smaller parcels supporting the objective of createing more density in Downtown Bentonville. The two parcels directly to the east are of the same dimensions that these lots will be if the lot split is approved.

The rezone will have no impact on traffic or appearance other than the existing structures would need to be removed prior to a lot split being approved. Sewer runs down 5th street and the property has one water meter on it. A separate sewer and water meter would need to be added if the lot split is approved.

Thanks

Kerry Laman
479-295-1445

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

DN-4, Downtown Mixed-use Residential

The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4	•	•	•	•	•	•	•

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 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-4	Single-family, alley access	4,000	-	40'	50'	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’	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

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-4	Single-family and Two-family	8’	15’	8’	15’	7’	0’	25’
	Townhouse	8’	15’	8’	15’	10’	0’	25’
	Multi-family	8’	15’	8’	15’	10’	0’	15’
	Mixed-use and others not listed	0’	15’	0’	15’	0’, 12’if adjacent to a non mixed-use building	0’	15’

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

DN-4, Downtown Mixed-use 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

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

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

DN-4, Downtown Mixed-use Residential

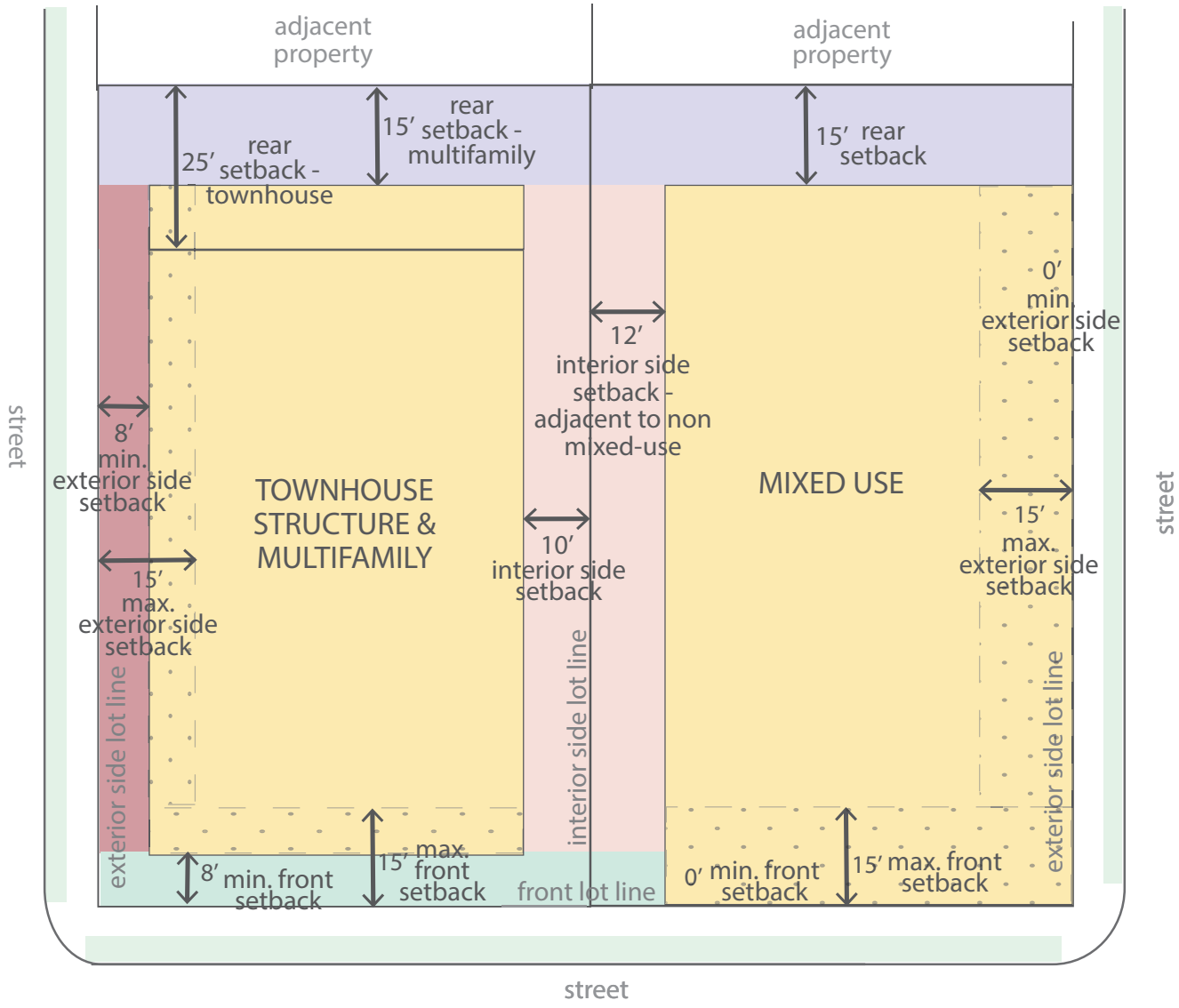
Land Uses:

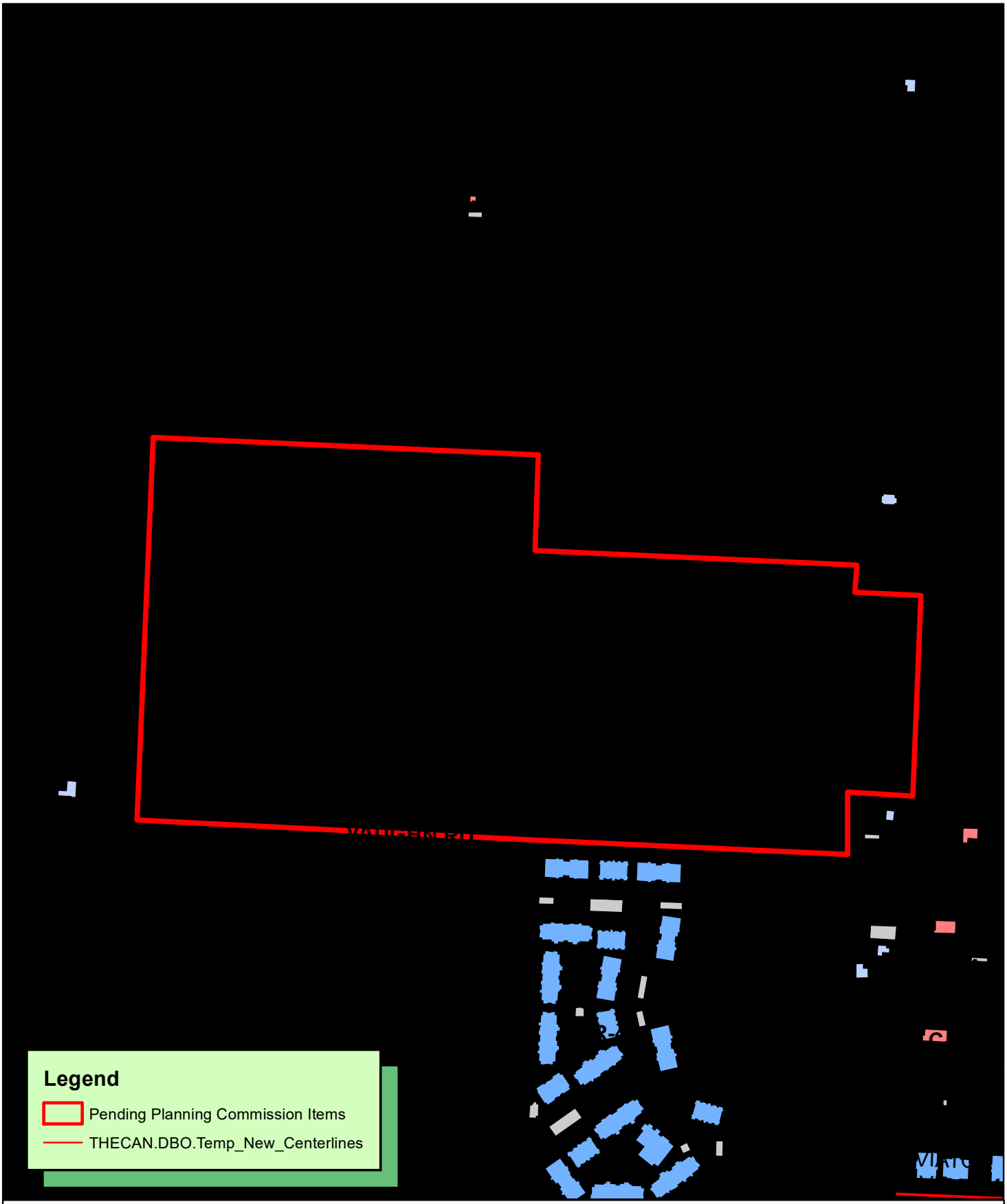
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living **Recreation, Education & Assembly** Park – mini **Services** Child care - residential (4 children) Personal services **Retail** Mobile food vendor	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Cultural studio Educational facility Event center 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 **Retail** Artisan shop Bakery Retail - small scale (≤ 4,000 gsf) **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Community garden **Residential** Dwelling - accessory Home occupation - type a **Services** Office - small scale (≤ 4,000 gsf) Medical services – doctor office **Retail** Convenience store that sells beer and/or light wine for off-site consumption Convenience store that sells beer and/or light wine, and spirits for off-site consumption Restaurant Restaurant, microbrewery Sidewalk café in public right-of-way **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential
	CONDITIONAL ACCESSORY USE	
	Convenience store that sells beer and/or light wine for off-site consumption within 500’ of a city-owned park or trail Convenience store that sells beer and/or light wine, and spirits for off-site within 500’ of a city-owned park or trail	

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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DN-4, Downtown Mixed-Use Residential

Setback Illustration





RZ21-0055
REZONE A-1 TO R-3
VAUGHN ROAD
PARCEL 01-08199-000

Crafton Tull

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Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-08199-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3, Medium Density Residential. The property is currently owned by Highland LLC. The adjacent properties are zoned A-1, C-2, R-4, and three is unaccounted for Benton County Property to the North. There is also parcels zoned A-1 per the Centerton zoning map. A proposed R-3 zoning is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a rezone to R-3 in order to develop townhome units. Currently, the proposed plans for development on this property are to townhomes with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress with a planned additional collector road according to the master street plan (via S Vaughn Rd. and Vaughn Rd.).

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

The site currently has no existing buildings on site. The land is comprised of hay/grass cover with some trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

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

Thank you,

Daniel Ellis, P.E.
Senior Vice President

Crafton Tull

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

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August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #01-08199-000)

Staff,

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

The owners of this parcel are requesting a change to Medium Density Residential Land Use in order to develop townhomes. Currently, the proposed plans for development on this property are to build townhomes with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via S Vaughn Rd. and Vaughn Rd St.).

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

The site currently has no existing buildings on site. The land is comprised of hay/grass cover with some trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

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

Thank you,

Daniel Ellis, P.E.
Senior Vice President

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.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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

Medium Density Residential

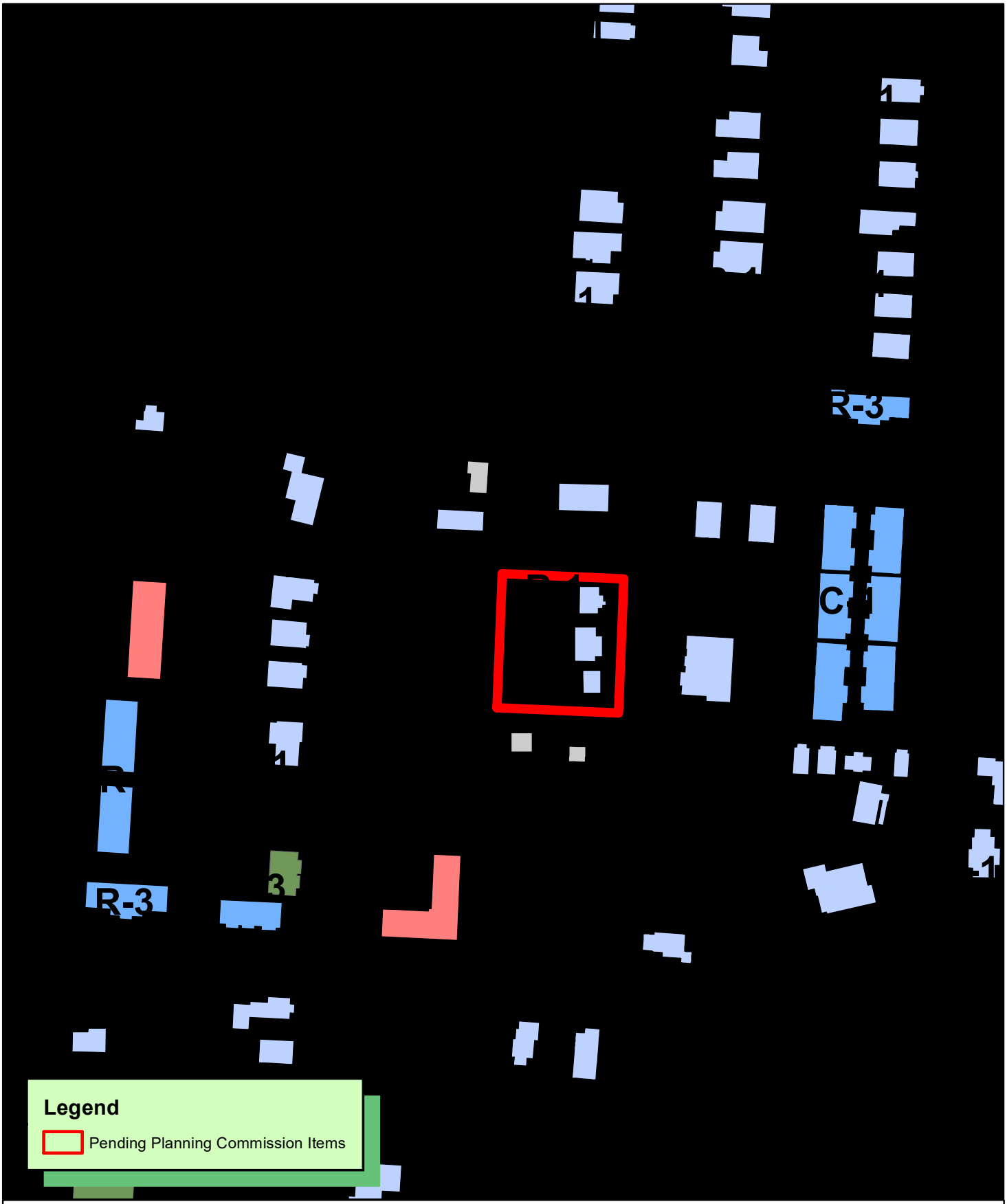
Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

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



1 inch = 150 feet

RZ21-0056
REZONE R-1 TO DN-2
W A BURKS ADDITION
PART OF LOTS 19-22 BLOCK 6

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Rogers, AR 72756

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August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-04557-000, #01-04556-000, #01-04555-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from R-1, Single Family Residential to DN-2, Downtown Neighborhood 2. The property is currently owned by Thomas and Judith Terrell. The adjacent properties are zoned R-1 and DN-2. A proposed DN-2 zoning is appropriate in this area based on proximity to other residential and downtown neighborhood parcels. This proposed zoning is consistent with the Future Land Use Plan of Medium Density Residential (per GIS).

The owners of this parcel are requesting a rezone to DN-2 in order to develop townhome units. Currently, the proposed plans for development on this property are to townhomes with associated infrastructure, storm water retention, and onsite amenities. These properties has access to 1 point of ingress/egress (via NE Monroe St.).

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

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

By rezoning to DN-2, Downtown Neighborhood 2, this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Daniel Ellis, P.E.
Senior Vice President

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

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.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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

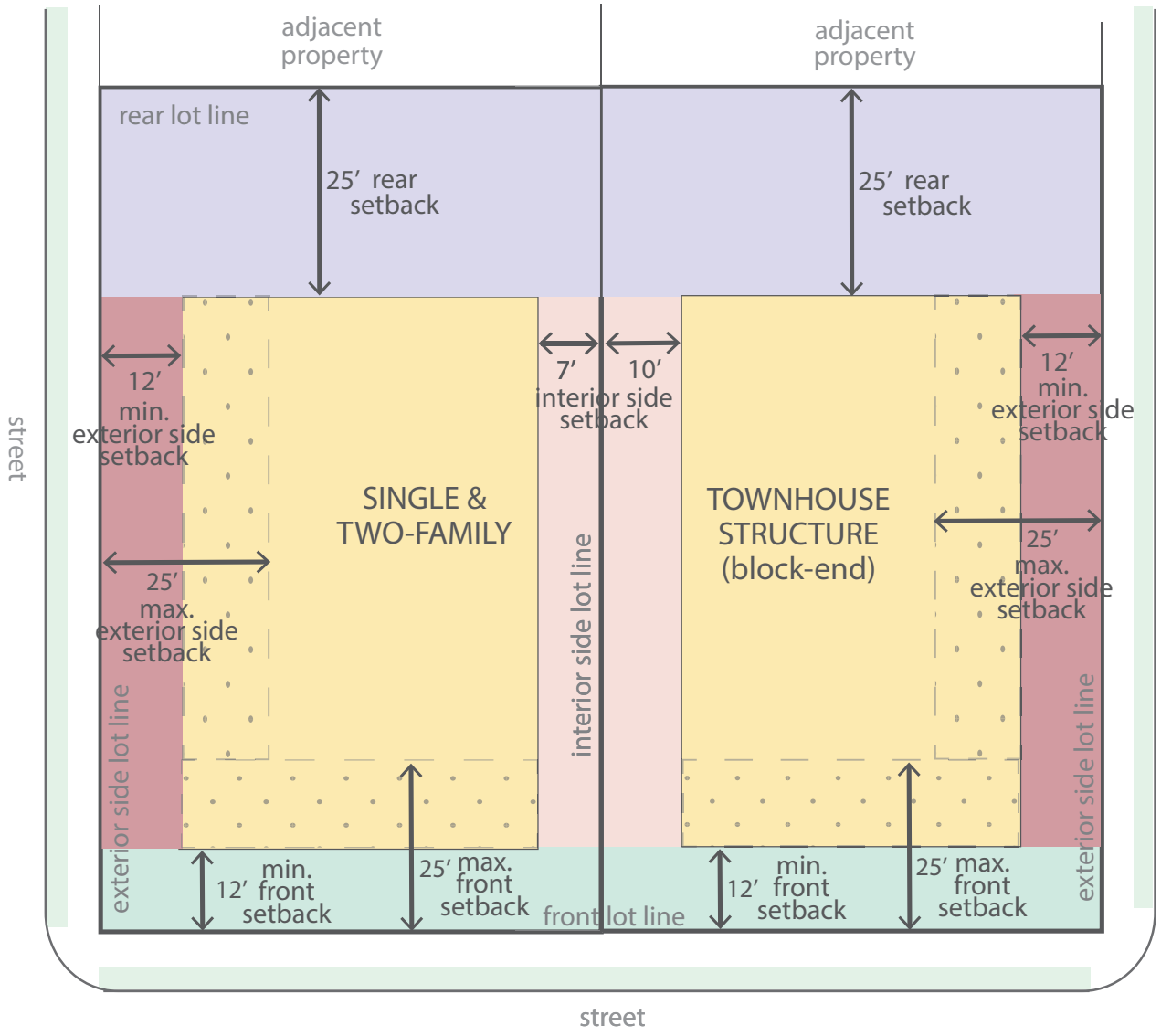
Land Uses:

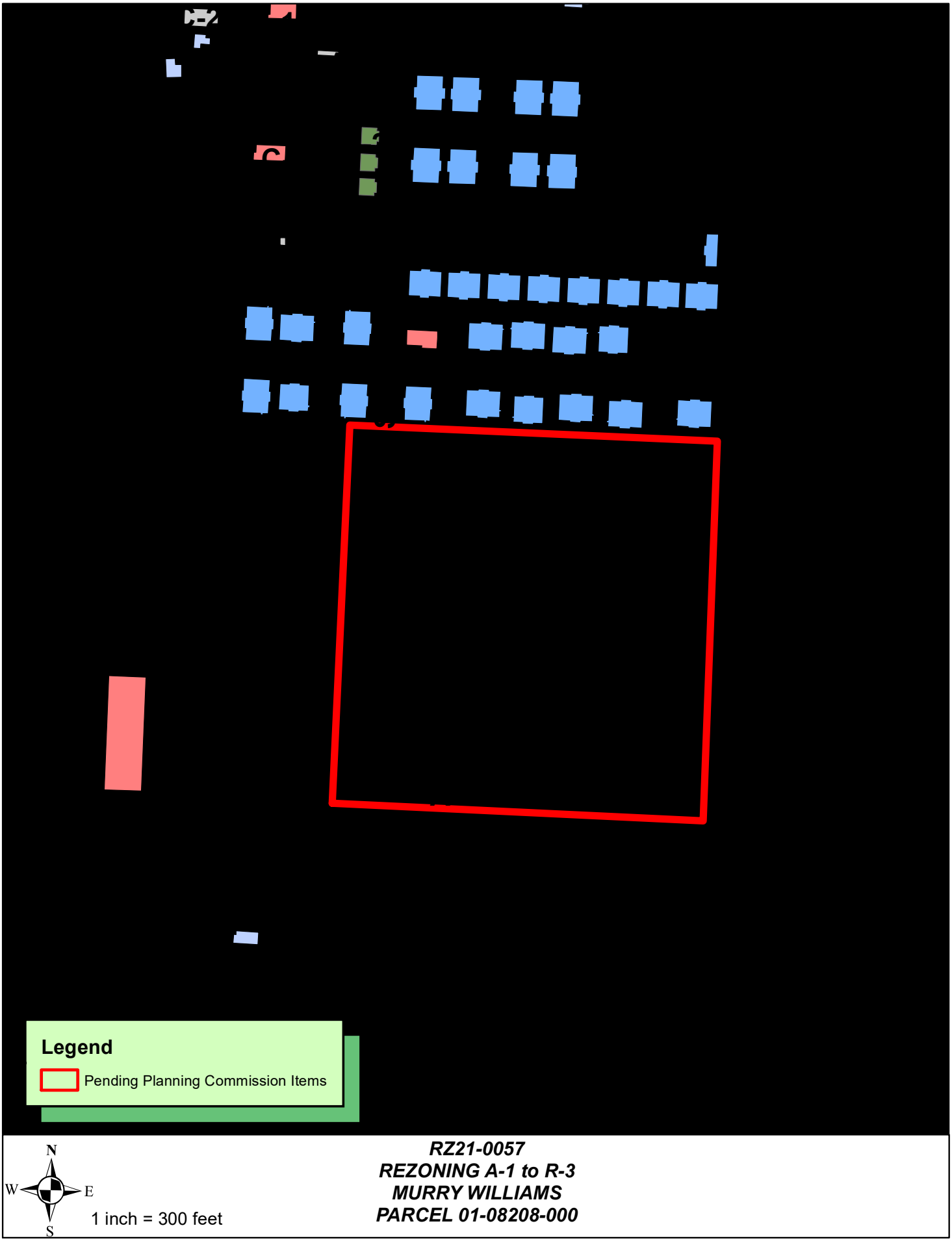
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care - residential (4 children)	**Agriculture and Animals** 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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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DN-2, Downtown Medium Density Residential

Setback Illustration





RZ21-0057
REZONING A-1 to R-3
MURRY WILLIAMS
PARCEL 01-08208-000

Crafton Tull

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August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-08208-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3, Medium Density Residential. The property is currently owned by David S Murray, Nina L Murray-Williams, and Elizabeth A Murray. The adjacent properties are zoned A-1, I-1, and R-4. A proposed R-3 zoning is appropriate in this area based on proximity to other residential parcels.

The owners of this parcel are requesting a rezone to R-3 in order to develop townhome units. Currently, the proposed plans for development on this property are to townhomes with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Regional Airport Blvd. and SW Chickadee St.).

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

The site currently has no existing buildings on site. The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

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

Thank you,

Daniel Ellis, P.E.
Senior Vice President

Crafton Tull

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

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479.631.6224 (fax)

August 12, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #01-08208-000)

Staff,

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

The owners of this parcel are requesting a change to Medium Density Residential Land Use in order to develop townhomes. Currently, the proposed plans for development on this property are to build townhomes with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Regional Airport Blvd. and SW Chickadee St.).

