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

Planning Commission
Tech Review Agenda
January 11, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_ZwbGPPzERCmwK2Cu3u6RAg

Call to Order

I. Old Business

1. Lots 23 through 31 of Southside Subdivision — Lot Split

700 SE B Street *(LS21-0063)*

- The property is currently zoned DE, Downtown Edge.
- A lot split of existing Lots 10 and 17, creating new Lots 23 through 31 of Southside Subdivision.
- The plat dedicates right-of-way along SE B Street and SE 7th Street per the Master Street Plan requirements.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

2. Lots 33 & 34 of WA Burks Addition. — Lot Split

1003 North Main Street *(LS21-0065)*

- The property is currently zoned DN-2, Downtown Medium Density Residential.
- A lot split of existing Lots 16 and the south half of existing Lot 17, creating new Lot 33 through 34 of WA Burks Addition.
- The plat dedicates a small portion of right-of-way along N Main Street per the Master Street Plan requirements.
- A lot width variance was granted by the Board of Adjustment on November 11, 2021, for these two lots.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

3. Lot 17, Block 5 of Dunn & Davis Addition — Property Line Adjustment

SW A Street *(PLA21-0056)*

- The property is currently zoned DC, Downtown Core.
- A property line adjustment of part of existing Lot 4 and all of existing Lot 5, Block 1 of Dunn & Davis Addition creating new Lot 17(+/- 0.24 acres), Block 1 of Dunn & Davis Addition.
- Additional right-of-way is being dedicated along SW A Street per the requirements of the current Master Street Plan.
- The plat dedicates additional utility easements to serve the newly created lot.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

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

4. **Lot 3 of Bottens Acres** **Property Line Adjustment**
2306 & 2308 South Walton Blvd. *(PLA21-0031)*

- The property is currently zoned C-2, General Commercial.
- A property line adjustment of existing Lots 1C-1 & 1C-2 of Bottens Acres Addition creating new Lot 3 of Bottens Acres.
- Existing right-of-way along South Walton Blvd. and SE Moberly Lane is per the requirements of the current Master Street Plan.
- The plat dedicates additional utility easements to serve the newly created lot.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

5. **Animal Service Building** **Large Scale Development**
801 SW 41st Street *(LSD21-0017)*

- The subject property is currently zoned A-1, Agricultural.
- A large-scale development proposing the construction of the City of Bentonville's Animal Services Building. The facility is approximately 7,100 square feet.
- Parking spaces are adequate, 26 parking spaces are provided, and 24 parking spaces are required.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- The primary materials depicted on the exterior elevations are brick, 24-guage pre finished architectural metal panel, and glass.
- One waivers requested:
    - A waiver from Article 1100 Development Standards, Section 1100.02 Access Management Standards, (a) Curb Cuts, (3) Distance from Intersections, to allow a curb cut 150 feet from the right-of-way of an intersection involving an arterial to the center line of the drive, instead of a minimum of 250 feet.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

6. Dollar General **Large-Scale Development**

8100 SW Regional Airport Boulevard *(LSD21-0060)*

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the development of a 10,948-square foot retail building.
- Thirty-five (35) parking spaces are provided and thirty-four (34) are required.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a single, shared ingress/egress point onto SW Regional Airport Boulevard.
- The primary materials on the exterior of the building include 24-gauge architectural metal panels and painted split face block.
- One waiver requested:
    - A waiver from Sec. 1100.02(a)(3) from the requirement that curb cuts be no closer than 250 feet from an intersection involving a major or minor arterial.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

7. The Haven **Large-Scale Development**

SE 4th Street *(LSD21-0061)*

- This property is currently zoned DN-3, Downtown High Density Residential.
- A Large-Scale Development proposing the development of a 3 story mixed-use building containing 22 residential units and 3,620 square feet of office/retail space.
- Forty-five (45) parking spaces are required and 50 are being provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a single, shared ingress/egress point onto SE 4th Street.
- The primary materials on the exterior of the building include Vertical Shiplap Cladding, James Hardie Board, and glass.
- There is one waiver requested:
    - A waiver from Article 1100, Section 1100.21., Large Scale Development Design Standards. The applicant states they are exempt from the Large Scale Design Standards as stated in Section 1100.22 which states the following: Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from this section. See the applicant's narrative for additional information.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

II. New Business

1. Hunter Wright Development Group LLC — Rezoning*

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

430 SE D Street *(RZ21-0080)*

- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zoning districts are DN-2, Downtown Medium Density Residential to the north, C-1, Neighborhood Commercial to the east, and R-1, Low Density Single Family Residential to the south and west.
- The Future Land Use Plan currently depicts this property as High Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
- At the time of writing this staff report, staff has not received public comment on this item.
- ***Note: Public Notice was not published in the paper 15-days prior to the January 18 Planning Commission Meeting. This item will be need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.***

2. White — Future Land Use Map Amendment *

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

301 SW E Street *(RZ21-0081)*

- The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

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

301 SW E Street *(RZ21-0081)*

- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are all R-1, Low Density Single-Family Residential.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.
- ***Note: Public Notice was not published in the paper 15-days prior to the January 18 Planning Commission Meeting. This item will be need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.***

3. **V3 Construction, LLC** **Rezoning***
R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential
Fillmore Street *(RZ21-0085)*
- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north and south, A-1, Agricultural to the east, and C-1, Neighborhood Commercial to the west.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- At the time of writing these Tech Review Notes, staff has received one comment of concern from the public.
- ***Note: Public Notice was not published in the paper 15-days prior to the January 18 Planning Commission Meeting. This item will be need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.***

4. **Plateau Properties, LLC** **Future Land Use Map Amendment***
4a. General Commercial to Medium Density Residential
SW Winsted Lane *(RZ21-0087)*
- The Future Land Use Plan currently depicts this property as General Commercial. 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.

4b. C-2, General Commercial to R-3, Medium-High Density Multifamily Residential Rezoning*
SW Winsted Lane *(RZ21-0087)*
- Currently zoned C-2, General Commercial.
- Adjacent zoning districts are C-2, General Commercial to the north, east, and west, and R-3, Medium-High Density Multifamily Residential to the south.
- At the time of writing this staff report, staff has not received public comment on this item.
- ***Note: Public Notice was not published in the paper 15-days prior to the January 18 Planning Commission Meeting. This item will be need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.***

5. **Bowser Shattuck Group LLC** **Rezoning***
R-1, Low Density Single-Family Residential to
DE, Downtown Edge *(RZ21-0088)*
702 SE D Street
- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, south and west and DE, Downtown Edge to the east.
- The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-Floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-Floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.
- ***Note: Public Notice was not published in the paper 15-days prior to the January 18 Planning Commission Meeting. This item will be need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.***

6. **Hatfield & Cook, LLC** **Future Land Use Map Amendment***
6a. Residential Estate to Medium Density Residential
SE Tara Ridge *(RZ21-0089)*
- The Future Land Use Plan currently depicts this property as Residential Estate. The applicant requests a change in the Future Land Use Plan to Medium Density Residential. 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.

6b. A-1, Agricultural to R-3, Medium-High Density Multifamily Residential Rezoning*
SE Tara Ridge *(RZ21-0089)*
- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zoning districts are C-2, General Commercial to the north, County land to the east, City of Rogers to the south, and R-3, Medium-High Density Multifamily Residential to the west.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.
- ***Note: Public Notice was not published in the paper 15-days prior to the January 18 Planning Commission Meeting. This item will be need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.***

7. **Dog Wood Acres, LLC Trustees (Crystal Bridges Phase 2) Conditional Use***
Construction Staging Area/Yard
1100 NE J Street *(CU21-0027)*
   - Currently zoned A-1, Agricultural.
   - Long-term temporary uses and/or structures shall be allowed only with an approved conditional use permit.
   - According to the applicant's narrative, the proposed use will be for a material staging yard for construction of the Crystal Bridges expansion project
   - The hours of operation are assumed to be from 6 AM to 6 PM, Monday through Saturday
   - The existing metal building will be used for material storage and the areas around it will be used as a construction material and equipment yard.
   - There are no structural changes planned.
   - See attached site plan for proposed parking areas and number of spaces.
   - There will be down lighting added for security of materials/equipment.
   - Anticipated 3 deliveries per day and approximately 5 employees on site each day.
   - The applicant did not state a requested time period in the narrative provided.
   - If the Planning Commission votes to approve this request, the applicant shall comply with the following and any additional conditions established by the Planning Commission as part of approval of the conditional use permit:
      1. *Zoning districts allowed*. Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet
      2. *Site access.* The site shall have access drives so located as to minimize traffic hazards.
      3. *Nuisance control*. The applicant shall show, and provide as part of the conditional use permit application, that adequate measures will be taken to prevent odor, dust, noise, lights, trash, debris, and traffic from becoming a nuisance to uses on other adjacent properties.
      4. *Fire code*. All temporary structures shall meet City of Bentonville Fire Code, as approved by the Fire Marshal.
      5. *Time period*. Planning Commission shall determine the time period of approval based on the request in the conditional use permit application, the nature of the use or structure, and nearby uses.
      6. *Setbacks*. Long-term temporary structures shall meet the setbacks of the zoning district in which it is located and in no instance placed in front of the primary structure.
   - At the time of writing this staff report, staff has not received public comment on this item.
   - ***Note: Public Notice was not published in the paper 15-days prior to the January 18 Planning Commission Meeting. This item will be need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.***

8. **Dogwood Acres, LLC** **Conditional Use***
Temporary Offices
1102 J Street *(CU21-0028)*
- Currently zoned A-1, Agricultural.
- Long-term temporary uses and/or structures shall be allowed only with an approved conditional use permit.
- According to the applicant's narrative, the proposed use will be for an office space for 10-15 persons. The temporary office use is in association with the nearby Crystal Bridges Phase II project.
- The hours of operation are assumed to be from 6 AM to 6 PM, Monday through Friday.
- The request includes minimal changes to the interior of the home to convert the space to usable office space.
- The applicant did not state a requested time period in the narrative provided.
- At the time of writing this staff report, staff has not received public comment on this item.
- ***Note: Public Notice was not published in the paper 15-days prior to the January 18 Planning Commission Meeting. This item will be need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.***

9. **Spoke Adventures** **Conditional Use***
Long-Term Temporary Uses and Structures
224 N Main Street *(CU21-0029)*
- Currently zoned DC, Downtown Core. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts and shall have no facilities located nearer to a residential district than 200 feet.
- According to the applicant's narrative, they propose to open a bike rental business using shipping containers as the building. The bike shop will occupy approximately 900 square feet.
- The hours of operation are planned to be 9 AM to 6 PM daily. The applicant estimates there will be two or three employees on site at a time.
- At the time of writing this staff report, staff has not received public comment on this item.
- ***Note: Public Notice was not published in the paper 15-days prior to the January 18 Planning Commission Meeting. This item will be need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.***

10. Lots 6 and 7 of Shaw Estates **Lot Split**

Allen Road *(LS21-0072)*

- The property is currently zoned R-E, Residential Estate and R-1, Low Density Single Family Residential.
- A lot split of Lot 2 of Shaw Estates, creating new Lot 6 (+/- 2.55 acres) and new Lot 7 (+/- 0.77 acres) of Shaw Estates.
- The plat dedicates various easements a 20-foot public utility easement.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

11. Cormex Subdivision **Preliminary Plat**

Walker Street *(PP21-0024)*

- The subject property is currently zoned R-1, Low Density Single-Family Residential.
- A Preliminary Plat proposing the construction of a 9-lot Subdivision. 1-lot is planned to be used for commercial purposes, 7-lots are planned to be used for single-family homes, and 1-lot for drainage.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

12. James H Berry Park **Large-Scale Development**

SW Corner of SW 5th St and SW F St *(LSD21-0067)*

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing a Park on this site.
- No parking is proposed with this development. A stand alone parking lot is being developed across SW F St to serve any parking needs.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a pedestrian path from the right-of-way.
- One waiver requested:
    - A waiver from Article 1400, Section 1100.07, Perimeter Landscape Strip Required, which requires a 7' landscape strip along every non-street facing side with 1 tree per 50' of perimeter and a minimum of 50% of those trees must be shade.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

13. Walmart Campus Zone 2NE **Large-Scale Development**

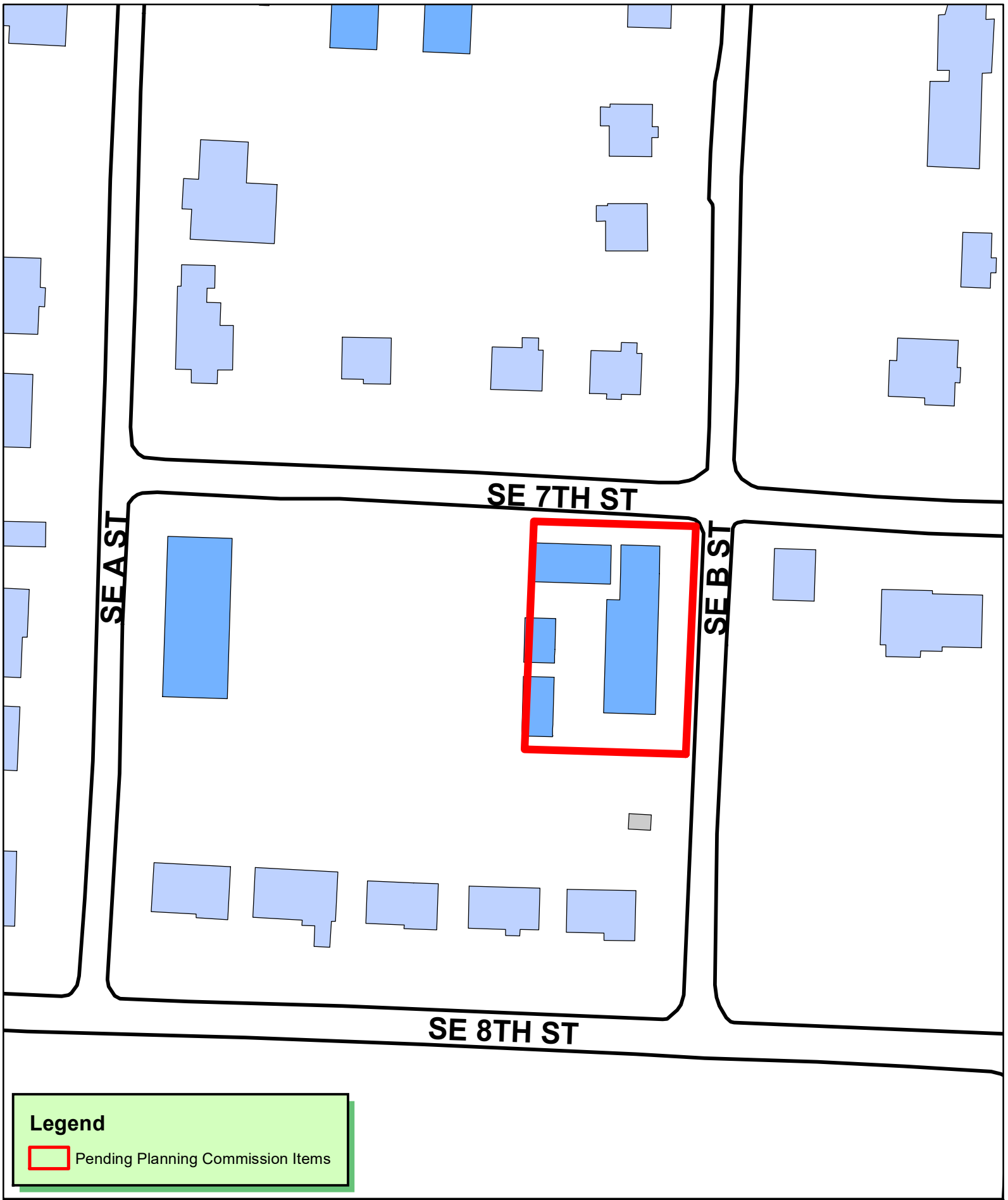
210 and 310 SE P Street *(LSD21-0069)*

- The subject property is located within the Walmart Campus PUD.
- A Large-Scale Development proposing the development of two child care buildings for the new Walmart Home Office Campus.
- The architectural elevations, parking, landscaping, and development plans are in line with the previously approved Walmart Campus PUD.
- The primary materials on the exterior of the buildings include brick, burnished block, wood composite, architectural metal panel, and glazing.
- All outstanding department comments shall be addressed on or before January 13th at noon to proceed to Planning Commission on January 18th.

14. Wilson **Sidewalk Waiver**

1402 NW 12 Street *(WAV21-0025)*

- The applicant requests a waiver from Article 1100, Section 1100.15, which requires a sidewalk to be constructed when doing an addition to an existing home that exceeds 50%. The waiver request is for both NW 12th Street and Quail Run Circle.
- There are several large trees, steep topography/drainage and a conservation easement along Quail Run Circle that might prevent a sidewalk from being constructed there however, there appear to be no obstacles along NW 12th Street. New sidewalk exists immediately east of this location on NW 12th Street.



LS21-0063
LOT SPLIT
SOUTHSIDE SUBDIVISION
CREATING LOTS 23-31

NOTES:

1. PARCEL NUMBER: 01-04327-000 & 01-04326-001.
2. SITE ADDRESS: 230 SE 7TH STREET & 700 SE B STREET, BENTONVILLE, ARKANSAS.
3. CURRENT ZONING: DOWNTOWN EDGE (DE).
4. 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 DEPT. AT 479-271-3122.
5. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.
6. 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.
7. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
8. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
9. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

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 streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____

Signed: _____
Name & Address

Source of Title: D.R. _____

Page _____

Certificate of Survey and Accuracy:

I, _____, 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 minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met. .

Date of Execution: _____

_____
Registered Land Surveyor

Signed: _____
Registered Land Surveyor
No. _____
State of Arkansas

LINE No.	BEARING	DISTANCE
L1	N88°25'54"W	17.33'
L2	N88°25'54"W	17.33'
L3	N01°40'47"E	9.61'
L4	S88°25'54"E	2.70'
L5	N01°34'06"E	7.88'
L6	N38°32'40"W	4.90'
L7	N01°40'47"E	14.03'
L8	N88°01'34"W	9.90'
L9	S01°34'06"W	7.88'
L10	N88°25'54"W	2.70'
L11	S38°32'40"E	4.90'

Certificate of Approval:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____

Signed _____
Bentonville Planning
Commission Chairman

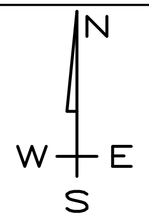
Signed _____
Mayor, City of Bentonville

Signed _____
City Clerk, City of Bentonville

VICINITY MAP

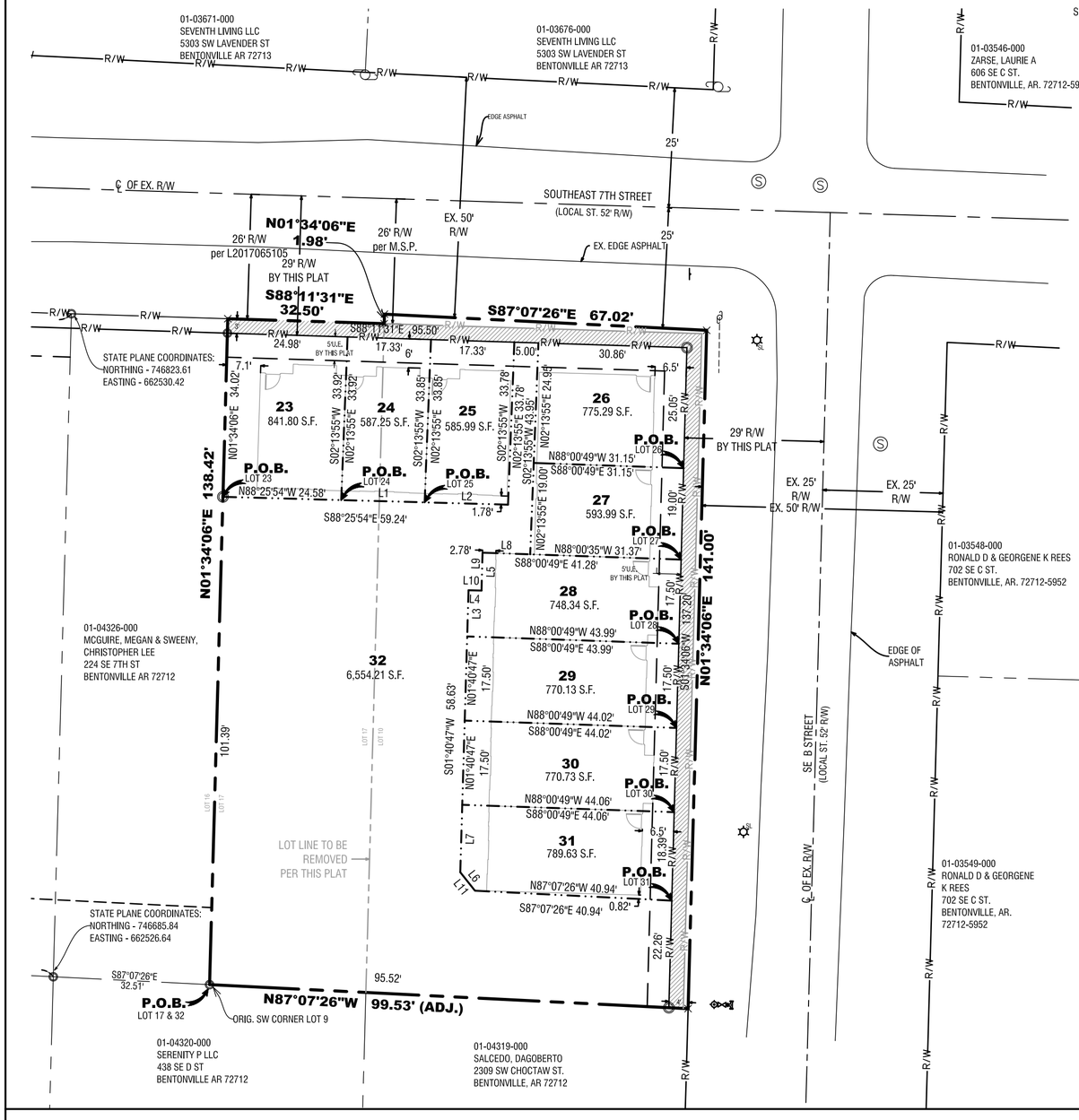


BENTONVILLE, ARKANSAS



OWNERS:

HURRICANE WA LLC.
P.O. BOX 1285
BENTONVILLE, AR 72712-1285



LEGAL DESCRIPTION: (Lot 17 ORIG.) PARENT TRACT:

A part of Lot 9 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 9, thence S87°07'26"E 32.51 feet to the POINT OF BEGINNING, thence N01°34'06"E 138.42 feet, thence S88°11'31"E 32.50 feet, thence S01°34'06"W 139.02 feet, thence N87°07'26"W 32.51 feet to the POINT OF BEGINNING: Containing 0.10 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (Lot 10 ADJUSTED) PARENT TRACT:

Lot 10 and a part of Lot 9 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 9, thence S87°07'26"E 32.51 feet to the POINT OF BEGINNING, thence N01°34'06"E 135.42 feet, thence S88°11'31"E 97.00 feet, thence S01°34'06"W 137.23 feet, thence N87°07'26"W 97.03 feet to the POINT OF BEGINNING, Containing 0.30 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - Lot 23:

A part of Lot 17 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet to the POINT OF BEGINNING, thence N01°34'06"E 34.02 feet, thence S88°11'31"E 24.98 feet, thence S02°13'55"W 33.92 feet, thence N88°25'54"W 24.58 feet to the POINT OF BEGINNING; Containing 841.80 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 24:

A part of Lots 10 & 17 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet, thence S88°25'54"E 24.58 feet to the POINT OF BEGINNING, thence N02°13'55"E 33.92 feet, thence S88°11'31"E 17.33 feet, thence S02°13'55"W 33.85 feet, thence N88°25'54"W 17.33 feet to the POINT OF BEGINNING: Containing 587.25 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 25:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet, thence S88°25'54"E 41.91 feet to the POINT OF BEGINNING, thence N02°13'55"E 33.85 feet, thence S88°11'31"E 17.33 feet, thence S02°13'55"W 33.78 feet, thence N88°25'54"W 17.33 feet to the POINT OF BEGINNING: Containing 585.99 square feet or 0.0135 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 26:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 112.15 feet to the POINT OF BEGINNING, thence N88°00'49"W 31.15 feet, thence N02°13'55"E 24.95 feet, thence S88°11'31"E 30.86 feet, thence S01°34'06"W 25.05 feet to the POINT OF BEGINNING: Containing 775.29 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 27:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 93.15 feet to the POINT OF BEGINNING, thence N88°00'35"W 31.37 feet, thence N02°13'55"E 19.00 feet, thence S88°00'49"E 31.15 feet, thence S01°34'06"W 19.00 feet to the POINT OF BEGINNING: Containing 593.99 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 28:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 75.65 feet to the POINT OF BEGINNING, thence N88°00'49"W 43.99 feet, thence N01°40'47"E 9.61 feet, thence S88°25'54"E 2.70 feet, thence N01°34'06"E 7.88 feet, thence S88°00'49"E 41.28 feet, thence S01°34'06"W 17.50 feet to the POINT OF BEGINNING: Containing 748.34 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 29:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 58.15 feet to the POINT OF BEGINNING, thence N88°00'49"W 44.02 feet, thence N01°40'47"E 17.50 feet, thence S88°00'49"E 44.02 feet, thence S01°34'06"W 17.50 feet to the POINT OF BEGINNING: Containing 770.13 square feet, or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 30:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 40.65 feet to the POINT OF BEGINNING, thence N88°00'49"W 44.06 feet, thence N01°40'47"E 17.50 feet, thence S88°00'49"E 44.02 feet, thence S01°34'06"W 17.50 feet to the POINT OF BEGINNING: Containing 770.73 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 31:

A part of Lot 10 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 17, thence S87°07'26"E 95.52 feet, thence N01°34'06"E 22.26 feet to the POINT OF BEGINNING, thence N87°07'26"W 40.94 feet, thence N38°32'40"W 4.90 feet, thence N01°40'47"E 14.03 feet, thence S88°00'49"E 44.06 feet, thence S01°34'06"W 18.39 feet to the POINT OF BEGINNING: Containing 789.63 square feet, more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - Lot 32:

A part of Lots 10 & 17 in Southside Addition to the City of Bentonville, Arkansas, as per plat of said Addition recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and being described as follows: Beginning at the SW Corner of said Lot 17, thence N01°34'06"E 101.39 feet, thence S88°25'54"E 59.24 feet, thence N02°13'55"E 33.78 feet, thence S88°11'31"E 5.00 feet, thence S02°13'55"W 43.95 feet, thence N88°01'34"W 9.90 feet, thence S01°34'06"W 7.88 feet, thence N88°25'54"W 2.70 feet, thence S01°40'47"W 58.63 feet, thence S38°32'40"E 4.90 feet, thence S87°07'26"E 40.94 feet, thence S01°34'06"W 22.26 feet, thence N87°07'26"W 95.52 feet to the POINT OF BEGINNING: Containing 6,554.21 square feet, more or less subject to easements and right of way of record.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- FOUND IRON PIPE
- SET IRON PIN & CAP
- POWER POLE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- RIGHT OF WAY
- RIGHT OF WAY DEDICATION
- CENTERLINE OF EX. R/W
- EXISTING LOT LINE
- NEW LOT LINE PER THIS PLAT

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

PROJECT TITLE: LOT SPLIT OF LOTS 10 & 17 CREATING LOTS 23-31 OF SOUTHSIDE SUBDIVISION, BENTONVILLE, AR 72712

LOCATION: BENTONVILLE, ARKANSAS
SHEET TITLE: PROPERTY LINE ADJUSTMENT
DRAWN BY: PMM
SHEET SCALE: 1"=20'
DATE: 07OCT2021
PROJECT FILE: Z/LSD/2018057/LSD 6

BENTONVILLE #LS21-0063

SHEET # 1



LS21-0065
LOT SPLIT
WA BURKS ADDITION
CREATING LOTS 33 & 34

LOT SPLIT

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-30W-0-30-110-04-1659

COMPLETED FIELD WORK:
MARCH 30, 2021

BASIS OF BEARING:
BEARINGS BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.

LATITUDE = 36°23'04.89205"
LONGITUDE = -94°12'32.20297"
CONVERGENCE ANGLE = -1°17'06.51278"

DISTANCES SHOWN ON PLAT ARE GROUND.

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2007 AT PAGE 14656.
2. SURVEY PLAT FILED IN PLAT BOOK A AT PAGES 81 & 119.

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.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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.

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 SUBJECT PROPERTY HAS SINCE BEEN CLEARED OF ALL STRUCTURES AND DRIVES SHOWN HEREON.

UPON FUTURE DEVELOPMENT, BOTH LOTS WILL BE GRANTED DIRECT PHYSICAL ACCESS TO AND FROM NORTH MAIN STREET AND THE 12' PUBLIC ALLEY WEST OF THE SUBJECT PROPERTY.

AS FILED IN BENTON COUNTY, ARKANSAS AS VAR21-0031 THE SUBJECT PROPERTY HAS BEEN APPROVED FOR A VARIANCE OF NONCONFORMING WITH THE MINIMUM LOT WIDTH REQUIREMENT.

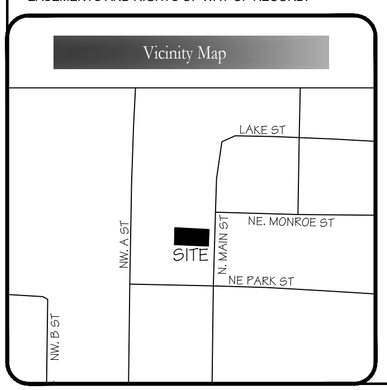
Survey Description

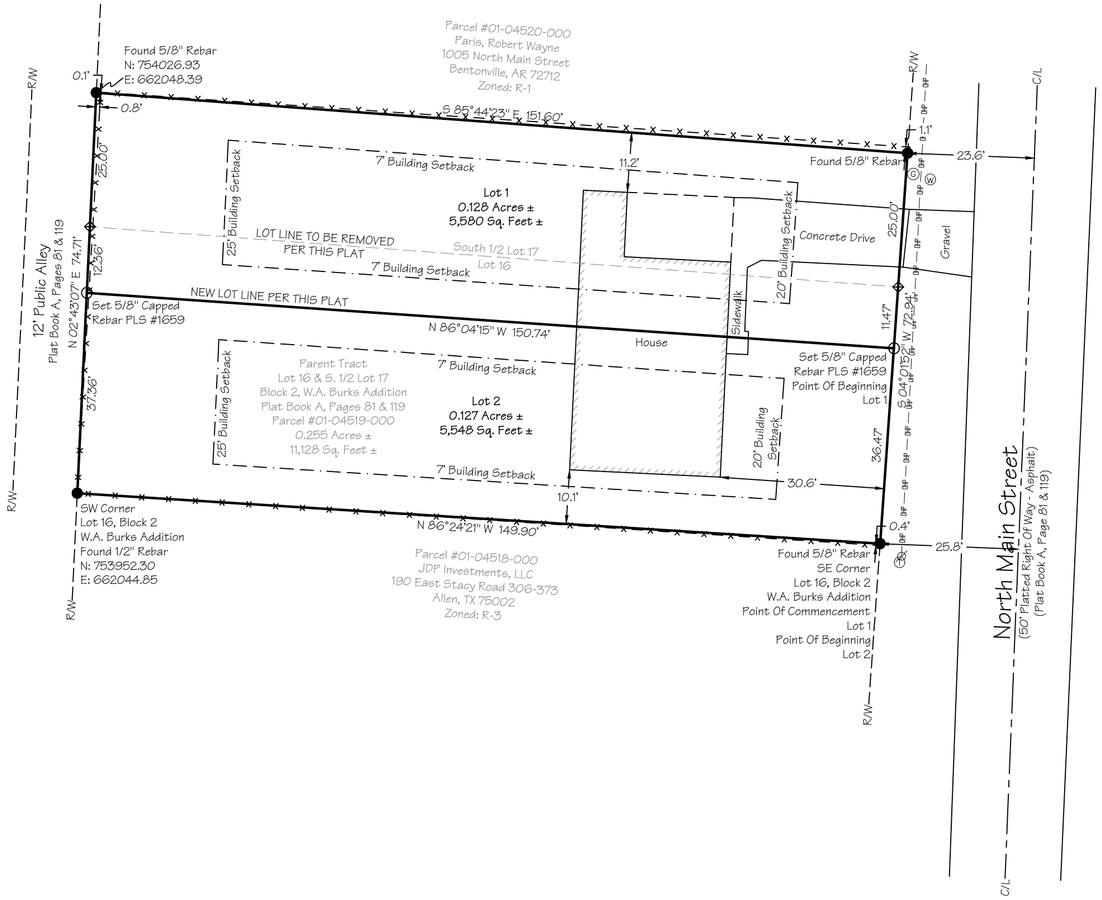
PARENT TRACT (PARCEL #01-04519-000)
LOT 16 AND THE SOUTH 1/2 OF LOT 17, BLOCK 2, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGES 81 AND 119.

LOT 1
A PART OF LOT 16 AND A PART OF THE SOUTH 1/2 OF LOT 17, BLOCK 2, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGES 81 AND 119, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 5/8" CAPPED REBAR PLS #1659 LOCATED ON THE WESTERN RIGHT OF WAY OF NORTH MAIN STREET, SAID POINT OF BEGINNING BEING LOCATED N04°01'52"E 36.47' FROM A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF THE SAID LOT 16, AND RUNNING THENCE N86°04'15"W 150.74' TO A SET 5/8" CAPPED REBAR; THENCE N02°43'07"E 37.36' TO A FOUND 5/8" REBAR; THENCE S85°44'23"E 151.60' TO A FOUND 5/8" REBAR LOCATED ON THE WESTERN RIGHT OF WAY OF NORTH MAIN STREET, AND RUNNING ALONG SAID RIGHT OF WAY S04°01'52"W 36.47' TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.128 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LOT 2
A PART OF LOT 16 AND A PART OF THE SOUTH 1/2 OF LOT 17, BLOCK 2, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGES 81 AND 119, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF THE SAID LOT 16, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE WESTERN RIGHT OF WAY OF NORTH MAIN STREET, AND RUNNING THENCE N86°24'21"W 149.89' TO A FOUND 1/2" REBAR; THENCE N02°43'07"E 37.36' TO A SET 5/8" CAPPED REBAR PLS #1659; THENCE S86°04'15"E 150.74' TO A SET 5/8" CAPPED REBAR PLS #1659 LOCATED ONT HE WESTERN RIGHT OF WAY OF NORTH MAIN STREET, AND RUNNING ALONG SAID RIGHT OF WAY S04°01'52"W 36.47' TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.127 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

Vicinity Map





0' 20' 40' 60'

1 INCH = 20 FEET

Zoning & Setback Information

ZONED: 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.

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- BUILDING SETBACK (B.S.B.)
- OVERHEAD POWER LINE
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- WATER METER
- POWER POLE
- TELEPHONE PEDESTAL
- GAS METER

CERTIFICATE OF SURVEYING ACCURACY:

I, WILLIAM GAGNER, 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

WILLIAM GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1659
STATE OF ARKANSAS

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF FINAL APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

Owner/Developer

SILVER, JACOB A.
10 ROBSON WAY
BENTONVILLE, AR 72712
PARCEL #01-04519-000

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.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 31ST DAY OF MARCH, 2021.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1659
SIGNATURE
W GAGNER

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

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

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

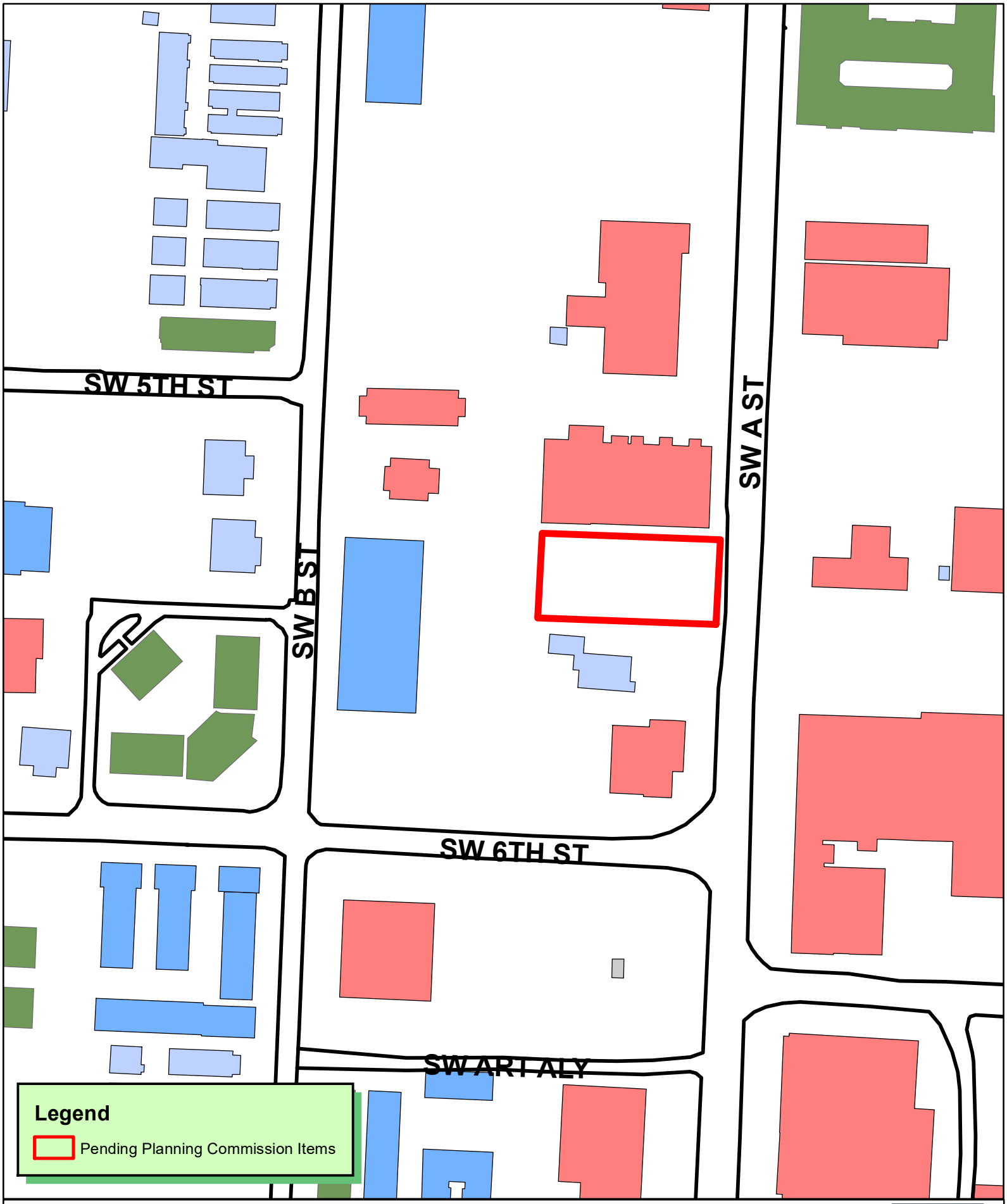
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JH 3/31/2021	TPN	BA & PA

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, AR	21-1653

LOCATION:
1003 NORTH MAIN STREET, BENTONVILLE, AR 72712

FOR THE USE AND BENEFIT OF:
KEN EHRET

LS21-0065



PLA21-0056
PROPERTY LINE ADJUSTMENT
DUNN AND DAVIS ADDITION
LOTS 4&5 CREATING LOT 17

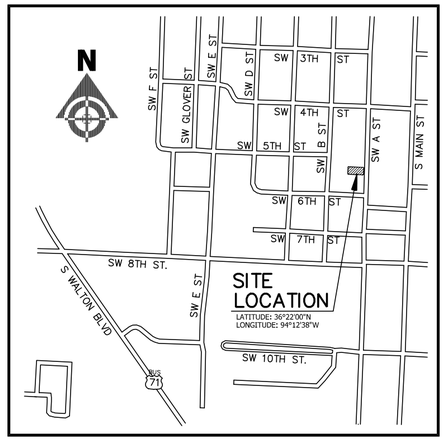
PROPERTY LINE ADJUSTMENT
OF A PART OF LOT 4 AND ALL OF LOT 5
DUNN AND DAVIS ADDITION
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

LEGEND:

- PROPERTY LINE
- PARCEL LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- OHE — OVERHEAD ELECTRIC LINE
- W — WATER LINE
- X"SAN — SANITARY SEWER LINE
- CHAIN LINK FENCE
- WOODEN FENCE
- AC — AIR CONDITIONING UNIT
- CLEANOUT
- D — DRAINAGE MANHOLE
- E — ELECTRIC METER
- FIRE HYDRANT
- GRATED INLET
- G — GAS METER
- GUARD POST
- GUY WIRE
- LAMP POLE
- TV — CABLE TV RISER
- E — ELECTRIC RISER
- T — TELEPHONE RISER
- SIGN
- S — SANITARY MANHOLE
- UTILITY POLE
- T — TELEPHONE VAULT
- W — WATER METER
- WATER VALVE

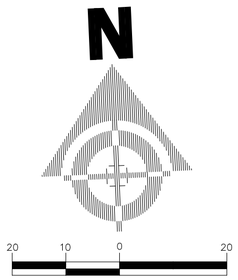
ABBREVIATIONS:

cnc	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
P	PAVEMENT
tc	TOP OF CURB
cr	CROWN OF ROAD
fl	FLOW LINE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
ugt	UNDERGROUND TELEPHONE CABLE

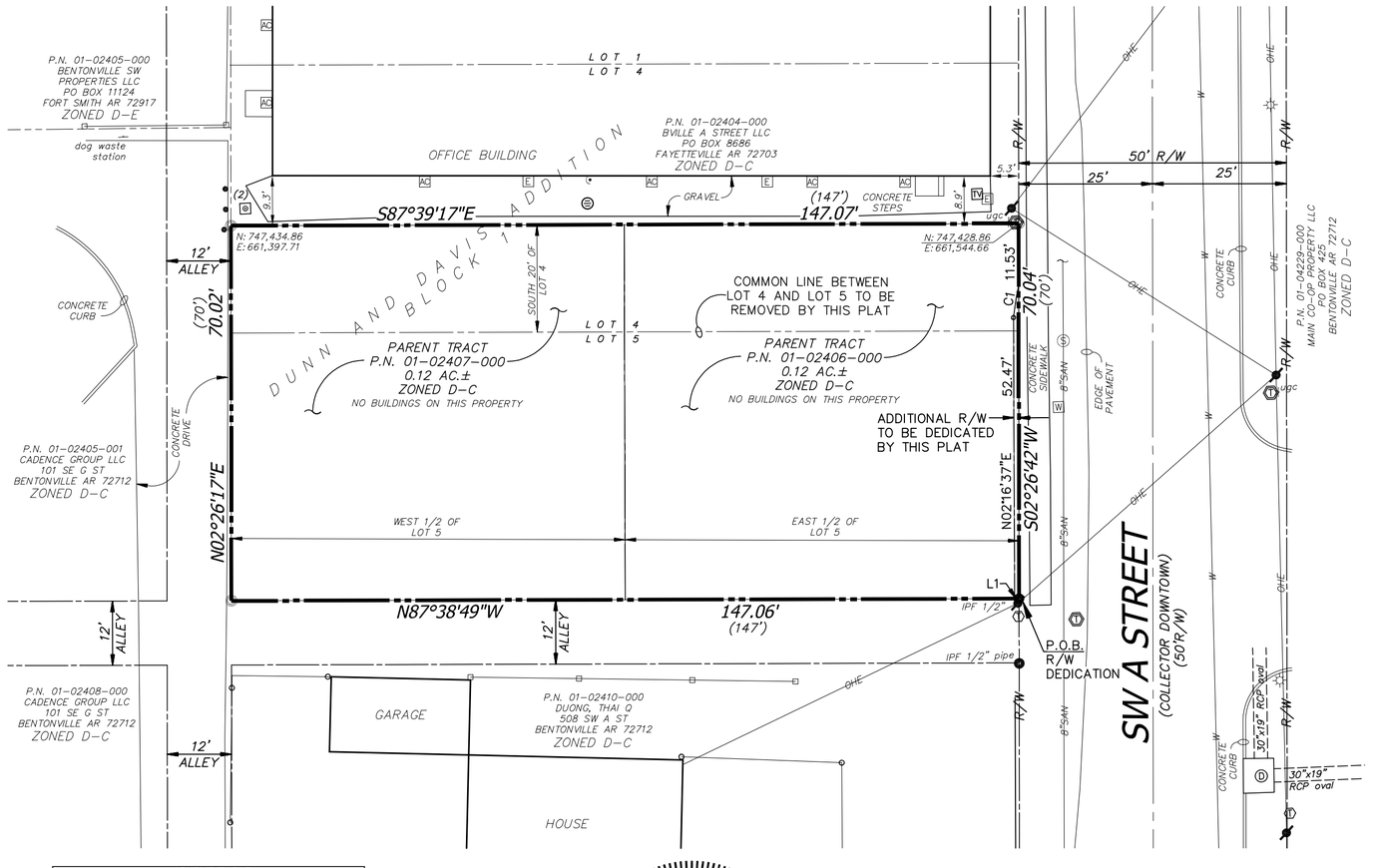


VICINITY MAP
NOT TO SCALE

CITY OF BENTONVILLE ATLAS PAGE NUMBER 403A



BASIS OF BEARINGS: ARKANSAS STATE PLANE NORTH COORDINATE SYSTEM
CONVERGENCE ANGLE: −01°17'11"
COMBINED SCALE FACTOR: 0.99997159



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	06°17'21"	55.78'	6.12'	N11°41'01"E 6.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°38'49"W	0.83'

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD. SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

SITE SPECIFIC NOTES:

1. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.

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

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

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

DESCRIPTION OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT:

A PART OF LOT 5 AND A PART OF LOT 4, ALL IN BLOCK NUMBER 1 OF THE DUNN AND DAVIS ADDITION TO THE CITY OF BENTONVILLE AS SHOWN IN PLAT RECORD "B" AT PAGE 117, BENTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SE CORNER OF SAID LOT 5, BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SW "A" STREET (50'R/W); THENCE ALONG THE SOUTH LINE OF SAID LOT 5 N87°38'49"W 0.83 FEET; THENCE DEPARTING SAID SOUTH LINE N02°16'37"E 52.47 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 06°17'21", A RADIUS OF 55.78 FEET, A LONG CHORD THAT BEARS N11°41'01"E 6.12 FEET, AN ARC DISTANCE OF 6.12 FEET TO SAID EXISTING WEST RIGHT-OF-WAY LINE OF SW "A" STREET; THENCE ALONG SAID EXISTING WEST RIGHT-OF-WAY LINE S02°26'42"W 58.51 FEET TO THE POINT OF BEGINNING, CONTAINING 51 SQUARE FEET, MORE OR LESS.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05007C0255K
REVISED DATE: JUNE 05, 2012

ZONING AND SETBACK INFORMATION

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT D-C, DOWNTOWN CORE, 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.

OWNER:

BVILLE A STREET LLC
PO BOX 8686
FAYETTEVILLE AR 72703

CERTIFICATE OF AUTHORIZATION
PAYA INC.
No. 3152
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1380
LAZARO G. PAYA
SIGNATURE

PROGRESS DRAWING

CERTIFICATE OF SURVEY.

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, 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: _____

PROGRESS DRAWING

LICENSED PROFESSIONAL SURVEYOR NO. 1380
STATE OF ARKANSAS

PARENT TRACT
P.N. 01−02406−000
AS DESCRIBED IN DEED RECORDED AS DOCUMENT L201902895

The East One−Half of the South Twenty (20) feet of Lot Numbered four (4) and the East One−Half (E1/2) of Lot Numbered Five (5), in Block Numbered One (1), Dunn and Davis Addition to the city of Bentonville, as per plat of said Addition on file in the office of the Circuit Clerk and Ex−officio Recorder of Benton County, Arkansas.

PARENT TRACT
P.N. 01−02407−000
AS DESCRIBED IN DEED RECORDED AS DOCUMENT L201902895

The West One−Half of the South Twenty (20) feet of Lot Numbered four (4) and the West One−Half (W1/2) of Lot Numbered Five (5), in Block Numbered One (1), Dunn and Davis Addition to the city of Bentonville, as per plat of said Addition on file in the office of the Circuit Clerk and Ex−officio Recorder of Benton County, Arkansas.

CERTIFICATE OF OWNERSHIP.

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____ Signed: _____
Name & Address

Source of Title: Document L201902895

CERTIFICATE OF APPROVAL.

Pursuant to the City of Bentonville Subdivision Regulations and all other conditions and approvals 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: _____
Community Development Director

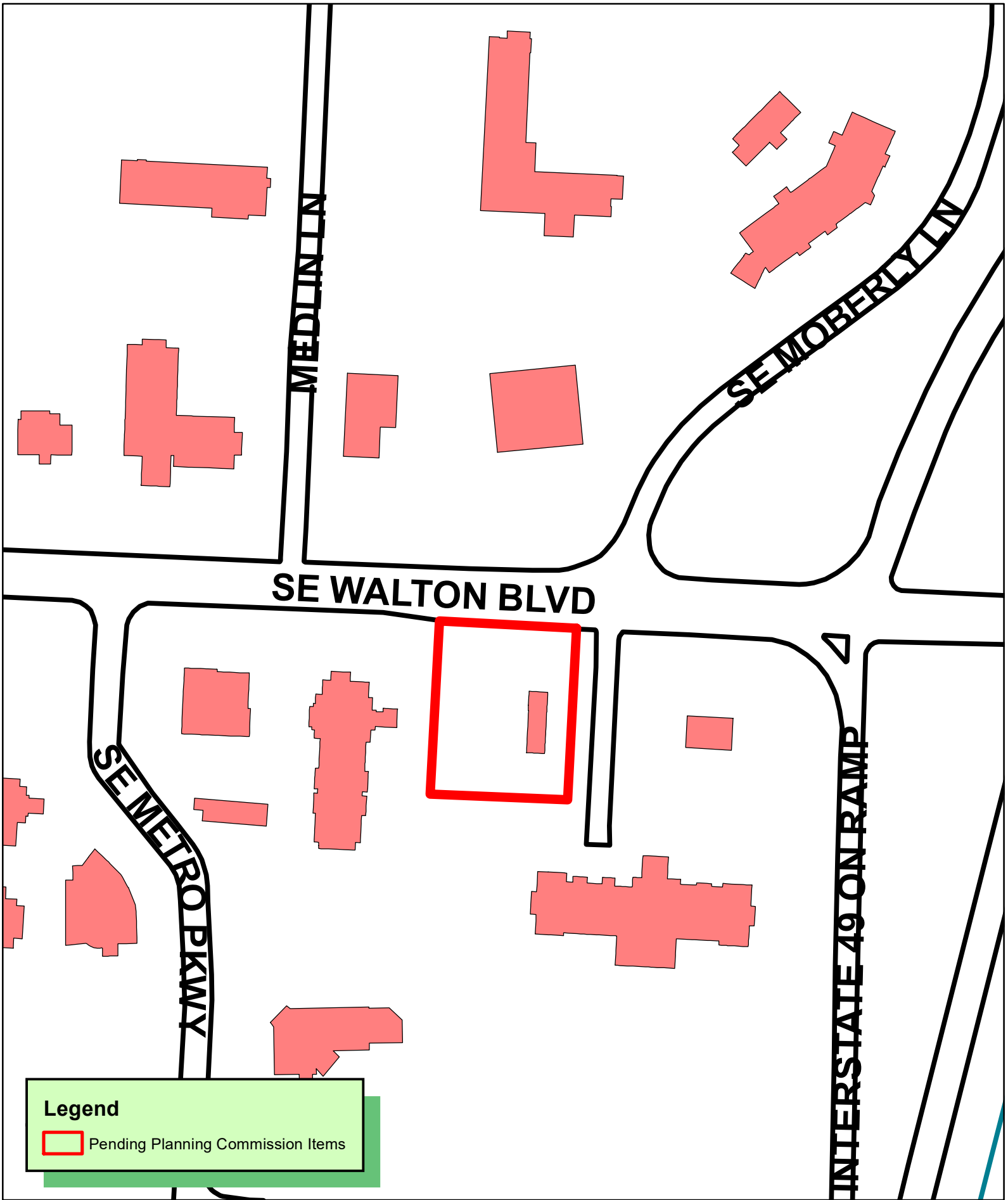
CITY OF BENTONVILLE PROJECT NUMBER: LS21-????

