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

Planning Commission
Meeting Agenda
January 18, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_eusylCpHQKSQ2j5k-0PXBQ

I. Call to Order

II. Approval of the December 14, 2021 and January 4, 2022 Meeting Minutes

III. Consent Agenda

1. **Lots 33 & 34 of WA Burks Addition** — **Lot Split**
   1003 North Main Street (*LS21-0065*)

2. **Lots 6 and 7 of Shaw Estates** — **Lot Split**
   Allen Road (*LS21-0072*)

3. **Lot 3 Bottens Acres** — **Property Line Adjustment**
   2306 SE Walton Boulevard (*PLA21-0031*)

4. **Cormex Subdivision** — **Preliminary Plat**
   Walker Street (*PP21-0024*)

5. **Walmart Campus Zone 2NE** — **Large-Scale Development**
   210 and 310 SE P Street (*LSD21-0069*)

IV. Old Business

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

2. **Dollar General** — **Large-Scale Development**
   8100 SW Regional Airport Boulevard (*LSD21-0060*)

3. **The Haven** — **Large-Scale Development**
   SE 4th Street (*LSD21-0061*)

V. 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*)

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

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)*

2b. R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential **Rezoning***
301 SW E Street *(RZ21-0081)*

3. **V3 Construction, LLC** **Rezoning***
R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential
Fillmore Street *(RZ21-0085)*

4. **Plateau Properties, LLC** **Future Land Use Map Amendment***
4a. General Commercial to Medium Density Residential
SW Winsted Lane *(RZ21-0087)*

4b. C-2, General Commercial to R-3, Medium-High Density Multifamily Residential **Rezoning***
SW Winsted Lane *(RZ21-0087)*

5. **Bowser Shattuck Group LLC** **Rezoning***
R-1, Low Density Single-Family Residential to DE, Downtown Edge*(RZ21-0088)*
702 SE D Street

6. **Hatfield & Cook, LLC** **Future Land Use Map Amendment***
6a. Residential Estate to Medium Density Residential
SE Tara Ridge *(RZ21-0089)*

6b. A-1, Agricultural to R-3, Medium-High Density Multifamily Residential Rezoning*
SE Tara Ridge *(RZ21-0089)*

7. **Dog Wood Acres, LLC Trustees (Crystal Bridges Phase 2)** **Conditional Use***
Construction Staging Area/Yard
1100 NE J Street *(CU21-0027)*

8. **Dogwood Acres, LLC** **Conditional Use***
Temporary Offices
1102 J Street *(CU21-0028)*

9. **Spoke Adventures** **Conditional Use***
Long-Term Temporary Uses and Structures
224 N Main Street *(CU21-0029)*

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

10. Wilson **Sidewalk Waiver**

1402 NW 12 Street *(WAV21-0025)*

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

Planning Commission Administrative Meeting
Minutes
December 14th, 2021

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

Present: Dana Davis, Joe Haynie, Eric Hipp, Elaine Kerr, Rod Sanders, and Reggie Wright, Richard Binns
Absent: N/A
Staff: Shelli Kerr, Ellen Norvell, Tyler Overstreet, Jon Stanley, and Bonnie Bridges

New Business

Item #1a
2022 Meeting Calendar
Tyler Overstreet presents the 2022 Calendar.
There is discussion amongst Commissioners and staff.
Approved 6-0

Item #1b
Election of Officers
Motion by Mr. Wright, seconded by Ms. Kerr to appoint Mr. Sanders as Chair.
Approved 6-0
Motion by Mr. Sanders, seconded by Mr. Haynie to appoint Mr. Wright as Vice Chair.
Approved 6-0
Motion by Mr. Sanders, seconded by Mr. Hipp to appoint Mr. Davis as Secretary.
Approved 6-0

Item #1c
2022 Commissioner Educational Opportunities
Tyler Overstreet presents research on educational programs available to Planning Officials.
There is discussion amongst Commissioners and staff.

Item #2
Development Data Preview Presentation
Tyler Overstreet presents the City's development data/information collected throughout 2021.
There is discussion amongst Commissioners and staff.

Item #3
Code Diagnostic Update
Shelli Kerr presents updates on staff's diagnostic analysis of the City's Zoning and Land Use Code.
There is discussion amongst Commissioners and staff.

Item #4
Materials Requirements Discussion
Tyler Overstreet presents staff research on possible changes to the Material Requirements Standards within the City's Code and proposes a working group be created in the first half of 2022.
There is discussion amongst Commissioners and staff regarding material requirement standards.

Item #5
Next Steps for 2022: Goals and Questions
Tyler Overstreet and Shelli Kerr Present Planning Department, current and comprehensive side, accomplishments over 2021 as well as their ideas for Planning Commission goal setting in 2022. There is discussion amongst Commissioners and staff regarding next steps and goal setting after the administrative meeting to prepare for 2022.

Other Business

Mr. Overstreet gives an update on New Board of Adjustment Appointments for 2022.

Motion by Mr, Hipp, seconded by Ms. Kerr to adjourn
Meeting adjourned

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

Planning Commission Meeting
Minutes
January 4th, 2022

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

Present: Dana Davis, Eric Hipp, Elaine Kerr, Reggie Wright, Joe Haynie, Rod Sanders
Absent: Richard Binns
Staff: Tyler Overstreet, Jon Stanley, Ellen Norvell, Bonnie Bridges

Motion by Mrs. Kerr, seconded by Mr. Haynie to approve the minutes of December 7th, 2021.

Approved 6-0

Consent Agenda

Tyler Overstreet reads the Consent Agenda

1. Lots 7 and 8 of Shops at the Forum Subdivision, Lot Split, 1400 SE Walton Boulevard (LS21-0048)
2. Lot 1 of Mountain Bike Addition Ph. II, Lot Split, NW A Street (PLA21-0058)
3. Lot 22, Block 5 of Clark's Second Addition, Lot Split, SE corner of SW E and SW 3rd Street (LS21-0066)
4. Lots 25 & 26 of Sherrill Heights, Lot Split, 1605 Kimberly Place (LS21-0067)
5. Lots 2 & 3 of Gateway North Subdivision, Lot Split, 4300 SW Rainbow Farm Road (LS21-0068)
6. Lot 1 Tara Ridge Subdivision, Property Line Adjustment, 3809 SW Crockett Street (PLA21-0047)
7. Lot 27 of Faircloe Block Addition, Property Line Adjustment, 609 SW 4th Street (PLA21-0057)
8. Lots 20 and 21 of Seals Addition, Property Line Adjustment, 3201 SW I Street (PLA21-0060)
9. Gateway North 200, Large-Scale Development, 4300 SW Rainbow Farm Road (LSD21-0065)
10. SW 5th & SW F Parking, Large-Scale Development, SW F Street (LSD21-0068)
11. Motto Hotel, Large-Scale Development Extension, 229 S Main Street (LSD20-0071)

Approved 6-0

New Business

Item #1
Delacruz & Cummings, Rezoning, R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential, 111 NE Park Street (RZ21-0076)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #2a
Richard L. Grubbs Jr. and Catherine S. Grubbs, Future Land Use Map Amendment, General Commercial to Mixed-Use Commercial, 220 N Walton Boulevard (RZ21-0078)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #2b
C-2, General Commercial to C-3, Mixed-Use Commercial, Rezoning, 220 N Walton Boulevard (RZ21-0078)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #3a
Tony Gagliardo and Leah A. Gagliardo, Future Land Use Map Amendment,
Medium Density Residential to Downtown Commercial, 303 SW 4th Street (RZ21-0079)
Tyler Overstreet reads the staff report.
Opened public hearing
Tony Gagliardo, the applicant is available for questions and speaks in favor of the request
Todd Peterson of 319 SW 4th Street spoke in objection of the request
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-1

Item #3b
Tony Gagliardo and Leah A. Gagliardo, Rezoning,
R-1, Low Density Single Family Residential to DE, Downtown Edge, 303 SW 4th Street (RZ21-0079)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 5-1

Item #4a
Stan Enterprises LLC, Future Land Use Map Amendment, Agricultural to Medium Density Residential, Mill Dam Road and Nomad Road (RZ21-0082)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Barry Williams, applicant, requests to table the item.
Mr. Davis motions to table, 2nd by Mr. Hipp
Tabled 6-0

Item #4b
Stan Enterprises LLC, Rezoning, A-1, Agricultural to R-3, Medium-High Density Multifamily Residential, Mill Dam Road and Nomad Road (RZ21-0082)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Barry Williams, applicant, requests to table the item.
Mr. Davis motions to table, 2nd by Mr. Hipp
Tabled 6-0

Item #5a
Patton, Future Land Use Map Amendment, Residential Estate to General Commercial, E Centerton Blvd, (RZ21-0083)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #5b
A-1, Agricultural to C-1, Neighborhood Commercial, Rezoning, E Centerton Blvd. (RZ21-0083)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
Jennifer Watkins of Sand Creek Engineering, the applicant, is available for questions.
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #6
Lake and Main Developers LLC, Rezoning, R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density
Residential, 1061 N Main Street (RZ21-0084)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #7
James & Brenda Patton Trustees (Schlotzsky's) Conditional Use, Restaurant, Drive-Through, E Centerton Boulevard (CU21-0026)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
Jennifer Watkins of Sand Creek Engineering, the applicant, is available for questions.
There is discussion amongst Commissioners and Staff.
Approved 6-0

Item #8
Aurora Subdivision Ph. 3, Preliminary Plat, Scoggins Road (PP21-0023)
Tyler Overstreet reads the staff report.
Opened public hearing
Closed public hearing
Nate Bachelor of CEI Engineering is available for questions
Dan Weese, City Engineer is available for questions
There is discussion amongst Commissioners and Staff.
Motion by Mr. Davis to take a vote on the Connectivity Waiver request, 2nd by Mr. Wright
Denied 2-4
The applicant requests to table the item
Mr. Hipp motions to table the item, 2nd by Mrs. Kerr
Tabled 6-0

Motion by Mr. Haynie, seconded by Mr. Hipp to adjourn.
Meeting adjourned

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

Consent Agenda Items

For the Planning Commission meeting of January 18, 2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- At the Technical Review meeting held on January 11, 2022 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 33 & 34 of WA Burks Addition, 1003 North Main Street, LLC, 1003 N Main Street, DN-2, Downtown Medium Density Residential, *LS21-0065*

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.

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

Lot Split: Lots 6 and 7 of Shaw Estates, Joseph Courtland Halbrook and Tabitha T. Halbrook, Allen Road, R-E, Residential Estate and R-1, Low Density Single Family Residential, *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 a 20-foot public utility easement.

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

Property Line Adjustment: Lot 3 Bottens Acres, Waffle House Inc., 2306 SE Walton Boulevard, C-2, General Commercial, *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 (+/- 0.76 acres) of Bottens Acres. Existing right-of-way along SE Walton Boulevard and SE Moberly Lane meet the requirements of the current Master Street Plan. The plat dedicates additional utility easements to serve the newly created lot.

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

Large-Scale Development: Walmart Campus Zone 2NE, JKC Rentals, LLC and WAL-MART STORES, INC, 210 and 310 SE P Street, PUD, Planned Unit Development, *LSD21-0069*

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.

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

Preliminary Plat: Cormex Subdivision, Patsy H. Simmons Revocable Trust, Walker Street, R-1, Low Density Single-Family Residential, *PP21-0024*

A preliminary plat proposing the construction of a nine-lot subdivision. One lot is planned to be used for commercial purposes, seven lots are planned to be used for single-family homes, and one lot for drainage. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before final platting.

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



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.

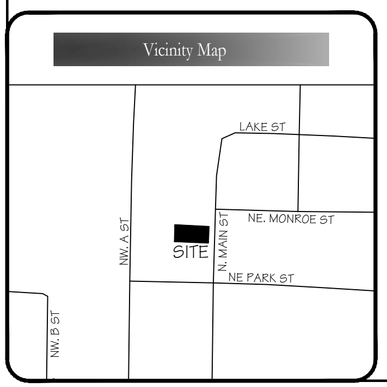
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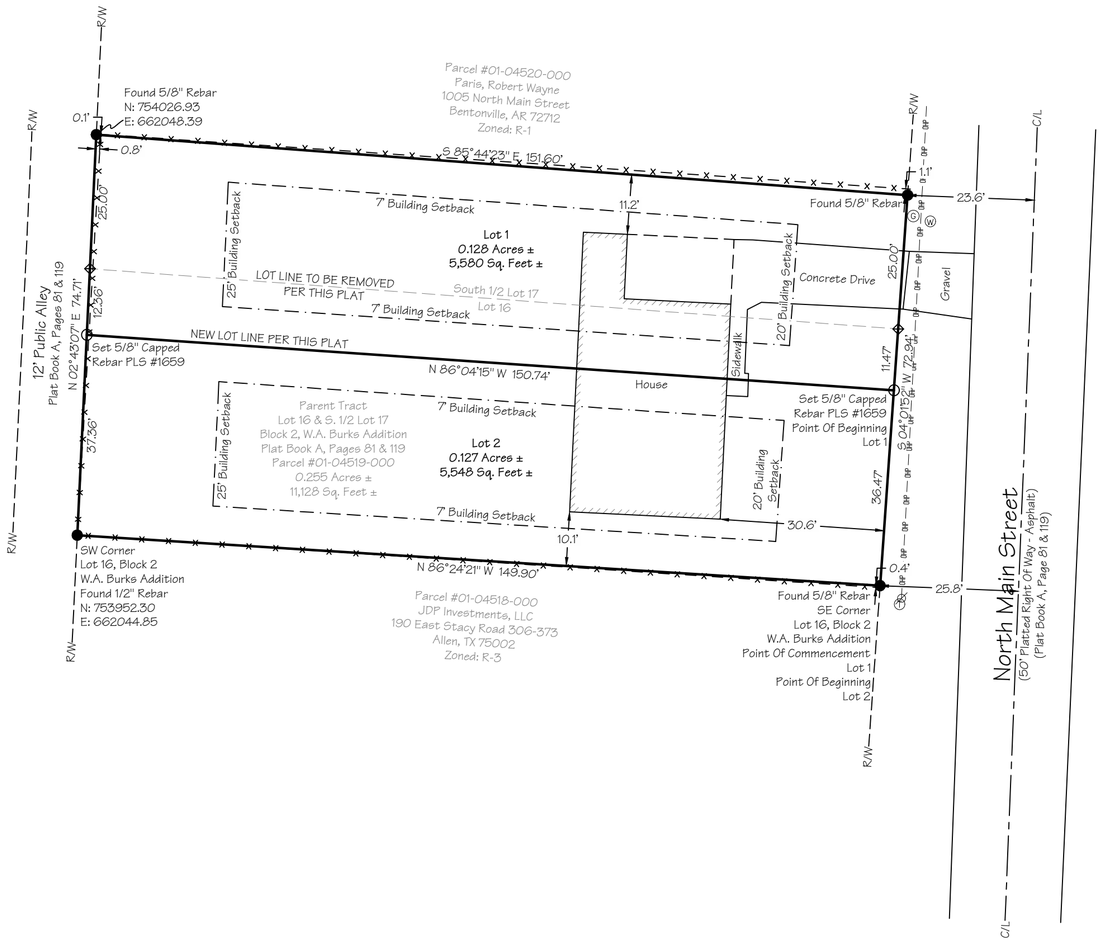
PARENT TRACT (PARCEL #01-04519-000)
LOT 16 AND THE SOUTH 1/2 OF LOT 17, BLOCK 2, W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD A AT PAGES 81 AND 119.

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





NORTH
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

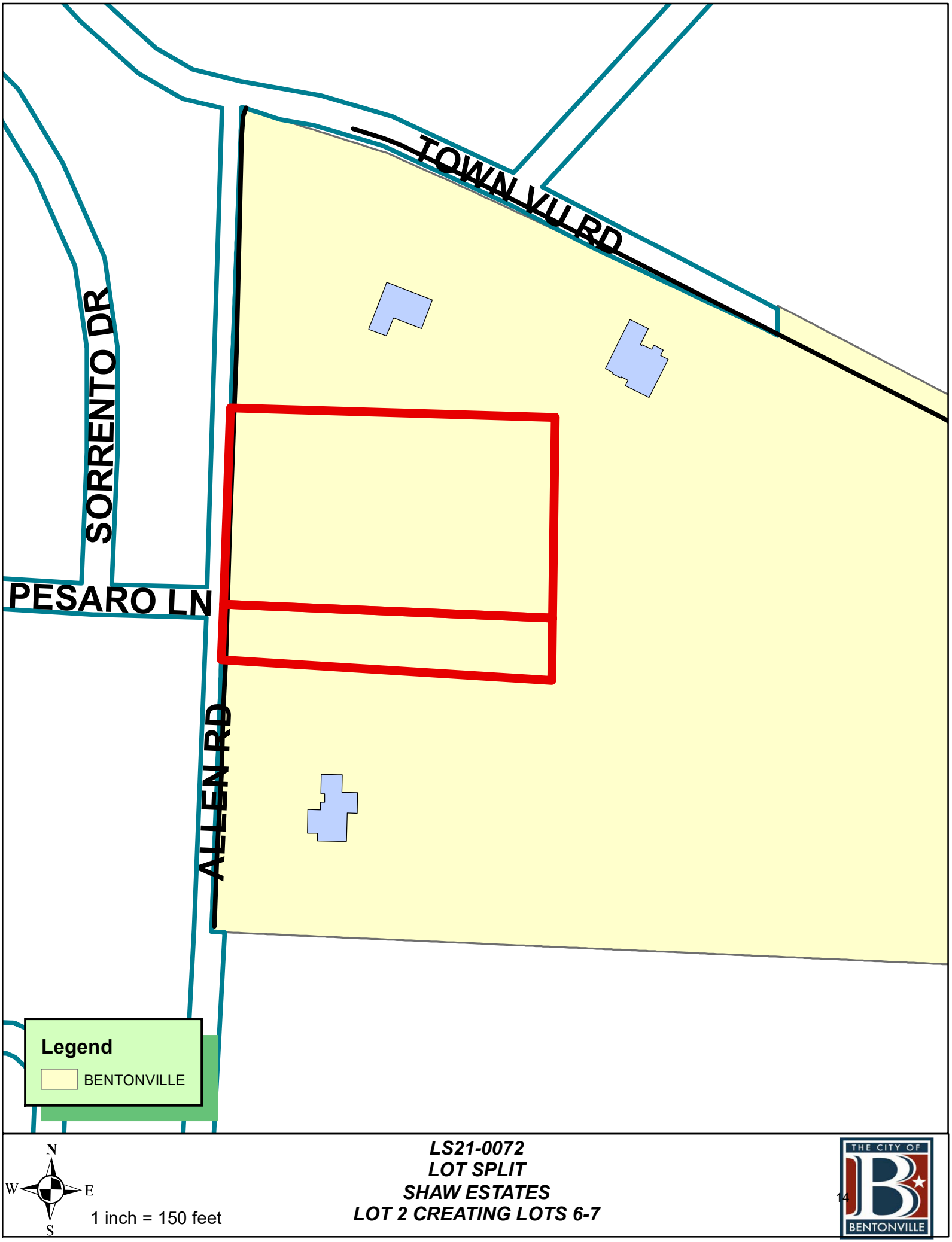
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JH 3/31/2021	TPN	BA & PA

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



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.

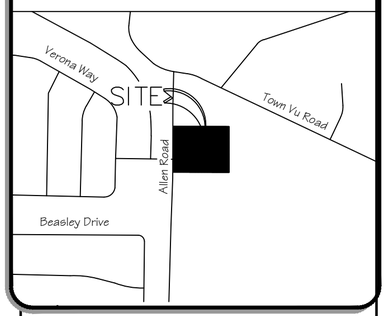
Utility Notes

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

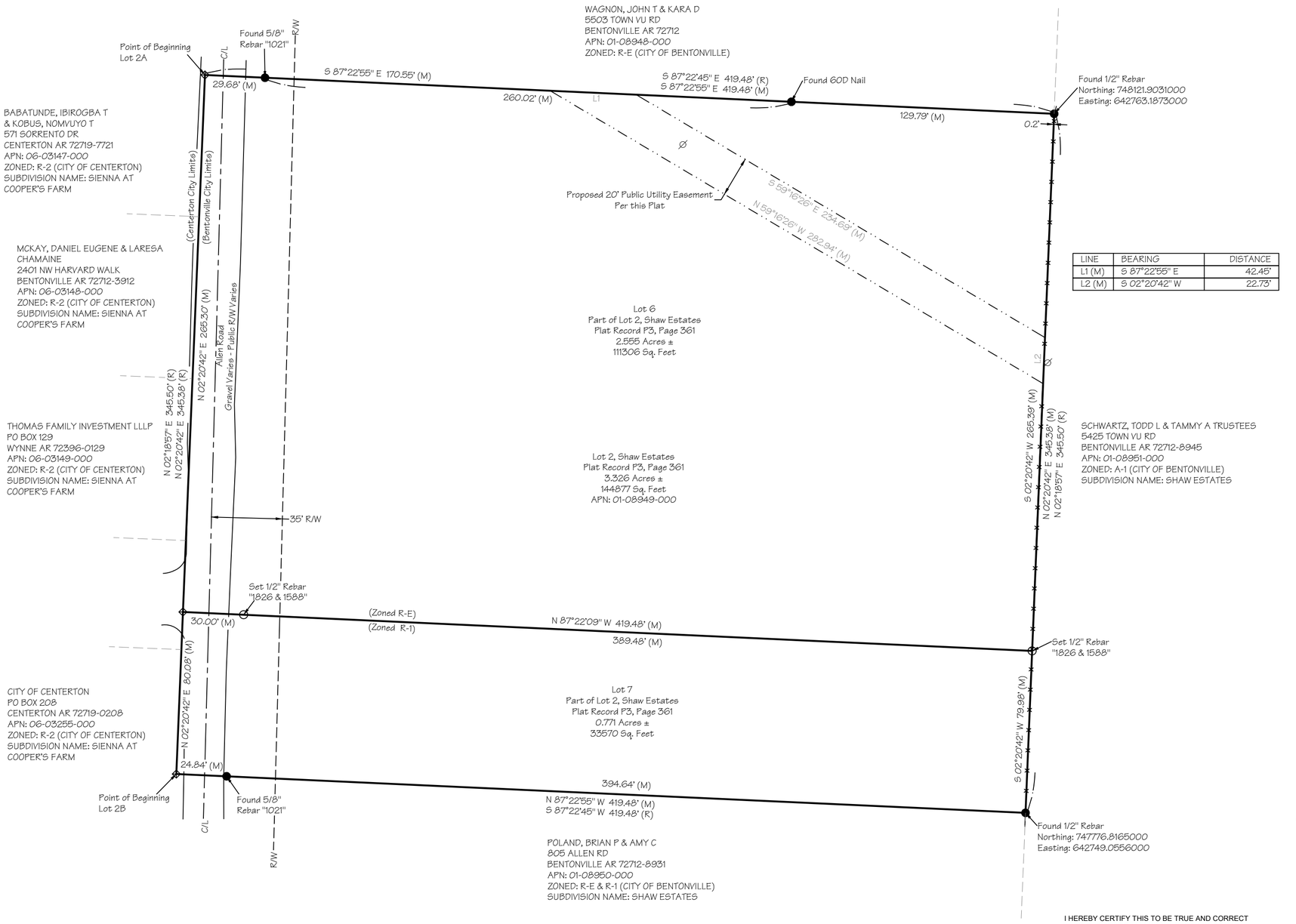
FOR THE USE AND BENEFIT OF:
TABITHA HALBROOK

BENTONVILLE PROJECT NO. LS21-0072

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

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
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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

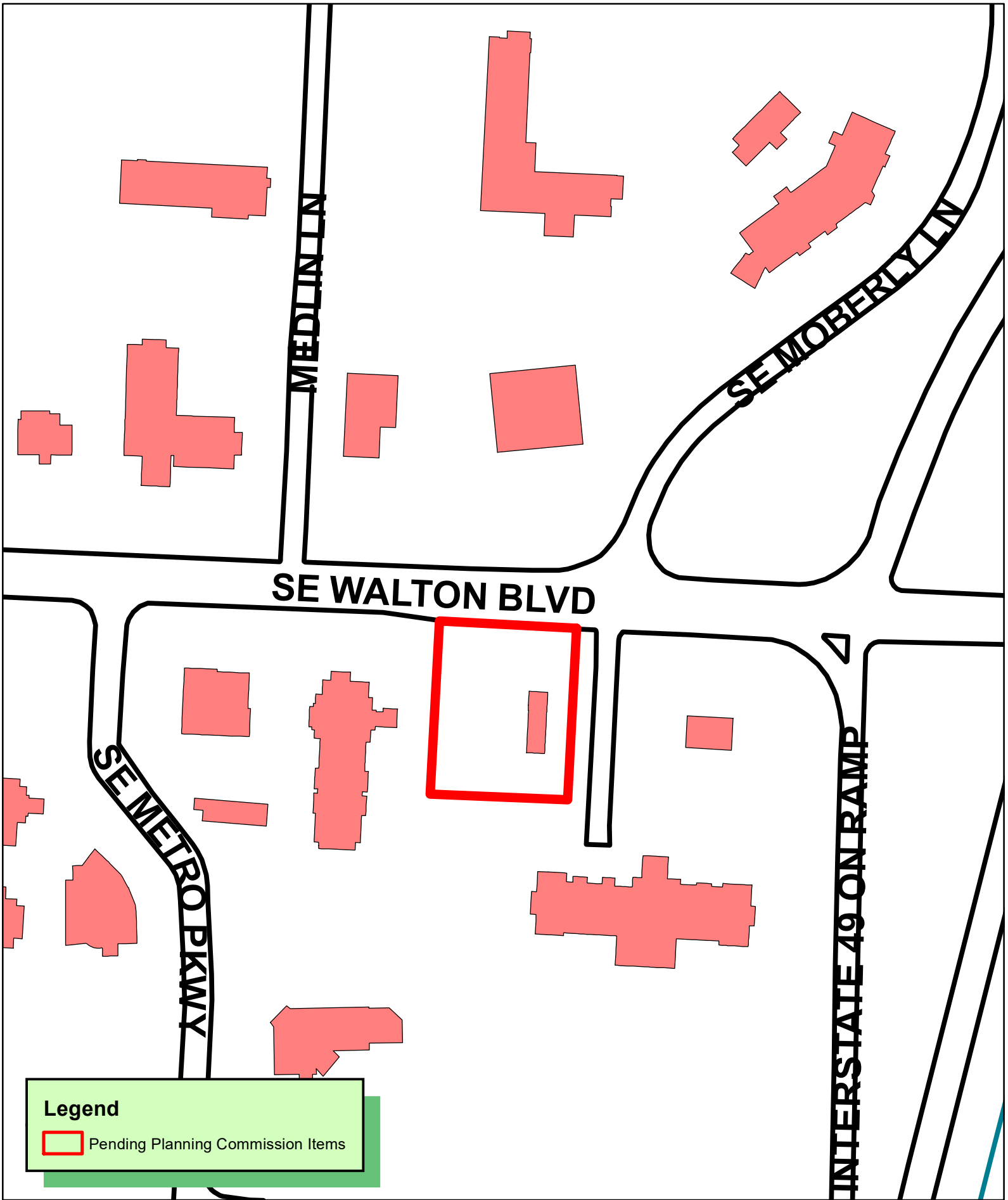
DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JDC 11/10/2021	HM	DDA

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

LOCATION: ALLEN ROAD CENTERTON, AR 72719

FOR THE USE AND BENEFIT OF:

TABITHA HALBROOK



N
W E
S

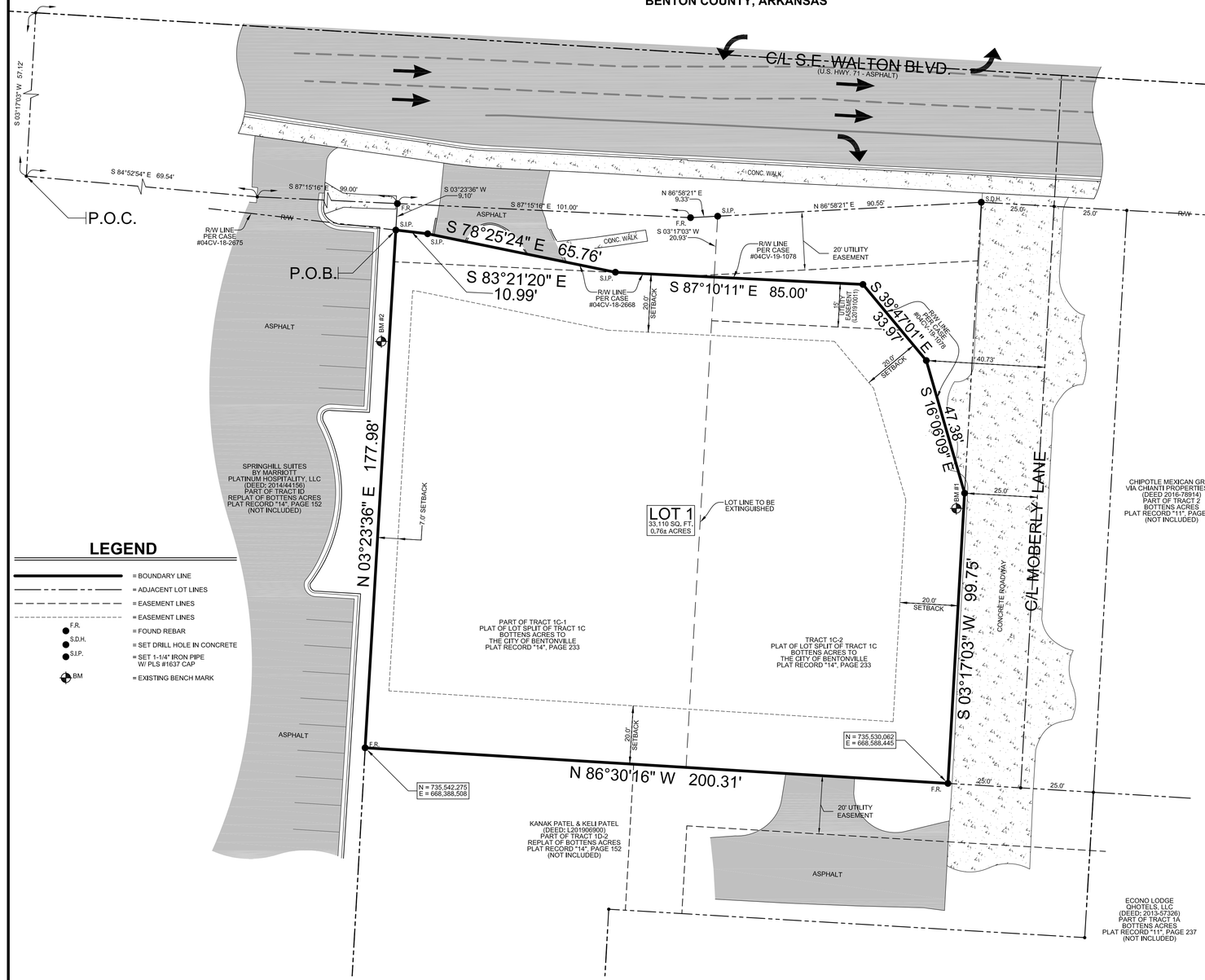
1 inch = 150 feet

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



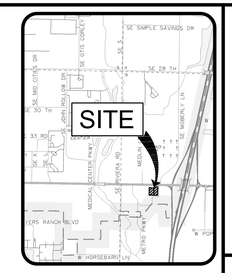
LEGEND

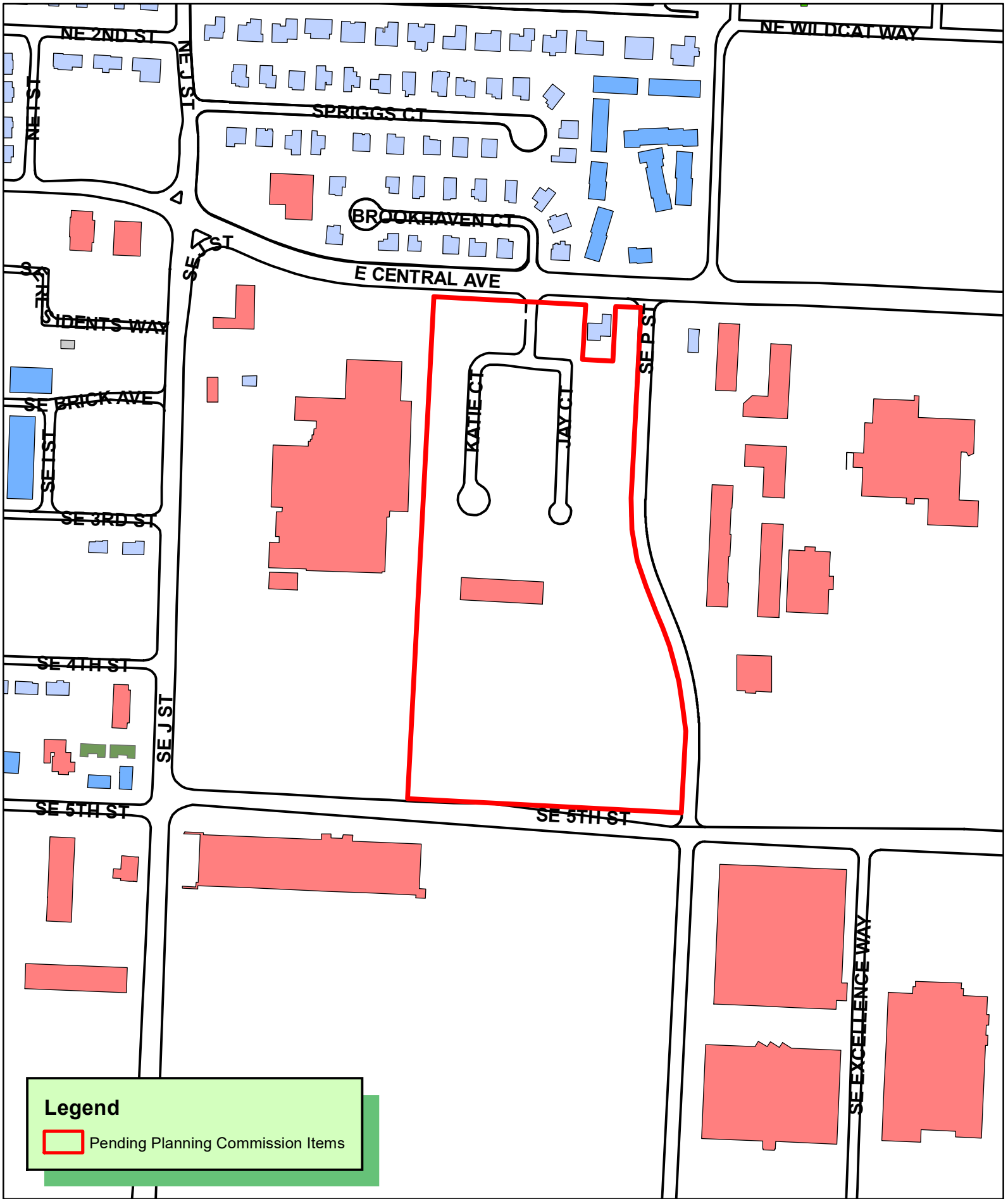
- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = EASEMENT LINES
- = EASEMENT LINES
- F.R. = FOUND REBAR
- S.D.H. = SET DRILL HOLE IN CONCRETE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
- BM = EXISTING BENCH MARK