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

The site currently has no existing buildings. The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the north.

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

Thank you,

Daniel Ellis, P.E.
Senior Vice President

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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.

Updated 06-02-2021

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

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

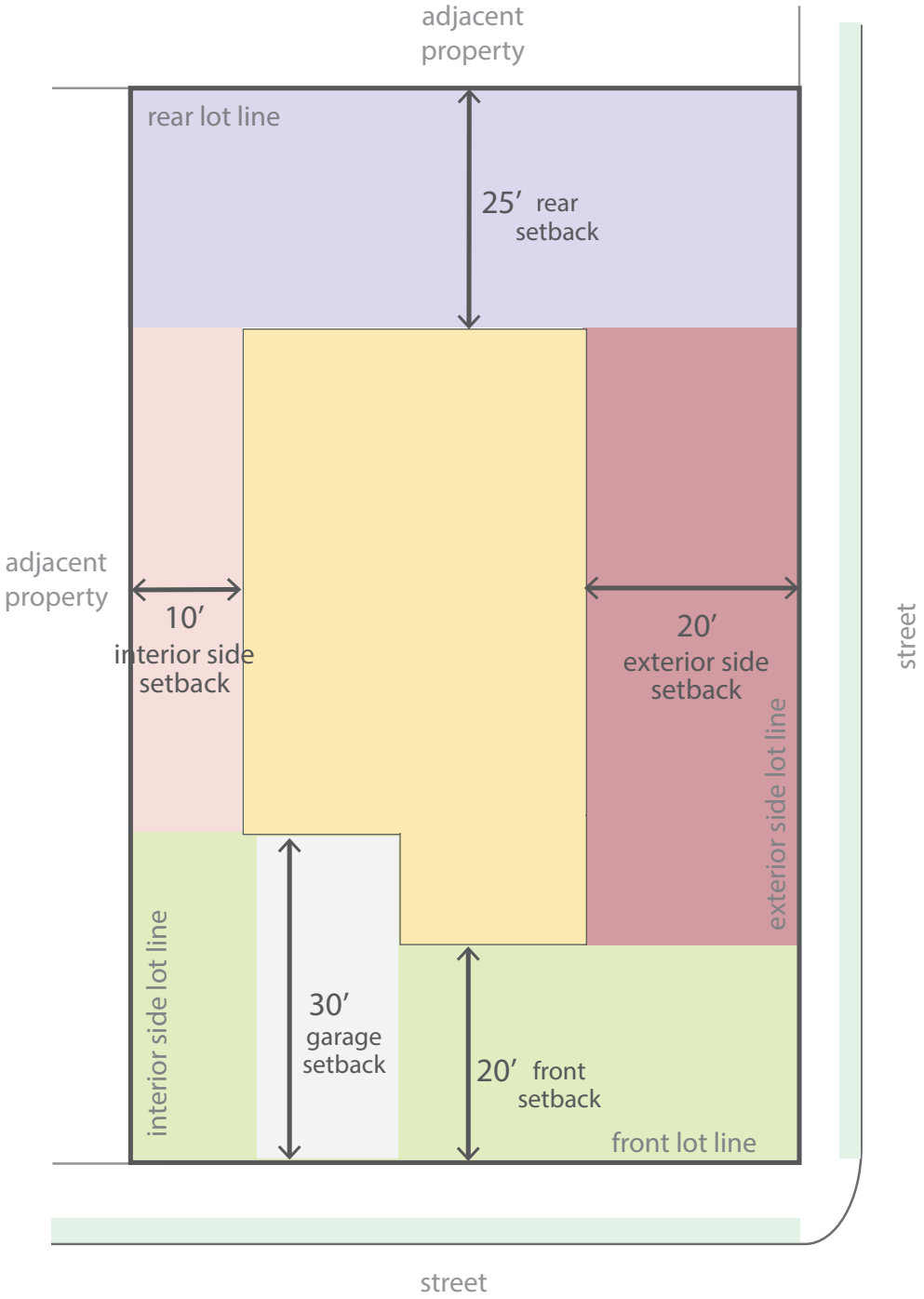
Land Uses:

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

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

R-3, Medium-High Density Multifamily Residential

Setback Illustration



Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

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



N
W E
S

1 inch = 150 feet

RZ21-0058
REZONING R-3 TO DE
RAILROAD ADDITION
LOT 6 BLOCK 5 PARCEL 01-03827-000

421 SE A Street Rezone Narrative

Current Zoning Designation: R3- Medium- High Density Multi-Family Residential
Proposed Zoning Designation: DE- Downtown Edge

Explanation: Newell Development proposes to rezone the property located at 421 SE A Street (parcel ID 01-03827-000) from R3 to DE, in order to develop a future project in compliance with the DE development standards of the Bentonville Zoning Code. The current owner is Ozark Trail Development, LLC who endeavors to sell the property to NFD, LLC. Newell Development will serve as the developer.

Reason to Rezone: The rezone from R3 to DE would allow for a future development consistent with Downtown Edge development standards. Currently the property is zoned R3 and serves as multi-family rentals.

Statement of how the property will relate to surrounding properties: Surrounding properties zoning include R-3, R-1 and adjacent and nearby properties designated as DE. The future land use map designates this parcel as high density residential.

Use: The parcel will be used for a future development project 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.

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

DE, Downtown Edge

The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

District	Building type	Lot area		Min. land area /dwelling unit (sq. ft.)	Lot width		Min. lot depth	Lot coverage	
		Min.	Max.		Min. lot width	Max. lot width		Min.	Max.
DE	All	None	None	-	None	None	-	None	80%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
						Adjacent to Residential		Adjacent to Non-residential	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
DE	Residential	-	20’	7’	-	12’	-	7’	-
	Nonresidential	-	0’	7’	-	12’	-	7’	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to an arterial or collector street	Min. setback adjacent to a downtown residential street
DE	8’	4’	6’

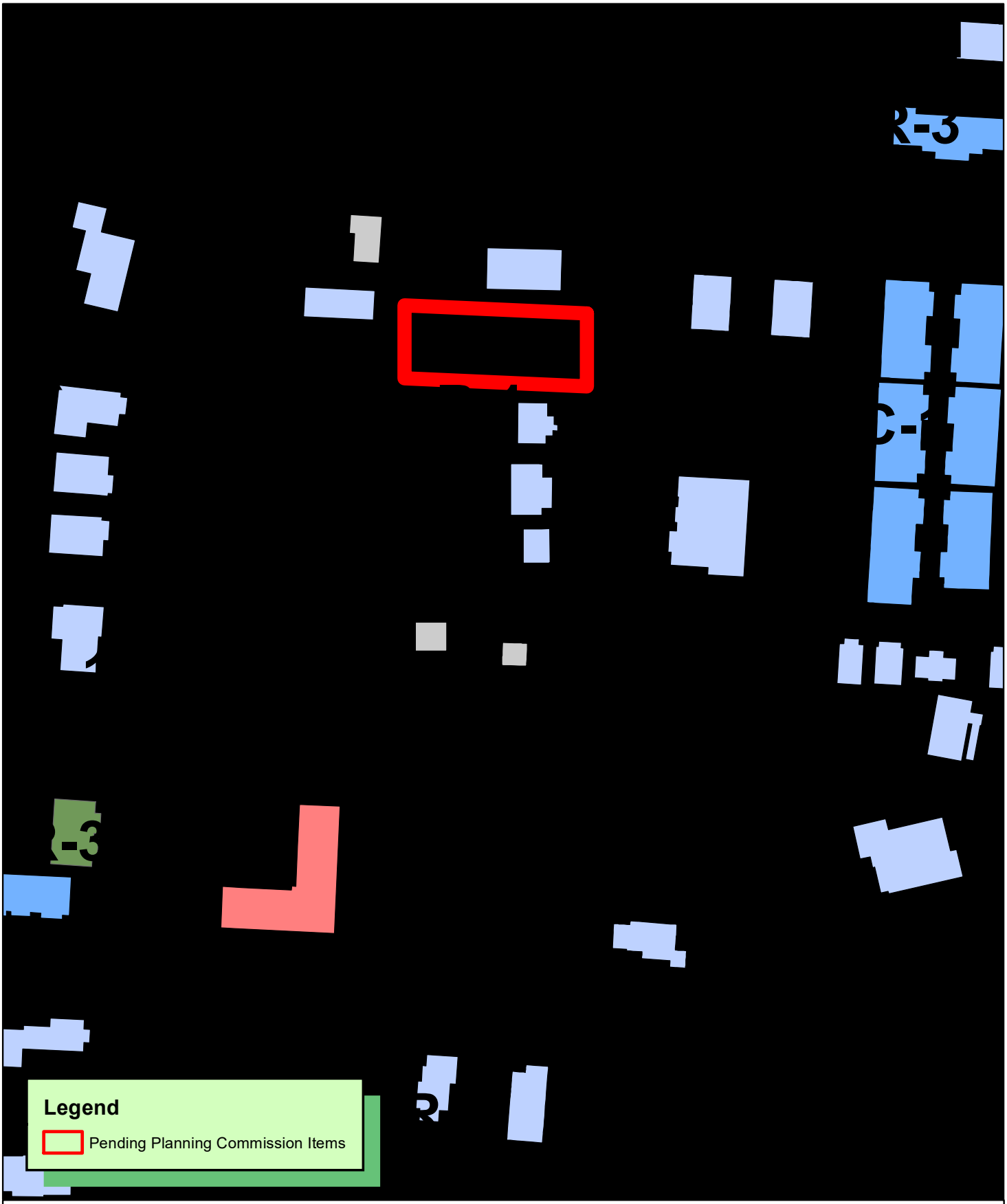
Applied to encroachments such as canopies, awnings and balconies.

Updated 05-03-21

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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DE, Downtown Edge

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family **Recreation, Education & Public Assembly** Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood **Services** Adult day care ATM machine Cemetery or mausoleum Child care - commercial Child care - residential (4 children) Child care - residential (5 – 10 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office - small scale (≤ 4,000 gsf) Personal services Postal services Repair services - household **Retail** Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail - small scale (≤ 4,000 gsf) Sidewalk café in public right-of-way	**Agriculture and Animals** Animal clinic Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities **Services** Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services **Retail** Bar, lounge or tavern Restaurant **Transportation / Utilities** Parking facility (as principal use) Utility facility Wireless communication facility (cell tower) **Other** Temporary uses	**Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential



RZ21-0059
REZONING R-1 TO R-2
W A BURKS ADD
PART OF LOTS 22-23

Rezone Narrative

Tice Family – 1117 NE Monroe St, Bentonville, AR 72712

Project #RZ21-0059

To whom it may concern:

I, Matt Tice, and my wife, Noelle Tice, are the legal owners of the property at 1117 NE Monroe St in Bentonville, AR. We would like to propose rezoning this property from the R-1 designation it currently holds to DN-2.

Our piece of land is currently a vacant lot. It used to have a single-family home. We are working with an architect to design a very tasteful and upscale unit (most likely single-family with attached unit) which we plan to both rent and use for our family and friends. We will remain owners of the property through the rezone, building process and as we lease it out.

There are many rentals (both short and long-term) in this area due to its proximity to Crystal Bridges and the biking trail network. The area is currently changing with multiple older homes in addition to new builds. Our beautiful design will enhance the look and feel of the area, optimizing value of the homes in the surrounding area.

Considering there was a home here previously, the land is already equipped with water and sewer lines. There is an electric wire handing from one pole to another in the front of the property that we would like to explore possibilities of moving and/or burying with the City as part of our new structure build.

Please reach out should you have further questions about our project.

Thanks so much for considering the rezone!

Sincerely,

Matt & Noelle Tice

(M): 919-357-0975

(N): 919-749-6228

Current Address: 1432 Cannon Lane, Cave Springs, AR 72718

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

R-2, Medium Density Two Family and Townhome

The R-2 District encourages the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

Maximum Height Allowed: 36 feet

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

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

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-2	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%
	All others not listed	6,000	6,000	60’	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-2	All	20’	7’	20’	25’

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

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

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

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

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

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

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R-2, Medium Density Two Family and Townhome

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.

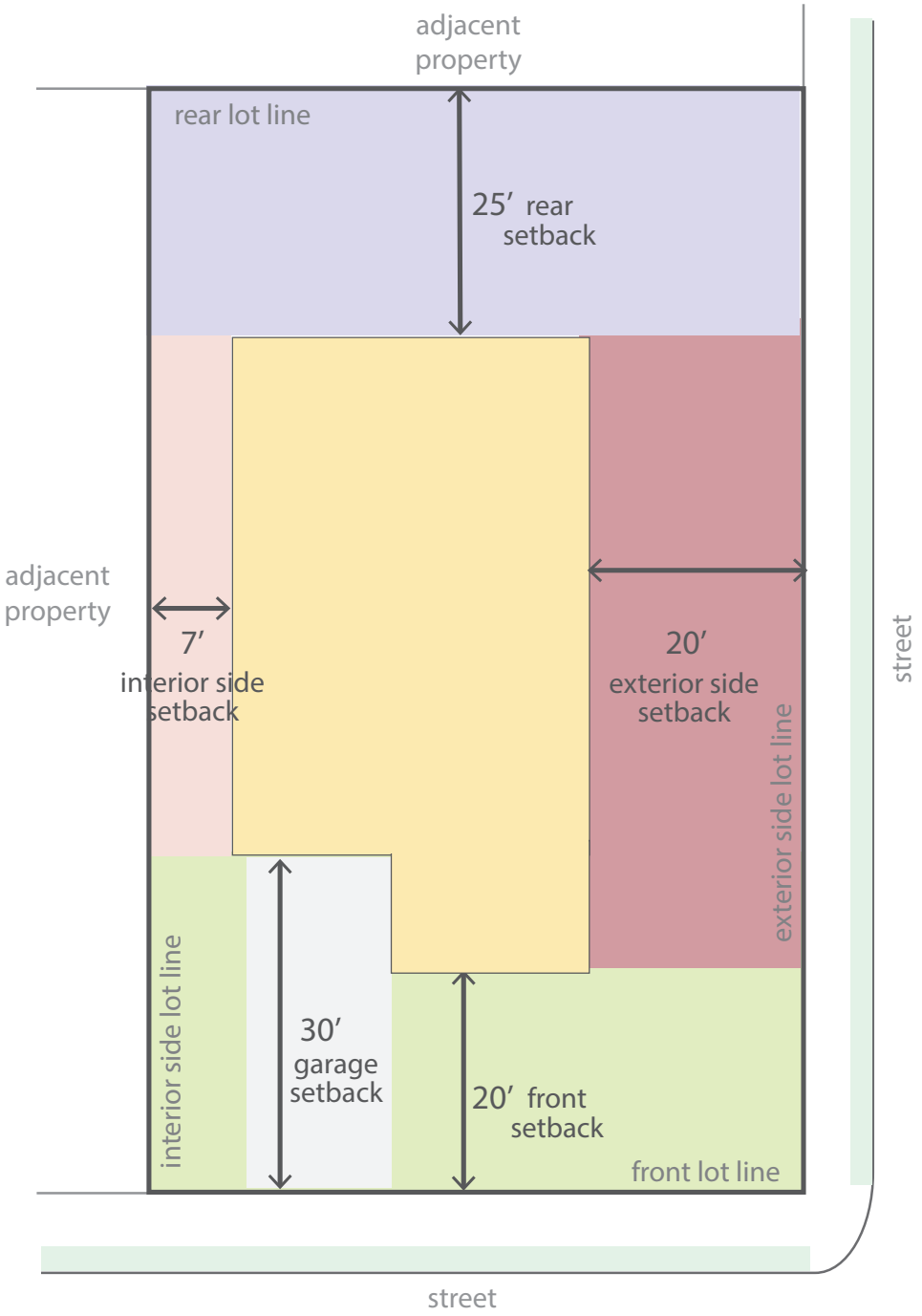
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family **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 Assembly 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	**Agriculture and Animals** Chicken, hobby **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-2, Medium Density Two Family & Townhome Residential

Setback Illustration



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 12, 2020

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

RE: (Amended) Conditional Use Permit Request - Temporary Trailer & Conex Storage

Dear Planning Commissioners:

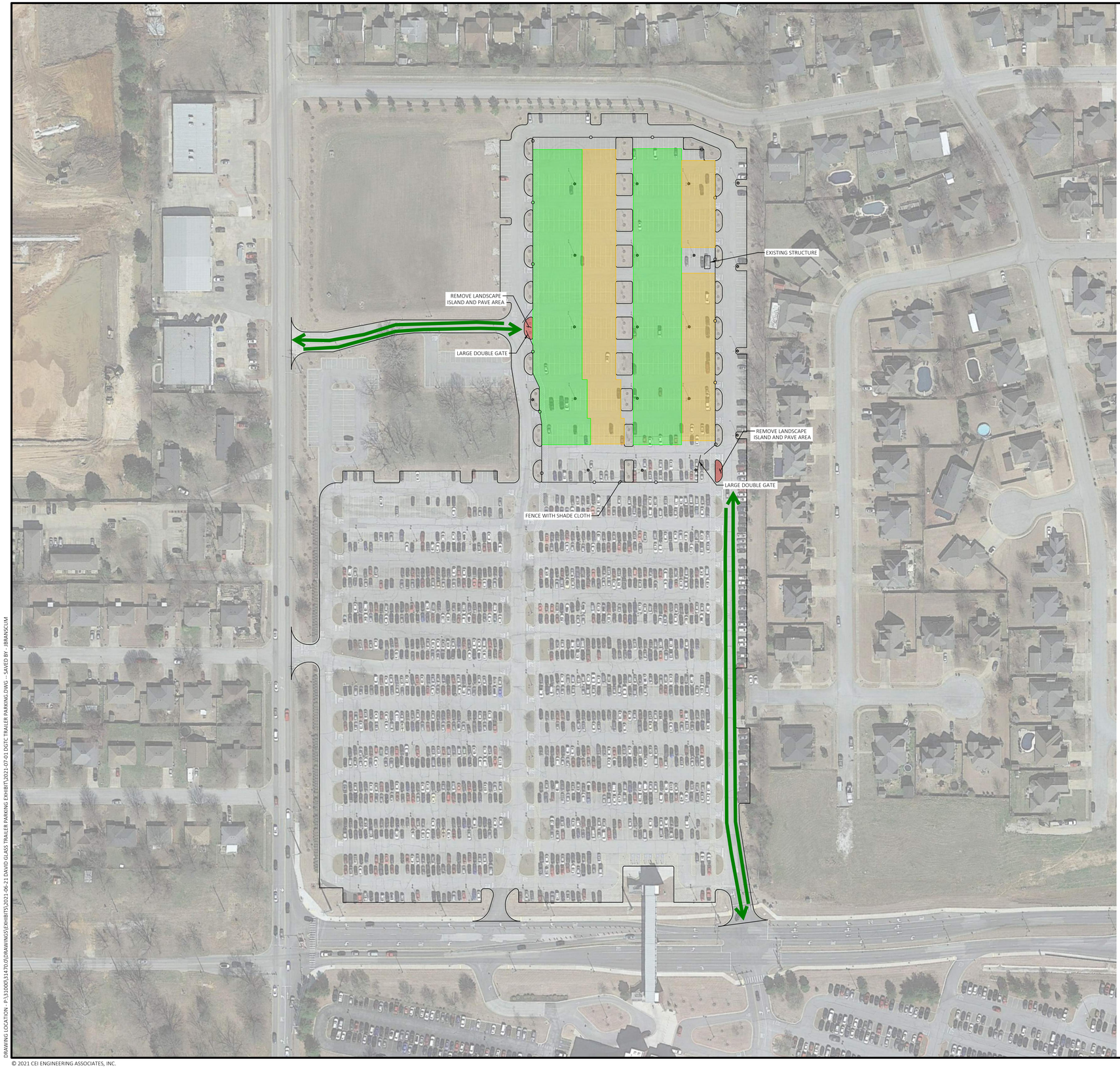
Please accept this revised narrative letter to accompany a formal application by Walmart Stores Inc for consideration of an amendment to an existing conditional use permit (CU20-0040) to allow for an expansion of the existing temporary storage area located in the northern section of the David Glass Technology Center parking lot. The requested storage area would accommodate (+/-) 75 flatbed trailers containing predominantly timber to be used for construction of the new campus. The conex containers, which were a part of the original narrative for conditional use, would remain. No hazardous material would be stored within the requested area, and it would be fully enclosed within chain link fence and scrim cloth to buffer views from the public. In addition, there are no planned changes to lighting or traffic flow patterns. We currently project anywhere from 10 to 75 deliveries per day, which will be dependent upon speed of construction.

We request that this conditional use be permitted, in accordance with the attached site exhibit, through the conclusion of the approved buildings associated with the Walmart Campus project, after which it will be returned to its original use as a parking lot.

Respectfully Submitted,
CEI Engineering Inc.



Clinton Muse
Project Designer
cmuse@ceieng.com



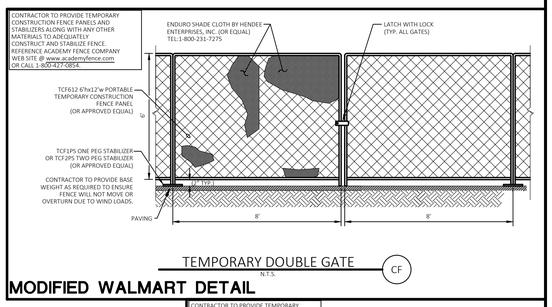
N

0 80' 120' 160'

SCALE IN FEET

LEGEND

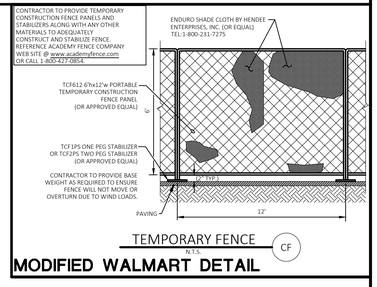
- TRUCK MANEUVERING AREAS
- CONEX AND TRAILER PARKING AREAS



TEMPORARY DOUBLE GATE CF

N.T.S.

MODIFIED WALMART DETAIL



TEMPORARY FENCE CF

N.T.S.

MODIFIED WALMART DETAIL

TRAFFIC FLOW PATTERN

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

TRAILER PARKING EXHIBIT

SE 8TH STREET AND MOBERLY LANE
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JE
DESIGNER	JB
CEI PROJECT NUMBER	31470
DATE	7/7/2021
REVISION	REV-2

PLAN 1

SHEET TITLE

SHEET NUMBER

DRAWING LOCATION - P:\31000\31470.01\DRAWINGS\EXHIBITS\2021-06-21 DAVID GLASS TRAILER PARKING EXHIBIT\2021-07-01 DGTC TRAILER PARKING.DWG -- SAVED BY - JBRANKSUM

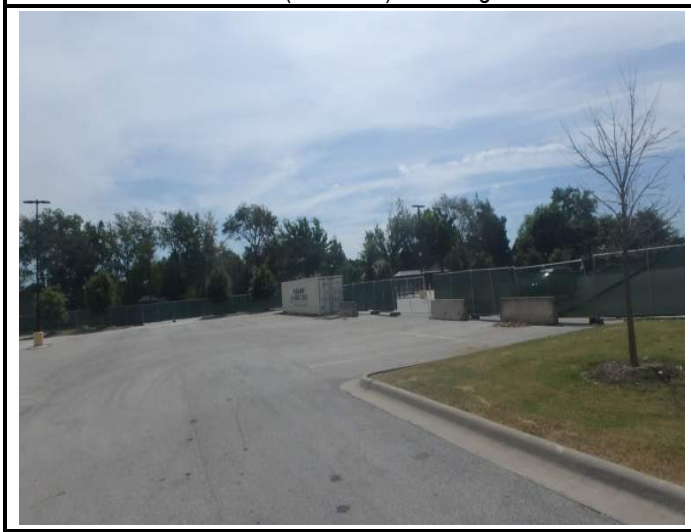
© 2021 CEI ENGINEERING ASSOCIATES, INC.