REVISION	DATE	DESCRIPTION
R1	DATE	DESCRIPTION

PAYA INC.
www.paya−inc.com
(479) 696−9138
mail@paya−inc.com
P.O. 13 − CAVE SPRINGS, AR − 72718

PROPERTY LINE ADJUSTMENT
PART OF LOT 4 & ALL OF LOT 5 IN BLOCK 1
DUNN AND DAVIS ADDITION
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

PREPARED FOR:	BVILLE A STREET, LLC		
DRAWN BY: LP	SCALE: 1" = 20'	DATE: November 2, 2021	
REVISED: LP	DWG: 21042_PLA	SHEET: 1 OF: 1	



N
W E
S

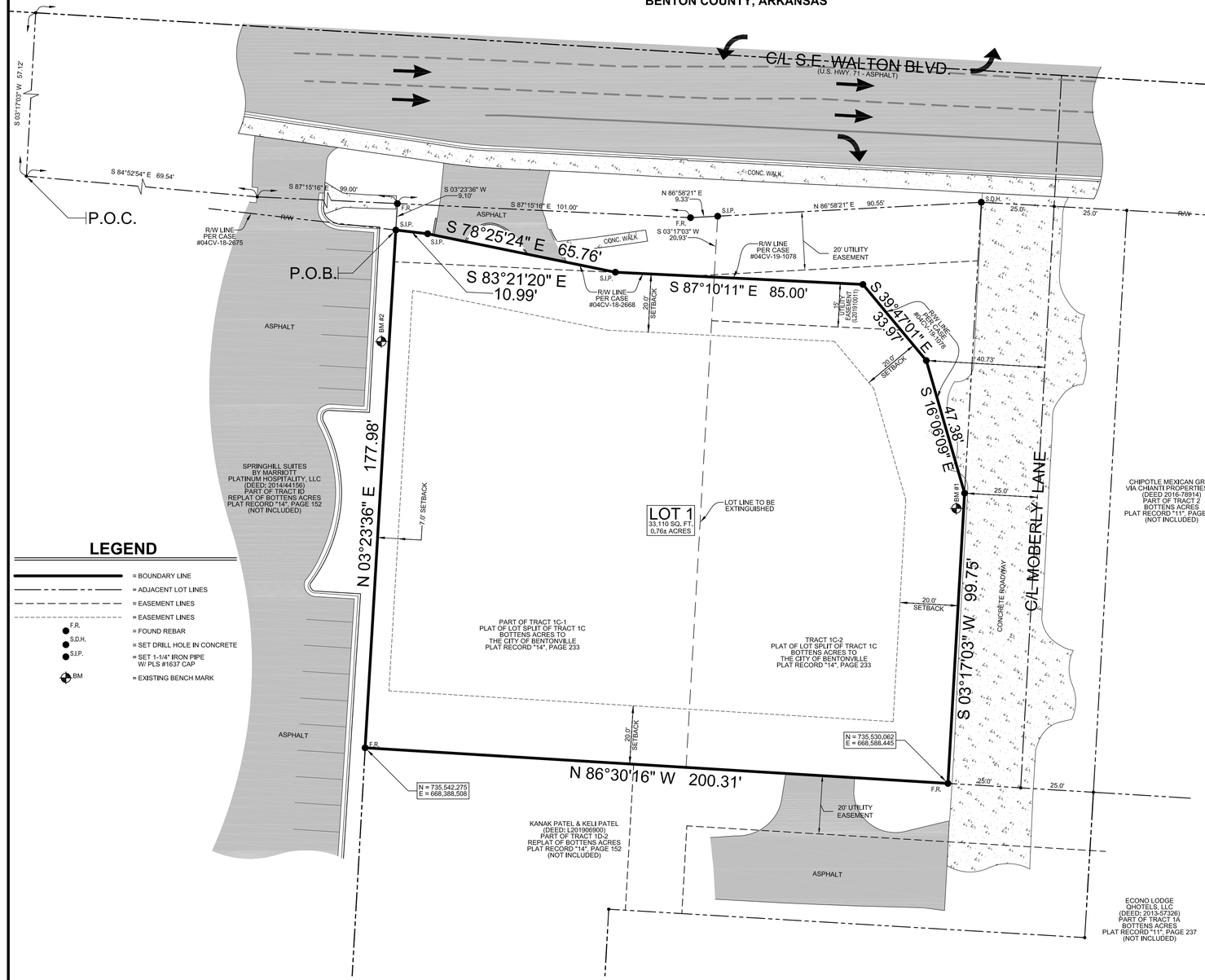
1 inch = 150 feet

PLA21-0031
PROPERTY LINE ADJUSTMENT
BOTTENS ACRES SUBDIVISION
LOTS 1C-1 & 1C-2 CREATING LOT 12

THE CITY OF BENTONVILLE

WAFFLE HOUSE REPLAT OF TRACTS 1C-1 & 1C-2, LOT SPLIT OF TRACT 1C, BOTTENS ACRES TO THE CITY OF BENTONVILLE, ARKANSAS

BEING A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS



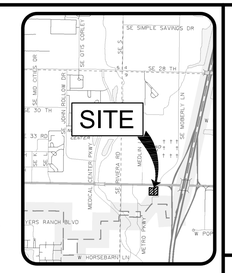
LEGEND

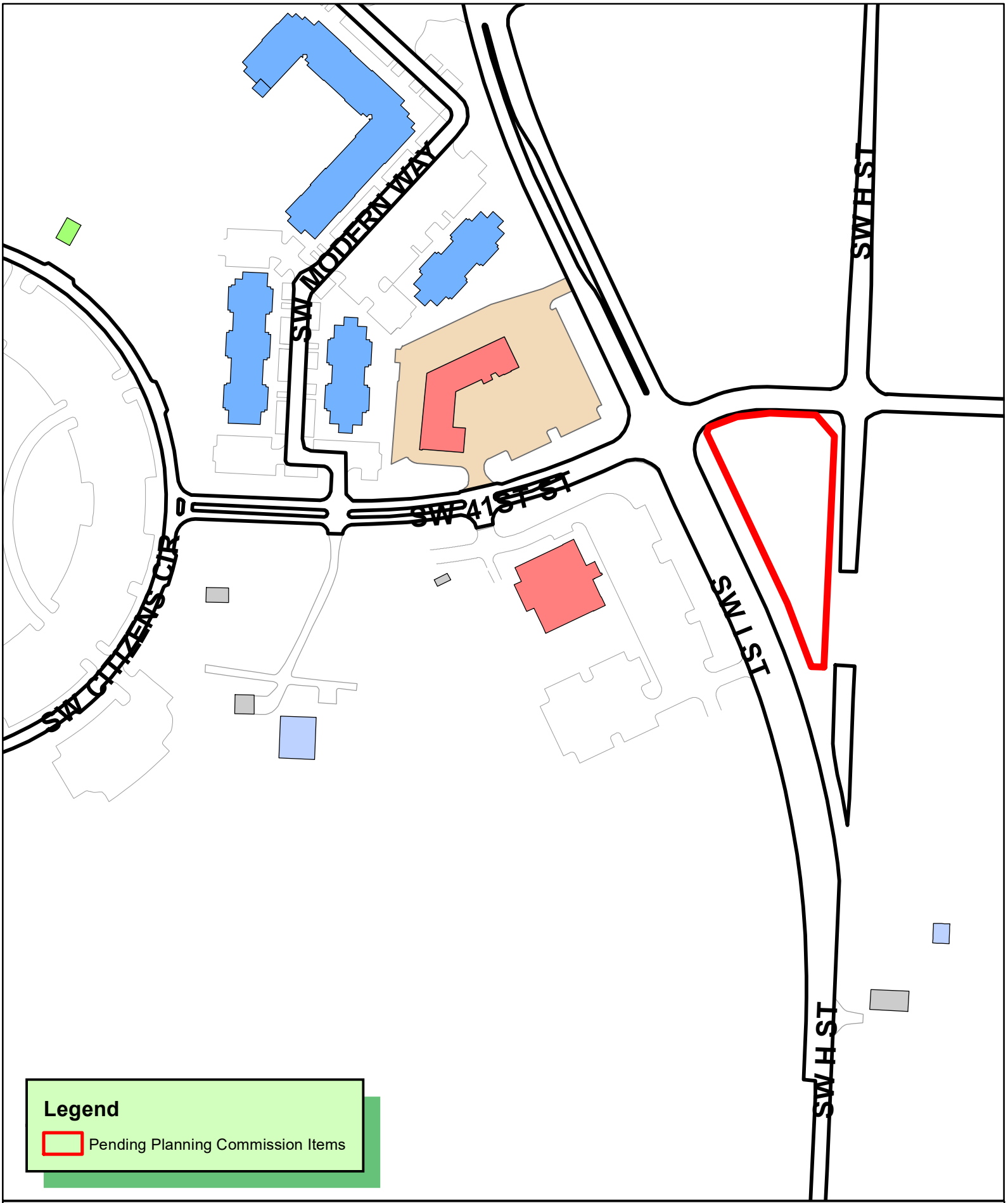
- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = EASEMENT LINES
- = EASEMENT LINES
- F.R. = FOUND REBAR
- S.D.H. = SET DRILL HOLE IN CONCRETE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
- BM = EXISTING BENCH MARK

BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

20' 10' 0' 20' 40'

GRAPHIC SCALE
IN FEET


SITE
SE SIMPLE SAVINGS DR
SE 47TH ST
SE 46TH ST
SE 45TH ST
SE 44TH ST
SE 43RD ST
SE 42ND ST
SE 41ST ST
SE 40TH ST
SE 39TH ST
SE 38TH ST
SE 37TH ST
SE 36TH ST
SE 35TH ST
SE 34TH ST
SE 33RD ST
SE 32ND ST
SE 31ST ST
SE 30TH ST
SE 29TH ST
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SE 25TH ST
SE 24TH ST
SE 23RD ST
SE 22ND ST
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SE 11TH ST
SE 10TH ST
SE 9TH ST
SE 8TH ST
SE 7TH ST
SE 6TH ST
SE 5TH ST
SE 4TH ST
SE 3RD ST
SE 2ND ST
SE 1ST ST
MEDICAL CENTER PKWY
MEDICAL CENTER DR
SE WALTON BLVD
SE MOBERLY LN
SE MOBERLY LN
SE MOBERLY LN



N
W E
S

1 inch = 200 feet

LSD21-0017
LARGE SCALE DEVELOPMENT
ANIMAL SERVICES BULDING
801 SW 41ST ST, BENTONVILLE, AR 72713

April 2021

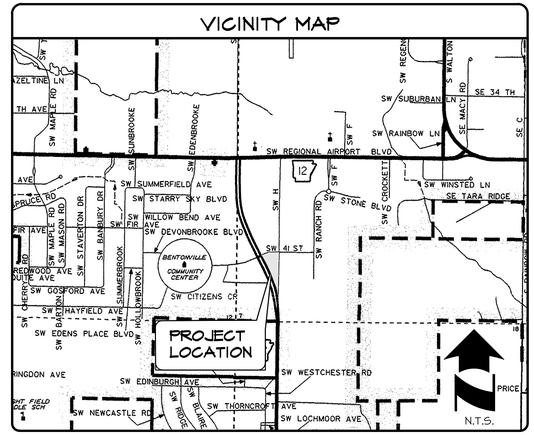
Large Scale Development Plans

for

CITY OF BENTONVILLE ANIMAL SERVICES BUILDING

801 SW 41st STREET

Bentonville, Benton County, Arkansas



INDEX OF SHEETS

C0.0 Cover Sheet & Vicinity Map
C1.0 Demolition Plan
C2.0 Site Dimension Plan
C2.1 Striping & Signage Plan
C3.0 Grading Plan
C4.0 Erosion Control Plan
C4.1 Erosion Control Details
C5.0 Utility Plan
C6.0 Landscape Plan
* Bentonville Water & Sewer Standard Details
** Bentonville Electric Layout Sheet & Standard Details
C7.0 Miscellaneous Details
C7.1 Miscellaneous Details
C7.2 Trail Detour Plan

Variance:
Approved (VAR20-0036) January 20, 2021. A Variance from Article 401.06, Agricultural district regulations, section b.2, Minimum setback standards, of the Zoning Code, to allow a setback of 10 feet, which is a variance of 20 feet.

Waiver:
Pending - A Waiver from Article 1100 Development Standards, section 1100.02 Access Management Standards, (a) Curb Cuts, (3) Distance from Intersections, to allow a curb cut 150 feet from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive, which is a waiver from a minimum of 250 feet.

Easement Vacation:
Pending - An application to vacate the east 10' of the Existing 20' Grading, Drainage & Utility Easement Per Book 2009, Page 45864, that extends along the SW I Street frontage has been prepared and submitted to Utilities for review and release.

Owner/Developer
City of Bentonville Parks & Recreation
David Wright, Director
215 SW 'A' Street, Bentonville, AR 72712
(479) 464-7275

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0255K

Effective Date: June 5, 2012

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

CERTIFICATE OF AUTHORIZATION MORRISON-SHIPLEY ENGINEERS, INC. No. 281 ARKANSAS

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

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.

CITY ATLAS PAGE #446
CITY PROJECT #LSD21-0017

SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PHONE: (479) 721-4543
EMAIL: joshua.knight@blackhillscorp.com

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: KIP SMITH
4901 S. 48th STREET
SPRINGDALE, ARKANSAS
PHONE: (479) 717-3796
EMAIL: kip.smith@cox.com

WATER DEPARTMENT
CITY OF BENTONVILLE
CONTACT: BEAU THOMPSON
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 271-3140

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

ELECTRIC
CARROLL ELECTRIC
CONTACT: DUSTIN BURNETT
707 SE WALTON BLVD.
BENTONVILLE, AR 72712
PHONE: (800) 432-9720 EXT. 2643

TELEPHONE
AT&T
CONTACT: BRENT BALDWIN
PHONE: 479-571-6609
CONTACT: LAYNE RHODES
PHONE: (479) 442-1977
627 WHITE ROAD
SPRINGDALE, ARKANSAS 72766

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

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

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

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37
4815 W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

GOVERNING AGENCIES

CITY OF BENTONVILLE
3200 S.W. MUNICIPAL DRIVE
BENTONVILLE, ARKANSAS 72712

CITY PLANNING
CONTACT: ELLEN NORVELL
305 SW A ST.
PHONE: (479) 271-5993

STREET DEPARTMENT
CONTACT: TONY DAVIS
PHONE: (479) 271-3130

PUBLIC WORKS
CONTACT: MIKE BENDER
PHONE: (479) 271-6720

CITY ENGINEER
CONTACT: DAN WEESE
PHONE: (479) 271-5993

BUILDING INSPECTION
PHONE: (479) 271-3125

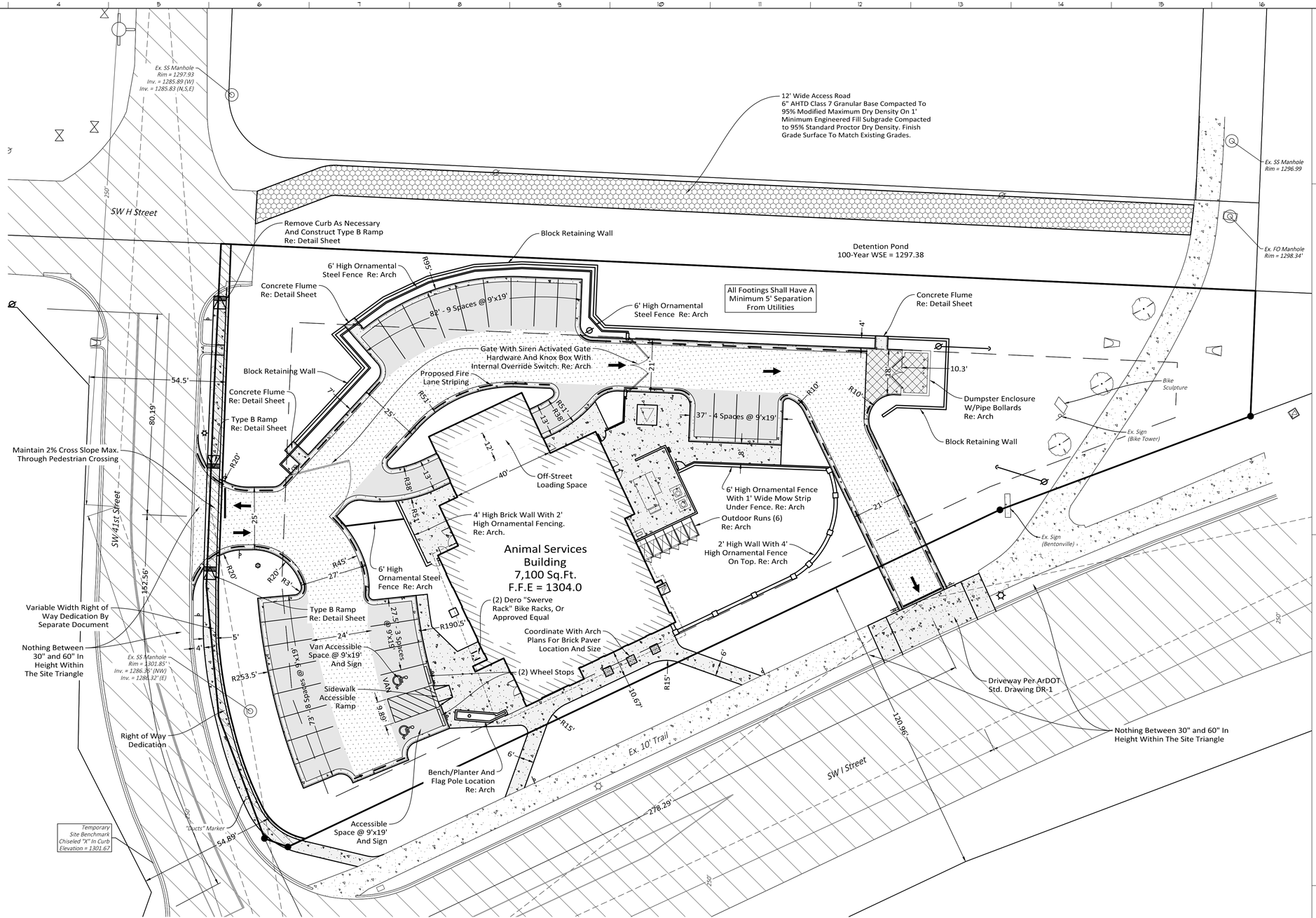
STORMWATER
CONTACT: JANET PAITH
PHONE: (479) 271-5002
jpaith@bentonvillear.com

City of Bentonville
Animal Services

Drawing Name: P:\AIA-60 Animal Services Building\DRAFTING\AIA-60 PLAN SET.dwg Last Modified: Apr 16, 2021 - 1:27pm Plotted on: Apr 16, 2021 - 1:52pm by lgrelle

LEGEND

- Proposed Lot Line
- R/W — Proposed Right of Way Line
- Proposed Easement Line
- 30'BSL — Proposed Building Setback Line
- Proposed Type "A" Curb & Gutter
- Proposed Fire Lane Striping on Curb
- Proposed Concrete Sidewalk By Developer
- Proposed Handicap Ramp, Type "B"
- Proposed Asphalt
- Proposed Heavy Duty Asphalt
- Proposed Concrete
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Flared End Section
- Proposed Junction Box / Curb Inlet
- Proposed Sign
- Accessible Parking
- Proposed Truncated Dome Matt
- Proposed Building
- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- R/W — Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- 25'BSL — Ex. Building Setback Line
- Ex. Asphalt
- Ex. Concrete
- Ex. Overhead Electric Line
- Proposed 12' Wide Access Road 6" AHTD Class 7 Base



Overall Site Area Calculations:

Total Site Area: 74,127 S.F.

Total Impervious Area: 39,600 S.F. (53%)

Total Green Space Area: 34,527 S.F. (47%)

Interior Green Space Calculations:

Total Parking Lot Area: 12,777 S.F.

Total Interior Green Space Required: 1,022 S.F. (8%)

Total Interior Green Space Provided: 1,413 S.F. (11%)

Legal Description:

Lot 6, Eversole Addition to the City of Bentonville, Arkansas, filed for record at Plat Book 2011, Page 120 on March 17, 2011 in the office of the Benton County Circuit Clerk.

1.39 Acres

Site General Notes:

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

PARKING SUMMARY

Description	Parking Requirement	Number of Spaces Required	Number of Spaces Provided
Animal Shelter/Medical Clinic (7100 s.f. Office Space)	One Space Per 300 Sq Ft	24	26*
Accessible Spaces	26-50 Parking Spaces	2	2**
Off-Street Loading Space	5,000 - 25,000 SF Floor Area	1 - 10'x35' Space	1 - 12'x40' Space

*Includes Accessible Spaces
**Includes Van Accessible Space

Zoning - Agricultural District (A-1)	Intended Use - Animal Shelter		
Building Setbacks			
Front Yard (SW I Street)	Side Yard		Rear Yard
VAR20-0036	Interior	Exterior	
10'	30'	30'	30'

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

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

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

20 0 20
Scale in Feet

CITY PROJECT #LSD21-0017

SITE DIMENSION PLAN

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

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

NEW FACILITY FOR
Animal Services Building
0000 Bentonville, AR

DRAWN BY: CHH/LMG
CHECK BY: LMG
ISSUE DATE: 03/30/2021
PROJECT NO: 1960.1
REVISION DATES:

SHEET C2.0

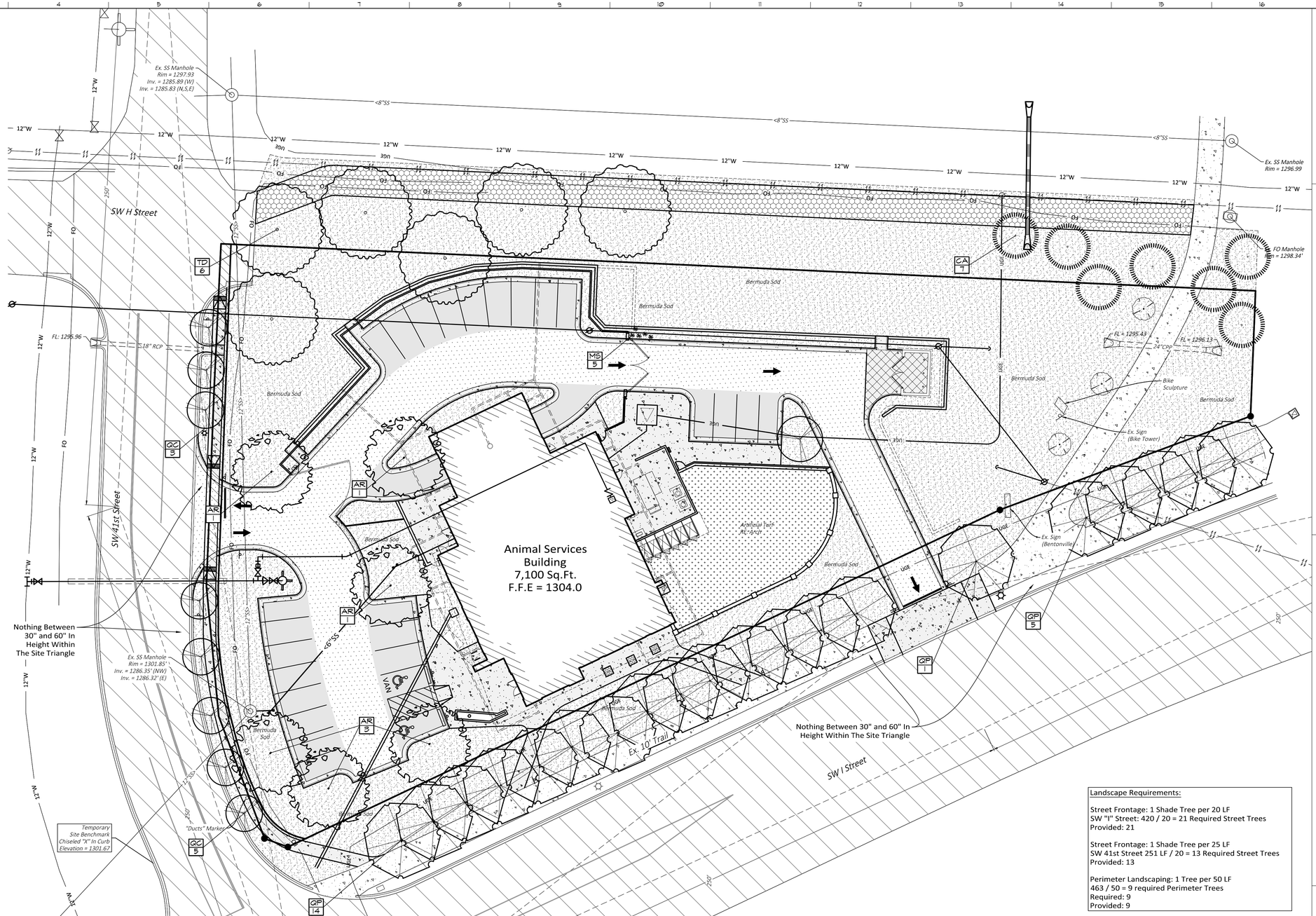
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LEGEND

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- Proposed Concrete
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Water Meter
- Proposed Fire Hydrant
- Proposed Water Valve
- Proposed Irrigation Control Valve
- Proposed Fire Department Connection
- Proposed RPZ Backflow Preventer
- 8"W — Proposed Water Line W/Size
- w — Proposed 1" Service Line
- ?"FDC — Proposed Dry Fire Line W/Size
- ?"FL — Proposed Fire Line W/Size
- Proposed Sewer Manhole
- 6"SS> — Proposed Sanitary Sewer Line W/Size
- S — Proposed 4" San. Sewer Wye & 4" PVC Service Line
- Proposed Gas Meter
- G — Proposed Gas Line
- T — Proposed Telephone Line
- FO — Proposed Fiber Optic Line
- UGE — Proposed Underground Electric Line
- Proposed Light Pole
- Proposed Electric Transformer
- Proposed Flared End Section
- Proposed Junction Box / Curb Inlet
- 24" RCP — Proposed Storm Drain Pipe
- RD — Proposed Roof Drain Pipe
- x — Proposed Fence Line
- C — Proposed Conduit
- Proposed Sign
- Accessible Parking
- Proposed Truncated Dome Matt
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- Ex. Fire Hydrant
- Ex. Water Valve
- Ex. Irrigation Control Valve
- Ex. Water Spigot
- Ex. Fire Department Connection
- W — Ex. Water Line
- Ex. Sewer Manhole
- 8"SS> — Ex. Sanitary Sewer Line
- Ex. Gas Meter
- G — Ex. Gas Line
- Ex. Telephone Pedestal
- T — Ex. Telephone Line
- OHT — Ex. Overhead Telephone Line
- Ex. Fiber Optic Pedestal
- FO — Ex. Fiber Optic Line
- Ex. Electric Pedestal
- Ex. Electric Meter
- Ex. Power Pole
- Ex. Power Pole w/ Guy Wire
- Ex. Light Pole
- Ex. Electric Transformer
- UGE — Ex. Underground Electric Line
- Ex. Overhead Electric Line
- 24"RCP — Ex. Storm Drain Pipe
- Ex. Sign

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Qty
MS	MAIDEN GRASS	Miscathanthus sinensis 'Gracillimus'	5 Gallon	As Shown	5
CA	BLUE ATLAS CEDAR	Cedrus atlantica 'Glauca'	8' B&B	As Shown	7
AR	OCTOBER GLORY MAPLE	Acer rubrum 'October Glory'	2.5" Cal. B&B	As Shown	6
TD	SHAWNEE BRAVE BALD CYPRESS	Taxodium distichum	2.5" Cal. B&B	As Shown	6
QC	CRIMSON SPIRE OAK	Quercus 'Crimschmidt'	2.5" Cal. B&B	As Shown	8
QP	WILLOW OAK	Quercus phellos	2.5" Cal. B&B	As Shown	20



Landscape Requirements:

Street Frontage: 1 Shade Tree per 20 LF
SW "I" Street: 420 / 20 = 21 Required Street Trees
Provided: 21

Street Frontage: 1 Shade Tree per 25 LF
SW 41st Street 251 LF / 20 = 13 Required Street Trees
Provided: 13

Perimeter Landscaping: 1 Tree per 50 LF
463 / 50 = 9 required Perimeter Trees
Required: 9
Provided: 9

Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.
6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.
7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.
9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.
10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
11. Irrigation Will Not Be Installed As Part Of This Project.
12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.
13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.
14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)
15. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-11)
16. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-12)
17. 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 Material Is Strongly Encouraged. (Sec. 1400.6.A-8 & 1400.8.G-7)
18. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.
19. All Trees Planted In The Public Right-Of-Way Shall Be 4" Caliper And The Lowest Limb Shall Be 96" Or Higher From Final Grade At Time Of Planting.
20. Trees Must Be Planted A Minimum Of 5' From All Public Utilities.

Seeding And Sodding Note:

All Disturbed Areas Under a 10% Slope Shall Be Topsoiled To A Minimum Depth Of 4". Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designed For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Planted As Above, But Shall Also Be Covered With Erosion Control Fabric. Edges Of Sod Located On Slopes Over 15% Shall Be Pinned.

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

20 0 20
Scale in Feet

CITY PROJECT #LSD21-0017

LANDSCAPE PLAN

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

REGISTERED LANDSCAPE ARCHITECT M. DIRK THIBODAUX 642 STATE OF OKLAHOMA

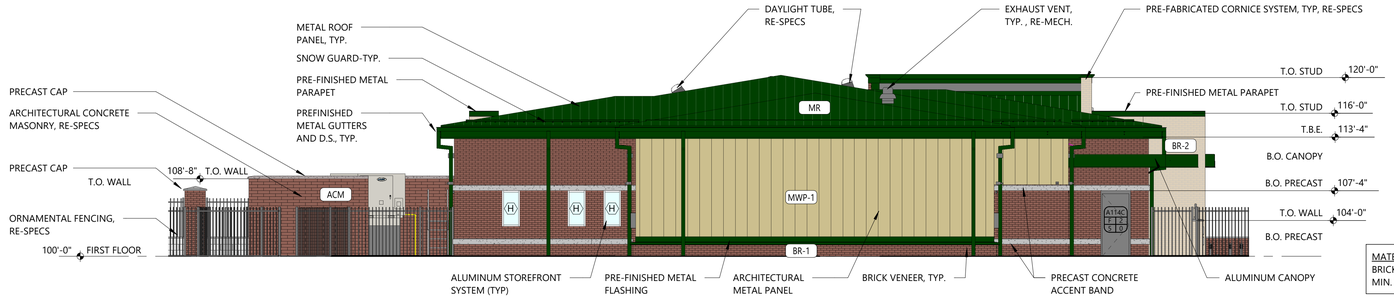
Hight Jackson ASSOCIATES
5201 W Village Parkway, Suite 300 I Rogers, Arkansas 72758 I (479) 464-4965 I www.hjarch.com

NEW FACILITY FOR
Animal Services Building
0000 Bentonville, AR

DRAWN BY: CHH/LMG
CHECK BY: LMG
ISSUE DATE: 03/30/2021
PROJECT NO.: 1960.1
REVISION DATES

SHEET
C6.0

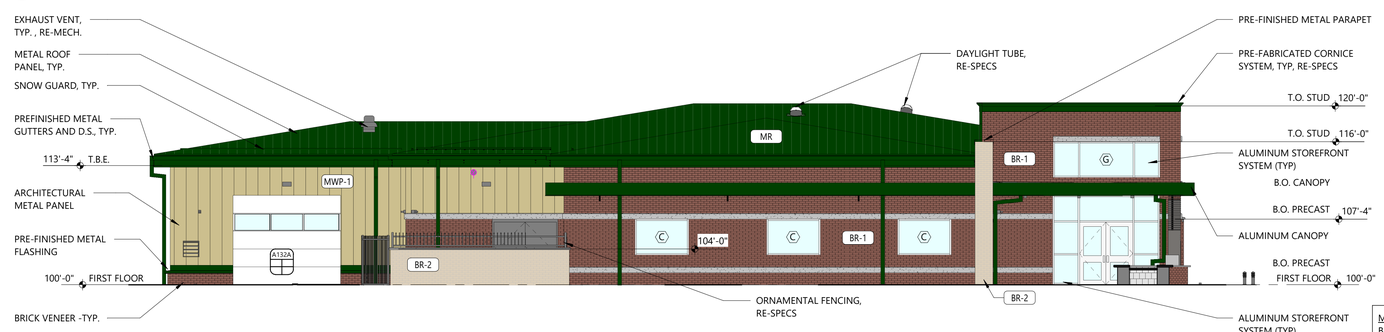
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L4 East Elevation
1/8" = 1'-0"

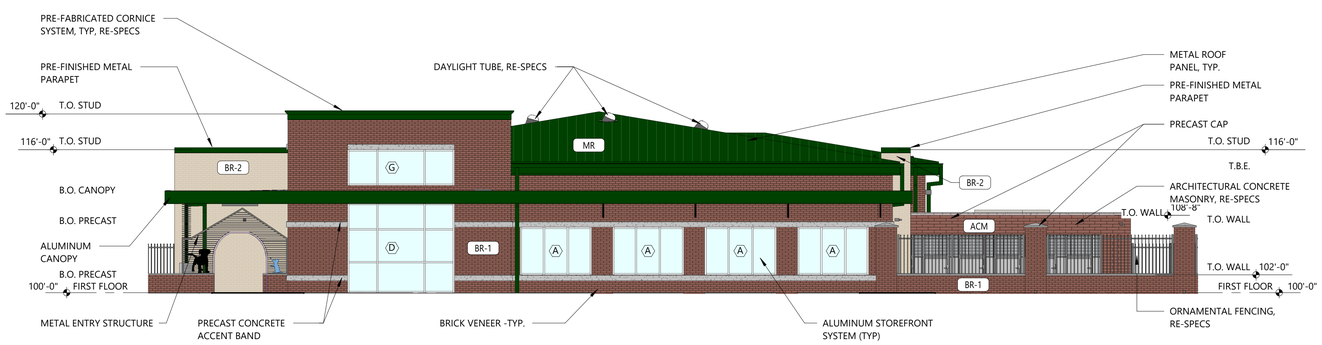
EXTERIOR MATERIALS SCHEDULE/LEGEND		
	BR-1	"COLOR" BRICK VENEER
	BR-2	"COLOR" BRICK VENEER
	ACM	ARCHITECTURAL CONCRETE MASONRY
	MWP-1	METAL WALL PANELS
	MR	METAL ROOF

MATERIAL PERCENTAGES:
BRICK VENEER: 50%
MIN. 24GA ARCHITECTURAL METAL PANEL: 50%



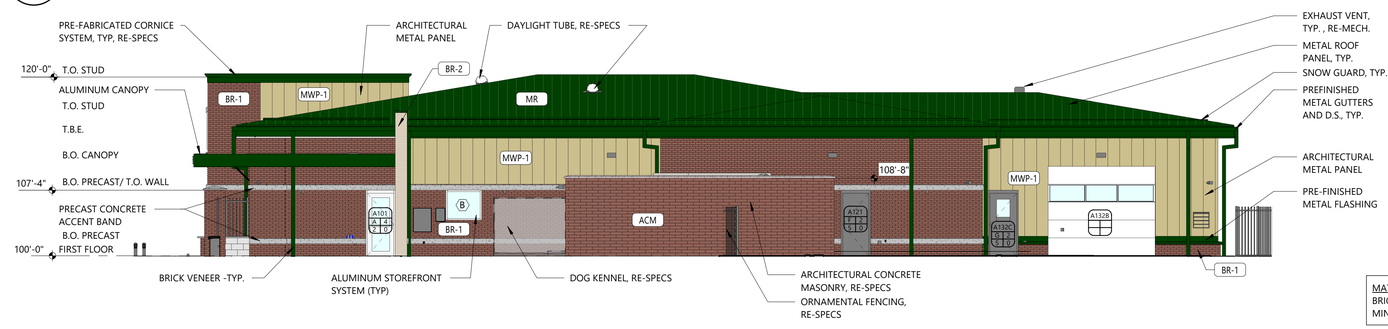
MATERIAL PERCENTAGES:
BRICK VENEER: 75%
MIN. 24GA ARCHITECTURAL METAL PANEL: 25%

H4 North Elevation
1/8" = 1'-0"



MATERIAL PERCENTAGES:
BRICK VENEER: 74%
STOREFRONT: 26%

D4 West Elevation
1/8" = 1'-0"



MATERIAL PERCENTAGES:
BRICK VENEER: 71%
MIN. 24GA ARCHITECTURAL METAL PANEL: 29%

A4 South Elevation
1/8" = 1'-0"

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

A NEW FACILITY FOR
CITY OF BENTONVILLE ANIMAL SERVICES
801 SW 41st St., Bentonville, AR

DRAWN BY: PM
CHECK BY: RH
ISSUE DATE: 03/30/2021
PROJECT NO.: 1960.1

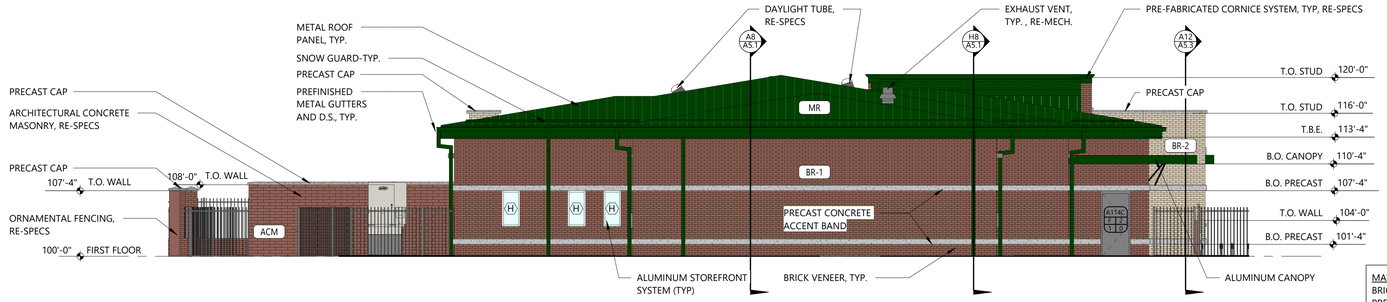
REVISION DATE

DATE	DESCRIPTION

EXTERIOR COLOR ELEVATIONS
SHEET
A4.2

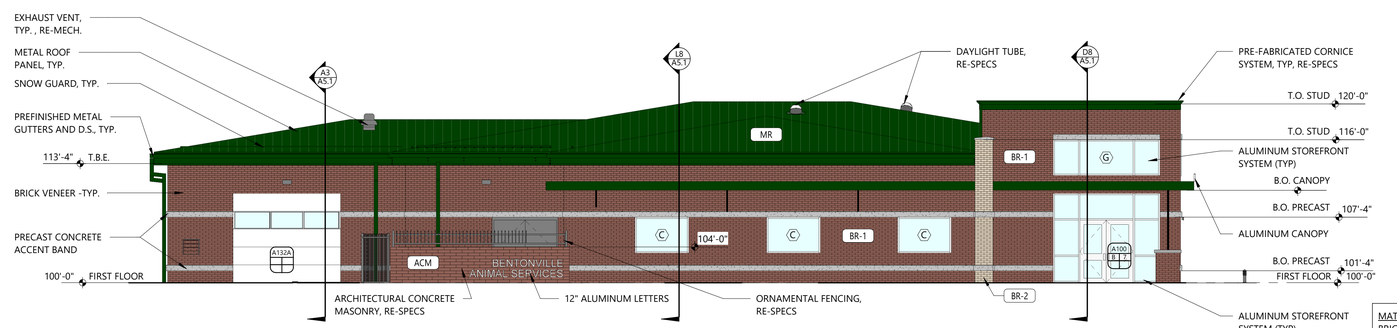
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THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF HIGHT JACKSON ASSOCIATES PA. USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT

EXTERIOR MATERIALS SCHEDULE/LEGEND		
	BR-1	"COLOR" BRICK VENEER
	BR-2	"COLOR" BRICK VENEER
	ACM	ARCHITECTURAL CONCRETE MASONRY
	MWP-1	METAL WALL PANELS
	MR	METAL ROOF



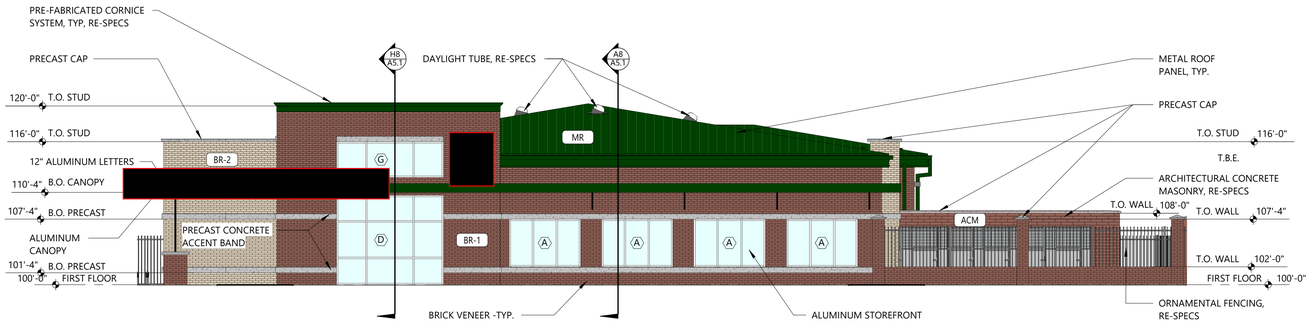
MATERIAL PERCENTAGES:
BRICK VENEER: 86.6%
PRECAST: 9.3%
STOREFRONT: 2%

L4 East Elevation
1/8" = 1'-0"



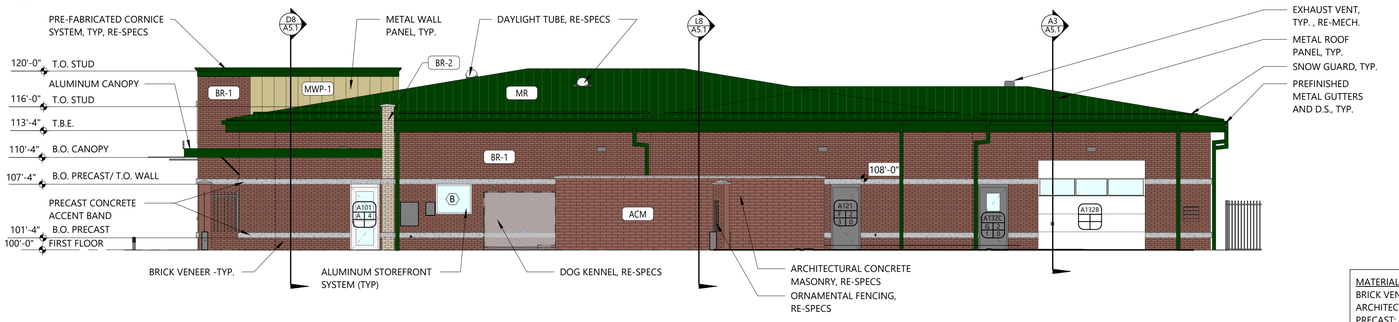
MATERIAL PERCENTAGES:
BRICK VENEER: 70.2%
PRECAST: 7.8%
STOREFRONT: 15%

H4 North Elevation
1/8" = 1'-0"



MATERIAL PERCENTAGES:
BRICK VENEER: 66%
PRECAST: 8%
STOREFRONT: 26%

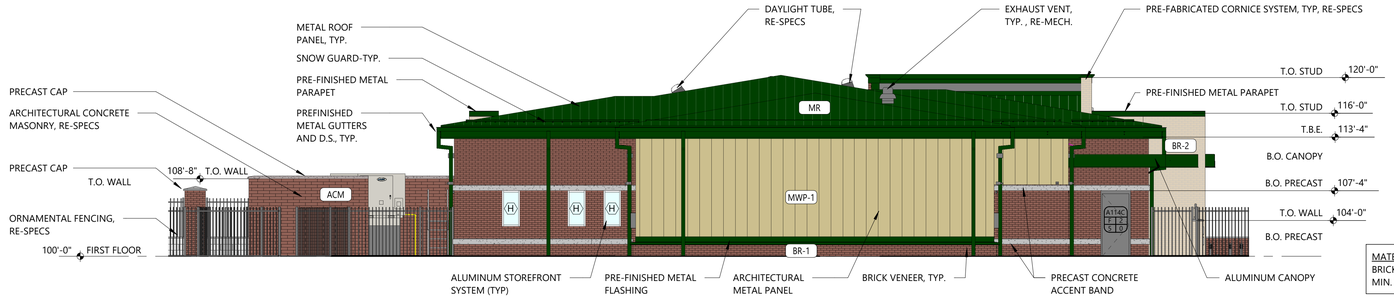
D4 West Elevation
1/8" = 1'-0"



MATERIAL PERCENTAGES:
BRICK VENEER: 76.5%
ARCHITECTURAL METAL PANEL: 3%
PRECAST: 8.1%
STOREFRONT: 3.2%

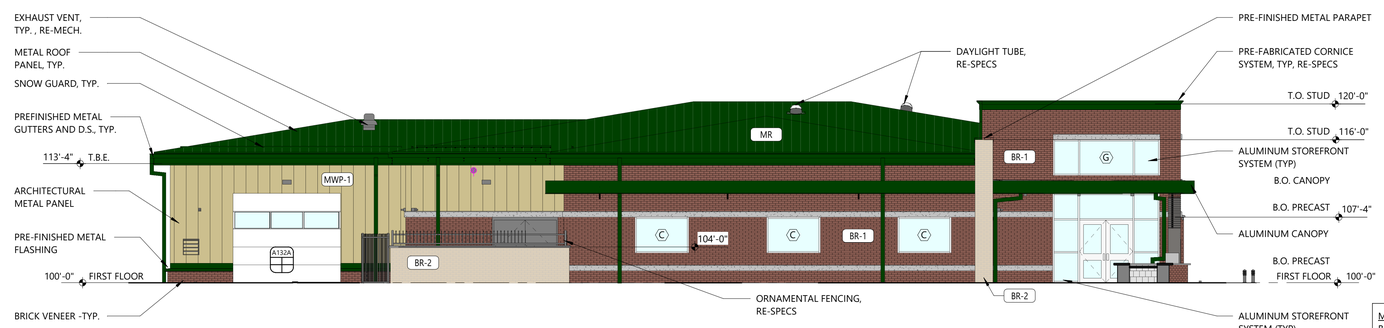
A4 South Elevation
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE/LEGEND		
	BR-1	"COLOR" BRICK VENEER
	BR-2	"COLOR" BRICK VENEER
	ACM	ARCHITECTURAL CONCRETE MASONRY
	MWP-1	METAL WALL PANELS
	MR	METAL ROOF



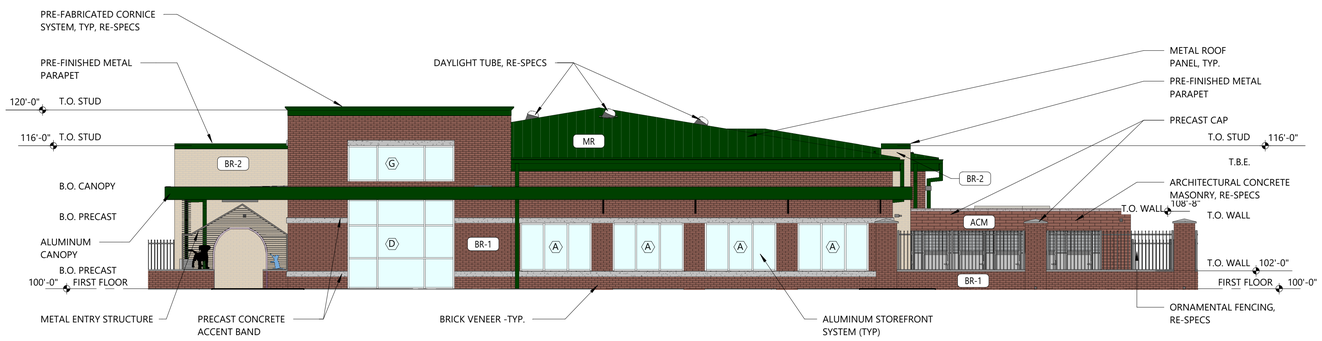
MATERIAL PERCENTAGES:
BRICK VENEER: 50%
MIN. 24GA ARCHITECTURAL METAL PANEL: 50%

L4 East Elevation
1/8" = 1'-0"



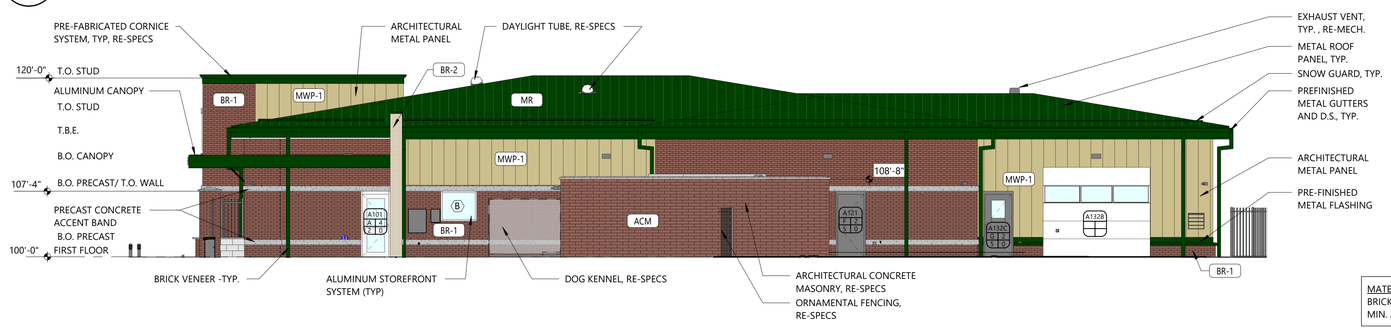
MATERIAL PERCENTAGES:
BRICK VENEER: 75%
MIN. 24GA ARCHITECTURAL METAL PANEL: 25%

H4 North Elevation
1/8" = 1'-0"



MATERIAL PERCENTAGES:
BRICK VENEER: 74%
STOREFRONT: 26%

D4 West Elevation
1/8" = 1'-0"



MATERIAL PERCENTAGES:
BRICK VENEER: 71%
MIN. 24GA ARCHITECTURAL METAL PANEL: 29%

A4 South Elevation
1/8" = 1'-0"

MORRISON
SHIPLEY

Mr. Tyler Overstreet
City of Bentonville
315 S.W. “A” St.
Bentonville, AR 72712

April 19, 2021

Re: ***Bentonville Parks & Recreation***
Bentonville Animal Services Building
Entrance Drive Waiver Request

Mr. Overstreet:

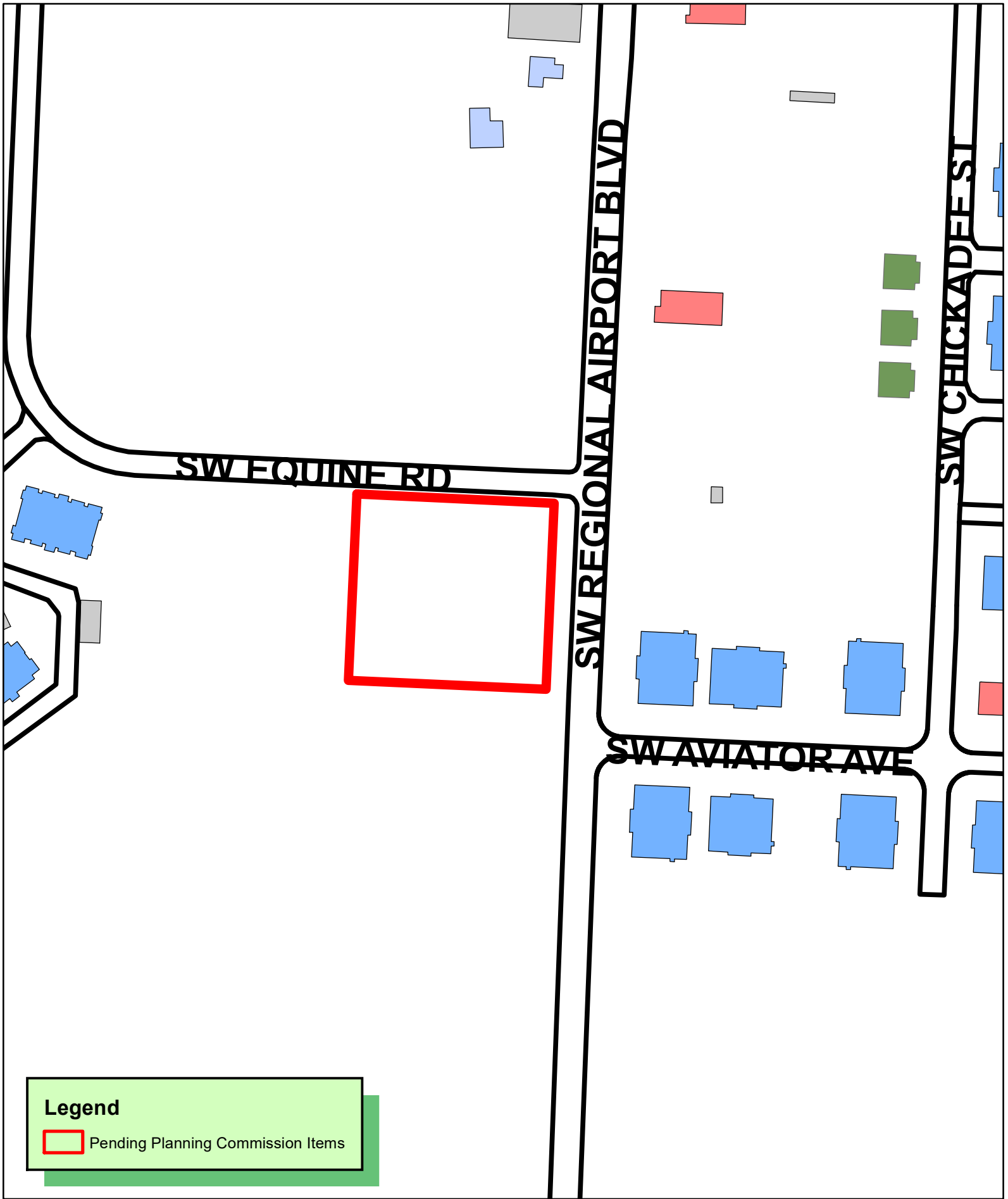
On behalf of Bentonville Parks & Recreation, we respectfully request a waiver from the Development Standards, Art. 1100.02, (a) Curb Cuts, (3) Distance from Intersections. The proposed development, for the construction of a 7,100 sf Animal Services building and associated parking on a 1.8-acre site, was submitted for approval by the Planning Commission on March 29, 2021. Per the Development Standards: *Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive.*

Parks & Recreation is requesting a waiver to locate the main entrance drive along SW 41st Street at a measured distance of 153 feet measured from the right-of-way of the major arterial (SW I Street) to the center line of the drive. Due to the overall length of SW 41st Street being only 233 feet from the SW I Street r/w to the SW H Street r/w the ability to locate the drive at the designated minimum distance is not possible. This access location works best for this site due to the shape and location of the property, allowing the owner to position public parking at the front of the site and private/employee parking to the rear, allowing it to be gated.

