***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
October 12, 2021

Registration Link: https://us06web.zoom.us/webinar/register/WN_vj-mxzILRSq_ZCxmaEktCg

I. Call to Order

II. Old Business

1. Zoning and Land Development Code Updates **Ordinance***
Review Map

III. New Business

1. Hubbard **Future Land Use Map Amendment***

1a. Agriculture to Residential Estate
7431 SW Lee Harris Road *(RZ21-0065)*

- The Future Land Use Map currently depicts this property as Agriculture. These areas include larger properties used primarily for the raising of crops or livestock. These properties may include residences and farm-related structures. The applicant requests a change in the Future Land Use Plan to Residential Estate. Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.

1b. A-1, Agricultural to R-E, Residential Estate **Rezoning***
7431 SW Lee Harris Road *(RZ21-0065)*

- Currently zoned A-1, Agricultural. This rezoning request is for the northern portion of parcel 01-18913-000.
- Adjacent zoning districts are Benton County to the north, Benton County and A-1, Agricultural to the east and west, and A-1, Agricultural to the south.
- The Future Land Use Map currently depicts this property as Agriculture. These areas include larger properties used primarily for the raising of crops or livestock. These properties may include residence and farm-related structures.
- Staff has not received public comment regarding this rezoning request at this time.

2. Hubbard **Future Land Use Map Amendment***

2a. Agriculture to Residential Estate

7431 SW Lee Harris Road *(RZ21-0070)*

- The Future Land Use Map currently depicts this property as Agriculture. These areas include larger properties used primarily for the raising of crops or livestock. These properties may include residence and farm-related structures. The applicant requests a change in the Future Land Use Plan to Residential Estate. Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.

2b. A-1, Agricultural to R-E, Residential Estate **Rezoning***

7431 SW Lee Harris Road *(RZ21-0070)*

- Currently zoned A-1, Agricultural. This rezoning request is for the southern portion of parcel 01-18913-000.
- All adjacent zoning districts are A-1, Agricultural.
- The Future Land Use Map currently depicts this property as Agriculture. These areas include larger properties used primarily for the raising of crops or livestock. These properties may include residence and farm-related structures.
- Staff has not received public comment regarding this rezoning request at this time.

3. Heartland Advisers, LLC **Future Land Use Map Amendment***

3a. Low Density Residential to Medium Density Residential

813 Bella Vista Road *(RZ21-0066)*

- The Future Land Use Plan currently depicts this property as Low Density Residential. The applicant requests a change in the Future Land Use Plan to Medium Density Residential. These 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.

3b. R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential **Rezoning***

813 Bella Vista Road *(RZ21-0066)*

- 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.
- At the time of writing these notes, staff has not received public comment on this item.

4. **Ogle** **Rezoning***
R-1, Single-Family Residential to DN-1, Downtown Low Density Residential
201 SW F Street *(RZ21-0067)*
- Currently zoned R-1, Single-Family Residential.
- Adjacent zoning districts are R-1, Single-Family Residential to the south, east, and west, and DN-1, Downtown Low Density Residential to the north.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. These 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 stating no objection to this rezoning request.

5. **John D. DeShields and Helen R. DeShields, Trustees, The DeShields Family Revocable Trust, & Gary D. DeShields and Joyce DeShields** **Future Land Use Map Amendment***
5a. Residential Estate to Medium Density Residential and High Density Residential
Interstate 49 and NE 6th Street *(RZ21-0068)*
- The Future Land Use Plan currently depicts this property as Residential Estate. The applicant requests a change in the Future Land Use Plan to Medium Density Residential and High Density Residential.
- Medium Density Residential areas include townhouses or duplex residential properties with a typical density of 8-12 units per acre. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- High Density Residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density and scale but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

5b. A-1, Agricultural and R-1, Low Density Single Family Residential to R-2, Medium Density Two Family and Townhome and R-4, High Density Multifamily Residential **Rezoning***
Interstate 49 and NE 6th Street *(RZ21-0068)*
- Currently zoned A-1, Agricultural and R-1, Low Density Single Family Residential.
- Adjacent zoning districts are the Interstate to the north and east, A-1, Agricultural to the east, west, and south, and R-1, Low Density Single Family Residential to the west.
- At the time of writing these notes, staff has received public comment on this item.

6. **Barrett Family Trust** **Rezoning***
R-1, Single-Family Residential to DN-2, Downtown Medium Density Residential
310 NW 10th Street, 905 & 907 NW B Street & 960 NW C Street *(RZ21-0069)*
- Currently zoned R-1, Single-Family Residential.
- Adjacent zoning districts are all R-1, Single-Family Residential.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. These 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 stating no objection to this rezoning request.

7. **8th Street Market Saddle Span Tent** **Conditional Use***
Long–Term Temporary Structure
1017 SE 8th Street *(CU21-0020)*
- Currently zoned I-2, Heavy Industrial District. Long-term temporary uses require a Conditional Use Permit and shall only be allowed in a non-residential zoning district.
- According to the applicant's narrative, they intend to install a saddle tent that is 60 feet wide, 67 feet long, and 28 feet tall using 16 cables to anchor it to the ground. The applicant states that this shelter would further enhance the use of the property as a premier event location and further maximize the use of the trails in that space.
- The applicant's letter did not mention any lighting or time frame.
- Staff recommends the use be allowed for one year, at which time the applicant must come back before the Planning Commission for either an additional one-year extension or install a permanent solution.

8. **Lot 1 of Reynosa Addition** **Lot Split**
602 Bella Vista Road *(LS21-0037)*
- The property is currently zoned DN-2, Downtown Medium Density Residential.
- A lot split of uplatted section land, creating new Lot 1 (+/- 0.374 acres), of Reynosa Addition.
- The plat dedicates various easements to serve the new lot and also dedicates a right-of-way along Bella Vista Road per the Master Street Plan requirements.

9. **Lots 4, 5, & 6 of Highland East Addition** **Lot Split**
7431 SW Lee Harris Road *(LS21-0041)*
- The property is currently zoned A-1, Agricultural, however, the proposed Lot 4 & Lot 6 are both on this agenda for a rezoning request to R-E, Residential Estate.
- A lot split of all of existing Lot 1, creating new Lot 4 (+/- 2.53 acres), Lot 5 (+/-5.33 acres), and Lot 6 (+/-2.62 acres), of Highland East Addition.
- The plat dedicates various easements to serve the new lots.
- The plat dedicates right-of-way along SW Lee Harris Road per the Master Street Plan requirements.

10. Lots 13 & 14, Block 5 of Bank's Addition **Lot Split**

110 SE 13th Street *(LS21-0051)*

- The property is currently zoned DE, Downtown Edge.
- A lot split of all of existing Lot 1, Block 5, and creating new Lot 13 (+/- 0.19 acres) and Lot 14 (+/-0.13 acres), Block 5 of Bank's Addition.
- The plat dedicates various easements to serve the new lots.
- Right-of-way along both SE 13th Street and SE Benton Street is adequate per the Master Street Plan requirements.

11. Lots 1 and 2 of Westwood Subdivision **Property Line Adjustment**

307 S Walton Boulevard (*PLA21-0036)*

- The property is currently zoned C-3, Mixed-Use Commercial, C-2, General Commercial, R-3, Medium-High Density Multifamily Residential, and R-1, Low Density Single-Family Residential.
- A property line adjustment of Lot 1 of Cherng Addition, Lots 15, 16, and 17 of West Side Addition, and unplatted land, creating new Lot 1 (+/- 8.30 acres) and Lot 2 (+/- 1.01 acres) of Westwood Subdivision.
- The plat dedicates an access easement along S Walton Boulevard to allow for cross access and also dedicates right-of-way along S Walton Boulevard and SW 3rd Street per the Master Street Plan requirements.

12. Lot 17, Block 1 of Lincoln and Rice Addition **Property Line Adjustment**

608 NE 2nd Street *(PLA21-0037)*

- The property is currently R-1, Residential Estate.
- A property line adjustment of all of existing Lot 5 and part of existing Lot 6 creating new Lot 17 (+/- 0.26 acres), Block 1 of Lincoln and Rice Addition.
- The plat dedicates a 15' wide utility and easement to serve the new lot and also dedicates a right-of-way along NE E Street per the Master Street Plan requirements.

13. Taco Bell **Large-Scale Development**

1200 SW Regional Airport Boulevard *(LSD21-0050)*

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the development of a 2,274 square foot, fast food restaurant with a maximum height of 25 feet.
- 19 parking spaces are required and 24 spaces are provided.
- Sidewalks, grading/drainage, and site amenities are per the requirements of the Land Development Code.
- Access to the project will be achieved through a shared access drive along the north side of the property that connects to SW Eden Brooke Street.
- The primary materials on the exterior of the building include Brick, Pre-Finished Architectural Metal Panels, and Glass.
- One waiver requested:
    - A waiver from Article 1100, Section 1400.06 Street frontage buffer landscaping required, which requires 1 shade tree per 20 linear feet of street frontage be planted in the street frontage buffer. Due to utility line conflicts, the applicant requests to place some of the required trees elsewhere on the site.
- If all department statuses do not reflect "APPROVED" or "PC ONLY" in Trakit by October 15th, then this item will not proceed to Planning Commission on October 19th.

14. Splash Car Wash **Large-Scale Development**

1005 South Walton Boulevard *(LSD21-0051)*

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the development of a 5,800 square feet, automated car wash with vacuum stations.
- 9 parking spaces are required and 23 spaces are provided. Adequate vehicle stacking has been provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a single, shared ingress/egress point onto South Walton Boulevard. Cross access is provided to the west and south to accommodate future developments.
- The primary materials on the exterior of the building include architectural metal panels, brick, and storefront glass.
- If all department statuses do not reflect "APPROVED" or "PC ONLY" in TrakIt by October 15th, then this item will not proceed to Planning Commission on October 19th.

15. Crystal Bridges Expansion Phase II **Large-Scale Development**

600 Museum Way *(LSD21-0053)*

- The subject property is currently zoned A-1, Agricultural.
- A Large-Scale Development proposing the expansion of Crystal Bridges Museum of American Art.
- Sidewalks, grading/drainage, and site amenities are per the requirements of the Land Development Code.
- NE A Street access will be limited to deliveries, emergency access, and pedestrians.
- The primary materials on the exterior of the building include concrete, metal, and glass.
- 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 October 19th.

16. Brier Hill Subdivision **Waiver**

Stormwater Management & Drainage Manual

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

- Stormwater Management and Drainage Manual - Section III 3.4.1 (3): *At changes in pipe sizes, match the soffits or crown of the two pipes at the same level rather than matching the flow lines.*
- The applicant states: The pipe crowns have been matched at changes in pipe sizes in all but one location. This is due to the existing connection to SW Featherston and cover requirements. Please refer to the applicant's narrative for additional information regarding this waiver request to these requirements.

17. SW 5th Street Neighborhood Mini Park **Waiver**

Offsite Improvements

SW 5th Street and SW F Street *(WAV21-0019)*

- The applicant requests a waiver from Article 1200, Section 1200.02(b), *Determining Necessity for Off-Site Improvements*, which states *Direct access to substandard streets. When a proposed subdivision has direct access to, or fronts on, an existing road or street which is below current standards, the developer shall be responsible for contributing his proportionate share of the cost of improving said street or road to existing city standards. The Planning Commission shall determine the developer's proportionate share of said costs in accordance with the provisions of Section 1200.1.*
- Please refer to the applicant's narrative for specific information regarding their waiver request to these requirements.

IV. Other Business

ORDINANCE STAFF REPORT

Code Update - 2021

PC Date: 10/5/2021
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Mngr

Type	Amendment
Code Impacted	Zoning Code & Land Development Code
Section(s)	Zoning Article 201 Definitions

http://www.bentonvillear.com/198/Code-Amendments

From time to time, staff reviews the existing development code for clarification, corrections, or updates to meet current conditions. The following outline is a summary of the key issues and the recommended changes. Staff requests approval of the proposed ordinance to Appendix A Zoning Code and Appendix B Land Development Code.

* = Code Diagnostic Recommendation

Appendix A ZONING CODE

1. Sec. 201.02 Definitions **Att. A, pg. 1-4**

The following definitions are proposed for amendment.

(a) *Alley* - consistency between both codes. *

(b) *Alternative Tower Structure* – remove to eliminate confusion with wireless communication tower.

(c) *Auto and Vehicle Sale and Rental* to amend from *mobile home* to *manufactured home.*

(d) *Basement* - consistency with Building Code.

(e) *Buffer* - eliminate regulatory language. *

(f) *Building* - consistency with Building Code.

(g) *Child care* - consistency with the state and federal regulations. *

(h) *Convenience store* - eliminate the size requirement.

(i) *Dwelling, Manufactured* - consistency with state and federal regulations.

(j) *Dwelling, Modular* - consistency with state and federal regulations.

(k) *Easement* - consistency between both codes. *

(l) *Garage, private* - differentiate it from a service garage.

(m) *Lot, corner* - consistency between both codes. *

(n) *Mini-warehouse storage*.

(o) *Mobile home* - consistency with state and federal regulations.

(p) *Open space* - consistency between both codes. *

(q) *Private garage* – eliminate regulatory language. *

(r) *Reclassification* - align with rezoning regulations.

(s) *Street* - consistency between both codes. *

(t) *Setback* - consistency between both codes. *

(u) *Story* - eliminate since it is not used in the code.

(v) Street – consistency between both codes.

(w) *Structure* - consistency with Building Code.

(x) *Wireless communications facility, small cell* - add to accommodate new technology. *

(y) *Yard* - consistency between both codes. *

(z) *Yard*, *front* - consistency between both codes. *

(aa) *Yard, rear* - consistency between both codes. *

(bb) *Yard, side* - consistency between both codes. *

2. Sec. 401.02 Classification of Districts **Att. A, Pg. 5**

(a) *C-3 Central Commercial* - correction to C-3, Mixed-Use Commercial

3. Sec. 401.05 Table of Uses **Att. A, pg. 5**

(a) *Child care* - revise for consistency with state and federal regulations. *

(b) *Multifamily residential and condominiums* – add as an allowed use in the C-2 district.

(c) *Retail and Office* – eliminate the 4,000 square foot size limitations.

4. Sec. 401.07-B Downtown Neighborhood (DN) districts regulations & Sec. 401.08-B Downtown (D) districts regulations **Att. A, pg. 6**

(a) DN-1 lot size – reduce lot area from 6,000 sq. ft. to 5,000 sq. ft. and lot width from 60' to 50' to allow for smaller, single family downtown lots.

5. Sec. 401.10 PUD, Planned Unit Development **Att A, pg. 6**

(a) Eliminate the minimum area requirement for PUD districts. Currently requires 10 acres.

6. Article 601 Use Regulations **Att. A, pg. 7-8**

(a) *Child Care* (601.07) for consistency with state regulations.

(b) *Outdoor and Mobile Food Vendors* (601.16) allowing for outdoor vendors in city parks upon authorization by the Parks and Recreation Director.

(c) *Wireless Communication Facilities* (601.27) – eliminate Subsection (d)(4) regarding leasing space on water towers, which is not allowed.

7. Article 801 Signs **Att. A, pg. 8-9**

(a) Clarify language for "property under construction" vs. "subdivision under construction."

(b) Allow walls signs for non-residential uses in the R-O, Residential Office district.

ORDINANCE STAFF REPORT

APPENDIX B LAND DEVELOPMENT CODE

8. Sec. 200.01 Definitions **Att. B, pg. 1-2**

The following definitions are proposed for amendment.

(a) *Access* - consistency between both codes. *

(b) *Alley* - consistency between both codes. *

(c) *Basement* - consistency with the Building Code.

(d) *Building* - add for consistency with the Building Code.

(e) *Buffer, perimeter landscape* – eliminate since it is explained in the regulations

(f) *Lot, reverse frontage* – eliminate since it is not used in the code.

(g) *Manufactured home* - consistency with state and federal regulations.*

(h) *Manufactured home park* - consistency with the state and federal regulations. *

(i) *Open space* - consistency between both codes.*

(j) *Setback* - consistency between both codes.*

(k) *Structure* - consistency with Building Code.

(l) *Variance* - consistency between both codes. *

(m) *Yard* - consistency between both codes. *

(n) *Yard*, *front* - consistency between both codes. *

(o) *Yard, rear* - consistency between both codes. *

(p) *Yard, side* - consistency between both codes. *

9. Sec. 300.04 Waivers **Att. B, pg. 3**

- *Review criteria* – revise to change from a negative to a positive. *

10. Sec. 500.06 Recording **Att. B, pg. 3**

- *Copies of final plat* – change from 10 to 1.

11. Sec. 900.02 Items to be Shown on Plat or Plan **Att. B, pg. 4**

- When a project is to be phased, a phasing plan is required at the time of large scale development submittal.

12. Sec. 1100.22 Downtown Neighborhood (DN) Districts Design Standards **Att. B, pg. 4**

- *Parking* – remove statement that garages, parking lots or designated parking spaces are prohibited in a corner side yard. This conflicts with (d)(2)(a) that establishes the setback for a corner side yard garage.

13. Sec. 1100.23 Downtown (D) Districts Design Standards **Att. B, pg. 4**

- *Parking* – require that the residential garage and parking requirements of the DN districts also apply to residential uses in the DC and DE districts.

14. Sec. 1100.24 Bentonville Municipal Airport Design Standards. **Att. B, pg. 5**

- *Architectural approval* - require Airport Advisory Board approval of building materials and colors.

ORDINANCE NO. _____

AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE APPENDIX A ZONING CODE AND APPENDIX B LAND DEVELOPMENT CODE.

WHEREAS, the City of Bentonville periodically reviews the Zoning Code and Land Development code to identify needs for clarification or updates to meet current conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That the Bentonville Municipal Code, *Appendix A Zoning Code* should be and the same is hereby amended with the following *Attachment A: Zoning Code Amendments*, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2. That the Bentonville Municipal Code, *Appendix B Land Development Code* should be and the same is hereby amended with the following *Attachment B: Land Development Code Amendments*, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2.That this ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this _____ day of _____, 2021.

APPROVED:

_____

Mayor Stephanie Orman

ATTEST:

_____

City Clerk

DRAFT

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 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*~~*:* Home-based work. ~~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.~~ Any occupation performed or business conducted by a resident within a residence that is clearly incidental to and secondary to the principal use of the structure for residential dwelling purposes.

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 401.02 Classification of Districts

4. *Commercial (C) districts*.
   a. C-1, Neighborhood Commercial
   b. C-2, General Commercial
   c. C-3, ~~Central~~ Mixed-Use Commercial

Sec. 401.05 Table of Uses

Residential	Use Regs.	A 1	R E	R 1	R2	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 - Condominium					●	●	●	●	●			●			●	●		●	●	●	●		
Dwelling—Multi-Family						●	●		●							●		●	●	●	●		

Services	Use Regs	A 1	R E	R 1	R 2	R 3	R 4	RC 2	RC 3	RM H	RZ L	R O	D N1	D N2	D N3	D N4	C 1	C 2	C 3	D C	D E	I 1	I 2
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	D N1	D N2	D N3	D N4	C 1	C 2	C 3	D C	D E	I 1	I 2
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%

Sec 401.10 PUD, Planned Unit Development

(b) ~~*Minimum area required for PUD districts*. The minimum lot area required for property proposed for a Planned Unit Development district shall be 10 acres.~~

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 801.13 Signs Allowed Without A Sign Permit

(b) Additional signs. In addition to any other allowed sign, the following signs may be installed, mounted and displayed without a sign permit when the current condition of the property meets any of the conditions below, subject to the corresponding rules and conditions. Maximum area is measured per sign face. Maximum height applies to freestanding signs only.

Property Condition	Land Use		Max. No.	Max. Area (sf)	Max Height (ft.)
	Res.	Nonres.			
Property Under Construction	●		1/street frontage of the lot	16	6
		●	1/street frontage of the lot or development ~~neighborhood or subdivision~~	32	12
Subdivision Under Construction	●	●	1/street frontage of the neighborhood or subdivision ~~lot or development~~	32	12
Property for Sale or Lease	●		1 freestanding/street frontage and 1 wall/dwelling unit	8	6
		●	1 freestanding/street frontage and 1 wall/lease space	32	8

DRAFT

Sec 801.15 Signs Allowed With A Sign Permit

The following signs may be installed, mounted, or placed on public display only pursuant to a duly authorized and issued sign permit, subject to the height, area and location regulations specified in this Section. A common signage plan is required in accordance with SEC. 801.09 Common Signage Plan. Erection of the following signs without a permit is a violation of this Section.

1. *Height and area regulations*.

Sign Type	ZONING								Use	No. Allowed	Max. Height	Max. Area (per sign face)
	A1,RE, R1, R2, R3, R4 RC-2, RC-3, PRD, DN1, DN2	RO	C1	C2	C3	DC, DE, DN3, DN4	I1 & I2	PUD				
Free-standing	●								Subdivision & Multifamily	2/street entrance	6 ft.	32 sq. ft.
	●	●	●		●				Non-residential	1/street frontage	6 ft.	32 sq. ft.
				●			●	●	Single tenant	1/street frontage	8 ft.	60 sq. ft.
				●			●	●	Multiple tenant	1/street frontage	12 ft.	100 sq. ft.
Wall	●	●							Residential	1/building	1 ft. above roof peak	4 sq. ft., non-illuminated
		●	●	●	●	●	●	●	Non-residential	No maximum number; however, the total area cumulative of all sign faces cannot exceed 15% of the wall area for the building, or suite if applicable.	1 ft. above roof peak	15% of wall area* (includes awning, canopy, window, door, projecting and roof signs) 25 sq. ft. min. allowed

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 properties~~ies~~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 areas 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 Zzoning ~~ordinance~~Code and ~~l~~Land ~~d~~Development ~~regulations~~Code 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 ~~ordinance~~code when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ~~ordinance~~code. (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. 900.02 Items to be Shown on Plat or Plan

The table below establishes the information and details required to be shown on all submittals for preliminary plats, final plats, large scale developments, planned developments and incidental subdivisions. The requirements for planned developments apply to planned unit developments (PUDs) and planned residential developments (PRDs). The requirement shall apply to the development type if a dot (●) is shown in the development type column.

Requirements	Preliminary Plat	Final Plat	Large-Scale Development	Planned Development	Incidental Subdivision
(e) Site specific information					
(28) For phased projects, a phasing plan with phased areas outlined and labeled with a phase number shall be required at the time of original submittal.			●		

Sec 1100.22 Downtown Neighborhood (DN) Districts Design Standards

(d) DN districts general site access and parking.

(1) *Parking location*.
- a. *Prohibited in front yards*. Garages, parking lots or designated parking spaces are prohibited in the front yard ~~and corner side yard~~.
- b. *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.
- c. *Detached garages*. Detached garages shall be located to the rear of the primary structure.

(2) *Parking setbacks*.
- a. *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.
- b. *Detached garages*. Detached garages must be separated from the primary structure by a minimum of 10'.
- c. *Garages with alley access*. Garages with alley access must be setback 8' from the alley.

Sec. 1100.23 Downtown (D) districts Design Standards

(l) Parking placement. Off-street parking shall be located behind or to the side of the primary building. On corner lots, parking drive shall not be located on arterial or collector streets, unless at the intersection of any combination of arterial and collector streets Parking drives are highly discouraged along arterial and collector streets and only allowed if there is no other option for access to parking areas. Off-site parking may be provided off-site within 600' or as shared parking. A shared parking agreement shall be provided to Planning for all residential use parking spaces. The standards for garages and parking for residential uses set forth in Sec. 1100.22 Downtown Neighborhood (DN) Districts Design Standards shall apply to residential uses in the DC and DE districts.

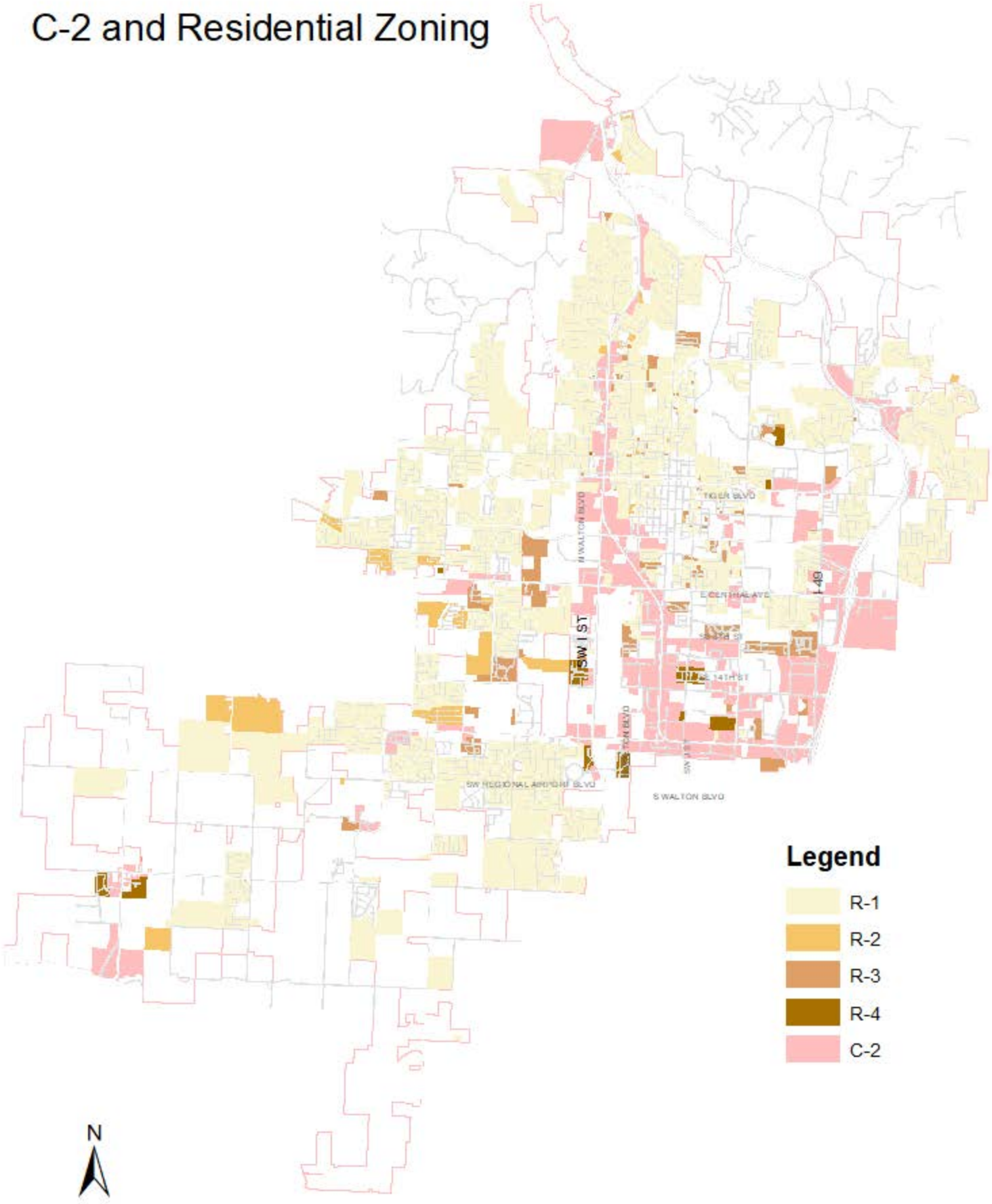
Sec 1100.24 Bentonville Municipal Airport Design Standards

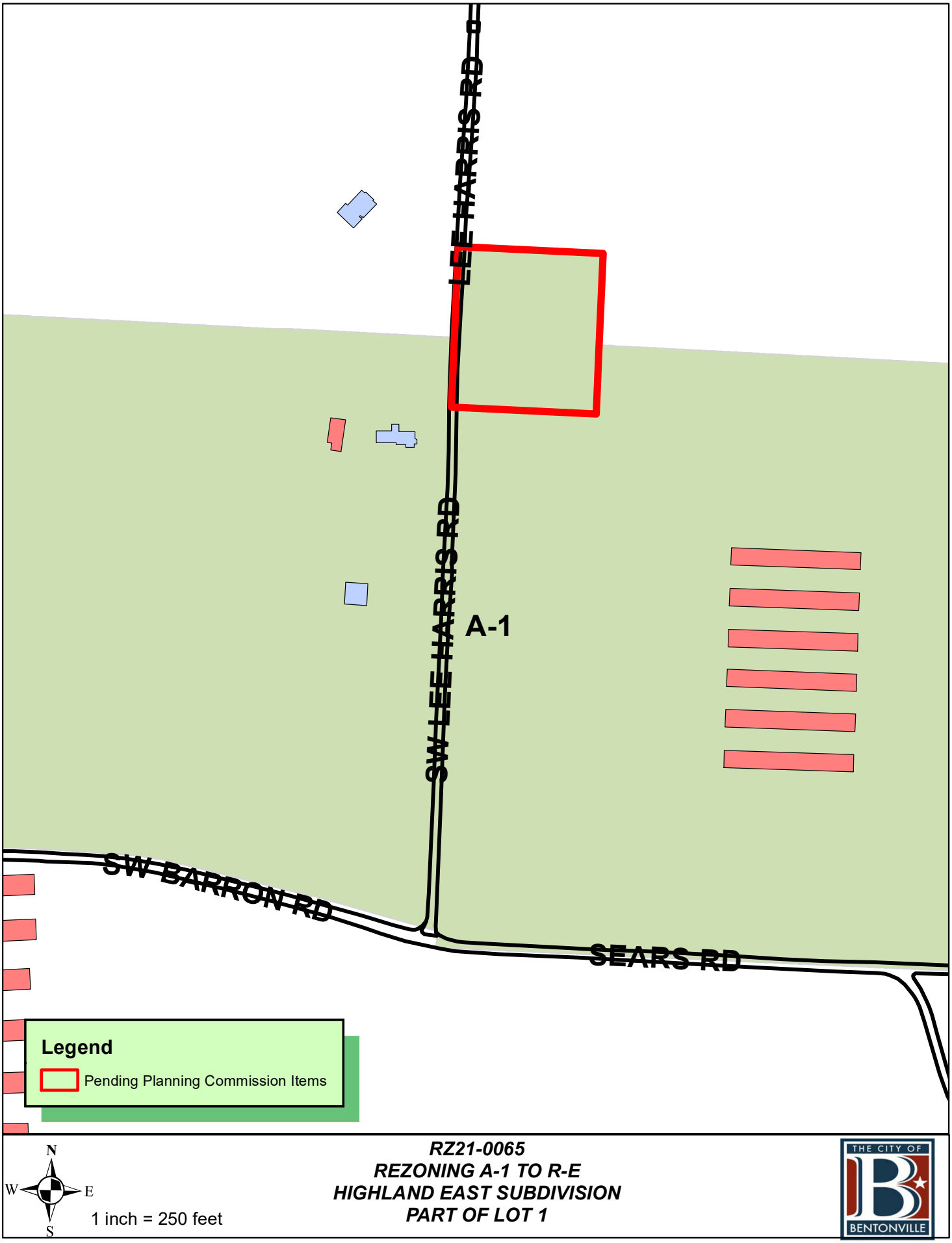
11. *Exterior materials*. The front, rear, and sides of all buildings and structures shall be constructed with materials approved by the ~~City of Bentonville~~Airport Advisory Board. Builders are encouraged to use sustainable materials, when possible.

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.

DRAFT

C-2 and Residential Zoning





RZ21-0065
REZONING A-1 TO R-E
HIGHLAND EAST SUBDIVISION
PART OF LOT 1

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

September 1, 2021

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

RE: Rezoning Application Narrative
7431 SW Lee Harris Road

On behalf of our client, we are submitting application materials to rezone approximately 5 acres along the east side of SW Lee Harris Road and approximately 650 feet north of Sears Road/SW Barron Road. This letter is intended to serve as the narrative required by the rezoning application checklist.

ESI has previously submitted a lot split for Lot 1 of the Highland East Addition (LS21-0041). The property to be rezoned is shown as New Lot 4 and New Lot 5 of the lot split.

All of Lot 1 (including New Lot 4, New Lot 5, and New Lot 6) is currently in the A-1 (Agricultural) zoning district. New Lot 5 will remain in the A-1 district. We request that New Lot 4 and New Lot 6 be rezoned from A-1 to R-E (Residential Estate) zoning district. The rezoning is required because New 4 and New Lot 6 will be smaller than the A-1 district requires.

The proposed use for the property following rezoning and lot split is single family residential estate lots in line with the requirements and purpose of the R-E district. One lot is currently under contract to be sold. The large residential lots will be in conformance with the surrounding area, which includes a mix of agricultural and low density residential uses. Much of the surrounding area is outside Bentonville's municipal limits.

Due to the large size of the lots and small number of residential units allowed on this property, no discernable impact to traffic is anticipated.

No signage associated with the rezoning or lot split is proposed.

No significant or adverse change to the area's appearance is anticipated.

Public water and sewer infrastructure are not available in this area. All lots will utilize individual on-site septic systems and private wells.

Thank you for your consideration of this application. Please let us know if you have any questions or need any additional materials.

Sincerely,

Daniel Lazenby

Residential Estates

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.

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

R-E, Residential Estate District

The R-E District is an extremely low density residential district designed to provide for maximum privacy through the use of open spaces, permit the keeping of animals, specifically approved by the Planning Commission, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet 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-E	All	87,120 (2 acres)	-	100’	10%	15%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-E	All	30’	30’	30’	30’

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	1,000 sq. ft.	1,000 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7’	7’	As required by the district
Rear setback	7’	7’	As required by the district

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

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

R-E, Residential Estate District

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.

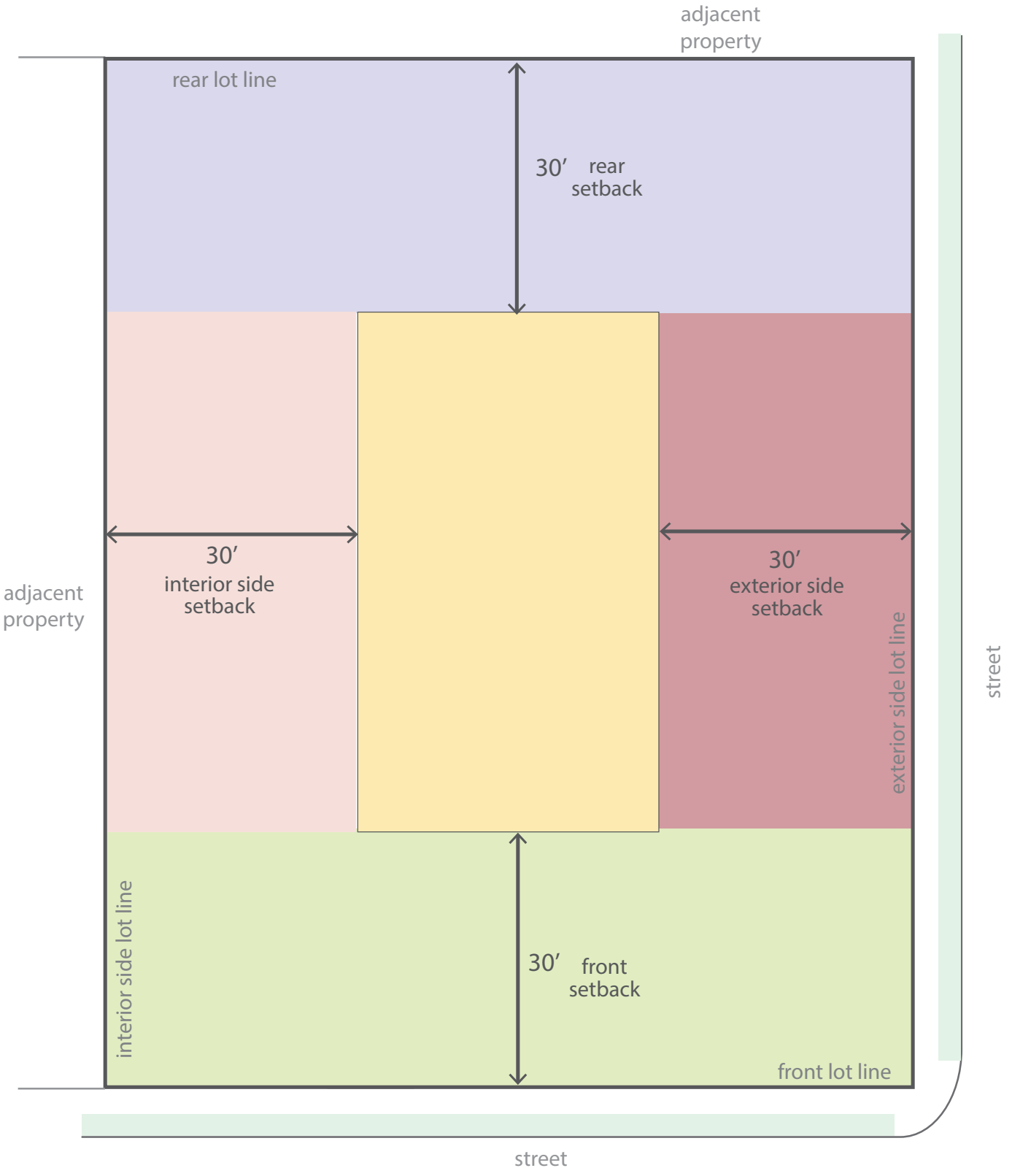
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken, hobby Community garden Greenhouse **Residential** Dwelling - single family **Recreation, Education & Assembly** Library Park - community Park - mini Park - neighborhood **Services** Child care - residential (4 children)	**Agriculture and Animals** Animal - farm Botanical garden Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** 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 Public safety services **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Apiculture **Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory - nonresidential

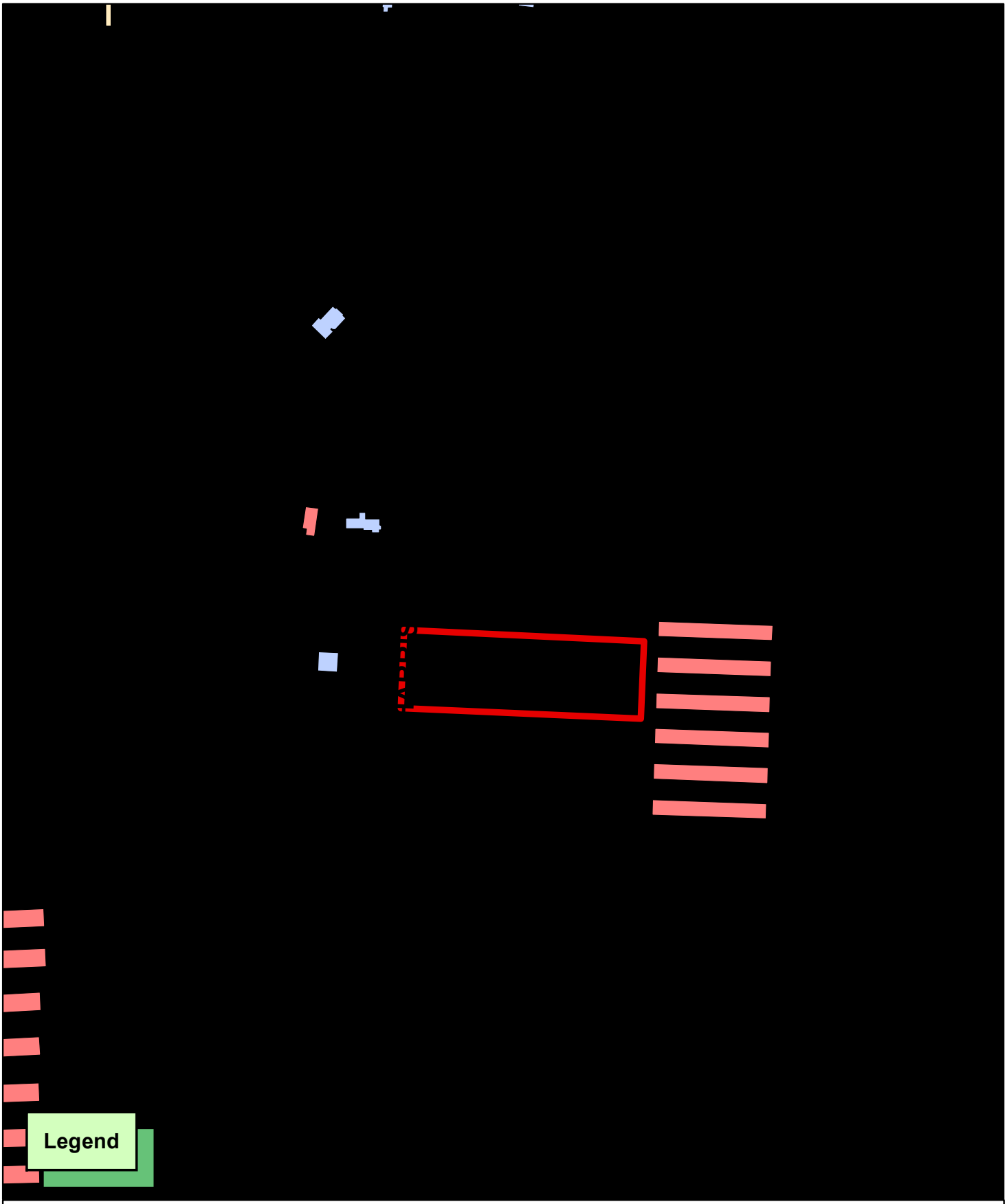
Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-E, Residential Estate

Setback Illustration



Updated May 2020



N
W E
S

1 inch = 300 feet

RZ21-0070
REZONING A-1 TO R-E
LEE HARRIS RD NEW LOT 6

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

September 23, 2021

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

RE: Rezoning Application Narrative
7431 SW Lee Harris Road – New Lot 6

On behalf of our client, we are submitting application materials to rezone approximately 2.62 acres along the east side of SW Lee Harris Road and approximately 650 feet north of Sears Road/SW Barron Road. This letter is intended to serve as the narrative required by the rezoning application checklist.

ESI has previously submitted a lot split for Lot 1 of the Highland East Addition (LS21-0041). The property to be rezoned is shown as New Lot 6 of the proposed lot split.

New Lot 6 is currently in the A-1 (Agricultural) zoning district. We request that that New Lot 6 be rezoned from A-1 to R-E (Residential Estate) zoning district because the proposed lot size is smaller than the minimum size allowed in the A-1 district.

The proposed use for the property following rezoning and lot split is single family residential estate lot in line with the requirements and purpose of the R-E district. This large residential lot will be in conformance with the surrounding area, which includes a mix of agricultural and low density residential uses. Much of the surrounding area is outside Bentonville's municipal limits.

Due to the large size of the lot and low density of development allowed in the requested district, no discernable impact to traffic is anticipated.

No signage associated with the rezoning or lot split is proposed.

No significant or adverse change to the area's appearance is anticipated.

Public water and sewer infrastructure are not available in this area. All lots will utilize individual on-site septic systems and private wells.

Thank you for your consideration of this application. Please let us know if you have any questions or need any additional materials.

Sincerely,



Daniel Lazenby

Residential Estates

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.

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

R-E, Residential Estate District

The R-E District is an extremely low density residential district designed to provide for maximum privacy through the use of open spaces, permit the keeping of animals, specifically approved by the Planning Commission, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet 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-E	All	87,120 (2 acres)	-	100’	10%	15%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-E	All	30’	30’	30’	30’

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	1,000 sq. ft.	1,000 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7’	7’	As required by the district
Rear setback	7’	7’	As required by the district

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

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

R-E, Residential Estate District

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.

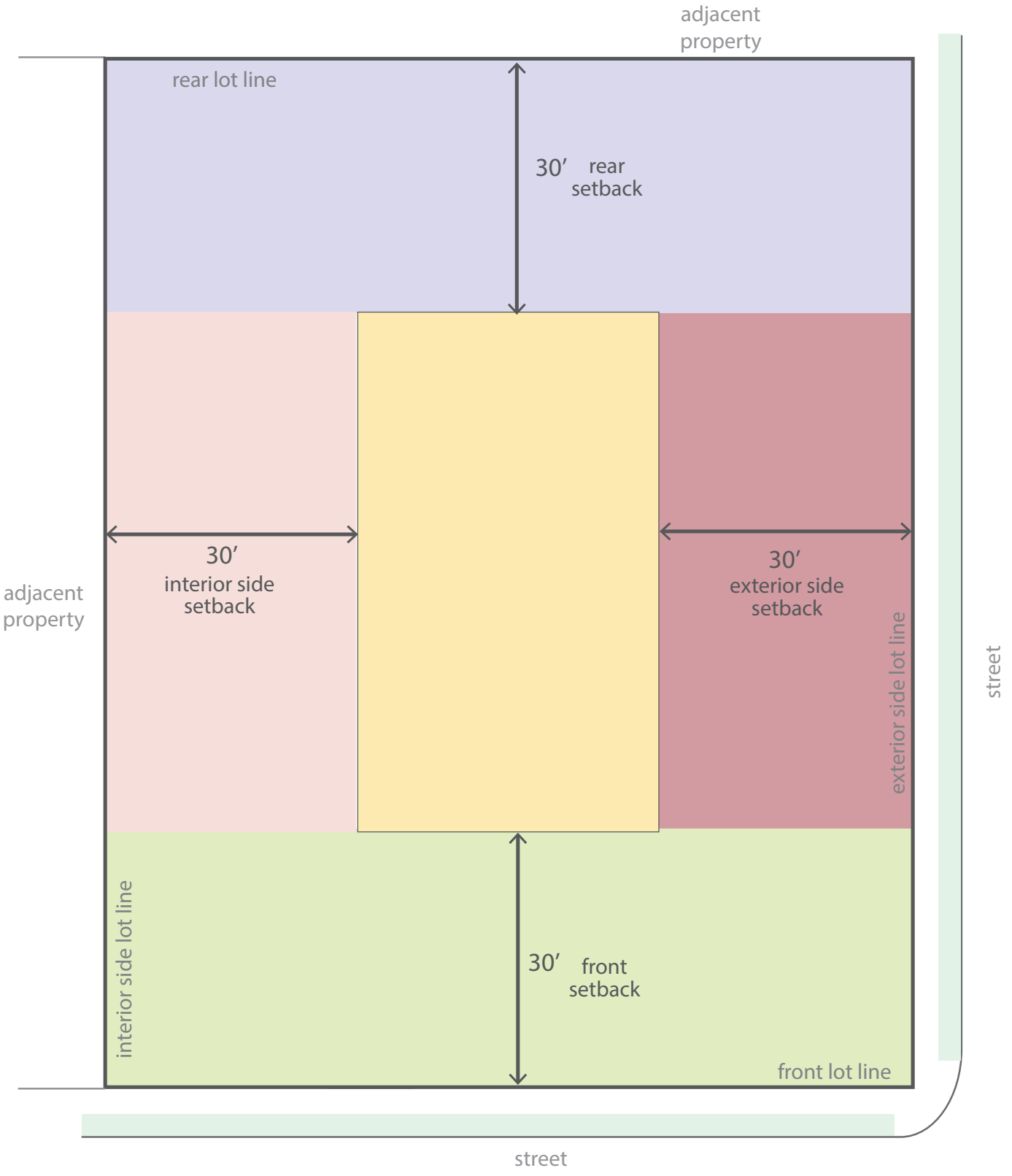
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken, hobby Community garden Greenhouse **Residential** Dwelling - single family **Recreation, Education & Assembly** Library Park - community Park - mini Park - neighborhood **Services** Child care - residential (4 children)	**Agriculture and Animals** Animal - farm Botanical garden Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** 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 Public safety services **Transportation / Utilities** Utility facility Wireless communication facility (cell towers) **Other** Temporary uses	**Agriculture and Animals** Apiculture **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-E, Residential Estate

Setback Illustration



Updated May 2020



N
W E
S

1 inch = 150 feet

RZ21-0066
REZONING R-1 TO DN-2
HAPPY HOME SUBDIVISION
LOTS 25

813 Bella Vista Road Rezone Narrative

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

Explanation: Heartland Advisors, LLC proposes to rezone the property located at 813 Bella Vista Road (parcel ID 01-02787-000) from R1 to DN2.

