



**Planning Commission
Meeting Agenda
October 19, 2021**

Registration Link: https://us06web.zoom.us/webinar/register/WN_scAqoj5VTKKQstuzrwjEOQ

- I. Call to Order**
- II. Approval of the 10-05-2021 Meeting Minutes**
- III. Consent Agenda**
 - 1. Lot 1 of Reynosa Addition** **Lot Split**
602 Bella Vista Road ([LS21-0037](#))
 - 2. Lots 13 & 14, Block 5 of Bank's Addition** **Lot Split**
110 SE 13th Street ([LS21-0051](#))
 - 3. Lot 17, Block 1 of Lincoln and Rice Addition** **Property Line Adjustment**
608 NE 2nd Street ([PLA21-0037](#))
 - 4. Splash Car Wash** **Large-Scale Development**
1005 S Walton Boulevard ([LSD21-0051](#))
- IV. New Business**
 - 1. Hubbard** **Future Land Use Map Amendment***
 - 1a. Agriculture to Residential Estate**
7431 SW Lee Harris Road ([RZ21-0065](#))
 - 1b. A-1, Agricultural to R-E, Residential Estate** **Rezoning***
7431 SW Lee Harris Road ([RZ21-0065](#))
 - 2. Hubbard** **Future Land Use Map Amendment***
 - 2a. Agriculture to Residential Estate**
7431 SW Lee Harris Road ([RZ21-0070](#))
 - 2b. A-1, Agricultural to R-E, Residential Estate** **Rezoning***
7431 SW Lee Harris Road ([RZ21-0070](#))
 - 3. Heartland Advisers, LLC** **Future Land Use Map Amendment***
 - 3a. Low Density Residential to Medium Density Residential**
813 Bella Vista Road ([RZ21-0066](#))

**3b. R-1, Low Density Single Family Residential to
DN-2, Downtown Medium Density Residential** **Rezoning***
813 Bella Vista Road ([RZ21-0066](#))

4. Ogle **Rezoning***
R-1, Single-Family Residential to DN-1, Downtown Low Density Residential
201 SW F Street ([RZ21-0067](#))

**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](#))

**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](#))

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](#))

**7. 8th Street Market Saddle Span Tent
Long-Term Temporary Structure** **Conditional Use***
1017 SE 8th Street ([CU21-0020](#))

8. Lots 4, 5, & 6 of Highland East Addition **Lot Split**
7431 SW Lee Harris Road ([LS21-0041](#))

9. Crystal Bridges Expansion Phase II **Large-Scale Development**
600 Museum Way ([LSD21-0053](#))

10. Brier Hill Subdivision **Waiver**
Stormwater Management & Drainage Manual
SW Featherston Road & SW 28th Street ([PP21-0015](#))

11. SW 5th Street Neighborhood Mini Park **Waiver**
Offsite Improvements
SW 5th Street and SW F Street ([WAV21-0019](#))

V. Other Business

Planning Commission Meeting
Minutes
October 5, 2021

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

Present: Dana Davis, Eric Hipp, Elaine Kerr, Reggie Wright, Joe Haynie, Rod Sanders

Absent: Richard Binns

Staff: Ellen Norvell, Baylea Birchfield, Shelli Kerr, Luke Aitken, Tyler Overstreet, Jon Stanley

Motion by Mr. Haynie, seconded by Ms. Kerr to approve the minutes of September 21, 2021.

Approved 5-0

Consent Agenda

1. Lots 23, 24, 25 & 26 of Faircole Block Addition, Lot Split, SW Glover Street, LS20-0065
2. Lots 11 & 12 Polson's Subdivision, Lot Split, 203, 207 & 209 SE 7th Street, LS21-0043
3. Lots 13 & 14, Osage Hills Subdivision, Lot Split, Ginn Road, LS21-0050
4. Lots 30-32, Block 6 of W.A. Burk's Addition, Property Line Adjustment, 1111, 1113 & 1115 NE Monroe Street, PLA21-0033
5. Lots 20 & 21, Block 5 of Clark's Second Addition, Property Line Adjustment, 307 SW E Street, PLA21-0034
6. Aurora Subdivision, Preliminary Plat, S Morning Star Road, PP18-0012
7. Aurora Subdivision Phase 2, Final Plat, S Morning Star Road, FP21-0005
8. Walmart Campus Zone 04 Phase 2, Large-Scale Development, 1600 SE 8th Street, LSD21-0047

Approved 5-0

New Business

Item #1

Tree and Landscape Committee Amendments

Shelli Kerr reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #2

Zoning and Land Development Code update

Shelli Kerr reads the staff report.

Opened public hearing

Katie Parsons, 505 Spring Street, voices support by Runway Group and Blue Crane LLC of the proposed updates.

Closed public hearing

There is discussion amongst Commissioners and Staff.

Tabled 6-0

Item #3

Donation Box Regulations

Shelli Kerr reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Tabled 6-0

Item #4

Lykins Leasing LLC, Rezoning: C-1, Neighborhood Commercial to C-2, General Commercial, NW 3rd St, RZ21-0060

Jon Stanley reads the staff report.

Opened public hearing

Jennifer Brown, 21 Brookhollow Place, speaks her concerns

The Applicant shares information regarding future development of the property

Theresa Arvin, 1021 Sawtooth Court, speaks her concerns

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #5a

Joseph Courtland Halbrook and

Tabitha T. Halbrook, Future Land Use Map Amendment, Residential Estate and Agricultural to Low Density Residential, Allen Road, RZ21-0061

Jon Stanley reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #5b

R-E, Residential Estate to R-1, Rezoning, Allen Road, RZ21-0061

Jon Stanley reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #6

Scott Ventures, LLC, Rezoning: DE, Downtown Edge to DC, Downtown Core, 306 S Main Street, RZ21-0063

Jon Stanley reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #7a

1120 South Walton Partners, LLC, Future Land Use Map Amendment, General Commercial to Mixed Use Commercial, 1120 S Walton Boulevard, RZ21-0063

Jon Stanley reads the staff report.

Opened public hearing

Closed public hearing

Will Kelstrom, representative, speaks to the intent of the rezoning.

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #7b

C-2, General Commercial to C-3, Mixed-Use Commercial, Rezoning, 1120 S Walton Boulevard, RZ21-0063

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #8a

Shasta Properties, LLC, Future Land Use Map Amendment, Low-Density Residential to High-Density Residential, S Vaughn Road and Motley Road, RZ21-0064

Jon Stanley reads the staff report.

Opened public hearing

Closed public hearing

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #8b

A-1, Agricultural to R-3, High Density Multifamily, Rezoning, S Vaughn Road and Motley Road, RZ21-0064

Opened public hearing

Closed public hearing

Will Kelstrom, representative, speaks to the intent of the rezoning.

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #9

Walmart Home Office Campus, Planned Unit Development,
E Central Avenue and Katie Court, PUD20-0002

Jon Stanley reads the staff report.

Opened public hearing

Closed public hearing

Bill Watkins Represented the applicant.

There is discussion amongst Commissioners and Staff.

Approved 6-0

Item #10

The Bike Inn, Conditional Use Permit, Temporary Gravel Parking, 3400 S Walton Boulevard, CU21-0021

Jon Stanley reads the staff report.

Opened public hearing

Closed public hearing

The Applicants, Jeremy and Tiffany Rose speak regarding plan details.

There is discussion amongst Commissioners and Staff.

Approved 6-0

Motion by Mr. Haynie, seconded by Mr. Wright to adjourn.

Meeting adjourned

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

Christian Togmus



Consent Agenda Items

For the Planning Commission meeting of October 19, 2021

Reviewer: Jon Stanley, Senior Planner

- ❖ At the Technical Review meeting held on October 12, 2021 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lot 1 of Reynosa Addition, HVM Construction Inc & Ray Residential Homes, LLC, 602 Bella Vista Road, DN-2, Downtown Medium Density Residential, LS20-0037

The property is currently zoned DN-2, Downtown Medium Density Residential. A lot split of un-platted 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.

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

Lot Split: Lots 13 & 14, Block 5 of Bank's Addition, Emergent Property Management, LLC, 110 SE 13th Street, DE, Downtown Edge, 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.

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

Property Line Adjustment: Lot 17, Block 1 of Lincoln and Rice Addition, John Barnidge, 608 NE 2nd Street, R-1, Low-Density Single-Family Residential, PLA21-0037

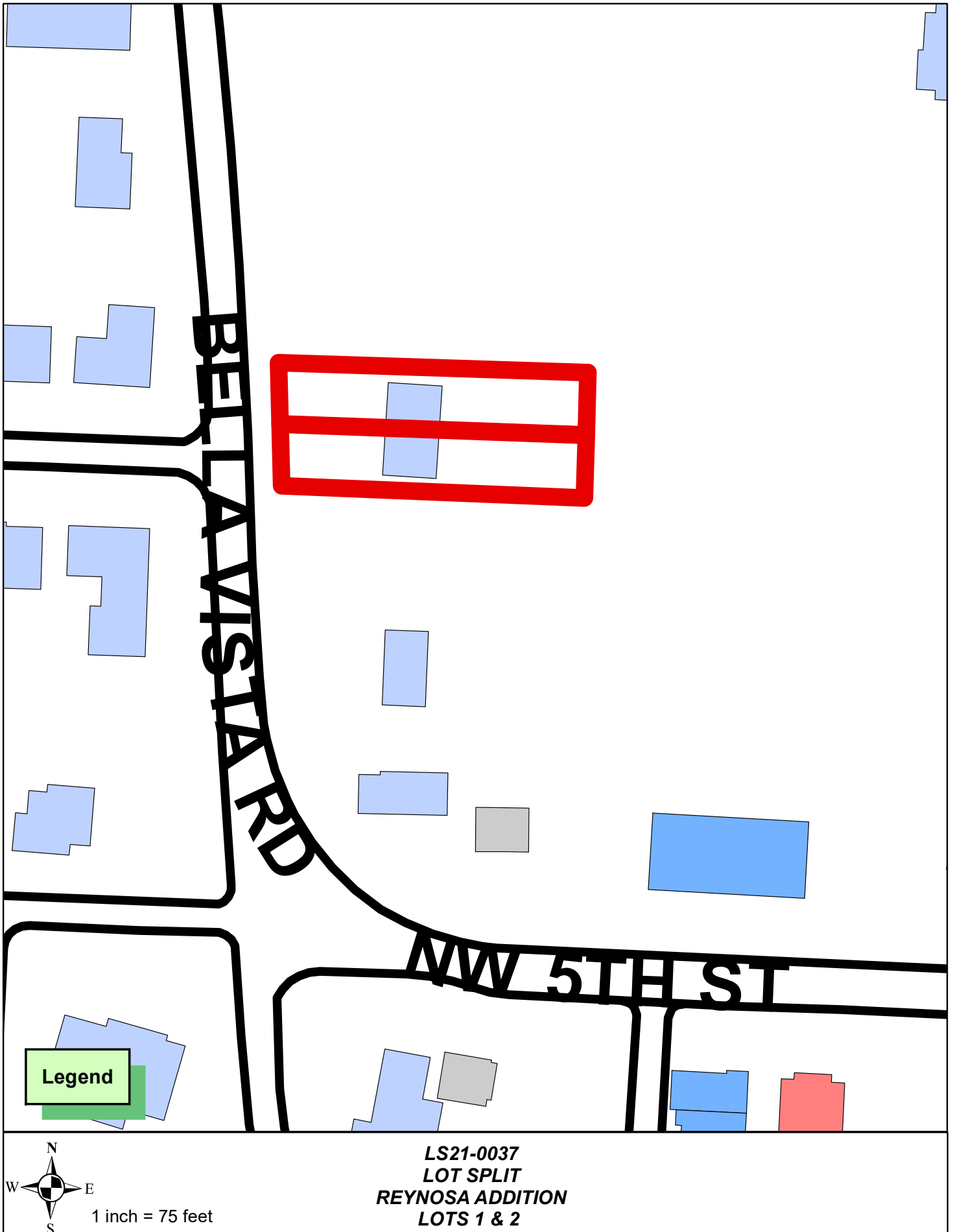
The property is currently R-1, Low-Density Single-Family Residential. A property line adjustment of all of existing Lot 5 and part of existing Lot 6 creating new Lot 17 (+/- 0.26 acres), Block 1 of Lincoln and Rice Addition. The plat dedicates a 15' wide utility easement to serve the new lot and also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

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

Large-Scale Development: Splash Car Wash, Redbud Holdings, LLC, 1005 South Walton Boulevard, C-2, General Commercial, 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. Nine (9) parking spaces are required and twenty-three (23) spaces are provided. Adequate vehicle stacking has been provided. Sidewalks, landscaping, grading/drainage, and site amenities are all following 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.

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



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

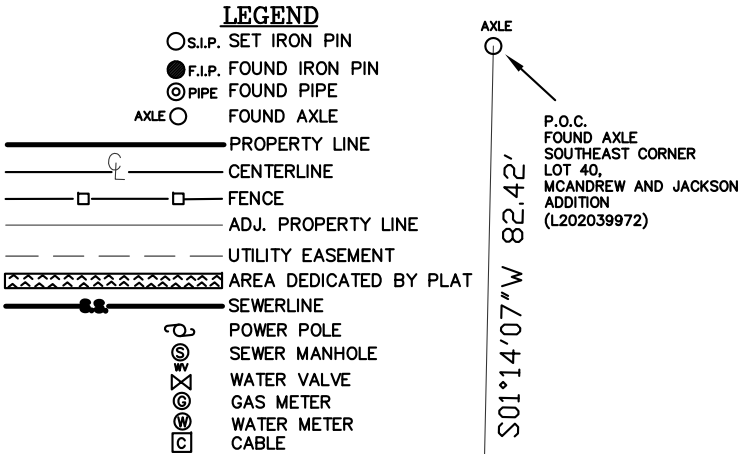
CITY CLERK

PLANNING COMMISSION CHAIRMAN

PARCEL # 01-00472-000
ZONED DN-2
HURRICANE WA LLC
PO BOX 1285
BENTONVILLE AR 72712



SCALE 1"=30'
30 15 0 30



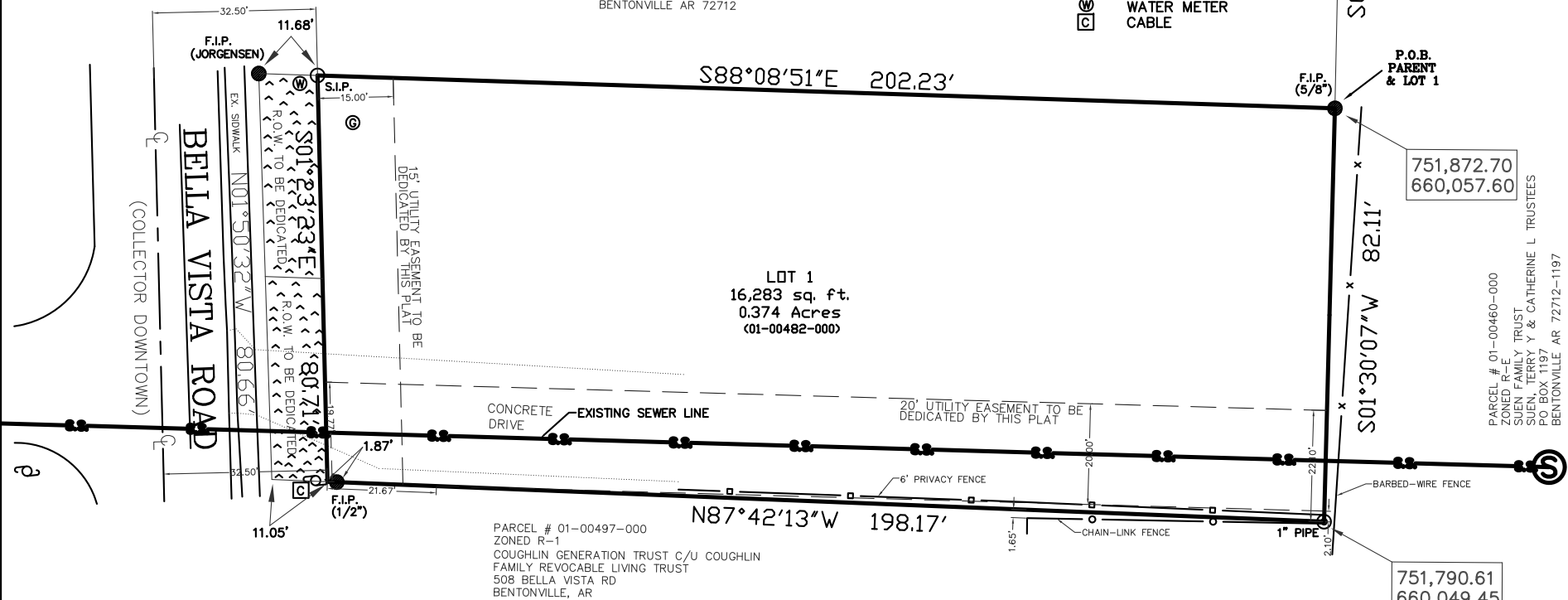
PROPERTY DESCRIPTION (PARENT)

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 40 OF MCANDREW AND JACKSON ADDITION TO BENTONVILLE (SHOWN IN PLAT RECORD L202039972), 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 40 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.



CITY REQUIRED NOTES:

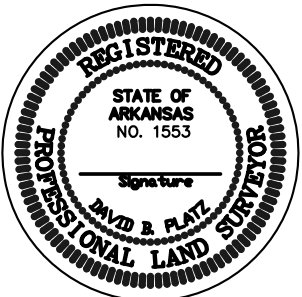
1. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE 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.



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



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

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)
- RR SPIKE
- CALCULATED POINT

10 0 20 40
SCALE 1" = 20'

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

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

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.

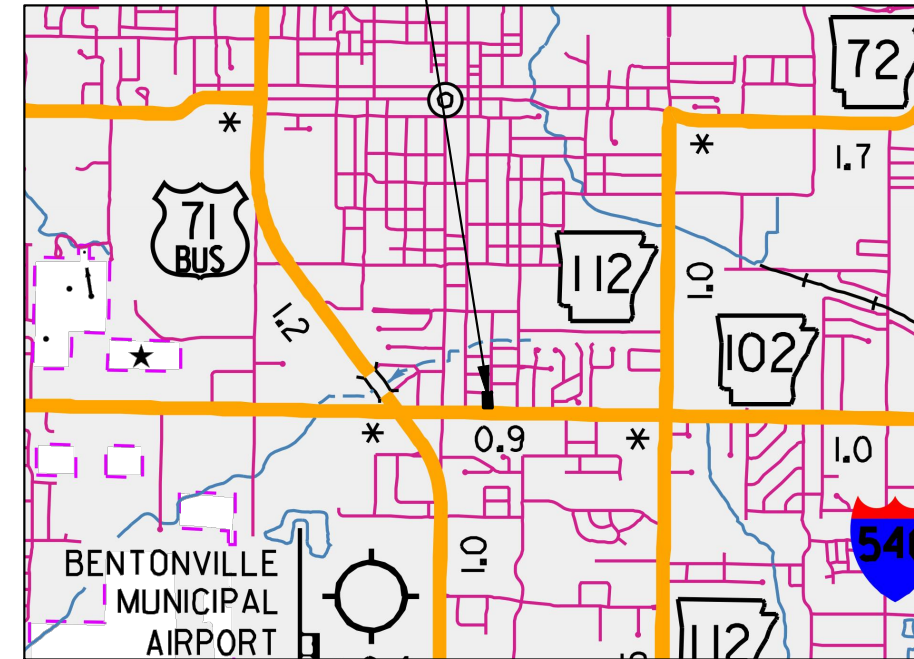
DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIR

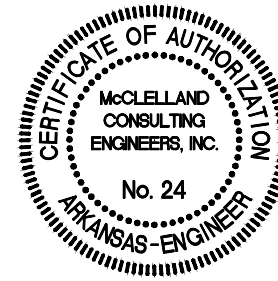
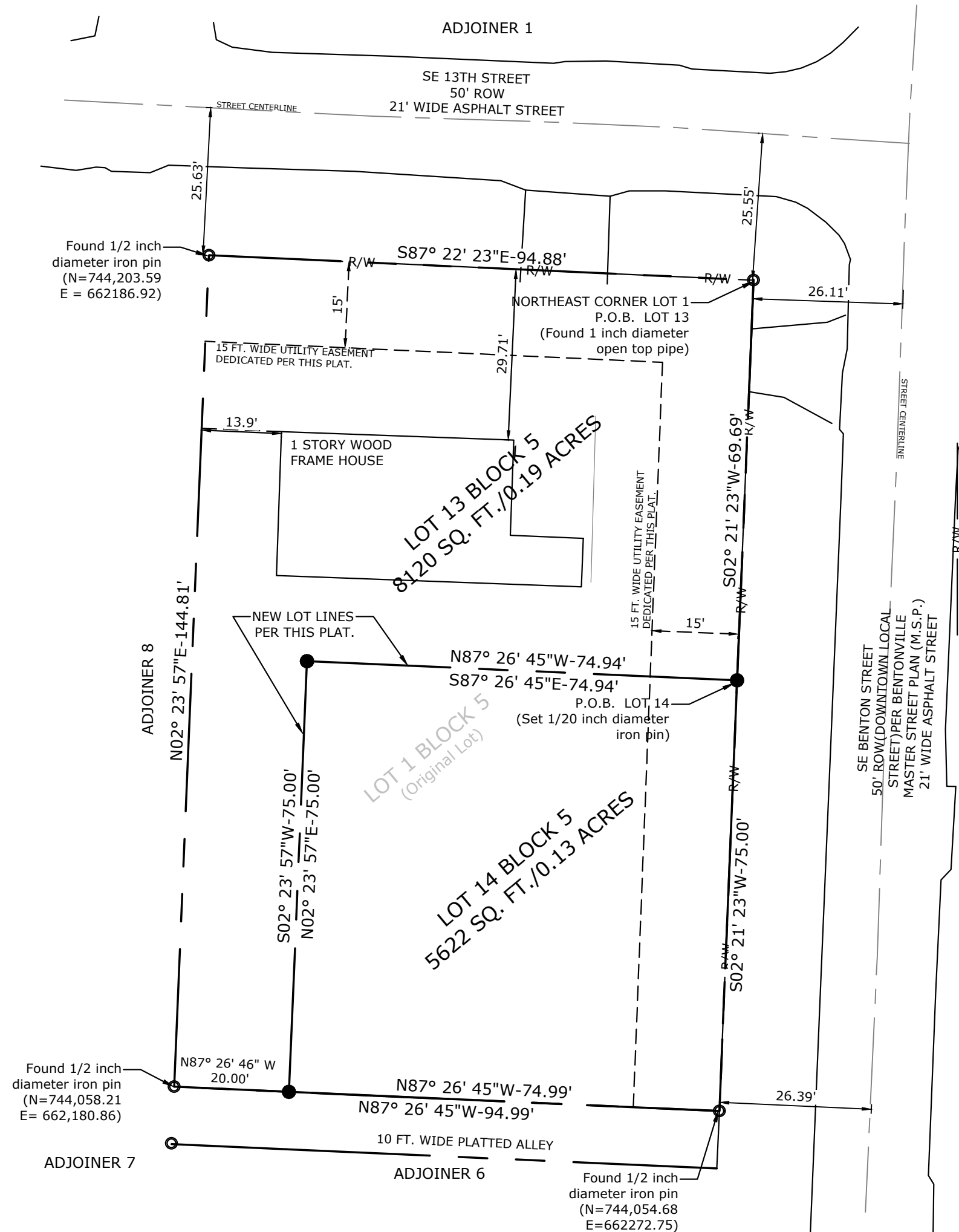
SIGNED: _____
MAYOR, CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

PROJECT LOCATION



VICINITY MAP
(NOT TO SCALE)

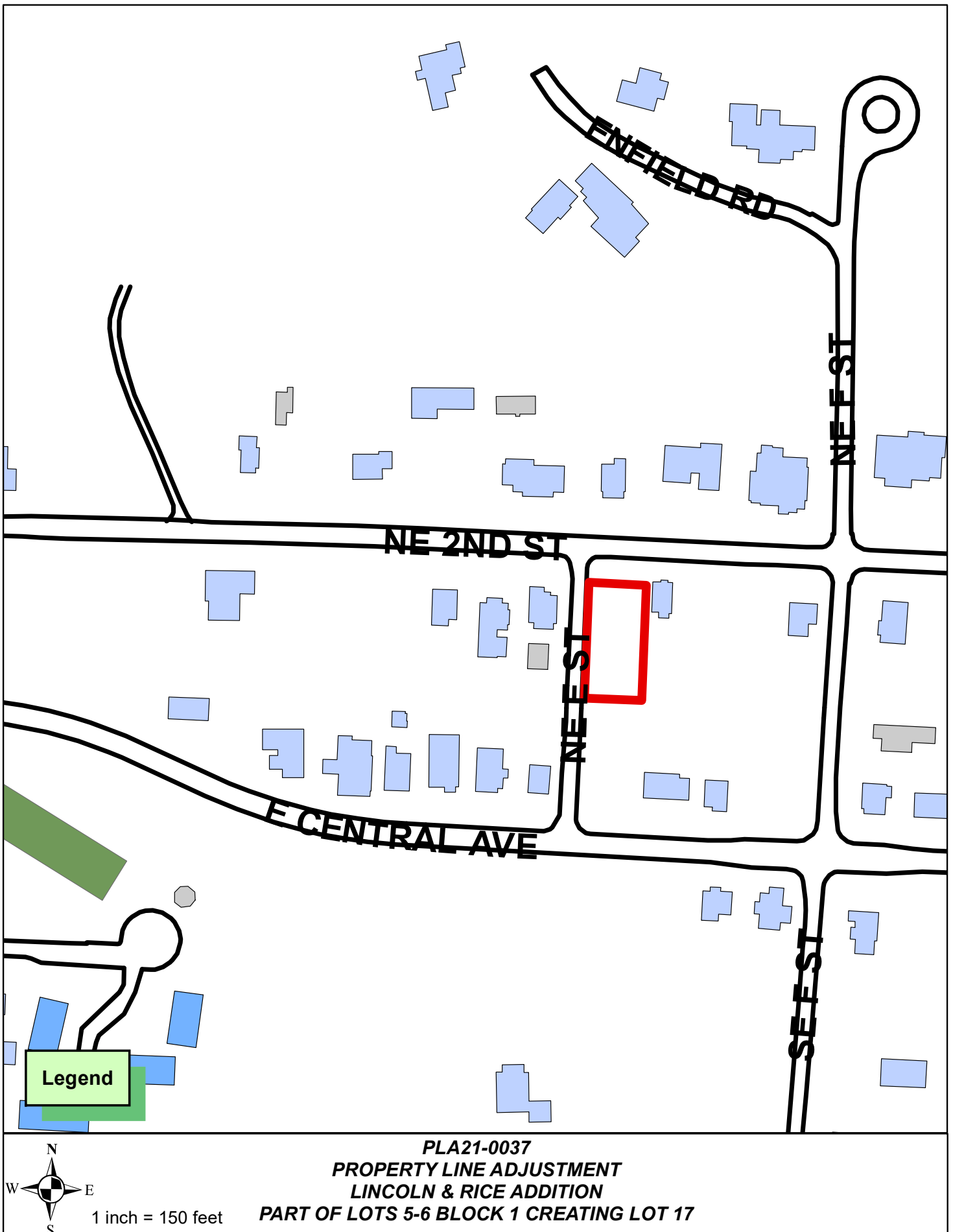


MCE McClelland
CONSULTING
ENGINEERS, INC.
DESIGNED TO SERVE
1580 E. STEARNS ST.
FAYETTEVILLE, AR 72703
(479) 443-2377
[HTTP://WWW.MCE.US.COM](http://www.mce.us.com)

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

REVISIONS		DESCRIPTION
REV	DATE	
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	





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'

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



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.

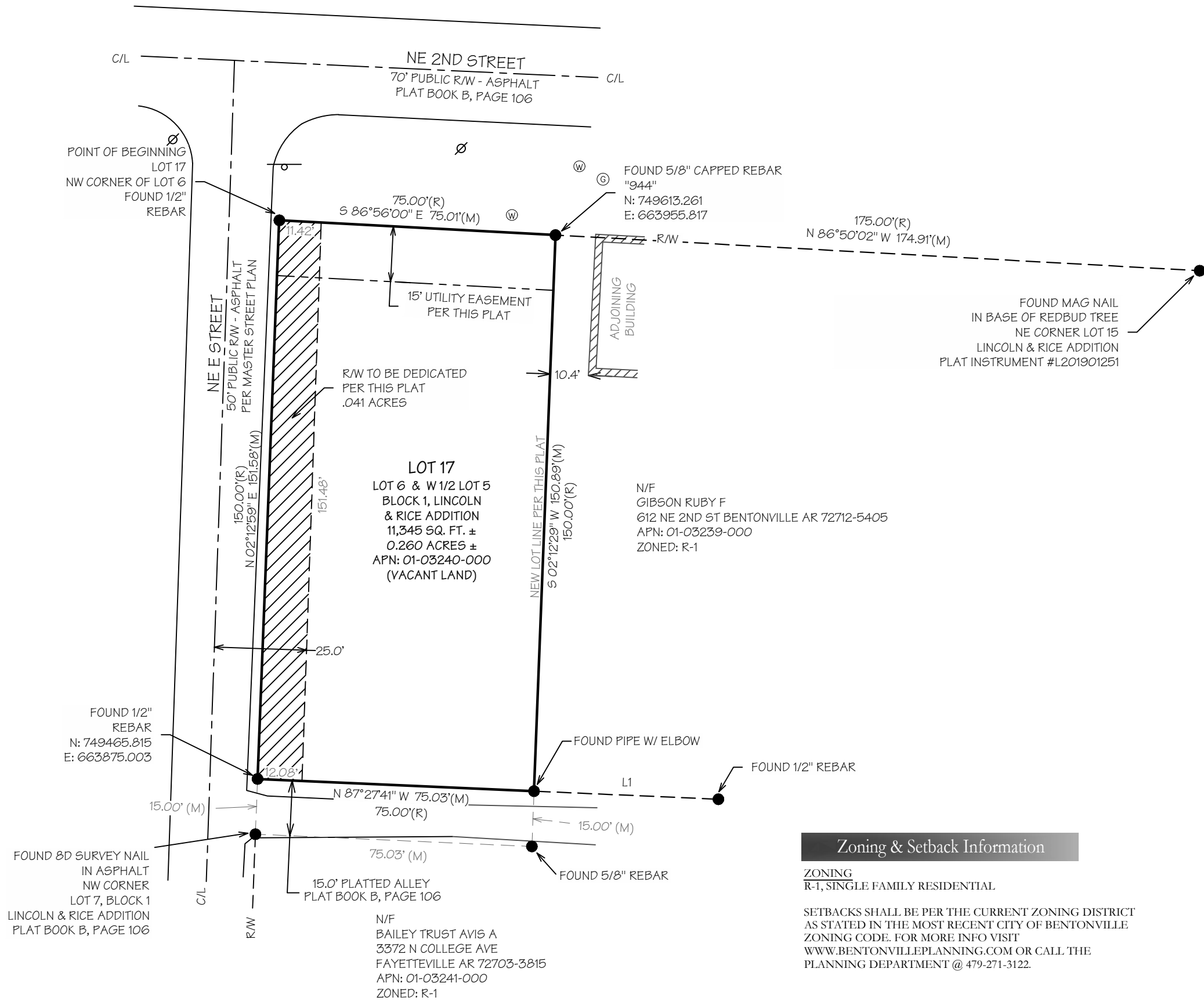
NOTARY PUBLIC _____

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 _____

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



Zoning & Setback Information

ZONING
R-1, SINGLE FAMILY RESIDENTIAL

SETRACKS 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.

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.

Legend of Symbols & Abbreviations

---	BOUNDARY LINE
- - - - -	LOT LINE
- . - . -	CENTERLINE OF ROAD (C/L)
- x - x - x -	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
Ø	POWER POLE
⊙	WATER METER
⊙	GAS METER
⊙	SIGN

DATE	REVISION
09-24-2021	CITY COMMENTS

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.



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.



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 No. 1534

DRAWN BY & DATE: DH 09-03-2021 REVIEWED BY: HM SURVEYED BY: BG

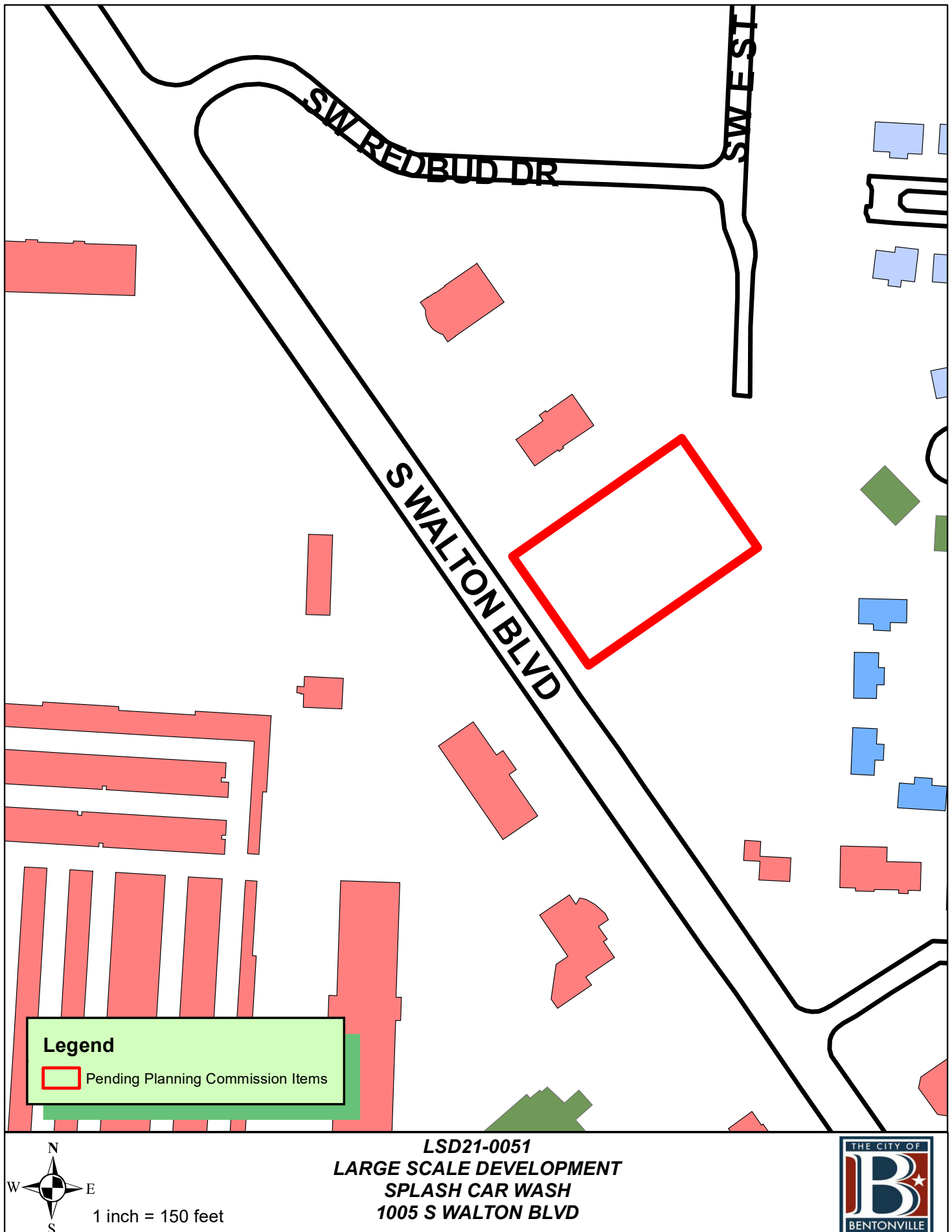
COUNTY & STATE: BENTON COUNTY, ARKANSAS JOB NUMBER: 21-7308

LOCATION: 608 NE 2ND STREET, BENTONVILLE, ARKANSAS

FOR THE USE AND BENEFIT OF:

JOHN BARNIDGE

COB PROJECT# PLA21-0037



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

[illegible]

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

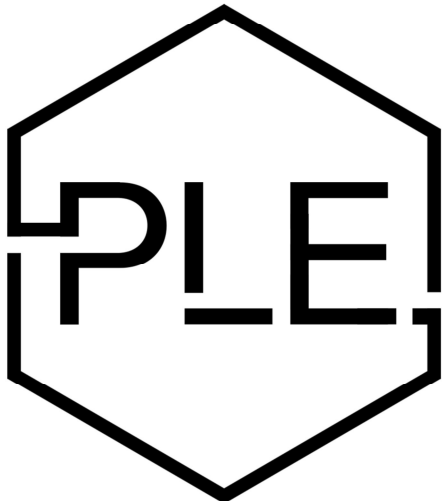
ACTUAL OPERATIONAL OCCUPANT LOAD:
Staff: 3 persons

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

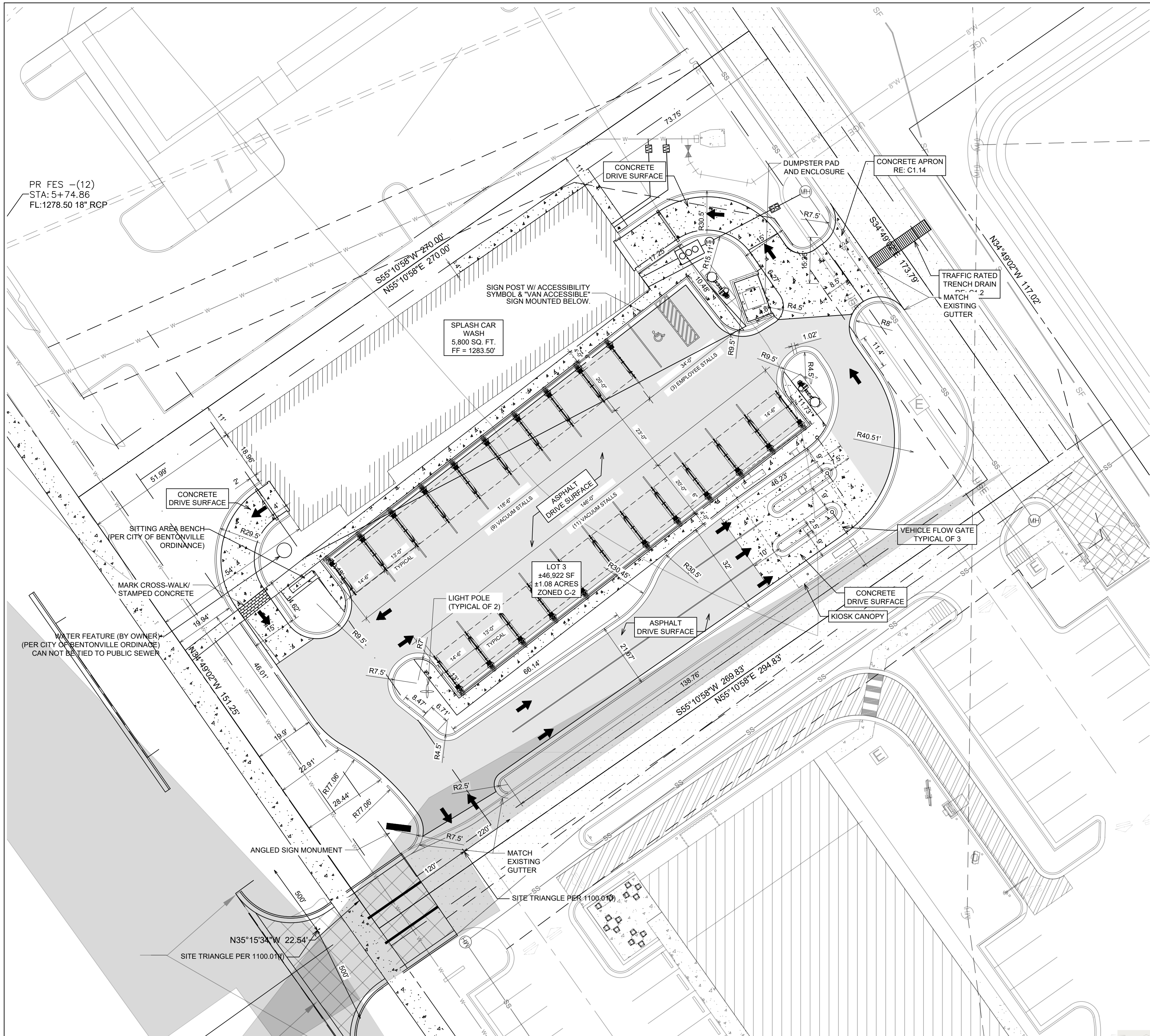


PHILLIP LEWIS ENGINEERING

Structural + Civil Consultants



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



PRELIMINARY SITE PLAN

SCALE: 1" = 20'

GENERAL NOTES

- 22 TOTAL PARKING SPACES ARE PROVIDED (INCLUDING 1 ADA COMPLIANT SPACE)
- TOTAL DEVELOPMENT AREA = 1.65 ACRES
- PROPERTY ZONED C-3 (OPEN DISPLAY COMMERCIAL)
- ALL SETBACKS SHALL MEET CITY OF BENTONVILLE REQUIREMENTS
- ALL DIMENSIONS ARE TO THE BACK OF CURB
- 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
- 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
- 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
- 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 343.28 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: COLLIER INTERNATIONAL
ATTN: BRADFORD GAINES
1 ALLIED DRIVE, STE 1500
LITTLE ROCK, AR 72202

DEVELOPER/SUBDIVIDER: COLLIER 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 72202
(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. (35.1% OF TOTAL PROPERTY AREA)
LANDSCAPE = 18,889 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

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
- TELEPHONE LINE
- SANITARY SEWER MAIN
- ELECTRIC LINE
- UNDERGROUND GAS
- WATERLINE
- FENCE
- FIBER OPTIC
- TREELINE
- CONCRETE DRIVE SURFACE

GENERAL CONSTRUCTION NOTES

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

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

DUMPSTER ENCLOSURE NOTE

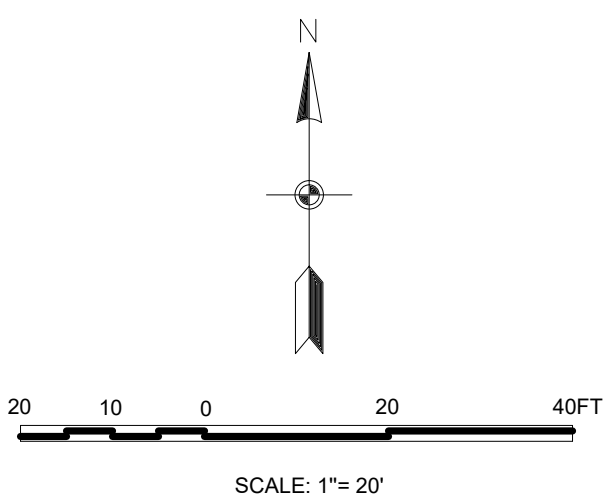
THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND PROVIDE A DETAIL.