David Glass (North Lot) – looking north



David Glass (North Lot) – looking north



David Glass (North Lot) – looking east



David Glass (North Lot) – looking east



David Glass (North Lot) – looking south



David Glass (North Lot) – looking south

PREPARED BY:

CEI Engineering Associates, Inc.

3108 SW Regency Parkway

Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31470
City, State: Bentonville, AR
Project: David Glass Technology Center

EXHIBIT NUMBER **EX1.01**



David Glass (North Lot) – looking west



David Glass (North Lot) – looking west

INTENTIONALLY LEFT BLANK

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PREPARED BY:

CEI Engineering Associates, Inc.

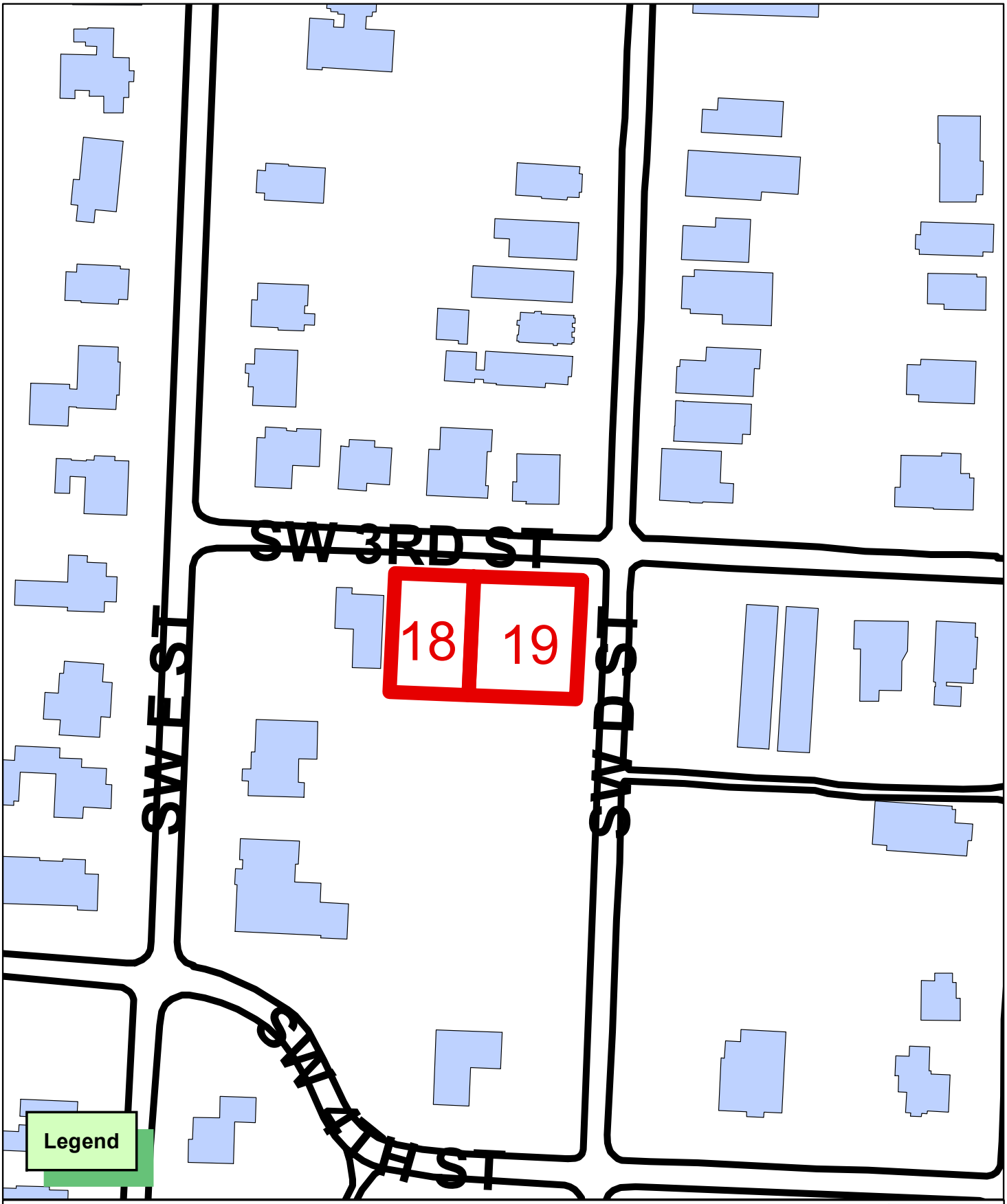
3108 SW Regency Parkway

Bentonville, Arkansas

(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

Exhibit Description: Site Photographs
Job Number: 31470
City, State: Bentonville, AR
Project: David Glass Technology Center

EXHIBIT NUMBER **EX1.02**



1 inch = 100 feet

LS21-0046
LOT SPLIT
CLARKS 2ND ADDITION
LOT 1, PART OF LOT 4, BLOCK 5 CREATING LOTS 18-19

LOT SPLIT OF ALL OF LOT 1, AND A PART OF LOT 4, BLOCK 5 OF CLARK'S 2ND ADDITION CREATING NEW LOTS #18 & #19

ADJACENT LAND OWNERS

1) FISH, DAVID D & ERIN C TRUSTEES
411 NW 4TH ST
BENTONVILLE AR 72712
PARCEL #01-01767-000
ZONED: R-1
2) DASH ENTERPRISES LLC
5 ROBSON WAY
BENTONVILLE AR 72712-4063
PARCEL #01-01758-000
ZONED: R-1
3) KINSLEY, MARK A & TARA L
502 SW 3RD ST
BENTONVILLE AR 72712
PARCEL #01-01756-000
ZONED: R-1
4) WILLIAMS DESIGN BUILD LLC
702 NW 2ND ST
BENTONVILLE AR 72712
PARCEL #01-01756-001
ZONED: R-1
5) LEVAN, DAVID H
408 SW 3RD ST
BENTONVILLE AR 72712-5811
PARCEL #01-01748-000
ZONED: RC-2
6) CITY OF BENTONVILLE
C/O WENDY PHILLIPS
1000 SW 14TH ST
BENTONVILLE AR 72712
PARCEL #01-01803-010
ZONED:
7) BEAHM, PAUL EUGENE TRUSTEE
36 W PINNACLE DR
ROGERS AR 72758
PARCEL #01-01768-000
ZONED: R-1

FIELD WORK:
JUNE 23 & 24, 2021

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

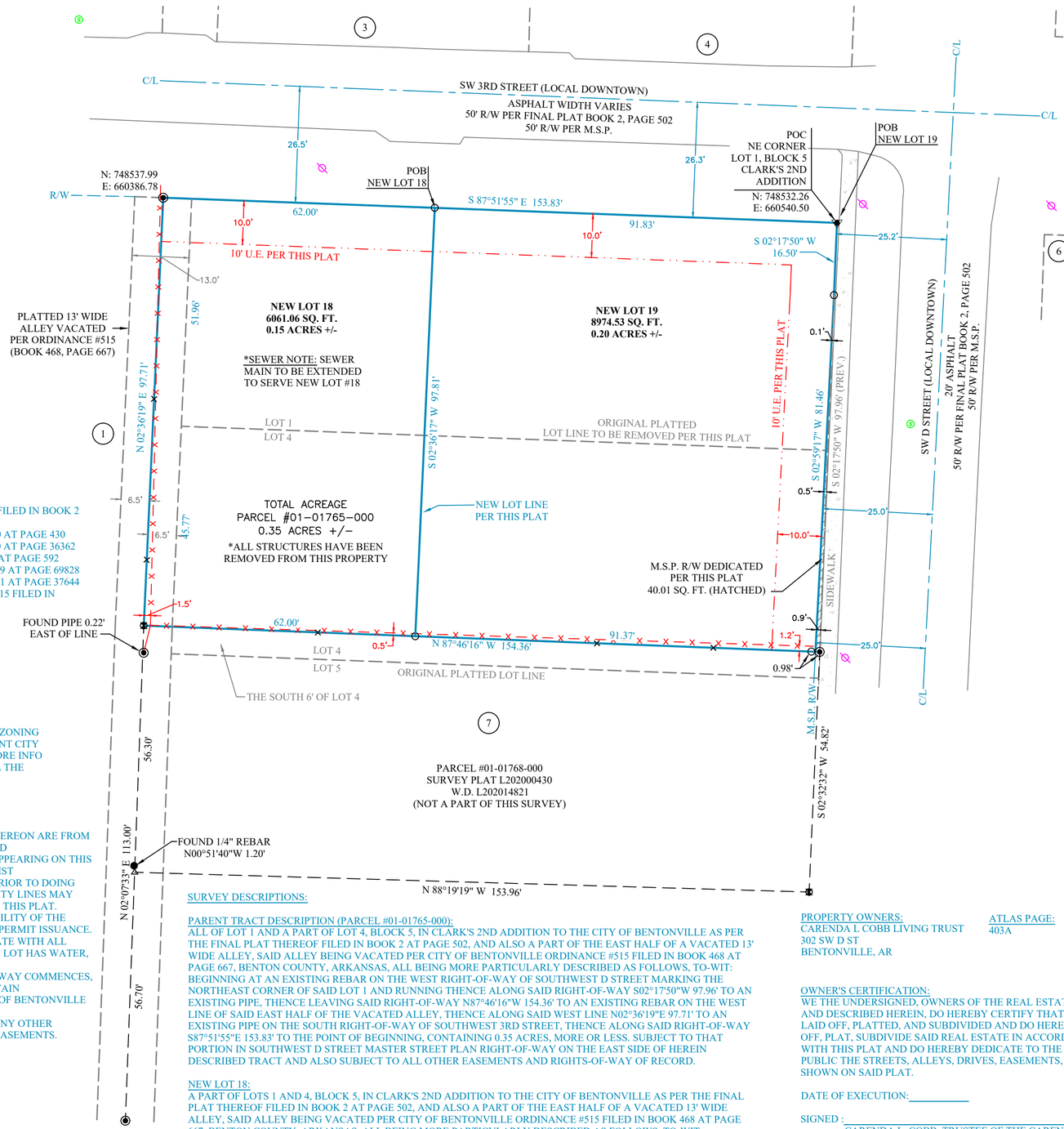
REFERENCE DOCUMENTS:
1) FINAL PLAT F CLARKS 2ND ADDITION FILED IN BOOK 2 AT PAGE 502
2) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 430
3) PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 36362
4) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 592
5) WARRANTY DEED FILED IN BOOK L2019 AT PAGE 69828
6) WARRANTY DEED FILED IN BOOK L2021 AT PAGE 37644
7) CITY OF BENTONVILLE ORDINANCE #515 FILED IN BOOK 468 AT PAGE 667

PROPERTY ZONED:
R-1

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

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

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



SURVEY DESCRIPTIONS:

PARENT TRACT DESCRIPTION (PARCEL #01-01765-000):
ALL OF LOT 1 AND A PART OF LOT 4, BLOCK 5, IN CLARK'S 2ND ADDITION TO THE CITY OF BENTONVILLE AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2 AT PAGE 502, AND ALSO A PART OF THE EAST HALF OF A VACATED 13' WIDE ALLEY, SAID ALLEY BEING VACATED PER CITY OF BENTONVILLE ORDINANCE #515 FILED IN BOOK 468 AT PAGE 667, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SOUTHWEST D STREET MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°17'50"W 97.96' TO AN EXISTING PIPE, THENCE LEAVING SAID RIGHT-OF-WAY N87°46'16"W 154.36' TO AN EXISTING REBAR ON THE WEST LINE OF SAID EAST HALF OF THE VACATED ALLEY, THENCE ALONG SAID WEST LINE N02°36'19"E 97.71' TO AN EXISTING PIPE ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 3RD STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°51'55"E 153.83' TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTHWEST D STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 18:
A PART OF LOTS 1 AND 4, BLOCK 5, IN CLARK'S 2ND ADDITION TO THE CITY OF BENTONVILLE AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2 AT PAGE 502, AND ALSO A PART OF THE EAST HALF OF A VACATED 13' WIDE ALLEY, SAID ALLEY BEING VACATED PER CITY OF BENTONVILLE ORDINANCE #515 FILED IN BOOK 468 AT PAGE 667, BENTON COUNTY, ARKANSAS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 3RD STREET WHICH IS N87°51'55"W 91.83' FROM AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S02°36'17"W 97.81', THENCE N87°46'16"W 62.00' TO AN EXISTING REBAR ON THE WEST LINE OF SAID EAST HALF OF THE VACATED ALLEY, THENCE ALONG SAID WEST LINE N02°36'19"E 97.71' TO AN EXISTING PIPE ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 3RD STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°51'55"E 65.00' TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW LOT 19:
A PART OF LOTS 1 AND 4, BLOCK 5, IN CLARK'S 2ND ADDITION TO THE CITY OF BENTONVILLE AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2 AT PAGE 502, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY OF SOUTHWEST D STREET MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY S02°17'50"W 16.50' TO A POINT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTHWEST D STREET, THENCE ALONG SAID WEST RIGHT-OF-WAY S02°59'17"W 81.46', THENCE LEAVING SAID WEST RIGHT-OF-WAY N87°46'16"W 91.37', THENCE N02°36'17"E 97.81' TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 3RD STREET, THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°51'55"E 91.83' TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

DATE OF EXECUTION: _____

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

CERTIFICATE OF 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 _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

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

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH DAY OF JUNE, 2021.

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

DRAFT

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

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

PROPERTY OWNERS:
CARENDA L COBB LIVING TRUST
302 SW D ST
BENTONVILLE, AR

ATLAS PAGE:
403A

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

DATE OF EXECUTION:_____

SIGNED : _____
CARENDA L. COBB, TRUSTEE OF THE CARENDA L. COBB LIVING TRUST

ADDRESS:
302 SW D ST
BENTONVILLE, AR, 72712

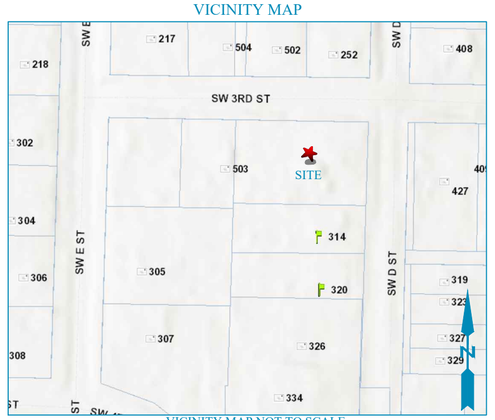
SOURCE OF TITLE: TRUSTEE WARRANTY DEED B. L2021, P. 37644

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

_____
NOTARY PUBLIC

CITY OF BENTONVILLE PROJECT #LS 21-0046

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

N
W B E
S

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

BOUNDARY LINE (MEASURED)
LOT LINE
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE

FOUND 1/2" REBAR
FOUND 3/4" REBAR
FOUND PIPE
FOUND 1/4" REBAR
COMPUTED POINT
POWER POLE
SET STAKE ON LINE

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

BATES & ASSOCIATES, INC. Copyright 2021
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is the property of Bates & Associates, Inc. and is not to be used by any other person or entity without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose. Surveyor has not made any statement provided on this plat is for information only and Bates & Associates, Inc. assumes no responsibility for the accuracy of said information. Bates & Associates, Inc. has not determined the location of flood hazard areas and the probability of flooding.

FOR USE AND BENEFIT OF:
CARENDA COBB

ADDRESS:
302 SW D STREET
BENTONVILLE, ARKANSAS

DATE:	09/10/21
SCALE:	1"=20'
SURVEYED:	DRAFTED:
DD	AH, MR
REVIEWED:	DT
COA #1335	

LOCATION:
LOTS 1 & 4
CLARKS
2ND ADDITION

DRAWING #21-194 SPLIT

MORRISON
SHIPLEY

August 20, 2021

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

Re: ***Waiver Request for Phasing the Parking Lot and Public Improvements***
Benton County Courts Addition
205 E Central Avenue

Dear Commissioners:

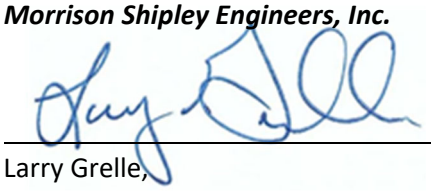
On behalf of Benton County, we respectfully request a waiver from Article 1200, Off-Site Improvements, regarding allowing the parking lot and public improvements to be phased. The proposed development for the construction of a 6,264-sf building addition and a 72-space parking lot is currently under construction, and by virtue of a generous donation, site improvements were upgraded to provide additional landscaping and brick pavers for both the 8-foot sidewalk along NE 2nd Street and the 12-foot sidewalk along E. Central Avenue. This change took place after construction had already started and due to shortages throughout the construction industry, this late change in construction has caused a delay on when the brick pavers will be received and then installed.

There is also the issue with downtown parking availability and providing continuous access to the Administration building during construction. Currently the south area of the county's existing parking lot west of the Administration Building is open to allow the public to park in front of the Administration Building and access the building through the main entrance while construction on the north half of the proposed parking lot is being completed. Once the north half is paved and striped the County wishes to open it up for parking and access to the building and close off the south half for construction.

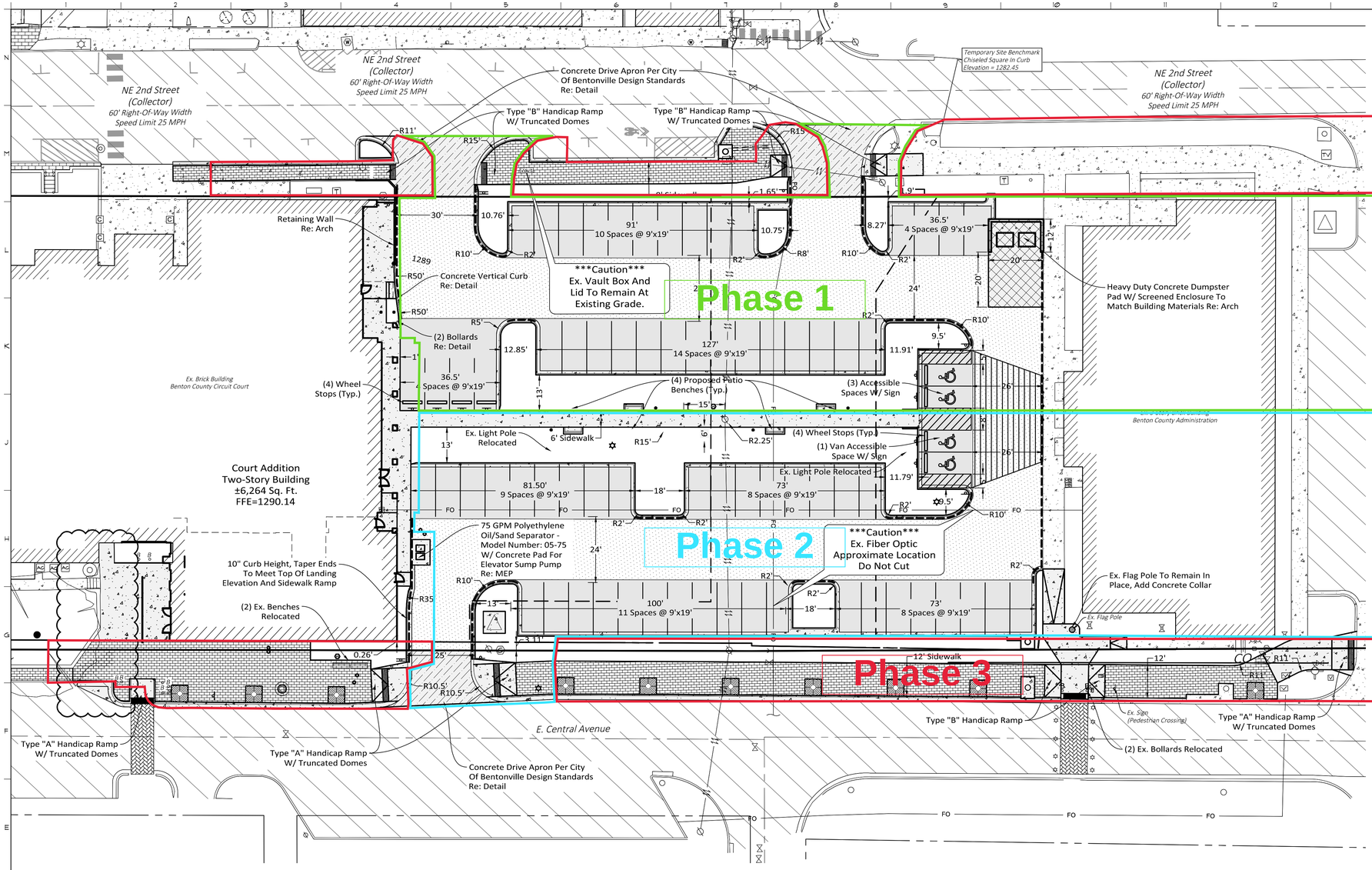
In conclusion, the County is requesting a waiver to allow deviation from completing the public improvements prior to opening the parking for public use. Due to the circumstances as stated above, the County wishes to open the north half parking field for public use as Phase 1, open the south half parking field for public use as Phase 2, and complete the brick pavers and enhanced landscaping as Phase 3 (reference attached sketch).

Please consider this waiver request on the proposed site Phasing. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.



Larry Grelle,
Project Manager



PARKING SUMMARY

Description	Parking Spaces Required	Spaces Provided
Existing Number of Spaces	-	62*
Proposed Accessible Spaces	3	4
Proposed Total Number of Spaces	-	72*

*Includes Accessible Spaces

First Floor > 3000 S.F. - 1 Space Per 500 S.F.
Upper Floors - 1 Space Per 1,000 S.F.
51-75 Total Parking Spaces - 3 Accessible Spaces Required

Zoning - Downtown Core (DC)			
Building Setbacks			
Front Yard	Side Yard	Rear Yard	
		Adj. To Non-Residential District	Adj. To Residential District
0'	0'	0'	0'

General 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 10am for an inspection the following day.
3. The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.
4. Pre-Pave Precon will be required before any Paving of Streets. All test results and inspections to be verified and in file before requesting Pre-Pave Precon. Tracer Wire to be inspected before Paving.
5. There Are No Known Existing Wetlands On Site.

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
3. All Dimensions, Unless Otherwise Noted, Are To The Back Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe. All Radii are 5' Unless Otherwise Noted.
4. Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
5. Unless Otherwise Noted, All Curb Shall Be 6" Type "A" Concrete Curb And Gutter. Refer To Detail Sheets.
6. See Architectural Plans for Exact Building Dimensions and Layout.
7. Proposed Sidewalks Shall Be A Minimum Of 5' Wide Unless Otherwise Noted.
8. All Construction Shall Conform To The City Of Bentonville Development Regulations.
9. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
10. Contractor Must Obtain A Permit Prior To Performing A Street Cut Within City Of Bentonville Right-Of-Way. All Construction In Said Right-of-Way Shall Be In Accordance With City of Bentonville Details And Specifications.
11. The Proposed Community Design Features For This Project Are (4) Victor Stanley Patio Benches.
12. All Proposed Signage Will Require A Separate Permit.

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- Ex. Right of Way Line (R/W)
- Ex. Road Centerline
- Ex. Handrail
- Ex. Asphalt
- Ex. Concrete
- Ex. Brick Paving
- Ex. Landscaping
- Ex. Landscaping Gravel
- Ex. Overhead Electric Line
- Ex. Fiber Optic Line (FO)
- Ex. Water Meter
- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Fire Department Connection
- Ex. Sewer Manhole
- Ex. Sewer Clean-Out
- Ex. Gas Meter
- Ex. Telephone Pedestal
- Ex. Fiber Optic Pedestal
- Ex. Fiber Optic Vault
- Ex. Electric Vault
- Ex. Power Pole W/ Guy Wire
- Ex. Light Pole
- Ex. Mailbox
- Ex. Sign
- Ex. Bollard
- Ex. Traffic Signal Box
- Ex. Air Conditioner
- Ex. Tree
- Ex. Building
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk
- Proposed Handicap Ramp, Type "A" W/ Truncated Domes
- Proposed Handicap Ramp, Type "B" W/ Truncated Domes
- Proposed Light Duty Asphalt
- Proposed Concrete
- Proposed Medium Duty Asphalt
- Proposed Concrete Drive Apron Per City Of Bentonville Design Standards
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Sewer Manhole
- Proposed Clean-Out
- Proposed Double Clean-Out
- Proposed Curb Inlet
- Proposed Sign
- Assessable Handicap Parking
- Proposed Bollard
- Proposed Relocated Light Pole
- Proposed Tree Grate
- Proposed Patio Bench (Victor Stanley, Inc. Classic Series CR-138 6' Bench Black - Or Approved Equal)
- Proposed Building

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.