Reason to Rezone: A rezone from R1 to DN2 would allow for Heartland Advisors to pursue a future lot split with a zoning designation that has less restrictive lot width and set-back requirements. Currently, the property is zoned R1 and serves as a single-family residence with a minimum 60' lot width requirement. A successful rezone to DN2 would allow for the creation of three 40'-50' wide lots with frontage on Bella Vista Road and NW 10th Street vs. the current two lots that would be allowed in R1. A DN2 zoning designation would allow for a total of three lots on the .34-acre parcel and the building of single-family homes. A deed-restriction to build single family only will be sought prior to the sale of any lot. The building on three smaller lots would put homes at a more attainable price point vs. building two larger single-family homes.
Current R1: Min. Lot Width- 60', Setbacks- front 20', interior 7', exterior 20', rear 25'
Proposed DN2: Min Lot Width- 50' no alley access, 40' alley access, Setbacks- front 12'-25', interior 0'-7', exterior 12'-25', rear 25'.

Statement of how the property will relate to surrounding properties: This property borders a single-family neighborhood with single family directly to the west and to the east on the opposite side of the schools. The future land use designation is Low Density Residential. Heartland Advisors, LLC is requesting an amendment to the Future Land Use Plan to mirror that of the single-family dwellings to the east on NW D that have a Future Land Use Designation of Medium Density.

Current Designation: Low Density Residential
Requested Amended Designation: Medium Density Residential
A land use plan amendment would allow for a rezone to DN2 to allow for 40'-50' lots vs. the current 60' required in the zoning regulations. While we understand a rezone to DN2 could set an unintended precedent for this area, we are only requesting this designation to the parcel lying directly adjacent to Bella Vista Road and would be open to a deed restricting the property to only allow for single family buildings.

Use: The use of the .34-acre lot will remain single family residential while increasing the number of homes from two to up to three.

Traffic: The additional residential dwellings 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 and the multiple trail systems.

Signage: None proposed at this time.

Appearance: There are currently no development plans in place for the lot, however, any development by the current owners, Heartland Advisors, LLC, will conform to the City of Bentonville design standards.

Water/ Sewer/ Electric: On-Site

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.

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

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

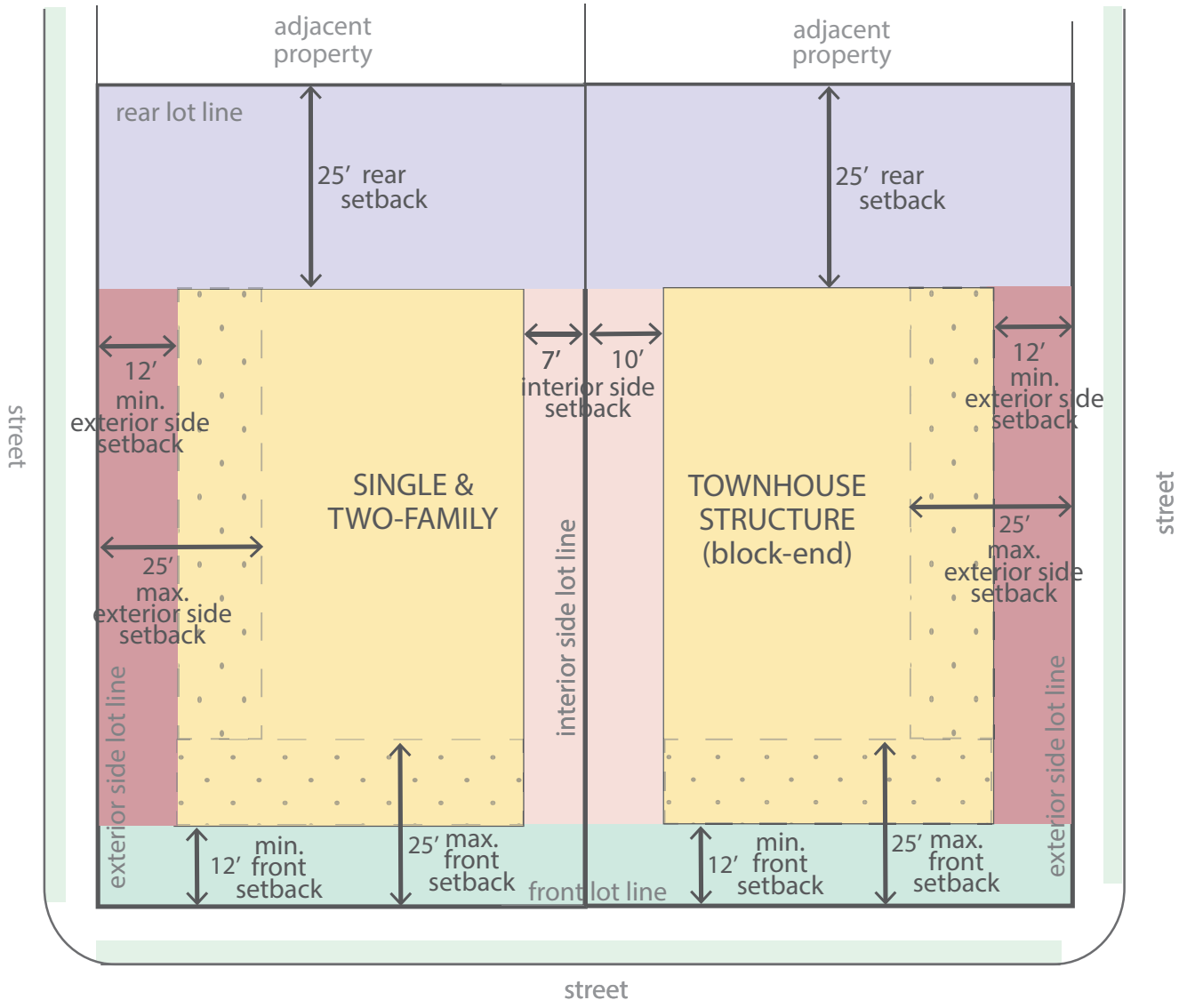
Land Uses:

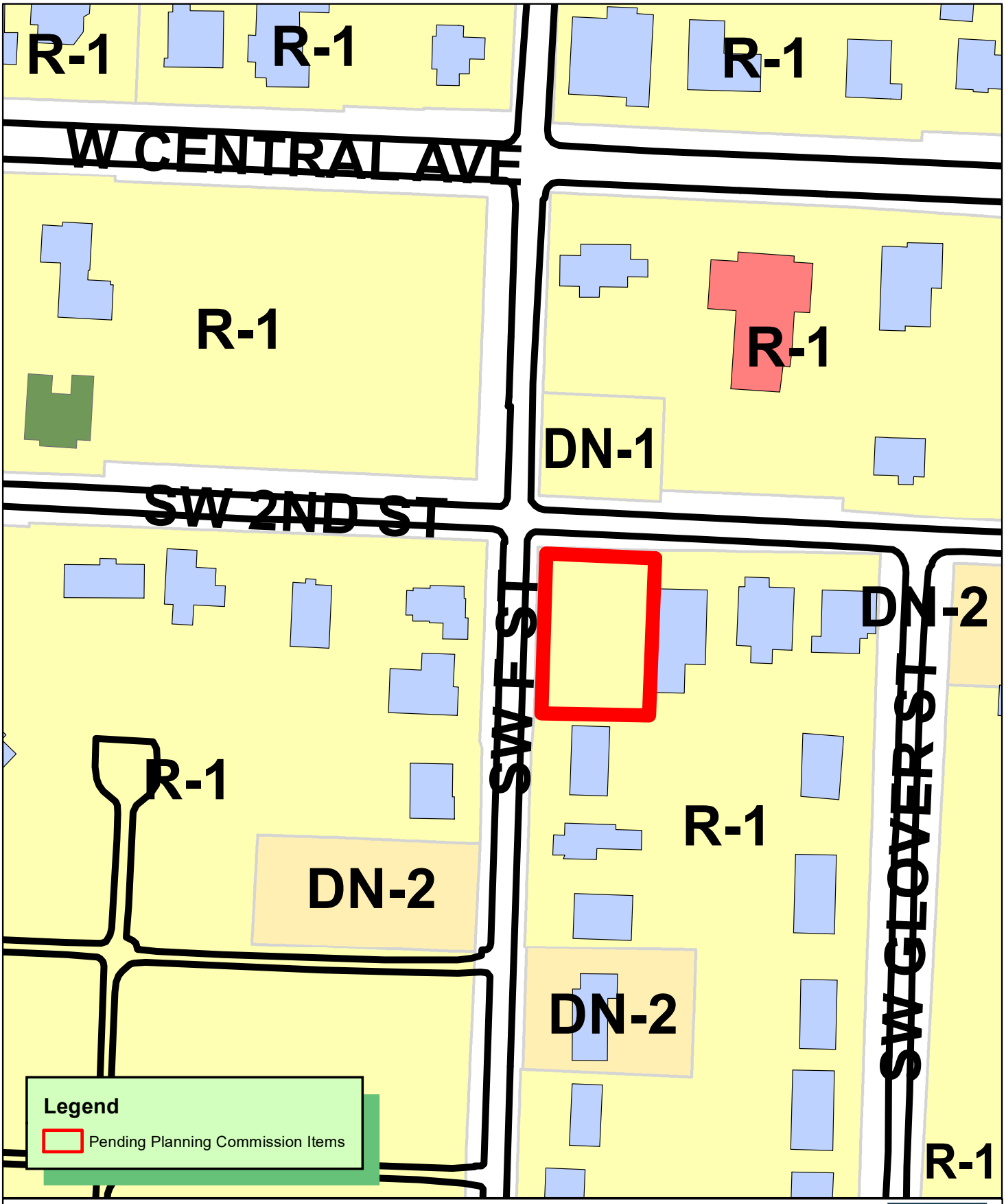
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care - residential (4 children)	**Agriculture and Animals** 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.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-2, Downtown Medium Density Residential

Setback Illustration





RZ21-0067
REZONING R-1 TO DN-1
CLARKS ADDITION
LOT 1A

THE CITY OF BENTONVILLE

201 SW F Street Rezone Narrative

Current Zoning Designation: R1- Single Family Residential
Proposed Zoning Designation: DN1- Downtown Low Density Residential

Explanation: Nick and Chanika Ogle propose to rezone the property located at 201 SW F Street (Parcel ID: 01-01668-000) from R1 to DN1 in order to allow enough room for their house to fit on the lot.

Reason to Rezone: The Ogle's have designed their house around the existing cellar on the property. The existing cellar is 2 feet outside of what R1 zoning will allow. Rezoning to DN1 will allow the house to be built over the existing cellar.

Statement of how the property will relate to surrounding properties: The Ogle's residential property will fit in form and scale outlined by the City of Bentonville DN1 building standards. This rezoning aligns with current rezoning efforts in Downtown Bentonville to save historic aspects on a property. The house itself will be a single-family residence in alignment with surrounding homes.

Use: The lot will be used to build a 4,600 sq ft single-family home with a wine cellar, dip pool, beautiful landscaping, and other features consistent with a beautiful home in Downtown Bentonville.

Traffic: The change from R1 to DN! should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with the new sidewalk on both 2nd and F streets.

Signage: None proposed at this time.

Appearance: The design is best described as modern classic with a little 'farmhouse' flare. It will be white brick with red cedar accents, large windows and doors, copper guttering, and black medal railing.

Water/ Sewer/ Electric: On-site.

NOTICE OF INTENT TO REZONE

Nick & Chanika Ogle has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential to DN-1, Downtown Low-density Residential

The legal description of the property is as follows:

Lot 1-A of the replat of a Part of Lots 1 and 12, Clark's Addition, Bentonville, Benton County, Arkansas as shown in Plat Record 21 at page 102.

The common description of the property is: 201 SW F St. Bentonville, AR 7271

Proposed land use: Single family home.

The public hearing will be held October 19th, 20 21 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

_____

_____

_____

Signature and Physical Address 107 SW F St

Signature and Physical Address 107 SW "F"

NOTICE OF INTENT TO REZONE

Nick & Chanika Ogle has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1, Single-family Residential to DN-1, Downtown Low-density Residential

The legal description of the property is as follows:

Lot 1-A of the replat of a Part of Lots 1 and 12, Clark's Addition, Bentonville, Benton County, Arkansas as shown in Plat Record 21 at page 102.

The common description of the property is: 201 SW F St. Bentonville, AR 7271

Proposed land use: Single family home.

The public hearing will be held October 19th, 20 21 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

Kelsey Mi. 205 SW F St
Signature and Physical Address

205 SW F St
Signature and Physical Address

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

DN-1, Downtown Low Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Setback Standards:

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

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

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

DN-1, Downtown Low Density Residential

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

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

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

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

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

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

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

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

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

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

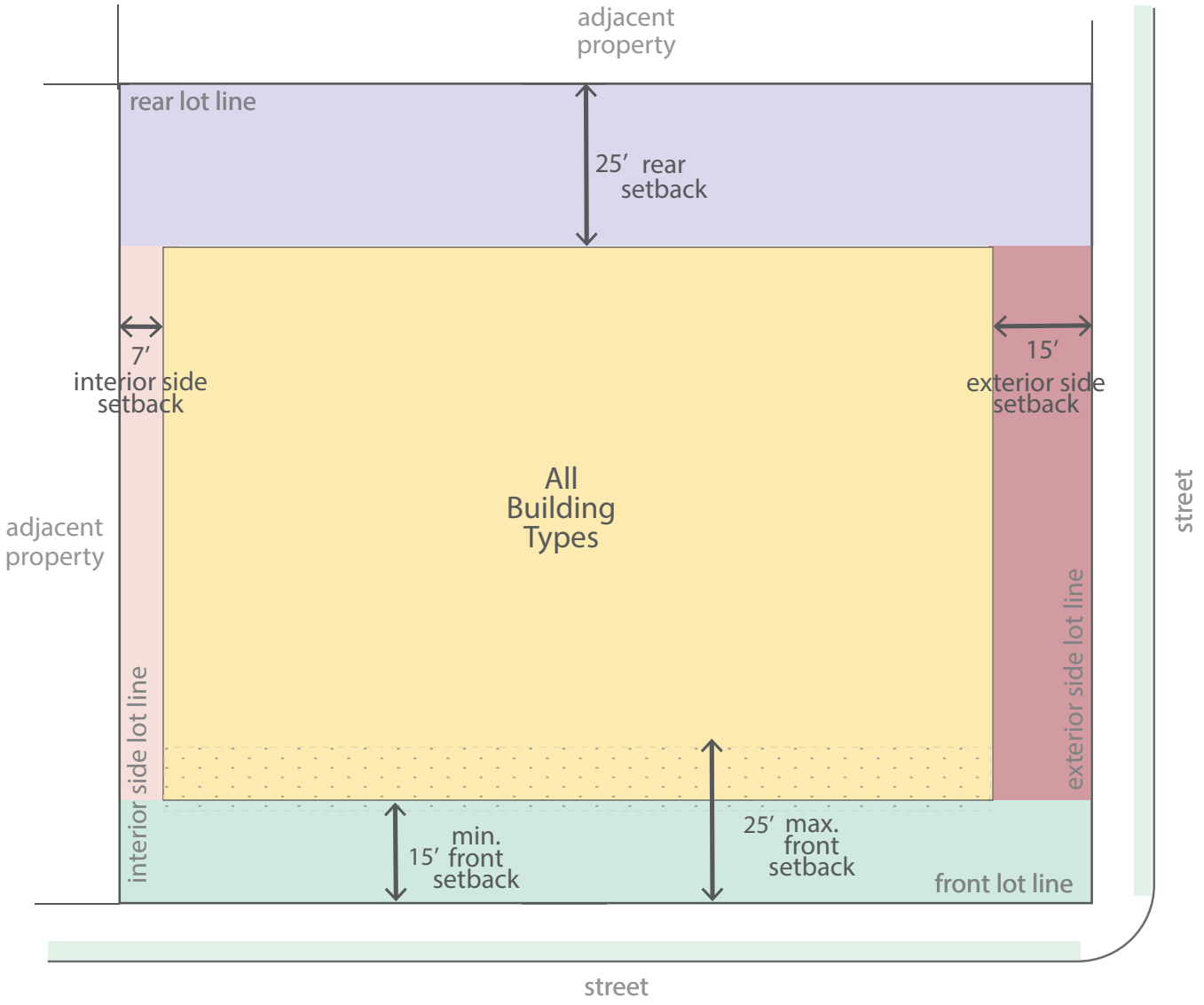
Land Uses:

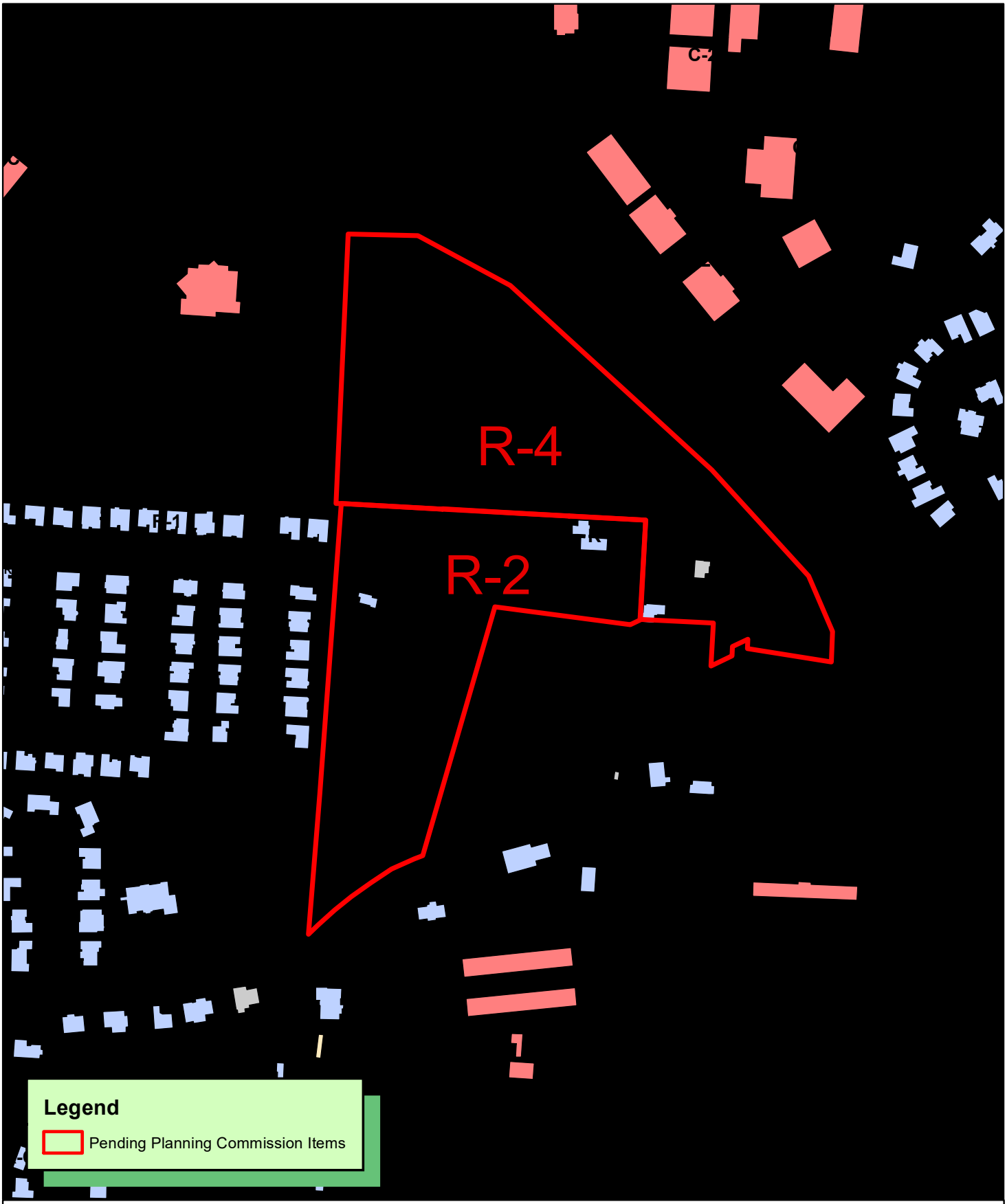
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular **Recreation, Education & Assembly** Park - mini Park – neighborhood **Services** Child care - residential (4 children)	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly**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

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

DN-1, Downtown Low Density Residential

Setback Illustration





N
W E
S

1 inch = 300 feet

RZ21-0068
REZONING A-1 & R-1 TO R-2 & R-4
NAME AND OR ADDRESS
DESHIELDS

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

September 13, 2021

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

RE: DeShields Property Rezoning

Dear Planning Commission:

Please accept this narrative letter for consideration of rezoning the following Benton County parcels:

01-00298-000, 01-00296-000 and 01-00293-000 Currently A-1 Proposed R-2

01-00260-000, 01-00256-000, 01-00262-000, and 01-00254-000 Currently A-1 Proposed R-4

01-00291-000 Currently R-1 Proposed R-2

Total acreage: 22.4

Pending approval of this rezoning request, a proposed development plan will be submitted addressing details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district.

An increase of traffic can be expected from proposed development since the land is currently undeveloped, however; the adjoining arterial streets are fully developed and functional for conveyance of traffic. All necessary utilities for the proposed development are available on or by adjacent easement to the subject tract.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.
Dustin Riley, PS
Program Manager

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

September 14, 2021

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

RE: DeShields Rezone

Dear Planning Commission:

Please accept this narrative letter to satisfy the requirements of Ordinance 2021-94 regarding rezoning requests when such request is inconsistent with the future land use plan map.

On behalf of the DeShields Family, CEI has submitted a request for rezoning:

01-00298-000, 01-00296-000 and 01-00293-000 Currently A-1 Proposed R-2

01-00260-000, 01-00256-000, 01-00262-000, and 01-00254-000 Currently A-1 Proposed R-4

01-00291-000 Currently R-1 Proposed R-2

Total acreage: 22.4

This future land use map currently indicates Residential Estate for the property while the requested zoning would require Medium-Density Residential and High-Density Residential land use to be consistent.

If the commission finds the rezoning request in keeping with the highest and best use of the land, we also ask for the land use plan to be amended to reflect Medium-Density and High-Density Residential use for consistency with that zoning.

Thank you for your time and consideration in this matter.

Respectfully submitted,
CEI Engineering Associates, Inc.
Dustin Riley, PS
Program Manager

NOTICE OF INTENT TO REZONE

The DeShields Family Trust has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

A-1 (Agriculture) & R-1 (Single Family Residential) to R-2 (Duplex & Patio Home) & R-4 (High-Density Residential)

The legal description of the property is as follows:

See attached descriptions

The common description of the property is: Crooked Road, 500 Crooked Road, 503 Crooked Road, 201 Crooked Road

Proposed land use: Duplex & Patio Home & High-Density Residential

The public hearing will be held October 19th, 20 21 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☑ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

As representative of Catalyst Church, 500 people and nearly 200 families, we support this move to Rezone. Thank you. Nate Sweeney

Signature and Physical Address

2812 E. Central

Signature and Physical Address

Catalyst Church Directional Leader

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.

High Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

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.

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

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.

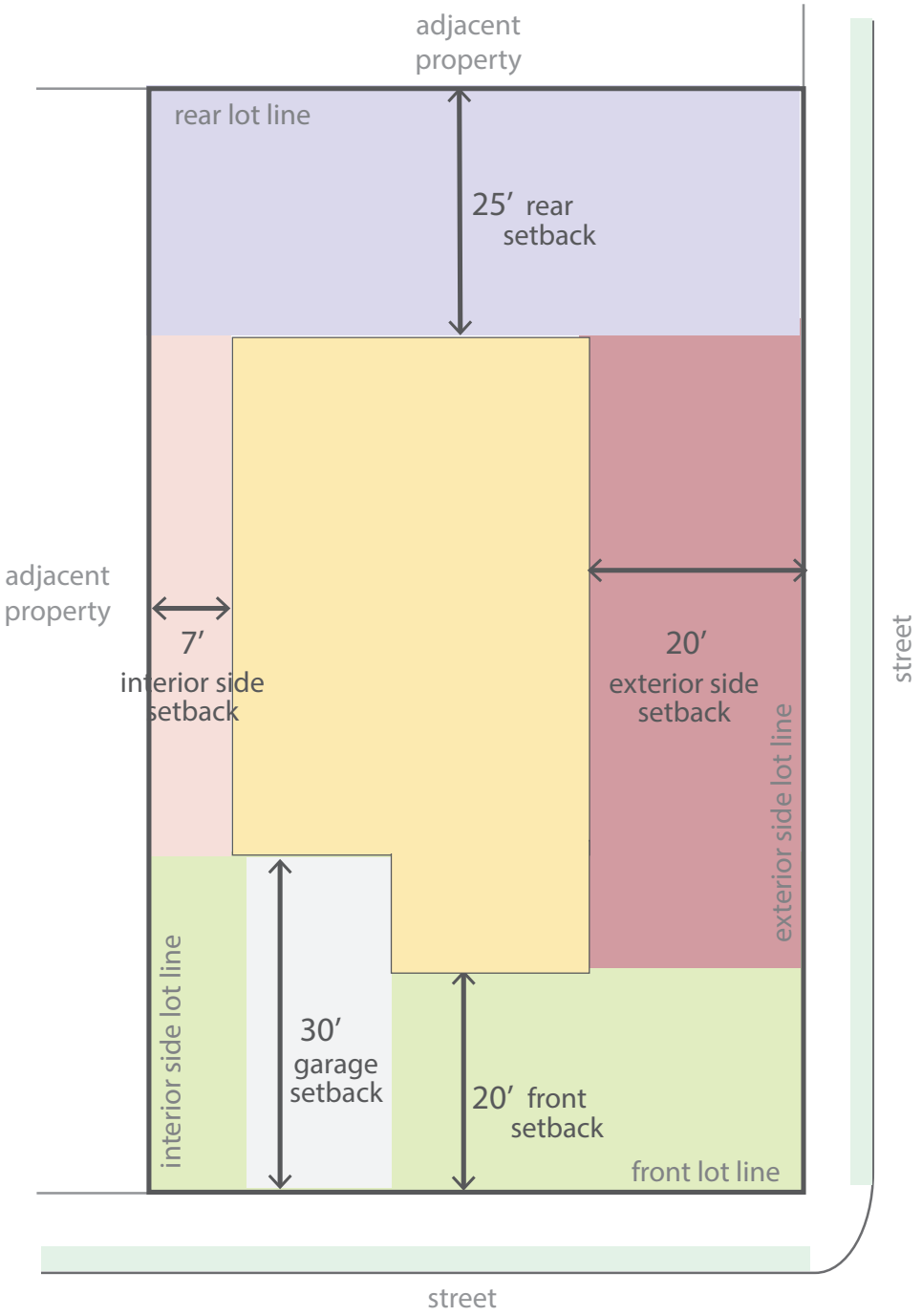
Land Uses:

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

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 & Townhome Residential

Setback Illustration



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

R-4, High Density Multifamily Residential

The R-4 District is established in order to provide high-density residential development. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts. Within this district, buildings, structures or uses having commercial characteristics and not planned as a main part of the total development shall be excluded.

Maximum Height Allowed: 50 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet at building line

Lot and Area Standards:

	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
District	Two-family	5,000	-	50’	50%	55%
	Townhouse unit	2,000	-	20’	-	-
	Townhouse structure	6,000	2,000	60’	65%	70%
	Multi-family	10,000	800	100’	50%	55%
	All others not listed	10,000	-	100’	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-4	All	20’	10’, 30’ when adjacent to single-family	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.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-4, 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.

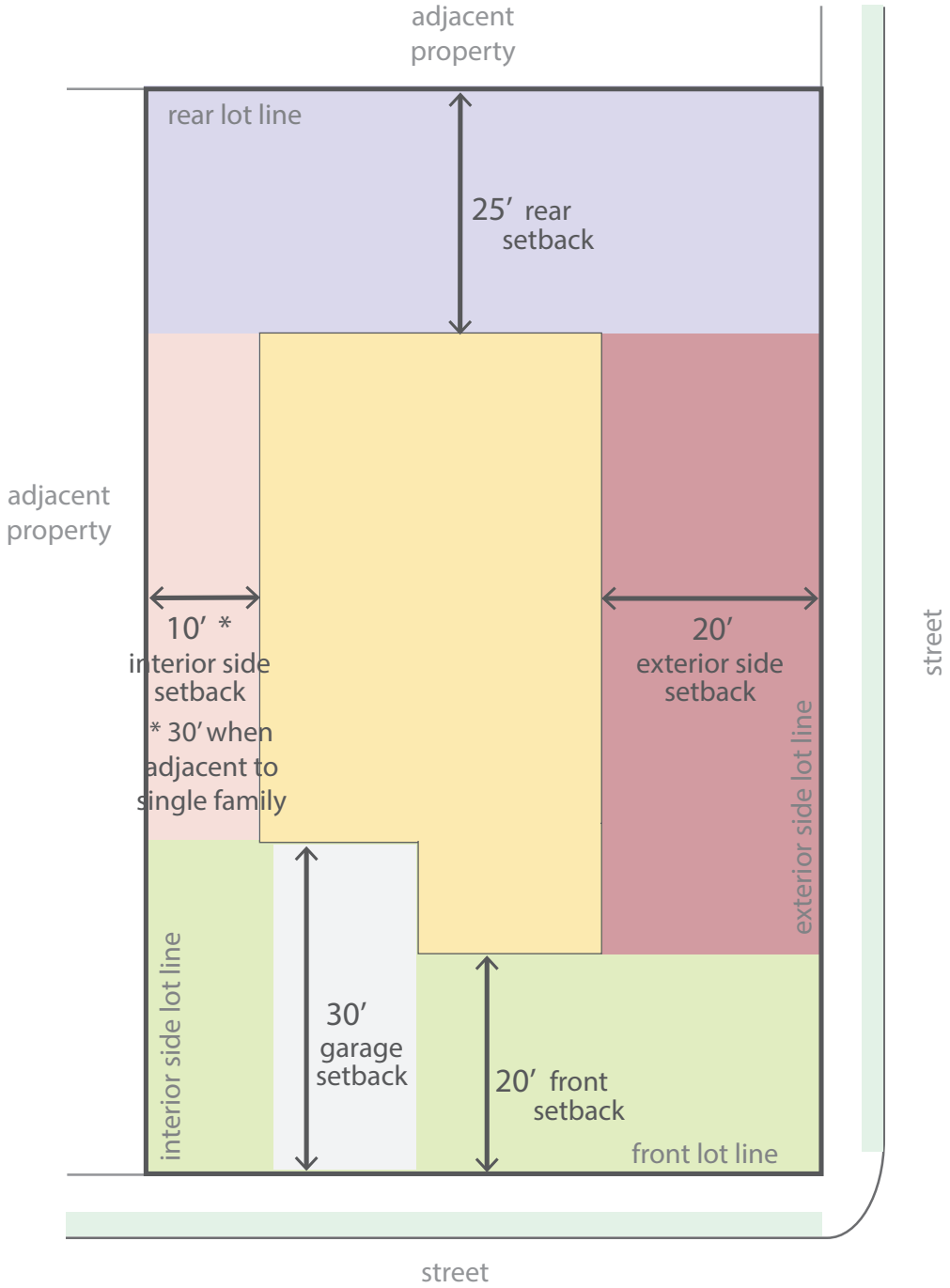
Land Uses:

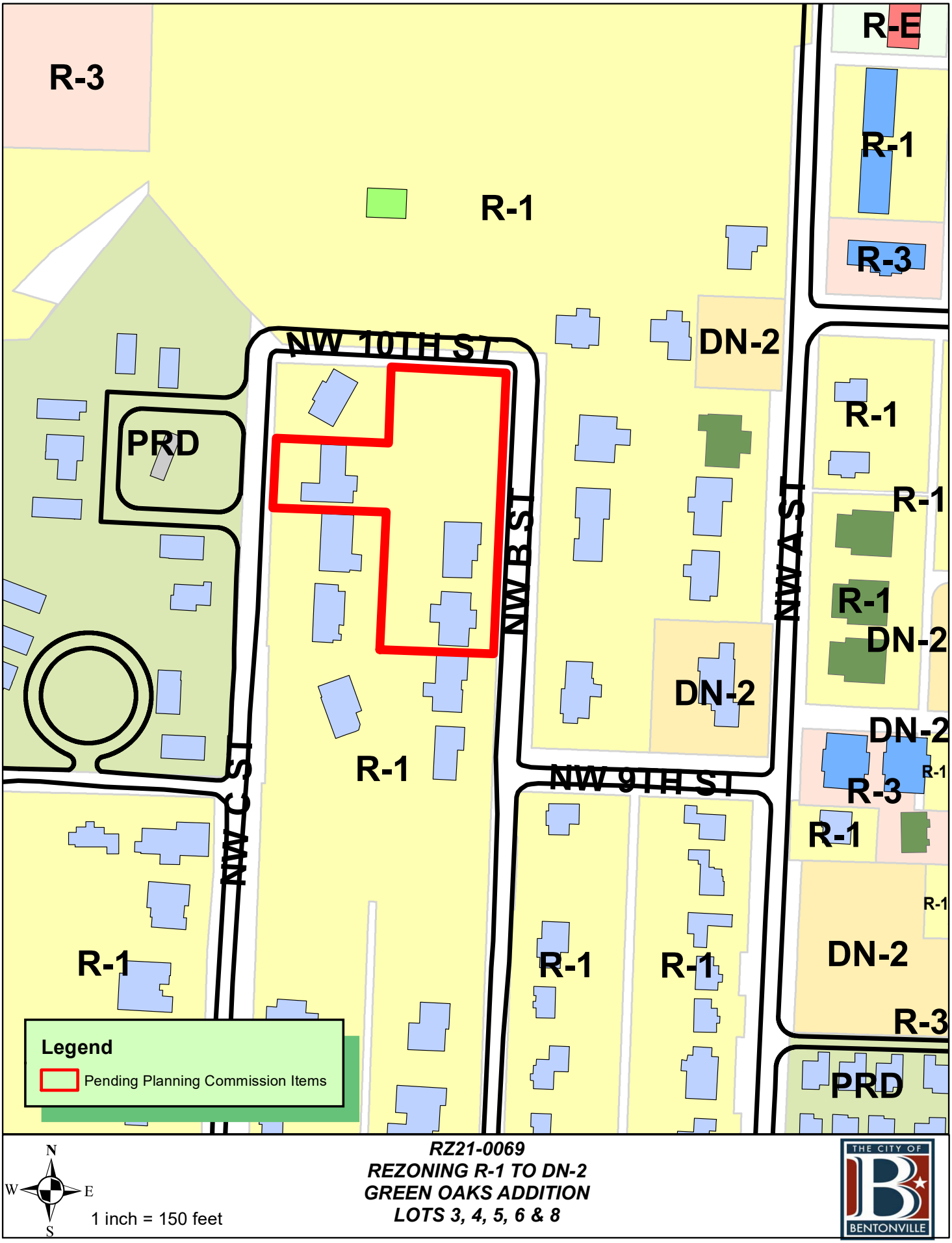
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Retail** Mobile food vendor **Services** Child care - residential (4 children)	**Agriculture and Animals** Botanical garden Urban farm **Residential** Home occupation - type b **Recreation, Education & 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	**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-4, High Density Multifamily Residential

Setback Illustration




R-3
R-E
R-1
R-1
R-3
NW 10TH ST
DN-2
PRD
R-1
R-1
NW B ST
NW A ST
R-1
DN-2
DN-2
DN-2
R-1
NW 9TH ST
R-3
R-1
NW C ST
R-1
R-1
R-1
R-1
DN-2
R-3
PRD
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
RZ21-0069
REZONING R-1 TO DN-2
GREEN OAKS ADDITION
LOTS 3, 4, 5, 6 & 8
THE CITY OF
BENTONVILLE

NARRATIVE.

Current zoning is R-1 and requesting a rezoning to DN-2, which fits into the future use plan for our area. Current owners are entities owned wholly by Beau S Barrett and Kourtney F Barrett Family Trust. No sales are proposed at this time.

Reason (for non-owner occupied): The subject property has been acquired for the purpose of renovating, improving the value and aesthetics of the neighborhood, as well as add additional ADU units for rental income. The current zoning will not allow the Barrett's to place an ADU behind the home and generate income without being owner occupied. DN-2 will allow for the additional ADU units to be leased out without the Barrett's occupying the main residence.

Reason (owner occupied): The Barrett's purchased the home at 301 10th street and demolished when the major water intrusion issues could not be resolved. The Barrett's plan on building a home on the corner of NW 10th and B streets. The design requires parts of the house to be closer than the 20' R-1 setback requirement. Barrett's are requesting a DN2 zoning to be allowed to take advantage of the 12' setbacks associated with DN-2.

The property will conform to the adjacent residential properties and will be renovated to improve aesthetics and overall appeal of the neighborhood. The only differentiating factor will be the ADU in the back of the homes.

Use will be for single family residential.

Traffic impact...None.

No Signage

Appearance will be in keeping with surrounding properties.

Water and Sewer is available.

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

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

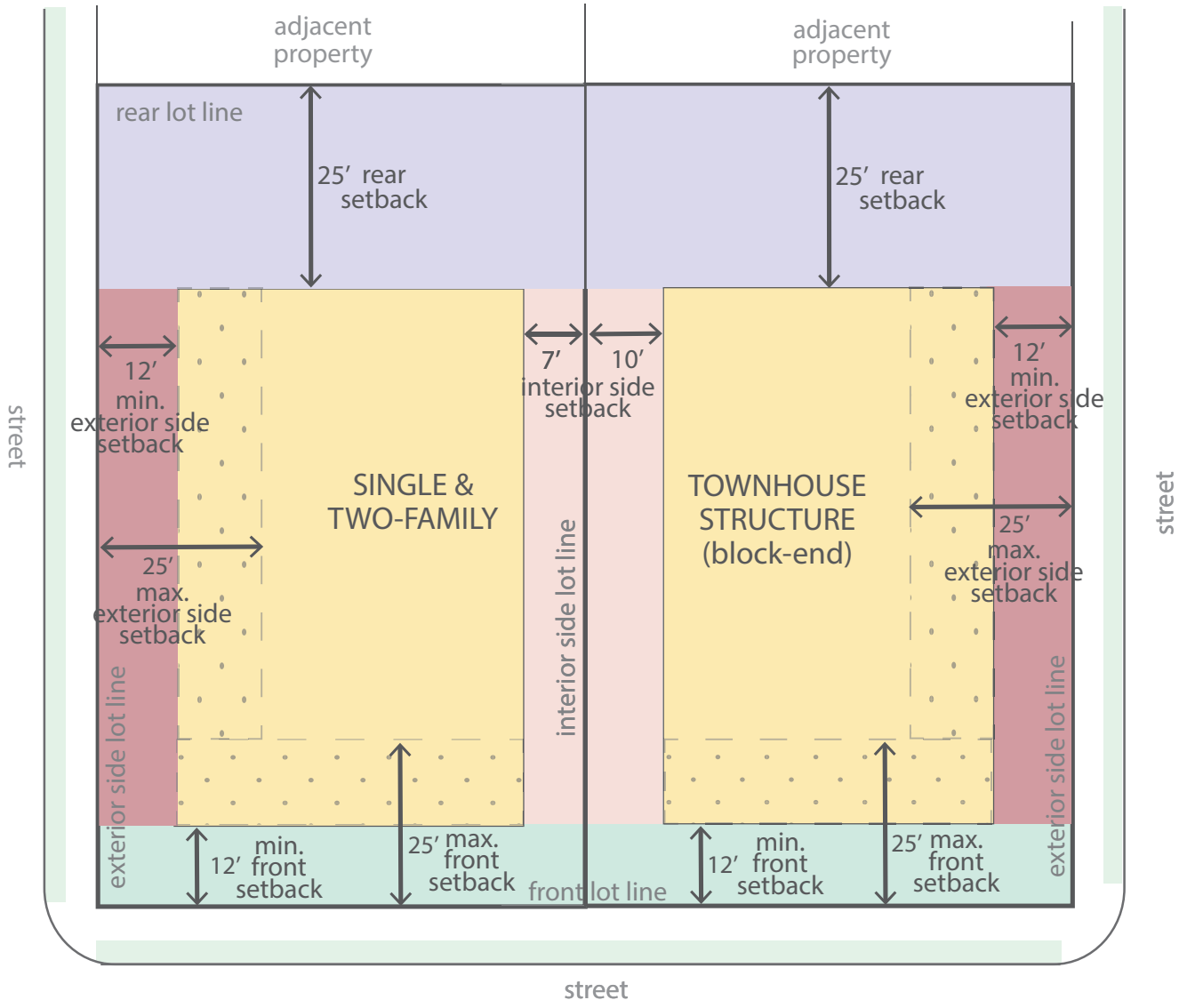
Land Uses:

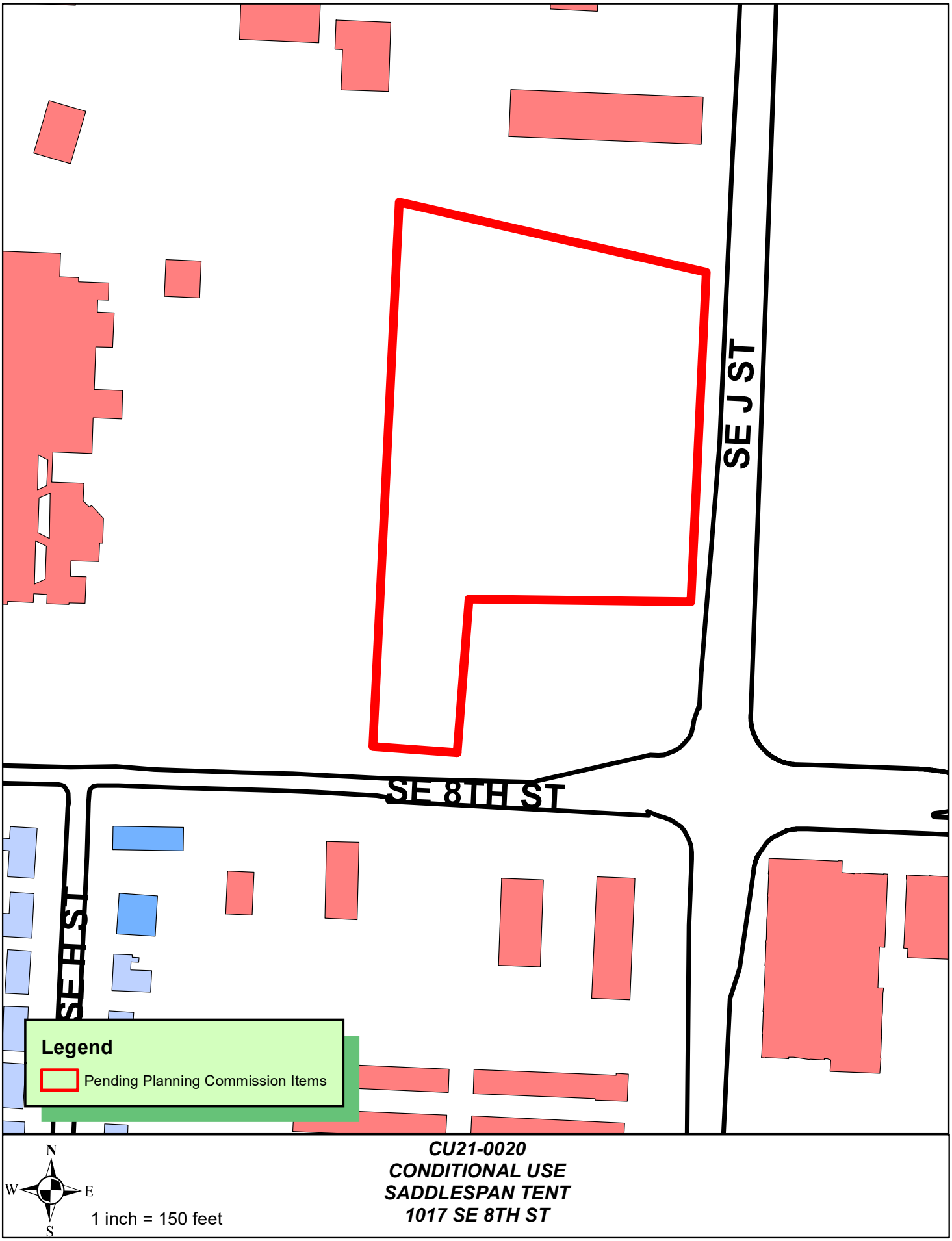
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care - residential (4 children)	**Agriculture and Animals** 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.
In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-2, Downtown Medium Density Residential

Setback Illustration





CU21-0020
CONDITIONAL USE
SADDLESPAN TENT
1017 SE 8TH ST

1000 SE 5th Street, Ste. E
Bentonville, AR 72712
(479) 231-1365
www.nwatrailblazers.com

August 31, 2021

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

Via: eTrakit

Re: Conditional Use Permit Request
Saddle Tent

Planning Commission,

The NWA Trailblazers respectfully request to install a saddle tent to be erected at 1019 SE 8th Street just east of the 8th Street Market. We are a local non-profit helping to develop active transportation projects both soft surface and paved trails in Bella Vista and Bentonville and believe a temporary shelter structure at this location would further enhance the use of this property as a premier event location and further maximize the use of the trails in this space.

Details on the shade structure – it is 60' wide, 67 feet long and 28' tall free standing using 16 cables to anchor to the ground.

Thank you for your time and consideration.

Best Regards,

R. Erin Rushing

R. Erin Rushing, RLA
Executive Director, NWA Trailblazers
1000 SE 5th Street, Ste E
Bentonville, AR 72712
479-231-1365 office
Email: erin.rushing@nwatrailblazers.com

SaddleSpan Site Plan



August 23, 2021

1:1,067

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

graphicsLayer0

Parcels

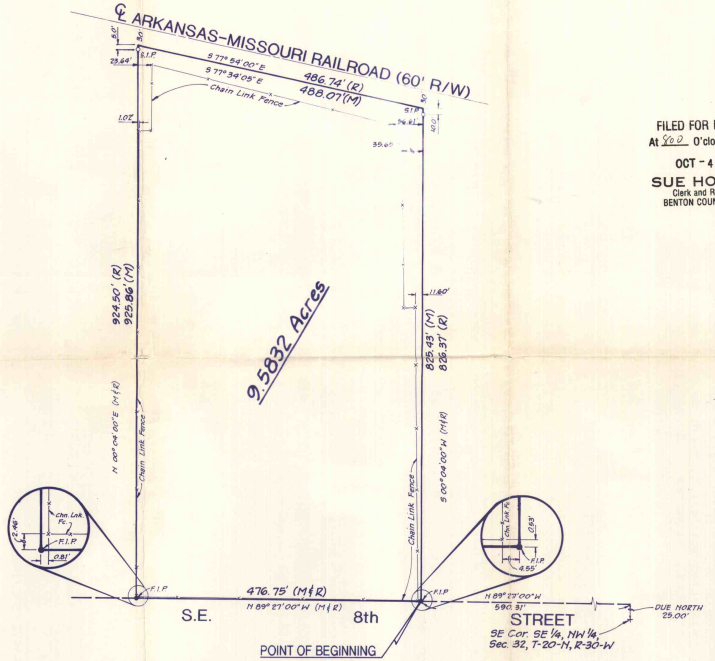
Major Roads

Streets

Major Roads

32-20-30

M-396



FILED FOR RECORD
At 9:00 O'clock P M
OCT - 4 1989
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Scale 1" = 100'

-100 -50 0 100 200 300

LEGEND

● F.I.P. FOUND 5/8" IRON PIN

○ S.I.P. SET 5/8" IRON PIN

SURVEY DESCRIPTION

TRACTS ONE (1) AND TWO (2) IN THE SE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN (AS SHOWN IN PLAT BOOK "Q" AT PAGE 215 OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS), BEING MORE PARTICULARLY DESCRIBED:

COMMENCING AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST; THENCE NORTH 25.0 FEET; THENCE N 89°27'00"W A DISTANCE OF 590.31 FEET TO A FOUND IRON PIN, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 89°27'00"W A DISTANCE OF 476.75 FEET TO A FOUND IRON PIN; THENCE N 00°04'00"E A DISTANCE OF 925.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE ARKANSAS-MISSOURI RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY S 77°34'05"E A DISTANCE OF 488.07 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S 00°04'00"W A DISTANCE OF 825.36 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 417,446 SQUARE FEET OR 9.5832 ACRES MORE OR LESS.

BEARINGS BASED ON SURVEY PLAT FOUND IN PLAT BOOK Q AT PAGE 215.

THIS IS A RESURVEY OF A PLAT PREPARED BY DON GRISHAM AND FILED IN PLAT BOOK Q AT PAGE 215 ON AUGUST 30, 1974.