In conclusion, Parks and Recreation is requesting a waiver to allow deviation from the 250 feet requirement. Please consider this waiver request on the proposed site design. If you have any questions or need additional information, please call.

Sincerely,
Morrison Shipley Engineers, Inc.

Larry Grelle,
Project Manager



N
W E
S

1 inch = 150 feet

LSD21-0060
LARGE SCALE DEVELOPMENT
DOLAR GENERAL
8100 SW REGIONAL AIRPORT BLVD

THE CITY OF BENTONVILLE

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

January 3, 2022

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

SUBJECT: Waiver Letter – **LSD 21-0060 -** Dollar General of Bentonville (Vaughn) 21-8159

To Whom It May Concern:

The following is the requested waiver and its corresponding need:

Sec. 1100.02(a)(3)
"Distance from intersections. Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive."
The delivery truck will have to enter the site from SW Equine and exit the site through SW Regional Airport Blvd, or vice versa, due to the trucks inability to turn around in the provided space. Delivery truck would be unable to turn around and get back out of the site while maintaining other site layout requirements (detention, limiting parking at front of site, etc.)

Sincerely,

Alexie Pope– *Blew & Associates, P.A.*

3825 NORTH SHILOH DRIVE • FAYETTEVILLE / ARKANSAS • 72703
PHONE: 479-443-4506 • FAX: 479-582-1883

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
00 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Ownership Information

1 **Vacant**
Parcel #: 01-11086-000
Owner: Vaughn, LLC
(Street Address)
SW Regional Airport Blvd.
Bentonville, AR
(Mailing Address)
6959 Lebanon Road, Ste. 212
Frisco, TX 75034
Warranty Deed - Book 2000 Page 109900
Zoned: C-2 (General Commercial)

2 **Vacant**
Parcel #: 01-11085-002
Owner: Vaughn, LLC
(Street Address)
SW Equine Road
Bentonville, AR
(Mailing Address)
6959 Lebanon Road, Ste. 212
Frisco, TX 75034
Warranty Deed - Book 2000 Page 109900
Zoned: C-2 (General Commercial)

3 **Vacant**
Parcel #: 01-11087-000
Owner: Ozark Commercial, LLC
(Street Address)
SW Regional Airport Blvd.
Bentonville, AR
(Mailing Address)
2609 Summit Ridge Drive
Southlake, TX 76092
Redemption Deed - Book 2017 Page 31215
Zoned: C-2 (General Commercial)

Site Information

PROPERTY INFORMATION		
Gross Site Area:	73,130.76 sf	1.68 acres
Proposed Dedicated R.O.W:	1,833.69 sf	0.04 acres
Net Site Area:	71,297.07 sf	1.64 acres
SITE INFORMATION		
Total Paved Area:	22,848.68 sf	0.52 acres
Total Sidewalk Area:	3,001.13 sf	0.07 acres
Total Building Area:	10,935.16 sf	0.25 acres
Lot Coverage:		15.3%
Total Impervious Area:	36,784.97 sf	51.6%
Total Pervious Area:	34,512.10 sf	48.4%
PARKING INFORMATION		
Parking Spaces Required (1/250 sf-floor area):		34
Provided Spaces (Total):		35
Required Accesible Spaces:		2
Provided Accessible Spaces:		2
ZONING INFORMATION		
Current Zoning:		C-2: General Commercial
Front	Parking in Front	50'
	No Parking in Front	20'
Side	By Non-Residential	7'
	By Residential	30'
Rear	By Non-Residential	20'
	By Residential	30'
Proposed Use:		General Retail Store

Flood Note:

By graphic plotting only, this property is in Zone X (Other Areas - Unshaded) of the Flood Insurance Rate Map, Community Panel Nos. 05007C-0225-K & 05007C-0245-K, which both bear an effective date of June 5th, 2015 and is not in a Special Flood Hazard Area.

Wetlands Note:

There was no evidence of any delineated wetland areas, per the U.S. Fish and Wildlife service National Wetlands Inventory website. No markers from a field delineation of wetlands conducted by a qualified specialist were observed during the course of the survey conducted for this project.

Bentonville Notes:

- Contact BEUD at 479-271-3135 before performing any grading within 5' of existing or proposed power poles.
- BEUD Design Layout Drawing takes precedence over any electric information shown on the Site & Utility Plan.
- Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.
- The dumpster enclosure shall be constructed with similar materials as the building. Minimum inside dimensions of the dumpster enclosure shall be 9' depth by 11' width.
- All proposed signage will require a separate permit.
- No Fencing is known at this time. Fencing will require a separate permit.
- Any new lighting will require that it be cut-off or B-U-G (with a U rating of 0) and approved by the Planning Department.
- All Mechanical Equipment (roof and ground mounted) will be screened on all sides by similar materials as the building.
- Benches shall be a minimum of 6' length and be Victor Stanley "Classic" (Model #C-10) or approved equal.
- Bike Rack shall be Single Hoop, Dero Swerve Rack, Black 24" x 21.5" or approved equal

Striping Specifications

YELLOW CURBING & BOLLARDS PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. METAL SURFACES SHALL BE FREE OF HEAVY RUST. SURFACES SHALL RECEIVE 2 COATS OF SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING PARKING LOT	SURFACES SHOULD BE CLEAN & DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE.

Sign Legend

Symbol	Code	Description	Size	Post Type
	-	Handicap Sign	12 x 18	U-Channel

Site Plan Notes:

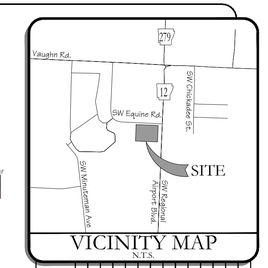
SN-01	Painted Traffic Markings
SN-04	4" Painted White / Yellow Striping
SN-06	4" Wide Painted Stripes, 2'-0" o.c. @ 45°
SN-08	4" Wide Single Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-12	Accessible Ramp in Sidewalk
SN-15	Painted Yellow "Loading Zone" @ 100' o.c. 24" High Max.
SN-17	Thickened Edge of Pavement
SN-19	Curb / Sidewalk Ramp per City / Highway Department Standards (Whichever is More Stringent)

Site General Notes:

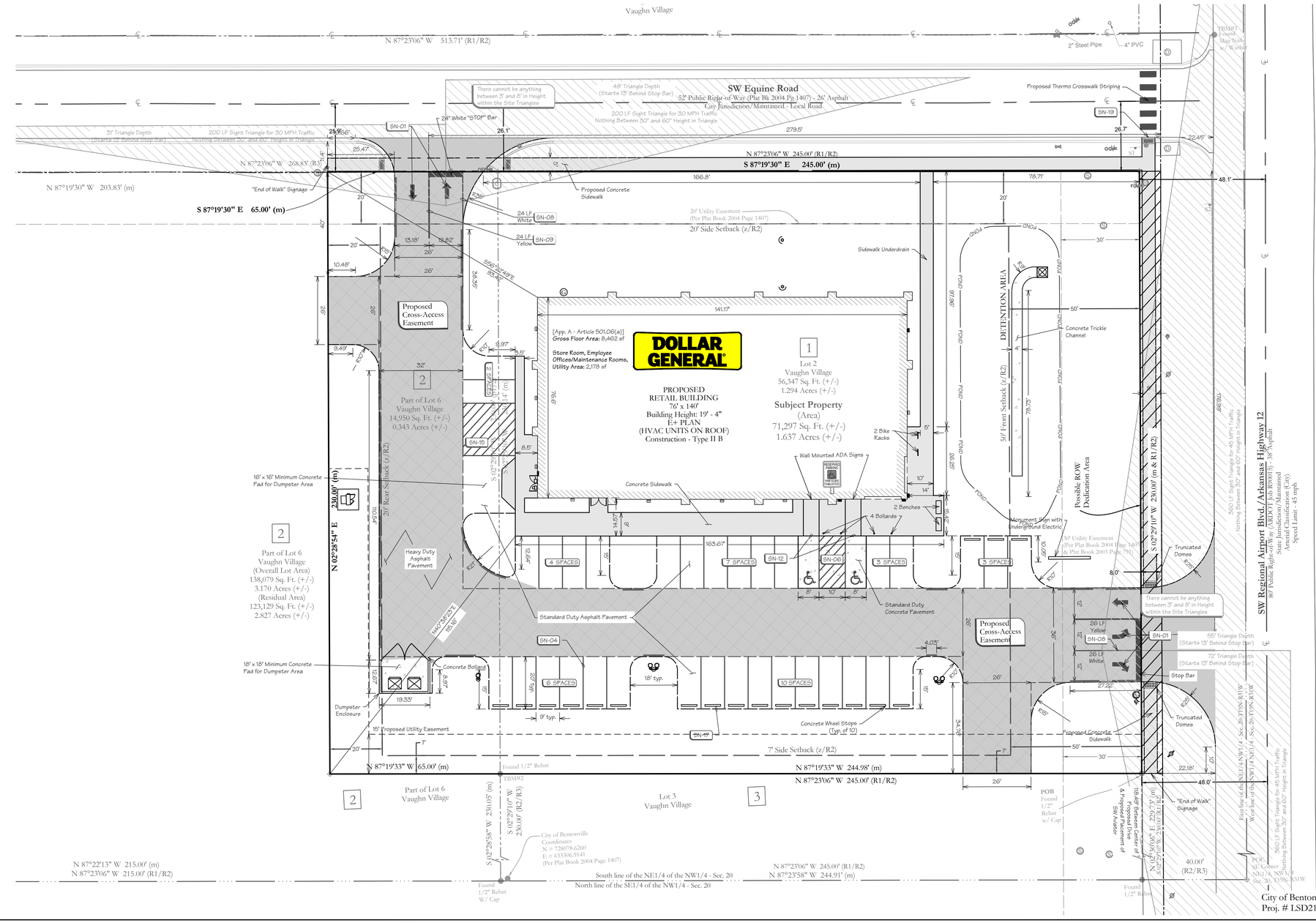
- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 5 foot at Edge of Pavement unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- All Curb & Gutter shall be 24" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc. The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings.
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet

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

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.



REVISIONS:

NO.	DESCRIPTION	DATE
1	PER BEU	
2	PER BEU	

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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

DATE:	JOB NUMBER:
2022-01-03	21-8159
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton
DRAWING NAME: 21-8159 Civil 006.dwg	
SHEET NUMBER: C2	

Site Plan
LSD 21-0060, Bentonville Atlas Page: 562

Large-Scale Development Plans For:
Dollar General of Bentonville (Vaughn)
8100 SW Regional Airport Blvd. Bentonville, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

p:\21-8159 dg bentonville (vaughn)\civil drawings\21-8159 civil 006.dwg - Plotted on 12/30/2021 1:07:52 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Catey Atchley

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
X"W	Retaining Wall
	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

General Utility Notes:

- THE CONTRACTOR SHALL CONTACT "ARKANSAS ONE-CALL" AND/OR THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITY LINES AND SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR REPAIR OF THE UTILITY.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO UTILITY CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE UTILITY AS REQUIRED AND WITH THE ENGINEER OF RECORD FOR THE PROJECT.
- WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ROGERS WATER UTILITIES (RWU) STANDARD SPECIFICATIONS – LATEST EDITION.
- WATER AND STORM LINES SHALL HAVE A MINIMUM OF EIGHTEEN (18) INCHES VERTICAL SEPARATION AND TEN (10) FOOT HORIZONTAL SEPARATION FROM SANITARY SEWER LINES. ENCASEMENTS MAY BE REQUIRED AS NOTED ON PLAN AND PROFILES.
- ALL PLUGS, CAPS, TEES, AND BENDS SHALL BE PROVIDED WITH REACTION BACKING / THRUST BLOCKING OR SHALL BE RESTRAINED JOINT PIPE. THE FITTING MUST BE BRACED AGAINST UNEXCAVATED EARTH AT THE END THE TRENCH WITH 3000 psi PC CONCRETE. RETAINER GLANDS MAY BE REQUIRED, AS DETERMINED BY RWU.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL OR PLUMBING DRAWINGS FOR UTILITY CONNECTION LOCATIONS FOR THE BUILDING.
- DIMENSIONS ARE TO THE FACE / CORNER OF THE BUILDING, FACE OF CURB, AND CENTERLINE OF PIPE AND FITTING.
- CONTRACTOR SHALL COORDINATE DISRUPTION OF UTILITY SERVICE(S) WITH ALL AFFECTED PROPERTY OWNERS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OR OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION(S) ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHON ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.
- CONTRACTOR SHALL OBTAIN AUTHROIZATION FROM (RWU) PRIOR TO CONNECTION TO ANY EXISTING WATER LINE, SEWER LINE, OR SEWER MANHOLE.
- PROPOSED UTILITIES THAT ARE TO BURIED WITHIN THE SAME TRENCH SHALL BE COORDINATED WITH AND APPROVED BY THE APPROPRIATE UTILITY COMPANIES.
- PROPOSED UTILITES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS / SPECIFICATIONS OF THE GOVERNING AGENCY.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ROUTING OF GAS, TELEPHONE, CABLE, AND ELECTRICITY AS REQUIRED.
- CONTRACTOR SHALL MAINTAIN A MIN. OF 5 FOOT SEPARATION FROM WATER/SEWER AND STORM SEWER, GAS, ELECTRIC, STREET LIGHTS AND TELEPHONE AS REQUIRED.

Water Notes:

1. ALL WATER LINES SHALL HAVE 3'-0" MIN. COVER ABOVE TOP OF PIPE.
2. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH RWU's SPECIFICATIONS FOR PIPE BEDDING MATERIAL AND DETAIL.
3. ALL WATER LINES SHALL BE INSPECTED PER RWU's STANDARD SPECIFICATION & REQUIREMENTS.
4. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS / SPECIFICATIONS OF RWU.
5. CONTRACTOR SHALL HAVE AN ACTIVE FIRE HYDRANT WITHIN 400' OF ANY BUILDING PRIOR TO CONSTRUCTION.

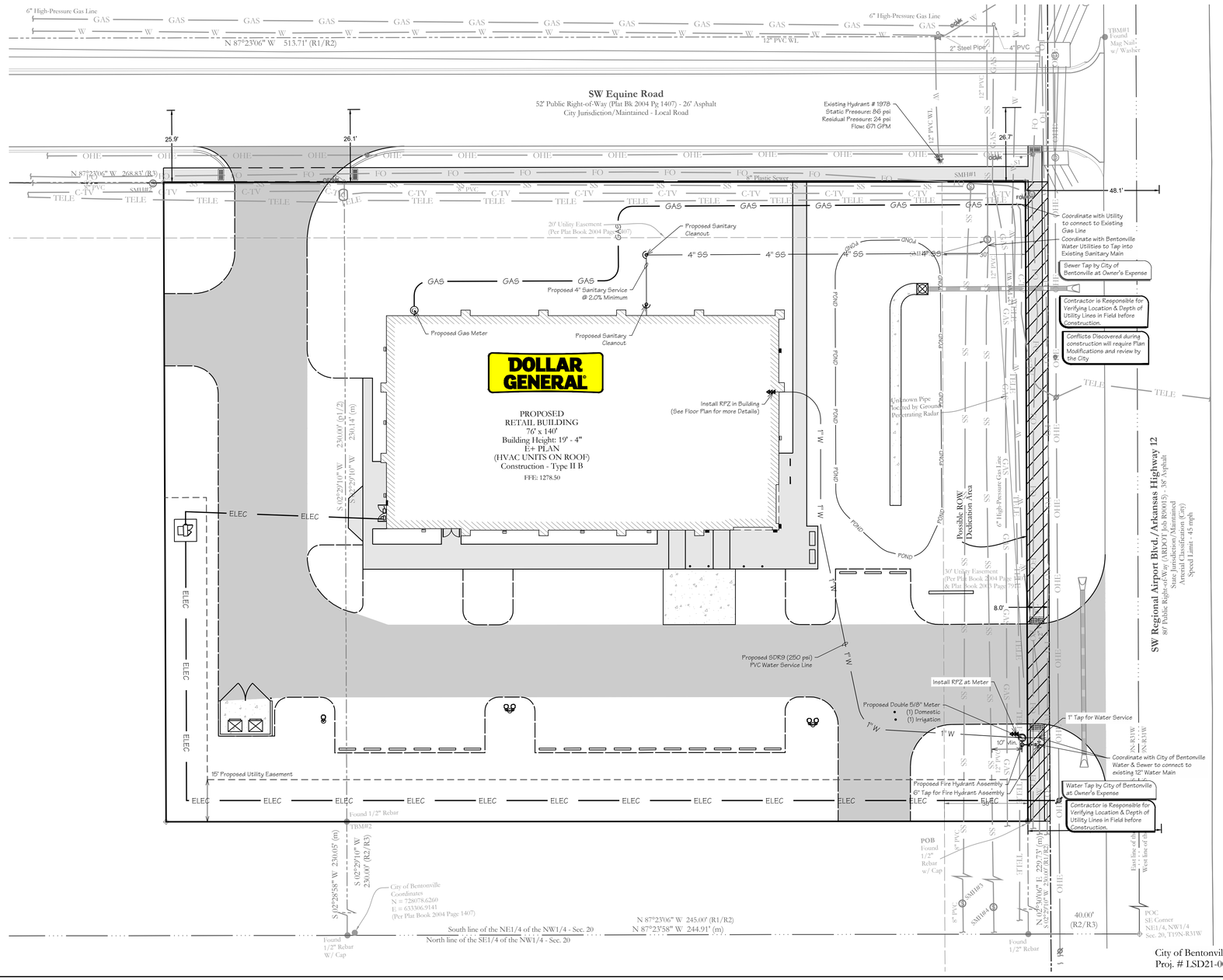
Bentonville Notes:

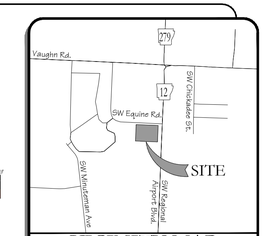
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- Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.

Know what's below. Call before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft





VICINITY MAP
N.T.S.

REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REVIEW	. . .
2	PER REVIEW	. . .
3		. . .
4		. . .
5		. . .
6		. . .
7		. . .
8		. . .
9		. . .
10		. . .

Utility Plan
LSD 21-0060, Bentonville Atlas Page: 562

Large-Scale Development Plans For:
Dollar General of Bentonville (Vaughn)
8100 SW Regional Airport Blvd. Bentonville, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
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FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2022-01-03	21-8159
DRAWN BY: A. Pope	REVIEWED BY: W. Cody Sexton
DRAWING NAME: 21-8159 Civil 006.dwg	
SHEET NUMBER: C5	

p:\21-8159 dg bentonville (vaughn)\civil drawings\ 21-8159 civil 006.dwg - Plotted on 12/30/2021 1:08:24 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Catey Atchley

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
SCMH SCMH SCMH SCMH SCMH SCMH	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
XW	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
XFM	Sanitary Sewer Force Main
XSS	Sanitary Sewer Line
	Sanitary Sewer Service
S	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
CTV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	73,130.76 sf	1.68 acres
Proposed Dedicated R.O.W:	1,833.69 sf	0.04 acres
Net Site Area:	71,297.07 sf	1.64 acres
Current Zoning:	C-2: General Commercial	
Proposed Zoning:	C-2: General Commercial	
FRONTAGE (CITY) BUFFER		
Frontage Width (ROW):		310 ft
Req'd (1 Tree per 20 LF):		16 Trees
Provided:		16 Trees
FRONTAGE (ARDOT) BUFFER*		
Frontage Width (ROW):		194 ft
Req'd (1 Tree per 20 LF):		10 Trees
Provided:		10 Trees
PERIMETER BUFFER**		
Commercial Use Buffer (7' Wide):		514 ft
Req'd (1 Tree per 50 LF):		10 Trees
Provided:		10 Trees
INTERIOR PARKING LOT LANDSCAPING***		
Proposed Parking Spaces:		35 ps
Total Parking Area:		21,162.22 sf
Req'd (8% of Total Parking Area):		1,692.98 sf
Provided:	4 Islands	1,707.00 sf

** Both Shade and Ornamental Trees Allowed, Minimum of 50% Shade Trees Required
***Provide Interior Parking Greenspace Requirement: 8% of impervious material, and at least 80% will be living material for parking islands

Landscape Notes:

- DIMENSIONS ARE MEASURED FROM THE EDGE OF PAVEMENT, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL (IF AVAILABLE).

Landscape Legend:

Symbol	Qty.	Botanical/Common		Caliper	Comments
TREES:					
	6	Carpinus caroliniana	American Hornbeam	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	12	Quercus phellos	Willow Oak	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	16	Carya ovata	Shagbark Hickory	2.5" Cal	Balled & Burlapped Limbed 6 ft. from the ground
	6	Prunus x yedoensis	Yoshino Cherry	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
SHRUBS:					
	8	Hypericum prolificum	St. John's Wort	1 Gal	18" in height at time of planting
	9	Itea virginica	Sweetspire	1 Gal	18" in height at time of planting
	9	Ilex galbra	Inkberry	1 Gal	18" in height at time of planting
PERENNIAL FLOWERS:					
	6	Baptisia australis	Wild Blue Indigo	1 Gal	
GRASS:					
		Sod			38,150 sf
		Bermuda			1,750 sf

*Tree Labels:
S - Street Tree
P - Perimeter Tree
I - Interior Tree

Bentonville Landscape Notes:

LDC, Section 1400.05 (B)-12 :
Maintenance Guarantee Statement. Once installed, landscaping shall be maintained in healthy living condition and all plant material that dies shall be replaced.

LDC, Section 1400.05 (B)-13:
Tree Topping Guarantee Statement. Trees shall not be topped at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.

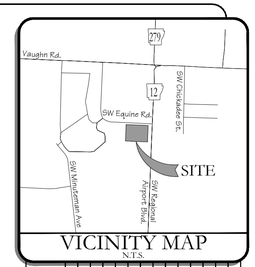
LDC, Section 1400.05 (B)-14:
Tree Removal Guarantee Statement. Healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.

LDC, Section 1400.8.a:
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.

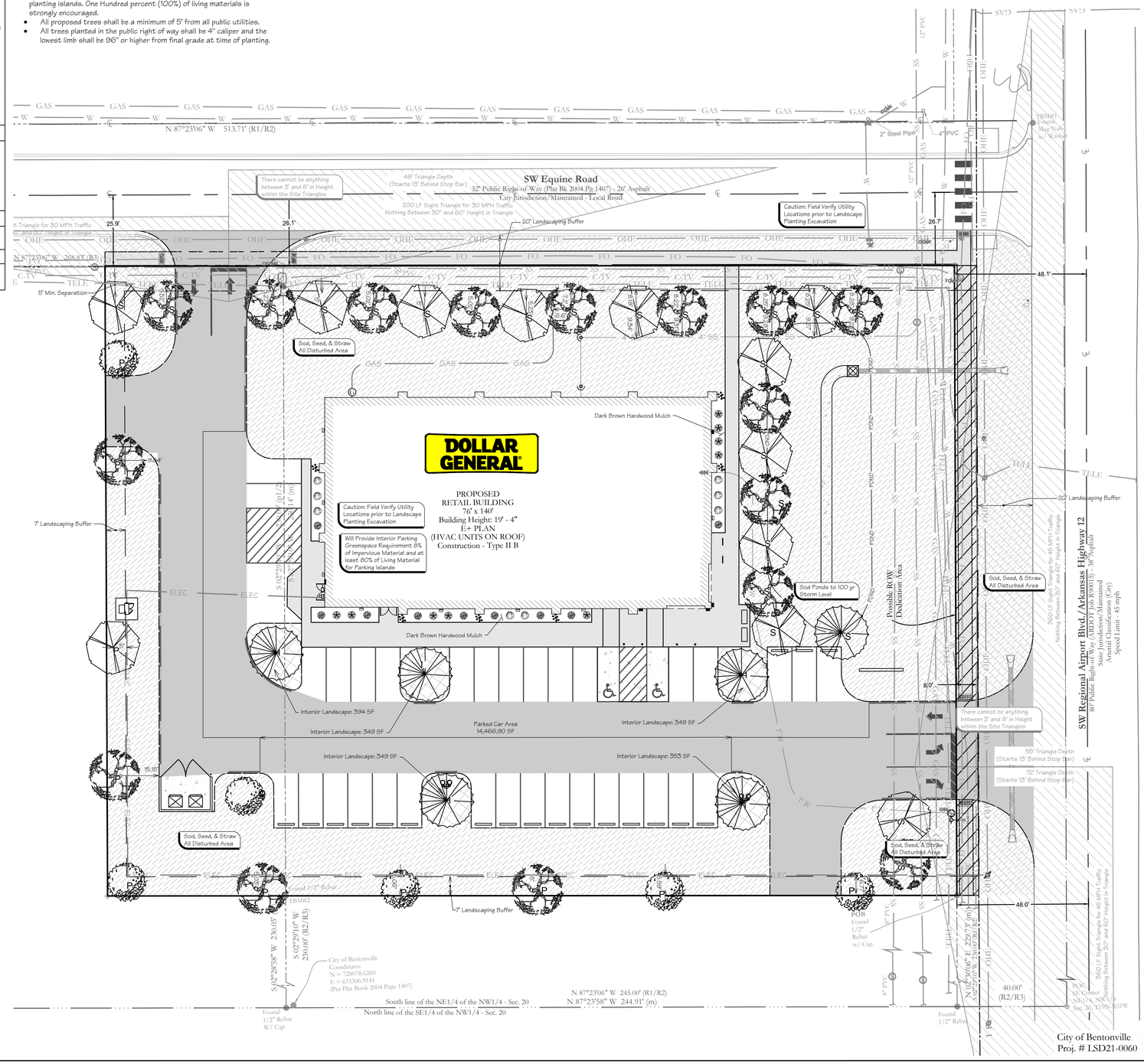
- All proposed trees shall be a minimum of 5' from all public utilities.
- All trees planted in the public right of way shall be 4" caliper and the lowest limb shall be 96" or higher from final grade at time of planting.

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

GRAPHIC SCALE
20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20 ft



VICINITY MAP
N.T.S.



REVISIONS:

No:	DESCRIPTION	DATE:
1	PER REV	
2	PER REV	

Landscape Plan
LSD 21-0060, Bentonville Atlas Page: 562

Large-Scale Development Plans For:
Dollar General of Bentonville (Vaughn)
8100 SW Regional Airport Blvd. Bentonville, AR
PB General Holdings, LLC
5110 Talley Road
Little Rock, AR 72204
(501) 219-8899

SEAL:

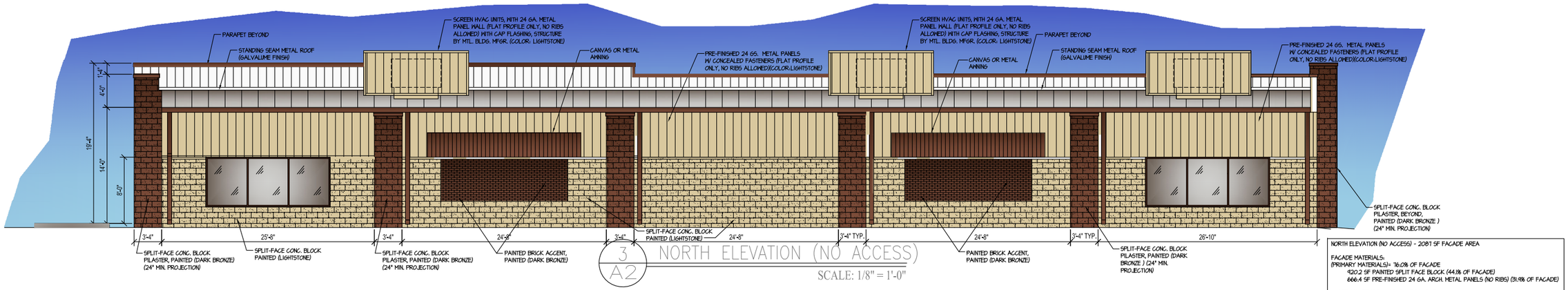
NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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

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City of Bentonville
Proj. # LSD21-0060

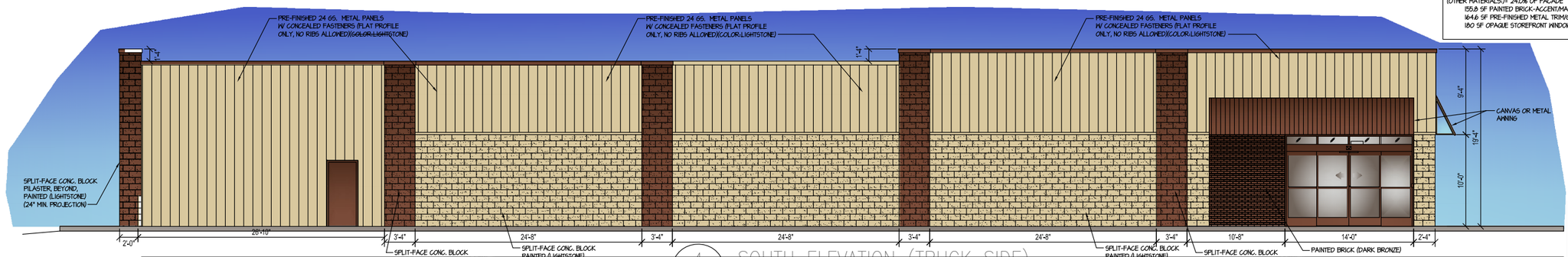
p:\21-8159 dg bentonville (vaughn)\civil drawings\21-8159 civil 006.dwg - Plotted on 12/30/2021 1:08:37 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Catey Atchley



NORTH ELEVATION (NO ACCESS) - 2087 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS):- 76.0% OF FACADE
420.2 SF PAINTED SPLIT FACE BLOCK (44.1% OF FACADE)
666.4 SF PRE-FINISHED 24 GA. ARCH. METAL PANELS (NO RIBS) (31.9% OF FACADE)

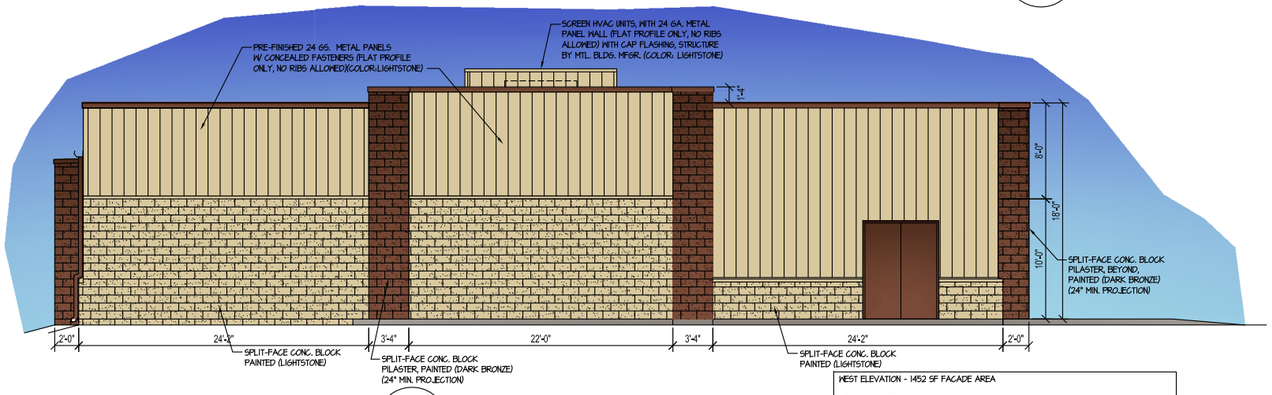
(OTHER MATERIALS.):- 24.0% OF FACADE
155.8 SF PAINTED BRICK-ACCENT/MATERIAL CHANGE 7.5% OF FACADE)
164.6 SF PRE-FINISHED METAL TRIM/GUTTERS (7.9 % OF FACADE)
180 SF OPAQUE STOREFRONT WINDOWS (8.6 % OF FACADE)



SOUTH ELEVATION (TRUCK DELIVERY SIDE) - 2613 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS):- 87.9% OF FACADE
1,031 SF PAINTED SPLIT FACE BLOCK (39.5% OF FACADE)
1,264.1 SF PRE-FINISHED 24 GA. ARCH. METAL PANELS (NO RIBS) (48.4% OF FACADE)

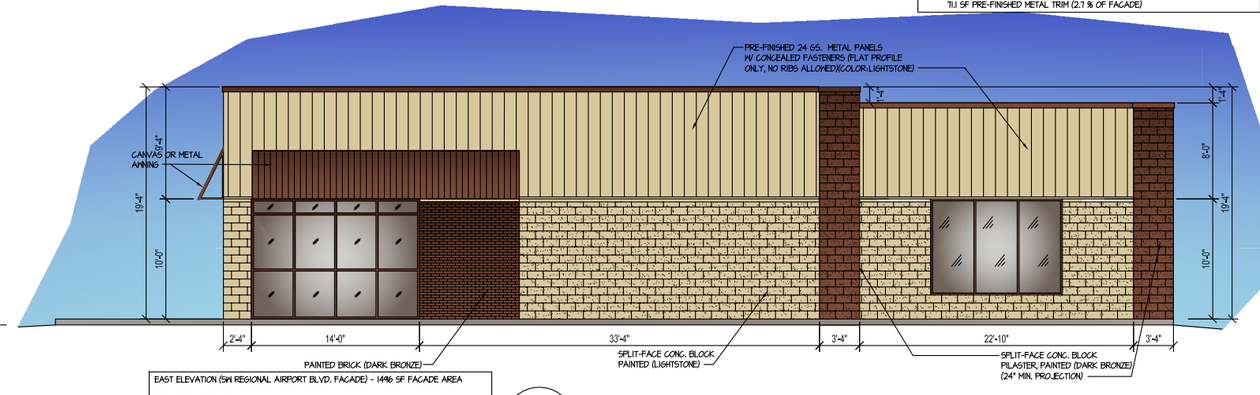
(OTHER MATERIALS.):- 12.1% OF FACADE
14.0 SF STOREFRONT GLAZING (5.4% OF FACADE)
82.5 SF PAINTED BRICK-ENTRANCE ACCENT/MATERIAL CHANGE (3.1% OF FACADE)
24.3 SF PAINTED METAL DOORS/FRAME (0.9% OF FACADE)
11.1 SF PRE-FINISHED METAL TRIM (2.1 % OF FACADE)



WEST ELEVATION - 1,452 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS):- 91.6% OF FACADE
660.2 SF PAINTED SPLIT FACE BLOCK (45.4% OF FACADE)
671.1 SF PRE-FINISHED 24 GA. ARCH. METAL PANELS (NO RIBS) (46.2% OF FACADE)

(OTHER MATERIALS.):- 8.4% OF FACADE
64.1 SF PRE-FINISHED METAL TRIM (4.5 % OF FACADE)
51.6 SF PAINTED METAL DOORS/FRAME (3.6% OF FACADE)



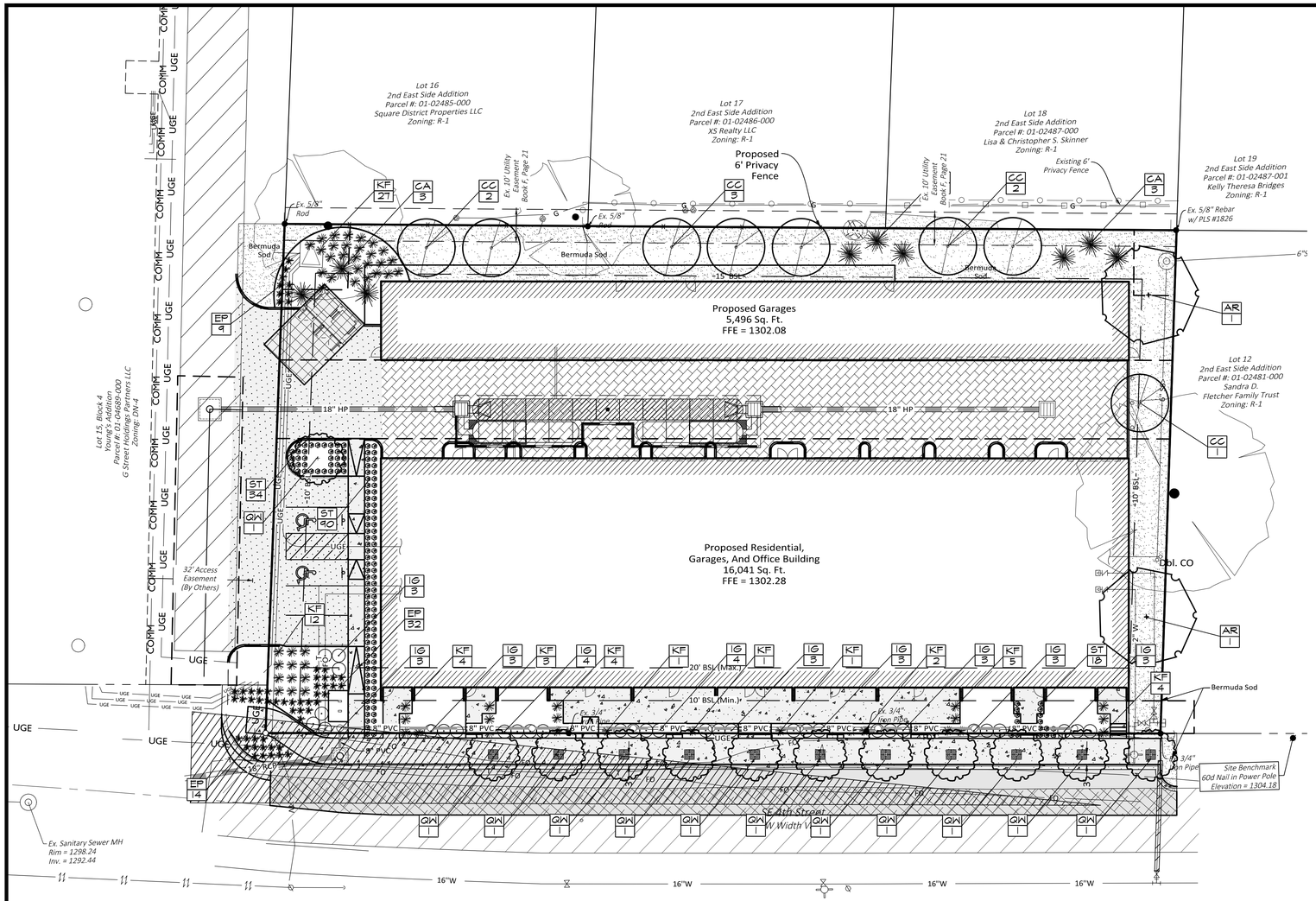
EAST ELEVATION (SAN REGIONAL AIRPORT BLVD. FACADE) - 1,496 SF FACADE AREA

FACADE MATERIALS:
(PRIMARY MATERIALS):- 75.4% OF FACADE
533.4 SF PAINTED SPLIT FACE BLOCK (35.6% OF FACADE)
546.1 SF PRE-FINISHED 24 GA. ARCH. METAL PANELS (NO RIBS) (34.8% OF FACADE)

(OTHER MATERIALS.):- 24.6% OF FACADE
14.0 SF STOREFRONT GLAZING (9.4% OF FACADE)
83.3 SF PAINTED BRICK-ENTRANCE ACCENT/MATERIAL CHANGE (5.6% OF FACADE)
55.2 SF PRE-FINISHED METAL TRIM (3.7 % OF FACADE)
88 SF OPAQUE STOREFRONT WINDOWS (5.9% OF FACADE)



LSD21-0061
LARGE SCALE DEVELOPMENT
THE HAVEN



Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.
2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.
3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.
4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.
5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Springdale And The Owner's Representative.
6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Springdale.
7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.
8. In All Planting Beds, Sod Shall Be Removed Entirely And Soil Shall Be Amended With 12 Inches Of Topsoil And A Minimum Of 6 Inches Of Compost Tilled Into The Beds.
9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.
10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.
11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventer. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.
13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.
14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced.
15. Where potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified
16. Trees Shall not be Topped at any Time and Proper Tree Pruning Techniques as Established by the Latest Edition of ANSI A300 "Standads for All Tree Care" Shall be Utilized for Maintenace Purposes.
17. Healthy Trees Shall not be Removed at Any Time an Proper Tree Pruning Techniques as Established by the Latest Edition if the ANSI A300 "Standards for All Tree Care" Shall be Utilized for Maintenance Purposes.
18. 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 Stongly Encouraged
19. All Trees Planted in the Public Right of Way shall be 4" Caliber and the Lowest Limb Shall be 96" or higher from the Final Grade at time of planting.
20. All Proposed Trees Shall be a Minimum of 5' from All Public Utilities.

20 0 20
Scale in Feet

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

FOR REVIEW

Seeding And Sodding Note:

All Disturbed Areas Under A 15% Slope Shall Be Topsoiled To A Minimum Depth Of 4", Fertilized At A Rate Of 250 Pounds Per Acre And Seeded With Annual Rye Grass At A Rate Of 3-4 Pounds Per 1000 Square Feet And Turf-Type Fescue At A Rate Of 8 Pounds Per 1000 Square Feet, Or Sodded With Bermuda Grass If The Area Is Designated For Sod. The Area Must Also Be Mulched. The Contractor Shall Water And Maintain The Grass Until A Healthy Permanent Stand Is Established.

All Areas Over 15% Shall Be Planted As Above, But Shall Also Be Covered With Erosion Control Fabric. Edges Of Sod Located On Slopes Over 15% Shall Be Pinned.

PLANT SCHEDULE

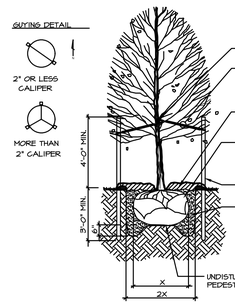
Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
EP	SENSATION PINK CONEFLOWER	Echinacea 'Sensation Pink'	1 Gallon	As Shown	56
KF	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora	1 Gallon	As Shown	63
ST	MEXICAN FEATHERGRASS	Stipa tenuissima	1 Gallon	As Shown	142
IG	COMPACT INKBERRY	Ilex glabra 'Compacta'	5 Gallon	As Shown	32
CA	BLUE ATLAS CEDAR	Cedrus atlantica	6'-8' B&B	As Shown	9
QW	REGAL PRINCE OAK	Quercus x warei 'Long'	2.5" Cal. B&B	As Shown	11
CC	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'	2.5" Cal. B&B	As Shown	8
AR	OCTOBER GLORY REDMAPLE	Acer Rubtum 'October Glory'	2.5" Cal. B&B	As Shown	2

DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2 PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP ⅓ OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8' METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.



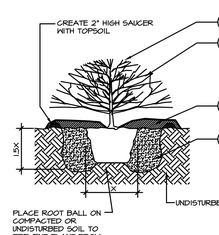
TREE PLANTING DETAIL
N.T.S.

SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

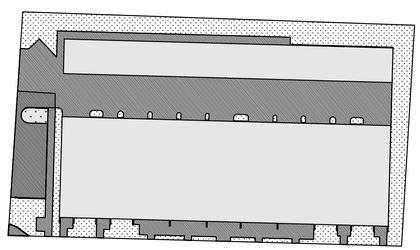
PLANTING NOTES

A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
B. SCORE ROOTBALL BY CUTTING ¼-½" VERTICAL GROVES 8" APART
B. SPACE PLANTS PER PLANTING PLAN



CONTAINER SHRUB PLANTING DETAIL
N.T.S.

Site Area Calculations:



Overall Site Area Calculations:

Total Site Area: 42,242 S.F.

Total Impervious Area: 33,927 S.F. (80%)

Total Green Space Area: 8,315 S.F. (20%)

Interior Green Space Calculations:

Total Parking Lot Area: 1,732 S.F.

Total Interior Green Space Required: 139 S.F. (8%)

Total Interior Green Space Provided: 192 S.F. (11%)

Building Area

Impervious Area

Green Space

Parking Lot Area

Interior Green Space

MORRISON-SHIPLEY | HALFF
2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

THE HAVEN
City Project # LSD21-0061

Bentonville, AR

Issued for Review
11.02.2021

LANDSCAPE PLAN

Revisions

Drawn By:	TBL	Vert. Scale:	N/A
Approved By:	PRF	Horiz. Scale:	1"=20'
Date:	09.22.2021	Plot Scale:	1
Project No.:	BUT-02	DWG Name:	PLAN SHEETS

SHEET 11 of 14

Drawing Name: P:\BUT-02 (The Haven)\DRAFTING\BUT-02 PLAN SHEETS.dwg Last Modified: Nov 22, 2021 - 11:15am Plotted on: Nov 22, 2021 - 11:21am by ah5174

b·u·f STUDIO

Waiver Request

To: City of Bentonville

From: BUF Studio – on behalf of Randall Hinton Development

Date: October 29, 2021

Re: The Haven Condominiums @ 901 SE 4th St., Bentonville, AR

On behalf of Randall Hinton Development, BUF Studio is submitting this Waiver Request as part of the Large-Scale Development Submittal. Items in ***bold italics*** indicate our reason(s) for the waiver request.

Architectural Material Waiver Request

1. City of Bentonville – Land Development Code – Article 1100 Development Standards – Section 1100.21 Large-Scale Development Design Standards:

   (c) Exemptions.

   (1) Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from this section.

   - ***After reviewing the Bentonville Land Development Code, our interpretation is that this exemption should be recognized, permitting the material palette as-is, since it complies with the architectural design standards established in Section 1100.22.***

2. City of Bentonville – Land Development Code – Article 1100 Development Standards – Section 1100.22 Downtown Neighborhood (DN) Design Standards:

   (c) DN districts general building orientation and design.

   (1) Building orientation. All residential buildings shall be oriented with their primary facades toward the public street. For corner lots, the primary façade must be oriented toward the designated front lot line.

   - ***The Haven product is currently adhering to this. The primary façade faces 4th Street and is complemented by a pedestrian-focused connection to the Right-of-Way, which contains various (private and public) patio spaces and appropriately scaled landscaping.***

   (2) Materials and design. Front, side, and rear building facades visible from the public street shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials.

   - ***The Haven product is currently adhering to this. Through the use of large, glazed openings, varying parapet lines, a balanced and thoughtful use of façade***

materials, ground-level porches, and deep usable balconies on the upper levels the Haven creates an inviting and energized activation of 4th Street. Furthermore, this product is a for-sale condo, in lieu of a for-rent apartment product. This should evoke a sense of pride for the end users as landowners invested in the overall well-being and stability of downtown Bentonville. Condo owners will be part of a POA that requires regulations of maintenance for their overall building and as an owner will have a vested interest in the value of their asset.

(3) Character elements. Character elements such as porches, window bays, dormers, etc., if used in a way that is consistent with the intended character of the neighborhood, can result in a maximum lot coverage bonus of up to 5% based on the discretion of the Director.

- ***The Haven product is currently adhering to this. Ground level porches and partially recessed and deep, usable upper balconies create additional articulation beyond the modulation of the façade materials.***

(4) Functional character elements. Where appropriate, character elements shall be fully functional. Dormers shall be constructed to allow for occupiable space, and porches shall be a minimum depth of 6' to allow for regular use.

- ***The Haven product is currently adhering to this. The balconies and porches are a minimum of 6'-0" in depth, creating intimate neighborhood outdoor spaces for condo owners to activate the street both day and night.***

(5) Exterior materials. Exterior façade materials and details should be consistent with the character of the surrounding context.

- ***The Haven product is currently adhering to this. The intention of this development is to closely match the character of the currently under-construction multi-family development to the West (G @ Market). Future developments to the East will continue this design language, creating a cohesive language along 4th Street and beyond. Furthermore, similar developments nearby (City U and Brick Avenue Lofts) have utilized fiber cement panel as a primary material for their facades. We are aware that they fell under a different code, however, both developments have done an excellent job of utilizing this material in a creative way. The Haven performs at the same level, by breaking up large expanses of wood and glass with a thoughtful and balanced use of fiber cement panels to create a unique and lively composition, both in color and texture.***

3. City of Bentonville – Land Development Code – Article 1100 Development Standards – Section 1100.22 Downtown Neighborhood (DN) Design Standards:

(i) DN districts mixed-use standards.

(1) Mixed-use design standards.

f. Large scale development compliance. Mixed-use buildings are subject to the standards for Large Scale Developments as described in Appendix B, Sec. 1100.21, Large-scale development design standards. When identifying additional site amenities in order to meet the standards of the Land Development Code, applicants should be encouraged to provide amenities in accordance with this Sec. 1100.21(r) Site Amenities that are appropriate for a walkable mixed-use environment, such as patio seating and benches, a pedestrian plaza, window shopping walkway, or public art.

- ***This is a circular reference in the Land Development Code (see point 1 of this letter) that we believe should be addressed and resolved. We are requesting that The Haven be permitted as a mixed-use development that is exempt from the Large-Scale Development Building Materials limitations, per the exemption specified in Section 1100.21. The different zonings of DC, DE, and DN offer great flexibility to create a work/live/play environment throughout the city of Bentonville. This product offers both live and work with a few potential leasable office spaces. With the amount of dense residential being built to the West, this project will have a unique, albeit small, commercial offering to the overall residential nature of the area in which it serves.***

Our design team has decades of experience working with various cities and state's codes and regulations, each one slightly (sometimes vastly) different than the next. We have included an appendix at the end of this letter that contains various land development codes we have come across in our work over the years. They apply to cities of various sizes, complexity, and culture, and each one has its own opportunity for smart development, while still allowing flexibility for creative and diverse design applications. We offer these as precedent to support our case for a material variance for a product that will promote the density, context, and vision for downtown Bentonville.

If you have any further questions or concerns, please contact me at faustr@bufstudio.co or by phone at (479) 321-0478.

Sincerely,

BUF Studio



Ryan Faust, AIA
Partner + Managing Principal

APPENDIX

1. **City of Miami, FL – Miami 21:**

   Miami 21 represents the "Miami of the 21st Century" and entails a holistic approach to land use and urban planning. It provides a clear vision for the City that is supported by specific guidelines and regulations so that future generations can reap the benefits of well-balanced neighborhoods and rich quality of life. It takes into account all of the integral factors that make each area within the City a unique, vibrant place to live, learn, work and play. It is a form-based code guided by tenets of New Urbanism and Smart Growth principles.

   - Most applicable to The Haven Condos is probably the T4 General Urban Zone.

     Regulating use is an important component of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development.

     The T4 zone is a new zoning category for Miami that allows for a transition of building massing (size and bulk) between single family and multi-family housing. Additionally, the option of adding some small neighborhood businesses and offices allows for the traditional mom and pop corner store and for small business owners to live near their establishments.

     - http://www.miami21.org/T4_Specific.asp
     - http://www.miami21.org/PlanningTrends_SmartGrowth.asp

2. **City of Austin, TX – Title 25 - Land Development Code:**

   These standards are intended to raise the level of quality for all non-residential and mixed-use development, but within a regulatory structure offering options and flexibility, not strict requirements.

   - Most applicable to The Haven Condos are the Multi-Family Residence Medium Density (MF-3) and Mixed Use (MU) district.

     This Subchapter generally addresses the physical relationship between commercial and other nonresidential development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the City Council's vision for a more attractive, efficient, and livable community. The general purposes of this Subchapter include:

     To provide appropriate standards to ensure a high-quality appearance for Austin and promote pedestrian-friendly design while also allowing flexibility, individuality, creativity, and artistic expression.

     To provide for and encourage development and redevelopment that contains a compatible mix of residential and nonresidential uses within close proximity to each other, rather than separating uses.