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

The Dumpster Enclosure Shall Be Constructed With Similar Materials As The Building. Refer To Detail In Architectural Plans.

The Engineer of Record must certify the site and the project must pass a Development Final Site Inspection before requesting a Building Final Inspection.

All Mechanical Equipment (Roof and Ground Mounted) Will Be Screened On All Sides By Similar Materials As The Building.

Note: Refer To Architecture Plans For Building Dimensions

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.

SITE DIMENSION PLAN

LSD20-0055

MORRISON SHIPLEY
2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No.9728 JOHN R. WAY

The Original Signed and Sealed Document is on file at the Office of Record

Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

AN ADDITION AND RENOVATION FOR
BENTON COUNTY COURTS
Bentonville, AR

DRAWN BY: TBL
CHECK BY: LMG
ISSUE DATE: 11/12/2020
PROJECT NO.: 2009

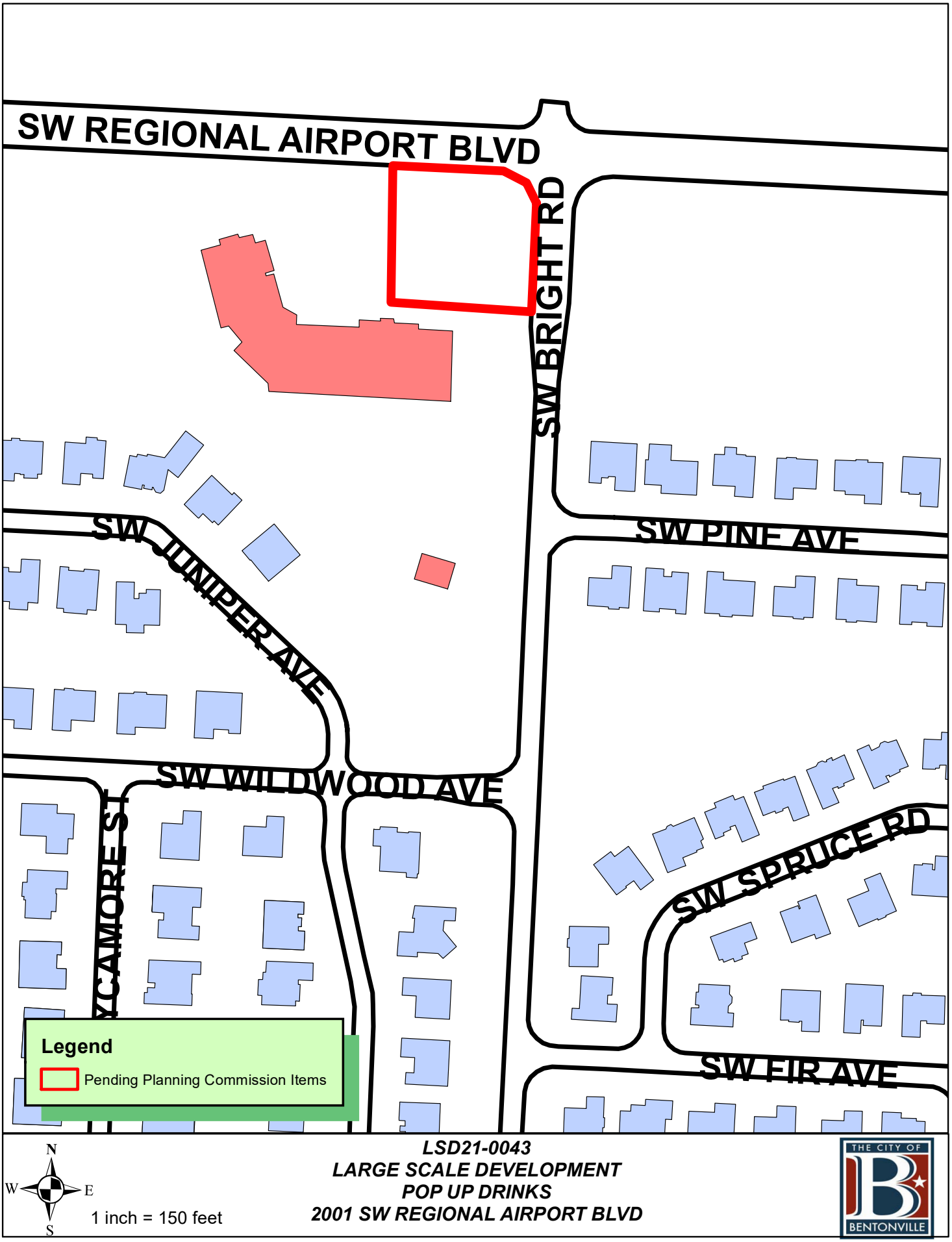
REVISION DATES

DATE	DESCRIPTION
11/12/2020	
01/04/21	PR-1
06/29/21	PR-4

4/7/2
5/25/

SHEET
C2.0

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LSD21-0043
LARGE SCALE DEVELOPMENT
POP UP DRINKS
2001 SW REGIONAL AIRPORT BLVD

LARGE SCALE DEVELOPMENT PLANS
POP-UP DRINKS
2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

PROJECT TEAM:

OWNER/DEVELOPER/APPLICANT:
PRESIDENT & CHIEF CUST. ADV.
EUREKA PIZZA
1905 E. MISSION BLVD.
FAYETTEVILLE, AR 72703
CONTACT: ROLF WILKIN
PHONE: 479.439.7995
EMAIL: *rolf@eurekapizza.com*

ENGINEER:
OZARK CIVIL ENGINEERING, INC.
3214 NW AVIGNON WAY, STE 4
BENTONVILLE, AR 72712
CONTACT: TODD A. BUTLER, P.E.
PHONE: 479.464.8850
EMAIL: *tbutler@ozarkcivil.com*

ARCHITECT:
VERDANT STUDIO
216 W. BIRCH ST. STE. 101
ROGERS, AR 72756
CONTACT: CHRIS McCRAY, AIA | NCARB
PHONE: 903.316.7171
EMAIL: *chris@verdant-studio.com*

SURVEYOR:
OZARK CIVIL ENGINEERING, INC.
3214 NW AVIGNON WAY, STE 4
BENTONVILLE, AR 72712
CONTACT: RICHARD L. DAYTON
PHONE: 479.464.8850
EMAIL: *rdayton@ozarkcivil.com*

CITY OF BENTONVILLE:

PLANNING
305 SW A STREET
BENTONVILLE, AR 72712
CONTACT: ELLEN NORVELL
PHONE: 479.271.3122
EMAIL: *enorvell@bentonvillear.com*

BUILDING AND FIRE SAFETY
305 SW A STREET
BENTONVILLE, AR 72712
CONTACT: JAKE FEEMSTER
PHONE: 479.271.3108
EMAIL: *jafeemster@bentonvillear.com*

CITY ENGINEER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: DAN WEESE
PHONE: 479.271.5993
EMAIL: *dweese@bentonvillear.com*

STORMWATER
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: JANET PAITH
PHONE: 479.271.5002
EMAIL: *jpaith@bentonvillear.com*

FIRE DEPARTMENT
800 SW A STREET
BENTONVILLE, AR 72712
CONTACT: BRENT BOYDSTON
PHONE: 479.271.5927
EMAIL: *bboydston@bentonvillear.com*

STREET DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: TONY DAVIS
PHONE: 479.271.3130
EMAIL: *todavis@bentonvillear.com*

WATER DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CONTACT: BEAU THOMPSON
PHONE: 479.271.3140
EMAIL: *bthompson@bentonvillear.com*

WASTEWATER DEPARTMENT
1901 NE A STREET
BENTONVILLE, AR 72712
CONTACT: NANCY BUSEN
EMAIL: 479.271.3160
EMAIL: *nbusen@bentonvillear.com*

ELECTRIC
3200 SW MUNICIPAL DR.
BENTONVILLE, AR 72712
CONTACT: CHARLIE BARNES
PHONE: 479.271.3159
EMAIL: *cbarnes@bentonvillear.com*

GAS:
BLACK HILLS ENERGY
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
CONTACT: JOSH KNIGHT
PHONE: 479.333.7005
EMAIL: *joshua.knight@blackhillscorp.com*

COMMUNICATIONS:
AT&T
1133 EAST HAROLD STREET
FAYETTEVILLE, AR 72703
CONTACT: BRENT BALDWIN
PHONE: 479.571.6609
MOBILE: 479.200.9022

COMMUNICATIONS:
COX COMMUNICATIONS
4901 SOUTH 48TH STREET
SPRINGDALE, AR 72762
CONTACT: KIP SMITH
PHONE: 479.717.3796
EMAIL: *kip.smith@cox.com*

BENCHMARKS:

BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATES (NORTH ZONE), NAD 83 (2011).

FLOOD ZONE STATEMENT:

BY GRAPHIC SCALING ONLY THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, PANEL NO. 05119 C 0312 G, EFFECTIVE DATE: JULY 6, 2015.

LEGAL DESCRIPTION:

PART OF LOT 1, BRIGHTWOOD COMMERCIAL PHASE 2, RECORDED AT BOOK 2004, PAGE 485, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID LOT 1 (AS PLATTED); THENCE NORTH 87°02'27" WEST, 44.43 FEET ALONG THE SOUTH RIGHT OF WAY OF SW REGIONAL AIRPORT BLVD. (AR. HWY. 12) TO THE POINT OF BEGINNING; THENCE SOUTH 46°03'55" EAST, 40.50 FEET; THENCE SOUTH 2°09'33" WEST, 60.00 FEET; THENCE SOUTH 87°50'25" EAST, 14.08 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID EAST LINE ALSO BEING THE WEST RIGHT OF WAY OF SW BRIGHT ROAD; THENCE SOUTH 2°15'17" WEST, 71.34 FEET ALONG SAID EAST LINE; THENCE NORTH 87°02'27" WEST, 182.12 FEET; THENCE NORTH 3°23'54" EAST, 157.69 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT OF WAY OF SW REGIONAL AIRPORT BLVD. (AR. HWY. 12); THENCE SOUTH 87°02'27" EAST, 134.54 FEET ALONG SAID NORTH LINE OF LOT 1 TO THE POINT OF BEGINNING.

CONTAINS 26,845 SQUARE FEET OR 0.616 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (INCHES), WHICHEVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 479.464.8850 PRIOR TO ANY FURTHER CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL INCLUDE IN CONTRACT THE PRICE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THAT IS DETERMINED NOT NEEDED TO ESTABLISH THE FINAL GRADES AND LANDSCAPING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT THAT WILL MEET OR EXCEED OSHA, FEDERAL, STATE AND LOCAL REGULATIONS DURING CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER AND/OR OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.
5. ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATIONS, THE REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION, OR FOLLOW THE "10 STATE STANDARDS RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CURRENT EDITION" WHICHEVER IS MORE STRINGENT, IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS. WHERE A CONFLICT EXISTS BETWEEN THE CITY'S, COUNTY'S AND/OR HIGHWAY DEPARTMENT'S STANDARDS, THE MOST STRINGENT SHALL APPLY.
7. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN AS PART OF THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP.
8. ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER'S AND/OR DEVELOPER'S SITE WORK SPECIFICATIONS.
9. REFER TO ARCHITECTURAL AND MEP PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULES, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS OR WELLS, AND PRECISE BUILDING DIMENSIONS.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.
12. THE GENERAL CONTRACTOR SHALL 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.
13. ALL WORK PERFORMED WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK PERFORMED IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
14. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME.
HOWEVER, NEITHER THE ENGINEER NOR HIS 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 AT THE SITE.

VICINITY MAP | NOT TO SCALE



PROJECT INFORMATION

SITE INFORMATION

EXISTING LAND USE CATEGORY	HIGH-DENSITY RESIDENTIAL
PROPOSED LAND USE CATEGORY	RETAIL - DRIVE THROUGH RESTAURANT
EXISTING & PROPOSED ZONING	(C-1)"NEIGHBORHOOD COMMERCIAL."
GROSS SITE ACREAGE	±3.884 AC / 169,174 SF
LEASED SITE ACREAGE	±0.616 AC / 26,845 SF
GROSS SITE COVERAGE AREA (% IMPERV.)	±2.869 AC / 124,961.564 SF (73.87%)
LEASED SITE COVERAGE AREA (% IMPERV.)	±0.436 AC / 19,015.41 SF (70.83%)
RIGHT OF WAY DEDICATION AREA	±0.098 AC / 4,283.662 SF

BUILDING INFORMATION

TOTAL BUILDING AREA	700 SF
BUILDING HEIGHT	22'-0"

BUILDING SETBACKS

FRONT WITH PARKING	50 FEET
FRONT WITHOUT PARKING	20 FEET
SIDE	7 FEET
SIDE ADJACENT TO RESIDENTIAL	15 FEET
REAR	20 FEET
REAR ADJACENT TO RESIDENTIAL	25 FEET

LEASED AREA PARKING REQUIREMENT
1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

STANDARD PARKING STALLS | 9'x19'	17 SPACES
ACCESSIBLE PARKING STALLS | 8'x19'	1 SPACES
TOTAL REQUIRED PARKING STALLS	**18 SPACES**

LEASED AREA PARKING PROVIDED

STANDARD PARKING STALLS | 9'x18'	18 SPACES
ACCESSIBLE PARKING STALLS | 9'x18'	1 SPACES
DRIVE THRU STACKING STALLS | 10'x20'	16 SPACES
TOTAL PROVIDED PARKING STALLS	**35 SPACES**

OVERALL PARKING REQUIRED (RETAIL)	**5.0 PER 1000 SF**
OVERALL SITE BUILDING AREAS	32,810 SF
STANDARD PARKING STALLS | 9'x18'	158 SPACES
ACCESSIBLE PARKING STALLS | 9'x18'	6 SPACES
TOTAL PROVIDED PARKING STALLS	**164 SPACES**

OVERALL PARKING PROVIDED (RETAIL)	**5.0 PER 1000 SF**
STANDARD PARKING STALLS | 9'x18'	139 SPACES
ACCESSIBLE PARKING STALLS | 9'x18'	9 SPACES
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SHEET INDEX

REV/ADD	SHEET Nº	SHEET DESCRIPTION	SUBMITTAL TYPE
	C1.0	COVER SHEET	LARGE SCALE 2ND SUBMITTAL
	C2.0	OVERALL SITE PLAN	LARGE SCALE 2ND SUBMITTAL
	C2.1	SITE PLAN	LARGE SCALE 2ND SUBMITTAL
	C2.2	PAVEMENT & STRIPING PLAN	LARGE SCALE 2ND SUBMITTAL
	C2.3	SITE DETAIL SHEET PG.1	LARGE SCALE 2ND SUBMITTAL
	C2.4	SITE DETAIL SHEET PG.2	LARGE SCALE 2ND SUBMITTAL
	C3.0	SURVEY	LARGE SCALE 2ND SUBMITTAL
	C4.0	DEMOLITION & EROSION & SEDIMENT CONTROL PLAN	LARGE SCALE 2ND SUBMITTAL
	C4.1	EROSION & SEDIMENT CONTROL DETAIL SHEET PG.1	LARGE SCALE 2ND SUBMITTAL
	C5.0	GRADING PLAN	LARGE SCALE 2ND SUBMITTAL
	C6.0	OVERALL UTILITY PLAN	LARGE SCALE 2ND SUBMITTAL
	C6.1	UTILITY PLAN	LARGE SCALE 2ND SUBMITTAL
	C6.2	UTILITY DETAIL SHEET	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE GENERAL WATER & SEWER DETAILS	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE GENERAL WATER & SEWER DETAILS	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE WATER DETAILS PG.1	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE WATER DETAILS PG.2	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE SEWER DETAILS PG.1	LARGE SCALE 2ND SUBMITTAL
		BEUD DESIGN LAYOUT	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE ELECTRICAL DETAILS PG.1	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE ELECTRICAL DETAILS PG.2	LARGE SCALE 2ND SUBMITTAL
		CITY OF BENTONVILLE ELECTRICAL DETAILS PG.3	LARGE SCALE 2ND SUBMITTAL
	L1.0	LANDSCAPE PLAN	LARGE SCALE 2ND SUBMITTAL
	L1.2	LANDSCAPE DETAIL SHEET PG.1	LARGE SCALE 2ND SUBMITTAL
		ARCHITECTURAL BUILDING ELEVS. (BY VERDANT STUDIO)	LARGE SCALE 2ND SUBMITTAL

LSD21-0043

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

REVISIONS:

Nº	DATE	DESCRIPTION

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ 09-01-21

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

COVER SHEET

POP-UP DRINKS

2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	21-1360
ORIGINAL ISSUE DATE:	09/01/2021
DESCRIPTION:	LARGE SCALE

SHEET Nº

C1.0

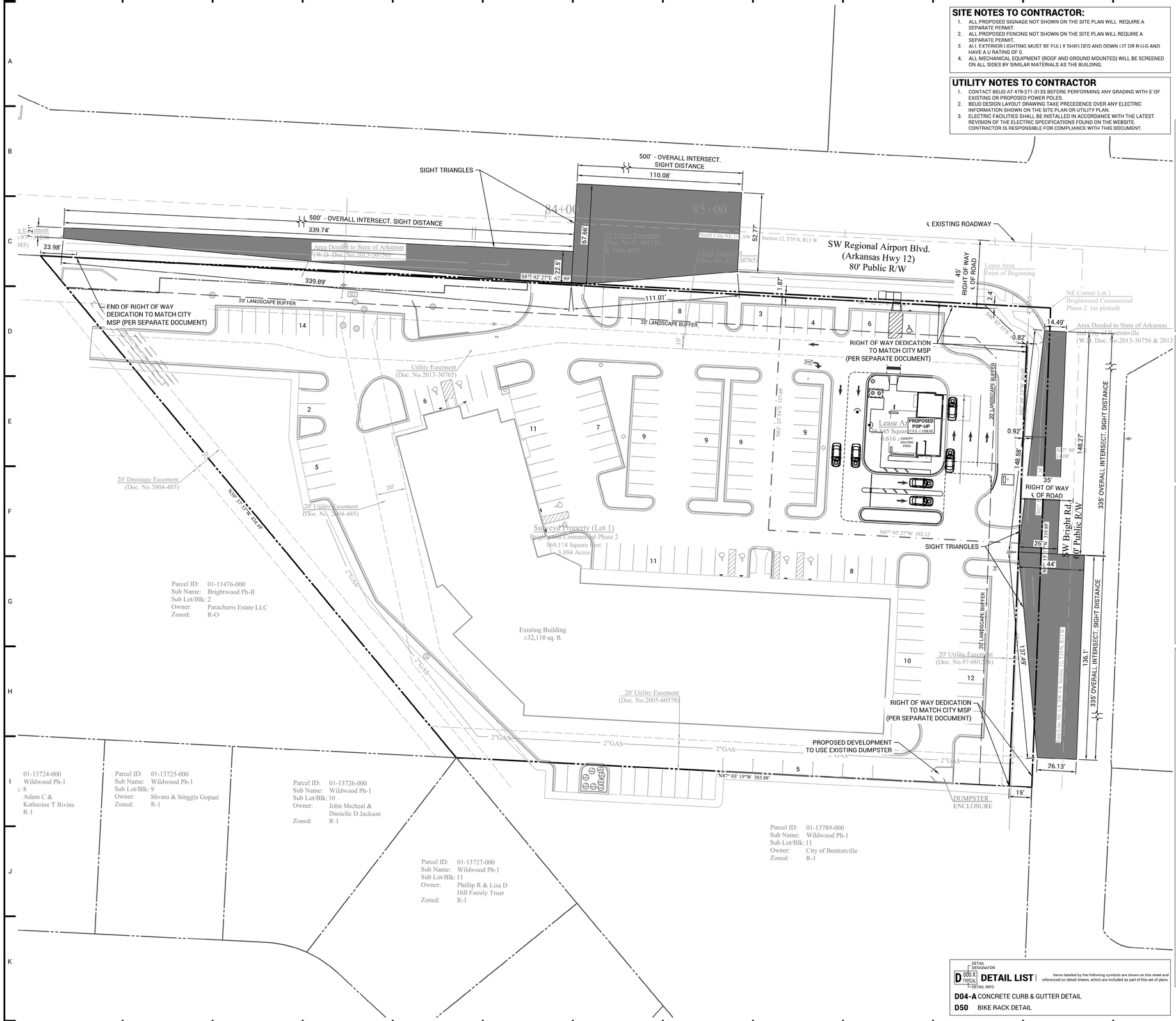
c:\dropbox (ozark civil)\oce projects\21-1360 bentonville ar rolf\design\04_lsd\21-1360 coverlsd.dwg - Plotted on 9/1/2021 12:11:57 PM to pdf-xchange.pc3 by ZWillhite

SITE NOTES TO CONTRACTOR:

1. ALL PROPOSED SIGNAGE NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
2. ALL PROPOSED FENCING NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
3. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND DOWN LIT OR B-U-G AND HAVE A U RATING OF 0.
4. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

UTILITY NOTES TO CONTRACTOR

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



DETAIL LIST |

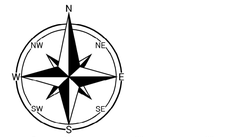
DETAIL DESIGNATOR — D 000 X TYPICAL — DETAIL INFO

Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.

D04-A CONCRETE CURB & GUTTER DETAIL

D50 BIKE RACK DETAIL

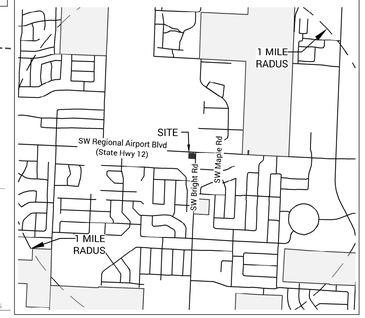
LSD21-0043



10 5 0 5 10 20 30

GRAPHIC SCALE IN FEET | 1in = 10ft

VICINITY MAP | NTS



PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- CONCRETE CURB AND GUTTER | REFER TO PLAN FOR TYPE &/OR SIZE
- FENCING | REFER TO PLAN FOR TYPE AND SIZE
- BUILDING CONTROL POINT
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

GENERAL NOTES

1. COORDINATE LISTS (IF ANY) ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS BEFORE CONSTRUCTION STARTS.
2. UNLESS OTHERWISE NOTED ALL CURB AND GUTTER INDICATED SHALL BE **18" (INCHES)**.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, SLOPED PAVING EXIT(S), PORCHE(S), RAMP(S), PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
5. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
6. ALL PAVEMENT MARKINGS: TRAFFIC ARROWS, STOP BARS, ETC... AND ALL SIGNS, SHALL BE APPLIED AND/OR INSTALLED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).
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9. ALL WORK DONE ON-SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

PROJECT INFORMATION

SITE INFORMATION

EXISTING LAND USE CATEGORY	HIGH-DENSITY RESIDENTIAL
PROPOSED LAND USE CATEGORY	RETAIL - DRIVE THROUGH RESTAURANT
EXISTING & PROPOSED ZONING	(C-1)"NEIGHBORHOOD COMMERCIAL"
GROSS SITE ACREAGE	±3.884 AC / 169,174 SF
LEASED SITE ACREAGE	±0.616 AC / 26,845 SF
GROSS SITE COVERAGE AREA (% IMPERV.)	±2.869 AC / 124,961.564 SF (73.87%)
LEASED SITE COVERAGE AREA (% IMPERV.)	±0.436 AC / 19,015.41 SF (70.83%)
RIGHT OF WAY DEDICATION AREA	±0.098 AC / 4,283.662 SF

BUILDING INFORMATION

TOTAL BUILDING AREA	700 SF
BUILDING HEIGHT	22'-0"

BUILDING SETBACKS

FRONT WITH PARKING	50 FEET
FRONT WITHOUT PARKING	20 FEET
SIDE	7 FEET
SIDE ADJACENT TO RESIDENTIAL	15 FEET
REAR	20 FEET
REAR ADJACENT TO RESIDENTIAL	25 FEET

LEASED AREA PARKING REQUIREMENT

1 SPACE PER EACH FOUR (4) OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE PER EMPLOYEE BASED ON THE LARGEST SHIFT.