LEGAL DESCRIPTION

TRACTS ONE (1) AND TWO (2) IN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY TWO (32), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY (30) WEST, AS SHOWN IN PLAT RECORD "Q" AT PAGE 215 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT WHICH IS 25 FEET NORTH AND 590.31 FEET NORTH 89 DEGREES 27 MINUTES WEST OF THE SOUTHEAST CORNER OF SAID FORTY (40) ACRE TRACT, AND RUNNING, THENCE NORTH 89 DEGREES 27 MINUTES WEST 476.75 FEET, THENCE NORTH 0 DEGREES 4 MINUTES EAST 924.5 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ST. LOUIS-SAN FRANCISCO RAILROAD; THENCE SOUTH 77 DEGREES 54 MINUTES EAST 486.74 FEET WITH SAID SOUTH RAILROAD RIGHT-OF-WAY LINE; THENCE SOUTH 0 DEGREES 4 MINUTES WEST 826.37 FEET TO THE PLACE OF BEGINNING.

FLOOD CERTIFICATION:
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, ARKANSAS
COMMUNITY PANEL NUMBER 050012 0005 D
EFFECTIVE DATE OCT. 15, 1985

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED

JAMES W. COLTON PLS #1025 — DATE 9-27-89

500-20N-30W-0-32-420-04-1025

REGISTERED STATE OF ARKANSAS NO. 1025 SIGNATURE JAMES W. COLTON PROFESSIONAL LAND SURVEYOR

TYSON FOODS, INC.

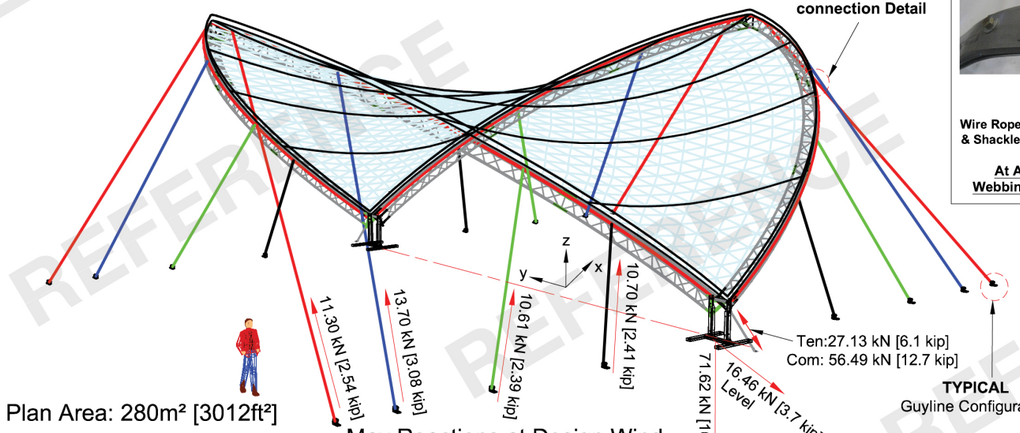
CEI ENGINEERING ASSOCIATES, INC.
110 W. CENTRAL AVE. (501) 273-9472
BENTONVILLE, ARKANSAS 72712

DRAWN BY: RR | DATE: 9-26-89
CHECKED BY: JWC | FILE NO: 43138/REH

SCALE: 1"= 100'

BOUNDARY SURVEY
KRISPY KITCHEN SITE
BENTONVILLE, ARKANSAS

SHEET NO. 1 of 1

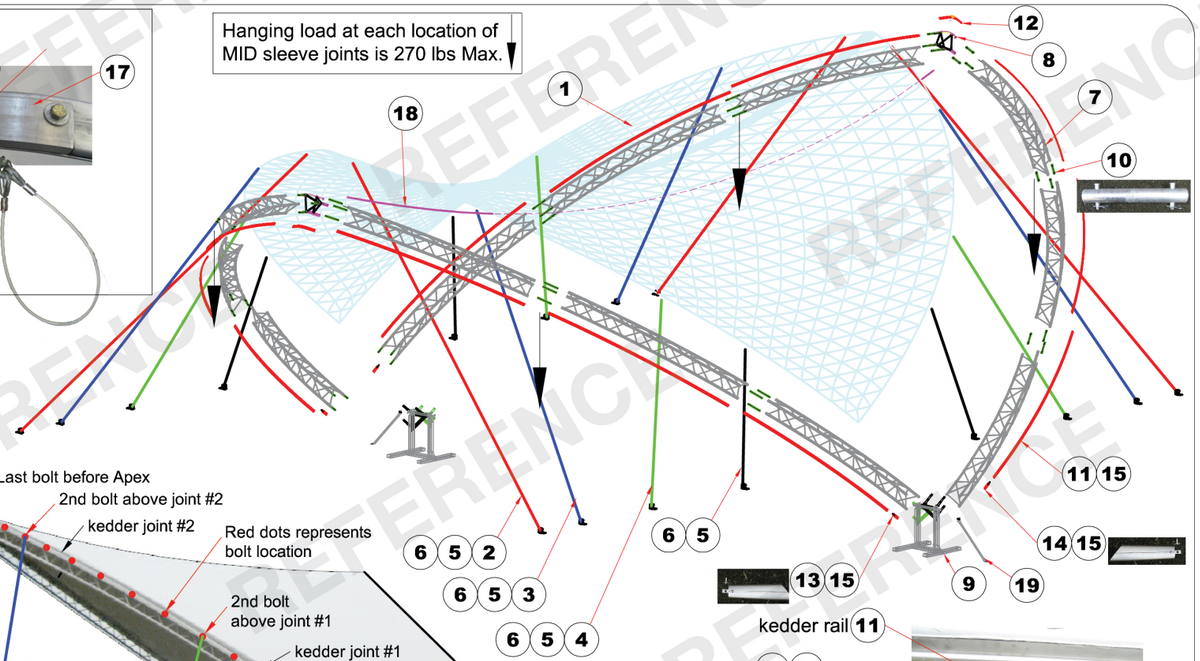


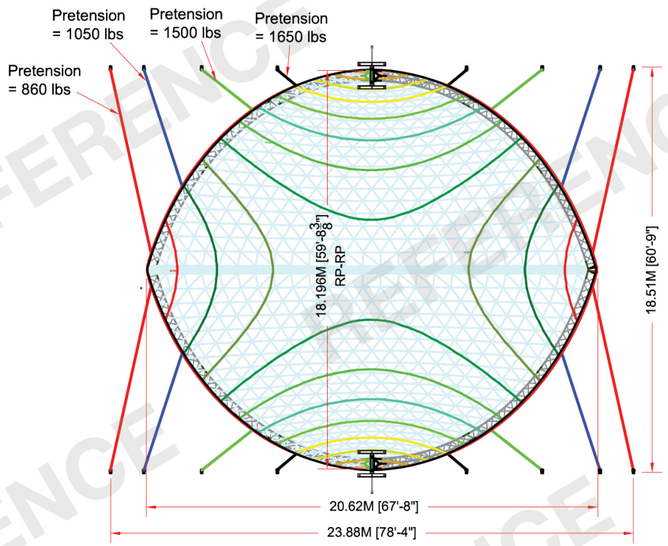
Plan Area: 280m² [3012ft²]

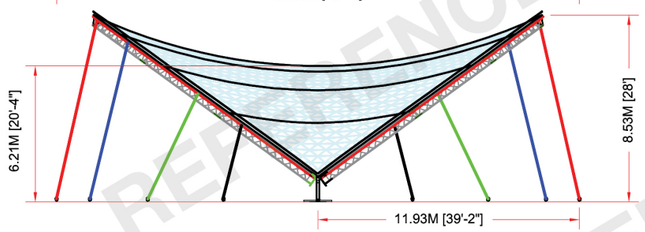
Max Reactions at Design Wind



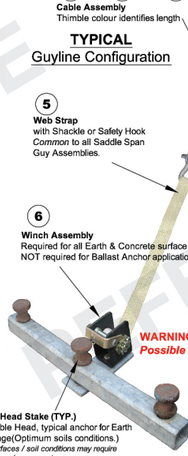
Hanging load at each location of MID sleeve joints is 270 lbs Max.

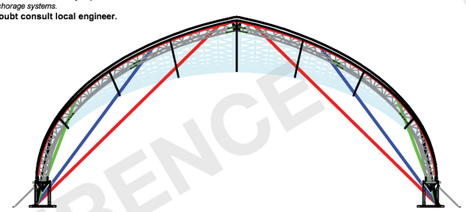




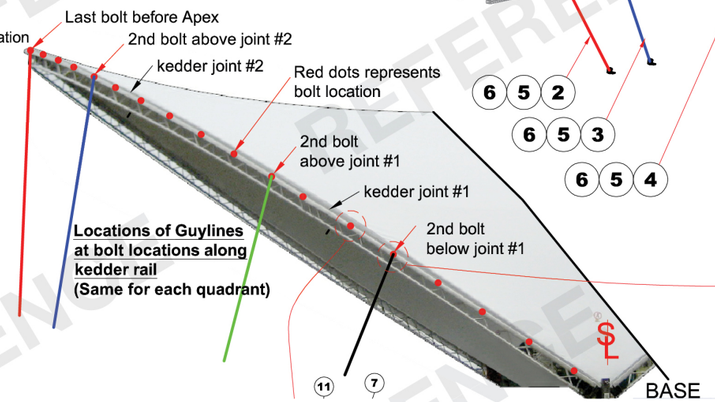


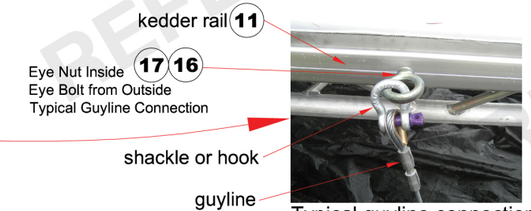
Minimum Height Clearance for Installation =14020mm [46']





TYPICAL
Guyline Configuration





Typical guyline connection detail at kedder rail

This drawing is for reference purposes only. Contact Tentnology® for specific details and site requirements.

USA Patents 5,899,028, 8,701,689 B2, Korea 411,858; Canada, European and other foreign patents pending. SaddleSpan® is a registered tradename of Tentnology in Canada, USA, Mexico, Korea.

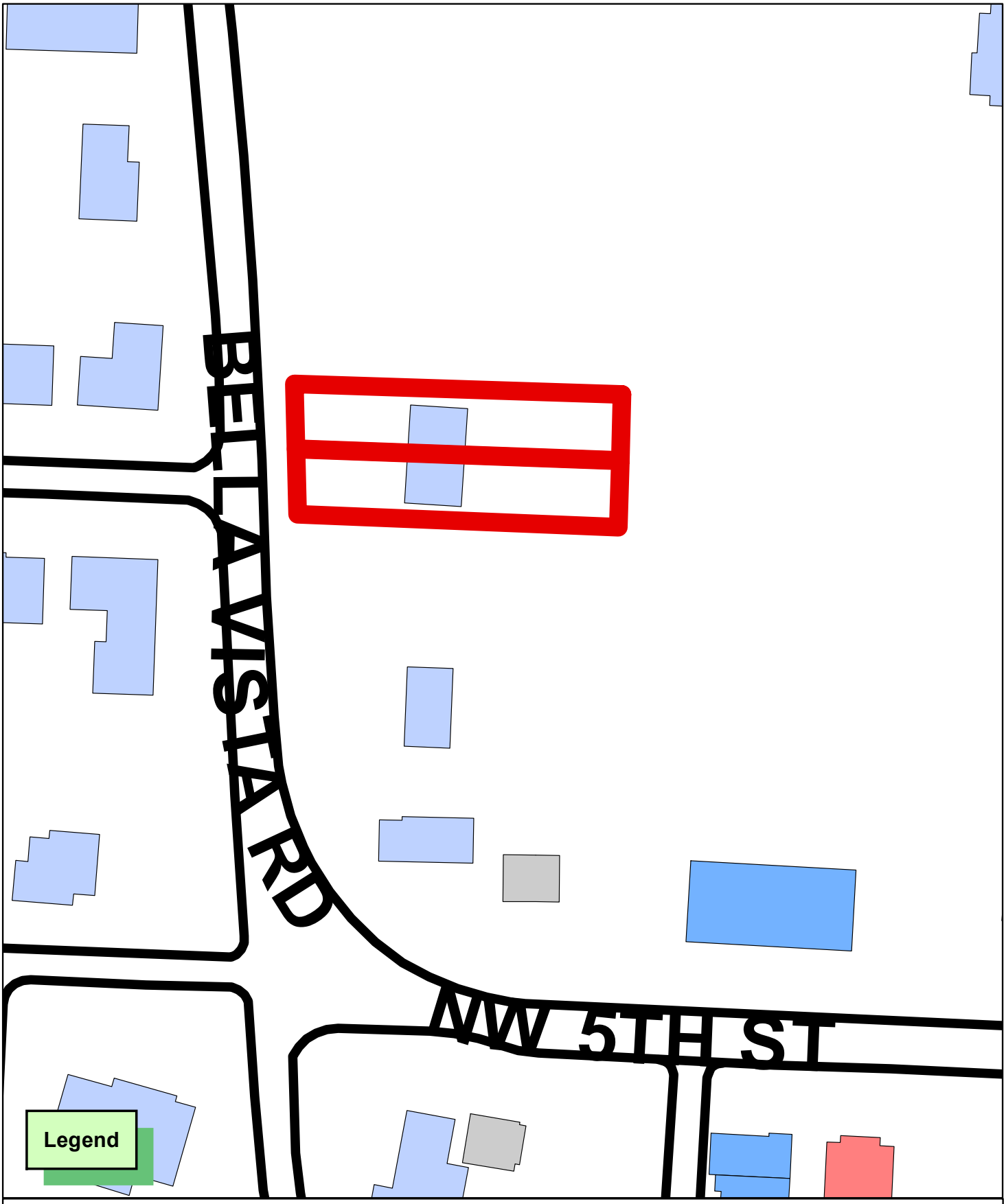
This structure meets or exceeds the following: Design Wind IBC-2012; 120MPH Basic wind speed; NBC 2005, Section 4.1.7; DIN 4112 Wind Pressure 0.5kPa; Snow load is not considered; Fire - ULC S109, Calif. Fire Marshall, M2; NFPA 701. User Note: This structure is designed for temporary use. Tent integrity is a direct function of installation quality. Follow installation instructions, adding stakes as conditions require. Do not exceed design parameters or local ordinances for public assembly. Stakes & guying indicated on this drawing may or may not be appropriate for soil & site conditions. When in doubt, consult local engineer. Dimensions shown in millimetres unless stated otherwise. **CLIMBING ON TENT CAN RESULT IN INJURY OR DEATH**

\\vfs\tentshare\A_Product\AAMasterEngineer\ 50.32.110.dwg Printing: May 18, 2016-14:16

tentnology co.
15427 66th Avenue Surrey B.C. Canada V3S 2A1
Tel: (604) 597-8368 Fax: (604) 597-8749 e-mail: tent@tentnology.com

SADDLESPAN S5000 SL OPEN
General Arrangement

Project: S5000		Scale: NTS	Sheet No: 1 of 1
Dwg By: KM	Date: 14 JAN 2011	File: 50.32.110	
Ck'd By: ALI	App'v'd: GW		



LS21-0037
LOT SPLIT
REYNOSA ADDITION
LOTS 1 & 2

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION _____

SIGNED: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

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

STATE OF ARKANSAS)

COUNTY OF BENTON)

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

_____
NOTARY PUBLIC SIGNATURE

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION:
_____

SIGNED:
_____
MAYOR

_____
CITY CLERK

_____
PLANNING COMMISSION CHAIRMAN

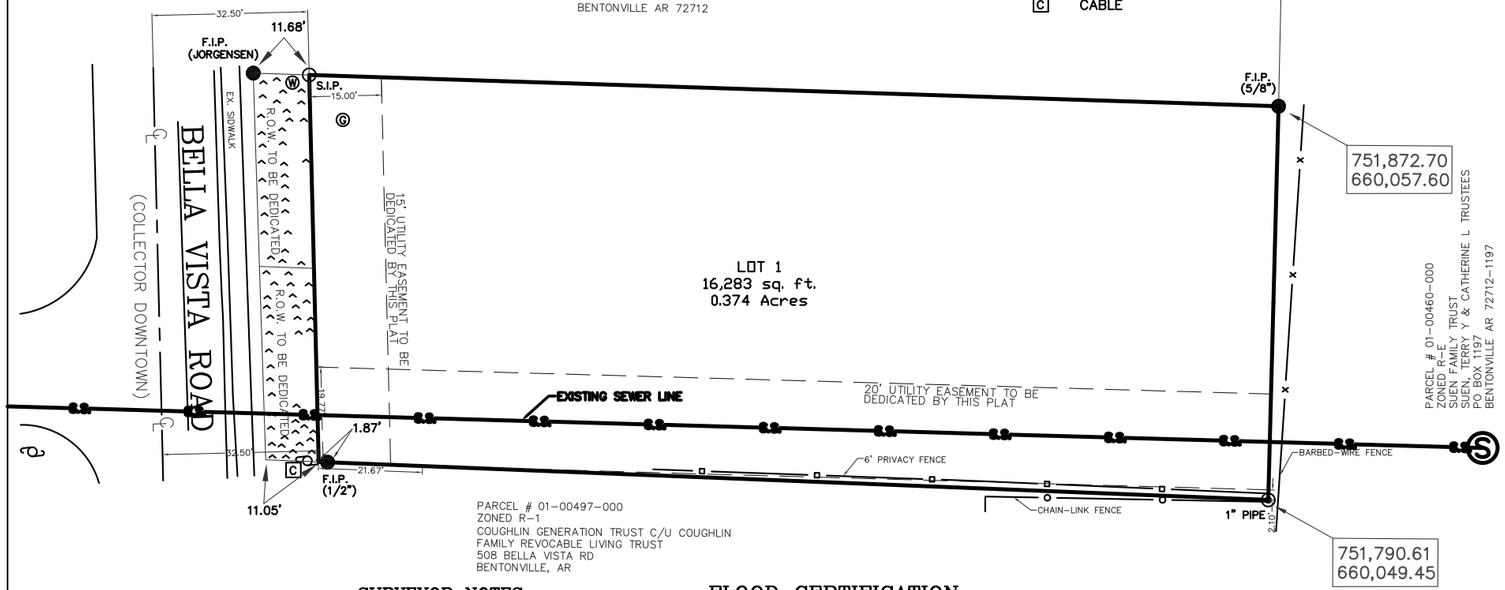
N

SCALE 1"=30'
30 15 0 30

LEGEND

- S.I.P. SET IRON PIN
- F.I.P. FOUND IRON PIN
- PIPE FOUND PIPE
- AXLE FOUND AXLE
- PROPERTY LINE
- CENTERLINE
- FENCE
- ADJ. PROPERTY LINE
- ACCESS EASEMENT
- AREA DEDICATED BY PLAT
- POWER POLE
- SEWER MANHOLE
- WATER VALVE
- GAS METER
- WATER METER
- CABLE





PROPERTY DESCRIPTION (PARENT)

PART OF THE FRACTIONAL NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP NORTH. RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 01°14'07" WEST 82.42 FEET FROM THE SOUTHEAST CORNER OF LOT 29 OF MCANDREW AND JACKSON ADDITION TO BENTONVILLE, RUN THENCE SOUTH 01°30'07" WEST 82.11 FEET TO A 1" PIPE; THENCE NORTH 87°42'13" WEST 209.22 FEET TO THE RIGHT OF WAY OF OLD HIGHWAY 100 (BELLA VISTA ROAD); THENCE NORTH 01°50'32" WEST 80.66 FEET WITH SAID OLD HIGHWAY TO A POINT; THENCE SOUTH 88°08'51" EAST 213.91 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 0.395 ACRES, MORE OR LESS.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 38).

PROPERTY DESCRIPTION (LOT ONE)

PART OF THE FRACTIONAL NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP NORTH. RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 01°14'07" WEST 82.42 FEET FROM THE SOUTHEAST CORNER OF LOT 29 OF MCANDREW AND JACKSON ADDITION TO BENTONVILLE, RUN THENCE SOUTH 01°30'07" WEST 82.11 FEET TO A 1" PIPE; THENCE NORTH 87°42'13" WEST 198.17 FEET TO A SET IRON PIN; THENCE NORTH 01°23'23" WEST 80.71 FEET TO A SET IRON PIN; THENCE SOUTH 88°08'51" EAST 202.23 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 0.374 ACRES, MORE OR LESS.

BASIS OF BEARING IS TIED INTO CITY OF BENTONVILLE MONUMENTATION (1 & 38).

CITY REQUIRED NOTES:

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

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

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

4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

SURVEYOR NOTES:

1. PARENT DEED FILED IN BOOK 2015 AT PAGE 51722.

2. PROPERTY IS COUNTY TAX PARCEL #01-00482-000.

3. THE PLANNED ZONING FOR THE PROPERTY IS DOWNTOWN (DN-2). SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.

4. OUR LIMITED RESEARCH COULD NOT FIND ANY EXISTING EASEMENTS ON THE PARENT TRACT, A MORE INDEPTH SEARCH IS NEEDED TO VERIFY.

5. WORK IN THE RIGHT OF WAY TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

FLOOD CERTIFICATION

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

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

CERTIFICATE OF ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

LOT SPLIT CREATING
LOTS 1 OF REYNOSA ADDITION

REVISIONS

No.:	BY:	DATE:

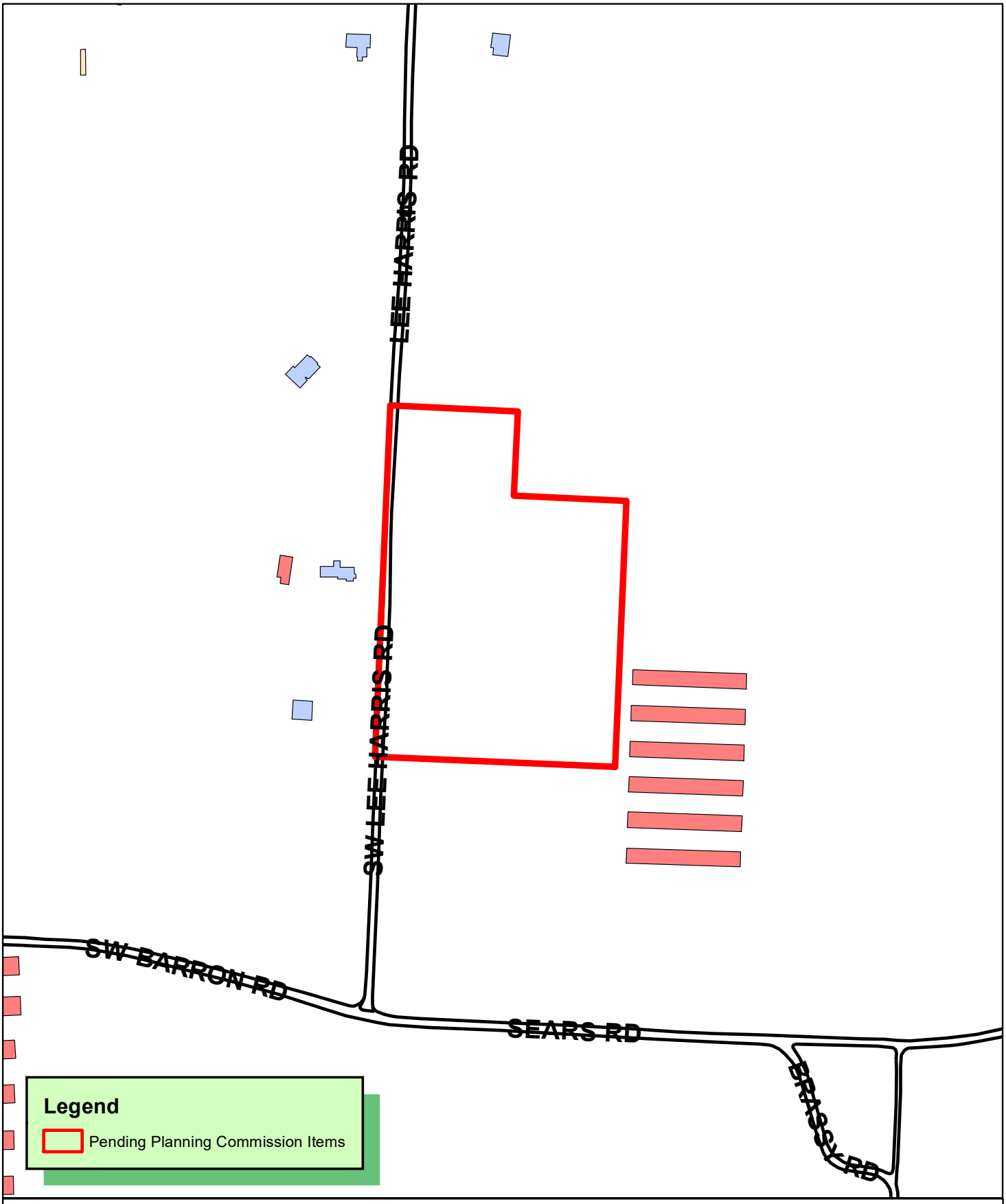
OWNER CONTACT INFO:
HVM CONSTRUCTION, INC.
HUMBERTO REYNOSA
1431 LE CHESNAY DRIVE
CENTERTON, AR 72719

273-7989
OR
366-7989

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

DRAWN BY:	DATE:
DP/ZS	6/28/21
CHECKED BY:	JOB No.: 2021306
	SCALE: 1"=30'
	SHEET: 1

ATLAS PAGE 361 BENTONVILLE PROJECT #: LS21-0037



LS21-0041
LOT SPLIT
HIGHLAND EAST ADDITION
LOT 1 CREATING LOTS 4-6

LOT SPLIT

OF LOT 1 IN HIGHLAND EAST ADDITION

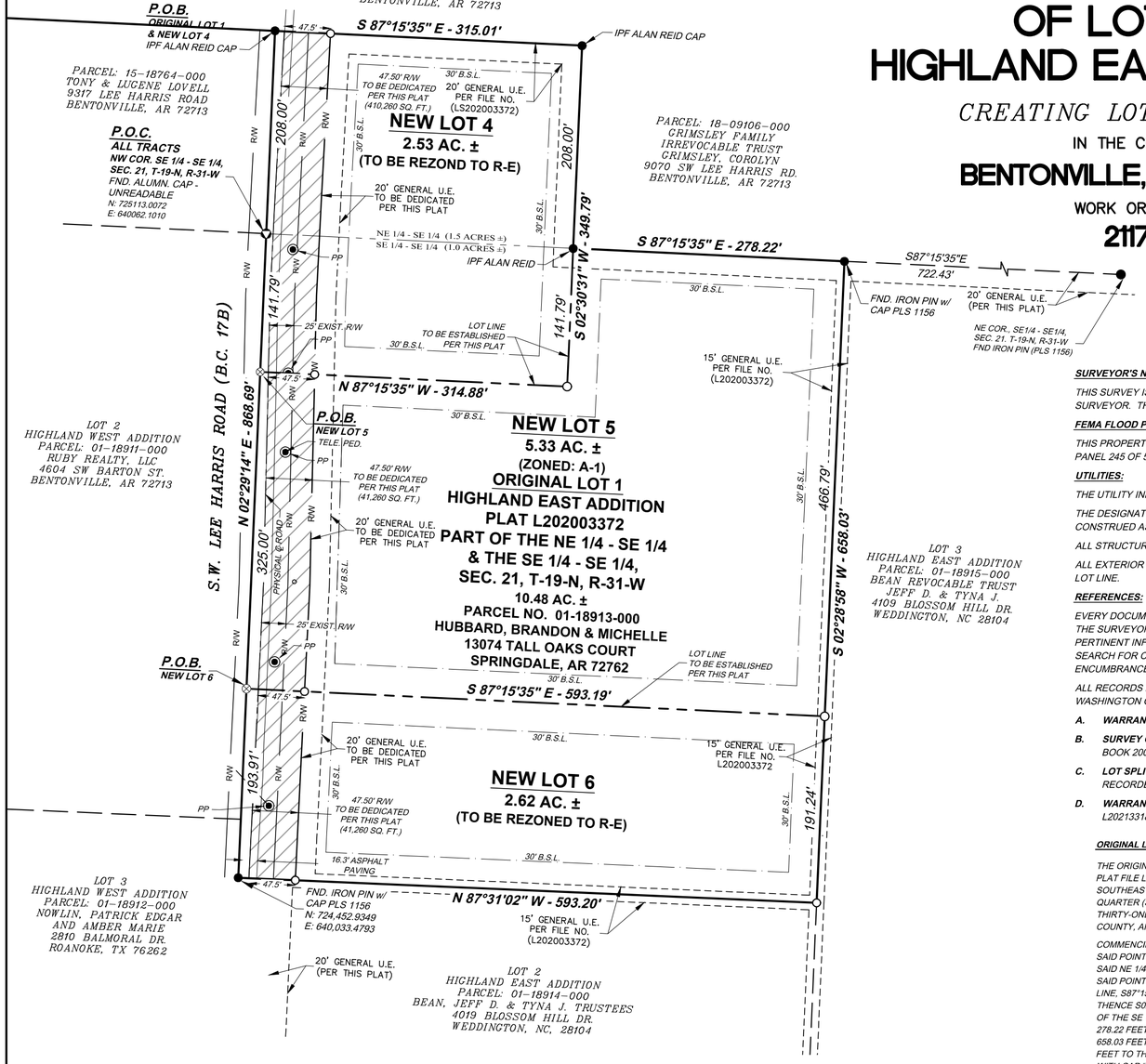
CREATING LOTS 4, 5 & 6

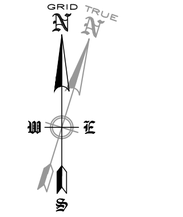
IN THE CITY OF

BENTONVILLE, ARKANSAS

WORK ORDER #

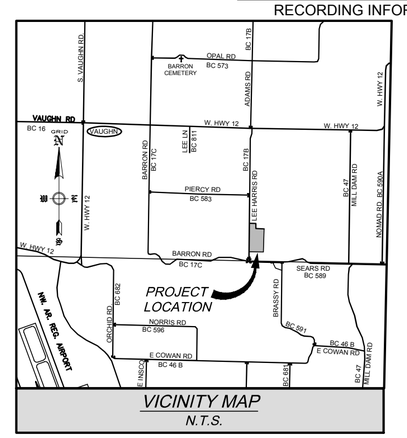
21177





(LS21-0041)

RECORDING INFORMATION



VICINITY MAP
N.T.S.

OWNER/DEVELOPER: *BRANDON & MICHELLE HUBBARD*
13074 TALL OAKS COURT
SPRINGDALE, AR 72762

SURVEYOR: *ENGINEERING SERVICES, INC.*
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

WORK ORDER #: *21177*

CITY ZONING: *A-1, AGRICULTURAL DISTRICT & R-E, RESIDENTIAL ESTATE*

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP # 05007C0245K, PANEL 245 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND UTILITY FEATURES ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

ALL STRUCTURES MUST MAINTAIN A MINUMUM OF 20 FEET CLEARANCES FROM ALL ELECTRIC LINES.

ALL EXTERIOR LOT LINES HAVE A 20' U.E. AND ALL INTERIOR LOT LINES HAVE A 15' U.E. CENTERED ON THE LOT LINE.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. ***WARRANTY DEED:*** *HIGHLANDS, LLC, RECORDED DECEMBER 19, 2002, FILE 2002-147560.*

B. ***SURVEY OF TRACTS 8 & 9:*** *BY ALAN REID & ASSOC., G. ALAN REID, AR PLS 1005, RECORDED IN PLAT BOOK 2003, PAGE 737.*

C. ***LOT SPLIT OF HIGHLAND EAST ADDITION:*** *BY ENGINEERING SERVICES INC., S. CRAIG DAVIS, AR PLS 1156, RECORDED JANUARY 21, 2020 IN FILE L202003372.*

D. ***WARRANTY DEED:*** *BRANDON HUBBARD AND MICHELLE HUBBARD, RECORDED MAY 3, 2021, FILE L202133186.*

ORIGINAL LOT 1 DESCRIPTION:

THE ORIGINAL LOT 1 OF HIGHLAND EAST ADDITION, TO THE CITY OF BENTONVILLE, RECORDED IN PLAT FILE L202003372, ALSO BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP, UNREADABLE; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°29'14"E A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE LEAVING SAID WEST LINE, S87°15'35"E A DISTANCE OF 315.01 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE S02°30'31"W A DISTANCE OF 208.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4, SAID POINT ALSO BEING A FOUND IRON PIN; THENCE S02°30'31"W A DISTANCE OF 141.79 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°15'35"W A DISTANCE OF 314.88 FEET TO A FOUND NAIL; THENCE N02°29'14"E A DISTANCE OF 349.79 FEET TO THE POINT OF BEGINNING, CONTAINING 2.53 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF S.W. LEE HARRIS ROAD ON THE WEST SIDE THEREOF AND TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

NEW LOT 4 DESCRIPTION:

A PART OF THE ORIGINAL LOT 1 OF HIGHLAND EAST ADDITION, TO THE CITY OF BENTONVILLE, RECORDED IN PLAT FILE L202003372, ALSO BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP, UNREADABLE; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°29'14"E A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE LEAVING SAID WEST LINE, S87°15'35"E A DISTANCE OF 315.01 FEET TO A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE S02°30'31"W A DISTANCE OF 208.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4, SAID POINT ALSO BEING A FOUND IRON PIN; THENCE S02°30'31"W A DISTANCE OF 141.79 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°15'35"W A DISTANCE OF 314.88 FEET TO A FOUND NAIL; THENCE N02°29'14"E A DISTANCE OF 349.79 FEET TO THE POINT OF BEGINNING, CONTAINING 2.53 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF S.W. LEE HARRIS ROAD ON THE WEST SIDE THEREOF AND TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

NEW LOT 5 DESCRIPTION:

A PART OF THE ORIGINAL LOT 1 OF HIGHLAND EAST ADDITION, TO THE CITY OF BENTONVILLE, RECORDED IN PLAT FILE L202003372, ALSO BEING A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP, UNREADABLE; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, S02°29'14"W A DISTANCE OF 141.79 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND NAIL; THENCE LEAVING SAID WEST LINE, S87°15'35"E A DISTANCE OF 314.88 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°30'31"E A DISTANCE OF 141.79 FEET TO A FOUND IRON PIN; THENCE S87°15'35"E A DISTANCE OF 278.22 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE S02°28'58"W A DISTANCE OF 466.79 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°15'35"W A DISTANCE OF 593.19 FEET TO THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, SAID POINT ALSO BEING A FOUND NAIL; THENCE ALONG SAID WEST LINE N02°29'14"E A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF S.W. LEE HARRIS ROAD ON THE WEST SIDE THEREOF AND TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

NEW LOT 6 DESCRIPTION:

A PART OF THE ORIGINAL LOT 1 OF HIGHLAND EAST ADDITION, TO THE CITY OF BENTONVILLE, RECORDED IN PLAT FILE L202003372, ALSO BEING A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP, UNREADABLE; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, S02°29'14"W A DISTANCE OF 466.79 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND NAIL; THENCE LEAVING SAID WEST LINE, S87°15'35"E A DISTANCE OF 593.19 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°28'58"W A DISTANCE OF 191.24 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°31'02"W A DISTANCE OF 593.20 FEET TO THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID WEST LINE N02°29'14"E A DISTANCE OF 193.91 FEET TO THE POINT OF BEGINNING, CONTAINING 2.62 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF S.W. LEE HARRIS ROAD ON THE WEST SIDE THEREOF AND TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

NOTES:

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.

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT A-1, AGRICULTURE AND R-E, RESIDENTIAL ESTATE, AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

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

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

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

LEGEND

	PROPERTY LINE	***P.O.B.***	POINT OF BEGINNING
	NEW LOT LINE		FOUND ALUMINUM CAP
	40 ACRE LINE	●	IPF - IRON PIN FOUND (AS NOTED)
	ADJACENT OWNER	○	IPS - IRON PIN SET w/ CAP "PLS 1156"
	EASEMENT (AS NOTED)	⊗	FOUND NAIL (TYPE AS NOTED)
R/W	RIGHT-OF-WAY	⌖	COMPUTED POINT
	PHYSICAL CENTERLINE OF ROAD	GM	GAS METER (GM)
X	FENCE LINE	◉	POWER POLE (PP)
OHU	OVERHEAD UTILITIES	▫	TELEPHONE PEDESTAL
			SIGN (AS NOTED)
	RIGHT OF WAY TO BE DEDICATED	○	GAS RISER

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. L2021033186.

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

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE SURVEYING ACCURACY:

I, S. CRAIG DAVIS, 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: _____
S. CRAIG DAVIS, AR PLS 1156

REGISTERED
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DAVIS
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

PLAT CODE: 500-19N-31W-0-21-200-04-1156

LOT SPLIT OF LOT 1

HIGHLAND EAST ADDITION

BENTONVILLE, BENTON COUNTY, ARKANSAS

SCALE: 1"=100'	DATE: September 7, 2021	DRAWN BY: SCD

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

@ COPYRIGHT 2013, ENGINEERING SERVICES, INC. 9/7/2021 2:01 PM
X:\20 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\21177 BRANDON HUBBARD LOT SPLIT\CITY SUBMITTAL\21177 BRANDON HUBBARD LOT SPLIT.dwg

W.O.# 21177	SHEET 01

CITY OF BENTONVILLE PROJECT NUMBER: LS21-0041



N
W E
S

1 inch = 100 feet

LS21-0051
LOT SPLIT
BANKS ADDITION
LOT 1 BLOCK 5 CREATING LOTS 13 & 14

PROPERTY LINE ADJUSTMENT OF LOT 1, BLOCK 5 REVISED PLAT OF BANKS ADDITION CREATING LOT 13 AND LOT 14, BLOCK 5.

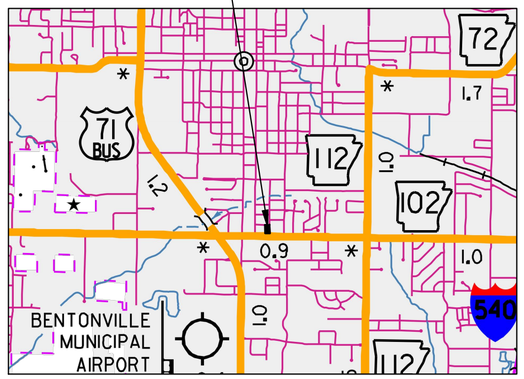
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- PARCEL LINE
- SETBACK LINE
- ROAD CENTERLINE
- ● SET 1/2 INCH DIAMETER IRON PIN
- ○ FOUND MONUMENT (AS NOTED)
- 0 RR SPIKE
- ◁ CALCULATED POINT

10 0 20 40

SCALE 1" = 20'

PROJECT LOCATION



VICINITY MAP
(NOT TO SCALE)

PROPERTY OWNER:
PARCEL 01-01231-000
EMERGENT PROPERTY MANAGEMENT LLC
110 SE 13TH ST
BENTONVILLE, AR.
ZONED: D-E
PROPOSED USE: COMMERCIAL
ATLAS PAGE: 403

ZONE D-E.
Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information visit www. bentonvilleplanning.com or call the Planning Department at 479-271-3122.

Survey plat notes:
1) Property Owner:
EMERGENT PROPERTY MANAGEMENT, LLC
PO BOX 2578
BENTONVILLE AR 72712
2) Basis of Bearings: Arkansas state plane coordinate system. North Zone.
3) Warranty deed reference for this property: Warranty Deed L2021-47175.
4) Benton County Parcel # 01-01231-000 .
5) This property is not within Flood Zone A as shown on the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM) map # 05007C0255K, dated June 5, 20212.
6) The following documents have been reviewed as part of this survey:
Replat of Banks Additional Book K page 83,
Banks Addition Book F page 47,
Banks Addition Book 21 page 191
Plat 2017-696-697,
Warranty deed document 2015-45215,
Warranty deed document 2021-47175.
7) Adjacent landowner information was obtained from the available online records at the Benton County Arkansas Tax Assessor office.
8) Orange plastic caps embossed "PLS 1214" were set on all set iron pins.
9) Before any work in the right of way commences, contractor and/or owner is to obtain a right-of-way permit from the City of Bentonville Transportation Department.
10) Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer and electric service.
11) Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
12) There may not be fences or any other structures built in any drainage easements.

ADJACENT LANDOWNERS
1)PARCEL 01-01230-000
RIGOBERTO MACHUCA
109 SE 13TH ST
BENTONVILLE, AR.
ZONED: R-1
2)PARCEL 01-01276-000
WILLOW STILES
202 SE 13TH ST
BENTONVILLE, AR.
ZONED: R-1
3)PARCEL 01-01196-000
LET FAMILY REVOCABLE TRUST,
LEMUEL EARL & ELIZABETH ANN TRUSTEES
1305 BENTON ST
BENTONVILLE, AR.
ZONED: R-1
4)PARCEL 01-01199-000
DANIEL L JR & LATRISHA L LARNER
1307 BENTON ST
BENTONVILLE, AR.
ZONED: R-1
5) PARCEL 01-01200-000
PEARL ANN PATTERSON
1311 BENTON ST
BENTONVILLE, AR.
ZONED: R-1
6) PARCEL 01-01200-000
EMERGENT PROPERTY MANAGEMENT LLC
1344 BENTON ST
BENTONVILLE, AR
ZONED D-C
7) PARCEL 01-01239-000
CWC HOLDINGS LLC
107 SE 14TH ST
BENTONVILLE, AR.
ZONE C-3
8)PARCEL 01-01232-000
TERRI HEAVENER
108 SE 13TH ST
BENTONVILLE, AR.
ZONED: R-1

EXISTING DEED DESCRIPTION
WARRANTY DEED L2021-47175

LOT 1, BLOCK 5, REVISED PLAT OF BANKS ADDITION, BENTONVILLE, BENTON COUNTY ARKANSAS AS SHOWN ON PLAT RECORD K AT PAGE 83.

Lot 13 Description;
A part of Lot 1, Block 5, of the Revised Plat of Banks Addition to the City of Bentonville, Benton County, Arkansas as shown on Plat Record K at page 83 and said part being more particularly described as follows:
Beginning at a found 1 inch diameter open top pipe, said pipe accepted and used as the northeast corner of said Lot 1 and being the
POINT OF BEGINNING OF LOT 13 (P.O.B. LOT 13);
thence South 02 degrees 21 minutes 23 seconds West a distance of 69.69 feet to a set 1/2-inch diameter iron pin;
thence North 87 degrees 26 minutes 45 seconds West a distance of 74.94 feet to a set 1/2-inch diameter iron pin;
thence South 02 degrees 23 minutes 57 seconds West a distance of 75.00 feet to a set 1/2-inch diameter iron pin;
thence North 87 degrees 26 minutes 45 seconds West a distance of 20.00 feet to a found 1/2-inch diameter iron pin;
thence North 02 degrees 23 minutes 57 seconds East a distance of 144.81 feet to a found 1/2-inch diameter iron pin and the south right of way line of SE 13th Street;
thence along said south right of way
South 87 degrees 22 minutes 23 seconds East a distance of 94.88 feet to the POINT OF BEGINNING OF LOT 13 (P.O.B. LOT 13), containing 8,120 square feet or 0.19 acres.

Lot 14 Description
A part of Lot 1, Block 5, of the Revised Plat of Banks Addition to the City of Bentonville, Benton County, Arkansas as shown on Plat Record K at page 83 and said part being more particularly described as follows:
Beginning at a found 1 inch diameter open top pipe, said pipe accepted and used as the northeast corner of said Lot 1,
thence South 02 degrees 21 minutes 23 seconds West a distance of 69.69 feet to a set 1/2-inch diameter iron pin and to the
POINT OF BEGINNING OF LOT 14 (P.O.B. LOT 14);
thence South 02 degrees 21 minutes 23 seconds West a distance of 75.00 feet to a set 1/2 inch diameter iron pin;
thence North 87 degrees 26 minutes 45 seconds West a distance of 74.99 feet to a set 1/2 inch diameter iron pin;
thence North 02 degrees 23 minutes 57 seconds East a distance of 75.00 feet to a set 1/2 inch diameter iron pin;
thence South 87 degrees 26 minutes 45 seconds East a distance of 74.94 feet to the POINT OF BEGINNING OF LOT 14 (P.O.B. LOT 14), containing 5,622 square feet, or 0.13 acres.

OWNER'S CERTIFICATION:
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AN DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, AND 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: _____

PRINTED NAME: EMERGENT PROPERTY MANAGEMENT LLC,
P.O. BOX 2578 BENTONVILLE, AR. 72712

SIGNATURE: _____

SOURCE OF TITLE: WARRANTY DEED DOCUMENT L 2021-47175

CERTIFICATE OF SURVEY AND ACCURACY:
I, PAUL WALLA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKER AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, MATERIAL, ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS FOR THE ARKANSAS MINIMUM STANDARDS FOR PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS ARE MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. # 1214
STATE OF ARKANSAS

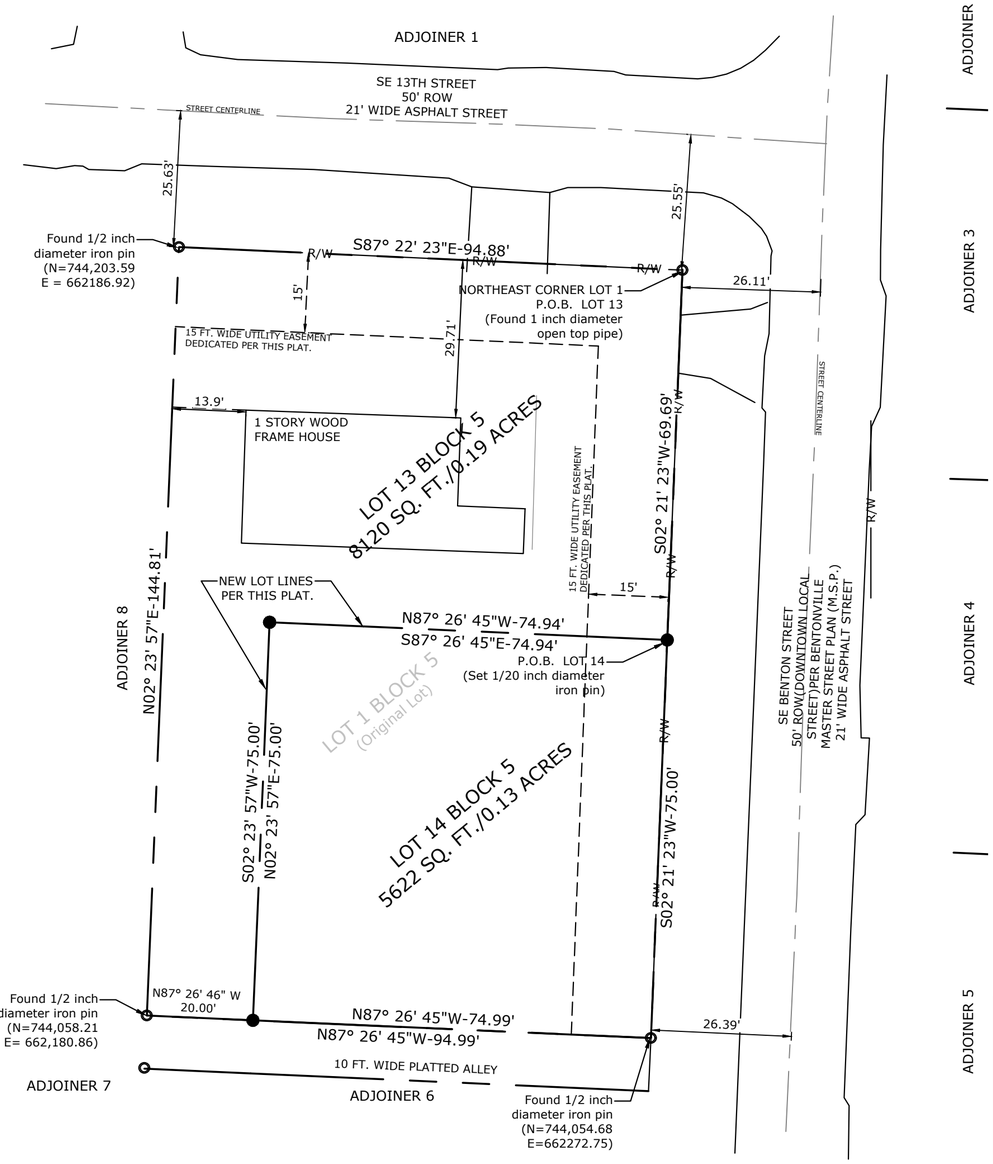
CERTIFICATE OF APPROVAL:
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIR

SIGNED: _____
MAYOR, CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



CERTIFICATE OF AUTHORIZATION
McCLELLAND CONSULTING ENGINEERS, INC.
No. 24
ARKANSAS ENGINEER

MCE McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PROPERTY LINE ADJUSTMENT
LOT 1 BLOCK 5
REVISED PLAT OF BANKS ADDITION
CREATING LOT 13 AND LOT 14, BLOCK 5

©2021

REVISIONS			
REV	DATE	DESCRIPTION
1	09/30/2021	Addressed comments from Bentonville Planning Office. Resubmit.

