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

Planning Commission
Tech Review Agenda
February 8, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_nqOPOkDzQlGLYqftRM6lUw

Call to Order

I. New Business

1. Calcon, Inc. **Future Land Use Map Amendment***

1a. Residential Estate to General Commercial

4103 SW 2nd Street *(RZ22-0002)*

- The Future Land Use Plan currently depicts this property as Residential Estate. The applicant requests a change in the Future Land Use Plan to General Commercial. These areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

1b. R-E, Residential Estate to C-1, Neighborhood Commercial **Rezoning***

4103 SW 2nd Street *(RZ22-0002)*

- Currently zoned R-E, Residential Estate.
- Adjacent zoning districts are R-2, Medium Density Two Family and Townhome Residential to the north, A-1, Agricultural to the south, R-1, Low-Density Single Family Residential to the east, and R-3, Medium-High Density Multifamily Residential to the west.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2. Lowell-Phillips Company **Future Land Use Map Amendment***

2a. Residential Estate to General Commercial

SE 28th and SE J Street *(RZ22-0003)*

- The Future Land Use Plan currently depicts this property as Residential Estate. The applicant requests a change in the Future Land Use Plan to General Commercial. These areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

2b. A-1, Agricultural to C-2, General Commercial **Rezoning***
SE 28th and SE J Street *(RZ22-0003)*

- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are C-2, General Commercial to the north, south, and west, R-O, Residential Office to the north, and A-1, Agricultural to the east.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

3. Silver Oak Properties, LLC **Future Land Use Map Amendment***
3a. Low Density Residential to High Density Residential
807 SE 3rd Street *(RZ22-0004)*

- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north and west, PUD, Planned Unit Development to the east and DN-4, Downtown Mixed- Use Residential to the south.
- 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.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

3b. R-1, Low Density Single-Family Residential to DN-3, Downtown High Density Residential **Rezoning***
807 SE 3rd Street *(RZ22-0004)*

- Currently zoned R-1, Low Density Single-Family Residential.
- The requested DN-3 zoning district intends to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

4. The Hub Bike Lounge **Conditional Use Permit***
Temporary Structure
410 SW A Street *(CU22-0002)*

- A Conditional Use Permit for a temporary structure to be used as a bike staging and rental shop at 410 SW A Street. Long-term temporary structures require a Conditional Use Permit in all zoning districts.
- The proposed hours of operation are 8 AM to 6 PM, Wednesday through Sunday.
- The applicant anticipates five to ten customers per day and one staff member.
- Staff recommends a Conditional Use Period of one year, at which time the long-term desirability of the use can be assessed.

5. **Lots 12, Block 16 of Railroad Addition.** **Lot Split**
307 SE Henry Street *(LS21-0069)*
- The property is currently zoned DN-2, Downtown Medium Density Residential.
- A lot split of part of existing Lot 10, Block 16 creating new Lot 12, (+/-0.18 acres) Block 16 of Railroad Addition.
- The plat dedicates right-of-way along SE Henry Street per the Master Street Plan requirements.
- The plat also dedicates a 10' wide utility easement that runs parallel to the newly dedicated right-of-way along SE Henry Street.
- All outstanding department comments shall be addressed on or before February 11th at noon to proceed to Planning Commission on February 15th.

6. **Lots 13, 14 , 15 & 16 Youngs Addition** **Property Line Adjustment**
407 SE G Street, 801, 805, 823, and 825 SE 5th Street *(PLA21-0059)*
- The property is currently zoned DN-4, Downtown Mixed Use Residential, R-1, Low Density Single-Family Residential, and R-ZL, Zero Lot Line Residential.
- A property line adjustment of existing lots 6, 7 & 12 of Youngs Addition and Lot 23 of 3rd East Addition, creating Lots 13 (+/-0.26 acres), Lot 14 (+/-0.24 acres), Lot 15 (+/0.31acres 8u), and Lot 16 (+/-0.15 acres) of Youngs Addition
- The plat dedicates a small portion of right-of-way along both SE G Street and SE 5th Street per the Master Street Plan requirements.
- The plat also dedicates various utility easements to serve the newly created lots.
- All outstanding department comments shall be addressed on or before February 11th at noon to proceed to Planning Commission on February 15th.

7. **Been Road Villas** **Large Scale Development Extension**
Glen Road & Been Road *(LSD20-0033)*
- Currently zoned R-2, Duplex and Patio Home Residential.
- The applicant is requesting a large-scale development extension for a development proposing four clusters of townhomes within the Been Road Villas Subdivision.
- The original large-scale development was approved by Planning Commission on September 1, 2020.
- The townhomes shall be oriented towards Been Road, with garages that load off of Expedition Road.
- The development provides street frontage landscaping and sidewalk along Expedition Road.
- The primary materials depicted on the exterior elevations are brick and fiber cement siding.
- The final plat for Been Road Villas Subdivision must be complete before pre-construction on the townhomes.

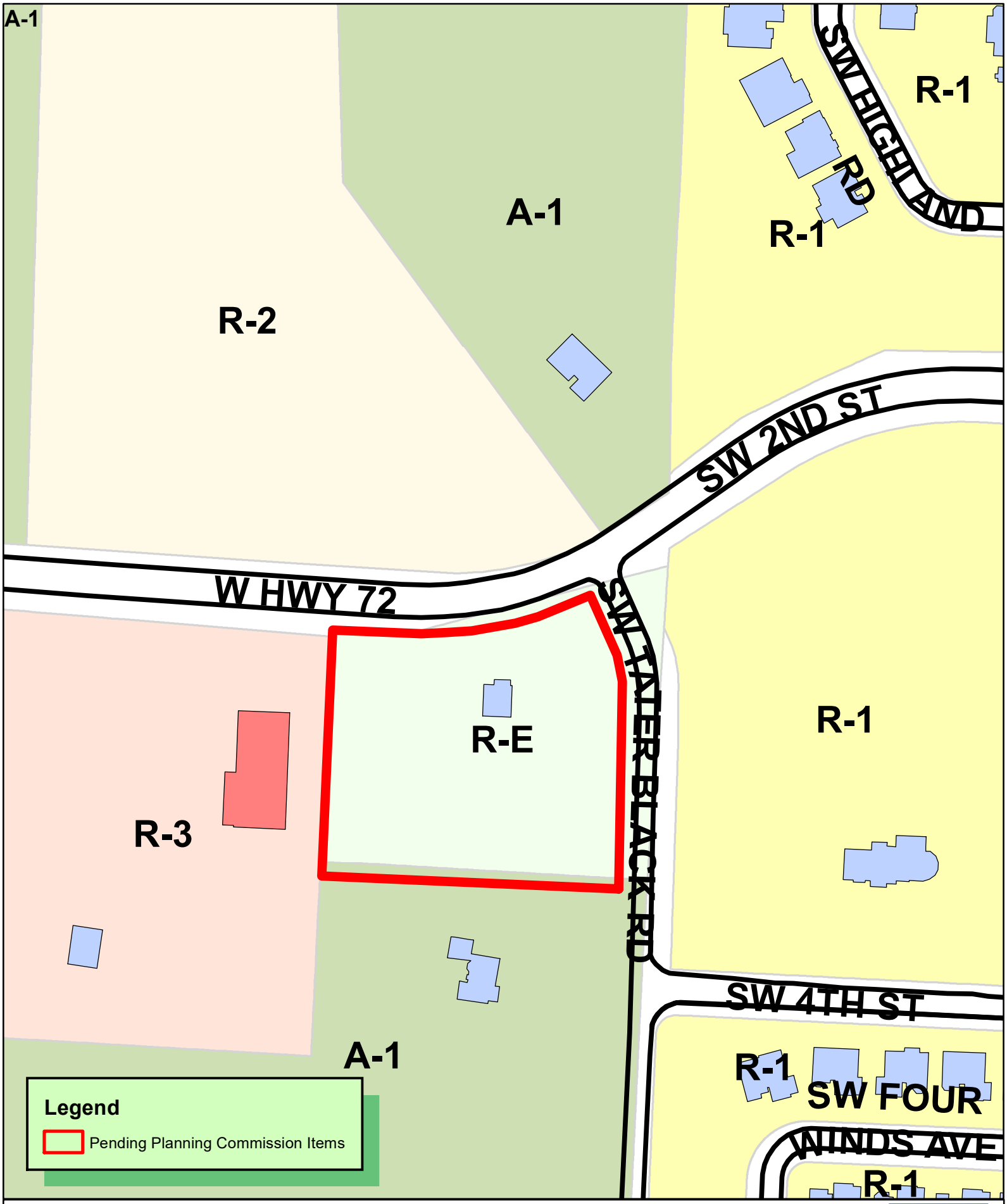
8. **Aurora Subdivision Phase III** **Preliminary Plat**
Scoggins Road and SW Atlantic Avenue *(PP21-0023)*

9. G Street Holdings Partners, LLC **Waiver**

301 SE G Street *(WAV22-0001)*

- The applicant requests a waiver from Article 1100, Section 1100.08.a – Grading and Drainage Regulations. Stormwater Drainage Control Standards – City of Bentonville Stormwater Drainage Manual. City of Bentonville Stormwater Drainage Manual - Section 3 – Flow in Storm Drains and Drainage Appurtenances. Section 3.4.5 – Pipe Connections: Connections will be made by inlet or junction boxes. Precast structures are not allowed in public drainage systems.
- The applicant states that the precast structures proposed are equivalent to the cast-in-place structures in all aspects and the precast structure will be placed on a compacted class 7 base foundation and it is common practice and industry standard to use precast storm structures on storm drainage pipe systems. Precast concrete storm boxes meet all of the city's requirements except for Section 3.4.5 of the Drainage Manual.
- The applicant also states that there are several additional reasons they are requesting this waiver for this particular project. Please see attached waiver letter for additional information provided by the applicant.

10. Sign Code Amendments **Ordinance**



N
W E
S

1 inch = 150 feet

RZ22-0096
REZONE R-E TO C-1
WIENS ACRES LOT 2B
4103 SW 2ND ST

THE CITY OF BENTONVILLE

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
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WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

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

January 9, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-07927-000 from R-E to C-1

Dear Planning Staff:

This law firm has been hired to assist the applicant, Calcon, Inc., in obtaining a rezoning of Parcel No. 01-07927-000 (hereinafter "the Property") from R-E, Residential Estate, to C-1, Neighborhood Commercial.

The primary purpose for this rezoning request is to allow the developer to develop a small commercial center on the property. The Property is adjacent to R-3 zoning to the West, R-2 to the North, R-1 and R-E to the East and Northeast, and A-1 to the south. It is of note that the abovementioned R-3 and R-2 zonings are fairly recent. Granted the recent and slight increase in density, a rezoning to neighborhood commercial makes sense here. There is precedent for C-1 zoning in the middle of residential areas along Highway 72, as Parcel Nos. 01-05323-000 and 01-10273-000 at the intersection of SW Elm Tree Road and Highway 72 are both zoned and developed as C-1. Lastly, the subject property is at the intersection of a Major Arterial and Collector (similar to the parcels at Highway 72/Elm Tree) which makes it a prime location for low intensity commercial.

As for appearance and signage, the development will adhere to all applicable Bentonville design and aesthetic standards. As for traffic, the parcel sits on Arkansas Highway 72, which has ample capacity for further development. Lastly, as for utilities, there is an 8" water line which runs along Highway 72, and there is an 8" sewer line which can be run from the adjacent residential subdivision.

Thank you for considering this rezoning request. If you have any questions please feel free to contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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WRITER'S DIRECT E-MAIL
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DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

January 9, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Requesting a Change of the Future Land Use Map ("FLUM") Designation for Parcel No. 01-07927-000 from Residential Estate to General Commercial

Dear Planning Staff:

This law firm has been hired to assist the applicant, Calcon, Inc. in obtaining a rezoning of Parcel No. 01-07927-000 (hereinafter "the Property") from R-E to C-1. Because the Property is currently designated as Residential Estate on the FLUM, a change to a General Commercial Designation is required in order to facilitate a C-1 zoning. The purpose of this letter is to request that change.

There have been a few recent rezonings and land use map changes in this area which support this change. Directly across Highway 72 to the North, there is a parcel which was changed from Residential Estate to Medium Density Residential; additionally the parcel immediately adjacent to the West, despite still having a FLUM designation of Residential Estate, is zoned R-3. The increase in density in the immediately adjacent parcels suggests that the subject parcel is a candidate for a slight increase in intensity as well. Moreover, on Highway 72 to the East, there is a parcel which is similarly situated which has been changed to a General Commercial designation. The parcels are similar situated in that they are both located at the intersection of Major Arterials or Collectors and both are conveniently located to serve surrounding neighborhoods.

This parcel is located at the intersection of Highway 72 and SW Tater Black Road, which are planned Major Arterial and Collector roads, respectively. Placing commercial at the intersection of major roads is an axiom of city planning. Granted the low to medium density of residential homes nearby, a low to medium intensity commercial designation is fitting. This parcel is a prime candidate for light commercial uses which directly serve the adjacent neighborhoods.

If you have any questions, feel free to contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

C-1, Neighborhood Commercial

The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

Maximum Density Allowed: N/A

Maximum Height Allowed: 40 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

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
C-1	All	7,000	-	70’	-	50%	50%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-1	50’	20’	7’	15’	20’	25’