STANDARD PARKING STALLS	9'x19' — 17 SPACES
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Know what's **below.** **Call** before you dig.

REVISIONS:

Nº	DATE	DESCRIPTION

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ 18077

09-01-21

Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
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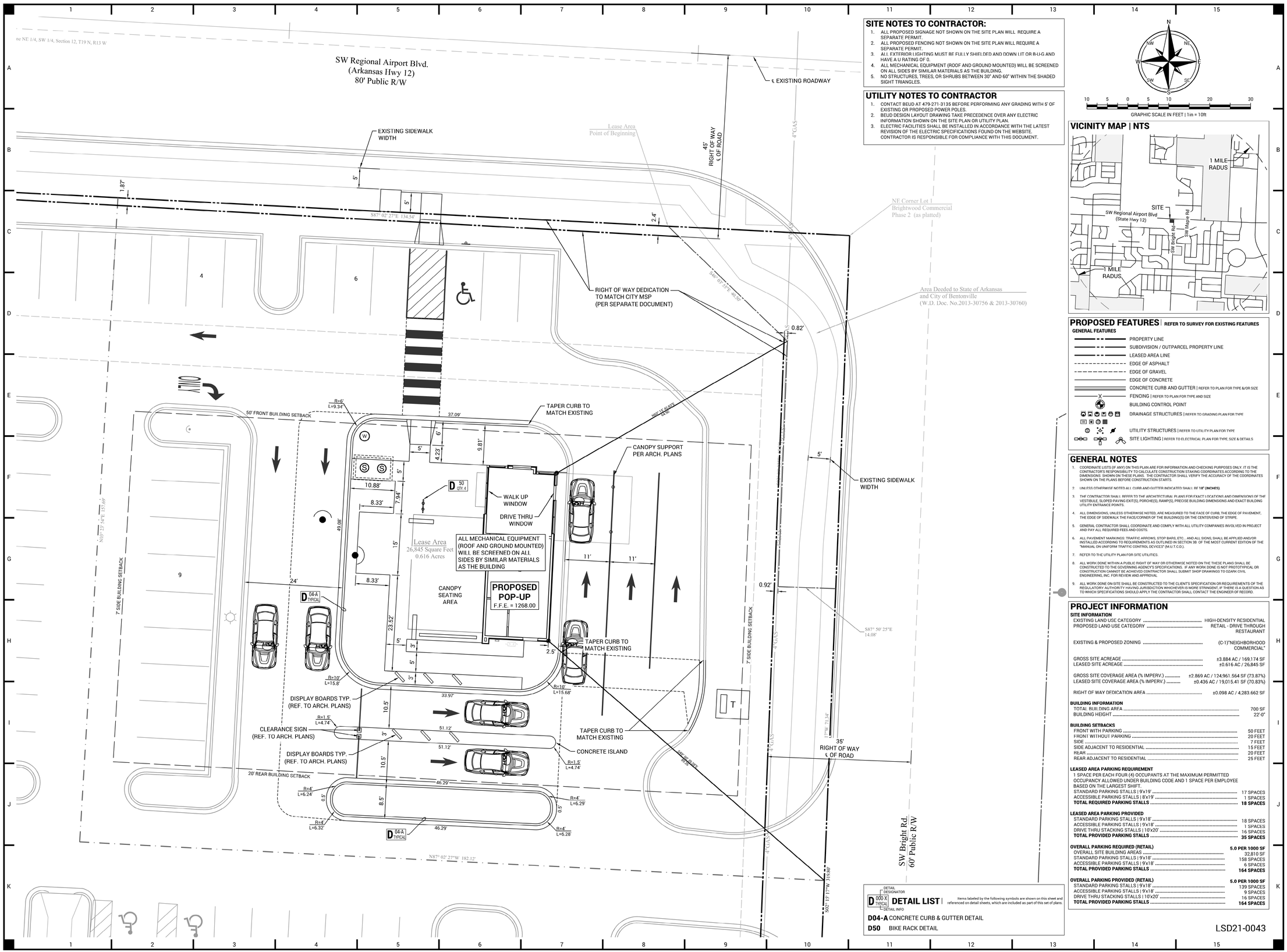
OVERALL SITE PLAN

POP-UP DRINKS

2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	21-1360
ORIGINAL ISSUE DATE:	09/01/2021
DESCRIPTION:	LARGE SCALE
SHEET Nº	C2.0

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4. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
5. NO STRUCTURES, TREES, OR SHRUBS BETWEEN 30" AND 60" WITHIN THE SHADED SIGHT TRIANGLES.

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D 000.X TYPICAL — DETAIL DESIGNATOR / DETAIL INFO

D04-A CONCRETE CURB & GUTTER DETAIL

D50 BIKE RACK DETAIL

LSD21-0043

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

REVISIONS:

Nº	DATE	DESCRIPTION

STATE OF ARKANSAS ★★★ REGISTERED PROFESSIONAL ENGINEER ★★★ 18977 — 09-01-21

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

SITE PLAN

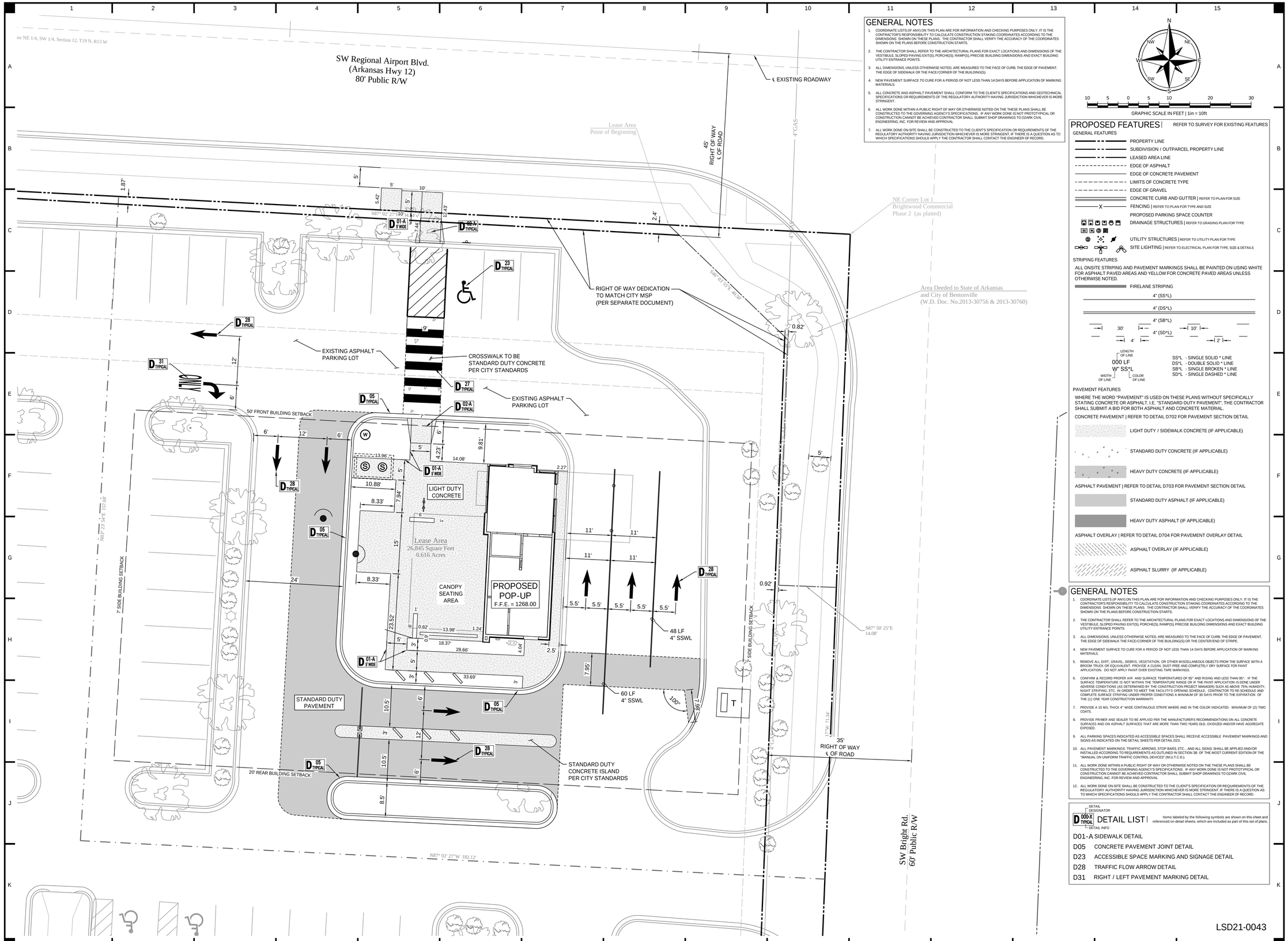
POP-UP DRINKS

2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

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SHEET Nº

C2.1

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3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK OR THE FACE/CORNER OF THE BUILDING(S).
4. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
5. ALL CONCRETE AND ASPHALT PAVEMENT SHALL CONFORM TO THE CLIENT'S SPECIFICATIONS AND GEOTECHNICAL SPECIFICATIONS OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
6. ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL
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N
NW NE
W E
SW SE
S

10 5 0 5 10 20 30

GRAPHIC SCALE IN FEET | 1in = 10ft

PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE PAVEMENT
- LIMITS OF CONCRETE TYPE
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO PLAN FOR SIZE
- FENCING | REFER TO PLAN FOR TYPE AND SIZE
- PROPOSED PARKING SPACE COUNTER
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

STRIPING FEATURES

ALL ONSITE STRIPING AND PAVEMENT MARKINGS SHALL BE PAINTED ON USING WHITE FOR ASPHALT PAVED AREAS AND YELLOW FOR CONCRETE PAVED AREAS UNLESS OTHERWISE NOTED.

- FIRELANE STRIPING
- 4" (SS*L)
- 4" (DS*L)
- 4" (SB*L)
- 4" (SD*L)

30' 10' 4' 2'

LENGTH OF LINE: 000 LF
WIDTH OF LINE: W"
COLOR OF LINE: SS*L

SS*L - SINGLE SOLID * LINE
DS*L - DOUBLE SOLID * LINE
SB*L - SINGLE BROKEN * LINE
SD*L - SINGLE DASHED * LINE

PAVEMENT FEATURES

WHERE THE WORD "PAVEMENT" IS USED ON THESE PLANS WITHOUT SPECIFICALLY STATING CONCRETE OR ASPHALT, I.E. "STANDARD DUTY PAVEMENT", THE CONTRACTOR SHALL SUBMIT A BID FOR BOTH ASPHALT AND CONCRETE MATERIAL.

CONCRETE PAVEMENT | REFER TO DETAIL D702 FOR PAVEMENT SECTION DETAIL

- LIGHT DUTY / SIDEWALK CONCRETE (IF APPLICABLE)
- STANDARD DUTY CONCRETE (IF APPLICABLE)
- HEAVY DUTY CONCRETE (IF APPLICABLE)

ASPHALT PAVEMENT | REFER TO DETAIL D703 FOR PAVEMENT SECTION DETAIL

- STANDARD DUTY ASPHALT (IF APPLICABLE)
- HEAVY DUTY ASPHALT (IF APPLICABLE)

ASPHALT OVERLAY | REFER TO DETAIL D704 FOR PAVEMENT OVERLAY DETAIL

- ASPHALT OVERLAY (IF APPLICABLE)
- ASPHALT SLURRY (IF APPLICABLE)

GENERAL NOTES

1. COORDINATE LISTS (IF ANY) ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS BEFORE CONSTRUCTION STARTS.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, SLOPED PAVING EXIT(S), PORCHE(S), RAMP(S), PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
4. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
5. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
6. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET THE FACILITY'S OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
7. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED. MINIMUM OF (2) TWO COATS.
8. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.
9. ALL PARKING SPACES INDICATED AS ACCESSIBLE SPACES SHALL RECEIVE ACCESSIBLE PAVEMENT MARKINGS AND SIGNS AS INDICATED ON THE DETAIL SHEETS PER DETAIL D23.
10. ALL PAVEMENT MARKINGS: TRAFFIC ARROWS, STOP BARS, ETC., AND ALL SIGNS, SHALL BE APPLIED AND/OR INSTALLED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).
11. ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THE THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL
12. ALL WORK DONE ON-SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

DETAIL LIST |

DETAIL DESIGNATOR: D 000-X TYPICAL — DETAIL INFO

Items labeled by the following symbols are shown on this sheet and referenced on detail sheets, which are included as part of this set of plans.

D01-A	SIDEWALK DETAIL
D05	CONCRETE PAVEMENT JOINT DETAIL
D23	ACCESSIBLE SPACE MARKING AND SIGNAGE DETAIL
D28	TRAFFIC FLOW ARROW DETAIL
D31	RIGHT / LEFT PAVEMENT MARKING DETAIL

Know what's below. Call before you dig.

REVISIONS:

Nº	DATE	DESCRIPTION

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — ★★★ — 09-01-21

Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

PAVEMENT AND STRIPING PLAN

POP-UP DRINKS
2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	21-1360
ORIGINAL ISSUE DATE:	09/01/2021
DESCRIPTION:	LARGE SCALE
SHEET Nº	C2.2

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CITY OF BENTONVILLE NOTES

1. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
2. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
3. AREAS OF EXISTING MULCH DISTURBED BY PROPOSED PLANTINGS SHALL REPLACED WITH NEW MULCH PER CITY STANDARDS.
4. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
5. 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.
6. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
7. WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.
8. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

CITY OF BENTONVILLE CALCULATIONS

EXISTING ZONING: C-2
TOTAL SITE AREA:
TOTAL INTERIOR LANDSCAPE PROVIDED (EXISTING): 6,318

REQUIRED STREET TREES: 1 SHADE TREE/20 LINEAR FEET STREET FRONTAGE
TOTAL STREET FRONTAGE: 830 L.F.
TOTAL STREET TREES REQUIRED: 42 STREET TREES
TOTAL STREET TREES PROVIDED: 42 STREET TREES

INTERIOR PARKING REQUIREMENTS:
10% OF TOTAL PARKING AREA.
TOTAL PARKING AREA = 77,477 SQ. FT.
10% OF INTERIOR PARKING AREA=7,747 SQ. FT.
TOTAL INTERIOR PARKING PROVIDED (EXISTING)=7,848 SQ. FT. (10.13%)

PLANT SCHEDULE

	SYM.	KEY	QTY	COMMON NAME / Botanical Name	ROOT BALL	SIZE	SPACING
3		QP	21	WILLOW OAK (SHADE) / Quercus phellos	B&B	2.5" CAL	AS SHOWN
5		NS	15	BLACK GUM (SHADE) / Nyssa sylvatica	B&B	2.5" CAL	AS SHOWN
7		GB	12	AUTUMN GOLD GINKO (SHADE) / Ginko biloba 'Autumn Gold'	B&B	2.5" CAL	AS SHOWN
9		GT	10	THORNLESS HONEY LOCUST (SHADE) / Gleditsia triacanthos	B&B	2.5" CAL	AS SHOWN
11		CC	7	OKLAHOMA RED BUD (ORNAMENTAL) / Cercis canadensis	B&B	2" CAL	AS SHOWN
13		TD	8	BALD CYPRESS (SHADE) / Taxodium distichum	B&B	2.5" CAL.	AS SHOWN
15		NT	47	MEXICAN FEATHER GRASS / Nassella tenuissima	CONT.	1 GAL	AS SHOWN
17		PA	17	DWARF FOUNTAIN GRASS / Pennisetum alopecuroides	CONT.	3 GAL	AS SHOWN
19		FO	67	ELIJAH BLUE FESCUE / Festuca ovina Glauca	CONT	1 GAL	AS SHOWN



PROPOSED FEATURES | REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES
- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
- FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
- STORM SEWER | REFER TO PLAN FOR TYPE AND SIZE
- XX LF TYPE @ XX% SEWER LINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- XX" WTR WATERLINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- UGE UNDERGROUND ELECTRIC SERVICE
- OHE OVERHEAD ELECTRIC SERVICE
- UGT UNDERGROUND TELEPHONE SERVICE
- OHT OVERHEAD TELEPHONE SERVICE
- FO FIBER OPTIC CABLE SERVICE
- GAS GAS SERVICE
- RIP RAP | REFER TO EROSION CONTROL PLANS FOR TYPE AND SIZE
- DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- WATER LINE TEE, BEND, VALVE, AND PLUG
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

LANDSCAPING FEATURES
- STEEL EDGING
- LANDSCAPE BUFFER AREA
- NATIVE, DROUGHT TOLERANT, SEEDED TURF AREA.
- NATIVE, DROUGHT TOLERANT, SODDED TURF AREA.
- AREAS TO BE MULCHED
- STABILIZED SLOPES

GENERAL NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT (LA) OR DESIGNATED REPRESENTATIVE (DR) REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY (LA) OR (DR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" (INCHES) INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TO POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
6. ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
7. PLANT MATERIAL:
   a. SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
   b. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTOR'S EXPENSE.
   c. QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
   d. SHALL NOT BE PLANTED IN FROZEN GROUND.
8. ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
9. ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (CDW, MUSHROOM OR COTTON BUR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10:20:10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
10. STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POST, 6' LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. TREE TIE SYSTEMS SHALL BE: 20" DEWITT (BLACK) TREE STRAP/SLING TSL-8X (60 PER CASE) OR APPROVED EQUAL-NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.
11. ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 3/16" x 4" PAINTED BROWN STEEL EDGING AND RYERSON OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL).
12. MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE EITHER CYPRESS OR PINE BARK MULCH; DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
13. ALL PLANTING AREAS SHALL RECEIVE A THREE INCH (3") TOP DRESSING OF MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION CONTROL DETAIL SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
15. CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
16. LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.

LANDSCAPE REQUIREMENTS

HOSE BIBS INSTALLED FOR LANDSCAPE IRRIGATION

UPON INSTALLATION, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.

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.

TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

SITE NOTES TO CONTRACTOR:

1. ALL PROPOSED SIGNAGE NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
2. ALL PROPOSED FENCING NOT SHOWN ON THE SITE PLAN WILL REQUIRE A SEPARATE PERMIT.
3. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND DOWN LIT OR B-U-G AND HAVE A U RATING OF 0.
4. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

UTILITY NOTES TO CONTRACTOR

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

LSD21-0043

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

REVISIONS:

Nº	DATE	DESCRIPTION

Registered Landscape Architect — Jason Lee Beckham — 2016 — State of Arkansas — 09-10-2021

Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

LANDSCAPE PLAN

POP-UP DRINKS

2001 SW REGIONAL AIRPORT BLVD
BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	21-1360
ORIGINAL ISSUE DATE:	09/01/2021
DESCRIPTION:	LARGE SCALE
SHEET Nº	L1.0

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NORTH ELEVATION	SF	%	
BRICK VENEER	175	36%	100%
PRE-FINISHED ARCHITECTURAL METAL PANEL - 24 GA (NON-RIBBED)	181	38%	
GLASS VENEER	124	26%	

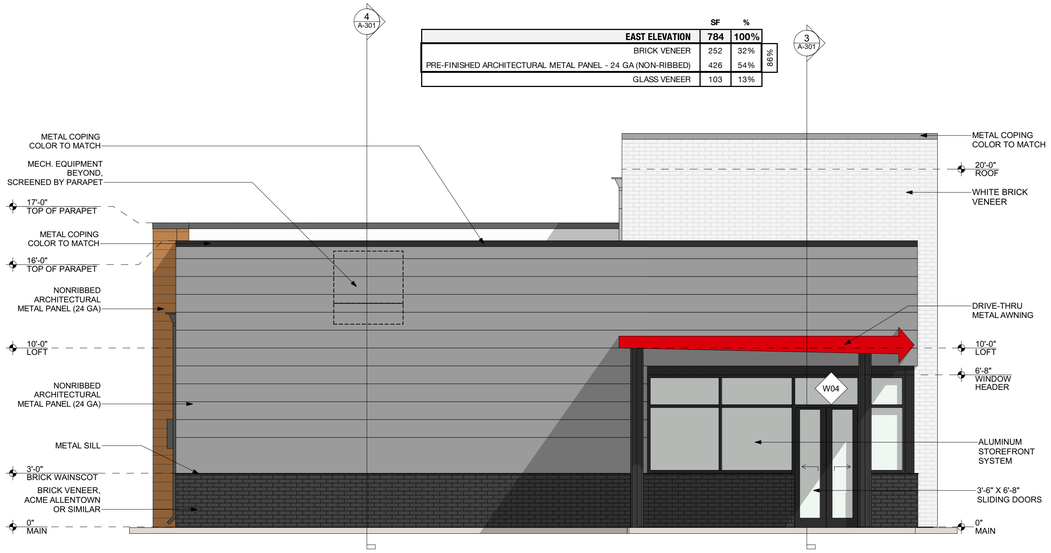


4 A

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION	SF	%	
BRICK VENEER	252	32%	86%
PRE-FINISHED ARCHITECTURAL METAL PANEL - 24 GA (NON-RIBBED)	426	54%	
GLASS VENEER	103	13%	

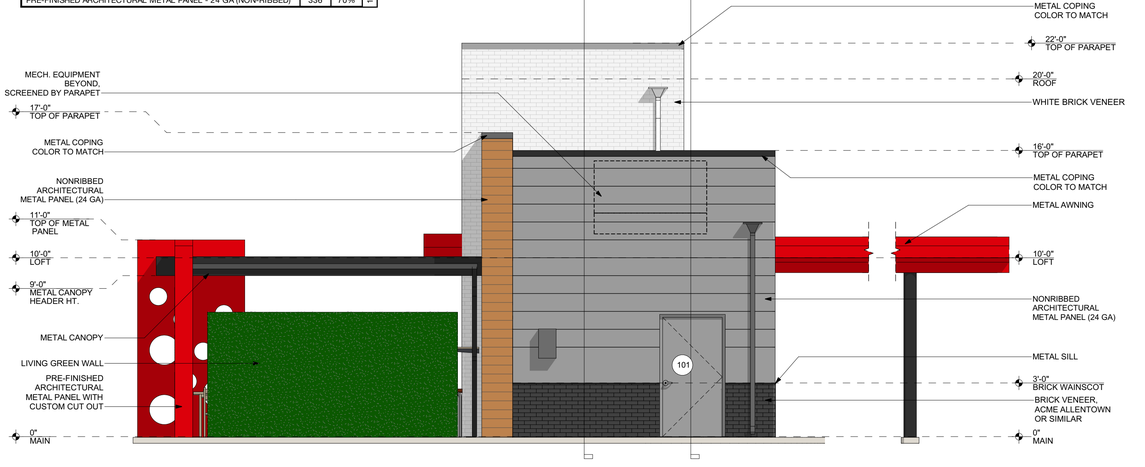


3 A

EAST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION	SF	%	
BRICK VENEER	144	30%	100%
PRE-FINISHED ARCHITECTURAL METAL PANEL - 24 GA (NON-RIBBED)	336	70%	