PROPERTY LINE ADJUSTMENT

PROJ. MANAGER: ZH	DRAWN BY: PW
DATE: 8/27/2021	REVISION:
SCALE: AS NOTED	PROJ. NUMBER: 212114

LS21-0051

W:\2021\21-2114 - BENTONVILLE, AR - 110 SE 13TH STREET PARKING ADDITION\LOT SPLIT\SA212114 LOT SPLIT.DWG



PLA21-0036
PROPERTY LINE ADJUSTMENT
WESTWOOD SUBDIVISION

PROPERTY LINE ADJUSTMENT OF LOTS 15-17 OF WEST SIDE ADDITION, LOT 1 OF CHERNG ADDITION AND PARCELS 01-00569-000 & 01-00568-000 CREATING WESTWOOD SUBDIVISION LOTS 1 AND 2

CERTIFICATE OF OWNERSHIP PARCEL 01-00569-000

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:_____

BY:_____
WESTWOOD DEVELOPMENT LOT A, LLC

_____
(PRINT)

SOURCE OF TITLE: DEED RECORD L202041719

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

CERTIFICATE OF OWNERSHIP PARCELS 01-04649-000 AND 01-04650-000

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:_____

BY:_____
WESTWOOD DEVELOPMENT LOT B, LLC

_____
(PRINT)

SOURCE OF TITLE: DEED RECORDS L202041718 AND L202041720

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

CERTIFICATE OF OWNERSHIP PARCEL 01-00568-000

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:_____

BY:_____
WESTWOOD/BURRWOOD LOT C, LLC

_____
(PRINT)

SOURCE OF TITLE: DEED RECORD L202108965

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

OWNERS:

WESTWOOD DEVELOPMENT LOT A LLC
PO BOX 271068
FORT COLLINS CO 80527

WESTWOOD DEVELOPMENT LOT B LLC
PO BOX 271068
FORT COLLINS CO 80527

WESTWOOD/BURRWOOD LOT C LLC
PO BOX 271068
FORT COLLINS CO 80527

CFT NV DEVELOPMENTS LLC
%CT CORPORATION SYSTEM
818 W 7TH ST 2ND FLOOR
LOS ANGELES CA 90017

CERTIFICATE OF OWNERSHIP PARCEL 01-16671-000

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:_____

BY:_____
CFT NV DEVELOPMENTS, LLC

_____
(PRINT)

SOURCE OF TITLE: AFFIDAVIT L202035902

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 2021
MY COMMISSION EXPIRES:

NOTARY PUBLIC_____

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

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, ARKANSAS.

ACCORDING TO THE CITY OF BENTONVILLE GIS WEB SITE, PARCEL 01-16671-000 IS ZONED C-2, PARCEL 01-00569-000 IS ZONED C-3, PARCEL 01-04649-000 IS ZONED R-3 AND PARCEL 01-04650-000 IS ZONED R-1.

THE RIGHT OF WAY WIDTH SHOWN ON THIS PLAT IS BASED ON THE CITY MASTER STREET PLAN REQUIRED RIGHT OF WAY WIDTH FOR ARTERIAL STREETS AND IS SHOWN FOR INFORMATION ONLY. NO STREET RIGHT OF WAY IS DEDICATED BY THIS PLAT.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS WEB SITE, AND REPRESENT THE OWNER'S LISTED NAME AT THE TIME OF THIS SURVEY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD L202035902, DEED RECORD L202041718, DEED RECORD L202041719, DEED RECORD L202041720, PLAT RECORD K-50, PLAT RECORD T-208, PLAT RECORD 4-148, PLAT RECORD 19-153, PLAT RECORD 2007-847, PLAT RECORD, PLAT RECORD 2011-269, ALTA/NSPS LAND TITL SURVEY BY BATES & ASSOCIATESDATED 06/12/2020, SIGNED BY DERRICK L THOMAS, PS 1642 AND AN ALTA/NSPS LAND TITL SURVEY BY BATES & ASSOCIATESDATED 11/19/2020, SIGNED BY DERRICK L THOMAS, PS 1642.

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 19-5495, DATED OCTOBER 29, 2019, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 19-5495, DATED OCTOBER 29, 2019.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

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

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

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

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

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

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.

BUILDING SETBACK NOTE:

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

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN J. MONTGOMERY, 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:_____

CRAFTON, TULL & ASSOCIATES, INC.
BY KEVIN J. MONTGOMERY (AGENT)

SIGNED:_____
KEVIN J. MONTGOMERY (AGENT)
REGISTERED LAND SURVEYOR
NO. 1460
STATE OF ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

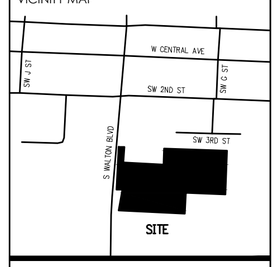
REGISTERED STATE OF ARKANSAS NO. 1460 SIGNATURE KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

ATLAS PAGE: 403B

CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0036

RECORD INFORMATION

VICINITY MAP



PROP LINE ADJ PLAT CREATING LOTS 1 AND 2 OF WESTWOOD SUBDIVISION

PREPARED FOR:
CHASEN B GARRETT ARCHITECTS

STATE PLAT CODE:
500-20N-30W-0-31-440-04-1460

DATE: 10/08/2021
PROJECT NO: 2018200
CONTACT: K MONTGOMERY

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

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

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.: 1 OF 3

DRAWING: G:\2018200_WWOODVILLVINFRASTRUCTURE\SURVEY\DWG\20182200_TRACT COMBO.DWG
LAYOUT: LAYOUT1 , LAST SAVED: KMM76 10/7/2021 2:53:23 PM
LAST PLOTTED BY: KEVIN MONTGOMERY 10/8/2021 1:32:57 PM [PLOTTED BY: VALID ON HARD COPY ONLY]

DESCRIPTION PARENT PARCEL 01-16671-000:

LOT 1 OF CHERNG ADDITION, AS PER PLAT RECORD 2011-269 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION PARENT PARCEL 01-00568-000: (FROM DEED L202108965)

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NW CORNER OF SAID SECTION 31; THENCE SOUTH 379.13 FEET AND EAST 62.80 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF WALTON BOULEVARD;
THENCE EAST 287.20 FEET TO AN IRON PIN;
THENCE SOUTH 116.80 FEET TO AN IRON PIN;
THENCE WEST 292.80 FEET TO AN IRON PIN, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF WALTON BOULEVARD;
THENCE ALONG SAID RIGHT-OF-WAY, NORTH 02°45'50" EAST 116.80 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF WALTON BOULEVARD.
TOGETHER WITH A PERMANENT EASEMENT TO A DRIVEWAY IMMEDIATELY SOUTH OF THE ABOVE DESCRIBED PROPERTY AND TO PARKING SPACES ON THE CONCRETE LOCATED IMMEDIATELY SOUTH OF THE ABOVE DESCRIBED PROPERTY. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SURVEY G-59

DESCRIPTION PARENT PARCEL 01-00569-000: (FROM DEED L202041719)

PART OF THE FRACTIONAL N1/2 OF THE NORTHWEST 1\4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 379.13 FEET SOUTH OF THE NORTHWEST CORNER OF THE SAID FRACTIONAL NORTH 1/2 OF THE NORTHWEST 1\4, THENCE SOUTH 316 4/5 FEET, THENCE EAST 50 RODS, THENCE NORTH 316 4/5 FEET, THENCE WEST 50 RODS TO THE PLACE OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF HIGHWAY NO. 71 ACROSS THE WEST SIDE THEREOF, AND WATER AND SEWER EASEMENTS OF RECORD.

LESS AND EXCEPT THE FOLLOWING; TO-WIT: A PART OF THE NW 1\4 OF THE NW 1\4 OF SECTION 31, T-20-N, R-30-W, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE CONTINUE SOUTH 379.13 FEET AND EAST 62.80 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF WALTON BOULEVARD; THENCE EAST 287.20 FEET TO A SET IRON PIN; THENCE SOUTH 116.80 FEET TO A SET IRON PIN; THENCE WEST 292.80 FEET TO A SET IRON PIN; SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF WALTON BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY N 02-45-50 E 116.80 FEET TO THE POINT OF BEGINNING, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

SAID PROPERTY ALSO BEING DESCRIBED IN ALTA/NSPS LAND TITLE SURVEY MADE BY DERRICK L. THOMAS, PLS NO. 1642, OF BATES & ASSOCIATES, INC., DATED JUNE 12, 2020, AND DESIGNATED JOB NO. 14-253, AS FOLLOWS: A PART OF THE FRACTIONAL NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 03°01'32" W 379.13 FEET FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 87°45'54" E 62.80 FEET TO AN EXISTING REBAR ON THE EAST RIGHT OF WAY OF SOUTH WALTON BOULEVARD (US HIGHWAY #71 BUSINESS), THENCE ALONG SAID RIGHT OF WAY S 04°34'10" W 116.91 FEET TO AN EXISTING NAIL IN A CHISELED "X' IN CONCRETE, THENCE LEAVING SAID RIGHT OF WAY S 87°45'54" E 292.25 FEET TO AN EXISTING REBAR, THENCE N 02°05'45" E 116.82 FEET TO AN EXISTING REBAR, THENCE S 87°45'54" E 474.88 FEET TO AN EXISTING REBAR, THENCE S 00°53'56" W 316.86 FEET TO AN EXISTING REBAR, THENCE N 87°45'54" W 836.64 FEET TO THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID WEST LINE N 03°01'32" E 316.80 FEET TO THE POINT OF BEGINNING, CONTAINING 5.26 ACRES, MORE OR LESS.
SUBJECT TO THAT PORTION IN S. WALTON BOULEVARD (US HIGHWAY #71 BUSINESS) RIGHT OF WAY ON THE WEST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD.

DESCRIPTION PARENT PARCEL 01-04650-000:

LOT 17 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION PARENT PARCEL 01-04649-000:

LOT 15 AND LOT 16 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION WESTWOOD SUBDIVISION:

LOT 1 OF CHERNG ADDITION, AS PER PLAT RECORD 2011-269 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, LOT 15, LOT 16 AND LOT 17 OF WEST SIDE ADDITION, AS PER PLAT RECORD K-50 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS AND PART OF THE FRACTIONAL NW 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

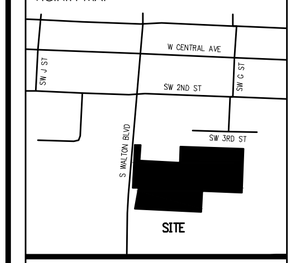
COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NW 1/4 OF THE NW 1/4 OF SAID SECTION 31;
THENCE S3°01'21"W 379.13 FEET TO THE POINT OF BEGINNING;
THENCE S87°46'05"E 508.72 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID WEST SIDE ADDITION;
THENCE ALONG THE EAST LINE THEREOF N01°55'11"E 105.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 17;
THENCE ALONG THE NORTH LINE THEREOF S87°47'17"E 79.18 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID WEST SIDE ADDITION;
THENCE ALONG THE NORTH LINE OF LOT 15 AND LOT 16 OF SAID WEST SIDE ADDITION S87°56'17"E 158.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 15;
THENCE ALONG THE EAST LINE THEREOF S01°55'11"W 105.63 FEET;
THENCE LEAVING SAID EAST LINE S87°46'05"E 78.46 FEET;
THENCE S00°54'25"W 316.70 FEET;
THENCE N87°46'11"W 302.85 FEET TO THE NORTHEAST CORNER OF DEED RECORD _____;
THENCE ALONG THE EAST LINE OF SAID DEED RECORD _____ S02°44'34"W 3.18 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CHERNG ADDITION
THENCE ALONG THE EAST LINE THEREOF S02°44'34"W 149.64 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CHERNG ADDITION;
THENCE ALONG THE SOUTH LINE THEREOF N87°46'17"W 484.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE ALONG THE WEST LINE THEREOF N04°32'17"E 150.10 FEET TO THE SOUTHWEST CORNER OF DEED RECORD _____;
THENCE ALONG THE WEST LINE OF SAID DEED RECORD _____ N04°32'17"E 2.85 FEET;
THENCE LEAVING SAID WEST LINE N87°46'11"W 53.81 FEET;
THENCE N03°04'01"E 316.68 FEET TO THE POINT OF BEGINNING, CONTAINING 8.30 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ATLAS PAGE: 403B

CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0036

RECORD INFORMATION

VICINITY MAP



PROP LINE ADJ PLAT CREATING LOTS 1 AND 2 OF WESTWOOD SUBDIVISION

PREPARED FOR:
CHASEN B GARRETT ARCHITECTS

STATE PLAT CODE:
500-20N-30W-0-31-440-04-1460

DATE: 10/08/2021
PROJECT NO: 2018200
CONTACT: K MONTGOMERY

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

CERTIFICATE OF AUTHORIZATION:

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

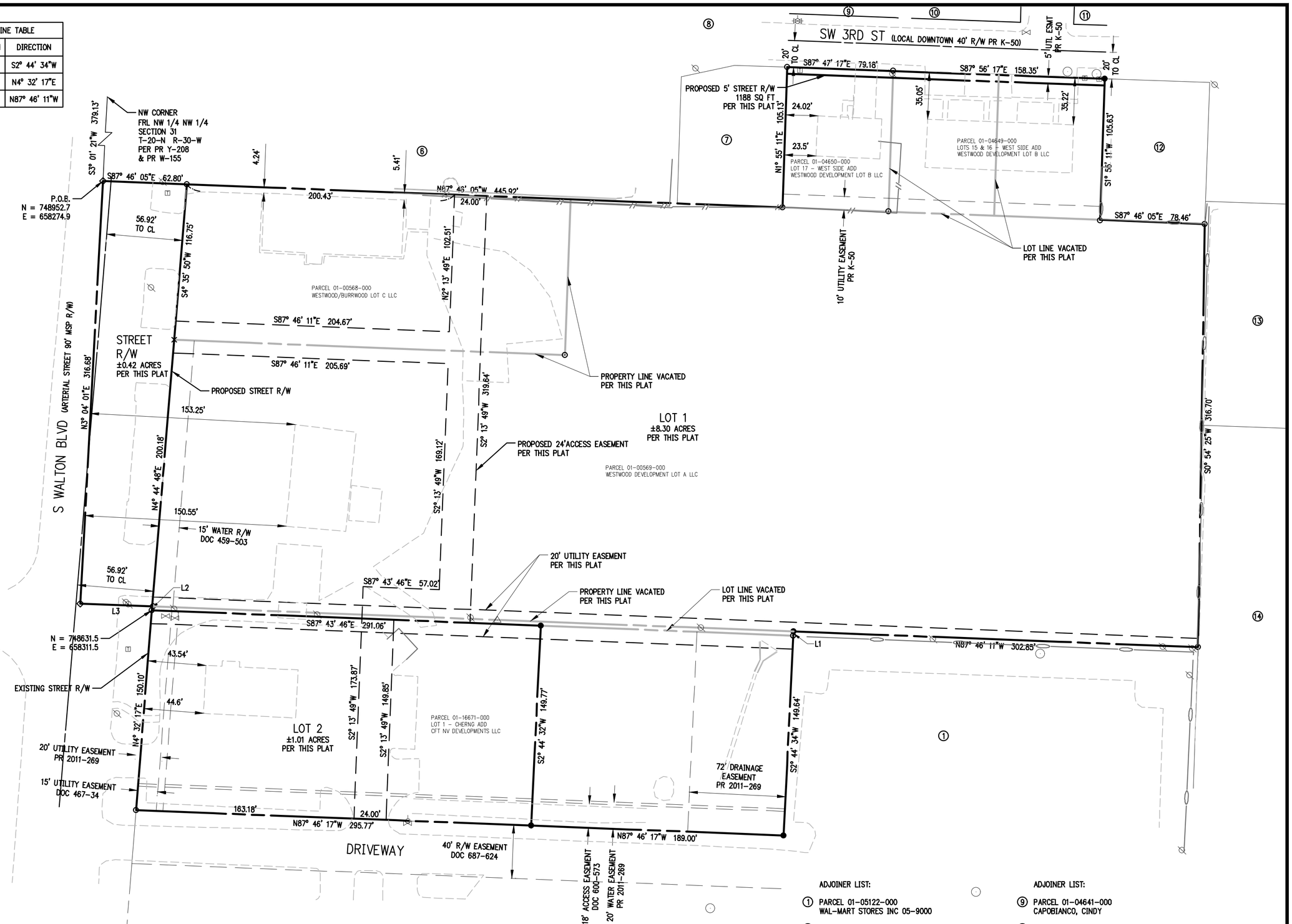
© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 3

DRAWING: G:\2018200_WWOODVILLE\INFRASTRUCTURE\SURVEY\DWG\2018200_TRACT COMBO.DWG
LAYOUT: LAYOUT2 , LAST SAVED: KM676, 10/7/2021 2:53:23 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 10/8/2021 1:32:23 PM PLOTTED BY: "VALID ON HARD COPY ONLY!)

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.18'	S2° 44' 34"W
L2	2.85'	N4° 32' 17"E
L3	53.81'	N87° 46' 11"W



LEGEND

- FOUND IRON PIN OR PIPE
- FOUND "X"
- CALCULATED
- SET IRON PIN
- GAS METER
- TELEPHONE BOX
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- POWER POLE
- PROPERTY LINE
- EASEMENT
- CHAINLINK FENCE
- WOOD FENCE

ADJOINER LIST:

① PARCEL 01-05122-000
WAL-MART STORES INC 05-9000

② PARCEL 01-01134-000
PEEL HOUSE FOUNDATION

③ PARCEL 01-01133-000
WAL-MART REAL ESTATE BUSINESS

④ PARCEL 01-04387-000
SIHAPANYA, MARY ANN & KIMO

⑤ PARCEL 01-04404-000
WITCHER REVOCABLE TRUST, LOREN

⑥ PARCEL 01-00567-000
POSH ENTERPRISES LLC

⑦ PARCEL 01-04651-000
GOSS, C DEWAYNE & SHERRY

⑧ PARCEL 01-04640-000
JESPERSEN REVOCABLE TRUST, RONALD D

ADJOINER LIST:

⑨ PARCEL 01-04641-000
CAPOBIANCO, CINDY

⑩ PARCEL 01-04642-000
HANLEY REVOCABLE LIVING TRUST, THOMAS & HANLEY REVOCABLE LIVING TRUST, SANDRALYN V

⑪ PARCEL 01-04643-000
FAULKENBURY, ARTHUR & EVA

⑫ PARCEL 01-04648-000
CAPOBIANCO, CINDY M

⑬ PARCEL 01-01870-000
CITY OF BENTONVILLE

⑭ PARCEL 01-01874-000
CITY OF BENTONVILLE

ATLAS PAGE: 403B

CITY OF BENTONVILLE PROJECT NUMBER: PLA21-0036

RECORD INFORMATION

GRAPHIC SCALE IN FEET
50' 0 50'

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

VICINITY MAP



PROP LINE ADJ PLAT CREATING LOTS 1 AND 2 OF WESTWOOD SUBDIVISION

PREPARED FOR:
CHASEN B GARRETT ARCHITECTS

STATE PLAT CODE:
500-20N-30W-0-31-440-04-1460

DATE: 10/08/2021
PROJECT NO: 2018200
CONTACT: K MONTGOMERY

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

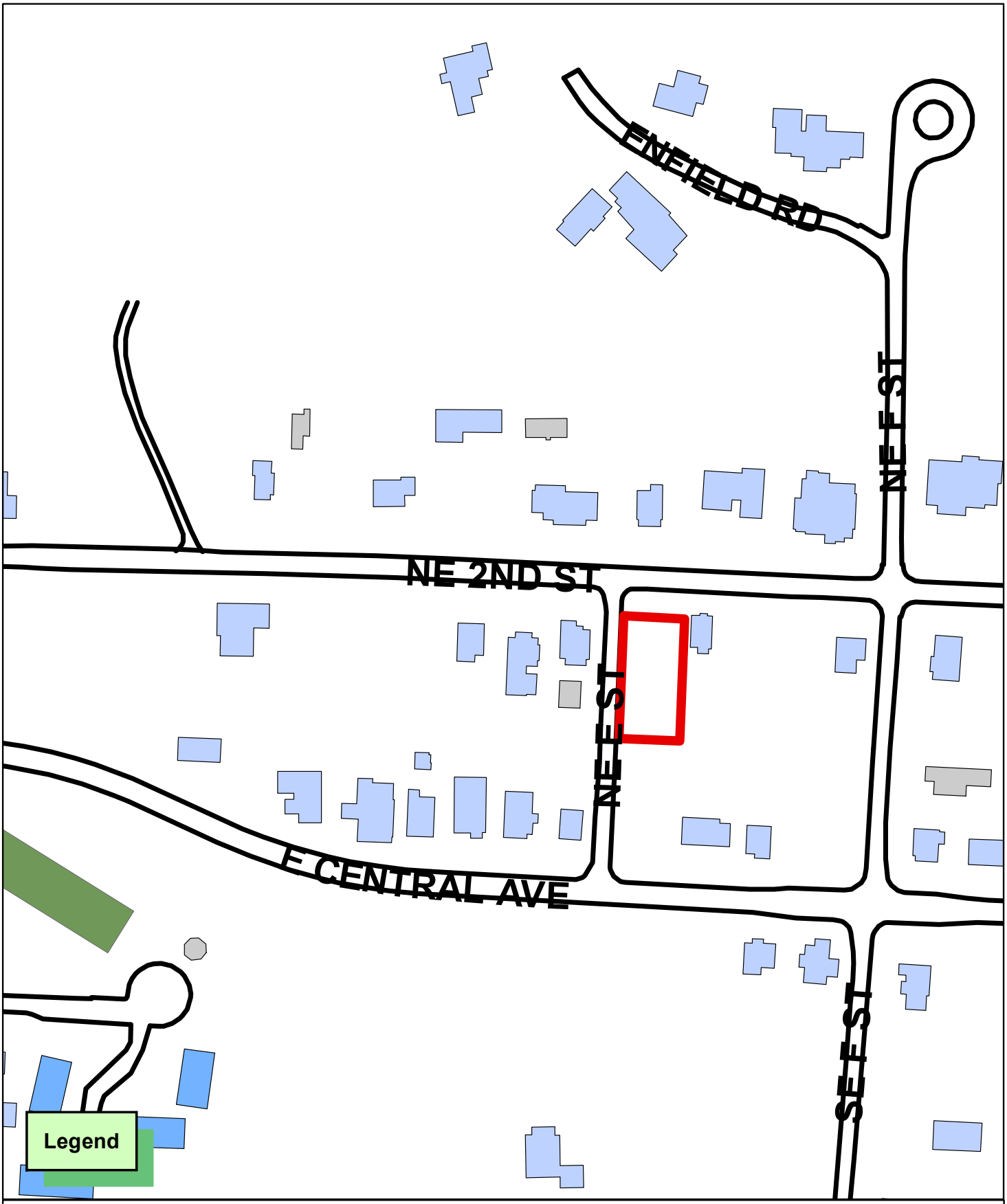
CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

© 2021 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 3

DRAWING: G:\20108200_WWOODVILLN\INFRASTRUCTURE\SURVEY\DWG\20108200_TRACT COMBO.DWG
LAYOUT: LAYOUT3 , LAST SAVED: KM676, 10/7/2021 2:53:23 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 10/8/2021 1:34:07 PM (PLOTTED BY "VALID ON HARD COPY ONLY)



N
W E
S

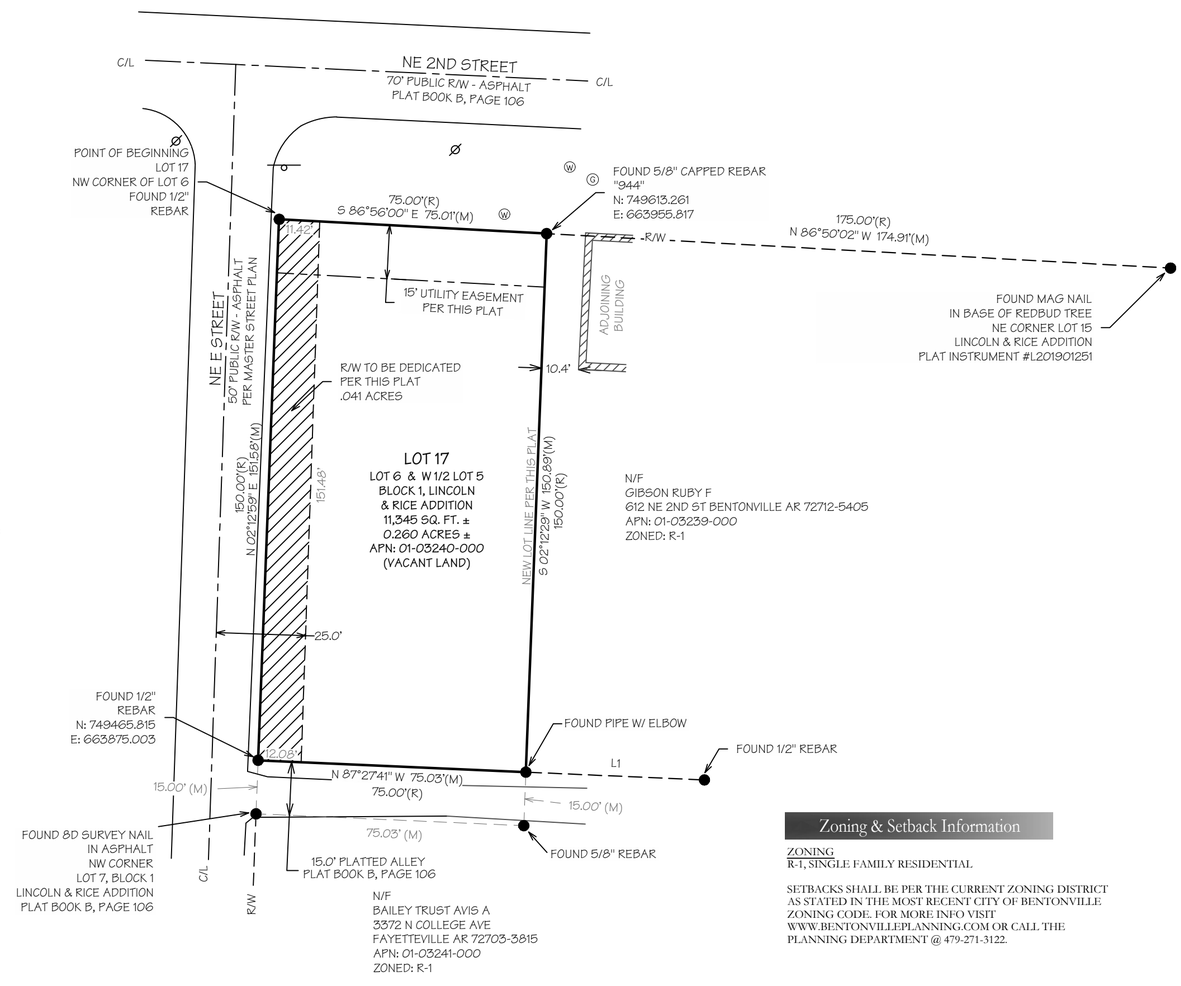
1 inch = 150 feet

PLA21-0037
PROPERTY LINE ADJUSTMENT
LINCOLN & RICE ADDITION
PART OF LOTS 5-6 BLOCK 1 CREATING LOT 17

PROPERTY LINE ADJUSTMENT
FOR LOT 6 AND PART OF LOT 5, BLOCK 1
OF THE LINCOLN & RICE ADDITION CREATING LOT 17

BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON
GRID NORTH FOR ARKANSAS
COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°22'22.0983"
LONGITUDE = -94°12'09.4792"
CONVERGENCE ANGLE = -01°16'54.15706
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR
(GRID TO GROUND) = 1.000030547

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'



LINE	BEARING	DISTANCE
L1(M)	S 87°30'04" E	50.03'
L1(R)		50.00'

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

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

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

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

CERTIFICATE OF SURVEYING ACCURACY.
I, HEATH A. MYERS, 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: 09-03-2021

SIGNED: _____

REGISTERED LAND SURVEYOR
NO. 1826
STATE OF ARKANSAS

BENTON COUNTY CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREET AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

_____ _____
OWNER DATE

_____ _____
OWNER DATE

STATE OF ARKANSAS
COUNTY OF MADISON
SUBSCRIBED AND SWORN BEFORE ME THIS _____DAY OF _____ 2021.

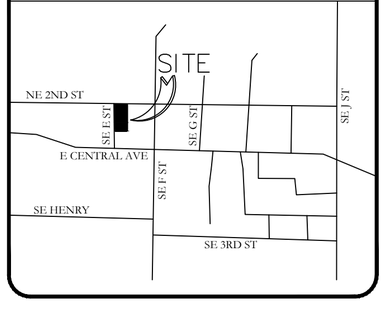
_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLANNING BOARD ACCEPTANCE:
THE PLANNING BOARD, BASED ON AN APPROVAL GRANTED TO THE APPLICANT ON _____, 2021, HEREBY ENDORSES THIS PLAN AS MEETING ALL OF THE REQUIREMENTS OF A TRACT SPLIT.

_____
CHAIRMAN

Vicinity Map



Parent Tract Description

LOT 6 AND W 1/2 OF LOT 5, BLOCK 1, LINCOLN AND RICE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "B" AT PAGE 106.

Survey Description

LOT 17
LOT 6 AND W 1/2 OF LOT 5, BLOCK 1, LINCOLN AND RICE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "B" AT PAGE 106, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR ON THE NW CORNER OF SAID LOT 6 AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NE E STREET AND THE SOUTH RIGHT-OF-WAY LINE OF NE 2ND STREET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF NE 2ND STREET S86°56'00"E A DISTANCE OF 75.01' TO A FOUND 5/8" CAPPED REBAR "944"; THENCE LEAVING SAID RIGHT-OF-WAY S02°12'29"W A DISTANCE OF 150.89' TO A FOUND PIPE WITH ELBOW; THENCE N87°27'41"W A DISTANCE OF 75.03' TO A FOUND 1/2" REBAR ON THE EAST RIGHT-OF-WAY LINE OF NE E STREET; THENCE ALONG SAID RIGHT-OF-WAY N02°12'59"E A DISTANCE OF 151.58' TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.260 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

Miscellaneous Notes

COMPLETED FIELD WORK:
MARCH 22, 2021

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2015 AT PAGE 60678.
2. SURVEY PLAT FILED IN PLAT RECORD B AT PAGE 106.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ACCEPTANCE OF THIS PLAT DOES NOT GUARANTEE SEPTIC SYSTEM APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.

ACCEPTANCE OF THIS PLAT DOES NOT INDICATE THAT ANY OF THE LOTS ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, AR, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

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

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

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

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

THE REQUIRED 20' SETBACK ALONG NE E STREET WAS REDUCED TO 10' BY THE CITY OF BENTONVILLE BOARD OF ADJUSTMENT ON SEPTEMBER 22, 2021, VAR21-0028.

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.

Zoning & Setback Information

ZONING
R-1, SINGLE FAMILY RESIDENTIAL

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.

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- LOT LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- BUILDING SET BACK (B.S.B.)
- EASEMENT LINE
- FOUND MONUMENT (AS NOTED)
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- C/L CENTERLINE OF ROAD
- R/W RIGHT-OF-WAY
- POWER POLE
- (W) WATER METER
- (G) GAS METER
- SIGN

DATE	REVISION
09-24-2021	CITY COMMENTS

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 3RD DAY OF SEPTEMBER, 2021.

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A MYERS

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.

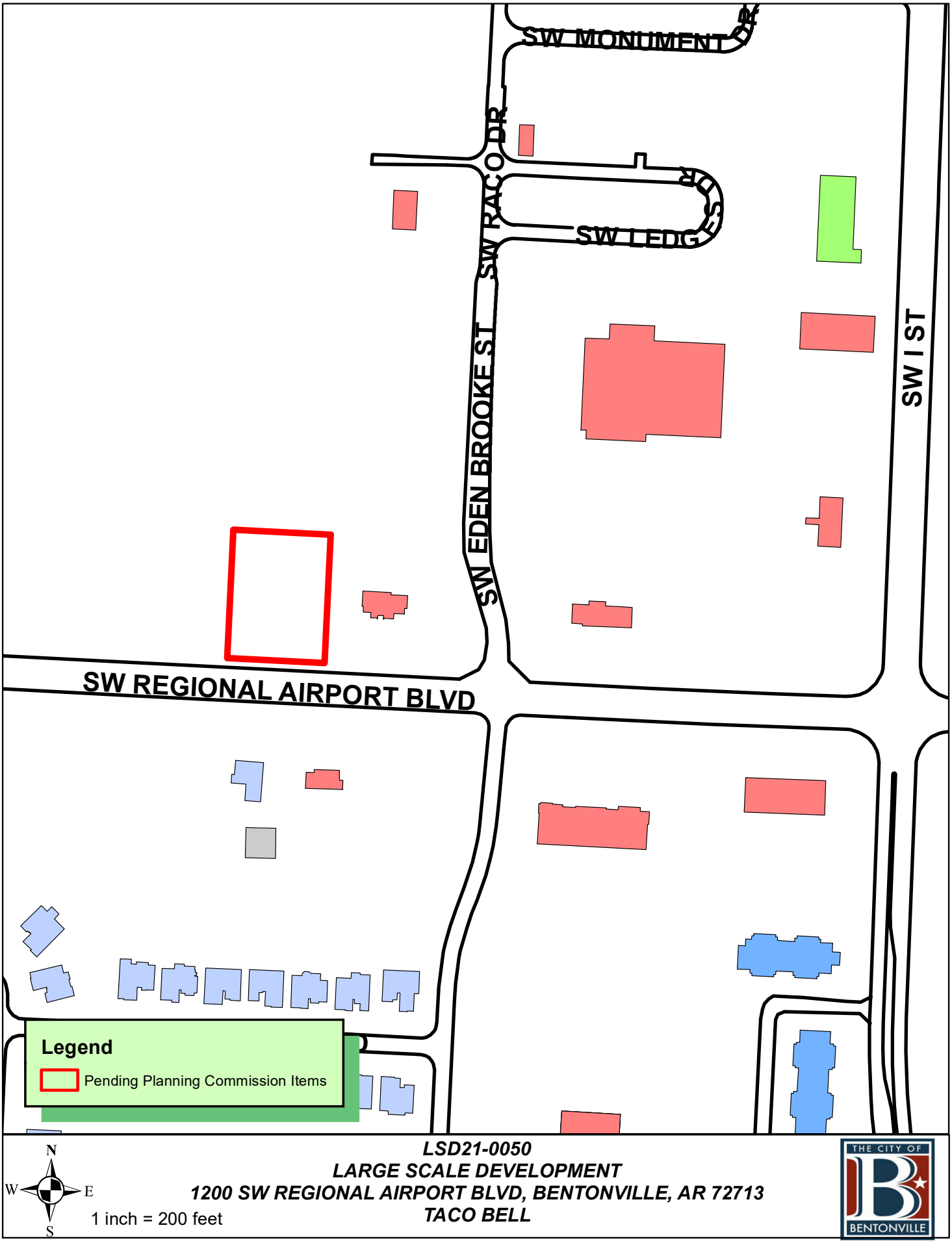
FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
DH 09-03-2021	HM	BG
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 21-7308	

LOCATION: 608 NE 2ND STREET, BENTONVILLE, ARKANSAS

FOR THE USE AND BENEFIT OF:
JOHN BARNIDGE

COB PROJECT# PLA21-0037



LSD21-0050
LARGE SCALE DEVELOPMENT
1200 SW REGIONAL AIRPORT BLVD, BENTONVILLE, AR 72713
TACO BELL

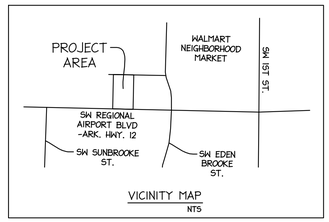
LARGE SCALE DEVELOPMENT CONSTRUCTION PLANS FOR

TACO BELL

1200 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, ARKANSAS 72713

PLANS PREPARED FOR
TMG CONSTRUCTION MANAGEMENT
15420 ENDEAVOR DR
NOBLESVILLE, INDIANA 46060
TELEPHONE: (317) 219-0406
FAX: (317) 282-0653
CONTACT PERSON: MIKE GOINS
EMAIL: MGOINS@TMGCM.COM

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: BILL TERRY
EMAIL: BILLT@WEIHE.NET





LOCATION MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	TITLE SHEET
C1.5	GENERAL NOTES
C2	SURVEY
C3	SWPPP1 PLAN - DEMO PLAN
C4	SWPPP DETAILS
C5	SITE PLAN
C6	SITE DETAILS
C7	GRADING PLAN
C8	LIGHTING PLAN
C9	LIGHTING DETALS
C10	UTILITY PLAN
C11	UTILITY DETAILS
C11.1	ELECTRICAL DETALS
C12	LANDSCAPE PLAN
C13	LANDSCAPE DETAILS
C14	DRIVE THRU DETAILS
C15	DRIVE THRU DETAILS
C16	CITY DETAILS
C17	CITY DETAILS
C18	CITY DETAILS
C19	CITY DETAILS
C20	CITY DETAILS
C21	CITY DETAILS
C22	CITY DETAILS

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
4. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
6. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
7. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
8. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
9. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
10. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
12. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
13. THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
14. THERE ARE NO STORMWATER RUNOFF CONTROL IMPROVEMENTS INCLUDED IN THE SCOPE OF THIS PROJECT.
15. THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES WITHIN THE PROPERTY LIMITS.
16. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS, NOR ANY DEEDED MINERAL, GAS, OR OIL RIGHTS WITHIN THE PROPERTY LIMITS.
17. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS WITHIN THE PROPERTY LIMITS.
18. THERE ARE NO KNOWN OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
19. THE STATIC PRESSURE AND FLOW OF THE NEAREST FIRE HYDRANT IS NOT KNOWN.

LAND DESCRIPTION

LOT 21, BEING A REPLOT OF LOTS 1-10, UPTOWN VILLAGE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017 AT PAGES 317 TO 320.

BENCHMARK INFORMATION

OPERATING AUTHORITIES

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

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

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

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

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

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

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

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

PLANNING DEPT.: CITY OF BENTONVILLE
ELLEN NORVELL
305 SW A STREET, BENTONVILLE, AR
(479) 271-3122

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

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

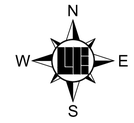
STORMWATER: CITY OF BENTONVILLE
JANET PAITH
3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR
(479) 271-5002, JPAITH@BENTONVILLEAR.COM

ZONING INFORMATION	
DISTRICT: C-2 GENERAL COMMERCIAL	
SETBACK REQUIREMENTS	
ABUTTING STREET:	20'
INTERIOR:	7'
REAR:	20'

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY ARCHER-ELGIN ON 06.29.2021. CONTACT: (573)-364-6362 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 07/08/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.



SCALE: 1" = 20'

0 10 20 40

CITY OF BENTONVILLE PROJECT #
LSD21-0050

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

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.™

REVISIONS AND ISSUES	DATE	BY
1. INITIAL SUBMITTAL	06.29.2021	BT
2. CITY COMMENTS 08.26.2021	08.27.2021	BT
3. REVISED MDP SERVICE LOCATION NW COOLER	09.16.2021	BT

PROJECT NO.: W21.0325 STL
DWG NAME: W2103255TL-C1 TITLE
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 07.14.2021

ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

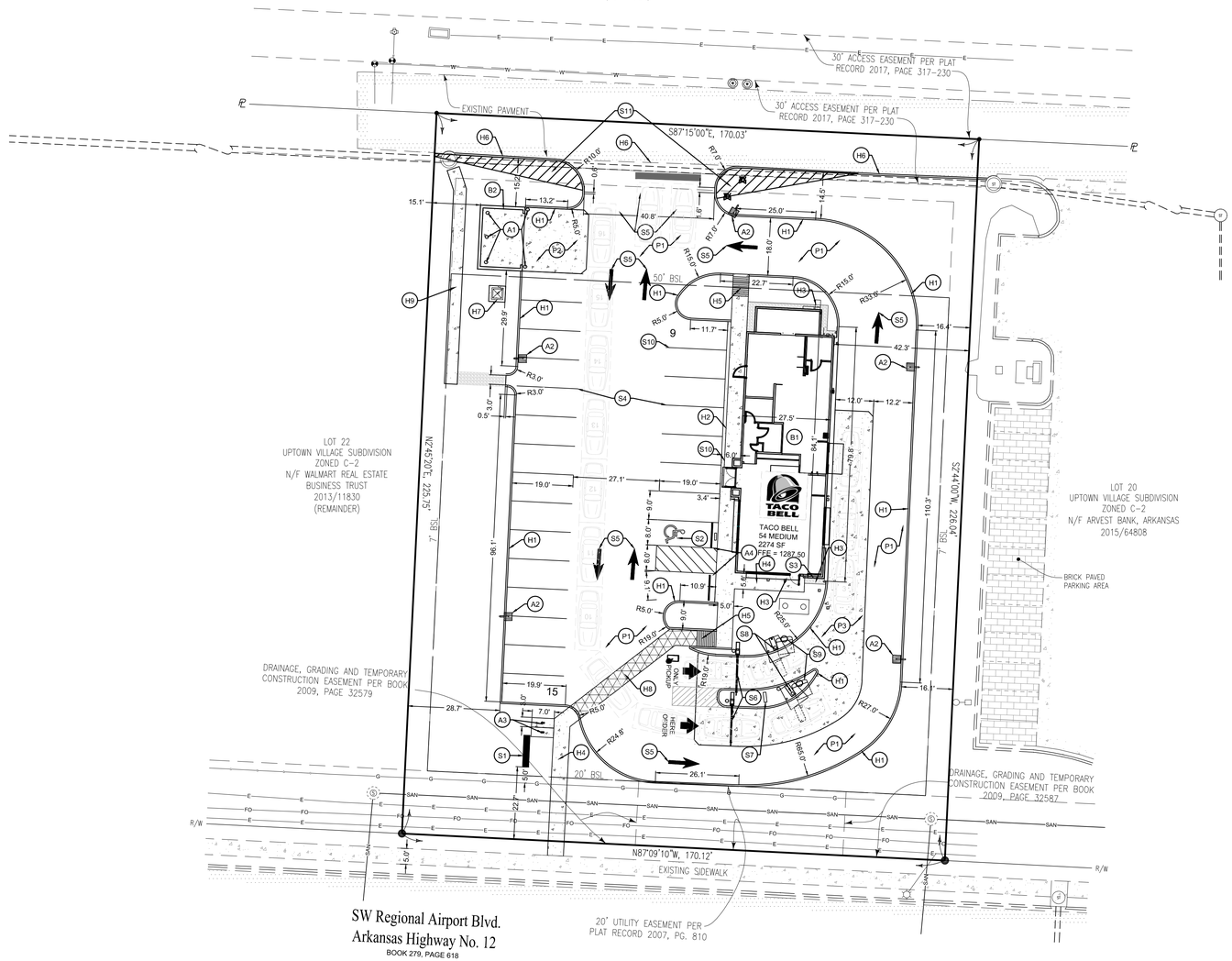
PREPARED FOR:
TACO BELL
1200 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, BENTON COUNTY, ARKANSAS 72713

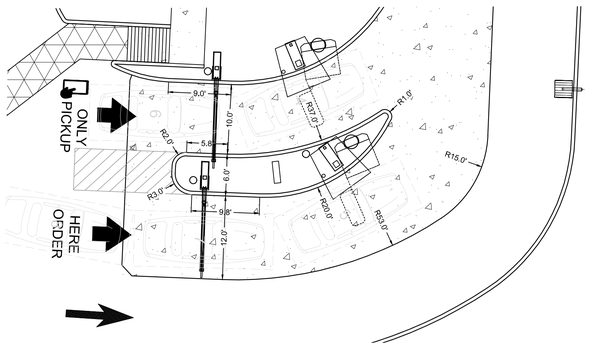
TITLE SHEET

SHEET NO.
C1

PROJECT NO.
W21.0325 STL

LOCATION: G:\2021\W21.0325 STL\Engineering\design\current\W2103255TL-C1 TITLE.dwg
LAYOUT: TITLE SHEET
PLOTTED: Tuesday, July 27, 2021 - 8:51pm
PLOTTED By: Terra B





1"=10' ISLAND DETAIL

SITE PLAN NOTES

PAVEMENT - C6 FOR DETAILS

- (P1) STANDARD ASPHALT PAVEMENT
- (P2) HEAVY DUTY BLACK DYE CONCRETE WITH 1' CHAMFERED CORNERS
- (P3) STANDARD DUTY BLACK CONCRETE WITH 1' CHAMFERED CORNERS

HARDSCAPE - C6 FOR DETAILS

- (H1) 6" STRAIGHT CURB
- (H2) MONOLITHIC WALK AND CURB
- (H3) GRAVEL MOWING STRIP, SEE C11 FOR DETAILS
- (H4) CONCRETE SIDEWALK
- (H5) ADA ACCESSIBLE RAMP
- (H6) MATCH EXISTING PAVEMENT
- (H7) TRANSFORMER PAD LOCATION, COORD. W/ ELECTRIC CO.
- (H8) CONCRETE PATTERN PER OWNER
- (H9) CONCRETE SWALE

BUILDING ACCESSORIES - C6 FOR DETAILS

- (B1) BUILDING
- (B2) DUMPSTER ENCLOSURE & GATES - TO BE PAINTED SW #7076 CYBERSPACE

ACCESSORIES - C6 FOR DETAILS

- (A1) BOLLARD / PAINTED OSHA "SAFETY YELLOW"
- (A2) LIGHT POLE AND CONCRETE BASE. SEE SHEET C6 FOR DETAIL. LIGHT MUST BE "CUT-OFF" OR B-U-G WITH U RATING OF 0.
- (A3) BIKE PARKING (SINGLE HOOP, DERO SWERVE RACK, BLACK AND HOLDS AT LEAST 2 BIKES)
- (A4) PARKING BUMPER

SIGNAGE & MARKINGS - C6 FOR DETAILS

- (S1) PROPOSED TACO BELL FREESTANDING MONUMENT SIGN PERMITTED BY SIGN VENDOR. 60 SF FACE PER SIDE
- (S2) ADA PARKING SPACE. 4" BLUE PAINT STRIPE, BLUE PAINT HANDICAP GRAPHIC. SHERMAN WILLIAMS PRO-PARK PAINT
- (S3) BUILDING SIGNAGE
- (S4) 4" PAINTED WHITE SOLID LINES (TYP) SHERMAN WILLIAMS PRO-PARK PAINT
- (S5) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS/ORDER MISC
- (S6) CLEARANCE BAR - 1" CONDUIT RAN TO BASE
- (S7) PREVIEW BOARD
- (S8) OCB CABINET - SEE ARCH PLANS FOR WIRING
- (S9) MENU BOARD - SEE ARCH PLANS FOR WIRING
- (S10) SIDEWALK CURB, PAINTED OSHA "SAFETY YELLOW"
- (S11) SIGHT TRIANGLE - HEIGHT RESTRICTIONS FOR STRUCTURES/LANDSCAPING FROM 3' TO 8'

CITY NOTES

1. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE 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
4. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNT) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
5. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND PROVIDE A DETAIL
6. ALL PROPOSED SIGNAGE WILL REQUIRED A SEPARATE PERMIT.
7. ANY FENCING WILL REQUIRE A SEPARATE PERMIT.