SIGNAGE NOTE

ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

ELECTRICAL NOTES

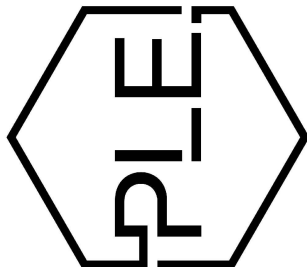
- RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
- CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
- BEUD DESIGN LAYOUT DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
-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



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

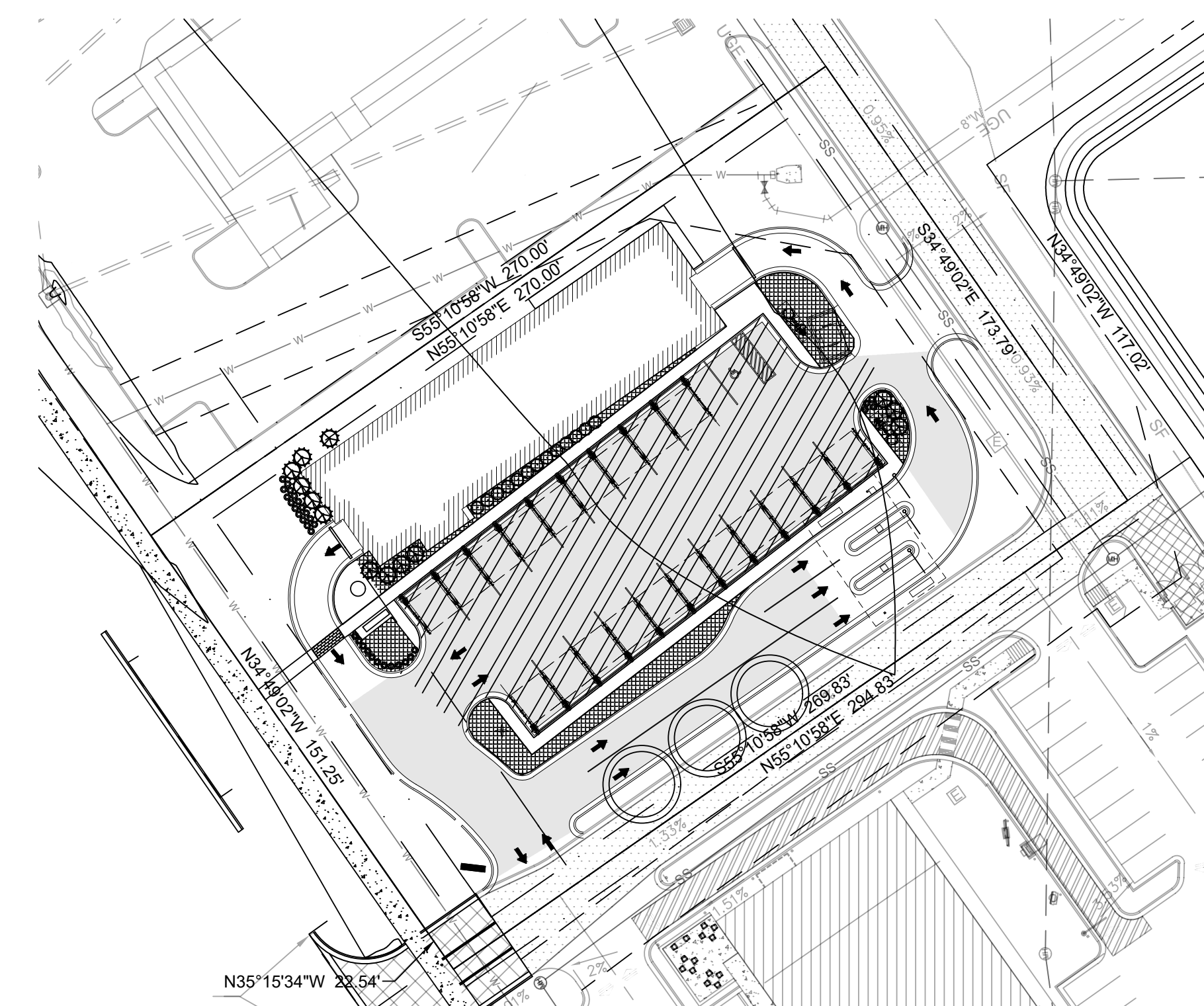
PAGE TITLE:

PRELIMINARY
SITE PLAN

SHEET NUMBER:

C1.1

LSD21-0051



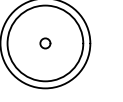
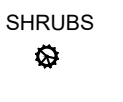
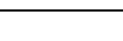
SCALE 1" = 40'

PARKING LOT LANDSCAPE AREA: 1,255 SF 

PARKING LOT AREA: 10,104 SF 

12% PARKING LOT LANDSCAPE TO PARKING RATIO

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 FRINGEFLOWER	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

GENERAL NOTES - LANDSCAPE

- MAINTENANCE REQUIREMENTS**
1. SEEDED AND SOD AREAS SHALL BE WATERED BY LANDSCAPE CONTRACTOR DURING THE CONSTRUCTION PROCESS. WATERING SHALL MAINTAIN ADEQUATE SOIL MOISTURE FOR SEEDS TO GERMINATE AND SODS TO ROOT. WATERING SHALL BE CONTINUED UNTIL 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 REPAIR OR REPLACE DAMAGE. INCLUDED ARE 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. PLANT MATERIAL THAT IS DAMAGED OR DIES DUE TO DROUGHT OR OTHER CAUSES LEAF/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) YEAR. AT THE END OF THE PERIOD OF GUARANTEE OF OCCUPANCY, OWNER RESERVES THE RIGHT TO HAVE AN ELEVEN MONTH WALK THRU WITH LANDSCAPE CONTRACTOR TO CORRECT ANY DEAD PLANTS AND/OR SOD.



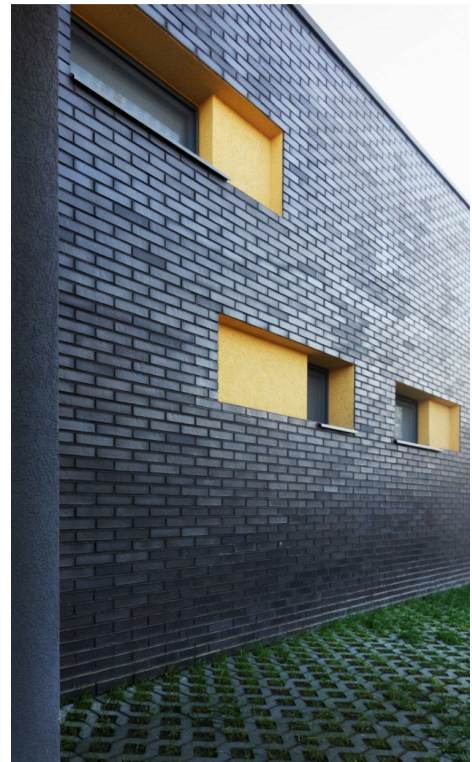
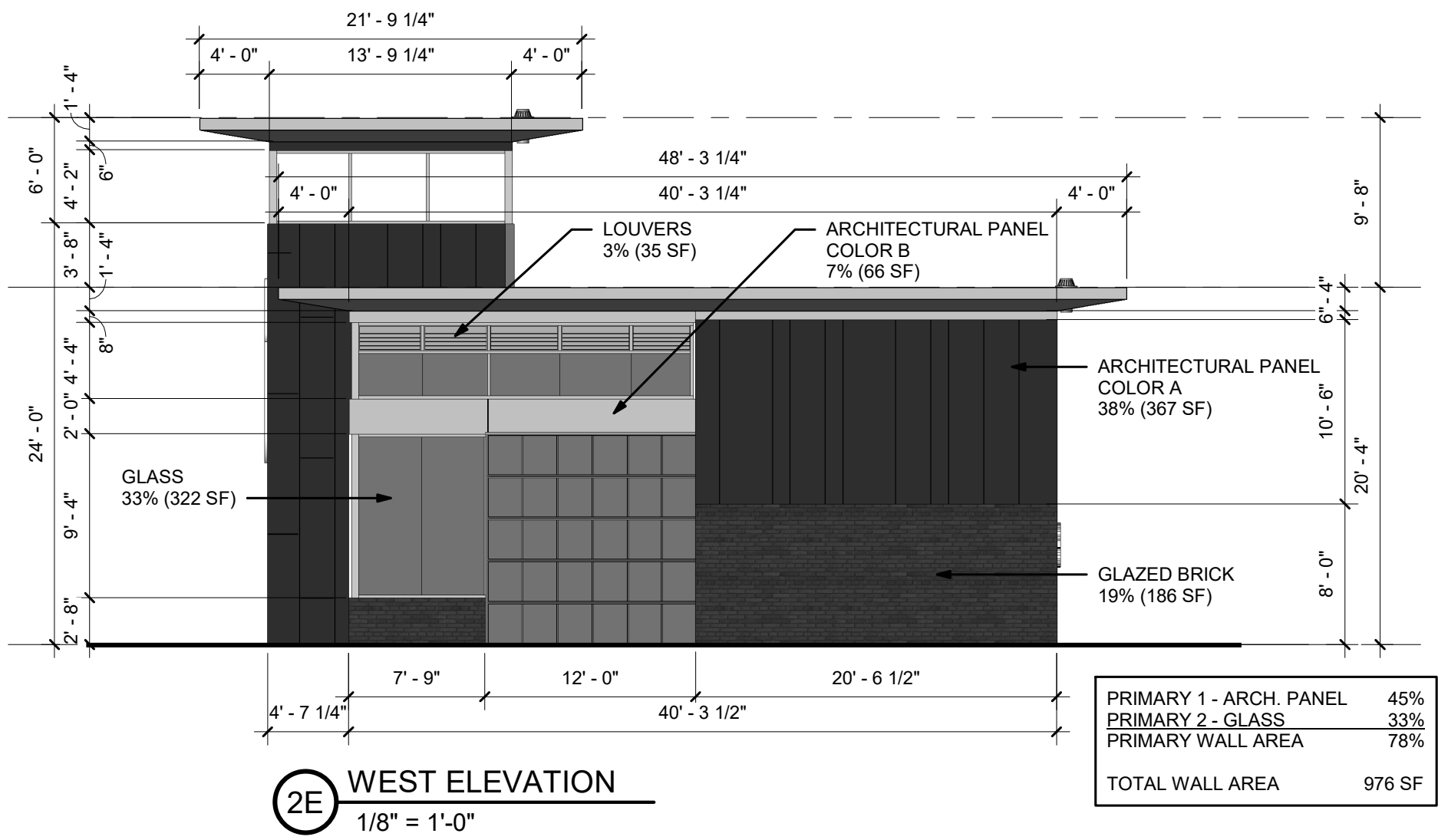
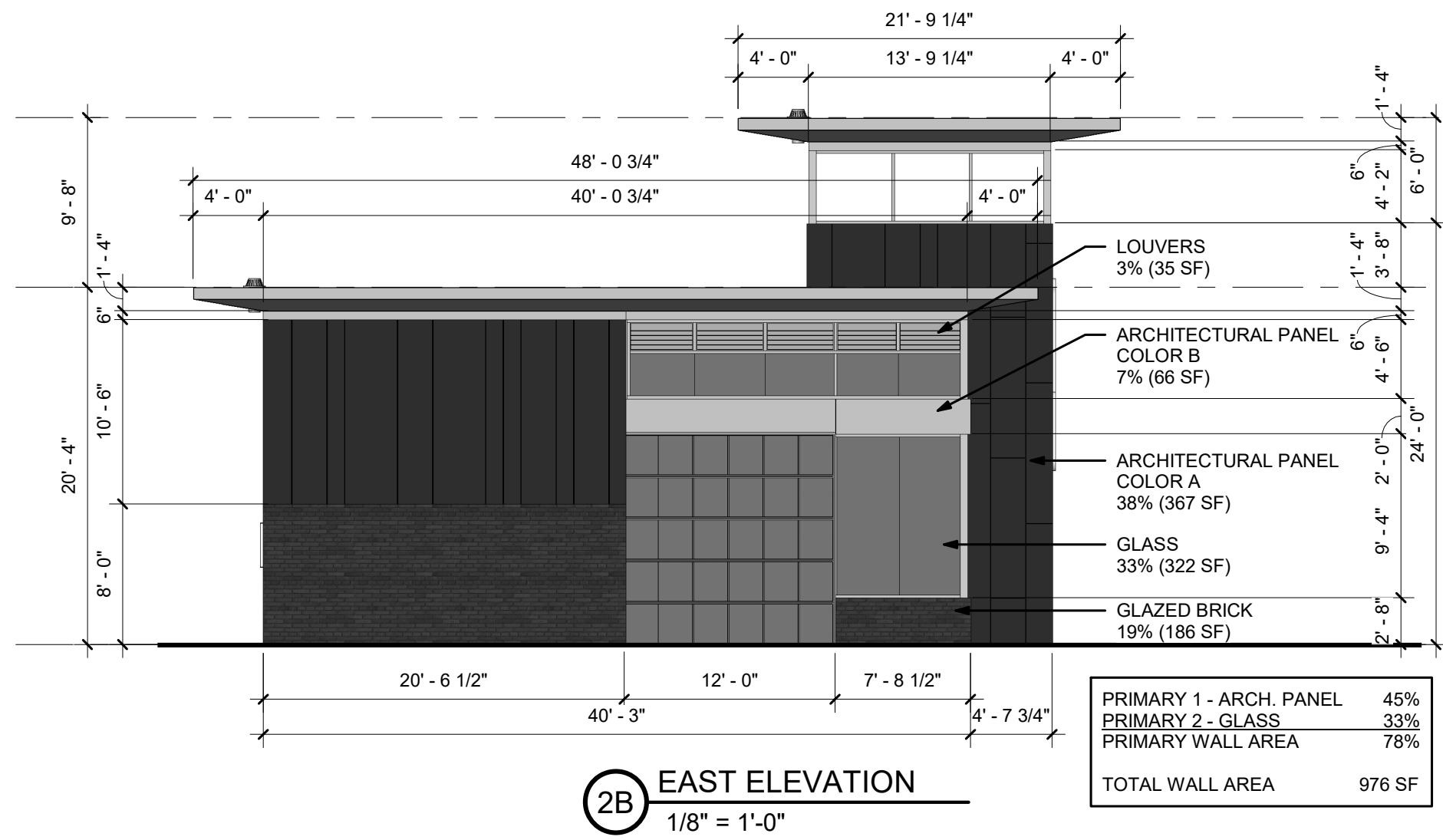
REVISION:

1	REVISED PER ARCH SITE PLAN 06-14-2021
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1005 South Walton Blvd
Bentonville, Arkansas

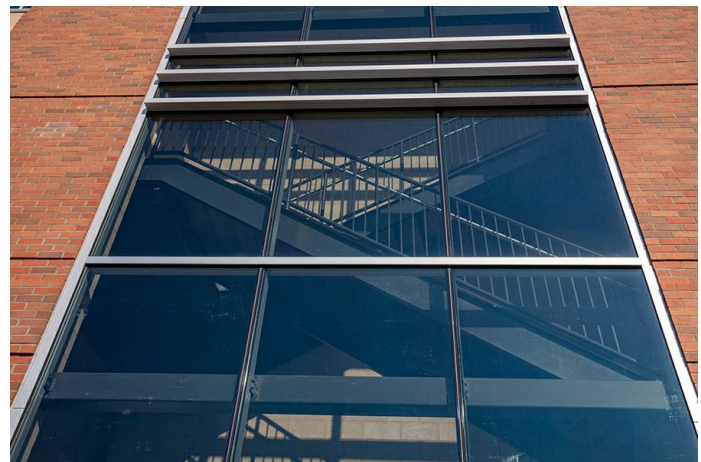
C1.5

18



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

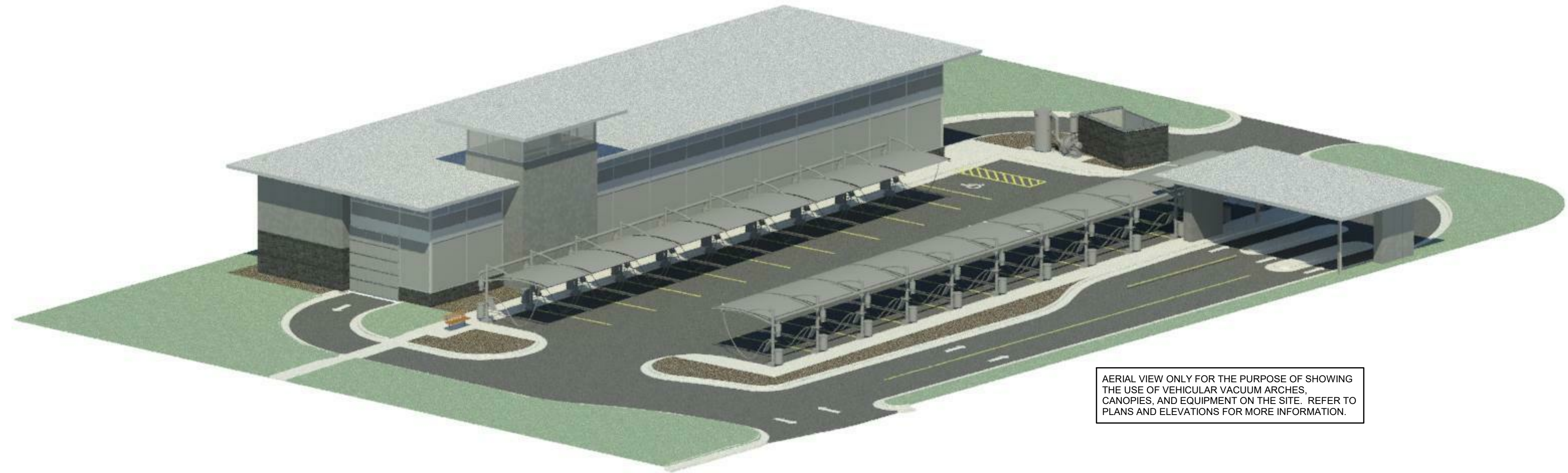
LARGE SCALE DEVELOPMENT SPLASH CARWASH 1005 SOUTH WALTON BLVD. BENTONVILLE, ARKANSAS 72712

REVISIONS:

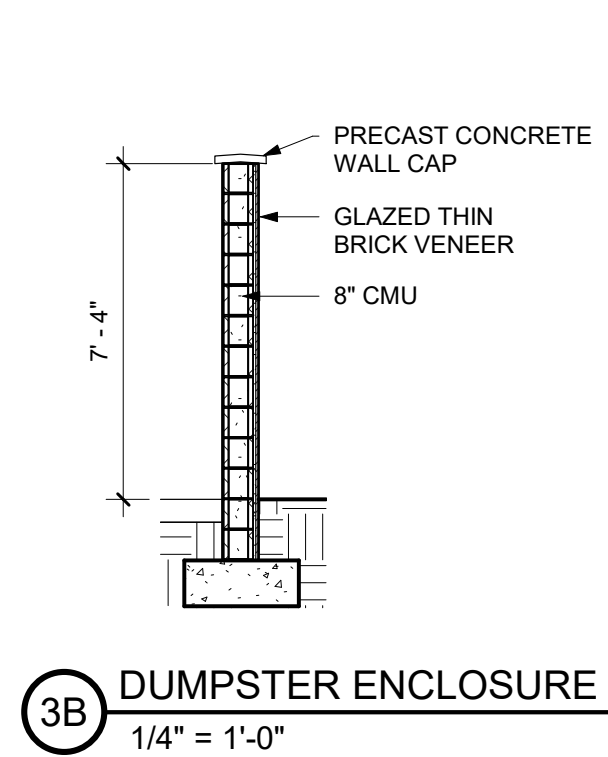
PROJECT NO.
21051
DATE:
OCTOBER 4, 2021

BUILDING
ELEVATIONS

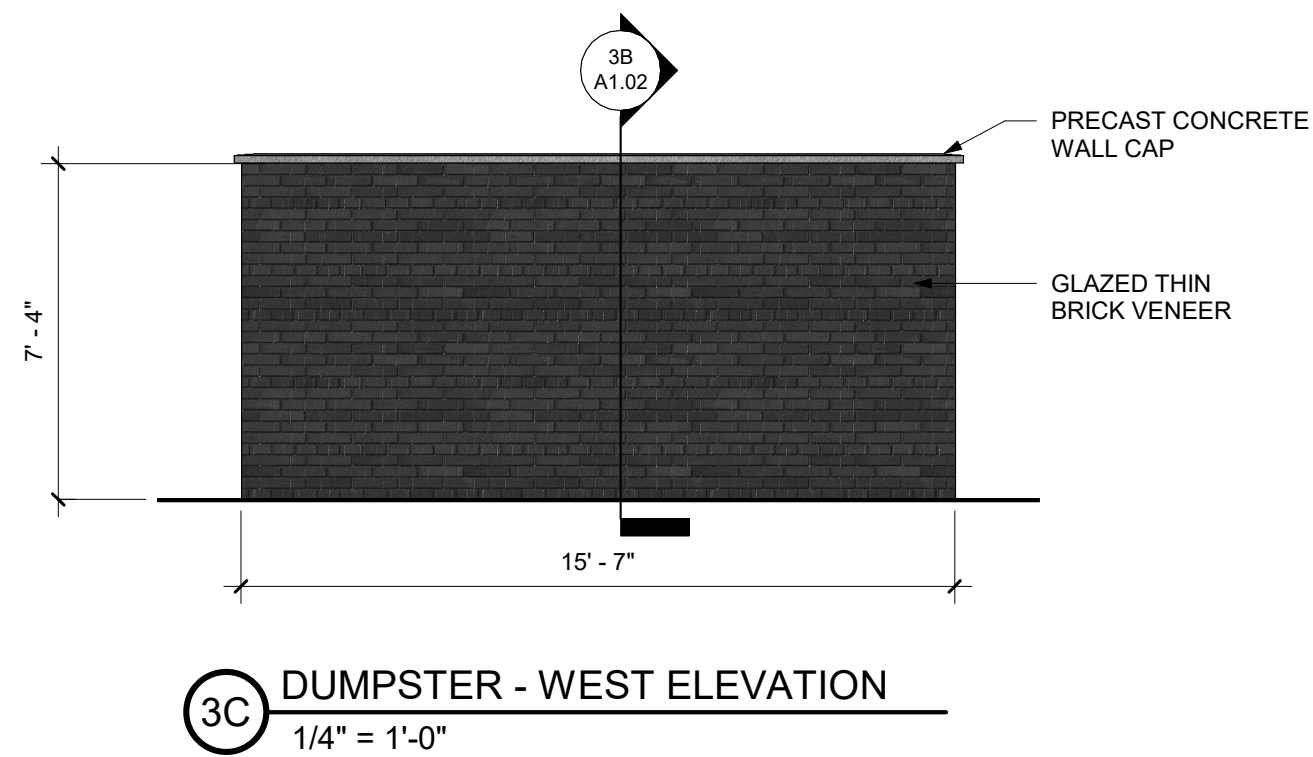
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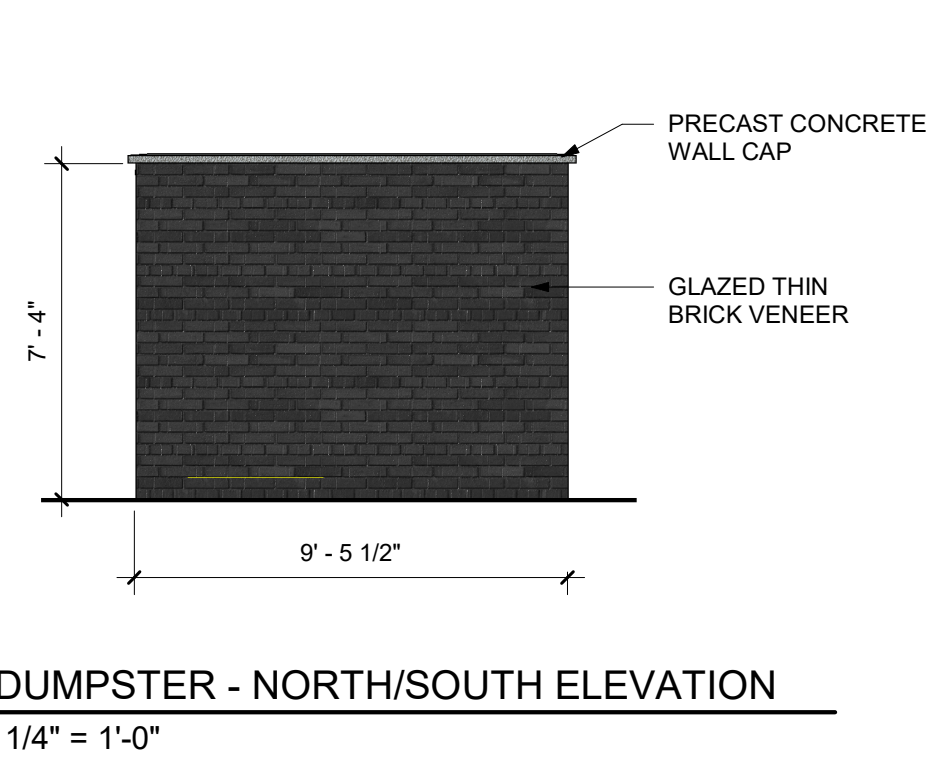
2C AERIAL VIEW
12" = 1'-0"



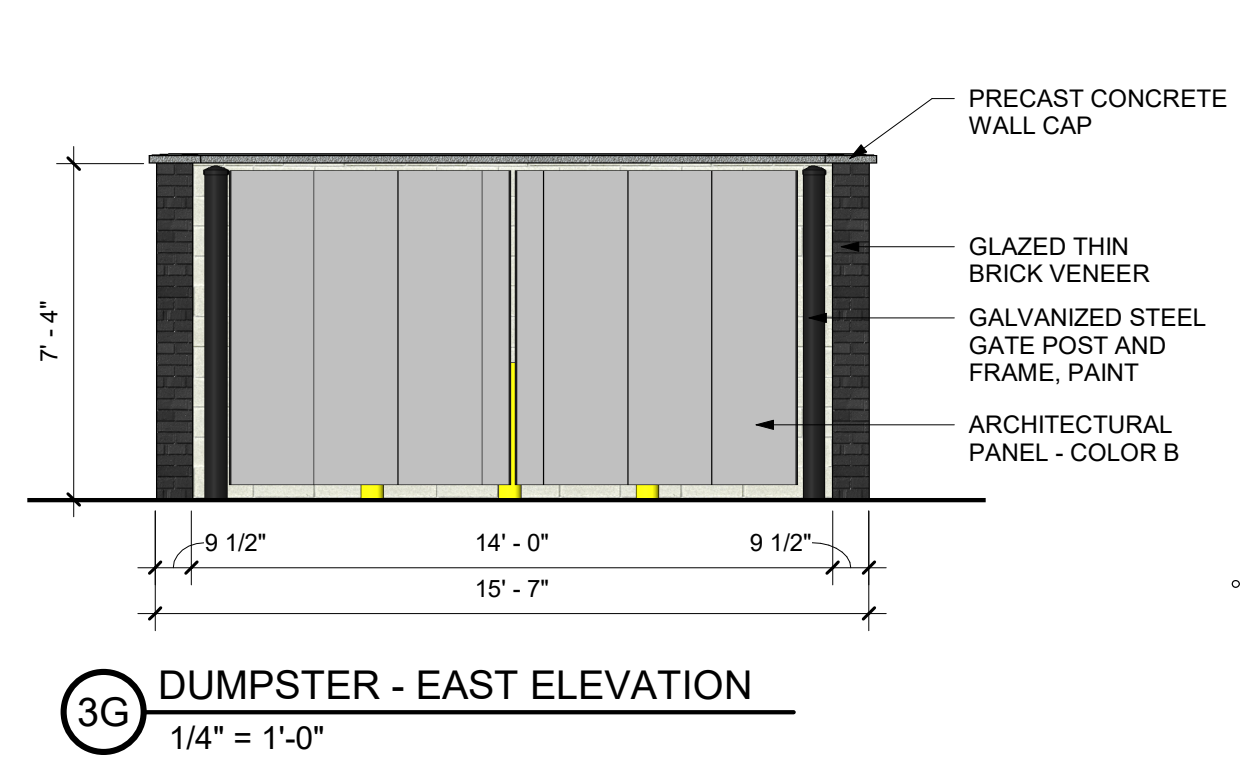
3B DUMPSTER ENCLOSURE
1/4" = 1'-0"



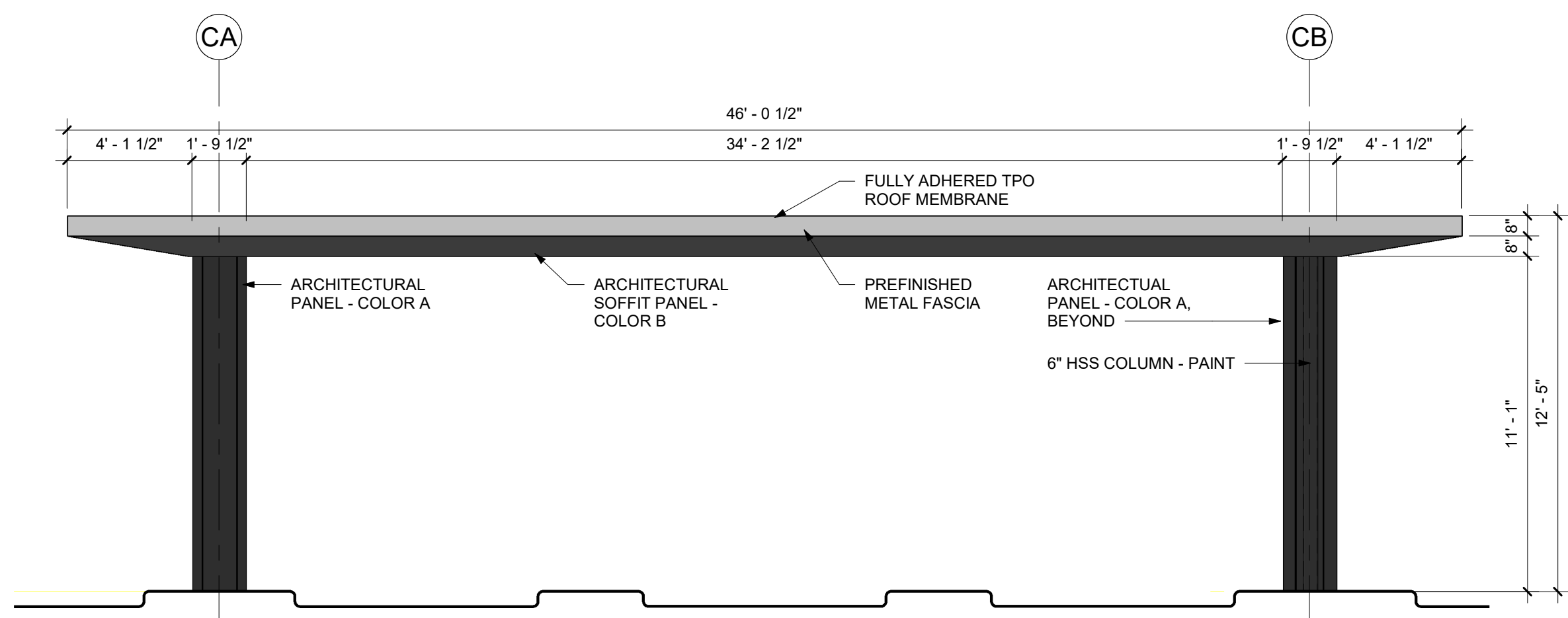
3C DUMPSTER - WEST ELEVATION
1/4" = 1'-0"



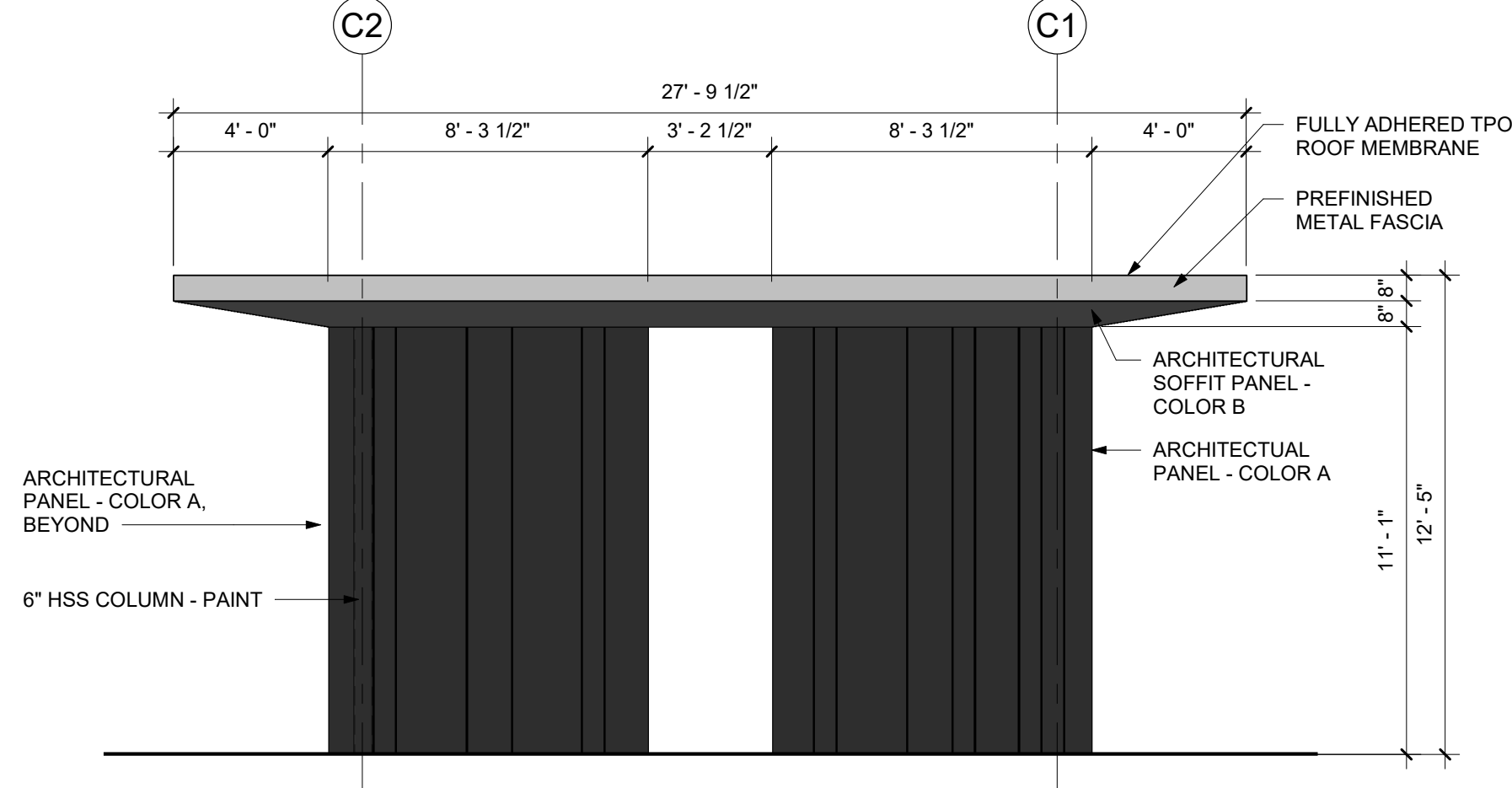
3E DUMPSTER - NORTH/SOUTH ELEVATION
1/4" = 1'-0"



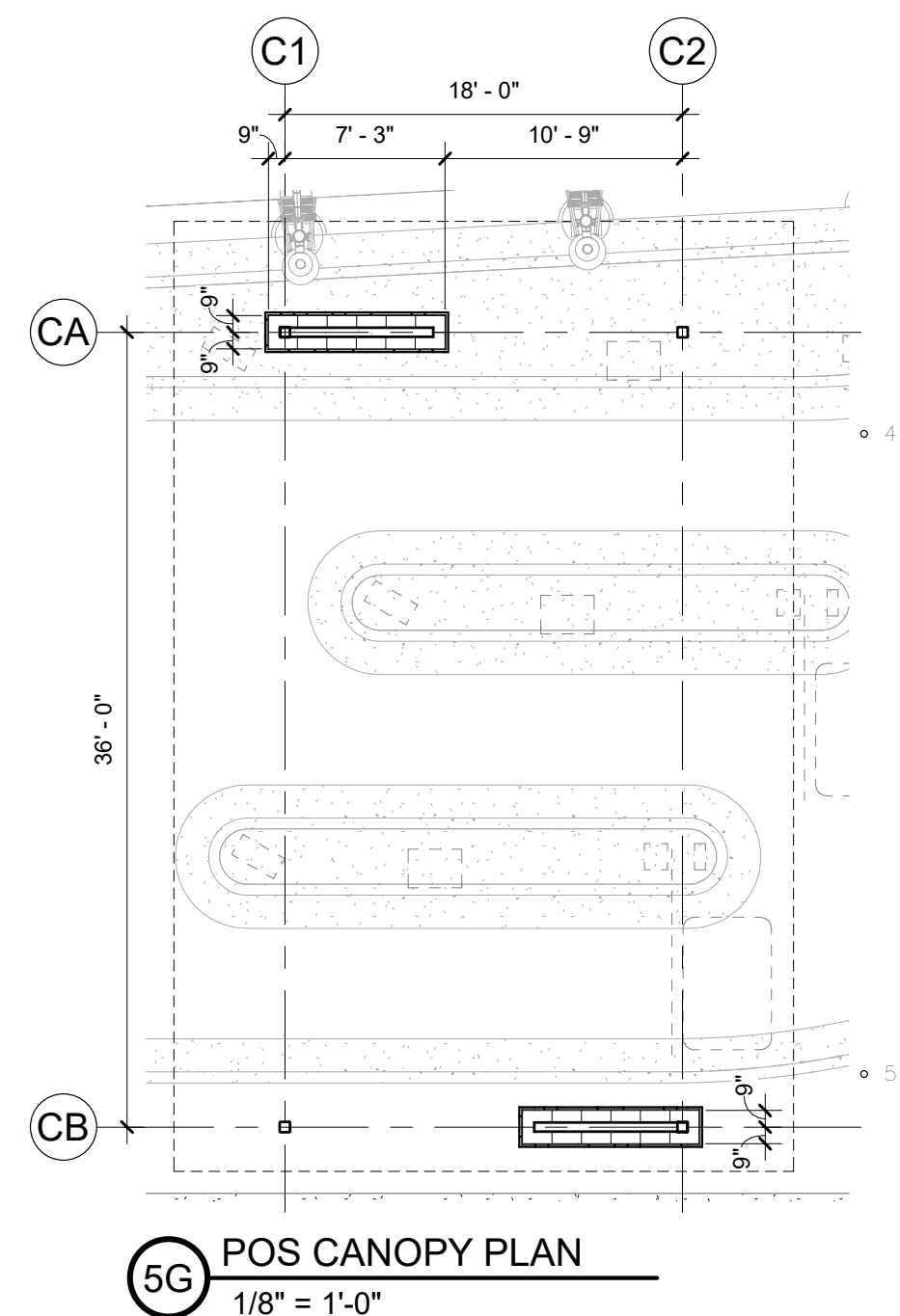
3G DUMPSTER - EAST ELEVATION
1/4" = 1'-0"



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



Hubbard

7431 SW Lee Harris Road

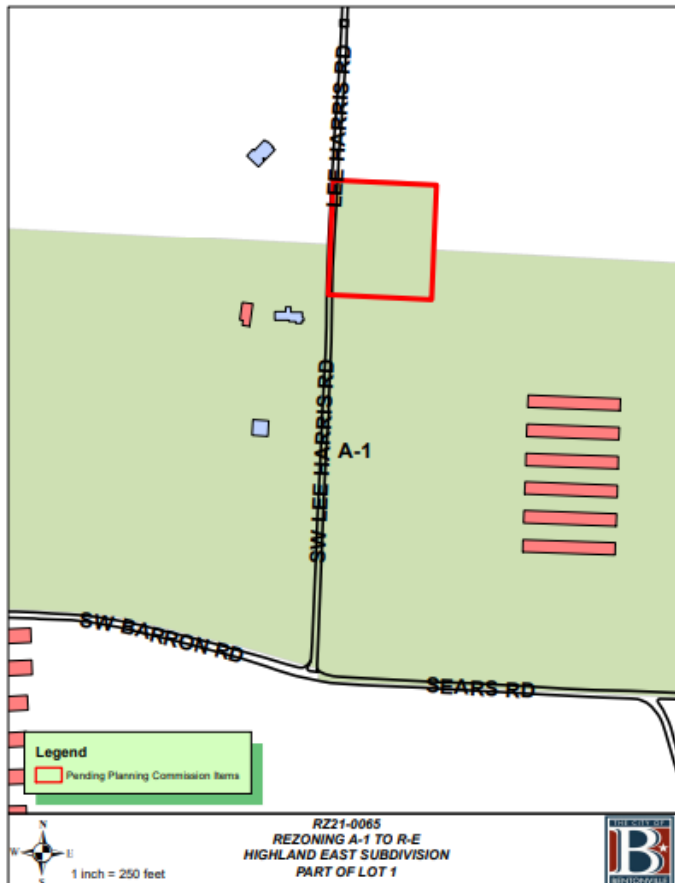
PC Date: 10/19/2021

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0065
Applicant / Current Owner	Hubbard
Site Area	+/-2.53 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-E, Residential Estate
Future Land Use Map Designation	Agriculture (A)
Requested Future Land Use Map Designation	Residential Estate (RE)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 7431 SW Lee Harris Road. 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.

Relationship to the Bentonville Community Plan

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.

The property is located within Priority Area 3, Edge Growth and focuses on development in areas proximate to existing infrastructure to capitalize on municipal investments that have already taken place. (pg. 44).