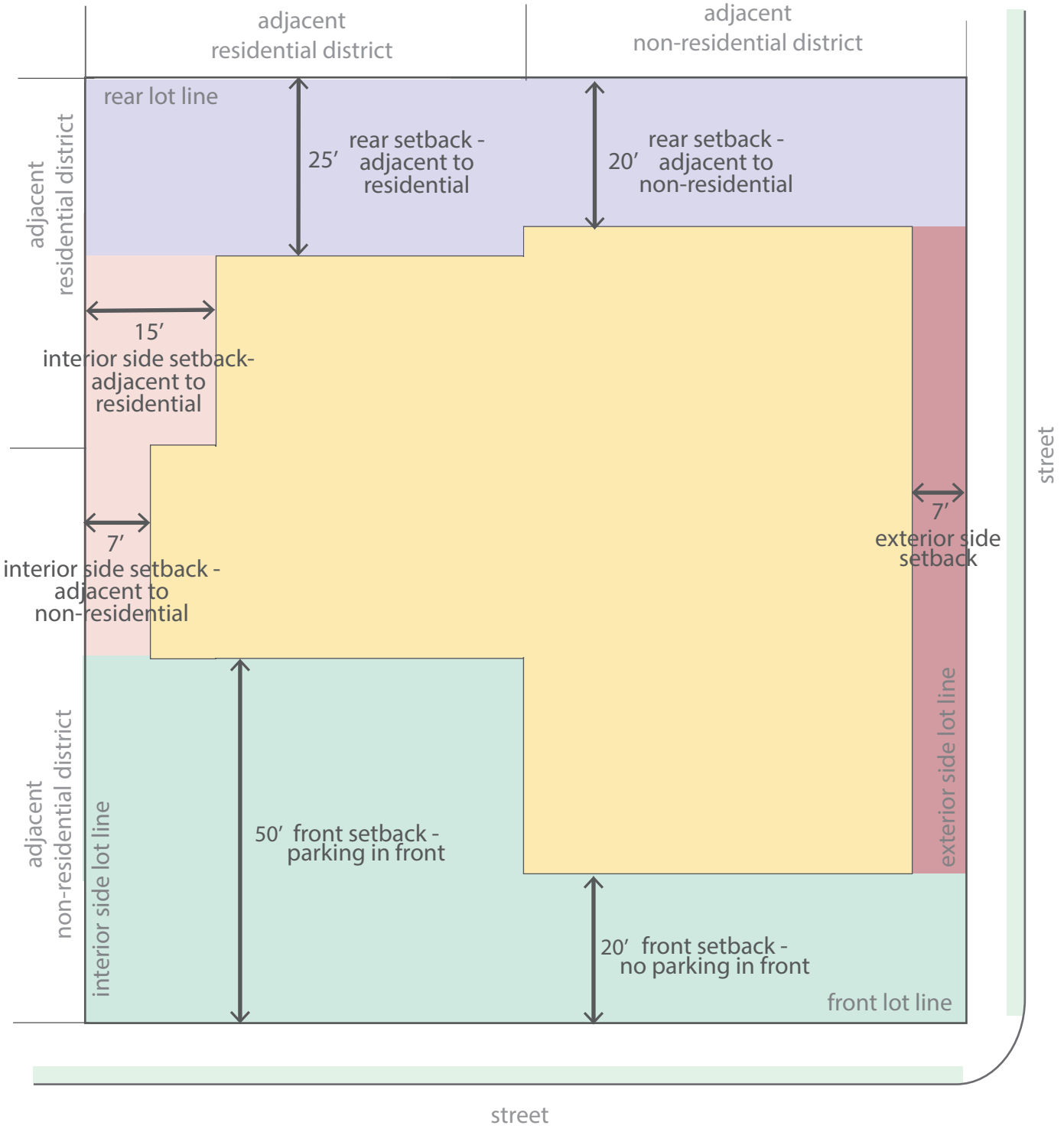
C-1, Neighborhood Commercial

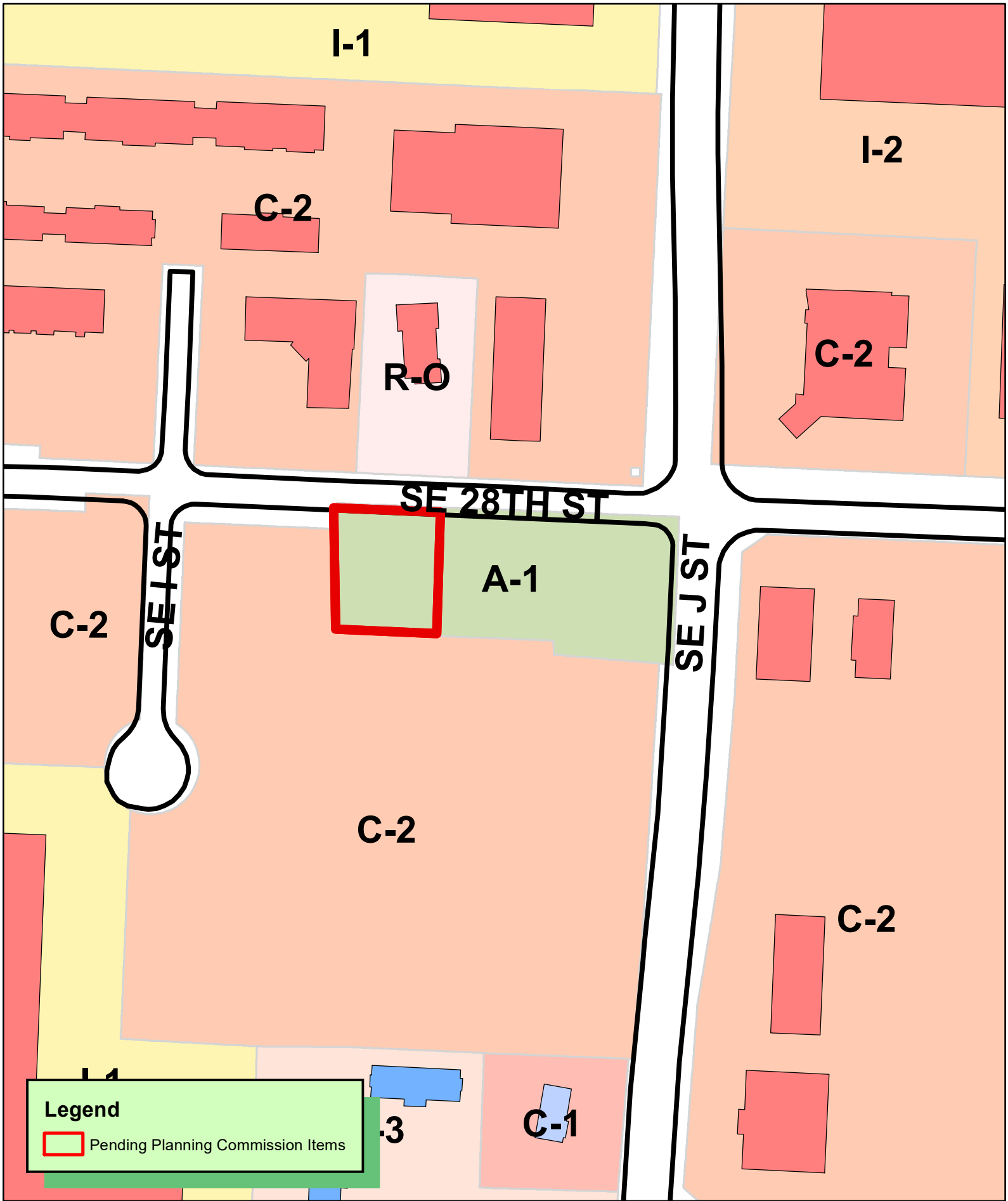
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Botanical garden **Residential** Residential facility - assisted living Residential facility - extended medical care Residential facility – rehabilitation **Recreation, Education & Assembly** Aquarium Community Center Cultural studio Library Museum Park – community Park – mini Park - neighborhood **Services** Adult day care ATM machine Auction house Cemetery or mausoleum Child care – commercial Child care – residential (4 children) Financial institution Funeral home Governmental services facility Maintenance service Medical services – doctor office Office Personal services Postal services Repair services – household **Retail** Artisan shop Bakery Bar, lounge or tavern Equipment rental – indoor Outdoor vending – private property Packaged sale of beer and/or light wine Retail	**Agriculture and Animals** Animal clinic Community garden **Recreation, Education & Public Assembly** Commercial recreation facility - indoor Commercial recreation facility – outdoor Educational facility Event center Golf course Religious facility **Services** Car wash Copy facilities Lodging – Bed & Breakfast Public safety services **Retail** Gas station Outdoor vendor park Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-through Restaurant, microbrewery **Transportation/Utilities** Airport facilities Parking facility (as principle use) Utility facility Wireless communication facility (cell tower) **Other** Temporary Uses	**Residential** Dwelling – accessory **Transportation/Utilities** Solar energy system Wind energy system, small **Other** Building – accessory nonresidential Donation box

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

C-1, Neighborhood Commercial

Setback Illustration





N
W E
S

1 inch = 150 feet

RZ22-0003
REZONE A-1 TO C-2
LOWELL-PHILLIPS CO.
PART OF PARCEL 01-00164-000

THE CITY OF BENTONVILLE

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

January 15, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Change in Future Land Use Plan (Parcel #01-00164-000)

Staff,

On behalf of our clients we would like to formally request a change in the Future Land Use Plan for this project from Residential Estate to General Commercial. The property is currently owned by Lowell-Phillips Company. The adjacent properties are noted as Residential Estate and Office. A proposed change to General Commercial 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 General Commercial Land Use for an office development with associated infrastructure, storm water retention, and onsite amenities. This property has access to 2 points of ingress/egress (via SE 28th St and SE J St).

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 several larger trees throughout. Water and sewer are readily available onsite.

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

Thank you,

Sean Johnson

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

Rezoning Request

January 10, 2022

Current zoning designation for parcel number 01-00164-000 is currently A-1 and we request it to be changed to C-2.

This request is due to the current zone requiring a minimum of 5 acres lots which the total area of the site is less than this already and the owners would like to subdivide this tract into two.

The surrounding properties to the south and west are currently zoned C-2. The properties to the north are zoned C-2 with one property being R-0. The properties to the east are also currently zoned C-2.

Planned Use: Office.

Traffic: Designated arterial to handle this type of development.

Signage: Unknown.

Appearance: Unknown.

Availability of water and sewer size of lines: There is a 24” water line running along SE 28th street. There is an onsite sanitary sewer manhole with 8” line. Connections are unknown at this time.

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A



Description

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.

C-2, General Commercial

The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

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
C-2	All	7,000	-	70’	-	60%	60%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-2	50’	20’	7’	30’	20’	30’

C-2, General Commercial

ALLOWED BY RIGHT

Agriculture and Animals
Animal clinic
Animal - domestic or household
Botanical garden
Greenhouse
Plant nursery

Residential
Dwelling – condominium
Dwelling - multifamily
Residential facility - assisted living
Residential facility - extended medical care
Residential facility - temporary shelter

Services
Adult day care
ATM machine
Auction house
Auto or equipment auction
Automobile repair
Car wash
Cemetery or mausoleum
Child care – licensed center
Child care – registered family home (5 children)
Child care – licensed family home (6-16 children)
Financial institution
Funeral home
Governmental services facility
Lodging - hotel / motel
Maintenance service
Medical services - hospital
Medical services - doctor office
Medical services - urgent care clinic
Medical services - laboratory
Medical services - substance abuse or mental health treatment clinic
Office
Office / warehouse
Personal services
Postal services
Repair services - household
Repair services - equipment, large appliances

Retail
Artisan shop
Auto and vehicle sales/rental
Bakery
Bar, lounge or tavern
Building and landscape material sales
Equipment rental - indoor
Equipment rental - outdoor
Gas station
Recreational vehicle and boat sales/rental
Outdoor vending - private property
Package liquor store
Packaged sale of beer and/or light wine
Packaged sale of beer, light wine and/or spirits
Restaurant
Restaurant, drive-in
Restaurant, drive-through
Retail

Industrial and Warehousing
Laboratory – dental or medical
Laboratory – research
Mini-warehouse storage
Taxidermy

Transportation / Utilities
Broadcasting studio
Parking facility (as principle use)

Recreation, Education & Assembly
Aquarium
Arena / auditorium
Community Center
Commercial recreation facility – indoor
Conference / convention center
Cultural studio
Event center
Library
Museum
Library
Museum
Park – community, mini, neighborhood

CONDITIONAL

Agriculture and Animals
Animal kennel or shelter
Urban farm

Residential
Residential facility – rehabilitation

Recreation, Education & Assembly
Commercial recreation facility – outdoor
Educational facility
Golf course
Outdoor music venue
Religious facilities

Services
Crematory
Public safety services

Retail
Construction / heavy equipment sales/rental
Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail
Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail
Outdoor vendor park
Package liquor store within 500 ft. of a city owned and maintained park or trail
Restaurant – microbrewery
Sexually oriented business

Industrial and Warehousing
Contractor maintenance yard
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500 ft. of a city owned and maintained park or trail
Mining

Transportation / Utilities
Airport facilities
Transportation facilities excluding airports
Utility facility
Wireless communication facility (cell towers)

Other
Temporary uses

ACCESSORY

Residential
Dwelling – accessory

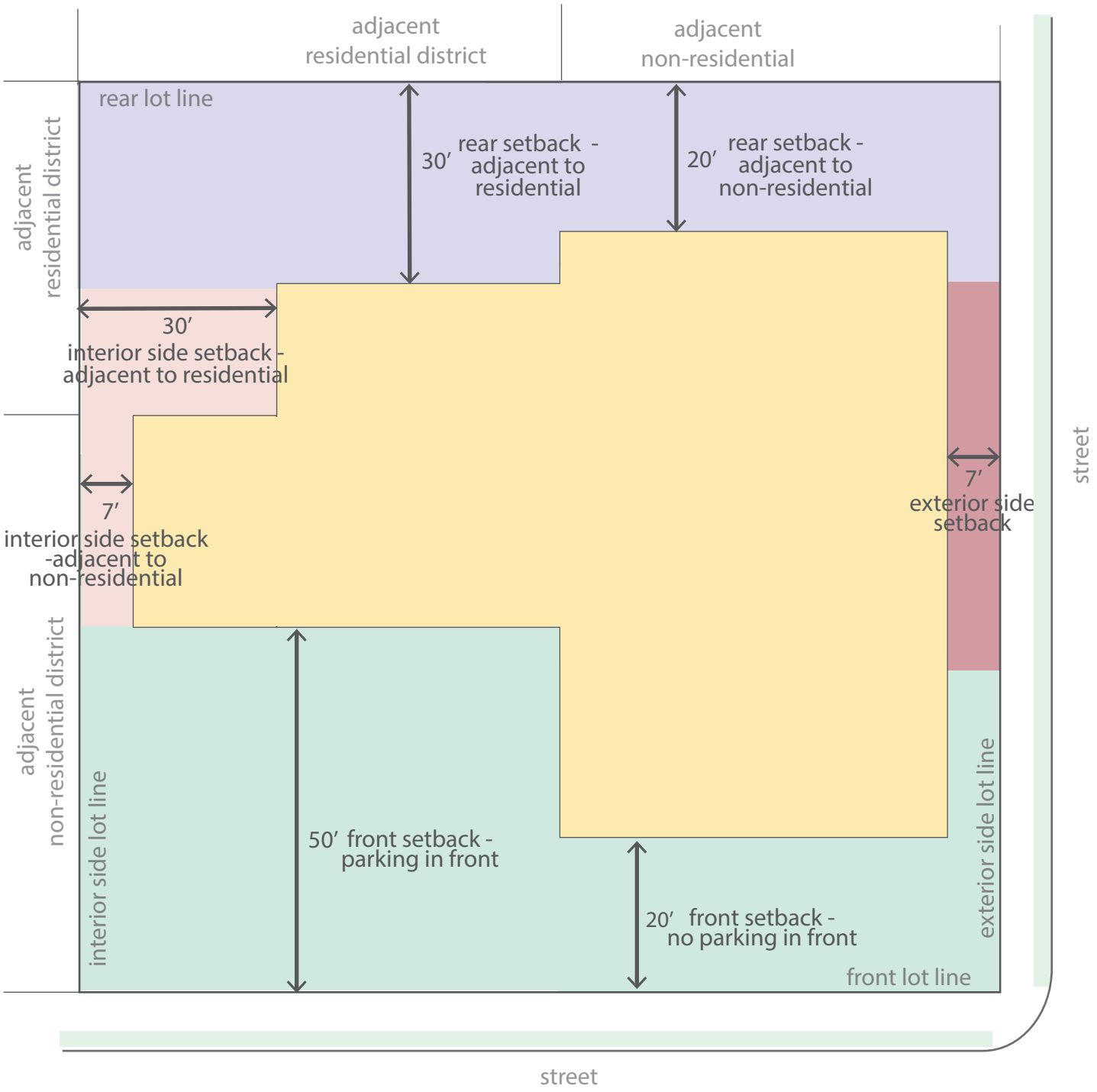
Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory – nonresidential
Donation box

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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C-2, General Commercial

Setback Illustration





RZ22-0004
REZONE R-1 TO DN-3
RENAISSANCE SUBDIVISION LOT 11
807 SE 3RD ST

1-10-21

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: 807 SE 3rd Street –Future Land Use Map Amendment and Rezoning

Dear Planning Staff,

We are requesting that the property located at **807 SE 3rd street** which is currently zoned R-1 be rezoned to DN-3, Downtown High Density Residential along with a change to the Land Use to High Density Residential.

Reason - The land use change and rezoning will allow for a of residential development options for this property, creating urban living with the ability to walk and bike in the downtown area. The property is in Priority Area 1, Downtown Intensification, as identified in Chapter 4 of Bentonville Community Plan. The rezoning request is consistent and compatible with existing land use patterns occurring on SE 3rd Street and surrounding area.

Surrounding Properties – This area of downtown has great potential for infill and redevelopment. SE 3rd Street and the surrounded area is currently under construction for many residential projects. This property will fit form and shape with the design standards outlined under DN-3

Use - Residential

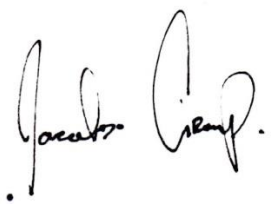
Utilities- Severed by 6" existing water and 6" sewer lines.

Traffic – Additional residential should not have impact on current traffic pattern

Signage – Per Code

Appearance - Contemporary – Brick and siding

Sincerely,



Jacobs Group

PO Box 1285

Bentonville, AR 72712

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

DN-3, Downtown High Density Residential

The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-3	•	•	•	•	•		

Height Standards:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-3	40 ft.	40 ft.	40 ft.	40 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-3	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	6,000	2,000	60'	-	65%	70%
	Multi-family and all others not listed	10,000	800	100'	-	65%	70%

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-3	Single-family and Two-family	10’	20’	10’	20’	7’	0’	25’
	Townhouse	10’	20’	10’	20’	10’	0’	25’
	Multi-family block-end and others not listed	10’	20’	10’	20’	10’	0’	15’

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

DN-3, Downtown High Density Residential

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

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

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

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

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

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

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

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

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

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

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

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

DN-3, Downtown High Density Residential

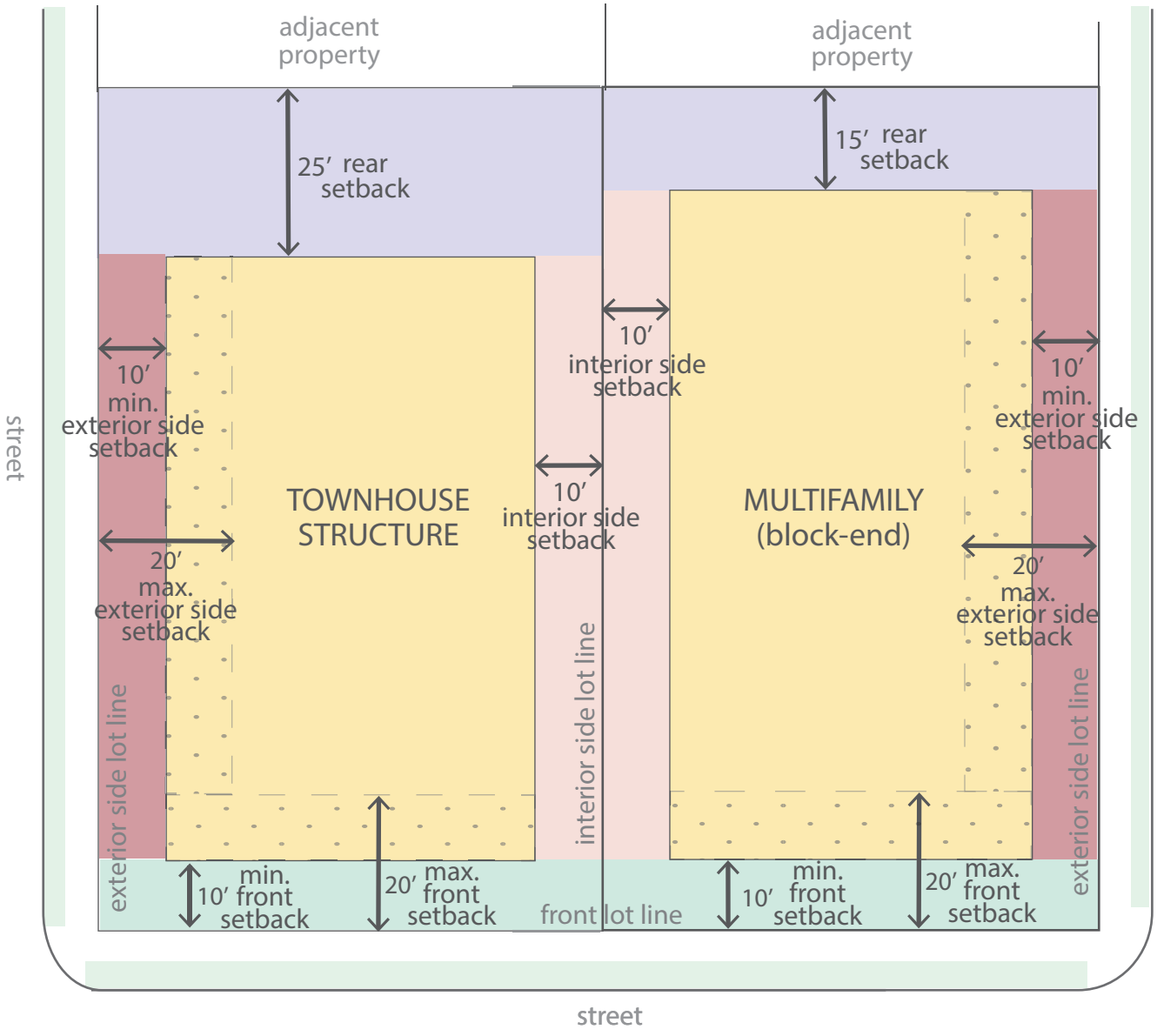
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living **Recreation, Education & Assembly** Park - mini Park - neighborhood **Services** Child care – registered family home (5 children)	**Agriculture and Animals** Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Cultural studio Educational facility 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 Medical service – doctor office Office Personal services Public safety services **Retail** Artisan shop Bakery Packaged sale of beer and/or light wine Retail **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 box

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

DN-3, Downtown High Density Residential

Setback Illustration



Updated May 2020


SW 4TH ST
SW B ST
SW A ST
SW
5TH
ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
CU22-0002
CONDITIONAL USE
HOLLANDS ADDITION
LOT 5 BLOCK 1
THE CITY OF
BENTONVILLE

Conditional Use Permit Request:

The HUB Bike Lounge, located at 410 SW. A St. Suite 3&4, is requesting a permit to convert our existing Storage Container, located in our North Parking Lot, into a Bike Rental Shop & Staging Area. We would likely add a garage door on the front of the container and add a small wood deck that would take up a few spots in front of the container for staging and fitting customers (5-10/day).