SITE DATA

SITE USE:	RESTAURANT
SITE ZONING:	C-2
SITE AREA:	0.853 AC
BUILDING AREA:	2,274 SF
BUILDING HEIGHT:	18' / 25'
	(SEE ARCH. PLANS)
LOT COVERAGE:	6%
IMPERVIOUSNESS:	73%
GREEN SPACE = 14840	
HARD SURFACE = 23580	
SITE SETBACKS:	
FRONT:	50'
SIDE:	7'
REAR:	20'

PARKING REQUIREMENTS: 1 SPACE PER 4 OCCUPANTS @ MAX OCCUPANCY = 1 SPACE PER EMPLOYEE PER SHIFT
PARKING REQUIRED: 14+5

PARKING PROVIDED:

STANDARD SPACES:	22
ADA SPACES:	2
TOTAL SPACES:	24

PARKING DIMENSIONS:
90° - 9'X19'

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY ARCHER-ELGIN ON 06.29.2021. CONTACT: (573)-364-6362 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC, AND JAMES K. SHINNEMAN, FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 07/08/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.

LEGEND

ALPHA	ALPHA	PP	POWER POLE
AS	AUTO SPRINKLER	LP	LIGHT POLE
AC	AIR CONDITIONER	UP	UTILITY POLE
EPD	ELEC. PED.	GA	GUY ANCHOR
EM	ELEC. METER	GP	GUARD POST
ET	ELEC. TRANS.	GM	GAS METER
TPD	TELE. PED.	WM	WATER METER
TVPD	CABLE PED.	WMP	WATER METER PIT
AD	AREA DRAIN	VNT	VENT PIPE
CO	CLEAN OUT	FH	FIRE HYDRANT
FD	FIRE DETECTOR	FV	FIRE VALVE
DS	DOWN SPOUT	WV	WATER VALVE
FP	FLAG POLE	GV	GAS VALVE
EMK	ELEC. MARKER	PLB	PULL BOX
FO	FIBER OPTIC MARKER	TCB	TRAFFIC CONTROL BOX
GMK	GAS MARKER	TSI	TRAFFIC SIGNAL LIGHT
MRK	UTILITY MARKER	SCV	SPRINKLER VALVE
PMK	PIPELINE MARKER	YL	YARD LIGHT
TVMK	CABLE MARKER	YH	YARD HYDRANT
TUG	TELE. MARKER		STORM GRATE
MW	MONITORING WELL	VNT	VENT PIPE
MB	MAILBOX		GATE
	GREASE TRAP		HANDICAPPED SIGN
S	SANITARY SEWER		SIGN
SW	STORM WATER		BENCHMARK ELEVATION
	LAMP HOLE		TREE
T	TELEPHONE		BUSH
TV	CABLE TV		HANDICAPPED SPACE
E	ELECTRIC		
W	WATER		
BARBWIRE/FIELDWIRE FENCE		GAS LINE	
STOCKADE FENCE		WATER LINE	
CHAINLINK FENCE		FIBER OPTIC	
OVERHEAD ELECTRIC		ELECTRIC LINE	
TOP OF BANK		UNDERGROUND TELEPHONE	
TOE OF BANK		UNDERGROUND CABLE TV	
TREE LINE		SANITARY SEWER	
HEDGE LINE		STORM SEWER	

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PH PORCH/DECK HEIGHT
FF FINISHED FLOOR ELEVATION

N W E S

SCALE: 1" = 20'
0 10 20 40

CITY OF BENTONVILLE PROJECT #
LSD21-0050

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

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 . 846 - 6611
800 | 452 - 6408
317 . 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.™

REVISIONS AND ISSUES	DATE	BY
1. CITY COMMENTS	08.27.2021	BT
2. CITY COMMENTS 08.26.2021	09.16.2021	BT
3. REVISED SHP SERVICE LOCATION NW COOLER		

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 15760
JAMES SHINNEMAN

JAMES SHINNEMAN 15760

PROJECT NO.: W21.0325 STL
DWG NAME:

DESIGNED BY:	BT
DRAWN BY:	BT
CHECKED BY:	BT
DATE:	07.14.2021

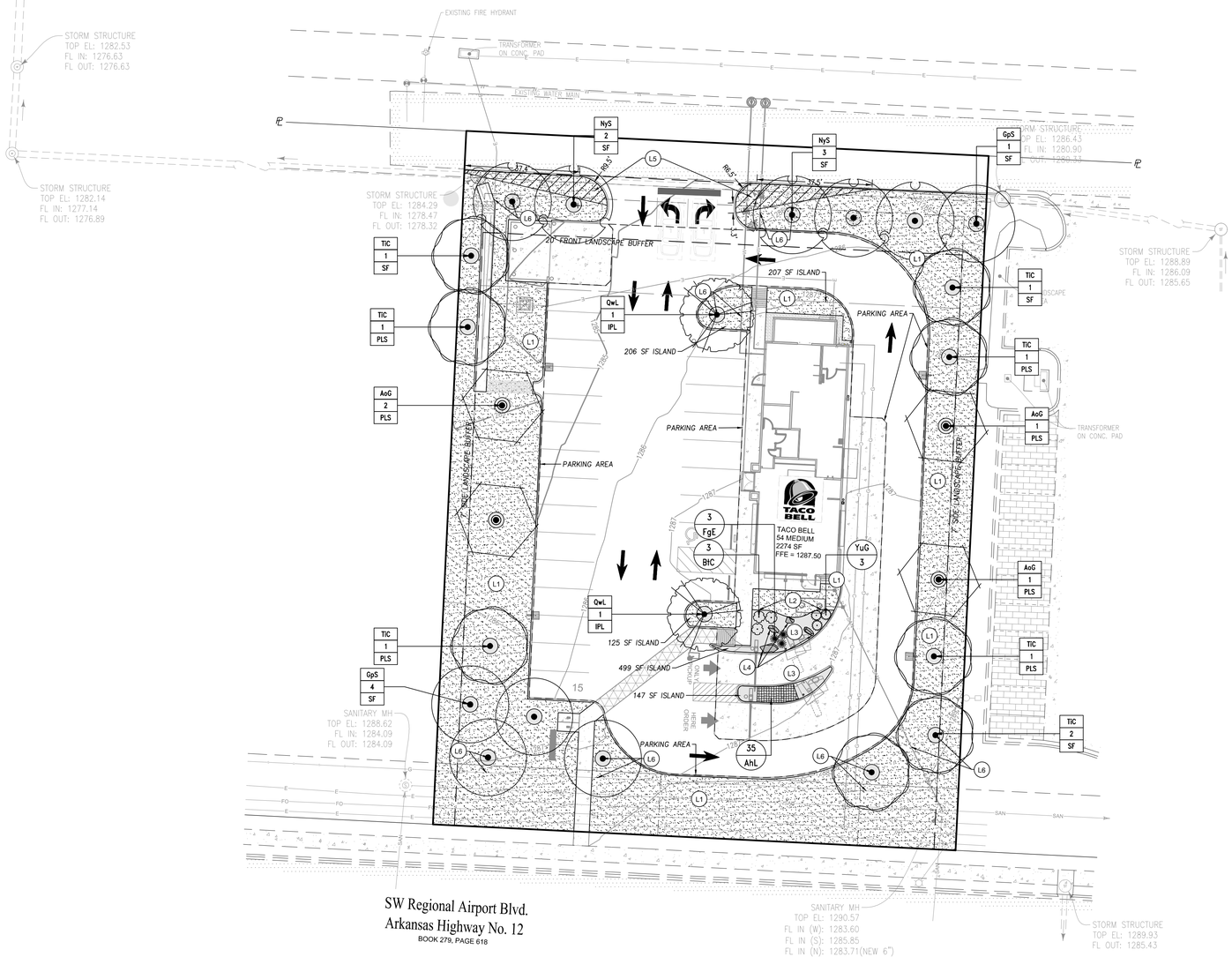
PREPARED FOR:
TACO BELL
1200 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, BENTON COUNTY, ARKANSAS 72713

SITE PLAN

SHEET NO.
C5

PROJECT NO.
W21.0325 STL

LOCATION: G:\2021\W21.0325 STL\Engineering\design\current\W21.0325STL-C5 SITE PLAN.dwg
LAYOUT: SITE PLAN
DATE/TIME: August 27, 2021 - 8:54pm
PLOTTED BY: Terry B



LANDSCAPE ORDINANCE REQUIREMENTS

	REQUIREMENT:	REQUIRED:	PROVIDED:
SF	SECTION 1400.06 STREET FRONTAGE BUFFER LANDSCAPING REQUIRED: - 1 SHADE TREE PER 20' OF STREET FRONTAGE	-170 LF (NORTH ACCESS ST.) - 8.5 DECIDUOUS SHADE TREES -170 LF (AR HWY. 12) - 8.5 DECIDUOUS SHADE TREES	- 8 DECIDUOUS SHADE TREES - 6 DECIDUOUS SHADE TREES ALONG AR HWY. 12 (UTILITY LOCATIONS PROHIBITS ADDITIONAL SHADE TREES)
PLS	SECTION 1400.07 PERIMETER LANDSCAPE STRIP REQUIRED: - 1 TREE PER 50' OF PERIMETER, 50% SHADE TREES	- 370 LF - 7.4 DECIDUOUS SHADE TREES	- 8 DECIDUOUS SHADE TREES
IPL	SECTION 1400.08 INTERIOR PARKING LOT LANDSCAPE REQUIRED: - 3,000-49,999 SF LOT = 8% INTERIOR GREENSPACE REQUIRED	- 13,680 SF ASPHALT PARKING - 1,095 SF INTERIOR GREENSPACE	- 1,184 SF INTERIOR GREENSPACE

TACO BELL NOTE

1. PER SECTION 153.212 (I)(4)(B) GROUNDCOVER. ALL INTERIOR PARKING LOT LANDSCAPED AREAS SHALL BE LANDSCAPED WITH GROUNDCOVER.
   - 1.1. WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS
   - 1.2. LIVING MATERIALS SUCH AS GRASS/OTHER VEGETATION SHALL MAKE UP 60% OF THE GROUNDCOVER FOR THE INTERIOR PARKING LOT LANDSCAPING.
   - 1.3. NON-LIVING MATERIAL SHALL BE ORGANIC (MULCH OR OTHER), AND SHALL MAKE UP THE REMAINDER OF THE GROUNDCOVER.
   - 1.4. NON-ORGANIC MATERIAL MAY BE APPROVED IF THE PARKING LOT LANDSCAPING AREA FUNCTIONS AS A BIOSWALE. ANY ADJUSTMENTS SHALL BE APPROVED BY THE PLANNING BOARD.
2. PROVIDE WEED BARRIER UNDER GRAVEL MULCH
3. PROVIDE A INDUSTRY STANDARD DRIP IRRIGATION SYSTEM APPROPRIATE FOR THE SELECTED REGION AND PLANTINGS TYPES
4. PLANTS SHALL BE PLANTED PER REGIONAL BEST PRACTICES INCLUDING BUT NOT LIMITED TO SUPPORT, DEPTH/WIDTH OF PLANTING HOLE AND SOIL AMMENDEMENTS
5. SEE SHEET BY OTHERS FOR ADDITIONAL TACO BELL SPECIFIC DETAILS INCLUDING THE MENU BOARD, ENTRY PORTALL AND OCB/CANOPY.
6. ALL TREES MUST MAINTAIN A 5' BUFFER FROM ALL PUBLIC UTILITY LINES

LANDSCAPE PLAN NOTES

- L1 SOD - ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
- L2 STEEL LANDSCAPE BED EDGING (TYP.)
- L3 GRAVEL MULCH LIMESTONE - 3" AGGREGATE
- L4 LIMESTONE BOULDER, SAND-GREY - 6" TO 24"
- L5 SIGHT TRIANGLE - HEIGHT RESTRICTIONS FOR STRUCTURES/LANDSCAPING FROM 3' TO 8'
- L6 POTENTIAL LANDSCAPING CONFLICT WITH UTILITIES - EXACT UTILITY LOCATIONS AND BUFFER SEPARATION TO BE FIELD VERIFIED BY CONTRACTOR.

LEGEND

LIMESTONE BOULDERS - SAND GREY 6" TO 24"

CITY NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. 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.
4. 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.
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES

LANDSCAPE PLAN NOTES

GIS 1 P1 — PLANT NAME / QUANTITY / PLANTING AREA

1 GIS — QUANTITY / PLANT NAME

WAIVER 14406

PER LETTER DATED AUGUST 27TH, 2021 SITE WAS GRANTED A WAIVER FOR STREET FRONTAGE BUFFER LANDSCAPING REQUIREMENTS ALONG HIGHWAY 12 FRONTAGE DUE TO UTILITY EASEMENT, REQUIRED TREES ARE TO BE PLANTED ELSEWHERE ON LOT.

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES							
AoG	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2.5" cal.	4	X		50'T x 40'W	
GpS	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGO	2.5" cal.	5	X		65'T x 20'W	
NyS	NYSSA SYLVATICA	BLACK TUPELO	2.5" cal.	5	X		50'T x 30'W	
QwL	QUERCUS X WAREI 'LONG'	REGAL PRINCE OAK	2.5" cal.	2	X		40'T x 20'W	
TiC	TILIA CORDATA	LITTLELEAF LINDEN	2.5" cal.	8	X		50'T x 40'W	
	DECIDUOUS SHRUBS							
BtC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	#3	3		X	3'T x 3'W	
YuG	YUCCA GLAUCA	SMALL SOAPWOOD	#5	3		X	3'T x 3'W	
	PERENNIALS							
AhL	ASIATIC HYBRID LILY	LILIUM SPECIES	#1	35		X	1.5'T x 1.5'W	18" O.C.
	ORNAMENTAL GRASSES							
FgE	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#3	3		X	1'T x .75W	12" O.C.

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY ARCHER-ELGIN ON 06.29.2021, CONTACT: (573)-364-6362 - CHRIS TRIPP

FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 07/08/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.

N W E S

SCALE: 1" = 20'

0 10 20 40

CITY OF BENTONVILLE PROJECT #
LSD21-0050

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

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
"Build with confidence."

REVISIONS AND ISSUES	DATE	BY
1. PERMIT SET	08.05.2021	BT
2. CITY COMMENTS 08.26.2021	09.17.2021	BT
3. REVISED SHPP SERVICE LOCATION	09.15.2021	BT

REGISTERED LANDSCAPE ARCHITECT
ERIC A. CARTER
License Number 0802
STATE OF ARKANSAS
Eric A Carter 2021-09-23

PROJECT NO.: W21.0325 STL
DWG NAME:
DESIGNED BY: BT
DRAWN BY: BT
CHECKED BY: BT
DATE: 07.14.2021

PREPARED FOR:

TACO BELL
1200 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, BENTON COUNTY, ARKANSAS 72713

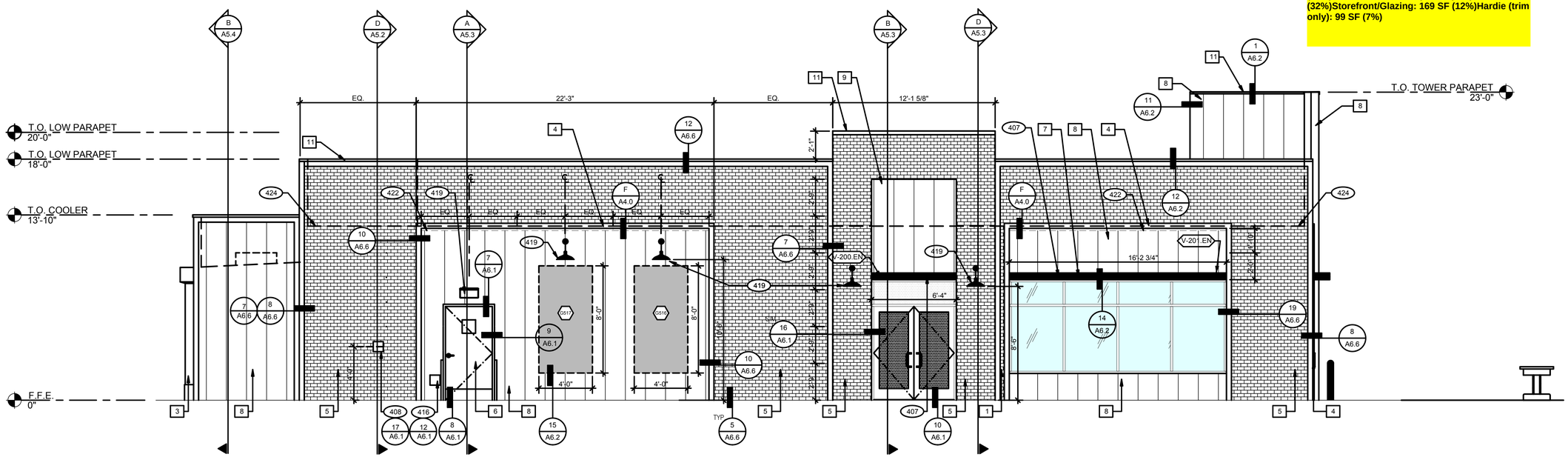
LANDSCAPE PLAN

SHEET NO.
C12

PROJECT NO.
W21.0325 STL

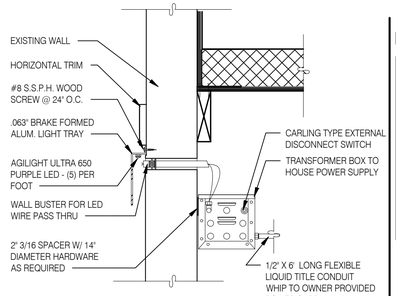
LOCATION: G:\2021\W21.0325 STL\Engineering\design\current\W21.0325STL-C12 LANDSCAPE PLAN.dwg
LAYOUT: LANDSCAPE PLAN
PLOTTED: Tuesday, September 27, 2021 - 8:58pm
PLOTTED BY: Kyle Hunter

Facade Calcs - 1,497 SFBrick (Primary #1): 731 SF (49%)Architectural Metal (Primary #2): 474 SF (32%)Storefront/Glazing: 169 SF (12%)Hardie (trim only): 99 SF (7%)



NOTE: ALL ROOF MOUNTED EQUIPMENT IS BEHIND THE PARAPET OF THE BUILDING AND CANNOT BE VIEWED FROM THE GROUND AT PRIMARY FACADES.

FRONT ELEVATION 1/4" = 1'-0" | **1**



LED WALL WASHER DETAIL | **F**

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
SIDE ENTRY			
V-200.EN	1	SIDE ENTRY AWNING 6'-4" X 4'-0" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9'-0" X 4'-0" BLACK	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16'-9 3/4" L X 6" H X 1'-4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 11'-6 1/2" L X 6" H X 1'-4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 16'-2 3/4" L 6" H X 1'-4" D BLACK	A4.0

SIGNAGE | **E**

MISCELLANEOUS
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES | **C**

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
2516	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
2517	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
2518	HYPNOTIZE ME BELL	D	M02	48x96	A4.1
2519	HYPNOTIZE ME BELL	D	M02	48x96	A4.1

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES | **A**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE 144"L X 8.25"W; 7" EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS	SEE C / A 7.2
2	SCUPPERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
3	DOWN SPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS	
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x4.5'	CYBERSPACE (SW7076), SEMI-GLOSS	SEE C / A 7.2
5	BRICK VENEER	-	-	CYBERSPACE (SW7076), SEMI-GLOSS	
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
8	CORNER TOWER	-	PRE-FINISHED ARCHITECTURAL NON-RIBBED METAL PANEL MINIMUM 24 GAUGE	WEATHERED RUSTIC	
9	BRICK VENEER - RECESS OF SIDE ENTRY PORTAL	-	-	CYBERSPACE (SW7076), SEMI-GLOSS	
10	BRICK VENEER	-	-	SW PURPLE TB2603C, SEMI-GLOSS	
11	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	

EXTERIOR FINISH SCHEDULE | **D**

401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408 CO2 FILLER VALVE & COVER.
416 HOSE BIB BOX AT 18" A.F.F.
419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.

KEY NOTES | **B**

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com
© DRAWING DEPT 2021

REGISTERED ARCHITECT ROBERT M. BUSCH License Number 9367 STATE OF ARKANSAS

10/1/2021 PERMIT

DATE	REMARKS

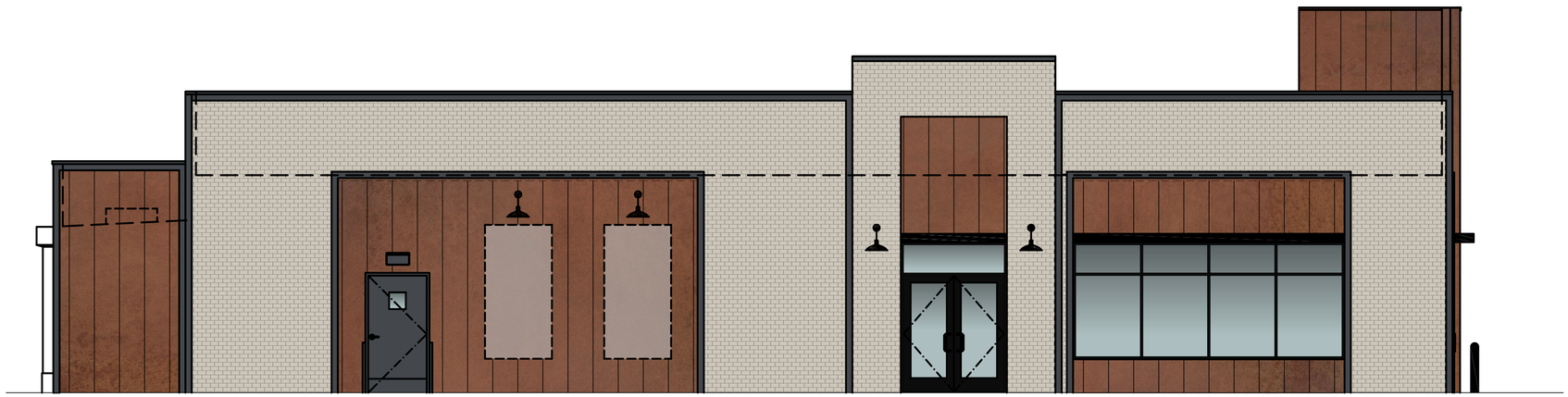
CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
1200 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS 72713

ENDEAVOR 2.0
EXTERIOR ELEVATIONS

A4.0

BENTONVILLE LARGE SCALE DEVELOPMENT (LSD21-0050)



FRONT ELEVATION 1/4" = 1'-0" | **1**

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com
DRAWING DEPT 2021

REGISTERED ARCHITECT
ROBERT M. BUSCH
License Number 9367
STATE OF ARKANSAS

7/20/2021 PERMIT

	DATE	REMARKS

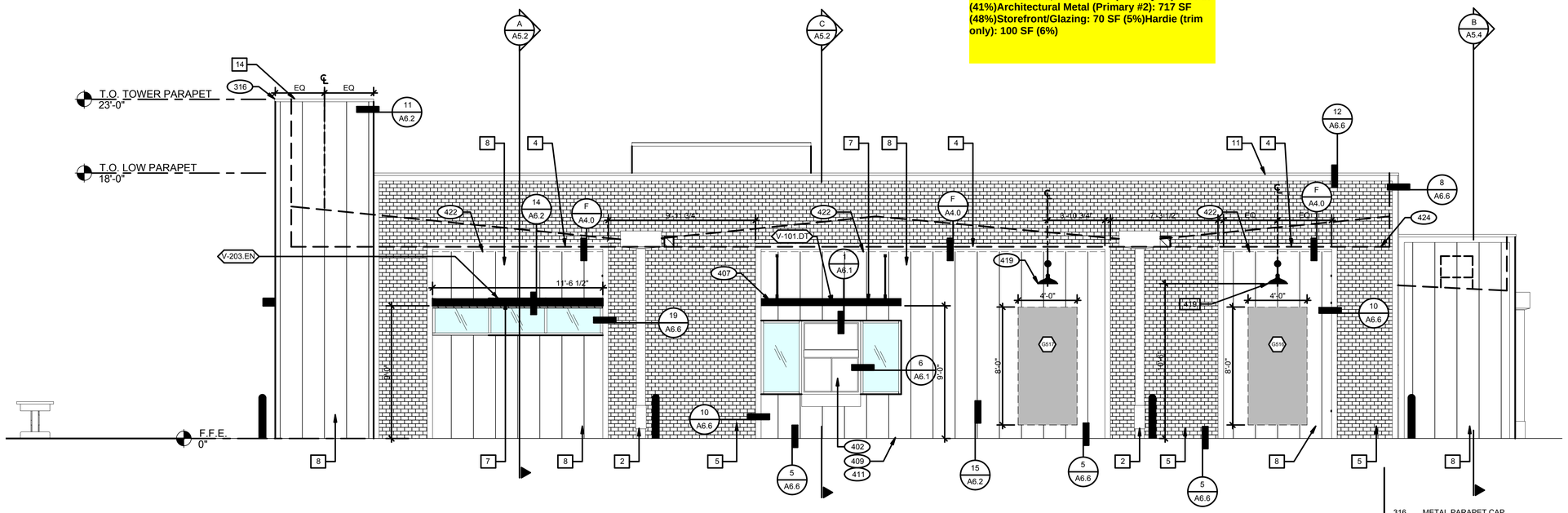
CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
LOT 21, UPTOWN VILLAGE SUB
BENTONVILLE, ARKANSAS 72712

ENDEAVOR 2.0
EXTERIOR ELEVATIONS COLOR

A4.0b

Facade Calcs - 1,501 SFBrick (Primary #1): 614 SF (41%)Architectural Metal (Primary #2): 717 SF (48%)Storefront/Glazing: 70 SF (5%)Hardie (trim only): 100 SF (6%)



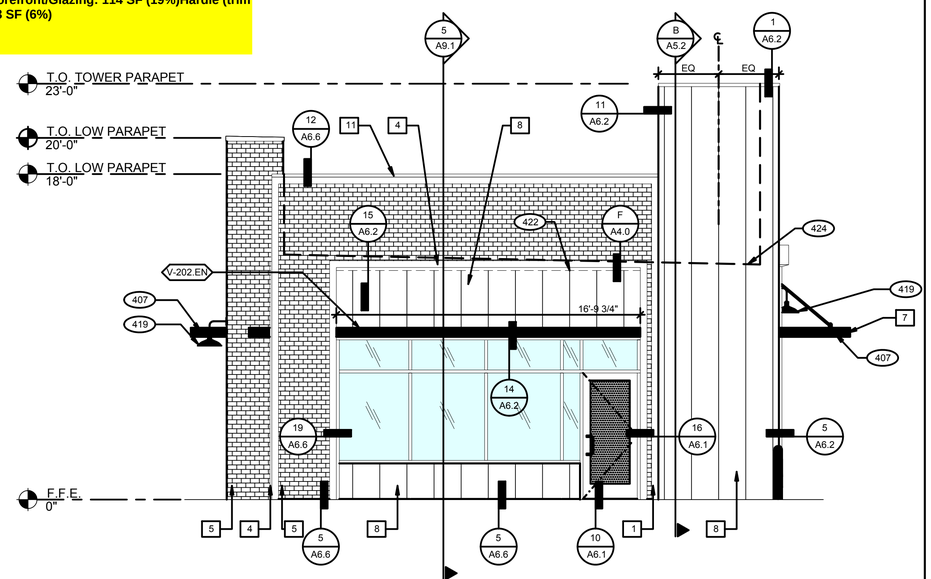
NOTE: ALL ROOF MOUNTED EQUIPMENT IS BEHIND THE PARAPET OF THE BUILDING AND CANNOT BE VIEWED FROM THE GROUND AT PRIMARY FACADES.

REAR ELEVATION 1/4" = 1'-0" | **1**

316 METAL PARAPET CAP.
401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
402 DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
407 METAL CANOPIES BY SIGNAGE VENDOR. SEE SCHEDULE FOR FINISH.
409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
411 CONCRETE CURB.
419 EXTERIOR LIGHT FIXTURE. COORDINATE WITH ELECTRICAL DRAWINGS.
422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424 LINE OF ROOF BEYOND.

KEY NOTES | **A**

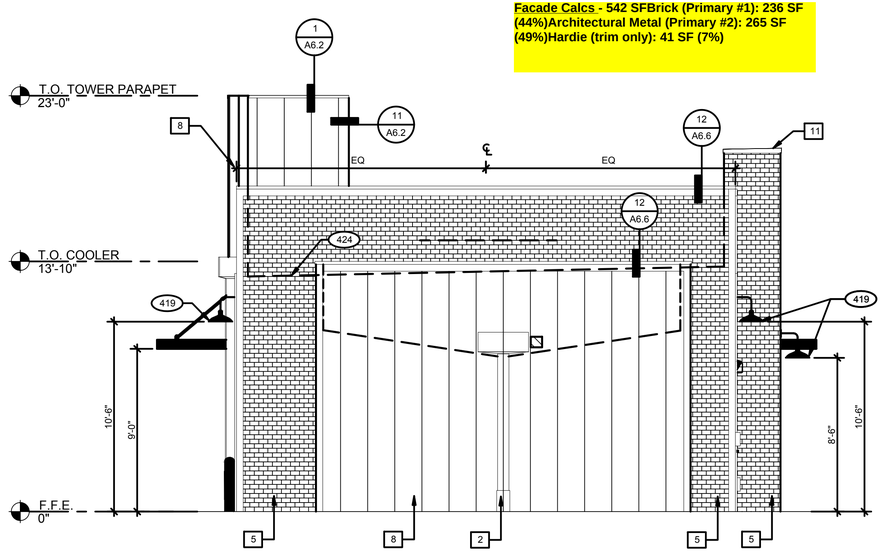
Facade Calcs - 587 SFBrick (Primary #1): 200 SF (34%)Architectural Metal (Primary #2): 238 SF (41%)Storefront/Glazing: 114 SF (19%)Hardie (trim only): 33 SF (6%)



NOTE: ALL ROOF MOUNTED EQUIPMENT IS BEHIND THE PARAPET OF THE BUILDING AND CANNOT BE VIEWED FROM THE GROUND AT PRIMARY FACADES.

FRONT ELEVATION 1/4" = 1'-0" | **2**

Facade Calcs - 542 SFBrick (Primary #1): 236 SF (44%)Architectural Metal (Primary #2): 265 SF (49%)Hardie (trim only): 41 SF (7%)



NOTE: REFERENCE TO SHEET A4.0 FOR COLOR LEGEND

NOTE: ALL ROOF MOUNTED EQUIPMENT IS BEHIND THE PARAPET OF THE BUILDING AND CANNOT BE VIEWED FROM THE GROUND AT PRIMARY FACADES.

REAR ELEVATION 1/4" = 1'-0" | **3**

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com

© DRAWING DEPT 2021

REGISTERED ARCHITECT ROBERT M. BUSCH License Number 9367 STATE OF ARKANSAS

10/1/2021 PERMIT

DATE	REMARKS

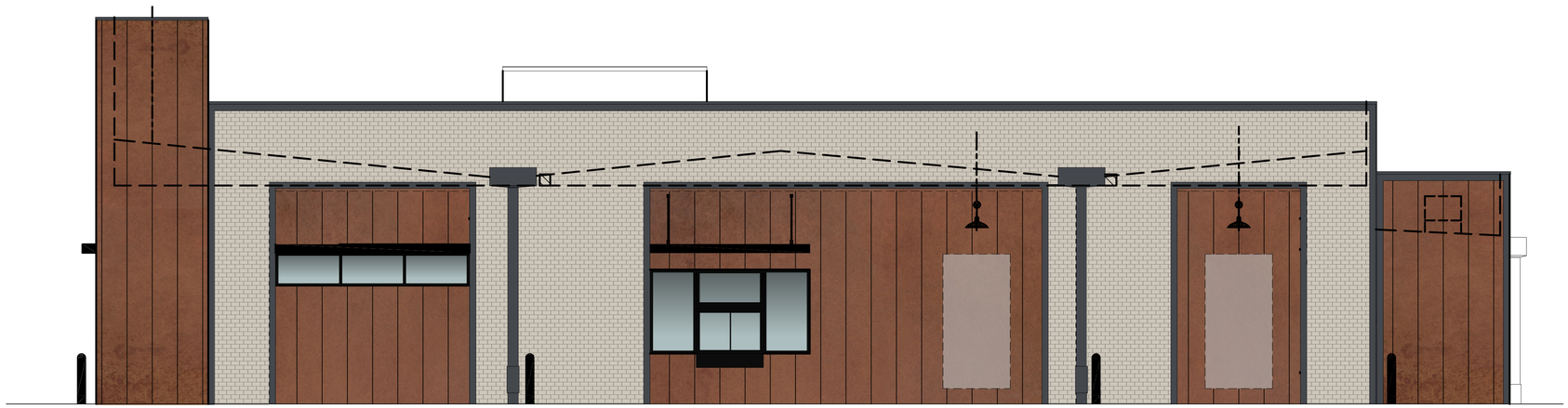
CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
1200 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS 72713

ENDEAVOR 2.0
EXTERIOR ELEVATIONS

A4.1

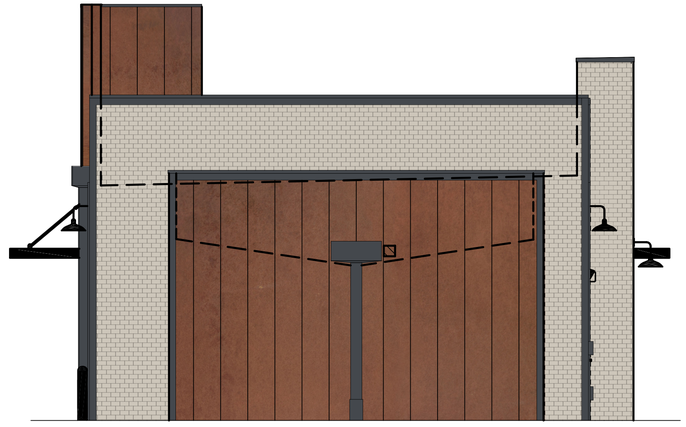
BENTONVILLE LARGE SCALE DEVELOPMENT (LSD21-0050)



REAR ELEVATION 1/4" = 1'-0" | **1**



FRONT ELEVATION 1/4" = 1'-0" | **2**



REAR ELEVATION 1/4" = 1'-0" | **3**

drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com
DRAWING DEPT 2021

REGISTERED ARCHITECT
ROBERT M. BUSCH
License Number 9367
STATE OF ARKANSAS

7/20/2021 PERMIT

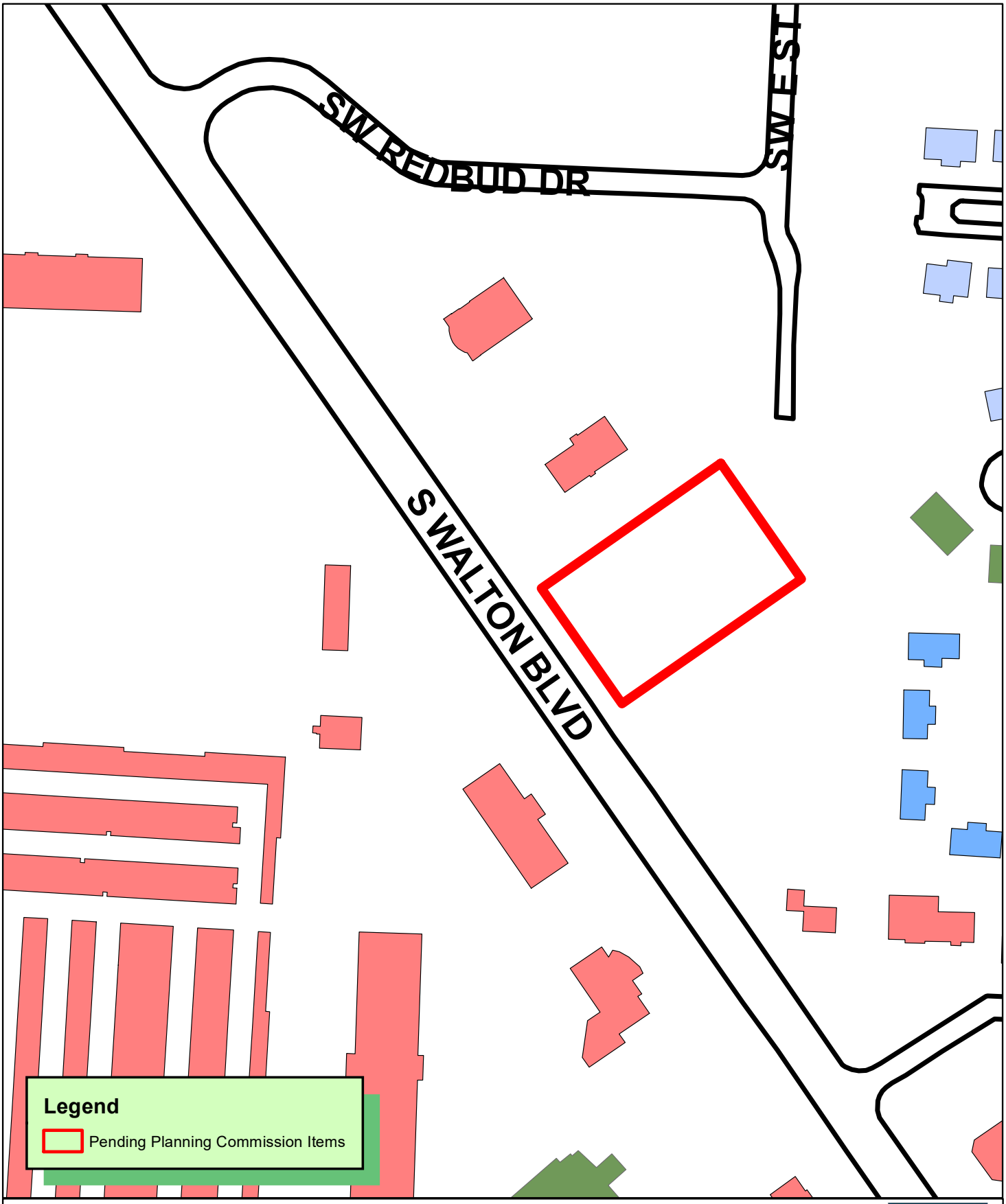
	DATE	REMARKS

CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
LOT 21, UPTOWN VILLAGE SUB
BENTONVILLE, ARKANSAS 72712

ENDEAVOR 2.0
EXTERIOR ELEVATIONS COLOR

A4.1b



LSD21-0051
LARGE SCALE DEVELOPMENT
SPLASH CAR WASH
1005 S WALTON BLVD

LARGE SCALE DEVELOPMENT
LSD21-0051
SPLASH CAR WASH

1005 SOUTH WALTON BLVD.
BENTONVILLE, ARKANSAS

CONTACTS

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

SURVEYOR

CIVIL ENGINEERING
PHILLIP LEWIS ENGINEERING
P.O. BOX 17307
LITTLE ROCK, AR 72222
501-350-9840
PHILLIP LEWIS

FIRE
THE CITY OF BENTONVILLE
FIRE DEPARTMENT
800 SW "A" STREET BENTONVILLE, AR 72712
479-271-5927
BRENT BOYDSTON, FIRE CHIEF

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

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

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

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

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

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

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

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

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

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

SHEET INDEX

SHEET NO.	SHEET TITLE
00	COVER SHEET
C1.1	SITE PLAN
C1.2	GRADING PLAN
C1.3	STORMWATER EROSION CONTROL PLAN
C1.4	UTILITY PLAN
C1.5	LANDSCAPE PLAN
C1.6	CITY OF BENTONVILLE WATER SEWER DETAILS
C1.7	CITY OF BENTONVILLE WATER DETAILS I
C1.8	CITY OF BENTONVILLE WATER DETAILS II
C1.9	CITY OF BENTONVILLE SAN.SEWER DETAILS I
CI.10	CITY OF BENTONVILLE SAN.SEWER DETAILS II
E1	ELECTRICAL LAYOUIT

BUILDING CODE INFORMATION

Occupancy Classification: B

Type of Construction: VB (Non-Sprinklered)

Allowable Building Height (TABLE 503): 2 story (40')

Proposed Building Height: +/-30'

Allowable Area (TABLE 503): 9,000 S.F.

Proposed Building Area: 5,817 S.F.

Primary Building Overhangs: 1,635

Pay Kiosk Canopy Area: 1,206 S.F.

Separation distances from each exterior wall to assumed and common property lines:

NORTH 11' (7' from overhang to prop. Line)
SOUTH GREATER THAN 30'
EAST GREATER THAN 30'
WEST GREATER THAN 30'

Pay Kiosk Canopy:
NORTH GREATER THAN 30'
SOUTH 13'
EAST GREATER THAN 30'
WEST GREATER THAN 30'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS (PER TABLE 601)
A. STRUCTURAL FRAME 0 HOUR
B. NON-BEARING EXTERIOR 0 HOUR
C. INTERIOR WALLS / PARTITIONS 0 HOUR
D. FLOOR CONSTRUCTION 0 HOUR
E. ROOF CONSTRUCTION 0 HOUR

OCCUPANT LOAD:
Business area (100 gross) 4420 SF = 44 persons
Storage / Equipment (300 gross) 1397 SF = 5 persons

Total Design Occupant Load: 49 persons

ACTUAL OPERATIONAL OCCUPANT LOAD:
Staff: 3 persons

PHILLIP LEWIS ENGINEERING
Structural + Civil Consultants

COVER NOTES

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

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

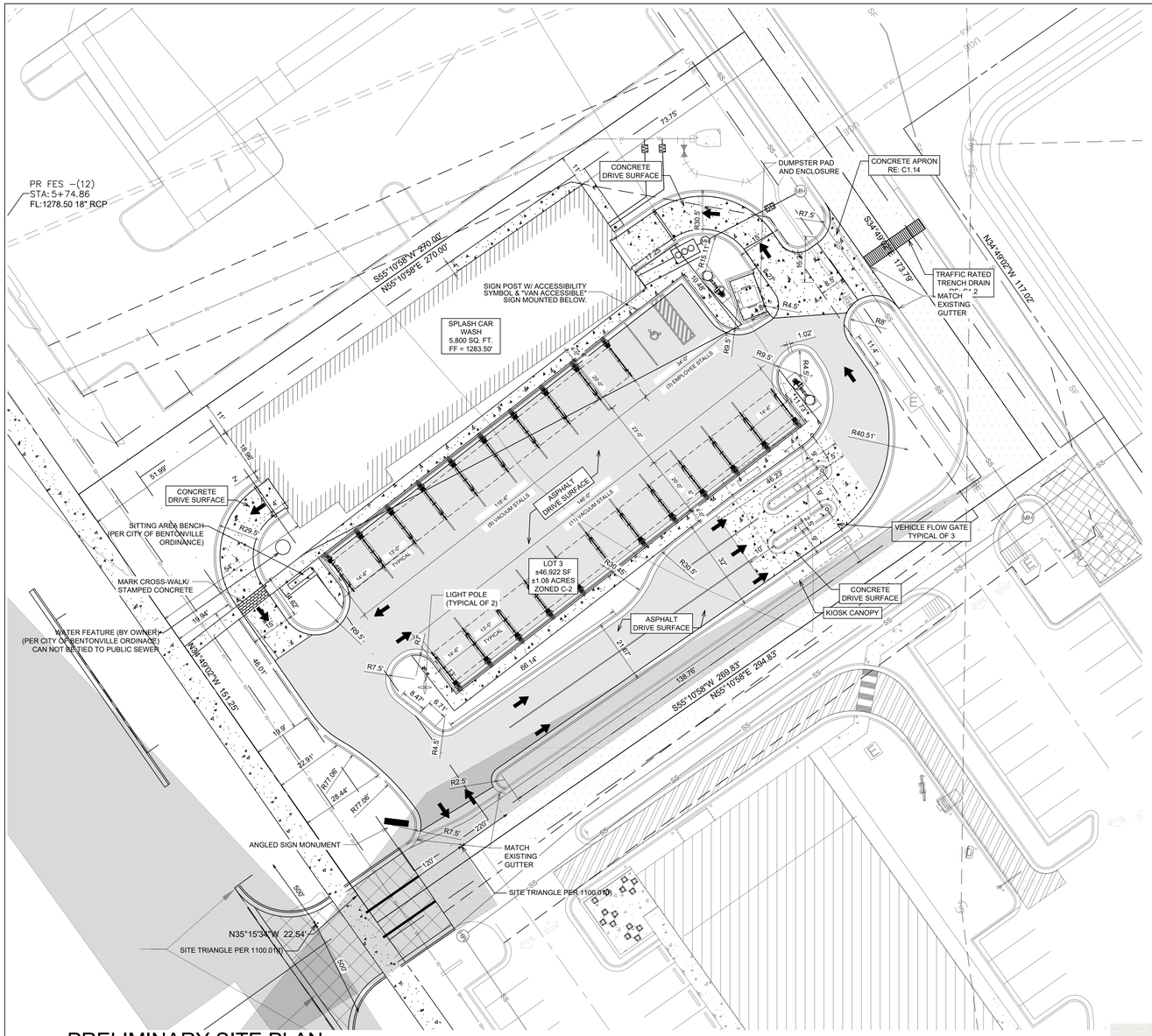
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS

EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE

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



PRELIMINARY SITE PLAN

SCALE 1" = 20'

GENERAL NOTES

1. 22 TOTAL PARKING SPACES ARE PROVIDED (INCLUDING 1 ADA COMPLIANT SPACE)
2. TOTAL DEVELOPMENT AREA = 1.65 ACRES
3. PROPERTY ZONED C-3 (OPEN DISPLAY COMMERCIAL)
4. ALL SETBACKS SHALL MEET CITY OF BENTONVILLE REQUIREMENTS
5. ALL DIMENSIONS ARE TO THE BACK OF CURB
6. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK, RAMPS, OR CONCRETE APRONS WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO CONSTRUCTION SHALL CONFORM TO CITY OF BENTONVILLE DETAILS AND ADA GUIDELINES
8. CONTACT BENTONVILLE STREET DEPARTMENT FOR INSPECTION OF ANY WORK IN PUBLIC RIGHT-OF-WAY PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT OR FOR ON-SITE CLARIFICATION OF REQUIREMENTS PRIOR TO COMMENCING WORK. FAILURE TO DO SO CAN RESULT IN REMOVAL OF ANY IMPROPERLY PLACED CONCRETE OR ASPHALT AT THE EXPENSE OF THE OWNER OR CONTRACTOR.
9. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE. CONTACT BENTONVILLE STREET DEPARTMENT WITH ANY QUESTIONS REGARDING STRIPING.

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 2-B; THENCE SOUTH 85°08'33" EAST ALONG THE NORTH LINE OF SAID LOT 2-B, A DISTANCE OF 9.52 FEET; THENCE SOUTH 79°22'34" EAST ALONG THE NORTH LINE OF SAID LOT 2-B, A DISTANCE OF 217.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 2-B; THENCE SOUTH 01°53'57" WEST ALONG THE EAST LINE OF SAID LOT 2-B, A DISTANCE OF 343.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2-B; THENCE NORTH 66°13'25" WEST ALONG THE SOUTH LINE OF SAID LOT 2-B, A DISTANCE OF 148.38 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 152.20 FEET, AND ARC LENGTH OF 33.56 FEET AND A CHORD WHICH BEARS NORTH 77°46'11" WEST A DISTANCE OF 33.49 FEET; THENCE SOUTH 11°07'11" WEST ALONG THE SOUTH LINE OF SAID LOT 2-B, A DISTANCE OF 8.73 FEET; THENCE NORTH 72°26'38" WEST ALONG THE SOUTH LINE OF SAID LOT 2-B, A DISTANCE OF 55.01 FEET; THENCE NORTH 02°01'31" EAST, A DISTANCE OF 309.20 FEET TO POINT OF BEGINNING CONTAINING 1.65 ACRES, MORE OR LESS.