     - https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-3TRNEDI_ART6MIREARDEST_S25-3-122SIDEREMIREAR
     - https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS

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CODE REVIEW INFORMATION

APPLICABLE CODES

MUNICIPALITY:	BENTONVILLE, ARKANSAS
BUILDING:	2012 ARKANSAS FIRE PREVENTION CODE - VOL II
ENERGY:	2014 ARKANSAS ENERGY CODE
FIRE PREVENTION:	2012 ARKANSAS FIRE PREVENTION CODE - VOL I
PLUMBING:	2006 ARKANSAS PLUMBING CODE
MECHANICAL:	2010 ARKANSAS MECHANICAL CODE
ELECTRICAL:	2017 NATIONAL ELECTRIC CODE

BUILDING INFORMATION

CONSTRUCTION TYPE:	V-B	
USE GROUP(S):	RESIDENTIAL (R-2)	
	1ST FLOOR:	12,591 SF
	2ND FLOOR:	15,205 SF
	3RD FLOOR:	15,198 SF
	BUSINESS (B)	
	1ST FLOOR ONLY:	3,450 SF
	TOTAL:	46,444 SF
AREA INFORMATION:		
BASIC ALLOWABLE AREA PER STORY:		7,000 SF
W/ AUTOMATIC SPRINKLERS (200%):		14,000 SF
W/ FRONTAGE INCREASE (Equation 5-2):		17,640 SF
x 3 STORIES:		52,920 SF
ACTUAL BUILDING AREA:		46,444 SF
HEIGHT INFORMATION:		
BASIC ALLOWABLE HEIGHT:		40 FT
W/ AUTOMATIC SPRINKLERS (+20'):		60 FT
ACTUAL HEIGHT:		42 FT

FIRE PROTECTION

STRUCTURAL FRAME			0 HR
BEARING WALLS:			
EXTERIOR	0 HR	INTERIOR	0 HR
NON-BEARING WALLS:			
EXTERIOR	0 HR	INTERIOR	0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS:			0 HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS:			0 HR
FIRE WALL RATING			2 HR
FIRE BARRIER RATING			1 HR
FIRE SEPARATION RATING: (between tenant space)			1/2 HR
FIRE SEPARATION RATING: (corridor walls)			1/2 HR

FULLY SPRINKLERED (NFPA 13), W/ A/V ALARM AND PULL STATIONS

UNIT BREAKDOWN

UNIT TYPE	AREA	DECK	QUANTITY
OFFICE:	841 SF	--	4
LIVE/WORK:	1,264 SF	240 SF	4
1 BED (A):	775 SF	55 SF	4
1 BED (B):	707 SF	55 SF	2
1 BED (C):	797 SF	330 SF	1
1 BED (D):	797 SF	270 SF	1
1 BED (E):	1,070 SF	330 SF	1
LOFT (A):	1,021 SF	120 SF	2
LOFT (B):	1,258 SF	120 SF	2
PENTHOUSE (A):	1,468 SF	250 SF	4
PENTHOUSE (B):	1,596 SF	135 SF	2
PENTHOUSE (C):	1,211 SF	190 SF	2
GARAGES:			
1-CAR:	300 +/- SF	--	9
2-CAR:	600 +/- SF	--	16
		TOTALS:	25 UNITS
			25 GARAGES
			4 OFFICES

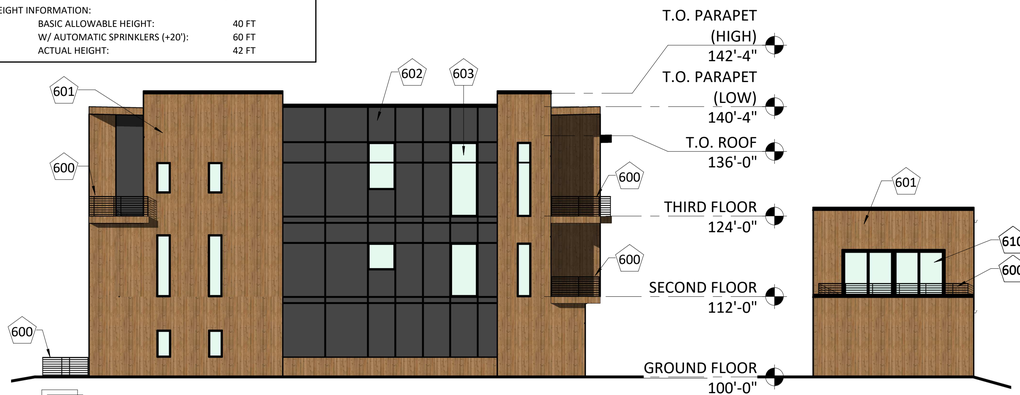
THE HAVEN - MATERIAL TAKE-OFFS (MAIN)

ELEVATION	MATERIAL PERCENTAGE BY ELEVATION			
	KEBONY "CHARACTER" VERTICAL SHIPLAP	*FIBER CEMENT PANELS*	*GLAZING*	*OTHER OPENINGS*
NORTH	13.77%	42.39%	28.05%	15.80%
SOUTH	22.60%	38.42%	38.98%	0.00%
EAST	55.99%	36.66%	7.35%	0.00%
WEST	55.99%	36.66%	7.35%	0.00%

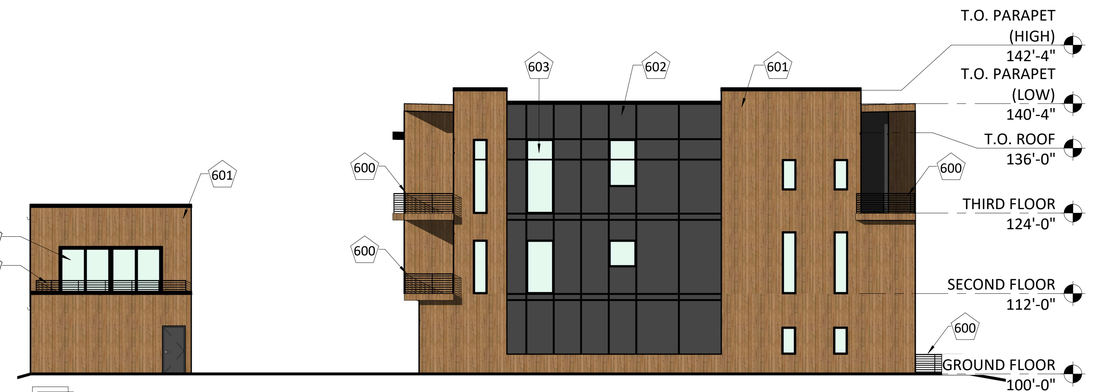


KEYNOTE LEGEND

NO.	DESCRIPTION
600	42" H STEEL RAILING WITH ¼"X2" HORIZONTALS AT 4" MAXIMUM, O.C.
601	KEBONY "CHARACTER" (OR SIMILAR) 1X6 90-DEGREE VERTICAL SHIPLAP CLADDING
602	PAINTED JAMES HARDIE (OR SIMILAR) 7/16"X4'X8' SMOOTH FIBER CEMENT PANELS WITH "REVEAL" PANEL SYSTEM
603	ALUMINUM CLAD WOOD WINDOWS AND DOORS (TYPICAL)
604	BLACK STAINED KEBONY "CHARACTER" 1X6 90-DEGREE VERTICAL SHIPLAP CLADDING
605	8'-0"x16'-0" PAINTED STEEL GARAGE DOOR (INSULATED)
606	CHALKBOARD PAINT AREA; TYPICAL OF 4
607	DARK BRONZE ANODIZED OVERHEAD ALUMINUM DOOR WITH CLEAR GLAZING; TYPICAL OF 8
608	NEON SIGNAGE; TYPICAL OF 4
609	4' HIGH NEON SIGNAGE
610	SIERRA PACIFIC (OR SIMILAR) SLIDING OR MULTI-SLIDE DOOR(S), TYPICAL



4 A4.00 **EAST ELEVATION**
3/32" = 1'-0"



3 A4.00 **WEST ELEVATION**
3/32" = 1'-0"



2 A4.00 **NORTH ELEVATION**
3/32" = 1'-0"



1 A4.00 **SOUTH ELEVATION**
3/32" = 1'-0"

b·u·f STUDIO

702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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SAN FRANCISCO, CA 94124

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BUF STUDIO
702 SW 5TH STREET, SUITE 30
BENTONVILLE, AR 72712

STRUCTURAL CONSULTANT
ENGINEERING CONSULTANTS, INC.
401 W. CAPITOL AVE., SUITE 305
LITTLE ROCK, AR 72201

THE HAVEN CONDOMINIUMS

901 SE 4TH STREET

BENTONVILLE, AR 72712

NOT FOR CONSTRUCTION

10/25/2021

Architect Name - RYAN M. FAUST

Architect Number - 4711

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36	*Project #:* 21066
Drawn By: JME	*Checked By:* RMF

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.00

Date: 10/27/2021

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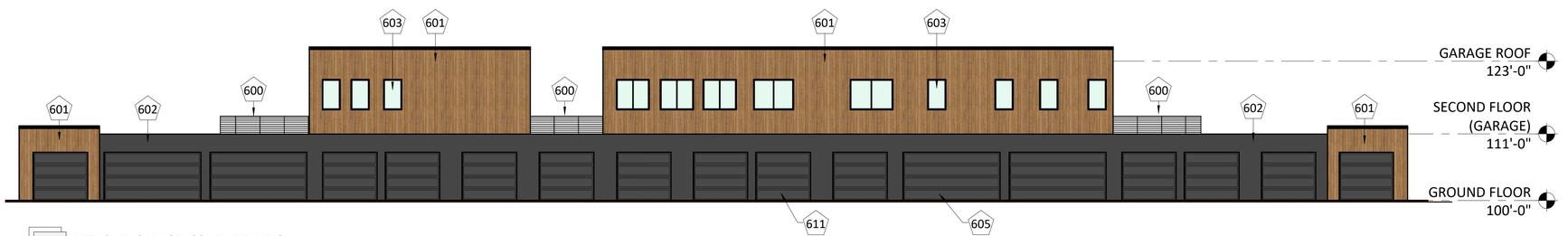
THE HAVEN - MATERIAL TAKE-OFFS (GARAGES)

ELEVATION	MATERIAL PERCENTAGE BY ELEVATION			
	KEBONY "CHARACTER" VERTICAL SHIPLAP	*FIBER CEMENT PANELS*	*GLAZING*	*OTHER OPENINGS*
NORTH	39.77%	53.82%	4.68%	1.72%
SOUTH	41.69%	25.42%	5.98%	26.92%
EAST	82.62%	0.00%	17.38%	0.00%
WEST	78.64%	0.00%	17.38%	3.97%



KEYNOTE LEGEND	
NO.	DESCRIPTION
600	42" H STEEL RAILING WITH ¼"X2" HORIZONTALS AT 4" MAXIMUM, O.C.
601	KEBONY "CHARACTER" (OR SIMILAR) 1X6 90-DEGREE VERTICAL SHIPLAP CLADDING
602	PAINTED JAMES HARDIE (OR SIMILAR) 7/16"X4'X8' SMOOTH FIBER CEMENT PANELS WITH "REVEAL" PANEL SYSTEM
603	ALUMINUM CLAD WOOD WINDOWS AND DOORS (TYPICAL)
605	8'-0"x16'-0" PAINTED STEEL GARAGE DOOR (INSULATED)
611	8'-0"x9'-0" PAINTED STEEL GARAGE DOOR (INSULATED)

SEE SHEET A4.00 FOR EAST & WEST GARAGE ELEVATIONS



2 A4.01 **DETACHED GARAGE - SOUTH ELEVATION**
3/32" = 1'-0"



1 A4.01 **DETACHED GARAGE - NORTH ELEVATION**
3/32" = 1'-0"

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BENTONVILLE, AR 72712
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REVISIONS

NO.	DATE	DESCRIPTION

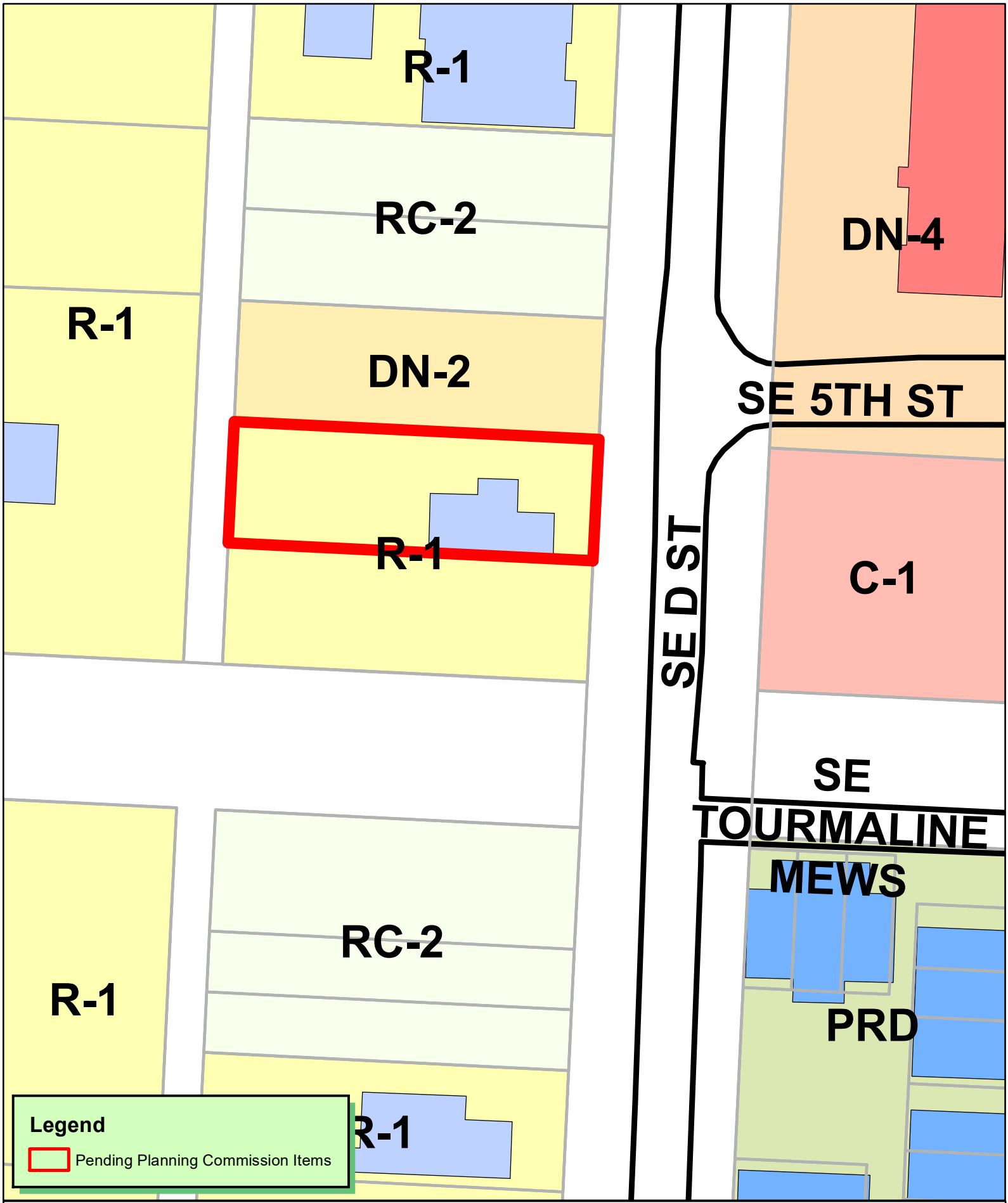
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Drawn By:	*Checked By:*
JME	RMF

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.01

Date: 10/27/2021

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N
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1 inch = 50 feet

RZ21-0080
REZONING R-1 TO DN-2
D STREET TOWNHOMES

THE CITY OF BENTONVILLE

RB GROUP INC
ARCHITECTURE | CONSTRUCTION MANAGEMENT

November 18, 2021

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

RE: Rezoning Request-430 SE D street-Lot 12 block H

To Whom It May Concern:
We, RB Group, Inc are requesting to rezone this property from R-1 single family to Downtown Medium Density residential-DN-2. The goal is to construct 2 single family attached residences (one structure, two residences). The footprint will be similar to the existing single family attached residences that are along this block. Also, the design and scale will be compatible with the structures along D Street. All utilities, water, gas, electricity, and sewer are available at the site. Should you have any questions or need additional information please contact us at 501-960-1296

Sincerely,



Reginald Wright.

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

DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

Updated 11-09-2021

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

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

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

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

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

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

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

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

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

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

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

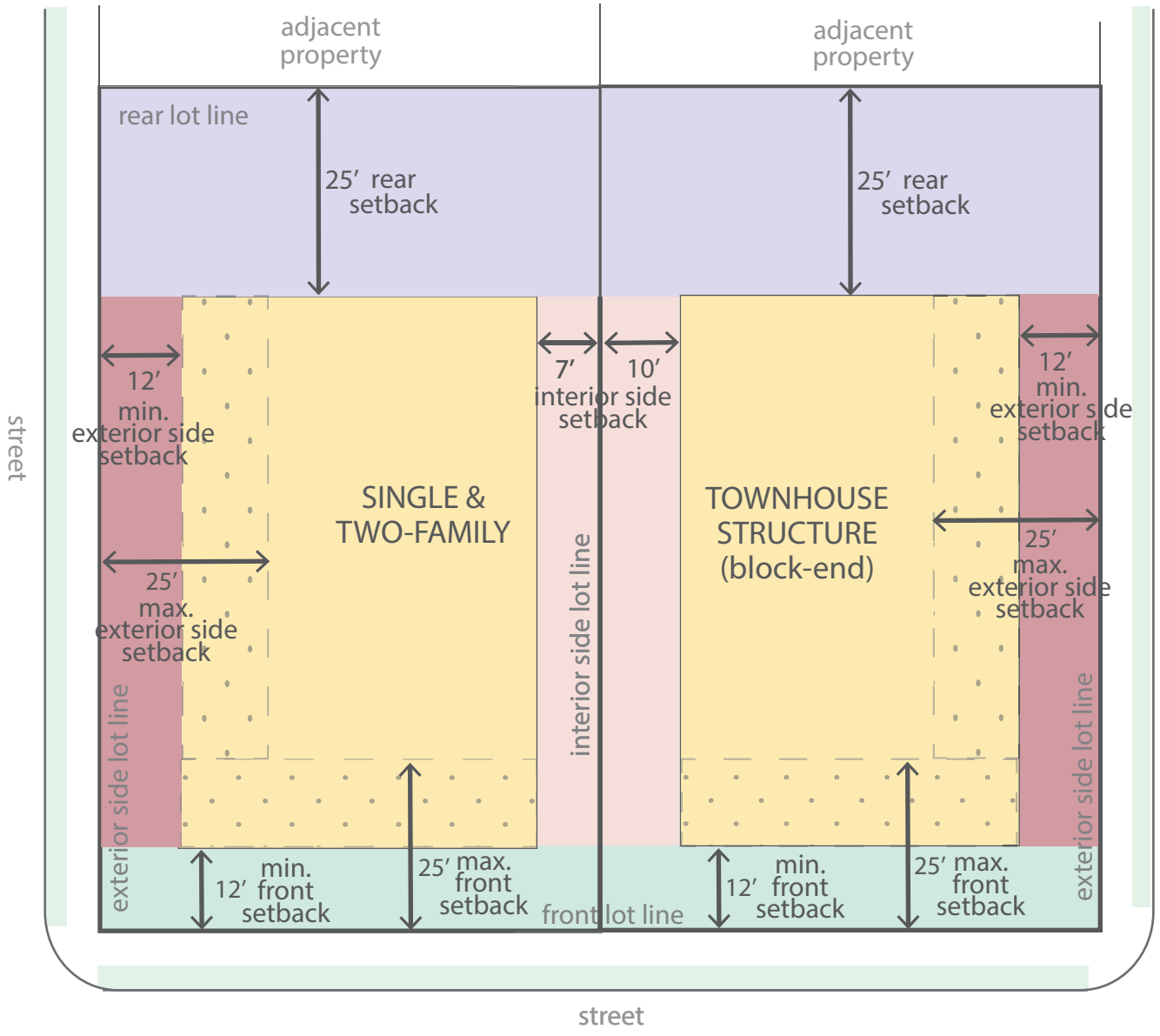
Land Uses:

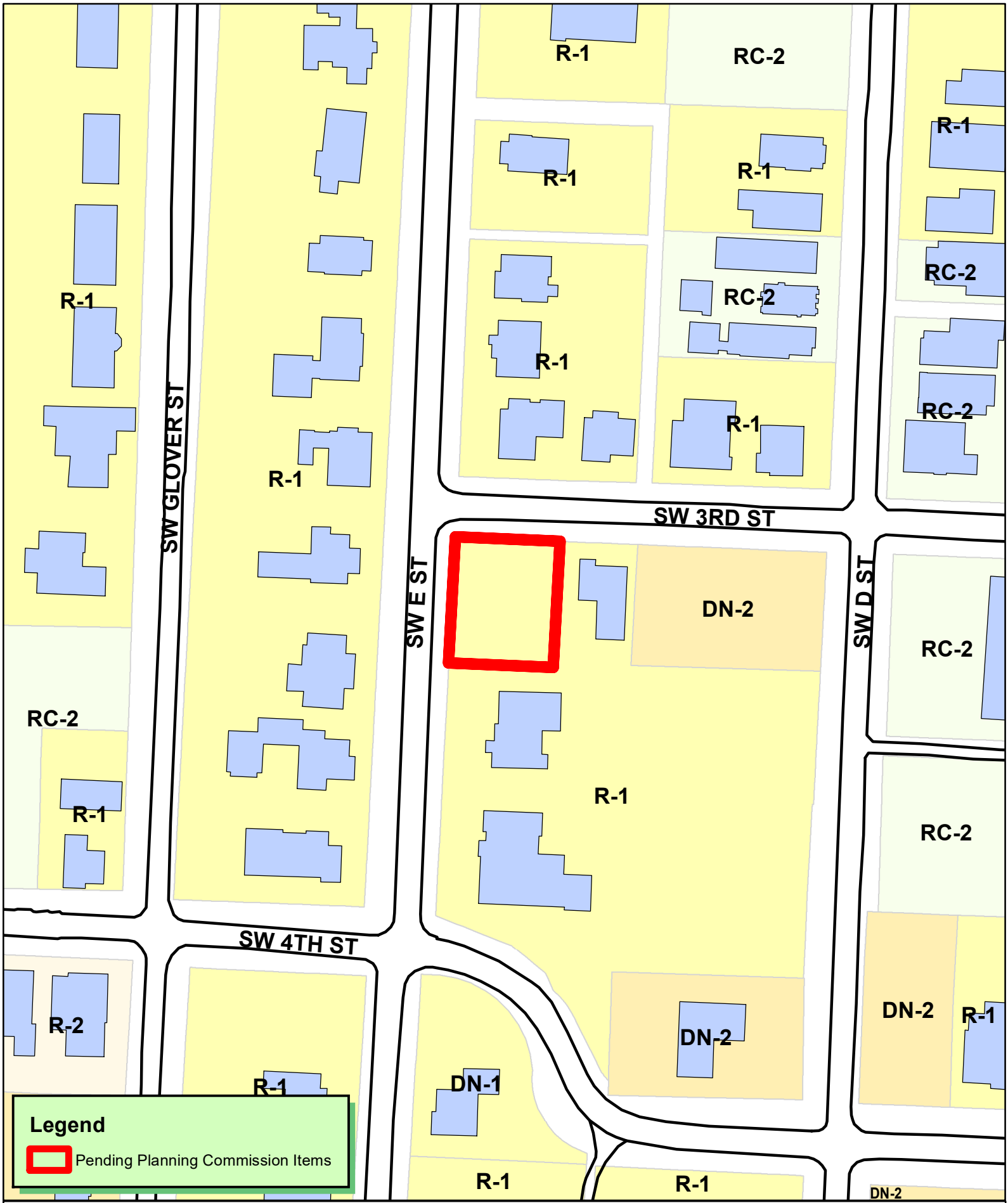
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care – registered family home (5 children)	**Agriculture 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 – licensed family home (6-16 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 Donation boxes

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

Setback Illustration





RZ21-0081
REZONING R-1 TO DN-2
CLARKS SECOND ADDITION

December 8, 2021

Luke Aitken
Planning Technician
City of Bentonville
305 SW “A” Street
Bentonville, AR 72712

Re: White, Britain & Kimberly
303 S.W. “E” Street
Bentonville, Ark.

Dear Luke;

We request this item be scheduled for the next available meeting. We request a rezone of this property from its R-1 present zoning to a proposed zoning of DN-2 (downtown medium density residential). The whole area is transitioning to our requested new zoning (DN-2) and the White residence would be no different.

The owner would like to build a decent size residential home with separate garage and outbuilding structures. A zoning of DN-2 will allow the owner to build a typical new construction residence and uphold all the setbacks because this property is shaped and sized like a typical lot in the downtown area of the City of Bentonville. Using the old residential setbacks would make the lot too limited in size to accommodate the owner’s needs.

This land use is consistent with the adjacent properties which are all of similar size and usage. The street designation is local downtown on both frontage sides.

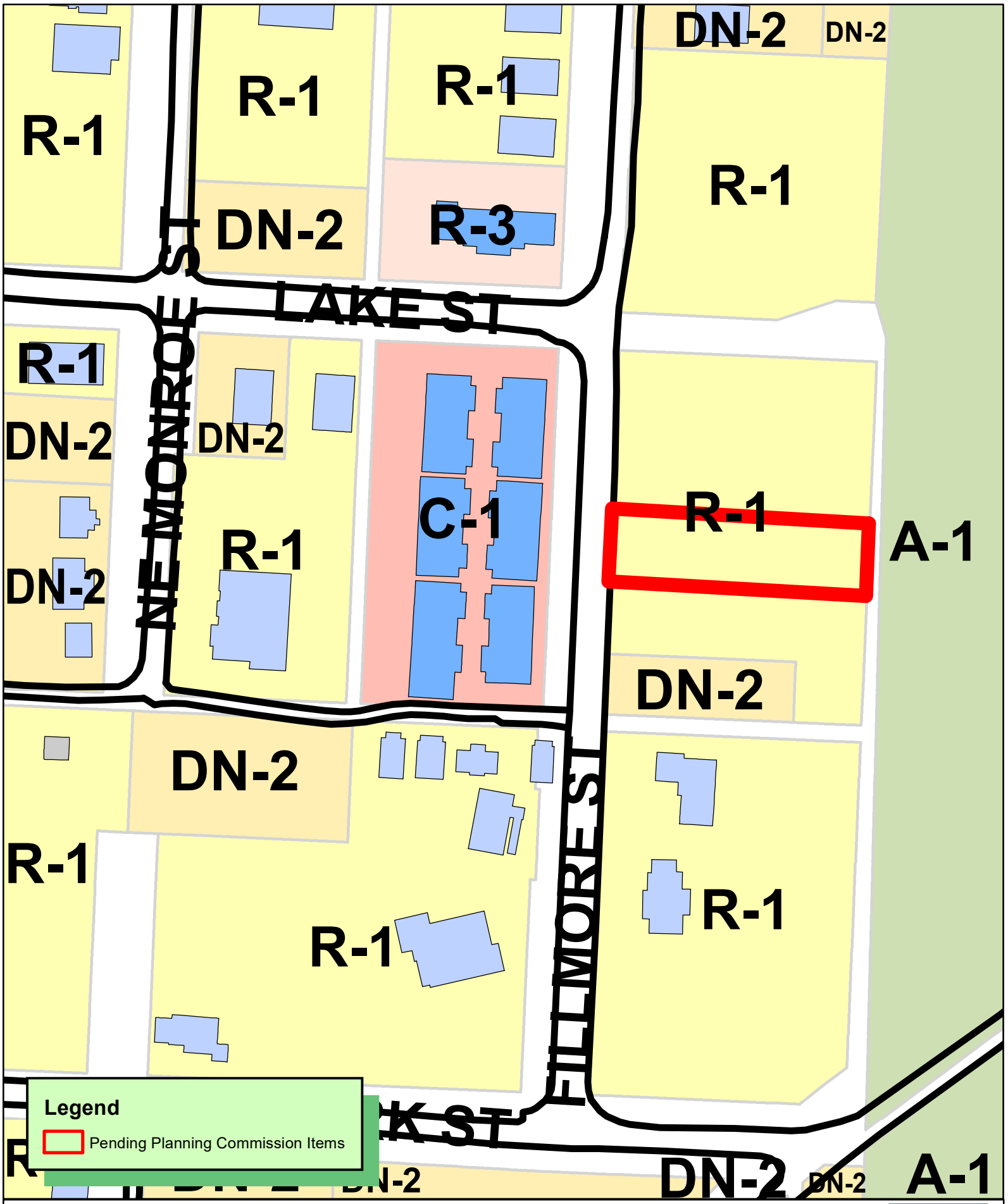
All utilities are to the site because the existing subdivisions that surround the site are all supported by utilities. Water is in front of the property and sewer is available.

Should you have any questions or comments, or should you need any additional information, please feel free to contact us at any time.

Sincerely;

David B. Platz, R.L.S.
W/R Consulting, Inc.

cc: Calcon, Inc., White job
2021540rezone



RZ21-0085
REZONING R1- TO DN2
W A BURKS ADDITION
LOT 19 BLOCK 14

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

November 29, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-04621-001)

Staff,

On behalf of our clients, we would like to formally request a zoning change for this project from R-1, Single Family Residential to DN-2, Downtown Medium Density Residential. The property is currently owned by Crowhow LLC. The adjacent properties are zoned A-1, C-1, DN-2, and R-1. A proposed DN-2 zoning is appropriate in this area based on proximity to other residential and commercial parcels.

The property in question was created by Plat Record L202071257 and is designated as Lot 19, Block 14 of W.A. Burk's Addition. There is no deed for Lot 19. Lot 19 is made up of parts of former Lot 8A, the north 10 feet of Lot 9, Lot 10, Lot 15, Lot 16 and an alley, all in Block 14. Deed Record L201953650 transferred the north 10 feet of Lot 9, Lot 10, Lot 15 and Lot 16 of Block 14 to the current owner. Deed Record L201953650 transferred Lot 8A to the current owner. Ordinance document L202050259 transferred the alley portion to the current owner.

The owners of this parcel are requesting a rezone to DN-2 in order to develop two residential units. Both units will have ingress/egress along Fillmore Street via a shared access easement to be platted in the future. Water and sewer are readily available on the west side of the site in the public right of way.

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

The site currently has no existing buildings. The land is comprised of grass cover with some trees throughout.

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

Thank you,

Barry R. Williams, PLA, ASLA
Project Manager

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

DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

Updated 11-09-2021

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

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

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

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

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

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

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

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

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

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

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

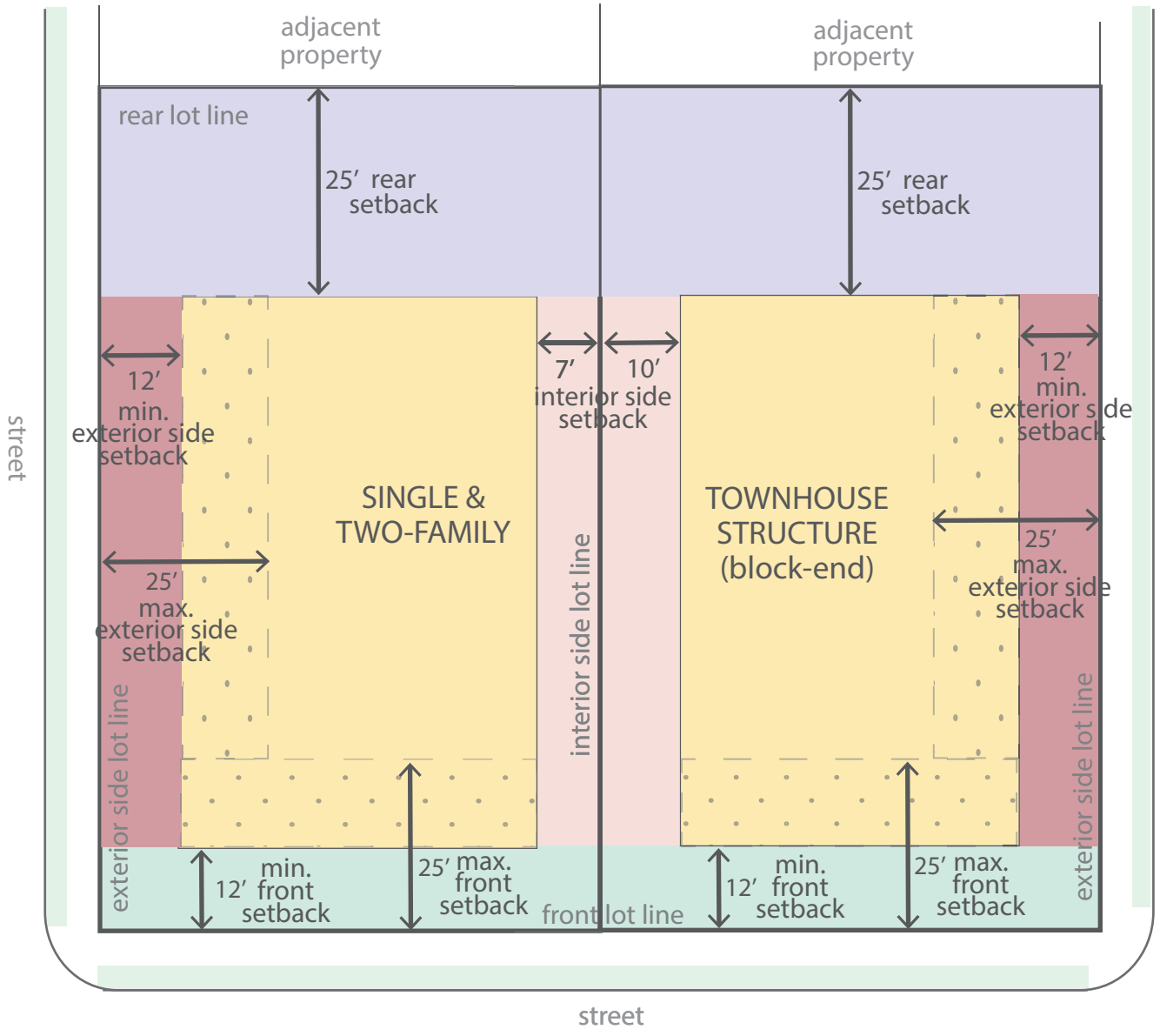
Land Uses:

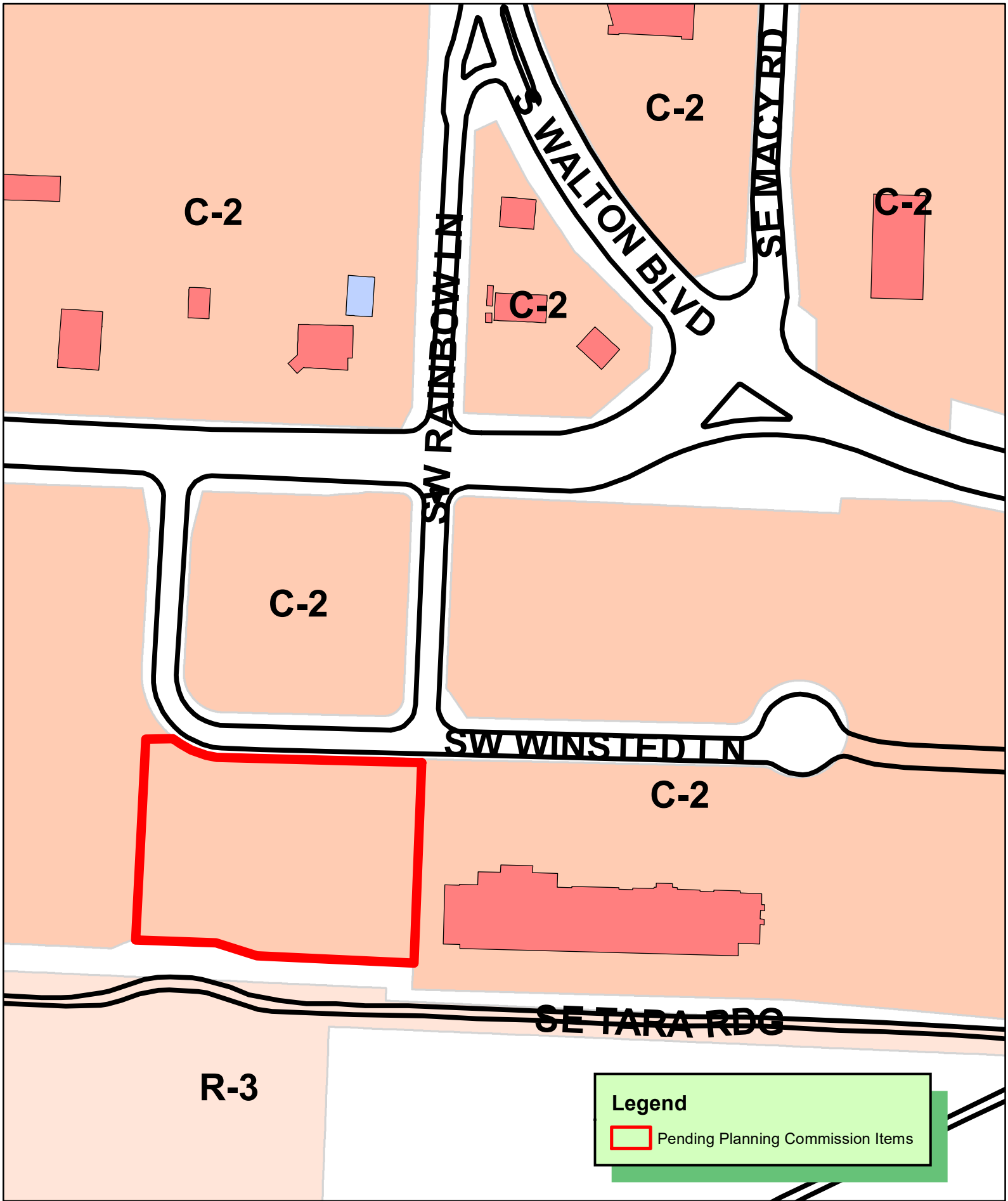
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care – registered family home (5 children)	**Agriculture 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 – licensed family home (6-16 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 Donation boxes

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DN-2, Downtown Medium Density Residential

Setback Illustration





N
W E
S

1 inch = 150 feet

RZ21-0087
REZONING C2 TO R3
RAINBOW JUNCTION SUBDIVISION
LOT 18

THE CITY OF BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 13, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-15219-00)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from C-2, General Commercial to R-3, Medium Density Residential. Plateau Properties, LLC, currently owns the property. Properties within the area are zoned A-1, R-3, C-2 and unaccounted for Benton County Property to the South. A proposed R-3 zoning is appropriate in this area based on proximity to other R-3 zoning classifications and other designations in the area.

The owners of this parcel are requesting a rezone to R-3 in order to develop townhome units. Some concepts have been developed, and with a successful zoning changed those will be brought to the Planning Commission for Large Scale Development. The access to this property will be SW Winstead Lane to the north and a private drive to the east.

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

The site currently has no existing buildings on site. A portion of the land is currently being used as a regional storm water detention pond. The remainder is open, grassy field. Water and sewer are along the northern border, and the developer will coordinate with Bentonville Water and Sewer for what may be needed on site as the plans begin to develop.

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

Thank you,

Barry R. Williams, PLA, ASLA
Project Manager

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 13, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #01-15219-000)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from General Commercial to Medium Density Residential. Plateau Properties currently owns this parcel. The properties in the area are noted as General Commercial, Agriculture, and Medium Density Residential. A proposed change to Medium Density Residential Land Use is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a change to Medium Density Residential Land Use in order to develop townhomes units. There are some concepts for the project, and those will be brought to the Planning Commission with a successful Land Use change. This property has the potential for multiple points of along SW Winsted Lane to the north and a private drive to the east.

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

The site currently has no existing buildings on site. A portion of the land is currently being used as a regional storm water detention pond. The remainder is open, grassy field. Water and sewer are along the northern border, and the developer will coordinate with Bentonville Water and Sewer for what may be needed on site as the plans begin to develop.

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

Thank you,

Barry R. Williams, PLA, ASLA
Project Manager

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.

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R-3, Medium-High Density Multifamily Residential

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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75’ at building line

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

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R-3, Medium-High Density Multifamily Residential

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

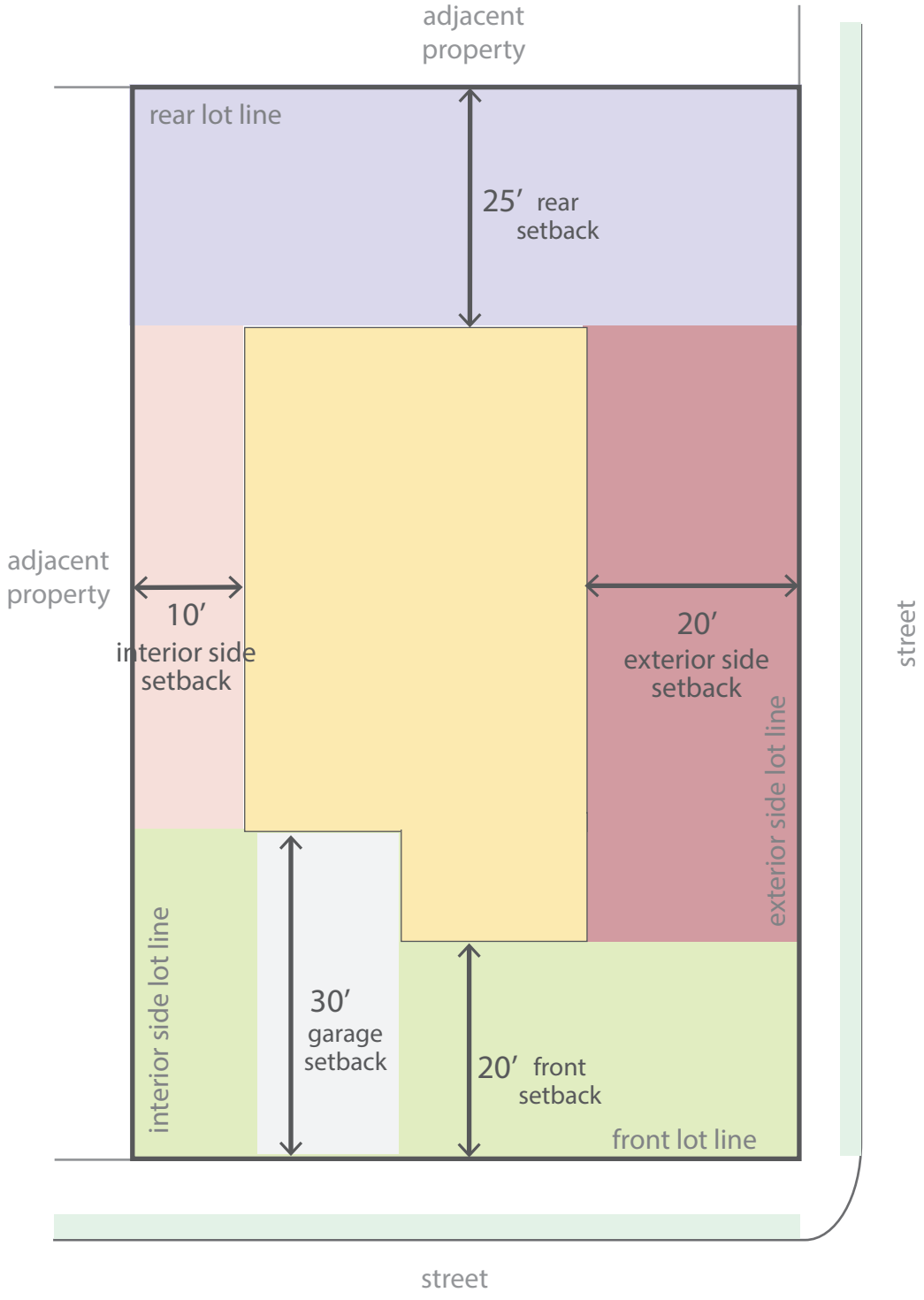
Land Uses:

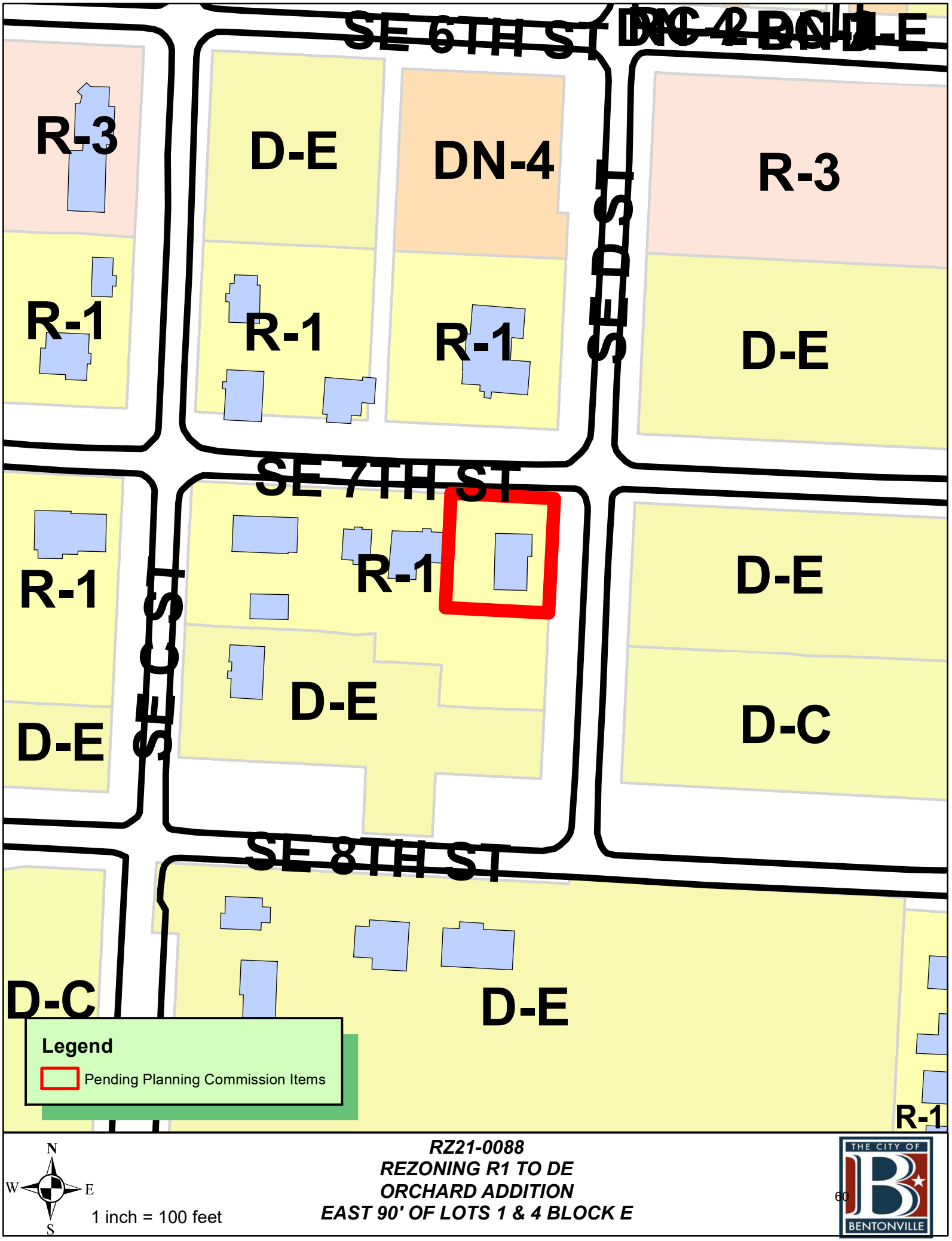
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Services** Child care – registered family home (5 children) **Retail** Mobile food vendor	**Agriculture and Animals** Botanical garden Urban farm **Residential** Home occupation - type b **Recreation, Education & Public** Aquarium Community center Country club Educational facility Golf course Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 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 Donation boxes

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R-3, Medium-High Density Multifamily Residential

Setback Illustration





N
W E
S

1 inch = 100 feet

RZ21-0088
REZONING R1 TO DE
ORCHARD ADDITION
EAST 90' OF LOTS 1 & 4 BLOCK E

THE CITY OF BENTONVILLE

James Layout Services, LLC

PO Box 611 Farmington, Arkansas 72730
(479) 445-7731
jameslayoutservices@yahoo.com

December 3rd. 2021
Planning Department
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

Re: 702 SE D Street
Bentonville, AR 72712
Rezoning Request

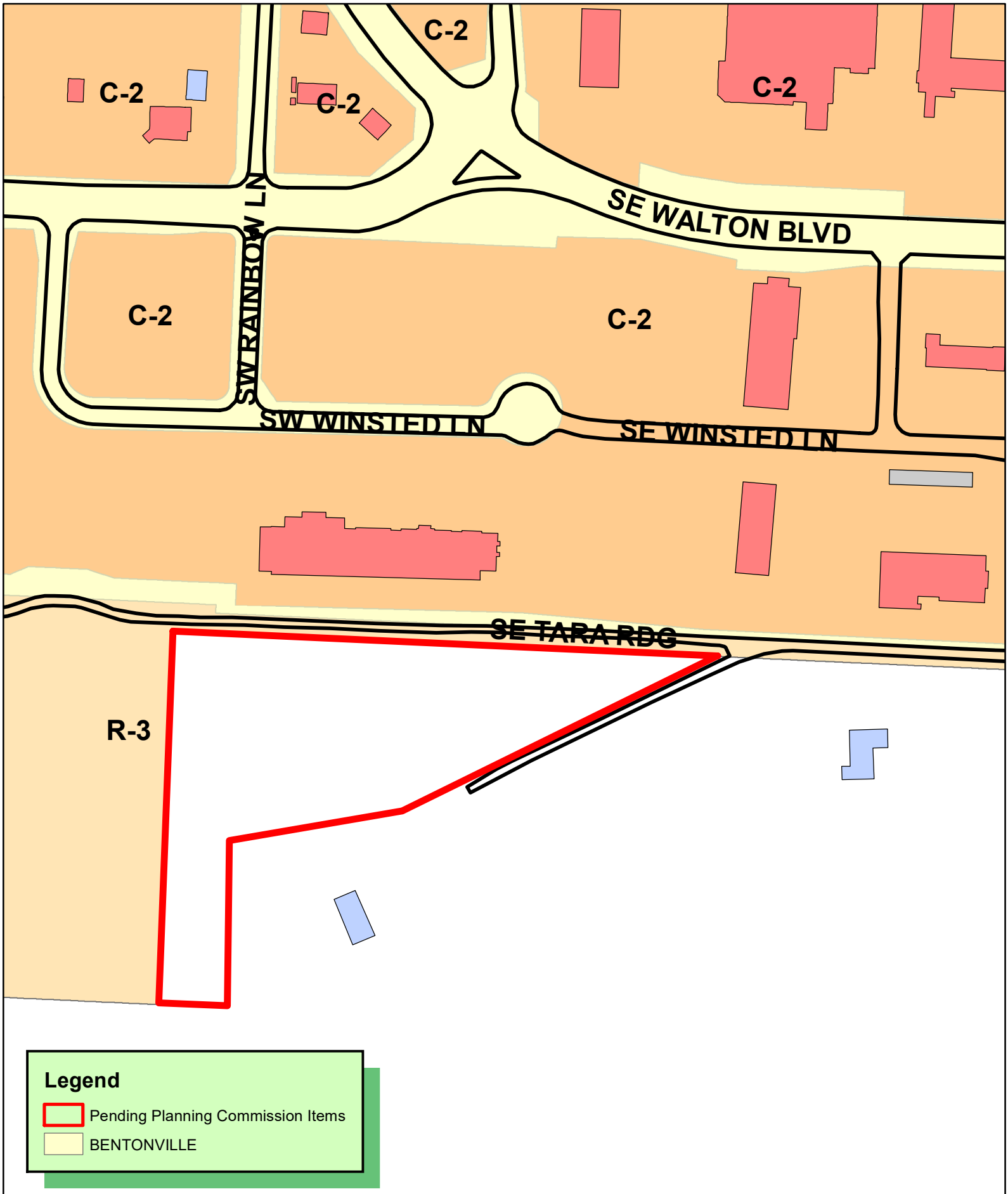
We are representing a request by Hunter Banwarth to rezone the property located at 702 SE D Street. The property currently has a home and the owner would like to adjust the property by dedicating the northern property line to the master street plan right-of-way but would like to vacate some right-of-way from the City.

- *The property is currently zoned R-1 Single Family Residential. The proposed zoning is Downtown Edge.*

- *The property to the east and northeast of the property is currently zoned downtown edge.*

Sincerely,
James Layout Services, LLC

Nick Rumancik
Project Manager



N
W E
S

1 inch = 200 feet

RZ21-0089
REZONING A1 TO R3
PARCEL 18-06435-005

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 10, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #18-06435-005)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural to R-3, Medium Density Residential. The property is currently owned by Hatfield & Cook, LLC. The adjacent properties are zoned R-3 and Benton County property. A proposed R-3 zoning is appropriate in this area based on proximity to other residential and commercial parcels.

The owners of this parcel are requesting a rezone to R-3 in order to develop detached multi-family residential units. Currently, the proposed plans for development on this property are to build 192 detached multi-family units (7.56 units/acre) with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Crockett St and SE Tara Ridge).

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

The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the north and west.

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

Thank you,

Daniel Ellis, P.E.
Senior Vice President

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

December 14, 2021

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #18-06435-005)

Staff,

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

The owners of this parcel are requesting a change to Medium Density Residential Land Use in order to develop detached multi-family residential units. Currently, the proposed plans for development on this property are to build 198 detached multi-family units (10 units/acre) with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SW Rainbow Rd and SE Tara Ridge).

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

The land is comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site.

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

Thank you,

Elizabeth Topping

Elizabeth Topping, E.I., CFM

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.