Hours of Operation: 8am-6pm Wed-Sun, 1 staff.

Utilities: We may need to run power for lighting and electrical outlets, but no other utilities will be necessary.

Site Plan:



Sincerely,

Nathan (Woody) & Kelly Woodruff

www.thehubbikelounge.com

THE HUB
BIKE • LOUNGE

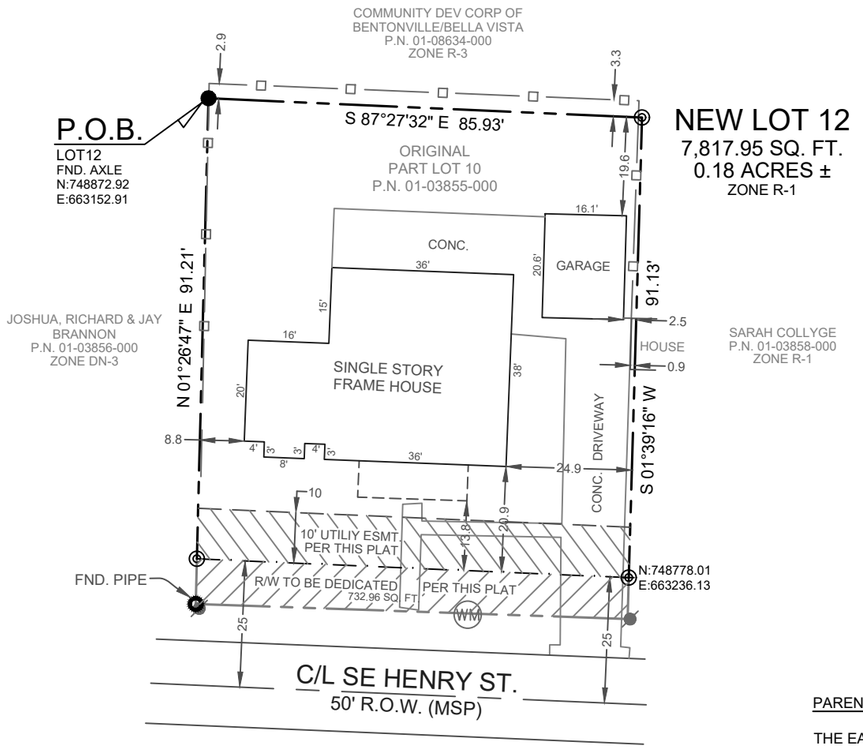
Location Photo & Example:

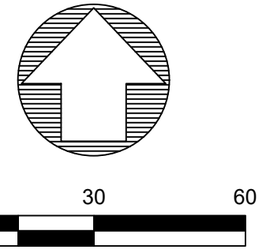






LS21-0069
LOT SPLIT
RAILROAD ADDITION
BLOCK 16 CREATING LOT 12





NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS 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, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

4. THIS PROPERTY IS ZONED R-1, SINGLE FAMILY RESIDENTIAL. SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT (479) 271-3122.

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

9. 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.

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

PARENT TRACT:

THE EAST HALF (E1/2) OF THE SOUTH 108 FEET OF LOT 10, BLOCK 16 OF RAILROAD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2014, PAGE 218 OF THE BENTON COUNTY RECORDS.

NEW LOT 12 SURVEY DESCRIPTION:

THE EAST HALF (E1/2) OF THE SOUTH 108 FEET OF LOT 10, BLOCK 16 OF RAILROAD ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2014, PAGE 218 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID E½ OF THE SOUTH 108 FEET OF LOT 10; THENCE S 87°27'32" E A DISTANCE OF 85.93 FEET; THENCE S 01°39'16" W A DISTANCE OF 91.13 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SE HENRY STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N 87°30'17" W A DISTANCE OF 85.60 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 01°26'47" E A DISTANCE OF 91.21 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 7817.95 SQUARE FEET, OR 0.18 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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: _____

PRINT NAME: _____

SIGNATURE: _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

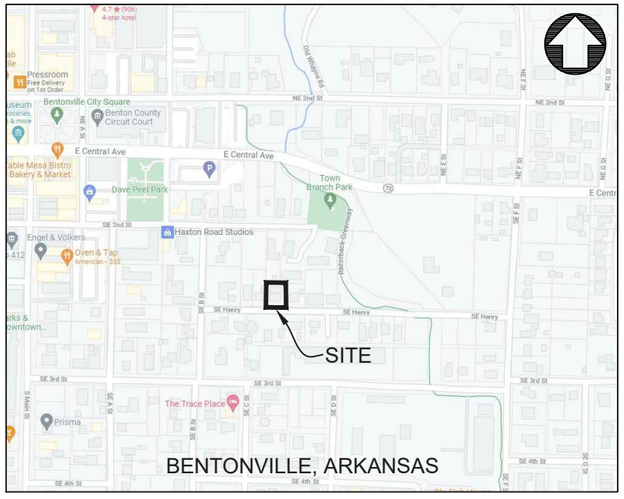
DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.



LEGEND

- SET 1/2" REBAR W/CAP (LS #1370)
- UTILITY POLE
- WM — WATER METER
- GM — GAS METER
- T — TELEPHONE RISER
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- WOOD FENCE

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT J. CASTER 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, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370 STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CITY OF BENTONVILLE PROJECT #LS21-0069

CASTER & ASSOCIATES
LAND SURVEYING, INC.
2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464

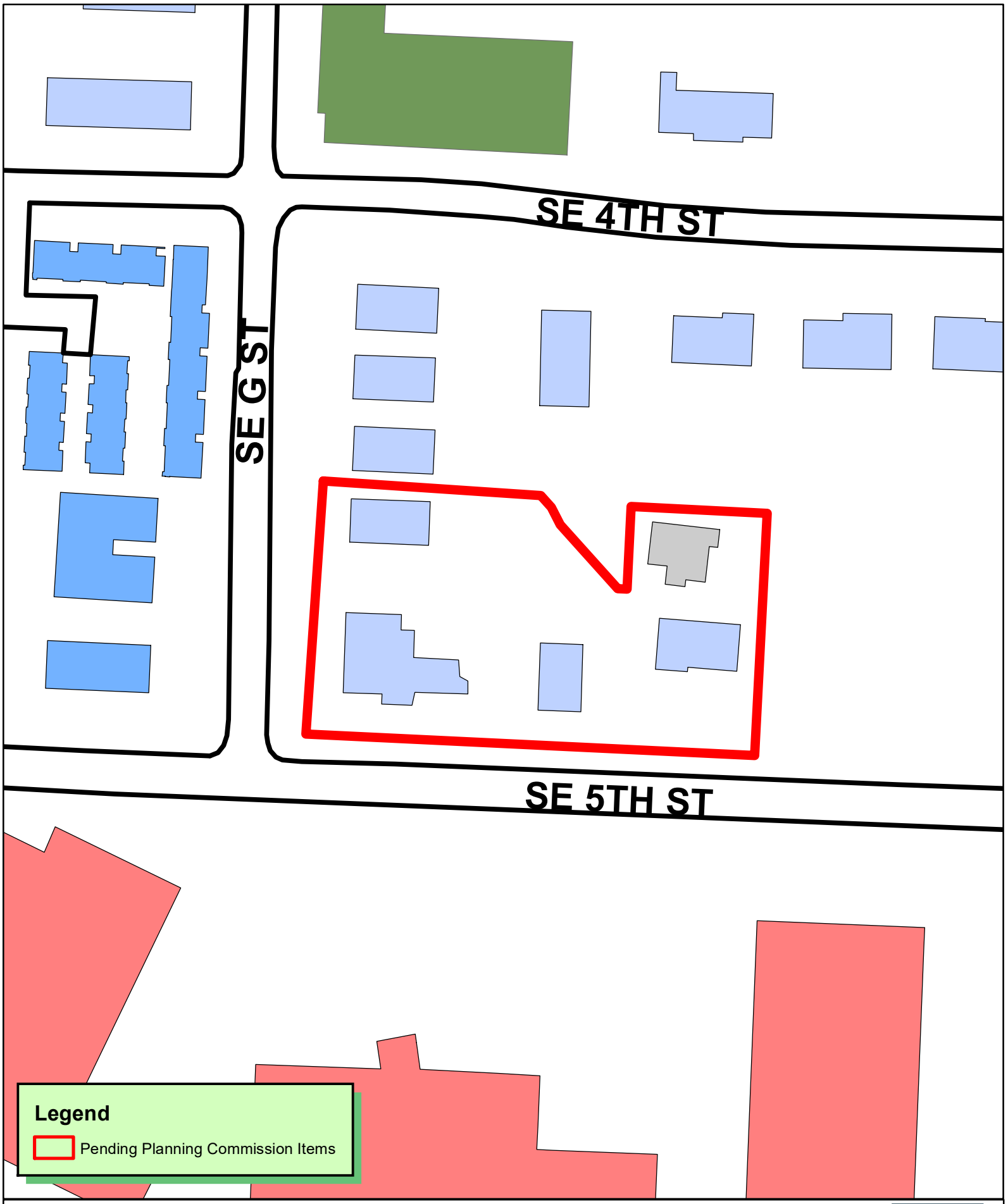
REGISTERED
STATE OF ARKANSAS
NO.1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30' | DATE: 1-14-22

LOT SPLIT
PART LOT 10, BLOCK 16 RAILROAD ADDITION CREATING LOT 12

307 SE HENRY STREET
BENTONVILLE, BENTON COUNTY, ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-309	ASD	RJC	1 OF 1



PLA21-0059
PROPERTY LINE ADJUSTMENT
YOUNGS ADDITION
CREATING LOTS 13-16

PROPERTY LINE ADJUSTMENT

Lots 6, 7, & 12 Youngs Addition and Lot 23 3rd East Addition, Creating Lots 13-16 Block 3 Of Youngs Addition, Bentonville Arkansas

Survey Description

PREVIOUS PARCEL #01-04688-000
LOT 7, BLOCK 3, IN YOUNG'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 165.

ADJUSTED PARCEL #01-04688-000
A PART OF BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTHWEST CORNER OF LOT 6, OF BLOCK 3 OF SAID ADDITION; THENCE S86°42'35"E 106.25' TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE N01°21'09"E 106.02' TO A SET 5/8" REBAR; THENCE N47°19'16"E 54.89' TO A SET 5/8" REBAR; THENCE S43°01'29"E 59.72' TO A SET 5/8" REBAR; THENCE S88°43'49"E 6.25' TO A SET 5/8" REBAR; THENCE S01°16'11"W 104.45' TO A SET 5/8" REBAR; THENCE N86°42'35"W 87.68' TO THE POINT OF BEGINNING, CONTAINING 0.241 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

PREVIOUS PARCEL #01-04687-000
LOT 6, BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 165.

ADJUSTED PARCEL #01-04687-000
A PART OF BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF LOT 6, BLOCK 3, OF YOUNG'S ADDITION; THENCE ALONG THE EAST RIGHT-OF-WAY LINE SOUTHEAST G STREET N01°22'46"E 105.84' TO A SET 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE S86°48'11"E 106.20' TO A SET 5/8" REBAR; THENCE S01°21'09"W 106.02' TO A SET 5/8" REBAR LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 5TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE N86°42'35"W 106.25' TO THE POINT OF BEGINNING, CONTAINING 0.258 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

PREVIOUS PARCEL #01-04685-003
LOT 12, BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 165.

ADJUSTED PARCEL #01-04685-003
A PART OF BLOCK 3, IN YOUNG'S ADDITION, TO THE CITY OF BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF LOT 6, BLOCK 3, OF YOUNG'S ADDITION; THENCE ALONG THE EAST RIGHT-OF-WAY LINE SOUTHEAST G STREET N01°22'46"E 105.84' TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING N01°22'46"E 50.70' TO A FOUND 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE S86°45'00"E 134.48' TO A FOUND 5/8" REBAR; THENCE S42°39'15"E 9.80' TO A FOUND 5/8" REBAR; THENCE S43°01'29"E 6.25' TO A SET 5/8" REBAR; THENCE S47°19'16"W 54.89' TO A SET 5/8" REBAR; THENCE N86°48'11"W 106.20' TO THE POINT OF BEGINNING, CONTAINING 0.150 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

PREVIOUS PARCEL #01-02491-000
LOT 23, OF THE 3RD EAST SIDE ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 75.

ADJUSTED PARCEL #01-02491-000
BEING ALL OF LOT 23, OF THE 3RD ADDITION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "G" AT PAGE 75, AND A PORTION OF THE VACATED ALLEY WAY PER INSTRUMENT #L202173106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 23, THENCE N86°42'35"W 6.25' TO SET 5/8" REBAR; THENCE N01°16'11"E 104.45' TO A FOUND 5/8" REBAR; THENCE S88°43'49"E 6.24' TO A SET 5/8" REBAR; THENCE N01°16'11"E 44.81' TO A SET 5/8" REBAR; THENCE S87°01'33"E 87.10' TO A FOUND 1" PIPE; THENCE S02°27'37"W 149.21' TO A FOUND 1/2" REBAR LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 5TH STREET; THENCE ALONG SAID RIGHT-OF-WAY N87°10'14"W 84.00' TO THE POINT OF BEGINNING, CONTAINING 0.308 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

Miscellaneous Notes

COMPLETED FIELD WORK:
SEPTEMBER 09, 2020

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
LATITUDE: 36°22'03.0411"
LONGITUDE: -94°11'59.0696"
CONVERGENCE ANGLE: -01°16'48.09967
THE DISTANCES SHOWN ON THIS PLAT ARE OF COMBINED FACTOR (GRID TO GROUND) 1.000028001784078

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2019 AT PAGE 33931.
2. SURVEY PLAT FILED IN PLAT BOOK 2016 AT PAGE 593.

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. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2020 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.

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

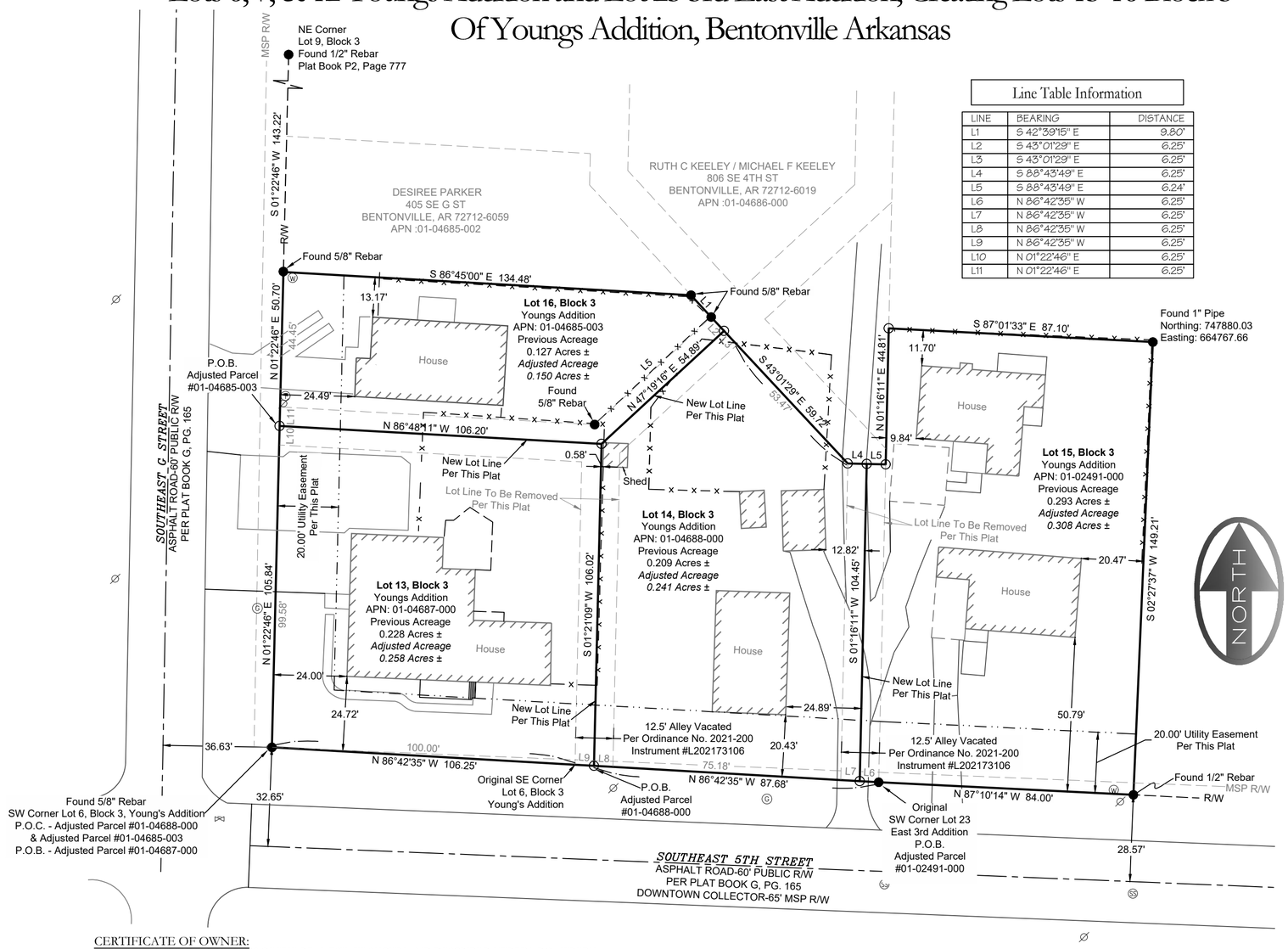
ACCEPTANCE OF THIS PLAT DOES NOT INDICATE THAT ANY OF THE LOTS ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, AR, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

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 THE TIME OF BUILDING PERMIT ISSUANCE.