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
SE 28TH ST
SE 27TH ST
SE 26TH ST
SE 25TH ST
SE 24TH ST
SE 23RD ST
SE 22ND ST
SE 21ST ST
SE 20TH ST
SE 19TH ST
SE 18TH ST
SE 17TH ST
SE 16TH ST
SE 15TH ST
SE 14TH ST
SE 13TH ST
SE 12TH ST
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

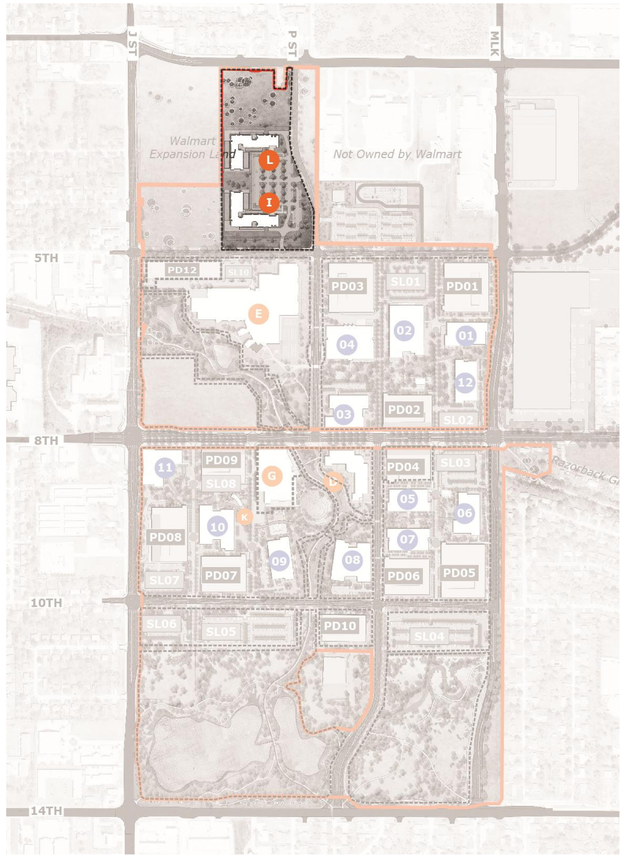


LSD21-0069
LARGE SCALE DEVELOPMENT
WALMART CAMPUS ZONE 2NE
210-310 SE P ST

WALMART

FACILITY # 30064-500

LSD ZONE 2NE



PROJECT CONTACTS

OWNER

WALMART, INC.
2001 SE 10TH ST
BENTONVILLE, AR 72712

CITY OF BETONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING

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STREET DEPARTMENT

DENNIS BIRGE
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ENGINEERING DEPARTMENT

DAN WEESE, PE
CITY ENGINEER
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CITY OF BENTONVILLE (CONTINUED)

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BRENT BOYDSTON
800 S.W. A STREET
BENTONVILLE, AR 72712
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EMAIL:BBOYDSTON@BENTONVILLEAR.COM

WATER DEPARTMENT

BEAU THOMPSON
3200 SW MUNICIPAL DR
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PRESTON NEWBILL
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WASTEWATER DEPARTMENT

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ELECTRIC DEPARTMENT

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CHARLIE BARNES
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PHONE:479-271-3159
EMAIL:CBARNES@BENTONVILLEAR.COM

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1301 FEDERAL WAY
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LOWELL, AR 72745
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EMAIL:JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T

SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, AR 72766
OR LAYNE RHODES
479-442-1977
PHONE:479-442-1967
EMAIL:LR159@ATT.COM

COX COMMUNICATIONS

KIP SMITH
4901 S 48TH STREET
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
PHONE:479-756-1555
EMAIL:MSILVESTRE@BUILDINGANDEARTH.COM

LOCAL CIVIL ENGINEER

JOHN TRAHAN
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE:479-273-9472
EMAIL:JTRAHAN@CEIENG.COM

STEVE PAWLACYK, PE
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PHONE:479-273-9472
EMAIL:SPAWLACZYK@CEIENG.COM

Gensler
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Dallas, TX 75206
Tel 214.273.1500

walter p moore
Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010
USA
Tel (713) 630-7300

swa
SWA
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8TH FLOOR
LOS ANGELES, CA 90017
USA
Tel (213) 236-9090

CEI
CEI
3108 SW Regency Parkway
Bentonville, AR 72712
USA
Tel (479) 273-9472

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1100 Louisiana, Suite One
Houston, TX 77002
USA
Tel (713) 871-8484

ISP DESIGN LIGHTING CONSULTANT
17225 S DIXIE HWY. STE. 201 • MIAMI, FL 33157 • 305.278.1565
ISP
17225 S. Dixie Hwy. Ste. 201
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

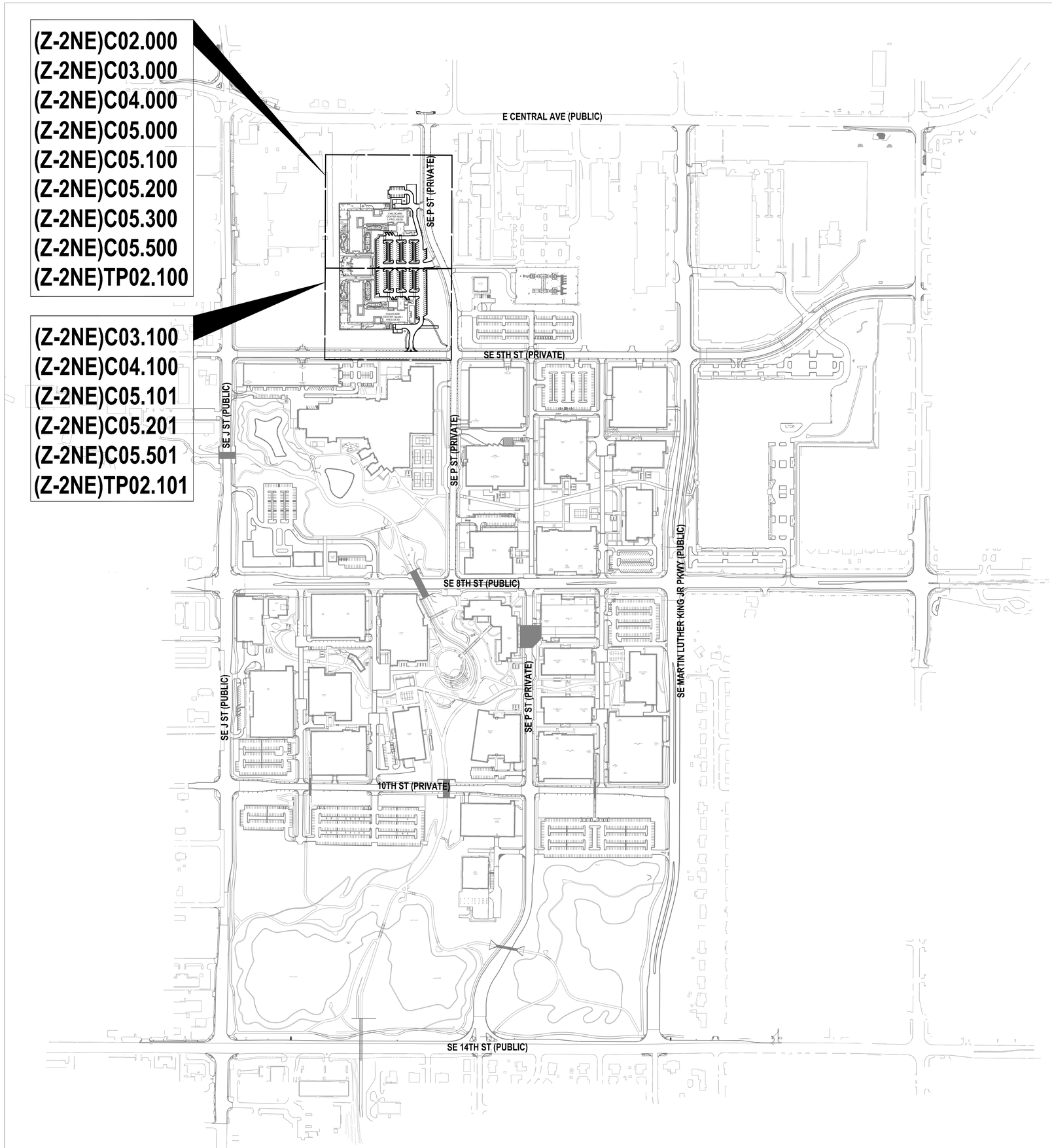
027.7568.000 PROPRIETARY

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'

WALMART CAMPUS

Walmart

BENTONVILLE, AR

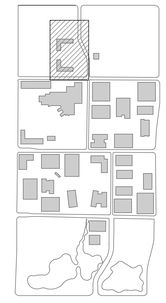
FACILITY # 30064-500

Gensler
5005 Greenville Avenue
Dallas, TX 75206
United States
Tel 214.273.1500
Fax 214.273.1505

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Page Southerland Page, Inc.
1100 Louisiana, Suite One
Houston, TX 77002
TEL 713 871 8484
FAX 713 871 8440
ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin / Dallas / Denver / Dubai / Houston / Mexico City / Phoenix / San Francisco / Washington DC / International Affiliate Offices

Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
walter p moore
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

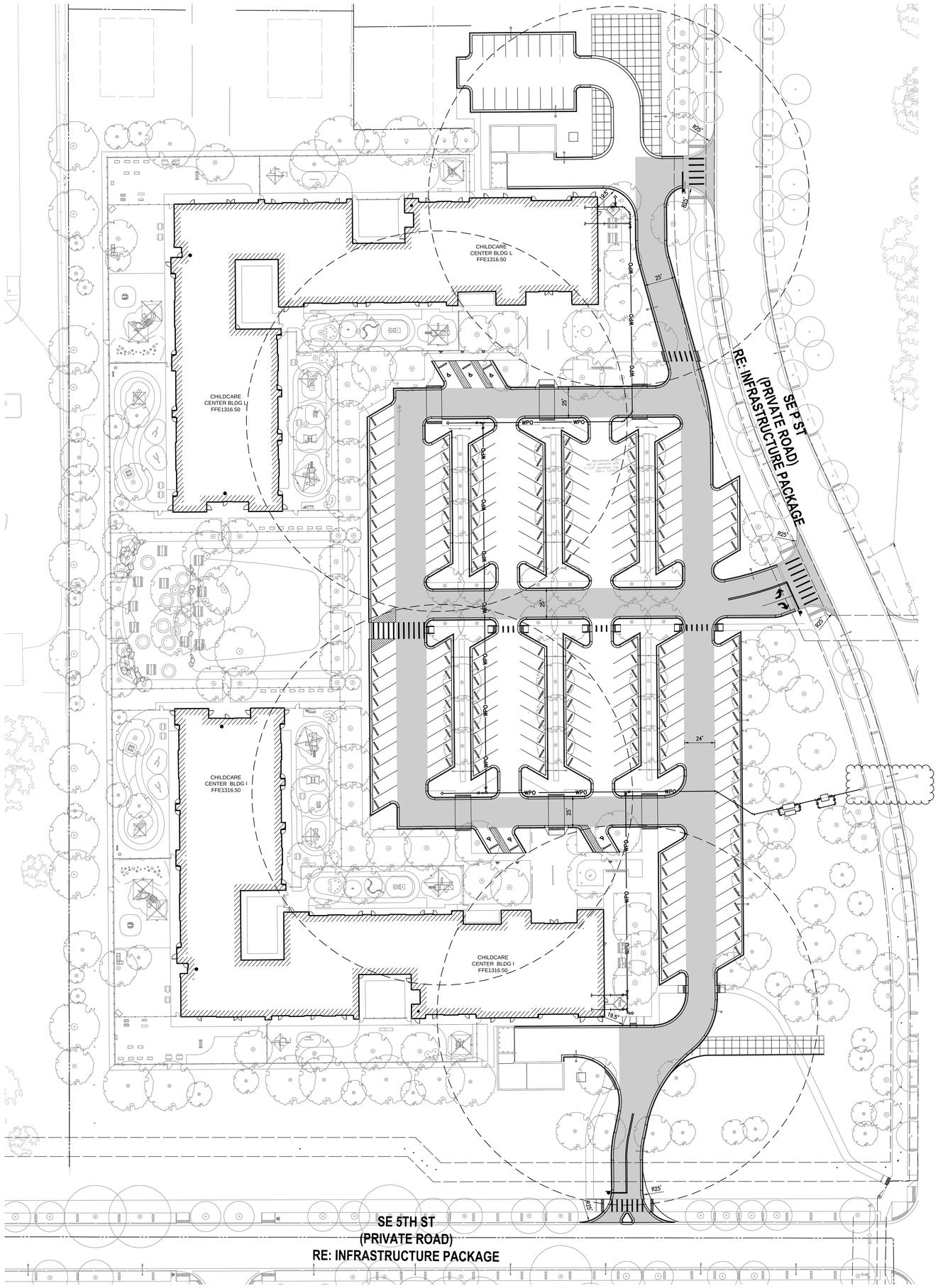
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SITE-Z2NE	V1	(Z-2NE)C01.100

City of Bentonville Project No. LSD21-0069

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Dec 29, 2021 - 12:21am \\walterpmoore.com\files\projects\AUS\2018\18031-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Site\Child Cad\rvt\MC_CC_WPM_C_DV_LA-M2018031009.dwg



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walter p moore

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.: 118208
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

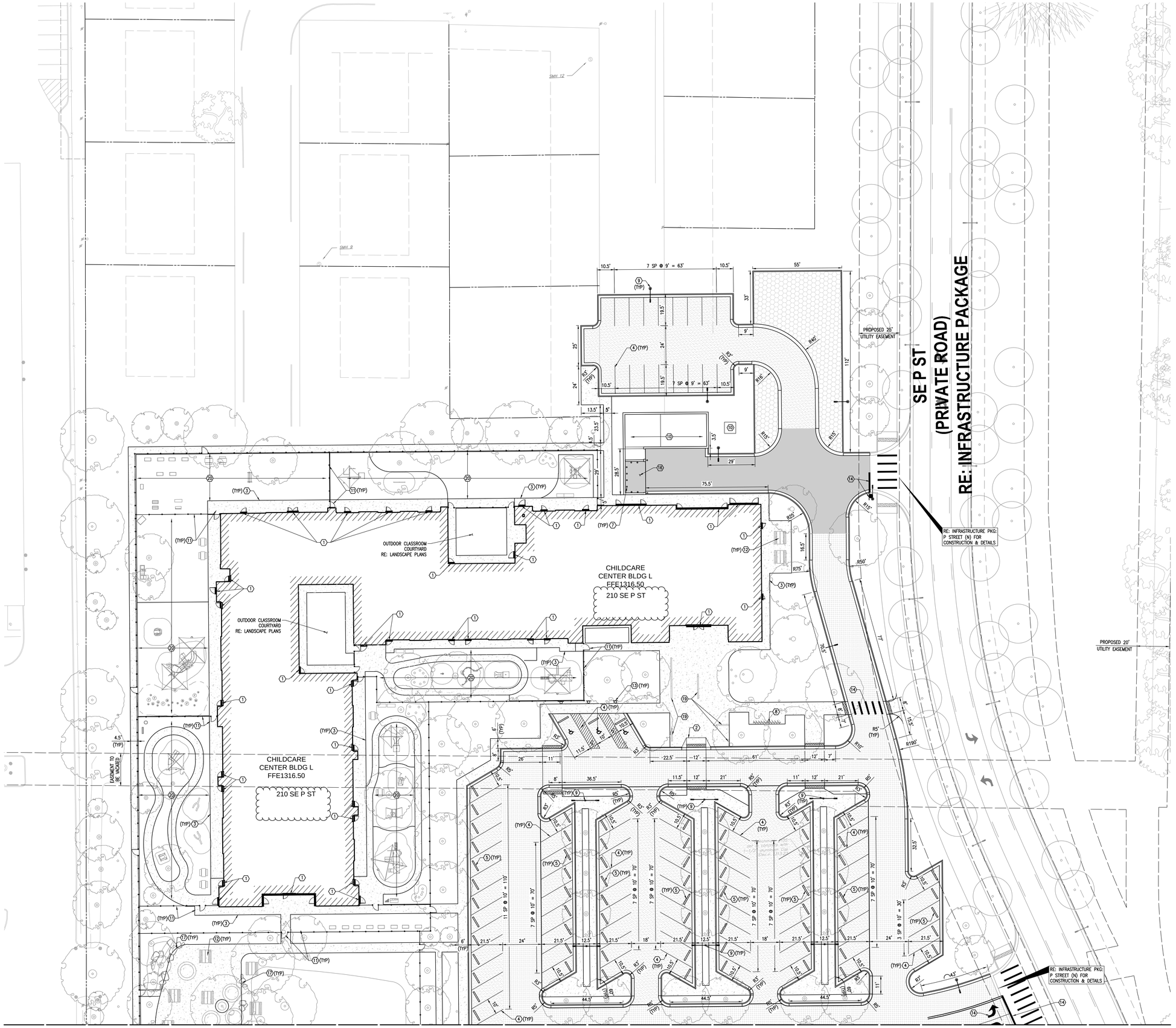
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SITE-Z2NE	V1	(Z-2NE)C02.000

City of Bentonville Project No. LSD21-0069

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Dec 28, 2021 - 11:39pm \\walterpmoore.com\files\projects\MA\20\18103\18103-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Sheet\Child Care\WMC_C/C_WPM_C_FIRE PROTECTION_M03180310 9.dwg



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:

1. REPLACE HEAVY DUTY PAVEMENT FROM 8" CONCRETE TO 2" ASPHALT PAVEMENT (2.5" BINDER COURSE AND 6" AGGREGATE BASE).
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).

N

20 10 0 20

SCALE: 1" = 20'

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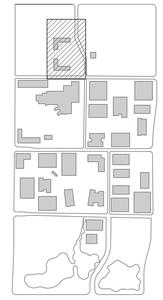
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KEY PLAN



Date	Description
11.10.2021	PRE-APP REQUEST
12.13.2021	1ST PLANNING COMMISSION
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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)C03.000

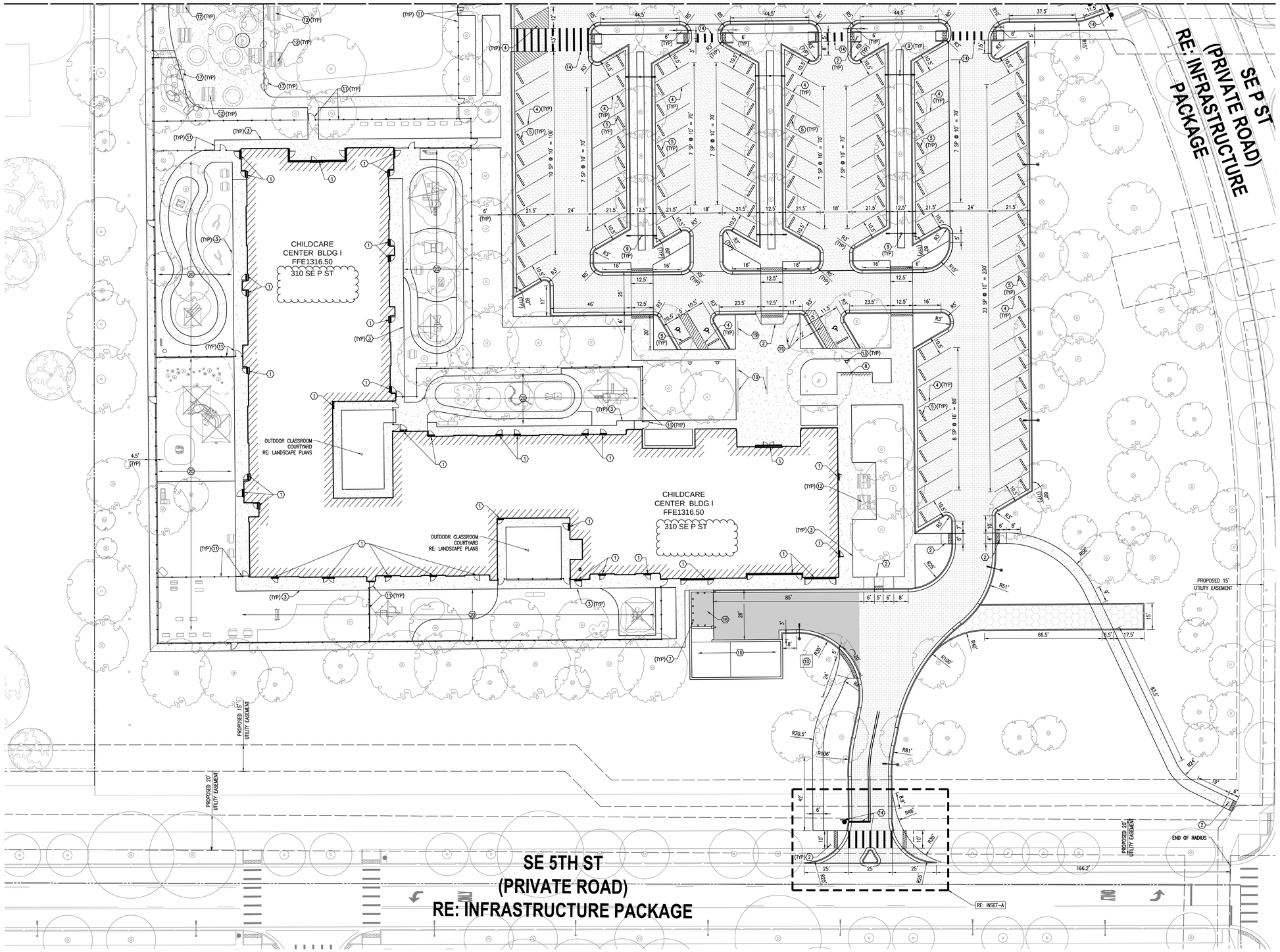
City of Bentonville Project No. LSD21-0069

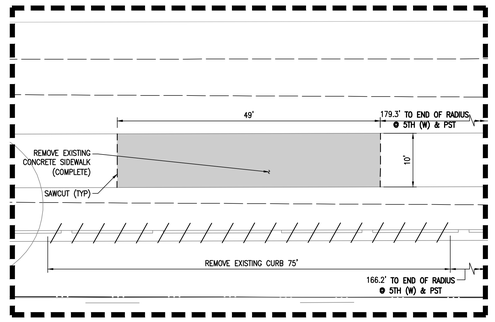
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MATCHLINE SHEET (Z-2NE)C03.000





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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Key Notes:

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4	C06.001M MTP 1 PAVEMENT MARKINGS
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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)
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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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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)C03.100

City of Bentonville Project No. LSD21-0069

2021 ensler

Dec 28, 2021 - 11:37pm \\walterpmoorb.com\files\projects\0430\2018\18031-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Site\Child Care\WMC_CC_WPM_C_LA-M0318031I09.dwg

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.

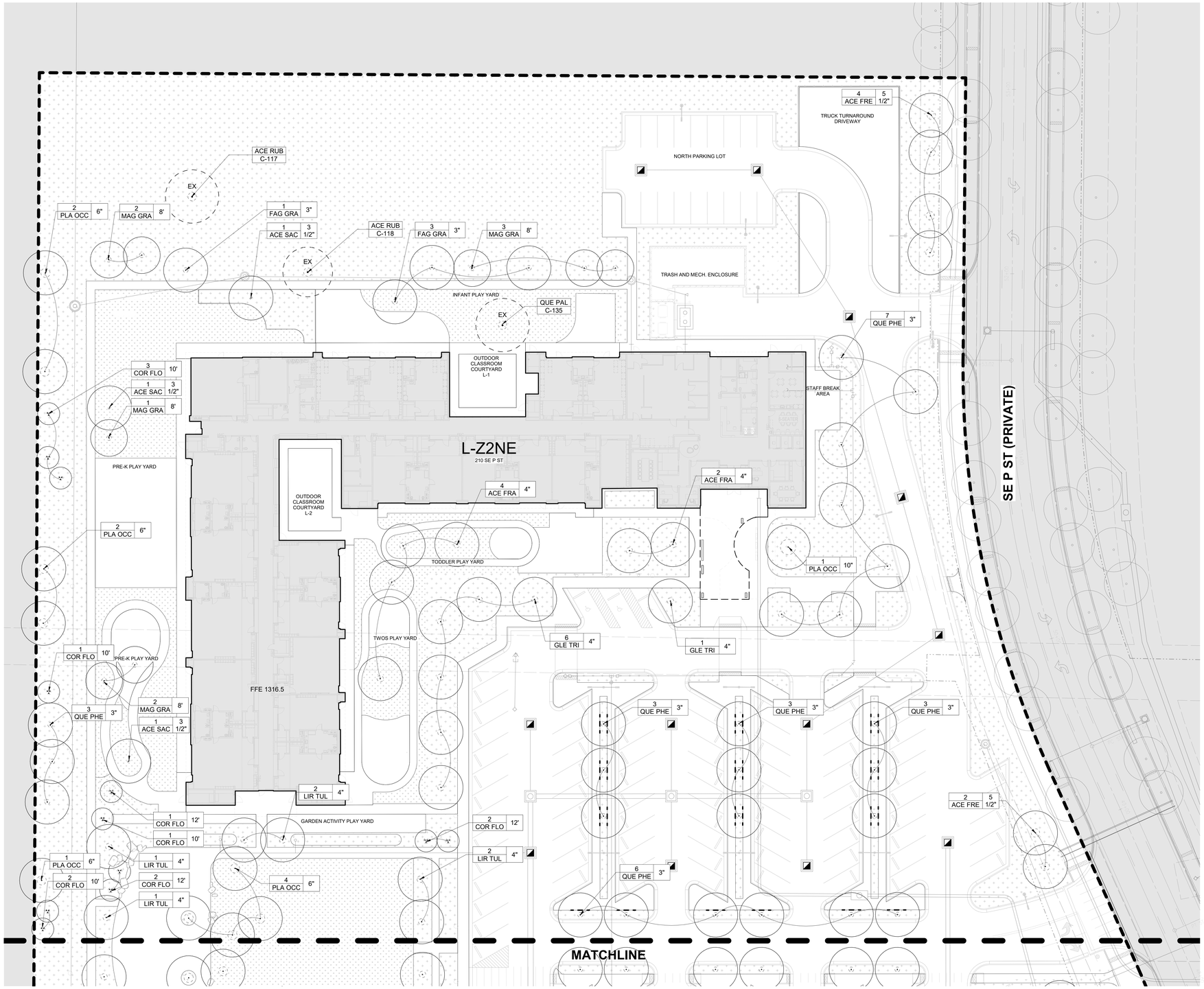
LEGEND:

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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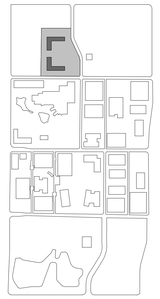
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KEY PLAN



△	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

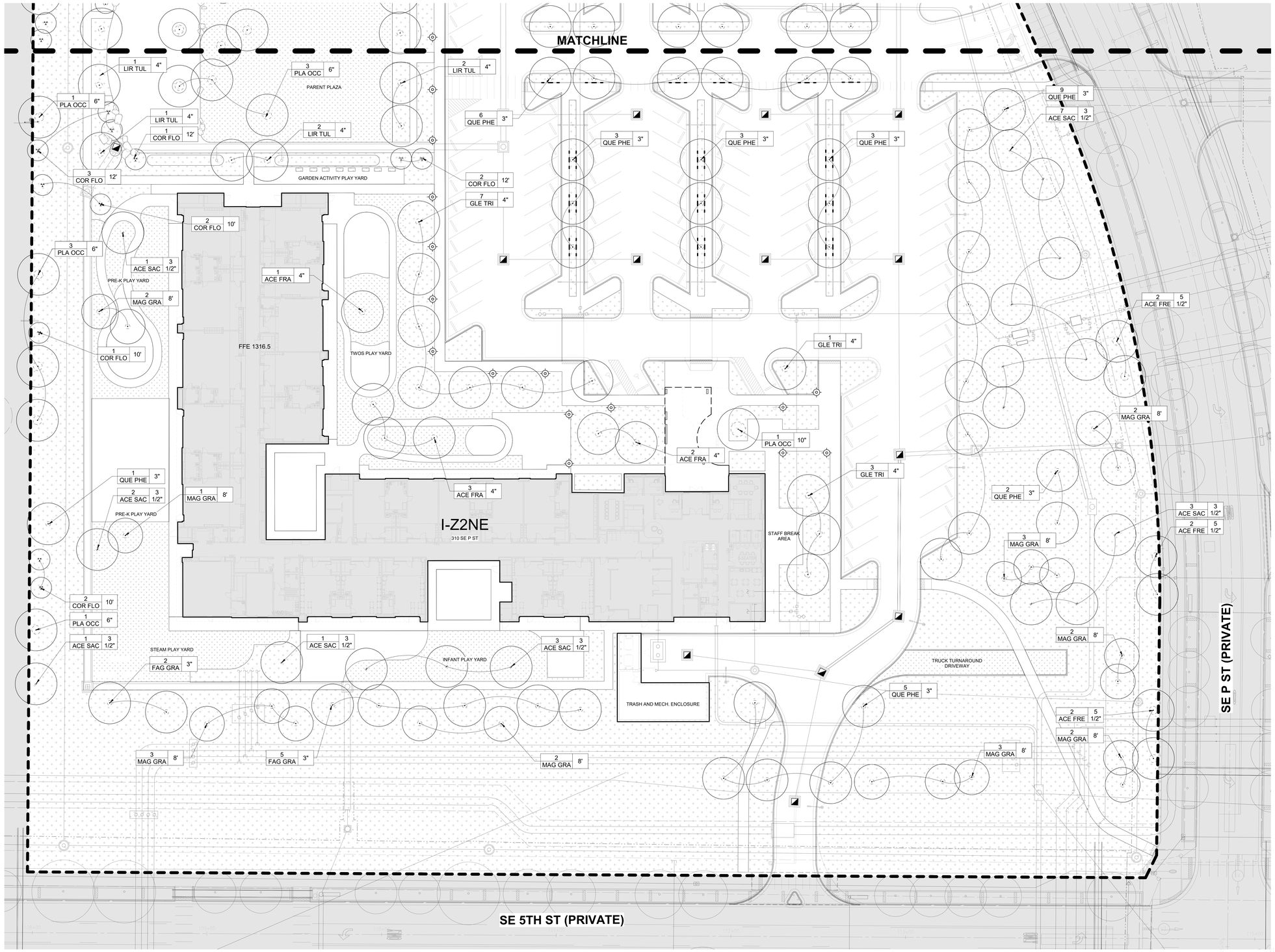
Scale
1" = 20'-0"

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
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
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COR FLO	CORNUS FLORIDA	FLOWERING DOGWOOD

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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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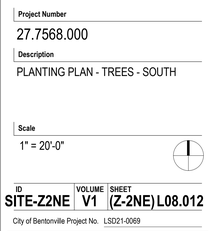
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KEY PLAN



△	Date	Description
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	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"

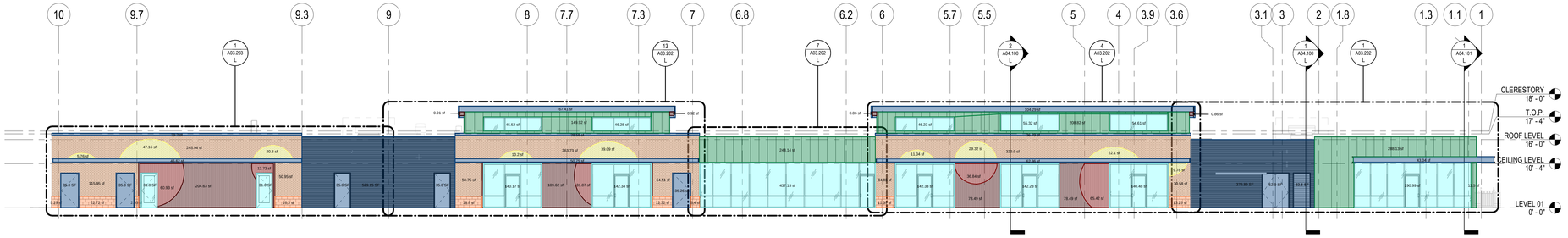
ID	VOLUME	SHEET
SITE-Z2NE	V1	(Z-2NE) L08.012

City of Bentonville Project No. LSD21-0069

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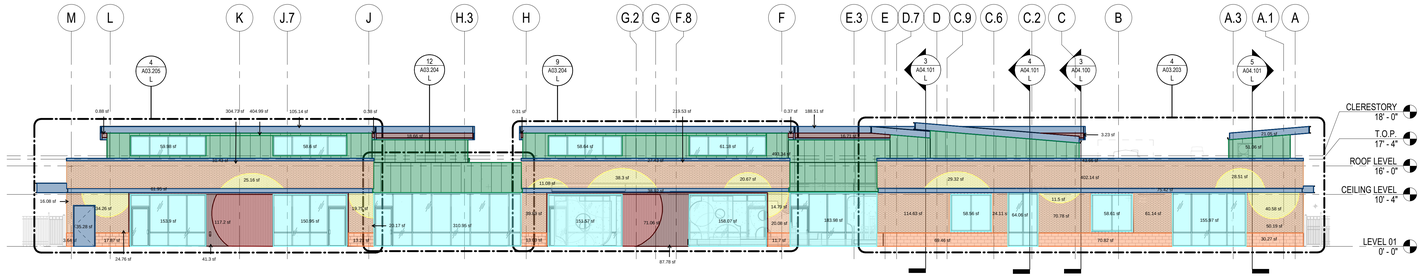
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195.25 SF	BRICK (COLOR)
106.02 SF	BURNISHED BLOCK
474.78 SF	WOOD COMPOSITE 1
208.79 SF	WOOD COMPOSITE 2
909.04 SF	CORRUGATED METAL
1,745.65 SF	GLAZED
908.51 SF	COLOR METAL
00.0 SF	CONCRETE
692.01 SF	METAL (CHARCOAL)
0.00 SF	TILE



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

1

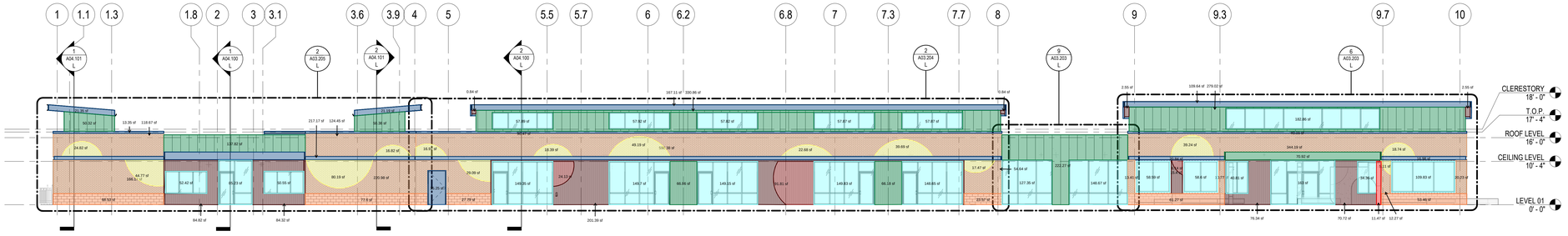
1,368.23 SF	BRICK (FIELD)
273.92 SF	BRICK (COLOR)
230.00 SF	BURNISHED BLOCK
168.87 SF	WOOD COMPOSITE 1
376.52 SF	WOOD COMPOSITE 2
0.00 SF	CORRUGATED METAL
1,685.02 SF	GLAZED
949.39 SF	COLOR METAL
0.00 SF	CONCRETE
597.36 SF	METAL (CHARCOAL)
0.00 SF	TILE