Public Comment

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

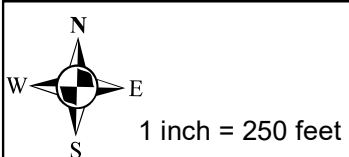
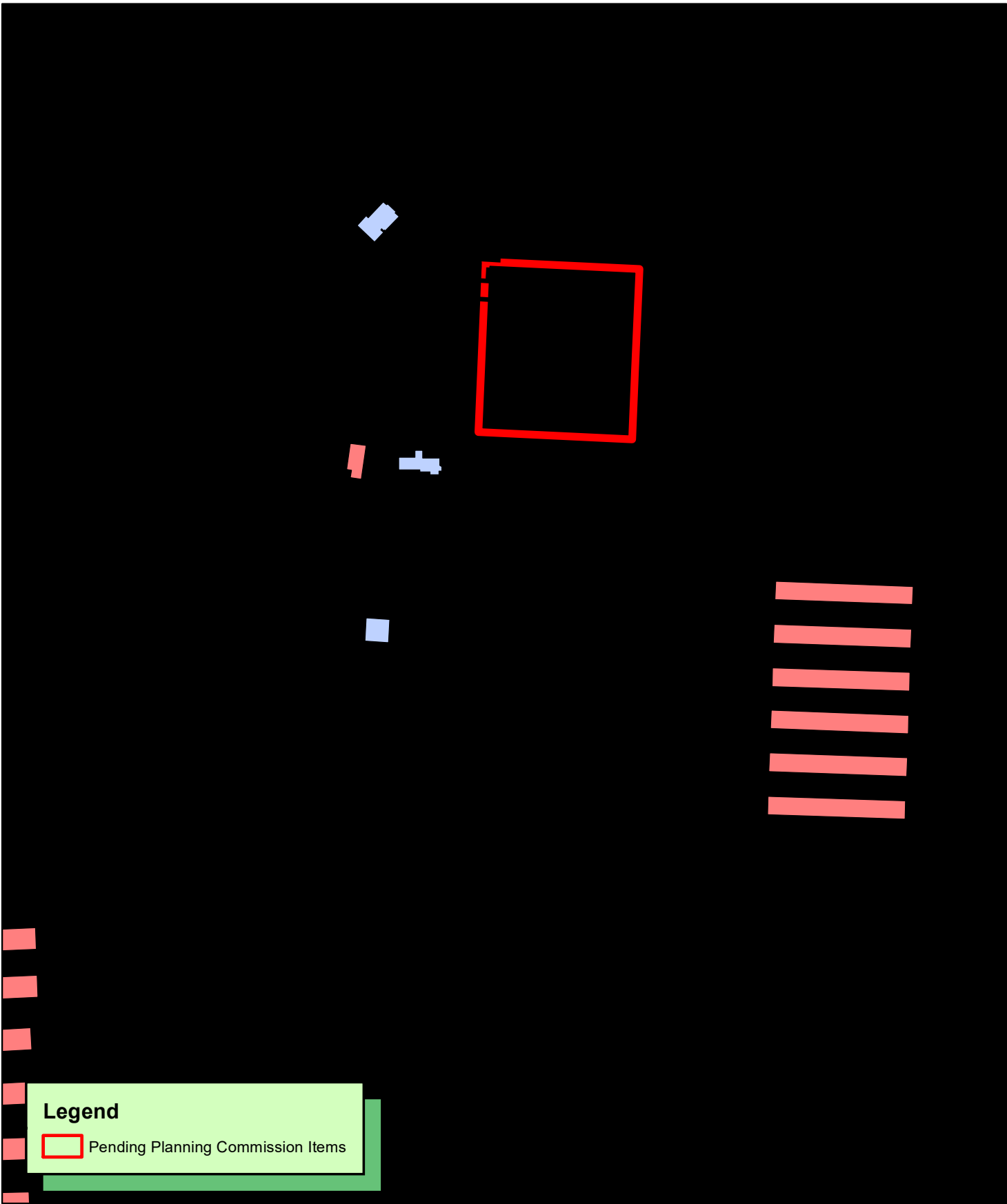
Analysis

The RE District is an extremely low-density residential district designed to provide for maximum privacy through the use of open spaces, allow the keeping of animals, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.

This rezoning request is not consistent with the Future Land Use Plan, however, it is compatible with the surrounding land use patterns and infrastructure availability.

Conclusion

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



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

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.



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.

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.

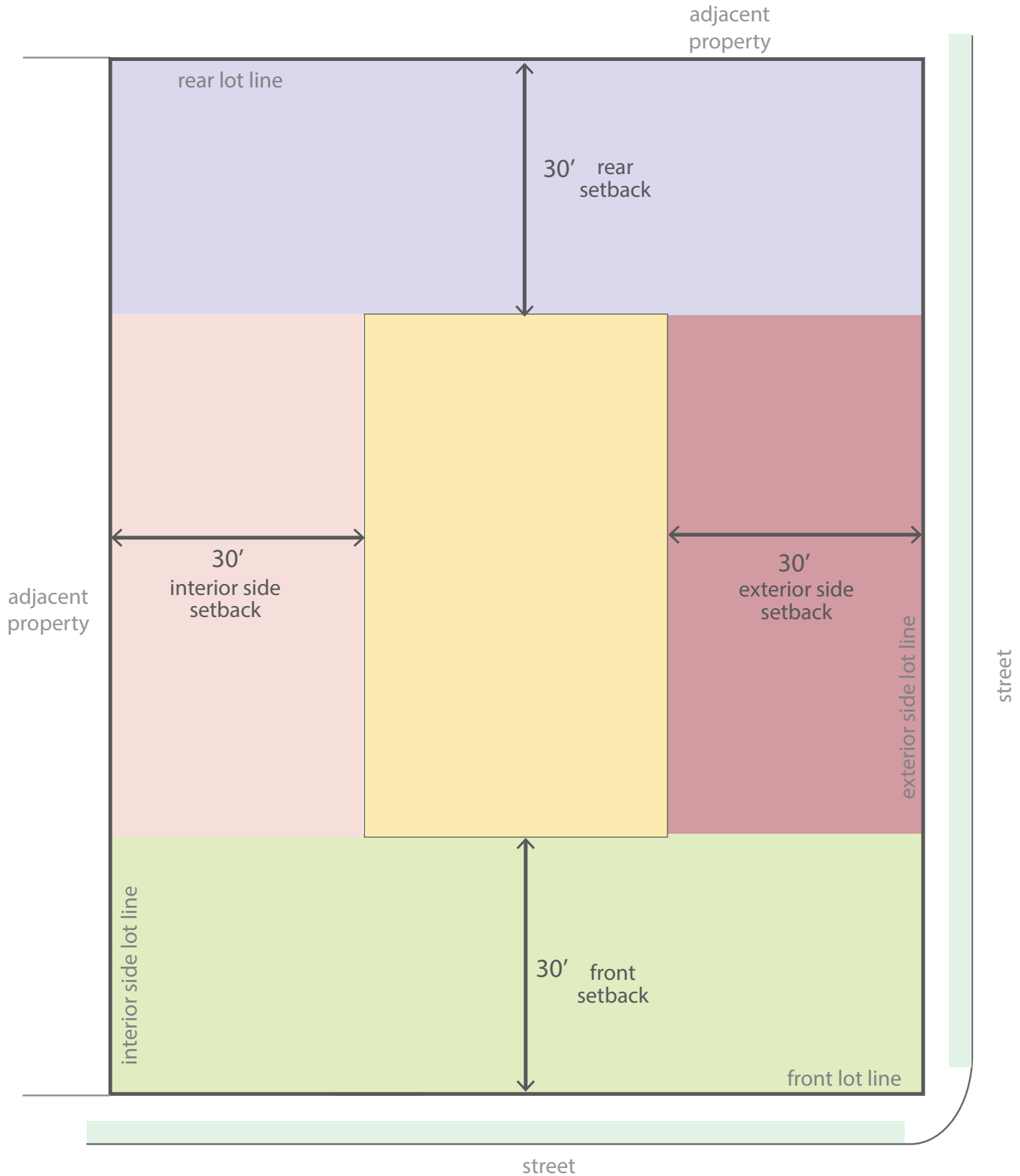
Land Uses:

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





Hubbard

7431 SW Lee Harris Road

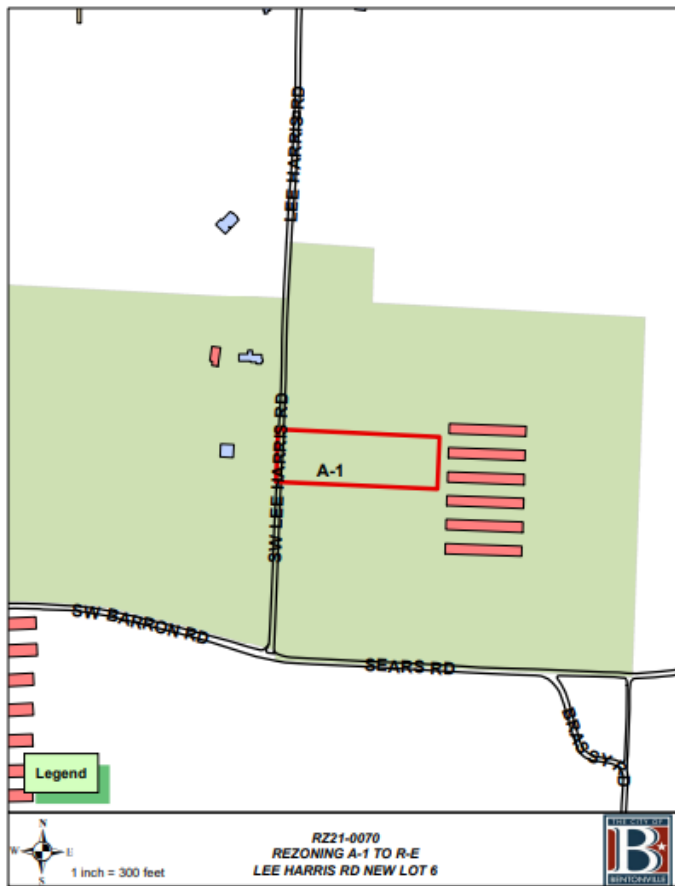
PC Date: 10/19/2021

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0070
Applicant / Current Owner	Hubbard
Site Area	+/-2.62 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-E, Residential Estate
Future Land Use Map Designation	Agriculture (A)
Requested Future Land Use Map Designation	Residential Estate (RE)

<https://arcgis/08HvK8>

Location Map



Property Description

This property is located at 7431 SW Lee Harris Road. Currently zoned A-1, Agricultural. This rezoning request is for the northern portion of parcel 01-18913-000. Adjacent zoning districts are all A-1, Agricultural.

Relationship to the Bentonville Community Plan

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.

The property is located within Priority Area 3, Edge Growth and focuses on development in areas proximate to existing infrastructure to capitalize on municipal investments that have already taken place. (pg. 44).

Public Comment

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

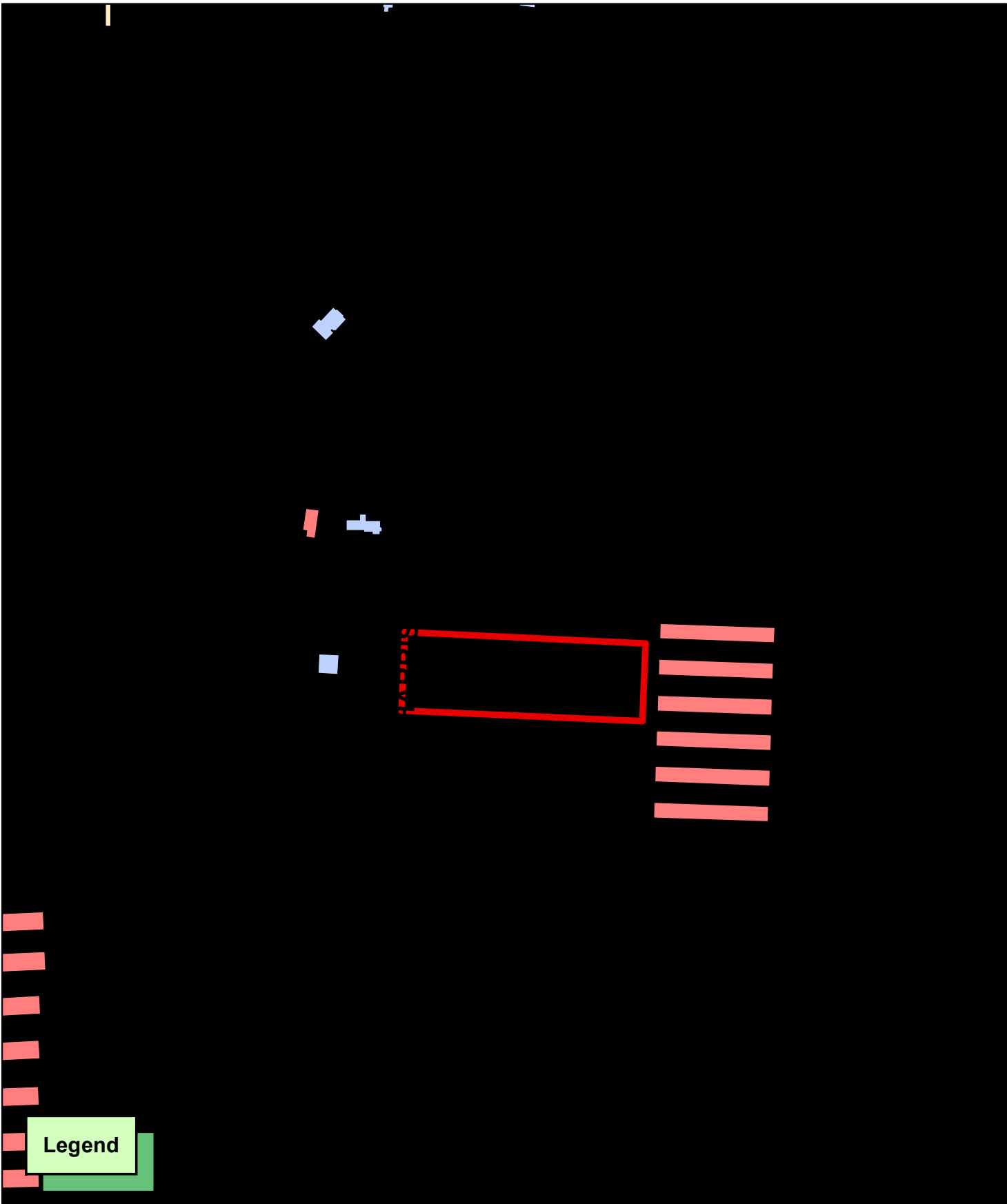
Analysis

The RE 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, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.

This rezoning request is not consistent with the Future Land Use Plan, however, it is compatible with the surrounding land use patterns and infrastructure availability.

Conclusion

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



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

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

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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%

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District	Building type	Front	Side		Rear
			Interior	Exterior	
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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.

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.

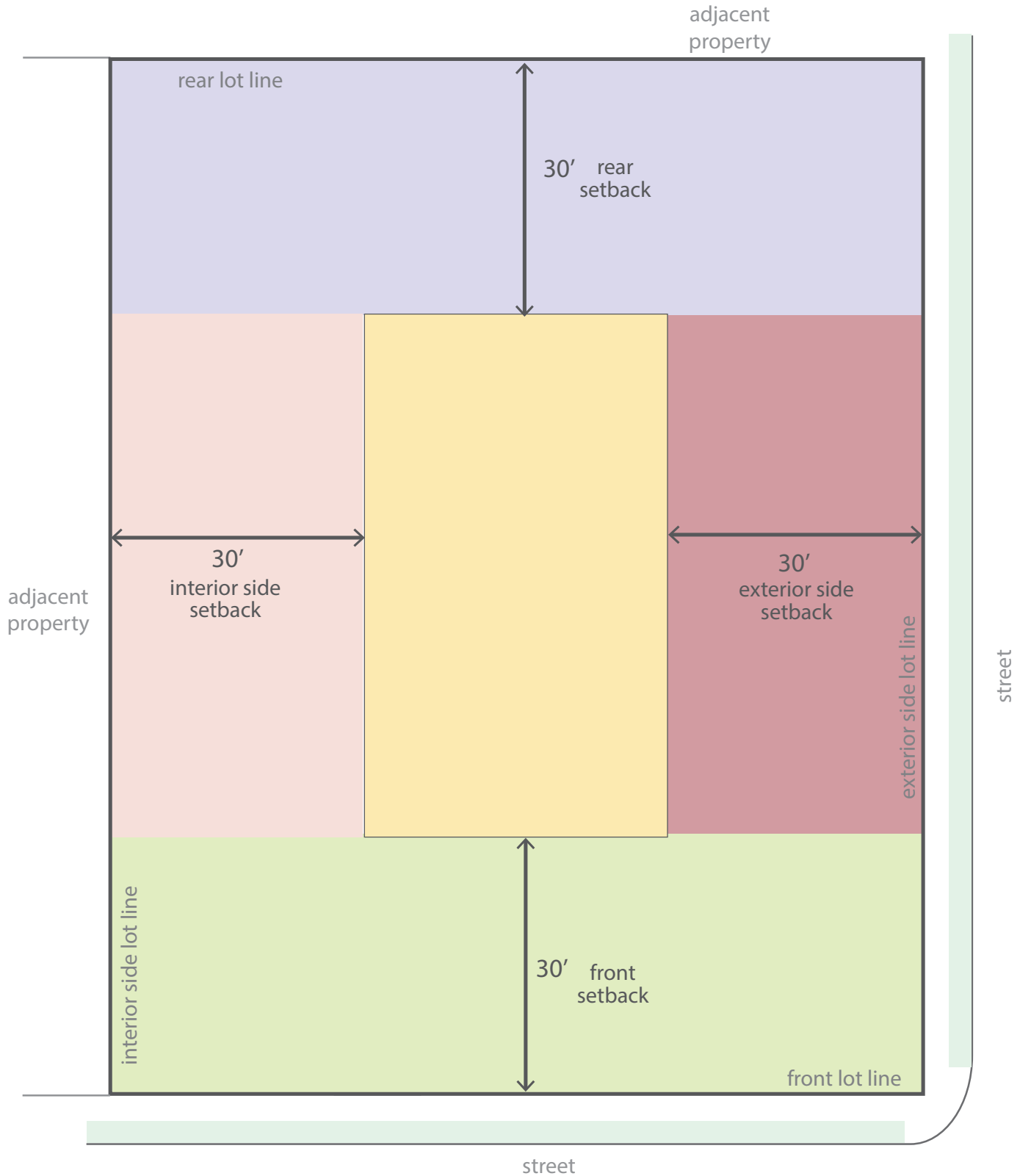
Land Uses:

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

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

R-E, Residential Estate Setback Illustration





Heartland Advisers, LLC

813 Bella Vista Road

PC Date: 10/19/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0066
Applicant / Current Owner	Heartland Advisers, LLC
Site Area	+/- 0.34 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

<https://arccg.is/08HvK8>

Location Map



Property Description

This property is located at 813 Bella Vista Road. The property is surrounded by R-1, Low-Density Single Family Residential to the north, south, east, and west.

Relationship to the Bentonville Community Plan

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.

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around downtown Bentonville (pg. 44).

Public Comment

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

Analysis

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

This request is not consistent with the Future Land Use Plan, however, DN-2 is compatible with existing land uses and with the Bentonville Community Plan. In addition, it is consistent with recent rezonings to DN-2 to the south along Bella Vista Road.

Conclusion

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



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.



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 where 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.

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:

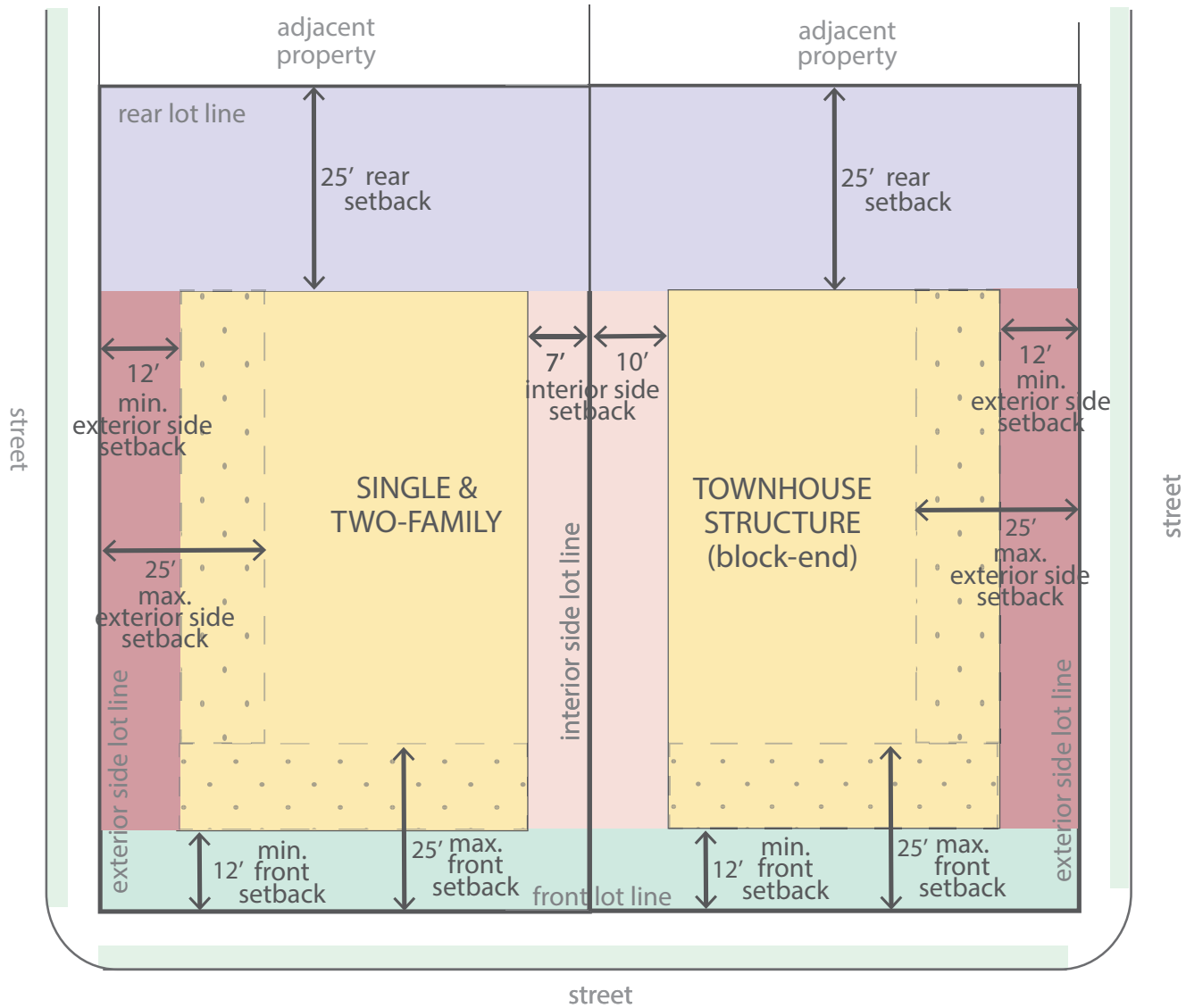
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban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





Ogle

201 SW F Street

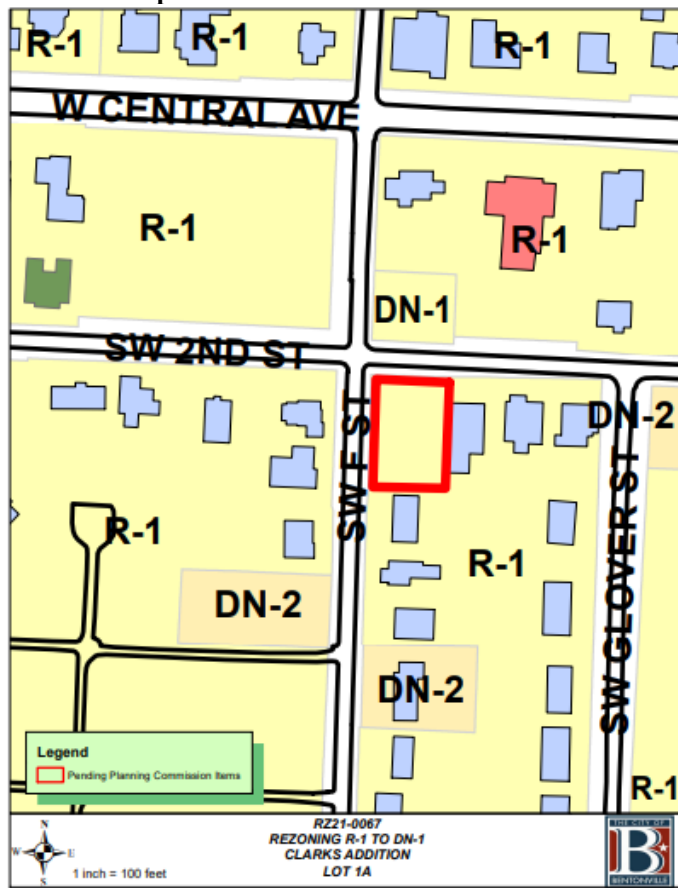
PC Date: 10/19/2021

Reviewer: Jon Stanley, Senior Planner, APA, ASLA

Project Number	RZ21-0067
Applicant / Current Owner	Nick & Chanika Ogle
Site Area	+/- 0.28 acres
Current Zoning	R-1, Low Density Single-Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

<https://arcg.is/08HvK8>

Location Map



Property Description

The subject property is located at 201 SW F Street and is currently zoned R-1, Low-Density Single-Family Residential. Adjacent zoning districts are R-1, Low-Density Single-Family Residential to the south, east, and west, and DN-1, Downtown Low-Density Residential to the north.

Relationship to the Bentonville Community Plan

The Future Land Use Map currently depicts this property as Medium-Density Residential. These areas typically include detached single-family residential properties and amenities for residents, including neighborhood parks, places of worship, etc.

The Downtown Neighborhood Subarea Plan of the Bentonville Community Plan (pg. 135) depicts this property to be located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville (pg. 46).

Public Comment

Staff HAS received a public comment not objecting to this request. See attached.

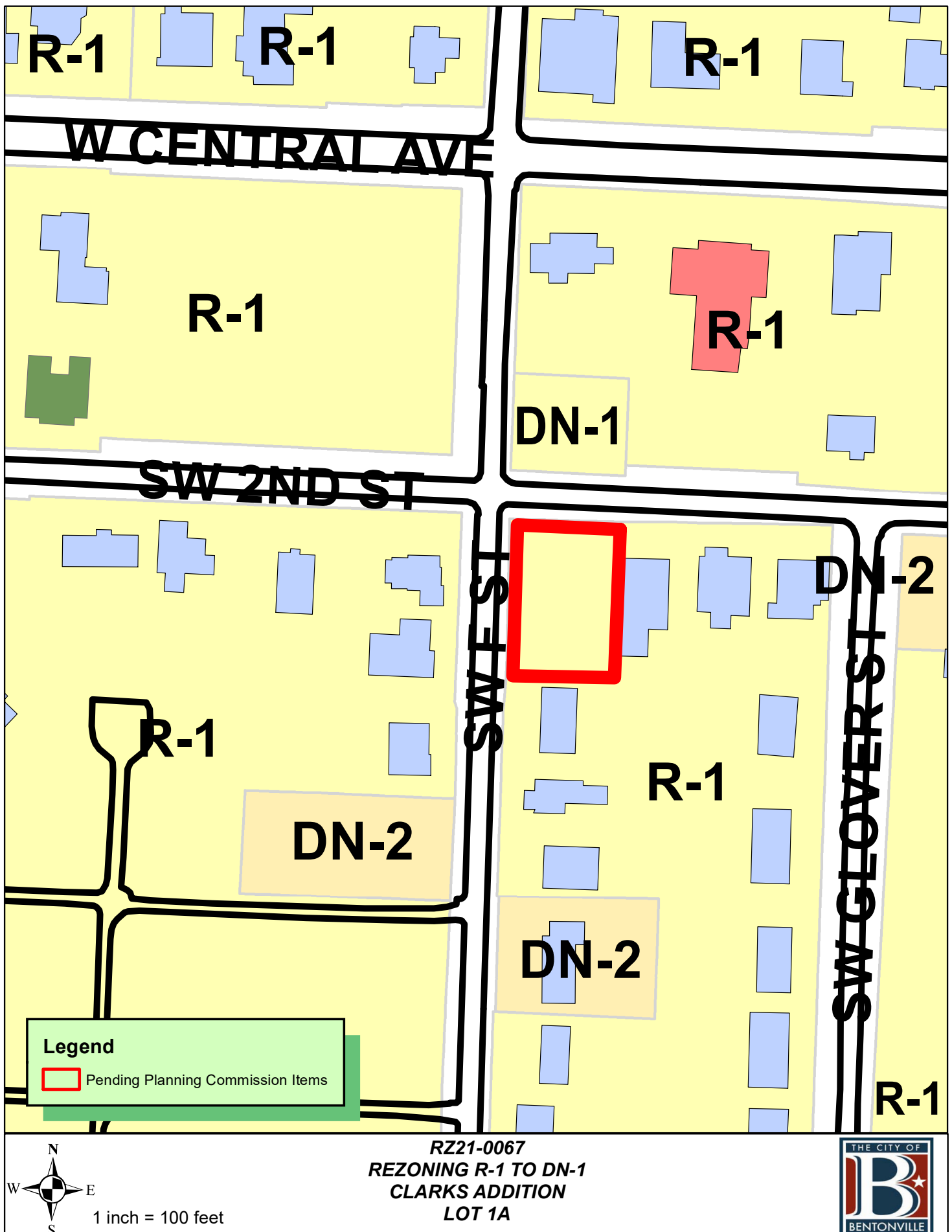
Analysis

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

This rezoning request is not consistent with the Bentonville Community Plan and the Future Land Use Plan. It is consistent with surrounding land-use patterns and single-family low-density homes and zoning districts in the nearby surrounding area.

Conclusion

The Downtown Neighborhood Subarea Plan, existing development patterns, and the zoning of properties within the vicinity all lend credence to this rezoning request. Staff recommends approval.



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 DN1 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 metal 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, 2021 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:

Nick & Chanika Ogle 107 SW F St
Signature and Physical Address

Debra R. Stockey 107 SW "F"
Signature and Physical Address

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

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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

Kelsey Mi. 205 SW F St
Signature and Physical Address

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.

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:

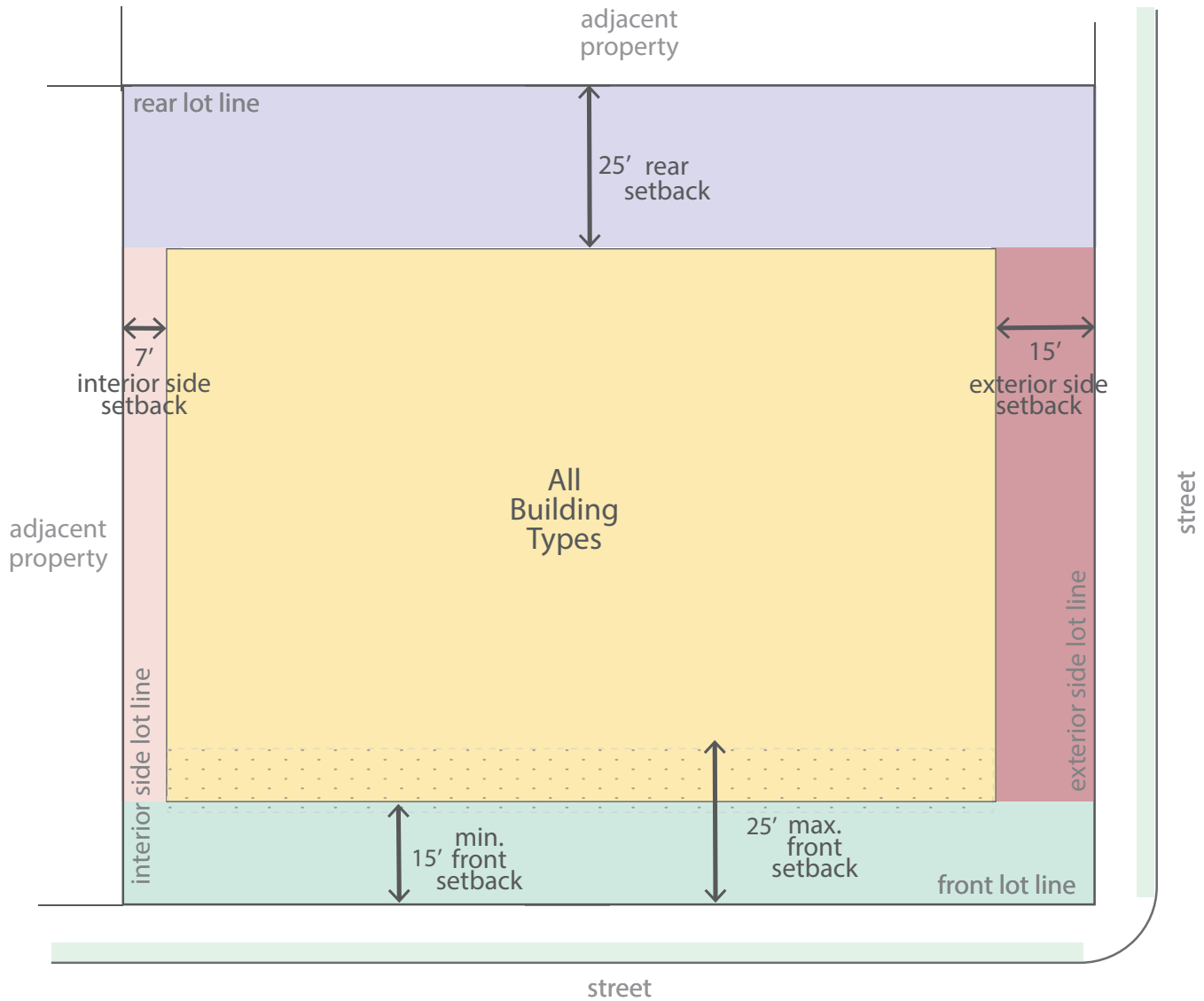
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Recreation, Education & Assembly Park - mini Park – neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Educational facility 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





PC Date: 10/19/2021

Project Number	RZ21-0068
Applicant / Current Owner	John D. DeShields and Helen R. DeShields, Trustees, The DeShields Family Revocable Trust, & Gary D. DeShields and Joyce DeShields
Site Area	+/- 27.06 acres
Current Zoning	A-1, Agricultural and R-1, Low-Density Single Family Residential
Requested Zoning	R-2, Medium Density Two Family and Townhome Residential and R-4, High-Density Multifamily Residential
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR) and High-Density Residential (HDR)

Location Map



Relationship to the Bentonville Community Plan

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.

Public Comment

At the time of writing this staff report, staff has received public comment on this item.

Analysis

The R-2 district is established to encourage the basic land use restrictions as the R-1 District, but a slightly higher population density, with residential and related uses separated from commercial and industrial activity. The purpose is to provide areas for two-family residential structures. The district may be located in developed 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.

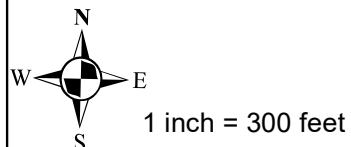
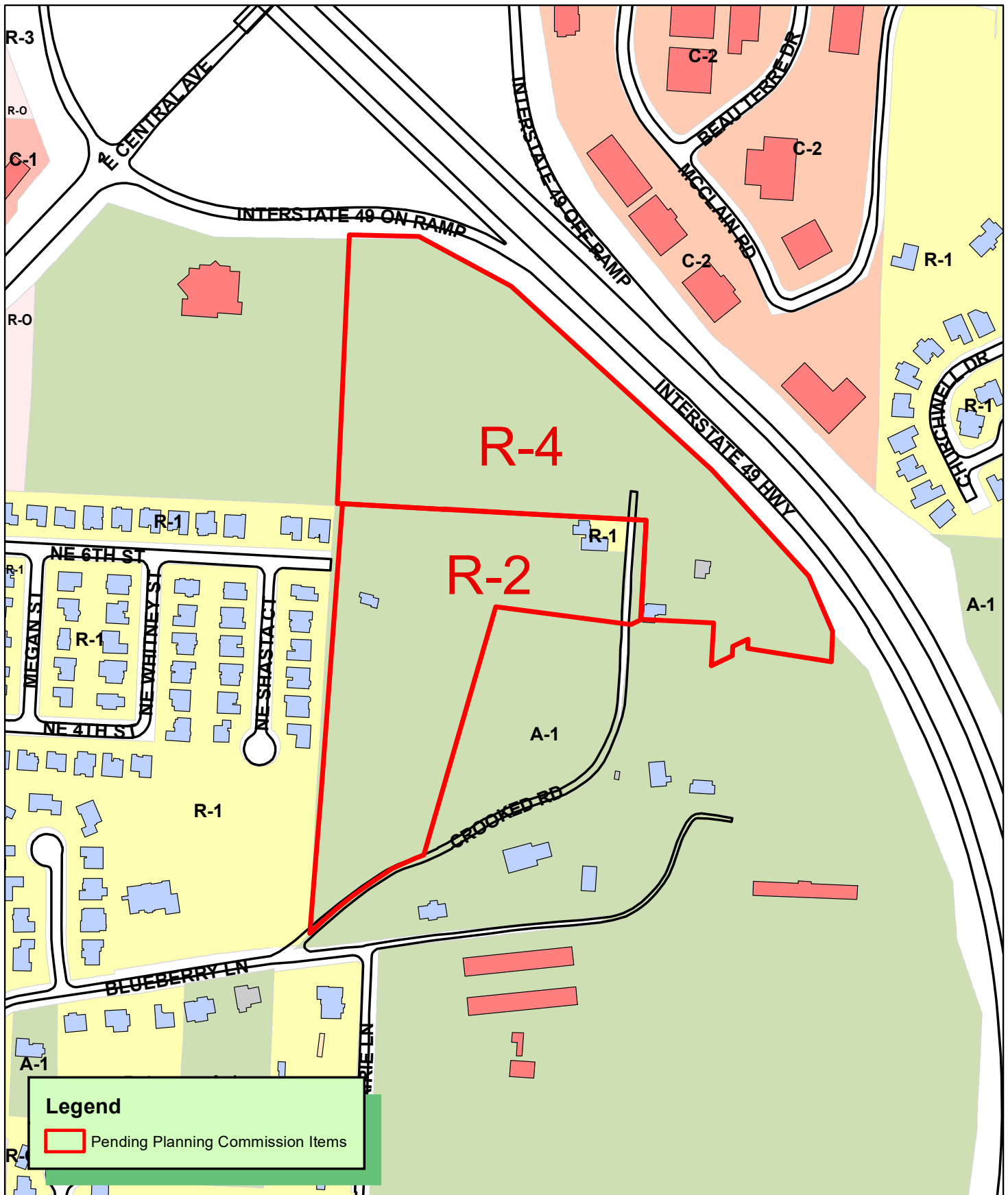
The R-4 district is established to allow for suitable areas for medium-density residential development. Such units would be located in areas where adequate city facilities exist or would be provided with development, and where a suitable environment for medium-density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses

not compatible with low-density residential development. Within this district, zero lot line homes and townhouses are permitted.

This request is not consistent with the Future Land Use Plan, however, the R-2 and R-4 districts will provide a smooth transition from the single-family neighborhood to the interstate.

Conclusion

This rezoning request is compatible with existing land use patterns as it will serve as a transition from the interstate. Staff recommends approval of the Future Land Use Map amendment and the rezoning request.



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, 2021 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

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.



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.

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:

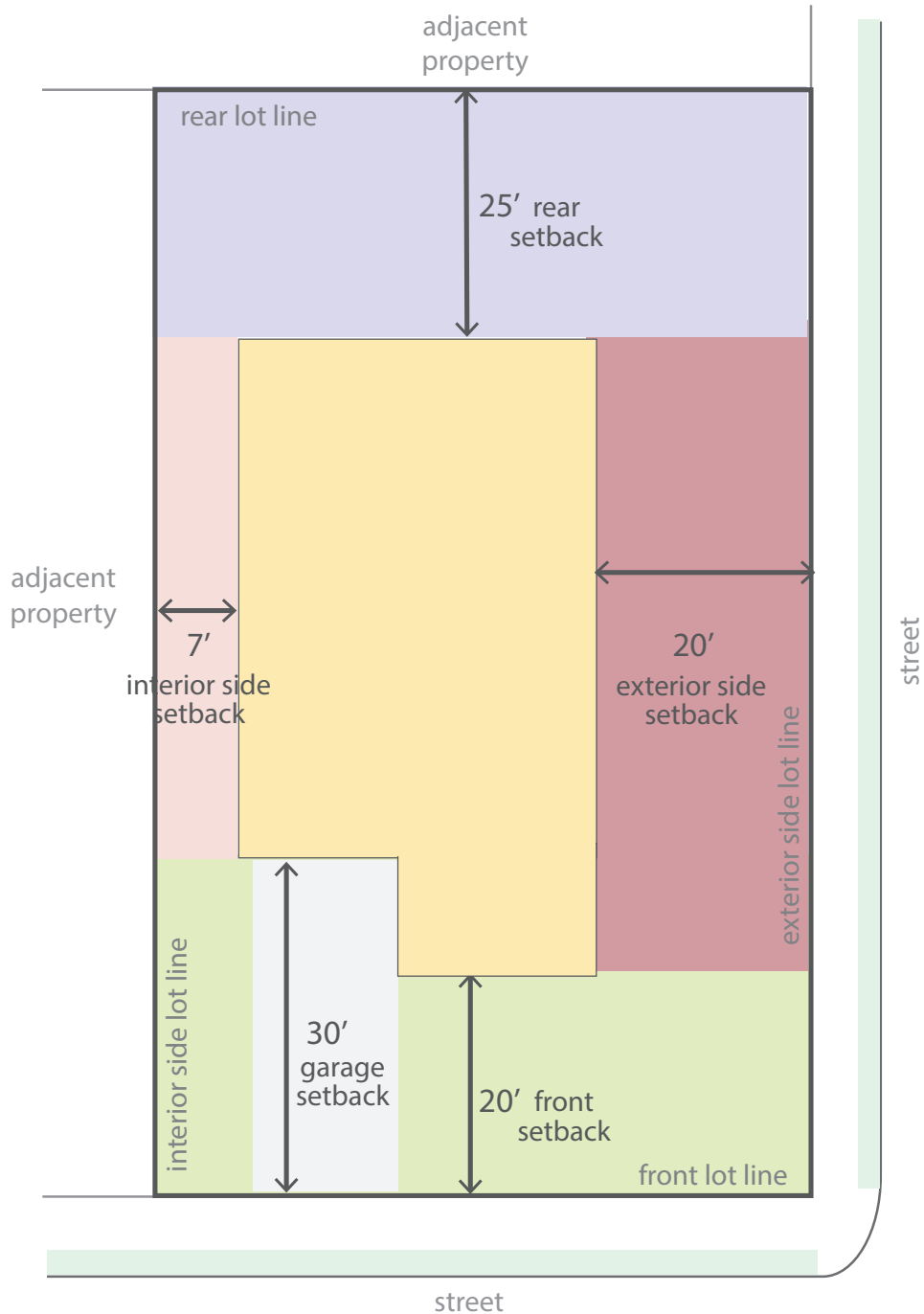
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Recreation, Education & Assembly Library Park - mini Park - 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



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:

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
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.