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



Line Table Information

LINE	BEARING	DISTANCE
L1	S 42°39'15" E	9.80'
L2	S 43°01'29" E	6.25'
L3	S 43°01'29" E	6.25'
L4	S 88°43'49" E	6.25'
L5	S 88°43'49" E	6.24'
L6	N 86°42'35" W	6.25'
L7	N 86°42'35" W	6.25'
L8	N 86°42'35" W	6.25'
L9	N 86°42'35" W	6.25'
L10	N 01°22'46" E	6.25'
L11	N 01°22'46" E	6.25'

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 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

OWNER: SERENITY P, LLC
ADDRESS: 805 SE 5TH STREET, BENTONVILLE, AR
APN: 01-04688-000

Zoning & Setback Information

THE PROPERTY IS ZONED IN:
DN-4 DOWNTOWN HIGH DENSITY RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:

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

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

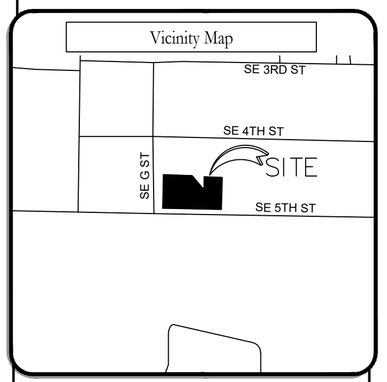
CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA.
No. 1534
ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 4TH DAY OF NOVEMBER, 2021.

LICENSED PROFESSIONAL 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.

Vicinity Map



NORTH

0' 30' 60' 90'

1 INCH = 30 FEET

Legend of Symbols & Abbreviations

- COMPUTED POINT
- SET P/K NAIL
- SET CAPPED 5/8" REBAR BY PS 1826
- FOUND MONUMENT AS NOTED
- SS SANITARY SEWER
- POWER POLE
- EM ELECTRIC METER
- W WATER METER
- WV WATER VALVE
- G GAS METER
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- NOT TO SCALE
- UTILITY EASEMENT

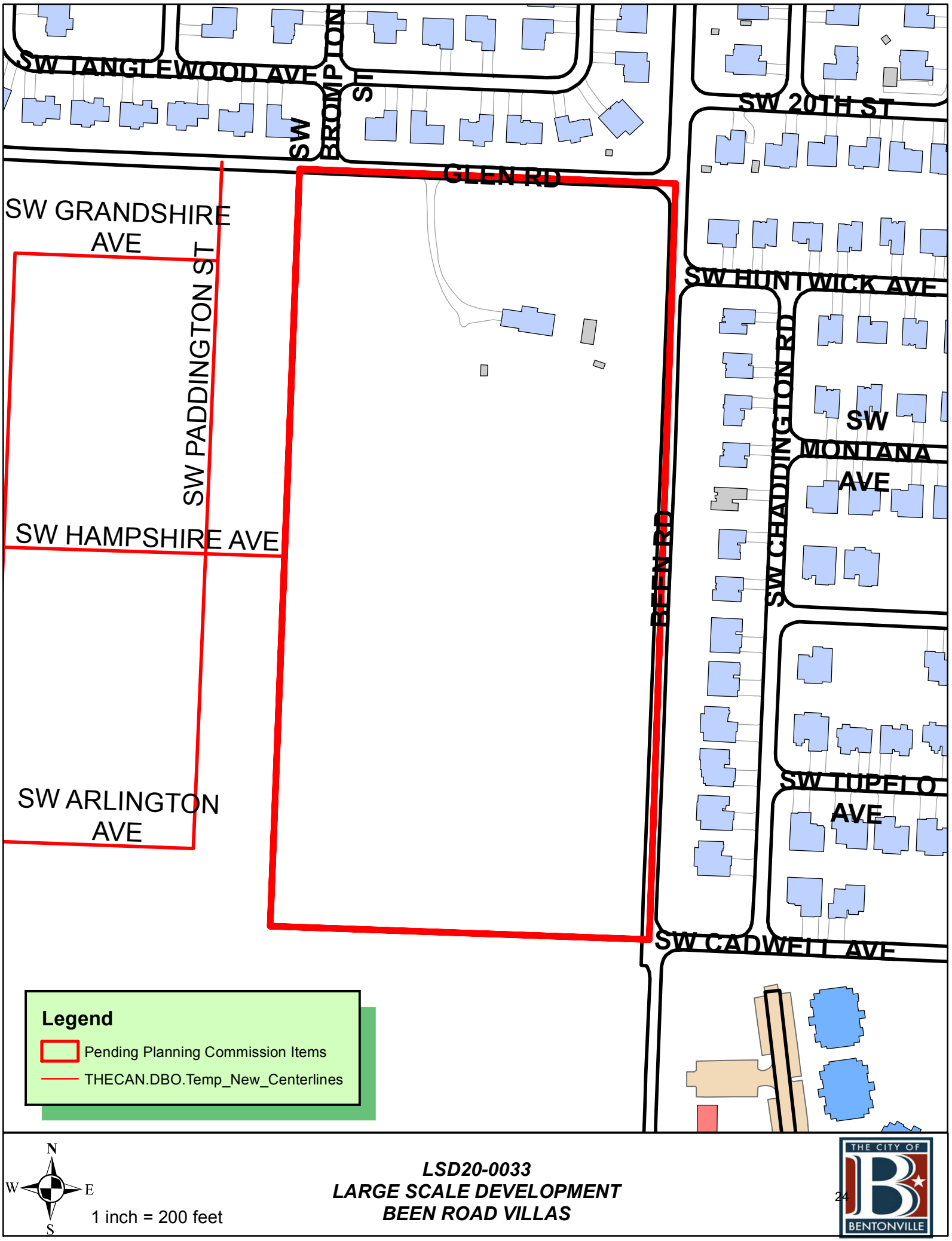
FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
TPN 10/28/2021	TN & HM	DA
COUNTY & STATE: BENTON COUNTY, AR	JOB NUMBER: 21-1335:02	
LOCATION: 805 SE 5TH STREET, BENTONVILLE, ARKANSAS		

FOR THE USE AND BENEFIT OF:

RODNEY SAMPLE

PLA21-0059



LSD20-0033
LARGE SCALE DEVELOPMENT
BEEN ROAD VILLAS

PROPOSED FEATURES

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- ROW — RIGHT-OF-WAY
- X — FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- 8" W — C-900 DR-14 CLASS 200 PVC WATERLINE
- ELECTRICAL CONDUIT
- 8" SS — SDR-26 PVC CLASS 12454-B SANITARY SEWER
- FLOW LINE
- GAS — GAS LINE
- FO — FIBER OPTIC
- TELE — TELEPHONE LINE

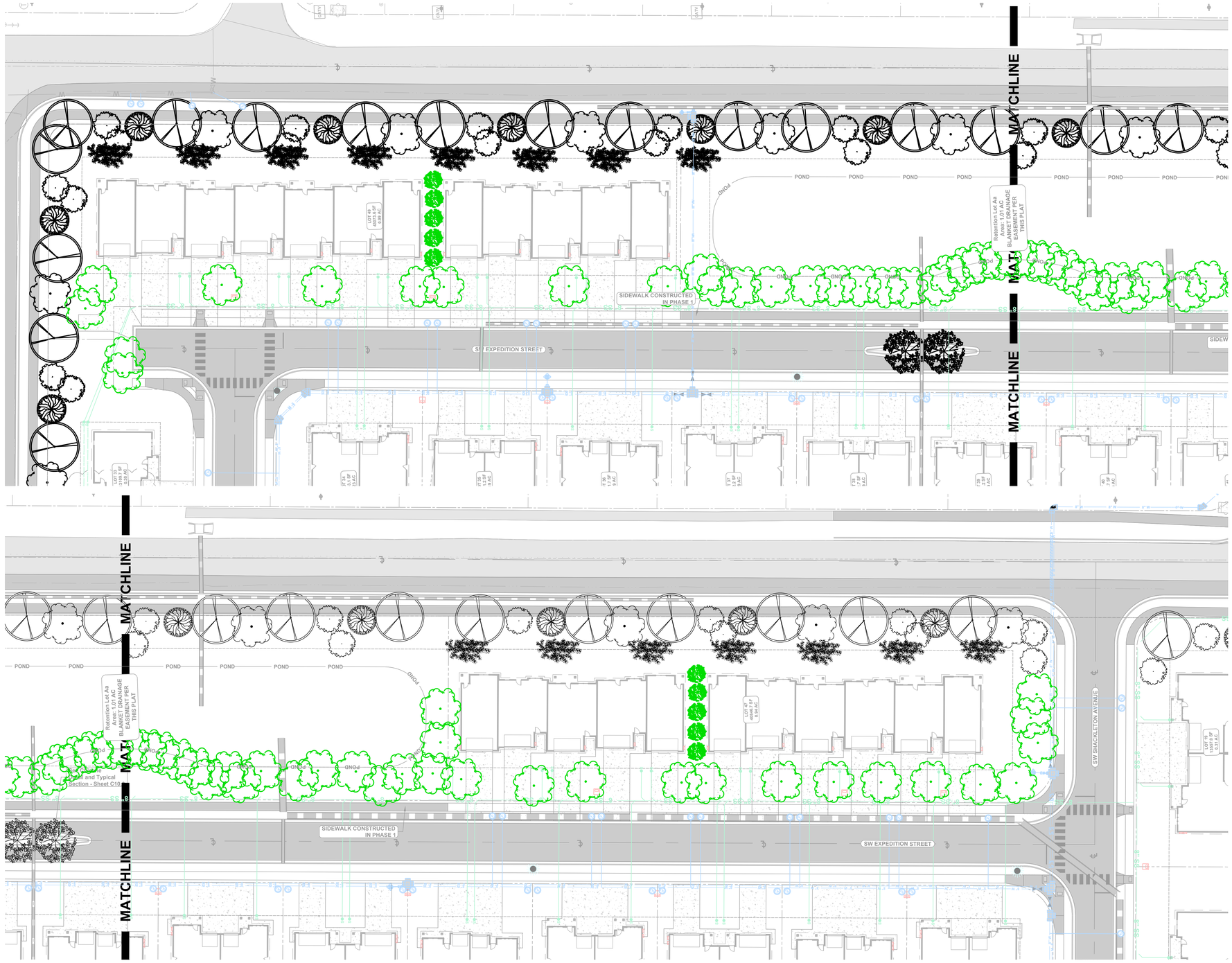
SYMBOLS

- OUTFALL STRUCTURE
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- ELECTRICAL METER
- TELEPHONE PEDESTAL

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet



LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. TREE TOPPING GUARANTEE STATEMENT. A NOTE SHALL BE ADDED TO THE LANDSCAPE PLAN THAT STATES, 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.
8. 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.

LANDSCAPE REQUIREMENTS:
TOTAL STREET FRONTAGE = 1100 FT
1 SHADE TREE PER 20 FT

1100 / 20 = 55
55 SHADE TREES REQUIRED
55 SHADE TREES PROVIDED

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

PLANT SCHEDULE

NO.	SYM.	COMMON NAME / Botanical Name	SIZE/SPACING/ REMARKS
55		NORWEGIAN SUNSET MAPLE / Acer x. Norwegian Sunset	4.0" CAL/ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 35 FT & 35 FT
10		FOSTER HOLLY / Ilex attenuata 'Fosteri'	2.0" CAL/ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 20 FT & 10 FT

PERIMETER TREES ARE INCLUDED IN THE PRELIMINARY PLAT'S LANDSCAPE PLAN

TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ELECTRIC, SEWER, OR WATER

SEE SHEET C1.1 FOR ALL PLAN AND STANDARD NOTES

SEEDING AND SODDING NOTE:

1. 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 WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
2. ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
3. ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
4. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

REGISTERED LANDSCAPE ARCHITECT — CHRISTOPHER D. JOHNSON — License Number 5138 — STATE OF ARKANSAS — 5/29/20

LANDSCAPING PLAN - LSD

BEEN ROAD VILLAS SUBDIVISION

PHASE 2 - LARGE SCALE DEVELOPMENT
BAXTER PROPERTIES, INC.
####
####

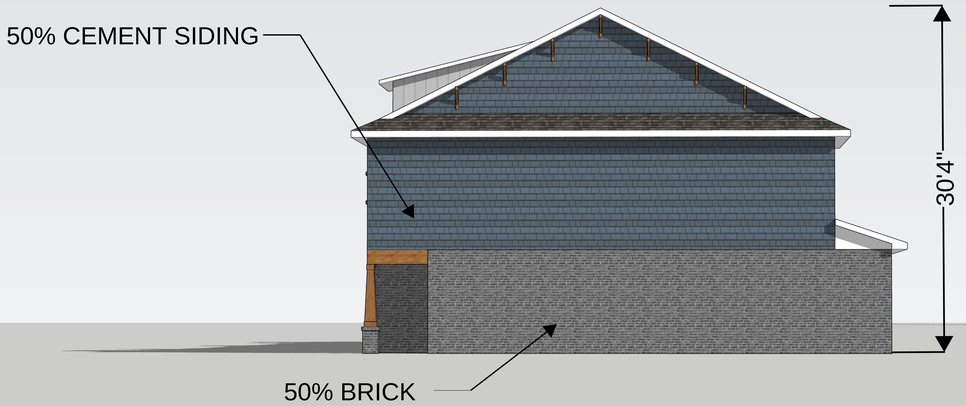
NO.	DATE	REVISION
1	04/06/2020	XXXXXXXXXX

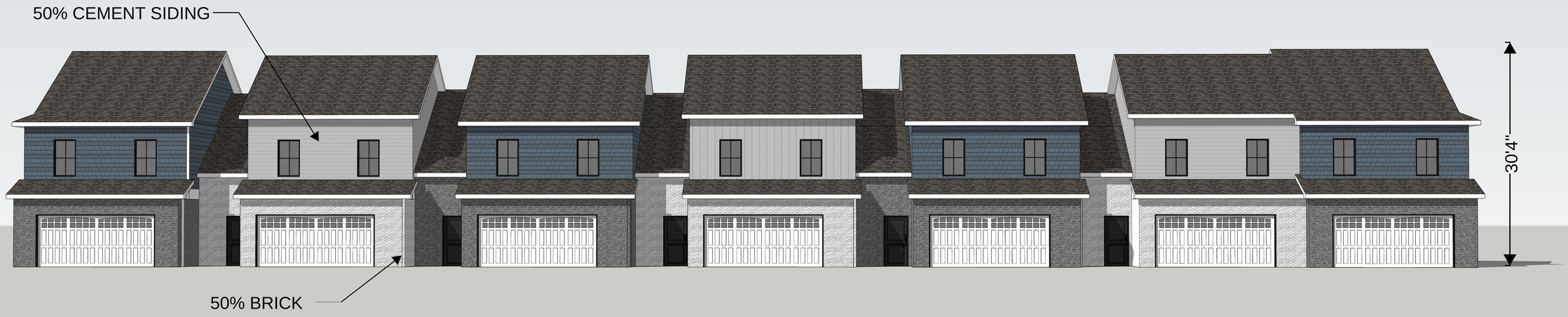
SWOPE ENGINEERING
Civil Engineering
Construction Management
Materials Testing
Land Planning
Land Surveying
7 Halsted Circle
Suite #210
Rogers, AR 72756
479.685.8399 office
479.250.4285 fax