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



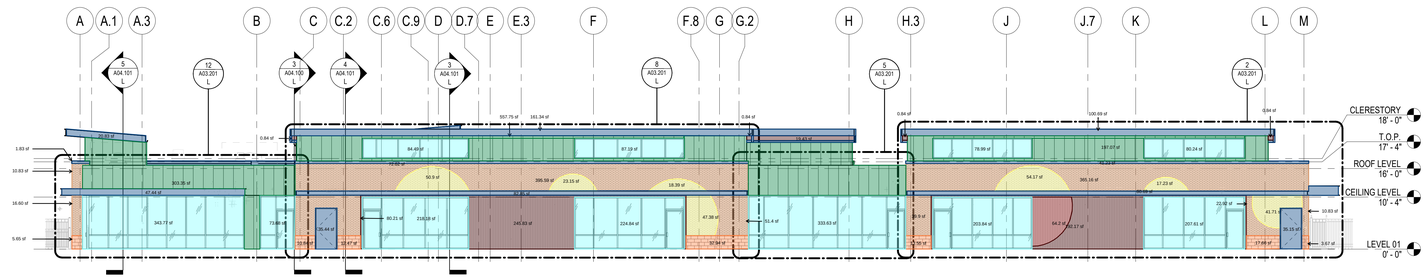
MAIN ENTRY - SOUTH
SCALE: 3/32" = 1'-0"

3

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

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



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)

Page/

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

TEL 713 871 8484
FAX 713 871 8440

ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin / Dallas / Denver / Dubai / Houston / Mexico City / Phoenix / San Francisco / Washington DC / International Affiliate Offices

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. XXXXXXXXXXXXXXXXX

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PERSPECTIVE 2



PERSPECTIVE 1



PERSPECTIVE 4



PERSPECTIVE 3



PERSPECTIVE 5

SHEET NOTES

GENERAL NOTES

BRICK - RUNNING BOND

BURNISHED BLOCK - RUNNING BOND

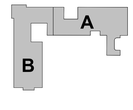
1" INSULATED VISION GLASS

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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Austin / Dallas / Denver / Dubai / Houston / Mexico City / Phoenix / San Francisco / Washington DC / International Affiliate Offices

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

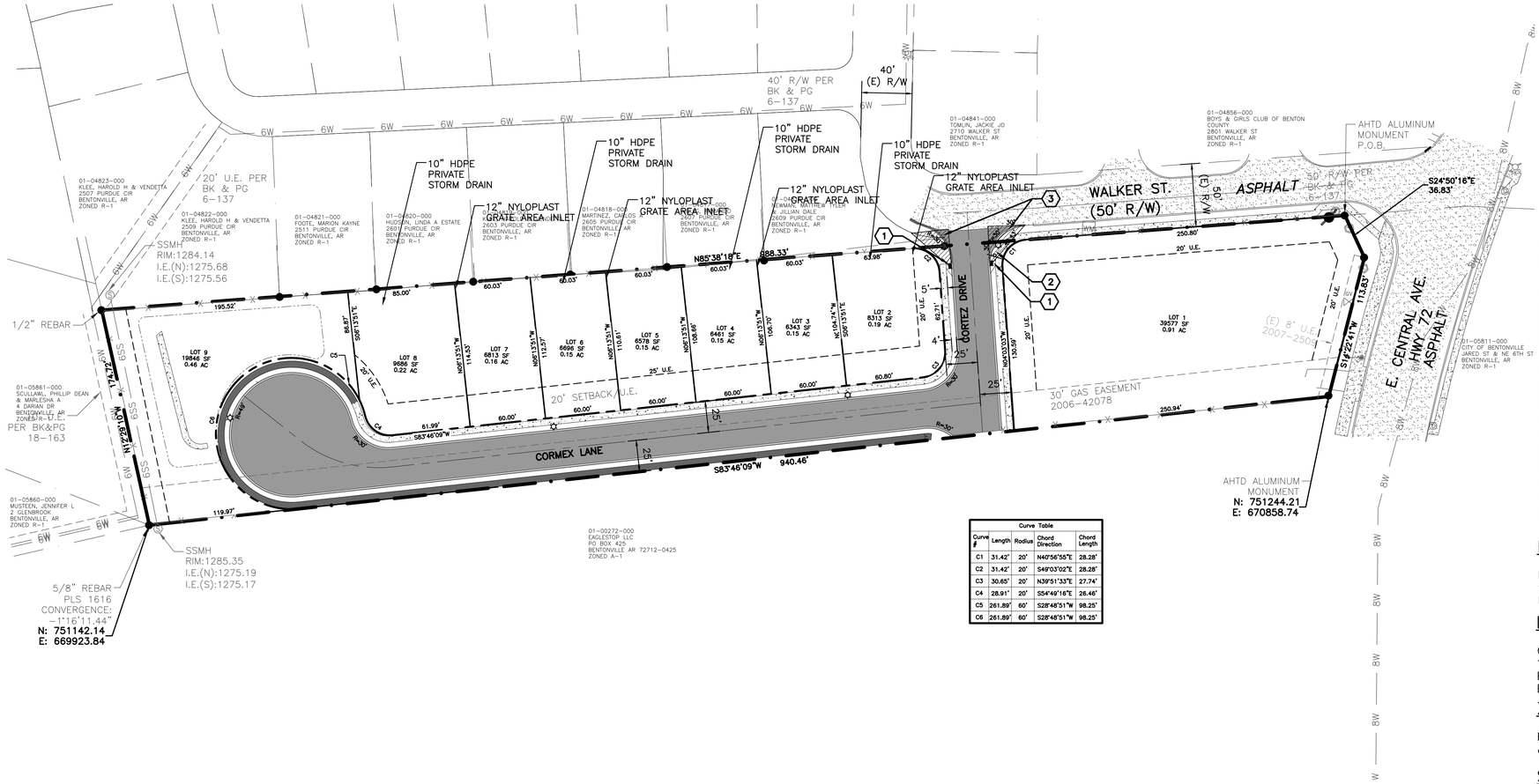
City of Bentonville Project No. XXXXXXXXXXXXXXXXXX

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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'

NORTH

50 0 50

SCALE 1" = 50'

LEGEND

EXISTING	(E)
FOUND IRON PIN	●
SET 1/2" IRON PIN PLS 1519	○
PROPERTY LINE	
EXISTING GRAVEL	
EXISTING ASPHALT	
PROPOSED CENTERLINE OF ROAD	
PROPOSED LOT	
PROPOSED RIGHT OF WAY	
PROPOSED ASPHALT	
PROPOSED EASEMENT	
PROPOSED STREETLIGHT	✲
PROPOSED UTILITY EASEMENT	U.E.
PROPOSED DRAINAGE EASEMENT	D.E.
PROPOSED SIDEWALK BY DEVELOPER	
SIDEWALK BY HOME BUILDER	
PROPOSED FIRE HYDRANT	

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.

SURVEY DESCRIPTION (PN#01-00271-000)

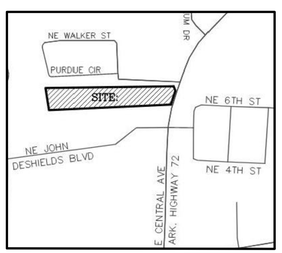
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

PP21-0024

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

NOT FOR CONSTRUCTION

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

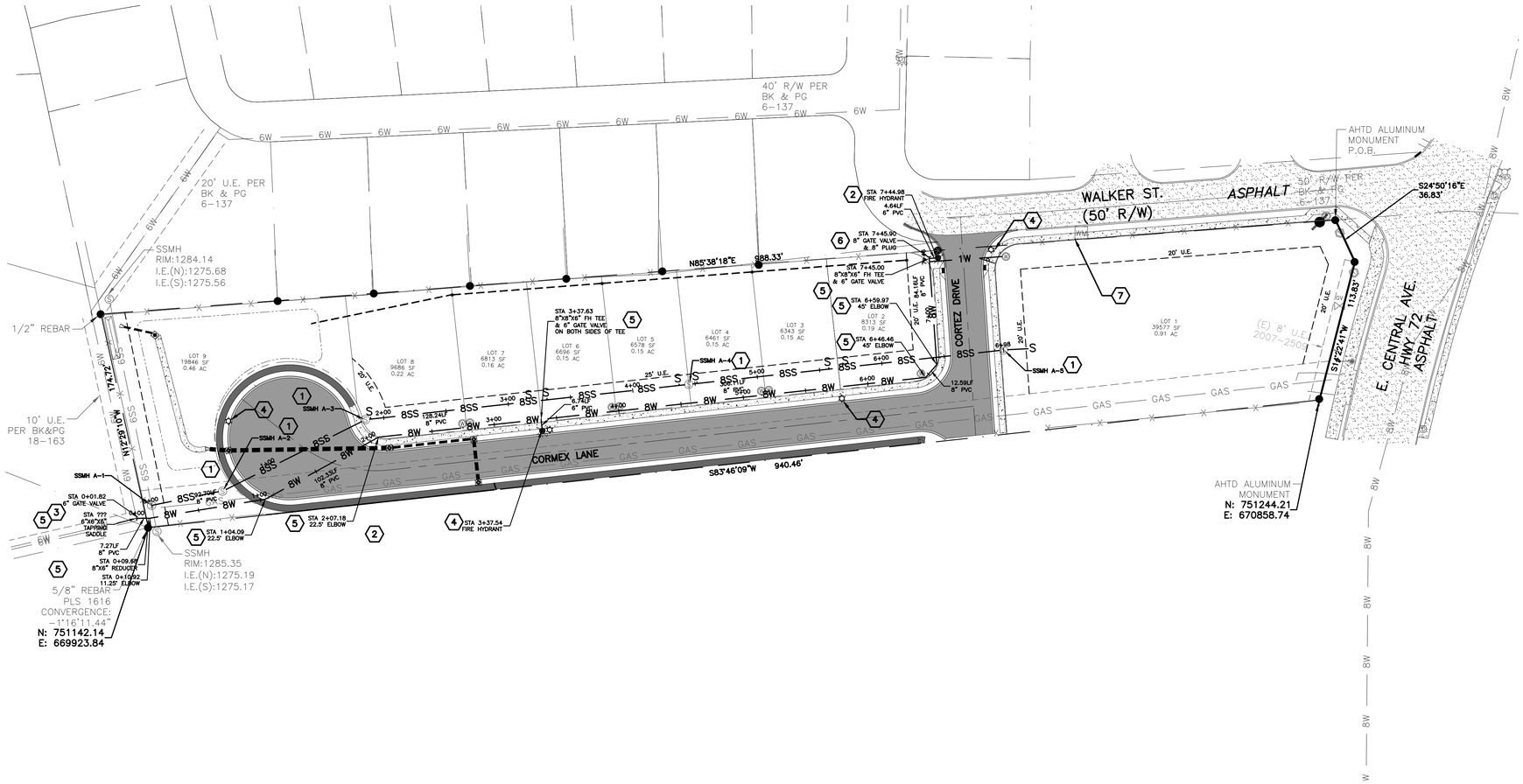
CORMEX, LLC
1008 COVEY PL, BENTONVILLE, AR 72712

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

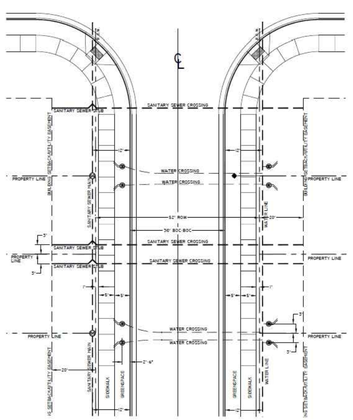
SCALE 1" = 50'

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
1008 COVEY PL, BENTONVILLE, AR 72712

920 SUISUN US DR, STE B
FAIRFIELD, CA 94534
O: (479) 364-0028
D: (479) 387-2004
M: (909) 709-0063
EMAIL: jason@ece-plic.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

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Animal Services Building

801 SW 41st Street
PC Date: 1/18/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0017
Applicant / Current Owner	City of Bentonville
Site Area	+/- 1.39 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	High-Density Residential (HDR)
Development Type / Use	Animal Services Building

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 801 SW 41st Street. It is currently zoned A-1, Agricultural with a Future Land Use Designation of High-Density Residential.

Project Details
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 per the requirements of the Land Development Code. The primary materials depicted on the exterior elevations are brick, 24-gauge pre-finished architectural metal panel, and glass.

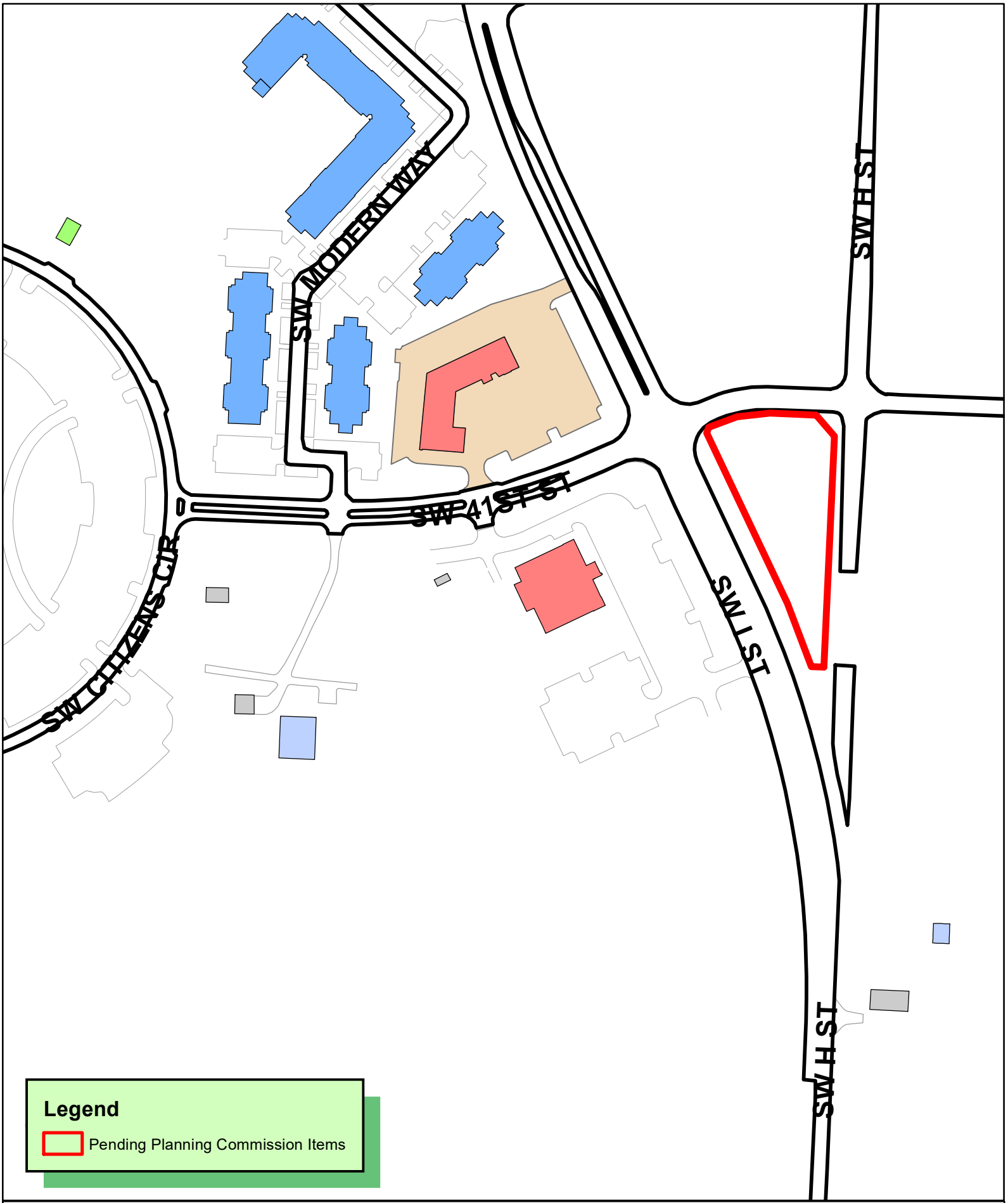
Projected Traffic Impact
This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards, no direct ingress from SW I, and the use of the existing street network should help alleviate potential impacts.

Waivers
Two 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 centerline of the drive, instead of a minimum of 250 feet.
- A waiver from Article 1100 Development Standards, Section 100.21 Large-Scale Development design standards requires a minimum of two primary building materials consisting of at least 75 percent of the wall area. No Single Primary material shall constitute less than 25% of the wall area. The applicant requests to have the majority of their wall as brick to be consistent with other municipal buildings in the City.

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

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



N
W E
S

1 inch = 200 feet

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

THE CITY OF BENTONVILLE

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

January 11, 2022

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

Re: Request for Waiver of Sec 1100.21 Ordinance on Primary Building Material Percentages

Planning Commission,

I am writing in regards to the new City of Bentonville Animal Services Building at 801 SW 41st St., Bentonville, AR. We would like to request a waiver on Sec 1100.21 Large scale development design standard "a minimum of two primary building materials is required consisting of at least 75 percent of the wall area. No single Primary Material shall constitute less than 25% of wall area. The standard shall apply to all sides of the building."

We had originally designed this building to have greater than 75% brick facades to match other Bentonville City buildings, ie City Hall and the Downtown Activity Center. The proposed red and blonde color of bricks will match these buildings, along with a standing seam green roof. During the initial LSD drawing review, it was brought to our attention that the two colors of brick and precast concrete accent bands would not meet the above referenced standard. To satisfy this request, we replaced at least 25% of the brick on the south, north, and east elevations with an architectural metal panel. The owner has requested for this change to possibly be redacted and returned to brick veneer, both for aesthetics and longevity/durability of the brick over the metal panels, thus the need for this variance request. We feel that the look of the brick to signify a City of Bentonville building and the durability of the brick to create a long-lasting building is a viable reason for this variance to be considered.

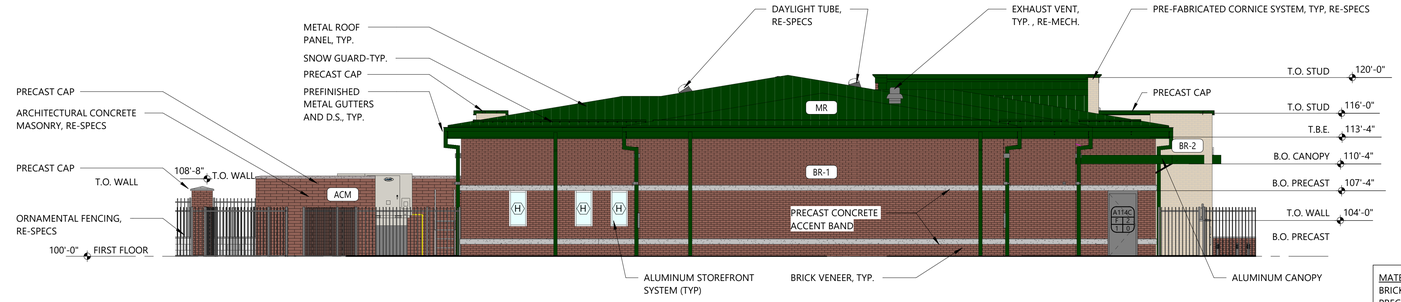
We ask that you accept our request for a waiver by reviewing the attached color elevations that show the proposed all brick facades. If you have any questions or comments, please reach me by phone (479) 464-4965 or by email at rhurban@hjarch.com. Thank you for your consideration and we look forward to see this building built and opened for the City and its residents.

Regards,



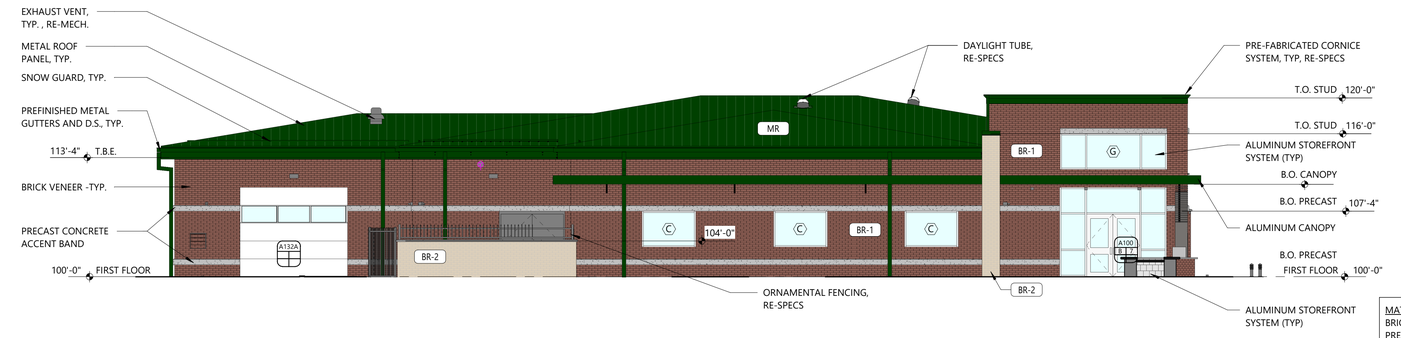
Randall Hurban
Vice President
Hight Jackson Associates

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



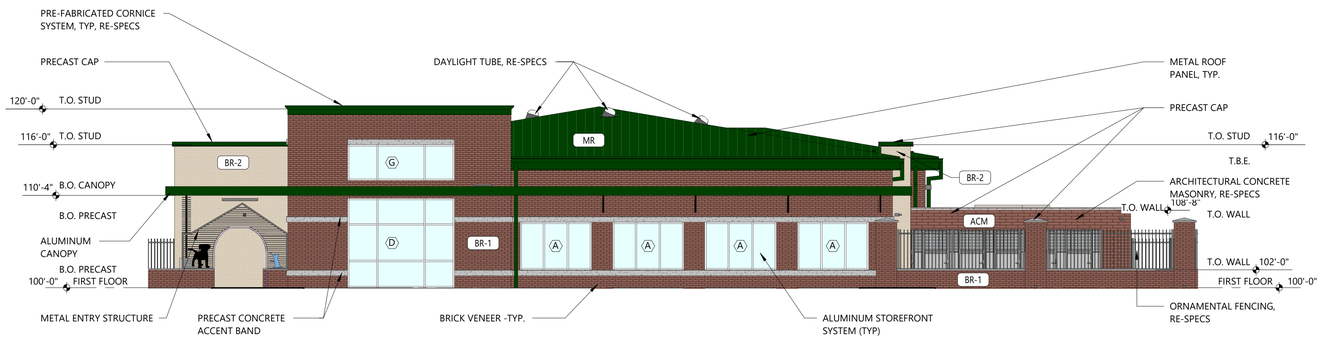
MATERIAL PERCENTAGES:
BRICK VENEER: 86.6%
PRECAST: 9.3%
STOREFRONT: 2%

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



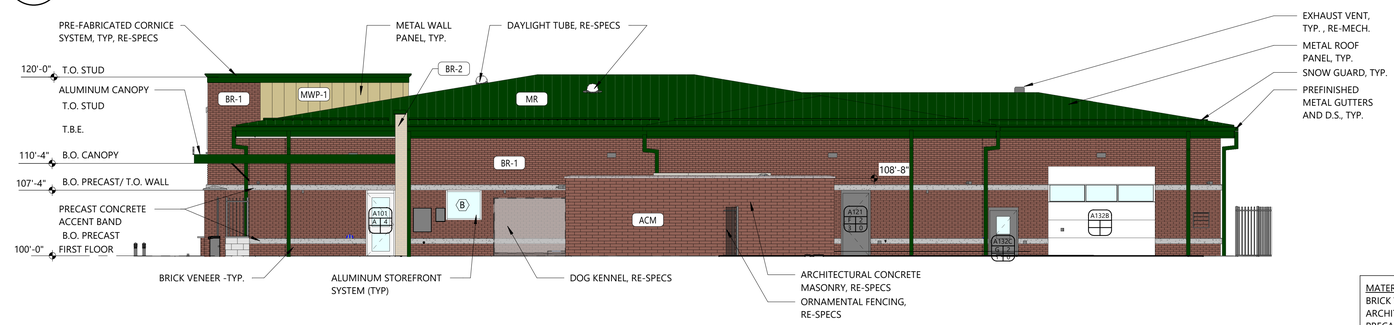
MATERIAL PERCENTAGES:
BRICK VENEER: 70.2%
PRECAST: 7.8%
STOREFRONT: 15%

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"

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

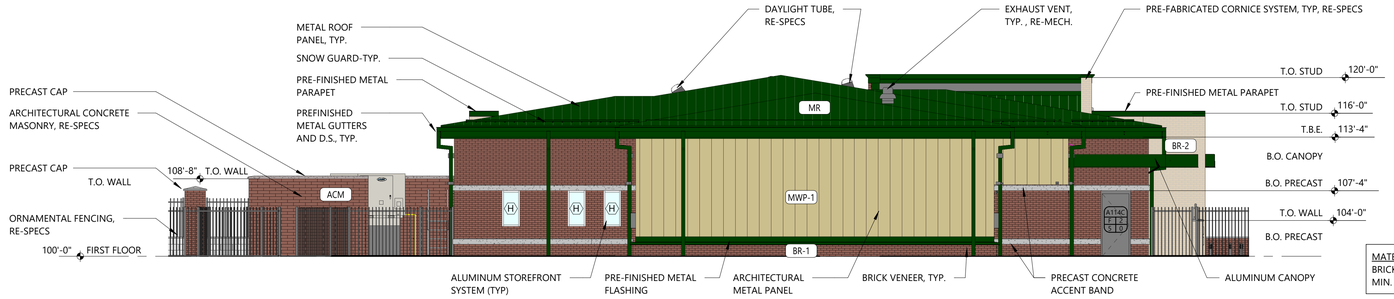
DRAWN BY: PM
CHECK BY: RH
ISSUE DATE: 01/11/2022
PROJECT NO.: 1960.1

REVISION DATE

DATE	DESCRIPTION

EXTERIOR COLOR ELEVATIONS
SHEET
A4.2

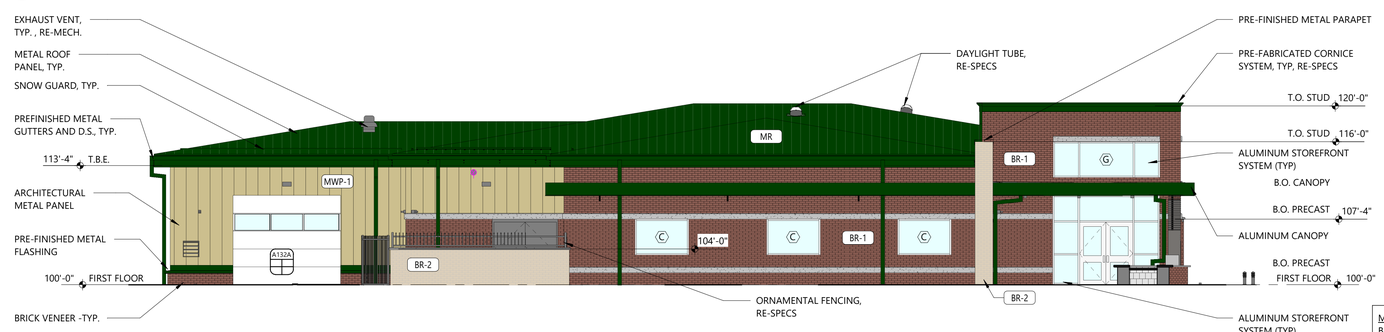
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L4 East Elevation
1/8" = 1'-0"

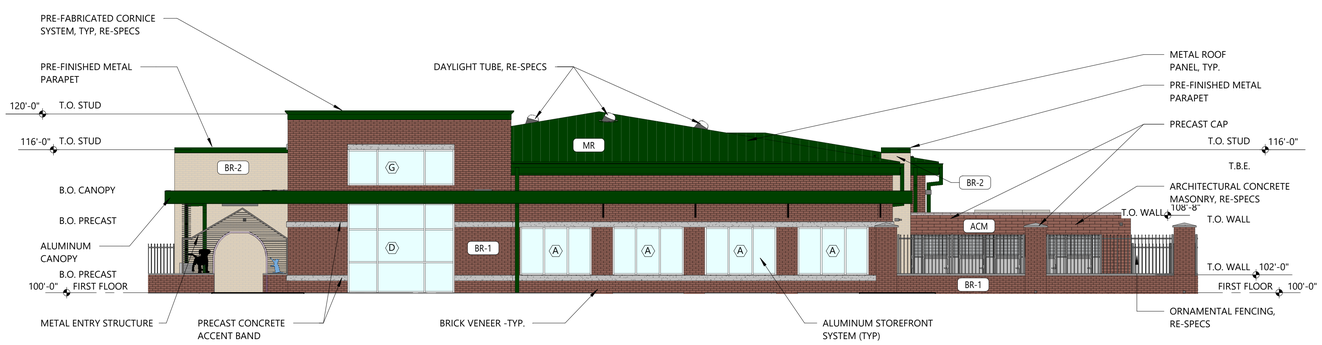
EXTERIOR MATERIALS SCHEDULE/LEGEND		
	BR-1	"COLOR" BRICK VENEER
	BR-2	"COLOR" BRICK VENEER
	ACM	ARCHITECTURAL CONCRETE MASONRY
	MWP-1	METAL WALL PANELS
	MR	METAL ROOF

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



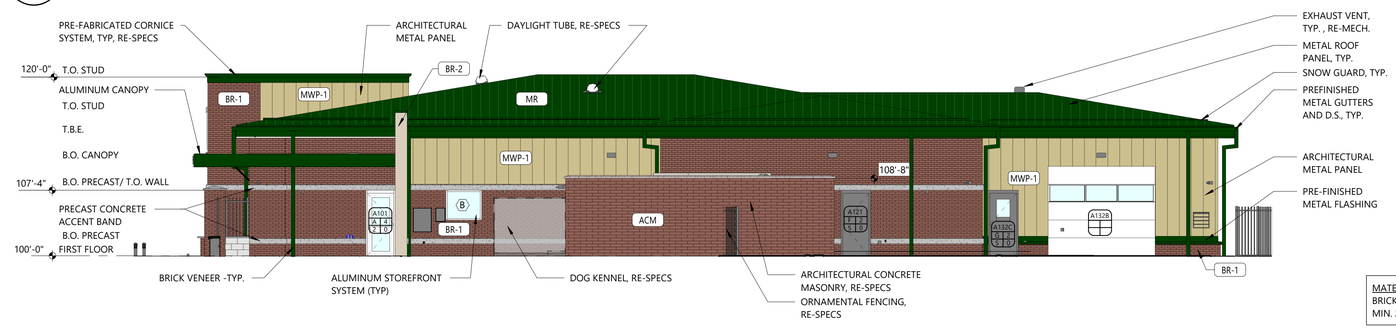
MATERIAL PERCENTAGES:
BRICK VENEER: 75%
MIN. 24GA ARCHITECTURAL METAL PANEL: 25%

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"

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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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April 2021

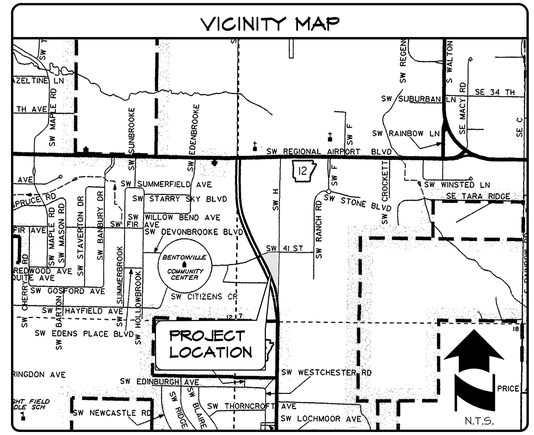
Large Scale Development Plans

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

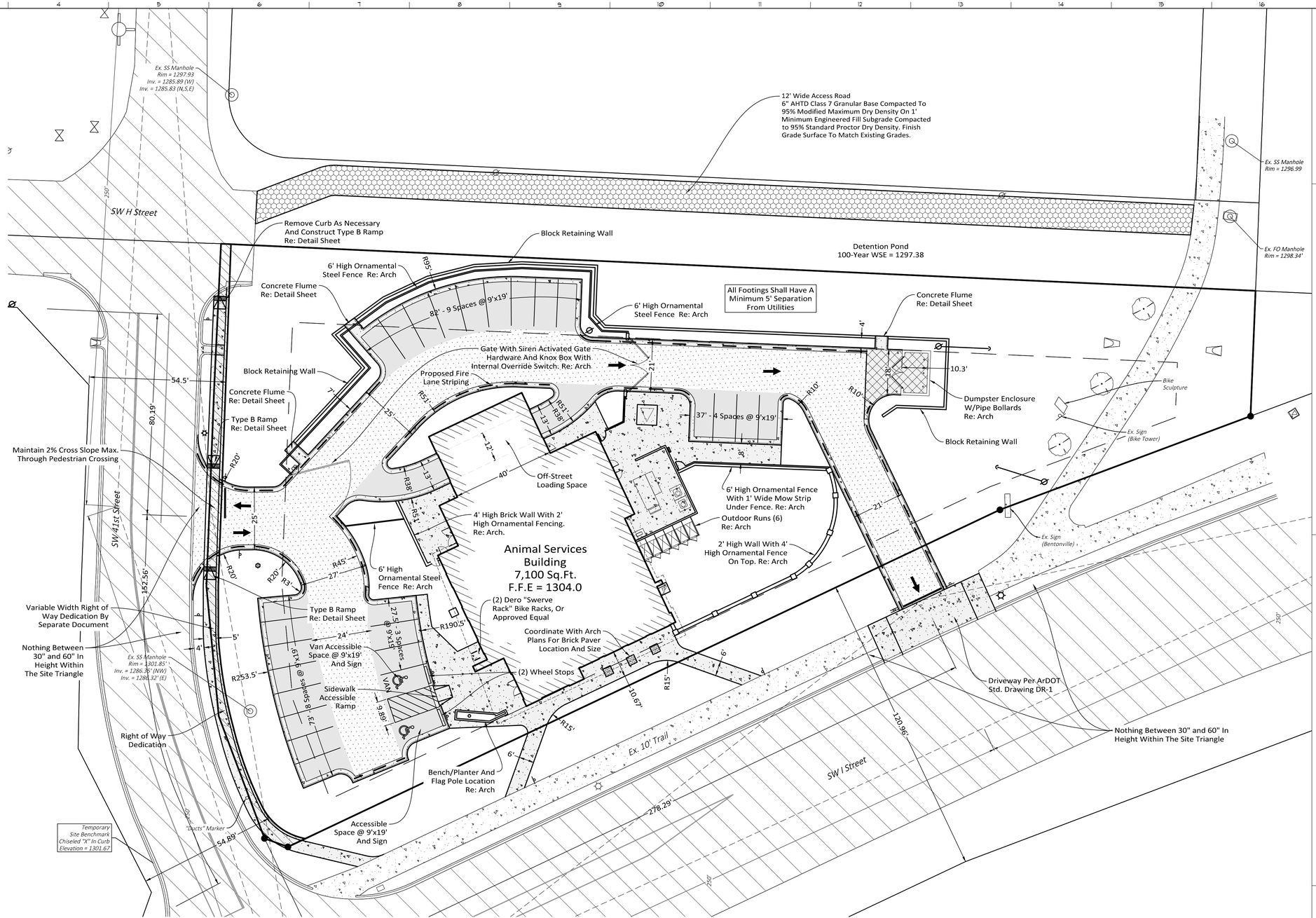
STORMWATER
CONTACT: JANET PAITH
PHONE: (479) 271-5002
jpaith@bentonvillear.com

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.