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:

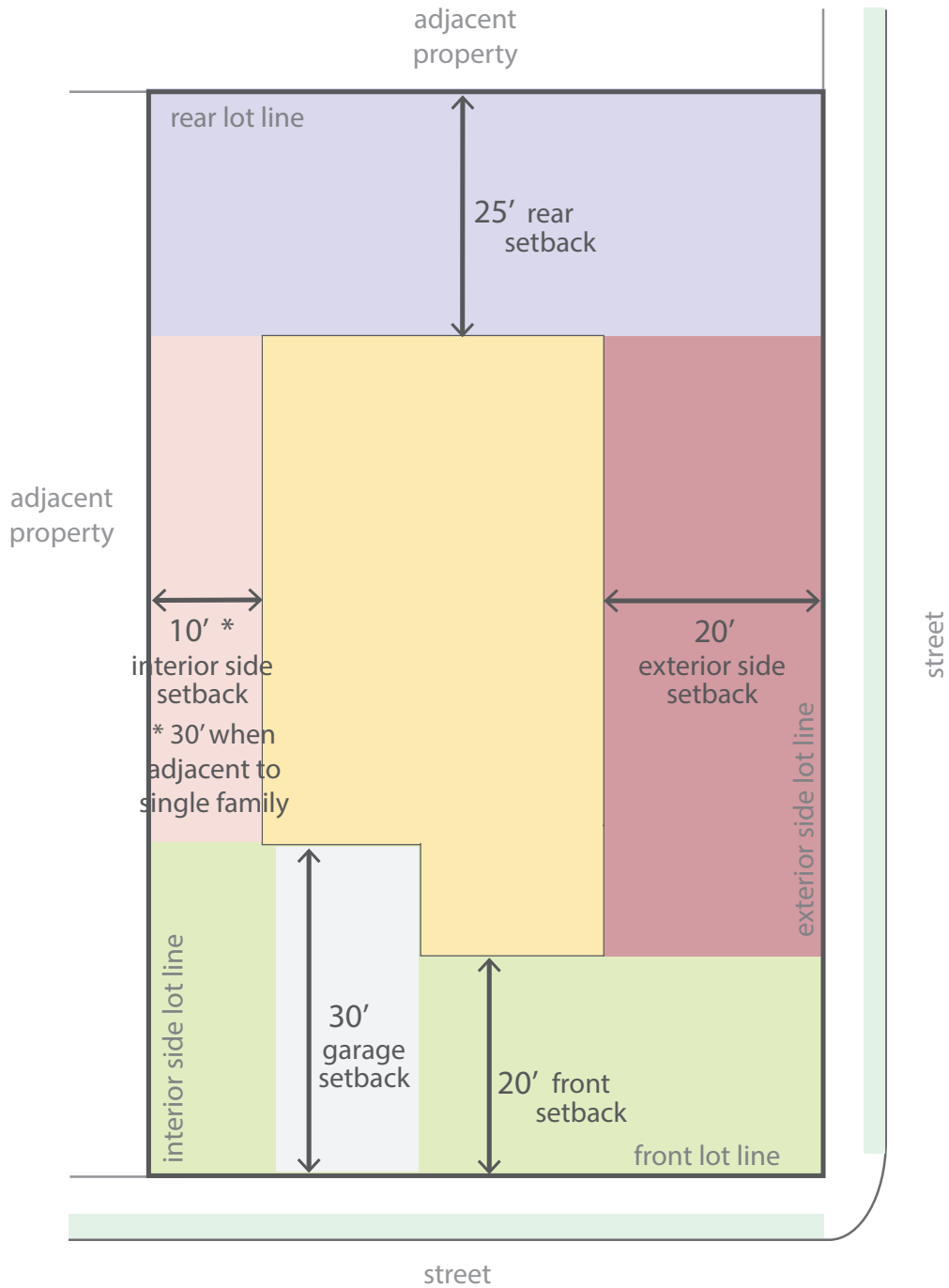
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - 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.

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R-4, High Density Multifamily Residential

Setback Illustration





Barrett Family Trust

310 NW 10th Street, 905 & 907 NW B Street &
960 NW C Street

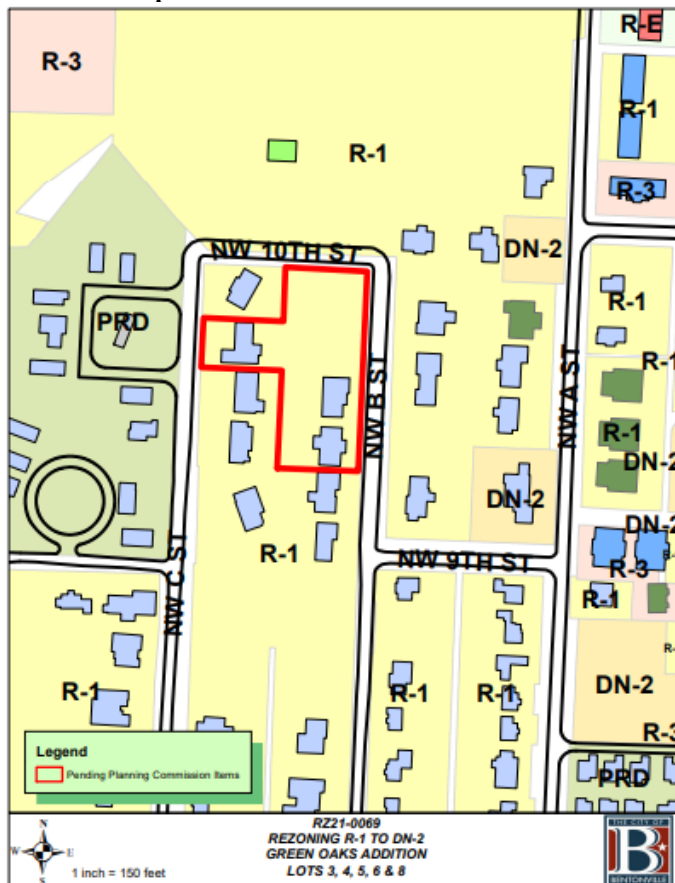
PC Date: 10/19/2021

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	RZ21-0069
Applicant / Current Owner	Barrett Family Trust
Site Area	+/- 1.58 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium Density Residential (MDR)

<https://arcg.is/08HvK8>

Location Map



Property Description

These properties are located at 310 NW 10th Street, 905 & 907 NW B Street & 960 NW C Street. The properties are all currently zoned R-1, Low-Density Single Family Residential. Surrounding zoning districts are all R-1, Low-Density Single-Family Residential.

Relationship to the Bentonville Community Plan

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

The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Community Plan. This area highlights reinvestment in urban neighborhoods in and around Downtown Bentonville.

Public Comment

At the time of writing this staff report, staff has received public comments stating no objections to this rezoning request.

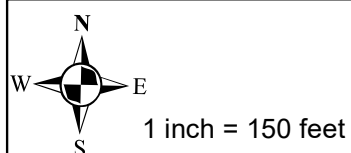
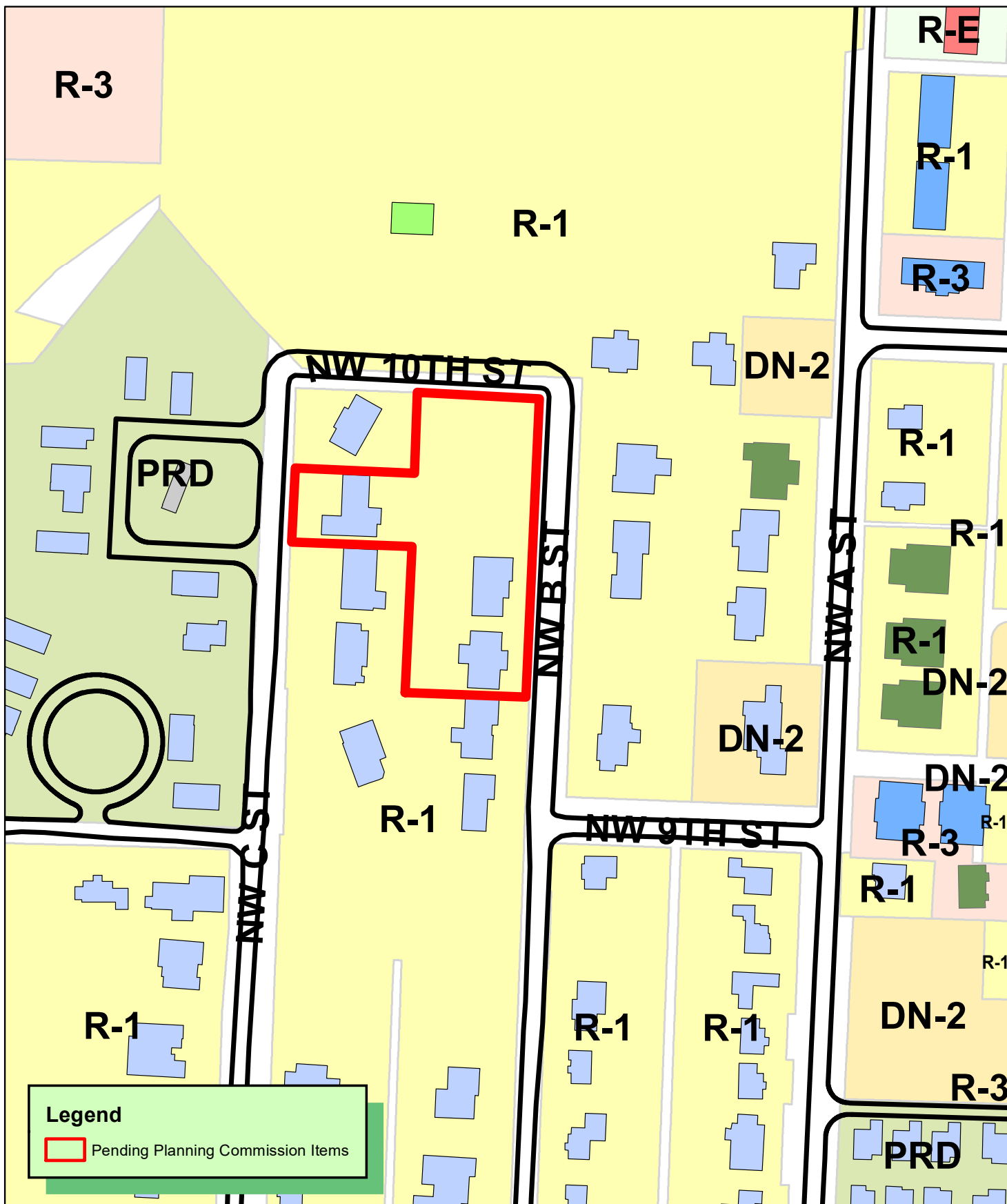
Analysis

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

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

Conclusion

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



RZ21-0069
REZONING R-1 TO DN-2
GREEN OAKS ADDITION
LOTS 3, 4, 5, 6 & 8



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.

NOTICE OF INTENT TO REZONE

BEAU S. & KOURTNEY F. BARRETT (LOTS 3,4,5,6, & 8) has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1

to

DN-2

The legal description of the property is as follows:

LOTS 3, 4, 5, 6, AND 8 IN GREEN OAKS ADDITION,
BENTONVILLE, BENTON COUNTY, ARKANSAS AS
SHOWN IN PLAT RECORD "J" AT PAGE 76.

905 NW 'B' STREET (Lot 3)

907 NW 'B' St. & 301 NW 10th St. (Lots 4,5, & 6)

The common description of the property is: 960 NW 'C' STREET (LOT 8)

The public hearing will be held October 19th, 2021 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 deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

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

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

Booby R. Manning 1003 NW A

Signature and Physical Address

NOTICE OF INTENT TO REZONE

BEAU S. & KOURTNEY F. BARRETT (LOTS 3,4,5,6, & 8) has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1

to

DN-2

The legal description of the property is as follows:

LOTS 3, 4, 5, 6, AND 8 IN GREEN OAKS ADDITION,
BENTONVILLE, BENTON COUNTY, ARKANSAS AS
SHOWN IN PLAT RECORD "J" AT PAGE 76.

The common description of the property is: 905 NW 'B' STREET (Lot 3)
907 NW 'B' St. & 301 NW 10th St. (Lots 4,5, & 6)
960 NW 'C' STREET (LOT 8)

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☒ 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

EB Dawson
940 NW B STREET
BENTONVILLE
AR 72712.

Signature and Physical Address

Ray Gulla
910 NW B ST.
Bentonville
AR 72712.

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 where 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.

DN-2, Downtown Medium Density Residential

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

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

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

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

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

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

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

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

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

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

Land Uses:

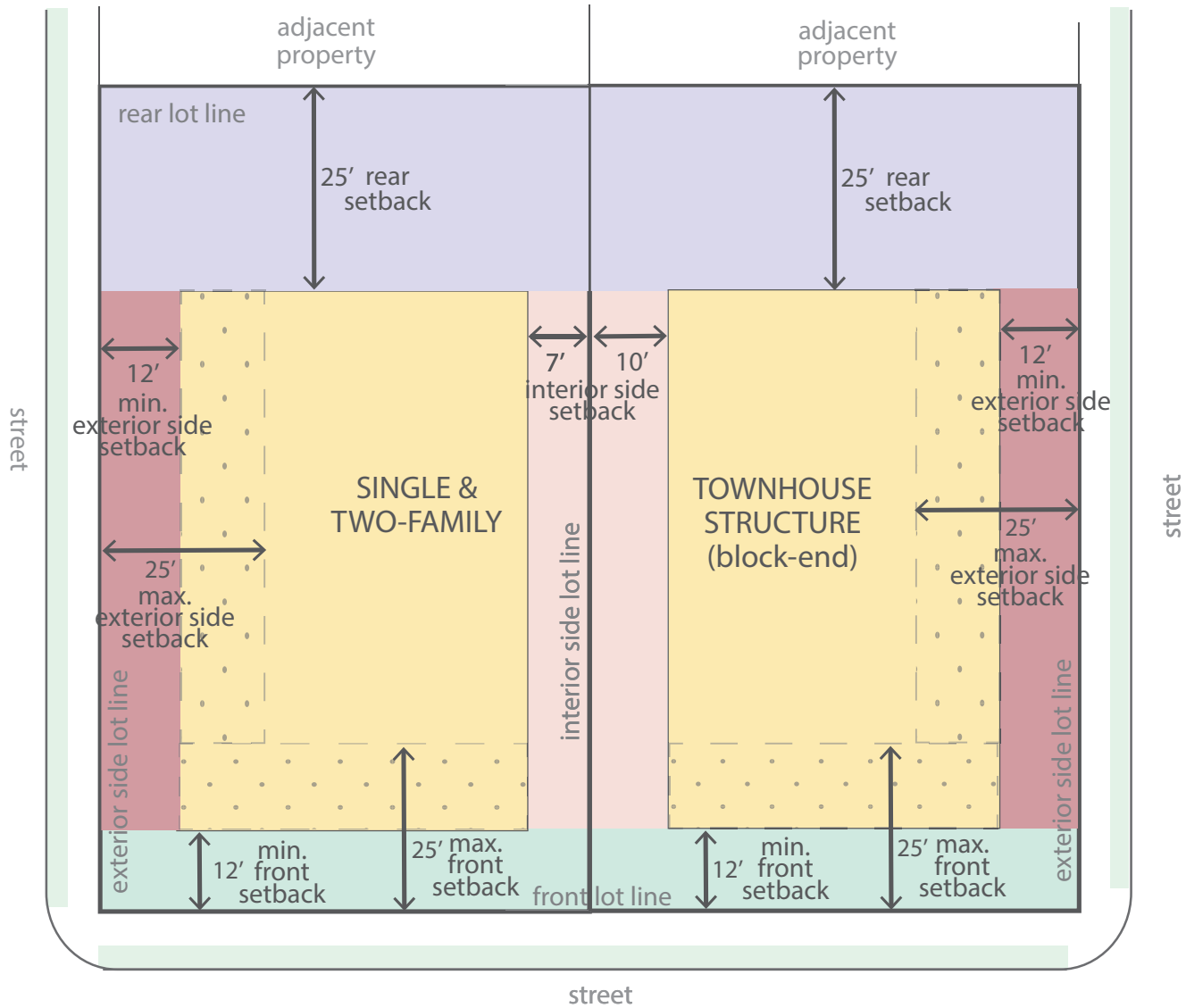
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family Recreation, Education & Assembly Park - mini Park - neighborhood Services Child care - residential (4 children)	Agriculture and Animals Urban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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-2, Downtown Medium Density Residential

Setback Illustration





8th Street Market Saddle Span Tent

1017 SE 8th Street

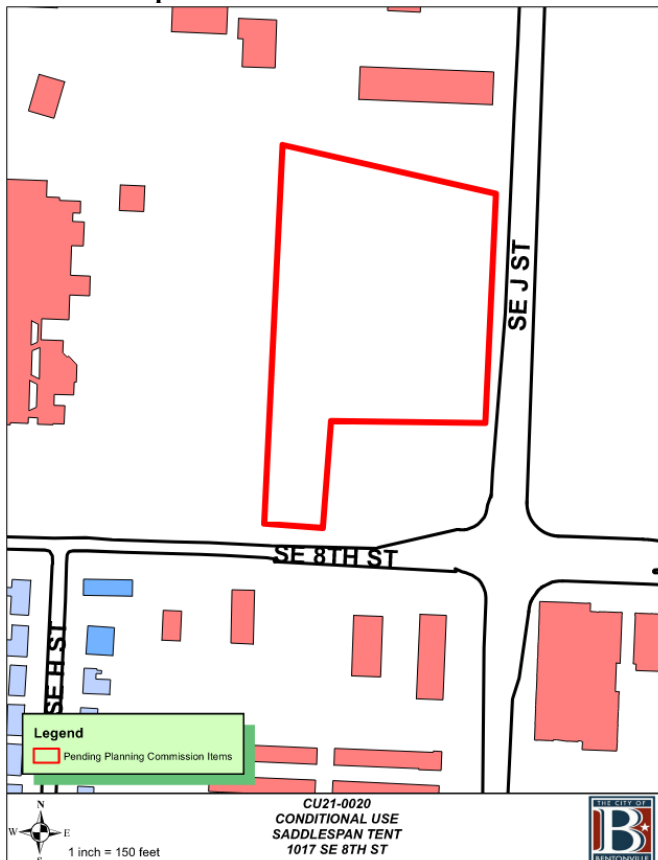
PC Date: 10/19/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU21-0020
Applicant / Current Owner	SE8 1019 LLC
Site Area	+/- 9.66 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Long-Term Temporary Uses or Structures
Protective Covenants	N/A

<https://arcg.is/08HvK8>

Location Map



Property Description

The subject property is located at 1017 SE 8th Street and is zoned I-2, Heavy Industrial. Long-term temporary uses and structures require a Conditional Use Permit and are only allowed in non-residential zoning districts.

Proposed Use Description

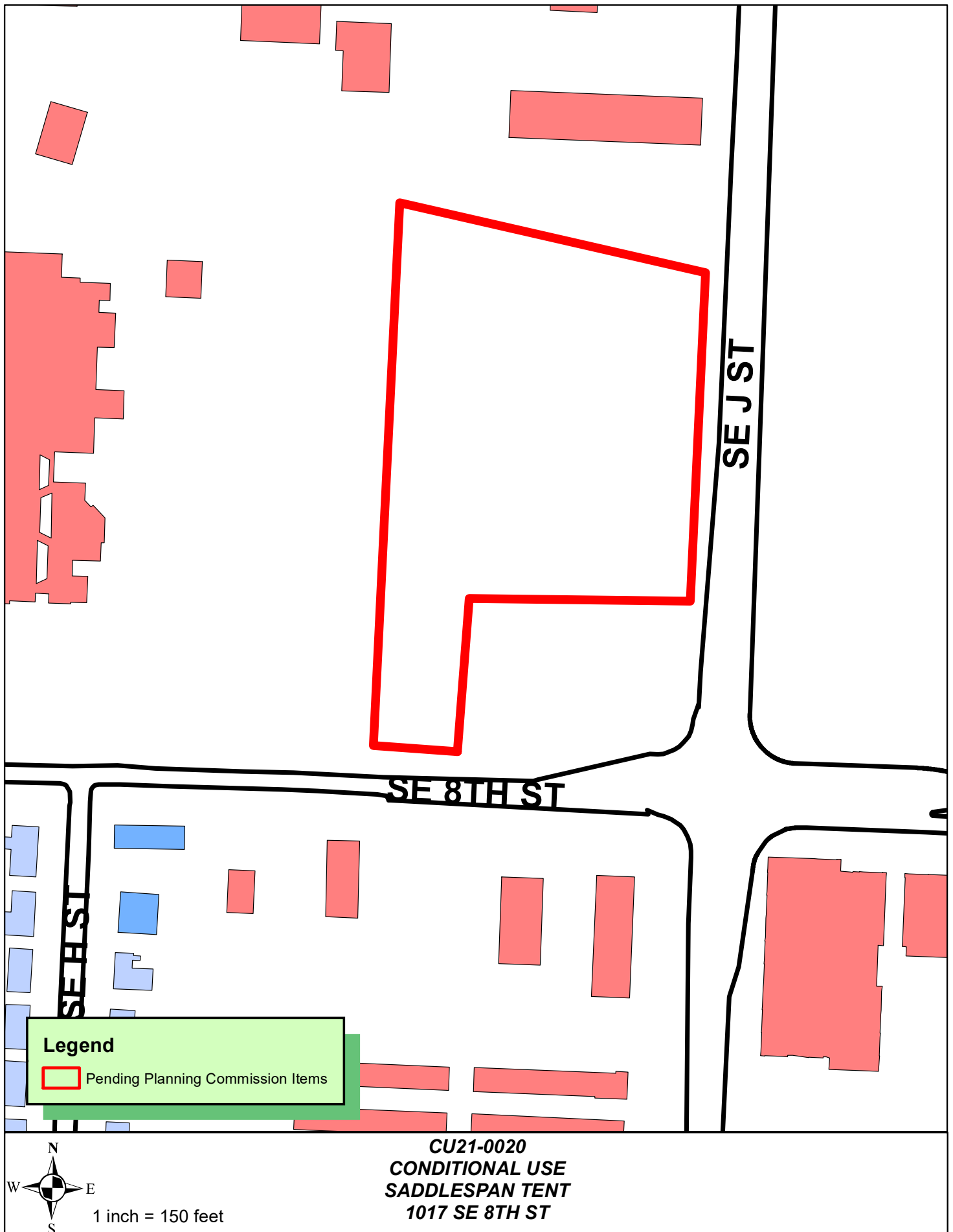
According to the applicant's narrative, they intend to install a saddle tent that is 60 feet wide, 67 feet long, and 28 feet tall using 16 cables to anchor it to the ground. The applicant states that this shelter would further enhance the use of the property as a premier event location and further maximize the use of the trails in that space. The applicant's letter did not request a specific time frame.

Public Notice

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

Conditions of Approval

1. This Conditional Use Permit shall be valid 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.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.





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

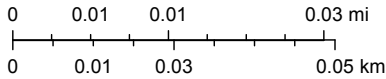
R. Erin Rushing, RLA
Executive Director, NWA Trailblazers
1000 SE 5th Street, Ste E
Bentonville, AR 72712
479-231-1365 office
Email: erin.rushing@nwatrailblazers.com

SaddleSpan Site Plan

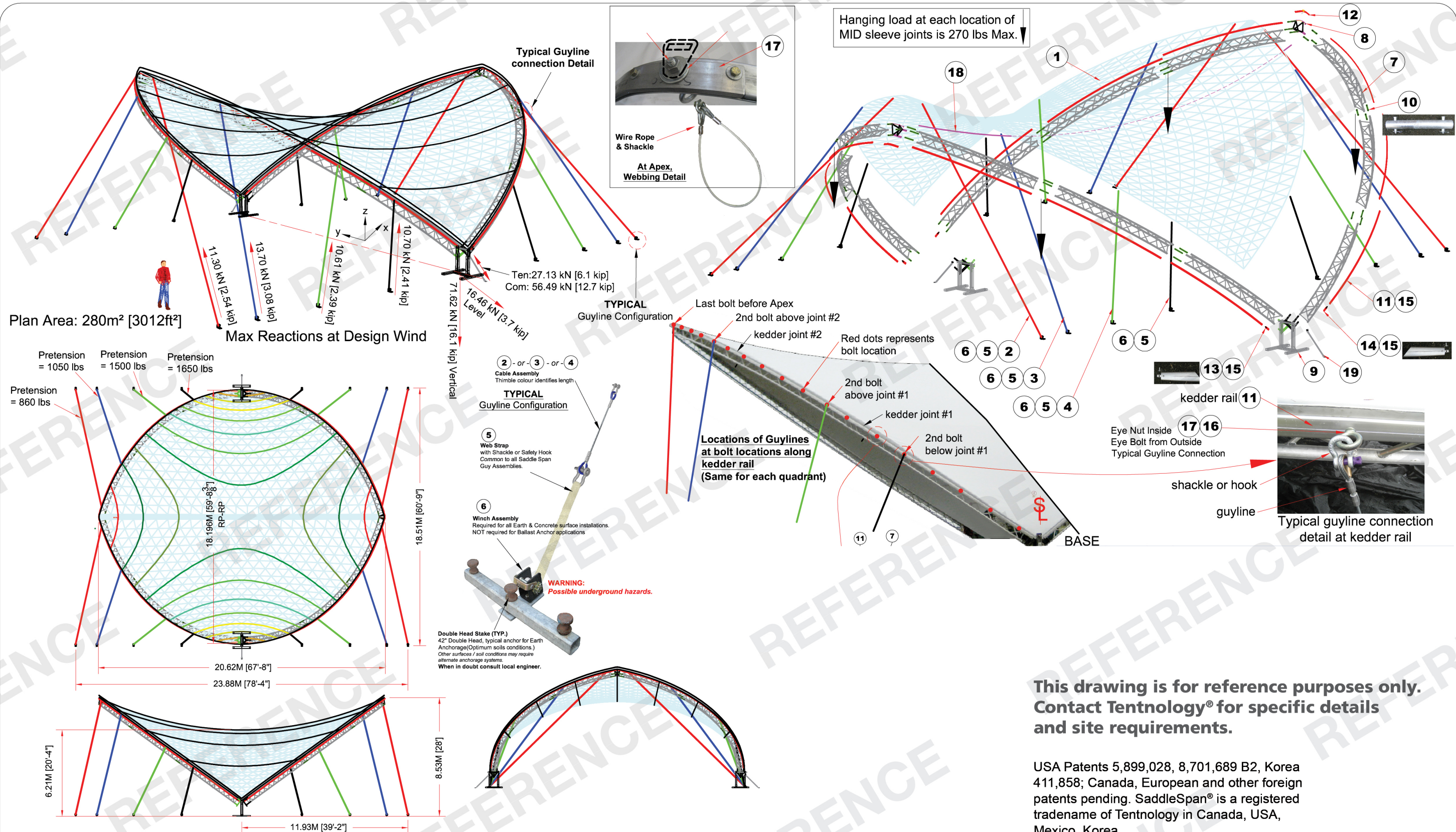


August 23, 2021

1:1,067



- graphicsLayer0
- Streets
- Parcels
- Major Roads



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 trademark 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	
Ch'd By: ALI	App'd: <i>GN</i>		



Lots 4, 5, & 6 of Highland East Addition

7431 SW Lee Harris Road

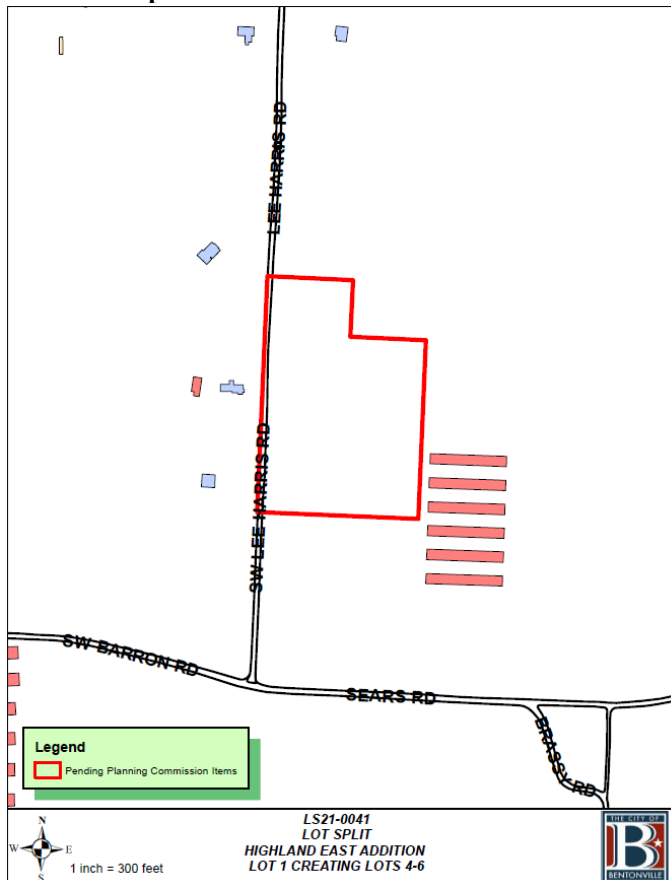
PC Date: 10/19/2021

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LS21-0041
Applicant / Current Owner	Hubbard
Site Area	+/- 10.48 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 7431 SW Lee Harris Road. The property is currently zoned A-1, Agricultural, with the northern and southern portions pending rezoning to RE, Residential Estate. This lot split is associated with both the Hubbard rezoning requests on this Planning Commission agenda (items 1 & 2).

Project Details

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.

Waivers

There are no waivers associated with this lot split.

Analysis and Recommendation

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

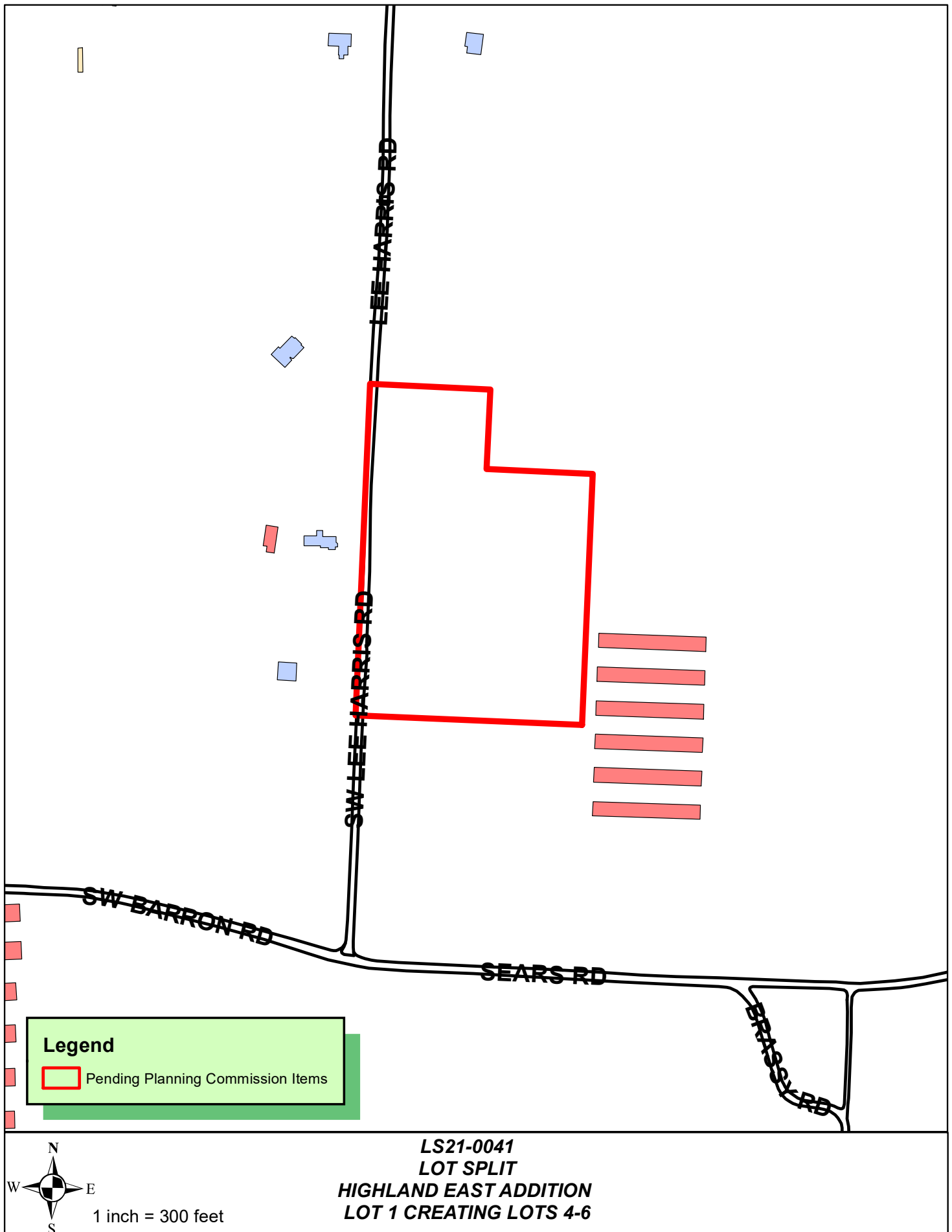
Staff recommends approval of the lot split.

Standard Conditions of Approval

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

NOTES

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



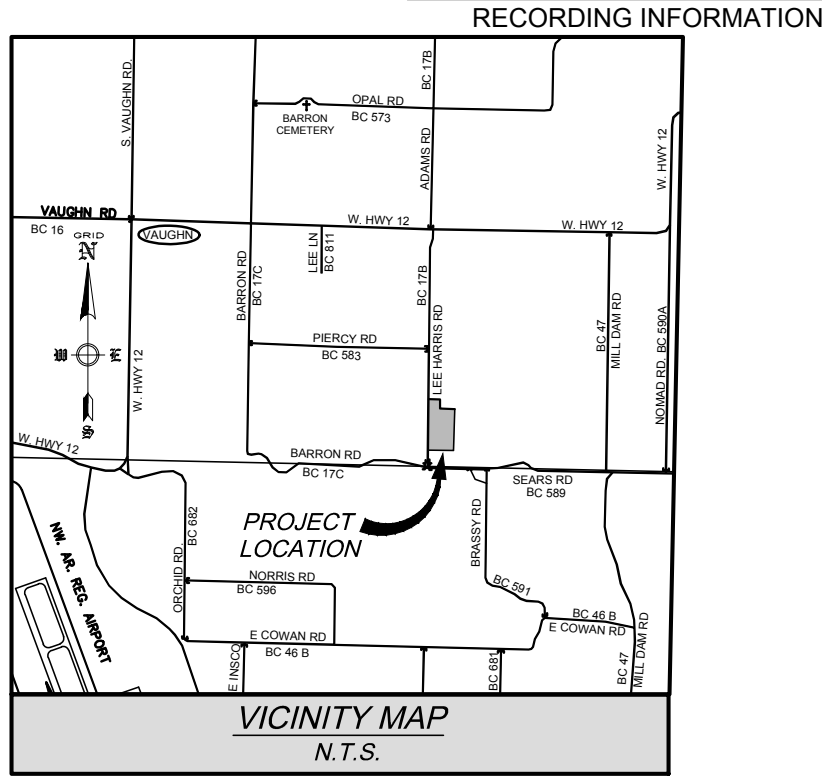
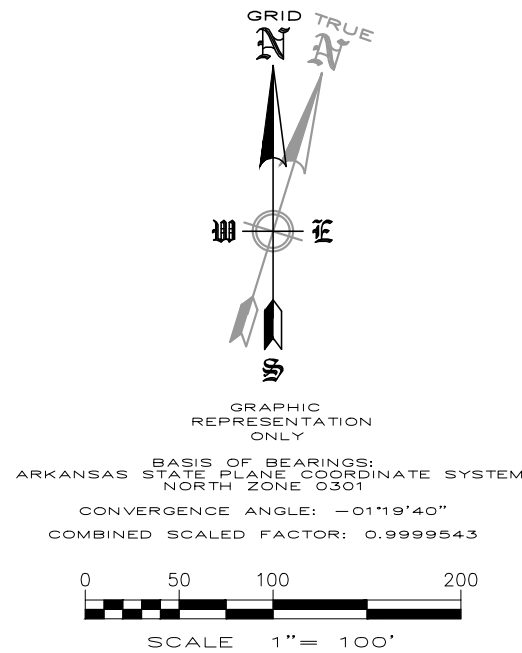
LOT SPLIT OF LOT 1 IN HIGHLAND EAST ADDITION

CREATING LOTS 4, 5 & 6

IN THE CITY OF
BENTONVILLE, ARKANSAS

WORK ORDER #
21177

(LS21-0041)



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

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)
	RIGHT-OF-WAY		COMPUTED POINT
	PHYSICAL CENTERLINE OF ROAD		GAS METER (GM)
	FENCE LINE		POWER POLE (PP)
	OVERHEAD UTILITIES		TELEPHONE PEDESTAL
	RIGHT OF WAY TO BE DEDICATED		SIGN (AS NOTED)
			GAS RISER

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 MINIMUM 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.

- WARRANTY DEED:** HIGHLANDS, LLC, RECORDED DECEMBER 19, 2002, FILE 2002-147560.
- SURVEY OF TRACTS 8 & 9:** BY ALAN REID & ASSOC., G. ALAN REID, AR PLS 1005, RECORDED IN PLAT BOOK 2003, PAGE 737.
- LOT SPLIT OF HIGHLAND EAST ADDITION:** BY ENGINEERING SERVICES INC., S. CRAIG DAVIS, AR PLS 1156, RECORDED JANUARY 21, 2020 IN FILE L202003372.
- 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 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 658.03 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 868.69 FEET TO THE POINT OF BEGINNING, CONTAINING 10.48 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 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.

NOTES:

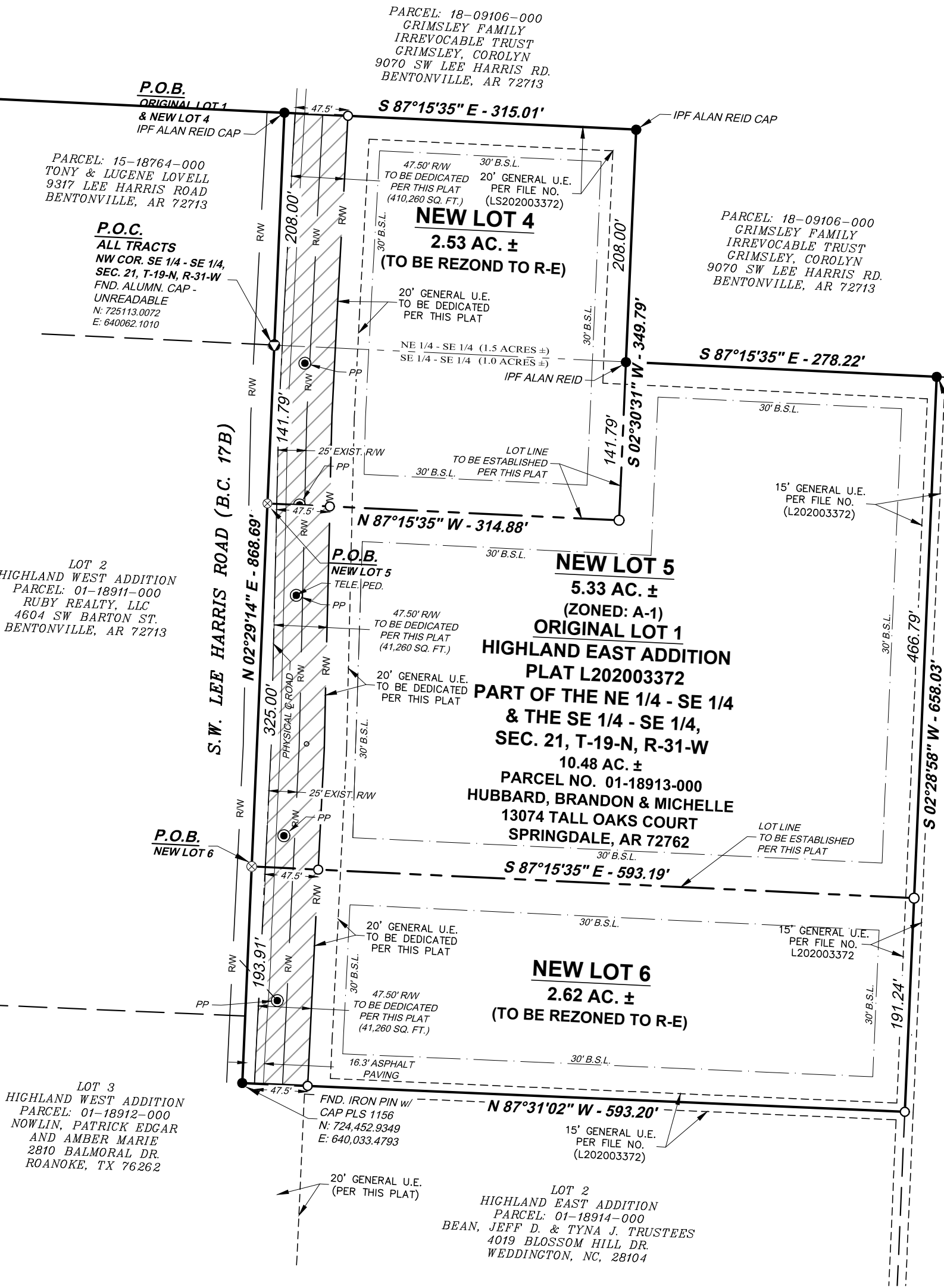
BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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.



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:

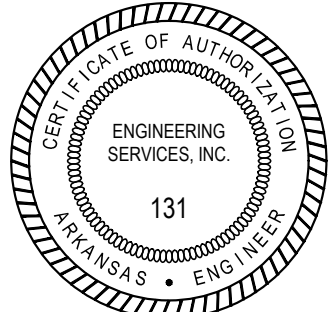
COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A FOUND ALUMINUM CAP, UNREADABLE; THENCE ALONG THE WEST LINE OF SAID SE 1/4 OF THE SE 1/4, S02°29'14"W A DISTANCE OF 141.79 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND NAIL; THENCE LEAVING 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.

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



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		
W.O.# 21177	SHEET 01	

CITY OF BENTONVILLE PROJECT NUMBER: LS21-0041



Crystal Bridges Expansion Phase II

600 Museum Way

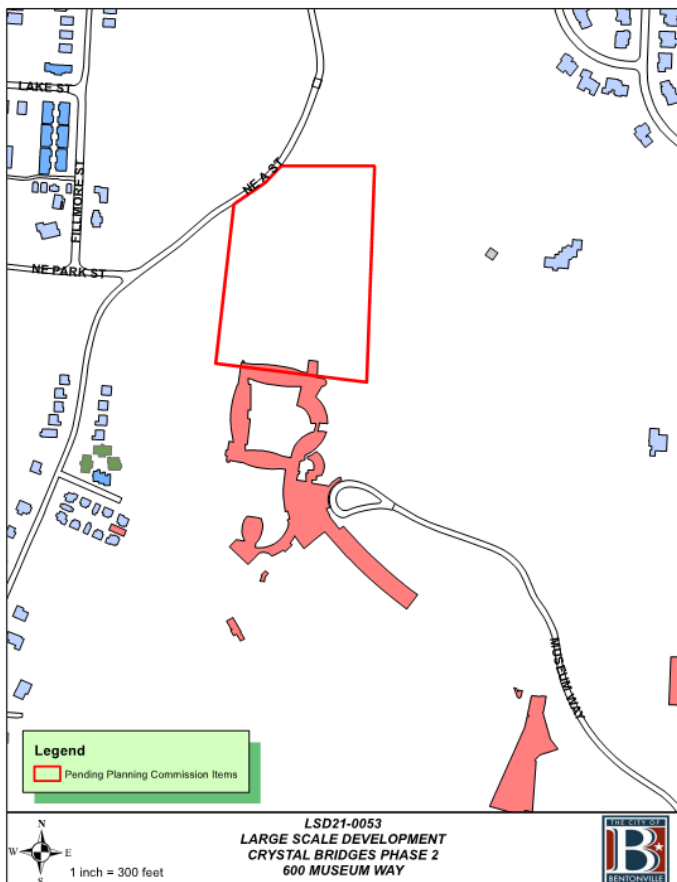
PC Date: 10/19/2021

Reviewer: Tyler Overstreet, Planning Services
Manager, AICP

Project Number	LSD21-0053
Applicant / Current Owner	Crystal Bridges Museum of American Art
Site Area	+/- 99 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Public/Semi-Public
Development Type / Use	Museum

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 600 Museum Way, directly southwest of NE A Street. The property is currently zoned A-1, Agricultural, with a Future Land Use Plan classification of Public/Semi-Public. Public/Semi-Public areas include government offices, educational facilities, religious uses, museums, and other uses generally open to the public and providing community-related services and amenities.