PROPERTY SPECIFICATIONS

OWNER: COLLIERS INTERNATIONAL
ATTN: BRADFORD GAINES
1 ALLIED DRIVE, STE 1500
LITTLE ROCK, AR 72202

DEVELOPER/SUBDIVIDER: COLLIERS INTERNATIONAL
ATTN: BRADFORD GAINES
1 ALLIED DRIVE, STE 1500
LITTLE ROCK, AR 72202
(501)-372-6161

ENGINEERS: PHILLIP LEWIS ENGINEERING, INC.
23620 INTERSTATE-30
BRYANT, ARKANSAS 72022
(501)-350-9840

ZONING CLASSIFICATION: C-2

SOURCE OF TITLE: REPLAT 2016-145

DEVELOPMENT SPECIFICATIONS

BUILDING = 5,800 SQ. FT. (12.3% OF TOTAL PROPERTY AREA)
CONCRETE = 16,796 SQ. FT. (35.7% OF TOTAL PROPERTY AREA)
LANDSCAPE = 18,689 SQ. FT. (39% OF DEVELOPED AREA)

FLOOD ZONE INFORMATION

FIRM PANEL NO: 05007C 0255K
EFFECTIVE DATE: JUNE 4, 2012.
THE PROPERTY IS LOCATED IN ZONE AE AND DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN
NO BASE FLOOD ELEVATION IS DETERMINED FOR ZONE X OR ZONE A



VICINITY MAP

SCALE 1" = 500'

LEGEND

- RIGHT OF WAY MONUMENT
- CONTROL POINTS
- SET IRON PIN
- FOUND MONUMENT
- GAS REGULATOR
- GAS RISER
- GAS METER
- CLEAN OUT
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- ELECTRIC BOX
- POWER POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- CENTER LINE
- FLAG POLE
- FIRE HYDRANT
- WATER HYDRANT
- DOWN SPOUT
- WATER METER
- WATER VALVE
- METAL DRAINAGE GRATE
- GATE POST
- GROUND LIGHT
- SIGN
- JUNCTION BOX
- HANDICAP PARKING
- MANHOLE
- BOLLARD
- MAILBOX
- RPZ VALVE
- TREE
- VAULT
- AIR CONDITIONER
- FLOW DIRECTION
- FLARED END SECTION
- T — TELEPHONE LINE
- S — SANITARY SEWER MAIN
- E — ELECTRIC LINE
- G — UNDERGROUND GAS
- W — WATERLINE
- FENCE
- F — FIBER OPTIC
- TREELINE
- CONCRETE DRIVE SURFACE

PARKING REQUIREMENT		
AUTOMOBILE WASHING FACILITY - (5) SPACES PLUS (1) SPACE FOR EACH 200 SQ. FT. OF NET BUILDING AREA.		
BUILDING NET AREA	SPACES REQUIRED	SPACES PROVIDED
1,750 (MINUS TUNNEL)	(9)	(22) PLUS (1) HANDICAP

LIGHTING NOTE

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

MECHANICAL NOTE

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

BENCH NOTE

THE PROPOSED BENCHWILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.

DUMPSTER ENCLOSURE NOTE

THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND PROVIDE A DETAIL.

SIGNAGE NOTE

ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

ELECTRICAL NOTES

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

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF BENTONVILLE WATERWORKS TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BENTONVILLE'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

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

F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BENTONVILLE WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

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

N

20 10 0 20 40FT

SCALE: 1"= 20'

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:
1 REVISED PER ARCH SITE PLAN 06-14-2021

LARGE SCALE DEVELOPMENT
SPLASH CAR WASH

1005 South Walton Blvd
Bentonville, Arkansas

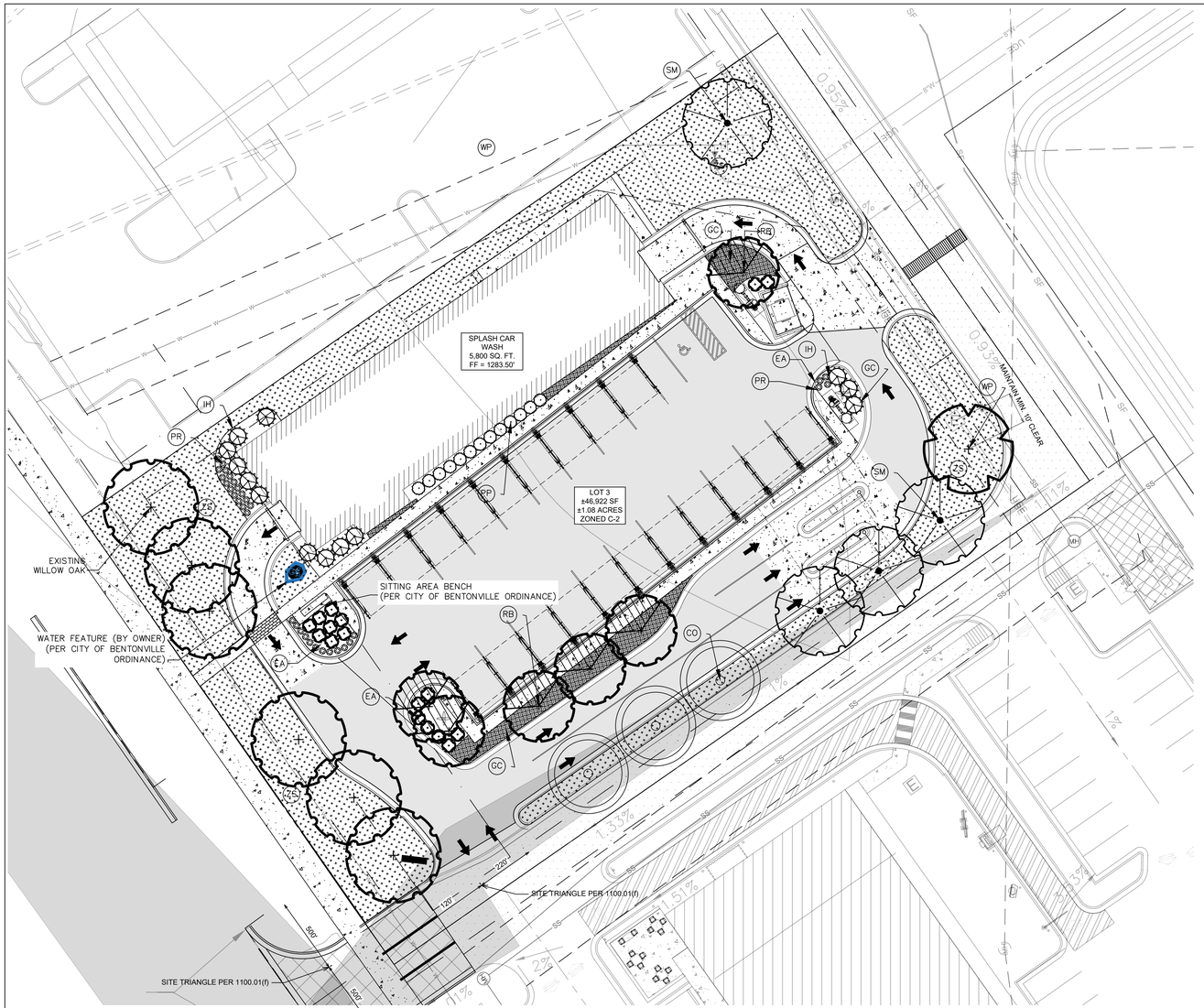
PROJECT NUMBER:

SHEET ISSUE DATE: 10-04-2021

PAGE TITLE: PRELIMINARY SITE PLAN

SHEET NUMBER: C1.1

LSD21-0051



LANDSCAPING PLAN

SCALE 1" = 20'

PLANT SCHEDULE

TREES	CODE	QTY	COMMON	BOTANICAL NAME	CONT	CAL / SIZE
	WP	4	WHITE PINE`	PINUS ALBA	B&B	2.5" CAL
	SM	4	NORWEGIAN SUNSET MAPLE	ACER 'NORWEGIAN SUNSET'	B&B	2.5" CAL
	RB	7	RIVER BIRCH 'HERITAGE'	BETULA NIGRA 'CULLY'	B&B	2.5" CAL
	CO	3	COLUMNAR OAK ' CRIMSON SPIRE'	QUERCUS ROBUR 'CRIMSCHMIDT'	B&B	2.5" CAL
	WO	EXISTING	WILLOW OAK (EXISTING)	QUERCUS PHELLOS 'HIGHTOWER'	N/A	N/A
SHRUBS						
	IH	24	PINK LADY INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINK LADY'	CONT	5 GAL
	EA	31	ENCORE AZALEA AUTUMN CHEER	RHODODENDRON 'CONLEF'	CONT	3 GAL (MIN 18" TALL AT INSTALLATION)
	PR	69	PINK DRIFT ROSE	ROSA 'MEIJOCOS'	POT	4" POT
	PP	13	PURPLE PIXIE FRINGFLOWER	LOROPETALUM CHINENSE 'PEACK'	CONT	3 GAL (MIN 18" TALL AT INSTALLATION)
	GC		COMMON PERIWINKLE	VINCA MINOR	POT	PLANT 12" ON CENTER IN BED AREAS
	ZS		ZOYSIA SOD		SOD	SOD SQUARES OR ROLLS

CITY OF BENTONVILLE - LANDSCAPE NOTES:

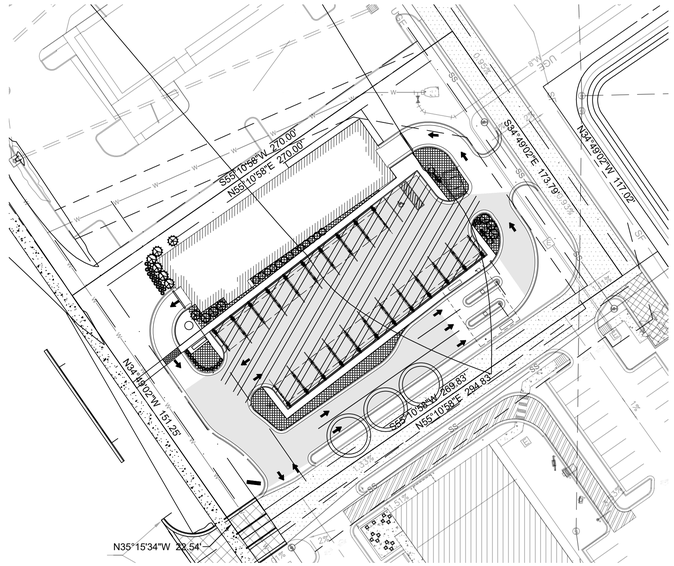
1. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
2. ONCE PLANT MATERIAL IS INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION. ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED IN A TIMELY MANNER.
3. SIGHT DISTANCES SHALL BE MAINTAINED AT ALL STREET AND DRIVEWAY INTERSECTIONS AS TO NOT CREATE DANGEROUS CONDITIONS. PROPER MAINTENANCE AND PRUNING WILL BE SCHEDULED TO ENSURE PROPER VISIBILITY.
4. PLANT AND TREE LOCATION CONFLICTS WITH UTILITIES SHALL BE FIELD VERIFIED AND ADJUSTED IN THE FIELD.
5. ALL TREES PLANTED IN THE PUBLIC RIGHT OF WAY SHALL BE 3" CALIPER. THE LOWEST LIMB SHALL BE PRUNED TO A HEIGHT OF 96" OR HIGHER.
6. TREES SHALL BE PLANTED AT LEAST 5 FEET AWAY FROM ALL PUBLIC UTILITIES.
7. LANDSCAPING THAT MEETS INTERIOR PARKING GREENSPACE REQUIREMENT (8%) SHALL BE IMPERVIOUS MATERIAL AND AT LEAST 80% SHALL BE LIVING MATERIAL (LAWN, GROUNDCOVER, PLANTINGS) FOR THE PARKING ISLANDS.
8. TREES AND SHRUBS SHALL BE MAINTAINED AND PRUNED BY TECHNIQUES ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE"
9. TREES SHALL MAINTAIN A MINIMUM OF 5' SEPARATION FROM PUBLIC UTILITIES.
10. THERE CAN NOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLE AREAS ON THIS PLAN.

GENERAL NOTES - LANDSCAPE

1. ALL PLANT MATERIAL SHALL ARRIVE TO THE SITE IN GOOD HEALTH INCLUDING MOIST SOIL AND FULL SHAPE.
2. TREES SHALL HAVE A FULL CROWN SHAPE AND TRUNK SHALL BE STRAIGHT AND FREE OF SCARS
3. LANDSCAPER AND CONTRACTOR SHALL INSURE THAT PLANT SIZE AND HEALTH REQUIREMENTS AS SPECIFIED ON PLANS IS INSTALLED. NO SIZE SUBSTITUTIONS WILL BE ALLOWED.
4. LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO INSPECT AND APPROVE PLANT MATERIALS BEFORE, DURING AND AFTER INSTALLATION. HE/SHE MUST APPROVE ANY REVISIONS TO THE PLANTING PLAN, PRIOR TO INSTALLATION.
5. THE LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE FINAL WORK AND SCOPE OF THE PROJECT.
6. CONTRACTORS SHALL HAVE ALL UTILITIES LOCATED AND MARKED PRIOR TO LANDSCAPE AND IRRIGATION INSTALLATION. LANDSCAPER AND CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE AND IRRIGATION INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED WITH SURVEYOR AND CIVIL ENGINEER.
7. THIS PLAN IS FOR LANDSCAPE DESIGN ONLY. ALL GRADING, STRUCTURES, UTILITIES AND SITE FEATURES ARE FOR REFERENCE ONLY. CONTRACTOR AND LANDSCAPER SHALL COORDINATE INSTALLATION WITH CIVIL ENGINEER IN THE FIELD.
8. LANDSCAPE EDGING SHALL BE INSTALLED WHERE SOD MEETS LANDSCAPING BEDS. EDGING SHALL BE DARK IN COLOR AND STEEL.
9. ALL DISTURBED AREAS ON AND OFF THE SITE SHALL BE HYDROSEEDED OR SODDED TO PREVENT EROSION.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" ARE GUIDELINE SPECIFICATIONS ONLY AND ARE THE MINIMUM REQUIREMENTS FOR NEWLY INSTALLED PLANT MATERIAL ON THIS PROJECT.
11. THERE SHALL BE 4" OF TOPSOIL PLACED IN ALL PLANTING BED AND 2" OF TOPSOIL IN SOD AREAS. TOPSOIL SHALL BE LOAMY, RICH SOIL FREE FROM ROOTS, ROCKS (LARGER THAN 1" DIA), WEEDS, LITTER OR OTHER UNSUITABLE MATERIAL.
12. MULCH - ALL PLANTING BEDS SHALL BE TOPPED WITH SHREDDED HARDWOOD BROWN MULCH AT A MINIMUM DEPTH OF 4". PRIOR TO MULCHING, ALL PLANTING BEDS SHALL HAVE A WEED FABRIC (DEWITT PRO-5 WEED BARRIER 5OZ) INSTALLED AND PINNED WITH STAPLES OR LANDSCAPE PINS. WEED BARRIER SHALL OVERLAP AT SEAMS A MINIMUM OF 12".
13. CONTRACTOR SHALL NOT IMPEDE OR OBSTRUCT ANY ADA PATHS, RAMPS OR OTHER PEDESTRIAN USE AREAS DURING OR AFTER THE LANDSCAPING INSTALLATION. AFTER CERTIFICATE OF COMPLETION IS GRANTED, IT SHALL BE THE OWNERS RESPONSIBILITY TO MAINTAIN ADA ACCESSIBLE ROUTES WITH PROPER LANDSCAPE MAINTENANCE AND CARE.

MAINTENANCE REQUIREMENTS

1. SEEDED AND SOD AREAS SHALL BE WATERED BY LANDSCAPE CONTRACTOR DURING THE CONSTRUCTION PROCESS. WATERING SHALL MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER SEED GERMINATION AND SOD ROOT ESTABLISHMENT. WATERING AND MONITORING SHALL CONTINUE UNTIL A HEALTH STAND OF GRASS IS ESTABLISHED AND COVERS 95% OF THE TURFGRASS AREA.
2. IF SOD OR GRASS AREA IS DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE INCLUDING ADDITIONAL TOPSOIL, FERTILIZER AND SOD.
3. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION. THIS MAINTENANCE INCLUDES WATERING, FERTILIZATION, WEEDING, MULCHING AND SPRAYING.
4. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR LOOSES LEAFS/LIMBS SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE PLANT.
5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL INCLUDING PLANTS, SOD, TREES, EDGING AND IRRIGATION FOR A PERIOD OF ONE YEAR (1) BEGINNING AT THE DATE OF CERTIFICATE OF OCCUPANCY. OWNER RESERVES THE RIGHT TO HAVE AN ELEVEN MONTH WALK THRU WITH LANDSCAPE CONTRACTOR TO CORRECT ANY DEAD PLANTS AND/OR SOD.



PRELIMINARY SITE PLAN

SCALE 1" = 40'

PARKING LOT LANDSCAPE AREA: 1,255 SF
PARKING LOT AREA: 10,104 SF
12% PARKING LOT LANDSCAPE TO PARKING RATIO

LSD21-0051

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501.350.9840

REVISION:

1 REVISED PER ARCH SITE PLAN 06-14-2021

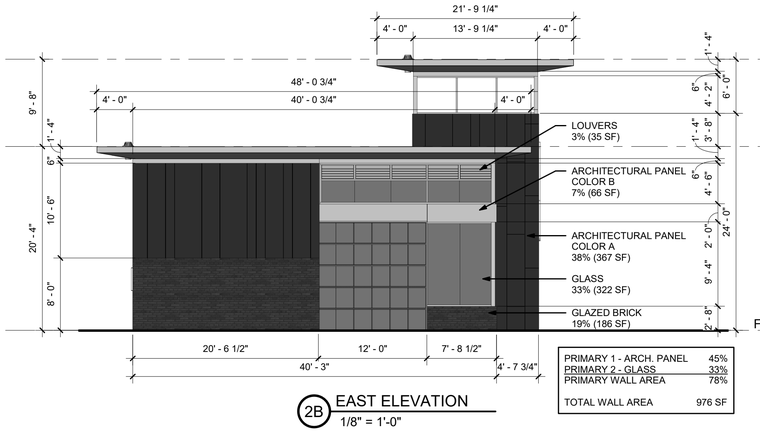
LARGE SCALE DEVELOPMENT
SPLASH CAR WASH
1005 South Walton Blvd
Bentonville, Arkansas

PROJECT NUMBER:

SHEET ISSUE DATE:
10-04-2021

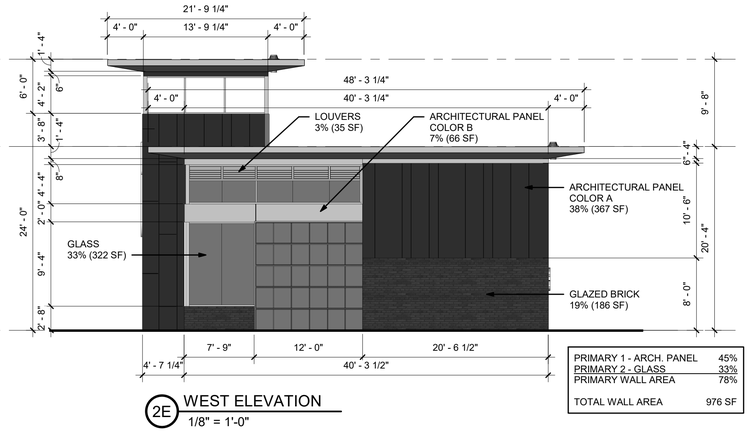
PAGE TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C1.5



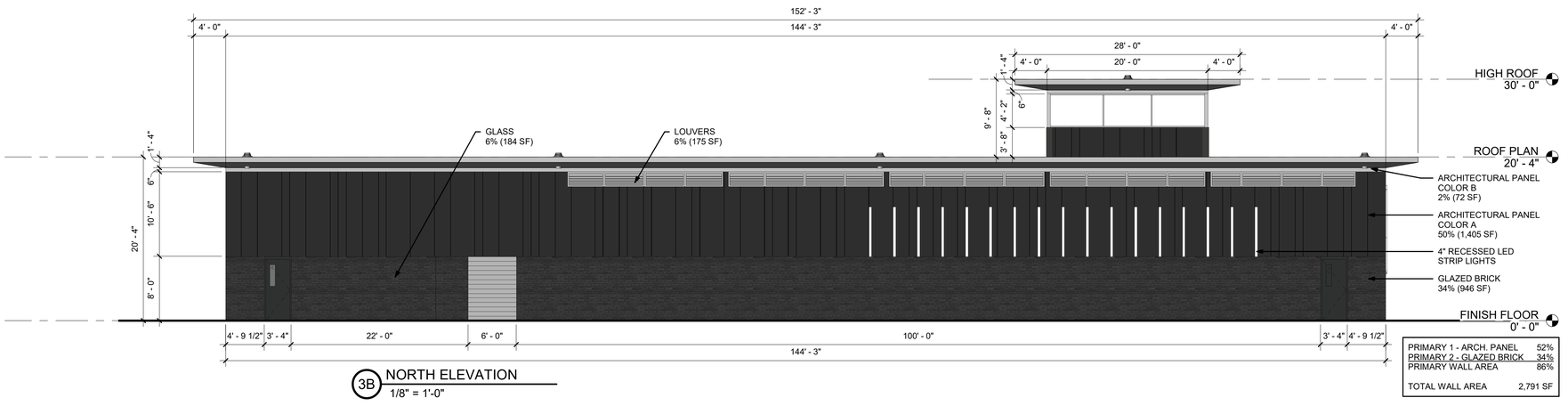
PRIMARY 1 - ARCH. PANEL	45%
PRIMARY 2 - GLASS	33%
PRIMARY WALL AREA	78%
TOTAL WALL AREA	976 SF

2B EAST ELEVATION
1/8" = 1'-0"



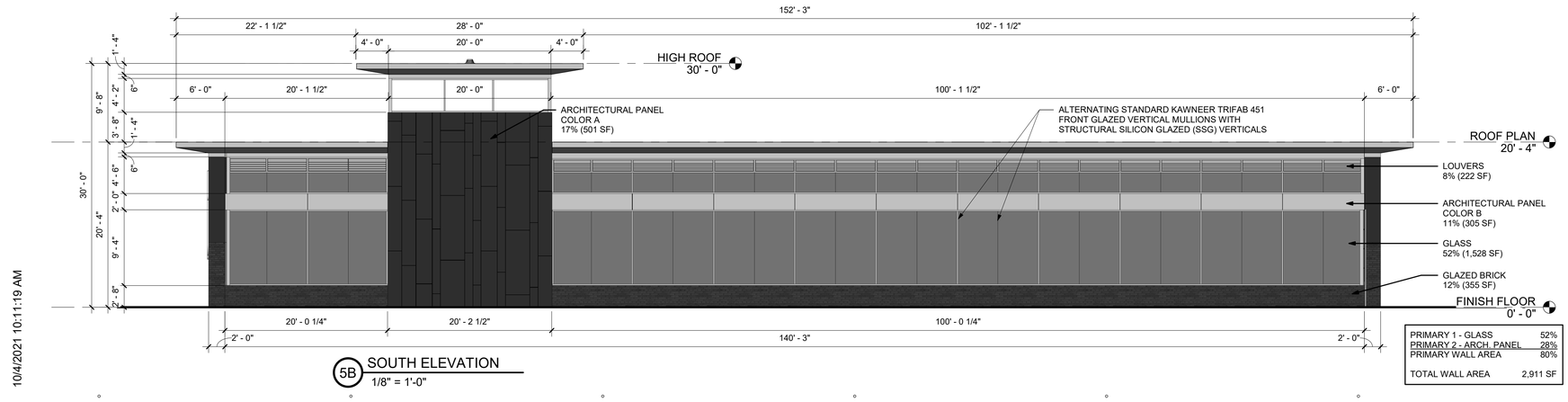
PRIMARY 1 - ARCH. PANEL	45%
PRIMARY 2 - GLASS	33%
PRIMARY WALL AREA	78%
TOTAL WALL AREA	976 SF

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



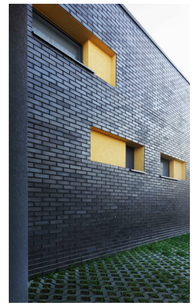
PRIMARY 1 - ARCH. PANEL	52%
PRIMARY 2 - GLAZED BRICK	34%
PRIMARY WALL AREA	86%
TOTAL WALL AREA	2,791 SF

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



PRIMARY 1 - GLASS	52%
PRIMARY 2 - ARCH. PANEL	28%
PRIMARY WALL AREA	80%
TOTAL WALL AREA	2,911 SF

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



PROPOSED PRELIMINARY PRODUCT - EQUAL TO
BELDEN BRICK CO. GLAZED BRICK
METALLIC BLACK SMOOTH - NORMAN

2G GLAZED BRICK
PRELIMINARY PRODUCT SELECTION



PROPOSED PRELIMINARY PRODUCT - EQUAL TO **KAWNEER**
TRIFAB 451 ALUMINUM STOREFRONT SYSTEM
CLEAR ANODIZED

3G ALUMINUM STOREFRONT
PRELIMINARY PRODUCT SELECTION



PROPOSED PRELIMINARY PRODUCT - EQUAL TO **TRESPA** METEON PANEL
(5/16" THK. THERMOSET FIBER RESIN LAMINATED PANEL)
METALLICS - M51.0.1 - ALUMINUM GREY - SATIN

4G ARCHITECTURAL PANEL - COLOR B
PRELIMINARY PRODUCT SELECTION



PROPOSED PRELIMINARY PRODUCT - EQUAL TO **TRESPA** METEON PANEL
(5/16" THK. THERMOSET FIBER RESIN LAMINATED PANEL)
METALLICS - M21.8.1 - GRAPHITE GREY - SATIN

5G ARCHITECTURAL PANEL - COLOR A
PRELIMINARY PRODUCT SELECTION

SCM
ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
(501) 224-3055 FAX: (479)-966-4777
www.scmarchitects.com

LARGE SCALE DEVELOPMENT
SPLASH CARWASH
1005 SOUTH WALTON BLVD.
BENTONVILLE, ARKANSAS 72712

REVISIONS:

PROJECT NO.
21051
DATE:
OCTOBER 4, 2021

BUILDING
ELEVATIONS

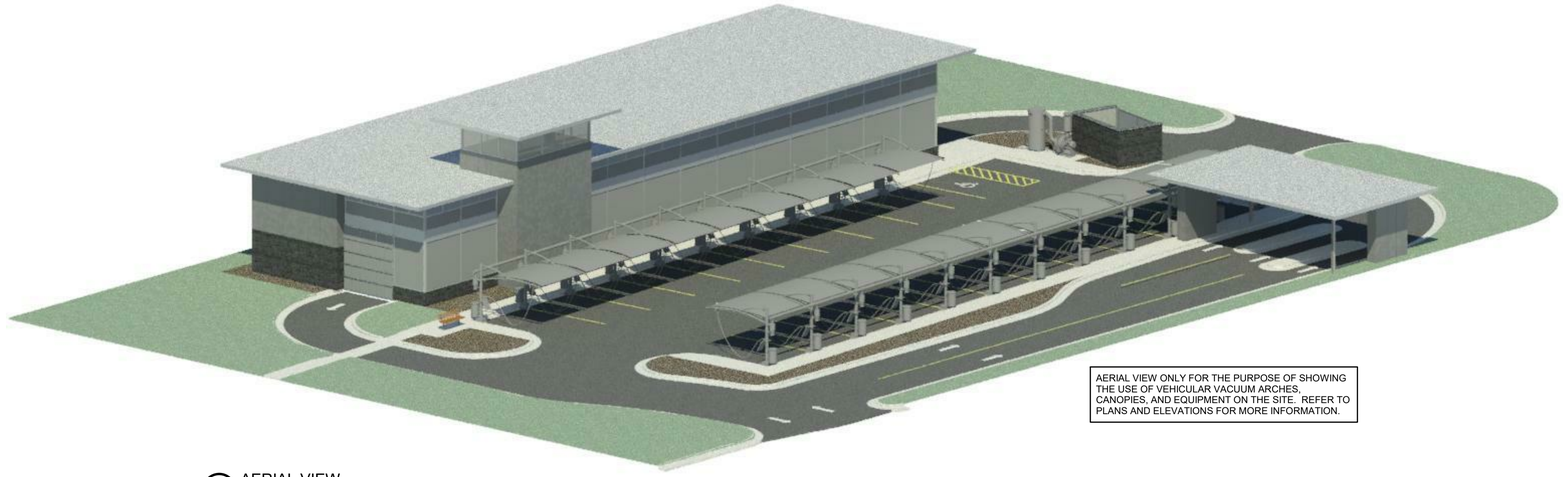
A1.01

SCM ARCHITECTS P.L.L.C.

COB Project Number LSD21-0051

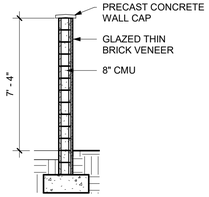
10/4/2021 10:11:19 AM

SCM
ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
(501) 224-3055 FAX: (479)-966-4777
www.scmarchitects.com

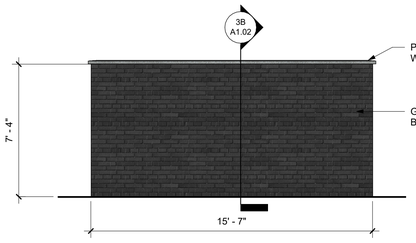


AERIAL VIEW ONLY FOR THE PURPOSE OF SHOWING THE USE OF VEHICULAR VACUUM ARCHES, CANOPIES, AND EQUIPMENT ON THE SITE. REFER TO PLANS AND ELEVATIONS FOR MORE INFORMATION.

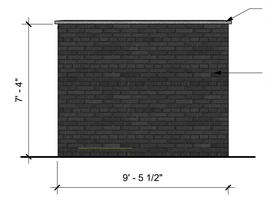
2C AERIAL VIEW
12" = 1'-0"



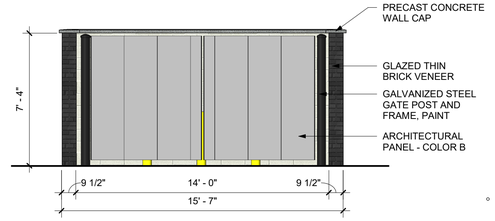
3B DUMPSTER ENCLOSURE
1/4" = 1'-0"



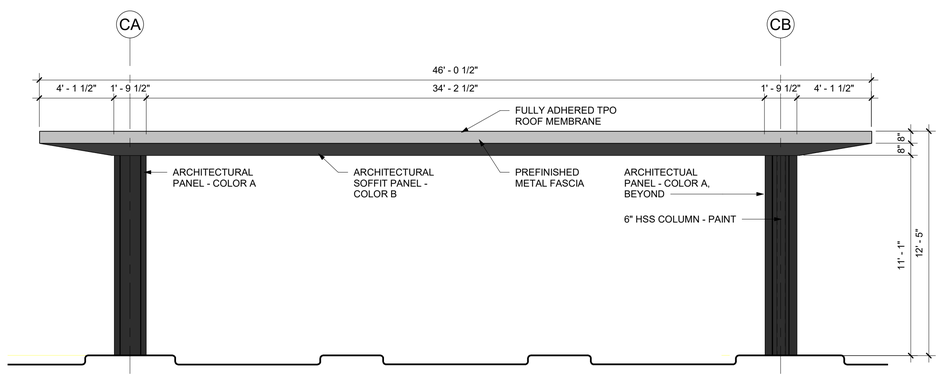
3C DUMPSTER - WEST ELEVATION
1/4" = 1'-0"



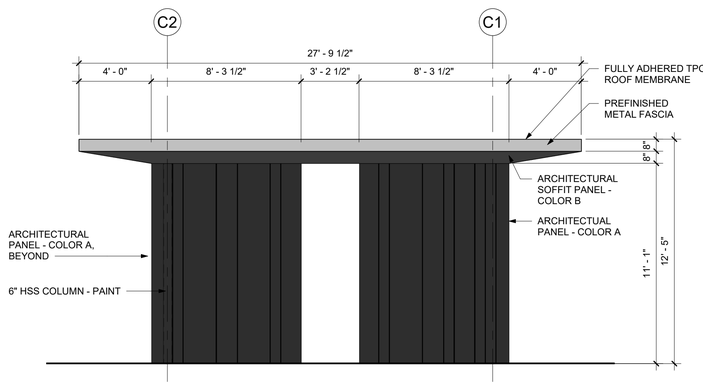
3E DUMPSTER - NORTH/SOUTH ELEVATION
1/4" = 1'-0"



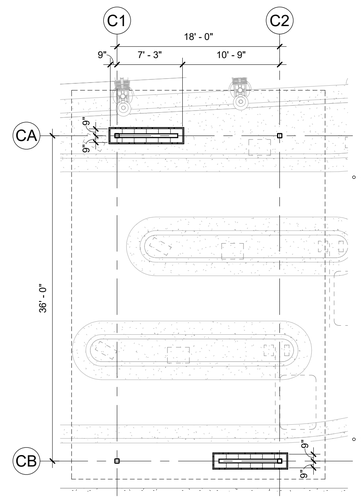
3G DUMPSTER - EAST ELEVATION
1/4" = 1'-0"



5A POS WEST ELEVATION
1/4" = 1'-0"



5E POS NORTH ELEVATION
1/4" = 1'-0"



5G POS CANOPY PLAN
1/8" = 1'-0"

LARGE SCALE DEVELOPMENT
SPLASH CARWASH
1005 SOUTH WALTON BLVD.
BENTONVILLE, ARKANSAS 72712

REVISIONS:

PROJECT NO.
21051
DATE:
OCTOBER 4, 2021

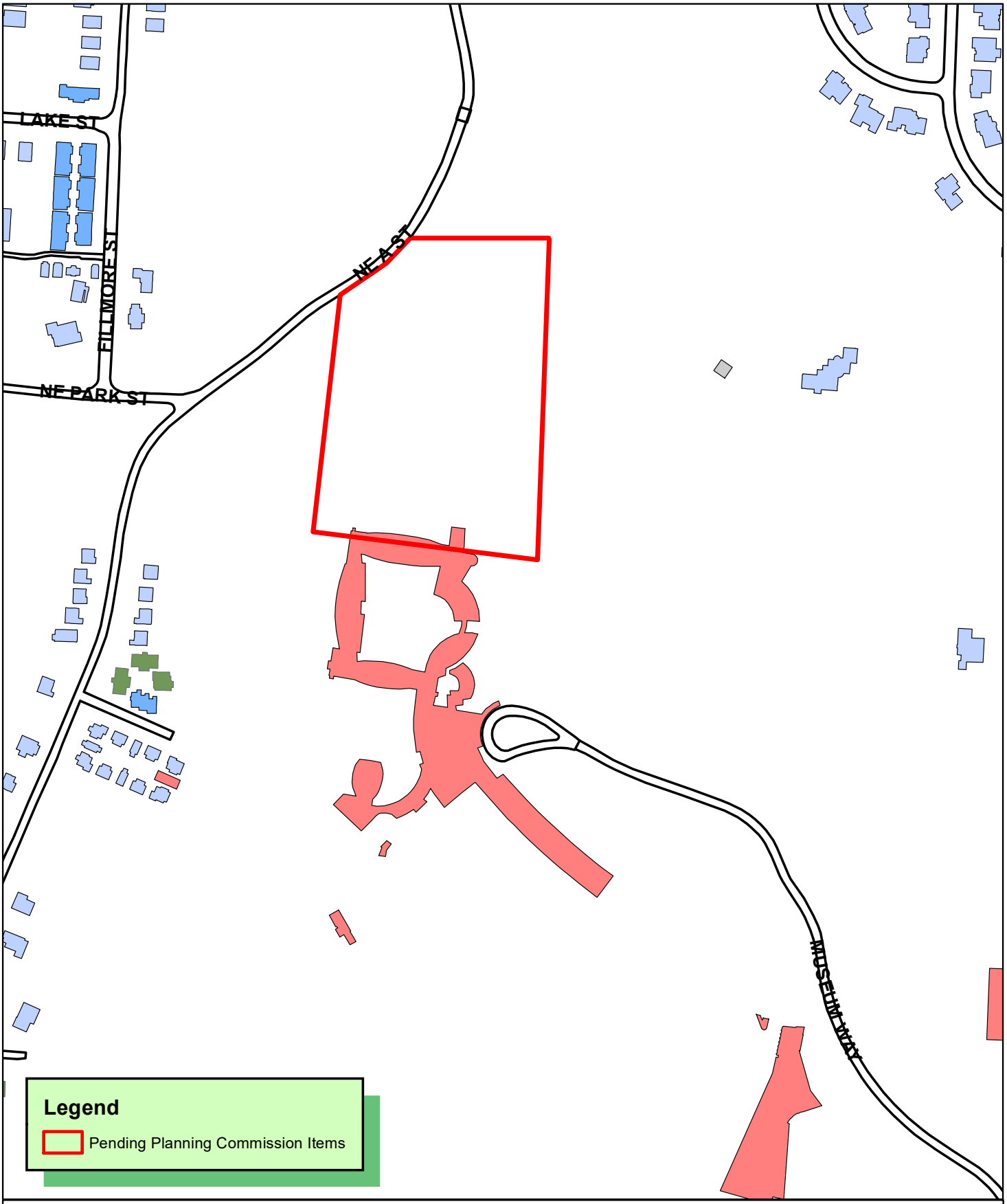
POS CANOPY & DUMPSTER ENCLOSURE

A1.02

SCM ARCHITECTS P.L.L.C.

COB Project Number LSD21-0051

10/4/2021 10:11:27 AM



LSD21-0053
LARGE SCALE DEVELOPMENT
CRYSTAL BRIDGES PHASE 2
600 MUSEUM WAY

SITE DEVELOPMENT PLANS

CRYSTAL BRIDGES EXPANSION PHASE II

600 MUSEUM WAY

BENTONVILLE, AR 72712

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY: THIS PROPERTY LOCATED WITHIN FLOOD ZONE 'AE' AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR-FLOOD) SHOWN ON THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0090
MAP REVISED: SEPTEMBER, 2007

WAIVERS REQUESTED:

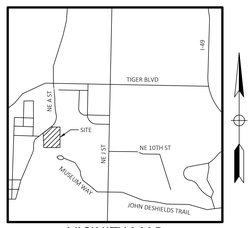
1. SECTION 1200 OFFSITE IMPROVEMENTS

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

TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY. FOR WATER UTILITIES, CALL 479-271-3140 OR EMAIL WATERSEWER@BENTONVILLEAR.COM

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

CURRENT ZONING	A-1
PROPOSED ZONING	A-1
CONSTRUCTION TYPE	II-B
SPRINKLERED	YES



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

NAME: NATE L. BACHELOR
ENGINEER OF RECORD
EMAIL: NBACHELOR@CEIENG.COM
PHONE: (479) 273-9472

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

NAME: NEAL GRIFFIN
CONSTRUCTION OBSERVER
EMAIL: NGRIFFIN@CEIENG.COM
PHONE: (479) 367-4973

OWNER CONTACT:

NAME: SCOTT ECCLESTON
DIRECTOR OF OPERATIONS
EMAIL: SCOTT.ECCLESTON@CRYSTALBRIDGES.ORG
ADDRESS: 600 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: (479) 418-5731

PLAN INDEX:

C-000	COVER SHEET	C-510	EROSION CONTROL PLAN PHASE 2
C-100	DEMOLITION PLAN	C-520	EROSION CONTROL NOTES
C-200	SITE PLAN	C-600	UTILITY PLAN
C-210	ART TRUCK EXHIBIT	C-610	SANITARY PLAN & PROFILE 1
C-211	ART TRUCK EXHIBIT 2	C-620	SANITARY PLAN & PROFILE 2
C-220	A STREET IMPROVEMENTS OVERALL	C-630	PROPOSED PUBLIC WATER LINE PLAN & PROFILE
C-230	A STREET IMPROVEMENTS DETAILS 1	C-640	PROPOSED 4-IN WATER LINE PLAN & PROFILE
C-231	A STREET IMPROVEMENTS DETAILS 2	C-650	PROPOSED 8-IN PRIVATE WATER LINE AND 8-IN FIRE LINE PLAN & PROFILE
C-240	A STREET CROSS SECTIONS 1	C-700	DETAIL SHEET 1
C-241	A STREET CROSS SECTIONS 2	C-800	SURVEY
C-242	A STREET CROSS SECTIONS 3	C-900	CITY OF BENTONVILLE STANDARD WATER & SEWER DETAILS 1
C-250	TRAIL DETOUR	C-901	CITY OF BENTONVILLE STANDARD WATER & SEWER DETAILS 2
C-300	GRADING PLAN	C-902	CITY OF BENTONVILLE STANDARD WATER & SEWER DETAILS 3
C-310	BLASTING GRADING PLAN	C-903	CITY OF BENTONVILLE STANDARD WATER & SEWER DETAILS 4
C-320	PERMANENT POOL PLAN & PROFILE	C-904	CITY OF BENTONVILLE STANDARD WATER & SEWER DETAILS 5
C-400	DRAINAGE PLAN OVERALL	C-910	BEUD ELECTRIC DETAILS
C-410	DRAINAGE PLAN & PROFILE 1		
C-420	DRAINAGE PLAN & PROFILE 2		
C-430	DRAINAGE PLAN & PROFILE 3		
C-440	DRAINAGE PLAN & PROFILE 4		
C-500	EROSION CONTROL PLAN PHASE 1		

RESOURCE LIST:

PLANNING
CITY OF BENTONVILLE
305 SW A STREET
BENTONVILLE, AR 72712
PHONE#: (479) 271-3122
TYLER OVERSTREET

CITY ENGINEER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE#: (479) 271-5093
DAN WEESE

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

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

WASTEWATER DEPT.
CITY OF BENTONVILLE
1901 NE A ST.
BENTONVILLE, AR 72712
PHONE#: (479) 271-3160
NANCY BUSEN
NBUSEN@BENTONVILLEAR.COM

ARKANSAS DEPARTMENT OF HEALTH
4815 W. MARKHAM, SCOT #37
LITTLE ROCK, AR 72705
PHONE#: 501-661-2662
FAX #: 501-280-4734
ADAM PARKER

WATER DEPT.
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
BEAU THOMPSON
PHONE#: (479) 271-3140
BTHOMPSON@BENTONVILLEAR.COM

STORM WATER
CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
JANET PATH
PHONE#: 479-271-5002
JPATH@BENTONVILLEAR.COM

BENTONVILLE ELECTRIC
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
CHARLIE BARNES
PHONE#: (479) 271-3159

COX COMMUNICATIONS
4903 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE #: (479) 717-3796
KIP SMITH
KIP.SMITH@COX.COM

CARROLL ELECTRIC
PO BOX 329
BENTONVILLE, AR 72712
PHONE#: (479) 640-6105
DEREK THURMAN
DTHRUMAN@CARROLLECC.COM

TELEPHONE
AT&T
627 WHITE ROAD
SPRINGDALE, AR 72766
SCOTT SEAMAN
PHONE #: (479) 442-1967
SS7513@ATT.COM
LAYNE RHODES
PHONE #: (479) 442-1977
LR15N@ATT.COM

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

Know what's below. Call before you dig.

CEI Solutions for Land and Life

CEI Engineering Associates, Inc. No. 118 — Certificate of Authorization — State of Texas

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

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

LSD21-0053

© 2021 CEI ENGINEERING ASSOCIATES, INC.

I:\WORK LOCATION - P:\31700\31747\DWG\WWSP\ESRI\WORKING\31747 CS.DWG - SAVED BY - EADELSON

CRYSTAL BRIDGES PHASE II

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART

600 MUSEUM WAY
BENTONVILLE, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Safdie Architects, LLC.
100 Properzi Way
Somerville, MA 02143-3740 USA
T 617.629.2100 F 617.629.2406

ARCHITECT OF RECORD
Hight Jackson Associates
5201 W Village Pkwy #300
Rogers, AR 72758
T 479.464.4965 F 479.464.8324

STRUCTURE/ FACADE/ WATERPROOFING/ SUSTAINABILITY ENGINEERING
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

MEP/ FIRE ENGINEERING/ SECURITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

LIGHTING DESIGN

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

LANDSCAPE ARCHITECT
COEN & PARTNERS
200 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341 8070

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

© 2019 SAFDIE ARCHITECTS, LLC.

ISSUE

NO.	DESCRIPTION	DATE

CEI Solutions for Land and Life

STATE OF ARKANSAS — PRELIMINARY — PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION — No. 14021 — NATHANIEL L. BACHELOR

10/4/2021

CEI PROJECT NUMBER	DESIGNER
31747	EDA
DATE	PROJECT MANAGER
10/4/2021	NLB
REVISION	PROFESSIONAL OF RECORD
REV-3	NLB

SCALE
SEE GRAPHICAL SCALE ON THIS SHEET

SHEET TITLE
COVER

SHEET NUMBER
C-000



SITE NOTES

07A SIDEWALK (PER LA PLANS).
10A LOADING ZONE (PER ARCH. PLANS).
13C LIMITS OF RETAINING WALL.
20D REPLACE/RESTORE SIDEWALK TO MATCH EXISTING.
70B FIRE LANE MATERIAL (PER LANDSCAPE PLANS).
70C BOARDWALK (PER LANDSCAPE PLANS).

SITE DETAILS

08C HEAVY DUTY CONCRETE PAVING
08T CONCRETE STAIR
70A CONCRETE TRAIL SECTION

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL D1A/D1B.
- BUILDING CONTROL POINT
- LIMITS OF CONCRETE SIDEWALKS (PER LA PLANS)
- LIMITS OF STONE PAVER SIDEWALKS (PER LA PLANS)
- LIMITS OF CRUSHED GRAVEL SIDEWALKS (PER LA PLANS)
- LIMITS OF BOARDWALKS (PER LA PLANS)
- LIMITS OF STANDARD DUTY ASPHALT
- LIMITS OF FIRE ACCESS GRASS PAVE (PER LA PLANS)
- AREA INLET

EXISTING LEGEND

E	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
N	NORTH	OHTV	OVERHEAD TV
OH	OVERHEAD	X"SS	SANITARY SEWER
S	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
T	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
UG	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
W	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	5-10-11 50.5	TREE INFO 5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

GENERAL SITE NOTES

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

B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

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

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

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

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

LSD21-0053

DRAWING LOCATION - P:\10000\31747.01\DRAWINGS\SHEETS\CAD\WORKING\31747 SP DWG - SAVED BY - EADELSON

© 2021 CEI ENGINEERING ASSOCIATES, INC.

CRYSTAL BRIDGES PHASE II

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART

600 MUSEUM WAY
BENTONVILLE, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Safdie Architects, LLC.
100 Properzi Way
Somerville, MA 02143-3740 USA
T 617.629.2100 F 617.629.2406

ARCHITECT OF RECORD
Hight Jackson Associates
5201 W Village Pkwy #300
Rogers, AR 72758
T 479.464.4965 F 479.464.8324

STRUCTURE/ FACADE/ WATERPROOFING/ SUSTAINABILITY ENGINEERING
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

MEP/ FIRE ENGINEERING/ SECURITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

LIGHTING DESIGN

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

LANDSCAPE ARCHITECT
COEN & PARTNERS
200 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341 8070

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

© 2019 SAFDIE ARCHITECTS, LLC.