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20 0 20
Scale in Feet

CITY PROJECT #LSD21-0017

SITE DIMENSION PLAN

MORRISON SHIPLEY
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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

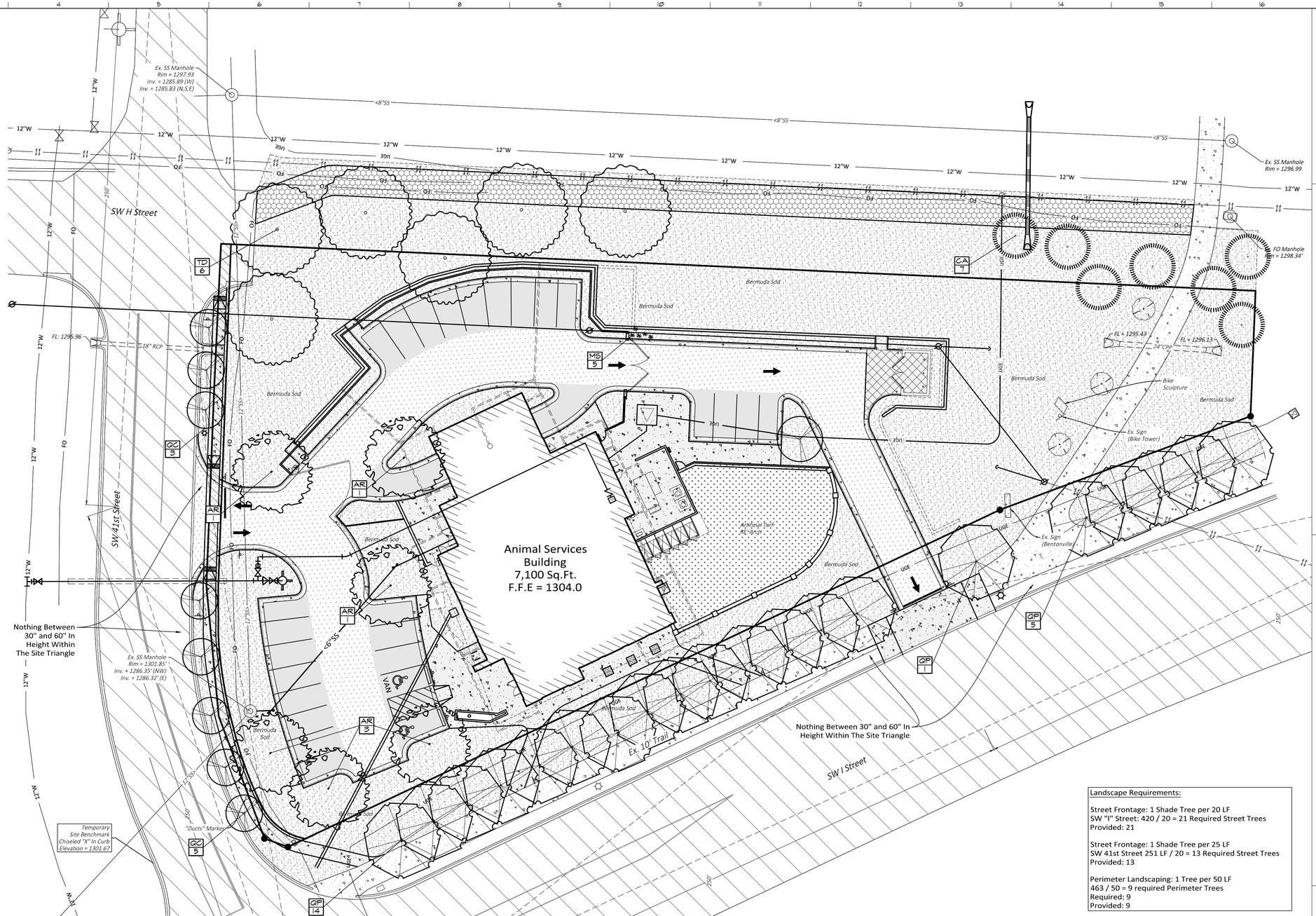
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- Proposed Concrete
- Proposed Heavy Duty Concrete Dumpster Pad
- Proposed Water Meter
- Proposed Fire Hydrant
- Proposed Water Valve
- Proposed Irrigation Control Valve
- Proposed Fire Department Connection
- Proposed RPZ Backflow Preventer
- 8"W — 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
- Proposed Building
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- Ex. Asphalt
- Ex. Concrete
- Ex. Overhead Electric Line
- Ex. Water Meter
- 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.

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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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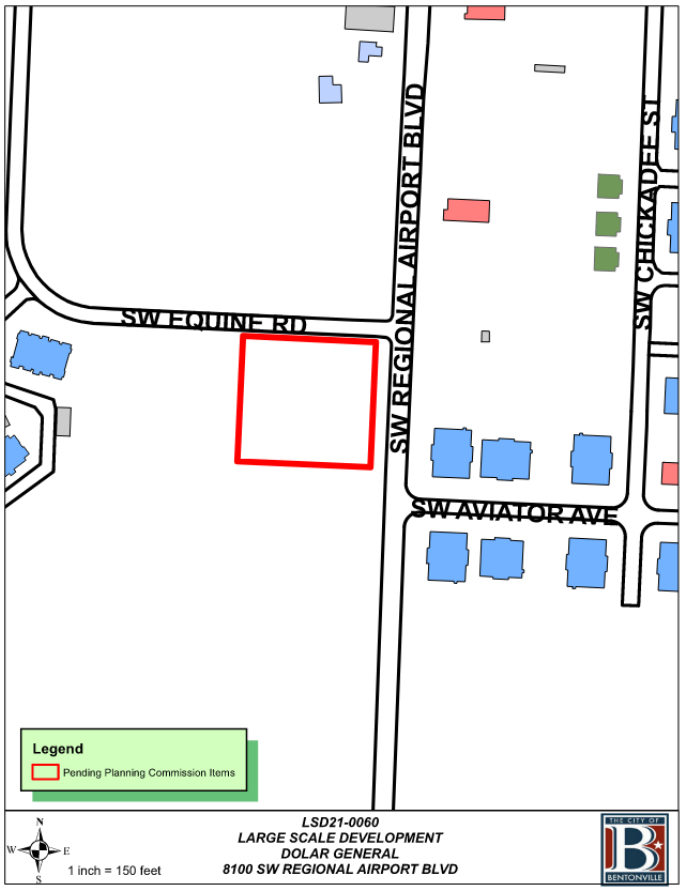
Dollar General

8100 SW Regional Airport Boulevard
PC Date: 1/18/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD21-0060
Applicant / Current Owner	PB General Holdings, LLC
Site Area	+/- 1.68 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Retail Store

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 8100 SW Regional Airport Boulevard. It is currently zoned C-2, General Commercial with a Future Land Use Classification of General Commercial.

Project Details
The project consists of 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.

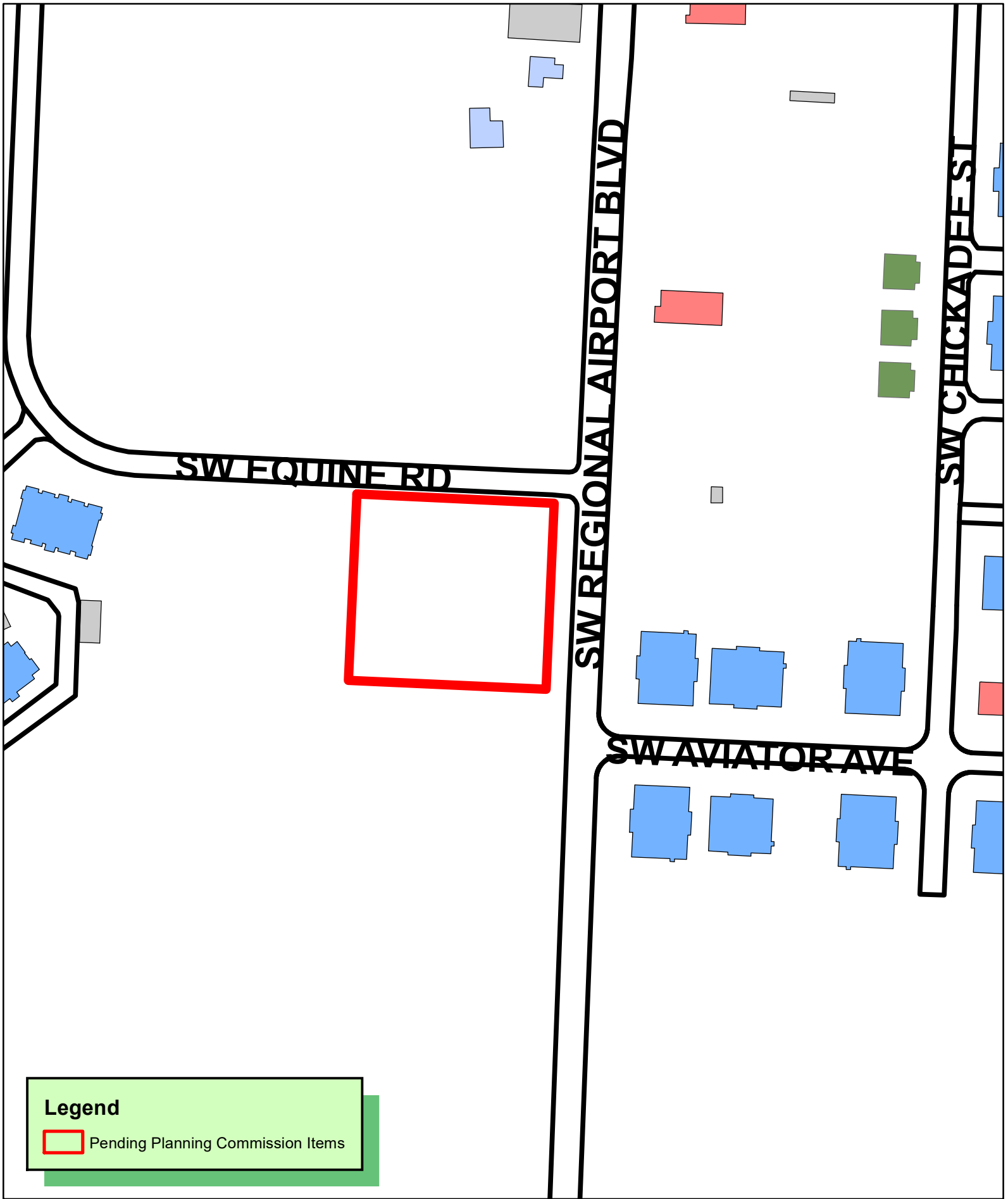
Projected Traffic Impact
This project has the potential to impact traffic in the area. However, the dedication of cross-access easements should help alleviate potential impacts.

Waivers
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. This waiver pertains to the curb cut along SW Regional Airport Boulevard.

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

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



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-0235-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:

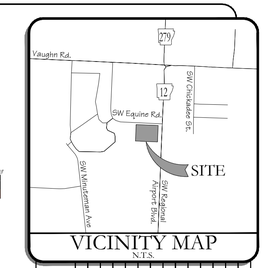
SN-01	Painted Traffic Markings
SN-04	4" Painted White / Yellow Striping
SN-06	4" Wide Painted Stripes, 2'-0" o.c. @ 45°
SN-08	4" Wide Single Lane Striping - Per M.U.T.C.D. (See Plan for Length and Color)
SN-12	Accessible Ramp in Sidewalk
SN-15	Painted Yellow "Loading Zone" @ 100' o.c. 24" High Max.
SN-17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

Site General Notes:

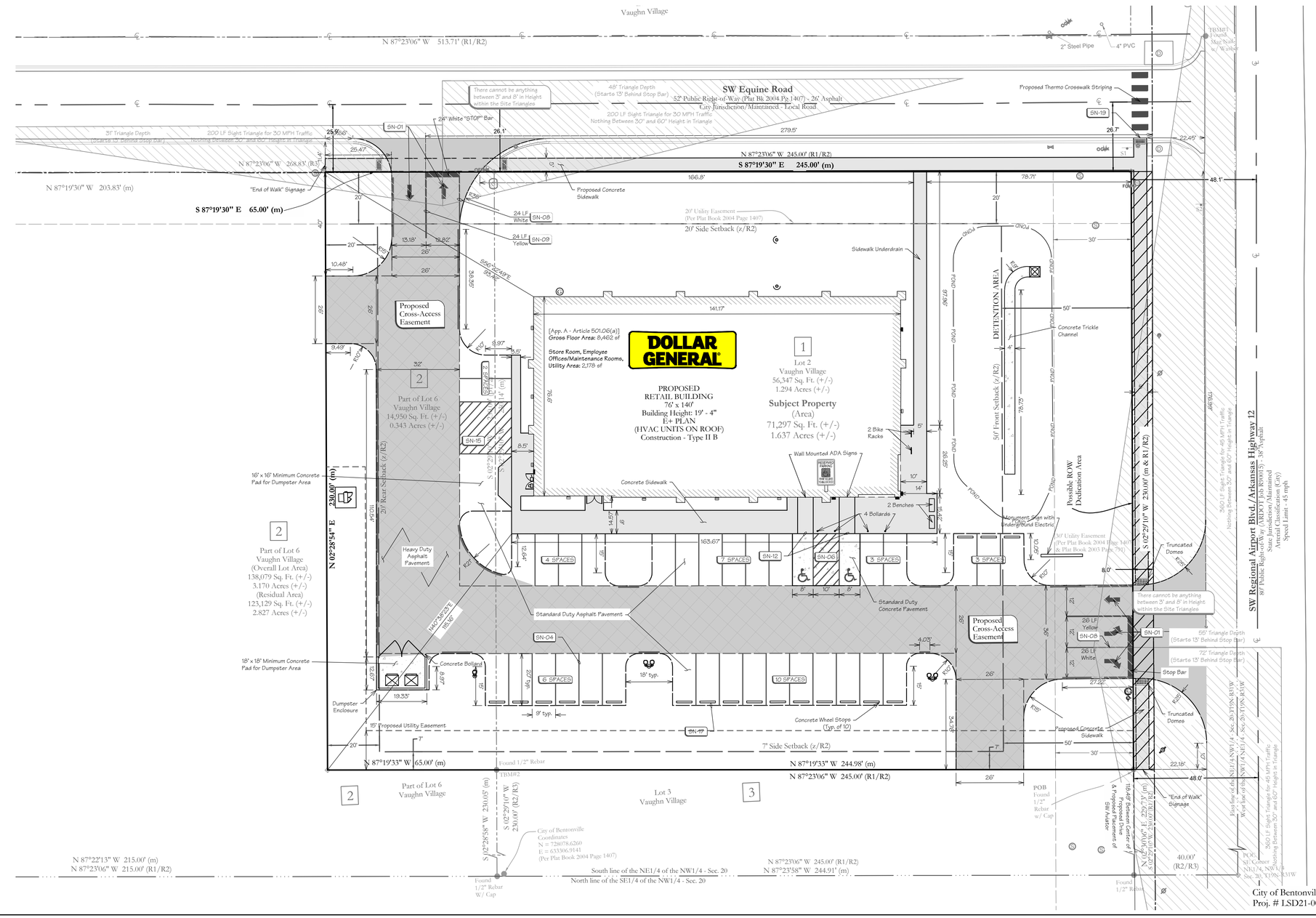
- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- All radii shall be 5 foot at Edge of Pavement unless otherwise specified.
- Layout of Site Plan is based on and limited to survey information.
- 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	. . . . .
Mc		. . . . .

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

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

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

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
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	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:

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- See Survey For Existing Features Legend.
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General Utility Notes:

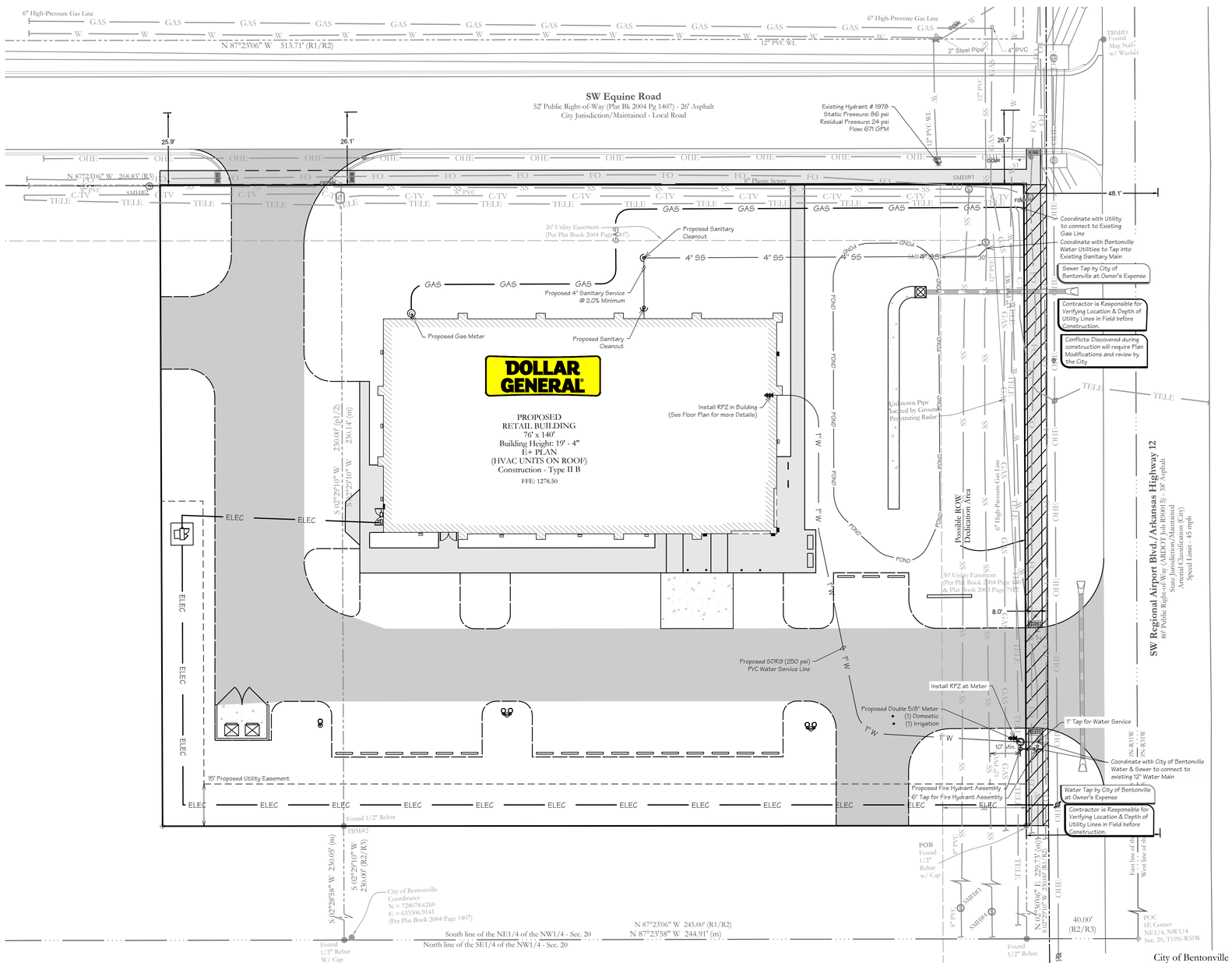
- THE CONTRACTOR SHALL CONTACT "ARKANSAS ONE-CALL" AND/OR THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITY LINES AND SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR REPAIR OF THE UTILITY.
- A PRE-CONSTRUCTION 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:

- 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.

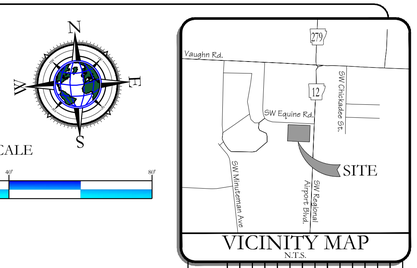


Know what's below. Call before you dig.

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 REVIEW	. . . . .
2	PER REVIEW	. . . . .

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

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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
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	Right-Of-Way Line
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SCMH SCMH SCMH SCMH SCMH SCMH	Storm Catch Basin(s)
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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:
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- 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.

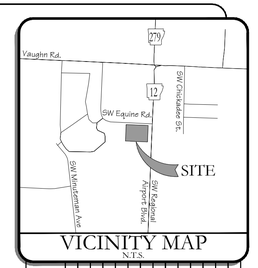
LDC, Section 1400.05 (B)-14:
Tree Removal Guarantee Statement. Healthy trees shall not be removed at any time and proper tree pruning techniques as established by the latest edition of ANSI A300 "Standards for Tree Care" shall be utilized for maintenance purposes.

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.

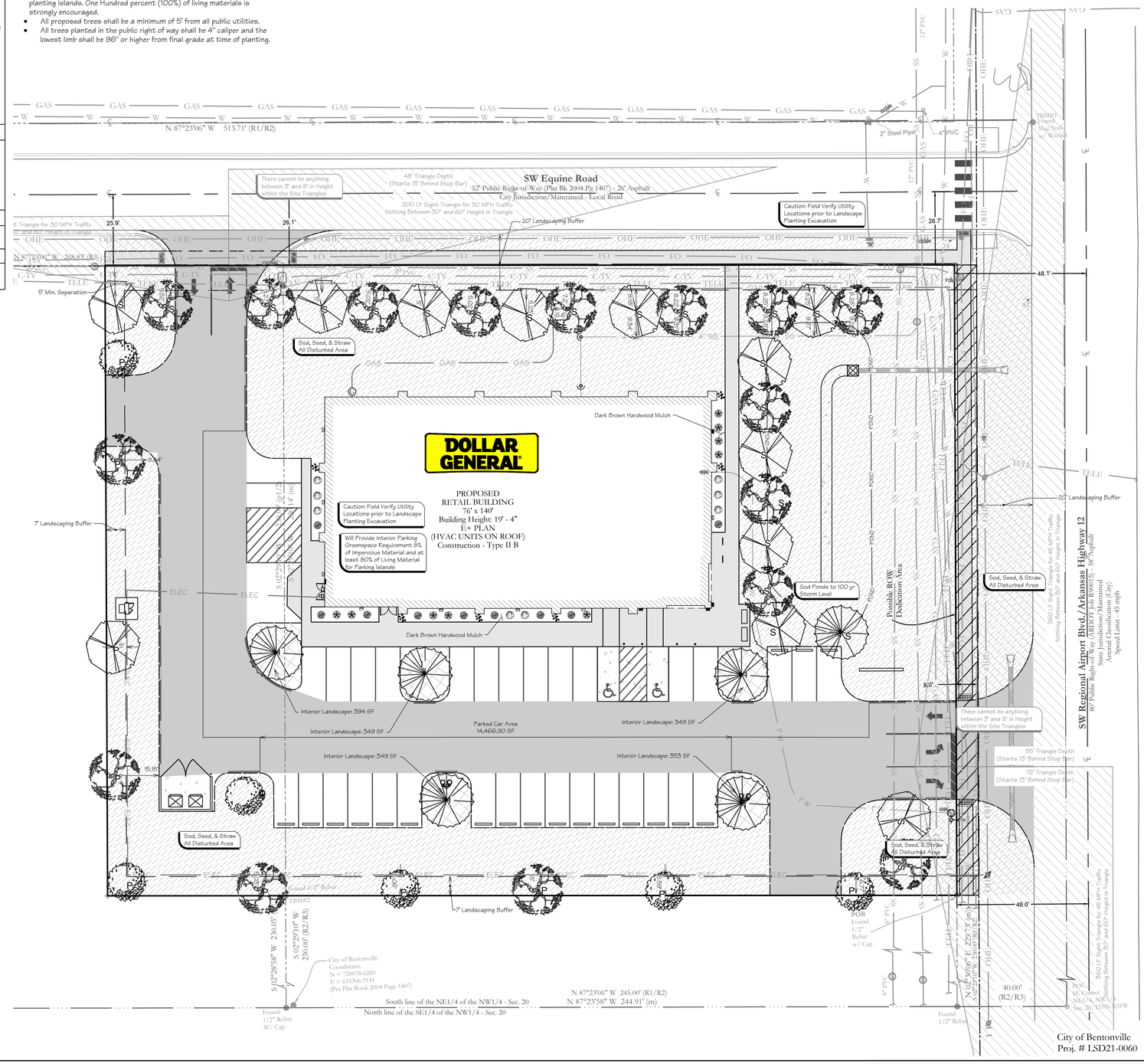
- All proposed trees shall be a minimum of 5' from all public utilities.
- All trees planted in the public right of way shall be 4" caliper and the lowest limb shall be 96" or higher from final grade at time of planting.

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:

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

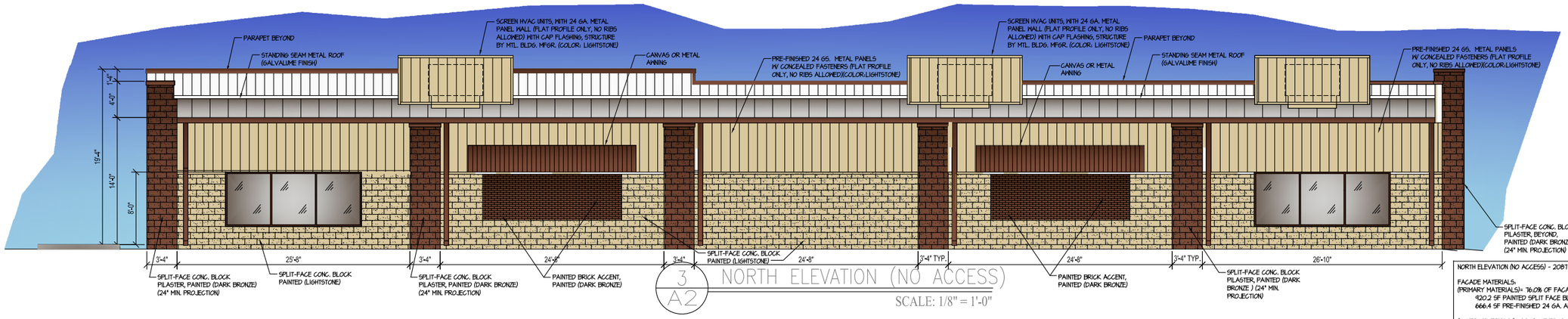
SEAL:

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

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: C6	

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



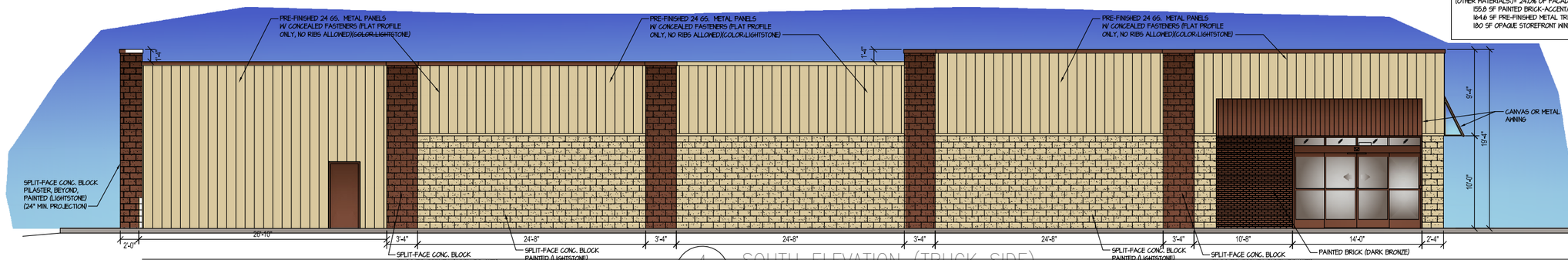
3 A2 NORTH ELEVATION (NO ACCESS)

SCALE: 1/8" = 1'-0"

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)



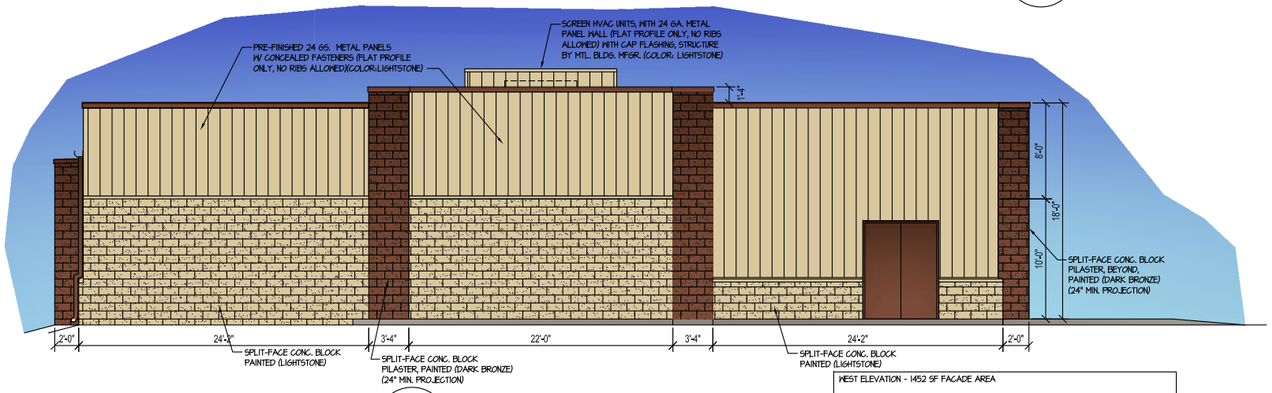
4 A2 SOUTH ELEVATION (TRUCK SIDE)

1/8" = 1'-0"

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)



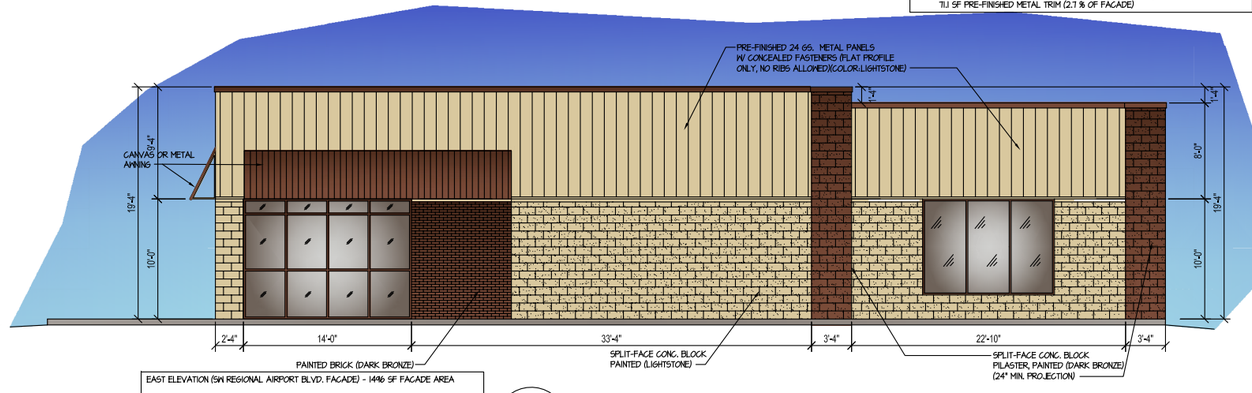
2 A2 WEST ELEVATION

1/8" = 1'-0"

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)



1 A2 EAST ELEVATION

1/8" = 1'-0"

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)

The Haven

SE 4th Street
PC Date: 1/18/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD21-0061
Applicant / Current Owner	Market District, LLC
Site Area	+/- 0.97 acres
Current Zoning	DN-3, Downtown High Density Residential
Future Land Use Map Designation	High-Density Residential (HDR)
Development Type / Use	Residential, Office & Retail

https://arcg.is/08HvK8

Location Map



Property Description
The subject property is located on SE 4th Street and is zoned DN-3, Downtown High Density Residential. Surrounding zoning districts are DN-4, Downtown Mixed-Use Residential to the west and R-1, Low Density Single Family Residential to the north, south, and east.

Project Details

The project is a large-scale development proposing a three-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 per 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.

Projected Traffic Impact

This development has the potential to impact traffic in the area. However, the site's compliance with the parking standards and the downtown area street grid system should help alleviate potential impacts.

Waivers
One waiver requested:

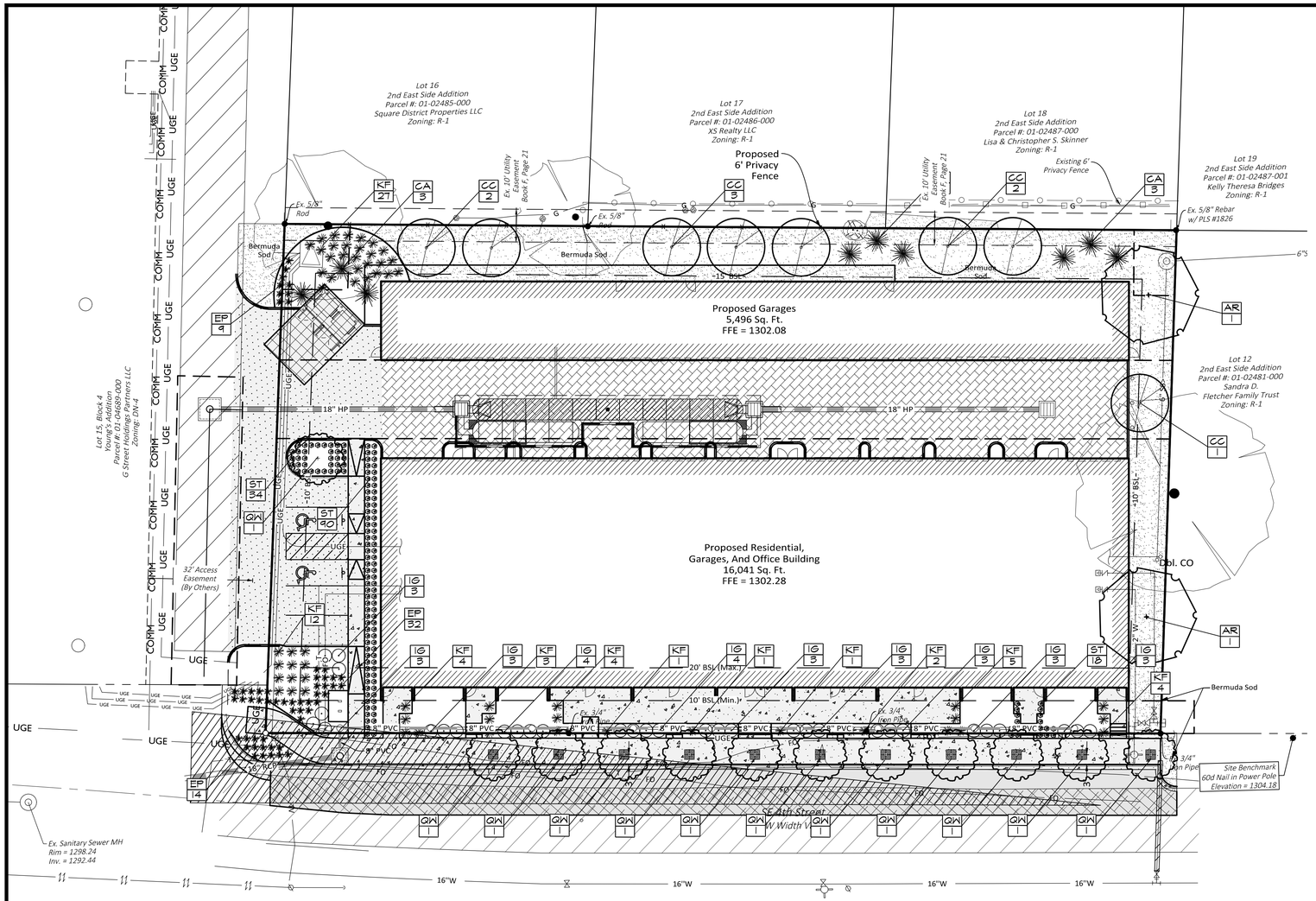
- A waiver from Article 1100, Section 1100.21., Large Scale Development Design Standards. The applicant states they are exempt from the Large Scale Design Standards as stated in Section 1100.22 which states the following: Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have a 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.