Project Details

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.

Projected Traffic Impact

This development should not adversely impact traffic in the area as access to NE A Street will be restricted to the public

Waivers

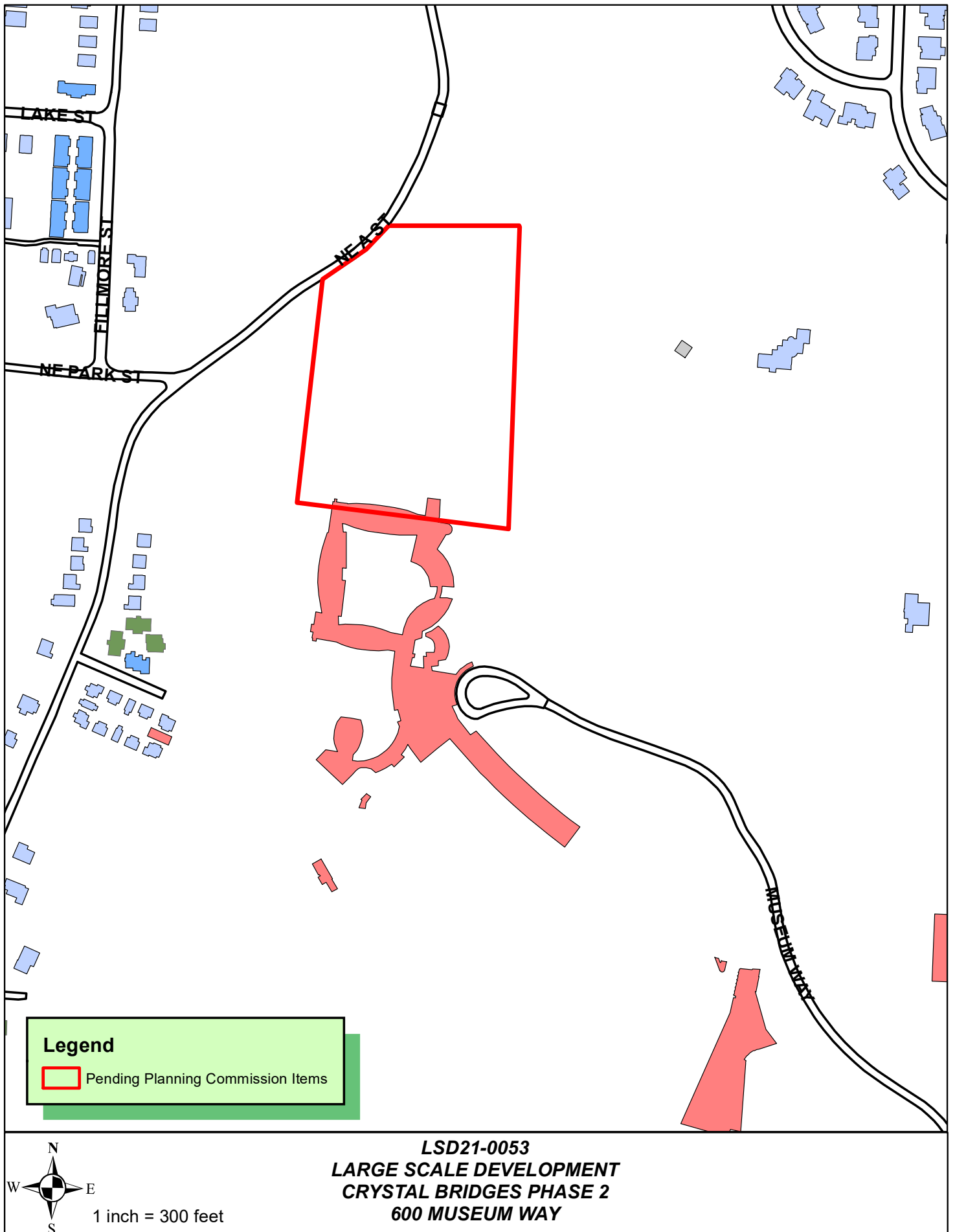
One waiver requested:

- A waiver from Article 1200 of the Land Development Code, Off-Site Improvements. The applicant requests that they not be required to improve NE A Street to the Master Street Plan requirements of Downtown Collector. The applicant notes the steep topography, the existing greenway, and the existing capacity of the roadway as justification for their request.

Conclusion

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

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



October 4, 2021

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

Re: LSD21-0053 Crystal Bridges Phase 2 – Waiver Request of Section 1200 Off-site Improvements

Bentonville Planning Commission:

On behalf Crystal Bridges Museum of American Art, Inc., CEI is requesting a waiver for offsite improvements on this project.

- **Article 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 Master Street Plan shows the section of NE A Street along the property designated as a Downtown Collector. The street sections indicate a downtown setting with enlarged pedestrian scale features such as enlarged sidewalks and on street parking. Based on the topography of this location and the uses of the immediate surrounding properties we request a waiver of the requirements to construct the half-street improvements. The area is served by designated trail networks in lieu of on street sidewalks. On street parking or a center turn lane as indicated in the MSP section would not provide additional capacity to the street network as there are no surrounding developments that would benefit from those features. Furthermore, the nature of the proposed improvements to the Museum do not create a need for these features either.

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

Respectfully requested,

Nate Bachelor, PE
Project Manager – Local Development

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, 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 NATUREL 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 ENGINEER (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 CONFERENCE 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 FLOODING BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) SHOWN ON THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 050070200
MAP REVISED: SEPTEMBER, 2007

WAIVERS REQUESTED:

1. SECTION 1200 DRY SITE IMPROVEMENTS



CEI CONTACT:

NAME: MATE L. BACHLOR
ENGINEER OF RECORD
EMAIL: MBACHLOR@CEIENG.COM
PHONE: (479) 273-9472

NAME: DEREK HILMAN
ASSISTANT PROJECT MANAGER
EMAIL: DHILMAN@CEIENG.COM
PHONE: (479) 501-0613

NAME: NEAL GRIFFIN
CONSTRUCTION OBSERVER
NEIGH@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

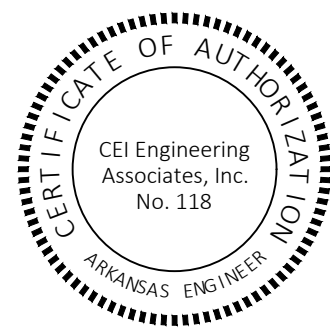
PLAN INDEX:

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 BUILDING 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 CHEVROLET	ARKANSAS DEPARTMENT OF HEALTH 4815 W. MARSHALL, SUITE 103 LITTLE ROCK, AR 72205 PHONE: 501-661-7663 FAX: 501-280-4754 ADAM PARKER	COX COMMUNICATIONS 4801 S. 48TH STREET SPRINGDALE, AR 72752 PHONE: (479) 717-3796 KIP SMITH KIP.SMITH@COX.COM
CITY ENGINEER CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3140 BRYAN THOMPSON@BENTONVILLE.AR.COM	WATER DEPT. CITY OF BENTONVILLE PO BOX 320 BENTONVILLE, AR 72712 PHONE: (479) 640-6105 DEREK THURMAN DTHURMAN@CARROLLELEC.COM	CARROLL ELECTRIC AT&T 627 WHITE ROAD SPRINGDALE, AR 72766 SCOTT SEAMAN PHONE: (479) 442-1967 55751@AT&T.COM LAYNE RHODES PHONE: (479) 442-1977 LEIGH@AT&T.COM
STREET DEPT. CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 PHONE: (479) 271-3130 TOM DAVIS	STORM WATER CITY OF BENTONVILLE 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 JANET FAITH PHONE: 479-271-5002 JPAITH@BENTONVILLE.AR.COM	TELEPHONE AT&T 627 WHITE ROAD SPRINGDALE, AR 72766 SCOTT SEAMAN PHONE: (479) 442-1967 55751@AT&T.COM LAYNE RHODES PHONE: (479) 442-1977 LEIGH@AT&T.COM
DISE DEPT. CITY OF BENTONVILLE 600 SW A STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5007 BRENT BOYDSTON, FIRE CHIEF	BENTONVILLE ELECTRIC 3200 SW MUNICIPAL DRIVE BENTONVILLE, AR 72712 CHARLIE BARNES PHONE: (479) 271-3159	GAS BLACK HILLS ENERGY 1301 FEDERAL HWY, PO BOX 2129 LOWELL, AR 72745 PHONE: (479) 333-7005 JOSH KNIGHT JOSHUA.KNIGHT@BLACKHILLSCORP.COM
WASTEWATER DEPT. CITY OF BENTONVILLE 1301 NE A ST. BENTONVILLE, AR 72712 PHONE: (479) 271-3160 NANCY BUSCH NBUSCH@BENTONVILLE.AR.COM		

DRAWING LOCATION: P:\110000\112727\BENTONVILLE\CRISTAL BRIDGES PHASE II\DWG - 112727-0055.dwg - SAVES BY: JAVED@CEI



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

LSD21-0053

CRYSTAL BRIDGES
PHASE II



600 MUSEUM WAY
BENTONVILLE, AR 72712

CLIENT
Crystal Bridges Museum of American Art

DESIGN ARCHITECT
Saville Architects, LLC
100 Prosper Way
Savannah, GA 32143-3740 USA
T 617 629-2100 F 617 629-2406

ARCHITECT OF RECORD
High Jackson Associates
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STRUCTURE / FACADE / WATERPROOFING/
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Buro Happold Engineering
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Boston, MA 02108
T 617 412-2284

MED / FIRE ENGINEERING / SECURITY
Buro Happold Engineering
11 Beacon St #400
Boston, MA 02108
T 617 412-2284

LIGHTING DESIGN

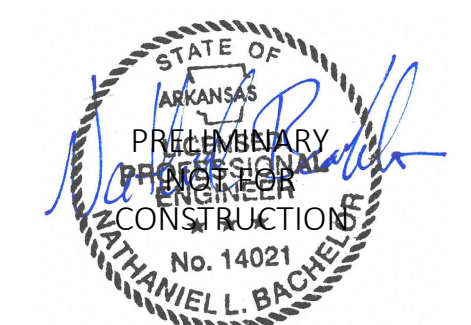
CIVIL
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY
PHONE: (479) 273-9472
FAX: (479) 273-0844

LANDSCAPE ARCHITECT
CEDA & PARTNERS
200 North Washington Ave, Suite 300
Minneapolis MN 55401
T 612 341-8010

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ISSUE	DESCRIPTION	DATE
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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

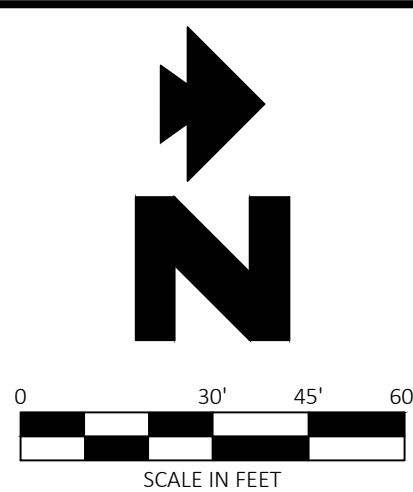
SHEET TITLE
COVER

SHEET NUMBER
C-000



SITE BENCHMARK
BENCHMARK #1: A POINT BETWEEN THE L AND THE E OF MUELLER ON A FIRE HYDRANT BEING 74.5' SOUTHWEST OF THE PLYS ONE CORNER. ELEVATION: 1176.72'
BENCHMARK #2: 5/8-INCH REBAR AT THE WEST SIDE OF THE NORTH ENTRANCE OFF A STREET BEING 42.8' SOUTH FROM A SOWER MANHOLE IN MIDDLE OF A STREET. ELEVATION: 1176.36'

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



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
Sahlin Architects, LLC
100 Project Way
Surreyville, MA 02143-3740 USA
T 617 629 2100 F 617 629 2406

ARCHITECT OF RECORD
High Jackson Associates
5501 W Village Pkwy #300
Plymouth, AR 72758
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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

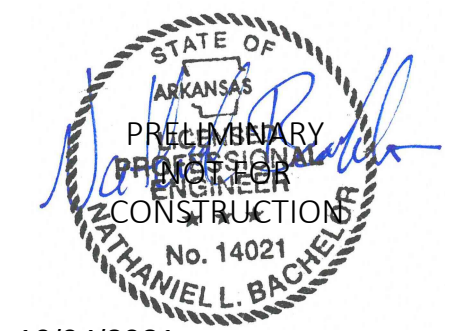
CIVIL
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY
PHOENIX, AZ 85027
PHONE: (480) 273-5872
FAX: (480) 273-0844

LANDSCAPE ARCHITECT
COEN & PARTNERS
200 NORTH WASHINGTON AVE. SUITE 300
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T 612 541 8070

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ISSUE		
NO.	DESCRIPTION	DATE



10/04/2021

CEI PROJECT NUMBER	DESIGNER
31747	EDA
DATE	PROJECT MANAGER
10/04/2021	NLB
REVISION	PROFESSIONAL OF RECORD
REV-3	NLB

SCALE
SEE GRAPHICAL SCALE ON THIS SHEET

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-200

LSD21-0053

SITE NOTES

- 07A SIDEWALK (PER LA PLANS)
- 10A LOADING ZONE (PER ARCH. PLANS)
- 13C LIMITS OF RETAINING WALL
- 20D REPAIR/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 03A/03B
- BUILDING CONTROL POINT
- LIMITS OF CONCRETE SIDEWALKS (PER LA PLANS)
- LIMITS OF STONE PAVEMENT 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 GRAVE PAVE (PER LA PLANS)

EXISTING LEGEND

- EAST OR ELECTRIC — CHVT — OVERHEAD TELEPHONE
- NORTH — CHVT — OVERHEAD TV
- SOUTH OR SEWER — CSS — SANITARY SEWER
- TELEPHONE — UGE — UNDERGROUND ELECTRIC
- UNDERGROUND — UGE&T — UNDERGROUND ELECTRIC AND TELEPHONE
- WEST OR WATER — UGT — UNDERGROUND TELEPHONE
- PROPERTY LINE — UGTV — UNDERGROUND TV
- RIGHT OF WAY LINE — X"V — WATER
- STORM DRAIN — X"V — GAS
- STORM DRAIN — X"V — OVERHEAD ELECTRIC
- STORM DRAIN — CHE&T — OVERHEAD ELECTRIC AND TELEPHONE

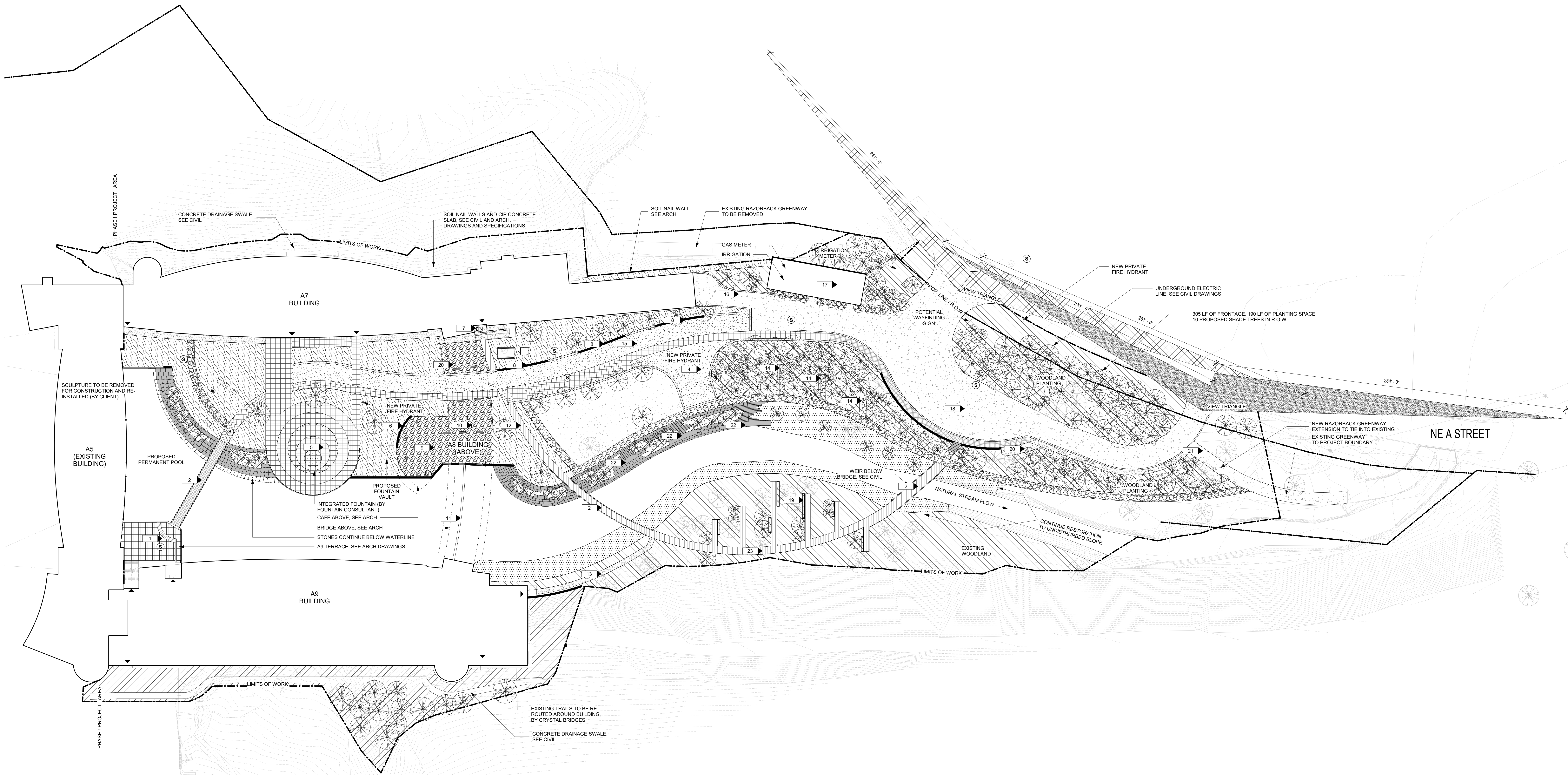
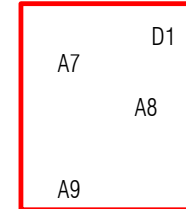
GENERAL SITE NOTES

- 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 INSTALLED PER DETAIL 13F.
- D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 13F.
- E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

BLIND NOTES:
1. CONTRACT RULED AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
2. BLIND DESIGN/ANALYSIS 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.

NO.	DESCRIPTION	DATE
1.	SD 30%	06.19.2020
2.	DD PROGRESS SET	10.20.2020
3.	DD 50%	11.20.2020
4.	FEMA PERMITTING SUPPORT	02.02.2021
5.	DD 50% PROGRESS REVISION	02.02.2021
6.	DD 90%	03.05.2021
7.	DD 100%	03.19.2021
8.	CD 60%	06.09.2021
9.	USD SUBMISSION	09.13.2021
10.	USD SUBMISSION #2	10.01.2021

KEY PLAN

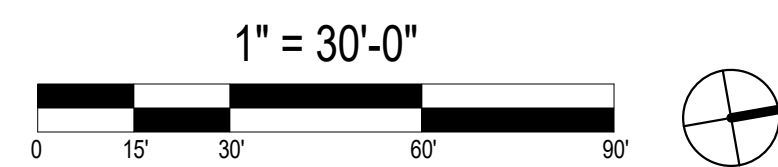


1 SITE PLAN
1" = 30'-0"

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

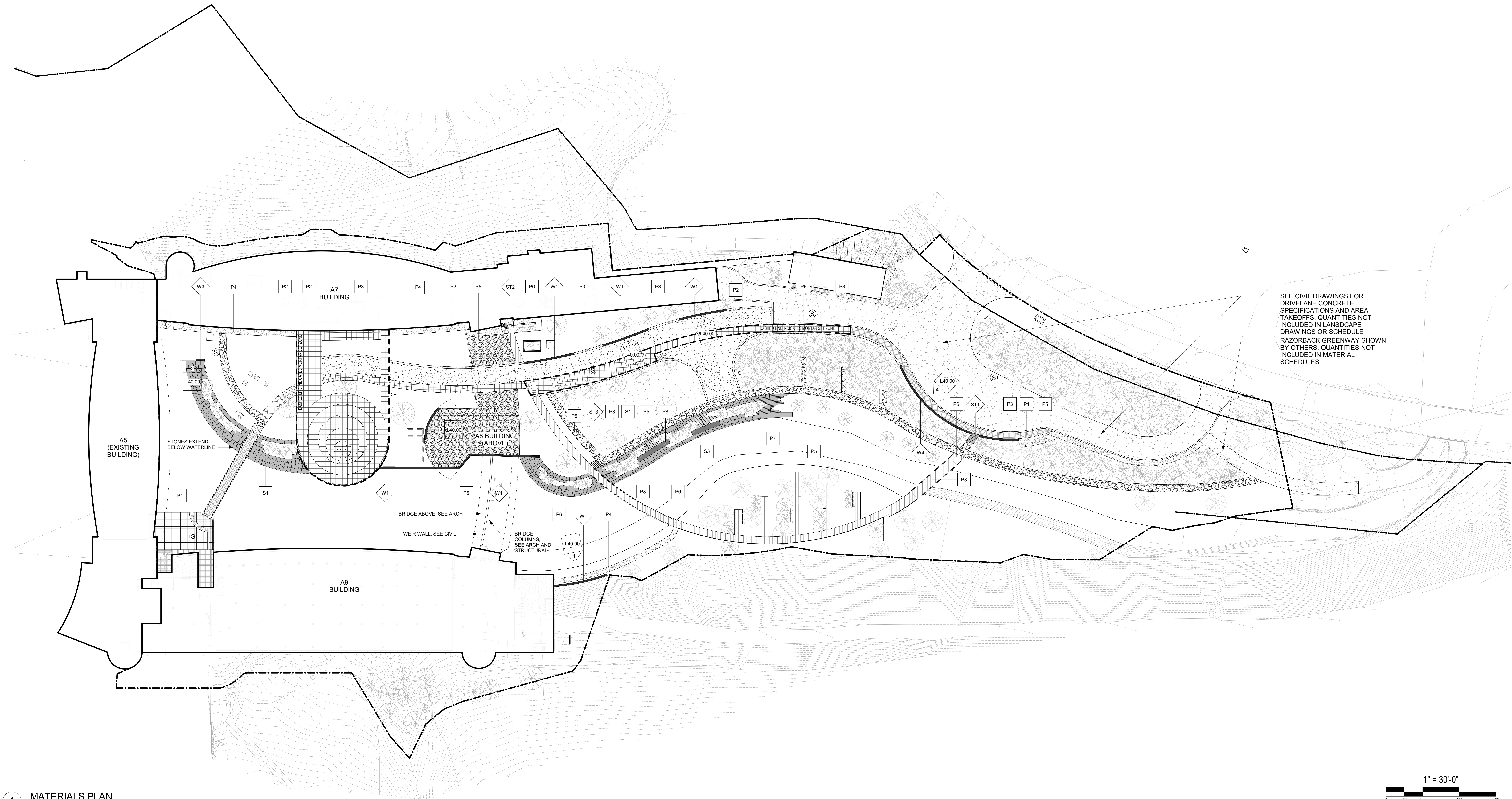
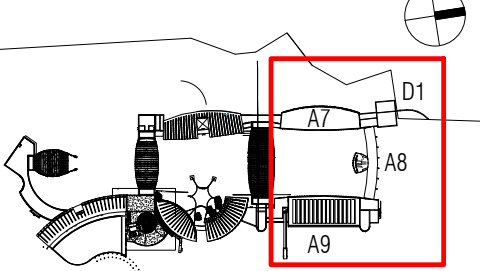
- GENERAL NOTES**
- SEE SHEET L00.00 FOR GENERAL NOTES. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
 - ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER HANDSCAPED SURFACES AND WALLS.
 - REFER TO SHEET EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
- CITY OF BENTONVILLE NOTES**
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B)
 - TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B)
 - 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)
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 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
 - WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
 - 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 | 12. AT GRADE BOARDWALK |
| 2. PEDESTRIAN BRIDGE | 13. A9 EGRESS PATH |
| 4. GRASS PAVE TRUCK ACCESS + TURN AROUND | 14. TIMBER BENCH |
| 5. EVENT PIAZZA WITH INTEGRATED FOUNTAIN | 15. REINFORCED TURF FIRE ACCESS |
| 6. SEAT WALL | 16. LOADING ZONE |
| 7. A7 EGRESS STAIRS AND RAMP | 17. MECHANICAL ENCLOSURE, SEE ARCH |
| 8. CONCRETE BENCH | 18. DROP-OFF AND TRUCK TURN AROUND |
| 9. AGGREGATE SEATING AREA | 19. BOARDWALK BENCH |
| 10. SWINGS | 20. BIKE RACKS |
| 11. WEIR (SEE CIVIL) | 21. RAZORBACK GREENWAY CONNECTION |
| | 22. CREEK EDGE SEATING |
| | 23. ELEVATED BOARDWALK |



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	GENERAL SITE PLAN

NO.	DESCRIPTION	DATE
1.	SD 50%	08.19.2020
2.	SD PROGRESS SET	11.30.2020
3.	DD 50%	11.30.2020
4.	FINAL PERMITTING SUPPORT 02.02.2021	
5.	SD 50% PROGRESS REVISION	02.03.2021
6.	DD 90%	03.06.2021
7.	DD 100%	03.19.2021
8.	CD 60%	08.06.2021
9.	SD SUBMISSION	09.13.2021
10.	SD SUBMISSION #2	10.01.2021



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

- SEE SHEET L00.00 FOR GENERAL NOTES.
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- LIGHTING PLAN AND ELECTRICAL ROUTING BY OTHERS. SEE DRAWINGS BY LIGHTING DESIGNER AND MEP.

CITY OF BENTONVILLE NOTES

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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/L50.72
P7	BOARDWALK ELEVATED	2174 SF	4"X16"X6" TIMBER CYPRESS SLAB BOARDWALK	1/L50.72
P8		1165 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	

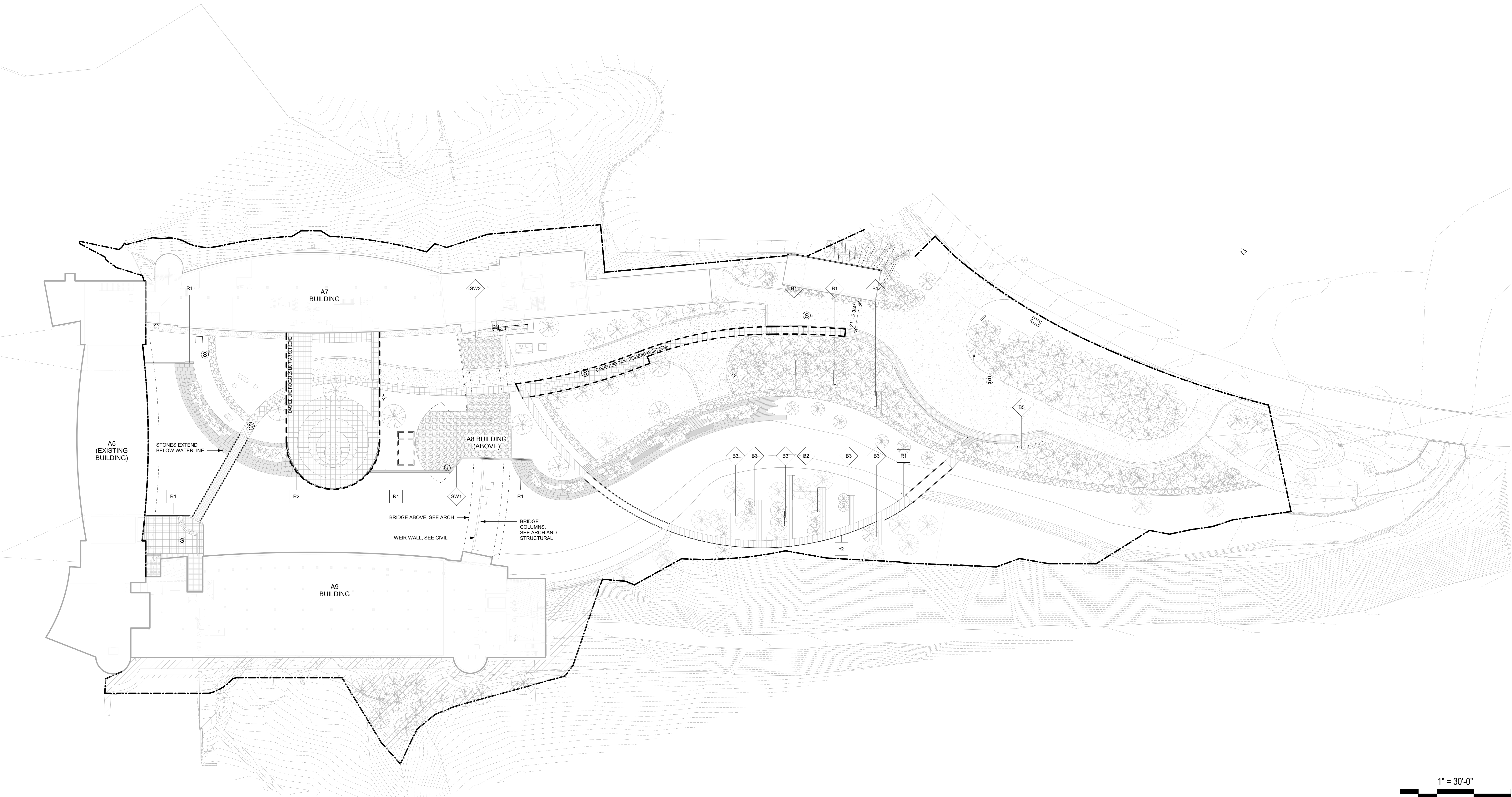
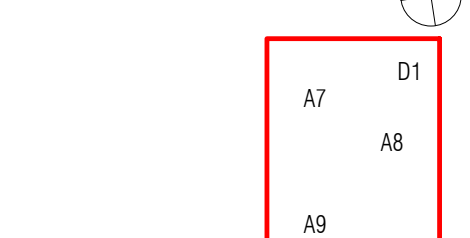
CREEK EDGE STONE SCHEDULE

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

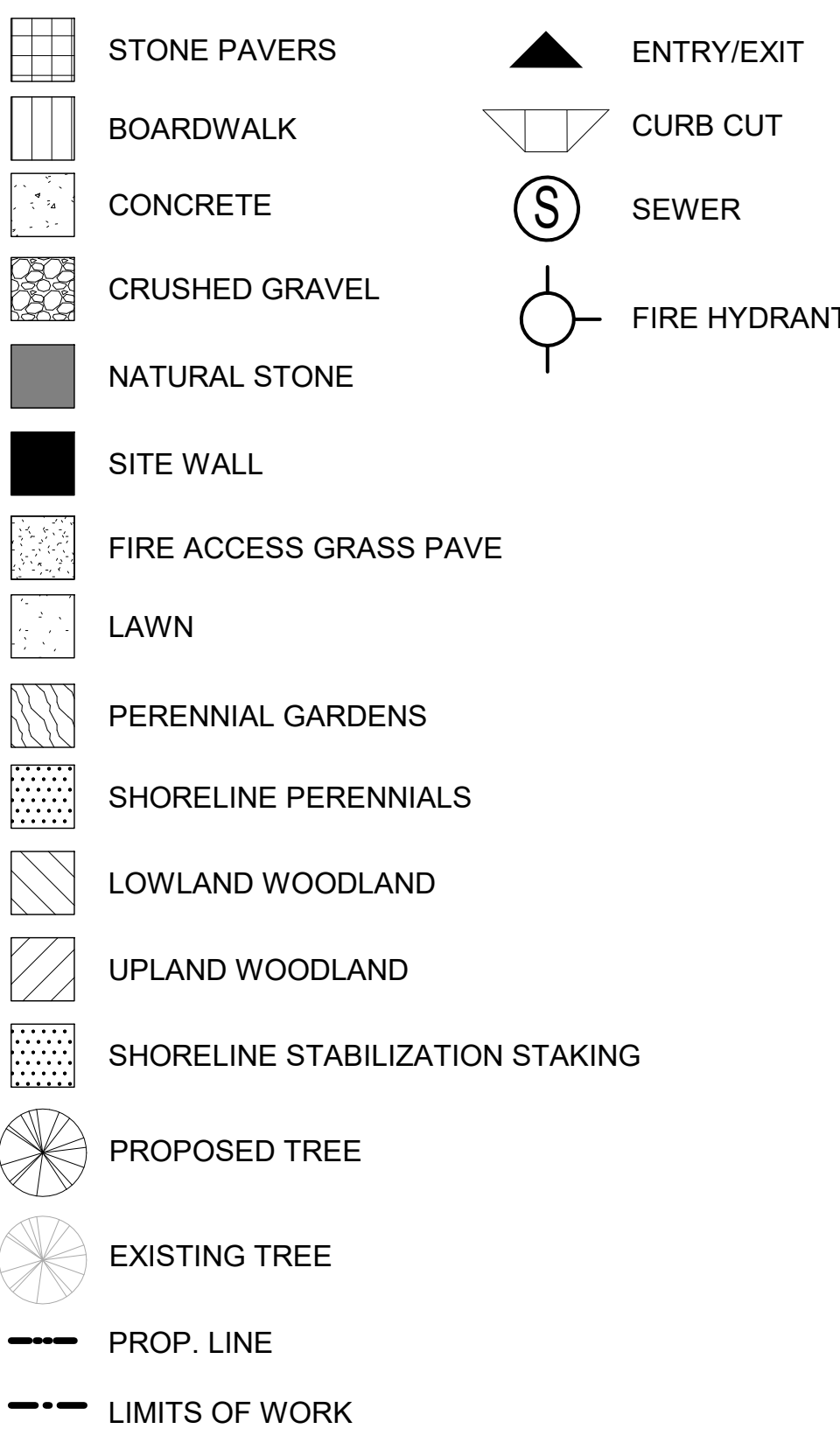
KEY	TYPE	COUNT	DESCRIPTION	DETAIL
ST1	STONE STEPS	12	MONOLITHIC STONE STEPPERS @ DROP OFF AND BOARDWALK	3/L50.60
ST2	CONCRETE STEPS	3	10' x 1' x 6" CIP CONCRETE STEPS @ A8 EGRESS	2/L50.60
ST3	CYPRESS STEPS	3	6' x 14' x 4" CYPRESS STEPS @ BOARDWALK BRIDGE	1/L50.60

ISSUE		
NO.	DESCRIPTION	DATE
1.	SD 50%	06.19.2020
2.	DD PRELIMINARY SET	10.20.2020
3.	DD 50%	11.20.2020
4.	FINAL PERMITTING SUPPORT	02.02.2021
5.	DD 50% PRELIMINARY REVISION	02.02.2021
6.	DD 90%	03.05.2021
7.	DD 100%	03.19.2021
8.	DD 100%	06.09.2021
9.	LSD SUBMISSION	09.13.2021
10.	LSD SUBMISSION #2	10.01.2021



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

LEGEND



GENERAL NOTES

- SEE SHEET L00.00 FOR GENERAL NOTES.
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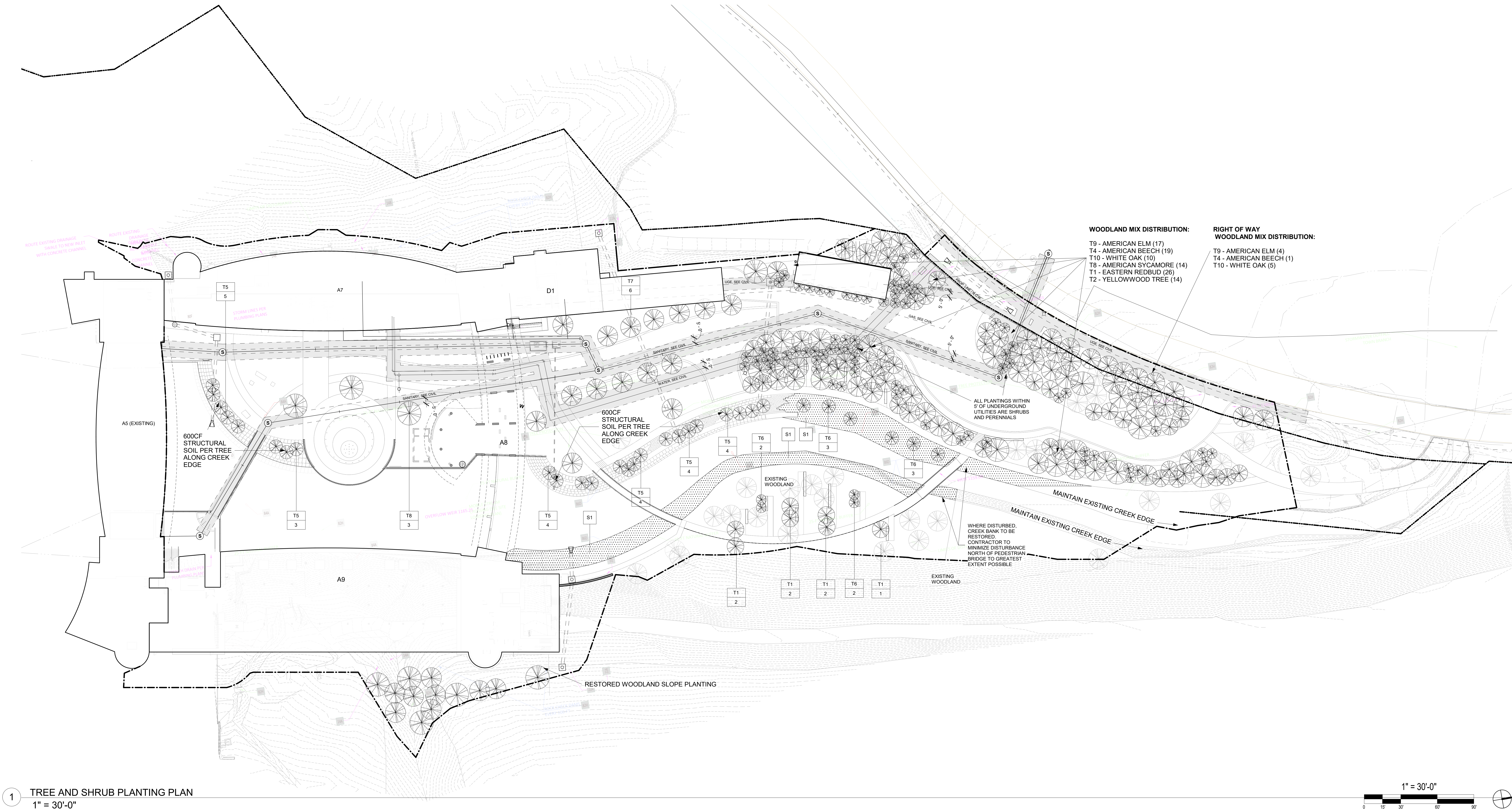
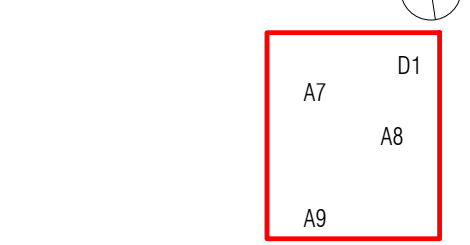
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ELEMENTS SCHEDULE				
KEY	TYPE	COUNT	DESCRIPTION	DETAIL
B1	MONOLITHIC TIMBER BENCH	3	12" x 24" x 12" CYPRESS TIMBER BENCH BENCH, AT GRADE	3/L50.80, 4/L50.80
B2	MONOLITHIC TIMBER BENCH	2	12" x 24" x 20' CYPRESS TIMBER BENCH BENCH, ON BOARDWALK	1/L50.80, 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

NO.	DESCRIPTION	DATE
1.	SD 50%	06.19.2020
2.	DD PROGRESS SET	10.30.2020
3.	DD 50%	11.20.2020
4.	FINAL PERMITTING SUPPORT	02.02.2021
5.	DD 50% PROGRESS REVISION	02.03.2021
6.	DD 90%	03.05.2021
7.	DD 100%	03.19.2021
8.	CD 60%	06.09.2021
9.	LSO SUBMISSION	09.13.2021
10.	LSO SUBMISSION #2	10.01.2021



1 TREE AND SHRUB PLANTING PLAN
1" = 30'-0"

- LEGEND**
- PROPOSED TREE
 - EXISTING TREE, PRESERVE
 - PROPOSED SHRUB
 - UNDERGROUND UTILITY OFFSETS
 - LIVE STAKE PLANTING
 - WOODLAND RESTORATION
 - PROP. LINE
 - LIMITS OF WORK
 - ENTRY/EXT
 - CURB CUT
 - SEWER
 - FIRE HYDRANT

- GENERAL NOTES**
- SEE SHEET L00.00 FOR GENERAL NOTES. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER HARDSCAPED SURFACES AND WALLS.
 - REFER TO SHEET EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES. EXISTING TREE LOCATIONS HAVE NOT BEEN IDENTIFIED ON CURRENT SITE SURVEY AND LOCATIONS DEPICTED ARE APPROXIMATE. TREE DEMOLITION AND PROTECTION PLAN TO BE COMPLETED WHEN EXISTING TREE LOCATIONS ARE CONFIRMED.
 - ALL NEW PLANTING AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATED IRRIGATION SYSTEM.

- CITY OF BENTONVILLE NOTES**
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B)
 - 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)
 - 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)
 - 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)
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
 - WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
 - 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)
 - ALL PLANTINGS INDICATED WITHIN 5' OR LESS OF UNDERGROUND UTILITIES ARE SHRUBS. NO TREES WILL BE PLANTED WITHIN 5' OF UNDERGROUND UTILITIES.