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R-3, Medium-High Density Multifamily Residential

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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75’ at building line

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

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R-3, Medium-High Density Multifamily Residential

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

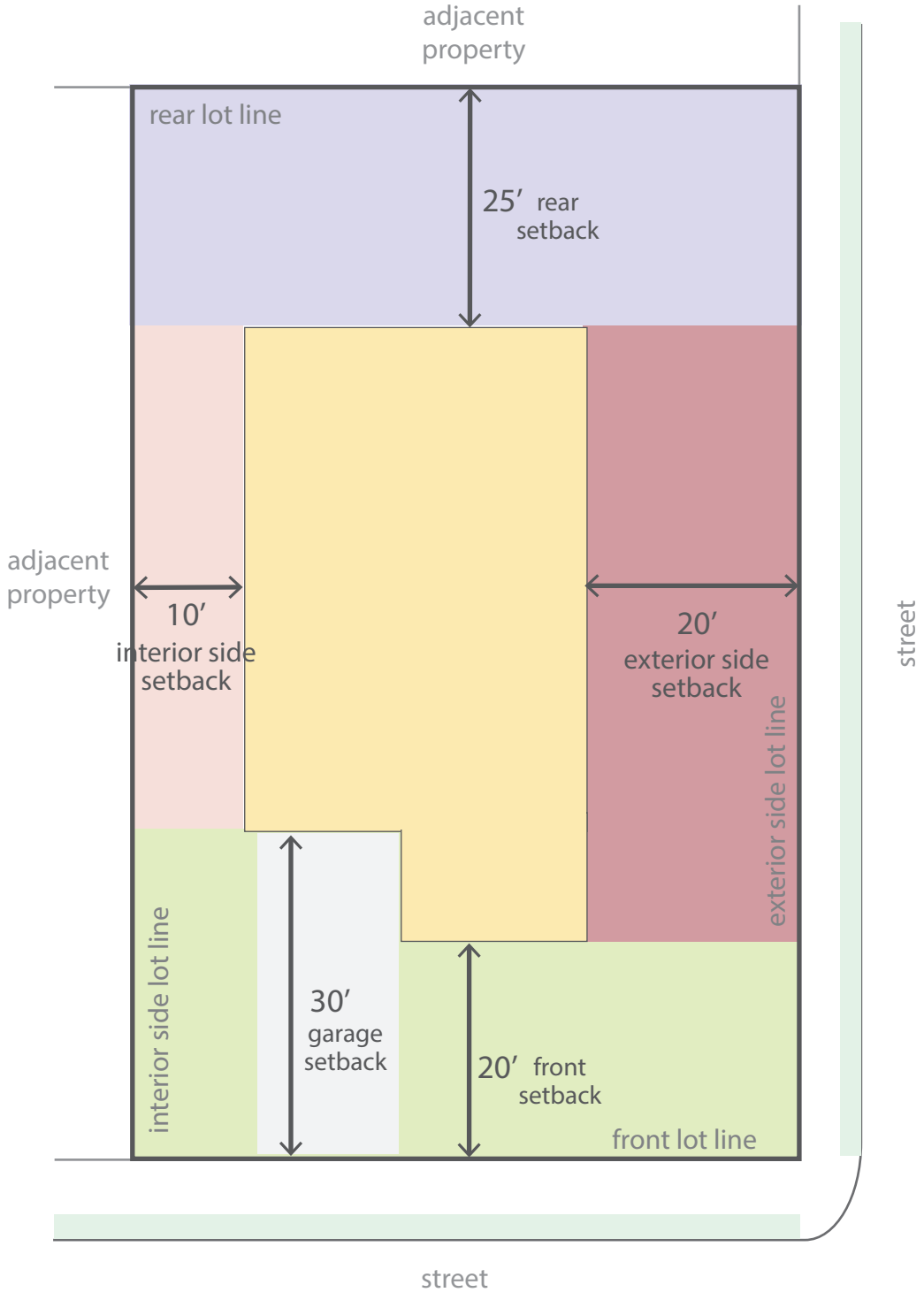
Land Uses:

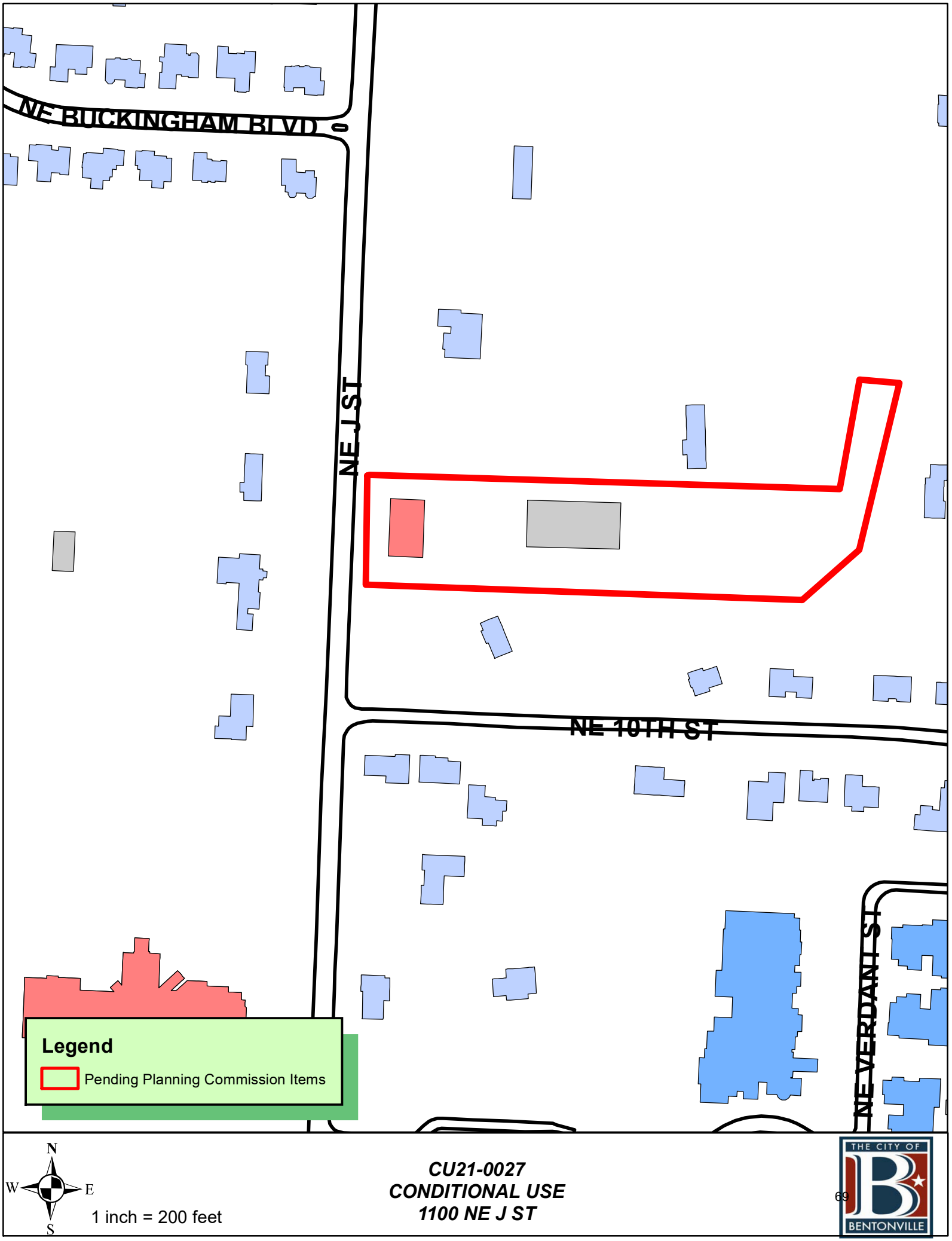
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Services** Child care – registered family home (5 children) **Retail** Mobile food vendor	**Agriculture and Animals** Botanical garden Urban farm **Residential** Home occupation - type b **Recreation, Education & Public** Aquarium Community center Country club Educational facility Golf course Museum Religious facilities **Services** Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 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 Donation boxes

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R-3, Medium-High Density Multifamily Residential

Setback Illustration




NE BUCKINGHAM BLVD
NE J ST
NE 10TH ST
NE VERDANT ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 200 feet
CU21-0027
CONDITIONAL USE
1100 NE J ST
THE CITY OF
BENTONVILLE

Conditional Use Checklist

Depending on the nature and proposed use of the Conditional Use permit, additional information may be requested by the Planning Department staff and the Planning Commissioners.

1. **Application Packet.** All items must be submitted in **one PDF in the order listed below**.
   - **Property Owner Consent Form.** A signed Property Owner Consent Form is required. This form must be signed by the property owner. **If one property has multiple owners, then a separate form is required for each property owner.**
     - See attached.
   - **Warranty Deed.** A copy of the warranty deed showing the current ownership of the property. A survey may be required if the deed cannot be accurately drawn to meet the Arkansas minimum survey accuracy standards. If you do not have a warranty deed, a copy may be obtained from the Benton County Deeds / Mortgages Department located in the Benton County Administration building at 215 E. Central Avenue, second floor, room number 202. Phone number: (479) 271-1017.
     - See attached.
   - **Narrative.** A typed narrative addressing each of the following items:
     - Proposed use and reason for the proposed use;
       - Proposed use will be for material staging yard for construction of Crystal Bridges expansion project.
     - Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;
       - See attached markups on current Land Title Survey sheet.
     - Hours of operation, including days of the week;
       - 6am to 6pm, Monday through Saturday.
     - Indoor and outdoor areas to be utilized;
       - See attached markups on current Land Title Survey sheet, the existing metal building will be used for material storage and the areas around it will be used for construction material and equipment yard.
     - Planned indoor and outdoor structural changes;
       - No structural changes are planned.
     - Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable);
       - See attached markups on current Land Title Survey sheet.
     - Planned outdoor lighting changes
       - See attached markups on current Land Title Survey sheet, added down lights for security of materials/equipment.
     - Anticipated patrons, clients, deliveries, and/or customers (average per day);
       - Average deliveries would be 3 per day.
     - Proposed number of employees; and,
       - 5
     - Photographs of the property
       - See attached.
     - **Protective Covenants.** A copy of the Protective Covenants (if applicable) for your subdivision to confirm that the proposed use is allowed in your subdivision. **N/A**

GENERAL NOTES:

1. This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.
2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
3. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
4. This plat represents an ALTA/NSPS of the parcel recorded in Deed Records, Deed Bk. 2016 Pg. 7302 in the public records of Benton County, Arkansas.
5. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
6. Basis of Bearings: NAD83 Arkansas State Plane Coordinate System, North Zone
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."
9. This survey is based on a title commitment provided by Old Republic National Title Insurance Company, 2011611-106 countersigned by Waco Title Company, Effective Date: June 21st, 2020.
10. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
11. No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
12. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
13. All dimensions to curb are to back of curb.
14. Subsurface and environmental conditions were not examined nor considered a part of this survey.
15. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
16. The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.

NOTES REGARDING TABLE "A" ITEMS:

Item 3: By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0090J
Map Revised: September 28th, 2007

Item 6: No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the City of Bentonville GIS map. This property is zoned A-1 (Residential, Commercial or Agriculture).
Building setbacks for zone A-1 are as follows:

Front :	30 Feet
Side:	30 Feet
Rear:	30 Feet
Height:	40 Feet

Item 9: No clearly identifiable striping, or constructed parking was observed.

Item 16: No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the field work.

Item 17: The surveyor was not aware of any changes in street Right-of-Way, and no observed evidence of street or sidewalk construction or repairs were found.



VICINITY MAP
NOT TO SCALE
Latitude: 36°23'0.27"
Longitude: 94°11'42.39"

SURVEYOR'S CERTIFICATION TO:

Octopus Messaging INC
Dogwood Acres LLC
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 7c, 8, 9, 11, 13, 14, 15, 16, and 17 of Table A thereof. The field work was completed on 7, 17, 2020.

Date of Plat or Map: 7.31.2020

Dustin G. Riley, Arkansas No. 1618

Title Commitment provided by: Old Republic National Title Insurance Company, 2011611-106, Countersigned by Waco Title Company Effective Date: June 21st, 2020.

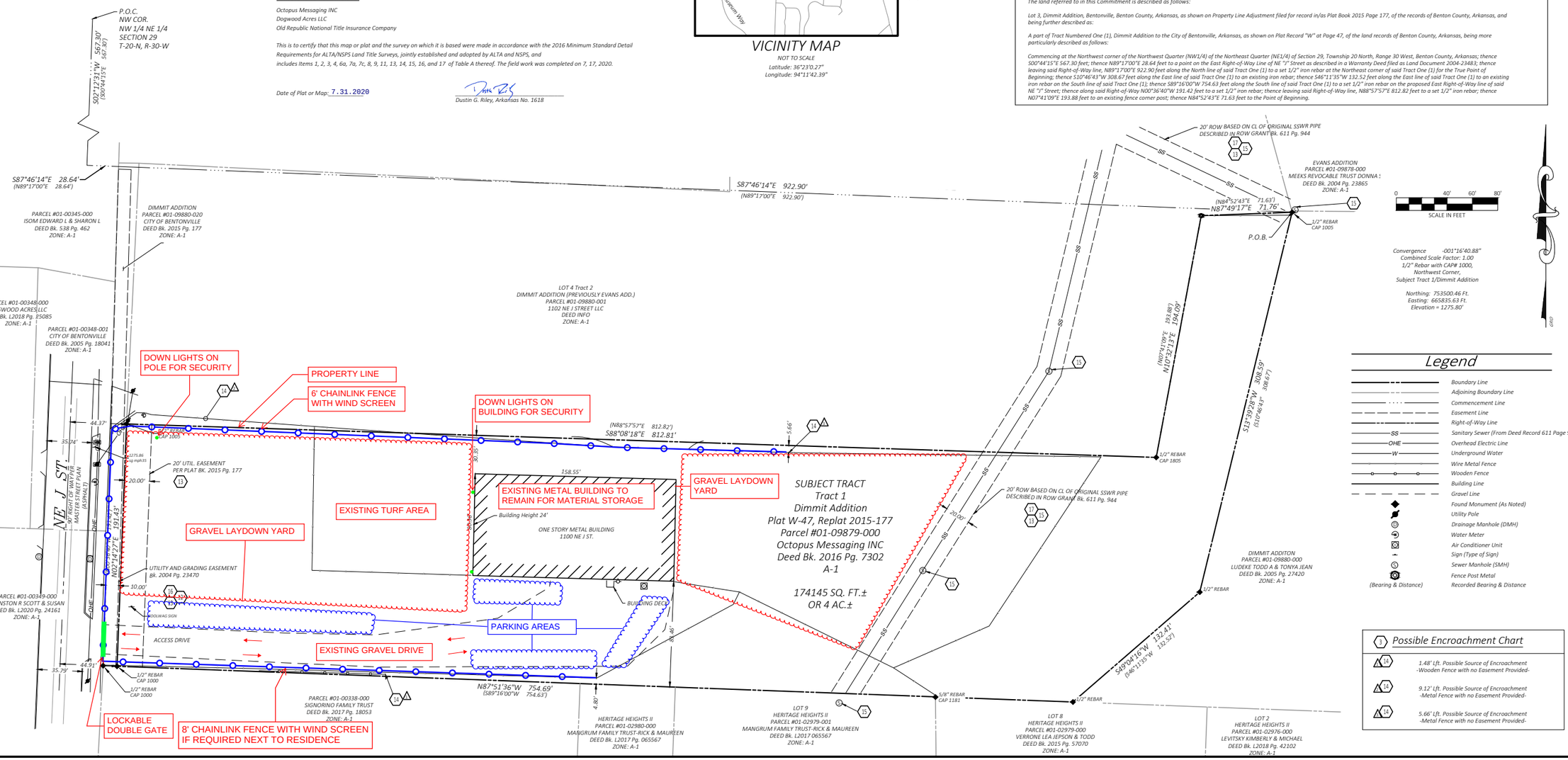
	Exceptions	Effect on Survey
1.	Any defect, lien, encumbrance, adverse claims, or other matter that appear in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.	Not Survey Related
2.	General and special taxes for the year 2020 and subsequent years which are not yet due and payable. Taxes for the year 2018 and prior years are paid.	Not Survey Related
3	Encroachments, violations, variations, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.	As Shown Hereon
4.	Easements, or claims of easements, not shown by the Public Records or which would be disclosed by an accurate survey and inspection of the premises.	None Presented to Surveyor
5.	Rights or claims of parties in possession not shown by the Public Records.	None Presented to Surveyor
6.	Rights of tenants in possession under unrecorded leases solely as tenants and solely with respect to space occupied by each such tenant, (together with non-exclusive rights in common with other tenants in areas used by all tenants).	Not Survey Related
7.	Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.	Not Survey Related
8.	Taxes or special assessments, if any, which are not shown as existing liens by the Public Records.	Not Survey Related
9.	Loss arising from security interest evidenced by Financing Statements and Liens filed of record as of the effective date hereof, under the Arkansas Uniform Commercial Code in the State of Arkansas.	Not Survey Related
10.	Loss arising from and/or resulting from oil, gas and/or all other minerals, conveyed, retained, leased, assigned or any other activity concerning the sub-surface rights or ownership, including but not limited to the right of ingress or egress for said sub-surface purposes.	None Presented to Surveyor
11.	Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Subdivision/Addition, filed for record in/as Plat Record W at Page 47 of the records of Benton County, AR.	None Found
12	Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Subdivision/Addition, filed for record in/as Plat Record 2012 at Page 456 of the records of Benton County, AR.	As Shown Hereon
13	Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Subdivision/Addition, filed for record in/as Plat Record 2015 at Page 177 of the records of Benton County, AR.	As Shown Hereon
14	Variation in location of fences as shown on Plat Record 2012 at Page 456 and Plat Record 2015 at Page 177, records of Benton County, AR.	As Shown Hereon
15	Sanitary Sewer Manhole and Sanitary Sewer Line located on subject property as shown on Plat Record 2012 at Page 456 and Plat Record 2015 at Page 177, records of Benton County, AR.	As Shown Hereon
16	Utility and Grading Easement and Temporary Construction Easement, in favor of the City of Bentonville, filed May 26, 2004 in Deed Book/Page 2004 23470, records of Benton County, AR.	As Shown Hereon
17	Right of Way Grant, in favor of the City of Bentonville, filed December 20, 1983 in Deed Record 611 at Page 944, records of Benton County, AR.	As Shown Hereon

The land referred to in this Commitment is described as follows:

Lot 3, Dimmit Addition, Bentonville, Benton County, Arkansas, as shown on Property Line Adjustment filed for record in/as Plat Book 2015 Page 177, of the records of Benton County, Arkansas, and being further described as:

A part of Tract Numbered One (1), Dimmit Addition to the City of Bentonville, Arkansas, as shown on Plat Record "W" at Page 47, of the land records of Benton County, Arkansas, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 29, Township 20 North, Range 30 West, Benton County, Arkansas; thence S00°44'15"E 567.30 feet; thence N89°17'00"E 28.64 feet to a point on the East Right-of-Way Line of NE "I" Street as described in a Warranty Deed filed as Land Document 2004-23483; thence leaving said Right-of-Way line, N89°17'00"E 922.90 feet along the North line of said Tract One (1) to a set 1/2" iron rebar at the Northeast corner of said Tract One (1) for the True Point of Beginning; thence S10°46'43"W 308.67 feet along the East line of said Tract One (1) to an existing iron rebar; thence S46°11'35"W 132.52 feet along the East line of said Tract One (1) to an existing iron rebar on the South line of said Tract One (1); thence S89°16'00"W 754.63 feet along the South line of said Tract One (1) to a set 1/2" iron rebar on the proposed East Right-of-Way line of said NE "I" Street; thence along said Right-of-Way N00°36'40"W 191.42 feet to a set 1/2" iron rebar; thence leaving said Right-of-Way line, N88°57'57"E 812.82 feet to a set 1/2" iron rebar; thence N07°41'09"E 193.88 feet to an existing fence corner post; thence N84°52'43"E 71.63 feet to the Point of Beginning.



Legend

- Boundary Line
- Adjoining Boundary Line
- Commencement Line
- Easement Line
- Right-of-Way Line
- SS Sanitary Sewer (From Deed Record 611 Page 944)
- OHE Overhead Electric Line
- W Underground Water
- Wire Metal Fence
- Wooden Fence
- Building Line
- Gravel Line
- Found Monument (As Noted)
- Utility Pole
- Drainage Manhole (DMH)
- Water Meter
- Air Conditioner Unit
- Sign (Type of Sign)
- Sewer Manhole (SMH)
- Fence Post Metal
- (Bearing & Distance) Recorded Bearing & Distance

Possible Encroachment Chart

14	1.48' Lft. Possible Source of Encroachment -Wooden Fence with no Easement Provided-
14	9.12' Lft. Possible Source of Encroachment -Metal Fence with no Easement Provided-
14	5.66' Lft. Possible Source of Encroachment -Metal Fence with no Easement Provided-

© 2020 CEI ENGINEERING ASSOCIATES, INC.

DRAWING LOCATION - S:\31000\31825\DRAWINGS SURVEY\SURVEY\WORKING\31825_ALTA.DWG - SAVED BY - AWINTER

CEI Solutions for Land and Life

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

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

ALTA/NSPS Land Title Survey
Dogwood Acres, LLC
1100 NE J Street
City of Bentonville, Benton County, Arkansas

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO.1618 SIGNATURE DUSTIN RILEY

PROFESSIONAL OF RECORD	DGR
DESIGNER	AJW
FIELD WORK	KDM
CEI PROJECT NUMBER	31825
DATE	7/28/2020
REVISION	REV-0

ALTA NSPS

SHEET TITLE

SHEET NUMBER


Moving 1-2-2021
210 Prairie LN
CAGE FREE
DAYCARE
SPA TRAINING
479-273-3553


Moving 1-2-2021
210 Prairie LN
CAGE FREE
DAYCARE
SPA*TRAINING
479-273-3553



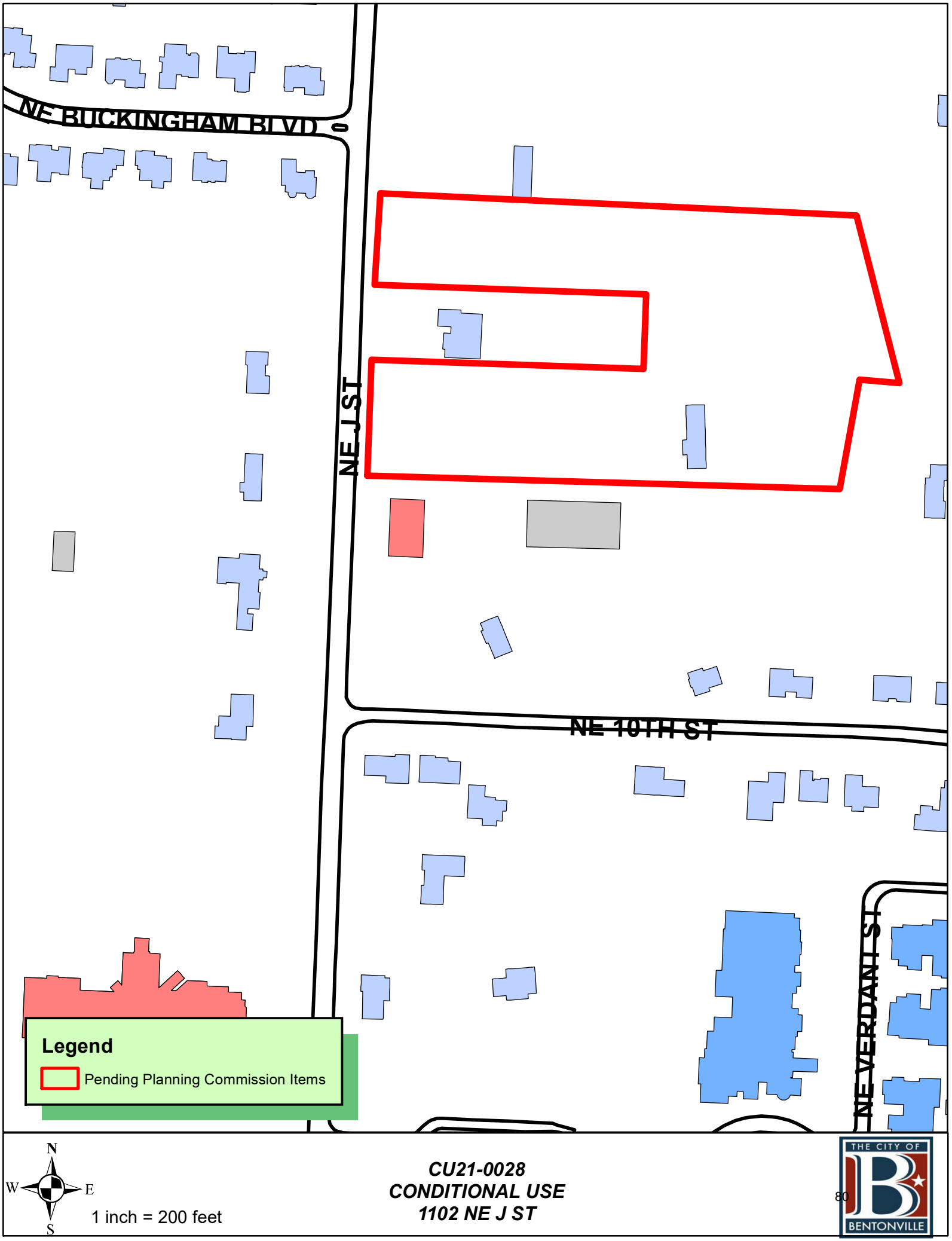

Moving 1-7 2021
210 Prairie LN
479-273-3553









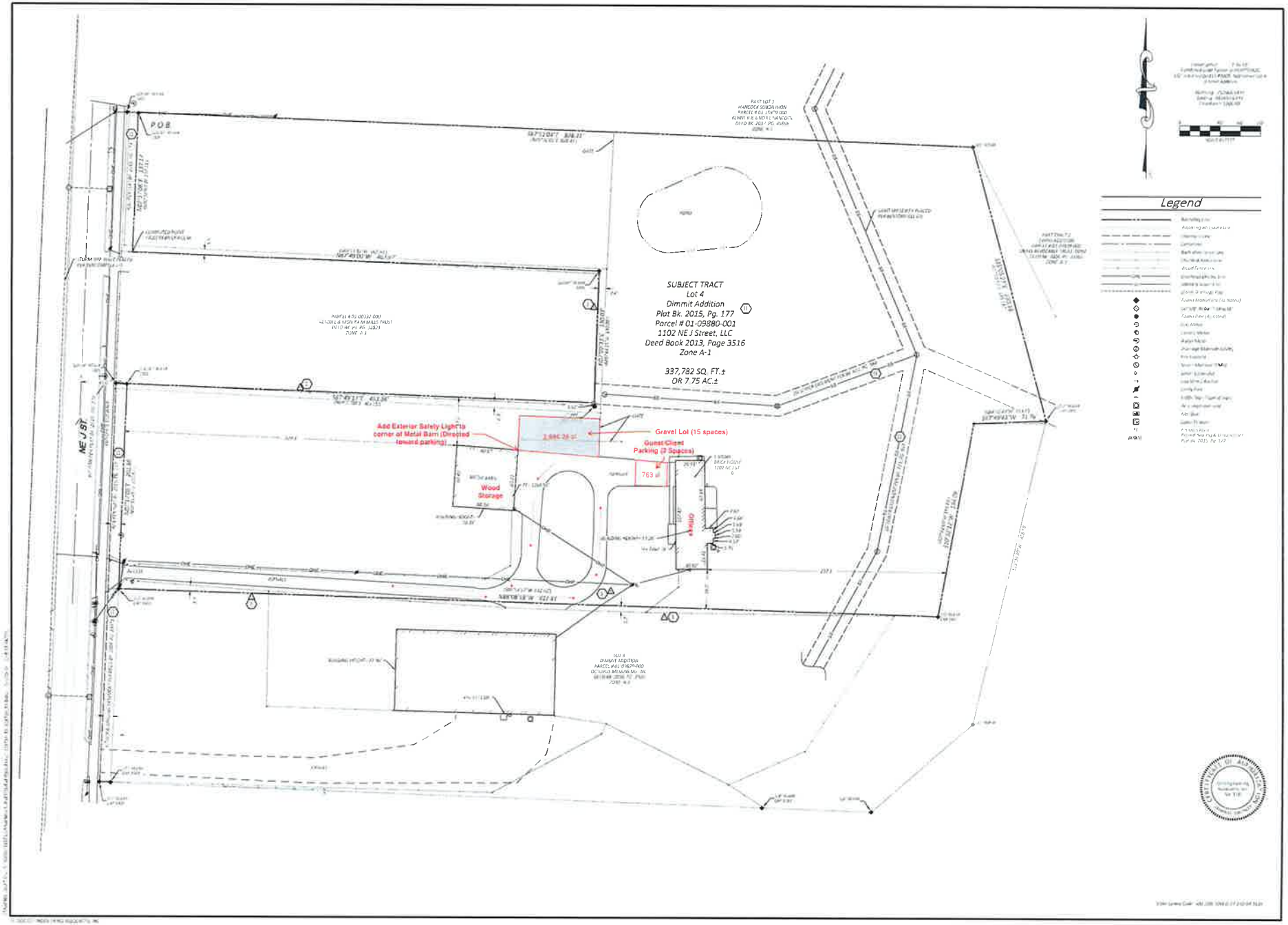


CU21-0028
CONDITIONAL USE
1102 NE J ST

Conditional Use Checklist

Depending on the nature and proposed use of the Conditional Use permit, additional information may be requested by the Planning Department staff and the Planning Commissioners.

1. **Application Packet.** All items must be submitted in **one PDF in the order listed below**.
   - **Property Owner Consent Form.** A signed Property Owner Consent Form is required. This form must be signed by the property owner. **If one property has multiple owners, then a separate form is required for each property owner.**
     - See attached.
   - **Warranty Deed.** A copy of the warranty deed showing the current ownership of the property. A survey may be required if the deed cannot be accurately drawn to meet the Arkansas minimum survey accuracy standards. If you do not have a warranty deed, a copy may be obtained from the Benton County Deeds / Mortgages Department located in the Benton County Administration building at 215 E. Central Avenue, second floor, room number 202. Phone number: (479) 271-1017.
     - See attached.
   - **Narrative.** A typed narrative addressing each of the following items:
     - Proposed use and reason for the proposed use;
       - Proposed use will be for office space for 10-15 persons. Office space will accommodate 10-15 desks, printers, a plotter, conference space and breakroom area. Reason: recent staff growth has outgrown the amount of usable office space at the museum.
     - Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized;
       - See attached markups on current Land Title Survey sheet.
     - Hours of operation, including days of the week;
       - 6am to 6pm, Monday through Friday.
     - Indoor and outdoor areas to be utilized;
       - See attached markups on current Land Title Survey sheet, the existing house will be used for offices and workspaces. A gravel parking lot for 10-12 cars is planned on the north side of the drive to increase parking capacity of the already installed asphalt drive. Large metal building on the site is for storage (wood, tools, small equipment).
     - Planned indoor and outdoor structural changes;
       - Minimal changes inside the home to provide office privacy. See attached layout.
     - Parking needs required for the proposed use including existing and proposed- provide sketch of traffic flow and parking pattern (if applicable);
       - See attached markups on current Land Title Survey sheet.
     - Planned outdoor lighting changes
       - See attached markups on current Land Title Survey sheet, added down light on northeast corner of metal building for parking area safety.
     - Anticipated patrons, clients, deliveries, and/or customers (average per day);
       - 2-4 clients per week
     - Proposed number of employees; and,
       - 10-15 (initial plan is for 9 persons)
     - Photographs of the property
       - See attached.
     - **Protective Covenants.** A copy of the Protective Covenants (if applicable) for your subdivision to confirm that the proposed use is allowed in your subdivision. **N/A**



CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC

ALTA/NSPS Land Title Survey
Recasting, LLC
1102 NE J Street
Bentonville, Benton County, Arkansas

REGISTERED STATE OF ARKANSAS NO 1818 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS Land Title Survey

SHEET TITLE

SHEET NUMBER

2 OF 2

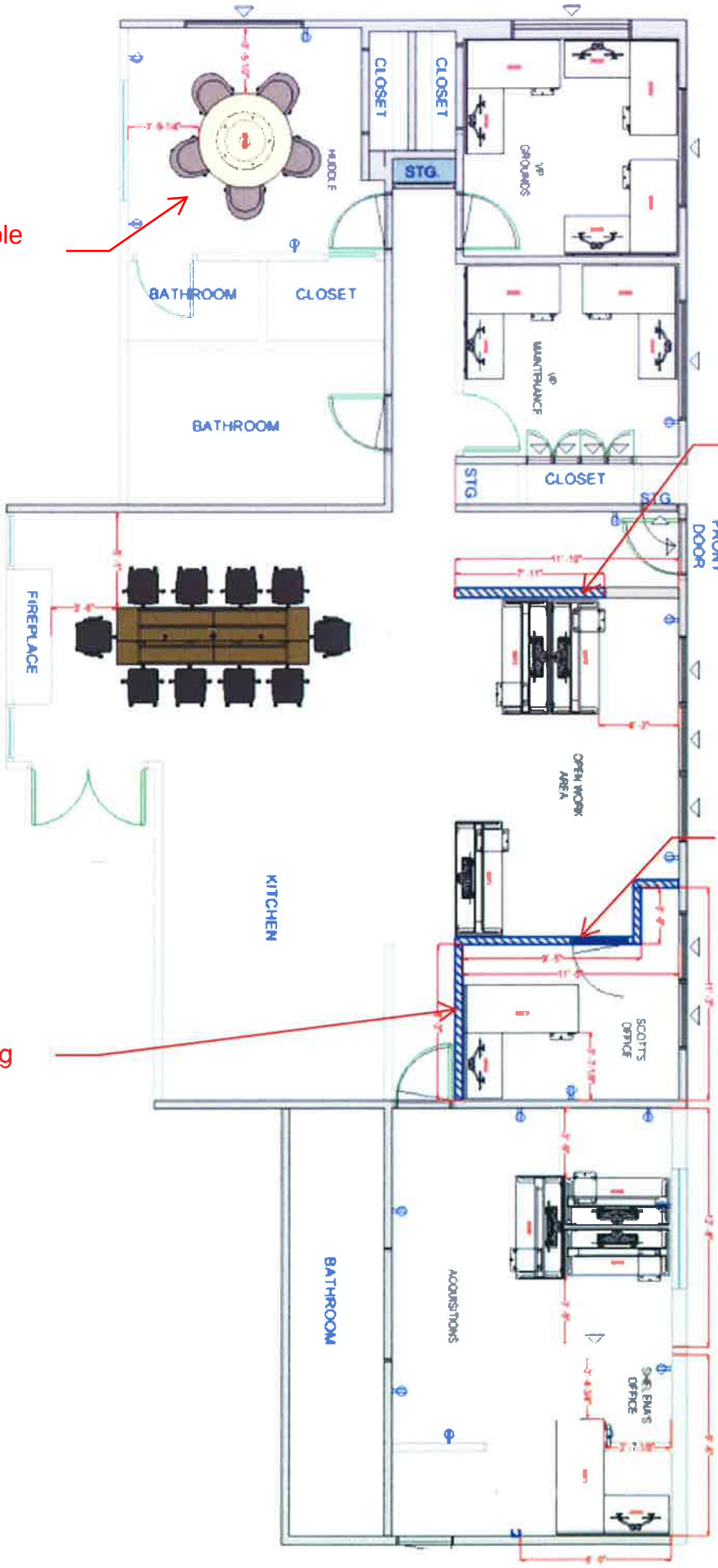

Benton County Tax Parcels - 01-09880-001
Add to Results
View Additional Details
Run a Report
1110
1106
1105
1102
1101
1106
1102







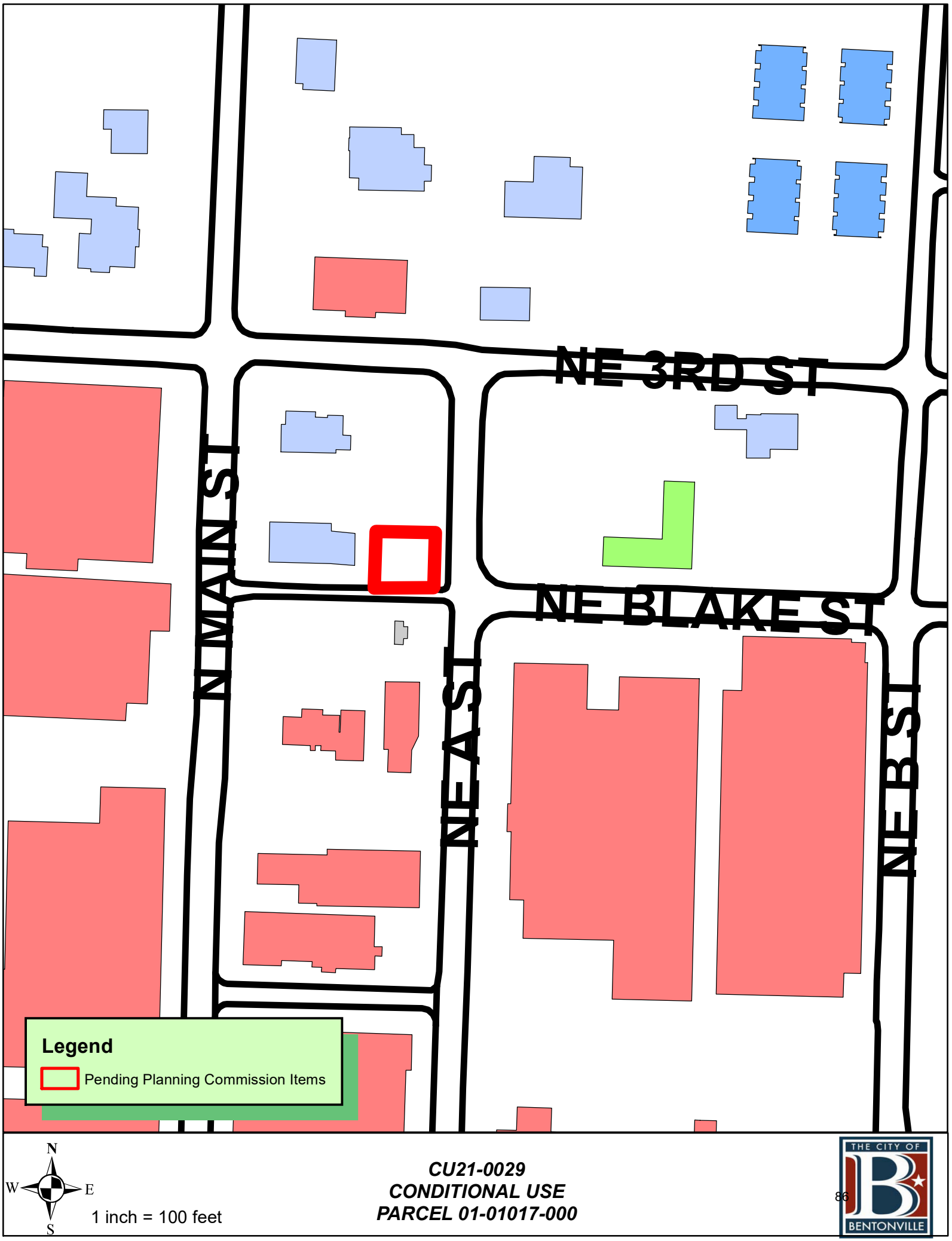
This room could accommodate (2) more workstations (with the table removed) to get the staff count to (15).



added 1/2 wall

Added wall to create private office

This wall is existing


NE 3RD ST
N MAIN ST
NE BLAKE ST
NE A ST
NE B ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
CU21-0029
CONDITIONAL USE
PARCEL 01-01017-000
THE CITY OF
BENTONVILLE

Spoke Adventures LLC
224 N Main street
Bentonville, AR 72712

Project Narrative Conditional Use

City of Bentonville

Spoke Adventures
Date: December 13, 2021

Shipping container retail store

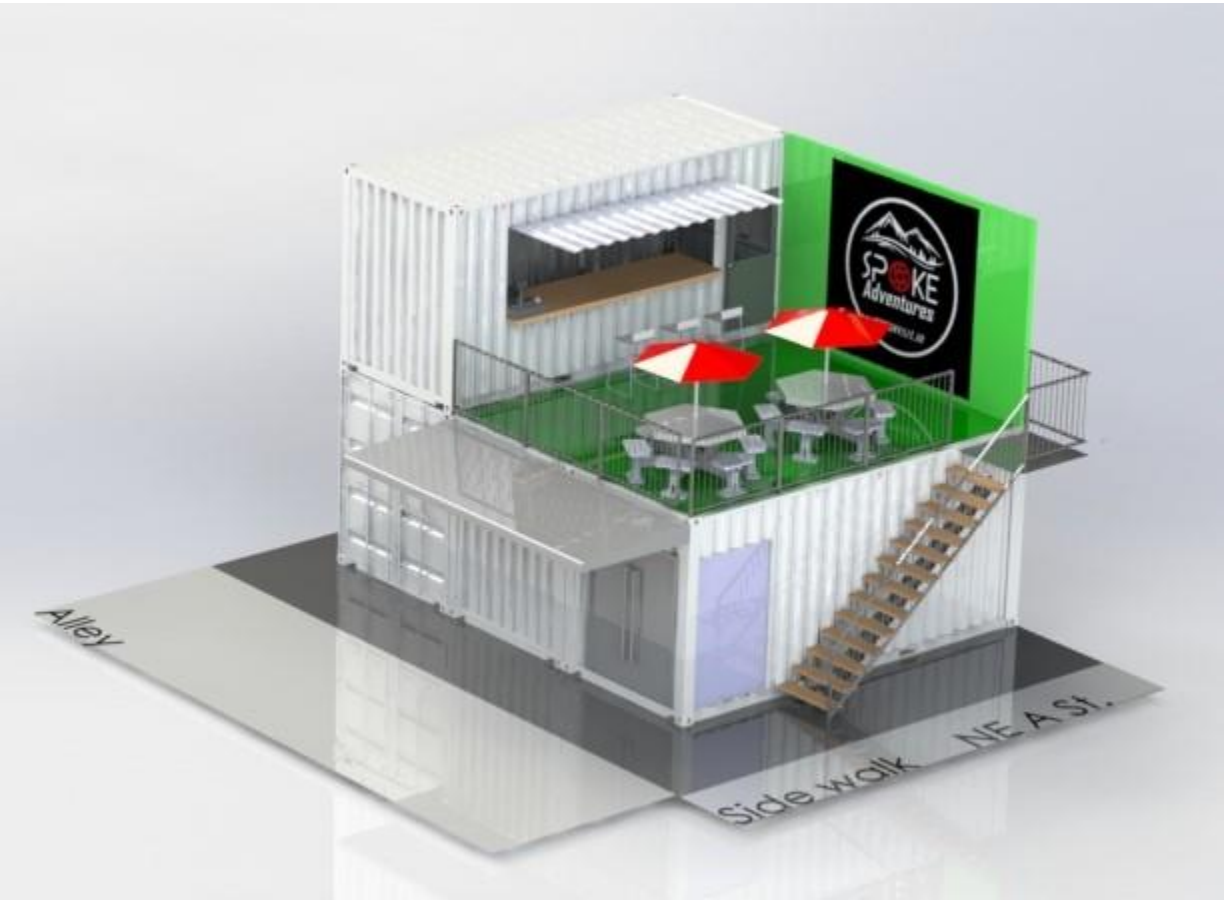
Conditional Use Narrative:

- The applicant is seeking a conditional use permit in order to open a bike rental business. This building would house bikes for rent to be offered to the general public.
- Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized.
- Hours of operation, including days of the week:
  Bike Shop will operate daily, weather permitting, from 9am to 6pm.

- **Indoor and outdoor areas to be utilized:**
  Bike Shop will be located in approximately 900 square feet of the proposed 215 NE A street corner.

- **Planned indoor and outdoor structural changes:**
  Shipping containers will be used as structures for this business
- **Parking needs required for the proposed use including existing and proposed provide sketch of traffic flow and parking pattern (if applicable):**
  No parking needs
- **Planned outdoor lighting changes:**
  Safety/decorative night lights around the edge of the building.
- **Anticipated patrons, clients, deliveries, and/or customers (average per day);**
  Anticipate an average of 30 customers per day
- **Proposed number of employees:**
  Two to three employees at a time
- **Photographs of the property**
  Attached to the project.

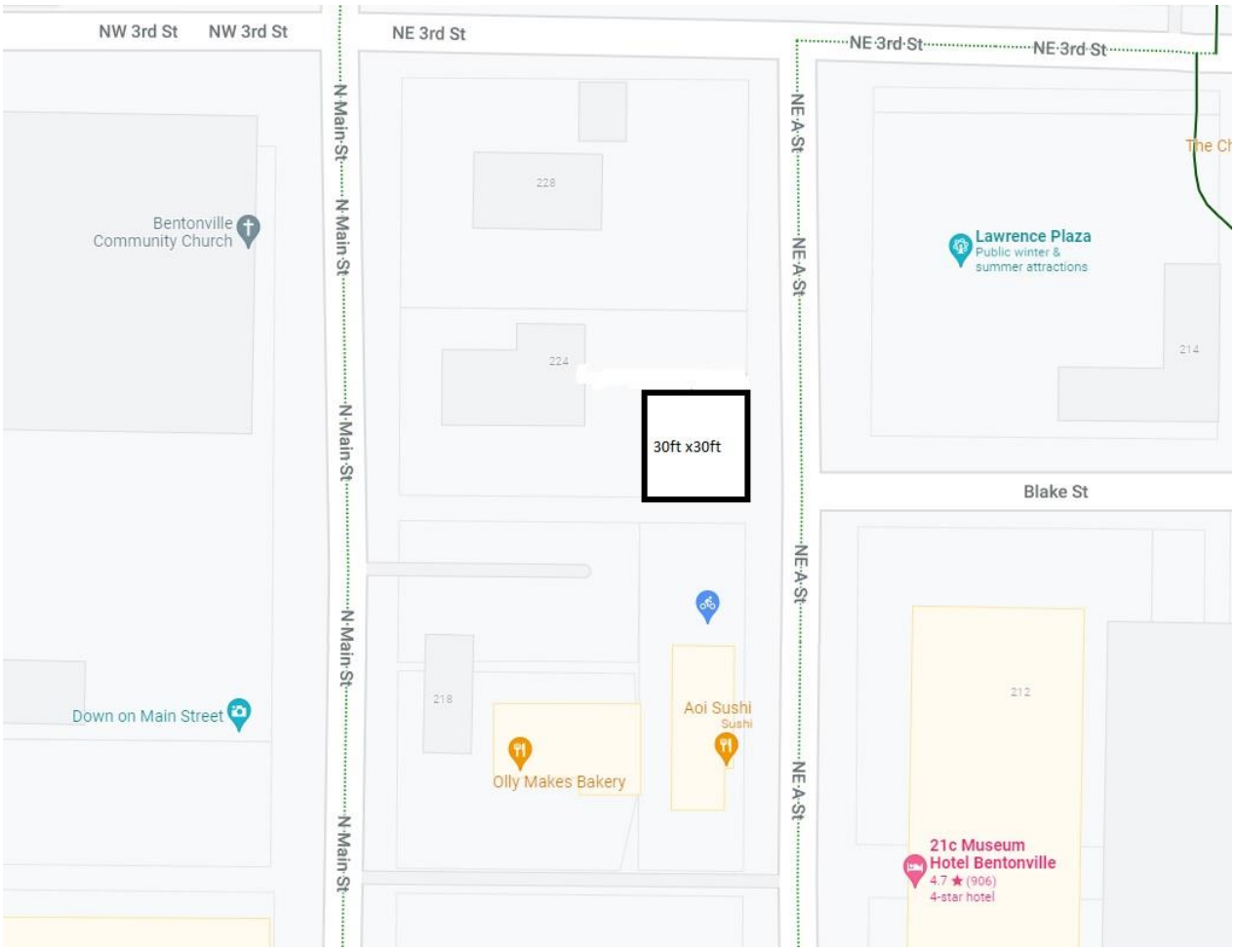
Front view

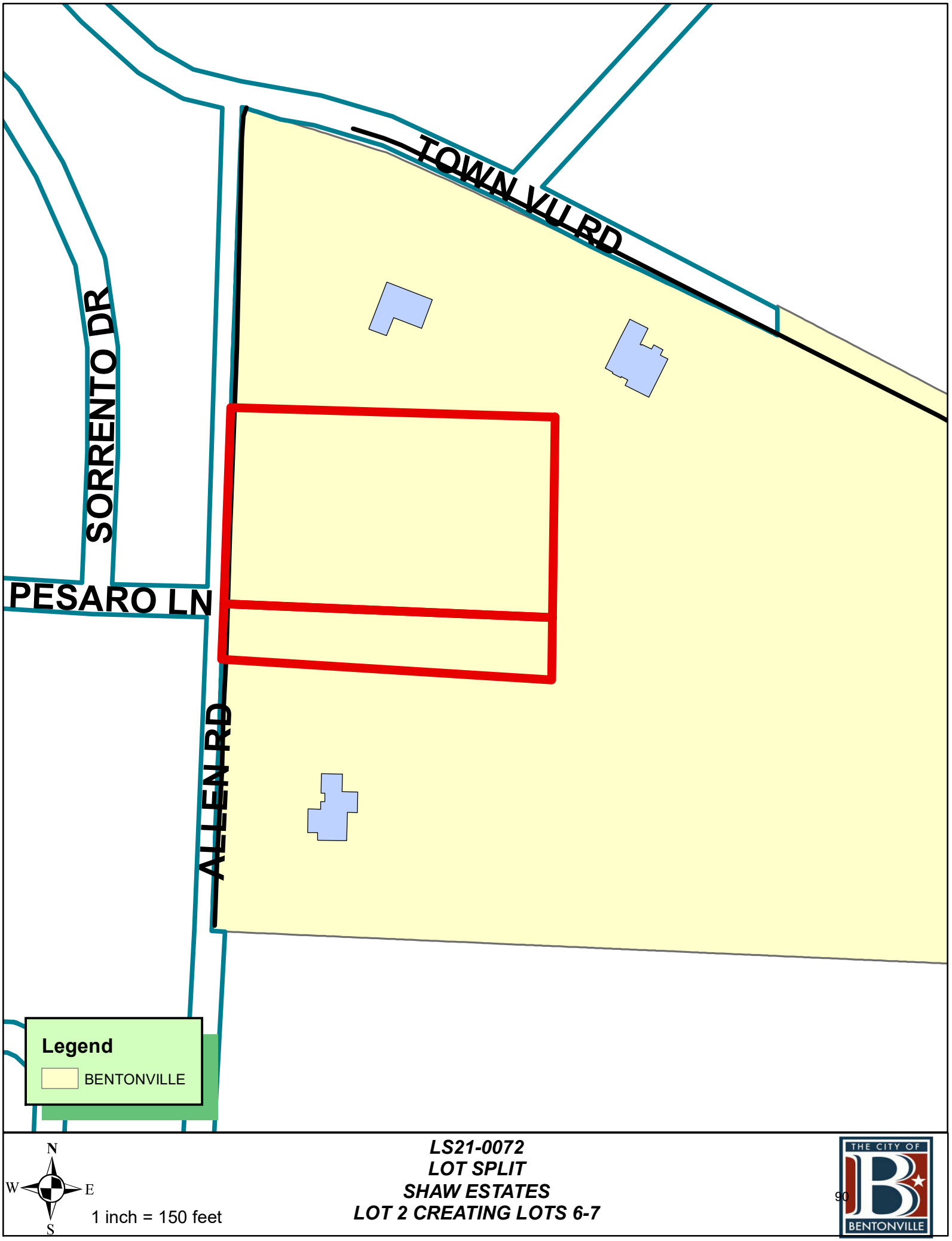


Back view






NW 3rd St
NW 3rd St
NE 3rd St
NE 3rd St
NE 3rd St
N Main St
N Main St
N Main St
N Main St
N Main St
NE A St
NE A St
NE A St
NE A St
Bentonville Community Church
Down on Main Street
228
224
218
212
214
30ft x30ft
Olly Makes Bakery
Aoi Sushi
Sushi
Lawrence Plaza
Public winter & summer attractions
Blake St
21c Museum Hotel Bentonville
4.7 ★ (906)
4-star hotel



LS21-0072
LOT SPLIT
SHAW ESTATES
LOT 2 CREATING LOTS 6-7

LOT SPLIT FOR LOT 2 OF SHAW ESTATES CREATING LOTS 6 & 7

NORTH

BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON
GRID NORTH FOR ARKANSAS
COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°21'59.5524"
LONGTITUDE = -94°16'32.7649"
CONVERGENCE ANGLE = -01°19'27.36276"
DISTANCES SHOWN ON PLAT ARE GROUND.

Miscellaneous Notes

STATE RECORDING NUMBER:
500-20N-31W-0-34-430-04-1826

COMPLETED FIELD WORK:
NOVEMBER 8, 2021

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN FILE NO. L202058085.
2. SURVEY PLAT FILED IN PLAT RECORD P3 AT PAGE 361.

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.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0235K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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.

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.

Survey Description

LOT 6
A PART LOT 2, SHAW ESTATES, PLAT RECORD P3, PAGE 361 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE S87°22'55"E PASSING A FOUND REBAR AT A DISTANCE OF 29.68' CONTINUING FOR A DISTANCE OF 260.02' TO A FOUND NAIL AND CONTINUING FOR A DISTANCE OF 129.79' FOR A TOTAL DISTANCE OF 419.48' TO A FOUND REBAR, THENCE S02°20'42"W 265.39' TO A SET REBAR, THENCE N87°22'09"W PASSING A SET REBAR AT A DISTANCE OF 389.48' FOR A TOTAL DISTANCE OF 419.48', THENCE N02°20'42"E 265.30', TO THE POINT OF BEGINNING. CONTAINING 2.555 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

LOT 7
A PART LOT 2, SHAW ESTATES, PLAT RECORD P3, PAGE 361 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE N02°20'42"E 80.08', THENCE S87°22'09"E PASSING A SET REBAR AT A DISTANCE OF 30.00' FOR A TOTAL DISTANCE OF 419.48' TO A SET REBAR, THENCE S02°20'42"W 79.98' TO A FOUND REBAR, THENCE N87°22'55"W PASSING A FOUND REBAR AT A DISTANCE OF 394.64' FOR A TOTAL DISTANCE OF 419.48' TO THE POINT OF BEGINNING. CONTAINING 0.771 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Record Description

LOT 2, SHAW ESTATES, CITY OF BENTONVILLE, A SUBDIVISION OF PART OF THE NW 14 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD P3 AT PAGE 361. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND COVENANTS OF RECORD OF ANY.

Easement Description

PROPOSED 20' UTILITY EASEMENT
A PART LOT 2, SHAW ESTATES, PLAT RECORD P3, PAGE 361 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE S87°22'55"E PASSING A FOUND REBAR AT A DISTANCE OF 29.68' FOR A TOTAL DISTANCE OF 170.55' TO THE TRUE POINT OF BEGINNING, THENCE S87°22'55"E 42.45', THENCE S59°16'26"E 234.69', THENCE S02°20'42"W 22.73', THENCE N59°16'26"W 282.94' TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS.