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

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



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.

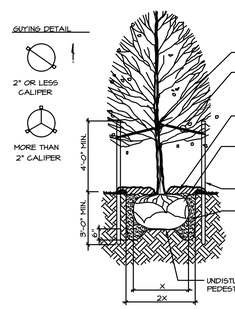
All Areas Over 15% Shall Be Planted As Above, But Shall Also Be Covered With Erosion Control Fabric. Edges Of Sod Located On Slopes Over 15% Shall Be Pinned.

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 MARK 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.

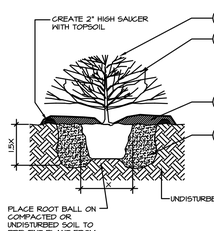
PLANT SCHEDULE					
Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
EP	SENSATION PINK CONEFLOWER	Echinacea 'Sensation Pink'	1 Gallon	As Shown	56
KF	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora	1 Gallon	As Shown	63
ST	MEXICAN FEATHERGRASS	Stipa tenuissima	1 Gallon	As Shown	142
IG	COMPACT 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

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.

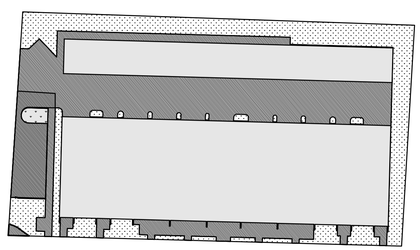
PLANTING NOTES

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

10/27/2021 12:23:54 PM

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

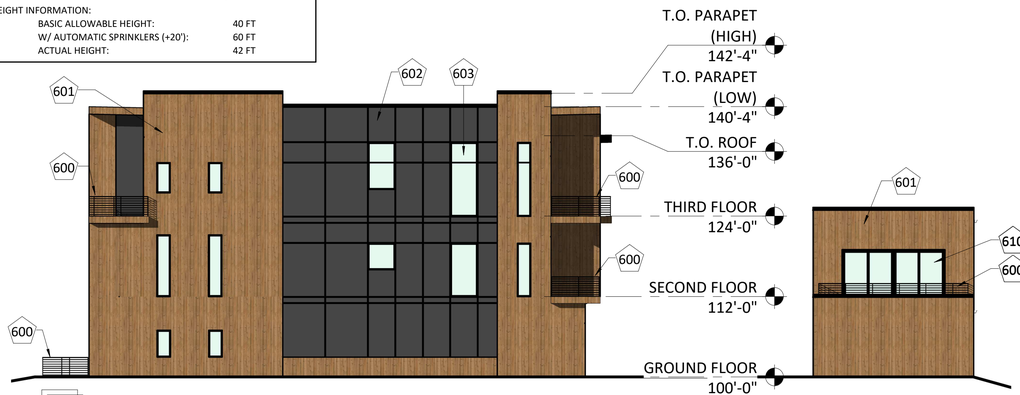
THE HAVEN - MATERIAL TAKE-OFFS (MAIN)

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%

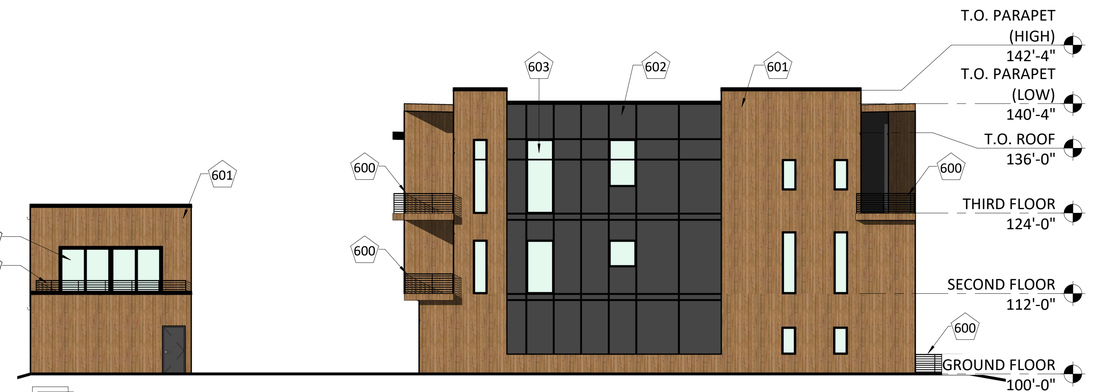


KEYNOTE LEGEND

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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CLIENT NAME
RANDALL HINTON DEVELOPMENT & ACQUISITIONS
20 DORMAN AVENUE
SAN FRANCISCO, CA 94124

MEP CONSULTANT
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"

b·u·f STUDIO
702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.321.0478

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REVISIONS

NO.	DATE	DESCRIPTION

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

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.01

Date: 10/27/2021

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Hunter Wright Development Group LLC

430 SE D Street

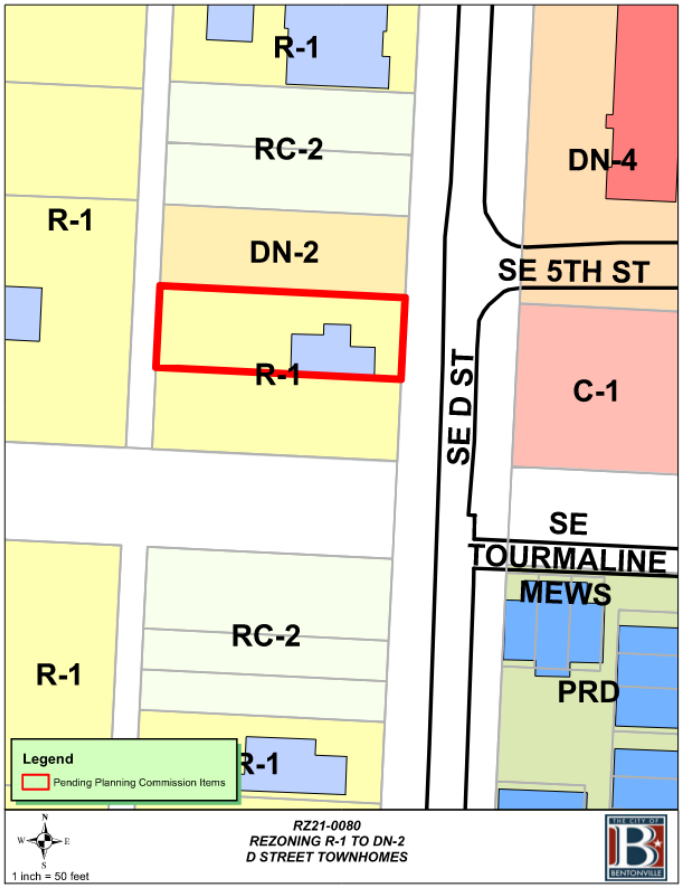
PC Date: 1/18/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0080
Applicant / Current Owner	Hunter Wright Development Group LLC
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 430 SE D Street. The property is surrounded by 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.

Relationship to the Bentonville Community Plan

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.

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

Public Comment

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

Analysis

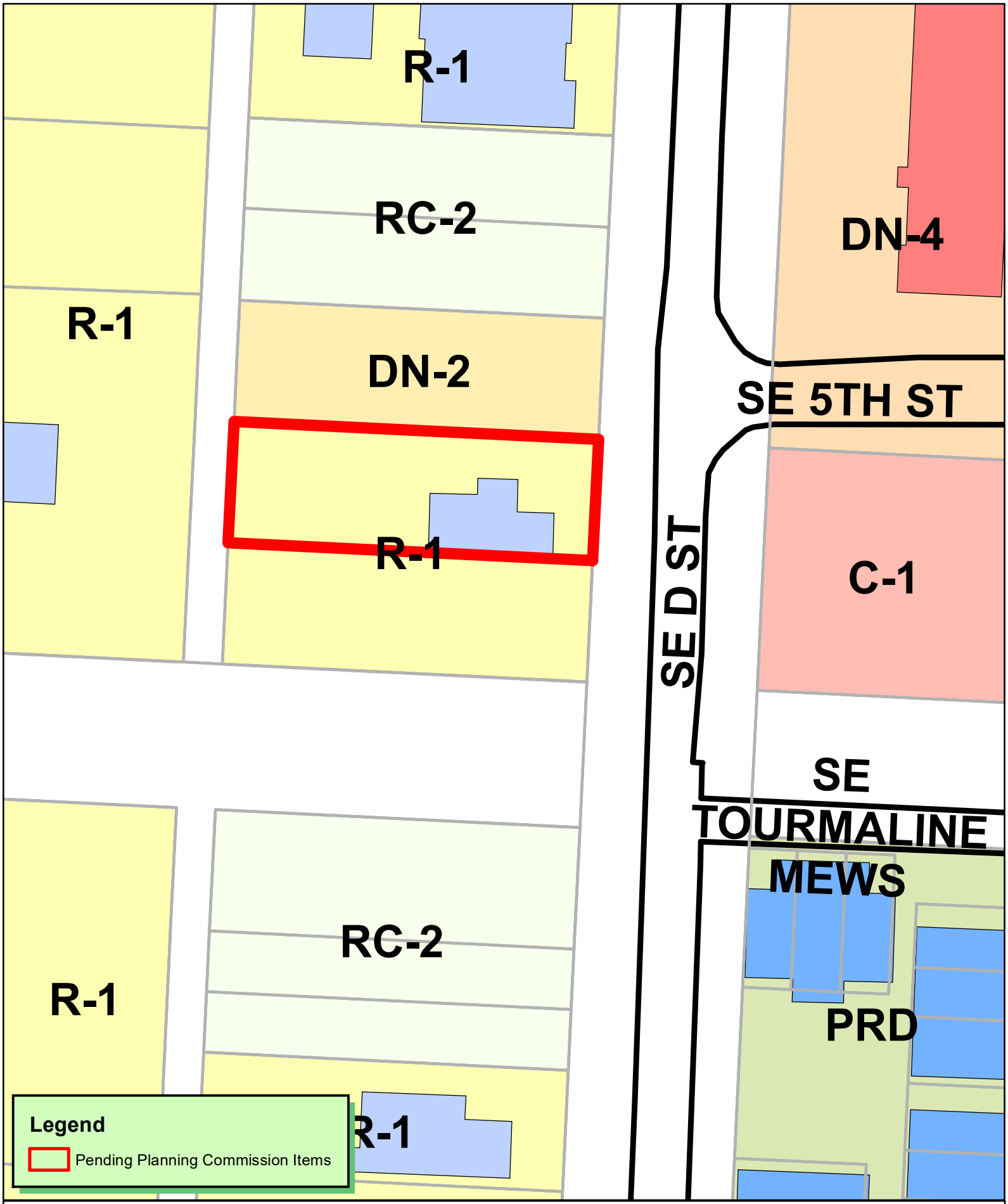
The DN-2 district is established to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher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

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

Conclusion

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

Note: Public Notice was not published in the paper 15-days before the January 18 Planning Commission Meeting. This item will need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.



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

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

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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

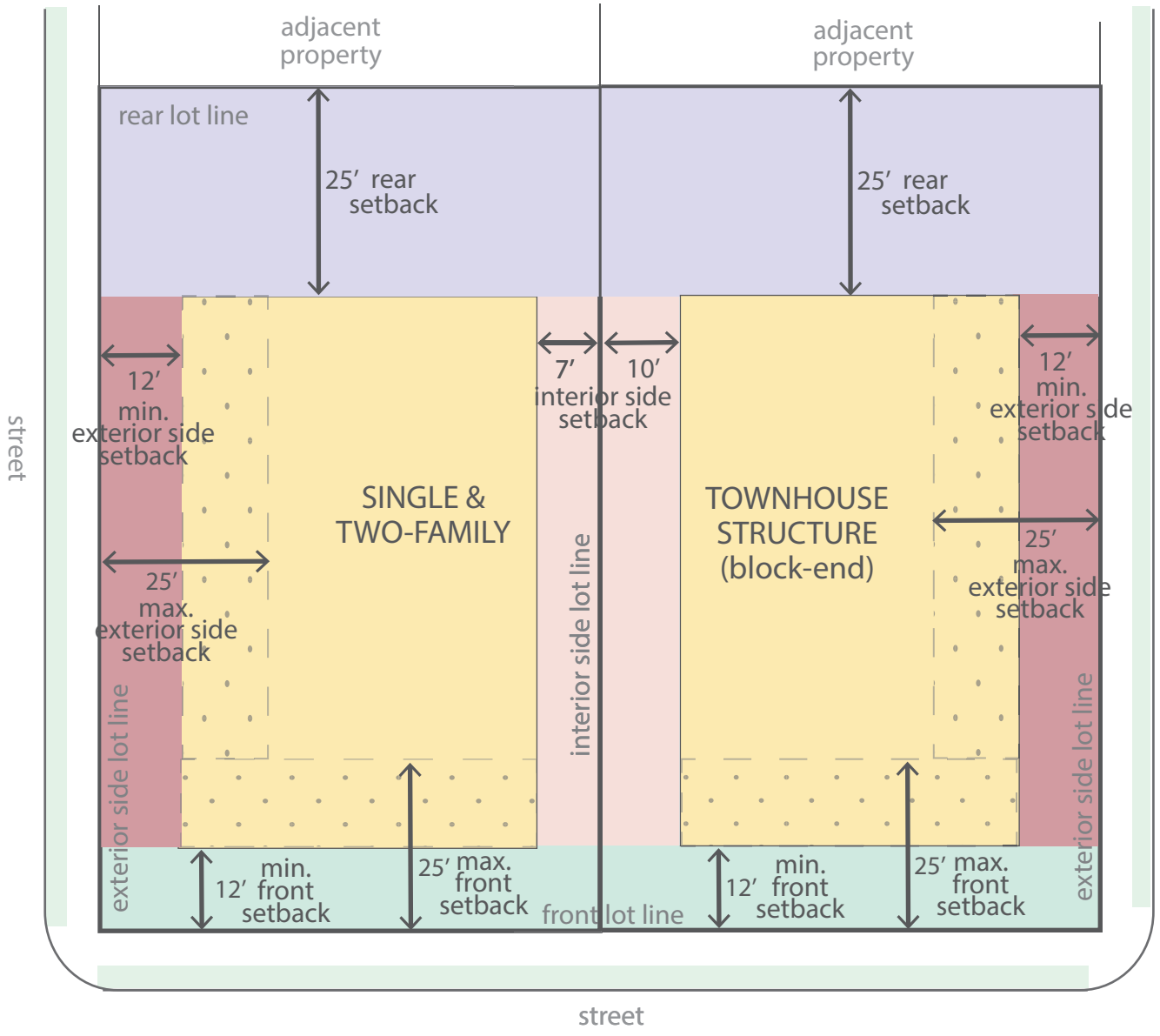
Land Uses:

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



NOTICE OF INTENT TO REZONE

Hunter Wright Development Group, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1 to DN-2

The legal description of the property is as follows:

Lot 12, Block H, Orchard addition to the city of Bentonville, Benton County, Arkansas

The common description of the property is: 430 S.E. D Street

Proposed land use: Medium Density Residential

The public hearing will be held January 18th 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☒ I / we have no objections to the rezoning.

☐ I / we object to the rezoning because:

406 SE 5th

Signature and Physical Address

Bentonville, AR 72712

Signature and Physical Address

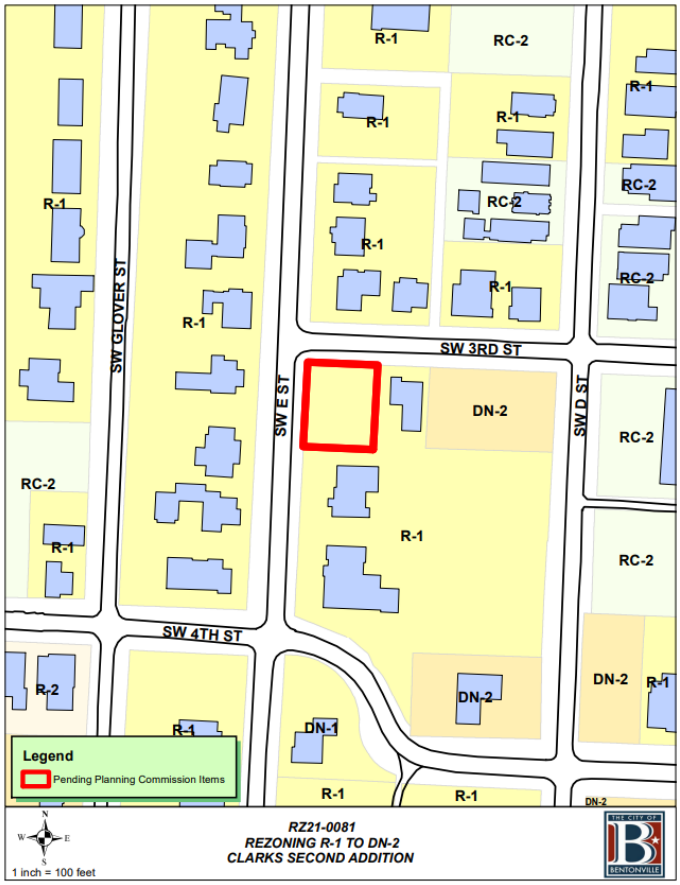
White

301 SW E Street
PC Date: 1/18/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0081
Applicant / Current Owner	White, Britain & Kimberly
Site Area	+/- 0.21 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 301 SW E Street. Adjacent zoning districts are all R-1, Low Density Single-Family Residential.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as 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.

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

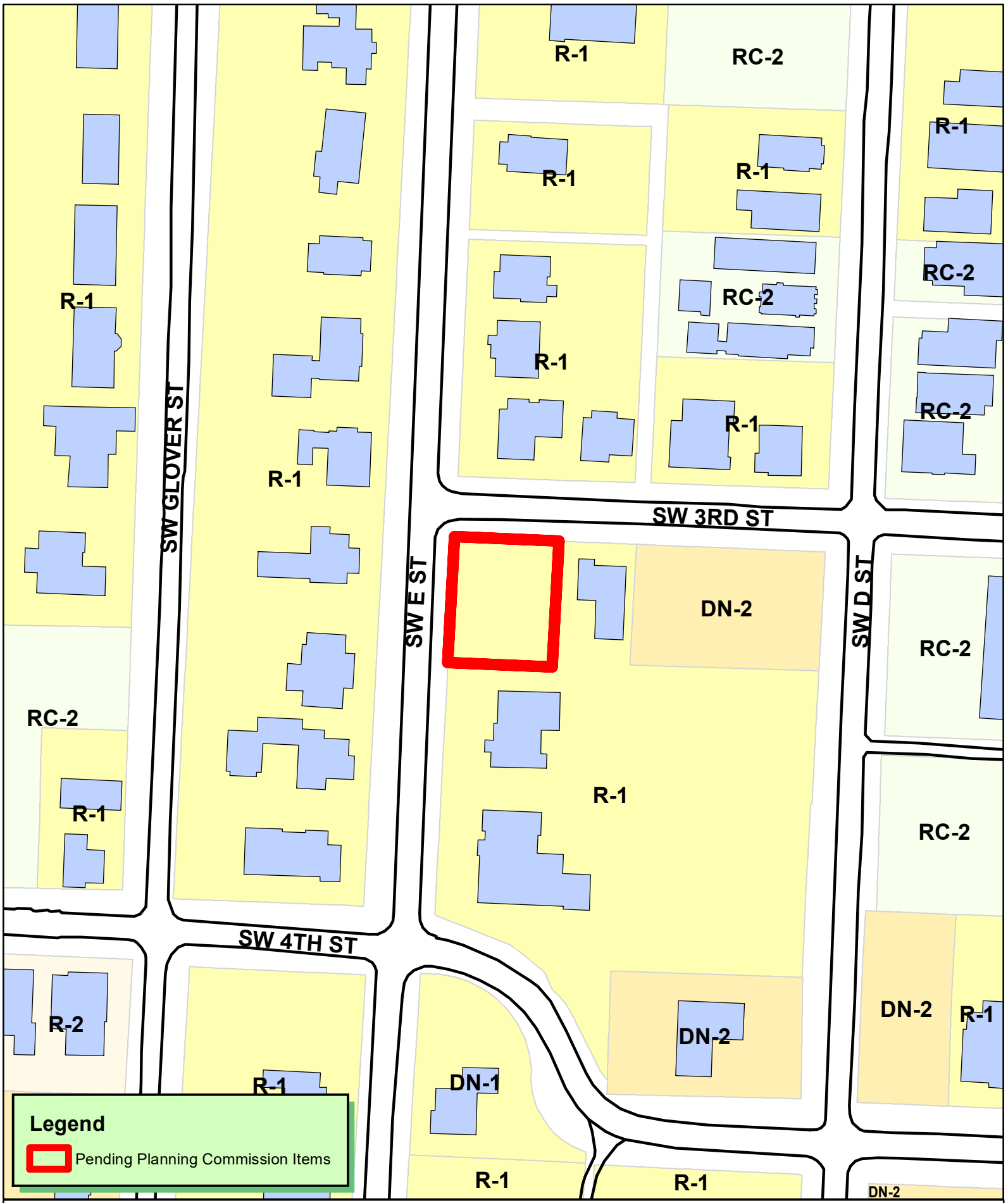
Public Comment
At the time of writing this staff report, staff has not received public comment on this item.

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

This rezoning request is not consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is not consistent with surrounding land-use patterns long SW E Street.

Conclusion
This rezoning request is not consistent with the Future Land Use Plan and is not compatible with surrounding land uses. Staff recommends denial of the rezoning request.

Note: Public Notice was not published in the paper 15-days before the January 18 Planning Commission Meeting. This item will need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.



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

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DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
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	Single-family, no alley access	5,000	-	50’	-	50%	55%
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	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	
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Updated 11-09-2021

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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

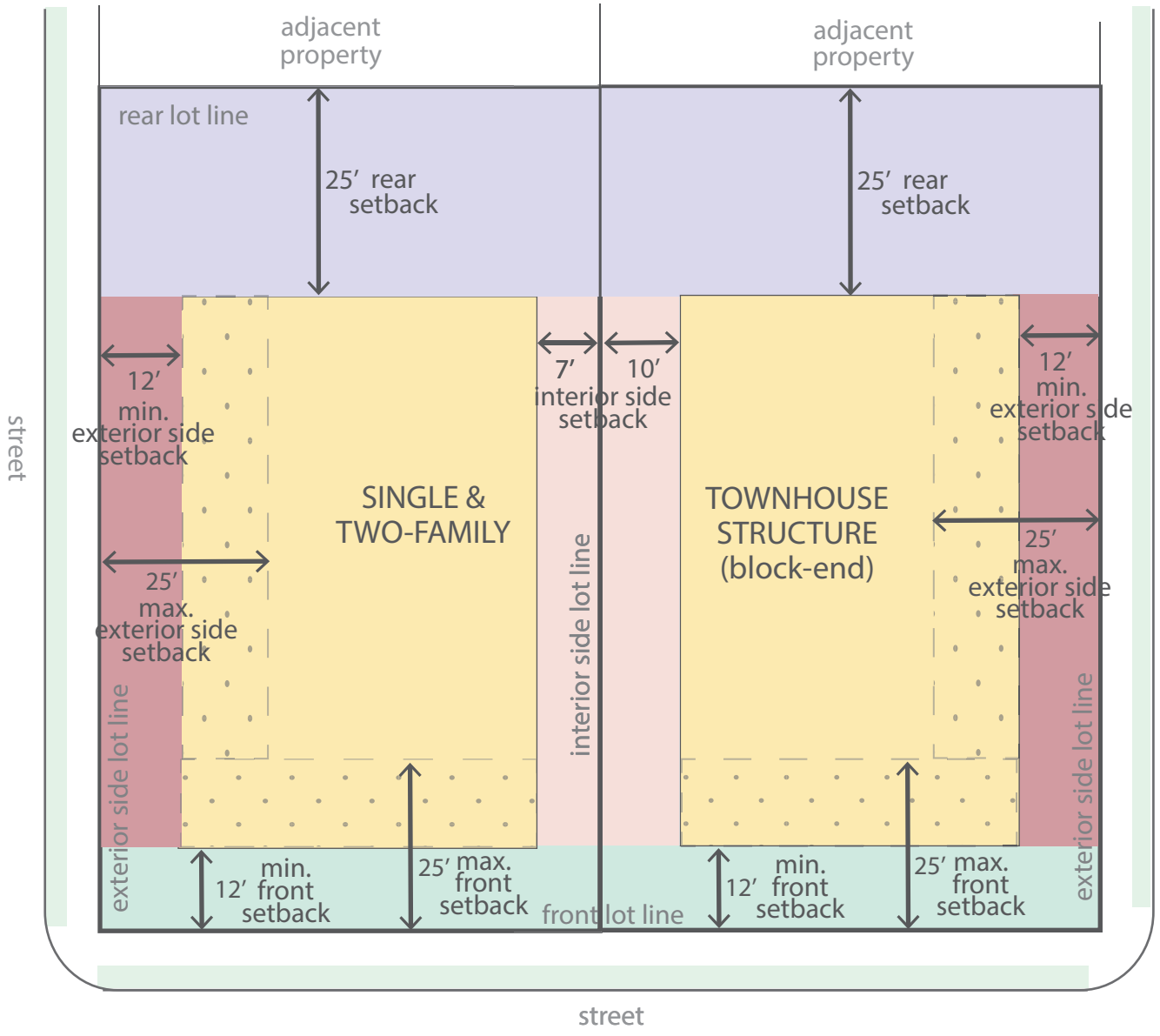
Land Uses:

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

DN-2, Downtown Medium Density Residential

Setback Illustration



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

NOTICE OF INTENT TO REZONE

BRITAIN & KIMBERLY WHITE has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Single-Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:

See Attached;

The common description of the property is: Lot 22, Block 5, Clarks Second Addition

The public hearing will be held January 18th, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.
☑ I / we object to the rezoning because:

setback need to be consistance with other houses on E st and/or 3rd

1/3/22

Signature and Physical Address
304 SW E St
Bentonville, AR
72712

Signature and

Please mail to address to (Physical)
304 SW E St
Bentonville AR
72712

NOTICE OF INTENT TO REZONE

BRITAIN & KIMBERLY WHITE has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

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

The legal description of the property is as follows:

See Attached;

The common description of the property is: Lot 22, Block 5, Clarks Second Addition

The public hearing will be held January 18th, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.
☑ I / we object to the rezoning because:

Set backs Need to be consistant with other houses in the Neighborhood

218 SW E St
Signature and Physical Address

Dana Anderson
Signature and Physical Address

V3 Construction, LLC

Fillmore Street

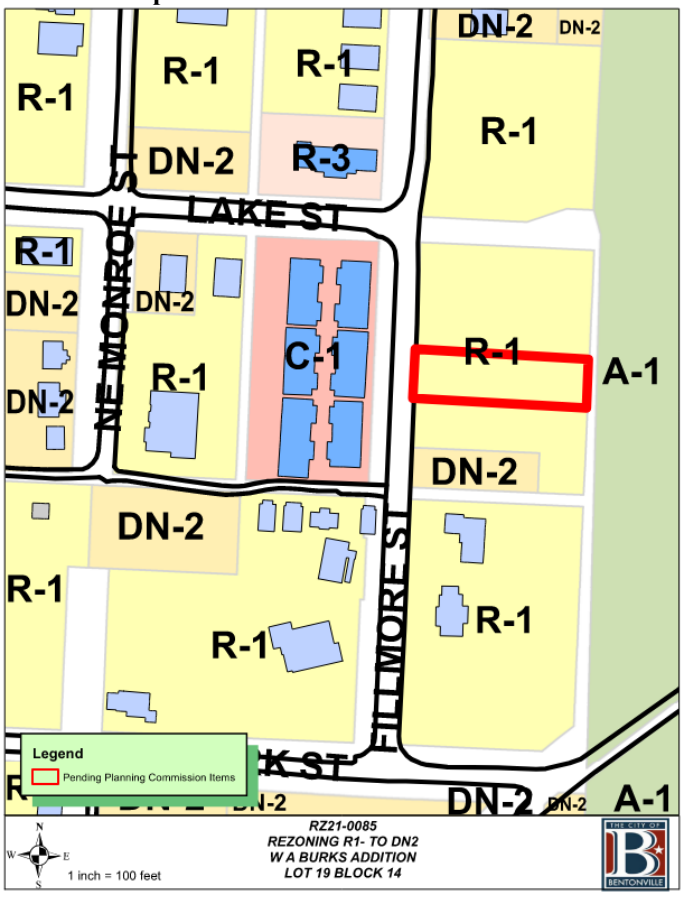
PC Date: 1/18/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0085
Applicant / Current Owner	V3 Construction, LLC
Site Area	+/- 0.29 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located on Fillmore Street. The property is surrounded by 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.

Relationship to the Bentonville Community Plan

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.

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

Public Comment

At the time of writing of this staff report, staff has received one comment of concern from the public.

Analysis

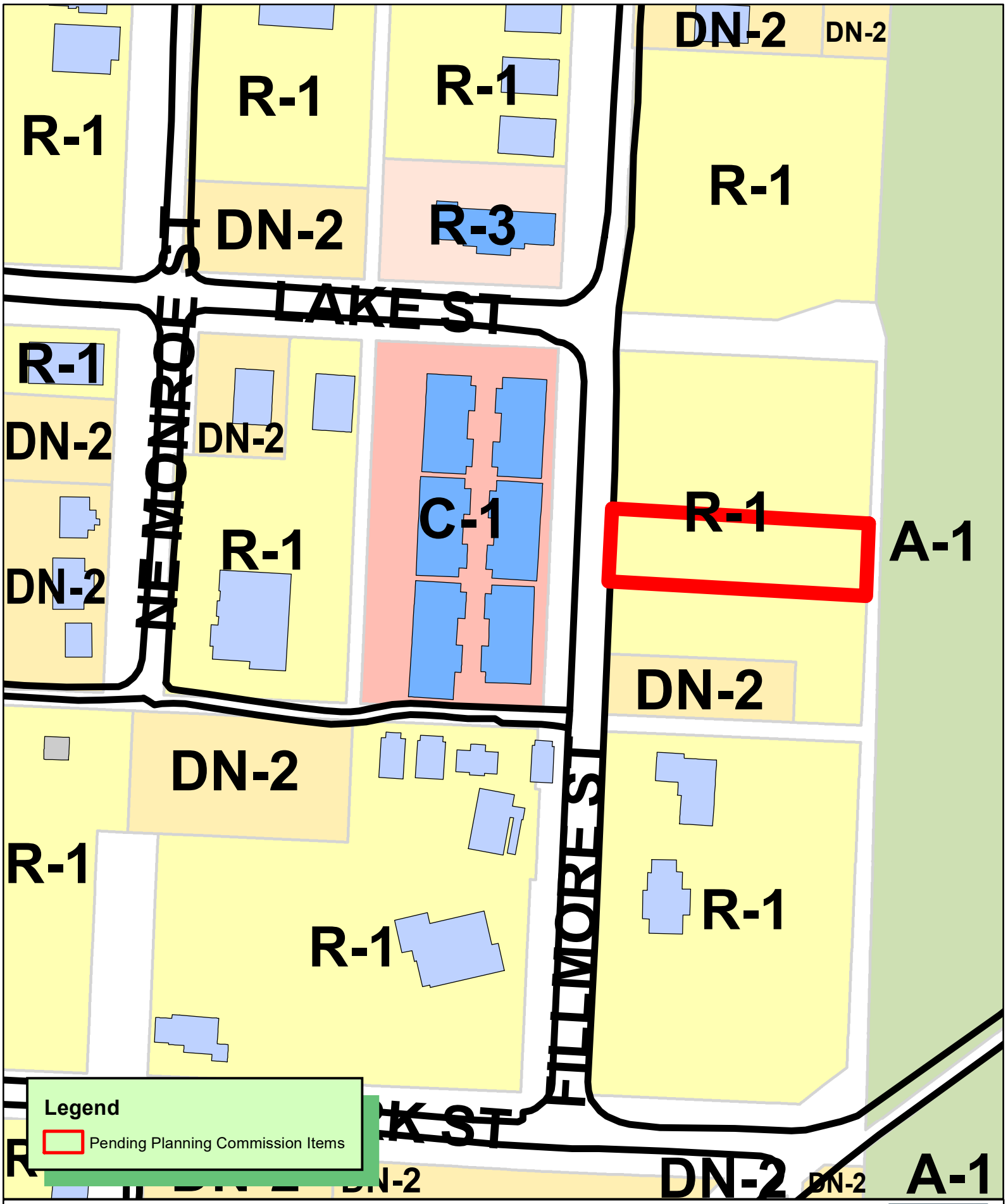
The DN-2 district is established to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher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

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

Conclusion

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

Note: Public Notice was not published in the paper 15-days before the January 18 Planning Commission Meeting. This item will need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.



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.
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DN-2, Downtown Medium Density Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

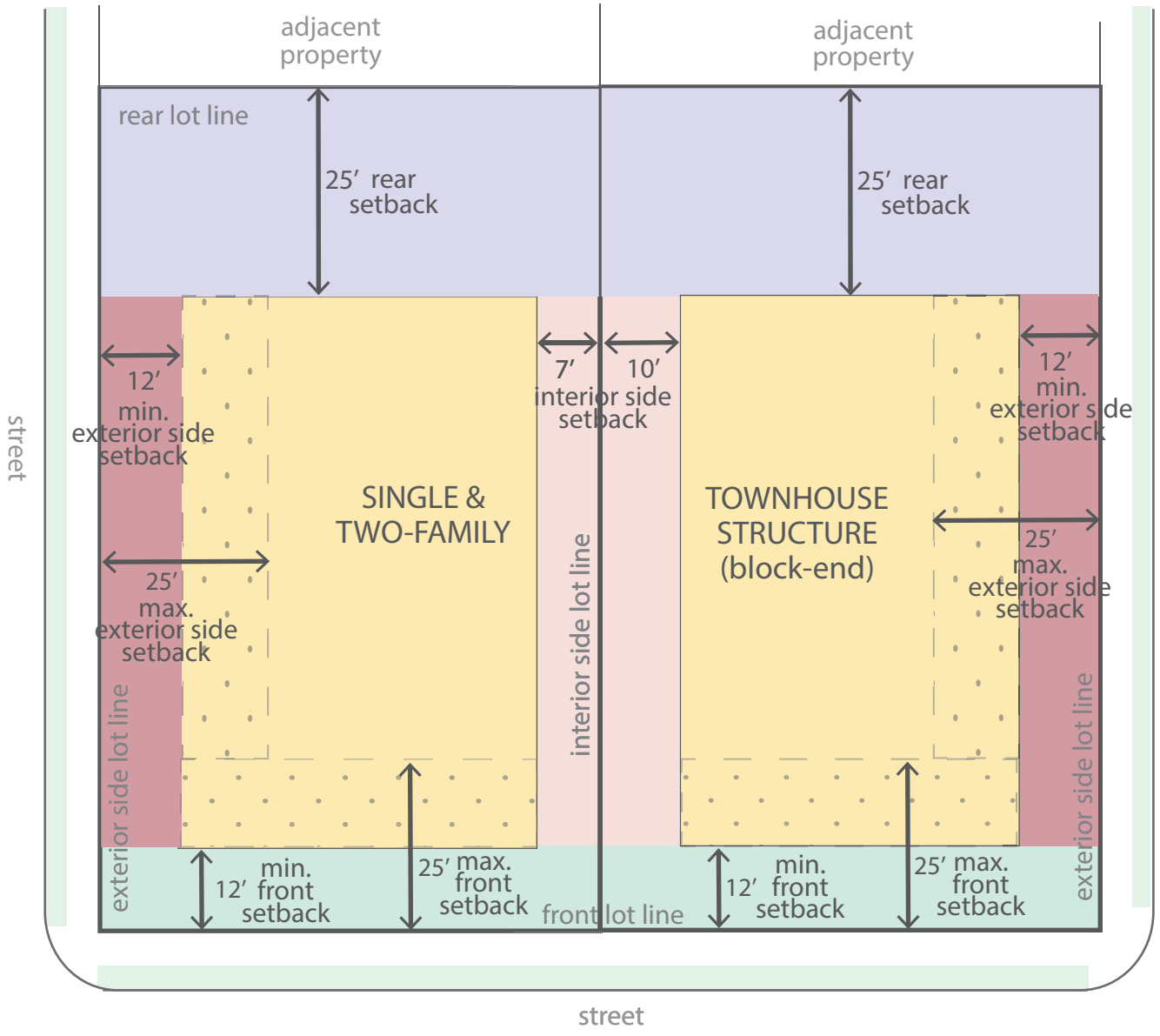
Land Uses:

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



Luke Aitken

From: Hap Seliga <hseliga@gmail.com>
Sent: Monday, January 17, 2022 5:25 PM
To: Luke Aitken
Cc: Chastity Seliga
Subject: Objection: Intent to Rezoning of Lot 19, Block 14 of WA Burks Addition
Attachments: Our Plat.jpeg; Intent to Rezone.jpg

Hi Luke - I'm hopeful you're the correct person to send this plea to.