KEY	TYPE	SCIENTIFIC NAME	SIZE	COUNT	DESCRIPTION	DETAIL	MATURE HEIGHT
T1	EASTERN REDBUD	Cercis canadensis	3" - 3 1/2" CALIPER MIN	38	PLANTED IN GROUPS OF TWO OR THREE THROUGHOUT SITE	3/L60.00, 4/L60.00	
T2	YELLOWWOOD TREE	Cladrastis kentukea	4" - 4 1/2" CALIPER MIN	10	PLANTED AS CANOPY TREES IN FOREST ROOMS	3/L60.00, 4/L60.00	
T4	AMERICAN BEECH	Fagus grandifolia	4" - 4 1/2" CALIPER MIN	15	PLANTED IN WOODLAND MIX AREAS	3/L60.00, 4/L60.00	
T5	POND CYPRESS	Taxodium distichum var. imbricarium	4" - 4 1/2" CALIPER MIN	30	PLANTED ALONG CREEK EDGE	3/L60.00, 4/L60.00	30-70'
T7	IRONWOOD	Ostrya virginiana	4" - 4 1/2" CALIPER MIN	12	PLANTED ALONG FIRELANE AND IN COURTYARD	3/L60.00, 4/L60.00	20-30'
T8	AMERICAN SYCAMORE	Platanus occidentalis	4" - 4 1/2" CALIPER MIN	30	PLANTED IN WOODLAND MIX AREAS	3/L60.00, 4/L60.00	
T9	AMERICAN ELM	Ulmus americana 'Princeton'	4" - 4 1/2" CALIPER MIN	18	PLANTED IN WOODLAND MIX AREAS	3/L60.00, 4/L60.00	
T10	WHITE OAK	Quercus alba	4" - 4 1/2" CALIPER MIN	20	PLANTED IN WOODLAND MIX AREAS	3/L60.00, 4/L60.00	

KEY	TYPE	SCIENTIFIC NAME	SIZE	COUNT	DESCRIPTION	DETAIL
S1	BLOODTWIG DOGWOOD	Cornus (SPECIES TBD)	LIVE STAKES	7,873 SF	LIVE STAKING ALONG CREEK EDGE	2/L50.22
S2	GRAY DOGWOOD	Cornus racemosa	5 GAL.	57	GROUPINGS PLANTED AS SCREENING IN FOREST ROOMS	2/L60.00
S3	OZARK WITCHHAZEL	Hamamelis vernalis	3" - 3 1/2" CALIPER MIN	20	PLANTED IN GROUPS OF TWO OR THREE THROUGHOUT SITE	3/L60.00, 4/L60.00

Crystal Bridges
Expansion Phase II



600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

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SARDE ARCHITECTS, LLC
100 Prospera Way
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84 Sherman St
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CIVIL
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3108 SW Regency Pkwy
Bentonville, AR 72712
T 479 273 9472

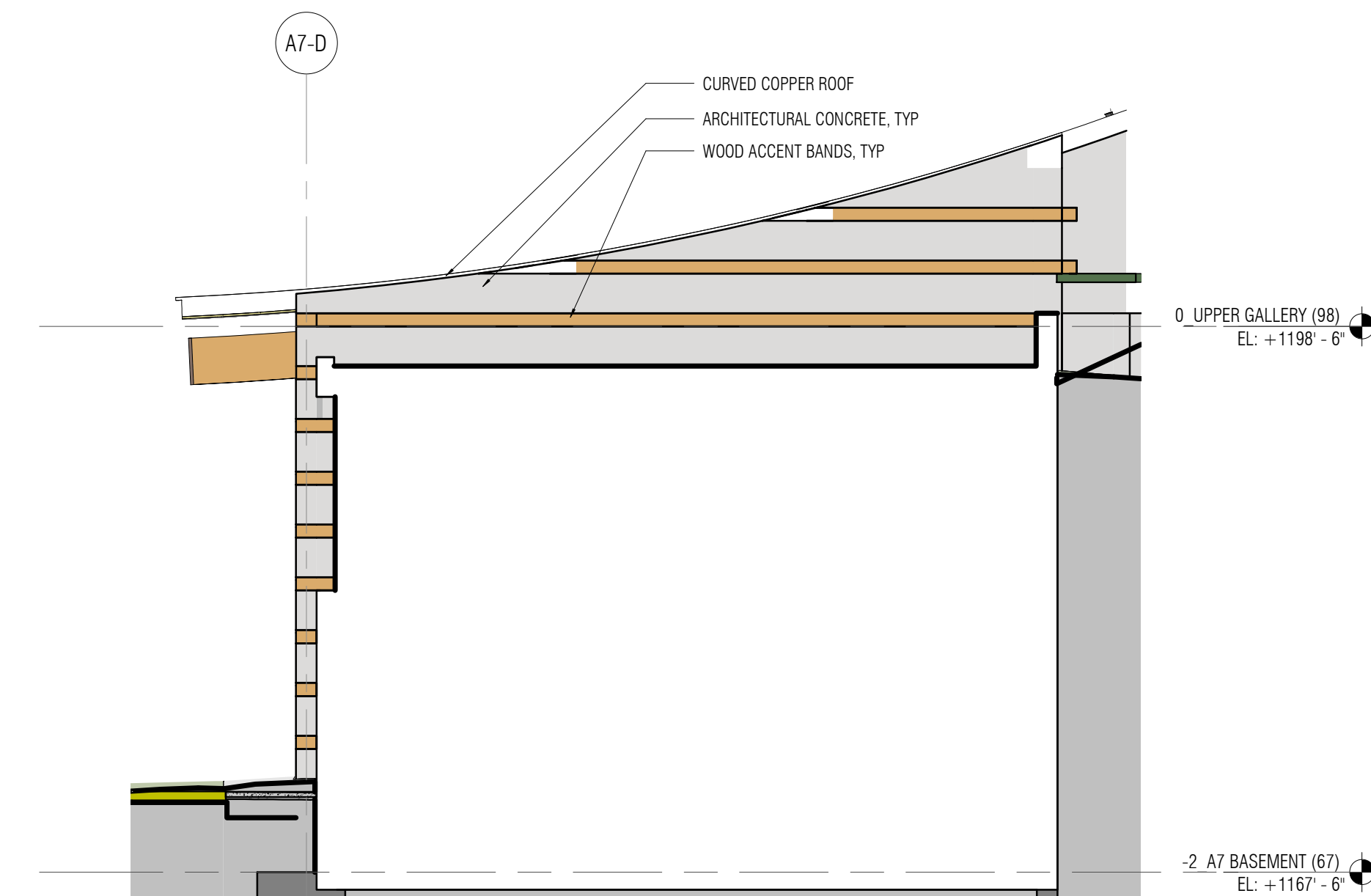
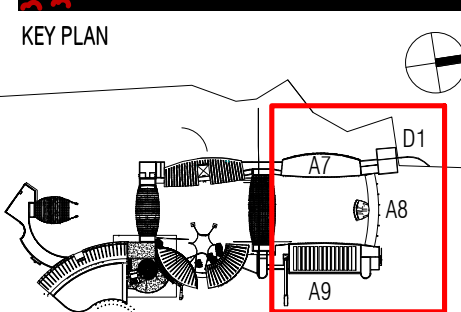
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Minneapolis MN 55401
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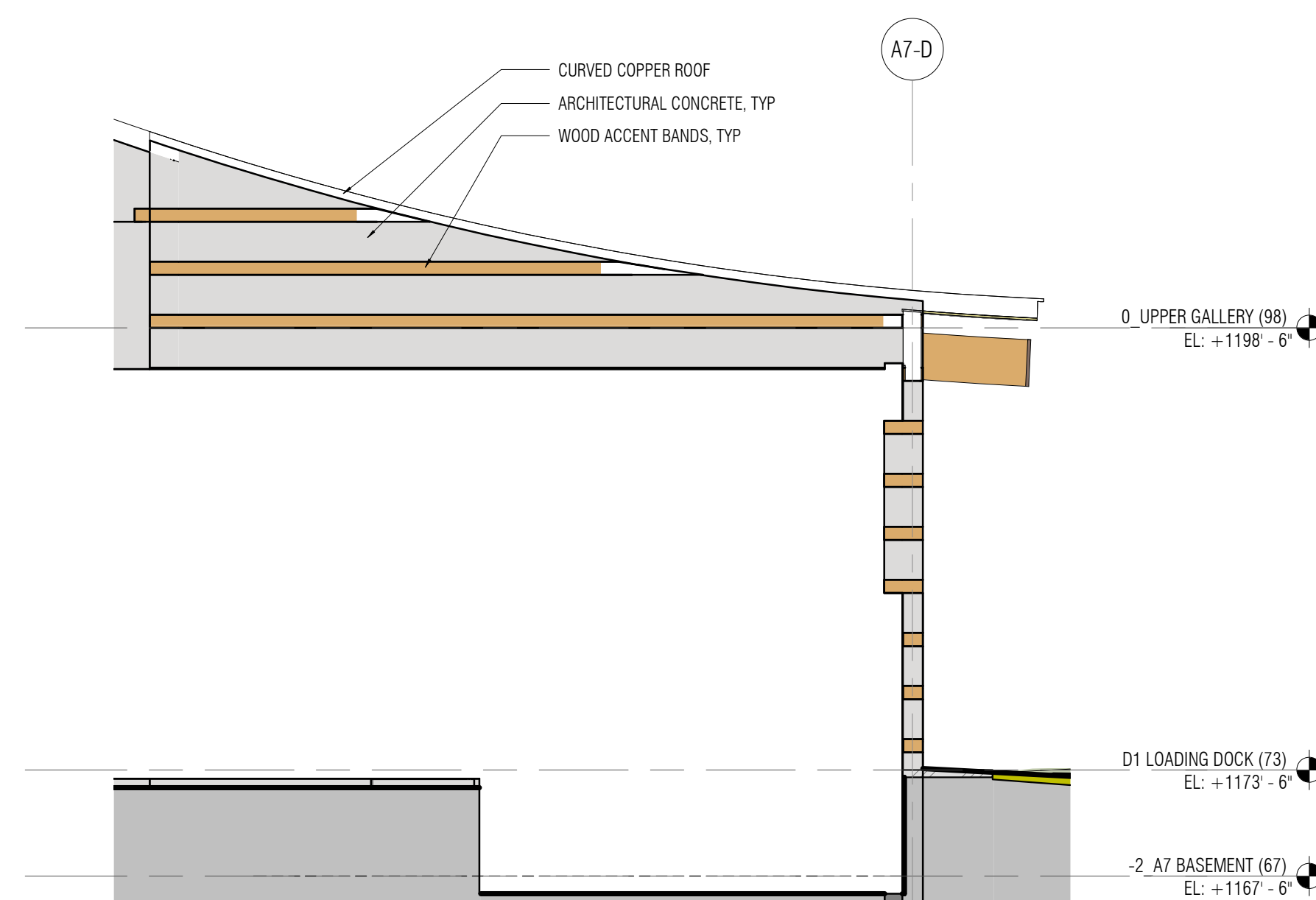
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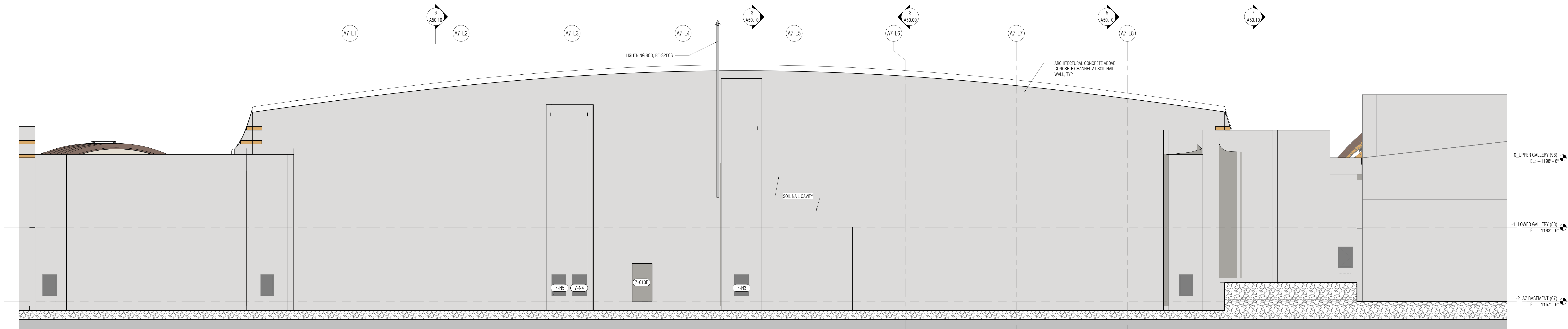
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3	SCHEMATIC DESIGN	07-31-2020
4	50% CD	11-25-2020
5	60% CD	03-05-2021
6	DESIGN DEVELOPMENT	05-19-2021
7	50% CD	06-11-2021
8	60% CD	08-06-2021



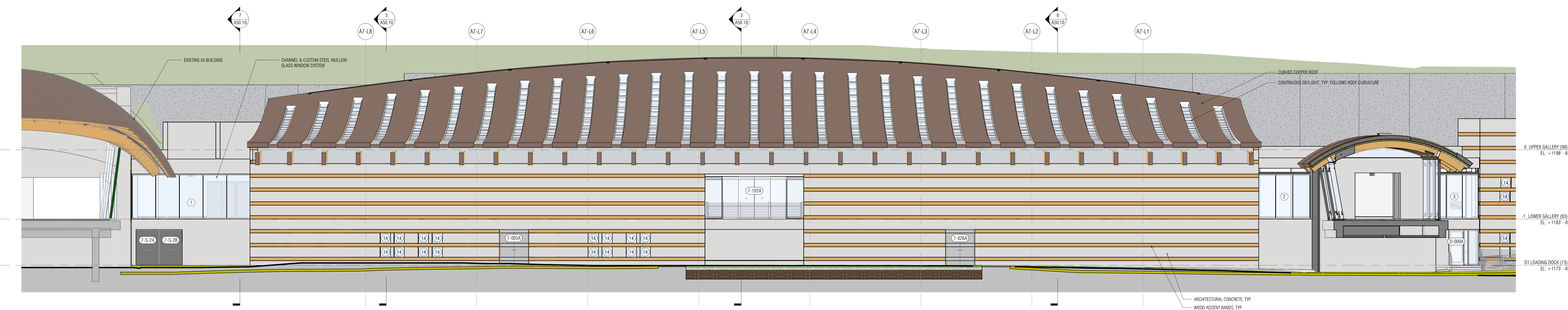
4 Building Elevation A7 North
1/8" = 1'-0"



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"

PROJECT NUMBER
60301 03 / 2012
DATE
03/19/2021
PHASE
CONSTRUCTION DOCUMENTS - 60%

SCALE
1/8" = 1'-0"

DRAWING TITLE
ELEVATIONS - A7

SHEET NUMBER
A40.10

Crystal Bridges
Expansion Phase II



600 Museum Way
Bentonville, AR 72712

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Crystal Bridges Museum of American Art

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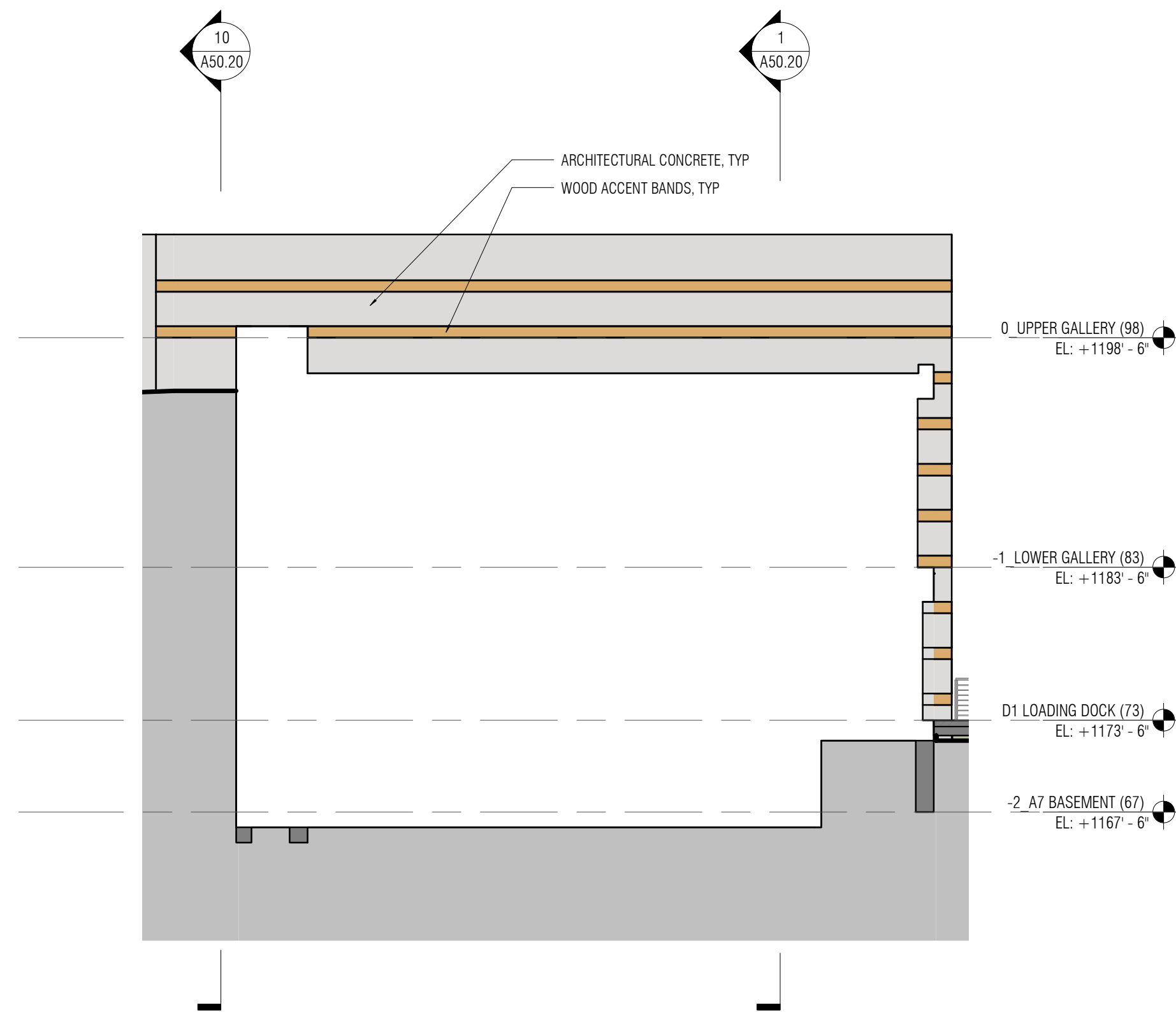
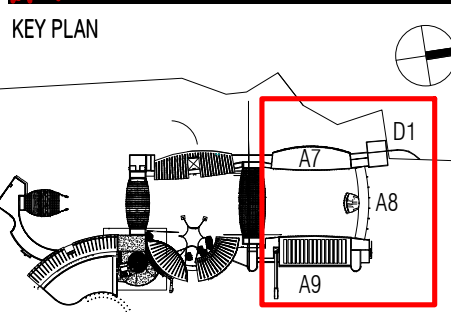
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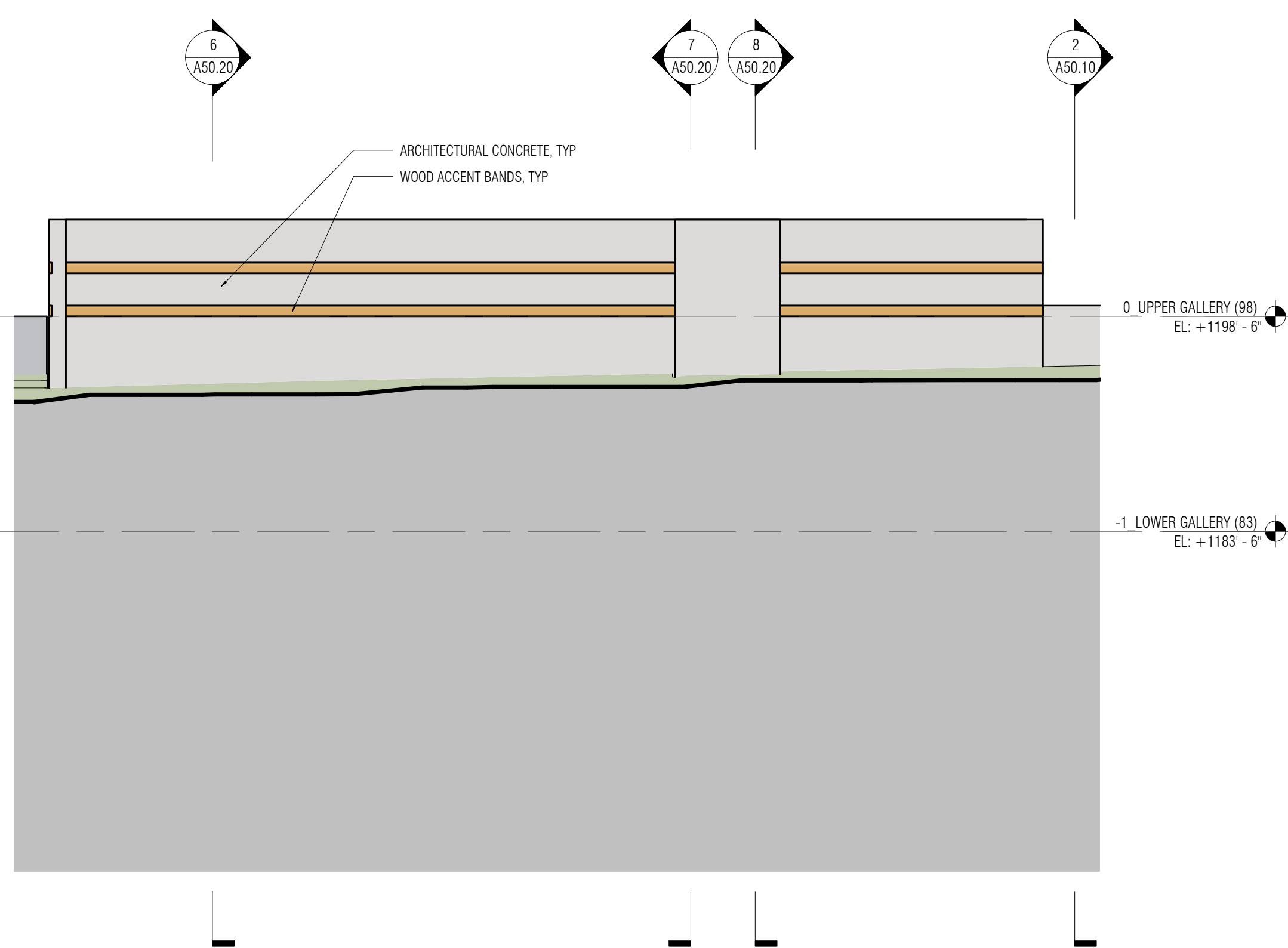
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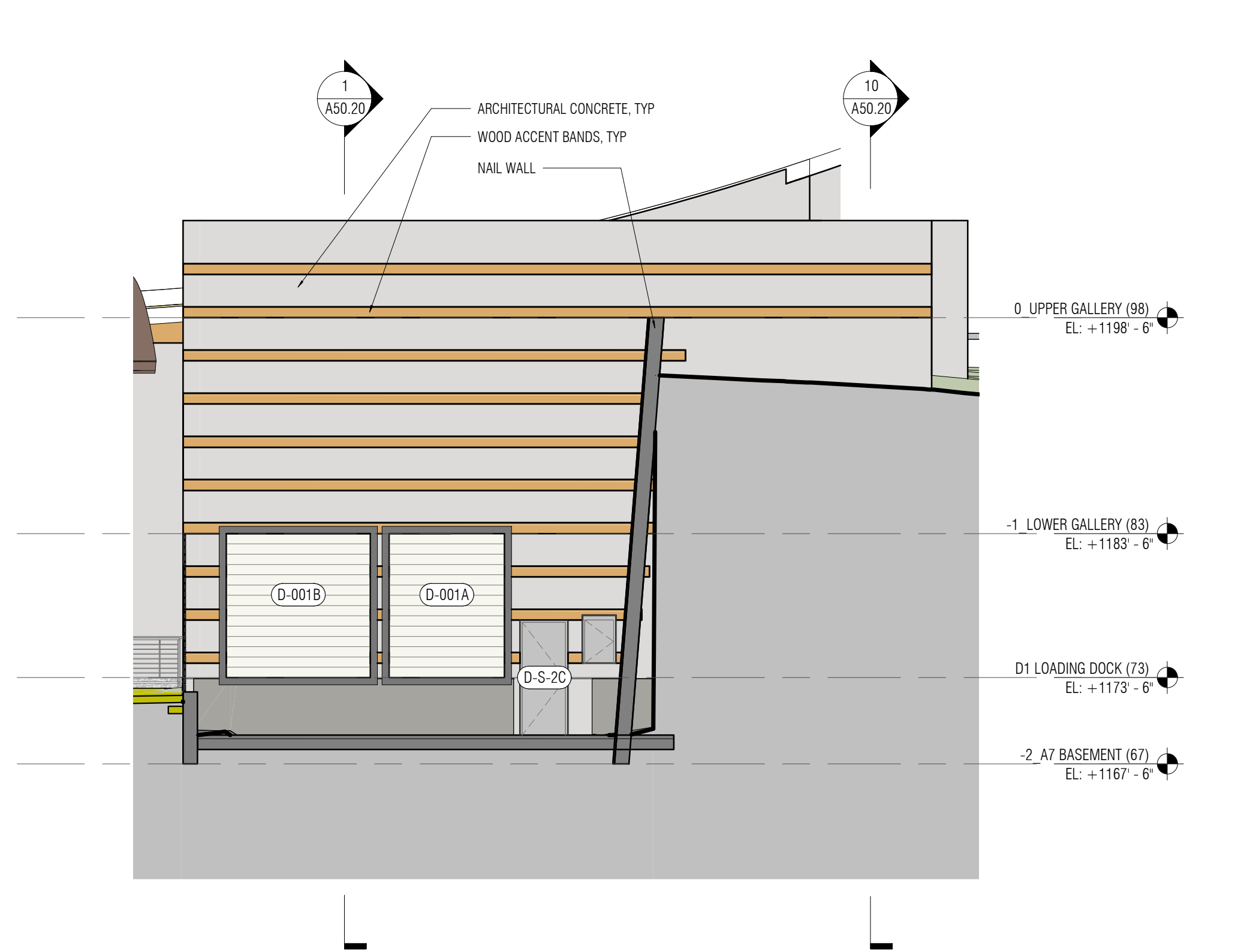
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8	60% CD	08-06-2021



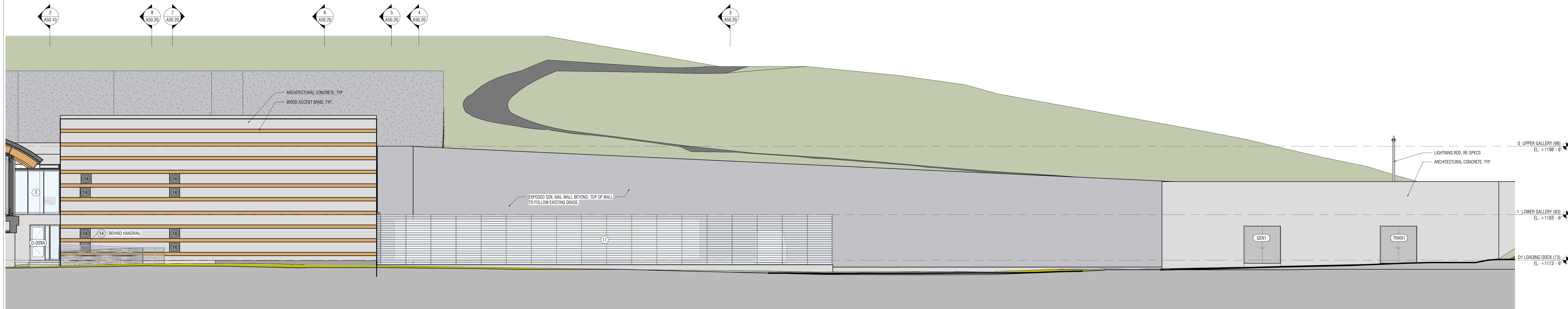
4 Building Elevation D1 South
1/8" = 1'-0"



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"

PROJECT NUMBER
00301 03 / 2012

DRAWN BY
AB

DATE
03/19/2021

CHECKED BY
JA, RW, SD

PHASE
CONSTRUCTION DOCUMENTS - 60%

SCALE
1/8" = 1'-0"

DRAWING TITLE
ELEVATIONS - D1

SHEET NUMBER
A40.20

Crystal Bridges
Expansion Phase II



600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

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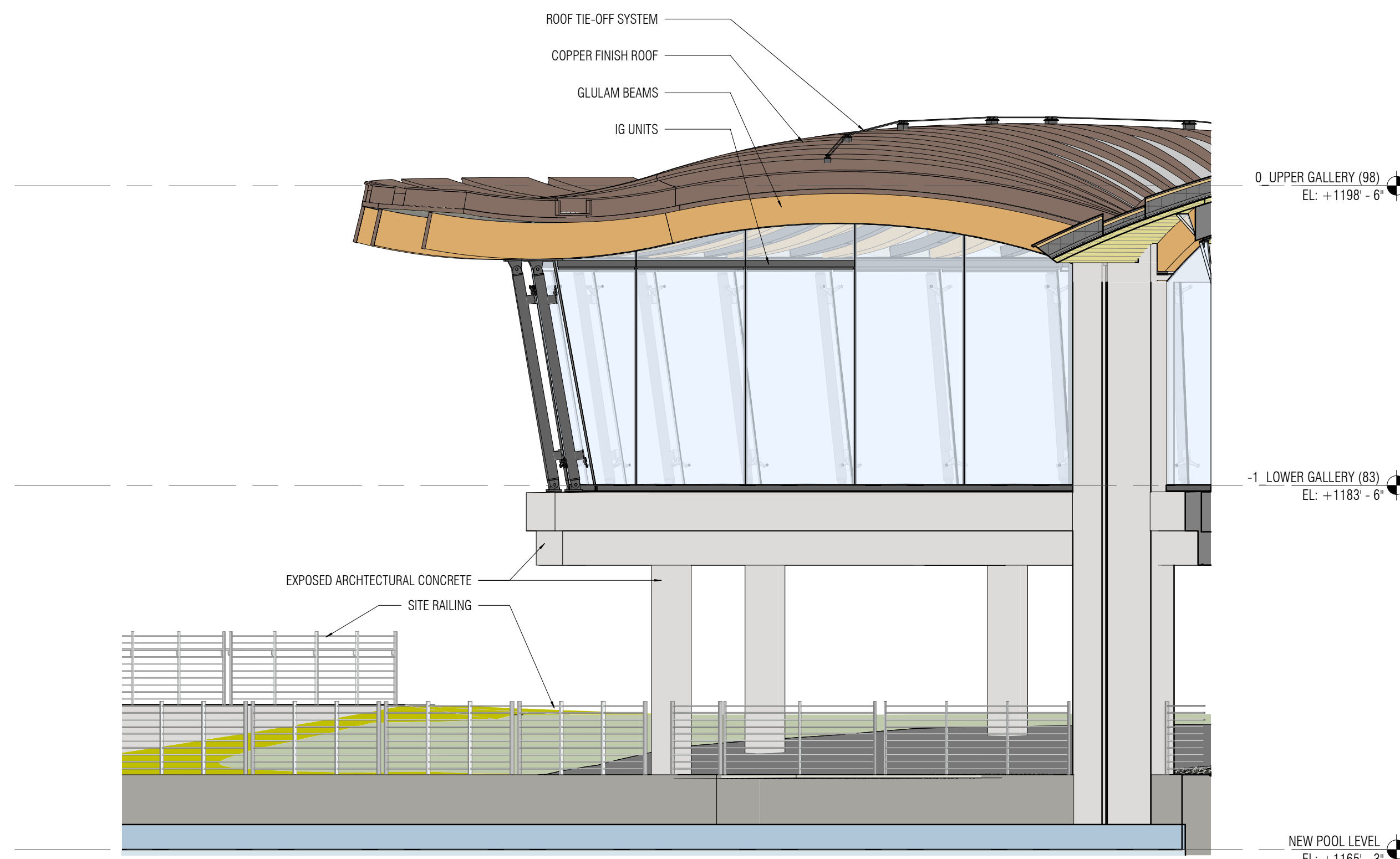
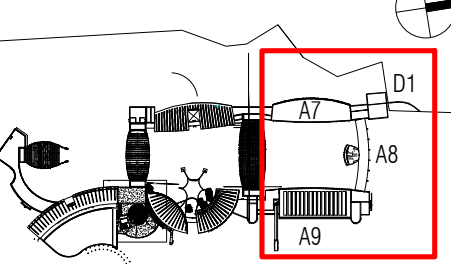
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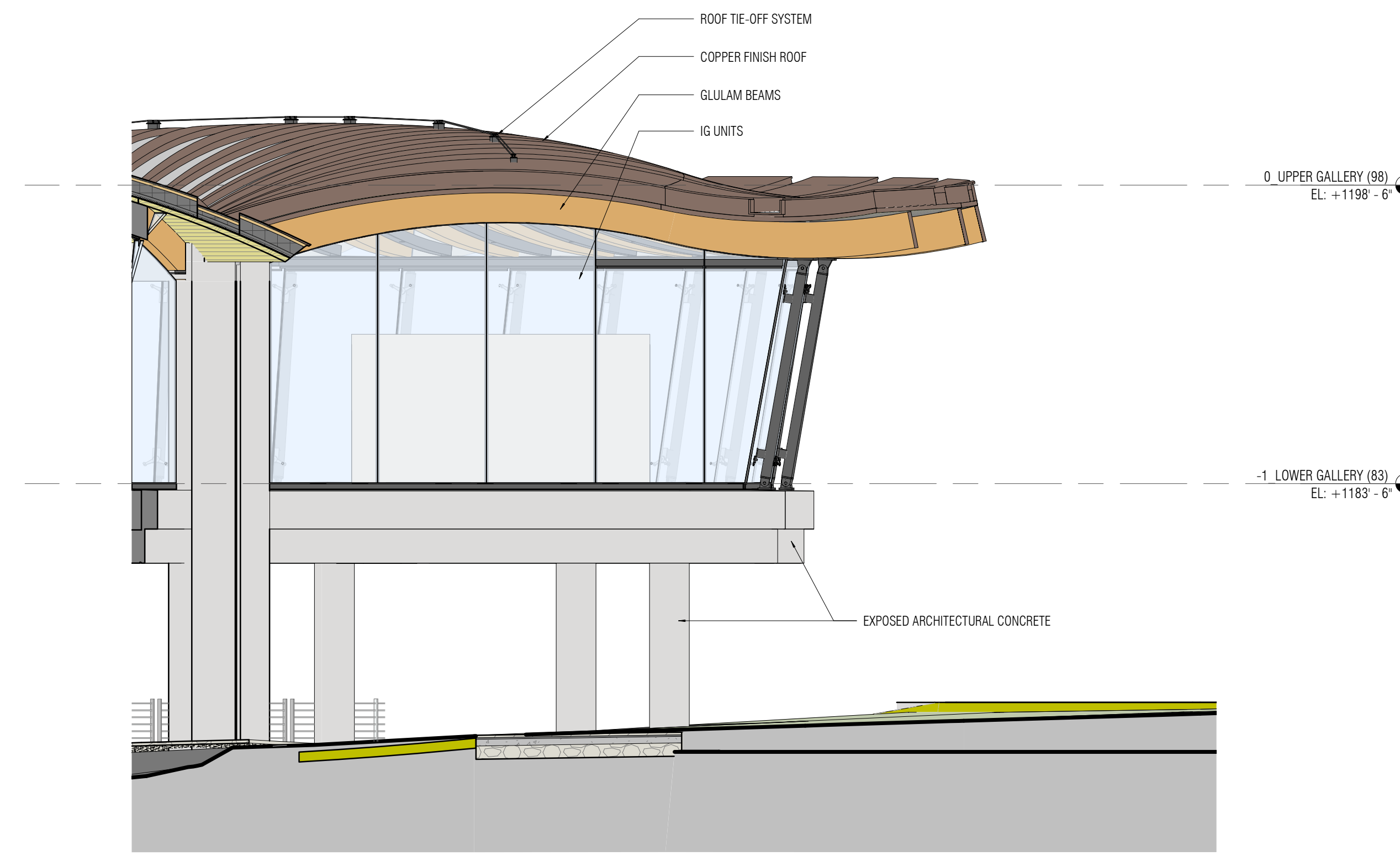
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6	DESIGN DEVELOPMENT	05-19-2021
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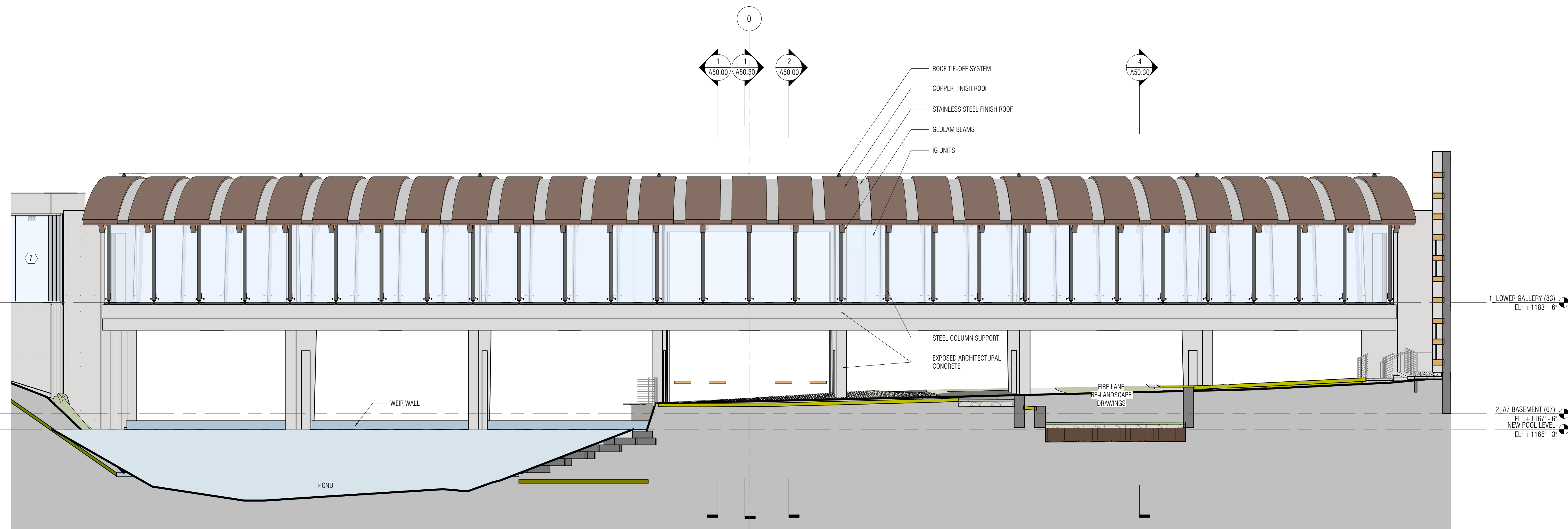
KEY PLAN



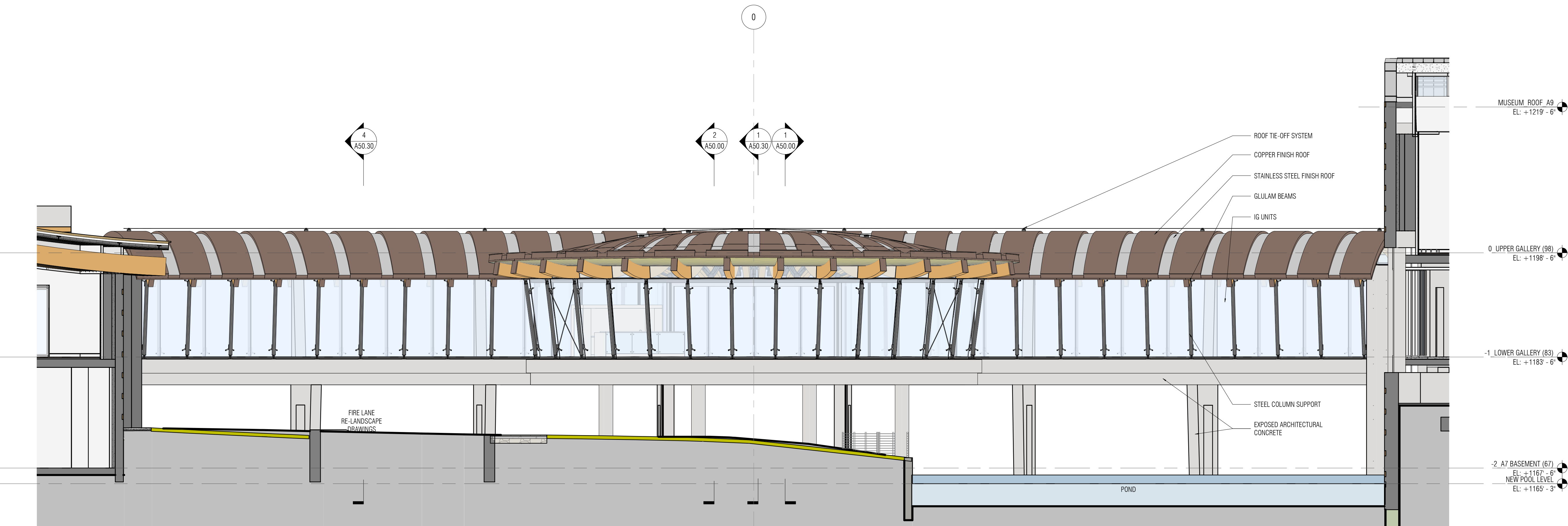
4 Cafe Elevation A8 East
3/16" = 1'-0"



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"

PROJECT NUMBER
00301.03 / 2012
DATE
03/19/2021
PHASE
CONSTRUCTION DOCUMENTS - 60%

SCALE
As indicated
DRAWING TITLE
ELEVATIONS - A8

SHEET NUMBER
A40.30

Crystal Bridges
Expansion Phase II



600 Museum Way
Bentonville, AR 72712

CLIENT
Crystal Bridges Museum of American Art

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Cambridge, MA 02140
T 617 354-6503

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T 479 273-9472

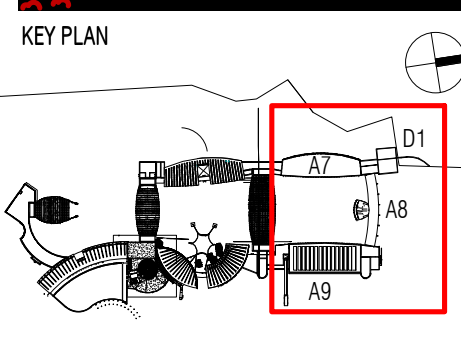
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5	90% DD	03-05-2021
6	DESIGN DEVELOPMENT	05-19-2021
7	50% CD	06-11-2021
8	60% CD	08-06-2021