Owner Information

HALBROOK, JOSEPH COURTLAND & TABITHA T
760 VENICE ST
CENTERTON AR 72719
APN: 01-08949-000

Zoning & Setback Information

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

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

DATE OF EXECUTION: _____

SIGNED:_____
NAME & ADDRESS

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

_____
HEATH A. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR1826
STATE OF ARKANSAS

CERTIFICATE OF FINAL 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

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 10TH DAY OF NOVEMBER, 2021.

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

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

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

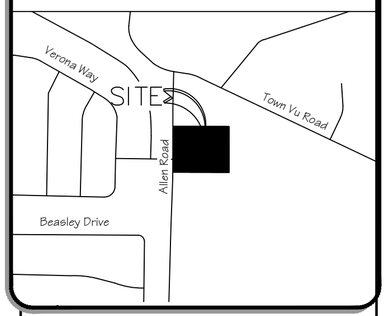
Utility Notes

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

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

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

Vicinity Map



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

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JDC 11/10/2021	HM	DDA

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, ARKANSAS	21-8913

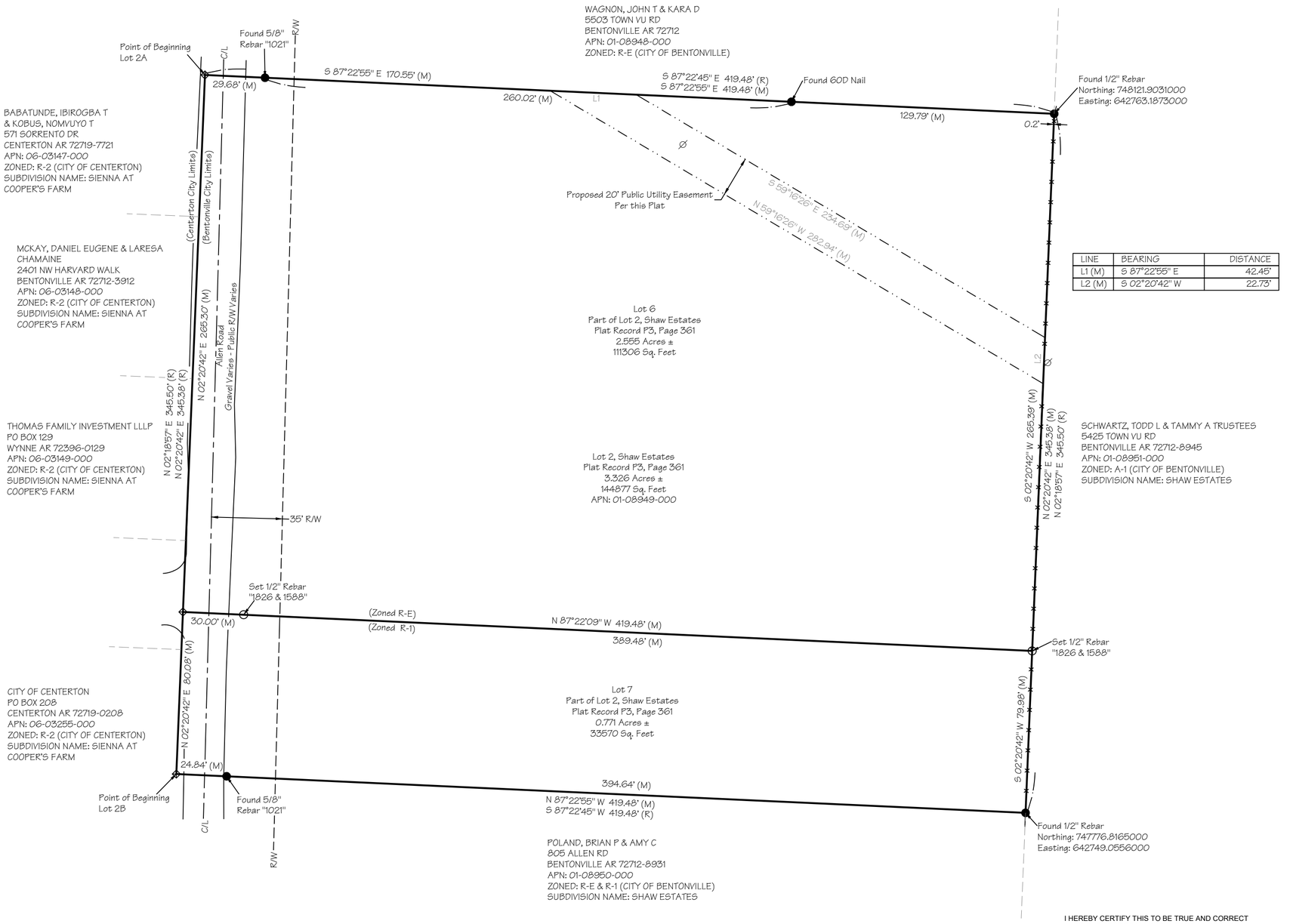
LOCATION: ALLEN ROAD
CENTERTON, AR 72719

FOR THE USE AND BENEFIT OF:
TABITHA HALBROOK

LOT SPLIT FOR LOT 2 OF SHAW ESTATES CREATING LOTS 6 & 7



BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°21'59.5524"
LONGITUDE = -94°16'32.7649"
CONVERGENCE ANGLE = -01°19'27.36276"
DISTANCES SHOWN ON PLAT ARE GROUND.



LINE	BEARING	DISTANCE
L1 (M)	S 87°22'55" E	42.45'
L2 (M)	S 02°20'42" W	22.73'

Utility Notes

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

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

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

0' 40' 80'

1 INCH = 40 FEET

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (C/L)
- FENCE
- BUILDING SET BACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORDED DIMENSION
- C/L CENTERLINE
- Ø POWER POLE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 10TH DAY OF NOVEMBER, 2021.

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

PROFESSIONAL LICENSED SURVEYOR
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FIRM:
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CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
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Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JDC 11/10/2021	HM	DDA

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, ARKANSAS	21-8913

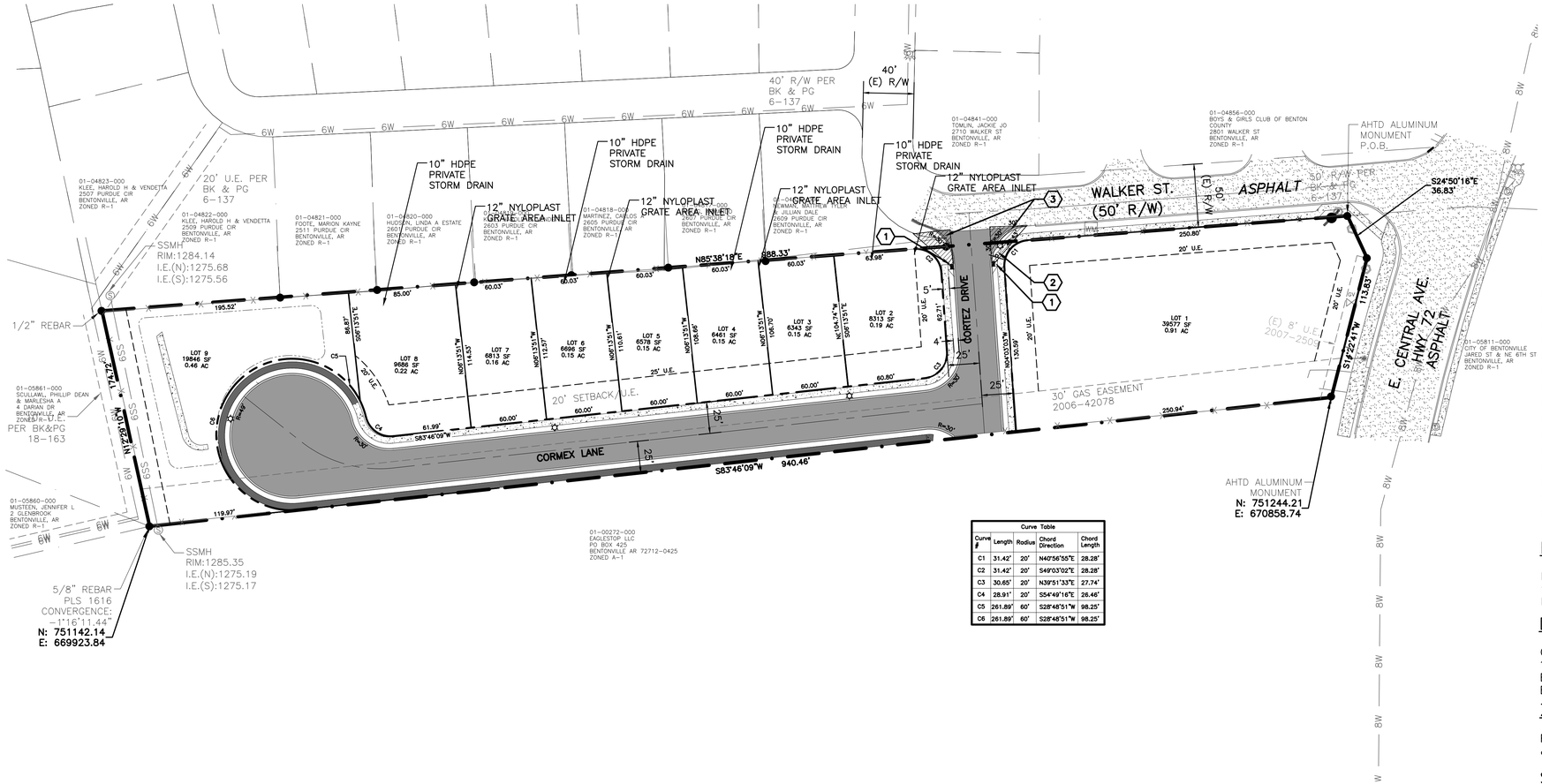
LOCATION: ALLEN ROAD CENTERTON, AR 72719

FOR THE USE AND BENEFIT OF:

TABITHA HALBROOK



PP21-0024
PRELIMINARY PLAT
CORMEX SUBDIVISION



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42'	20'	N40°56'55"E	28.28'
C2	31.42'	20'	S49°03'02"E	28.28'
C3	30.65'	20'	N39°51'33"E	27.74'
C4	28.91'	20'	S54°49'16"E	26.46'
C5	261.89'	60'	S28°48'51"W	98.25'
C6	261.89'	60'	S28°48'51"W	98.25'

SURVEY DESCRIPTION (PN#01-00271-000)

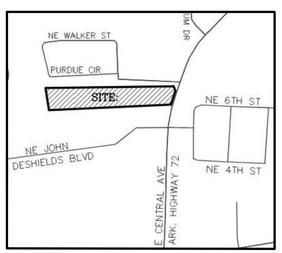
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 28; THENCE NORTH 02°25'38" EAST A DISTANCE OF 5.32 FEET TO A POINT; THENCE NORTH 87°34' 16" WEST A DISTANCE OF 96.70 FEET TO A POINT; THENCE SOUTH 85°38' 11" WEST A DISTANCE OF 95.84 FEET TO THE A FOUND AHTD ALUMINUM MONUMENT BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 72 FOR THE NEXT TWO CALLS SOUTH 24°50' 16" EAST A DISTANCE OF 36.83 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 14°22'41" WEST A DISTANCE OF 113.82 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE LEAVING THE SAID WEST RIGHT-OF-WAY OF HIGHWAY 72 SOUTH 83°46'09" WEST A DISTANCE OF 940.46 FEET TO A FOUND 5/8" REBAR PLS 1616; THENCE NORTH 12°29' 10" WEST A DISTANCE OF 174.72 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 85°38' 18" EAST A DISTANCE OF 988.33 FEET TO THE POINT OF BEGINNING CONTAINING 153,312 SQUARE FEET OR 3.52 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAYS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEYOR:

MICHAEL D. MILLION
12 NEFFWOOD LANE
BELLA VISTA, AR 72715

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER



VICINITY MAP
NOT TO SCALE north

KEYNOTES:

1. ACCESSIBLE RAMP. SEE DETAIL **6/10.0**
2. STOP SIGN. SEE DETAIL **7/C10.0**
3. NOTHING TO BE BUILT 3'-8' IN HEIGHT INSIDE OF SIGHT TRIANGLE

GENERAL NOTES:

1. TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.
2. LOT 1 SHALL ACCESS WALKER STREET OR THE INTERIOR STREET AND SHALL NOT HAVE ACCESS TO CENTRAL AVENUE.
3. THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
4. THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
5. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT, 5-FT GREEN SPACE BOC AND 5-FT SIDEWALK ON ALL STREET FRONTAGE.
6. LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
7. INTERIOR STREETS ON 50-FT DEDICATED ROW, 27-FT BOC, 3-INCH HMA OVER 6-INCH SB-7 BASE AND CONCRETE CURB/GUTTER.
8. THERE ARE 9 TOTAL LOTS: 8 BUILDABLE LOTS AND 1 DETENTION POND LOT. TOTAL DEVELOPMENT ACREAGE IS 3.52 ACRES.
9. ROW AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
10. NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT.
11. NO FENCING TO BE INSTALLED. THIS WILL REQUIRE A SEPARATE PERMIT
12. BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
13. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
14. SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

DRAINAGE EASEMENT NOTE

- THERE MAY BE NO FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

CORMEX, LLC
1008 COVEY PL
BENTONVILLE, AR 72712
EMAIL: RICARDOBNV@GMAIL.COM

ZONING:

R-1 – LOW-DENSITY SINGLE-FAMILY RESIDENTIAL & C-1 NEIGHBORHOOD COMMERCIAL

SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

NOT FOR CONSTRUCTION

PP21-0024

Know what's below. Call before you dig.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 1/3/2022

Rev	Comments	Date
1	PER CITY COMMENTS	01/03/2022

CORMEX SUBDIVISION
WALKER STREET BENTONVILLE, AR

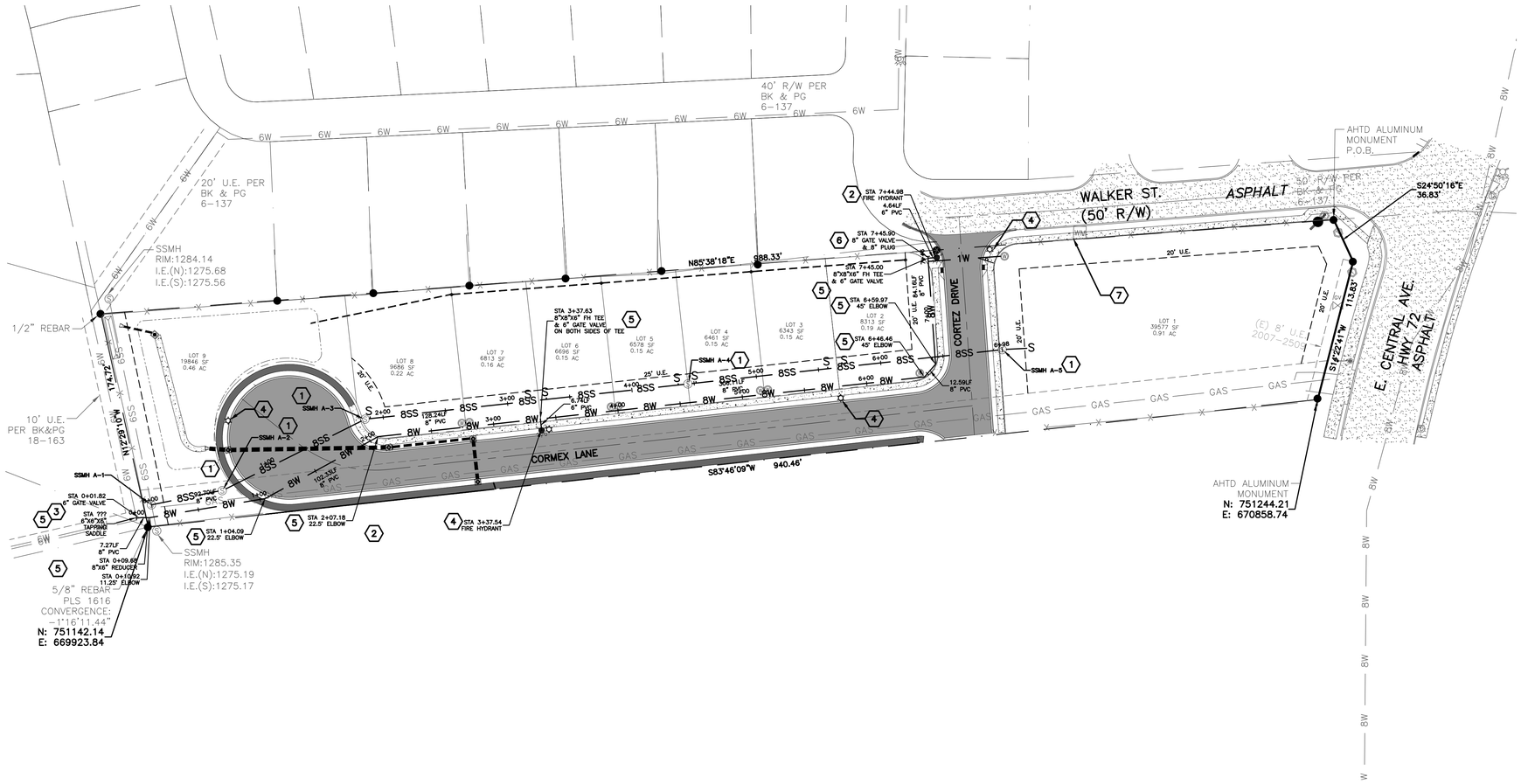
CORMEX, LLC
1008 COVEY PL, BENTONVILLE, AR 72712

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 387-2934
M: (479) 366-5063
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 1/28/2021
JOB NUMBER 20-1031
SHEET NAME PRELIMINARY PLAT
File No. 21-1027.dwg
C4.0

A:\Projects\2021 Projects\21-1027 Cormex Subdivision\Dwg\21-1027.dwg



NORTH

50 0 50

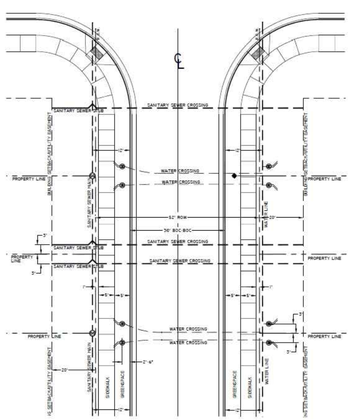
SCALE 1" = 50'

LEGEND

EXISTING	(E)
FOUND IRON PIN	●
SET 1/2" IRON PIN PLS 1519	○
PROPERTY LINE	
EXISTING ASPHALT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED LOT	
PROPOSED RIGHT OF WAY	
PROPOSED ASPHALT	
PROPOSED EASEMENT	
PROPOSED SETBACK	
PROPOSED STREETLIGHT	✲
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED DRAINAGE EASEMENT	D.E.
PROPOSED SIDEWALK BY DEVELOPER	
SIDEWALK BY HOME BUILDER	
PROPOSED FIRE HYDRANT	
PROPOSED 8" WATER MAIN	8W
PROPOSED DOUBLE WATER METER	
PROPOSED WATER METER	
PROPOSED 8" SEWER MAIN	8SS
PROPOSED SEWER MANHOLE	Ⓢ
PROPOSED SEWER SERVICE	S

NOT FOR CONSTRUCTION

SUBDIVISION UTILITY PLACEMENT



UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND BENTONVILLE WATER UTILITIES (BWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF BWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.

C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS APPROVED BY BWU, DATED JUNE 22, 2021, AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY BWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

D. ALL WATER MAINS SHALL BE PVC C-900 DR-14. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.

E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO BWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM TESTED AS WORK PROGRESSES.

H. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

KEYNOTES:

1. 4' ID SANITARY SEWER MANHOLE PER DETAIL **BWU STD**
2. FIRE HYDRANT ASSEMBLY AND CONCRETE THRUST BLOCKING PER DETAILS **BWU STD**
3. 6"X6"X6" TAPPING SLEEVE AND 6" GATE VALVE
4. STREETLIGHT
5. CONCRETE THRUST BLOCKING PER DETAIL **BWU STD**
6. END OF LINE RESTRAINT PER DETAIL **BWU STD**
7. ABANDON EXISTING WATER METER

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

NOTE:

ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO BWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

PP21-0024

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 1/3/2022

Rev	Comments	Date
1	PER CITY COMMENTS	01/03/2022

CORMEX SUBDIVISION
WALKER STREET BENTONVILLE, AR

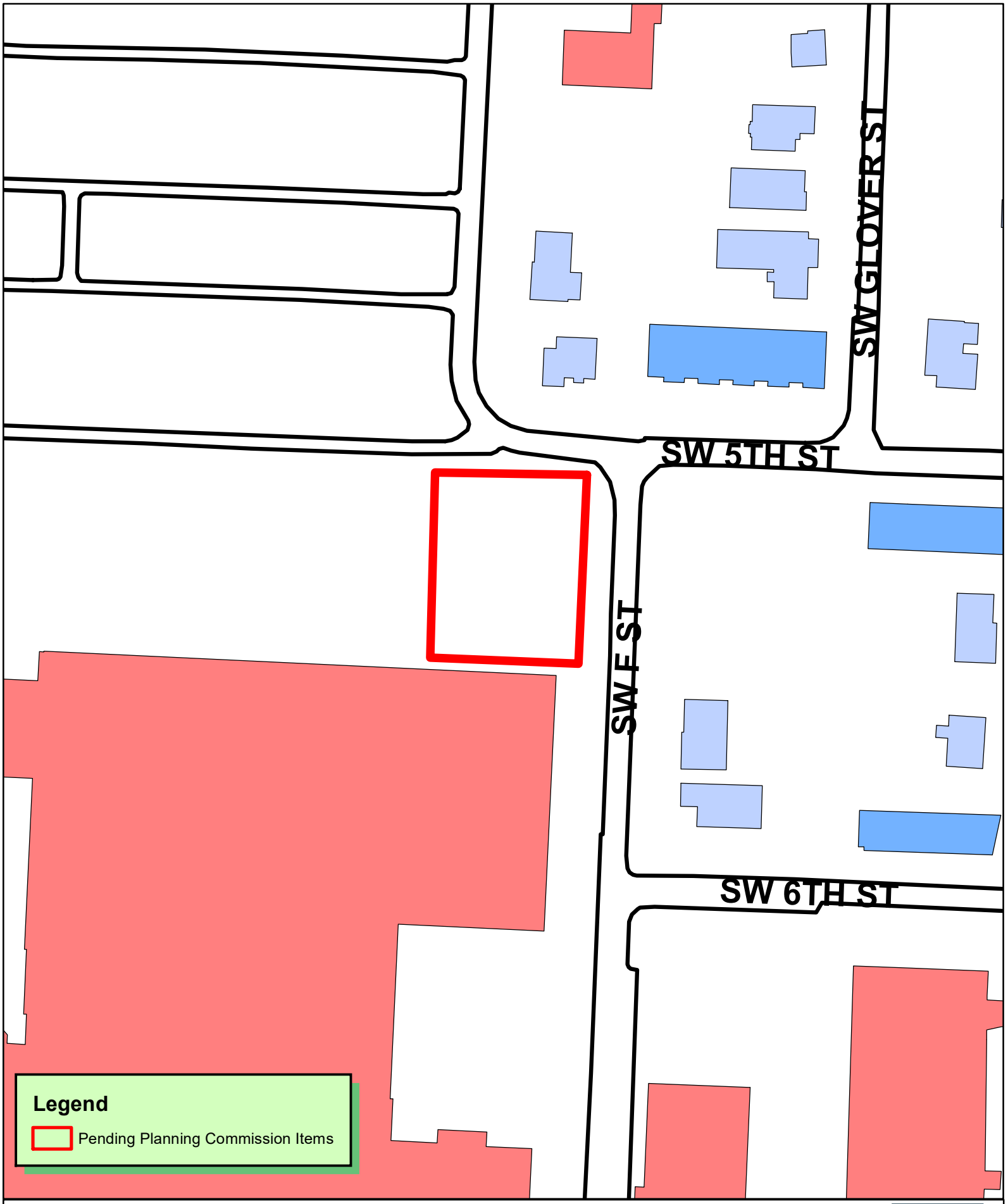
CORMEX, LLC
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920 SUITE A SR-DR, STE B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 387-2004
M: (479) 200-0060
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 1/28/2021
JOB NUMBER 20-1031
SHEET NAME UTILITY PLAN
File No. 21-1027.dwg
C7.0

A:\Projects\2021 Projects\21-1027 Cormex Subdivision\Dwg\21-1027.dwg



N
W E
S

1 inch = 100 feet

LSD21-0067
LARGE SCALE DEVELOPMENT
JAMES H BERRY PARK

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

December 29, 2021

City of Bentonville Planning Commission
Community Development Building
305 SW "A" Street
Bentonville, AR 72712

RE: Waiver – Section 1400.07 Perimeter Landscape Strip Required
LSD21-0067
Parcel # 01-02709-000

Dear Planning Commission,

We are requesting a waiver for LSD21-0067 from Section 1400.07, perimeter landscape strip required between adjacent properties. The planned site is a mini park that borders the Bentonville Cemetery, along the western property line and a commercial building, along the southern property line. We are requesting that the west and the south property line landscape perimeter strip be waived.

The design provides a combination of tall landscape hedges, small trees, fencing, and opaque walls, along the western and southern property lines. The southern property line has an easement that includes a 16" waterline that provides water for the City of Bentonville. Trees located near the 16" waterline is not recommended or desired. Walls and dense landscaping will be placed to buffer the neighboring property to the south.

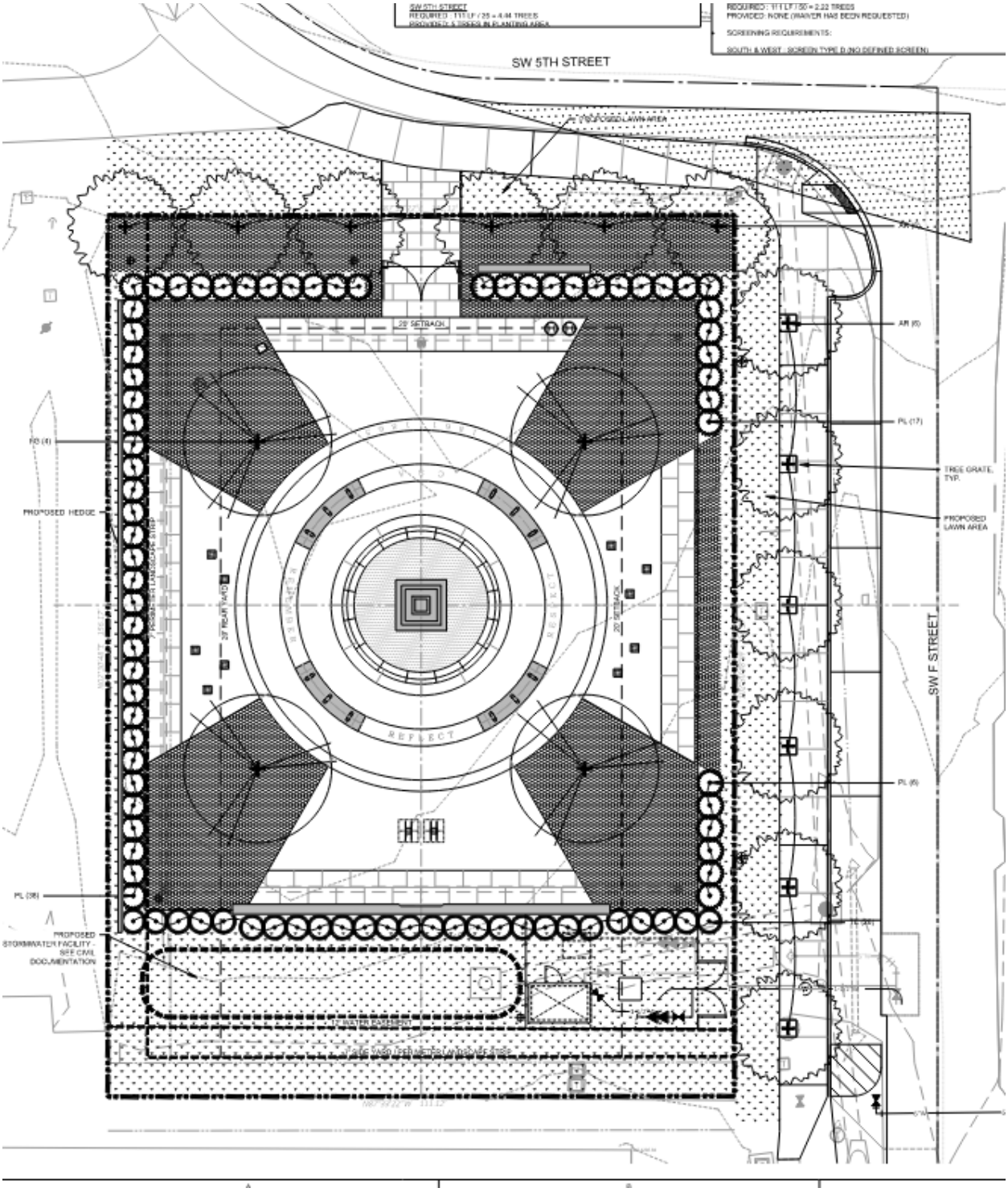
Along the western boundary, dense tall shrubs and perimeter fencing are being designed, to create a lush hedge. Additional trees placed along the western boundary will compete and interfere with the signature trees in the heart of the mini park. The current use to the west is an extension of an existing park to this mini park.

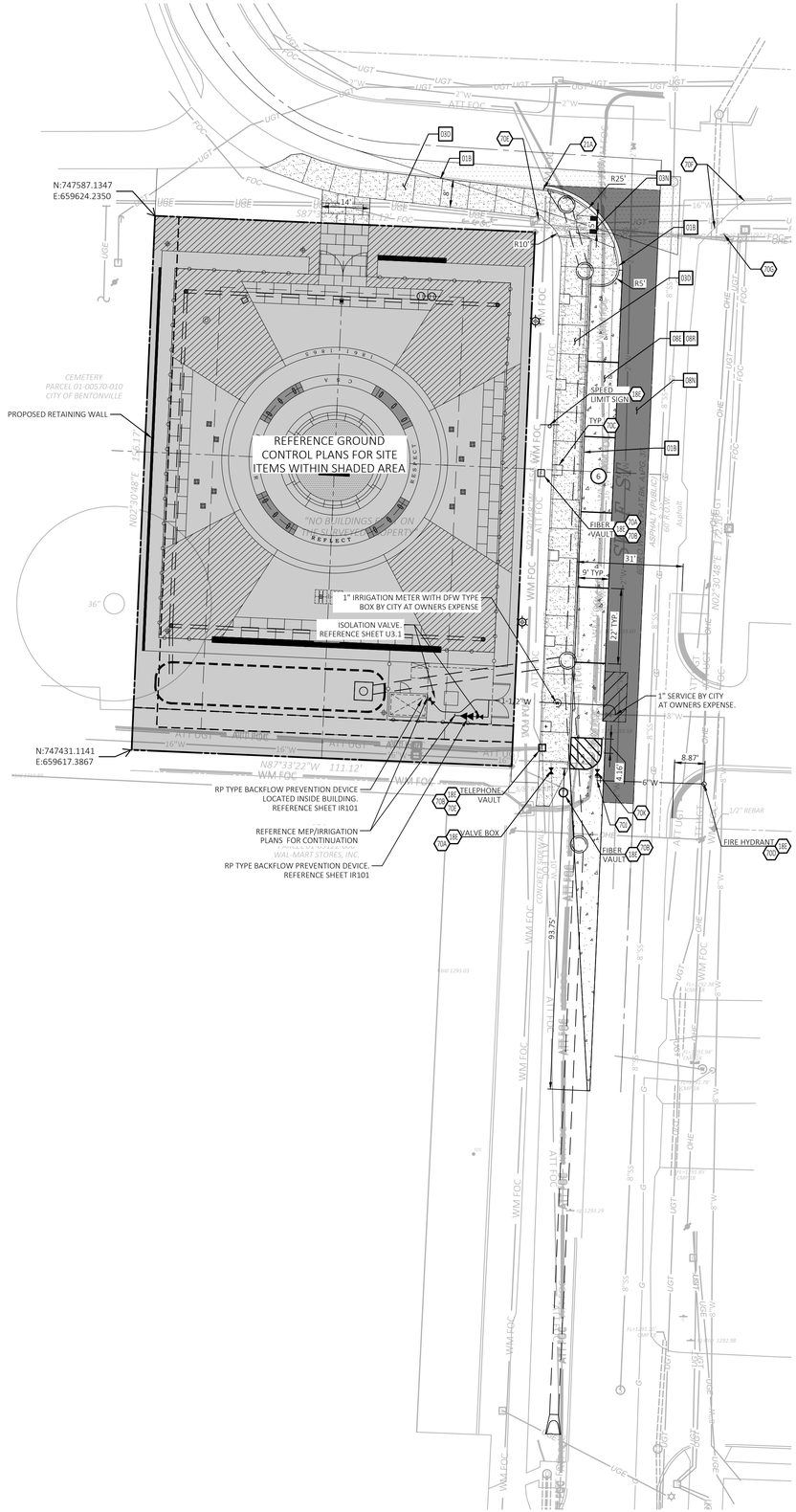
Please take in to account these considerations as you review this waiver request. The granting of this waiver does not affect the subdivision of adjacent properties or the public health, safety, and welfare. I have attached an image for reference. Please feel free to reach out if you have any questions or concerns.

Respectfully Submitted,

John Easterling
Project Manager
479-321-8707
jeasterling@ceieng.com

LSD21-0067


SW 5TH STREET
SW F STREET
PROPOSED HEDGE
PROPOSED LAWN AREA
TREE GRATE, TYP.
PROPOSED STORMWATER FACILITY - SEE CIVIL DOCUMENTATION
REFLECT



SITE DATA	
SITE AREA	0.40 ACRES (17,354 ± SF)
BUILDING AREA	N/A
ZONING	C-2
PARKING REQUIRED	NONE
PARKING PROVIDED	6 SPACES (ON STREET)

NOTES:

1. BENTONVILLE ELECTRIC UTILITY DEPARTMENT (BEUD) DESIGN LAYOUT DRAWINGS TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
2. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
5. 1" METER SHALL BE INSTALLED BY CITY OF BENTONVILLE AT OWNERS EXPENSE.
6. ALL WATER SERVICE TAPS SHALL BE COMPLETED BY CITY OF BENTONVILLE AT OWNERS EXPENSE.
7. ALL PUBLIC FIRE HYDRANTS SHALL BE PAINTED SAFETY YELLOW.
8. ADJUST ALL EXISTING WATER VALVE AND UTILITY BOXES TO MATCH PROPOSED GRADE.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM COVER ON ALL WATER AND SANITARY SEWER LINES. MINIMUM COVER SHALL BE MAINTAINED PER CITY OF BENTONVILLE SPECIFICATIONS FOR ALL WATER AND SEWER LINES.
10. ALL MANHOLES AND VALVE BOXES SHALL BE ADJUSTED TO GRADE PER CITY SPECIFICATIONS.
11. ALL STRIPING AND PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY TO BE THERMOPLASTIC.

SITE BENCHMARK

BM-1: MAGNAIL LOCATED ON THE SOUTHERN EDGE OF SW 5TH ST. APPROXIMATELY 46.4' EAST OF THE CENTERLINE OF SW F ST. ELEVATION = 1299.00

BM-2: MAGNAIL LOCATED ON THE NORTHERN EDGE OF THE SOUTHERN MOST ASPHALT CEMETERY DRIVE APPROXIMATELY 210' WEST OF A SANITARY SEWER MANHOLE IN THE SW 5TH ST. AND SW F ST. INTERSECTION. ELEVATION = 1298.08

N

0 20' 30' 40'
SCALE IN FEET

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

EXISTING LEGEND

◆	Found rebar (as noted)	☐	Telephone vault
◇	Set rebar (as noted)	⫟	Fiber optic warning sign
	Found mag nail (as noted)	☐	Fiber optic vault
	Set mag nail (as noted)	⫟	Sign cable tv
C	Clean out	⫟	Sign
S	Sewer manhole		Deciduous tree
D	Drainage manhole	eg	Existing Ground
FDC	Fire department connector	tb	Top bank
	Fire hydrant	fl	Flow line (Ditch)
WM	Water meter	tbc	Top Back Curb
	Water valve	gut	Gutter
G	Gas meter	ea	Edge of asphalt
⫟	Gas sign	cr	Center road
	Guy pole	ec	Edge of concrete
	Guy wire	smh	Sewer manhole
	Light pole straight	ohe	Overhead Electric
☐	Electrical riser	dec	Deciduous tree
	Utility pole	bld	Building corner
☐	Telephone riser	cmp	Corrugated metal pipe
⫟	Telephone sign	rcp	Reinforced concrete pipe
T	Telephone manhole	dmh	Drainage manhole

PROPOSED SITE LEGEND

- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS
- LIMITS OF STANDARD DUTY CONCRETE PAVEMENT
- LIMITS OF 2" MILL AND OVERLAY
- LIMITS OF STANDARD DUTY ASPHALT PAVEMENT
- AASHTO SIGHT TRIANGLE. 250' SIGHT DISTANCE BASED ON 25 MPH DESIGN SPEED.

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 CONCRETE SIDEWALK, PAVEMENT AND CURBING WITHIN CITY RIGHT-OF-WAY SHALL BE INSTALLED PER CITY OF BENTONVILLE SPECIFICATIONS.

SITE DETAILS

01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
03D CONCRETE SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
08E STANDARD DUTY CONCRETE PAVING
08N ASPHALT OVERLAY
08R CONCRETE JOINT DETAILS

SITE NOTES

18E POINT OF RELOCATION.
21A TAPER CURB TO MATCH EXISTING CURB.
70A ADJUST VERTICALLY
70B COORDINATE WITH AFFECTED UTILITY COMPANY FOR REQUIRED ADJUSTMENTS.
70C TREE GRATES PER GROUND CONTROL PLANS
70D FIRE HYDRANT POINT OF RELOCATION. INSTALL PER CITY OF BENTONVILLE WATER DETAILS
70E MAINTAIN MINIMUM 1' HORIZONTAL SEPARATION FROM SIDEWALK
70F EDGE OF EXISTING PAVEMENT TO REMAIN.
70G EXISTING STOP SIGN TO REMAIN.
70H COORDINATE WITH CITY OF BENTONVILLE WATER DEPARTMENT TO SHUT DOWN EXISTING 16" MAIN. 6" VALVE TO BE INSTALLED AT EXISTING 16"X6" REDUCER AND RESTRAINED TO ISOLATE THE HYDRANT LEAD. INSTALLATION OF THE HYDRANT LEAD CAN THEN PROCEED TO BE INSTALLED AND FULLY TESTED AS A NEW INSTALLATION PER CITY OF BENTONVILLE SPECIFICATIONS AND DETAILS.
70J 6" 90 DEGREE BEND.
70K 6" M.J. VALVE WITH ANCHOR COLLAR.

CITY OF BENTONVILLE NO: LSD21-0067

James H Berry Park

Bentonville, AR

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IRRIGATION DESIGNER
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314.530.1052

No.	Date	Description
	11-03-2021	PRE-APP REQUEST
	11-29-2021	1ST CITY SUBMITTAL
	01-03-2022	2ND CITY SUBMITTAL

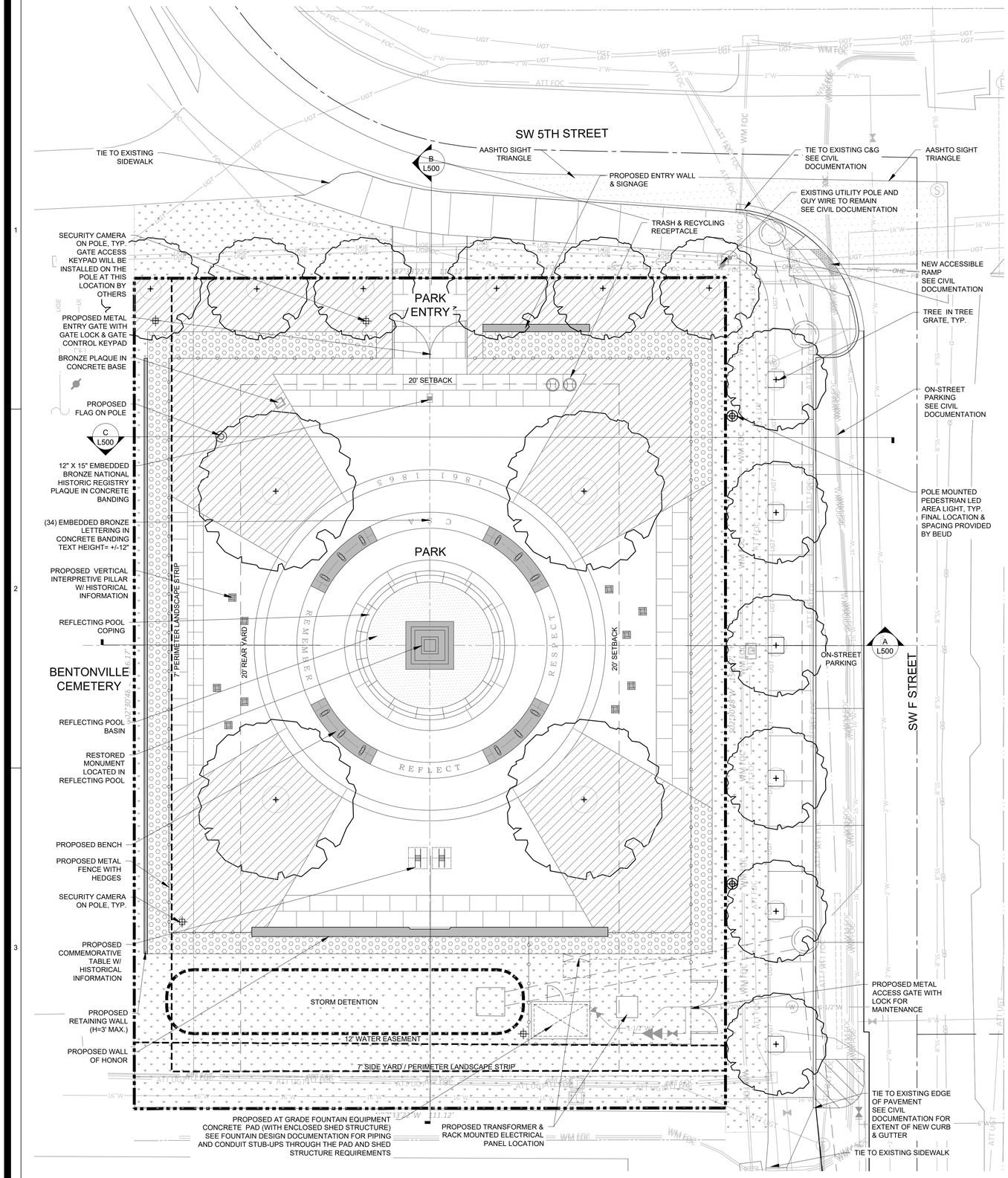
STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 14925
NATHAN A. HIGHFILL
12/22/2021

SITE AND UTILITY PLAN

Scale: 1"=20'
Date: 09-10-2021
Drawn: MDA
Checked: NAH
Project No.: 32081

C2

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LANDSCAPE PLAN LEGEND

- Project Property Line
- Proposed Tree — Symbol Varies, See L-800
- Existing Tree To Remain And Be Protected
- Shrub & Groundcover Planting — See L-800
- Sod — See L-800
- Hedge Screen Planting — See L-800
- Restored Monument — See 1/L660
- Commemorative Table — See 3/L640
- Vertical Interpretive Pillar — See 1-4/L650
- Precast Concrete Bench — See 1-3/L620
- Entry Signage Wall (H=+/- 4') — See 1&2/L640
- C.I.P. Concrete Retaining Wall (H=+/- 3') — See 4/L620
- Wall of Honor (H=+/- 9') — See 1&2/L630
- Metal Fence & Gate (H=+/- 6') — See 1&2/L670
- Pole Mounted Pedestrian LED Area Light — BEUD Standard
- Flag Pole — See 3/L670
- Security Camera on Pole — See MEP Documentation
- Trash & Recycling Receptacle — See 4/L610

LANDSCAPE PLAN NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION ARE FROM PLANS BY: CEI ENGINEERING ASSOCIATES, INC.
2. DO NOT SCALE OFF DRAWINGS, USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO THE BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
4. PRESERVE AND PROTECT ALL EXISTING: STRUCTURES, FURNISHINGS, SURFACE MATERIALS, ABOVE AND BELOW - GRADE UTILITIES, FOOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO CONTRACT LIMIT LINE DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
5. THE EXISTENCE AND LOCATION OF EACH AND EVERY UNDERGROUND UTILITY IS NOT GUARANTEED AND UNDOCUMENTED CONDITIONS MAY EXIST. COORDINATE WITH OWNER FOR LOCATIONS OF UTILITIES NOT SHOWN ON THE BASE DRAWING INCLUDING, BUT NOT LIMITED TO, HIGH VOLTAGE ELECTRIC, ABANDONED STEAM LINES, ABANDONED WATER LINES, TELEPHONE, CABLES, ETC. STAKE OUT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY THAT IS DAMAGED DURING SITE WORK OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDSCAPE ARCHITECT IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY THE LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO ENSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.
18. MAINTAIN VEHICULAR TRAFFIC FLOW TO AND AROUND THE SITE. MAINTAIN CLEARLY MARKED PEDESTRIAN ACCESS TO AREAS ON-SITE NOT AFFECTED BY CONSTRUCTION ACTIVITIES.
19. REFER TO APPROPRIATE DRAWINGS FOR LAYOUT INFORMATION, UTILITY COORDINATION, GRADING, DRAINAGE, SITE ELEMENTS, IRRIGATION AND PLANTING.
20. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY STRUCTURES AS REQUIRED TO MEET PROPOSED GRADES, INCLUDING DRAIN INLETS, MANHOLES AND LIGHT POLE BASES. CONTRACTOR SHALL MEET EXISTING GRADES AT ALL EDGES OF CONTRACT LIMIT LINE.
21. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MEASURE TO PREVENT SOIL EROSION. APPROVED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED BEFORE SITE CLEANING AND SITE GRADING OPERATIONS BEGIN.
22. CLEAN DEBRIS FROM PUBLIC AREAS ON A DAILY BASIS. OWNER HAS THE RIGHT TO HAVE SITE CLEANED, AT CONTRACTOR'S EXPENSE, IF CONTRACTOR FAILS TO COMPLY. ALL PROJECT GENERATED DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE.
23. TREES SHALL MAINTAIN A MINIMUM OF 5' SEPARATION FROM ALL PUBLIC UTILITIES.
24. IF ANY ADDITIONAL FREE STANDING SIGNAGE WERE PROPOSED, IT WILL REQUIRE A SEPARATE PERMIT.
25. ALL NEW NON EXEMPT OUTDOOR LIGHT FIXTURES WITH AN INITIAL OUTPUT GREATER THAN OR EQUAL TO 2,000 LUMENS SHALL BE CUTOFF OR FULL CUTOFF, AS DEFINED BY IESNA AND WILL REQUIRE AN APPROVAL BY THE PLANNING DEPARTMENT.
26. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

N

0' 10' 20'

SCALE: 1" = 10'-0"

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314.530.1052

No.	Date	Description
1	12/31/2020	SCHEMATIC DESIGN 100%
2	5/7/2021	DESIGN DEVELOPMENT 100%
3	11/29/2021	LSD 1ST SUBMITTAL
4	1/3/2022	LSD 2ND SUBMITTAL

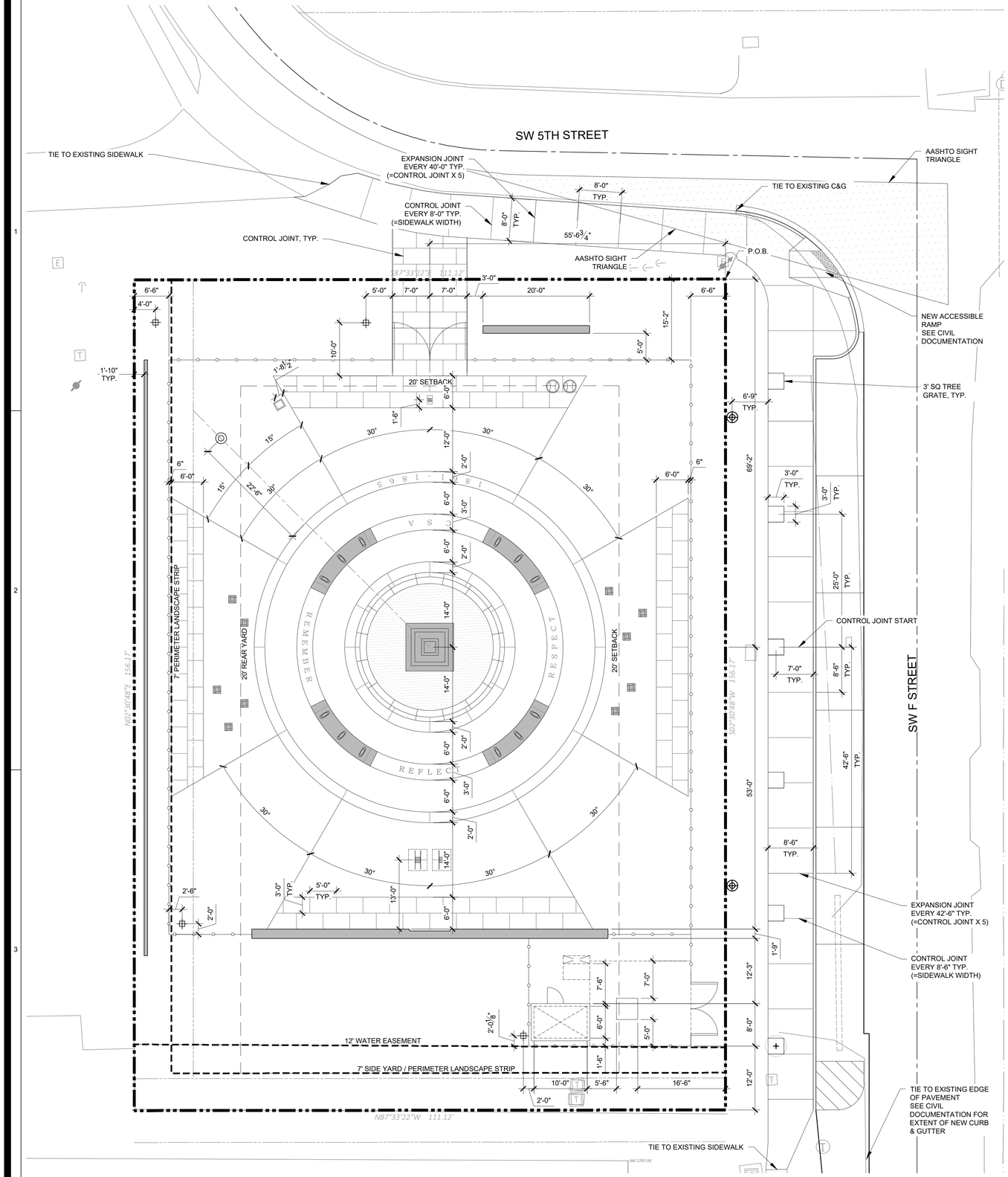
NOT FOR CONSTRUCTION
1/3/2022

LANDSCAPE PLAN

Scale: 1"=10'-0"
Date: 12-15-2020
Drawn: AM
Checked: WB
Project No.: 1911

L100

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LAYOUT PLAN LEGEND

- CENTERLINE
- COLUMN LINE (ARCH)
- BASELINE / LAYOUT LINE

+ PC 0+00.00	POINT OF CURVATURE
+PCC 0+00.00	POINT OF COMPOUND CURVATURE
+ PI 0+00.00	POINT OF INTERSECTION
+POB 0+00.00	POINT OF BEGINNING
+POC 0+00.00	POINT ON CURVE
+PRC 0+00.00	POINT OF REVERSE CURVE
+ PT 0+00.00	POINT OF TANGENCY
+ WP 0+00.00	WORK POINT

AP	ANGLE POINT
BL	BASELINE
BM	BENCH MARK
BRG	BEARING
℄	CENTERLINE
COORD	COORDINATE
DEG	DEGREE
DIA	DIAMETER
EL	EASEMENT LINE
EQ	EQUAL
FOC	FACE OF CURB
FOW	FACE OF WALL
Δ - I	DEFLECTION OR INTERNAL ANGLE IN DEGREE
L	LENGTH OF CURVE
LC	LONG CHORD LENGTH
OC	ON CENTER
R	RADIUS OF CURVE
SVL	SURVEY LINE
T	TANGENT LENGTH
VIF	VERIFY IN FIELD

LAYOUT NOTES:

1. DO NOT SCALE DRAWINGS.
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR DECISION BEFORE STARTING CONSTRUCTION.
4. STAKE OR FLAG ALL SITE ELEMENTS TO BE CONSTRUCTED IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE STATED.
6. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IF THERE IS ANY CONFLICT BETWEEN THE COORDINATE POINTS AND DIMENSIONS WHEN LAYING OUT IN THE FIELD.CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
7. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
8. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
9. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY CEI ENGINEERING ASSOCIATES, INC..
10. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
11. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
12. LAYOUT TO BE CONFIRMED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO EXECUTION.