ISSUE

NO.	DESCRIPTION	DATE

CEI Solutions for Land and Life

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 14021 — MATTHEW L. BATHEW

PRELIMINARY PLANS NOT FOR CONSTRUCTION

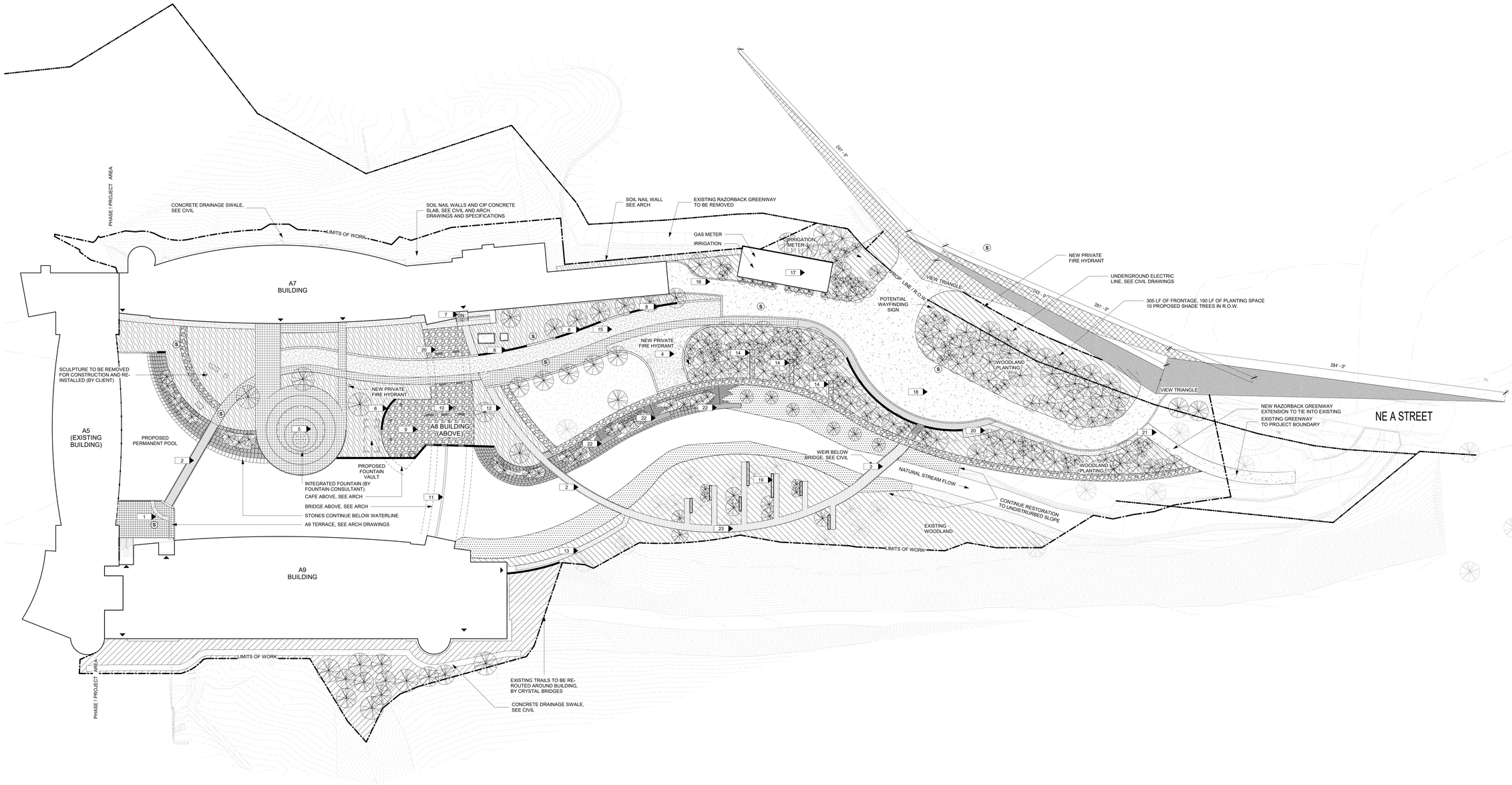
10/04/2021

CEI PROJECT NUMBER	DESIGNER
31747	EDA
DATE	PROJECT MANAGER
10/4/2021	NLB
REVISION	PROFESSIONAL OF RECORD
REV-3	NLB

SCALE
SEE GRAPHICAL SCALE ON THIS SHEET

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-200



1 SITE PLAN
1" = 30'-0"

1" = 30'-0"
0 15' 30' 60' 90'

LEGEND

- STONE PAVERS
- BOARDWALK
- CONCRETE
- CRUSHED GRAVEL
- NATURAL STONE
- SITE WALL
- FIRE ACCESS GRASS PAVE
- LAWN
- PERENNIAL GARDENS
- SHORELINE PERENNIALS
- LOWLAND WOODLAND
- UPLAND WOODLAND
- SHORELINE STABILIZATION STAKING
- PROPOSED TREE
- EXISTING TREE
- PROP. LINE
- LIMITS OF WORK
- ENTRY/EXT
- CURB CUT
- SEWER
- FIRE HYDRANT

GENERAL NOTES

1. SEE SHEET L00.00 FOR GENERAL NOTES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
3. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER HARDSCAPED SURFACES AND WALLS.
4. REFER TO SHEET EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
5. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO USED FOR ALL LAYOUT WORK.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.

CITY OF BENTONVILLE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B)
2. 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 1400.05.B)
3. 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 1400.05.B)
4. 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. (1400.8.G)
5. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
6. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
7. LIVING MATERIALS SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER LIRIOPE ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.G)

KEYED NOTES

1. A9 TERRACE
2. PEDESTRIAN BRIDGE
4. GRASS PAVE TRUCK ACCESS + TURN AROUND
5. EVENT PIAZZA WITH INTEGRATED FOUNTAIN
6. SEAT WALL
7. A7 EGRESS STAIRS AND RAMP
8. CONCRETE BENCH
9. AGGREGATE SEATING AREA
10. SWINGS
11. WEIR (SEE CIVIL)
12. AT GRADE BOARDWALK
13. A9 EGRESS PATH
14. TIMBER BENCH
15. REINFORCED TURF FIRE ACCESS
16. LOADING ZONE
17. MECHANICAL ENCLOSURE, SEE ARCH
18. DROP-OFF AND TRUCK TURN AROUND
19. BOARDWALK BENCH
20. BIKE RACKS
21. RAZORBACK GREENWAY CONNECTION
22. CREEK EDGE SEATING
23. ELEVATED BOARDWALK

City of Bentonville Project Number (LSD21-0053)

10/2/2021 11:41:17 AM

Project Name
CRYSTAL BRIDGES EXPANSION PHASE 2

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART

600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Safdie Architects, LLC.
100 Properzi Way
Somerville, MA 02143-3740 USA
T 617.629.2100 F 617.629.2406

ARCHITECT OF RECORD
Hight Jackson Associates
5201 W Village Pkwy # 300
Rogers, AR 72758
T 479.464.4965 F 479.464.8324

STRUCTURE/ FACADE/ WATERPROOFING/ SUSTAINABILITY ENGINEERING
Buro Happold Engineering
11 Beacon St # 400
Boston, MA 02108
T 617 419 2284

MEP/ FIRE ENGINEERING/ SECURITY
Buro Happold Engineering
11 Beacon St # 400
Boston, MA 02108
T 617 419 2284

LIGHTING
LAM Partners
84 Sherman St
Cambridge, MA 02140
T 617 354 4502

CIVIL
CEI Engineering Associates
3108 SW Regency Pkwy
Bentonville, AR 72712
T 479 273 9472

GEOTECHNICAL
Grubbs, Hoskyn, Barton, & Wyatt
341 West County Line Road
Springdale, AR 72764
T 479 756 5999

LANDSCAPE ARCHITECT
CDSN & PARTNERS
200 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341 8070

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

© 2019 SAFDIE ARCHITECTS, LLC.

ISSUE

NO.	DESCRIPTION	DATE
1	SD 50%	06.19.2020
2	DD PROGRESS SET	10.30.2020
3	DD 50%	11.20.2020
4	FEMA PERMITTING SUPPORT	02.02.2021
5	DD 50% PRICING REVISION	02.03.2021
6	DD 90%	03.05.2021
7	DD 100%	03.19.2021
8	CD 60%	08.06.2021
9	LSD SUBMISSION	09.13.2021
10	LSD SUBMISSION #2	10.01.2021

KEY PLAN

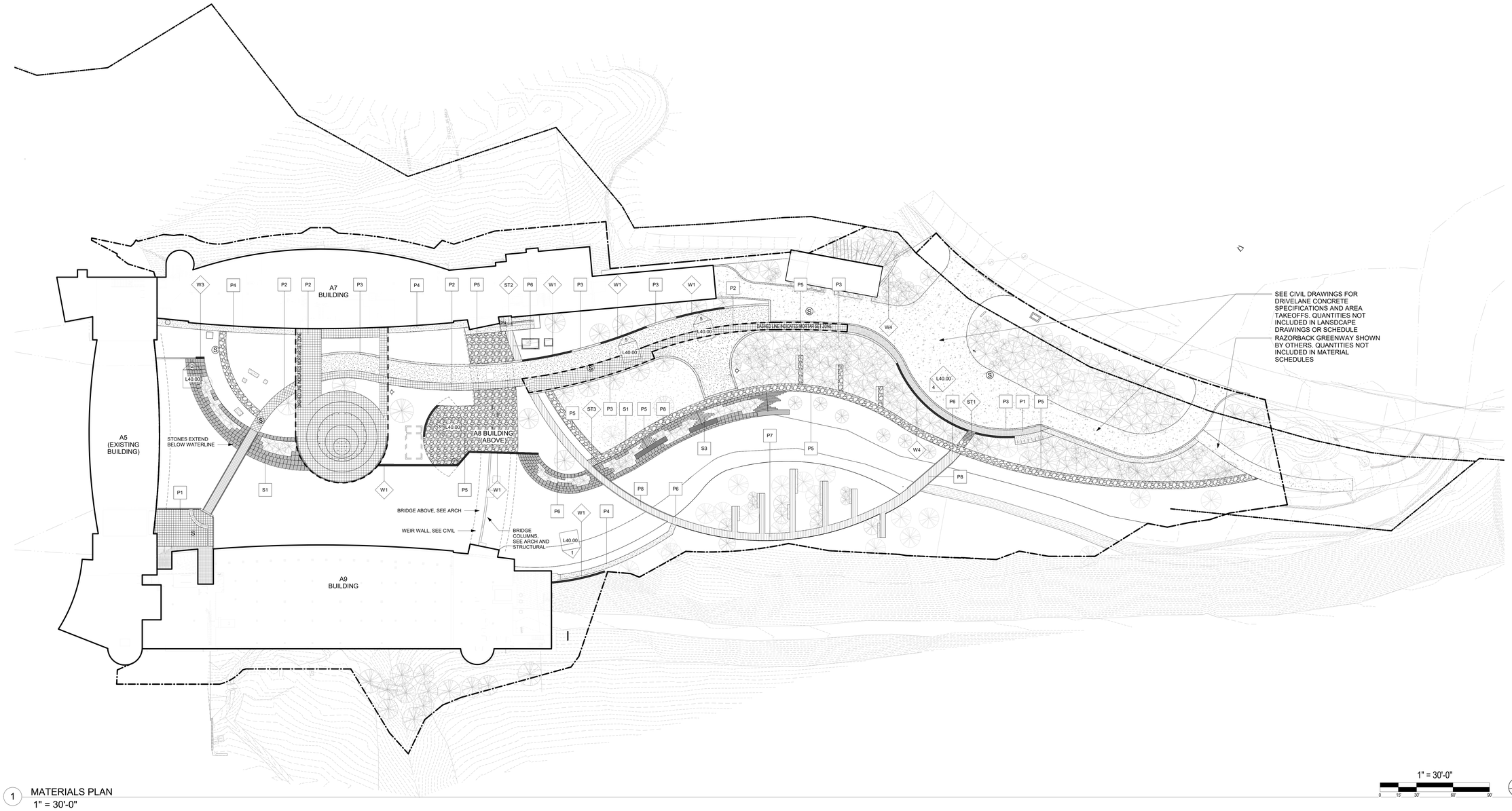


PROJECT NUMBER 2008
DRAWN BY EM, KT, BAL
DATE 08/06/2021
CHECKED BY SR
PHASE CD 60%
Project Status

SCALE
As indicated

DRAWING TITLE
GENERAL SITE PLAN

SHEET NUMBER
L10.00



1 MATERIALS PLAN
1" = 30'-0"

LEGEND

- STONE PAVERS
- BOARDWALK
- CONCRETE
- CRUSHED GRAVEL
- NATURAL STONE
- SITE WALL
- FIRE ACCESS GRASS PAVE
- LAWN
- PERENNIAL GARDENS
- SHORELINE PERENNIALS
- LOWLAND WOODLAND
- UPLAND WOODLAND
- SHORELINE STABILIZATION STAKING
- PROPOSED TREE
- EXISTING TREE
- PROP. LINE
- LIMITS OF WORK
- ENTRY/EXT
- CURB CUT
- SEWER
- FIRE HYDRANT

GENERAL NOTES

1. SEE SHEET L00.00 FOR GENERAL NOTES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
3. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER HARDSCAPED SURFACES AND WALLS.
4. REFER TO SHEET EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
5. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO USED FOR ALL LAYOUT WORK.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
7. LIGHTING PLAN AND ELECTRICAL ROUTING BY OTHERS. SEE DRAWINGS BY LIGHTING DESIGNER AND MEP.

CITY OF BENTONVILLE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B)
2. 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 1400.05.B)
3. 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 1400.05.B)
4. 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. (1400.8.G)
5. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
6. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED
7. LIVING MATERIALS SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER LIRIOPE ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.G)

SURFACES SCHEDULE

KEY	TYPE	AREA	DESCRIPTION	DETAIL
P1	SMOKEY MOUNTAIN BLUE STONE, SAND SET	3176 SF	2" SMOKEY MOUNTAIN BLUE STONE PAVING, DIMENSIONAL CUT, NATURAL CLEFT FINISH, SELECTED FOR UNIFORM COLOR. SAND SET ON COMPACTED AGGREGATE BASE	1/L50.00
P2	SMOKEY MOUNTAIN BLUE STONE, MORTAR SET	12656 SF	3"SMOKEY MOUNTAIN BLUESTONE, DIMENSIONAL CUT STONE PAVING, NATURAL CLEFT FINISH SELECTED FOR COLOR UNIFORMITY. MORTAR SET ON CONCRETE BASE.	5/L50.00
P3	CIP CONCRETE CURB	1662 SF	CIP CONCRETE FLUSH CURB AT FIRE ACCESS LANE	8/L50.00
P4	CIP CONCRETE	2642 SF	CIP CONCRETE PEDESTRIAN WALK	2/L50.00
P5	CRUSHED GRAVEL PAVING	9603 SF	STABILIZED AGGREGATE, COLOR TO MATCH SMOKEY MOUNTAIN BLUESTONE PAVING	3/L50.00
P6	BOARDWALK AT GRADE	841 SF	4"X16"X6' TIMBER CYPRESS SLAB BOARDWALK ON AGGREGATE UNDERDRAIN SYSTEM	4/IL50.72
P7	BOARDWALK ELEVATED	2174 SF	4"X16"X6' TIMBER CYPRESS SLAB BOARDWALK	1/L50.72
P8		1155 SF		

WALL SCHEDULE

KEY	TYPE	LENGTH	DESCRIPTION	DETAIL
W1	SITE WALL 18"	399' - 4 11/16"	18" WIDE CIP CONCRETE WALL ALONG PERMANENT POOL AND ALONG FIRELANE. EXPOSED FACES FINISHED TO MATCH ARCH. EXTERIOR CONCRETE.	1,2,3,4,5/L50.10
W3	VENEER SITE WALL 18"	6' - 11 7/16"	18" WIDE CIP CONCRETE WALL W/ STONE VENEER TO MATCH EXISTING WALL	7/L50.10
W4	DRY STACKED STONE WALL	167' - 4 5/16"	18" WIDE DRY STACKED STONE AT DROP OFF. FINISH TO MATCH EXISTING STONE WALLS ON SITE	

CREEK EDGE STONE SCHEDULE

KEY	TYPE	QUANTITY	DESCRIPTION	DETAIL
S1	STONE SLABS	323 SF	4' x 10' x 1'-2" (AVG.) STACKED STONE SLABS, VARIABLE SIZE	3/L50.20
S2	STONE SLABS	3,941 SF	2'-8" X 6' x 1'-2" (AVG.) STACKED STONE SLABS, VARIABLE SIZE	4/L50.20
S3	STONE STEPPER SLABS	451 SF	1'-6" X 8' X 6" (AVG.) STONE STEPPERS ON CONCRETE BASE, VARIABLE SIZE	3/L50.21

STAIRS SCHEDULE

KEY	TYPE	COUNT	DESCRIPTION	DETAIL
ST1	STONE STEPS	12	MONOLITHIC STONE STEPPERS @ DROP OFF AND BOARDWALK	3/L50.60
ST2	CONCRETE STEPS	3	10' x 1' x 6" CIP CONCRETE STEPS @ A8 EGRESS	2/L50.60
ST3	CYPRESS STEPS	3	6' x 14" x 4" CYPRESS STEPS @ BOARDWALK BRIDGE	1/L50.60

City of Bentonville Project Number (LSD21-0053)

10/2/2021 11:41:45 AM

Project Name
CRYSTAL BRIDGES
EXPANSION PHASE 2

CRYSTAL BRIDGES
MUSEUM OF AMERICAN ART

600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Sasbe Architects, LLC.
100 Properzi Way
Somerville, MA 02143-3740 USA
T 617.629.2100 F 617.629.2406

ARCHITECT OF RECORD
Hight Jackson Associates
5201 W Village Pkwy #300
Rogers, AR 72758
T 479.464.4965 F 479.464.8324

STRUCTURE/ FACADE/ WATERPROOFING/ SUSTAINABILITY ENGINEERING
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

MEP/ FIRE ENGINEERING/ SECURITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

LIGHTING
LAM Partners
84 Sherman St
Cambridge, MA 02140
T 617 354 4522

CIVIL
CEI Engineering Associates
3108 SW Regency Pkwy
Bentonville, AR 72712
T 479 273 9472

GEOTECHNICAL
Grubbs, Hoskyn, Barton, & Wyatt
341 West County Line Road
Springdale, AR 72764
T 479 756 5999

LANDSCAPE ARCHITECT
CDEN & PARTNERS
200 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341 8070

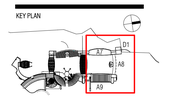
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

© 2019 SAFDIE ARCHITECTS, LLC.

ISSUE

NO.	DESCRIPTION	DATE
1	SD 50%	06.19.2020
2	DD PROGRESS SET	10.30.2020
3	DD 50%	11.20.2020
4	FEMA PERMITTING SUPPORT	02.02.2021
5	DD 50% PRICING REVISION	02.03.2021
6	DD 90%	03.05.2021
7	DD 100%	03.19.2021
8	CD 60%	08.06.2021
9	LSD SUBMISSION	09.13.2021
10	LSD SUBMISSION #2	10.01.2021

KEY PLAN

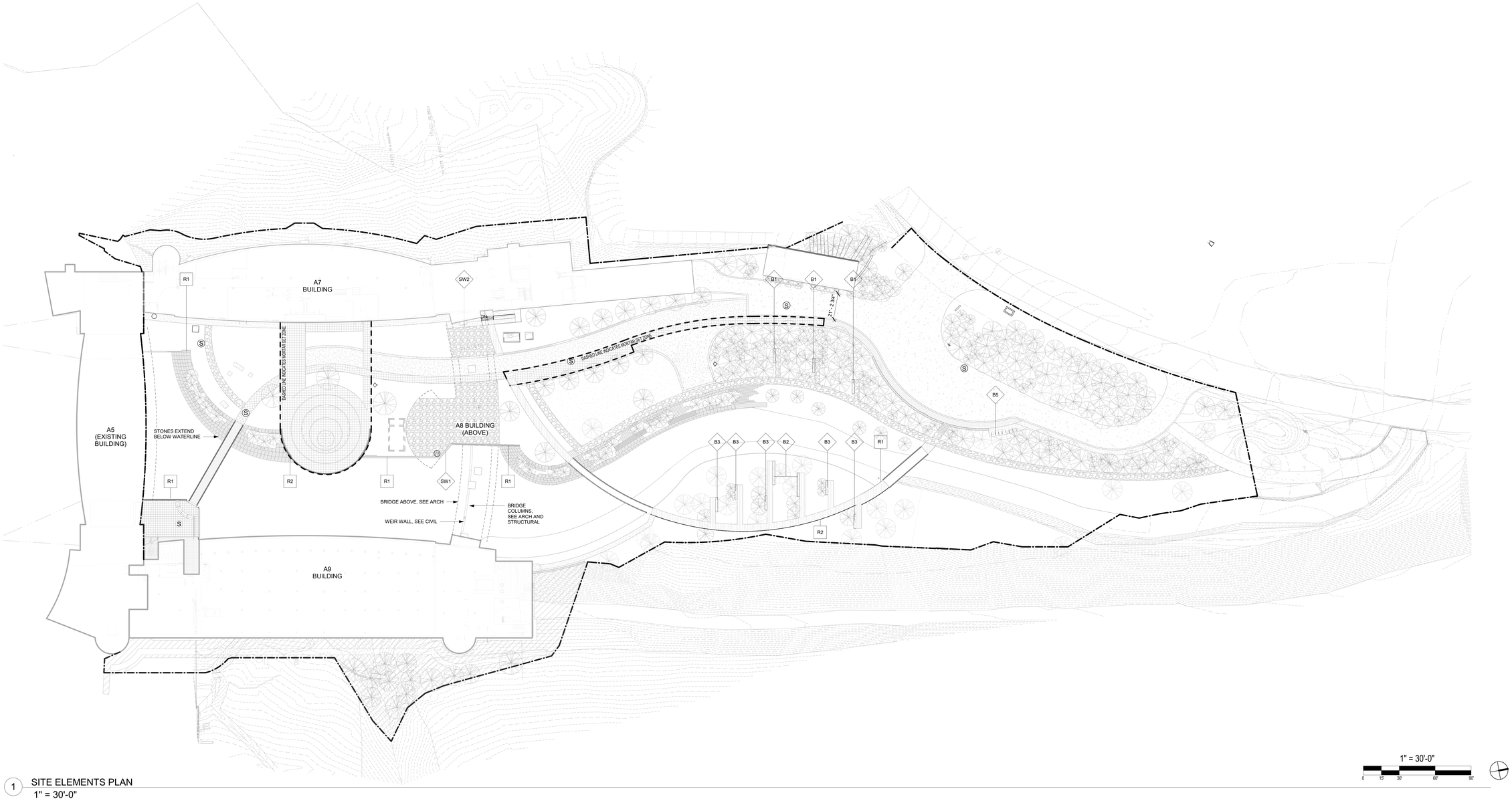


PROJECT NUMBER	DRAWN BY
2008	EM, KT, BAL
DATE	CHECKED BY
08/06/2021	SR
PHASE CD 60%	
Project Status	

SCALE
As indicated

DRAWING TITLE
SITE MATERIALS PLAN

SHEET NUMBER
L10.10



1" = 30'-0"
0 15' 30' 60' 90'

1 SITE ELEMENTS PLAN
1" = 30'-0"

LEGEND

- STONE PAVERS
- BOARDWALK
- CONCRETE
- CRUSHED GRAVEL
- NATURAL STONE
- SITE WALL
- FIRE ACCESS GRASS PAVE
- LAWN
- PERENNIAL GARDENS
- SHORELINE PERENNIALS
- LOWLAND WOODLAND
- UPLAND WOODLAND
- SHORELINE STABILIZATION STAKING
- PROPOSED TREE
- EXISTING TREE
- PROP. LINE
- LIMITS OF WORK
- ENTRY/EXIT
- CURB CUT
- SEWER
- FIRE HYDRANT

GENERAL NOTES

1. SEE SHEET L00.00 FOR GENERAL NOTES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
3. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER HARDSCAPED SURFACES AND WALLS.
4. REFER TO SHEET EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
5. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO USED FOR ALL LAYOUT WORK.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
7. LIGHTING PLAN AND ELECTRICAL ROUTING BY OTHERS. SEE DRAWINGS BY LIGHTING DESIGNER AND MEP.

CITY OF BENTONVILLE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B)
2. 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 1400.05.B)
3. 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 1400.05.B)
4. 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. (1400.8.G)
5. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5’ FROM ALL PUBLIC UTILITIES.
6. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED
7. LIVING MATERIALS SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER LIRIOPE ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.G)

ELEMENTS SCHEDULE

KEY	TYPE	COUNT	DESCRIPTION	DETAIL
B1	MONOLITHIC TIMBER BENCH	3	12" x 24" X 12' CYPRESS TIMBER BENCH BENCH, AT GRADE	3/L50.80, 4/L50.80
B2	MONOLITHIC TIMBER BENCH	2	12" x 24" X 20' CYPRESS TIMBER BENCH BENCH, ON BOARDWALK	1/L50.80, 2/L50.80
B3	MONOLITHIC TIMBER BENCH	5	12" x 24" X 12' CYPRESS TIMBER BENCH BENCH, ON BOARDWALK	1/L50.80, 2/L50.80
B5	BIKE RACK	8	LANDSCAPE FORMS BOLA STAINLESS STEEL BIKE RACK	5/L50.80
SW1	SWING	4	16" x 36" STEEL SWINGS W/ CYPRESS TOPS, UNDER A8 CAFE	L50.91
SW2	COMMUNITY SWING	1	16" x 21' STEEL SWING W/ CYPRESS TOPS, UNDER A8 BRIDGE	L50.91

RAILING SCHEDULE

KEY	LENGTH	TYPE	DESCRIPTION	DETAIL
R1	286' - 9 11/16"	SITE RAILING	PAINTED STEEL GUARDRAIL W/ HANDRAIL TO MATCH EXISTING CAMPUS STANDARD	1,2/L50.90
R2	463' - 5 1/16"	SITE RAILING W/ LIGHTING	PAINTED STEEL GUARDRAIL W/ HANDRAIL TO MATCH EXISTING CAMPUS STANDARD AND INTEGRATED HANDRAIL LIGHTING PER LIGHTING DESIGNER	4/L50.90

City of Bentonville Project Number (LSD21-0053)

10/2/2021 11:42:03 AM

Project Name
CRYSTAL BRIDGES
EXPANSION PHASE 2

CRYSTAL BRIDGES
MUSEUM OF AMERICAN ART

600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Safdie Architects, LLC.
100 Properzi Way
Somerville, MA 02143-3740 USA
T 617.629.2100 F 617.629.2406

ARCHITECT OF RECORD
Hight Jackson Associates
5201 W Village Pkwy # 300
Rogers, AR 72758
T 479.464.4965 F 479.464.8324

STRUCTURE/ FACADE/ WATERPROOFING/ SUSTAINABILITY ENGINEERING
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

MEP/ FIRE ENGINEERING/ SECURITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

LIGHTING
LAM Partners
84 Sherman St
Cambridge, MA 02140
T 617 354 4502

CIVIL
CEI Engineering Associates
3108 SW Regency Pkwy
Bentonville, AR 72712
T 479 273 9472

GEOTECHNICAL
Grubbs, Hoskyn, Barton, & Wyatt
341 West County Line Road
Springdale, AR 72764
T 479 756 5999

LANDSCAPE ARCHITECT
OJDN & PARTNERS
200 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341 8070

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING, PURPOSES OR IMPLEMENTATION.

© 2019 SAFDIE ARCHITECTS, LLC.

ISSUE

NO.	DESCRIPTION	DATE
1	SD 50%	06.19.2020
2	DD PROGRESS SET	10.30.2020
3	DD 50%	11.20.2020
4	FEMA PERMITTING SUPPORT	02.02.2021
5	DD 50% PRICING REVISION	02.03.2021
6	DD 90%	03.05.2021
7	DD 100%	03.19.2021
8	CD 60%	08.06.2021
9	LSD SUBMISSION	09.13.2021
10	LSD SUBMISSION #2	10.01.2021

KEY PLAN

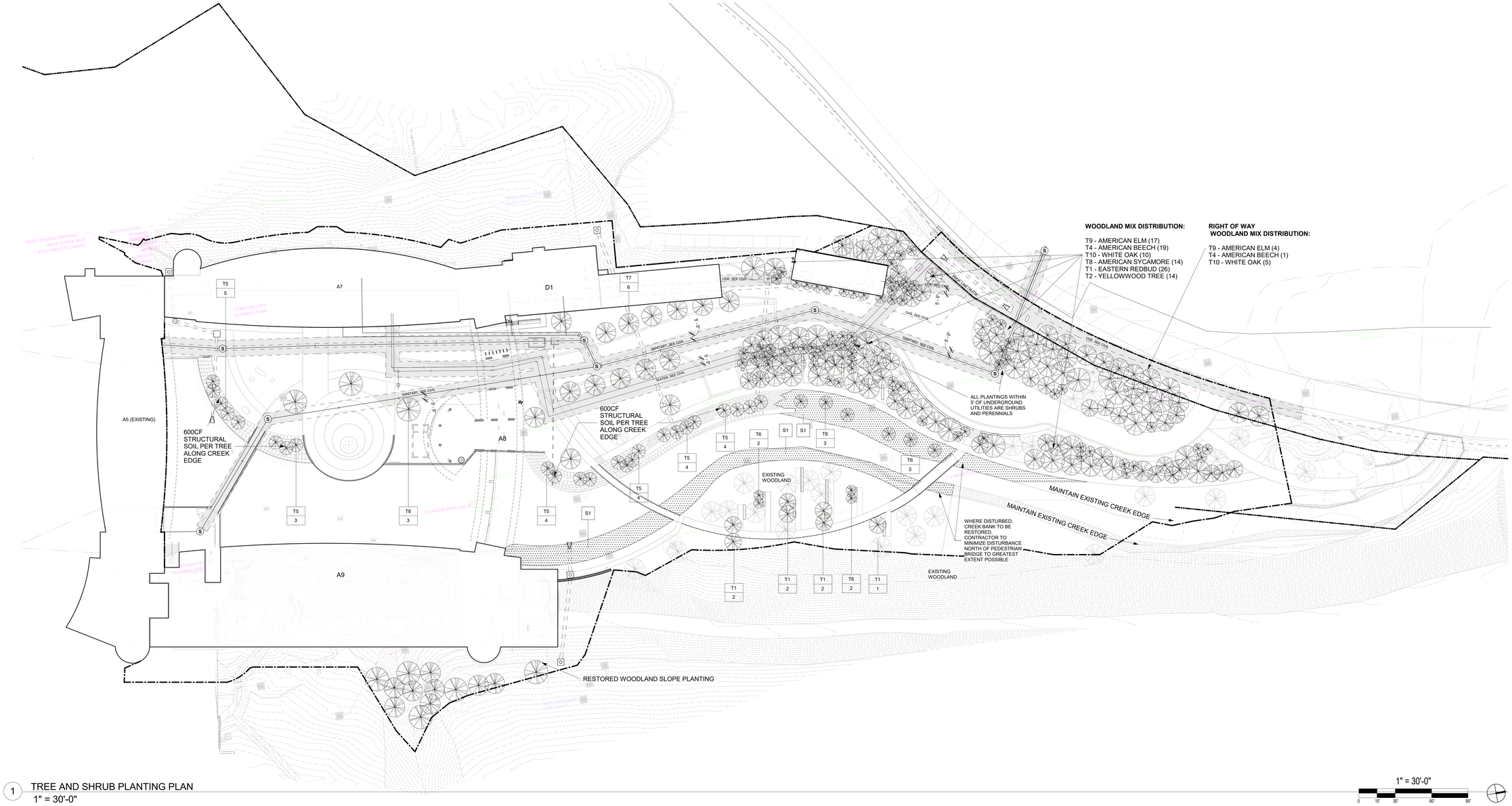


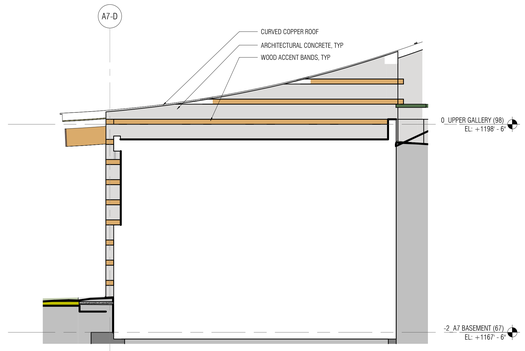
PROJECT NUMBER	DRAWN BY
2008	EM, KT, BAL
DATE	CHECKED BY
08/06/2021	SR
PHASE CD 60%	
Project Status	

SCALE
As indicated

DRAWING TITLE
SITE ELEMENTS PLAN

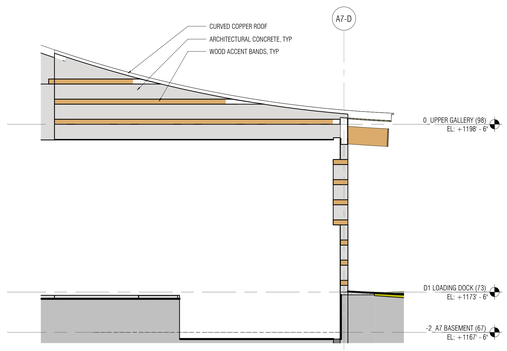
SHEET NUMBER
L10.20


WOODLAND MIX DISTRIBUTION:
T9 - AMERICAN ELM (17)
T4 - AMERICAN BEECH (19)
T10 - WHITE OAK (10)
T8 - AMERICAN SYCAMORE (14)
T1 - EASTERN REDBUD (26)
T2 - YELLOWWOOD TREE (14)
RIGHT OF WAY WOODLAND MIX DISTRIBUTION:
T9 - AMERICAN ELM (4)
T4 - AMERICAN BEECH (1)
T10 - WHITE OAK (5)
600CF STRUCTURAL SOIL PER TREE ALONG CREEK EDGE
600CF STRUCTURAL SOIL PER TREE ALONG CREEK EDGE
ALL PLANTINGS WITHIN 5' OF UNDERGROUND UTILITIES ARE SHRUBS AND PERENNIALS
EXISTING WOODLAND
EXISTING WOODLAND
MAINTAIN EXISTING CREEK EDGE
MAINTAIN EXISTING CREEK EDGE
WHERE DISTURBED, CREEK BANK TO BE RESTORED. CONTRACTOR TO MINIMIZE DISTURBANCE NORTH OF PEDESTRIAN BRIDGE TO GREATEST EXTENT POSSIBLE
RESTORED WOODLAND SLOPE PLANTING
A5 (EXISTING)
A7
A8
A9
D1
SANITARY, SEE CIVIL
WATER, SEE CIVIL
GAS, SEE CIVIL
OHE, SEE CIVIL
STORM, SEE CIVIL
STORM INFO FOR PLUMBING PLANS
ROUTE EXISTING DRAINAGE SWALE TO NEW INLET WITH CONCRETE CHANNEL
ROUTE EXISTING DRAINAGE SWALE TO NEW INLET WITH CONCRETE CHANNEL



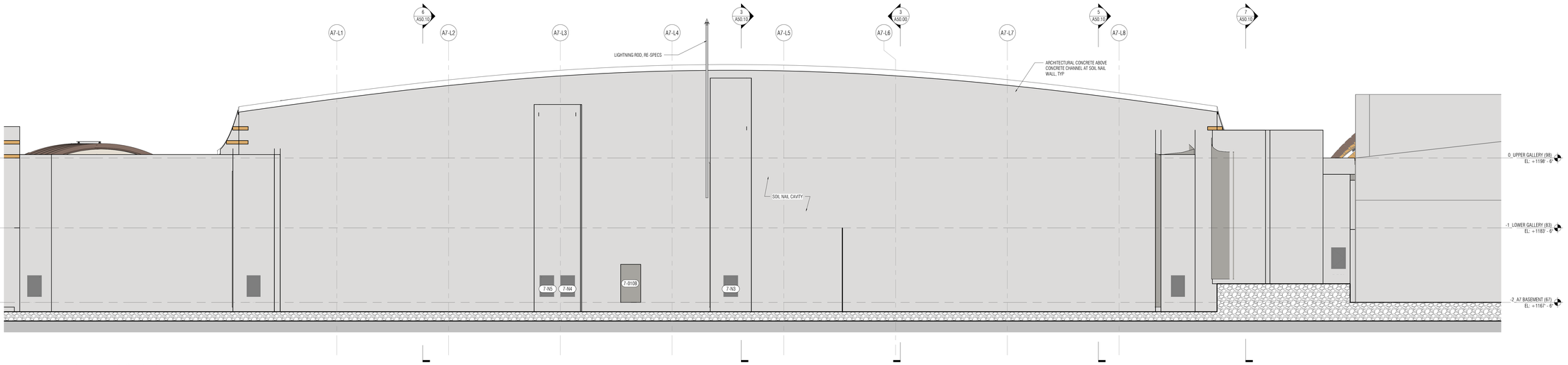
4 Building Elevation A7 North

1/8" = 1'-0"



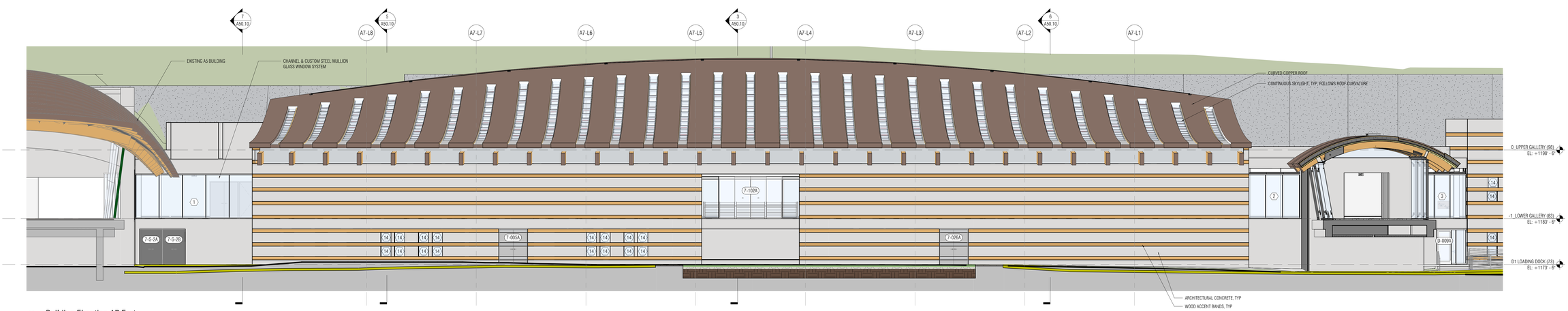
3 Building Elevation A7 South

1/8" = 1'-0"



2 Building Elevation A7 West (Soil Nail)

1/8" = 1'-0"



1 Building Elevation A7 East

1/8" = 1'-0"

8/19/2021 8:53:39 AM

Crystal Bridges Expansion Phase II

CRYSTAL BRIDGES
MUSEUM OF AMERICAN ART

600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Safdie Architects, LLC.
100 Properzi Way
Somerville, MA 02143-3740 USA
T 617.629.2100 F 617.629.2406

ARCHITECT OF RECORD
Hight Jackson Associates
5201 W Village Pkwy #300
Rogers, AR 72758
T 479.464.4965 F 479.464.8324

STRUCTURE / FACADE / WATERPROOFING / SUSTAINABILITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

MEP/ FIRE ENGINEERING / SECURITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

LIGHTING
LAM Partners
84 Sherman St
Cambridge, MA 02140
T 617 354 4502

CIVIL
CEI Engineering Associates
3108 SW Regency Pkwy
Bentonville, AR 72712
T 479 273 9472

GEOTECHNICAL
Grubbs, Hoskyn, Barton & Wyatt
341 West County Line Road
Springdale, AR 72764
T 479 756 5999

LANDSCAPE
Coen & Partners
200 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341 8070

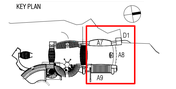
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

© 2020 SAFDIE ARCHITECTS, LLC.

ISSUE

2	50% SD	06-19-2020
3	SCHEMATIC DESIGN	07-31-2020
4	50% DD	11-25-2020
5	90% DD	03-05-2021
6	DESIGN DEVELOPMENT	03-19-2021
7	30% CD	06-11-2021
8	60% CD	08-06-2021

KEY PLAN

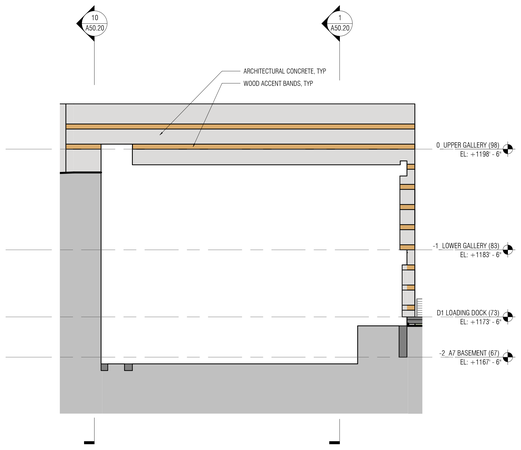


PROJECT NUMBER	DRAWN BY
60301.03 / 2012	AB
DATE	CHECKED BY
03/19/2021	JA, BW, SD
PHASE	
CONSTRUCTION DOCUMENTS - 60%	

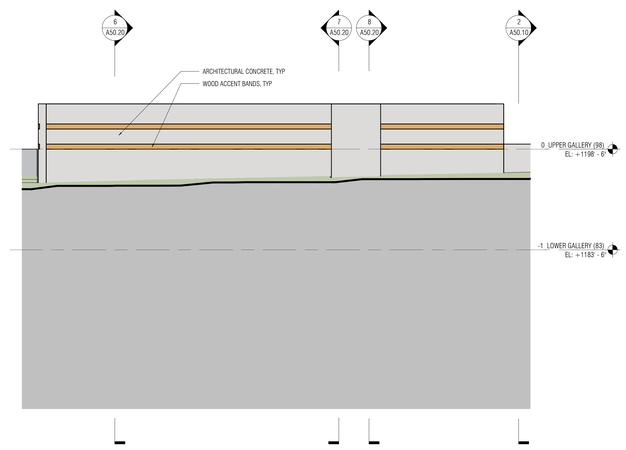
SCALE
1/8" = 1'-0"

DRAWING TITLE
ELEVATIONS - A7

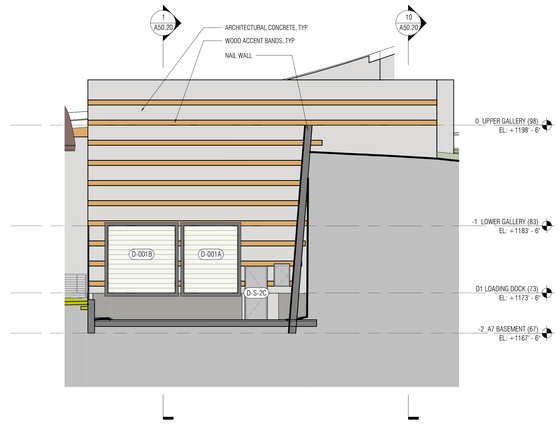
SHEET NUMBER
A40.10



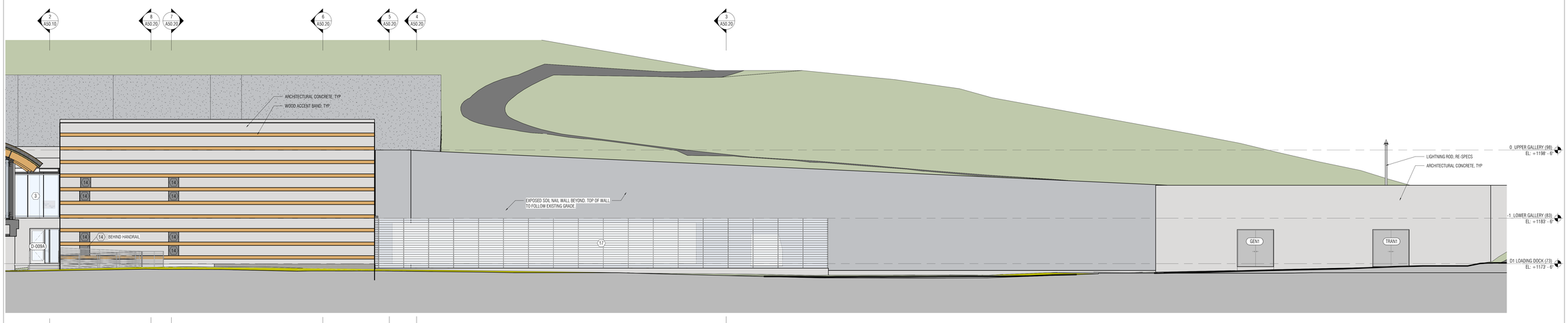
4 Building Elevation D1 South
1/8" = 1'-0"



3 Building Elevation D1 West
1/8" = 1'-0"



2 Building Elevation D1 North
1/8" = 1'-0"



1 Building Elevation D1 East
1/8" = 1'-0"

Crystal Bridges Expansion Phase II

CRYSTAL BRIDGES
MUSEUM OF AMERICAN ART

600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Safdie Architects, LLC.
100 Properzi Way
Somerville, MA 02143-3740 USA
T 617.629.2100 F 617.629.2406

ARCHITECT OF RECORD
Hight Jackson Associates
5201 W Village Pkwy #300
Rogers, AR 72758
T 479.464.4965 F 479.464.8324

STRUCTURE / FACADE / WATERPROOFING / SUSTAINABILITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

MEP/ FIRE ENGINEERING / SECURITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

LIGHTING
LAM Partners
84 Sherman St
Cambridge, MA 02140
T 617 354 4502

CIVIL
CEI Engineering Associates
3108 SW Regency Pkwy
Bentonville, AR 72712
T 479 273 9472

GEOTECHNICAL
Grubbs, Hoskyn, Barton & Wyatt
341 West County Line Road
Springdale, AR 72764
T 479 756 5999

LANDSCAPE
Coen & Partners
200 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341 8070

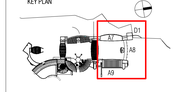
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

© 2020 SAFDIE ARCHITECTS, LLC.