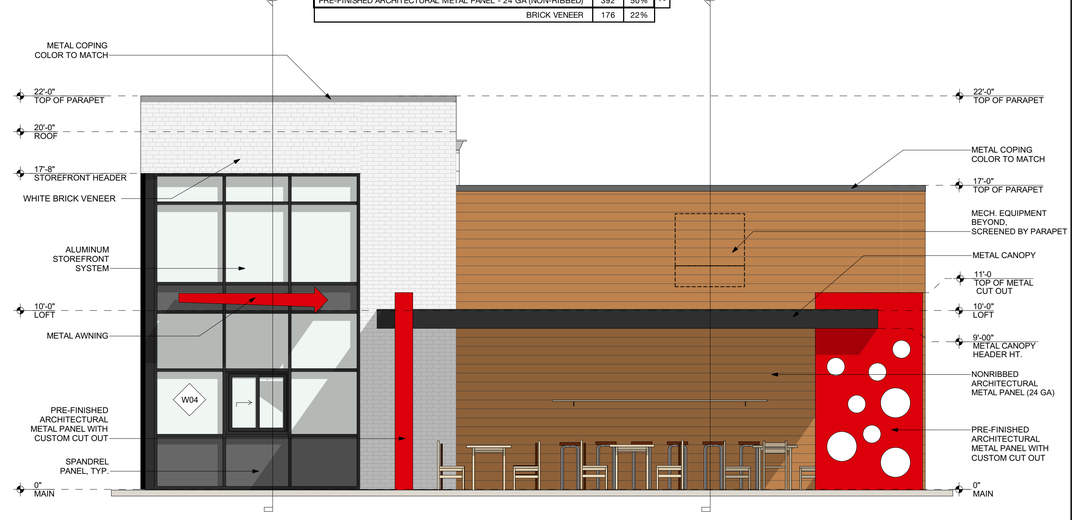


2 A

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION	SF	%	
GLASS VENEER	216	28%	78%
PRE-FINISHED ARCHITECTURAL METAL PANEL - 24 GA (NON-RIBBED)	392	50%	
BRICK VENEER	176	22%	



1 A

WEST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. SEE DOOR/WINDOW SCHEDULE (A-601) FOR INFORMATION ON DOOR/WINDOW TYPE, SIZING AND INSULATION
2. INSTALL ALL MATERIALS PER MANUFACTURER SPECIFICATIONS
3. GRAY WINDOWS REPRESENT SPANDREL PANEL IN WINDOW ASSEMBLY
4. ELEVATIONS DO NOT REFLECT CHANGES IN GRADE. CONTRACTOR TO F.V ALL ELEVATIONS AND COORDINATE ACCESS AND CLEARANCE
5. ALL DOORS WITH GLASS MUST HAVE TEMPERED SAFETY GLASS
6. STRUCTURE HAS NOT BEEN SIZED, CONTRACTOR TO FIELD VERIFY CLEARANCES, ADJOINMENTS, FLUSHNESS, ETC.
7. BOTTOM OF METAL PROFILES MUST BE MIN 3 IN. ABOVE FINISHED GRADE, TYP. - RE: INSTALLATION MANUAL PROVIDED BY MANUFACTORER. IF FOUNDATION IS CMU, GAP MUST BE SKIM COATED.
8. MECHANICAL EQUIPMENT TO BE SCREENED BY PARAPET
9. LOCATION OF FREE STANDING SIGN IS NOT KNOWN AT THIS TIME, ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND DOWN LIT OR B-U-G AND HAVE U RATING OF 0

VERDANT STUDIO
art • architecture

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POP UP

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ISSUE	ID	CHANGE NAME	BY	DATE
01		LSD Revision	CRL	09/02

PROJECT NO: AVP-21-001
DRAWN BY: CRL
CHECKED BY: CH

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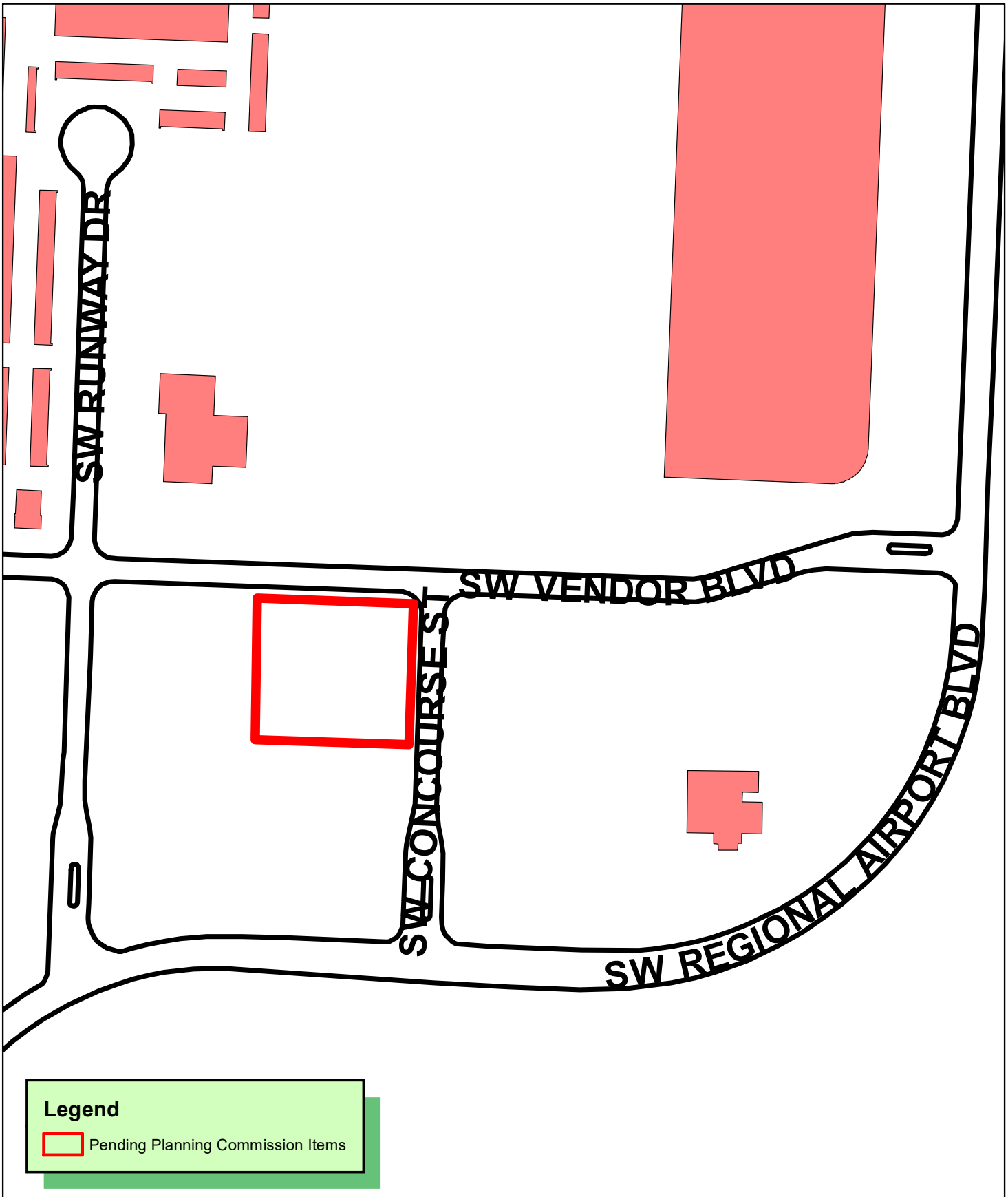
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LSD SUBMISSION ELEVATIONS

A

Printed: 8/30/2021

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N
W E
S

1 inch = 150 feet

LSD21-0044
LARGE SCALE DEVELOPMENT
ROTH OFFICE BUILDING
5200 SW CONCOURSE ST

LANDSCAPE CALCULATIONS:

PARKING AREA:	9722 SQ. FT.
LANDSCAPE AREA REQUIRED (8%)	778 SQ. FT.
LANDSCAPE AREA PROVIDED:	
BEDS 330, 351, 309 SF =	990 SQ. FT.
STREET FRONTAGE:	368'
STREET TREES REQUIRED (1/20')	18 TREES
STREET TREES PROVIDED	14 TREES
(4 TREES MOVED TO PERIMETER DUE TO SITE CONSTRAINTS)	
PERIMETER:	368'
PERIMETER TREES REQUIRED (1/50')	7 TREES
PERIMETER TREES PROVIDED	11 TREES
TOTAL GREENSPACE:	
SITE AREA:	33694
GREENSPACE:	9778 (29%)

LANDSCAPE NOTES:

LANDSCAPE MAINTENANCE GUARANTEE STATEMENT: ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

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

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

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

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

UTILITY NOTE: ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

COB PROJECT NOTE: PLEASE ADD CITY OF BENTONVILLE ASSIGNED PROJECT NUMBER TO THE BOTTOM RIGHT CORNER OF ALL PLAN SHEETS.

IRRIGATION TO BE PROVIDED BY HOSE BIB

ALL DISTURBED GROUND TO BE SODDED FULL COVERAGE WITH BERMUDA SOD

INSTALL STEEL EDGING TO DELINEATE PLANTER BED

PLANT ISLAND PREPARATION: PLANT ISLANDS SHALL BE EXCAVATED TO A DEPTH OF 3' AND BACKFILLED WITH GRADE A LOAMY TOPSOIL. PERFORM DRAINAGE PERK TEST PRIOR TO BACKFILLING TOPSOIL 6" OF WATER SHALL BE PLACED IN EACH EXCAVATED HOLE. IF ALL WATER DOES NOT PERCOLATE OUT OF THE EXCAVATED HOLE WITHIN 24 HOURS THEN INSTALL DRAINAGE PIPE.

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

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

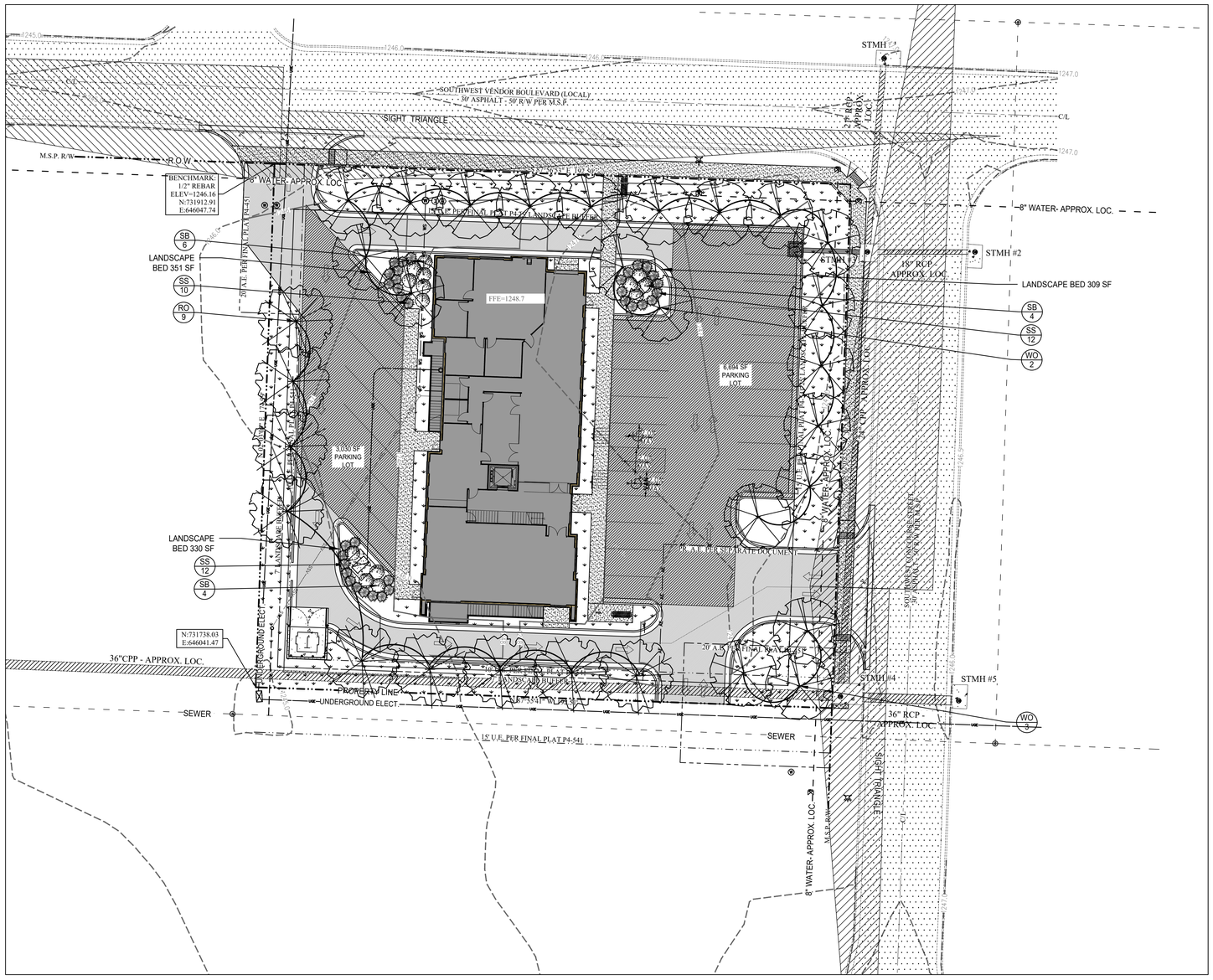
NO LANDSCAPING SHALL BE WITHIN SIGHT TRIANGLES WITHIN 42" AND 96" ABOVE FINISH GRADE

LEGEND:

- FOUND 5/8" REBAR/ CAP
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCHMARK
- ELEVATION
- RIGHT-OF-WAY MARKER
- COMPUTED POINT
- FOUND 5/8" REBAR
- SET 5/8" REBAR/CAP
- MITERED DRAIN
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- YARD HYDRANT
- WATER METER
- SEPTIC LID
- FIRE HYDRANT
- STORM SEWER MH
- AC CONDENSER UNIT
- SANITARY SEWER MH
- MANHOLE
- ELECTRICAL BOX
- DRAINAGE
- LIGHT
- TREE CANOPY
- TREE TRUNK
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL METER
- COMMUN. DROP
- SIGN

PLANTING SCHEDULE & SYMBOL KEY

SYMBOL	KEY	COMMON NAME	BOTANICAL NAME	SIZE
	WO	WILLOW OAK	QUERCUS PHELLOS 'HIGHTOWER'	2.5" CAL.
	RO	RED OAK	QUERCUS RUBRA	2.5" CAL.
	SB	SPICE BUSH	LINDERA BENZOIN	3 GAL. & 18" TALL
	SS	SWEETSPIRE	ITEA VIRGINICA	3 GAL. & 18" TALL
	GR	SEED, SOD, OR EX'G GRASS		



ALAN OSTNER
No. 5204
LICENSED LANDSCAPE ARCHITECT
STATE OF ARKANSAS

DRAWN BY: A. Ostner
ENGINEER: G. Bates

Copyright © 2021 Bates & Associates, Inc.

REVISIONS

	DATE
FIRST SUBMITTAL	7/23/21
SECOND SUBMITTAL	8/16/21
THIRD SUBMITTAL	9/7/21

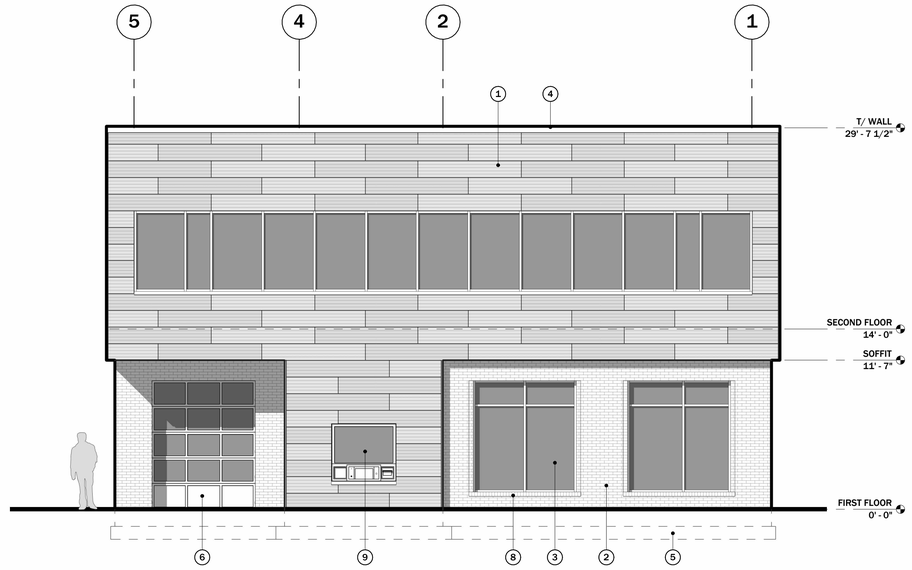
HOMES BY ROTH OFFICE
LARGE SCALE DEVELOPMENT PLANS
TREE & LANDSCAPE PLAN

BENTONVILLE , ARKANSAS

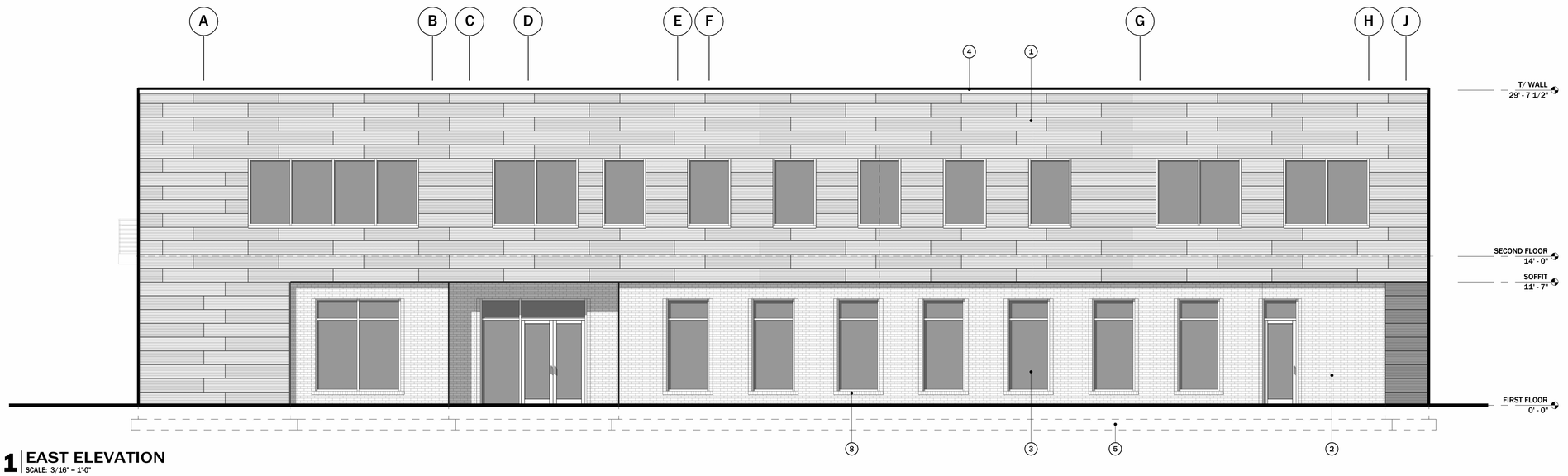
Bates & Associates, Inc.
www.mebatesinc.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

PROJECT NO 21-108

DRAWING NO L-01



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

KEYNOTES

1. STONEWOOD ARCHITECTURAL PANELS, STONEWOOD CLIP SYSTEM. COLOR AND STYLE TBD.
2. MODULAR BRICK VENEER. COLOR AND STYLE TBD.
3. ALUMINUM STOREFRONT FRAMING, KAWNEER TRIFAB 451T. COLOR: ANODIZED DARK BRONZE. GLAZING: SOLARBAN 60, SOLAR GRAY
4. PRE-FINISHED METAL COPING. COLOR: DARK BRONZE.
5. POURED IN PLACE CONCRETE FOOTING. REF STRUCTURAL DRAWINGS.
6. ALUMINUM OVERHEAD SECTIONAL DOOR. COLOR: ANODIZED DARK BRONZE. OVERHEAD DOOR CORP. MODEL 521 OR APPROVED EQUAL.
7. PAINTED STEEL STAIR AND RAILING. COLOR TO MATCH DARK BRONZE.
8. BRICK ROWLOCK WINDOW SILL.
9. PREFINISHED ALUMINUM WINDOW W/ TRANSACTION DRAWER. QUIKSERV PCJ-130 (OR APPROVED EQUAL).

MATERIAL AREAS

NORTH ELEVATION:	
STONEWOOD PHENOLIC PANEL:	768 SF (49.87%)
MODULAR BRICK VENEER:	230 SF (14.94%)
ALUMINUM STOREFRONT WINDOWS/DOORS:	542 SF (35.19%)
TOTAL:	**1,540 SF**
SOUTH ELEVATION:	
STONEWOOD PHENOLIC PANEL:	490 SF (31.57%)
MODULAR BRICK VENEER:	661 SF (42.59%)
ALUMINUM STOREFRONT WINDOWS/DOORS:	401 SF (25.84%)
TOTAL:	**1,552 SF**
EAST ELEVATION:	
STONEWOOD PHENOLIC PANEL:	2,017 SF (55.88%)
MODULAR BRICK VENEER:	746 SF (20.67%)
ALUMINUM STOREFRONT WINDOWS/DOORS:	846 SF (23.45%)
TOTAL:	**3,609 SF**
WEST ELEVATION:	
STONEWOOD PHENOLIC PANEL:	1,693 SF (46.91%)
MODULAR BRICK VENEER:	1,186 SF (32.86%)
ALUMINUM STOREFRONT WINDOWS/DOORS:	730 SF (20.23%)
TOTAL:	**3,609 SF**

SEGER ARCHITECTURE
4300 W OAK STREET
ROGERS, AR 72758
T: 479.616.1080
www.segerarch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO: 21-108

HOMES BY ROTH OFFICE

SW CONCOURSE ST
BENTONVILLE, ARKANSAS

CONSULTANT

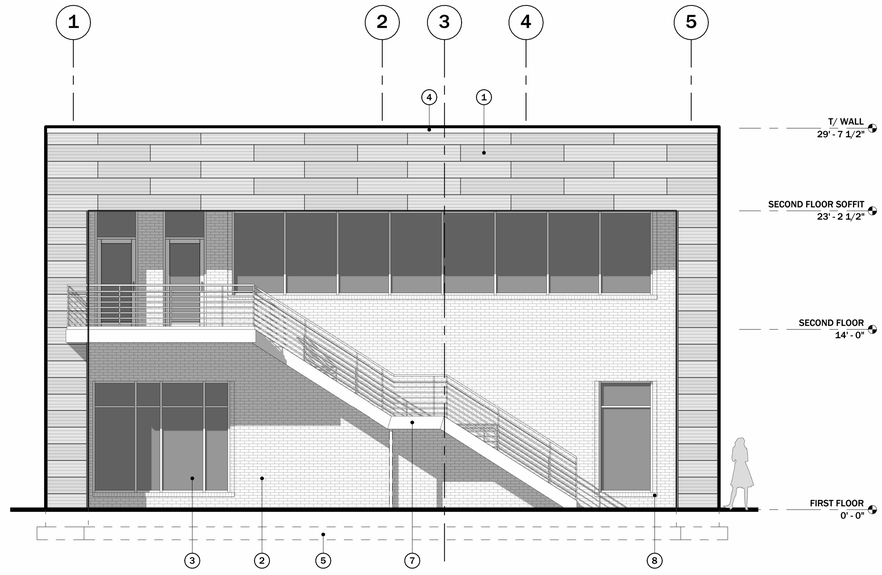
REVISIONS

DRAWN BY: SS
CHECKED BY:

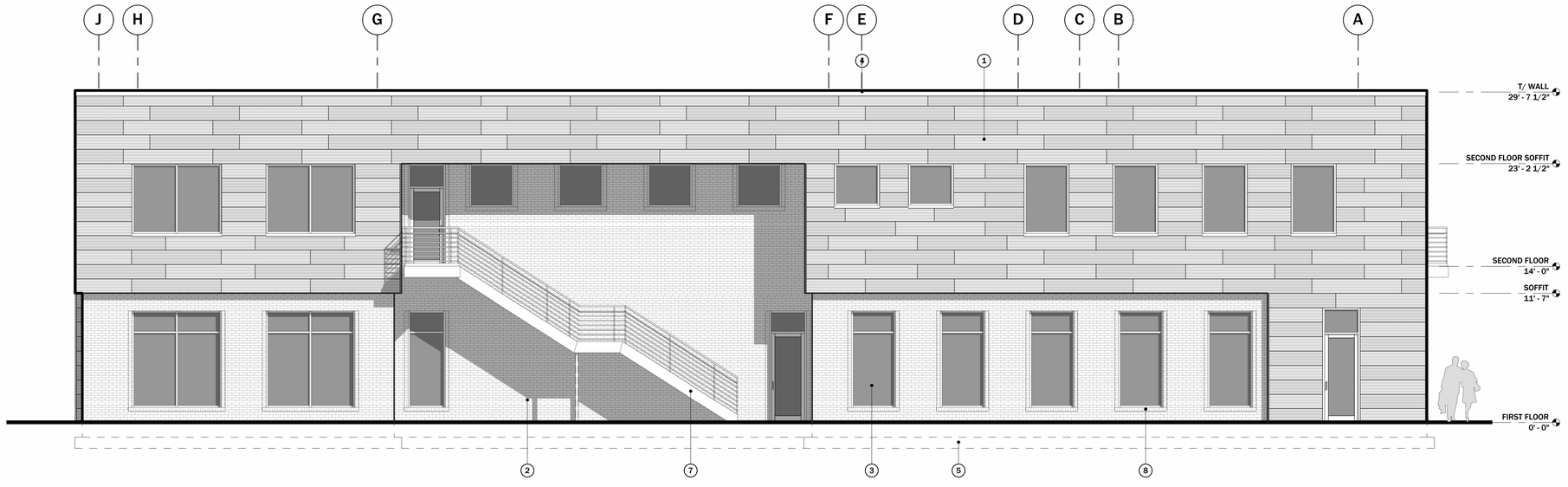
EXTERIOR ELEVATIONS

A2.1

DATE: 08.12.2021



2 | **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



1 | **WEST ELEVATION**
SCALE: 3/16" = 1'-0"

KEYNOTES

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HOMES BY ROTH OFFICE

SW CONCOURSE ST
BENTONVILLE, ARKANSAS

CONSULTANT

REVISIONS

DRAWN BY: SS
CHECKED BY:

EXTERIOR ELEVATIONS

A2.2

DATE: 08.12.2021

SEGER
ARCHITECTURE

4300 W Oak Street
Rogers, AR 72758
T: 479.616.1080
E: silas@segerarch.com
W: www.segerarch.com

09.07.2021

Jon Stanley
Senior Planner
479.271-3107
jstanley@bentonvillear.com

RE: Roth office building – waiver request

Dear Jon,

After reviewing your comments dated 8/26/2021, we would like to request a waiver to address comment #3 regarding the proposed Stonewood panel system.