N

0' 10' 20'

SCALE: 1" = 10'-0"

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2	5/7/2021	DESIGN DEVELOPMENT 100%
3	11/29/2021	LSD 1ST SUBMITTAL
4	1/3/2022	LSD 2ND SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT WILLIAM P. BERKEBILE NOT FOR CONSTRUCTION STATE OF ARKANSAS

1/3/2022

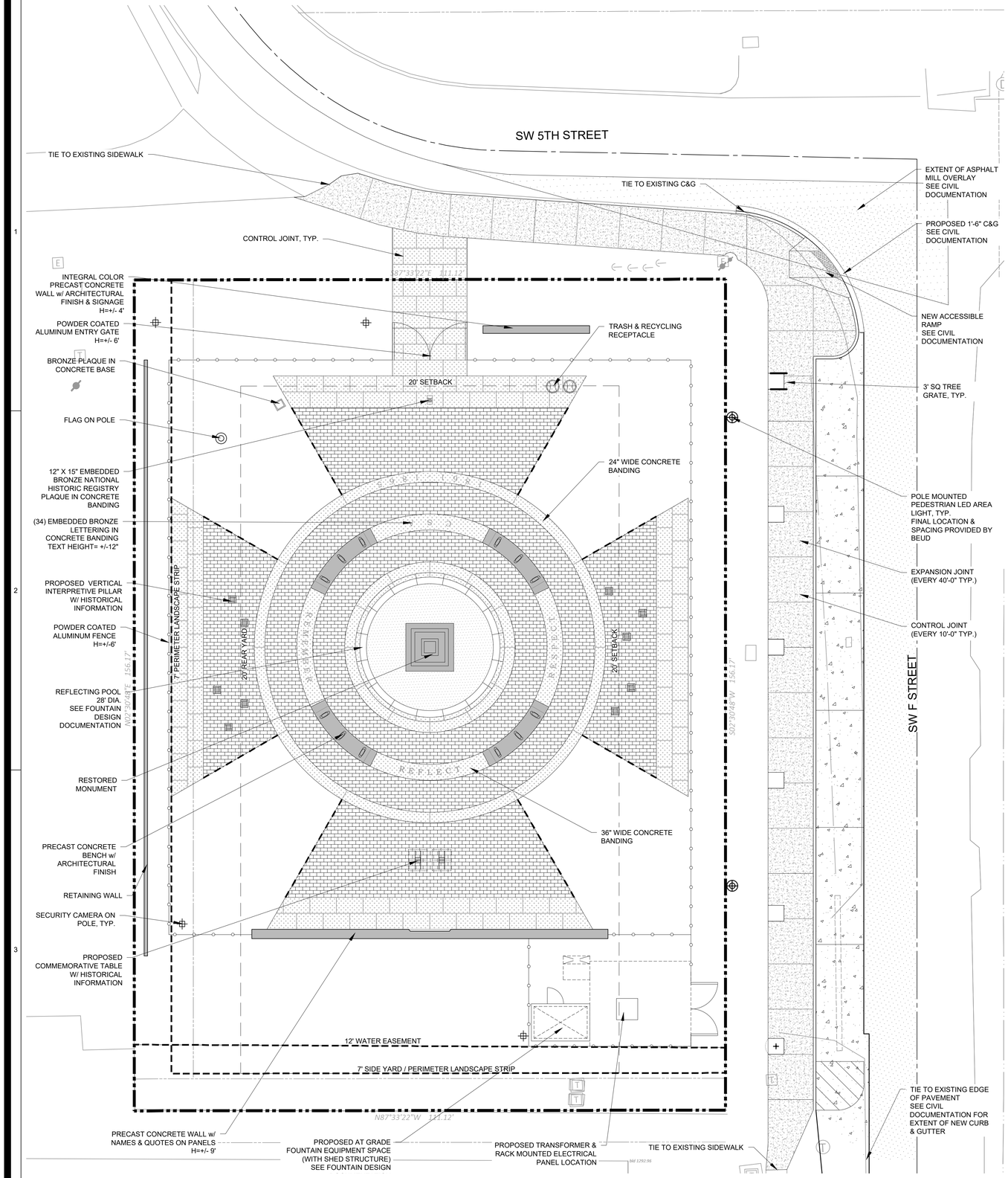
LAYOUT PLAN

Scale: 1"=10'-0"
Date: 12-15-2020
Drawn: AM
Checked: WB
Project No.: 1911

L200

101

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MATERIAL LEGEND

- Project Property Line
- Proposed Tree Symbol Varies, See L-800
- Existing Tree To Remain And Be Protected
- C.I.P. Concrete Paving - Pedestrian See 1/L600
- C.I.P. Exposed Aggregate Concrete Paving - Pedestrian See 2/L600
- Concrete Paver - Pedestrian Load See 6/L600
- Standard Duty Concrete Paving See Civil Documentation
- Asphalt Mill & Overlay See Civil Documentation
- Metal Edge, See 7/L600
- 1' - 6" CIP Concrete Curb & Gutter, See Civil Documentation
- 24" CIP Exposed Aggregate Concrete Banding, See 8&9/L600
- 36" CIP Exposed Aggregate Concrete Banding, See 1&2/L610
- Embeded Bronze Lettering in Concrete Banding, See 9/L600 & 2/L610
- Restored Monument See 1/L660
- Commemorative Table See 3/L640
- Vertical Interpretive Pillar See 1-4/L650
- Precast Concrete Bench See 1-3/L620
- Entry Signage Wall (H=+/- 4') See 1&2/L640
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- Wall of Honor (H=+/- 9') See 1&2/L630
- Metal Fence & Gate (H=+/- 6') See 1&2/L670
- Pole Mounted Pedestrian LED Area Light BEUD Standard
- Flag Pole See 3/L670
- Security Camera on Pole See MEP Documentation
- Trash & Recycling Receptacle See 4/L610
- Tree Grate Model: 3' Square Jamison Urban Accessories, Inc.

MATERIALS / PAVING NOTES:

1. REFER TO CIVIL DOCUMENTATION FOR OUTSIDE OF THE LANDSCAPE SCOPE AS SHOWN IN THE PLAN WHICH INCLUDES BUT NOT LIMITED TO EXTENTS OF NEW ASPHALT PAVING, ASPHALT RESURFACING, PROPOSED CURB AND GUTTER, AND A.D.A. RAMPS.
2. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
3. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.

3.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

3.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.

4. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
5. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.

5.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.

6. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
7. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
8. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
9. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
10. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
11. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
12. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
13. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
14. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
15. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
16. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
17. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

N

0' 10' 20'

SCALE: 1" = 10-0"

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831.425.3743 x 2

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609 E Lockwood Ave #201,
St. Louis, MO 63119
314.961.6650

GRAPHIC & WAYFINDING DESIGNER
CLOUD GEHSHAN
400 Market St #300,
Philadelphia, PA 19106
215.829.9414 x 247

IRRIGATION DESIGNER
HINES INC
659 Cranbrook Drive
Kirkwood, MO 63122
314.530.1052

No.	Date	Description
1	12/31/2020	SCHEMATIC DESIGN 100%
2	5/7/2021	DESIGN DEVELOPMENT 100%
3	11/29/2021	LSD 1ST SUBMITTAL
4	1/3/2022	LSD 2ND SUBMITTAL

REGISTERED LANDSCAPE ARCHITECT — NOT FOR CONSTRUCTION — STATE OF ARKANSAS

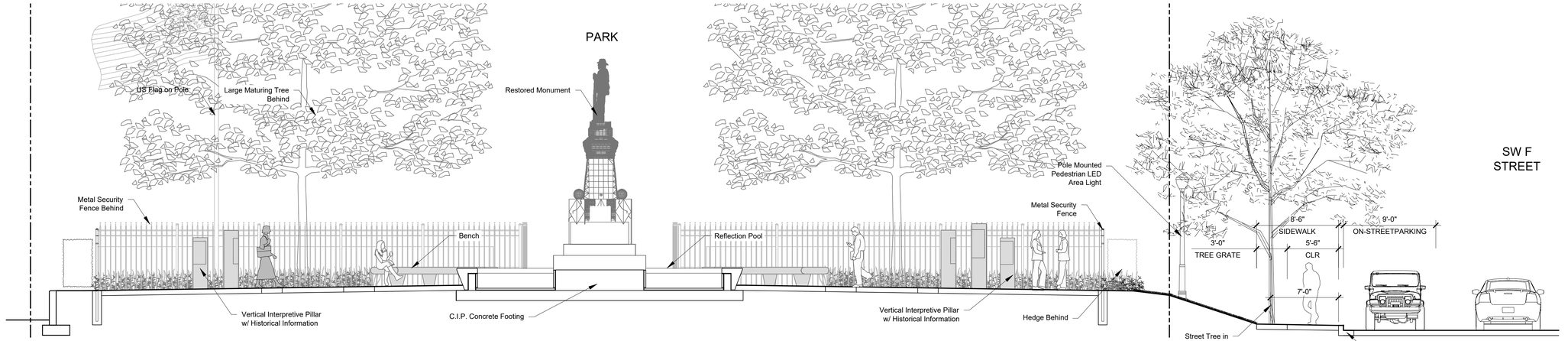
1/3/2022

MATERIALS PLAN

Scale: 1"=10'-0"
Date: 12-15-2020
Drawn: AM
Checked: WB
Project No.: 1911

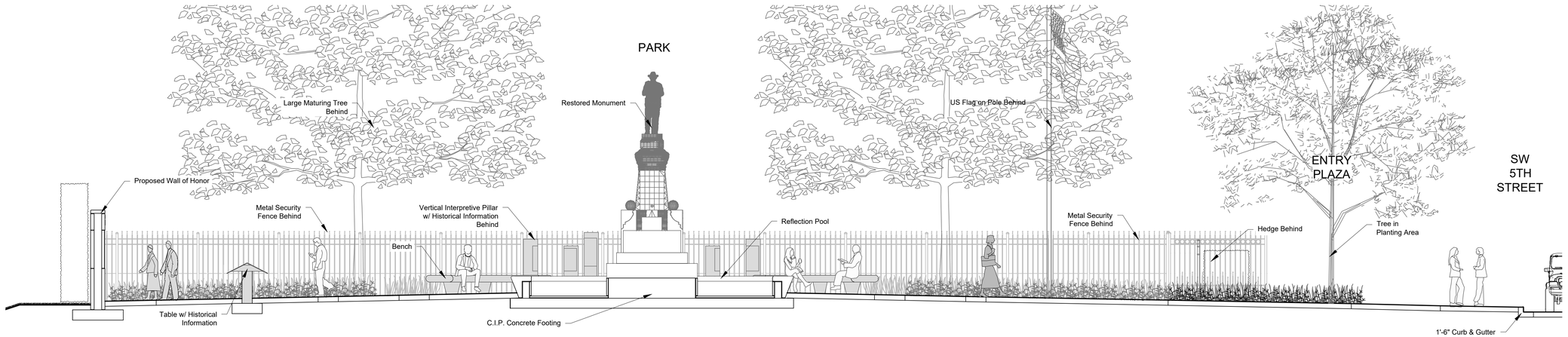
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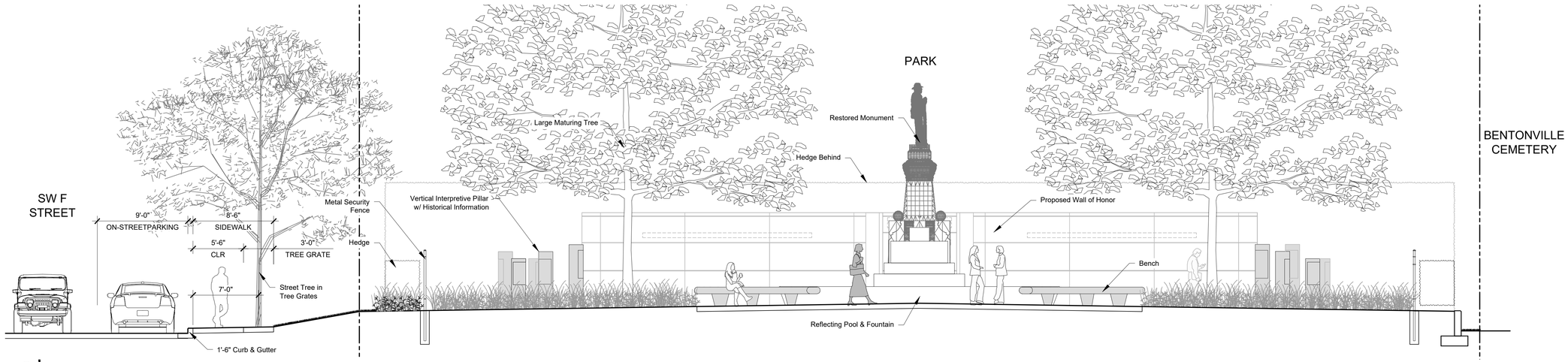
A | East West Section- through The Fountain & Monument Looking North

3/16" = 1'-0"



B | North South Section- through The Fountain & Monument Looking West

3/16" = 1'-0"



C | East West Section- through the Plaza Looking South

3/16" = 1'-0"

CITY OF BENTONVILLE NO: LSD21-0067

James H Berry Park

Bentonville, AR

ground control

Landscape Architects
40 E Montgomery Ave, 4th Floor
Ardmore, PA 19003
540.449.8157
www.groundcontrol.design

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REGISTERED LANDSCAPE ARCHITECT — NOT FOR CONSTRUCTION — STATE OF ARKANSAS

1/3/2022

SITE SECTIONS

Scale: AS INDICATED
Date: 12-15-2020
Drawn: AM
Checked: WB
Project No.: 1911

L500

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LANDSCAPING, SCREENING AND BUFFERING REQUIREMENTS:

- DOWNTOWN ZONING STREET TREE PLANTING REQUIREMENTS:

SW F STREET
REQUIRED : 156 LF / 25 = 6.24 TREES
PROVIDED: 6 TREES IN TREE GRATE AND 1 TREE IN PLANTING AREA

SW 5TH STREET
REQUIRED : 111 LF / 25 = 4.44 TREES
PROVIDED: 5 TREES IN PLANTING AREA

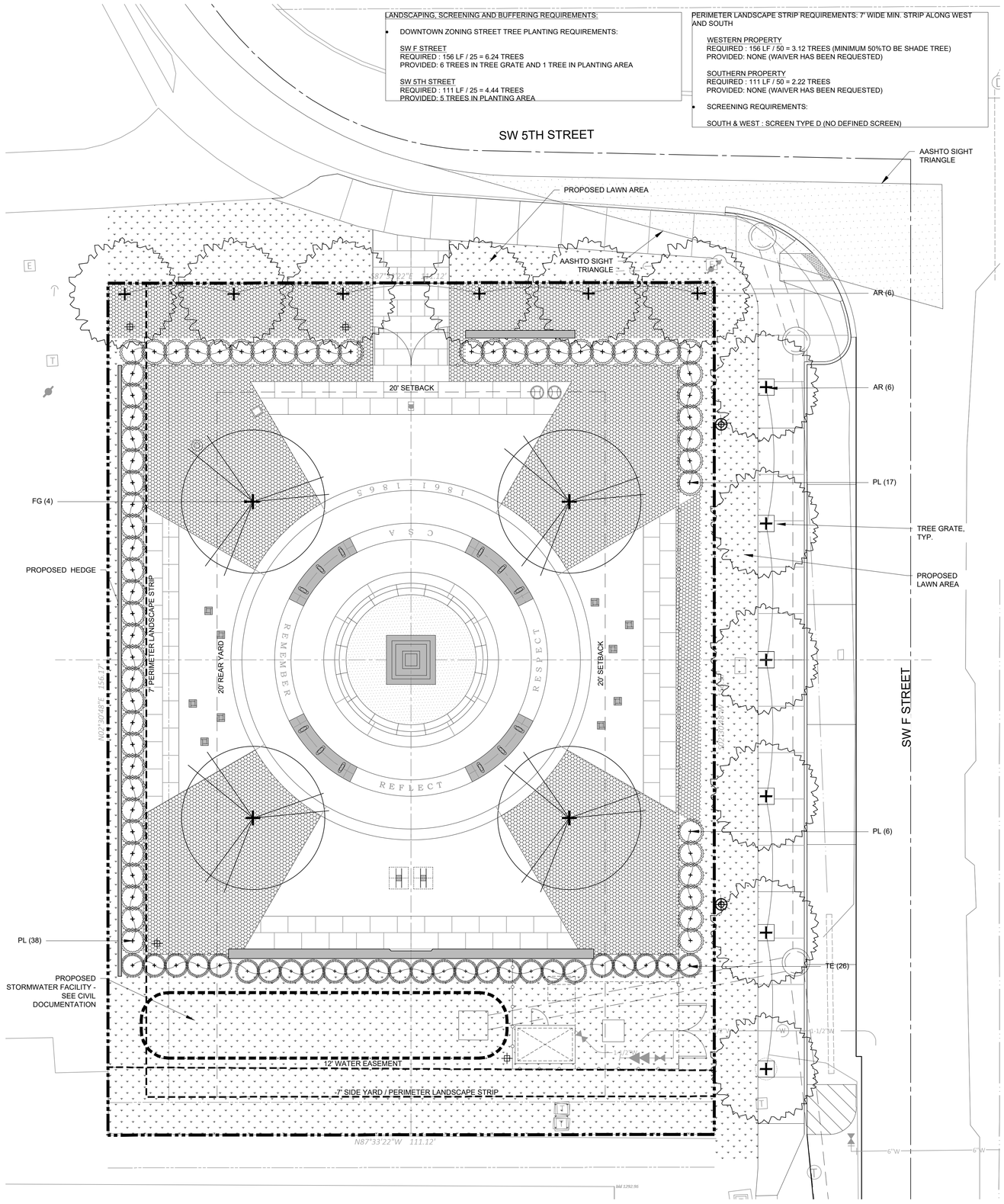
PERIMETER LANDSCAPE STRIP REQUIREMENTS: 7' WIDE MIN. STRIP ALONG WEST AND SOUTH

WESTERN PROPERTY
REQUIRED : 156 LF / 50 = 3.12 TREES (MINIMUM 50%TO BE SHADE TREE)
PROVIDED: NONE (WAIVER HAS BEEN REQUESTED)

SOUTHERN PROPERTY
REQUIRED : 111 LF / 50 = 2.22 TREES
PROVIDED: NONE (WAIVER HAS BEEN REQUESTED)

- SCREENING REQUIREMENTS:

SOUTH & WEST : SCREEN TYPE D (NO DEFINED SCREEN)



TREE PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	REMARKS
AR	12	Acer Rubrum 'October Glory'	October Glory Red Maple	4" CAL.	B&B	See Plan	Matched Specimen
FG	4	Fagus grandifolia	American Beech	4" CAL.	B&B	See Plan	Matched Specimen
TE	26	Thuja 'Emerald Green'	Emerald Green Arborvitae	10 Height Min.	B&B	See Plan	Matched Specimen

SHRUB PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING	REMARKS
PL	61	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	10 GAL.	CONT.	See Plan	

GROUND COVER PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE*	CONT.	SPACING	REMARKS
	4,895 SF	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 GAL.		18" O.C.	
		Allium 'Pinball Wizard'	Pinball Wizard Allium	Bulb		18" O.C.	Substitute as required with approval by Landscape Architect
		Tulipa 'Negrita'	Negrita Tulip	Bulb		18" O.C.	Substitute as required with approval by Landscape Architect
	1,906 SF	Sod	Fescue				

PLANTING PLAN LEGEND

- Project Property Line
- Proposed Tree Symbol Varies
- Existing Tree To Remain And Be Protected
- Proposed Lawn
- Ground Cover Hatch Varies

PLANTING AREA AND PLANTING MIX REQUIREMENTS AND RECOMMENDATIONS:

1. WHERE PAVEMENT CUTOUTS ON RENOVATED SITES ARE REQUIRED AND/OR WHERE PLANTING STRIPS OR ISLANDS ARE REQUIRED, ALL PAVEMENT, CONSTRUCTION DEBRIS AND GRAVEL SUB-BASE MUST BE REMOVED BEFORE PREPARING SOIL AND PLANTING TREES. EXISTING COMPACTED SOIL MUST BE REMOVED AND REPLACED WITH 24"-36" OF PLANTING MIX UP TO THE DEPTH AS INDICATED ON PLANS -OR- AS NOTED IN PROJECT SPECIFICATIONS.
2. SOIL IN ALL PLANTING AREAS MUST MEET THE MINIMUM PLANTING MIX SPECIFICATIONS.
3. PLANTING MIX SHOULD BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHOULD BE UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHOULD BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS STICKS AND OTHER EXTRANEOUS MATTER. SOIL SHOULD NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH 5.5-6.5 AND THE FOLLOWING COMPOSITION:

CLAY (RED CLAY, WELL PULVERIZED)	MINIMUM 10%, MAXIMUM 35%
COMPOST*/ORGANIC	MINIMUM 5%, MAXIMUM 10%
SILT	MINIMUM 25%, MAXIMUM 50%
COARSE SAND	MINIMUM 30%, MAXIMUM 45%

*ORGANIC MATERIAL SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS

RECOMMENDATIONS:

ALL PLANTING AREAS SHOULD BE TESTED FOR PROPER DRAINAGE. DRAINAGE SHOULD BE CORRECTED AS NECESSARY TO INSURE PROPER TREE GROWTH AND SURVIVAL. THE FOLLOWING LEVEL OF NUTRIENT ELEMENTS IN RECOMMENDED FOR PROPER GROWTH:

CALCIUM	55 - 80%
MAGNESIUM	10 - 30%
POTASSIUM	5 - 8%

BENTONVILLE TREE ORDINANCE NOTES:

1. MAINTENANCE: MAINTENANCE INCLUDES ALL SERVICES NECESSARY TO ENSURE THE LANDSCAPE IS HEALTHY AND WELL KEPT. ALL PLANTINGS SHALL BE IRRIGATED. LAWNS SHALL BE MOWED ON A REGULAR SCHEDULE DURING THE GROWING SEASON, FERTILIZED IN THE FALL, AND OVERSEEDED IN THE SPRING OR FALL AS REQUIRED. PLANTING BEDS SHALL BE EDGED AND WEEDED AS REQUIRED. PLANTING BEDS SHALL BE MULCHED ANNUALLY IN THE SPRING. PLANTING BEDS SHALL BE FERTILIZED IN THE SPRING AND FALL. TREES SHOULD BE PRUNED AS REQUIRED TO MAINTAIN A HEALTHY STRUCTURE.
2. MAINTENANCE GUARANTEE STATEMENT: ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTH LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
3. TREE TOPPING GUARANTEE STATEMENT: TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. TREE REMOVAL GUARANTEE STATEMENT: HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. 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.
6. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
7. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

PLANTING NOTES:

1. SEE SHEET L-8.90 FOR PLANTING DETAILS.
2. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE SPECIFICATIONS AND ON THESE PLANS.
3. CONTRACTOR SHALL FIELD LOCATE HORIZONTAL AND VERTICAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND SUBTERRANEAN ELEMENTS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE DESIGN TEAM OF ANY CONFLICTS SO THEY CAN BE ANALYZED AND ADJUSTED FOR.
4. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION TO REMAIN WITH TREE PROTECTION FENCING AND MEASURES AS INDICATED ON ENGINEER'S PLANS.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
6. ALL EXISTING GRASS AND ROOTS OF REMOVED VEGETATION SHALL BE COMPLETELY REMOVED FROM SITE PRIOR TO INSTALLATION OF NEW PLANTS.
7. THERE WILL BE NO PLANT SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT THE APPROVAL OF LANDSCAPE ARCHITECT.
8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER RETENTION IN TREE OR SHRUB PITS.
9. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES TO PREVENT SOIL LOSS AS INDICATED ON ENGINEER'S PLANS.
10. CONTRACTOR SHALL INSTALL GATOR BAGS FOR ALL NEW CANOPY AND UNDERSTORY TREES IMMEDIATELY UPON COMPLETION OF INSTALLATION.
11. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
12. CONTRACTOR SHALL STAKE ALL PLANTING BED EDGES AND PLANTING IN FIELD FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
13. SEE PLANT SCHEDULE FOR PLANT SIZES, QUANTITIES, SPECIES AND CONDITION.
14. ALL TREES AND SHRUBS SHALL HAVE AT LEAST 18" APPROVED PLANTING SOIL AROUND ROOTBALL.
15. MULCH, COMPOST AND/OR LEAF LITTER IS TO BE INSTALLED AS INDICATED ON PLANS AND IN PROJECT MANUAL.
16. REFER TO CIVIL ENGINEER'S DRAWINGS FOR CODE COMPLIANCE INFORMATION.
17. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
18. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
19. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
22. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
23. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
25. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
26. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
27. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
28. ALL PLANT MATERIAL IS TO BE FIELD ADJUSTED AS NECESSARY TO ADDRESS EXISTING SITE CONDITIONS, PROPOSED UNIT LANDSCAPING, AND TO ENSURE THAT CLEAR SIGHT TRIANGLES AND CLEAR SIGHT LINES ARE MAINTAINED.
29. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. THE LANDSCAPE ARCHITECT TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
30. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
31. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
32. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
33. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

N

0' 10' 20'

SCALE: 1" = 10-0"

CITY OF BENTONVILLE NO: LSD21-0067

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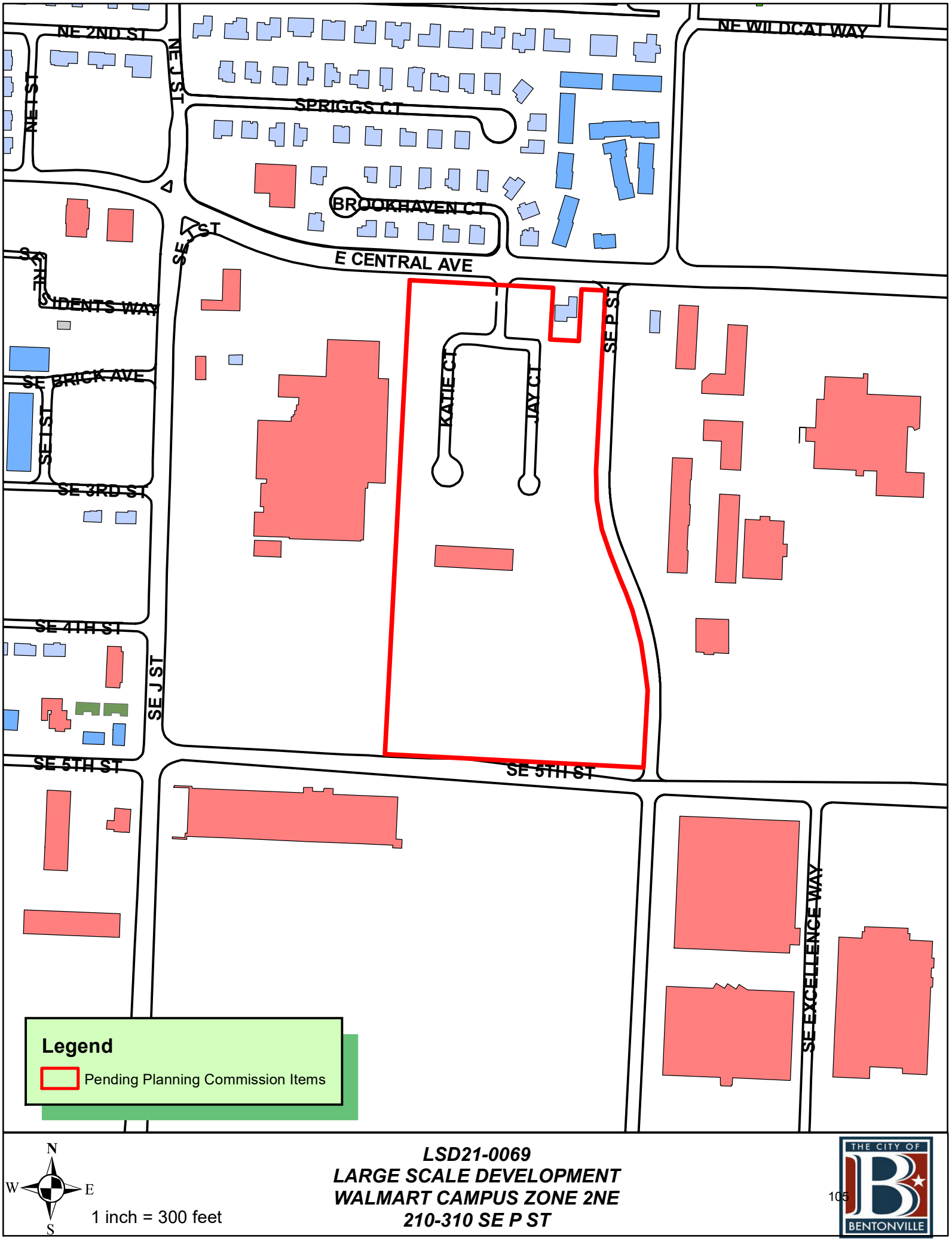
1/3/2022

PLANTING PLAN

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Date: 12-15-2020
Drawn: AM
Checked: WB
Project No.: 1911

L800

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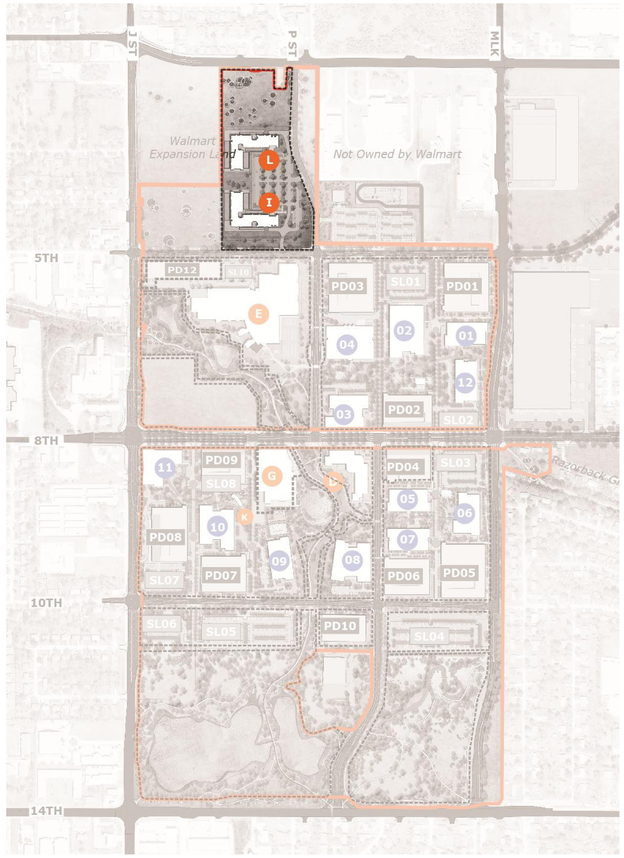


LSD21-0069
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 2NE
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WALMART

FACILITY # 30064-500

LSD ZONE 2NE



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EMAIL:LR159@ATT.COM

COX COMMUNICATIONS

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SPRINGDALE, AR 72762
PHONE:479-717-3796
EMAIL:KIP.SMITH@COX.COM

HEALTH DEPARTMENT

ARKANSAS DEPARTMENT OF HEALTH
4815 WEST MARKHAM STREET
LITTLE ROCK, AR 72205
PHONE:501-661-2400

BENTON COUNTY HEALTH DEPARTMENT
1200 W WALNUT
ROGERS, AR 72712
PHONE:479-986-1300

ENVIRONMENTAL/GEOTECHNICAL

MARCO V. VICENTE SILVESTRE, PE
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SPRINGDALE, AR 72762
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EMAIL:MSILVESTRE@BUILDINGANDEARTH.COM

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EMAIL:JTRAHAN@CEIENG.COM

STEVE PAWLACYK, PE
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EMAIL:SPAWLACZYK@CEIENG.COM

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Dallas, TX 75206
Tel 214.273.1500

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CEI
CEI
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Miami, FL 33157
USA
Tel (305) 278 1565

4b Technology
4b Technology Group, LLC
390 Glenborough Dr., Suite
290
Houston, TX 77067
USA
Tel (832) 249-9379

VOLUME: I,III

2ND PLANNING COMMISSION

01.03.2022

NORTH BUILDING: 210 SE P ST, BENTONVILLE, AR 72716
SOUTH BUILDING: 310 SE P ST, BENTONVILLE, AR 72716

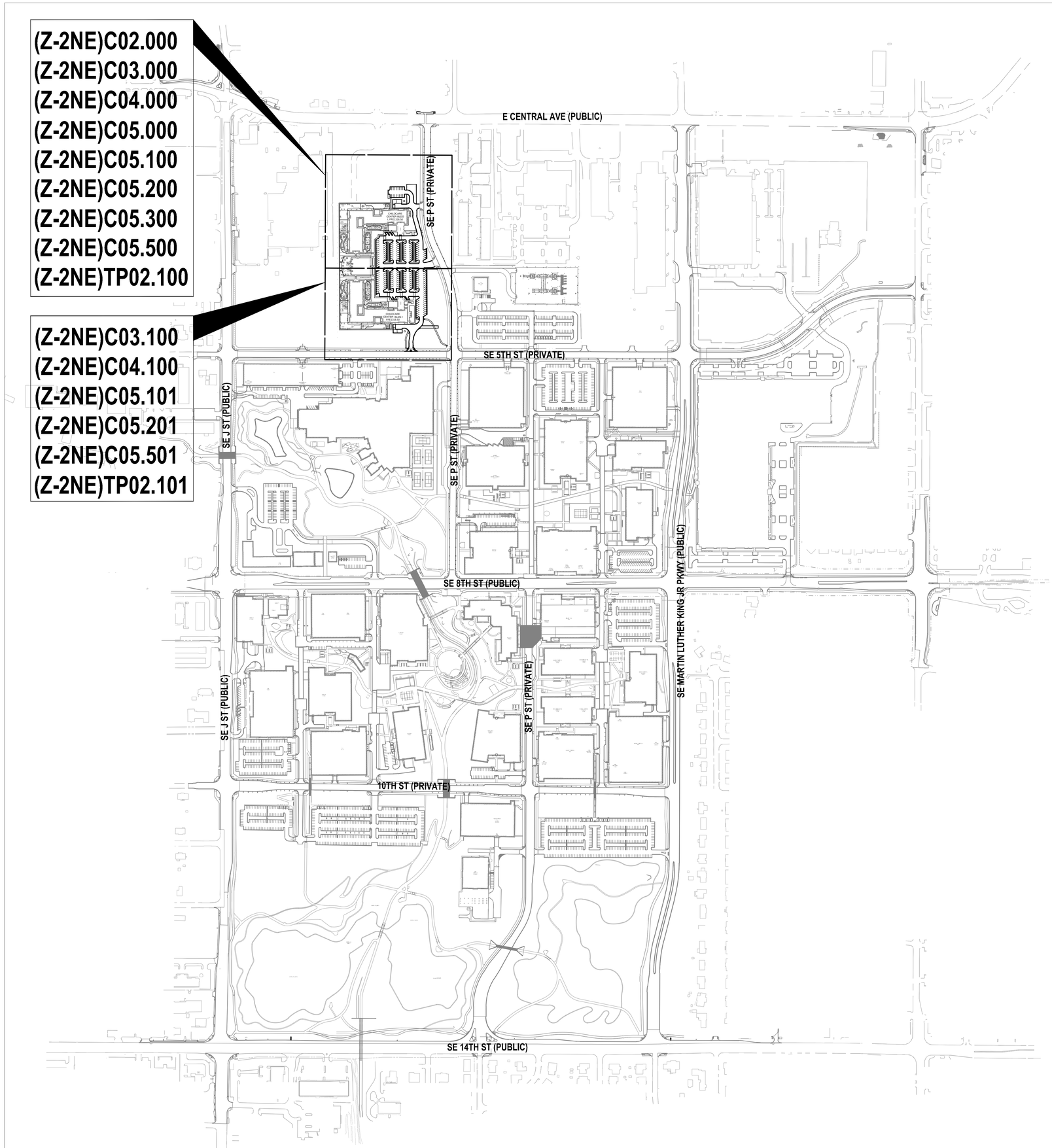
027.7568.000 PROPRIETARY

REF: PP21-0018 FOR MASTER TYPICAL DETAILS

City of Bentonville Project No. LSD21-0069

(Z-2NE)C02.000
(Z-2NE)C03.000
(Z-2NE)C04.000
(Z-2NE)C05.000
(Z-2NE)C05.100
(Z-2NE)C05.200
(Z-2NE)C05.300
(Z-2NE)C05.500
(Z-2NE)TP02.100

(Z-2NE)C03.100
(Z-2NE)C04.100
(Z-2NE)C05.101
(Z-2NE)C05.201
(Z-2NE)C05.501
(Z-2NE)TP02.101



N
200 100 0 200
SCALE: 1" = 200'

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BENTONVILLE, AR

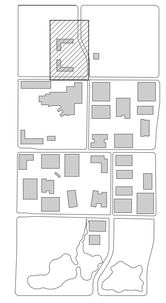
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713.630.7300

KEY PLAN



△	Date	Description
	11.10.2021	PRE-APP REQUEST
	12.13.2021	1ST PLANNING COMMISSION
	01.03.2022	2ND PLANNING COMMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete. Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 01/03/2022
ASBL COA NO. 719

Project Name
LSD ZONE 2NE

Project Number
27.7568.000

Description
ZONE 2NE OVERALL LAYOUT PLAN

Scale
1"=200'
Ref North

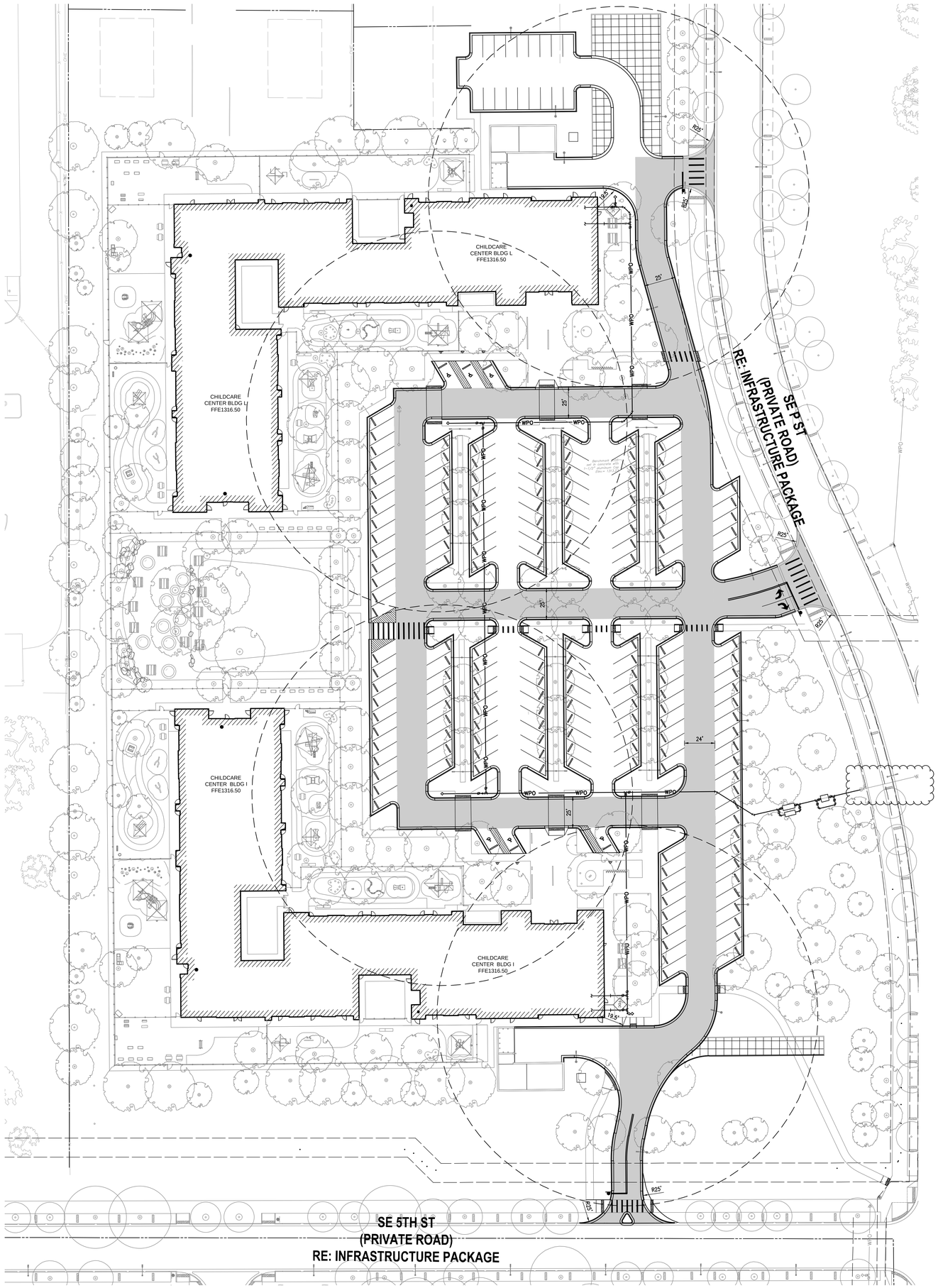
ID	VOLUME	SHEET
SITE-Z2NE	V1	(Z-2NE)C01.100

City of Bentonville Project No. LSD21-0069

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N

30 15 0 30

SCALE: 1" = 30'

- FIRE HYDRANT COVERAGE
- PROPOSED FIRE LANE
- GRASS PAVE
- AERIAL ACCESS
- FDC
- 2.5" HOSE VALVE CABLINET LOCATED INSIDE THE BUILDING (RE: ARCH PLANS)

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KEY PLAN



Date	Description
11.10.2021	PRE-APP REQUEST
12.13.2021	1ST PLANNING COMMISSION
01.03.2022	2ND PLANNING COMMISSION

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Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 01/03/2022
ASBL COA NO. 719

Project Name

LSD ZONE 2NE

Project Number

27.7568.000

Description

ZONE 2NE FIRE PROTECTION LAYOUT

Scale

1" = 30'

Ref North

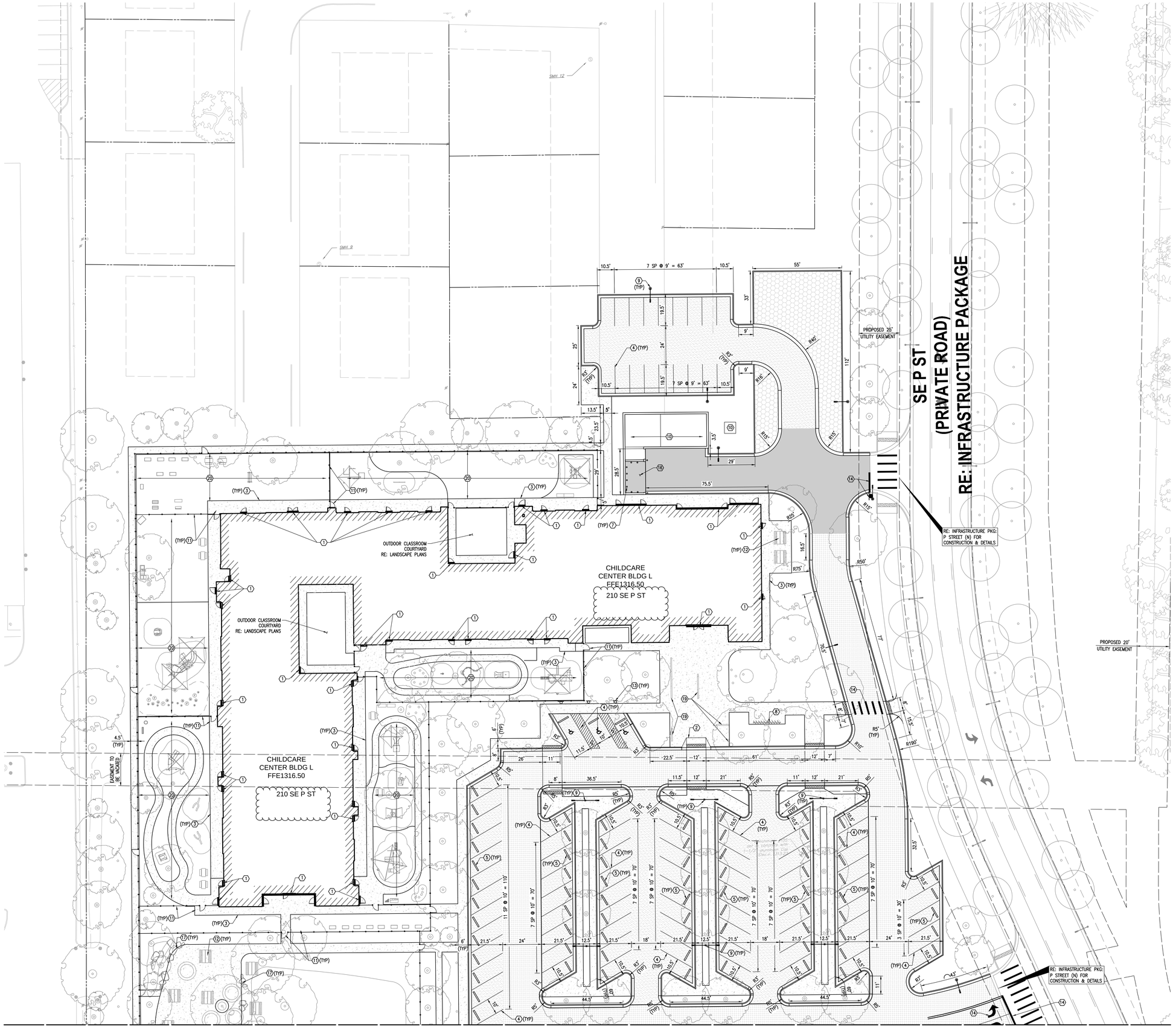
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SITE-Z2NE	V1	(Z-2NE)C02.000

City of Bentonville Project No. LSD21-0069

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MATCHLINE SHEET (Z-2NE)C03.100

N

20 10 0 20

SCALE: 1" = 20'

Sheet Notes:

A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT.

B. RE: ARCH AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND DETAILS.

C. RE: LANDSCAPE PLANS FOR SIDEWALK DIMENSION CONTROL, JOINTS, JOINT PATTERNS, AND INTEGRAL COLOR DETAILS AND REQUIREMENTS.

D. RE: UTILITY PKG FOR ALL UTILITY CORRIDOR UTILITIES (THERMALS, ELECTRIC/TELECOM DUCTBANK, GAS, WATER, SANITARY SEWER, AND STORM SEWER).

E. RE: INFRASTRUCTURE PKG FOR WORK WITHIN PUBLIC ROW AND PRIVATE ROADWAYS.

F. ROOT BARRIER REQUIRED FOR ALL TREE ROOT BALLS LOCATED WITHIN 5 FEET OF ALL UTILITIES/STRUCTURES AND PAVEMENT. CONTRACTOR TO COORDINATE ROOT BARRIER REQUIREMENTS WITH LANDSCAPE ARCHITECT.

G. RE: MTP SET (PP21-0018) FOR ALL CONSTRUCTION DETAILS AND CITY OF BENTONVILLE SPECIFICATIONS 2021. SPECIFICATIONS SHALL GOVERN

Hatch Legend:

C06.000M MTP 6	6" CONCRETE PAVEMENT
C06.000M MTP 6	7" CONCRETE PAVEMENT
C06.000M MTP 6	8" CONCRETE PAVEMENT
C06.000M MTP 5	4" CONCRETE SIDEWALK

Key Notes:

1	C06.001M MTP 3	TYPICAL SIDEWALK EDGE AT ENTRY
2	C06.001M MTP 5	ADA RAMP IN SIDEWALK
3	C06.001M MTP 6	CONCRETE MOW STRIP/SIDEWALK
4	C06.001M MTP 1	PAVEMENT MARKINGS
5	C06.001M MTP 2	CONCRETE WHEEL STOPS
6	C04.001M MTP 12	12.0' LIGHTPOLE BASE (RE: ISP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
7	C02.001M MTP 6	BOLLARD-LOADING DOCK
8	C04.000M MTP 11	BIKE RACK FOUNDATION (RE: LANDSCAPE FOR LAYOUT/DETAILS)
9	C04.001M MTP 13	30.0' SLEEK LIGHTPOLE BASE (RE: ISP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
10		SERVICE YARD. (RE: MEP PLANS FOR DETAILS AND LAYOUT)
11		FENCE (RE: LANDSCAPE PLANS FOR DETAILS)
12		PICNIC TABLE AND BENCH (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
13	C06.001M MTP 4	ADA SIGN MOUNTING AND BASE
14		TRAFFIC SIGNAGE AND STRIPING (RE: SERIES TP02.00X)
15		PROP SIGNAGE (RE: ARCH PLANS FOR LAYOUT/DETAILS & RE: MANUFACTURER FOR FOUNDATION DESIGN & RE: MEP FOR ELECTRICAL ROUTING/CONNECTION)
16		TRASH ENCLOSURE. (RE: ARCH PLANS FOR DETAILS AND LAYOUT)
17		BOULDERS (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
18	C07.000M MTP 2	GABION RETAINING WALL
19		CANOPY COLUMNS (RE: ARCH PLANS FOR DETAILS AND LAYOUT)
20		PLAYGROUND EQUIPMENT (RE: LANDSCAPE PLANS FOR LAYOUT, DETAILS AND SPECIFICATIONS)

Alt Bid:

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2. REPLACE MEDIUM DUTY PAVEMENT FROM 7" CONCRETE PAVEMENT TO 3" ASPHALT PAVEMENT (WITH 9" AGGREGATE BASE).
3. REPLACE LIGHT DUTY PAVEMENT FROM 6" CONCRETE PAVEMENT TO 2" ASPHALT PAVEMENT (WITH 8" AGGREGATE BASE).

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Houston, Texas 77010

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KEY PLAN



Date	Description
11.10.2021	PRE-APP REQUEST
12.13.2021	1ST PLANNING COMMISSION
01.03.2022	2ND PLANNING COMMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not Intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 01/03/2022
ASBL COA NO. 719

Project Name

LSD ZONE 2NE

Project Number

27.7568.000

Description

ZONE 2NE LAYOUT PLAN

Scale

1" = 20'

Ref North

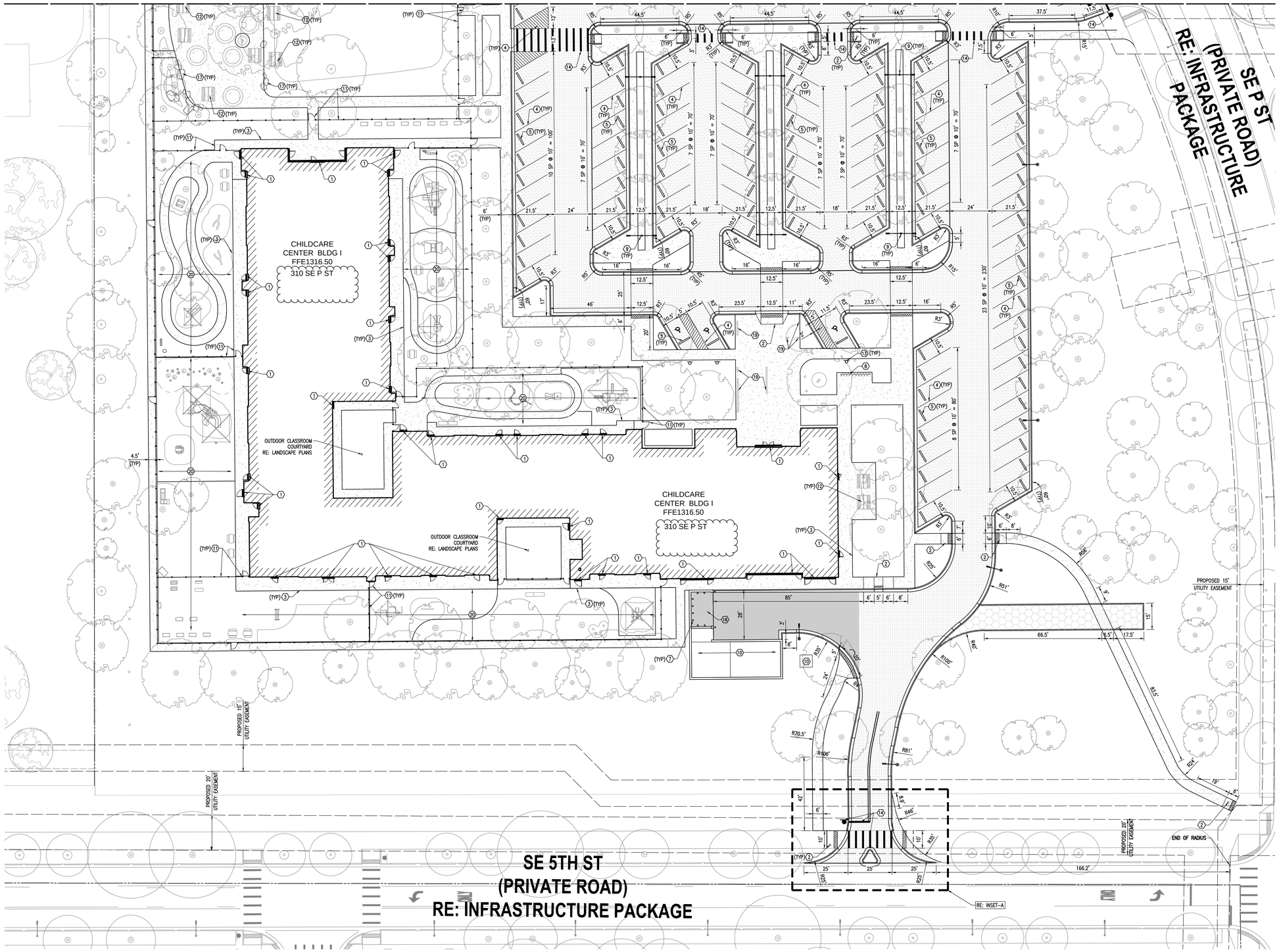
ID	VOLUME	SHEET
SITE-Z2NE	V1	(Z-2NE)C03.000

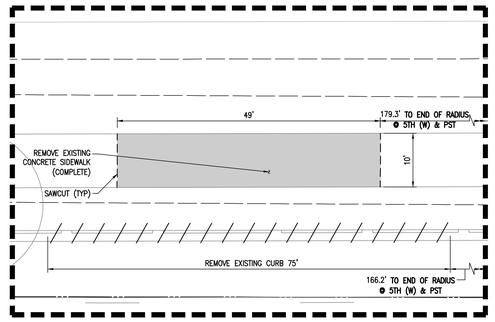
City of Bentonville Project No. LSD21-0069

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MATCHLINE SHEET (Z-2NE)C03.000





INSET - A

SCALE: 1" = 20'

N

20 10 0 20

SCALE: 1" = 20'

Sheet Notes:

A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT.