ISSUE

2	50% SD	06-19-2020
3	SCHEMATIC DESIGN	07-31-2020
4	50% DD	11-25-2020
5	90% DD	03-05-2021
6	DESIGN DEVELOPMENT	03-19-2021
7	30% CD	06-11-2021
8	60% CD	08-06-2021

KEY PLAN



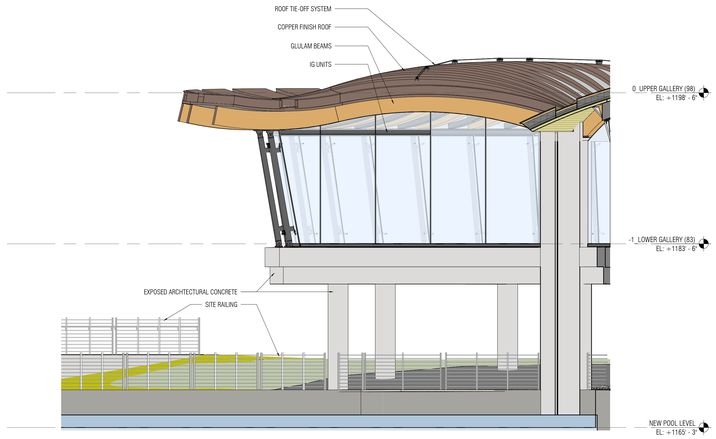
PROJECT NUMBER	DRAWN BY
60301.03 / 2012	AB
DATE	CHECKED BY
03/19/2021	JA, BW, SD
PHASE	
CONSTRUCTION DOCUMENTS - 60%	

SCALE
1/8" = 1'-0"

DRAWING TITLE
ELEVATIONS - D1

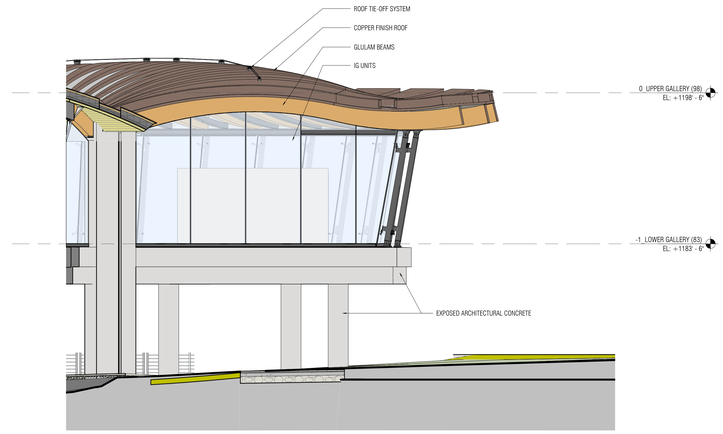
SHEET NUMBER
A40.20

9/19/2021 8:57:58 AM



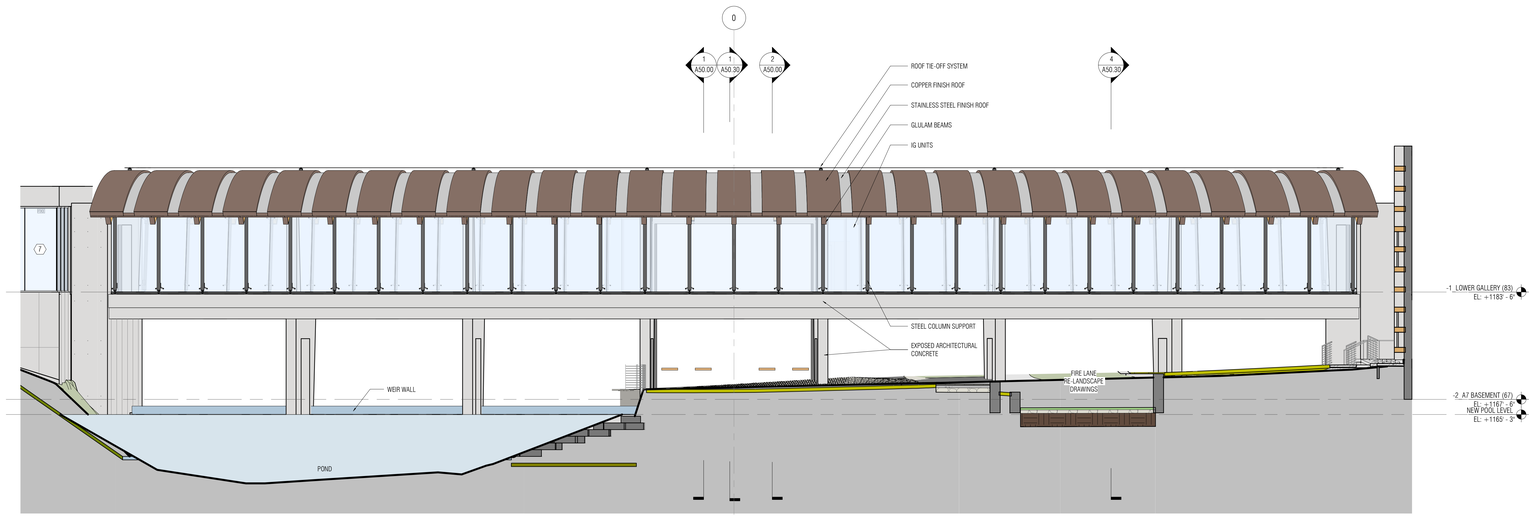
4 Cafe Elevation A8 East

3/16" = 1'-0"



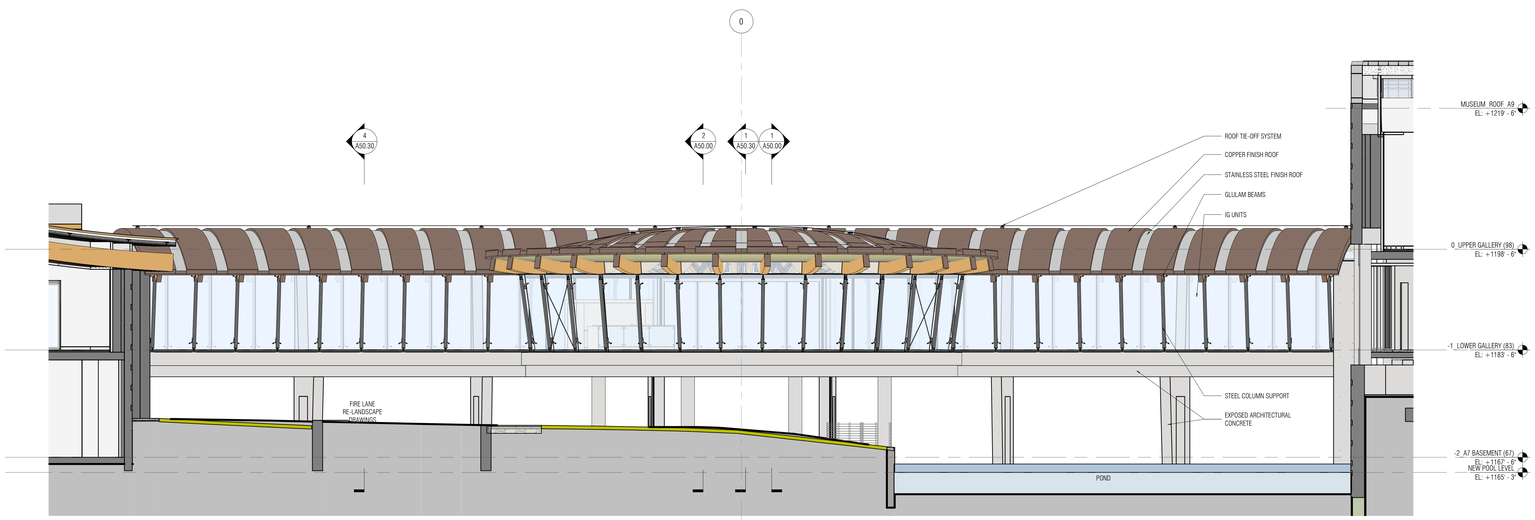
3 Cafe Elevation A8 West

3/16" = 1'-0"



2 Building Elevation A8 North

1/8" = 1'-0"



1 Building Elevation A8 South

1/8" = 1'-0"

Crystal Bridges Expansion Phase II

CRYSTAL BRIDGES
MUSEUM OF AMERICAN ART

600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Safdie Architects, LLC.
100 Properzi Way
Somerville, MA 02143-3740 USA
T 617.629.2100 F 617.629.2406

ARCHITECT OF RECORD
Hight Jackson Associates
5201 W Village Pkwy #300
Rogers, AR 72758
T 479.464.4965 F 479.464.8324

STRUCTURE / FACADE / WATERPROOFING / SUSTAINABILITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

MEP/ FIRE ENGINEERING / SECURITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

LIGHTING
LAM Partners
84 Sherman St
Cambridge, MA 02140
T 617 354 4502

CIVIL
CEI Engineering Associates
3108 SW Regency Pkwy
Bentonville, AR 72712
T 479 273 9472

GEOTECHNICAL
Grubbs, Hoskyn, Barton & Wyatt
341 West County Line Road
Springdale, AR 72764
T 479 756 5999

LANDSCAPE
Coen & Partners
200 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341 8070

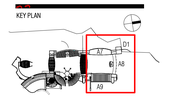
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

© 2020 SAFDIE ARCHITECTS, LLC.

ISSUE

2	50% SD	06-19-2020
3	SCHEMATIC DESIGN	07-31-2020
4	50% DD	11-25-2020
5	90% DD	03-05-2021
6	DESIGN DEVELOPMENT	03-19-2021
7	30% CD	06-11-2021
8	60% CD	08-06-2021

KEY PLAN



PROJECT NUMBER
60301.03 / 2012

DRAWN BY
AB

DATE
03/19/2021

CHECKED BY
JA, BW, SD

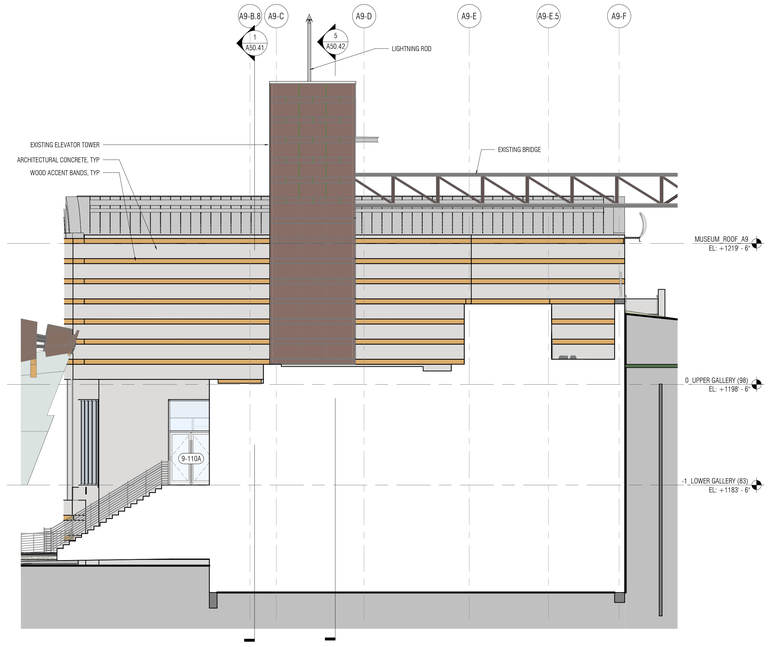
PHASE
CONSTRUCTION DOCUMENTS - 60%

SCALE
As indicated

DRAWING TITLE
ELEVATIONS - A8

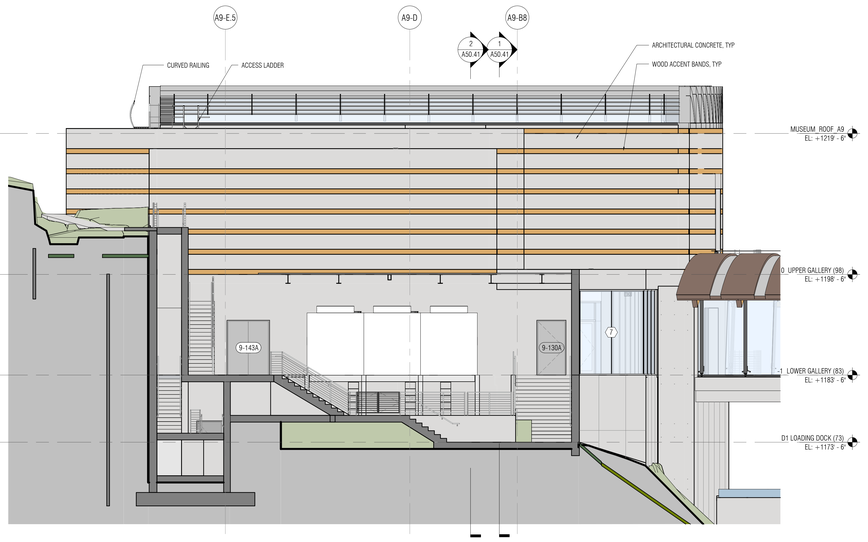
SHEET NUMBER
A40.30

8/19/2021 8:59:15 AM



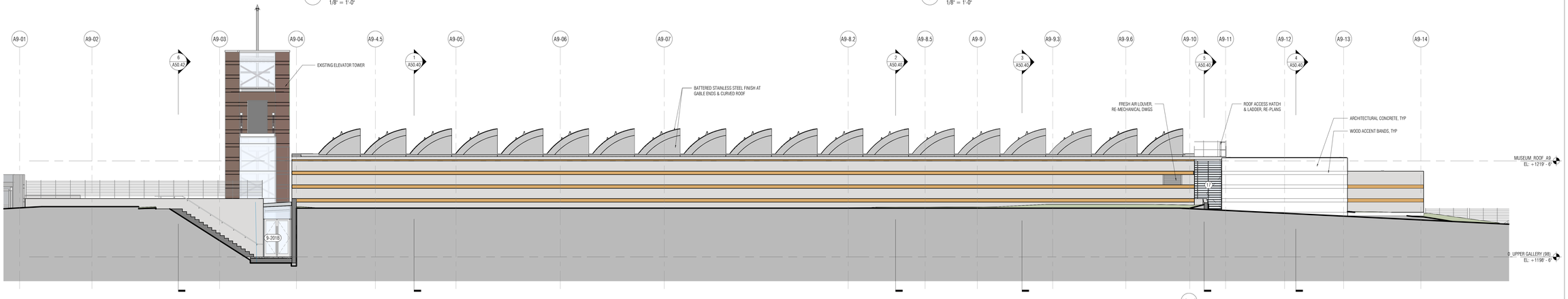
4 Building Elevation A9 South

1/8" = 1'-0"



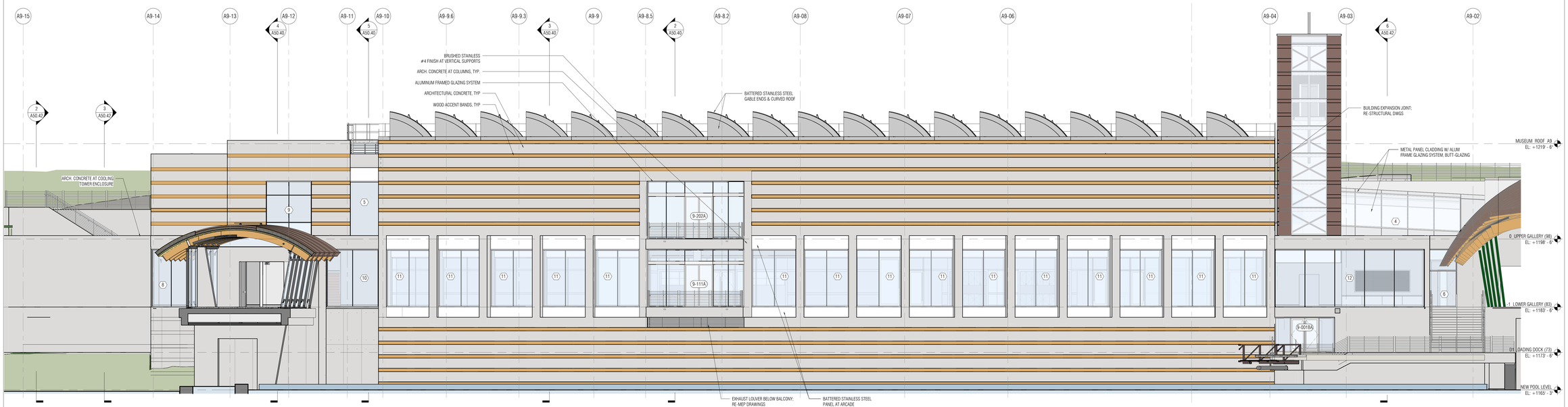
3 Building Elevation A9 North

1/8" = 1'-0"



2 Building Elevation A9 East

1/8" = 1'-0"



1 Building Elevation A9 West

1/8" = 1'-0"

8/19/2021 9:08:25 AM

Crystal Bridges Expansion Phase II

CRYSTAL BRIDGES
MUSEUM OF AMERICAN ART

600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Safdie Architects, LLC.
100 Properzi Way
Somerville, MA 02143-3740 USA
T 617.629.2100 F 617.629.2406

ARCHITECT OF RECORD
Hight Jackson Associates
5201 W Village Pkwy #300
Rogers, AR 72758
T 479.464.4965 F 479.464.8324

STRUCTURE / FACADE / WATERPROOFING / SUSTAINABILITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

MEP/ FIRE ENGINEERING / SECURITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 419 2284

LIGHTING
LAM Partners
84 Sherman St
Cambridge, MA 02140
T 617 354 4502

CIVIL
CEI Engineering Associates
3108 SW Regency Pkwy
Bentonville, AR 72712
T 479 273 9472

GEOTECHNICAL
Grubbs, Hoskyn, Barton & Wyatt
941 West County Line Road
Springdale, AR 72764
T 479 756 5999

LANDSCAPE
Coen & Partners
209 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341 8070

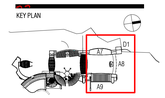
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.

© 2020 SAFDIE ARCHITECTS, LLC.

ISSUE

2	50% SD	06-19-2020
3	SCHEMATIC DESIGN	07-31-2020
4	50% DD	11-25-2020
5	90% DD	03-05-2021
6	DESIGN DEVELOPMENT	03-19-2021
7	30% CD	06-11-2021
8	60% CD	08-06-2021

KEY PLAN

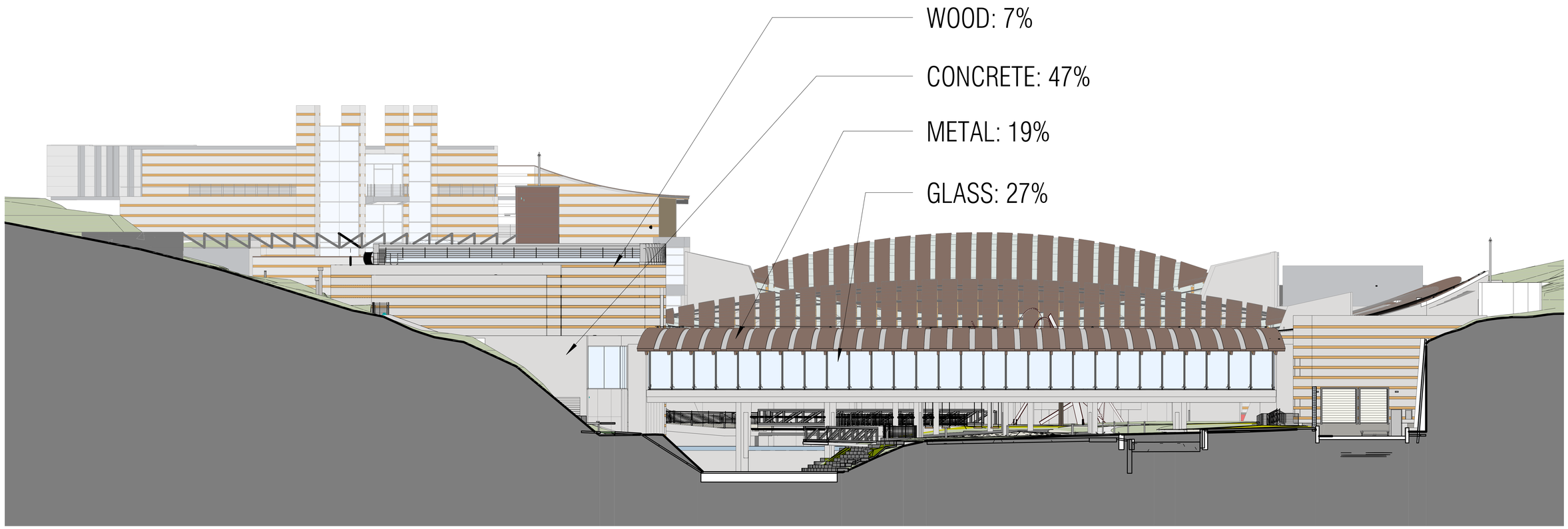


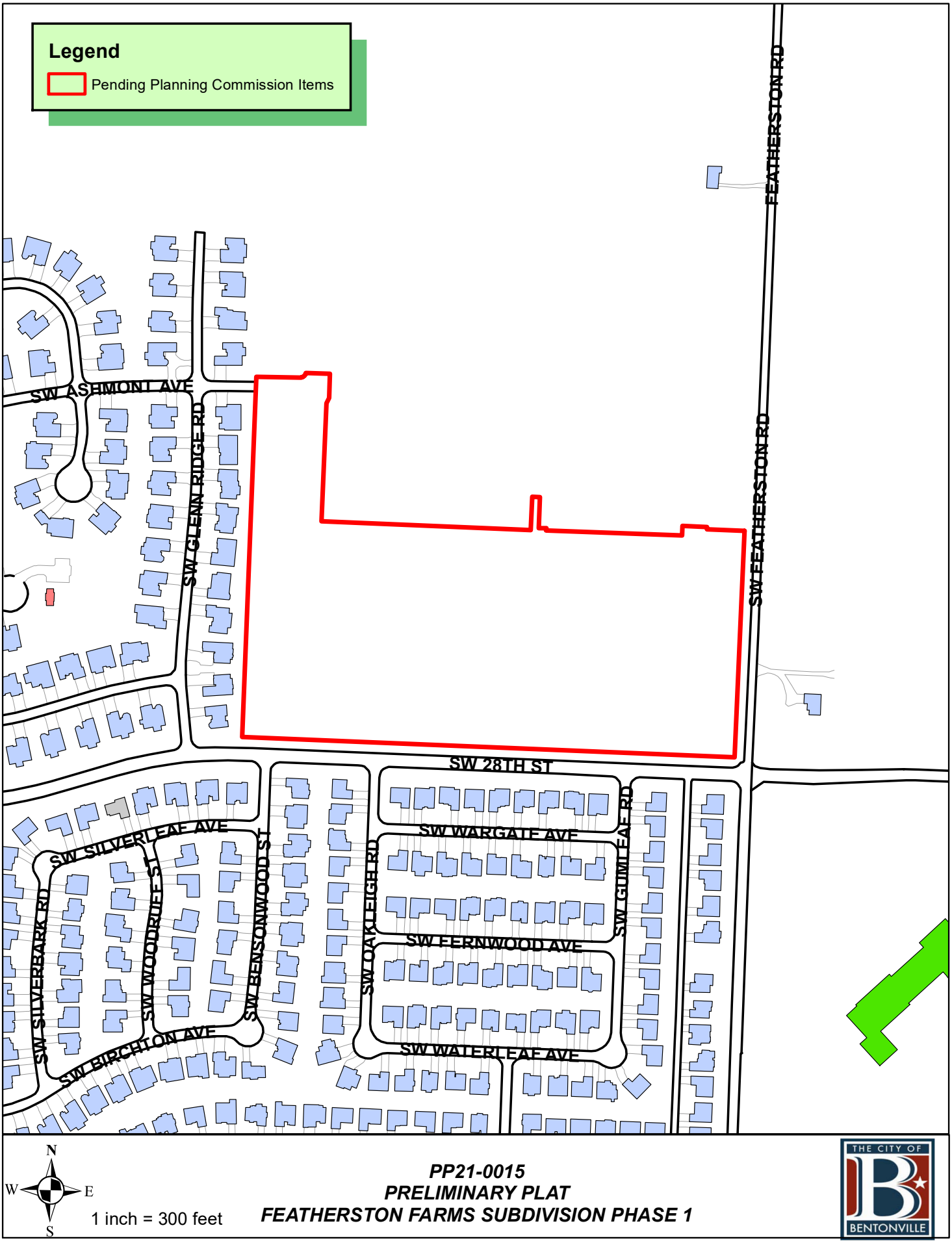
PROJECT NUMBER	DRAWN BY
60301.03 / 2012	AB
DATE	CHECKED BY
03/19/2021	JA, BW, SD
PHASE	
CONSTRUCTION DOCUMENTS - 60%	

SCALE
1/8" = 1'-0"

DRAWING TITLE
ELEVATIONS - A9

SHEET NUMBER
A40.40


WOOD: 7%
CONCRETE: 47%
METAL: 19%
GLASS: 27%



PP21-0015
PRELIMINARY PLAT
FEATHERSTON FARMS SUBDIVISION PHASE 1

ANDERSON ENGINEERING
EMPLOYEE OWNED

September 8, 2021

projectno:20RO10008
filename: PP21-0015- Waiver Request Letter.doc

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

Project: Brier Hill Subdivision, Preliminary Plat Waiver Request Letter
Project Number: PP21-0015

To Whom it May Concern,

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

- Stormwater Management and Drainage Manual - Section III 3.4.1 (3): At changes in pipe sizes, match the soffits or crown of the two pipes at the same level rather than matching the flow lines.
    - Pipe crowns have been matched at changes in pipe sizes in all but one location. This is due to the existing connection to SW Featherston and cover requirements.

Please let us know if you have any questions.

Sincerely,

Molly Robb, P.E.
Rogers Office Manager
Anderson Engineering, Inc.

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.

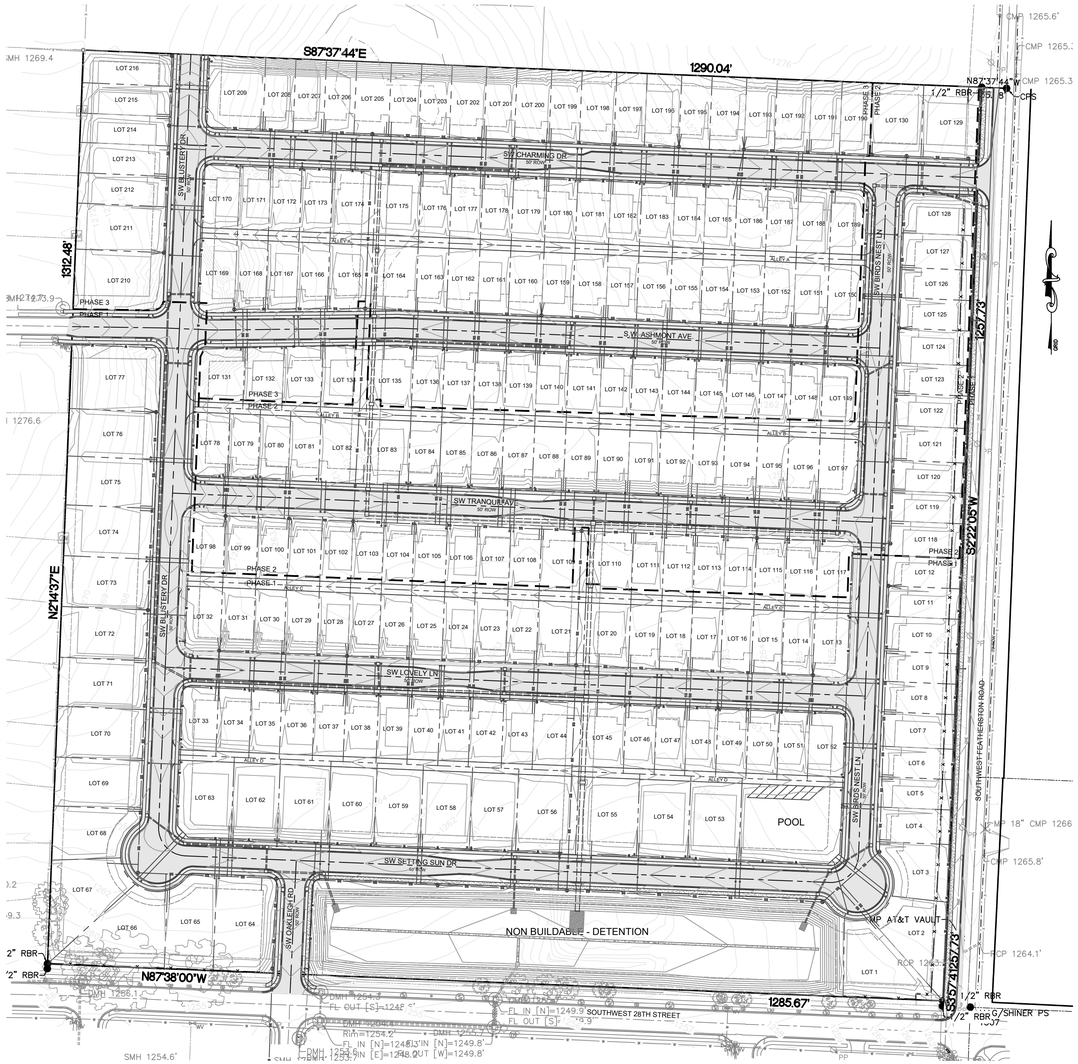
NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO SW 28TH STREET OR SW FEATHERSTON ROAD.

PHASE TABLE

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

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C0.1	GENERAL NOTES
1	BOUNDARY TOPOGRAPHIC SURVEY
2	BOUNDARY TOPOGRAPHIC SURVEY
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT
7	PRELIMINARY PLAT
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
C2.0	UTILITY PHASING PLAN
C2.1	SEWER OVERVIEW
C2.2	SEWER LINE A 0+00 TO 8+00 PLAN & PROFILE
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
C3.0	STORMWATER OVERVIEW
C3.1	STORM LINE A STA 0+00 TO 9+00 PLAN & PROFILE
C3.2	STORM LINE A STA 9+00 TO 14+17.85 PLAN & PROFILE
C3.3	STORM LINE B, C, & D PLAN & PROFILE
C3.4	STORM LINE F 0+00 TO 9+00 PLAN & PROFILE
C3.5	STORM LINE F 9+00 TO 11+90.52 & O PLAN & PROFILE
C3.6	STORM LINE 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

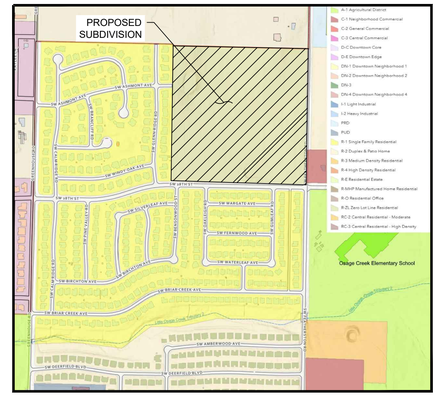


GRAPHIC SCALE

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
BENTONVILLE, AR 72712
PHONE: (479) 271-3122

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

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

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

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

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

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

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

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

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

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

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

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

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

Know what's below. Call before you dig.

800-482-8998
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			

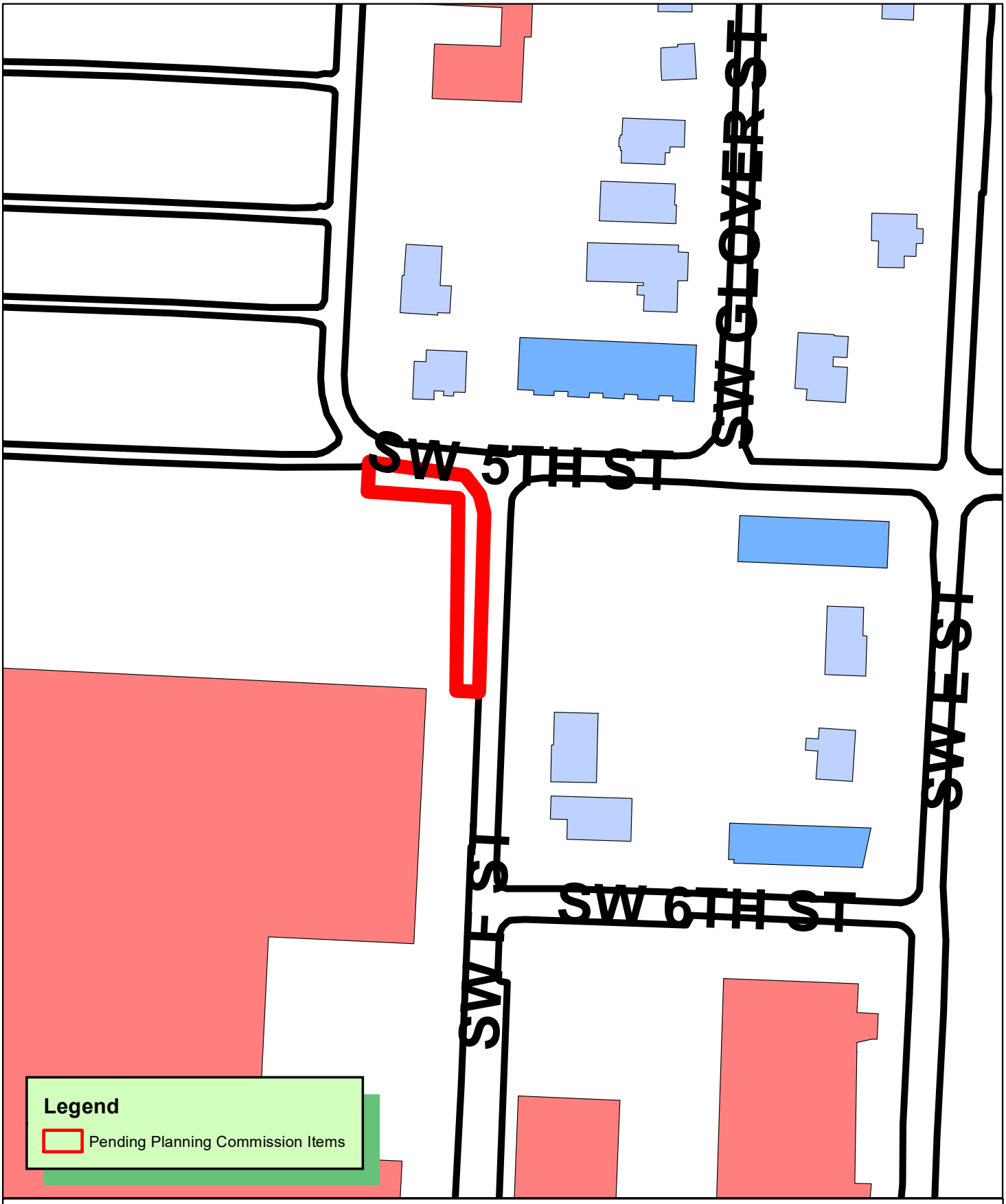
© COPYRIGHT ANDERSON ENGINEERING, INC. 2021

SUNRISE DEVELOPERS, INC.
BRIER HILL SUBDIVISION

COVER SHEET

BENTONVILLE, AR

SHEET NUMBER C0.0



WAV21-0019
GENERAL WAIVER
SW 5TH ST & SW F ST

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

September 1, 2021

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

RE: SW 5th Waiver Request Article 1200-Offsite Improvements
Parcel # 01-02709-000

Dear Planning Commission,

CEI is working through the street improvements for a neighborhood mini park located at SW 5th and SW F Street. We are requesting a waiver of street improvements, to SE 5th for your consideration, before bringing the project forward. SE 5th is currently improved, including sidewalks, curb, and gutter. We are requesting a waiver of street improvements to the roadway only.

This property is located adjacent to the Bentonville Cemetery. There does not appear to be any redevelopment of the cemetery requiring additional road improvements. Please reference the photos of adjacent properties recently developed to see where the roadway has already been developed, curbed, and guttered.

Per the Master Street Plan, downtown local streets are designed to be flexible to allow for on-street parking and/or bike lanes. Unlike most streets in this residential downtown area, SW 5th Street, at the intersection of SW F and SW 5th, is already improved to Central Avenue with curb and gutter. Since SW 5th and SW F is already improved with curb and gutter, we are requesting a waiver of Article 1200 (Offsite Improvements) per the Land Development Code along SW 5th Street adjacent to this property.

Along SW F Street we are maintaining the existing geometry and centerline. We are proposing to improve the street to allow for on street parking and two drive lanes. Per the Master Street Plan, we are required to improve our half of the street, 15' from the centerline to the face of curb. We are proposing to go above and beyond and increase the width of the street improvement along SW F Street to 19' (extra 4') to allow for functional on-street parking. The additional road improvements, to SW F Street, are comparable to the improvements along SW 5th that we are requesting a waiver from constructing.

Finally, The Bicycle Master Plan calls for SW F (to Central Avenue) and the section of SW 5th, along this property, to be shared roadway incorporating sharrows. Shared Roadway Symbols (sharrows) exist today on this route for bicyclist to share the roadway travel lanes.

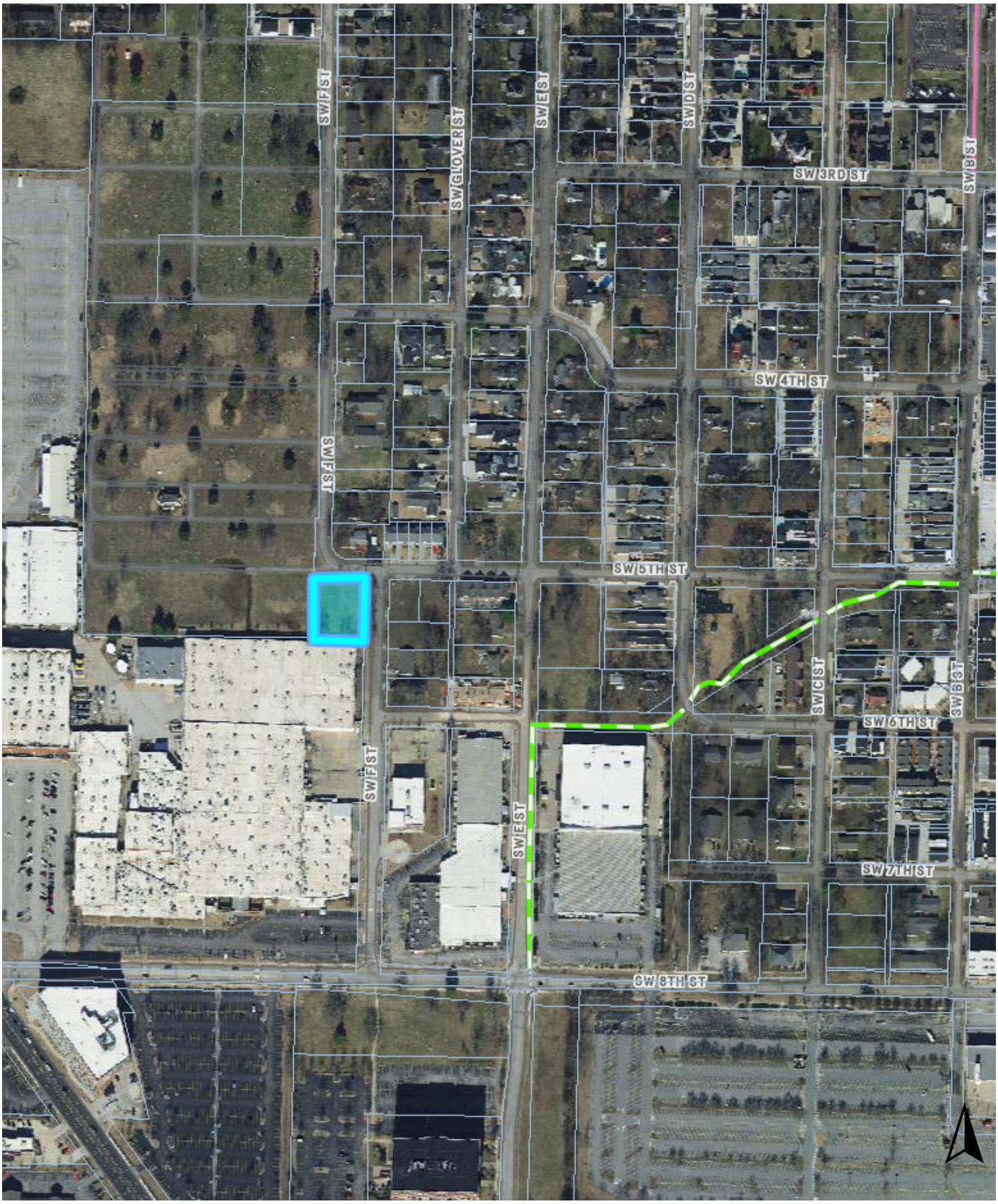
Respectfully Submitted,



John Easterling
Project Manager

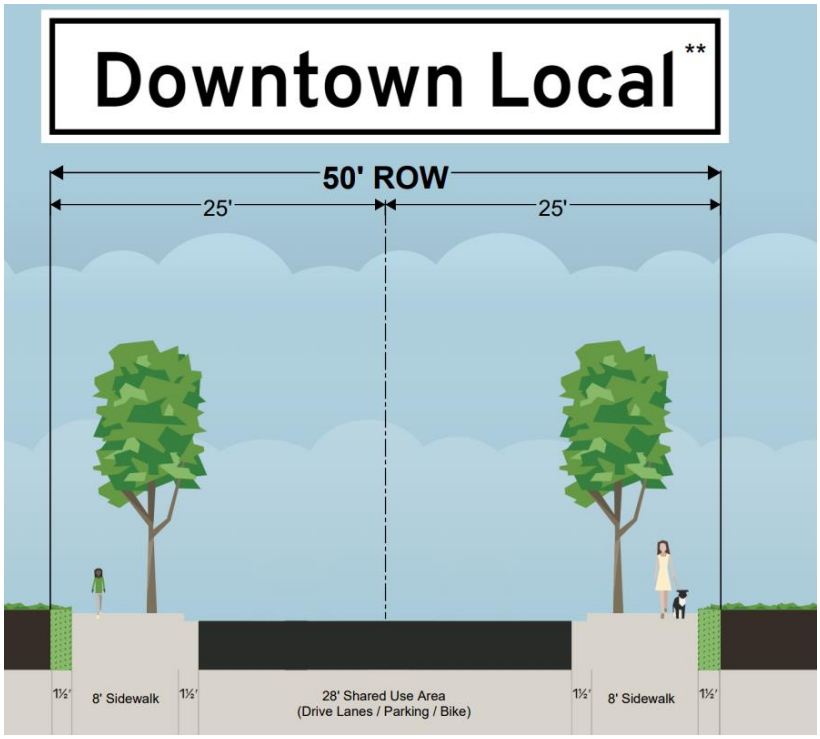
City of Bentonville Master Map

SW F & SW 5th Vicinity Map

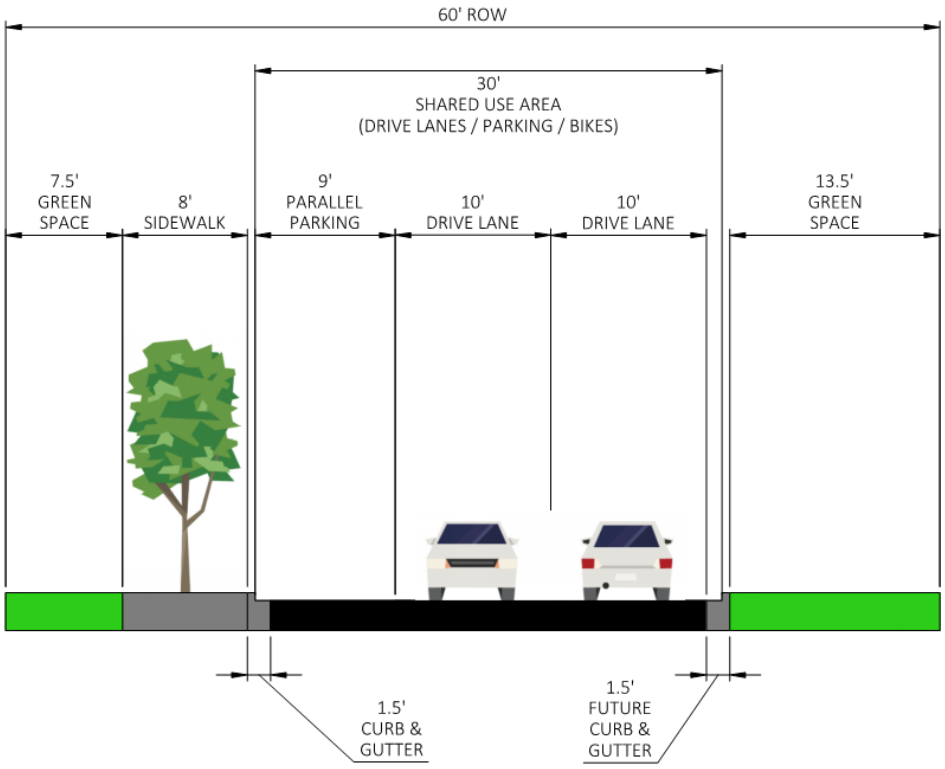


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Master Street Plan Downtown Section for SW 5th and SW F Street:



Proposed CEI Street Section Below for SW F Street:





Photograph No 1- Overall Aerial



Photograph No 2



Photograph No 3



Photograph No 4

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: 32081

James Berry Park
Bentonville, AR
SE 5th Street & Curb Radius on SW F
Improvements

EXHIBIT NUMBER:

EX1.01



Photograph No 5



Photograph No 6

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

PREPARED BY:

EXHIBIT DESCRIPTION: 32081

CEI Engineering Associates, Inc.

3108 SW Regency Parkway, Bentonville, Arkansas

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

EXHIBIT DESCRIPTION: 32081

James Berry Park
Bentonville, AR
SE 5th Street & Curb Radius on SW F
Improvements

EXHIBIT NUMBER:

EX1.02

PROPOSED MILL AND OVERLAY

PROPOSED SIDEWALK

PROPOSED PAVEMENT

SW 5TH ST
50' R.O.W. PER PLAT BK. A, PG. 37
ASPHALT (PUBLIC)

20' FRONT SETBACK

20' REAR SETBACK

20' FRONT SETBACK

7' SIDE SETBACK

VARIES

10.8'

11.6'

R25'

29.78'

20.19'

9'

19.5'

27.5'

9.26'

DETAIL OF SIDEWALKS AND RAMPS AT INTERSECTION

SCALE: 1" = 20'

VARIES

10.8'

11.6'

R25'

4.8'

8'

30.68'

19.5'

30.07'

19.5'

8.5'

8'

9'

10'

N

0 40' 60' 80'

SCALE IN FEET

DRAWING LOCATION - P:\32000\32081.0\DRAWINGS\EXHIBITS\2021-09-01 STREET WIDENING WEST SIDE (WITH 5TH)\32081 F STREET EXHIBIT.DWG -- SAVED BY - MADAMS

© 2021 CEI ENGINEERING ASSOCIATES, INC.

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

SW F ST AND SW 5TH ST
PROJECT 1 - OPTION 2

SE F STREET
BENTONVILLE, ARKANSAS

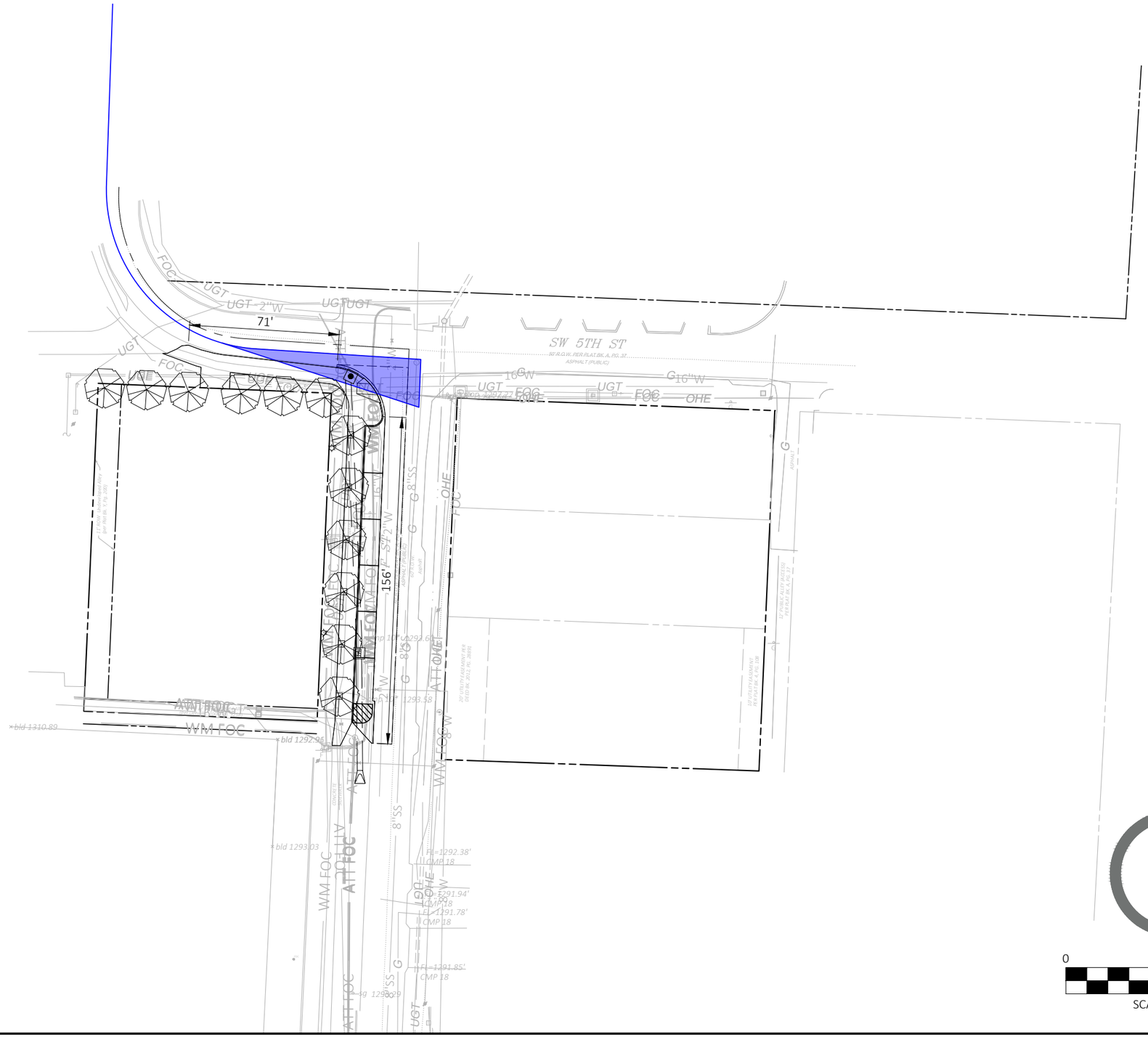
STREET WIDENING

SHEET TITLE

PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	JE
DESIGNER	MDA
CEI PROJECT NUMBER	32081.0
DATE	9/1/2021
REVISION	EXHIBIT

SHEET NUMBER

1



0 50' 75' 100'

SCALE IN FEET

DRAWING LOCATION - P:\32000\32081.0\DRAWINGS\EXHIBITS\2021-09-01 STREET WIDENING WEST SIDE (WITH 5TH)\32081 F STREET EXHIBIT.DWG -- SAVED BY - MADAMS

© 2021 CEI ENGINEERING ASSOCIATES, INC.

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

SW F ST AND SW 5TH ST
PROJECT 1 - OPTION 2

SE F STREET
BENTONVILLE, ARKANSAS

PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	JE
DESIGNER	MDA
CEI PROJECT NUMBER	32081.0
DATE	9/1/2021
REVISION	EXHIBIT

SIGHT DISTANCES

SHEET TITLE

SHEET NUMBER

2