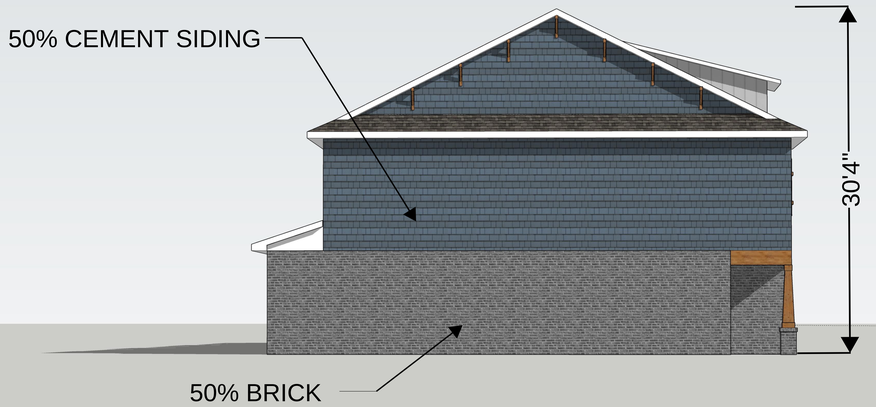
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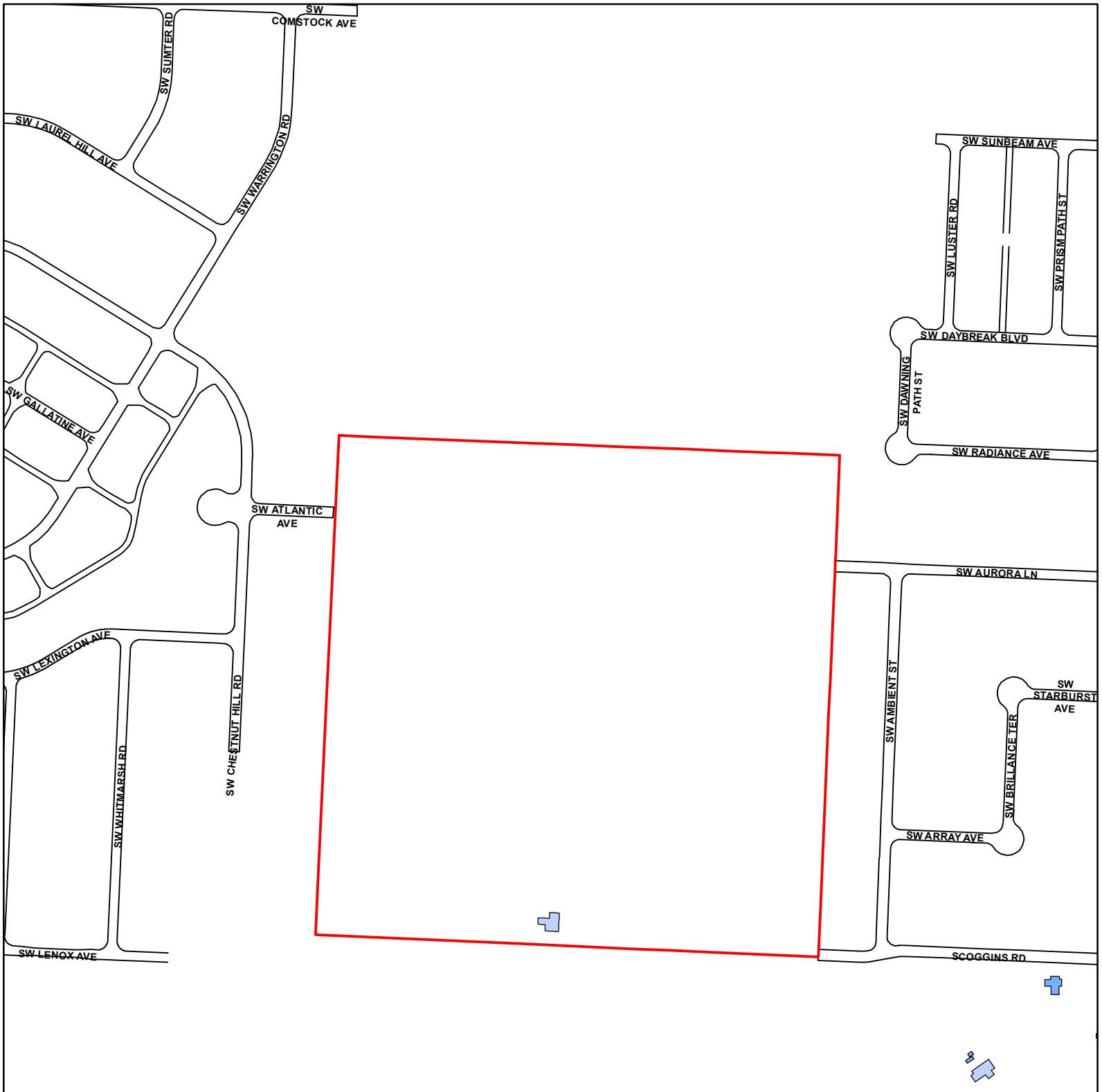
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50% CEMENT SIDING
50% BRICK
30'4"


50% CEMENT SIDING
30'4"
50% BRICK


50% CEMENT SIDING
50% BRICK
30'4"


50% CEMENT SIDING
30'4"
50% BRICK



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 350 feet

PP21-0023
PRELIMINARY PLAT
AURORA SUBDIVISION PHASE 3

THE CITY OF BENTONVILLE

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

December 20, 2021

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

RE: Aurora Subdivision Phase 3 – Waiver Request
Bentonville Project No. PP21-0023
CEI Project No. 32125

Bentonville Planning Commission:

On behalf Amazing Land Company, LLC, CEI is requesting two waivers from published city code on this project. We believe these waivers to be reasonable and request consideration of the following:

- **Article 1100.16(d) Connectivity**
  Local and residential streets shall connect with surrounding streets to permit the safe and convenient movement of traffic between residential neighborhoods or facilitate emergency access and evacuation, but such connections shall not be permitted where the effect would be to encourage the use of such streets by substantial through traffic.

The Providence Village subdivision which is directly west of our proposed Aurora Subdivision Phase 3, has a local street named SW Atlantic Ave. which is stubbed to the common property line of the proposed development. Based on the topography of the surrounding area and the observed and calculated areas prone to flooding, Developer requests a waiver of the connectivity requirement. In order to construct the required street connection, earth fill would be required in the area prone to flooding which could cause damage to adjoining properties by raising the flood elevations on those lands. Potential future flood damage to the public street would place an unnecessary burden on the City of Bentonville for ongoing maintenance or repairs. Granting of this waiver of street connectivity will not cause adverse impact to the traveling public or fire protection services for the neighborhoods. Attached with this waiver request are photos and video of flooding from earlier this year.

- **Street Specifications Section 500.6 Curb and Gutter**
  All curb and gutter shall be Portland cement concrete conforming to AHTD Standard Drawing CG-1 Type A (Curbing Details) with a minimum width of 24 inches with radius being a minimum of 2 inches. Mountable curbs will not be allowed in the City of Bentonville without written authorization of the City Engineer.

This phase 3 of Aurora Subdivision connects in two locations to phase 1 of the subdivision where a modified or rolled type curb was approved and constructed throughout that neighborhood. For continuity of this additional phase of development we request that the same modified rolled curb be allowed in this phase of construction. Drainage systems have been designed with this rolled curb in mind and meet the city requirements. The rolled curb also allows additional protection of city assets during construction of the homes by eliminating the need to cut out the curb to install driveways on the lots.

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

Respectfully requested,
CEI Engineering, Associates, Inc.

Nate Bachelor, PE
Project Manager – Local Development

JAMES, MELVIN D
8809 S MORNING STAR RD
PARCEL # 18-09128-000

PROVIDENCE VILLAGE PROPERTY OWNERS ASSOCIATION SW ATLANTIC AVE PARCEL # 01-18023-000

SW ATLANTIC AVE (50' ROW)

PROVIDENCE PROPERTY OWNERS ASSOCIATION SW ATLANTIC AVE PARCEL # 01-18025-000

PROVIDENCE 2016 LLC SW CHESNUT HILL RD PARCEL # 01-18026-000

AURORA DEVELOPMENT CO. LLC 8936 MORNING STAR RD PARCEL # 01-08215-355

RUSSELL & JAMIE DANIEL
S MORNING STAR RD
PARCEL # 18-08215-341

MATCHLINE

ALL SERVICE TAPS ON THE EXISTING WATER MAIN SHALL BE MADE BY THE CITY OF BENTONVILLE AT THE DEVELOPERS EXPENSE. MATERIAL FOR TAPPING SLEEVES SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL INSTALL THE VALVES, SERVICE LINES, AND PROVIDE EXCAVATION AND BACKFILL.

CENTRIC ST

SYNERGY AVE

RHYTHM RD

HEARTBEAT AVE

CADENCE AVE

ESSENCE

LIMELIGHT LN

AURORA LANE

SCOGGINS ROAD

1212 LOT : 8 62989.37 SQ FT 1.45 ACRES
1211 LOT : 7 13388.11 SQ FT 0.31 ACRES
LOT : 6 14009.82 SQ FT 0.32 ACRES
LOT : 5 14013.41 SQ FT 0.32 ACRES
LOT : 4 14016.83 SQ FT 0.32 ACRES
LOT : 3 14020.33 SQ FT 0.32 ACRES
LOT : 2 16076.55 SQ FT 0.37 ACRES
LOT : 1 37314.81 SQ FT 0.86 ACRES
1210 LOT : 10 40789.82 SQ FT 0.94 ACRES
LOT : 12 0.06 SQ FT 16 ACRES
LOT : 13 11200.06 SQ FT 0.26 ACRES
LOT : 14 11200.06 SQ FT 0.26 ACRES
LOT : 15 11200.06 SQ FT 0.26 ACRES
LOT : 16 11200.06 SQ FT 0.26 ACRES
LOT : 17 11200.06 SQ FT 0.26 ACRES
LOT : 18 13493.44 SQ FT 0.31 ACRES
1209 LOT : 27 40816.95 SQ FT 0.94 ACRES
LOT : 26 13039.44 SQ FT 0.30 ACRES
LOT : 25 11200.06 SQ FT 0.26 ACRES
LOT : 24 11200.06 SQ FT 0.26 ACRES
LOT : 23 11200.06 SQ FT 0.26 ACRES
LOT : 22 11200.06 SQ FT 0.26 ACRES
LOT : 21 11200.06 SQ FT 0.26 ACRES
LOT : 20 11200.06 SQ FT 0.26 ACRES
LOT : 19 13494.24 SQ FT 0.31 ACRES
1207 LOT : 28 42816.73 SQ FT 0.98 ACRES
1208 LOT : 29 116869.09 SQ FT 2.68 ACRES
LOT : 30 11200.06 SQ FT 0.26 ACRES
LOT : 31 11200.06 SQ FT 0.26 ACRES
LOT : 32 11200.06 SQ FT 0.26 ACRES
LOT : 33 11200.06 SQ FT 0.26 ACRES
LOT : 3 11200.06 SQ FT 0.26 ACRES
LOT : 35 13493.44 SQ FT 0.31 ACRES
1205 LOT : 43 56526.34 SQ FT 1.30 ACRES
LOT : 42 11259.20 SQ FT 0.26 ACRES
LOT : 41 11200.06 SQ FT 0.26 ACRES
LOT : 40 11200.06 SQ FT 0.26 ACRES
LOT : 39 11200.06 SQ FT 0.26 ACRES
LOT : 38 11200.06 SQ FT 0.26 ACRES
LOT : 37 11200.06 SQ FT 0.26 ACRES
LOT : 36 13494.24 SQ FT 0.31 ACRES
1204 LOT : 44 49578.70 SQ FT 1.14 ACRES
LOT : 46 13047.60 SQ FT 0.30 ACRES
LOT : 47 11200.06 SQ FT 0.26 ACRES
LOT : 48 11200.06 SQ FT 0.26 ACRES
LOT : 49 11200.06 SQ FT 0.26 ACRES
LOT : 50 11200.06 SQ FT 0.26 ACRES
LOT : 51 11200.06 SQ FT 0.26 ACRES
LOT : 52 13493.52 SQ FT 0.31 ACRES
1203 LOT : 45 49041.18 SQ FT 1.13 ACRES
1202 LOT : 60 49167.28 SQ FT 1.13 ACRES
LOT : 59 13039.37 SQ FT 0.30 ACRES
LOT : 58 11200.06 SQ FT 0.26 ACRES
LOT : 57 11200.06 SQ FT 0.26 ACRES
LOT : 56 11200.06 SQ FT 0.26 ACRES
LOT : 55 11200.06 SQ FT 0.26 ACRES
LOT : 54 11200.06 SQ FT 0.26 ACRES
LOT : 53 13494.31 SQ FT 0.31 ACRES
1201 LOT : 61 50118.32 SQ FT 1.15 ACRES
LOT : 62 61113.57 SQ FT 1.40 ACRES
LOT : 63 13455.23 SQ FT 0.31 ACRES
LOT : 64 13635.81 SQ FT 0.31 ACRES
LOT : 65 13684.18 SQ FT 0.31 ACRES
LOT : 66 13732.54 SQ FT 0.32 ACRES
LOT : 67 13780.91 SQ FT 0.32 ACRES
LOT : 68 14766.98 SQ FT 0.34 ACRES
1199
LOT : 79 14599.12 SQ FT 0.34 ACRES
LOT : 78 11894.79 SQ FT 0.27 ACRES
LOT : 77 11894.43 SQ FT 0.27 ACRES
LOT : 76 11894.07 SQ FT 0.27 ACRES
LOT : 75 11893.71 SQ FT 0.27 ACRES
LOT : 74 11893.35 SQ FT 0.27 ACRES
LOT : 73 11892.99 SQ FT 0.27 ACRES
LOT : 72 11892.63 SQ FT 0.27 ACRES
LOT : 71 11892.27 SQ FT 0.27 ACRES
LOT : 70 11891.91 SQ FT 0.27 ACRES
LOT : 69 14470.05 SQ FT 0.33 ACRES

FIRE HYDRANT PER CITY OF BENTONVILLE DETAILS
PROPOSED VARIABLE WIDTH UTILITY EASEMENT
REMOVE EXISTING HYDRANT AND INSTALL PLUG IN VALVE
WATER LINE NORTHEAST
WATER LINE NORTH
WATER LINE EAST
WATER LINE SOUTH
20' UTILITY EASEMENT
POINT OF RELOCATION FOR EXISTING FIRE HYDRANT
NON-BUILDABLE
25' NATURAL BUFFER
35 LF CONCRETE ENCASEMENT
20' Sanitary Sewer Easement Per Instrument L20190052
MIN FFE = 1234.50
MIN FFE = 1213.00
MIN FFE = 1212.00
MIN FFE = 1221.75
MIN FFE = 1221.75
MIN FFE = 1221.75
MIN FFE = 1221.75
MIN FFE = 1207.00
MIN FFE = 1206.00
MIN FFE = 1205.00
MIN FFE = 1204.00
MIN FFE = 1226.25

0 80' 120' 160'
SCALE IN FEET

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

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
NATHANIEL BACHELLER
No. 14021
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY PLANS NOT FOR CONSTRUCTION
12/20/2021

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-0

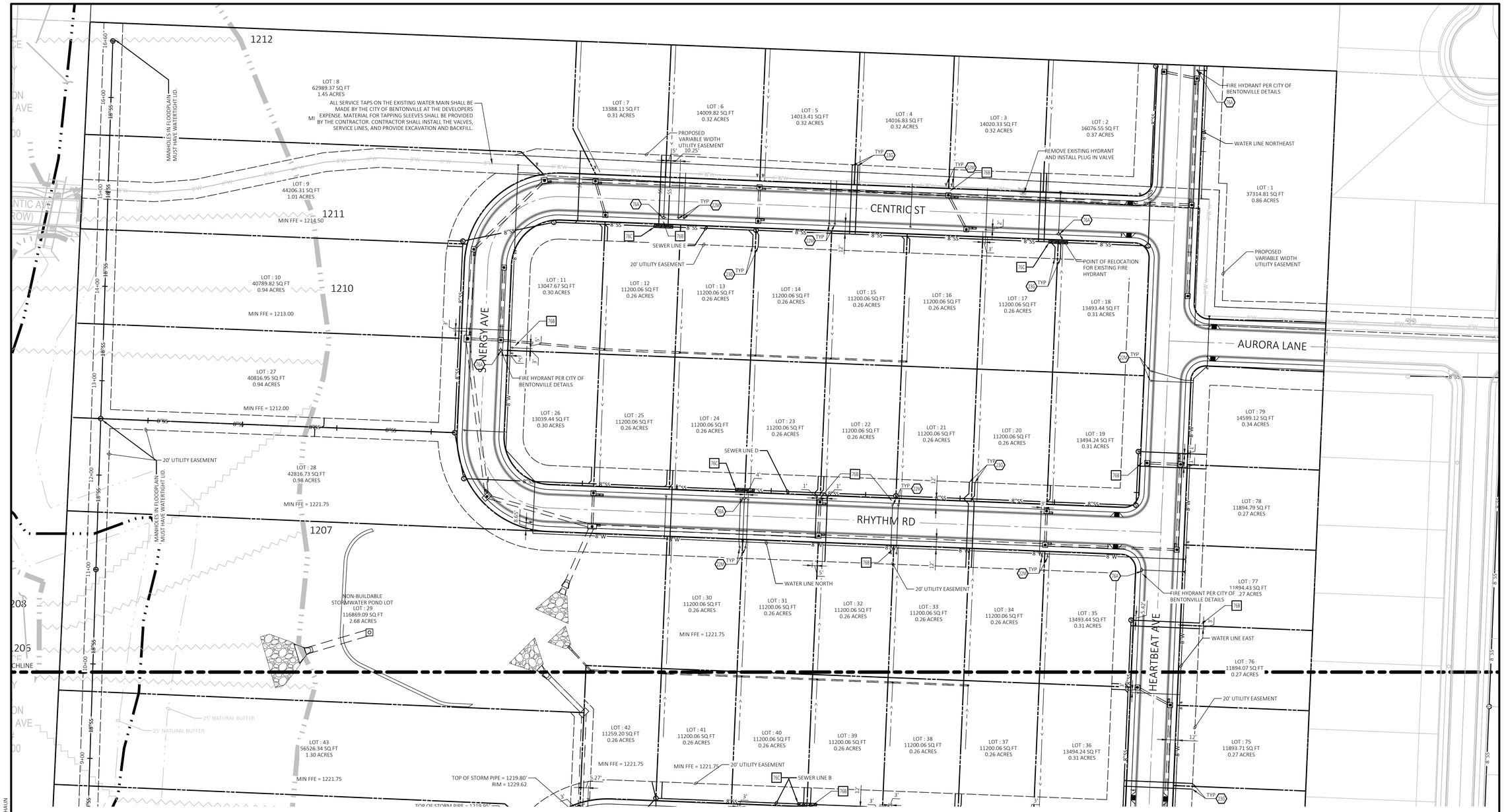
CITY PROJECT #: PP21-0023

OVERALL UTILITY PLAN
SHEET TITLE

SHEET NUMBER
C5.0

DRAWING LOCATION - P:\32000\32125.00\DRAWINGS\DESIGN\WORKING\32125 - UP.DWG - SAVED BY - SHAUN

© 2021 CEI ENGINEERING ASSOCIATES, INC.