B. RE: ARCH AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND DETAILS.

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6	C04.001M MTP 12	12.0' LIGHTPOLE BASE (RE: ISP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
7	C07.001M MTP 6	BOLLARD-LOADING DOCK
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13	C06.001M MTP 4	ADA SIGN MOUNTING AND BASE
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KEY PLAN



△	Date	Description
	11.10.2021	PRE-APP REQUEST
	12.13.2021	1ST PLANNING COMMISSION
	01.03.2022	2ND PLANNING COMMISSION

Seal / Signature

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Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 01/03/2022
ASBL COA NO. 719

Project Name

LSD ZONE 2NE

Project Number

27.7568.000

Description

ZONE 2NE LAYOUT PLAN

Scale

1" = 20' Ref North

ID	VOLUME	SHEET
SITE-Z2NE	V1	(Z-2NE)C03.100

City of Bentonville Project No. LSD21-0069

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TREE PLANTING SCHEDULE		
ABBREVIATION	BOTANICAL NAME	COMMON NAME
DECIDUOUS		
ACE FRA	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE
ACE SAC	ACER SACCHARUM	SUGAR MAPLE
ACE FRE	ACER X FREEMANII	FREEMAN MAPLE
FAG GRA	FAGUS GRANDIFOLIA	AMERICAN BEECH
GLE TRI	GLEDITSIA TRIACANTHOS	HONEY LOCUST
LIR TUL	LIRIODENDRON TULIPFERA	TULIP TREE
PLA OCC	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
QUE PHE	QUERCUS PHELLOS	WILLOW OAK
EVERGREEN		
MAG GRA	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
UNDERSTORY TREES		
COR FLO	CORNUS FLORIDA	FLOWERING DOGWOOD

NOTES:

1. WHERE THERE ARE POTENTIAL UTILITYCONFLICTS NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
2. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.
3. REFER TO L08.001 FOR FULL PLANTING SCHEDULE
4. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.
5. SEE PROJECT SPECIFICATIONS FOR LAYOUT OF TREES PRIOR TO FINAL PLANTING.

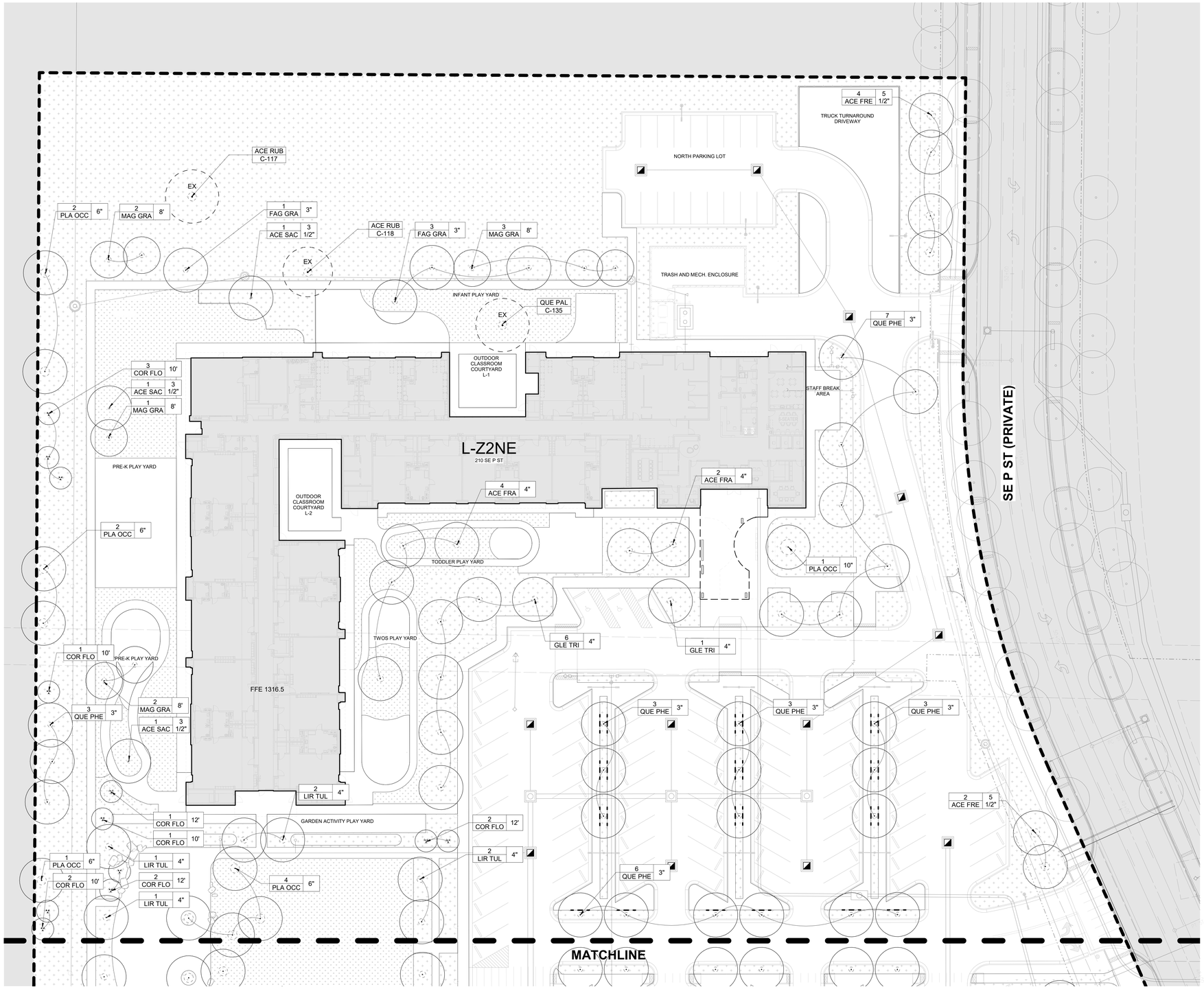
LEGEND:

PROPOSED TREE (SINGLE TRUNK)

PROPOSED TREE (MULTI-STEM)

EX — EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

RELOCATED EXISTING TREE. PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS



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FACILITY # 30064-500

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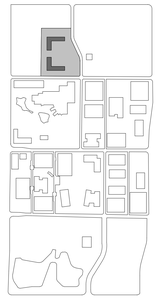
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Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

KEY PLAN



△	Date	Description
	11.10.2021	PRE-APP REQUEST
	12.13.2021	1 ST PLANNING COMMISSION
	01.03.2022	2 ND PLANNING COMMISSION

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
LSD ZONE 2NE

Project Number
27.7568.000

Description
PLANTING PLAN - TREES - NORTH

Scale
1" = 20'-0"

ID	VOLUME	SHEET
SITE-Z2NE	V1	(Z-2NE) L08.011

City of Bentonville Project No. LSD21-0069

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TREE PLANTING SCHEDULE		
ABBREVIATION	BOTANICAL NAME	COMMON NAME
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LIR TUL	LIRIODENDRON TULIPFERA	TULIP TREE
PLA OCC	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
QUE PHE	QUERCUS PHELLOS	WILLOW OAK
EVERGREEN		
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3. REFER TO L08.001 FOR FULL PLANTING SCHEDULE
4. REFER TO L00.001 & L00.002 FOR NOTES, LEGENDS & SCHEDULES.
5. SEE PROJECT SPECIFICATIONS FOR LAYOUT OF TREES PRIOR TO FINAL PLANTING.

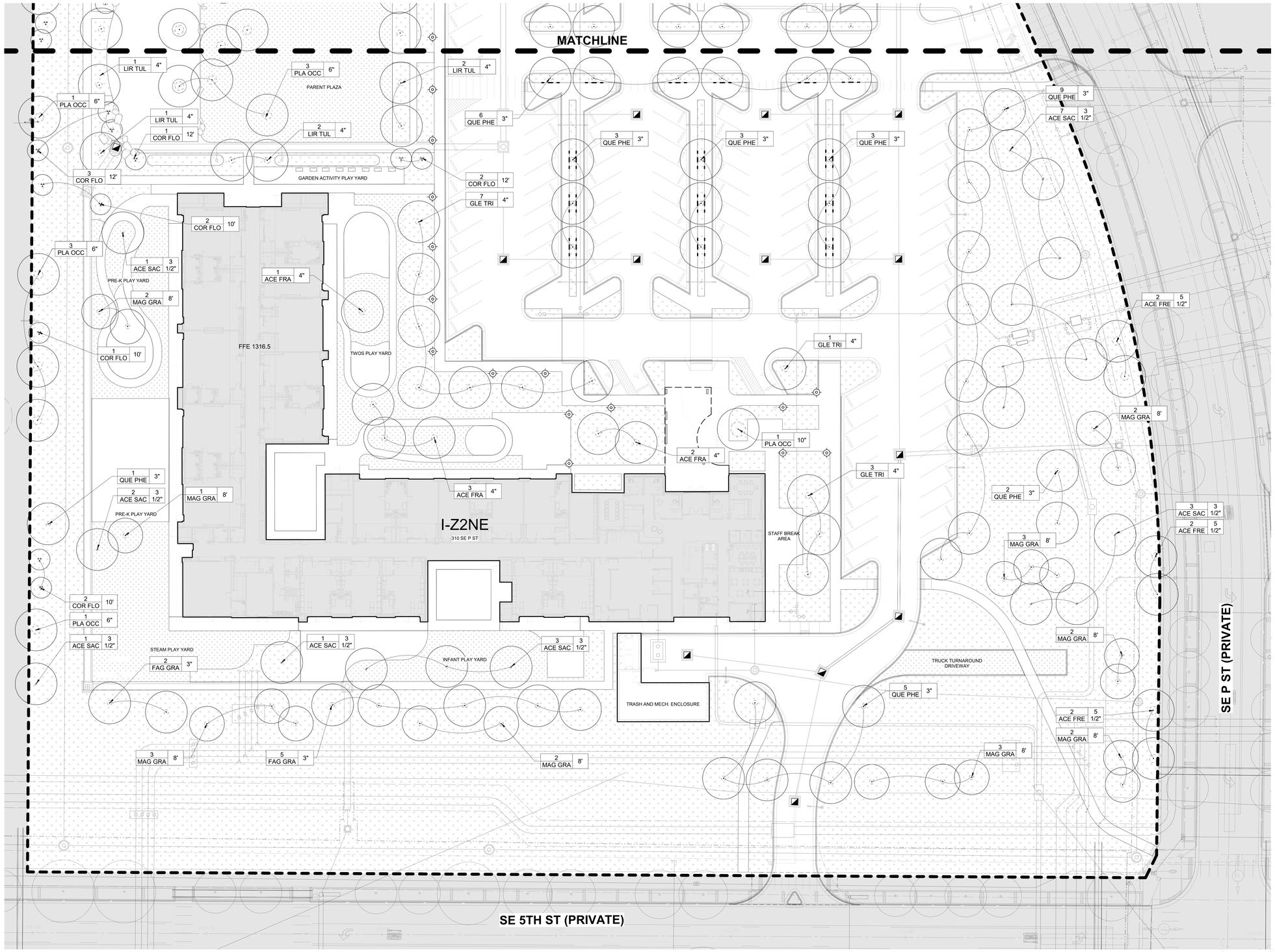
LEGEND:

PROPOSED TREE (SINGLE TRUNK)

PROPOSED TREE (MULTI-STEM)

EX — EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS



WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30064-500

Page/

Page Southerland Page, Inc.
1100 Louisiana, Suite One
Houston, TX 77002

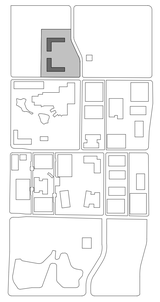
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swa

811 W 7th Street
8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

KEY PLAN



△	Date	Description
	11.10.2021	PRE-APP REQUEST
	12.13.2021	1 ST PLANNING COMMISSION
	01.03.2022	2 ND PLANNING COMMISSION

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
LSD ZONE 2NE

Project Number
27.7568.000

Description
PLANTING PLAN - TREES - SOUTH

Scale
1" = 20'-0"

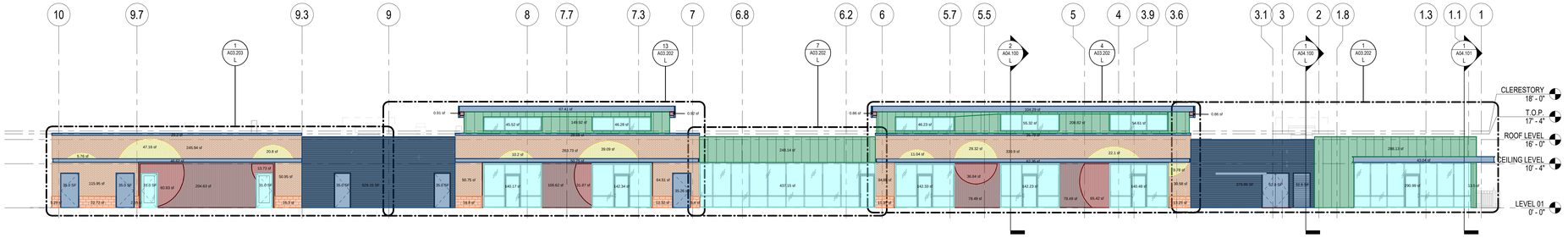
ID	VOLUME	SHEET
SITE-Z2NE	V1	(Z-2NE) L08.012

City of Bentonville Project No. LSD21-0069

© 2021 SWA

12/29/2021 5:39:25 PM BIM 360://27.7568.000 - NEOWMC_SITE-2NE_SWA_L-Site-Plan_REASSOZ.rvt

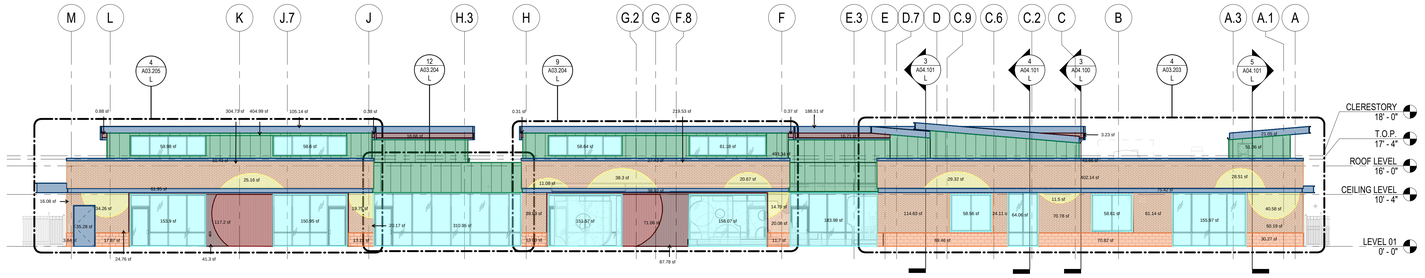
1,197.17 SF	BRICK (FIELD)
195.25 SF	BRICK (COLOR)
106.02 SF	BURNISHED BLOCK
474.78 SF	WOOD COMPOSITE 1
208.79 SF	WOOD COMPOSITE 2
909.04 SF	CORRUGATED METAL
1,745.65 SF	GLAZED
908.51 SF	COLOR METAL
00.0 SF	CONCRETE
692.01 SF	METAL (CHARCOAL)
0.00 SF	TILE



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

1

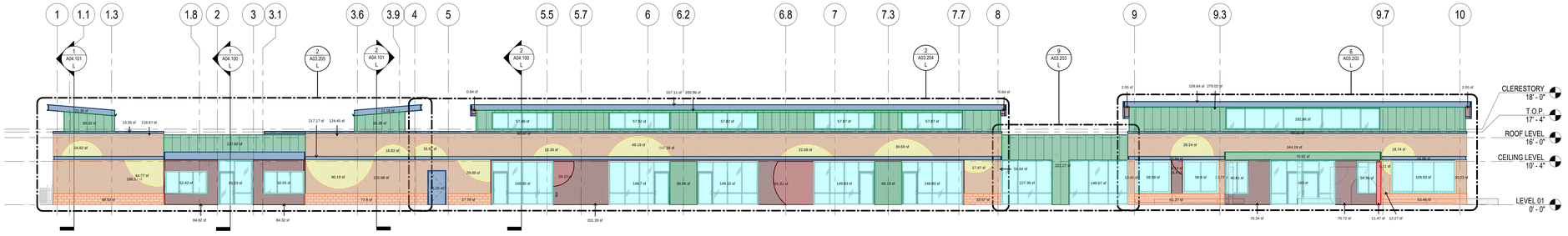
1,368.23 SF	BRICK (FIELD)
273.92 SF	BRICK (COLOR)
230.00 SF	BURNISHED BLOCK
168.87 SF	WOOD COMPOSITE 1
376.52 SF	WOOD COMPOSITE 2
0.00 SF	CORRUGATED METAL
1,685.02 SF	GLAZED
949.39 SF	COLOR METAL
0.00 SF	CONCRETE
597.36 SF	METAL (CHARCOAL)
0.00 SF	TILE



EAST ELEVATION
SCALE: 3/32" = 1'-0"

2

1,559.71 SF	BRICK (FIELD)
423.17 SF	BRICK (COLOR)
312.22 SF	BURNISHED BLOCK
529.77 SF	WOOD COMPOSITE 1
244.16 SF	WOOD COMPOSITE 2
0.00 SF	CORRUGATED METAL
2,148.32 SF	GLAZED
1,274.63 SF	COLOR METAL
11.47 SF	CONCRETE
753.44 SF	METAL (CHARCOAL)
0.00 SF	TILE

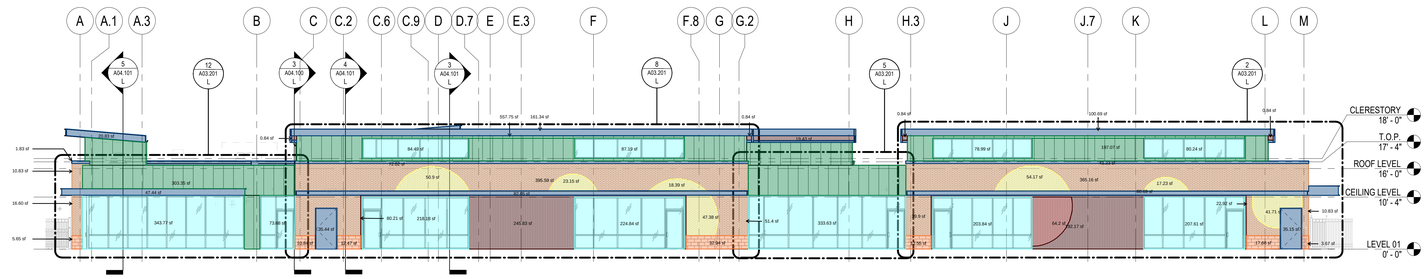


MAIN ENTRY - SOUTH
SCALE: 3/32" = 1'-0"

3

GRAND TOTAL	
5,684.82 SF	BRICK (FIELD)
1,145.27 SF	BRICK (COLOR)
745.02 SF	BURNISHED BLOCK
1,634.21 SF	WOOD COMPOSITE 1
64.20 SF	WOOD COMPOSITE 2
908.51 SF	CORRUGATED METAL
7,515.45 SF	GLAZED
4,190.70 SF	COLOR METAL
562.52 SF	CONCRETE
680.11 SF	METAL (CHARCOAL)
272.95 SF	TILE

1,559.71 SF	BRICK (FIELD)
252.93 SF	BRICK (COLOR)
96.78 SF	BURNISHED BLOCK
460.79 SF	WOOD COMPOSITE 1
64.20 SF	WOOD COMPOSITE 2
0.00 SF	CORRUGATED METAL
1,936.46 SF	GLAZED
1,058.17 SF	COLOR METAL
0.00 SF	CONCRETE
680.11 SF	METAL (CHARCOAL)
0.00 SF	TILE



WEST ELEVATION
SCALE: 3/32" = 1'-0"

4

SHEET NOTES

GENERAL NOTES

LEGEND

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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KEY PLAN



△	Date	Description
	07 MAY 2021	50% SD REVIEW
	04 JUNE 2021	100% SD REVIEW
	10 SEPT 2021	50% DD REVIEW
	08 OCT 2021	100% DD REVIEW

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - CHILDCARE CENTER L, ZONE 2NE

Project Number
419161

Description
ARCHITECTURAL - EXTERIOR ELEVATIONS

Scale
As indicated

ID	VOLUME	SHEET
L-Z2NE	V1	A03.200

City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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11/4/2021 1:52:49 PM BIM 360://027 7908.000 - NEO.WMC_L-ZNE_PAG_A-Base-Building_419161.rvt



PERSPECTIVE 2



PERSPECTIVE 1



PERSPECTIVE 4



PERSPECTIVE 3



PERSPECTIVE 5

SHEET NOTES

GENERAL NOTES

BRICK - RUNNING BOND

BURNISHED BLOCK - RUNNING BOND

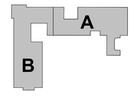
1" INSULATED VISION GLASS

METAL PANEL

METAL PANEL

METAL PANEL

KEY PLAN



WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

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KEY PLAN



△ Date	Description
08 OCT 2021	100% DD REVIEW

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - CHILDCARE CENTER L, ZONE 2NE

Project Number
419161

Description
ARCHITECTURAL - ENLARGED PARTIAL ELEVATIONS - TODDLER SOUTH, COURTYARD, AND EARLY PRESCHOOL EAST

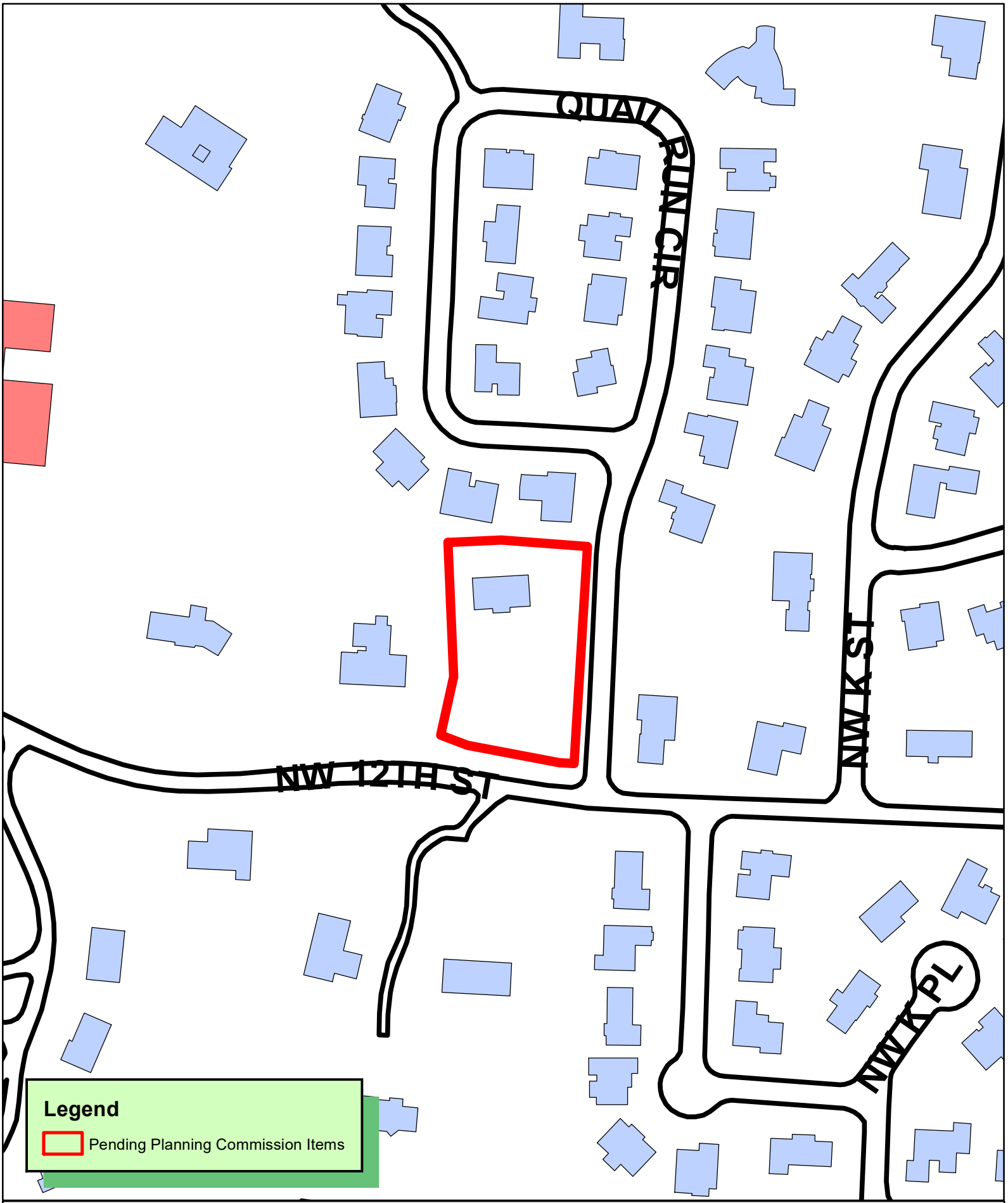
Scale
As indicated

ID	VOLUME	SHEET
L-Z2NE	V1	A03.205

City of Bentonville Project No. XXXXXXXXXXXXXXXXX

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BIM 360://027.7368.000 - NEC\WMC_L-2NE_PAG_A Base-Building_419161.rvt
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N
W E
S

1 inch = 150 feet

WAV21-0025
SIDEWALK WAIVER
1402 NW 12TH ST

THE CITY OF BENTONVILLE

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Zachary Paul am the legal owner of the
(Owner's name, printed)

property located at 1402 NW 12th St., identified as Parcel
(Address or Street Name)

Identification Number 01-05124-000, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

Zachary Paul
(Property Owner Signature)

12/21/2021
(Date)

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Chelsea Wilson am the legal owner of the
(Owner's name, printed)

property located at 1402 NW 12th St., identified as Parcel
(Address or Street Name)

Identification Number 01-05124-000, located in
(Parcel ID)

Benton County, Arkansas.

I certify that I am the owner of the property above and that I have read the application and consent to its filing.

Chelsea Wilson — 12/21/2021
(Property Owner Signature) *(Date)*

****If one property has multiple owners, a separate signed Property Owner Consent Form is required for each owner.**

(2)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Nathaniel Corwin Roberts and Keri Roberts, a married couple,** herein called Grantors, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Chelsea Wilson and Zachary Paul, wife and husband,** hereinafter called Grantees, and unto their heirs and assigns forever, the following lands lying in Benton County, Arkansas, to-wit:

2021-8708

Tract 1, Pumpkin Hollow Acres Subdivision, Bentonville, Benton County, Arkansas, as shwn in Plat Record "11" at Page 219.

SUBJECT to existing easements, mineral reservations, conveyances and/or leases, and covenants and restrictions of record, if any.

TO HAVE AND TO HOLD the same unto the said Grantees, and unto their heirs and assigns forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

AND, Grantors will WARRANT and FOREVER DEFEND the same unto said Grantees, their heirs and assigns against said Grantors, their heirs or assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

Prepared under the supervision of:
Caitlin JM Johnson
624 W Walnut St.
Rogers, AR 72756
479-631-8274

MAIL TAX STATEMENTS TO:

356 Milas St.
Springdale, AR 72762

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. 21-708

GRANTEE/AGENT

WITNESS our hands and seals this 8th day of April, 2021.

Nathaniel Corwin Roberts

Keri Roberts

ACKNOWLEDGMENT

State of Arkansas)
)ss
County of Benton)

ON THIS DAY before the undersigned, a Notary Public, duly qualified and acting, within and for the said County and State aforesaid, personally appeared **Nathaniel Corwin Roberts and Keri Roberts**, to me personally well known as the Grantors in the foregoing Warranty Deed, and stated that they executed the same for the consideration and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 8th day of April, 2021.

NOTARY PUBLIC

My commission expires: _____

OFFICIAL SEAL - #12389929
HEATHER D. GUERRA
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 09-17-22

December 22, 2021

To whom it may concern,

RE: Sidewalk wavier

We are requesting that the sidewalk request to be waived. On the front of the property on 12th street the city has plans for a greenway, on the quail run circle side there is an environmental easement that will not allow us to put in a side walk.

Thank you.

Chris Anzalone

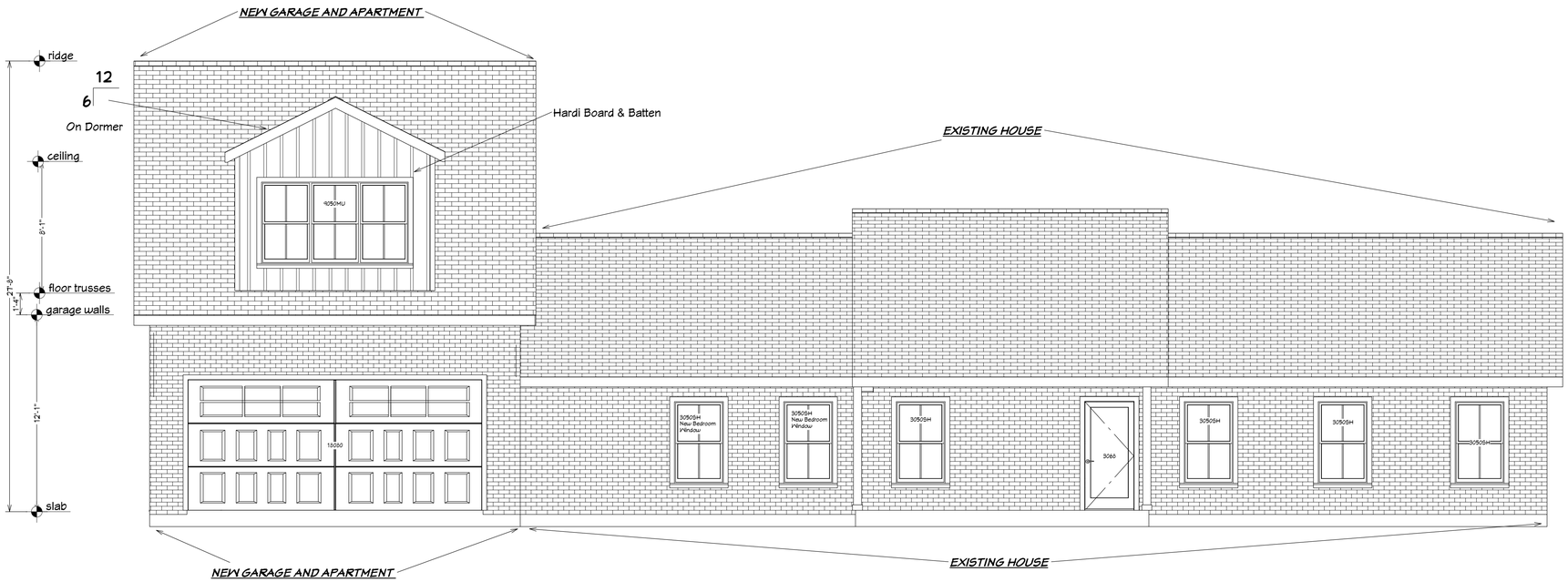
Anzalone Custom Homes

479-640-7869

CUSTOM DESIGNED GARAGE & REMODEL FOR

ZACK PAUL

1402 NW 12TH STREET, BENTONVILLE , AR. 72712



FRONT VIEW

PROJECT DATA

BUILDING AREA:

GARAGE.....961
APARTMENT.....631

GENERAL NOTES

1- THESE DRAWINGS HAVE BEEN DEVELOPED UNDER A LIMITED SCOPE OF SERVICE AGREEMENT BETWEEN THE DESIGNER AND THE OWNER. THE OWNER HAS VIEWED AND APPROVED ALL PAGES OF THESE DOCUMENTS.

2- THE OWNER IS TO PROVIDE ADDITIONAL INFORMATION AND/OR SPECIFICATIONS AS NEEDED TO THOROUGHLY DEFINE ALL ITEMS AND AREAS NOT COMPLETELY IDENTIFIED WITHIN THESE DOCUMENTS UNDER THE TERMS OF THIS AGREEMENT.

3- ALL CONSTRUCTION MATERIALS, TECHNIQUES AND PERFORMANCE VALUES ARE TO MEET ALL APPLICABLE LOCAL AND STATE RESIDENTIAL BUILDING CODES.

4- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ROOF AND CEILING HEIGHTS WITH THE TRUSS MANUFACTURER, THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES.

5- ALL INTERIOR FINISHES, CABINETS, FIXTURES, TRIM, ETC. WILL BE SPECIFIED BY THE CONTRACTOR WITH THE APPROVAL OF THE OWNER. [IN ACCORDANCE WITH EXISTING COMPONENTS AND SYSTEMS USED]

6- HVAC AND FOUNDATION TO BE DESIGNED BY OTHERS TO MEET ANY AND ALL APPLICABLE BUILDING CODES

INDEX OF DRAWINGS

A-1 FRONT VIEW
A-2 EXTERIOR VIEWS
A-3 FLOOR PLANS
WINDOW & DOOR NOTES
A-4 ROOF PLAN
FOUNDATION PLAN
TYPICAL WALL SECTION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

FRONT VIEW

CUSTOM DESIGNED GARAGE & REMODEL FOR ZACK PAUL

DRAWINGS PROVIDED BY:
ROBERT BELL
www.design-draw-estimate.blogspot.com

DATE: 3/20/2021

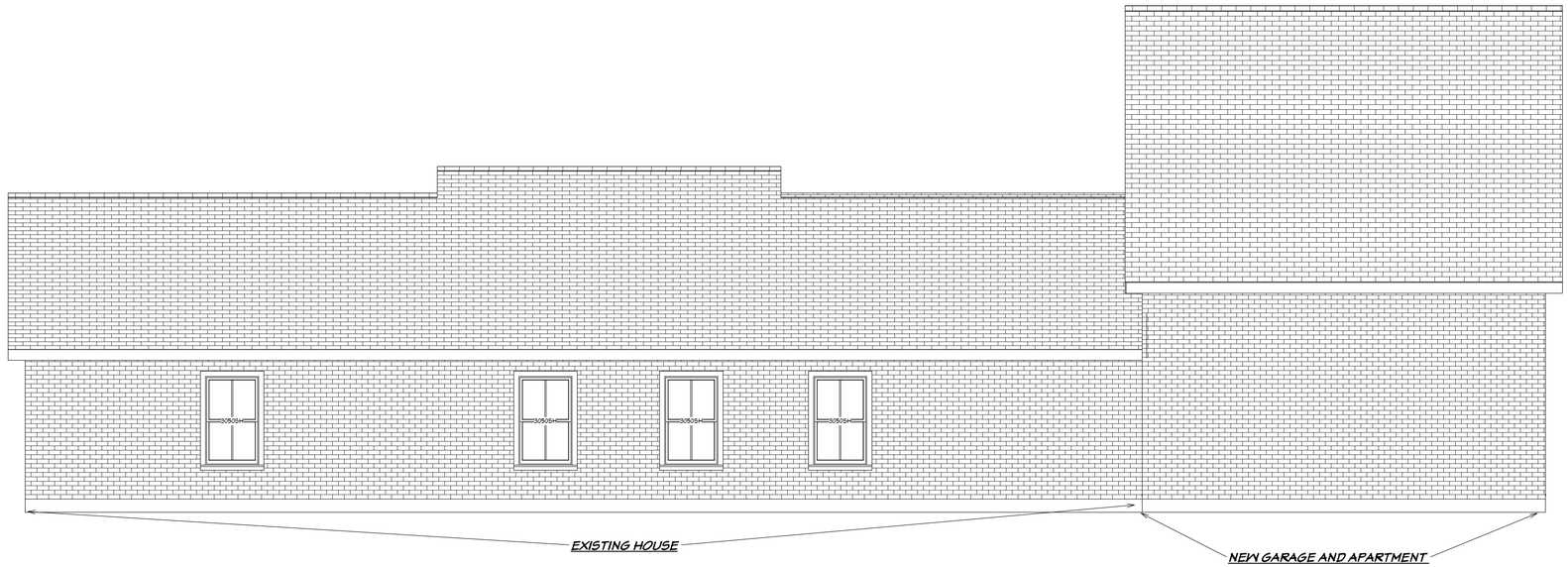
SCALE: 1/4" = 1'

SHEET: A-1

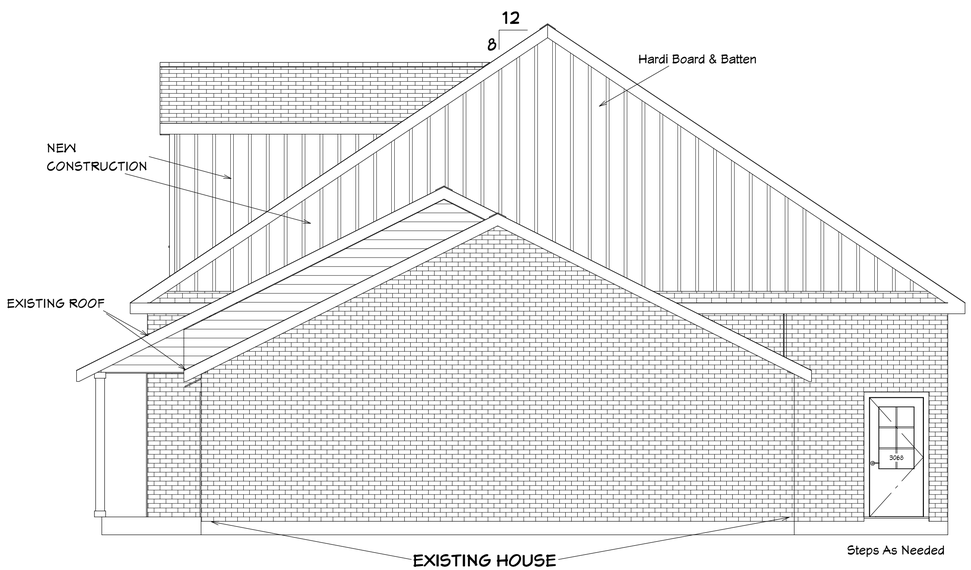
CUSTOM DESIGNED GARAGE & REMODEL FOR

ZACK PAUL

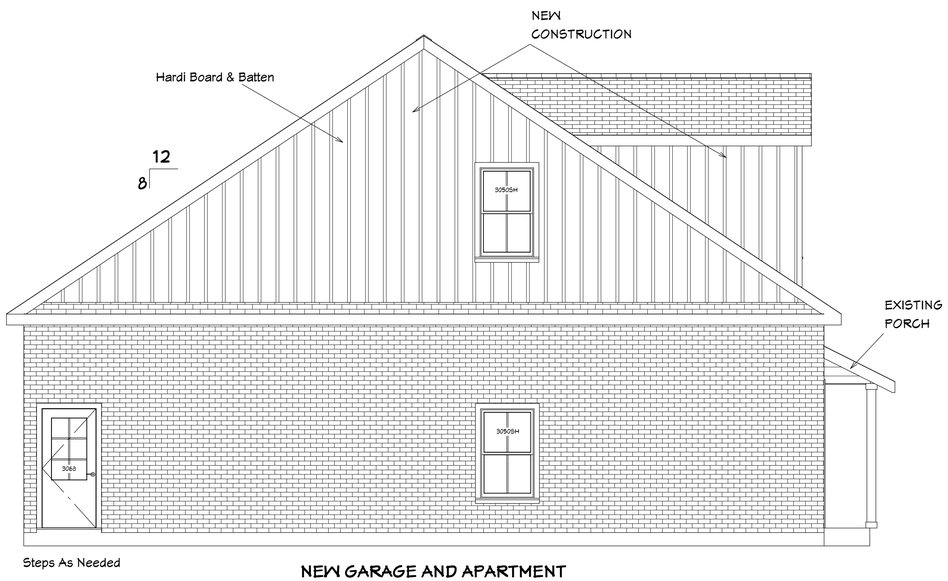
1402 NW 12TH STREET, BENTONVILLE , AR. 72712



REAR VIEW



RIGHT VIEW



LEFT VIEW

www.design-draw-estimate.blogspot.com

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

EXTERIOR VIEWS

CUSTOM DESIGNED GARAGE & REMODEL FOR ZACK PAUL

DRAWINGS PROVIDED BY:
ROBERT BELL
www.design-draw-estimate.blogspot.com

DATE:
3/20/2021

SCALE:
1/4" = 1'

SHEET:
A-2

CUSTOM DESIGNED GARAGE & REMODEL FOR

ZACK PAUL

1402 NW 12TH STREET, BENTONVILLE , AR. 72712

DOOR AND WINDOW NOTES:

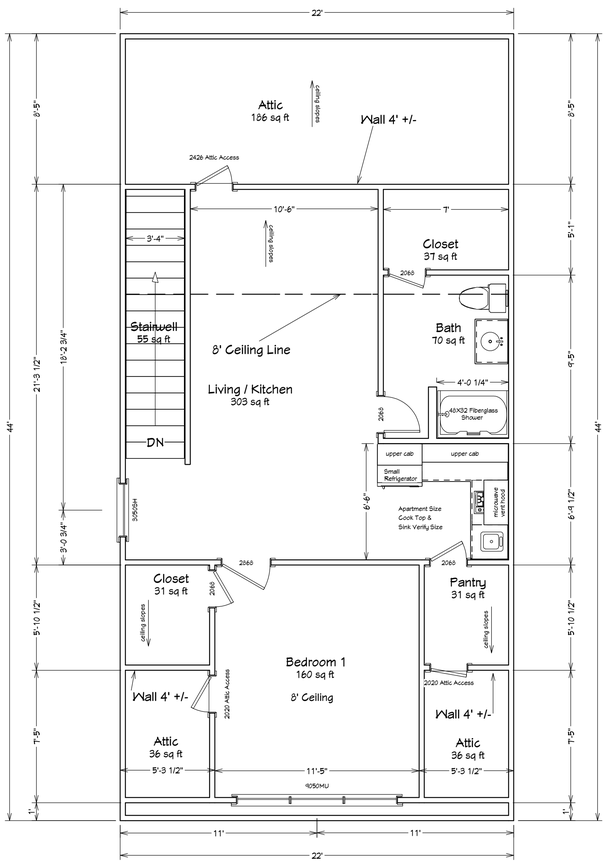
EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

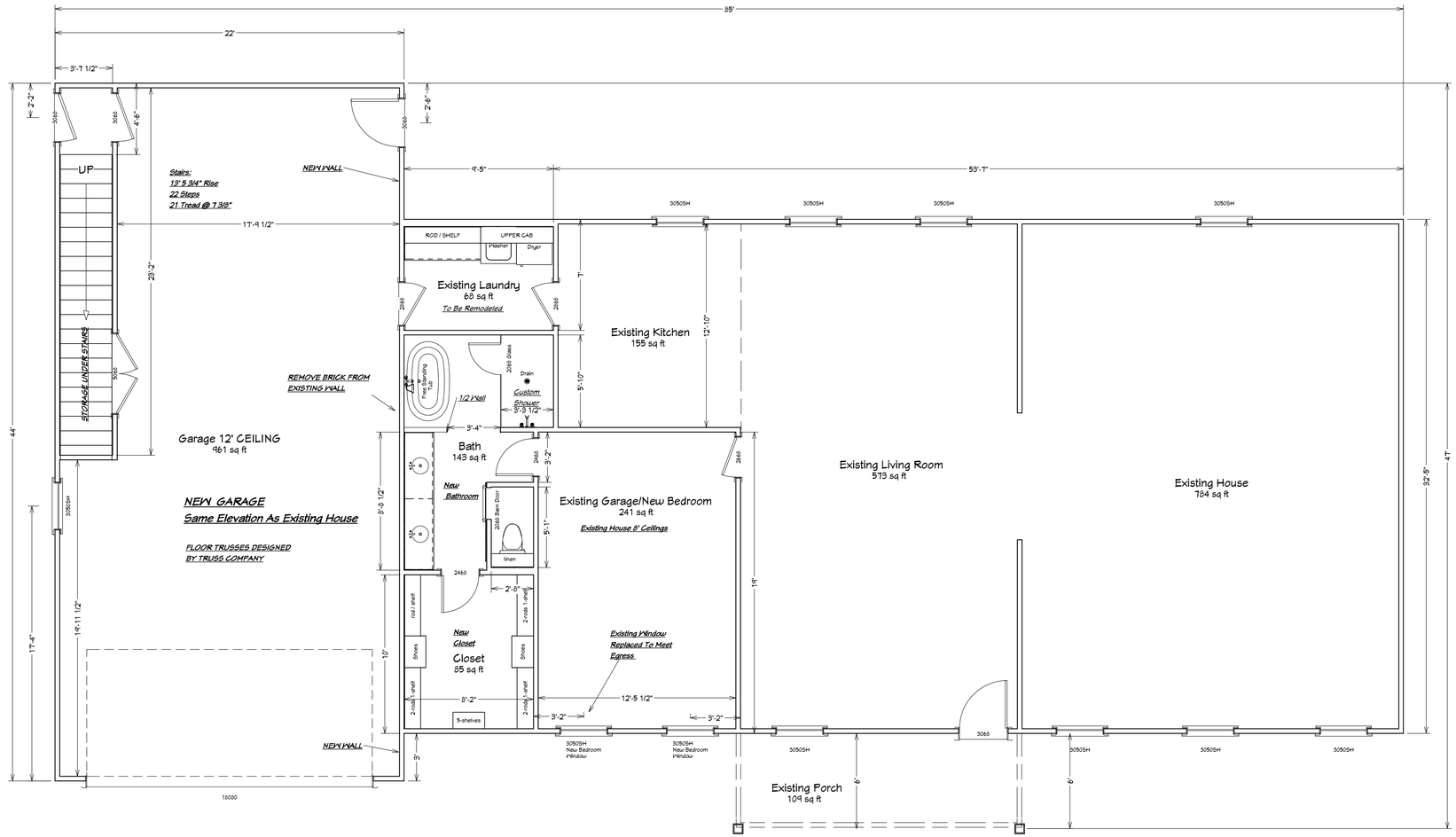
DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS



BED / BATH OVER GARAGE



NEW GARAGE & REMODEL

www.design-draw-estimate.blogspot.com

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

FLOOR PLANS
WINDOW & DOOR NOTES

CUSTOM DESIGNED GARAGE & REMODEL FOR ZACK PAUL

DRAWINGS PROVIDED BY:
ROBERT BELL
www.design-draw-estimate.blogspot.com

DATE:
3/20/2021

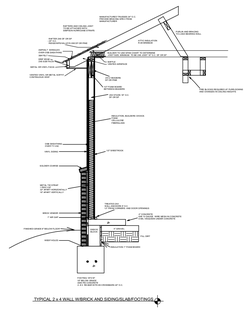
SCALE:
1/4" = 1'

SHEET:
A-3

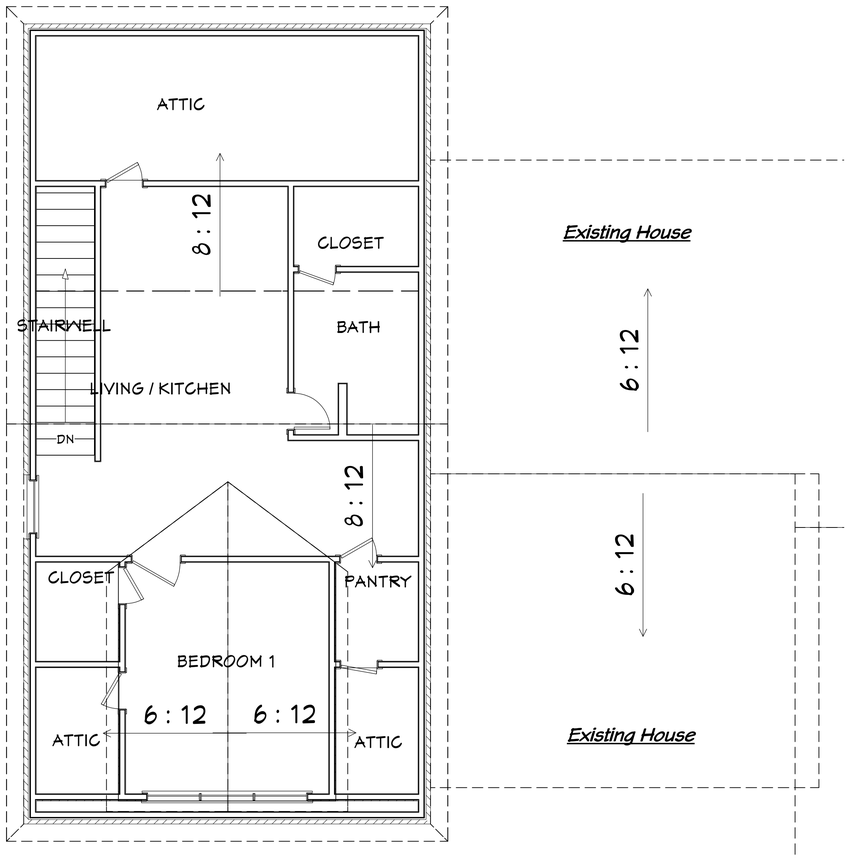
CUSTOM DESIGNED GARAGE & REMODEL FOR

ZACK PAUL

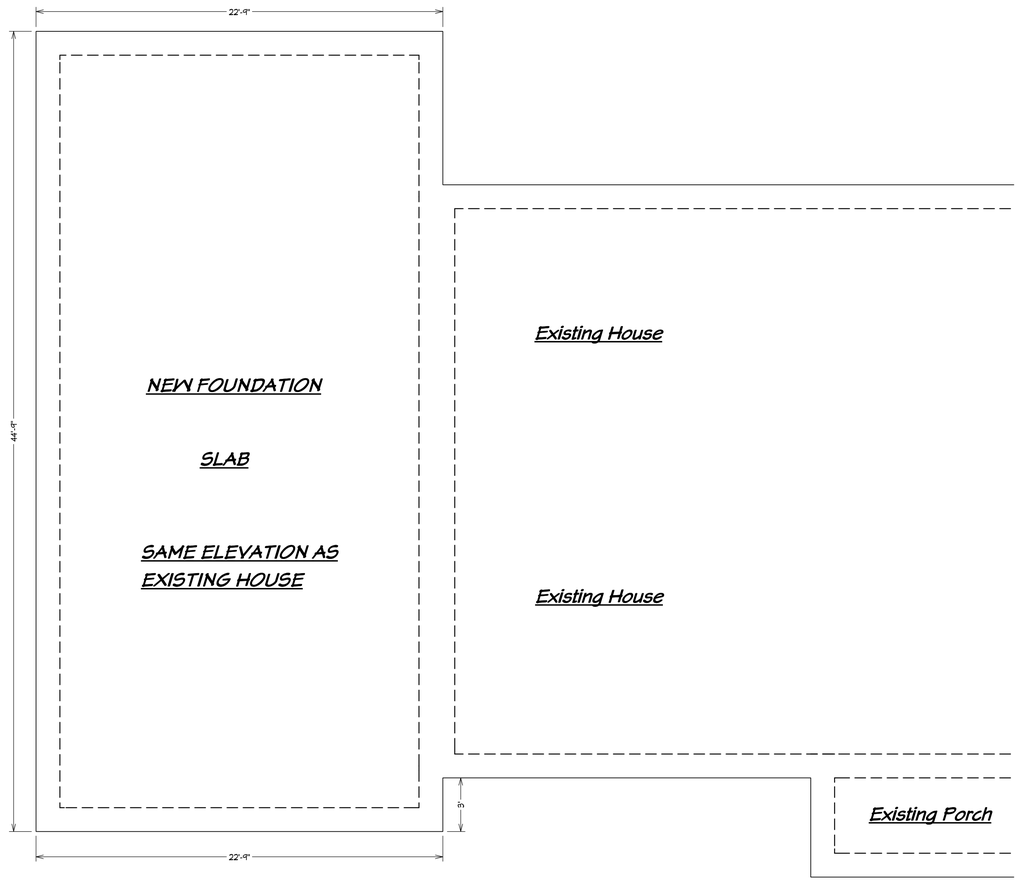
1402 NW 12TH STREET, BENTONVILLE , AR. 72712



TYPICAL 2 x 4 WALL W/BRICK AND SIDING/SLAB/FOOTINGS



ROOF PLAN



FOUNDATION PLAN

Allow 4 1/2 " Brick Ledge

www.design-draw-estimate.blogspot.com

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ROOF PLAN
FOUNDATION PLAN
TYPICAL WALL SECTION

CUSTOM DESIGNED
GARAGE & REMODEL FOR
ZACK PAUL

DRAWINGS PROVIDED BY:
ROBERT BELL
www.design-draw-estimate.
blogspot.com

DATE:
3/20/2021

SCALE:
1/4" = 1'

SHEET:
A-4