We own the property located at 1114 Fillmore St (Lot 20, Block 14). Please see the attached image of our plat.

We have not been properly notified of the proposed Intent to Rezone Lot 19, Block 14 of the WA Burks Addition as per plat record L202071257 from R-1 Single Family Residential to DN-2 Downtown Medium Family Residential in tomorrow's (January 18) hearing scheduled for 4:00 p.m..

Had I not received a text containing the attached notice from a friend today, we simply would not have known. This is a major concern - it makes me wonder how many others haven't received this rezoning request either?

My wife, Chastity, and I are objecting to the rezoning because:
* At the time, we bought the property on the understanding the recently completed replat (by Jay Howard) was zoned for single family homes (like that which we are actively planning), preserving the look and feel of the neighborhood we desired.
* The lone exception we were aware of would be the homes currently being built on what I think is Lot 21, Block 14.
* So, if this is approved, we'd potentially be a single family home squeezed between two medium density units -- had that been the case at the time of purchase, we wouldn't have purchased the lot.

That said, please record us as vehemently objecting this rezoning request. If you'd like to discuss, please feel free to try me at 501-580-8400.

Might you also please also be sure our contact information is correct at:

John J "Hap" Seliga
PO Box 682326
Park City, UT 84068-2326
(501) 580-8400
hseliga@gmail.com

Sincerely,
John J. "Hap" Seliga Jr.
Chastity M. Seliga

Hap Seliga | 501.580.8400

NOTICE OF INTENT TO REZONE

Crowhow LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Single Family Residential to DN-2, Downtown Medium Density Residential

The legal description of the property is as follows:
LOT 19, BLOCK 14 OF W.A. BURK'S ADDITION, AS PER PLAT RECORD L202071257 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

The common description of the property is: East of Fillmore Street, between Lake St and NW Briartown Mews

Proposed land use: Medium Density Residential

The public hearing will be held January 18, 20 22 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.
☒ I/we object to the rezoning because:

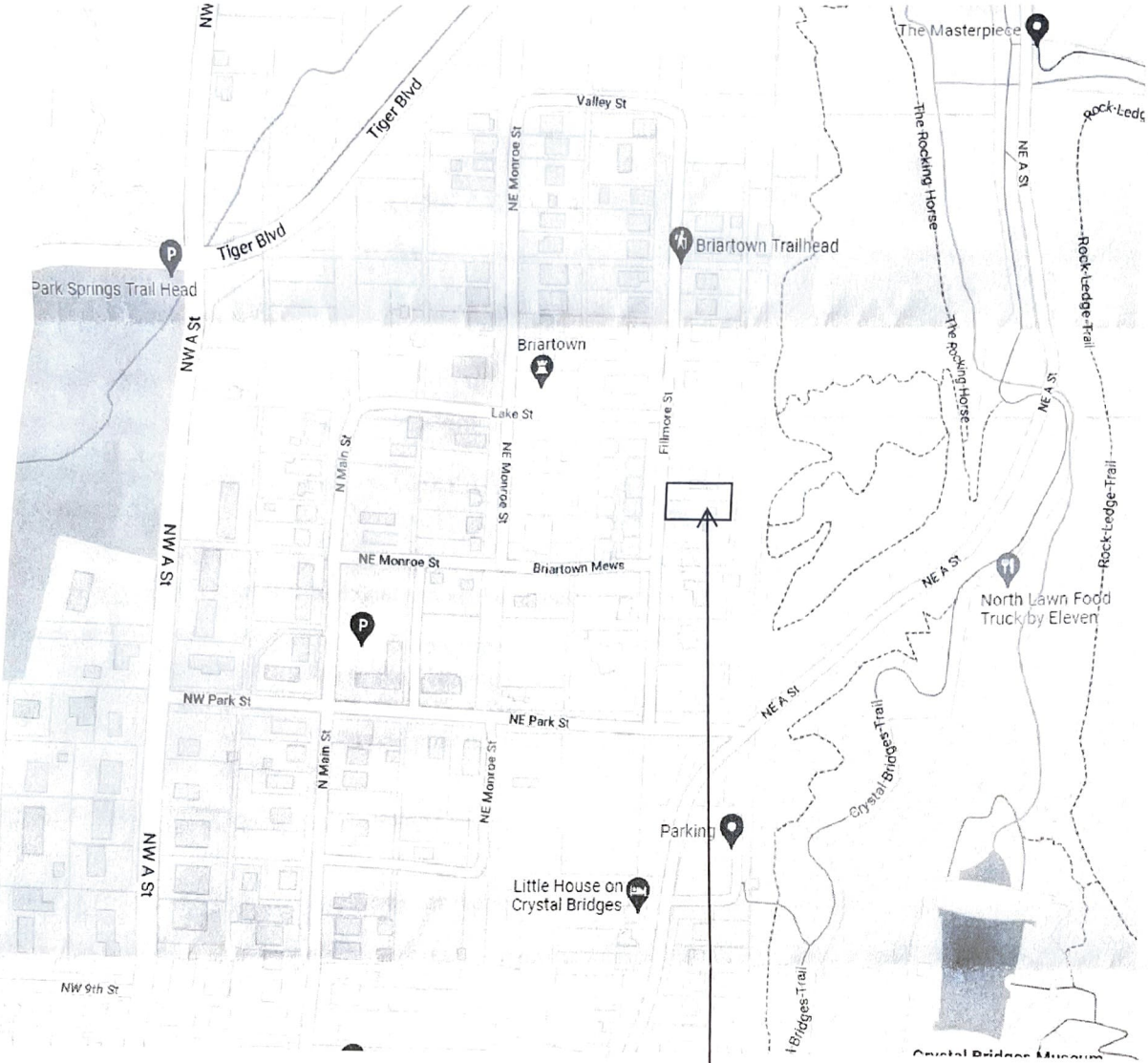
We do not support Multi-family in the neighborhood

Howard P. Payne III
Signature

Margaret & Howard Payne III
Printed Name

1308 Southampton Ave Bentonville, AR 72713
Physical Address

VICINITY MAP



PROJECT LOCATION

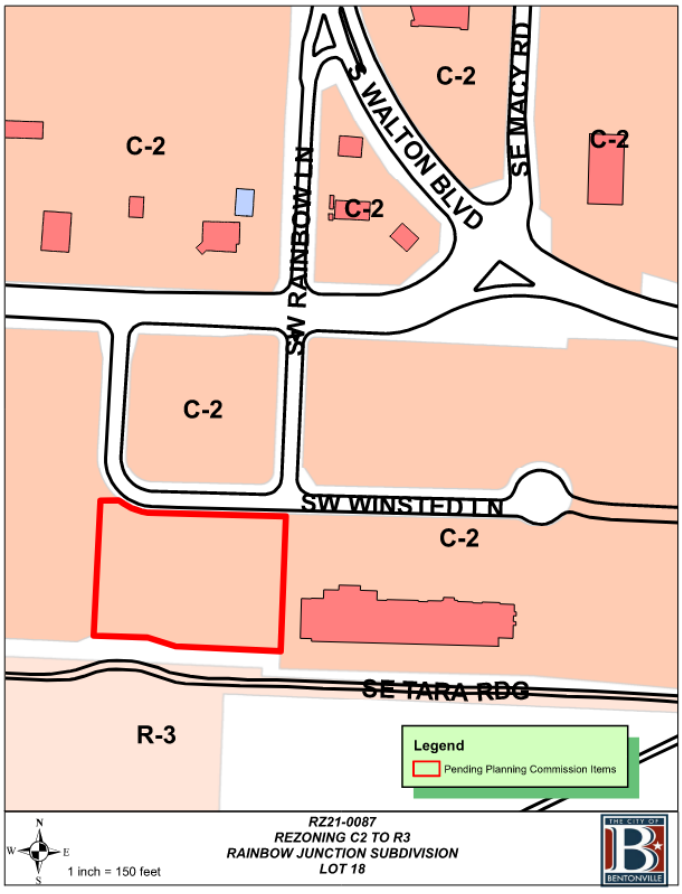
Plateau Properties, LLC

SW Winsted Lane
PC Date: 1/18/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0087
Applicant / Current Owner	Plateau Properties, LLC
Site Area	+/- 1.9 acres
Current Zoning	C-2, General Commercial
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	General Commercial (C)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located on SW Winsted Lane. The property is surrounded by C-2, General Commercial to the north, east, and west, and R-3, Medium-High Density Multifamily Residential to the south.

Relationship to the Bentonville Community Plan
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.

The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development.

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

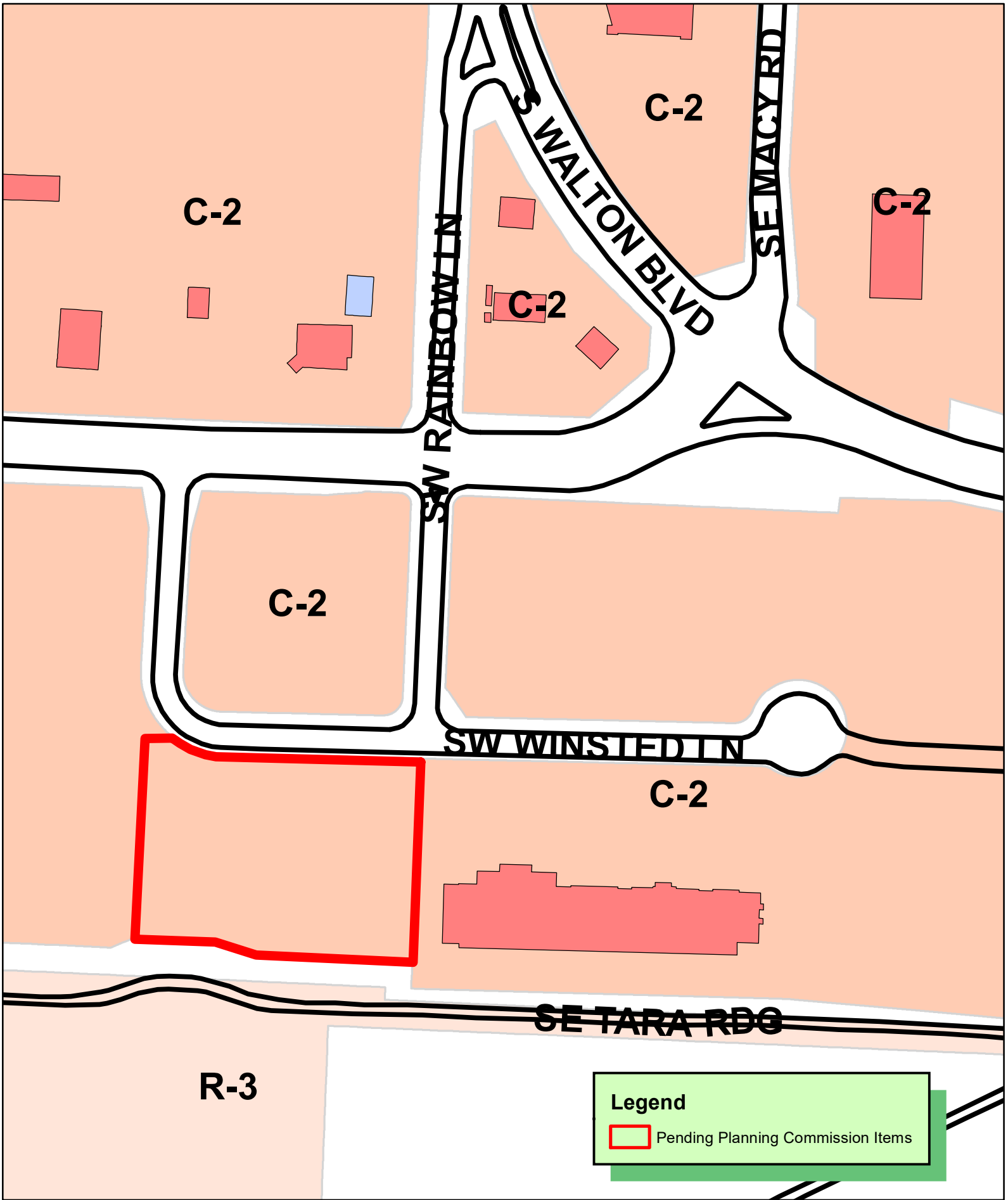
Analysis
The R-3 district is established to provide suitable areas for medium-density residential development. Such units would be located in areas where adequate city facilities existed before development or would be provided in conjunction with development, and where a suitable environment for medium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

This rezone is consistent with the Regional Airport Boulevard Model Bock Development Program by using medium-density residential as a buffer between intense commercial and lower-density residential.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing R-3 zoning districts in the immediate area.

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

Note: Public Notice was not published in the paper 15-days before the January 18 Planning Commission Meeting. This item will need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.



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.

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

R-3, Medium-High Density Multifamily Residential

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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75’ at building line

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

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

R-3, Medium-High Density Multifamily Residential

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

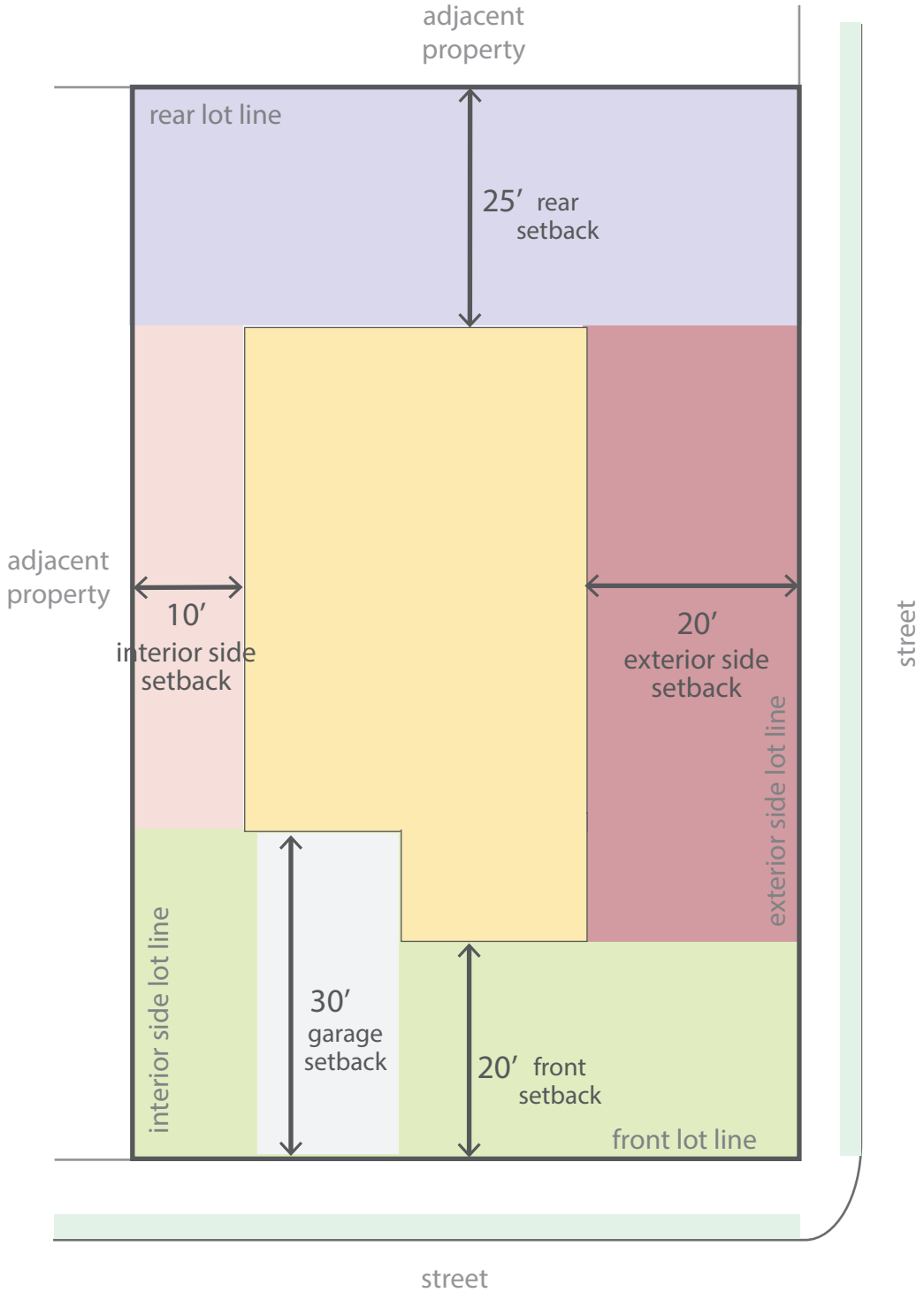
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Services** Child care – 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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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R-3, Medium-High Density Multifamily Residential

Setback Illustration



NOTICE OF INTENT TO REZONE

Plateau Properties, LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-2 to R-3

The legal description of the property is as follows:
LOT 18 OF RAINBOW JUNCTION, AS PER PLAT RECORD 2016-379 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

The common description of the property is: Southwest the intersection of SW Winsted Ln and SW Rainbow Ln

Proposed land use: Medium Density Residential

The public hearing will be held January 18, 20 22 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.
☑ I/we object to the rezoning because:
This is a retention pond, we do not understand the need for this to occur and would more than likely violate the entire reason for the retention pond. Need more info on reason for change in zoning.

Signature

Zach Rodgers
Printed Name
On Behalf of MAS, Inc.
Physical Address

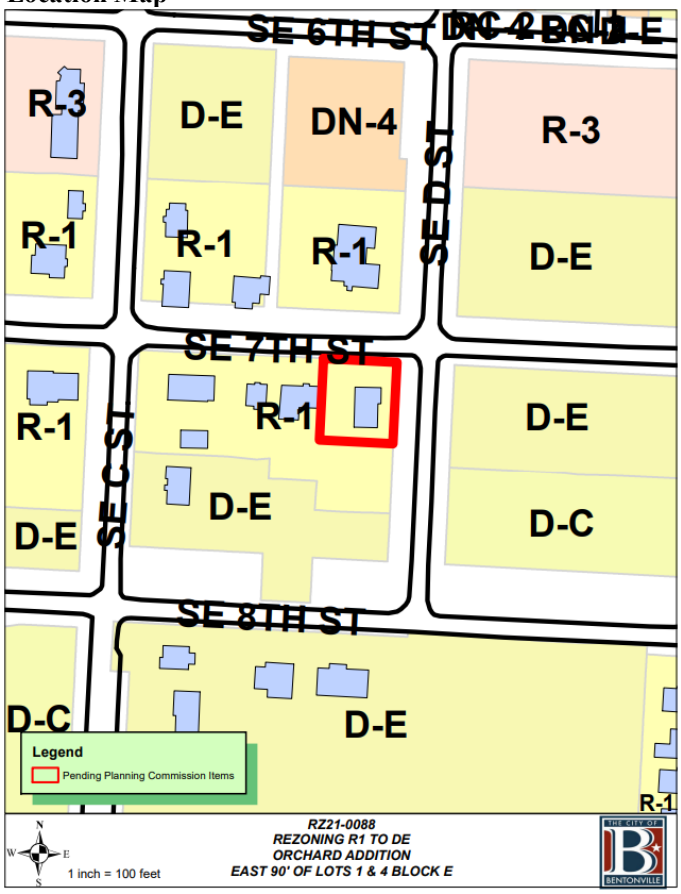
Bowser Shattuck Group, LLC

702 SE D Street
PC Date: 1/18/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ21-0088
Applicant / Current Owner	Bowser Shattuck Group, LLC
Site Area	+/- 0.21 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DE, Downtown Edge
Future Land Use Map Designation	Downtown Commercial (DC)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 702 SE D Street. It is currently zoned R-1, Low Density Single Family Residential, and adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, south, and west and DE, Downtown Edge to the east.

Relationship to the Bentonville Community Plan
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.

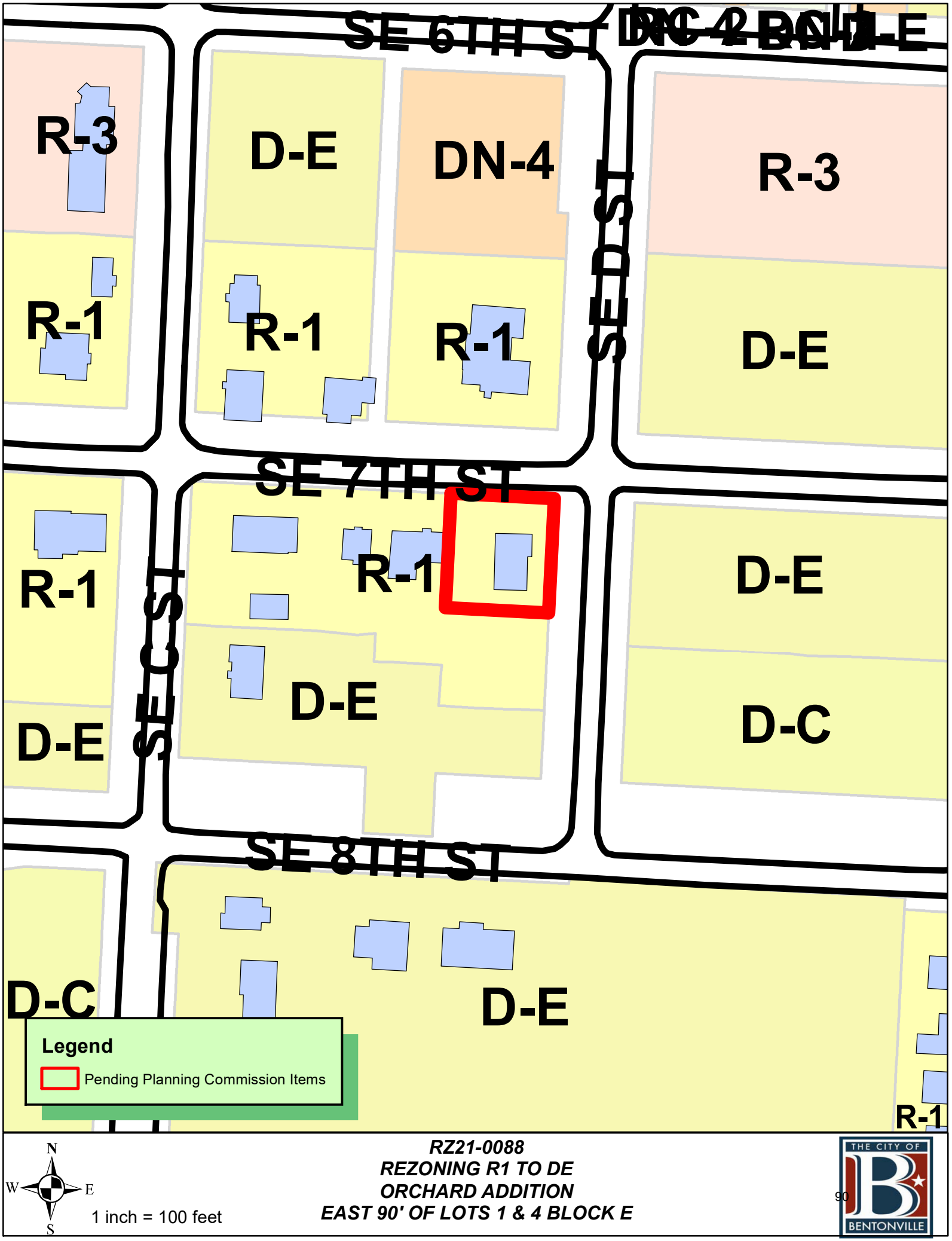
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around downtown Bentonville (pg. 44).

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

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

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

Note: Public Notice was not published in the paper 15-days before the January 18 Planning Commission Meeting. This item will need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.


SE 6TH ST
SE C ST
SE 7TH ST
SE C ST
SE 8TH ST
R-3
D-E
DN-4
R-3
R-1
R-1
R-1
D-E
R-1
R-1
D-E
D-E
D-E
D-C
D-C
D-E
R-1
Legend
Pending Planning Commission Items
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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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DE, Downtown Edge

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

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

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

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

Setback Standards:

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

Encroachment Standards:

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

Applied to encroachments such as canopies, awnings and balconies.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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DE, Downtown Edge

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

NOTICE OF INTENT TO REZONE

Bowser Shattuck Group LLC. has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from

R-1 Low Density Single Family Residential to DE Downtown Edge

The legal description of the property is as follows: THE EAST 90 FEET OF LOTS 1 AND 4, BLOCK "E", ORCHARD ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "A" AT PAGE 89, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE S02°36'52"W 100.00' TO A SET IRON PIN, THENCE N87°18'56"W 89.96' TO A FOUND IRON PIN, THENCE N02°32'27"E 99.99' TO A FOUND IRON PIN, THENCE S87°19'12"E 90.09' TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

The common description of the property is: 702 SE D STREET

The public hearing will be held January 18th, 2022 at 4:00 p.m. It will be held at 305 S.W. "A" Street.

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

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

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

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

☐ I / we have no objections to the rezoning.
☒ I / we object to the rezoning because:

See attached

[redacted] / FSB Realty 403 SE 8th Street.

Signature and Physical Address

Signature and Physical Address Bentonville AR. 72712

To Whom It May Concern

Re: Zoning meeting, January 18, 2022. 702 D Street. Bowser Shattuck Group LLC

From: FSB Realty/Property owner at 403 SE 8th Street

This letter is to formally express disagreement with the rezoning of 702 SE D Street for the following reasons:

1.) The properties referenced in the submitted proposal 'already zoned DE properties to the east and northwest'. However, these two referenced properties are very large plots of land and take up the entire block. It does not consist of independent individual owner strategies. Instead rezoning occurred through a land acquisition strategy with the goal of creating a unified look for combined multi-family housing and commerce with large developers who have money to build and create a look and feel in downtown Bentonville not easily achieved by a smaller investor or homeowners with a single land parcel.
2.) As stated in the rezoning of Downtown Bentonville, R1 property is to service a low-density development, with the goals of the highest value because of lot lines and land use. Adjacent to this property, and within the same block, all other lots are zoned R-1, with lots sized very similar in nature. The only exception on this block are the three lots that are on 8th street, which all face a 5-lane road, 2 sidewalks, and a 10' bike path. Large buildings on this side of the block make sense considering the transportation infrastructure and city supported parking is much different versus single parcel owners who are on the opposite side of the block.
3.) The argument to rezone by using property to the East and Northeast are DE, is inconsistent because also true is that the property and block directly across are all R1 to the North and West of the same street. If the property in question also owned the entire north side of properties on this block, rezoning to DE might make sense because it would have a cohesive look and feel of development. Instead, the question at hand, would allow for one lot owners to develop an DE building, even though the remaining and adjacent owners are all R1. There is a slippery slope of single parcel lot owners (as in this case) on this block requesting a rezoning and allowing other parcel owners to remain as R1. This would undermine the development efforts in Downtown Bentonville creating an incohesive development plan within the entire block, which impacts all property owners not only on this block but for all Downtown Bentonville residents who reside in R1 designated areas.
4.) R1 Parcel owners on this block actually have the greatest chances of increasing property values for every R1 property owner on this block and adjacent blocks. However, a mis-matched development strategy where some lots are R1 and some are DE, without a pattern or cohesive design can actually have a negative effect on property values for everyone regardless of zoning designation.

5.) The transportation plans better accommodate a DE zoning for C Street and 8th street adjacent properties as they are larger and accommodate more traffic and parking. The property in question does not border any of these streets.
6.) It must be the intent of this parcel to have a commercial front or else a requestion for DN1, DN2, DN3, DN4, R2, R3, R4 would have been requested instead. A DE designation next to R1 designated properties everywhere else, are not cohesive, and commercial traffic will impact every R1 resident on this and adjacent blocks. It will also impact green space on this block for physically and visually adjacent R1 parcels—a clear goal of Downtown Bentonville revitalization efforts. Combined with parking requirements for a DE on this lot will become the owners' issue to provide, however due to the lot size it will be every neighbor's issue because a good commercial concept will drive consumer demand to that location, which this lot size cannot support entirely on its own. A sustainable business will have consumer traffic far and above the limited designated parking designated spots available to support. Even with the goal of creating more pedestrian walkways, these walkways are supported on C Street across 8th street (not D Street), So pedestrian traffic from 8th street is not easily gained from the cross section of C and 8th in the transportation plans approved to date.
7.) If all the remaining lots were owned by one owner, or if every owner was requesting to rezone at the same time, then reclassification of these parcels could make more sense. However, a single parcel requesting to rezone has a more detrimental impact to all other property owners if allowed to pass at council without regard to owners who have purchased land for R1 in close range to 702 SE D Street.

I appreciate the opportunity to express views on this proposal.

Yours Truly,

FSB Realty
403 SE 8th Street Property Owner

Hatfield & Cook, LLC

SE Tara Ridge

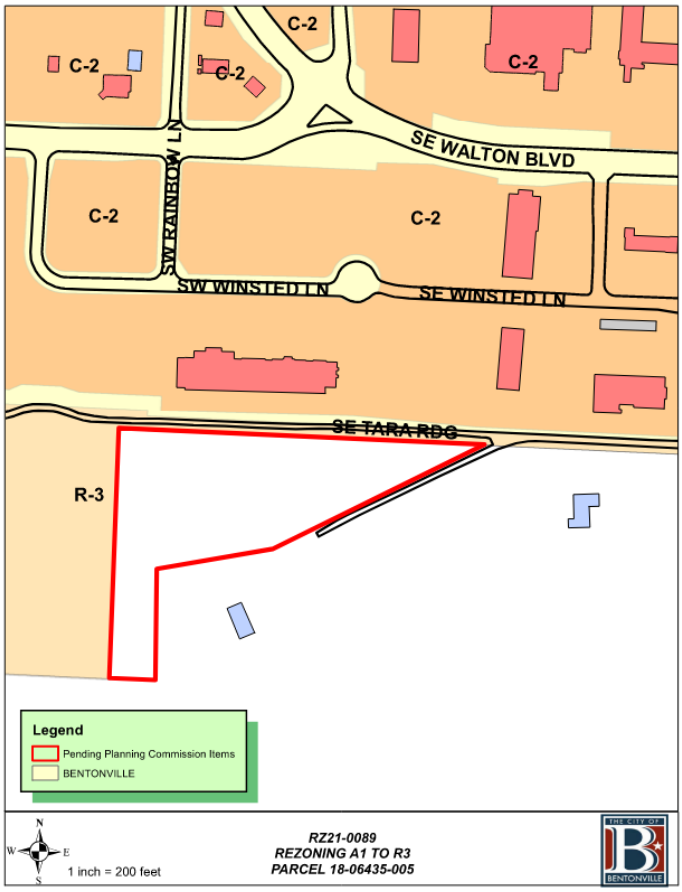
PC Date: 1/18/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ21-0089
Applicant / Current Owner	Hatfield & Cook, LLC
Site Area	+/- 5.12 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located on SE Tara Ridge. The property is surrounded by 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.

Relationship to the Bentonville Community Plan

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.

The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development.

Public Comment

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

Analysis

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 before 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 areas as buffer or transitional zones between single-family and other uses not compatible with low-density residential development.

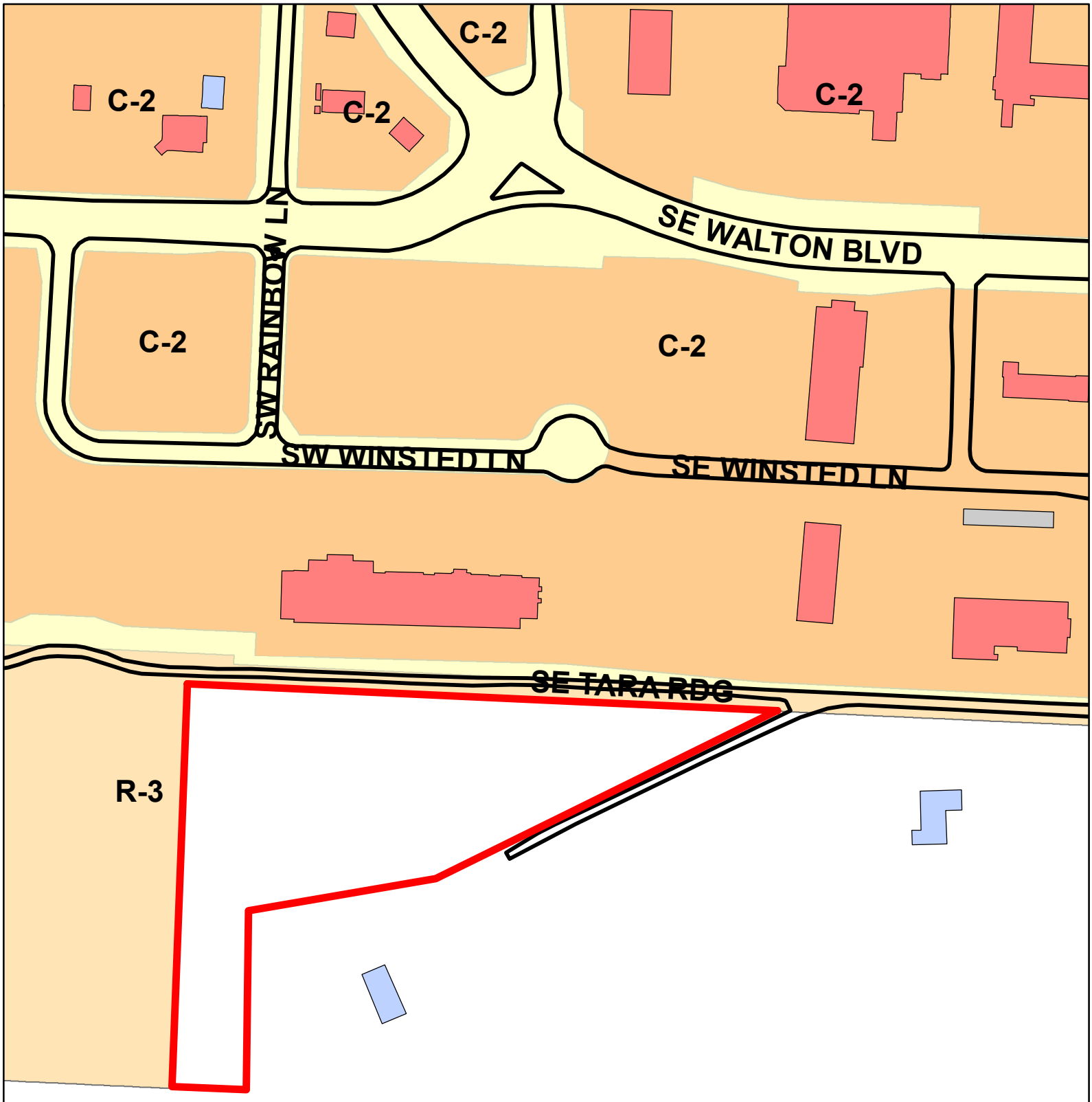
This rezone is consistent with the Regional Airport Boulevard Model Bock Development Program by using medium-density residential as a buffer between intense commercial and lower-density residential.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing R-3 zoning districts in the immediate area.