PROJECT NUMBER
600101 / 2012

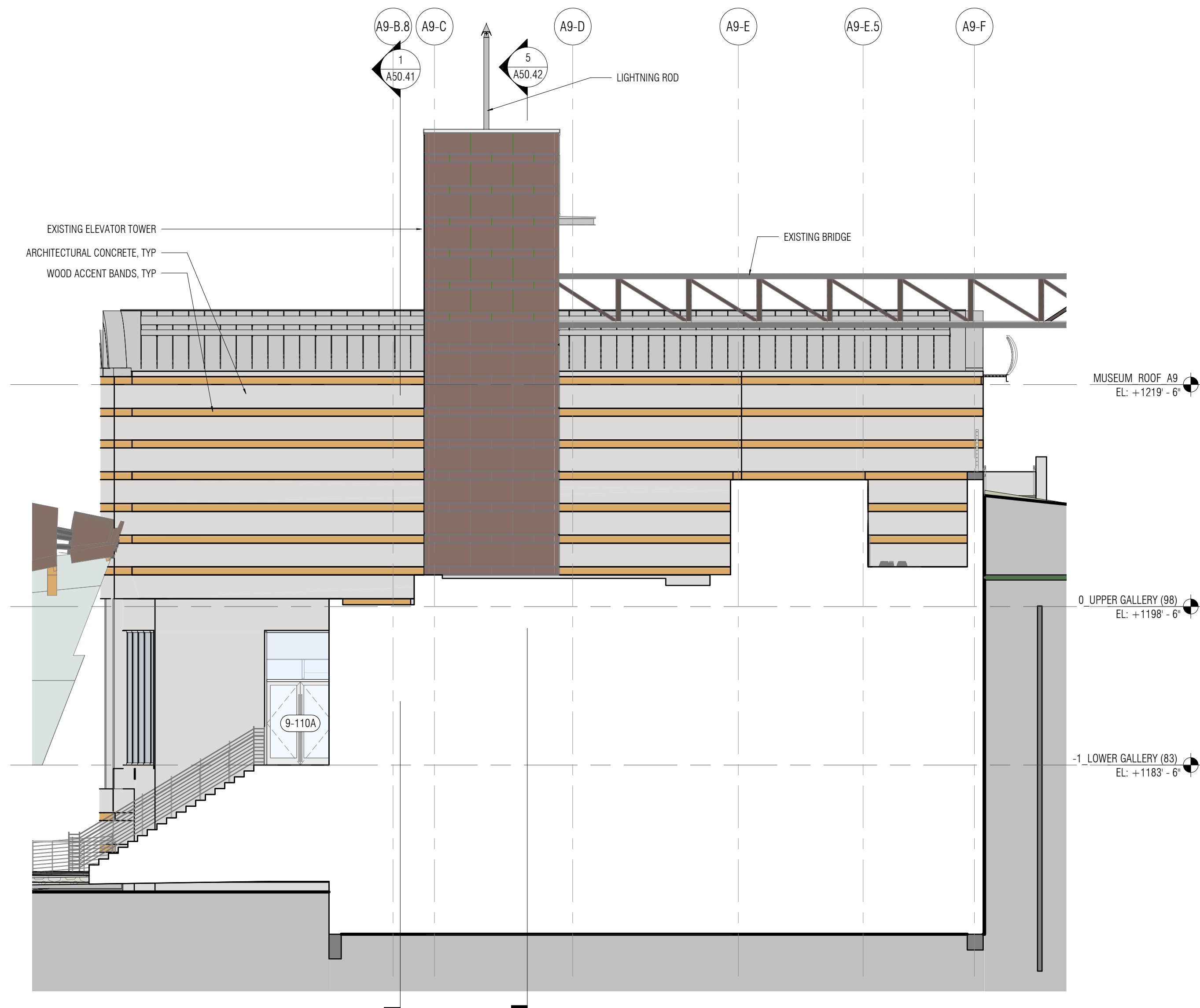
DATE
03/19/2021

PHASE
CONSTRUCTION DOCUMENTS - 60%

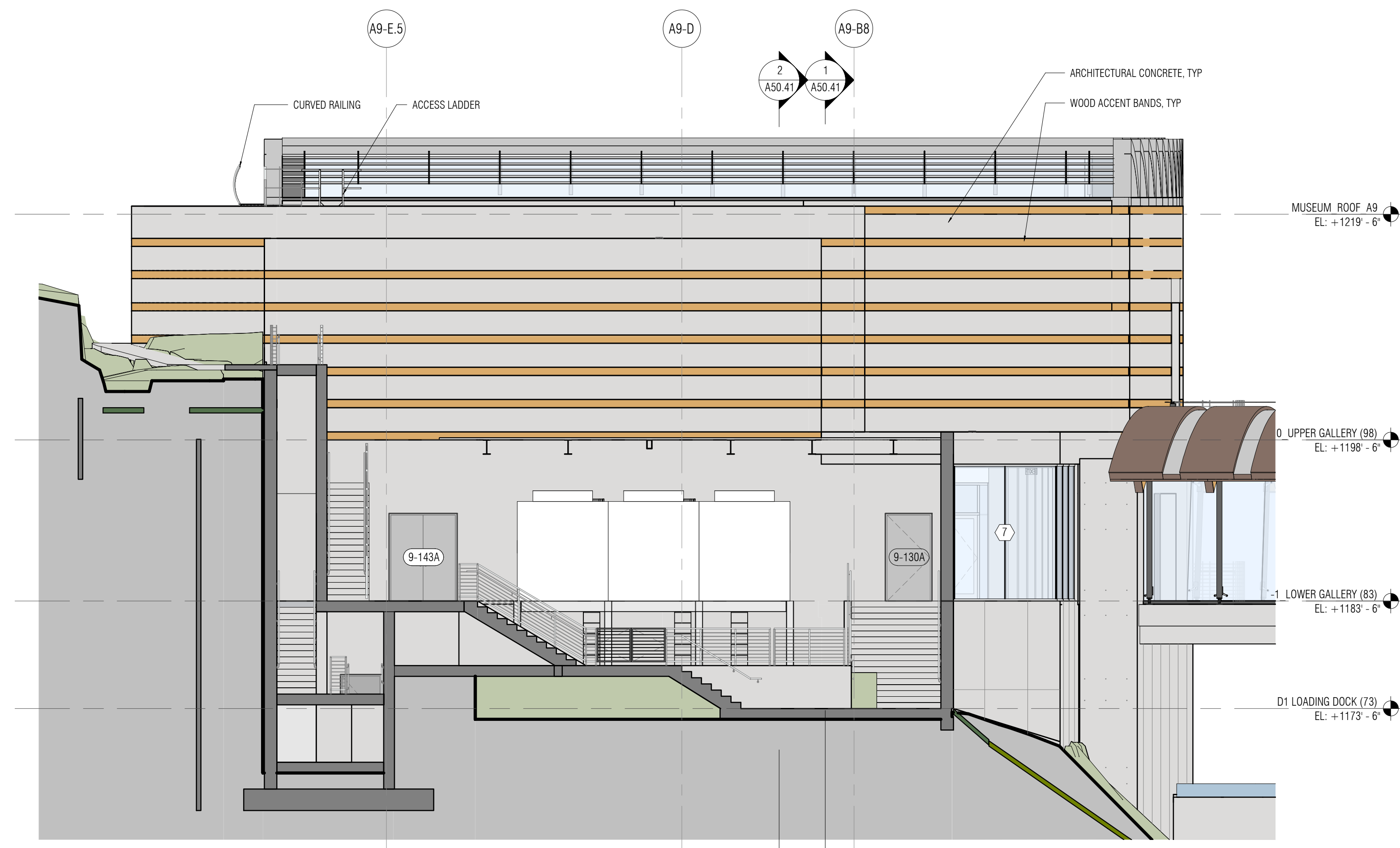
SCALE
1/8" = 1'-0"

DRAWING TITLE
ELEVATIONS - A9

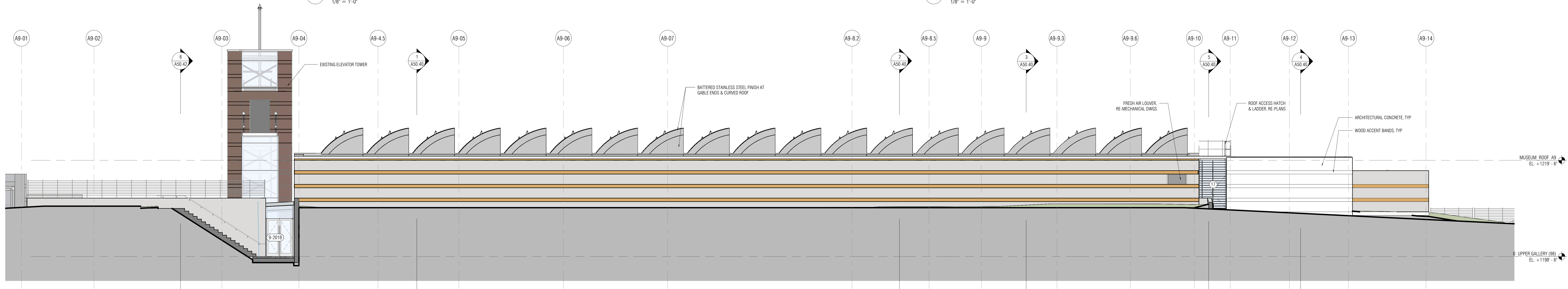
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A40.40



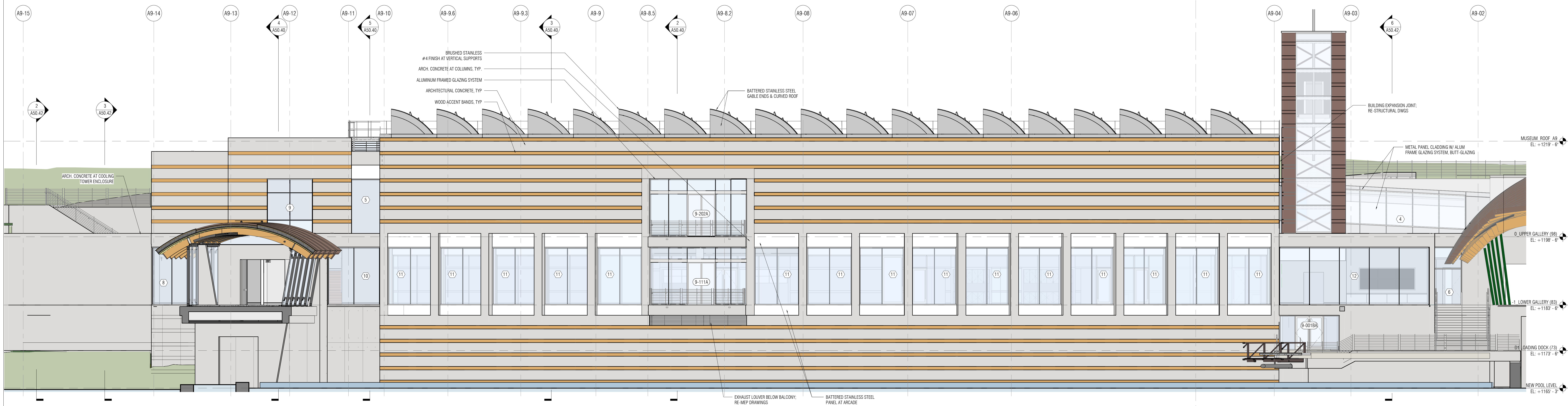
4 Building Elevation A9 South
1/8" = 1'-0"



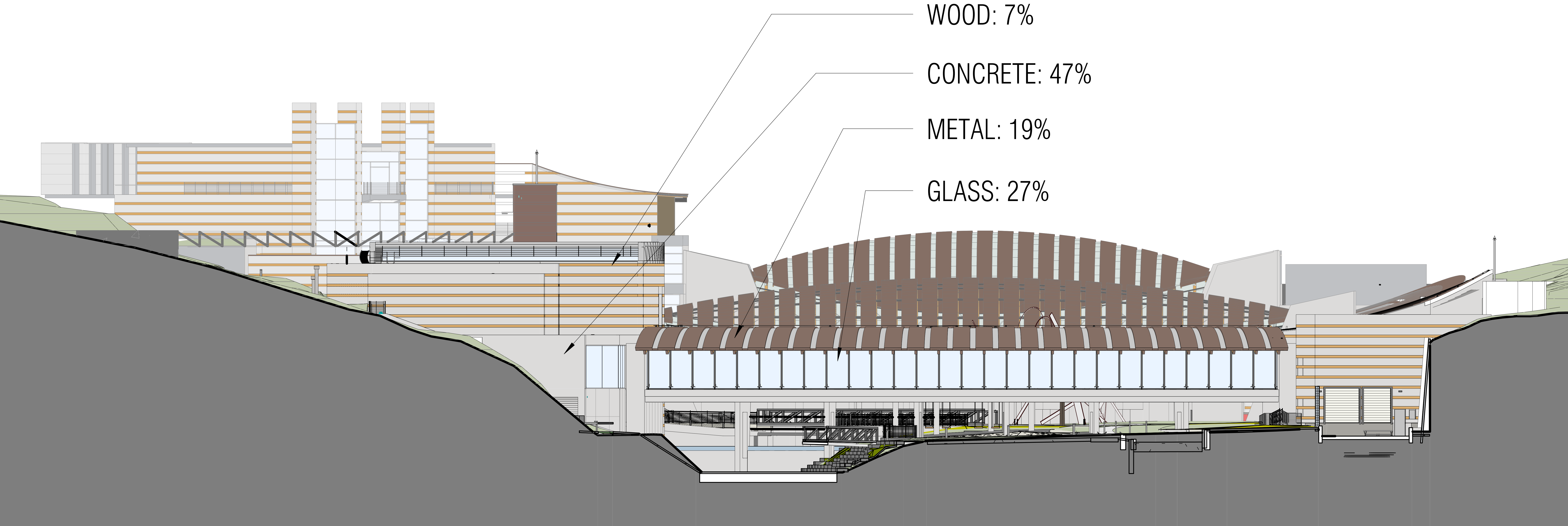
3 Building Elevation A9 North
1/8" = 1'-0"



2 Building Elevation A9 East
1/8" = 1'-0"



1 Building Elevation A9 West
1/8" = 1'-0"





Taco Bell

1200 SW Regional Airport Boulevard

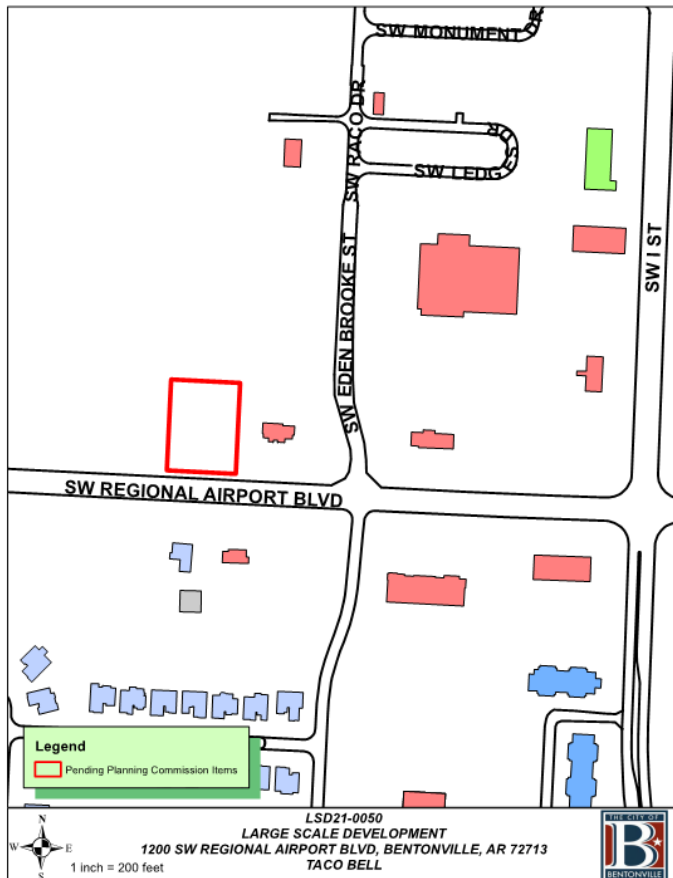
PC Date: 10/19/2021

Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	LSD21-0050
Applicant / Current Owner	Walmart Real Estate Business Trust
Site Area	+/- .88 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial
Development Type / Use	Restaurant

<https://arcs.is/08HvK8>

Location Map



Property Description

This property is located at 1200 SW Regional Airport Boulevard. The property is existing Lot 21 of Uptown Village Subdivision. While the site is directly adjacent to an arterial roadway, SW Regional Airport Boulevard, it will not be used for access.

Project Details

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.

Projected Traffic Impact

While this development has the potential to impact traffic in the area, the site's lack of access to SW Regional Airport Boulevard and cross access to adjacent properties should help mitigate traffic impacts.

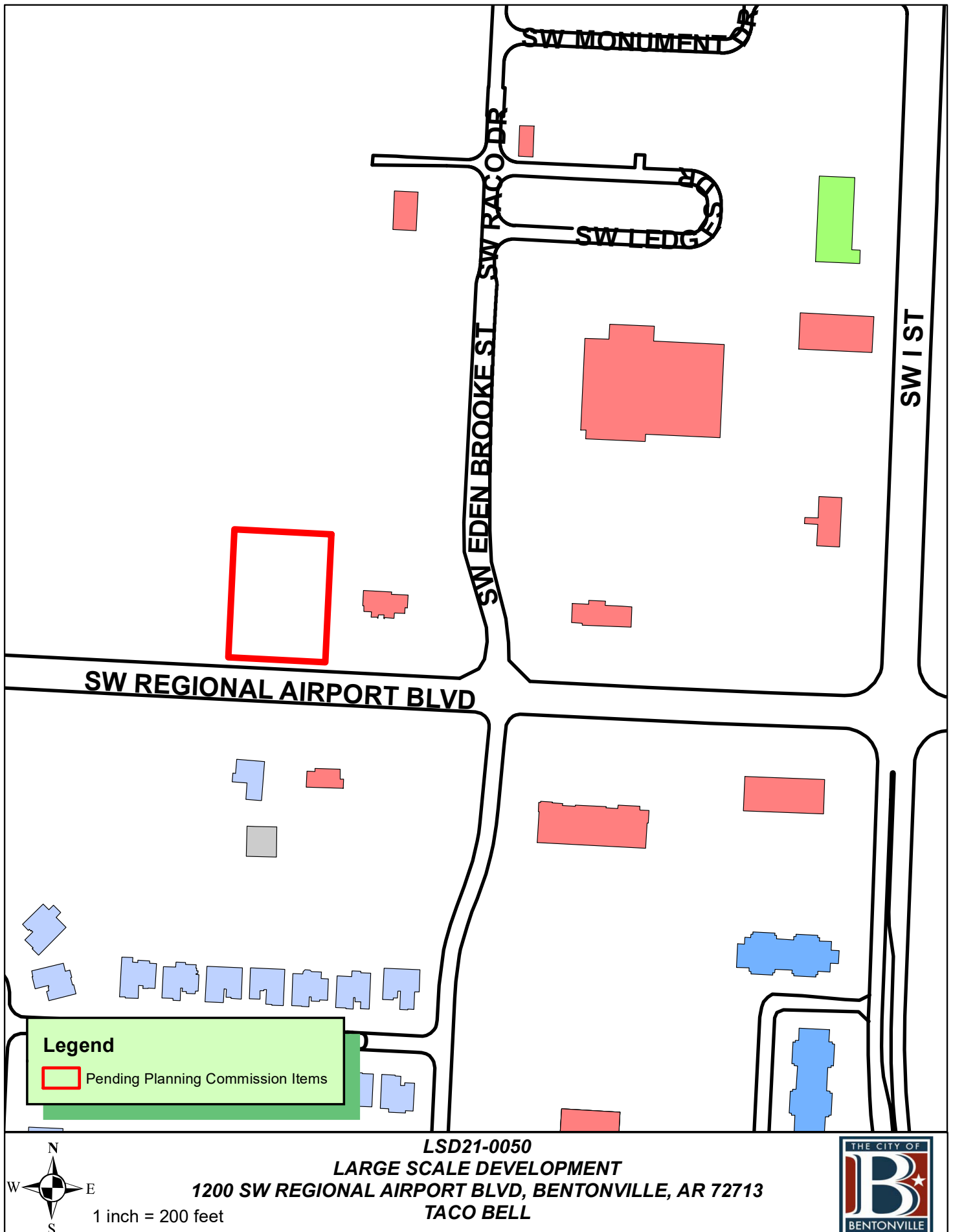
Waivers

- One waiver requested:
 - A waiver from Article 1400, 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.

Conclusion

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

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

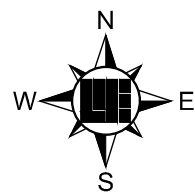
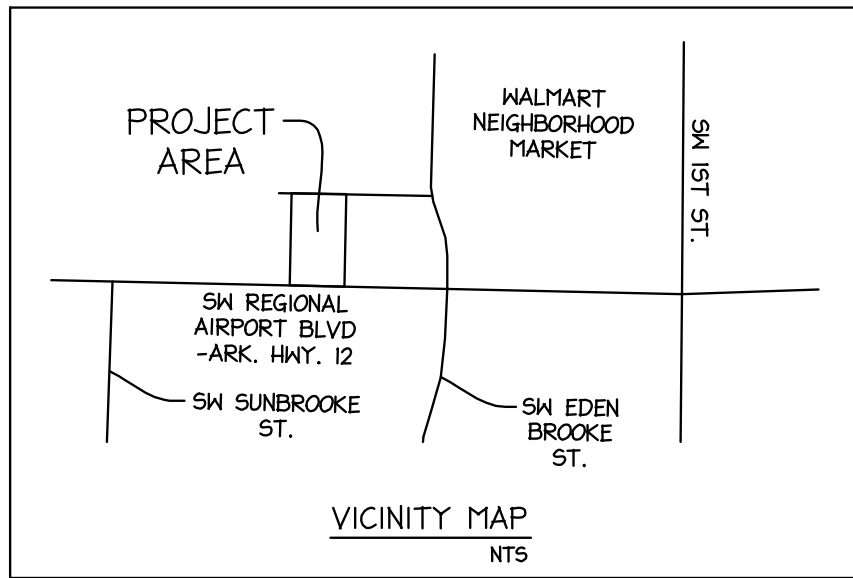


LARGE SCALE DEVELOPMENT
CONSTRUCTION PLANS FOR
TACO BELL
1200 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, ARKANSAS 72713



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

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 REPLIT 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

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JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745.
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AT&T
BRENT BALDWIN
1133 EAST HAROLD ST. FAYETTEVILLE, AR 72703.
OFFICE: (479) 571-6609; CELL: (479)-200-9022

COX COMMUNICATIONS
KIP SMITH
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(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
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ELECTRIC DEPT.: CITY OF BENTONVILLE
CHARLIE BARNES
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WASTEWATER DEPT.: CITY OF BENTONVILLE
NANCY BUSEN
1901 NE A STREET, BENTONVILLE, AR 72712
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PLANNING DEPT.: CITY OF BENTONVILLE
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BUILDING AND FIRE SAFETY: CITY OF BENTONVILLE
JAKE FEEMSTER
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CITY ENGINEER: CITY OF BENTONVILLE
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3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR
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STORMWATER: CITY OF BENTONVILLE
JANET PETH
3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR
(479) 271-5002, JPAETH@BENTONVILLEAR.COM

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 DETAILS
C10	UTILITY PLAN
C11	UTILITY DETAILS
C11.1	ELECTRICAL DETAILS
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

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317 | 843 - 0546 fax
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PROJECT NO.	DATE	BY	REVISIONS AND ISSUES
W21.0325 STL	08/02/2021	BT	1. PERMIT SET
W21.0325 STL	08/27/2021	BT	2. CITY COMMENTS 08/25/2021
W21.0325 STL	09/13/2021	BT	3. REVISED DRAIN SERVICE LOCATION AND COOLER
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			
DATE:	07/14/2021		



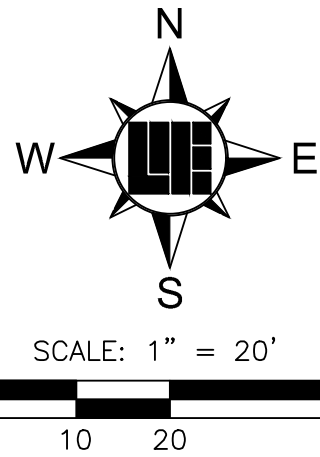
JAMES SHINNEMAN 15760

PREPARED FOR:
TACO BELL
1200 SW REGIONAL AIRPORT BLVD.
BENTONVILLE, BENTON COUNTY, ARKANSAS 72713
TITLE SHEET
SHEET NO.
C1
PROJECT NO.
W21.0325 STL

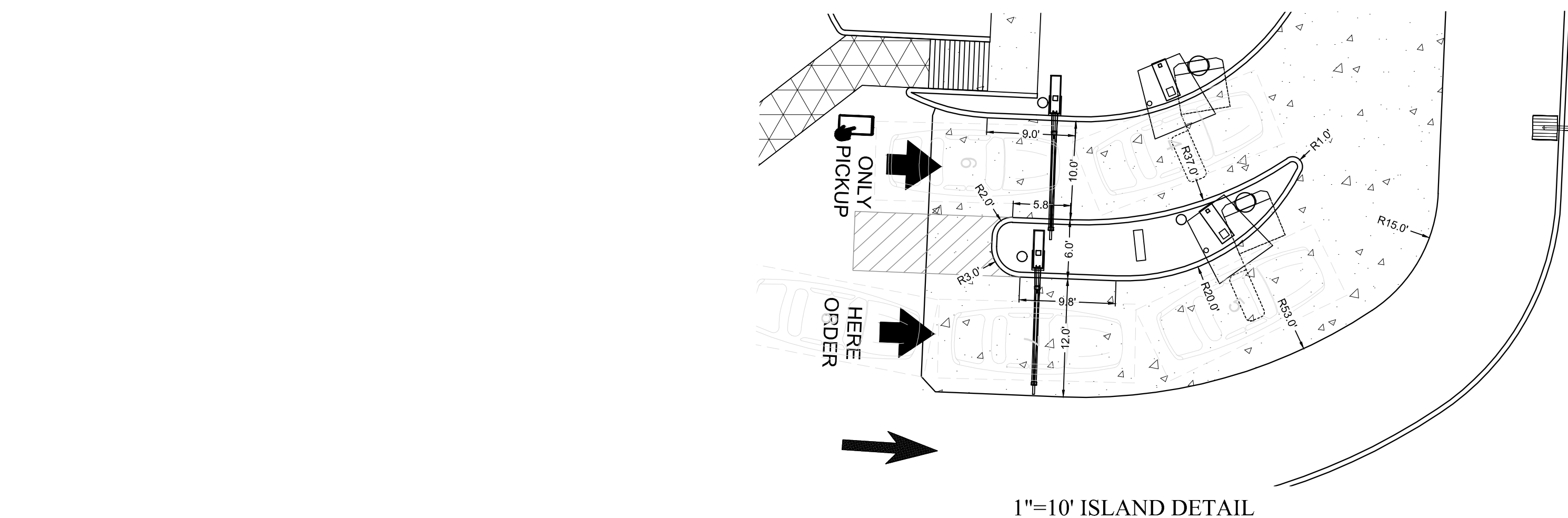
PLAN CERTIFICATE NOTE:

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

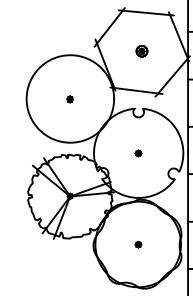
FINAL DRAWINGS FOR THIS SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 07/08/2021. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE SITE IMPROVEMENTS RELATED TO THE ENGINEERING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



CITY OF BENTONVILLE PROJECT #
LSD21-0050
Arkansas
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C:\Users\j\OneDrive\Desktop\STL\Engineering\Design\Consent\W21.0325STL-C12 LANDSCAPE PLAN.dwg
LAYOUT: 10/20/2021 10:00:00 AM
DATE/TIME: September 27, 2021 10:00:00 AM
C:\Users\j\OneDrive\Desktop\STL\Engineering\Design\Consent\W21.0325STL-C12 LANDSCAPE PLAN.dwg



PLANT SCHEDULE							
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	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 GINKGO	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							
BIC	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
ORNAMENTAL GRASSES							
FgE	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	#3	3		X	1'T x .75'W

SW Regional Airport Blvd.
Arkansas Highway No. 12
BOOK 278, PAGE 618

SANITARY MH
TOP EL: 1290.57
FL IN (W): 1283.60
FL IN (S): 1285.85
FL IN (N): 1283.71(NEW 6")
FL OUT: 1283.63

STORM STRUCTURE
TOP EL: 1289.93
FL OUT: 1285.43

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

- PER SECTION 153.212 (H4)(B) GROUND COVER, ALL INTERIOR PARKING LOT LANDSCAPED AREAS SHALL BE LANDSCAPED WITH GROUND COVER.
- 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 GROUND COVER 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 GROUND COVER.
- 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 AMMENDMENTS
5. SEE SHEET BY OTHERS FOR ADDITIONAL TACO BELL SPECIFIC DETAILS INCLUDING THE MENU BOARD, ENTRY PORTAL 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

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- 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.
- 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.
- 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.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES

LANDSCAPE PLAN NOTES

GIS	PLANT NAME	QUANTITY	PLANT NAME
1		1	
P1	PLANTING AREA		

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.

10505 N. College Avenue
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DATE	BY	REVISIONS AND ISSUES
08/02/2021	BT	1. PERMIT SET
08/27/2021	BT	2. CITY COMMENTS 08/26/2021
09/16/2021	BT	3. REVISED ADP SERVICE LOCATION NW COOLER



Eric A. Carter 2021-09-23

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

SHEET NO.

C12

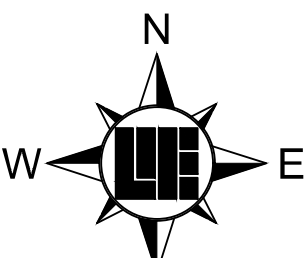
PROJECT NO.

W21.0325 STL

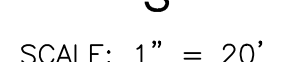
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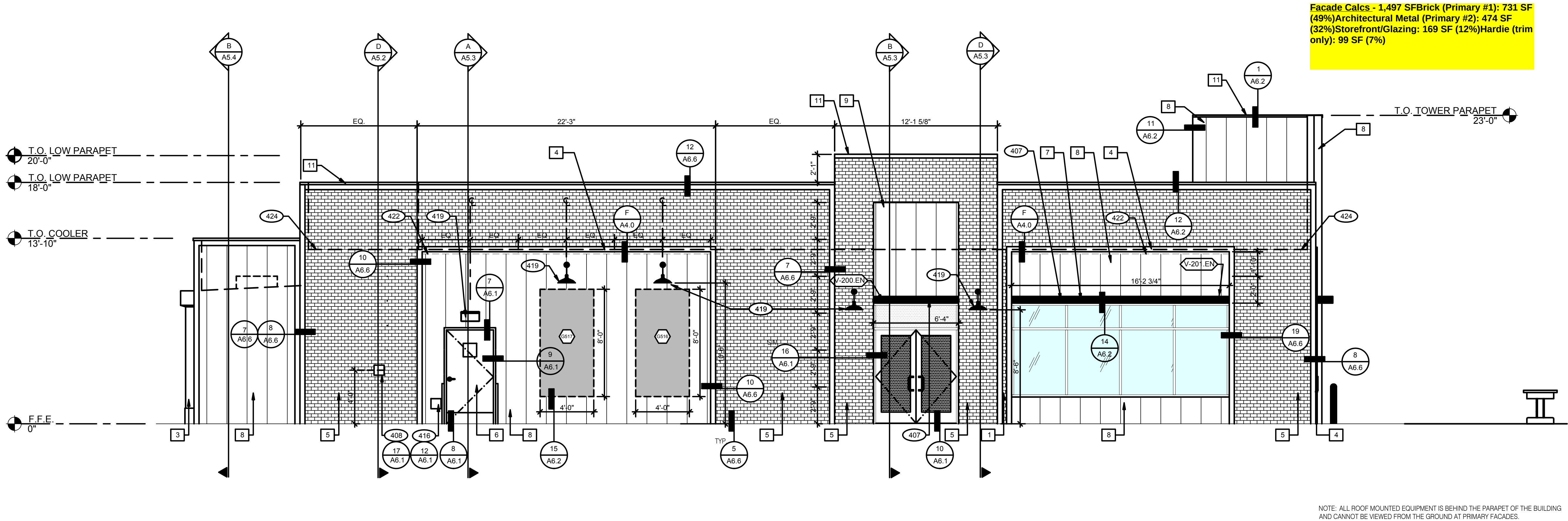


SCALE: 1" = 20'



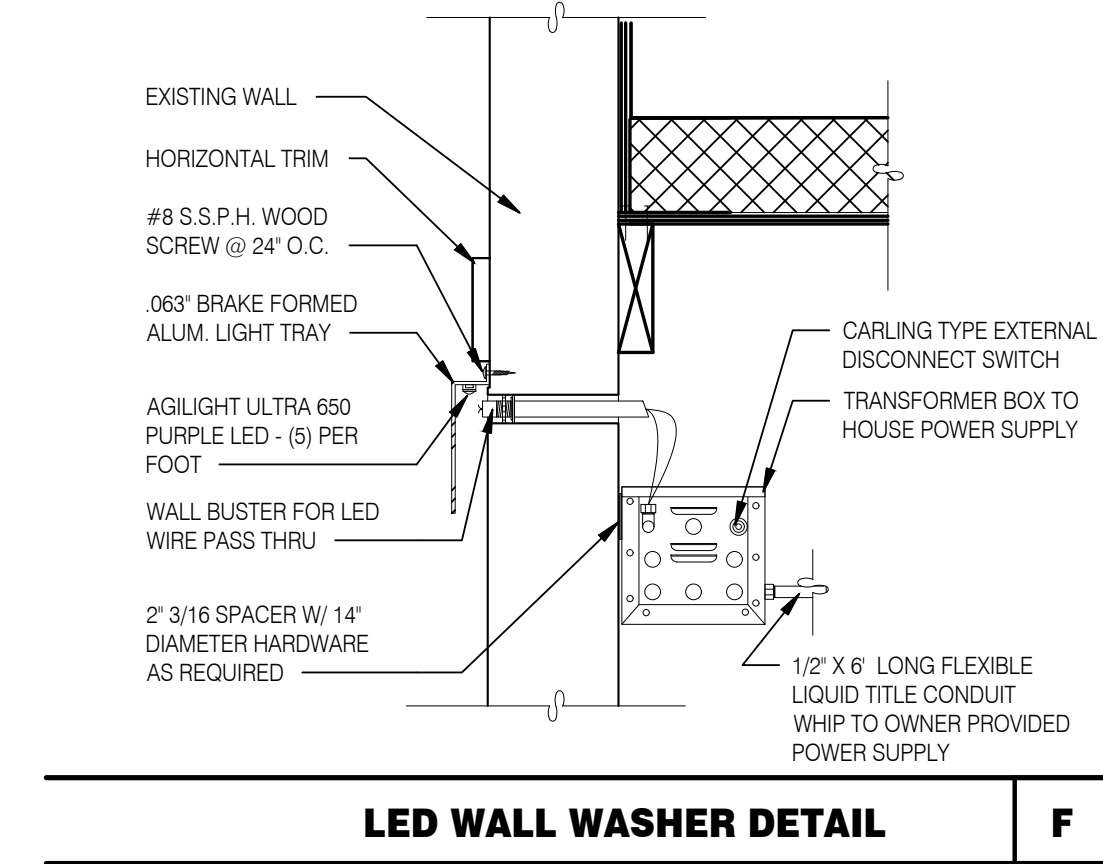
CITY OF BENTONVILLE PROJECT #
LSD21-0050

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

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



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 X 6" H X 1'-4" D BLACK	A4.0

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.

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
6519	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
6517	HYPNOTIZE ME BELL	D	M02	48x96	A4.0
6519	HYPNOTIZE ME BELL	D	M02	48x96	A4.1
6517	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.

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

PAINT NOTES	A
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
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REGISTERED ARCHITECT
ROBERT M. BUSCH
License Number 9387
STATE OF OHIO

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.: -

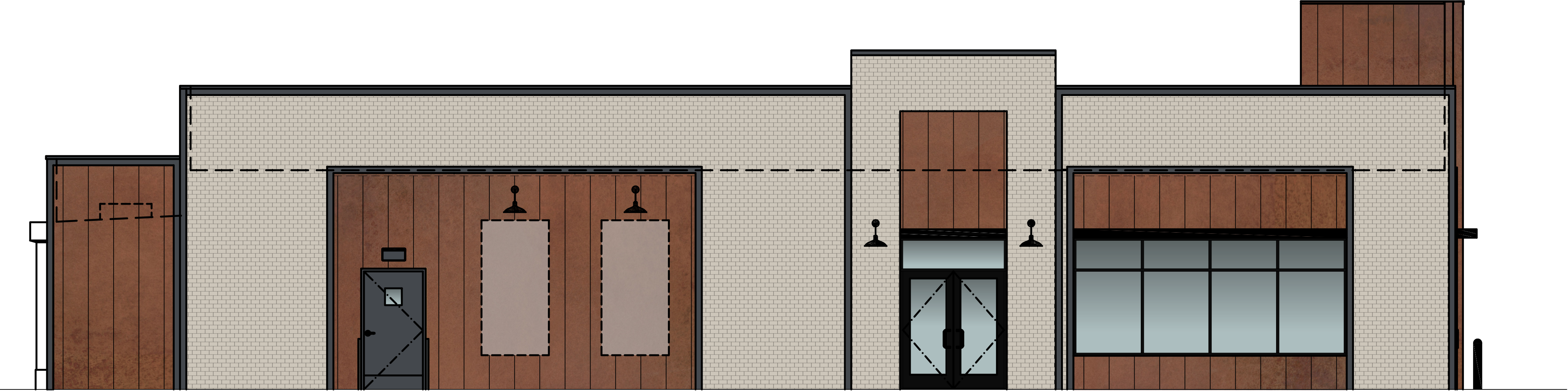
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
1200 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS 72713

TACO BELL

ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

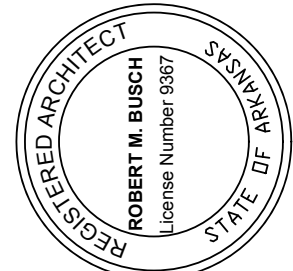
A4.0

BENTONVILLE LARGE SCALE
DEVELOPMENT (LSD21-0050)



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

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DATE	REMARKS

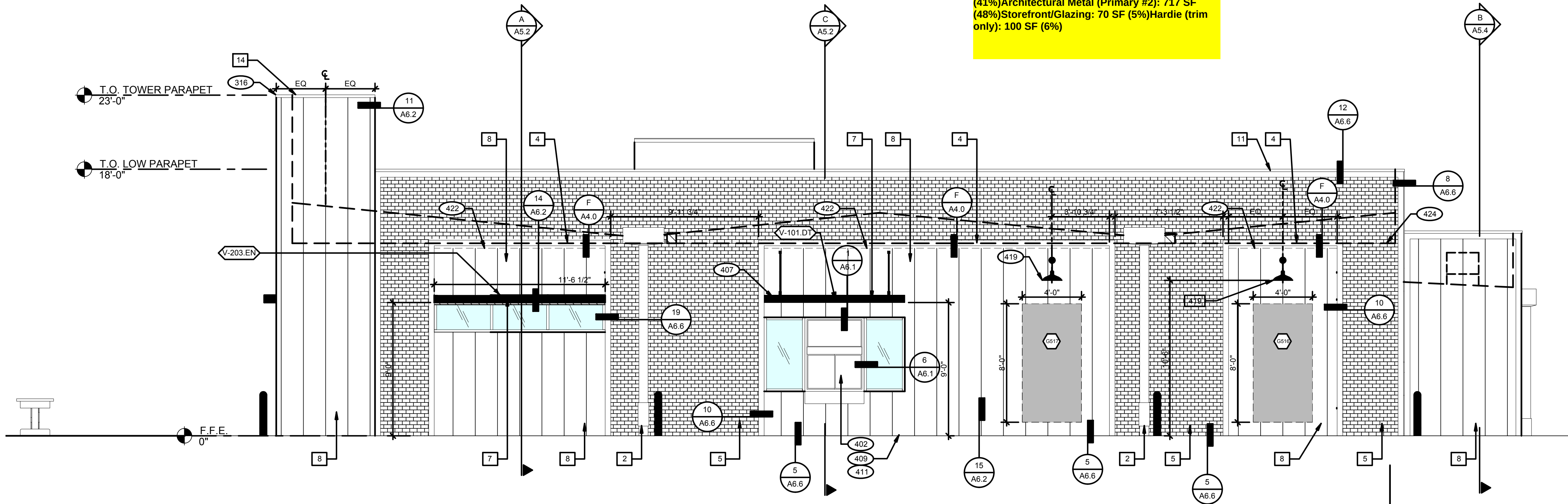
CONTRACT DATE: -
BUILDING TYPE: END. MED56
PLAN VERSION: APRIL 2021
BRAND DESIGNER: -
SITE NUMBER: -
STORE NUMBER: -
PA/PM: Approver
DRAWN BY.: RJN
JOB NO.: -

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%)

- 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.

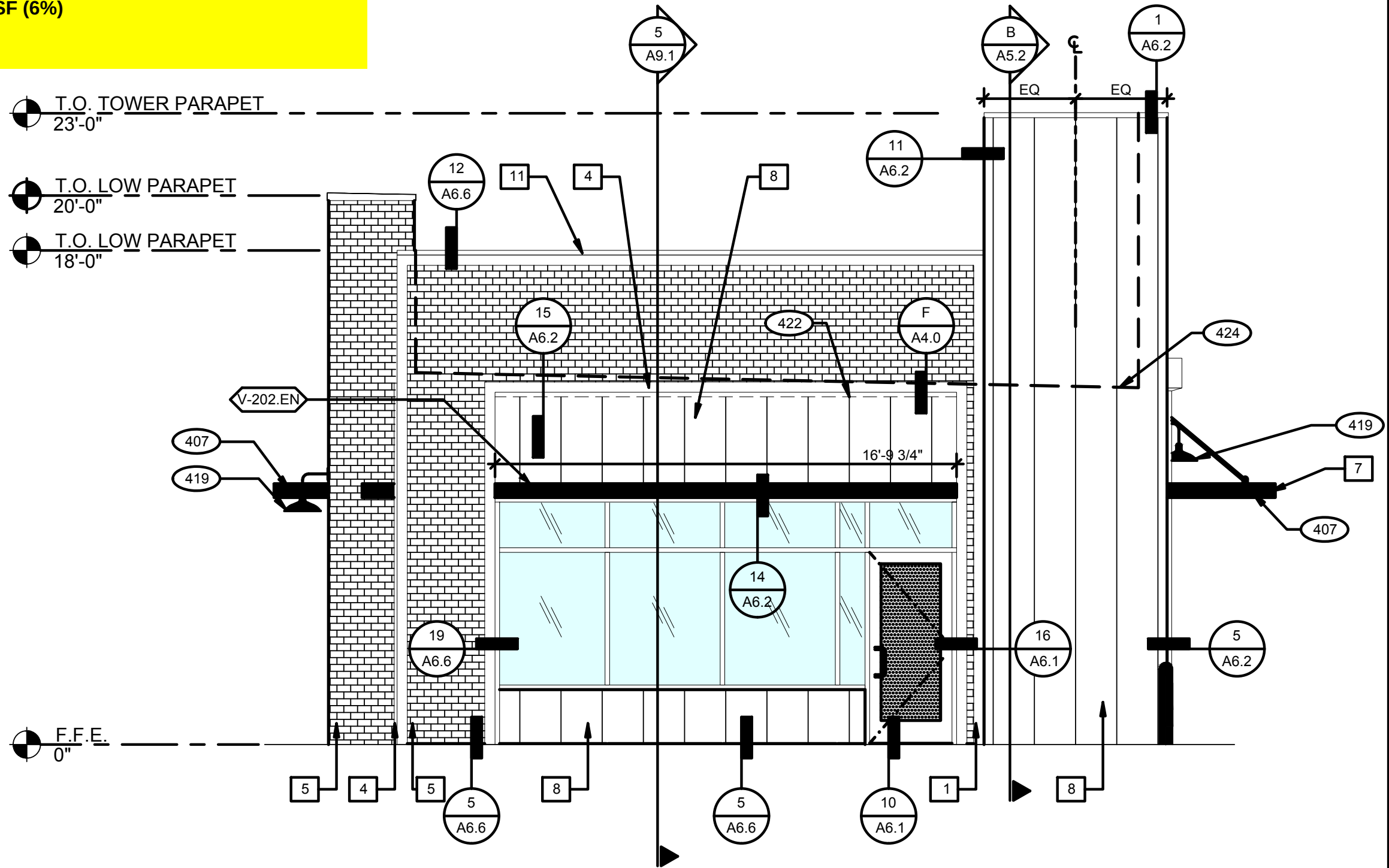
NOTE: ALL ROOF MOUNTED EQUIPMENT IS BEHIND THE PARAPET OF THE BUILDING AND CANNOT BE VIEWED FROM THE GROUND AT PRIMARY FACADES.