EXISTING LEGEND

E	EAST OR ELECTRIC
N	NORTH
oh	OVERHEAD
S	SOUTH OR SEWER
T	TELEPHONE
ug	UNDERGROUND
W	WEST OR WATER
	RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE
OHT	OVERHEAD TELEPHONE
OHTV	OVERHEAD TV
X"SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TV
X"W	WATER
	GRAVEL

	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	UTILITY POLE
	SIGN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	DRAINAGE MANHOLE
S	SANITARY SEWER MANHOLE
C	CLEANOUT
E	ELECTRICAL RISER
T	TELEPHONE RISER
U	UTILITY RISER
	DECIDUOUS TREE
	PROPERTY LINES
	ADJOINING PROPERTY LINE
XXXX	MAJOR CONTOUR LINE
XXXX	MINOR CONTOUR LINE
OHE	OVERHEAD ELECTRIC LINE
	EDGE OF WATER LINE
	FENCE (BARB WIRE)
	FENCE (WOOD)
	FLOW LINE
	DRAINAGE PIPE

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS SERVICE
UGE	UNDERGROUND ELECTRIC SERVICE
UGT	UNDERGROUND TELEPHONE SERVICE
X"SS	SANITARY SEWER SERVICE
X"W	WATER SERVICE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
S	SANITARY SEWER MANHOLE

GENERAL UTILITY NOTES

A. ALL WATER LINES SHALL BE PVC C-900 WITH 4' MIN. COVER.

B. ALL SANITARY SEWER LINES SHALL BE PVC SDR-26 WITH 36" MIN. COVER.

C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER COB STANDARD DETAILS. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS.

H. ALL WATER AND SEWER WORK SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS APPROVED BY ARKANSAS DEPARTMENT OF HEALTH (#67501) ON APRIL,1 2021.

UTILITY NOTES

23G 4" SANITARY SEWER SERVICE WITH CAP TO BE MONUMENTED OR MARKED WITH T-POST.
22M PROPOSED 1" WATER SERVICE WITH DOUBLE ¾" METER BOX PER COB DETAILS.
76A COB REQUIRES FIRE HYDRANTS BE PLACED A MIN 3' BOC AND MAX 9' BOC. THIS WILL PLACE IT IMMEDIATELY AGAINST THE SIDEWALK

UTILITY DETAILS

76A FIRE HYDRANT AND VALVE (PER BEUD DETAILS).
76B TYPICAL UTILITY LAYOUT
76C ENCASEMENT DETAIL - SEE C8.10 - COB GWS01
76D CONCRETE CAP (ENCASEMENT) - SEE C8.7 - COB SEWER DETAIL SHEET 2

N

0 50' 75' 100'
SCALE IN FEET

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

SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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

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

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD

SCOGGINS ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
DANIEL L. BACHER
No. 14021
PROFESSIONAL ENGINEER
12/20/2021

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-0

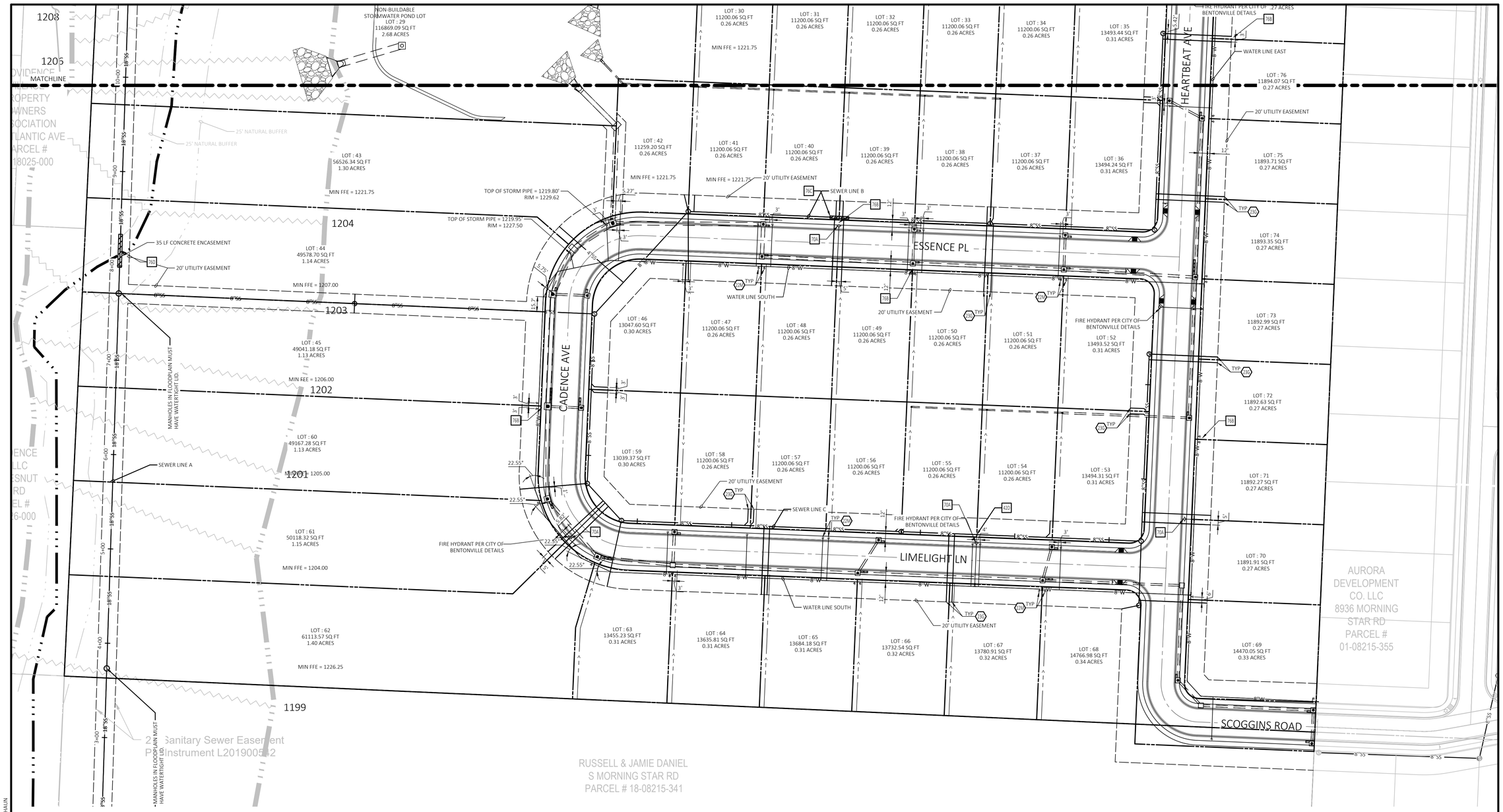
CITY PROJECT #: PP21-0023

UTILITY NORTH
SHEET TITLE

SHEET NUMBER
C5.1

DRAWING LOCATION - P:\32000\32125 (JD)\DRAWINGS\DESIGN\WORKING\32125 - UP.DWG - SAVED BY - SHAUN

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EXISTING LEGEND

e	EAST OR ELECTRIC
n	NORTH
oh	OVERHEAD
s	SOUTH OR SEWER
t	TELEPHONE
ug	UNDERGROUND
w	WEST OR WATER
	RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE
OHT	OVERHEAD TELEPHONE
OHTV	OVERHEAD TV
X"SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC
UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TV
X"W	WATER
	GRAVEL

	MONUMENT SET (AS NOTED)
	MONUMENT FOUND (AS NOTED)
	BENCH MARK
	UTILITY POLE
	SIGN
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	DRAINAGE MANHOLE
S	SANITARY SEWER MANHOLE
c	CLEANOUT
E	ELECTRICAL RISER
T	TELEPHONE RISER
U	UTILITY RISER
	DECIDUOUS TREE
	PROPERTY LINES
	ADJOINING PROPERTY LINE
XXXX	MAJOR CONTOUR LINE
XXXX	MINOR CONTOUR LINE
OHE	OVERHEAD ELECTRIC LINE
	EDGE OF WATER LINE
	FENCE (BARB WIRE)
	FENCE (WOOD)
	FLOW LINE
	DRAINAGE PIPE

PROPOSED LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
X"G	GAS SERVICE
UGE	UNDERGROUND ELECTRIC SERVICE
UGT	UNDERGROUND TELEPHONE SERVICE
X"SS	SANITARY SEWER SERVICE
X"W	WATER SERVICE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
S	SANITARY SEWER MANHOLE

GENERAL UTILITY NOTES

A. ALL WATER LINES SHALL BE PVC C-900 WITH 4' MIN. COVER.

B. ALL SANITARY SEWER LINES SHALL BE PVC SDR-26 WITH 36" MIN. COVER.

C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER COB STANDARD DETAILS. ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS. ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER COB STANDARD DETAILS.

H. ALL WATER AND SEWER WORK SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF BENTONVILLE STANDARD WATER AND SEWER SPECIFICATIONS APPROVED BY ARKANSAS DEPARTMENT OF HEALTH (#67501) ON APRIL,1 2021.

UTILITY NOTES

23G 4" SANITARY SEWER SERVICE WITH CAP TO BE MONUMENTED OR MARKED WITH T-POST.
22M PROPOSED 1" WATER SERVICE WITH DOUBLE ¾" METER BOX PER COB DETAILS.
76A COB REQUIRES FIRE HYDRANTS BE PLACED A MIN 3' BOC AND MAX 9' BOC. THIS WILL PLACE IT IMMEDIATELY AGAINST THE SIDEWALK

UTILITY DETAILS

76A FIRE HYDRANT AND VALVE (PER BEUD DETAILS).
76B TYPICAL UTILITY LAYOUT
76C ENCASEMENT DETAIL - SEE C8.10 - COB GWS01
76D CONCRETE CAP (ENCASEMENT) - SEE C8.7 - COB SEWER DETAIL SHEET 2

N

0 50' 75' 100'
SCALE IN FEET

Know what's below. Call before you dig.

SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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

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DRAWING LOCATION - P:\32000\32125.01\DRAWINGS\DESIGN\WORKING\32125 - UP.DWG -- SAVED BY - SHAUN

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

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
PRELIMINARY PLAT
NOT FOR CONSTRUCTION
NATHANIEL L. BACHER
No. 14021
PROFESSIONAL ENGINEER
12/20/2021

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-0

CITY PROJECT #: PP21-0023

UTILITY SOUTH
SHEET TITLE

SHEET NUMBER
C5.2

MAGNAIL
MAGNAIL W/ WASHER [B]
NW Corner Section 23 T-19-N, R-31-W EYE BOLT IN CONC. COLUMN [B]
S56°00'09"W 17.68'
Parcel #01-18023-000 Providence Village POA Common Area (Lot 186) Inst. No. L201915347
NW Corner SW1/4, NW1/4 Section 23 T-19-N, R-31-W 1/2" REBAR LS1094 (A) {C}
NOT A PART
NW1/4, NW1/4 Section 23 T-19-N, R-31-W
SHEET 3
SHEET 4
NOT A PART
(S87°32'13"E) {S87°32'13"E} {S87°43'20"E} S87°44'32"E
(1320.21') {1320.21'} {1320.34'} 1,320.36'
Parcel #18-09128-000 James Family Trust - Melvin D. & Patsy Yvonne Inst. L202032026 Deed Bk. 414, Pg. 312 In County
1,310.57' [1310.57']
S02°46'25"W [S02°46'25"W]
NE Corner NE1/4, NW1/4 Section 23 T-19-N, R-31-W Computed from Plat Bk. 2006, Pg. 384
NE Corner SW1/4, NW1/4 Section 23 T-19-N, R-31-W 1/2" REBAR [B] N:727425.26' E:648076.76'
CPS SE Corner NE1/4,, NW1/4 Section 23 T-19-N, R-31-W
1/2" REBAR [B]
LOT 1
(NON-BUILDABLE) (CELL TOWER)
LOT : 1
LOT : 2
LOT : 3
LOT : 4
LOT : 5
LOT : 6
LOT : 7
LOT : 8
LOT : 9
LOT : 10
LOT : 11
LOT : 12
LOT : 13
LOT : 14
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LOT : 71
LOT : 72
LOT : 73
LOT : 74
LOT : 75
LOT : 76
LOT : 77
LOT : 78
LOT : 79
SW ATLANTIC AVE.
CENTRIC ST.
POLESTAR AVE.
RHYTHM RD.
AURORA LANE
HEARTBEAT AVE.
ESSENCE PL.
CADENCE AVE.
LIMELIGHT LN.
SCOGGIN ROAD
SEE SHEET 3
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
Parcel #01-18025-000 Providence Village POA Common Area (Lot 188) Inst. No. L201915347
PROVIDENCE VILLAGE, PLAT BK.2017, PG.20 ZONE: PRD
(1315.57') {1315.58'} 1,315.58'
(S02°41'22"W) {N02°42'13"E} N02°42'13"E
(NON-BUILDABLE) (STORMWATER POND)
SW1/4, NW1/4 Section 23 T-19-N, R-31-W
PROVIDENCE VILLAGE, PHASE I PLAT BK. 2017, PG. 20 ZONE: PRD
Parcel #01-19068-000 Providence Village, Phase I Lot 100 Providence 2016, LLC Zone: R-1
AURORA SUBDIVISION, PHASE I PLAT INST. L202165615 ZONE: PRD
1,322.69' [1322.69'] [1322.36']
S02°28'10"W {N02°28'00"E} [S02°28'00"W]
MNF
SW Corner SW1/4, NW1/4 Section 23 T-19-N, R-31-W 3" ALUMINUM CAP
Parcel #01-08215-341 Daniel Family Revocable Trust - Russell Lynn & Jamie Deed L202127264 Zone: A-1
N87°26'01"W {N87°25'39"W}
1,325.36' {1325.78'}
Parcel #01-08215-348 Daniel Family Revocable Trust - Russell Lynn & Jamie Inst. L202127264 Inst. L201900865 Zone: A-1
P.O.B. Kns: [9], TC] N:726103.79' E:648019.84' SE Corner SW1/4, NW1/4 Section 23 T-19-N, R-31-W
0 100' 150' 200'
SCALE IN FEET
GRID

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Centerline
- Proposed Boundary Corners to be set with 5/8" Rebar w/Cap #1666
- Found Monument (As Noted)
- Found Mag Nail (As Noted)
- Found Cotton Spindle (CPS)
- Found Railroad Spike (RRSF)
- Found Aluminum Cap (As Noted)
- Calculated Corner
- See Sheet 3 for this Area
- See Sheet 4 for this Area
- See Sheet 5 for this Area
- See Sheet 6 for this Area

Record Bearing & Distances and Record Monuments

(Plat Bk. 2017, Pg. 20) (A)
[Plat Inst. L202165615] [B]
{Boundary/Topographic Survey by Sand Creek Engineering and Land Surveying dated May 7, 2021} {C}

State Survey Code: 500-19N-31W-0-23-430-04-1666

City of Bentonville Project # **PP21-0023**

REVISION

NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

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

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

Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	JKB
DESIGNER	CSS
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Overall Property

SHEET TITLE

SHEET NUMBER

2 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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Record Bearing & Distances and Record Monuments

(Plat Bk. 2017, Pg. 20) (A)
[Plat Inst. L202165615] [B]
{Boundary/Topographic Survey by Sand Creek Engineering and Land Surveying dated May 7, 2021} {C}

MAGNAIL
MAGNAIL W/ WASHER [B]
NW Corner Section 23 T-19-N, R-31-W EYE BOLT IN CONC. COLUMN [B]
S56°00'09"W 17.68'
1,315.29'
N02°46'43"E
NW Corner SW1/4, NW1/4 Section 23 T-19-N, R-31-W 1/2" REBAR LS1094 (A) {C}

Parcel #01-18023-000 Providence Village POA Common Area (Lot 186) Inst. No. L201915347

Parcel #18-09128-000 James Family Trust - Melvin D. & Patsy Yvonne Inst. L202032026 Deed Bk. 414, Pg. 312 In County

NW1/4, NW1/4 Section 23 T-19-N, R-31-W

PROVIDENCE VILLAGE, PLAT BK. 2017, PG. 20 ZONE: PRD

SW ATLANTIC AVE.

20.00' 30.0' 30' UTILITY ESMT DEED BK. 2016, PG. 16216 (TO BE VACATED) 515.39'

30.0' 119.13' 30' UTILITY ESMT DEED BK. 2016, PG. 16216 (TO BE VACATED)

N87°43'19"W 462.08'

100.00' UTILITY ESMT INST. L202152511

UTILITY ESMT INST. L202152511

LOT 8
62,989 Sq. Ft.±
1.45 Ac.±
MIN FFE=1234.50'
6600

LOT 9
44,206 Sq. Ft.±
1.01 Ac.±
MIN FFE=1214.50'
6602

N87°43'20"W 409.65'

30.0'

100.00' 20' UTILITY ESMT PER THIS PLAT 20.0'

N87°43'20"W 407.96'

LOT 10
40,790 Sq. Ft.±
0.94 Ac.±
MIN FFE=1213.00'
6604

Parcel #01-18025-000 Providence Village POA Common Area (Lot 188) Inst. No. L201915347

100.00' 20' UTILITY ESMT PER THIS PLAT

LOT 27
40,817 Sq. Ft.±
0.94 Ac.±
MIN FFE=1212.00'
6606

N87°43'20"W 408.38'
N87°43'20"W 347.61'
10.0' 20.0' 10.0'

PROVIDENCE VILLAGE, PLAT BK. 2017, PG. 20 ZONE: PRD

98.91'

LOT 28
42,817 Sq. Ft.±
0.98 Ac.±
MIN FFE=1221.75'
6608

N87°32'01"W 503.16'

NOT A PART

(1315.57') [1315.58'] 1,315.58' 190.00'

1,315.76' 20' UTILITY ESMT PER THIS PLAT 469.07' 20.0'

LOT 29
116,869 Sq. Ft.±
2.68 Ac.±
(NON-BUILDABLE)
(STORMWATER POND)

(S02°41'22"W) [S02°42'13"E] S02°42'13"E 556.57'

N01°49'54"E

SHEET 3 SHEET 5

POLESTAR AVE. (50' PUBLIC R/W PER THIS PLAT) 20' UTILITY ESMT PER THIS PLAT 50.0' R/W

S02°27'59"W 100.00' 179.59' 79.59' 20.0' 180.00' 90.17'

N02°27'59"E 89.84' 25.0' 25.0'

SW1/4, NW1/4 Section 23 T-19-N, R-31-W

SHEET 3 SHEET 4

(S87°32'13"E) [S87°32'13"E] {S87°43'20"E} S87°44'32"E 1,320.36'

(1320.21') [1320.21'] {1320.34'}

100.00' 100.00' 100.00'

N02°27'59"E 92.79'

3900 LOT 7 13,388 Sq. Ft.± 0.31 Ac.±

3808 LOT 6 14,010 Sq. Ft.± 0.32 Ac.±

LOT 5 14,013 Sq. Ft.± 0.32 Ac.±

N02°27'59"E 140.08'

140.12'

UTIL... PER ...