Conclusion

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

Note: Public Notice was not published in the paper 15-days before the January 18 Planning Commission Meeting. This item will need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.



N
W E
S

1 inch = 200 feet

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

THE CITY OF BENTONVILLE

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.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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.

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

R-3, Medium-High Density Multifamily Residential

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

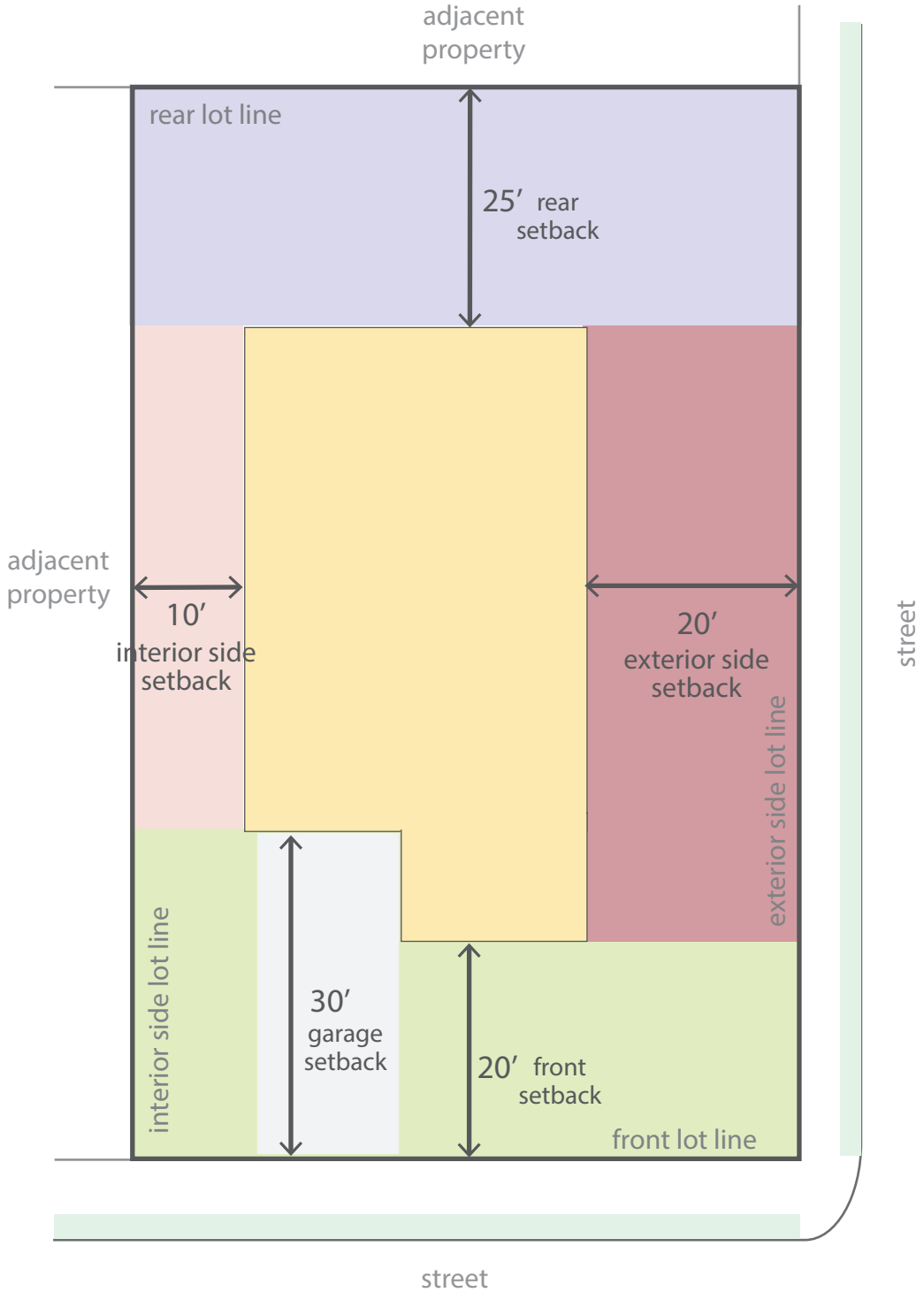
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Services** Child care – 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

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

R-3, Medium-High Density Multifamily Residential

Setback Illustration



NOTICE OF INTENT TO REZONE

HATFIELD & COOK LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 to R-3

The legal description of the property is as follows:

SEE ATTACHED EXHIBIT

The common description of the property is: SOUTHWEST THE INTERSECTION OF SE TARA RIDGE AND SE RAINBOW RD

Proposed land use: MEDIUM DENSITY RESIDENTIAL

The public hearing will be held JANUARY 18, 20 22 at 4:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

- ☑ I/we have no objections to the rezoning.
- ☐ I/we object to the rezoning because:

Signature

Zach Rodgers
Printed Name
On Behalf of MAS Inc
Physical Address

NOTICE OF INTENT TO REZONE

HATFIELD & COOK LLC has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from A-1 to R-3

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SEE ATTACHED EXHIBIT

The common description of the property is: SOUTHWEST THE INTERSECTION OF SE TARA RIDGE AND SE RAINBOW RD

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

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

☐ I/we have no objections to the rezoning.
☒ I/we object to the rezoning because:

* Please see attached *

Phillip Cate
Signature

Phillip Cate
Printed Name

1308 S Rainbow Rd Rogers, Ar
Physical Address

We are afraid putting 43 structures on this property could cause additional water issues.

Traffic issues- Tara Ridge is not a maintained road.

Rainbow Rd. is hard to pull out on currently.

Rainbow Rd. is already backed up due to there being no light.

MEETING TIME 4:00PM 1-18-21

1) Water Drainage Across my Property. Directed from Benton Ville.
2) Traffic on Tara Ridge In on non maintained street not wide enough for 2 way traffic
3) Rainbow RD and Walton has Right turn only at Stop Sign FROM 7:00AM TO 7:00 PM
4.) Water Drainage now Causes Erosion on my Property now.

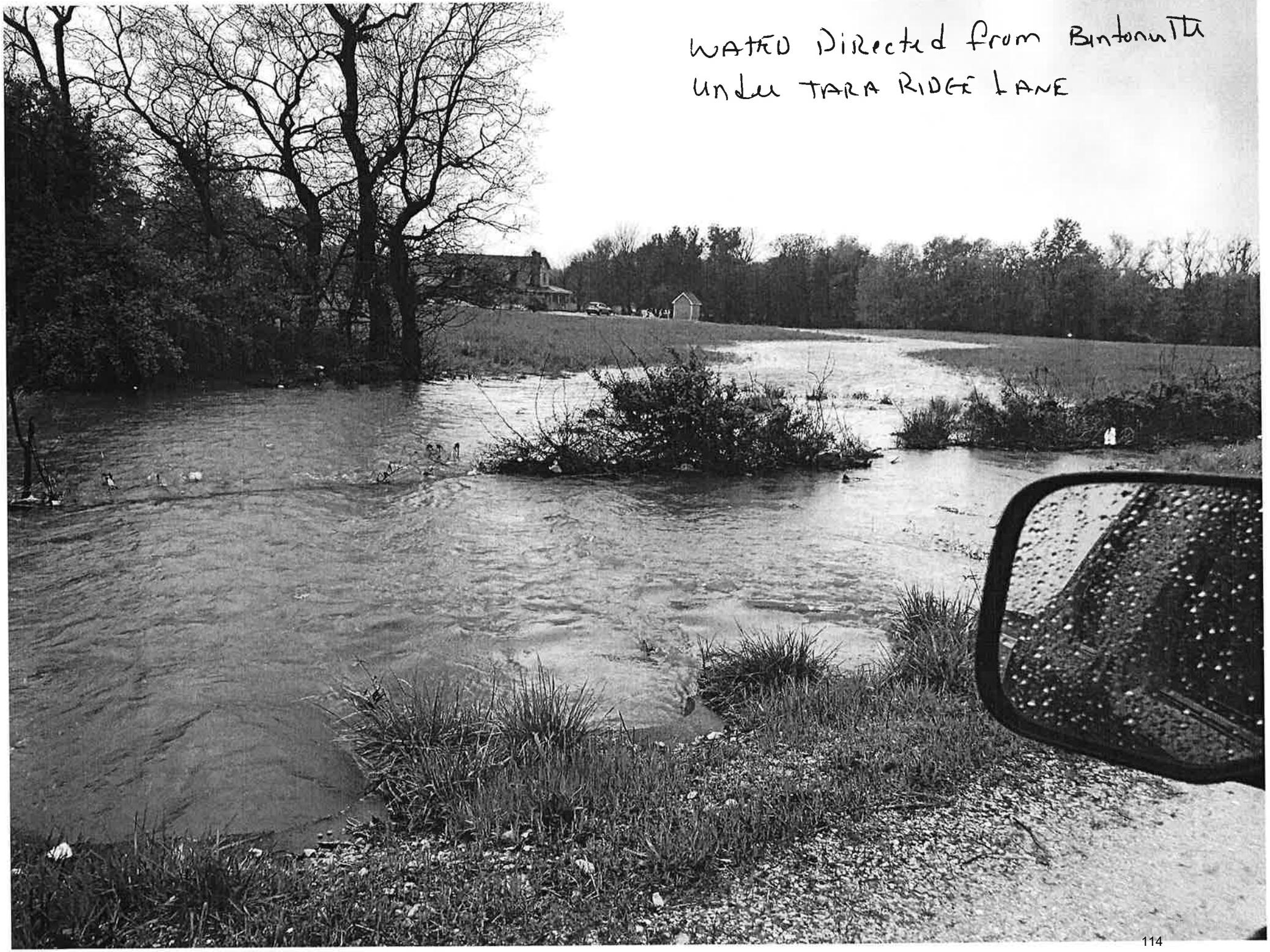

3:41
LTE
50 SE Tara Ridge
PROPERTY IN QUESTION
PATH of WATER
50 SE Tara Ridge
Building


PATH of WATER
WATER FLOW

2" RAIN






WATER DIRECTED FROM BENTONVILLE
UNDER TARA RIDGE LANE

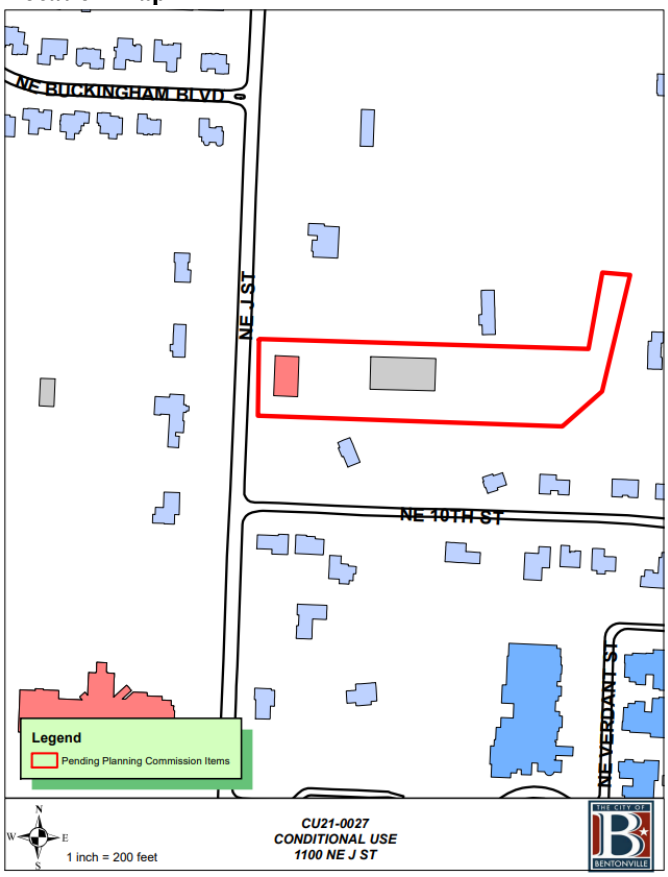
Dogwood Acres, LLC
Trustees (Crystal Bridges Phase 2)

1100 NE J Street
PC Date: 1/18/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU21-0027
Applicant / Current Owner	Dogwood Acres, LLC
Site Area	+/- 0.32 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate (RE)
Requested Use	Long-Term Temporary Uses and Structures
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
The subject property is located at 1100 NE J Street and is currently zoned A-1, Agricultural. 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.

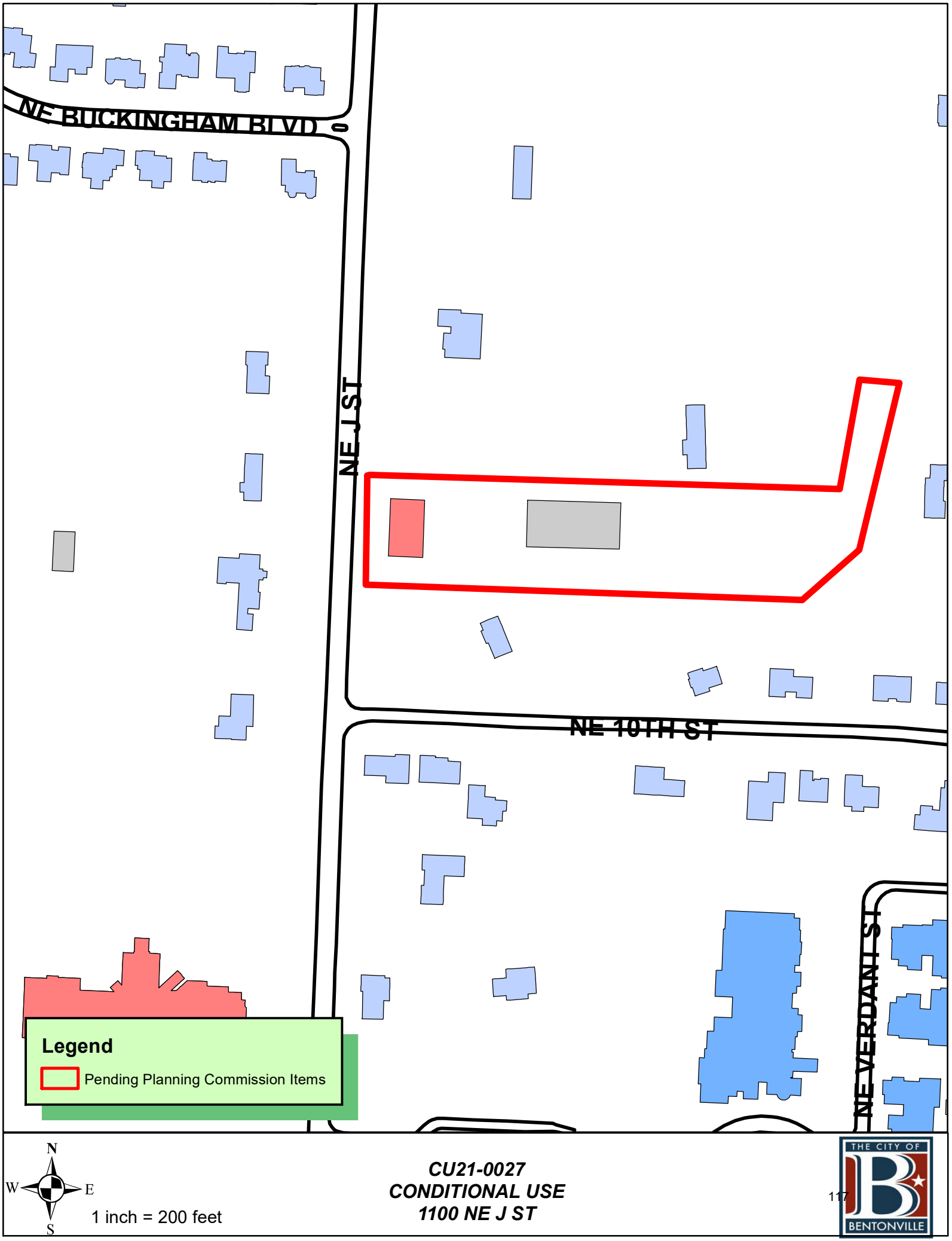
Proposed Use Description
According to the applicant's narrative, the proposed use will be for a material staging yard for the construction of the Crystal Bridges expansion project. The hours of operation are assumed to be from 6 a.m. to 6 p.m., Monday through Saturday. The existing metal building will 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 gravel parking areas and number of spaces. There will be down lighting added for the security of materials and equipment. They anticipate three deliveries per day and approximately five employees on-site each day.

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

Conditions of Approval

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 the City of Bentonville Fire Code, as approved by the Fire Marshal.
5. *Time period*. This conditional use permit shall expire 60 days after the permanent certificate of occupancy is issued for the Crystal Bridges Phase 2 project (LSD21-0053).
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.
7. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the conditional use at any time.

Note: Public Notice was not published in the paper 15-days before the January 18 Planning Commission Meeting. This item will need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.


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.

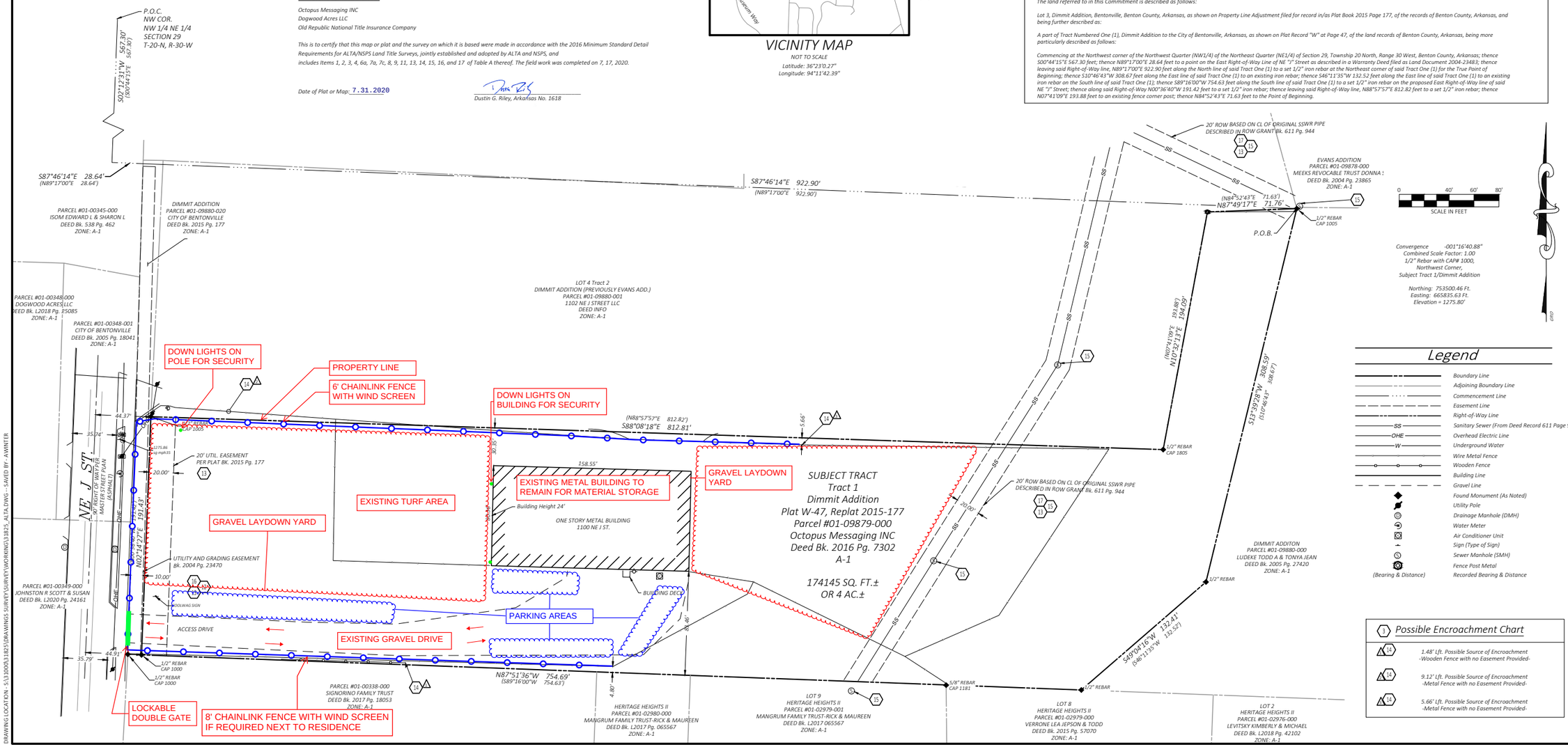
	Exceptions	Effect on Survey
1.	Any defect, lien, encumbrance, adverse claims, or other matter that appear in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.	Not Survey Related
2.	General 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 "J" 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 "J" 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.



DRAWING LOCATION - S:\13000\31825\DRAWINGS SURVEY\SURVEY\WORKING\31825_ALTA.DWG - SAVED BY - AWINTER

© 2020 CEI ENGINEERING ASSOCIATES, INC.

CEI Solutions for Land and Life

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









Dogwood Acres, LLC
Trustees (Crystal Bridges Phase 2)

1100 NE J Street
PC Date: 1/18/2022
Reviewer: Tyler Overstreet, Planning Services Manager, AICP

Project Number	CU21-0028
Applicant / Current Owner	Dogwood Acres, LLC
Site Area	+/- 0.32 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate (RE)
Requested Use	Long-Term Temporary Uses
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
The subject property is located at 1102 NE J Street and is currently zoned A-1, Agricultural. 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.

Proposed Use Description
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.

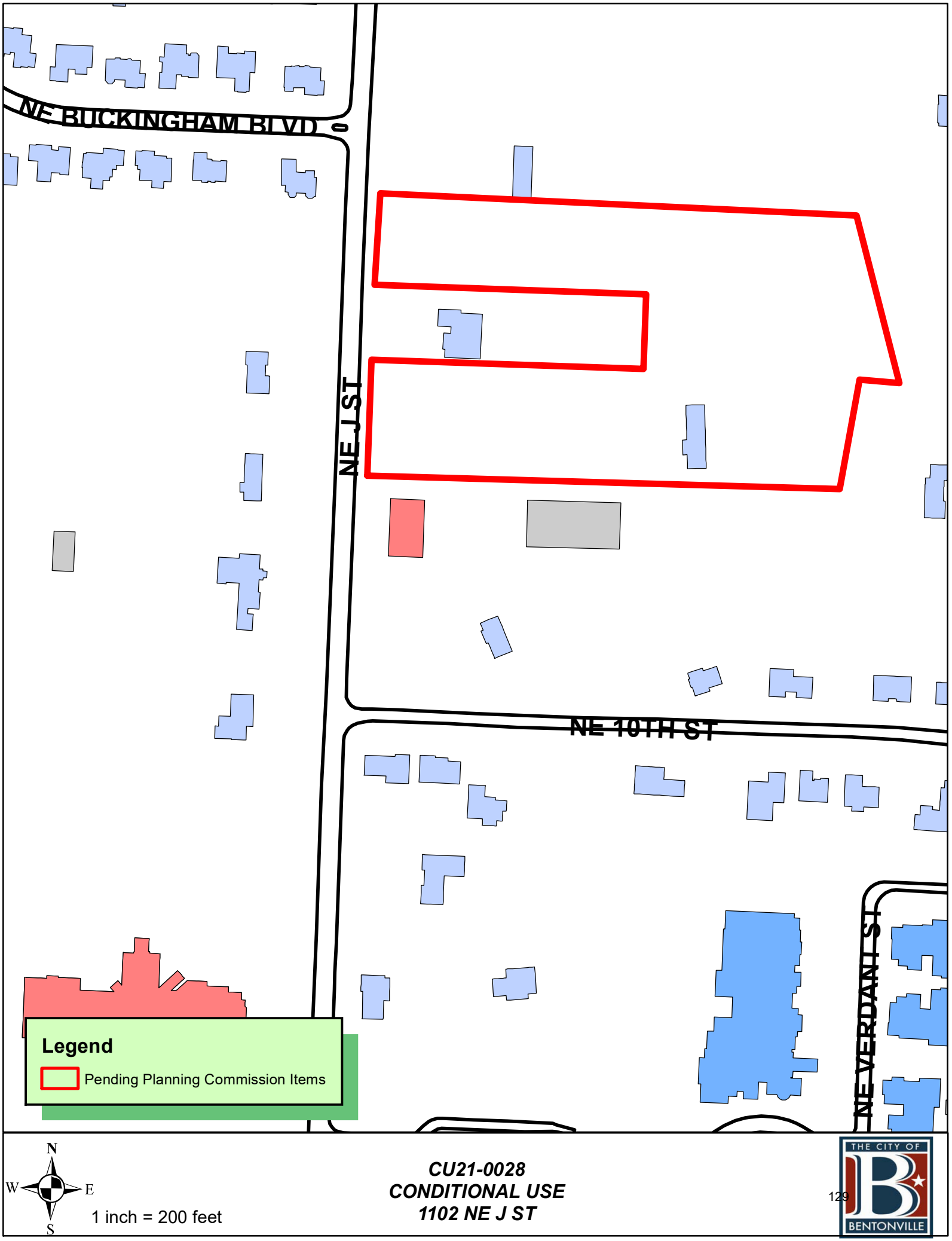
The hours of operation are assumed to be from 6 AM to 6 PM, Monday through Friday. The request includes minimal changes to the interior of the home to convert the space to usable office space. See attached site plan for proposed gravel parking areas and number of spaces.

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

Conditions of Approval

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 the City of Bentonville Fire Code, as approved by the Fire Marshal.
5. *Time period*. This conditional use permit shall expire 60 days after the permanent certificate of occupancy is issued for the Crystal Bridges Phase 2 project (LSD21-0053).
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.
7. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing to reconsider the conditional use at any time.

Note: Public Notice was not published in the paper 15-days before the January 18 Planning Commission Meeting. This item will need to be tabled to the February 1 Planning Commission Meeting for a second public hearing.

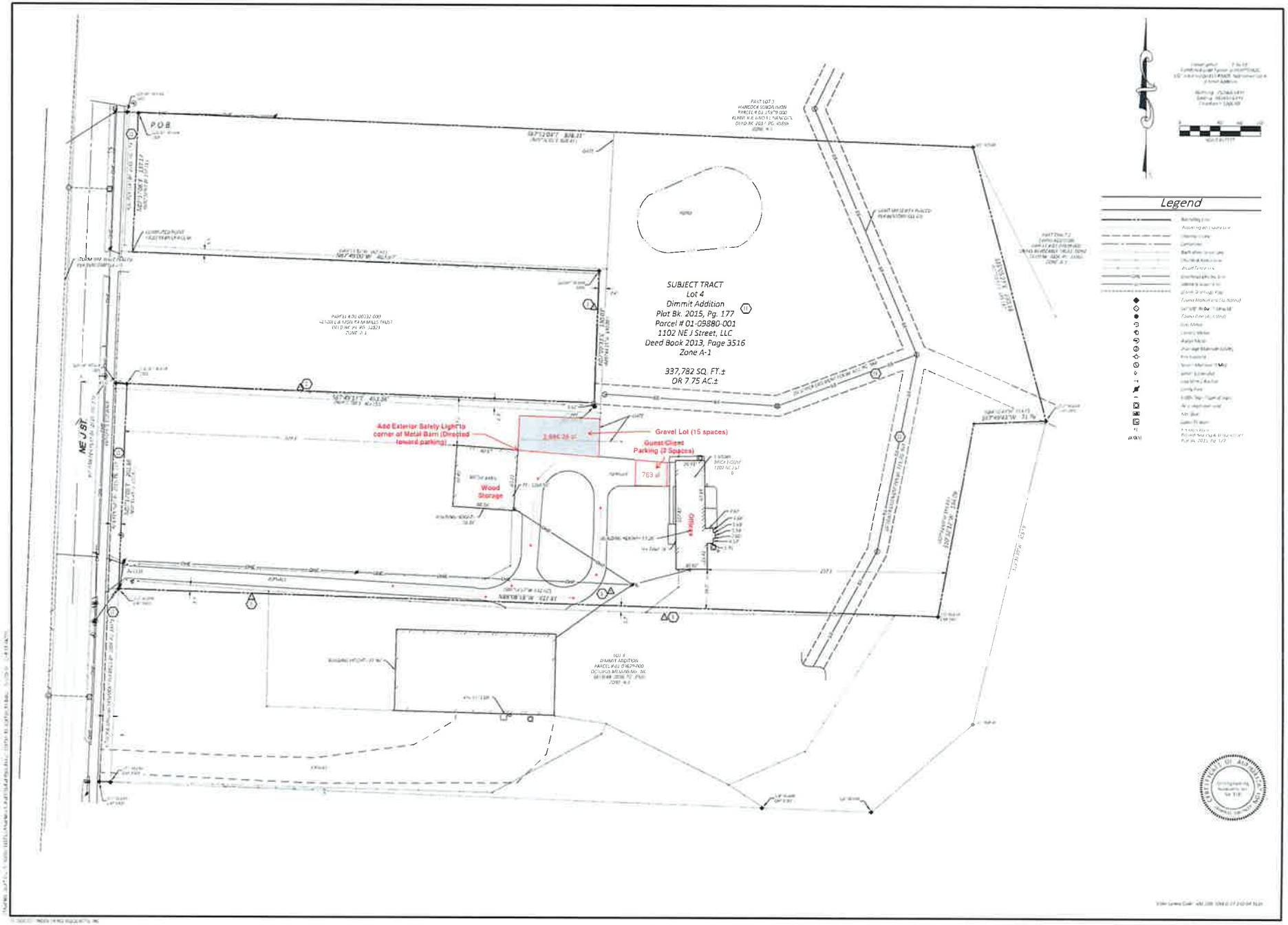


CU21-0028
CONDITIONAL USE
1102 NE J ST

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

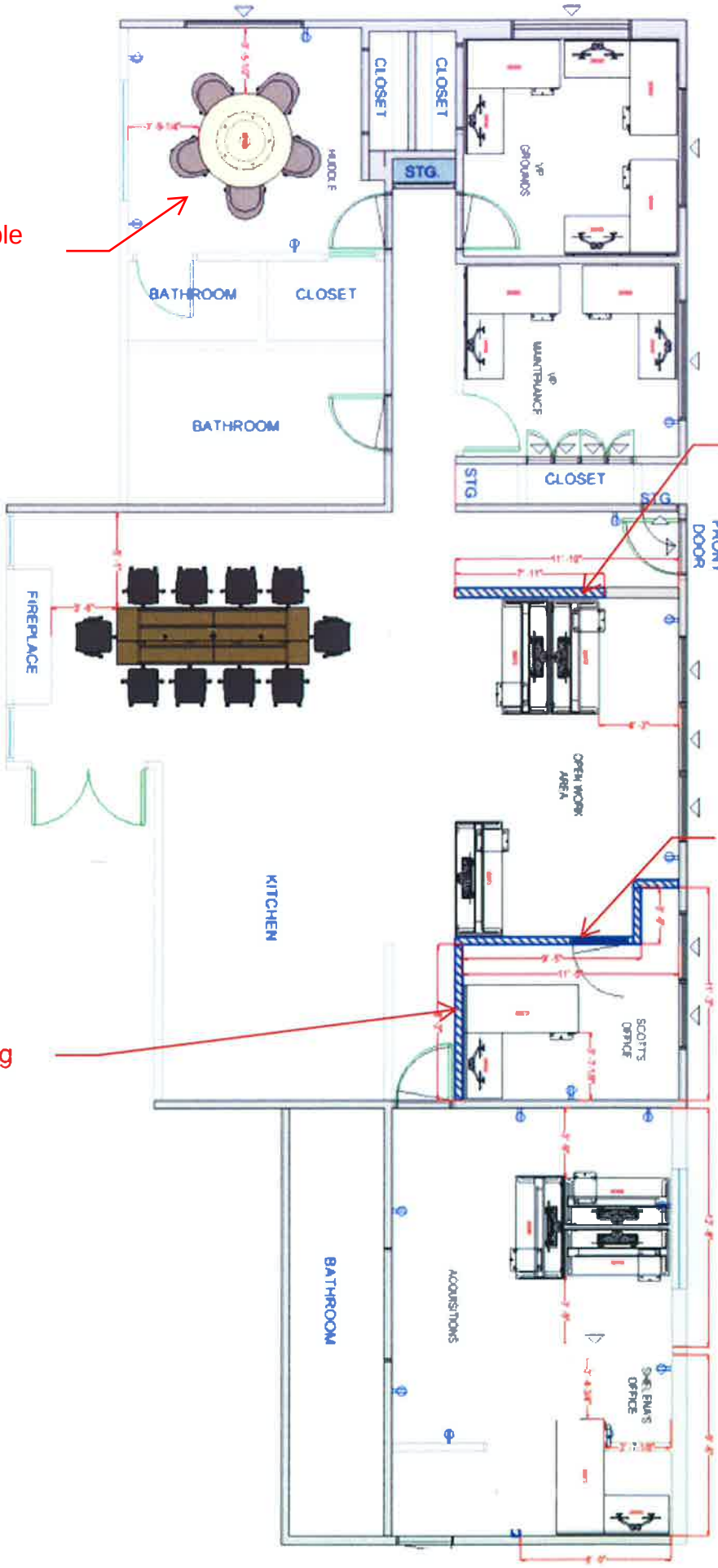

Benton County Tax Parcels - 01-09880-001
Add to Results
View Additional Details
Run a Report
1110
1106
1105
1102
1101
1106
1102







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

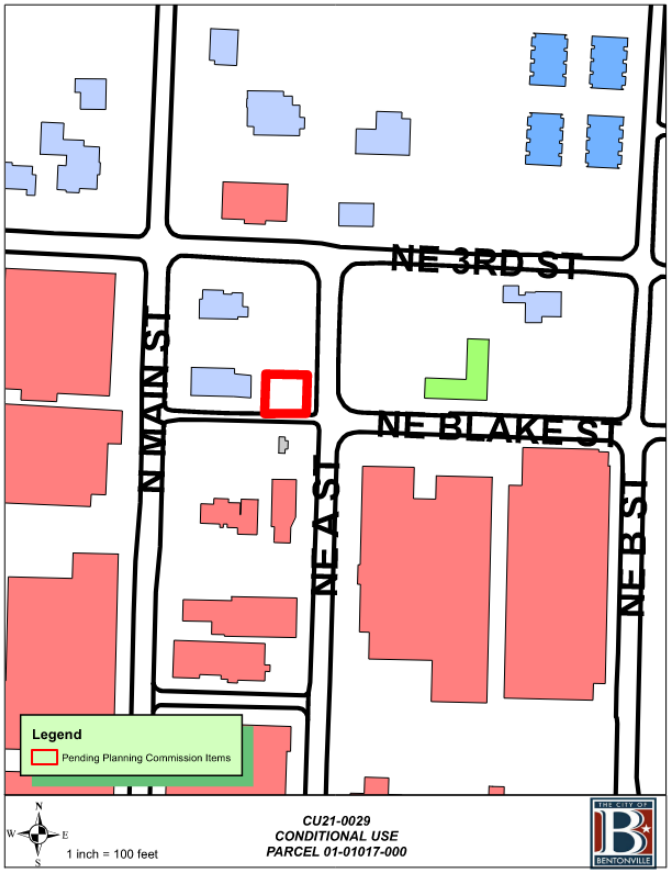
Spoke Adventures

224 N Main Street
PC Date: 1/18/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU21-0029
Applicant / Current Owner	Rustin Chrisco and Pamela Chrisco
Site Area	+/- 0.32 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Long-Term Temporary Uses and Structures
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
The subject property is located at 224 N Main Street and is 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.