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

KEY NOTES

A

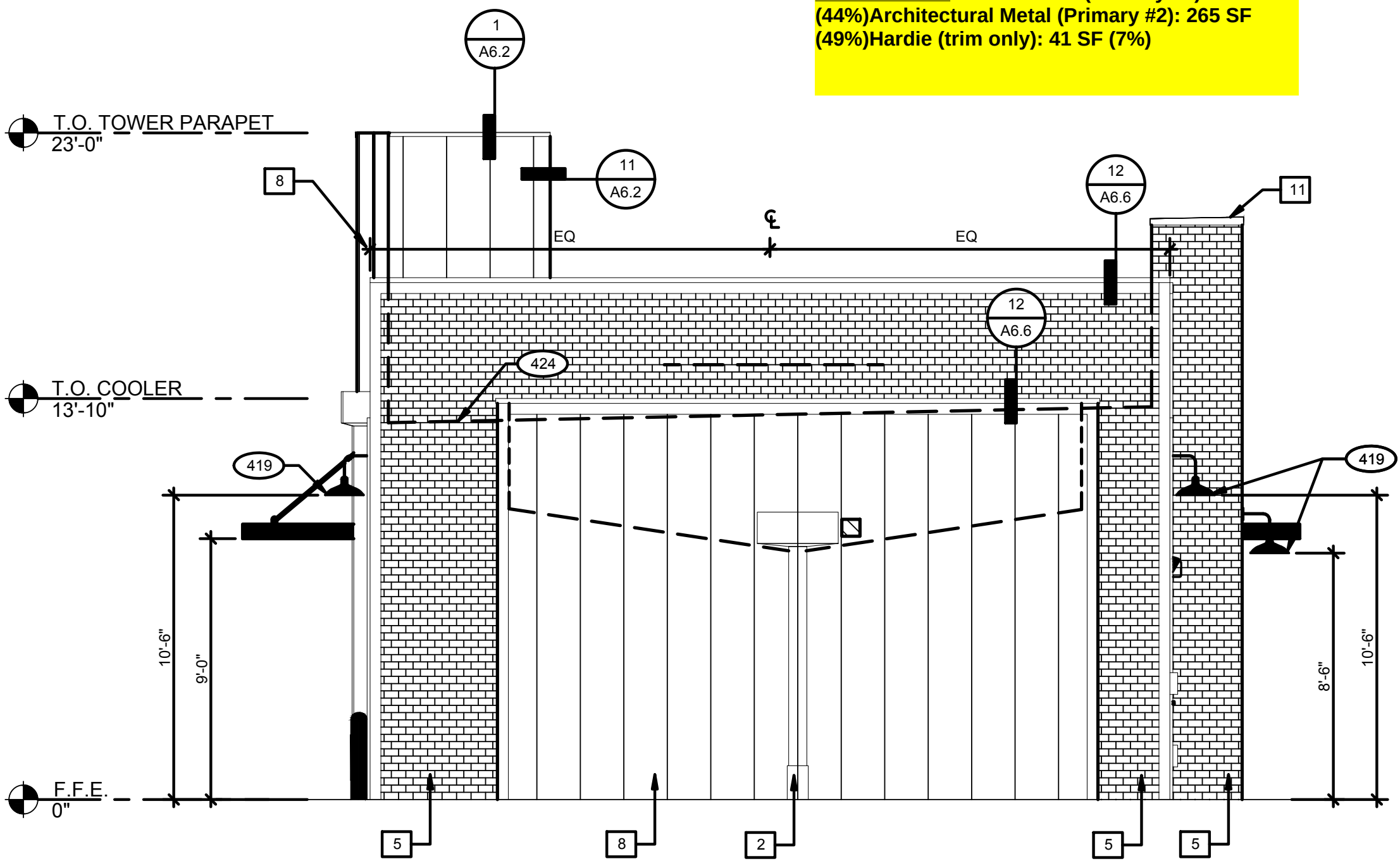
Facade Calcs - 587 SFBrick (Primary #1): 200 SF (34%)Architectural Metal (Primary #2): 238 SF (41%)Storefront/Glazing: 114 SF (19%)Hardie (trim only): 33 SF (6%)



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%)

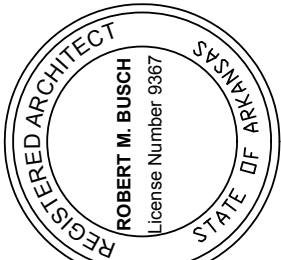


NOTE: REFERENCE TO SHEET A4.0 FOR COLOR LEGEND

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



Robert M. Busch

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.: -

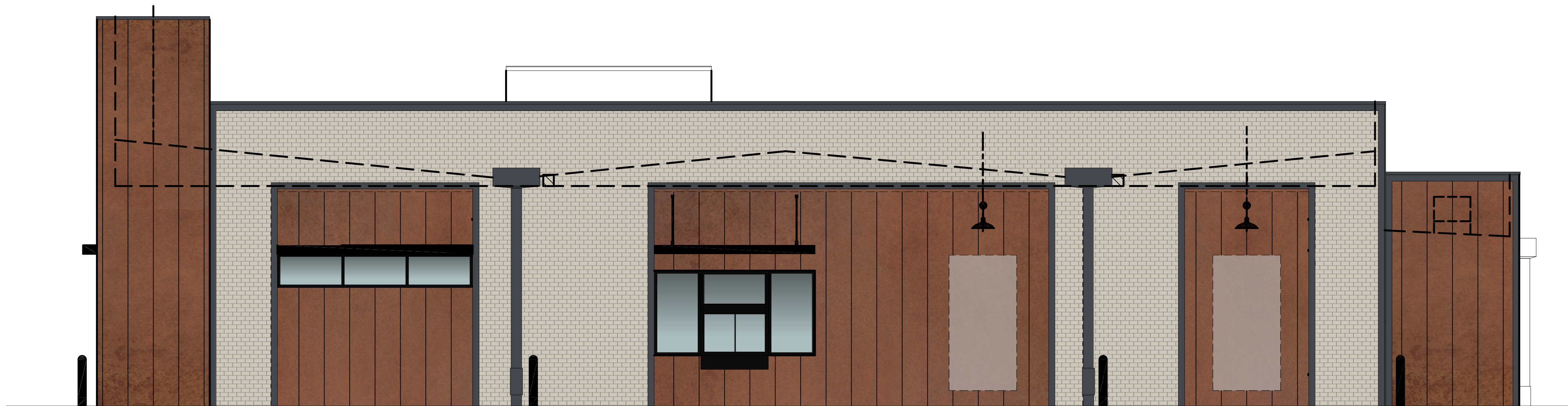
TACO BELL
DRIVE THRU RESTAURANT
ENDEAVOR 2.0
1200 SW REGIONAL AIRPORT BLVD
BENTONVILLE, ARKANSAS 72713



ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.1

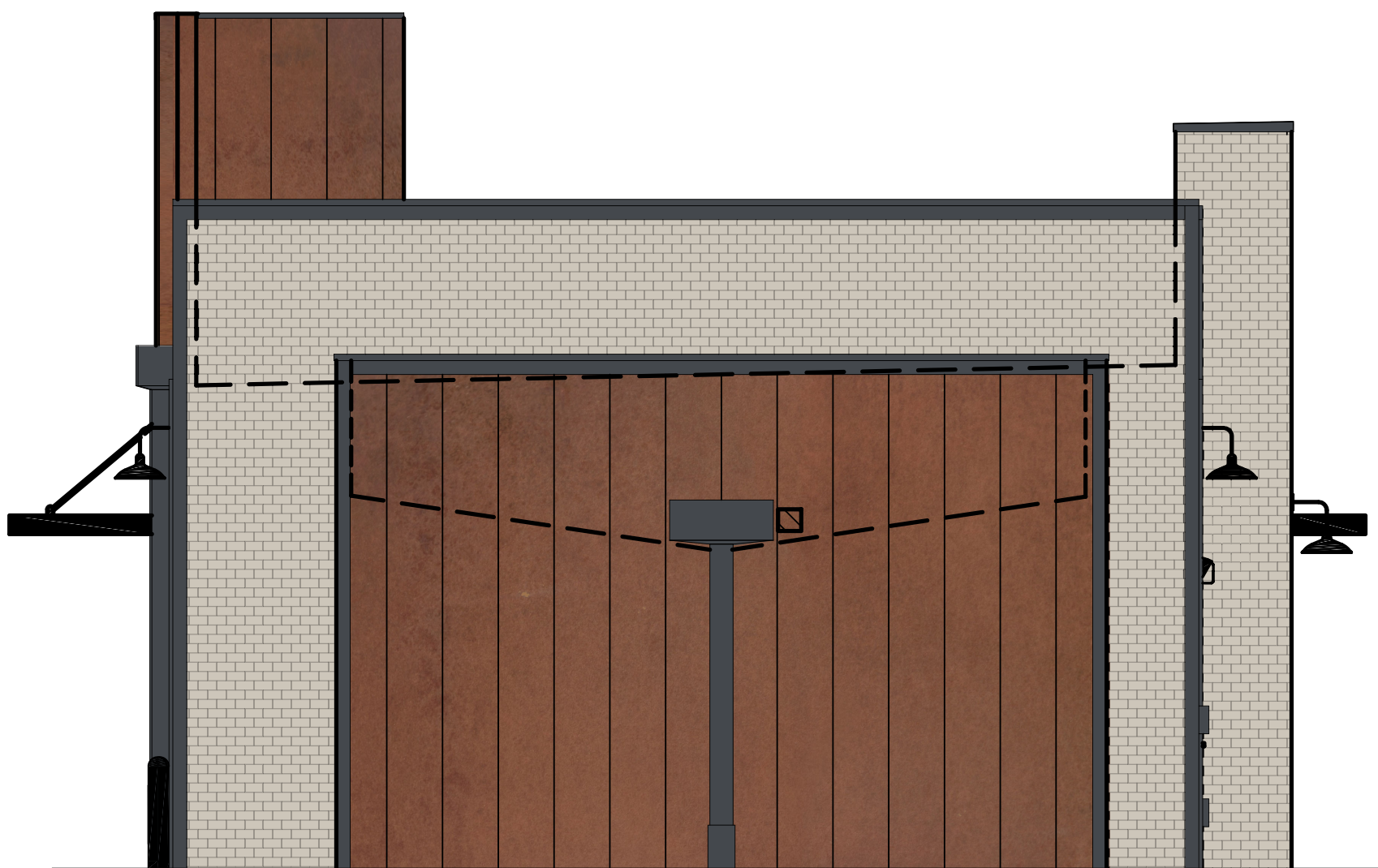
BENTONVILLE LARGE SCALE
DEVELOPMENT (LSD21-0050)



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

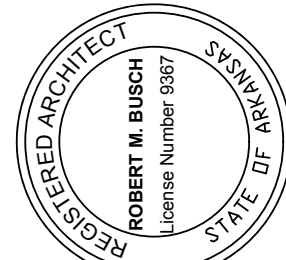


FRONT ELEVATION 1/4" = 1'-0" 2



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

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DRAWING DEPT 2021



Robert M. Busch

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



Brier Hill Subdivision Waiver

SW Featherston Road & SW 28th Street

PC Date: 10/19/2021

Reviewer: Jon Stanley, Senior Planner, ALSA, APA

Project Number	PP21-0015 (Waiver)
Applicant / Current Owner	Sunrise Residential Construction, Inc.
Site Area	+/- 38.82 acres
Current Zoning	R-ZL, Zero Lot Line
Future Land Use Map Designation	Low-Density Residential and Medium Density Residential
Waiver Request	Storm Water - Matching Crowns

<https://arcg.is/08HvK8>

Property Description

This property is located on the northwest corner of the intersection of SW Featherston Road and SW 28th Street and is zoned R-ZL, Zero Lot Line Residential. The Future Land Use Plan depicts this property as Low-Density Residential and Medium Density Residential.

Waiver Request

The applicant has requested a waiver from the 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.*

Analysis

Per the applicant's narrative, the applicant states that 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.

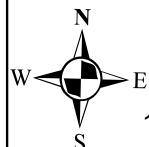
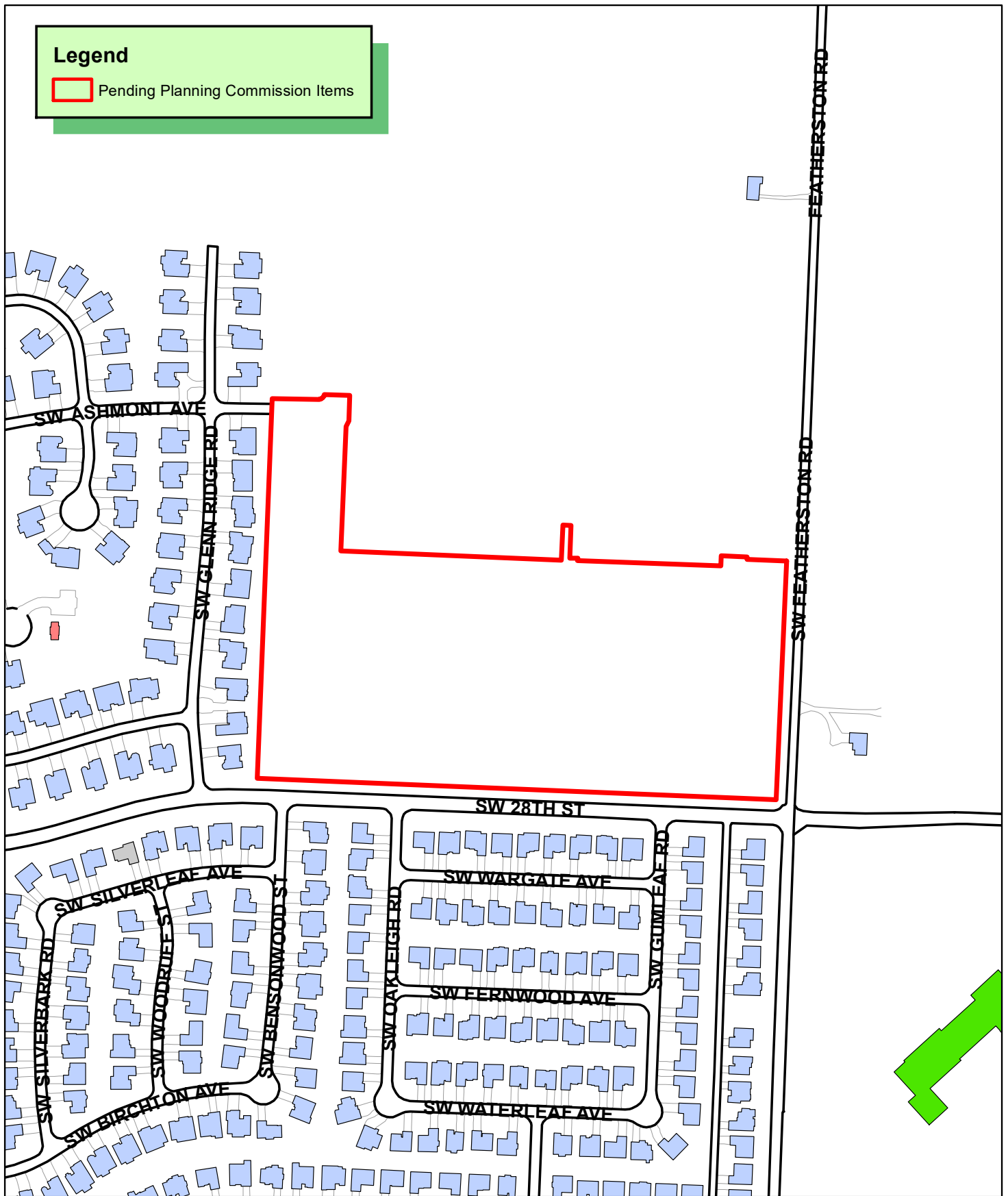
Conclusion

Engineering staff supports and recommends approval of the waiver request.



Legend

 Pending Planning Commission Items



1 inch = 300 feet

PP21-0015
PRELIMINARY PLAT
FEATHERSTON FARMS SUBDIVISION PHASE 1



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

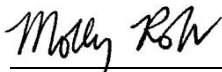
To Whom it May Concern,

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.

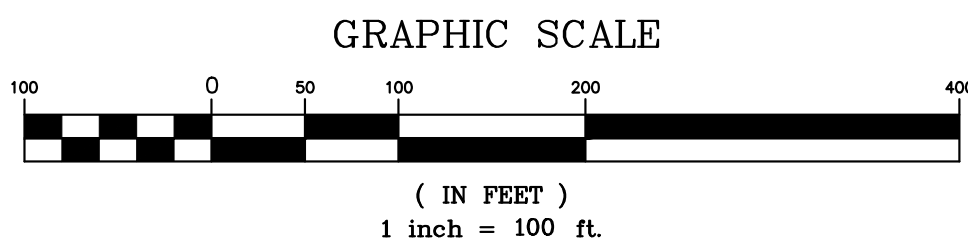
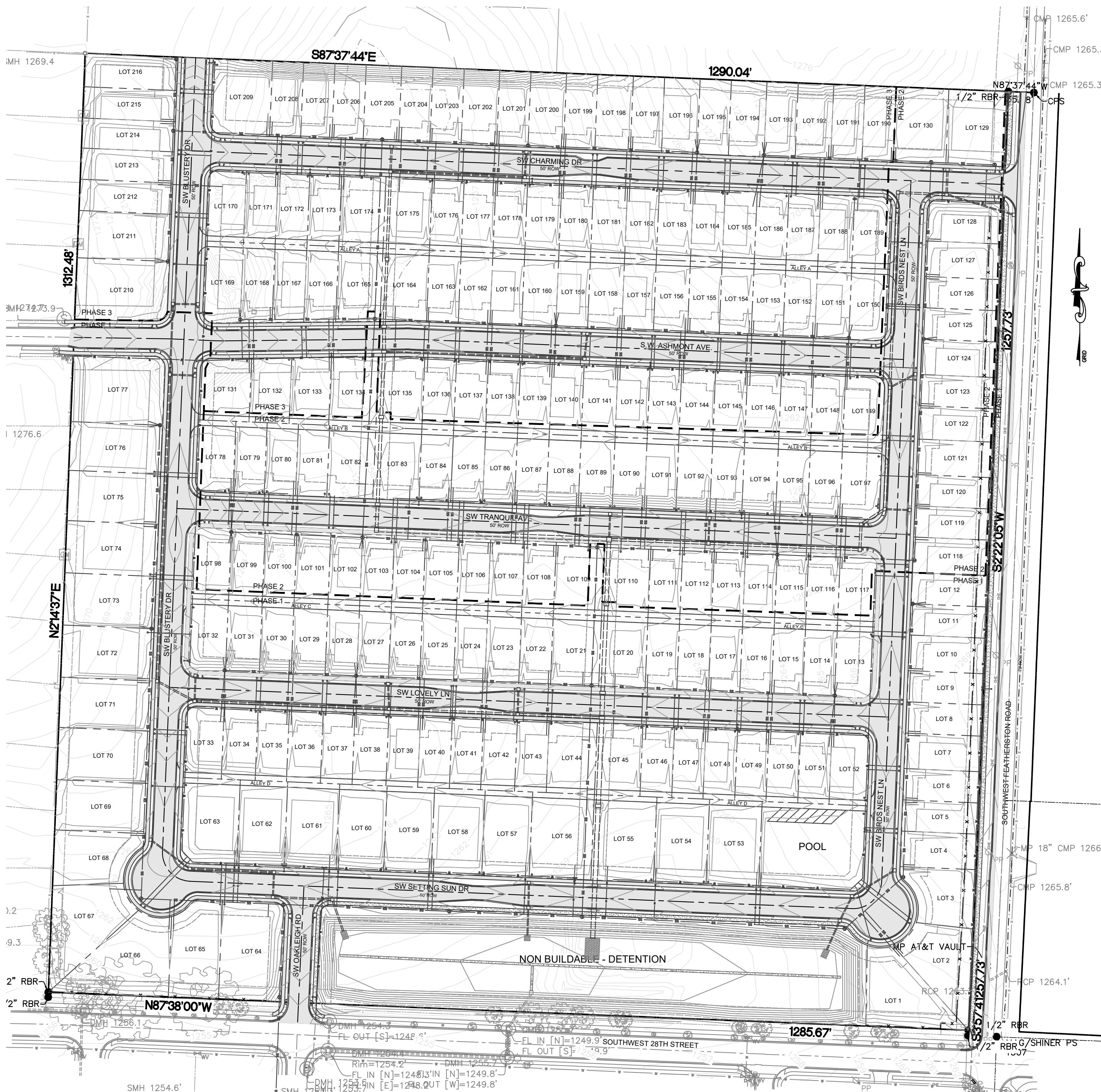
NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO SW 28TH STREET OR SW FEATHERSTON ROAD.

PHASE TABLE

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

INDEX OF SHEETS

NO.	DESCRIPTION
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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
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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 ASHMORE 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 J, L, & M PLAN & PROFILE
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C3.2	STORM LINE A STA 9+00 TO 14+17.85 PLAN & PROFILE
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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
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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
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C5.12	WATER MAIN F PLAN & PROFILE
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C6.2	STORM DETAILS
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2	CITY OF BENTONVILLE WATER DETAILS
1	CITY OF BENTONVILLE WATER DETAILS
2	CITY OF BENTONVILLE SAN. SEWER DETAILS
1	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



VICINITY

CONTACT LIST:

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

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3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: (479) 271-5993

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JPAITH@BENTONVILLEAR.COM

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PHONE: (479) 271-3160

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PHONE: (479) 271-3130

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FIRE CHIEF
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BENTONVILLE, AR 72712
PHONE: (479) 271-5927

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

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

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

JOSHUA.KNIGHT@BLACKHILLSCORP.COM

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CONTACT: KIP SMITH
4901 S. 48TH STREET
SPRINGDALE, AR 72762
PHONE: (479) 717-3736
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:

- 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 10 AM FOR AN INSPECTION THE FOLLOWING DAY.
- THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
- 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.
- BORING OF STREETS IS REQUIRED WHEN THE EXISTING UTILITY RESIDES OUTSIDE OF THE ROAD WAY.



damage prevention
is no accident

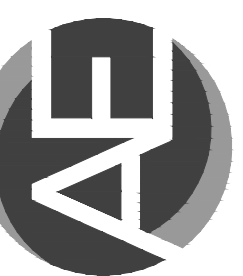


800-482-8998
Arkansas One-Call

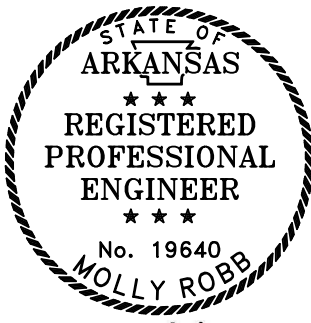
PRELIMINARY PLAT NUMBER: PP21-0015

www.arkonecall.com

ANDERSON
ENGINEERING
EMPLOYEE OWNED



ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
ANDERSON.COM.335 - MOLLY ROBB P.E. 19940



Molly Robb 8-20-2021

DRAWING INFO.					
NO.	DESCRIPTION	BY	DATE	FIELD BY:	JOB NUMBER:
				MRR	
				MRR	
				8-20-2021	
				20RC10008	

SUNRISE DEVELOPERS, INC.
BRIER HILL SUBDIVISION

COVER SHEET

BENTONVILLE, AR

SHEET NUMBER

C0.0



SW 5th Street Neighborhood Mini Park

SW 5th Street and SW F Street

PC Date: 10/19/2021

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	WAV21-0019
Applicant / Current Owner	Bentonvest Fund IV, LLC
Site Area	+/- 0.44 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (GC)
Waiver Request	Offsite Improvements

<https://arcg.is/08HvK8>

Property Description

This property is located on the corner of SW 5th and SW F Street and is zoned C-2, General Commercial with a Future Land Use Classification of General Commercial.

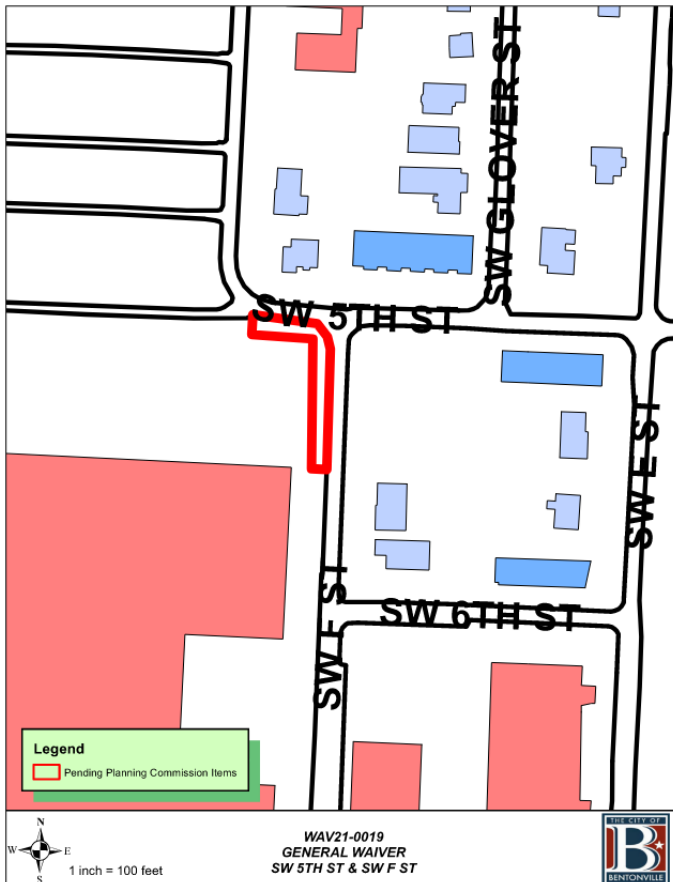
Waiver Request

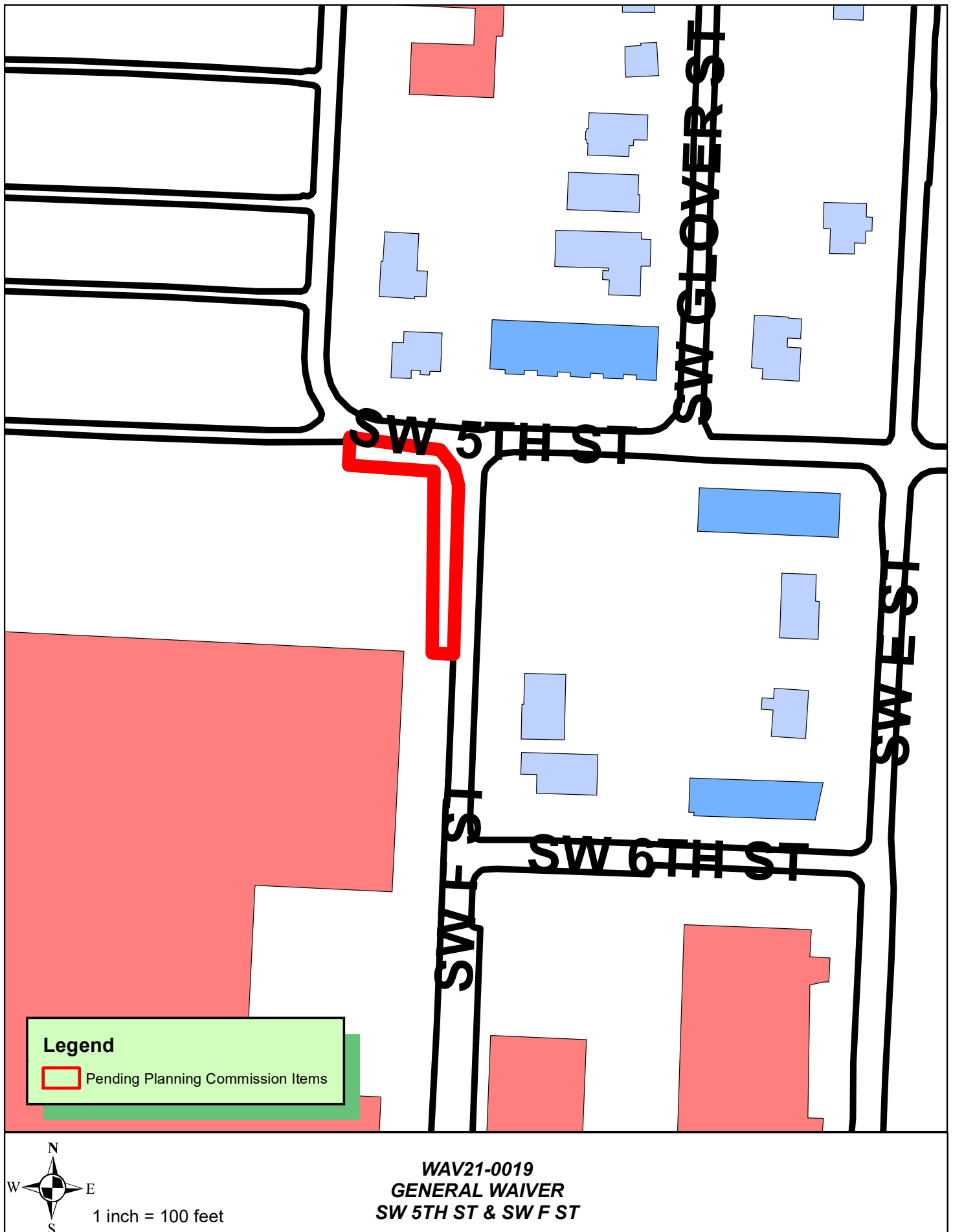
The applicant requests a waiver from Article 1200, Section 1200.02(b), Determining Necessity for Off-Site Improvements, Direct access to substandard streets. When a proposed subdivision has direct access to, or fronts on, an existing road or street which is below current standards, the developer shall be responsible for contributing his proportionate share of the cost of improving said street or road to the existing city standards. The Planning Commission shall determine the developer's proportionate share of said costs per the provisions of Section 1200.1. The waiver request is only for the improvements along SW 5th Street.

Analysis

Currently, this portion of SW 5th Street has curb and gutter and Shared Roadway Symbols. The applicant states that they are proposing to improve SW F Street to allow for on-street parking and two drive lanes and that they will be improving an additional 4 feet beyond their half of the road to make the on-street parking functional. The applicant says that the additional road improvements to SW F Street are comparable to the improvements along SW 5th Street that they are requesting a waiver from constructing.

The applicant also states in their narrative that part of their reasoning is due to the adjacency to the Bentonville Cemetery which will unlikely develop and build additional road improvements.





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.

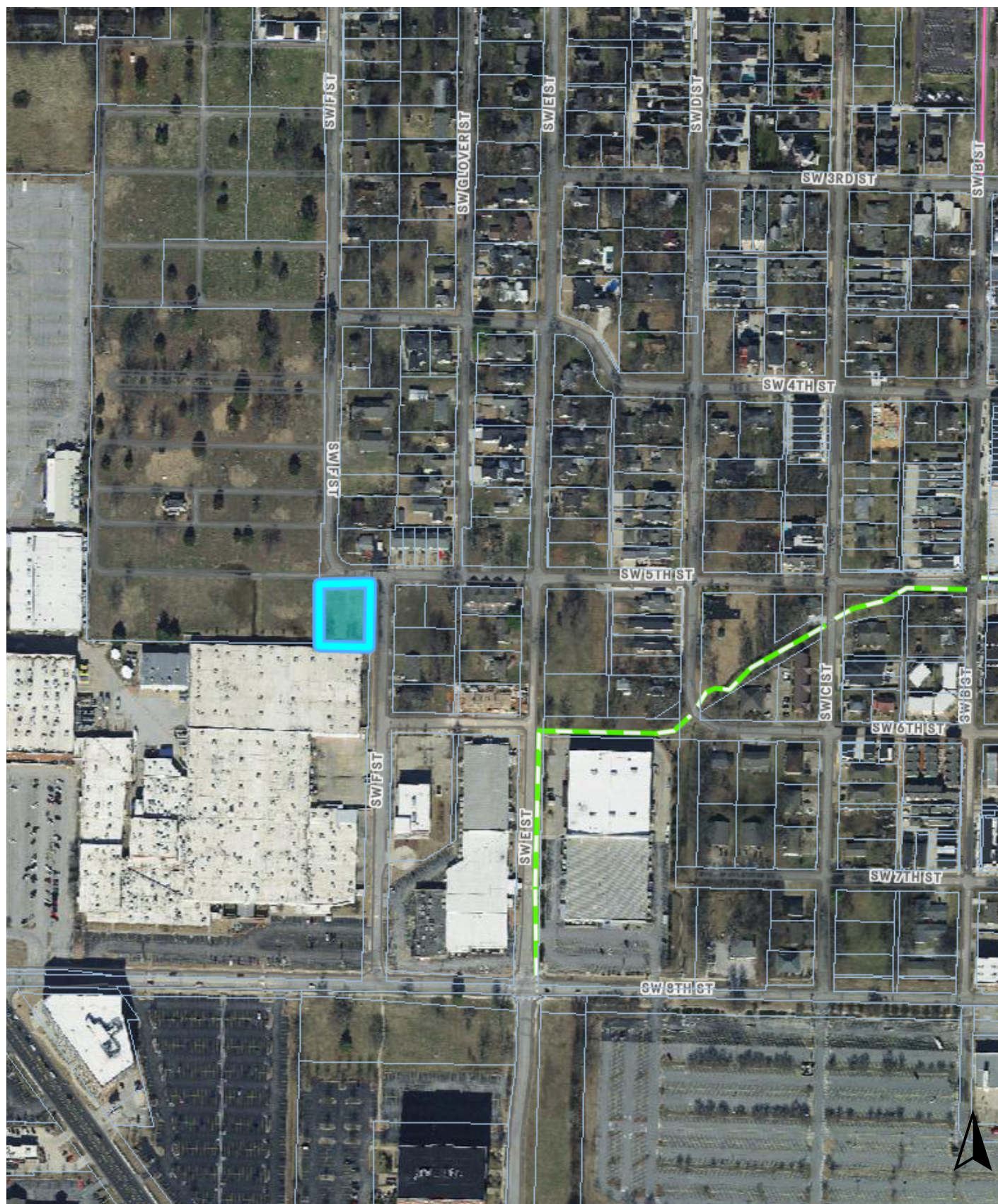
Along SW F Street we are maintaining the existing geometry and centerline. We are proposing to improve the street to allow for on street parking and two drive lanes. Per the Master Street Plan, we are required to improve our half of the street, 15' from the centerline to the face of curb. We are proposing 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,

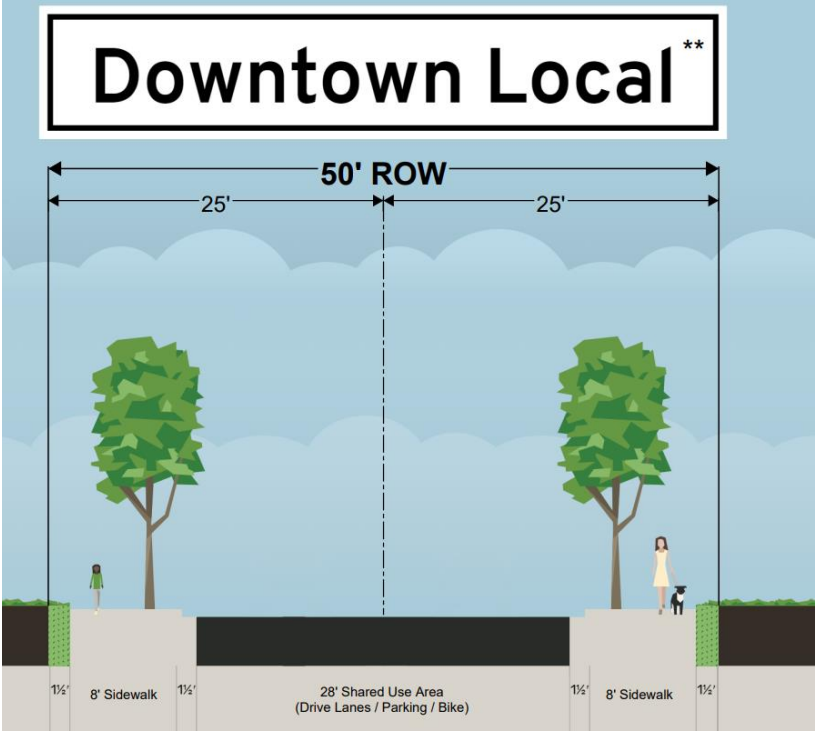


John Easterling
Project Manager

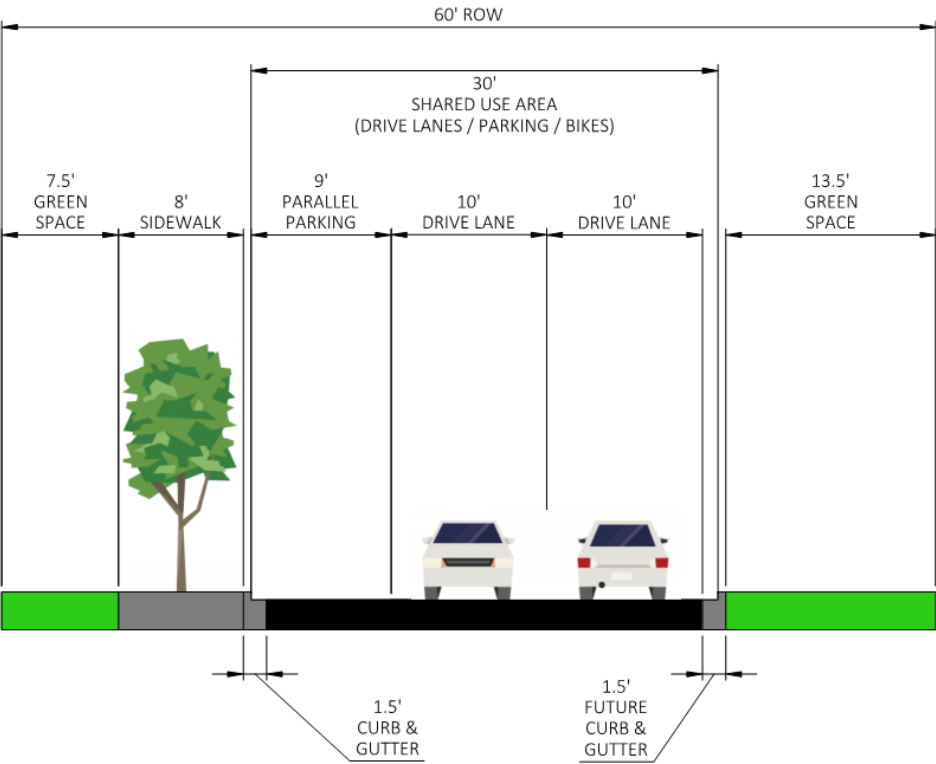


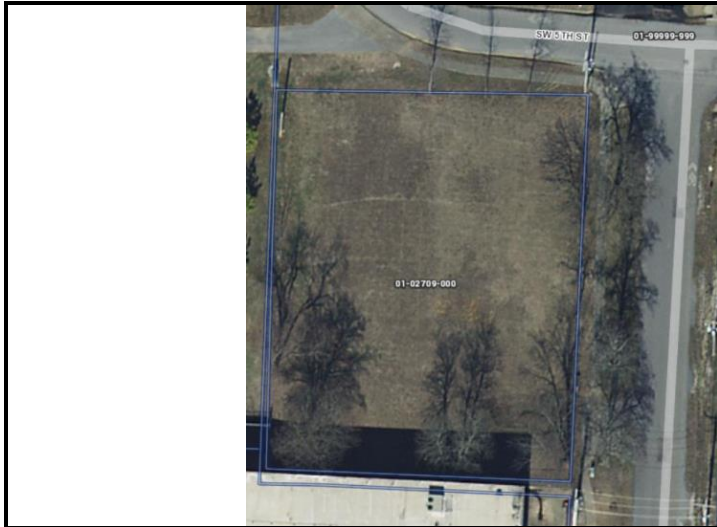
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

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Photograph No 6

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PREPARED BY:



CEI Engineering Associates, Inc.

3108 SW Regency Parkway, Bentonville, Arkansas
(479) 273-9472 or 1-800-433-4173 / Fax (479) 273-0844

EXHIBIT DESCRIPTION: 32081

EXHIBIT DESCRIPTION: 32081

James Berry Park
Bentonville, AR
SE 5th Street & Curb Radius on SW F
Improvements

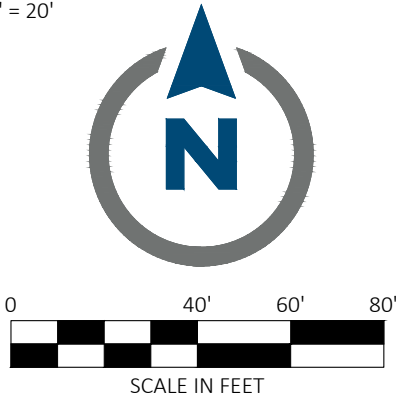
EXHIBIT NUMBER:

EX1.02

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



DETAIL OF SIDEWALKS AND RAMPS AT INTERSECTION
SCALE: 1" = 20'



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
P: (479) 273-8844
F: (479) 273-8844

SW F ST AND SW 5TH ST
PROJECT 1 - OPTION 2
SE F STREET
BENTONVILLE, ARKANSAS

STREET WIDENING

SHEET TITLE		SHEET NUMBER
PROFESSIONAL OF RECORD	NAH	
PROJECT MANAGER	JE	
DESIGNER	MDA	
CEI PROJECT NUMBER	32081.0	
DATE	9/1/2021	
REVISION	EXHIBIT	

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



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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