426.

N87°07'11"W

FL25 L2 C27 35.24' 73.84' 100.00' N87°43'20"W

25.0' 50.0' R/W N87°43'20"W

C26 CL29 C24 47.16' 20.0' 80.00' 80.00' S87°43'20"E

25.0' 80.00'

LOT 11 13,048 Sq. Ft.± 0.30 Ac.± 3905

LOT 12 11,200 Sq. Ft.± 0.26 Ac.± 3903

LOT 13 11,200 Sq. Ft.± 0.26 Ac.± 3901

LOT 14 11,200 Sq. Ft.± 0.26 Ac.± 3809

S02°27'59"W 140.00'

97.00' 80.00' 80.00' N87°43'20"W 80.00'

LOT 26 13,039 Sq. Ft.± 0.30 Ac.± 3904

LOT 25 11,200 Sq. Ft.± 0.26 Ac.± 3902

LOT 24 11,200 Sq. Ft.± 0.26 Ac.± 3900

LOT 23 11,200 Sq. Ft.± 0.26 Ac.± 3808

C23 C30 46.84' 80.00' 20.0' 80.00' 80.00' N87°43'20"W

25.0' 50.0' R/W S87°43'20"E

C22 C21 126.67' 20.0' 80.00' 80.00' S87°43'20"E

SW1/4, NW1/4 Section 23 T-19-N, R-31-W

LOT 30 11,200 Sq. Ft.± 0.26 Ac.± MIN FFE=1221.75' 3901

LOT 31 11,200 Sq. Ft.± 0.26 Ac.± 3809

SHEET 3 SHEET 4 SHEET 5 SHEET 6

Detail "A"

145.49' R=50.00'

80.00' 80.00' N87°43'20"W 80.00'

State Survey Code: 500-19N-31W-0-23-430-04-1666

City of Bentonville Project # PP21-0023

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Proposed Boundary Corners to be set with 5/8" Rebar w/Cap #1666
- Found Monument (As Noted) Found Mag Nail (As Noted)
- Found Cotton Spindle (CPS)
- Found Railroad Spike (RRSF)
- Found Aluminum Cap (As Noted)
- Calculated Corner
- UTILITY ESMT INST. L202152511
- 20' UTILITY ESMT PER THIS PLAT
- 20' DRAINAGE ESMT PER THIS PLAT

0 50' 75' 100'
SCALE IN FEET

REVISION

NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

CEI Solutions for Land and Life

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

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

Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	JKB
DESIGNER	CSS
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Northwest Corner
SHEET TITLE

SHEET NUMBER
3 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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Record Bearing & Distances and Record Monuments

(Plat Bk. 2017, Pg. 20) (A)
[Plat Inst. L202165615] [B]
{Boundary/Topographic Survey by Sand Creek Engineering and Land Surveying dated May 7, 2021} {C}

REVISION		
NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

NE Corner NE1/4, NW1/4 Section 23 T-19-N, R-31-W Computed from Plat Bk. 2006, Pg. 384

1,310.57' [1310.57']

NE Corner SW1/4, NW1/4 Section 23 T-19-N, R-31-W 1/2" REBAR [B] N:727425.26' E:648076.76'

CPS SE Corner NE1/4,, NW1/4 Section 23 T-19-N, R-31-W

S87°18'10"E 1,326.59'

S36°23'37"W 13.84'

1/2" REBAR [B]

(S87°32'13"E) [S87°32'13"E] {S87°43'20"E}

S87°44'32"E 1,320.36'

(1320.21') [1320.21'] {1320.34'}

Parcel #18-09128-000 James Family Trust - Melvin D. & Patsy Yvonne Inst. L202032026 Deed Bk. 414, Pg. 312 In County

SHEET 3 SHEET 4

30' UTILITY ESMT DEED BK. 2016, PG. 16216 (TO BE VACATED)

UTILITY ESMT PER THIS PLAT

UTILITY ESMT INST. L202152511

20' UTILITY ESMT PER THIS PLAT

LOT 7 13,388 Sq. Ft.± 0.31 Ac.± — 3900

LOT 6 14,010 Sq. Ft.± 0.32 Ac.± — 3808

LOT 5 14,013 Sq. Ft.± 0.32 Ac.± — 3806

LOT 4 14,017 Sq. Ft.± 0.32 Ac.± — 3804

LOT 3 14,020 Sq. Ft.± 0.32 Ac.± — 3802

LOT 2 16,077 Sq. Ft.± 0.37 Ac.± — 3800

LOT 1 37,315 Sq. Ft.± 0.86 Ac.± (NON-BUILDABLE) (CELL TOWER)

Lot 106 Lot 10 Lot 135

CENTRIC ST. (50' PUBLIC R/W PER THIS PLAT)

AURORA LANE

HEARTBEAT AVE. (50' PUBLIC R/W PER THIS PLAT)

RHYTHM RD. (50' PUBLIC R/W PER THIS PLAT)

LOT 12 11,200 Sq. Ft.± 0.26 Ac.± — 3903

LOT 13 11,200 Sq. Ft.± 0.26 Ac.± — 3901

LOT 14 11,200 Sq. Ft.± 0.26 Ac.± — 3809

LOT 15 11,200 Sq. Ft.± 0.26 Ac.± — 3807

LOT 16 11,200 Sq. Ft.± 0.26 Ac.± — 3805

LOT 17 11,200 Sq. Ft.± 0.26 Ac.± — 3803

LOT 18 13,493 Sq. Ft.± 0.31 Ac.± — 3801

LOT 25 11,200 Sq. Ft.± 0.26 Ac.± — 3902

LOT 24 11,200 Sq. Ft.± 0.26 Ac.± — 3900

LOT 23 11,200 Sq. Ft.± 0.26 Ac.± — 3808

LOT 22 11,200 Sq. Ft.± 0.26 Ac.± — 3806

LOT 21 11,200 Sq. Ft.± 0.26 Ac.± — 3804

LOT 20 11,200 Sq. Ft.± 0.26 Ac.± — 3802

LOT 19 13,494 Sq. Ft.± 0.31 Ac.± — 3800

LOT 30 11,200 Sq. Ft.± 0.26 Ac.± MIN FFE=1221.75' — 3901

LOT 31 11,200 Sq. Ft.± 0.26 Ac.± — 3809

LOT 32 11,200 Sq. Ft.± 0.26 Ac.± — 3807

LOT 33 11,200 Sq. Ft.± 0.26 Ac.± — 3805

LOT 34 11,200 Sq. Ft.± 0.26 Ac.± — 3803

LOT 35 13,493 Sq. Ft.± 0.31 Ac.± — 3801

LOT 42 11,259 Sq. Ft.± 0.26 Ac.± — 3902

LOT 41 11,200 Sq. Ft.± 0.26 Ac.± — 3900

LOT 40 11,200 Sq. Ft.± — 3808

LOT 39 11,200 Sq. Ft.± — 3806

LOT 38 — 3804

LOT 37 — 3802

LOT 36 — 3800

LOT 79 14,599 Sq. Ft.± 0.34 Ac.± — 6001

LOT 78 11,895 Sq. Ft.± 0.27 Ac.± — 6003

LOT 77 11,894 Sq. Ft.± 0.27 Ac.± — 6005

LOT 76 11,894 Sq. Ft.± 0.27 Ac.± — 6007

LOT 75

Lot 136 Lot 137 Lot 138 Lot 139 Lot 140

NOT A PART AURORA SUBDIVISION, PHASE I PLAT INST. L202165615 ZONE: PRD

PROPOSED 20' UTILITY ESMT PER THIS PLAT

1,322.69' [1322.69'] [1322.36']

Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Proposed Boundary Corners to be set with 5/8" Rebar w/Cap #1666
- Found Monument (As Noted) / Found Mag Nail (As Noted)
- Found Cotton Spindle (CPS)
- Found Railroad Spike (RRSF)
- Found Aluminum Cap (As Noted)
- Calculated Corner
- UTILITY ESMT INST. L202152511
- 20' UTILITY ESMT PER THIS PLAT
- 20' DRAINAGE ESMT PER THIS PLAT

0 50' 75' 100'
SCALE IN FEET

GRID

State Survey Code: 500-19N-31W-0-23-430-04-1666

City of Bentonville Project # PP21-0023

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT

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CEI Solutions for Land and Life

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

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

Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

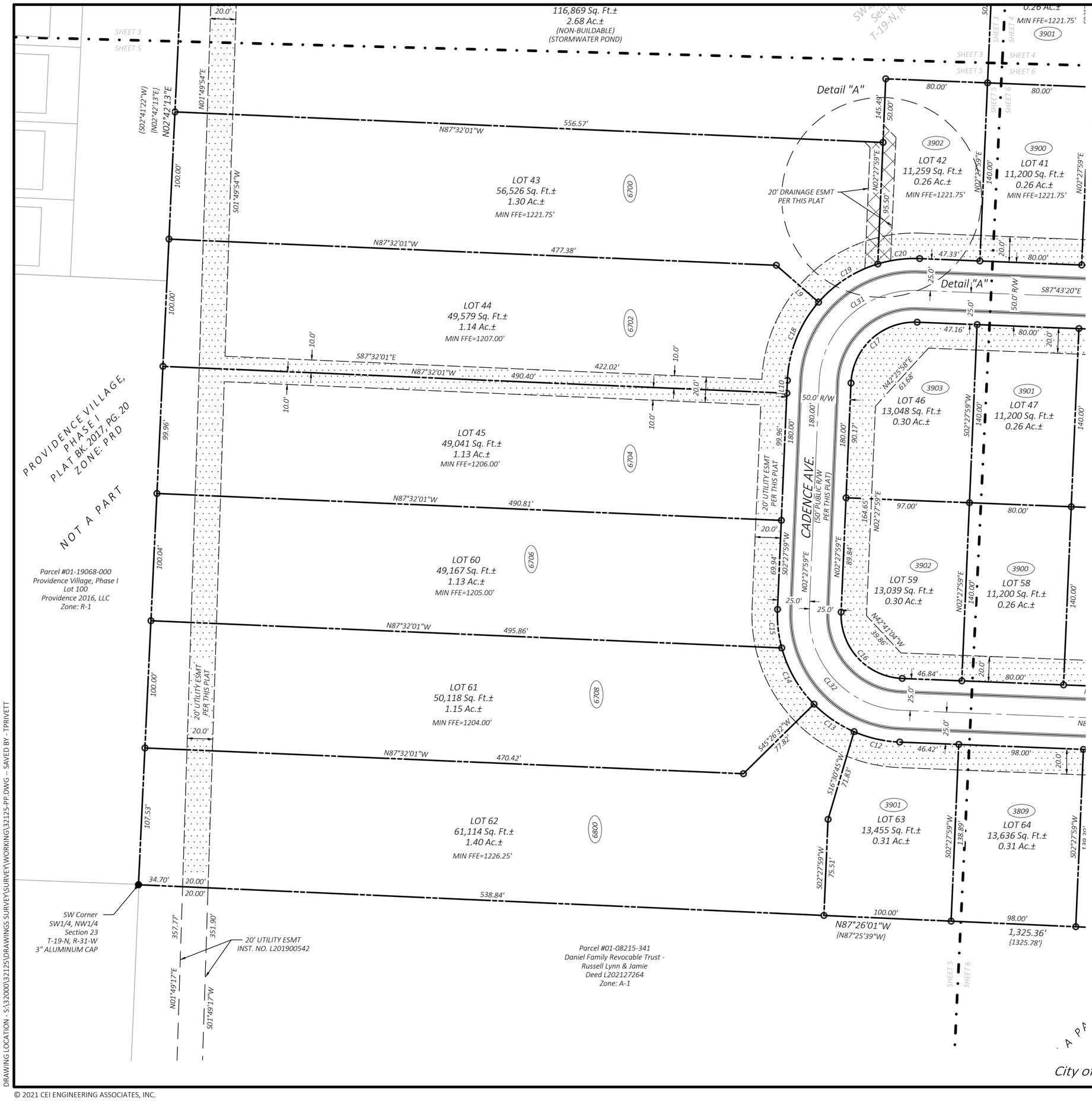
PROFESSIONAL OF RECORD	JKB
DESIGNER	CSS
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Northeast Corner

SHEET TITLE

SHEET NUMBER

4 OF 7



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Centerline
- Proposed Boundary Corners to be set with 5/8" Rebar w/Cap #1666
- Found Monument (As Noted)
- Found Mag Nail (As Noted)
- Found Cotton Spindle (CPS)
- Found Railroad Spike (RRSF)
- Found Aluminum Cap (As Noted)
- Calculated Corner
- UTILITY ESMT INST. L202152511
- 20' UTILITY ESMT PER THIS PLAT
- 20' DRAINAGE ESMT PER THIS PLAT

Record Bearing & Distances and Record Monuments

(Plat Bk. 2017, Pg. 20) (A)
[Plat Inst. L202165615] [B]
{Boundary/Topographic Survey by Sand Creek Engineering and Land Surveying dated May 7, 2021} {C}

REVISION

NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

State Survey Code: 500-19N-31W-0-23-430-04-1666

*City of Bentonville Project # **PP21-0023***

CEI ENGINEERING ASSOCIATES, INC.
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Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	JKB
DESIGNER	CSS
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Southwest Corner
SHEET TITLE

SHEET NUMBER
5 OF 7

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REVISION

NO.	DESCRIPTION	DATE
1	City Comments	12/17/2021

CEI ENGINEERING ASSOCIATES, INC.
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FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Preliminary Plat of Aurora Subdivision, Phase 3

A Residential Subdivision
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	JKB
DESIGNER	CSS
FIELD WORK	JCF
CEI PROJECT NUMBER	32125
DATE	12/20/2021
REVISION	REV-1

Southeast Corner
SHEET TITLE

SHEET NUMBER
6 OF 7

DRAWING LOCATION - S:\32000\32125\DRAWINGS SURVEY\SURVEY\WORKING\32125-PP.DWG -- SAVED BY - TPRIVETT
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Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

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ceieng.com

January 18, 2022

City of Bentonville
City Council
305 SW A St.
Bentonville, AR 72712

RE: Aurora Subdivision Phase 3 – Appeal of Denied Waiver for Connectivity
Bentonville Project No. PP21-0023
CEI Project No. 32125

Bentonville City Council:

On behalf Amazing Land Company, LLC, and consistent with Section 300.07 and 301.09 of the city zoning code, CEI is requesting appeal of the January 4, 2022 Planning Commission denial of the waiver of connectivity standards for the proposed Aurora Subdivision phase 3.

The original waiver request and video data is provided with this letter for reference. The minutes of the meeting are also attached as part of this appeal with the waiver being item 8 on those minutes.

The written minutes do not provide the Commissioner's reasoning behind the denial but recording of the meeting may be available through the Planning Office for more detailed review. When presenting the waiver, we anticipated the photos and video evidence was sufficient to conclude the connection was not appropriate due to the resulting impacts to the area prone to flooding and impacts on the surrounding properties by compliance with the ordinance. However; during the meeting there was objection heard from Dan Weese, City Engineer, regarding the request for connectivity waiver. His opposition appeared to be based on the lack of supporting engineering calculations accompanying the request and the fact that Atlantic Ave was previously constructed across a portion of the creek to the eastern boundary of Providence Village Subdivision as part of their required improvements.

Strict compliance with the requirements of the Ordinance would result in negative impacts to the developer's property, surrounding properties, and the natural flow and course of the unnamed tributary to Little Osage Creek. Public health, safety, welfare, and morals are better served by granting the waiver and allowing the developer to preserve the character and condition of the natural stream and valley between the existing Providence Subdivision and the proposed phase 3 of Aurora Subdivision. As summarized below and attached in more detail, construction of the connecting street across the valley and creek will produce an increase in floodwater elevation on the developer's land, Providence Village Subdivision, and the James Family Trust property directly north of the connecting street.

In preparation of this appeal, CEI has prepared additional data for Council consideration. A drawing indicating the grade of the requested street connection complying with the geometric requirements of the street specifications is attached as Exhibit 1. Based on that geometry and the existing surrounding features, CEI has prepared a flood study using methods of study typically required by the City of Bentonville which considers multiple options of drainage conveyance under the street. Each option includes the proposed Aurora subdivision as currently designed. A map of the study area is included as Exhibit 2 and the summary of findings is included as Exhibit 3 to this letter.

The results of that study indicate:

1) That the subdivision improvements as currently designed do not cause a rise of floodwaters on any property adjacent to the study area.
2) That construction of the connecting street without additional culverts would cause greater than 6 feet of rise in floodwater elevations on adjoining properties.
3) That even with replacement and enlargement of the two existing culverts, addition of ten additional 12'x5' culverts, and cut within the valley to accommodate the additional culverts, the connecting street will still cause a rise of approximately 10 inches on surrounding properties.
4) That consideration was given to lengthy clear-span bridges not often found on local streets within neighborhoods and even those were found to cause rise of the floodwaters of this creek.

CEI requests that the City Council overturn the Planning Commission denial of the waiver based on the facts of the matter at hand, the information presented with the waiver, and the new information summarized in this letter and detailed on the attached exhibits.

We appreciate your consideration of our requests and look forward to discussing any questions you many have.

Respectfully requested,
CEI Engineering, Associates, Inc.