We are looking to achieve a more modern aesthetic with the building facades. While this specific product material is not listed in the allowed primary building materials, it is also not contained within the prohibited materials. This panel system material is a strong, highly durable and impervious phenolic panel. The panel system would consist of a rainscreen application with a concealed fastener attachment. The aesthetic would be very similar to a pre-finished architectural metal panel system.

I have included within this letter a technical data sheet, Carbon Oak color overview and examples images of the panel system for consideration. 3D Renderings have also been provided as part of the resubmittal.

Thank you,

Silas Seger, NCARB
Principal

Carbon Oak

Mineralize Trend

Shown as a simulated 48” x 96” sheet

STONEWOOD™
ARCHITECTURAL PANELS



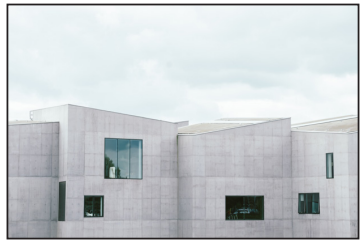
MINERALIZE

Mineralize is a trend based on the neutral grays that are seen in concrete, stone, and weathered woodgrains. It is commonly found with a perfect blend of warm and cool hues. To the left are four new designs with existing coordinates.









Product samples available @ stonewoodpanels.com

STONEWOOD

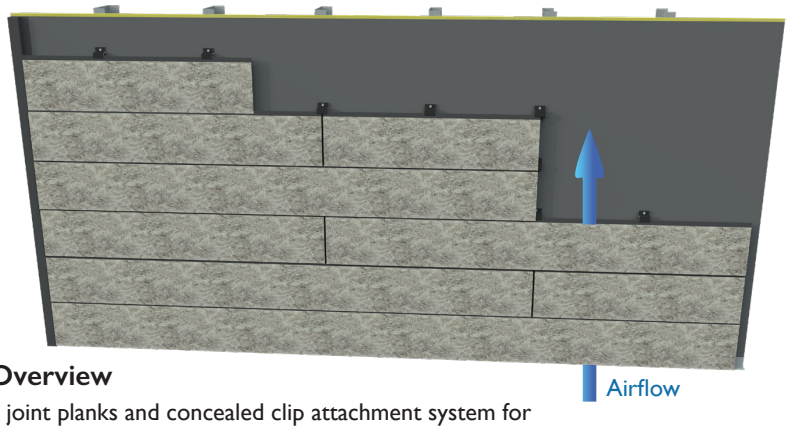
STONEWOOD™ ARCHITECTURAL PANELS
PROUDLY MADE IN AMERICA

TECHNICAL DATA SHEET

STONEWOOD CLIP EXTERIOR PLANK SYSTEM

SOLID PHENOLIC CORE LAP JOINT PLANKS AND CLIP ATTACHMENT SYSTEM

PRODUCT DESCRIPTION

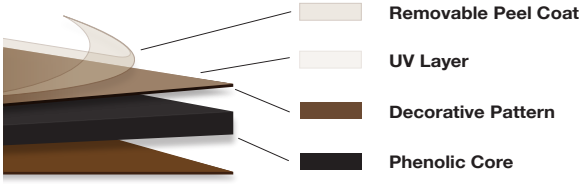


Stonewood Clip Overview

Solid phenolic core lap joint planks and concealed clip attachment system for use as an **open joint** exterior cladding in a ventilated façade system. Stonewood Clip planks are required to have **unobstructed air flow** behind the planks.

Material Composition

Stonewood is manufactured with a core of phenolic resin impregnated kraft paper and a decorative pattern. These layers are compressed at high pressure and temperature creating a highly durable, non-porous panel. The panel is further safeguarded by a UV-protective layer and a clear peel coat for shipping and handling.



The exposed panel edges and the horizontal reveals —between the panels—are the natural core of the phenolic panel. As the natural core ages it will develop a patina, turning from dark grey to light grey.

Phenolic Benefits:

- **Solid core phenolic panels** are strong, highly durable, and impervious to moisture and bacteria.
- **Non-porous surface** is easy to clean and graffiti resistant.
- **UV protective layer** filters 99% of damaging UV rays.
- **Suited** for all construction types and climates.
- **Fabricate** in the field or factory.
- **Self-edging** or traditional edge treatments.
- **Class A or B** fire ratings.
- **Optional Forest Stewardship Council®**(FSC®) certification (FSC C115183)
- **Made in America.**

Stonewood Clip Benefits:

- Factory-machined plank laps **conceal clips for a clean look.**
- Install clip to align with wall studs.
- **Clips create ventilated** facade.
- **Cost effective solution** for plank attachment.
- **Simplified specification,** minimal parts.

Fabrication

Planks for Stonewood Clip system can be cut to width in the field.

Plank Sizes x 96"L

Part No.	Height	Weight Per Plank
Clip 8	7 1/8"	11.5 lbs.
Clip 12	11 1/4"	17.5 lbs.
Clip 16	15 1/4"	23.7 lbs.

Note: all panels are 5/16" thick

Construction Types

Stonewood panels can be used in all construction types:

- Commercial
- Hospitality
- Mixed-use
- Municipal
- Multi-family
- Healthcare
- Institutional

DESIGN OFFERING

Over 300 colors are available in wood grains, abstract, and solids. View complete Design Offering and order samples at Stonewoodpanels.com

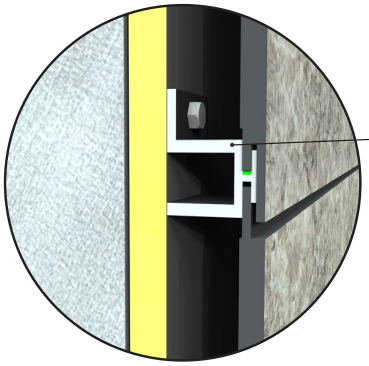
TECHNICAL AND ENVIRONMENTAL

Approvals:

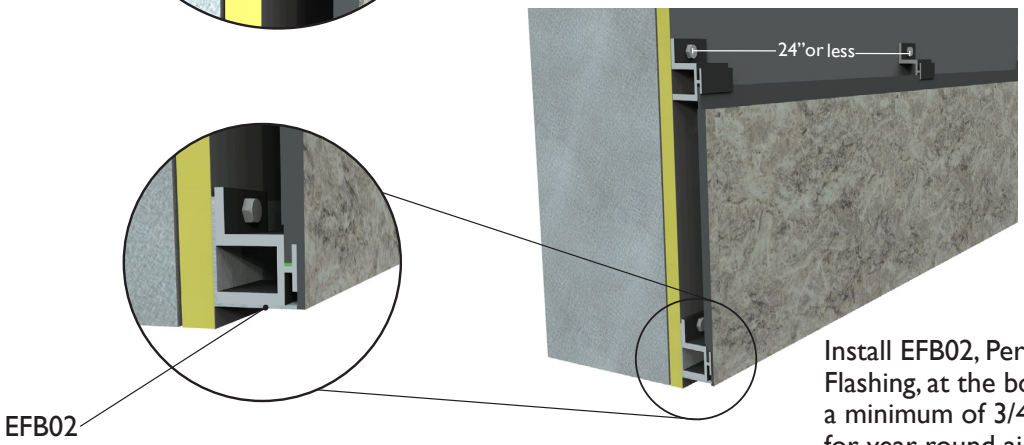
- Class A or Class B Fire Rating
- Comprehensive NEMA Test Results
- ASTM E300 and E331 Compliant

Visit Stonewoodpanels.com for in-depth testing and report documents.

STONEWOOD CLIP DETAILS

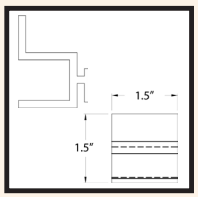


Machined lap-joint, kerfed planks are placed on the clips creating the proper 1/4" reveal between planks and creating a ventilated facade.

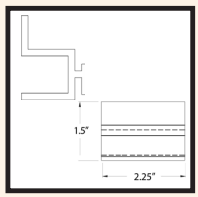


Install EFB02, Perforated Sill Flashing, at the bottom of the wall, a minimum of 3/4" above grade for year round air flow. Starting at the bottom of the wall install clips every 24" or less.

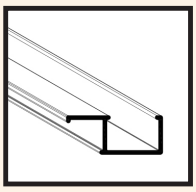
PARTS OVERVIEW



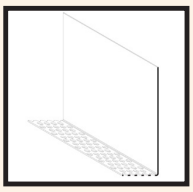
MFP-1.5
Clip MFP 1.5" - standard clip



MFP2.25
Clip MFP 2.25" for use when spanning two (2) planks



EFEB
Vertical Termination Edge Closure



EFB02
Perforated Sill Flashing



Seal Bond 105
Fixed Point Sealant

INSTALLATION

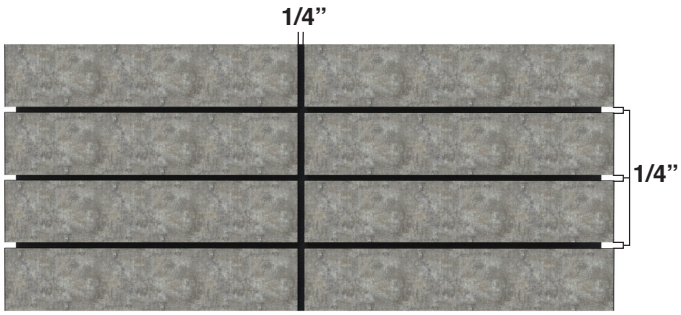
- Ensure the EFB02 bottom sill flashing is level and flush
- Always ensure each row is level and flush
- Each plank requires a fixed point at the center
- Use 1/8" shim on each plank-end to establish a consistent gap at the top
- Use 1/8" shim between top of plank and every clip to establish a consistent gap. Stonewood recommends using a 1/8" Allen Wrench (hex key)
- Use MFP-2.5 clip when spanning two planks to create vertical reveal

Visit Stonewoodpanels.com for comprehensive installation instructions and details.

Details

Complete detail packet available at Stonewoodpanels.com. Packet includes terminations, soffit and fascia transitions.

Panel-to-Panel Joints



Maintain a minimum distance of 1/4" between planks to accommodate hygrothermal movement of the panels.

Storage and Handling

Panels have a peel coat to protect the surface during transportation and fabrication. The peel coat is not intended for long term storage. It is the responsibility of the installing contractor to remove the peel coat on all panels prior to vacating the premises. Follow storage and handling instructions as outlined on Stonewoodpanels.com.

Cleaning

When cleaning Stonewood Architectural Panels, use a progressive approach starting with the gentlest cleaning method. It is best to use the least amount of cleaning agents and do not scrub to remove debris. Follow cleaning methods as outlined on Stonewoodpanels.com.

Repair

There is no approved method to repair panels. Damaged panels must be replaced. Contact Stonewood Customer Service for additional information, 262-567-4427.

Limitations

Stonewood Architectural Panels are designed to be installed on a continuous substructure. Panels are not to be installed such that they span areas where there is a discontinuity in the substructure, such as vertical or horizontal expansion joints. It is the responsibility of the project designer to ensure that panels do not span these substructure discontinuities.

MANUFACTURING LOCATION

Wisconsin, USA

AVAILABILITY

Available in the United States and Canada.

WARRANTY

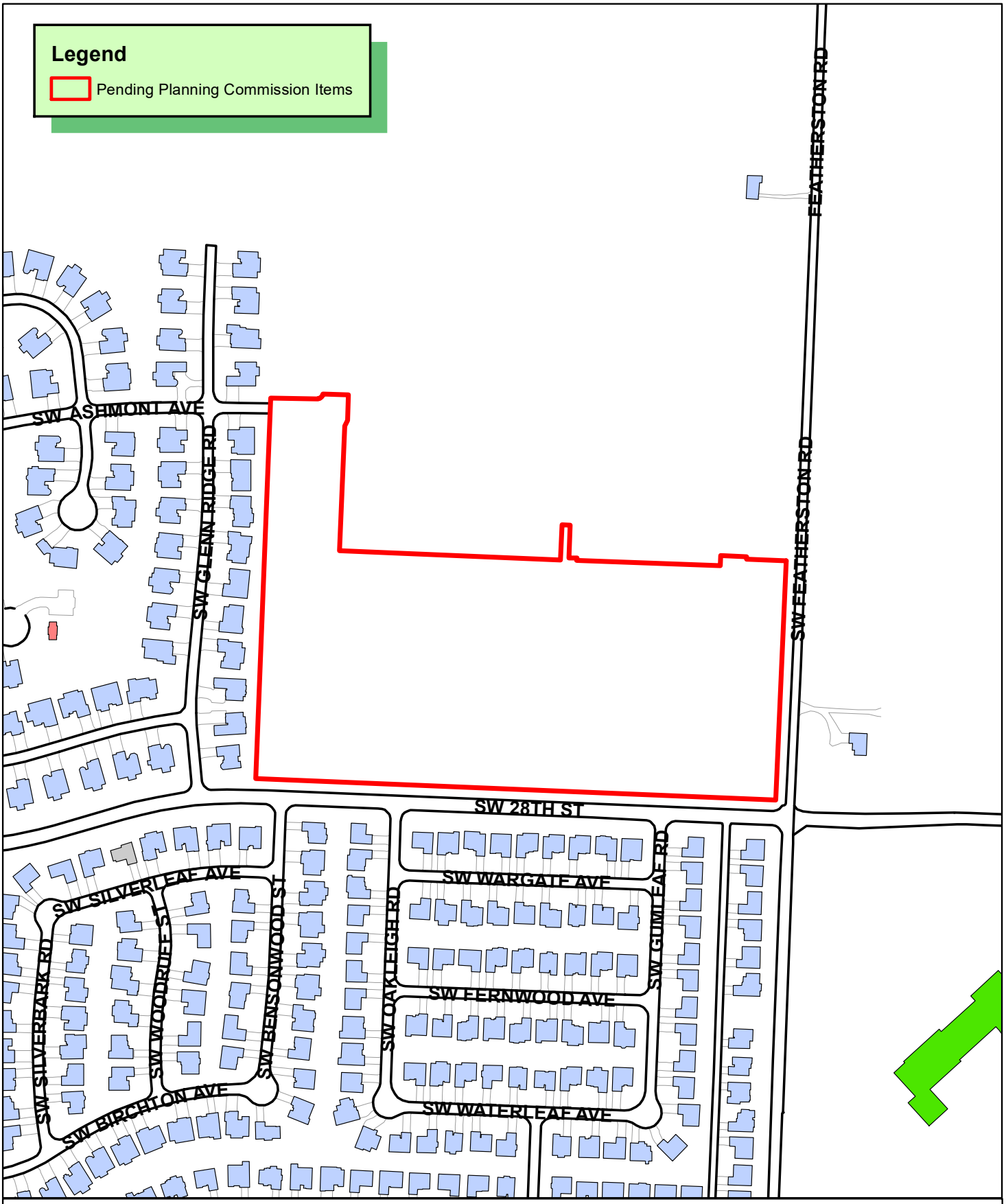
Standard 10 year warranty is available.




NORTHGATE TRANSFER CENTE


Natural Pantry





PP21-0015
PRELIMINARY PLAT
FEATHERSTON FARMS SUBDIVISION PHASE 1

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

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

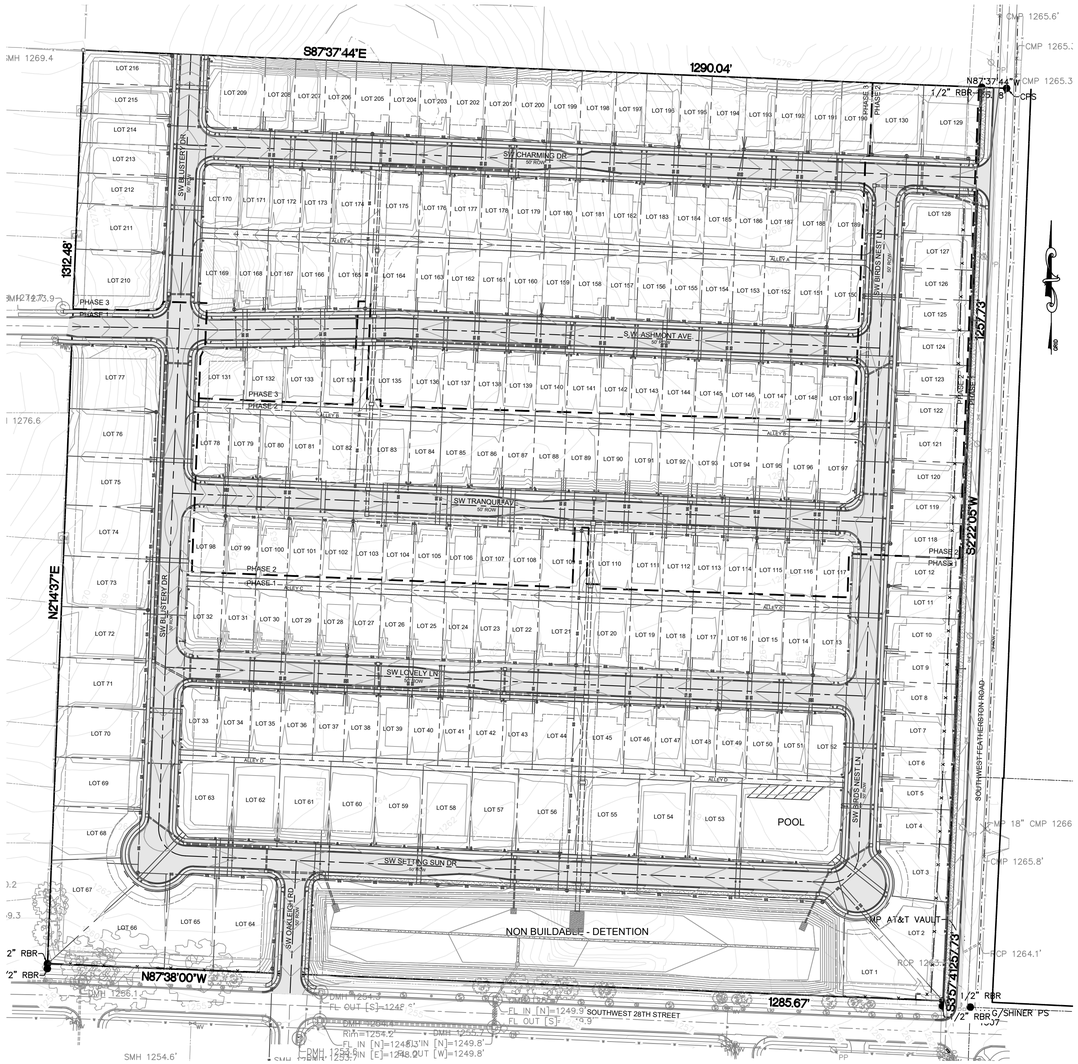
NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO SW 28TH STREET OR SW FEATHERSTON ROAD.

PHASE TABLE

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

INDEX OF SHEETS

NO.	DESCRIPTION
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C0.1	GENERAL NOTES
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2	BOUNDARY TOPOGRAPHIC SURVEY
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT
7	PRELIMINARY PLAT
8	PRELIMINARY PLAT
C1.0	OVERALL GRADING & EROSION CONTROL PLAN
C1.1	GRADING PLAN
C1.2	GRADING PLAN
C1.3	GRADING PLAN
C1.4	GRADING PLAN
C1.5	EROSION CONTROL PLAN
C1.6	EROSION CONTROL PLAN
C1.7	EROSION CONTROL PLAN
C1.8	EROSION CONTROL PLAN
C1.9	SW CHARMING DR PLAN & PROFILE
C1.10	SW ASHMONT AVE PLAN & PROFILE
C1.11	SW TRANQUIL AVE PLAN & PROFILE
C1.12	SW LOVELY LN PLAN & PROFILE
C1.13	SW SETTING SUN DR PLAN & PROFILE
C1.14	SW BLUSTERY DR PLAN & PROFILE
C1.15	SW BIRDS NEST LN PLAN & PROFILE
C1.16	SW OAKLEIGH RD PLAN & PROFILE
C1.17	ALLEY A PLAN & PROFILE
C1.18	ALLEY B PLAN & PROFILE
C1.19	ALLEY C PLAN & PROFILE
C1.20	ALLEY D PLAN & PROFILE
C1.21	SW FEATHERSTON STREET IMPROVEMENT PLAN
C1.22	INTERSECTION PLAN
C1.23	INTERSECTION PLAN
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C2.3	SEWER LINE A 8+00 TO 16+00 PLAN & PROFILE
C2.4	SEWER LINE A 16+00 TO 22+00 PLAN & PROFILE
C2.5	SEWER LINE A 22+00 TO 25+48.73 PLAN & PROFILE
C2.6	SEWER LINE B PLAN & PROFILE
C2.7	SEWER LINE C & D PLAN & PROFILE
C2.8	SEWER LINE F PLAN & PROFILE
C2.9	SEWER LINE E & G PLAN & PROFILE
C2.10	SEWER LINE H & K PLAN & PROFILE
C2.11	SEWER LINE I, J, & L PLAN & PROFILE
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C3.2	STORM LINE A STA 9+00 TO 14+17.85 PLAN & PROFILE
C3.3	STORM LINE B, C, & D PLAN & PROFILE
C3.4	STORM LINE F 0+00 TO 9+00 PLAN & PROFILE
C3.5	STORM LINE F 9+00 TO 11+90.52 & O PLAN & PROFILE
C3.6	STORM LINE E, G, H, & P PLAN & PROFILE
C3.7	STORM LINE J PLAN & PROFILE
C3.8	STORM LINE I, K, L, & M PLAN & PROFILE
C3.9	STORM LINE N & Q PLAN & PROFILE
C4.0	DETENTION POND PLAN
C5.0	WATER OVERVIEW
C5.1	WATER OVERVIEW
C5.2	WATER OVERVIEW
C5.3	WATER OVERVIEW
C5.4	WATER MAIN A 0+00 TO 10+00 PLAN & PROFILE
C5.5	WATER MAIN A 10+00 TO 13+20.80 PLAN & PROFILE
C5.6	WATER MAIN B PLAN & PROFILE
C5.7	WATER MAIN C 0+00 TO 9+00 PLAN & PROFILE
C5.8	WATER MAIN C 9+00 TO 19+00 PLAN & PROFILE
C5.9	WATER MAIN C 19+00 TO 30+19.27 PLAN & PROFILE
C5.10	WATER MAIN D PLAN & PROFILE
C5.11	WATER MAIN E PLAN & PROFILE
C5.12	WATER MAIN F PLAN & PROFILE
C5.13	WATER MAIN G PLAN & PROFILE
C6.0	STREET DETAILS
C6.1	EROSION DETAILS
C6.2	STORM DETAILS
1	CITY OF BENTONVILLE WATER / SEWER DETAILS
1	CITY OF BENTONVILLE WATER DETAILS
2	CITY OF BENTONVILLE WATER DETAILS
1	CITY OF BENTONVILLE SAN. SEWER DETAILS
2	CITY OF BENTONVILLE SAN. SEWER DETAILS
L1.0	PLANTING PLAN
L1.1	PLANTING PLAN
L1.2	PLANTING PLAN
L1.3	PLANTING PLAN
L1.4	PLANTING PLAN
L1.5	PLANTING PLAN
L1.6	PLANTING PLAN
L1.7	PLANTING PLAN
L1.8	PLANTING PLAN
L1.9	PLANTING PLAN
L1.10	PLANTING PLAN
L1.11	PLANTING PLAN
L1.12	PLANTING PLAN
L1.13	PLANTING PLAN
L2.0	LANDSCAPE DETAILS AND SPECIFICATIONS
E1	ELECTRIC LAYOUT
E2	ELECTRIC LAYOUT
E3	ELECTRIC LAYOUT
E4	ELECTRIC LAYOUT
E5	ELECTRIC LAYOUT

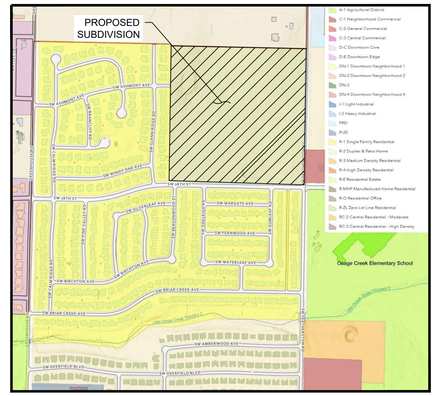


GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.