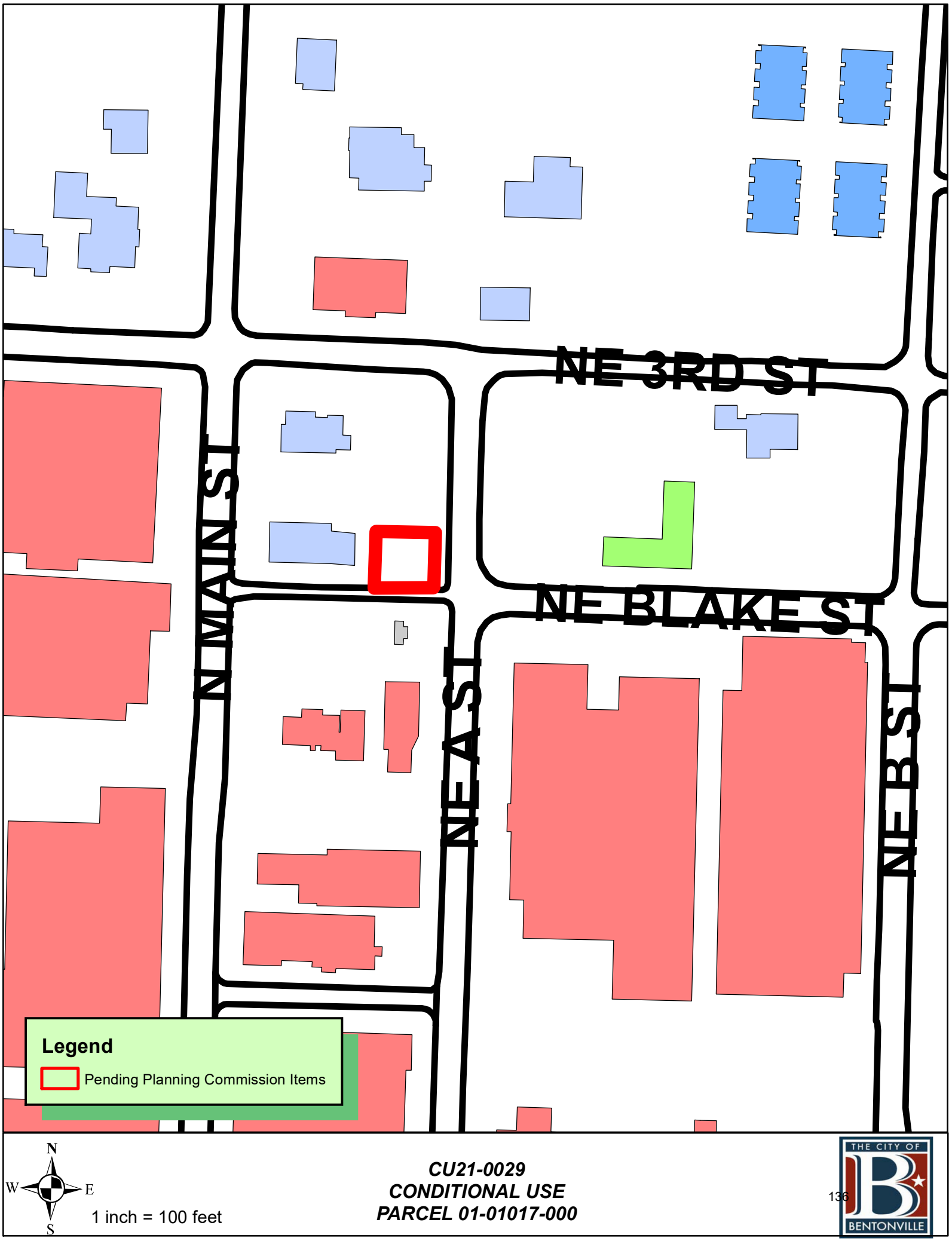
Proposed Use Description
According to the applicant's narrative, they propose to open a bike rental business using shipping containers as the building. The bike shop will occupy approximately 900 square feet.

The hours of operation are planned to be 9 a.m. to 6 p.m. daily. The applicant estimates there will be two or three employees on site at a time.

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

Conditions of Approval
1. A building permit will be required for this structure.
2. Coordinate with the Bentonville Water Department on requirements for connecting the structure to city water and sewer.
3. This conditional use permit shall be valid in perpetuity from date of issuance.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the conditional use at any time.

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.


NE 3RD ST
N MAIN ST
NE BLAKE ST
NE A ST
NE B ST
Legend
Pending Planning Commission Items
N
W
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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

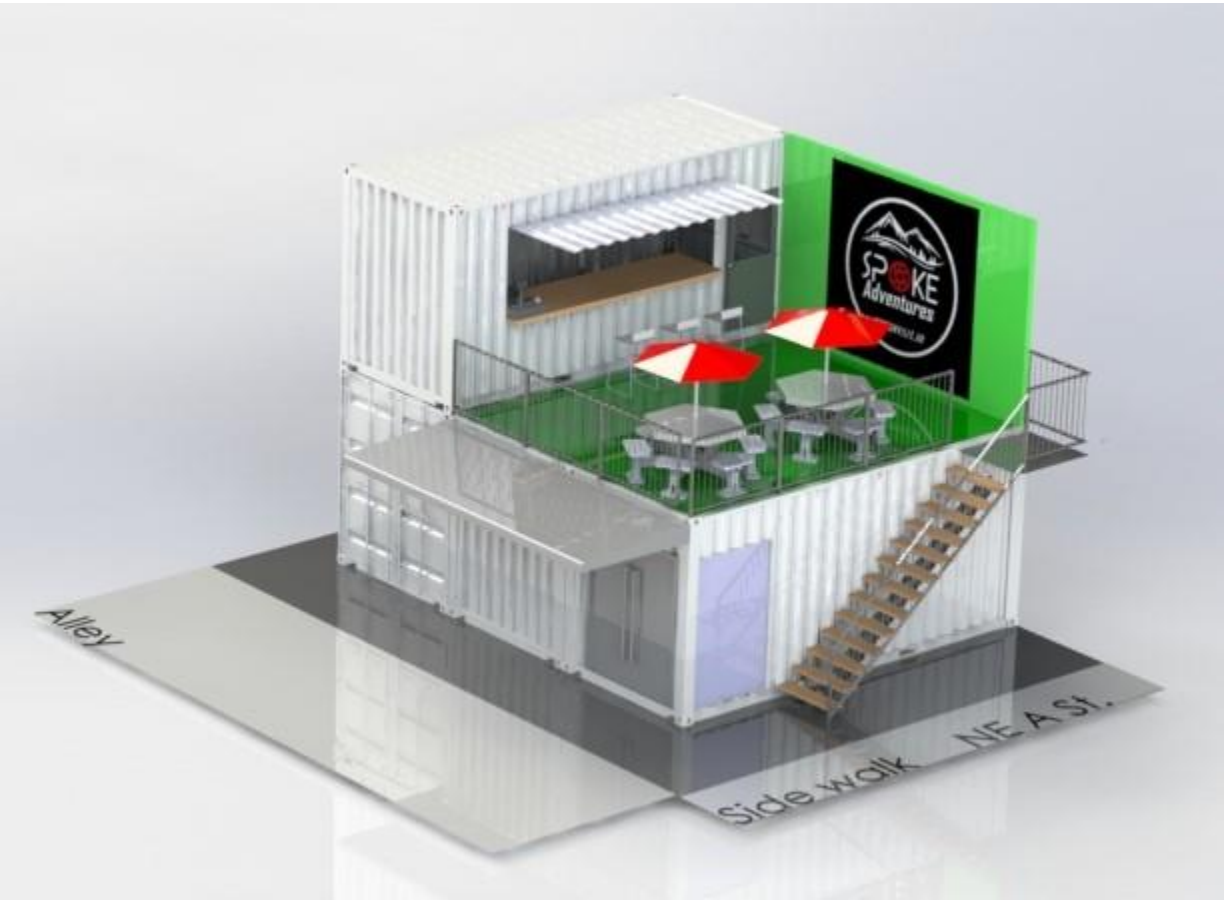
Conditional Use Narrative:

- 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.

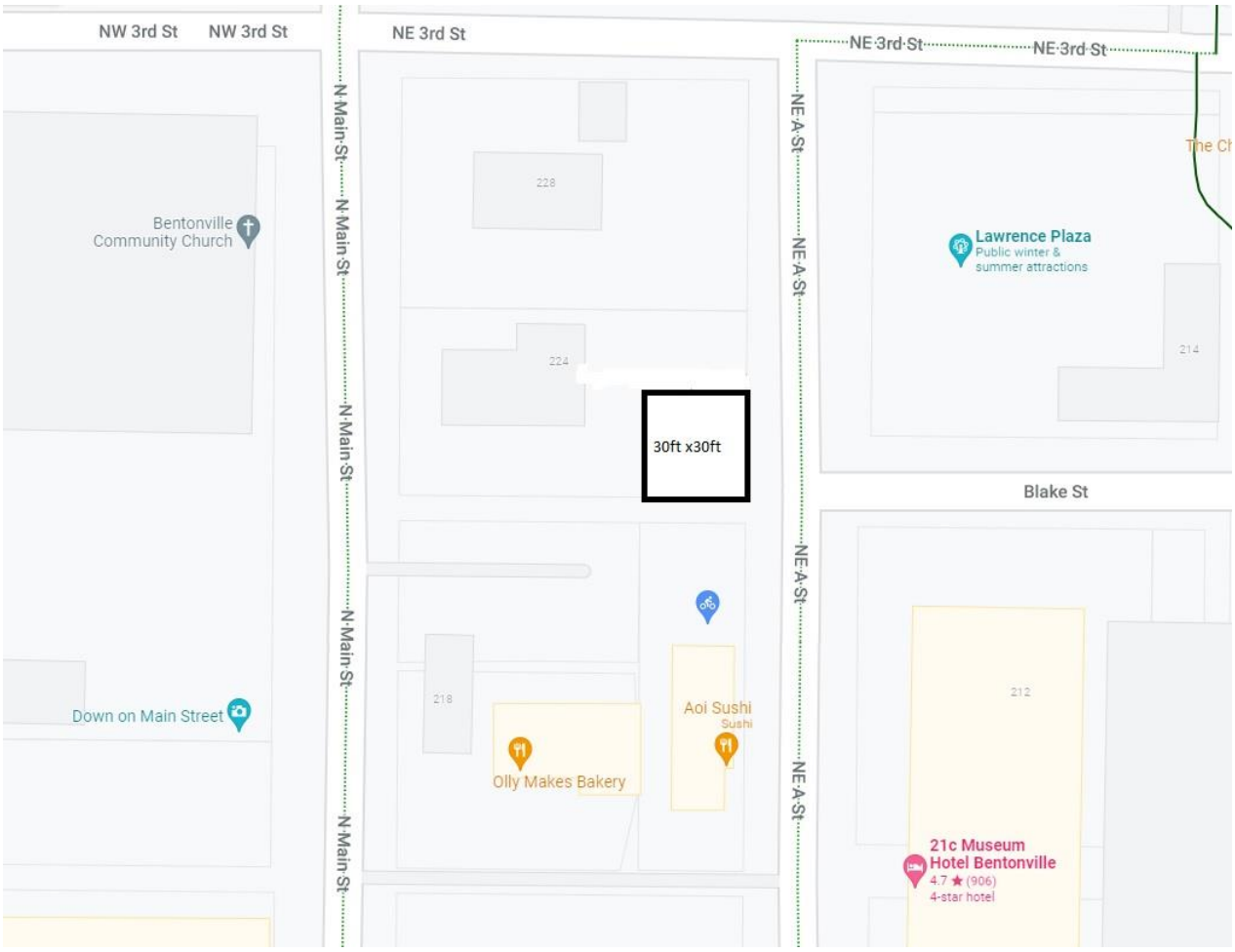
Front view



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

WAIVER REQUEST STAFF REPORT

Wilson

1402 NW 12th Street
PC Date: 1/18/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	WAV21-0025
Applicant / Current Owner	Wilson, Chelsea & Paul, Zachary
Site Area	+/- 1.16 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Low-Density Residential
Waiver Request	Article 1100, Section 1100.15, Sidewalks

https://arcg.is/08HvK8



Property Description
This property is located at 1402 NW 12th Street. It is currently zoned R-1, Low Density Single Family Residential.

Waiver Request
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.

Analysis
There are several large trees, steep topography/drainage, and a conservation easement along Quail Run Circle that might prevent a sidewalk from being constructed along Quail Run Circle. This section of Quail Run Circle, however, is located within a School Commute Zone.

There appear to be no obstacles along NW 12th Street. A new sidewalk exists immediately east of this location along NW 12th Street.

Review Criteria (Section 1100.15.e of the Land Development Code)
Waivers shall be granted only upon review and consideration of the following criteria:

1. Current or proposed zoning.
2. Proposed land use.
3. Location of property in an urban or suburban setting.
4. Pedestrian traffic generators such as parks and schools in the area.
5. The existence of a sidewalk network in the area.
6. Whether the terrain is such that a sidewalk is physically practical and feasible, and the extent to which drainage ditches, trees, ground cover, and natural areas would be adversely impacted by the construction of the sidewalk.
7. The design of the subdivision such that utilities, the location of structures, rights-of-way, easements, etc., create conditions making sidewalks impractical.
8. The overall need for a sidewalk to be constructed on the lot.


QUAIL RUN CIR
NW K ST
NW 12TH ST
NW K PL
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
WAV21-0025
SIDEWALK WAIVER
1402 NW 12TH ST
150
THE CITY OF
BENTONVILLE

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

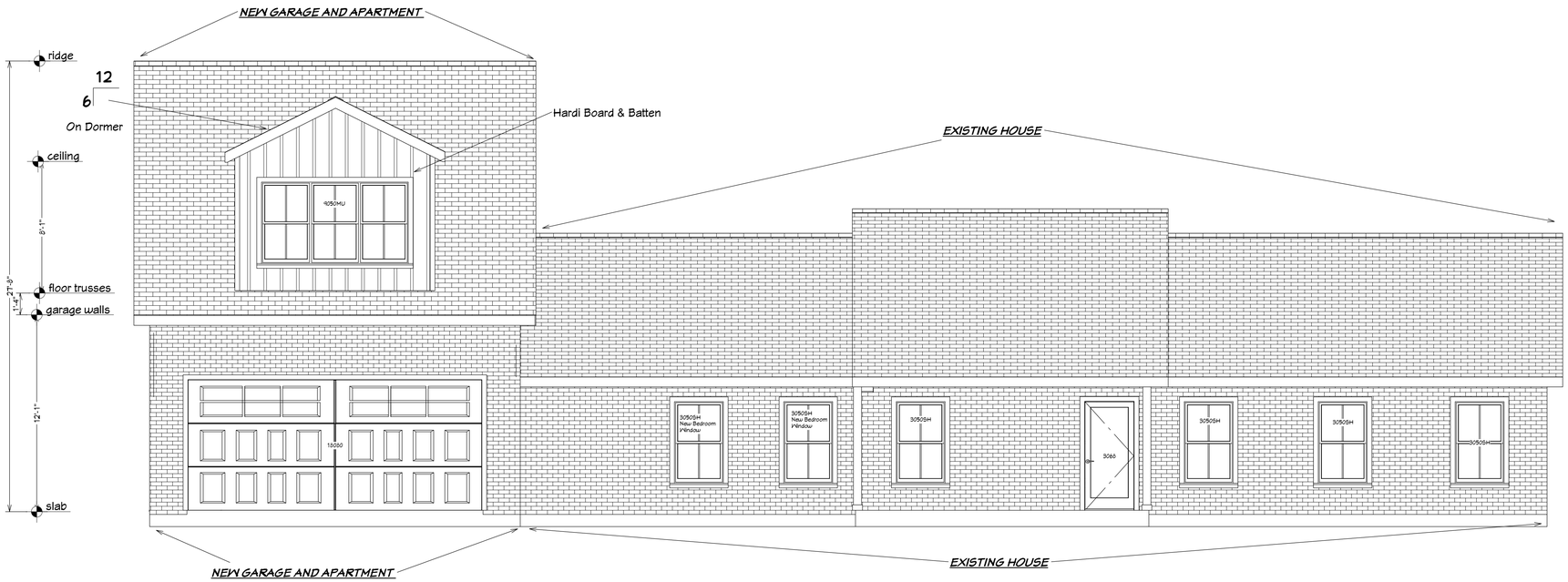
Anzalone Custom Homes

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

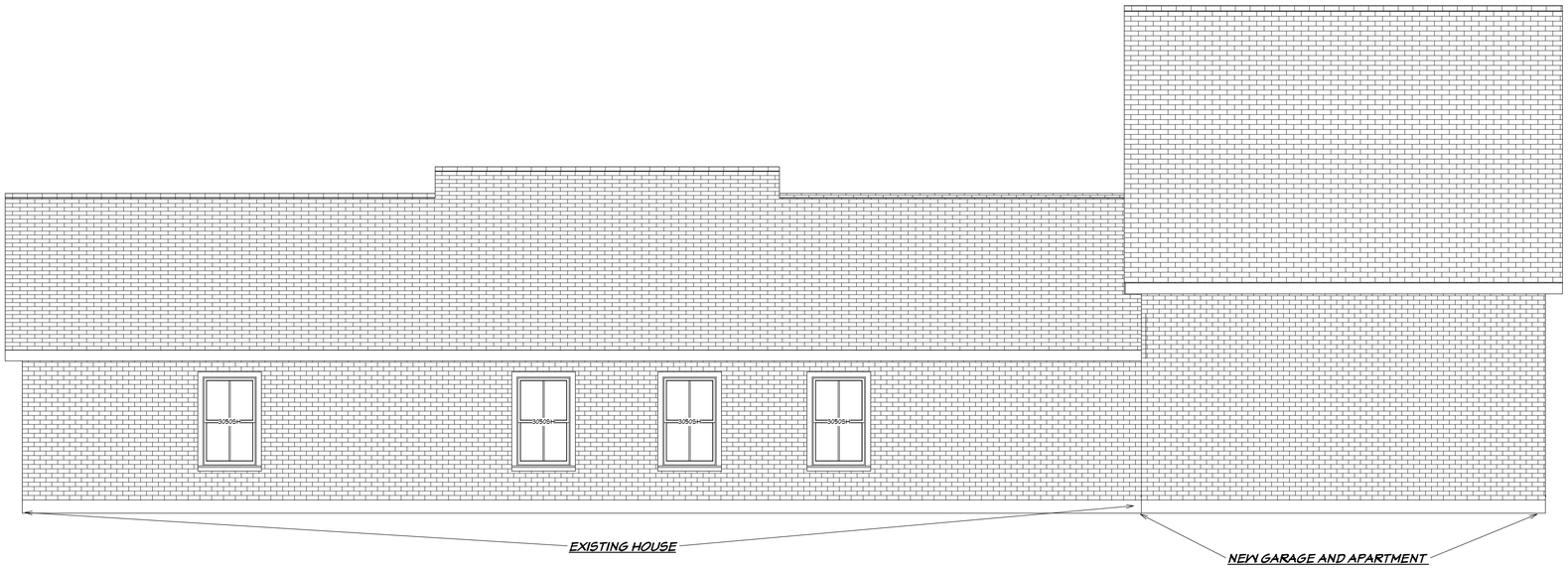
SCALE: 1/4" = 1'

SHEET: A-1

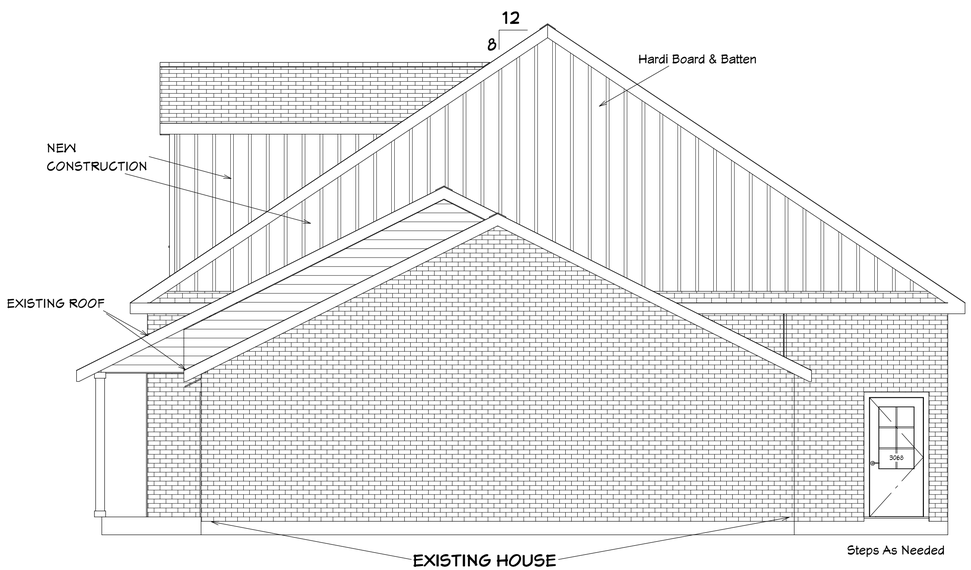
CUSTOM DESIGNED GARAGE & REMODEL FOR

ZACK PAUL

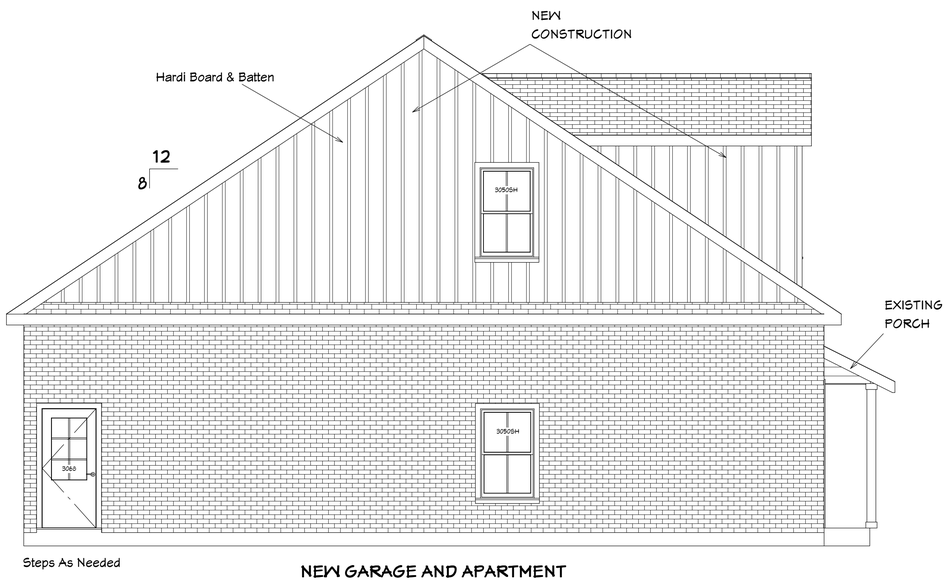
1402 NW 12TH STREET, BENTONVILLE , AR. 72712



REAR VIEW



RIGHT VIEW



LEFT VIEW

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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:

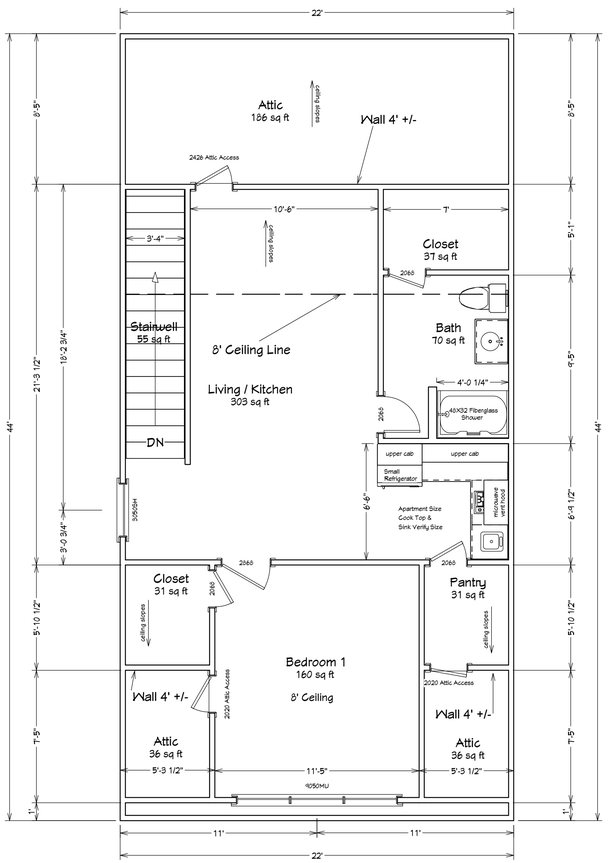
EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

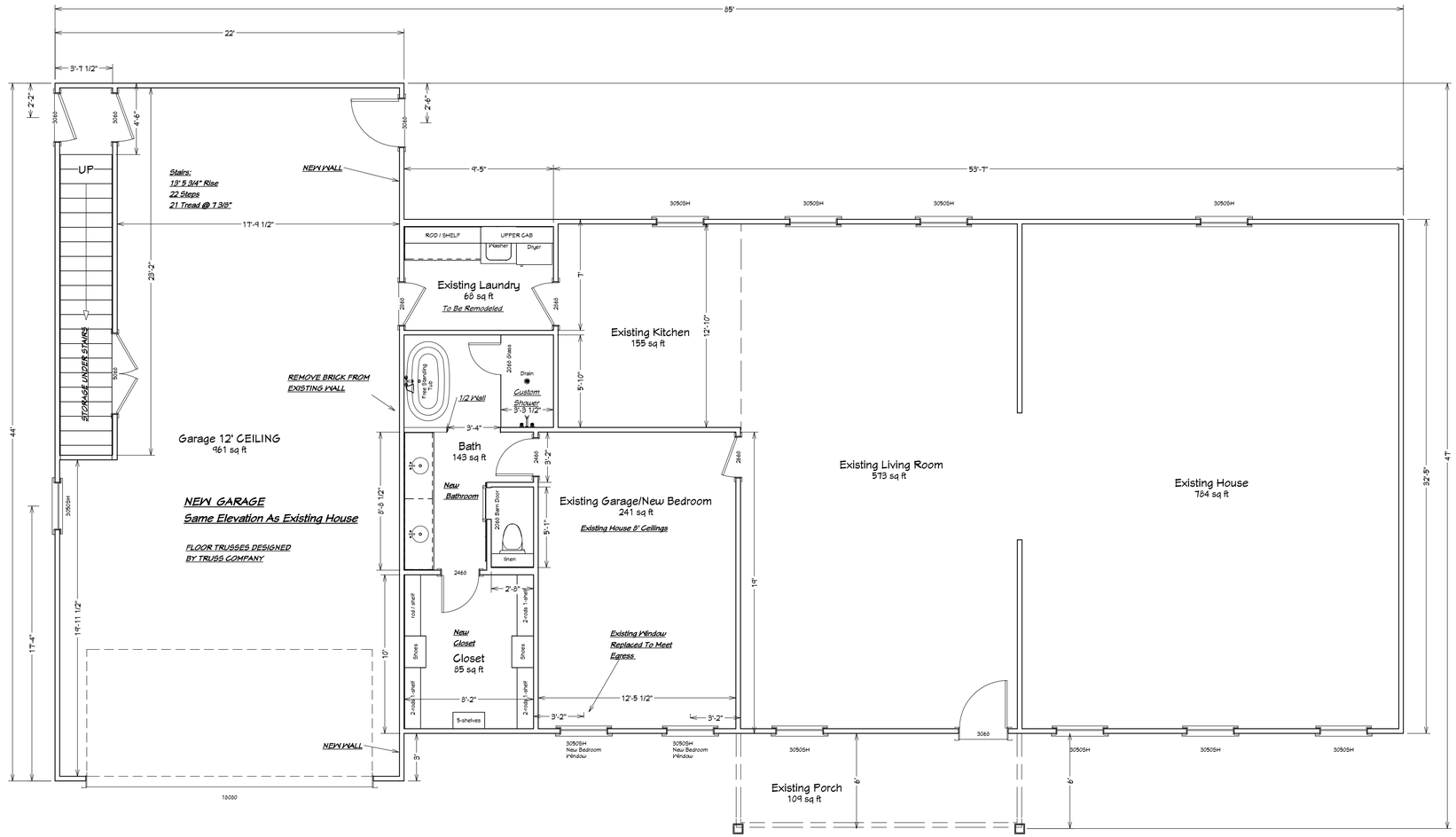
DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

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

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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

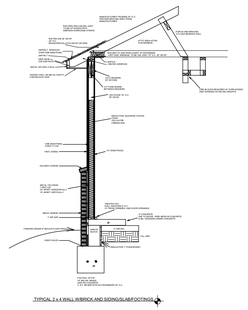
SCALE:
1/4" = 1'

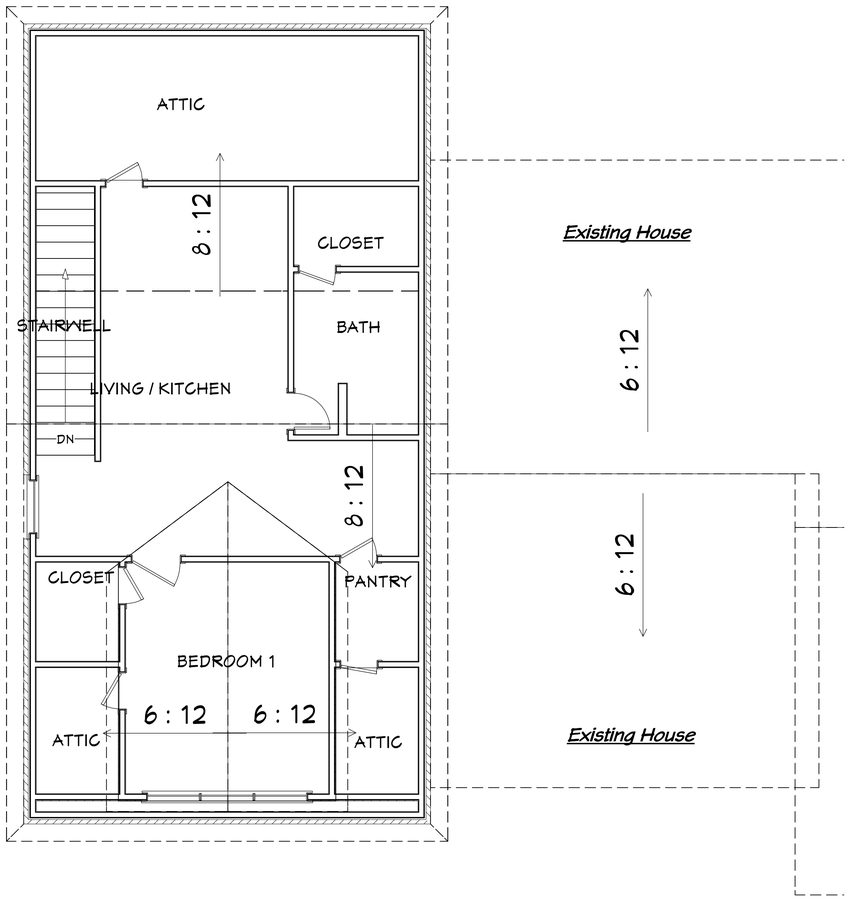
SHEET:
A-3

CUSTOM DESIGNED GARAGE & REMODEL FOR

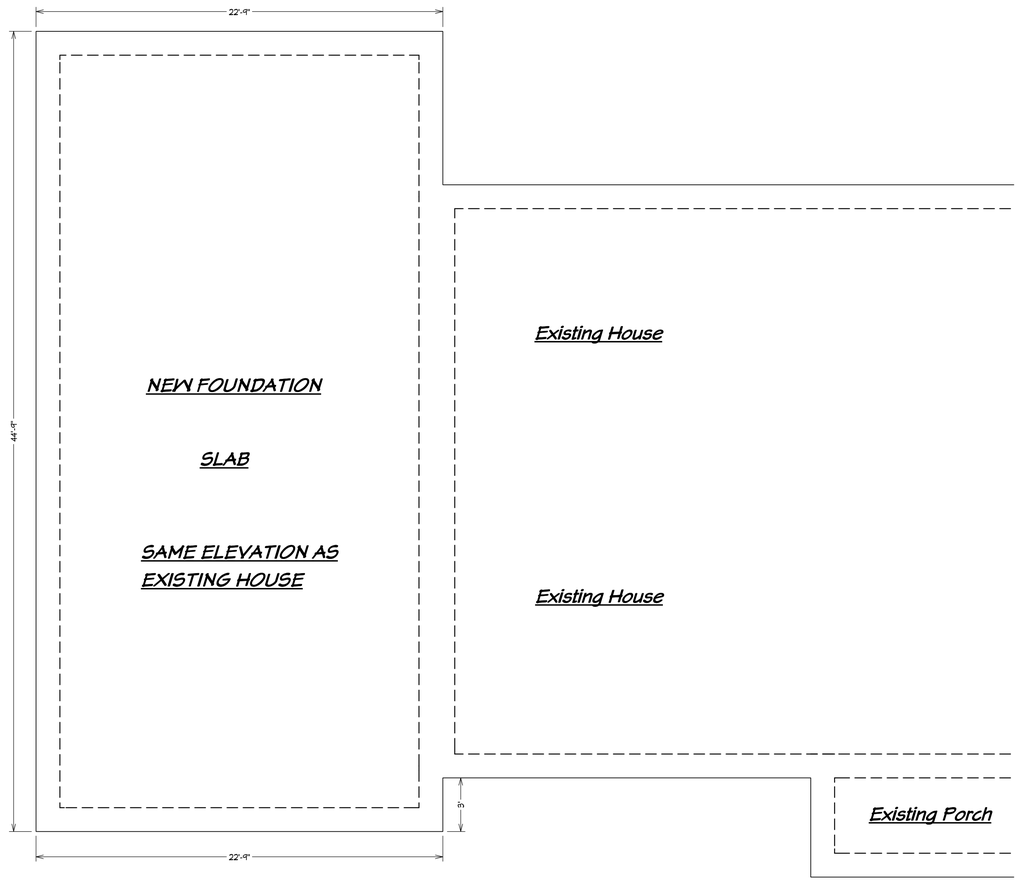
ZACK PAUL

1402 NW 12TH STREET, BENTONVILLE , AR. 72712





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