VICINITY

CONTACT LIST:

CITY OF BENTONVILLE, PLANNING DEPARTMENT
CONTACT: ELLEN NORVELL
305 SW A STREET
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FIRE CHIEF
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305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3108

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

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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

OWNER/DEVELOPER
SUNRISE DEVELOPERS, INC.
CONTACT: ED BLALOCK
354 ANGEL FALLS
SPRINGDALE, AR 72762
PHONE: (479) 422-5515

LAND SURVEYOR
ANDERSON ENGINEERING, INC.
CONTACT: NIKOLAY NEDKOV, PLS
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
PHONE: (479) 286-8181

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

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.

CERTIFICATE OF AUTHORIZATION ANDERSON ENGINEERING INC. #335 ARKANSAS - ENGINEER

damage prevention is no accident

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Arkansas One-Call
www.arkonecall.com

PRELIMINARY PLAT NUMBER: PP21-0015

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
8-20-2021

DRAWING INFO.

FIELD BY:	-
DRAWN BY:	MRR
CHECK BY:	MRR
DATE:	8-20-2021
FIELD BOOK:	-
JOB NUMBER:	20RO10008

NO.	DESCRIPTION	DATE	BY
REVISIONS			

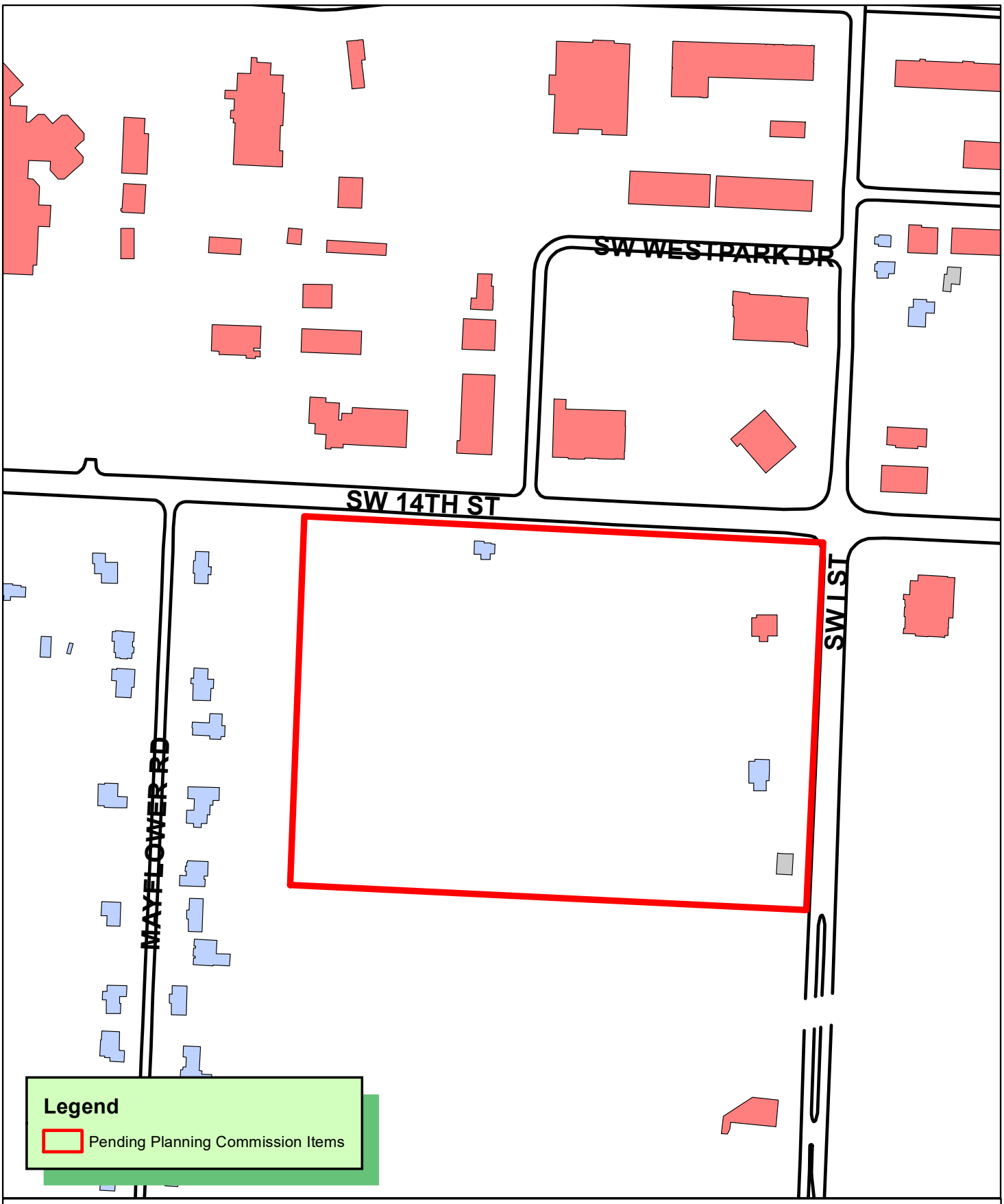
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SUNRISE DEVELOPERS, INC.
BRIER HILL SUBDIVISION

COVER SHEET

BENTONVILLE, AR

SHEET NUMBER C0.0



PP21-0019
PRELIMINARY PLAT
I-14 SUBDIVISION
LUCAS SUB & PART OF SCOTT SUB

2"AHTD" ALUMINUM CAP
2"AHTD" ALUMINUM CAP
2"AHTD" ALUMINUM CAP
SW WESTPARK DR.
AR HWY 102 (SW 14TH STREET)
PUBLIC (ASPHALT) 90' R/W PER MSP
R/W VARIES PER ARDOT JOB #090138
3/8" REBAR CA4502
AR HWY 102 (SW 14TH STREET)
PUBLIC (ASPHALT) 90' R/W PER MSP
R/W VARIES PER ARDOT JOB #090138
5/8" REBAR
N: 744078.6
E: 656728.0
ACCESS
1/2" REBAR
1/2" REBAR
STATE" BRASS CAP
HWY MARKER
3/8" REBAR
0 80' 120' 160'
SCALE IN FEET
GRID
5/8" REBAR
SUBJECT TRACT
LOT 1
475,965 SQ. FT. OR
10.93 AC. ±
ZONE A-1
SW WESTPARK DR.
PUBLIC R/W PER THIS PLAT
56,412 SQ. FT.
OR 1.29 AC. ±
SUBJECT TRACT
LOT 2
31,204 SQ. FT.
0.72 AC. ±
ZONE C-2
SUBJECT TRACT
LOT 3
33,658 SQ. FT.
OR 0.77 AC. ±
ZONE C-2
SUBJECT TRACT
LOT 4
53,623 SQ. FT.
OR 1.23 AC. ±
ZONE C-2
SUBJECT TRACT
LOT 5
191,153 SQ. FT.
OR 4.39 AC. ±
ZONE C-2
SHEET 4
SW I STREET
PUBLIC (ASPHALT) 90' R/W PER MSP
1"" PIPE
1"" PIPE
ACCESS
SHEET 3
SUBJECT TRACT
LOT 1
475,965 SQ. FT. OR
10.93 AC. ±
ZONE A-1
SW WESTPARK DR.
PUBLIC R/W PER THIS PLAT
56,412 SQ. FT.
OR 1.29 AC. ±
SUBJECT TRACT
LOT 6
67,083 SQ. FT.
OR 1.54 AC. ±
ZONE C-2
SUBJECT TRACT
LOT 7
110,740 SQ. FT.
OR 2.54 AC ±
ZONE C-2
SUBJECT TRACT
LOT 9
96,706 SQ. FT.
OR 2.22 AC. ±
ZONE A-1 & C-2
SW I STREET
PUBLIC (ASPHALT) 90' R/W PER MSP
ACCESS
SHEET 5
SHEET 6
5/8" REBAR
N: 743166.7'
E: 656697.6'
5/8" REBAR
LS1227
SUBJECT TRACT
LOT 8
42,788 SQ. FT. OR 0.98
AC. ±
ZONE C-2
1/2" REBAR
1" PIPE
CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

City of Bentonville Project # PP21-0019

DRAWING LOCATION - S:\32000\32158\DRAWINGS SURVEY\SURVEY\WORKING\32158PP.DWG -- SAVED BY - JCHRISTIANSEN

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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

Preliminary Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

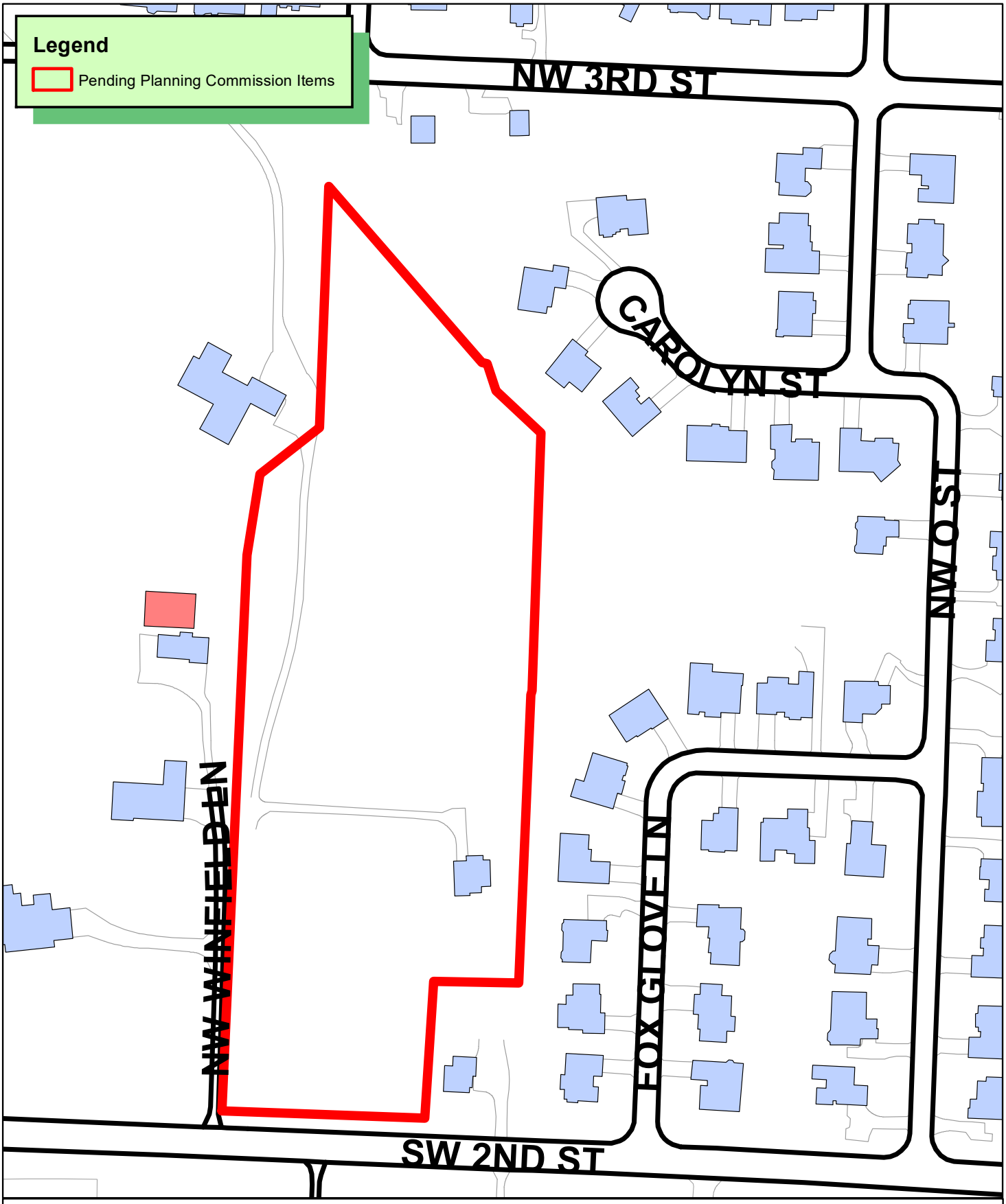
Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDC
CEI PROJECT NUMBER	32158
DATE	9/7/2021
REVISION	REV-1

OVERVIEW

SHEET TITLE

SHEET NUMBER



FP21-0003
FINAL PLAT
TRAIL RIDGE SUBDIVISION

SURVEY DESCRIPTION - Trail Ridge Subdivision Boundary:

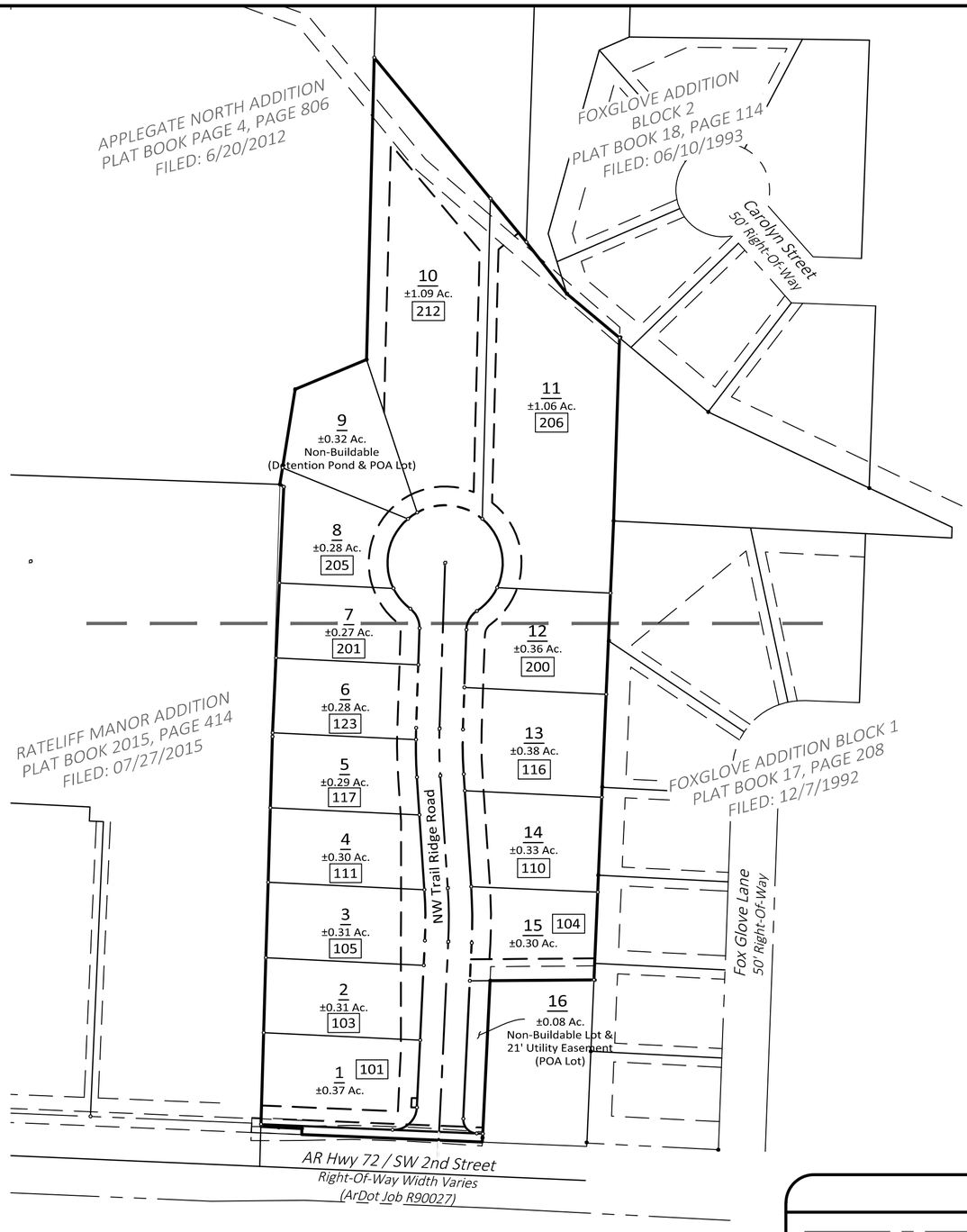
Lot 4, Applegate North Addition, as filed for record in Plat Book P4-806, June 20, 2002, and part of the West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4), all in Section 25, Township 20 North, Range 31 West, Bentonville, Benton County, Arkansas, being particularly described as follows:

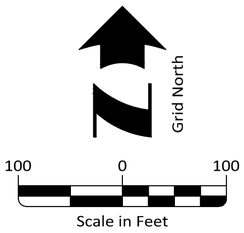
COMMENCING at the Southwest Corner of said West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4) of Section 25. Thence by bearing and distance (basis of bearing, Grid North), South 87°30'49" East a distance of 320.15 feet; thence North 01°41'31" East a distance of 45.00 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west line of Lot 4, Applegate North Addition and the POINT OF BEGINNING; thence North 01°41'31" East along the west line of said Lot 4 a distance of 413.67 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said west line, North 02°36'00" East a distance of 266.77 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 54°26'42" West a distance of 5.03 feet to a one-half inch (1/2") rebar on said west line of Lot 4; thence North 09°08'05" East continuing along said west line a distance of 102.43 feet to a one-half inch (1/2") rebar with PS #985 cap; thence North 67°26'21" East continuing along said west line a distance of 82.52 feet to a one-half inch (1/2") rebar with PS #985 cap; thence North 01°27'27" East continuing along said west line a distance of 322.35 feet to a one-half inch (1/2") rebar with PS #1507 cap at the northwest corner of said Lot 4; thence South 39°29'14" East along the north line of said Lot 4 a distance of 255.11 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 38°06'43" East continuing along said north line a distance of 70.16 feet to a five-eighths inch (5/8") rebar with PS #1128 cap; thence South 50°07'54" East continuing along said north line a distance of 73.23 feet to the northeast corner of said Lot 4, from which a one-half inch (1/2") rebar with PS #985 cap bears North 54°33' East 0.97 feet; thence South 01°51'03" West along the east line of said Lot 4 a distance of 195.33 feet to a five-eighths inch (1/2") rebar with PS #944 cap; thence South 02°27'25" West continuing along said east line of Lot 4 a distance of 490.16 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southeast corner of said Lot 4; thence South 89°32'36" West along the south line of said Lot 4 a distance of 110.81 feet to a three-eighths inch (3/8") rebar; thence leaving said south line, South 02°45'12" West a distance of 163.39 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 87°33'14" West a distance of 236.87 feet to the Point of Beginning.

SURVEY DESCRIPTION - Right-of-way Dedication:

Part of Lot 4, Applegate North Addition, as filed for record in Plat Book P4-806, June 20, 2002, and part of the West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4), all in Section 25, Township 20 North, Range 31 West, Bentonville, Benton County, Arkansas, being particularly described as follows:

COMMENCING at the Southwest Corner of said West-half of the Southeast Quarter of the Southwest Quarter (W1/2 SE1/4 SW1/4) of Section 25. Thence by bearing and distance (basis of bearing, Grid North), South 87°30'49" East a distance of 320.15 feet; thence North 01°41'31" East a distance of 35.76 feet to the north right-of-way line of Arkansas Highway 72 (SW 2nd Street), as established by ArDOT Job R90027; thence North 01°41'31" East a distance of 6.94 feet to the southwest corner of Lot 4, Applegate North Addition and the POINT OF BEGINNING; thence North 01°41'31" East along the west line of said Lot 4 a distance of 2.30 feet to the proposed north right-of-way line of Arkansas Highway 72 (SW 2nd Street); thence leaving said west line, South 87°33'14" East along said proposed north right-of-way line a distance of 236.86 feet; thence leaving said proposed north right-of-way line, South 02°45'12" West, crossing a five-eighths inch (5/8") rebar at a distance of 4.35 feet, in all a distance of 8.95 feet to said north right-of-way line of Arkansas Highway 72 (SW 2nd Street); thence North 87°37'28" West along said north right-of-way line a distance of 192.92 feet; thence North 02°43'53" East a distance of 6.40 feet to a five-eighths inch (5/8") rebar with PS #944 cap; thence North 86°55'02" West a distance of 43.90 feet to the Point of Beginning.





Filing Block

FOR REVIEW

LEGEND

	Ex. Section Line
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
R/W	Ex. Right of Way Line
	Ex. Road Centerline
	Ex. Easement Line
	Proposed Lot Line
R/W	Proposed Right of Way Line
	Proposed Road Centerline
	Proposed Easement Line
- 20' BSL -	Proposed Building Setback Line
●	Ex. Rebar
◪	Ex. Nail
○	Set 1/2" Rebar w/ PS# 1507 Cap
⌀	Set Mag Nail w/ PS# 1507 Washer
U/E	Utility Easement
D/E	Drainage Easement
R/W	Right Of Way
101	Address

MORRISON SHIPLEY

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712
479.273.2209 • MORRISONSHIPLEY.COM

TRAIL RIDGE SUBDIVISION
Bentonville, Arkansas

City of Bentonville Project #FP21-0003
Atlas Page 360

FINAL PLAT

Revisions

Drawn By:	**JDS**	Vert. Scale:	**N/A**
Approved By:	**KAS**	Horiz. Scale:	**1"=100'**
Date:	**8.12.2021**	Plot Scale:	**1**
Project No.:	**CSC-01**	DWG Name:	**FINAL PLAT**

SHEET **2** of 4

Drawing Name: P:\CSC-01\DWGS\CSC-01 Final Plat.dwg Last Modified: Jul 30, 2021 - 8:27am Plotted on: Aug 12, 2021 - 7:29am by tlunsford