Nate Bachelor, PE
Project Manager

EXHIBIT 1 - STREET GEOMETRY AND GRADING

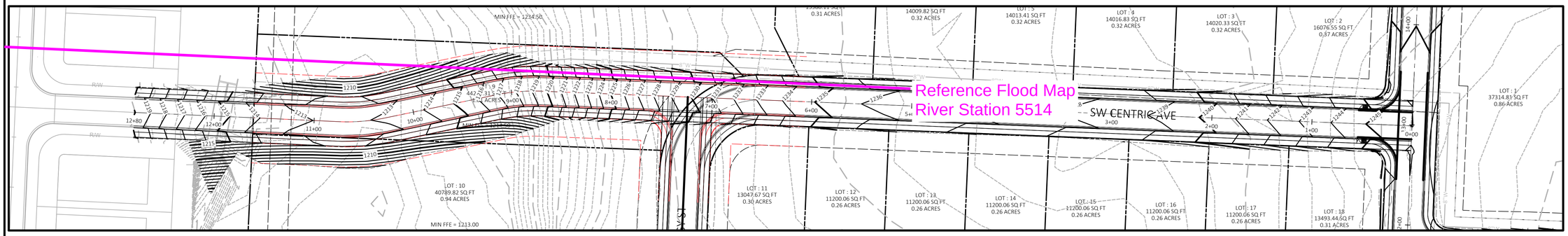
SITE BENCHMARK
SITE BENCHMARK
1/2" REBAR (TOP HOLE)
SOUTHEAST CORNER OF SITE
ELEV = 1258.34

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

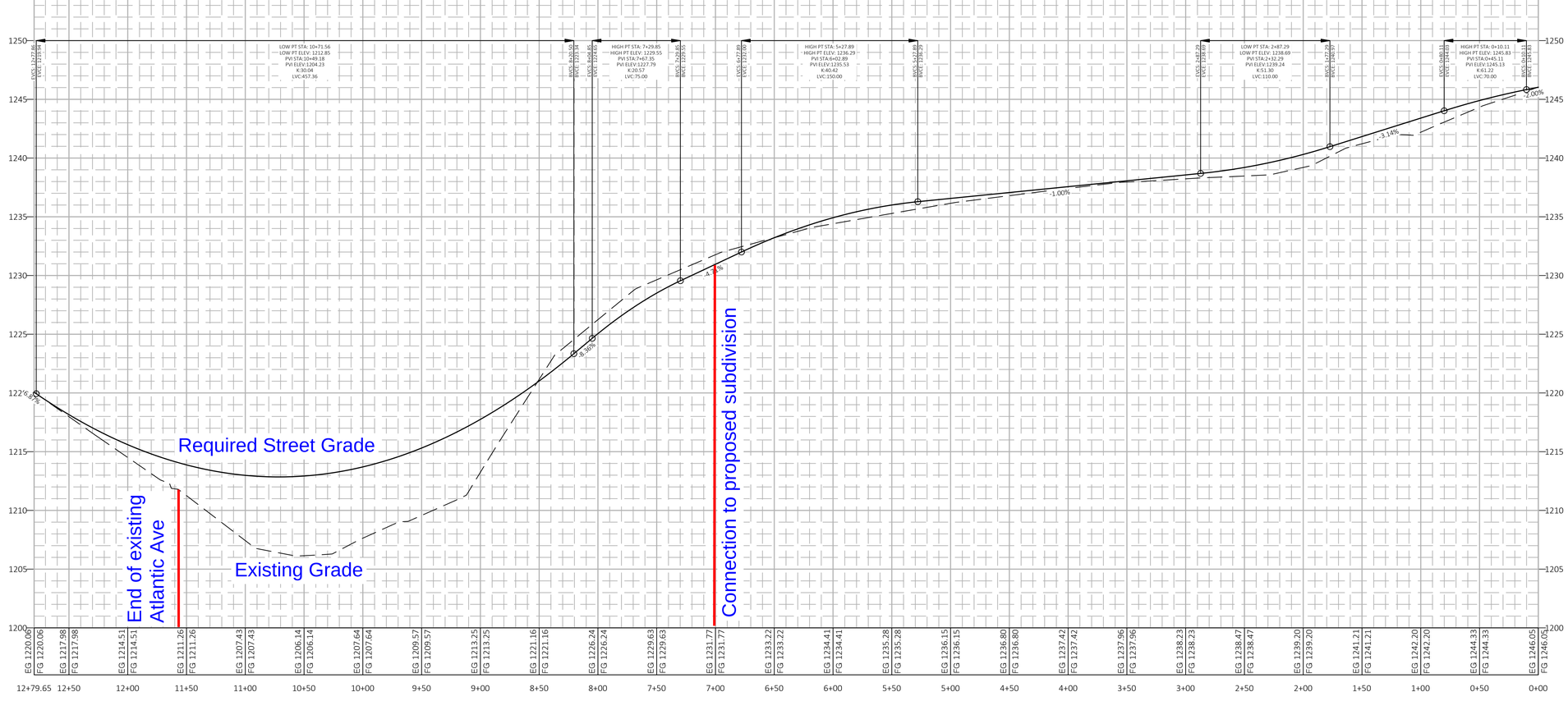
N

0 50' 75' 100'
SCALE IN FEET

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



SW CENTRIC STREET PROFILE
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=50'



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AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	1/12/2022
REVISION	REV-2

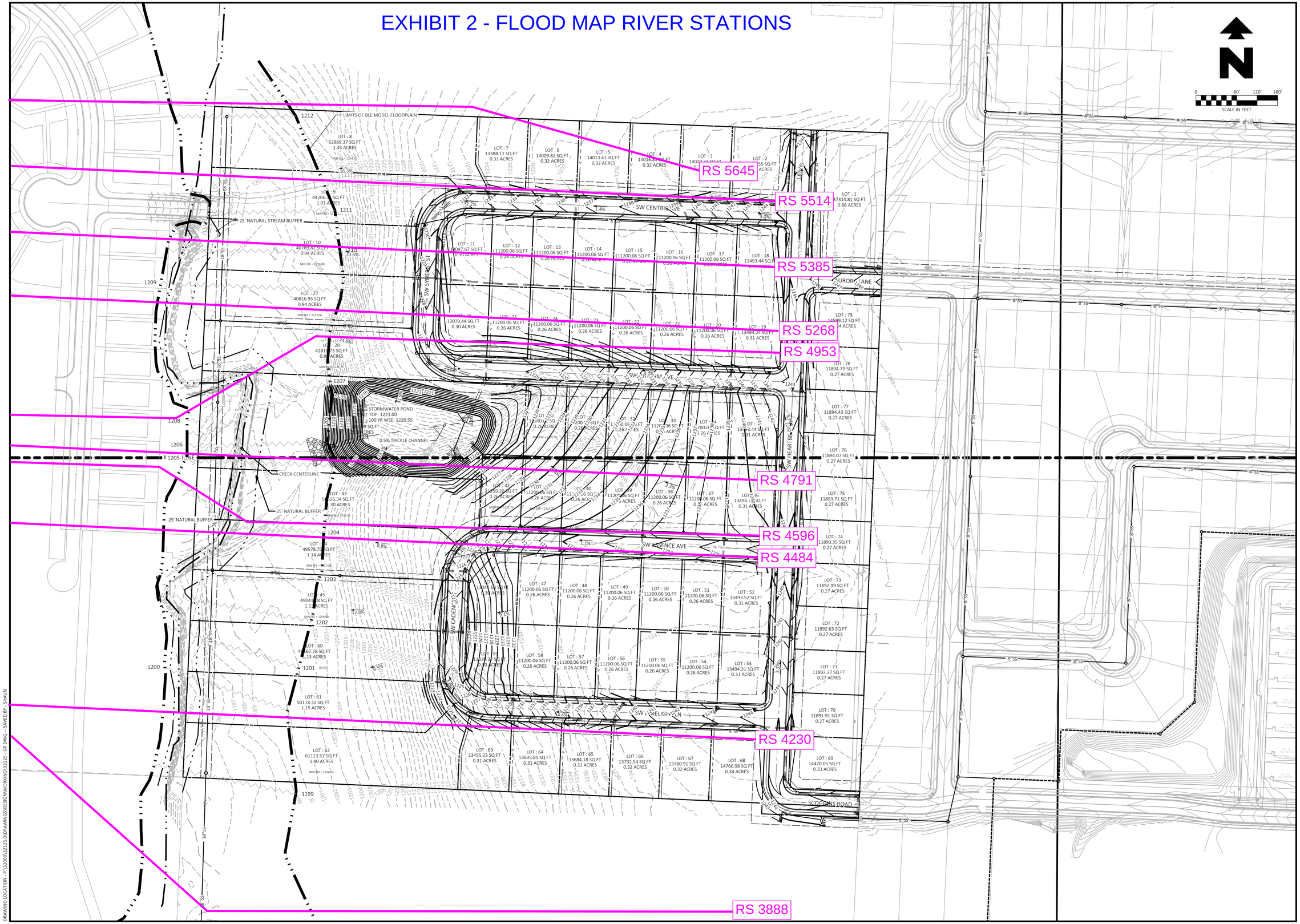
EAST ROAD CORRIDOR
SHEET TITLE

SHEET NUMBER
C2.3

DRAWING LOCATION - P:\32000\32125.00\DRAWINGS\DESIGN\WORKING\32125 - CORRIDORS.DWG -- SAVED BY - EADELSOHN

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EXHIBIT 2 - FLOOD MAP RIVER STATIONS



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FAX: (479) 273-0844

AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD
SCOGGINS ROAD
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	12/30/2021
REVISION	REV-0

OVERALL GRADING PLAN

SHEET TITLE

SHEET NUMBER

C2.0

DRAWING LOCATION - P:\32000\32125.00\DRAWINGS\DESIGN\WORKING\32125 - GP.DWG - SAVED BY - SHAUN

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Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

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Project #: **PP21-0023**
Request: **Preliminary Plat**
Proj. Name: **Aurora Subdivision Phase 3**
CEI Project #: **32125**

BFE Comparison Summary

In all the scenarios below, please refer to the Exhibit that shows the Cross Section locations that were modeled in HEC-RAS. The yellow highlighted Cross Sections are located within the western portion of the Aurora Phase 3 development. These same Cross Sections also are located on the eastern portion of the Providence Village development.

Scenario #1: Existing Condition with Detention Basin Grading encroaching approx. 34-ft into the floodplain with no Atlantic Avenue extension.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev (ft)	Top Width (ft)		River Sta	W.S. Elev (ft)	Top Width (ft)		W.S. Elev (ft)	Top Width (ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.92	271.59		0.00	0.00	
7621	1227.56	179.27		7621	1227.56	179.27		0.00	0.00	
7125	1224.54	215.04		7125	1224.54	215.04		0.00	0.00	
6626	1220.40	209.25		6626	1220.40	209.25		0.00	0.00	
6031	1215.78	193.12		6031	1215.78	193.12		0.00	0.00	
5645	1212.13	215.25		5645	1212.13	215.25		0.00	0.00	
5514	1210.34	260.75		5514	1210.34	260.75		0.00	0.00	
5482			Atlantic St	5482			Atlantic St			
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.51		-0.01	-0.54	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #2: Extending Atlantic Avenue using minimum K values and only using the existing 2-8'x5' box culverts. This geometry was presented to Dan Weese on a Zoom Call on 1/20/22 and sent via email by CEI prior to the call. Detention Basin Grading as mentioned in Scenario #1 was included as well.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.91	271.54		-0.01	-0.05	
7621	1227.56	179.27		7621	1227.56	179.57		0.00	0.30	
7125	1224.54	215.04		7125	1224.51	214.41		-0.03	-0.63	
6626	1220.40	209.25		6626	1220.42	209.98		0.02	0.73	
6031	1215.78	193.12		6031	1216.77	227.92		0.99	34.80	
5645	1212.13	215.25		5645	1216.57	307.74		4.44	92.49	
5514	1210.34	260.75		5514	1216.57	364.16		6.23	103.41	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.56		-0.01	-0.49	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #3: Extending Atlantic Avenue using minimum K values and using the existing 2-8'x5' box culverts and adding 2-12'x4' box culverts, located at the secondary low point/channel east of the main stream channel, matching existing grades in the area. Detention Basin Grading as mentioned in Scenario #1 was included as well.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev (ft)	Top Width (ft)		River Sta	W.S. Elev (ft)	Top Width (ft)		W.S. Elev (ft)	Top Width (ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.91	271.54		-0.01	-0.05	
7621	1227.56	179.27		7621	1227.56	179.57		0.00	0.30	
7125	1224.54	215.04		7125	1224.51	214.41		-0.03	-0.63	
6626	1220.40	209.25		6626	1220.42	209.98		0.02	0.73	
6031	1215.78	193.12		6031	1215.99	197.27		0.21	4.15	
5645	1212.13	215.25		5645	1215.63	294.65		3.50	79.40	
5514	1210.34	260.75		5514	1215.62	349.48		5.28	88.73	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.56		-0.01	-0.49	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #4: Same as Scenario #2 but raising the sag point by 3-ft within Atlantic Avenue.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.91	271.54		-0.01	-0.05	
7621	1227.56	179.27		7621	1227.56	179.57		0.00	0.30	
7125	1224.54	215.04		7125	1224.51	214.41		-0.03	-0.63	
6626	1220.40	209.25		6626	1220.42	209.98		0.02	0.73	
6031	1215.78	193.12		6031	1219.21	325.15		3.43	132.03	
5645	1212.13	215.25		5645	1219.13	345.96		7.00	130.71	
5514	1210.34	260.75		5514	1219.13	400.62		8.79	139.87	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.56		-0.01	-0.49	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #5: Same as Scenario #3 but raising the sag point by 3-ft within Atlantic Avenue and upsizing the proposed culverts to 2-12'x7' box culverts. The proposed culvert size was maximized to the biggest box size you can have and maintain adequate cover.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.91	271.54		-0.01	-0.05	
7621	1227.56	179.27		7621	1227.56	179.57		0.00	0.30	
7125	1224.54	215.04		7125	1224.51	214.41		-0.03	-0.63	
6626	1220.40	209.25		6626	1220.42	209.98		0.02	0.73	
6031	1215.78	193.12		6031	1217.96	277.09		2.18	83.97	
5645	1212.13	215.25		5645	1217.84	325.89		5.71	110.64	
5514	1210.34	260.75		5514	1217.84	383.39		7.50	122.64	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.36	306.82		0.00	0.00	
5268	1208.51	348.68		5268	1208.51	348.68		0.00	0.00	
4953	1205.02	201.05		4953	1205.01	200.56		-0.01	-0.49	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	

Scenario #6: Same as Scenario #5 but raising the sag point by 3-ft within Atlantic Avenue, but including upsizing existing culverts, storage grading upstream of the road connection, and a secondary parallel channel east of the stream channel which includes lowering and increasing the culvert size of the proposed culverts. The existing 8'x5' culverts are upsized to 12'x12'. The proposed culverts mentioned in Scenario #3 are upsized to 12'x10' culverts. These sizes are maximized in the available space and maintain adequate cover.

Existing Model				Proposed Model				Change		
River Sta	W.S. Elev	Top Width		River Sta	W.S. Elev	Top Width		W.S. Elev	Top Width	
	(ft)	(ft)			(ft)	(ft)		(ft)	(ft)	
8780	1234.60	220.68		8780	1234.60	220.68		0.00	0.00	
8517	1233.89	324.30		8517	1233.89	324.30		0.00	0.00	
8245	1231.57	204.92		8245	1231.57	204.92		0.00	0.00	
7976	1229.92	271.59		7976	1229.92	271.59		0.00	0.00	
7621	1227.56	179.27		7621	1227.56	179.27		0.00	0.00	
7125	1224.54	215.04		7125	1224.54	215.03		0.00	-0.01	
6626	1220.40	209.25		6626	1220.40	209.25		0.00	0.00	
6031	1215.78	193.12		6031	1215.23	181.68		-0.55	-11.44	
5645	1212.13	215.25		5645	1214.27	269.86		2.14	54.61	
5514	1210.34	260.75		5514	1212.74	306.37		2.40	45.62	
5482			Atlantic St	5482			Atlantic St			Western Connection
5385	1209.36	306.82		5385	1209.32	305.55		-0.04	-1.27	
5268	1208.51	348.68		5268	1205.63	99.66		-2.88	-249.02	
4953	1205.02	201.05		4953	1205.31	218.46		0.29	17.41	
4791	1204.29	283.43		4791	1204.26	253.05		-0.03	-30.38	Proposed Detention Pond
4596	1203.59	387.46		4596	1203.59	387.46		0.00	0.00	
4484	1202.61	308.45		4484	1202.61	308.45		0.00	0.00	
4230	1199.75	234.41		4230	1199.75	234.41		0.00	0.00	
3888	1198.65	383.97		3888	1198.65	383.97		0.00	0.00	
3726	1196.36	160.39		3726	1196.36	160.39		0.00	0.00	
3694			Culvert	3694			Culvert			
3519	1194.01	295.83		3519	1194.01	295.83		0.00	0.00	
3340	1191.41	251.27		3340	1191.41	251.27		0.00	0.00	
2939	1187.93	234.92		2939	1187.93	234.92		0.00	0.00	



CEI
Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
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PHONE: (479) 273-9472
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AURORA SUBDIVISION PH 3
HEARTBEAT NEIGHBORHOOD

SCOGGINS ROAD
BENTONVILLE, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	PM
DESIGNER	JMB
CEI PROJECT NUMBER	32125
DATE	1/20/2022
REVISION	REV-0

PRELIMINARY WORK MAP

SHEET TITLE

SHEET NUMBER

FS1.0

DRAWING LOCATION - P:\32000\32125.00\DRAINAGE REPORT\PRELIMINARY FLOOD STUDIES\2022-01-19 PRELIM FLOOD STUDY (ROAD EXTENSION)\PROPOSED WORKING NEW .DWG - SAVED BY - ADIEHL

© 2022 CEI ENGINEERING ASSOCIATES, INC.



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W E
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1 inch = 100 feet

WAV22-0001
WAIVER
G STREET HOLDINGS PARTNERS
301 SE G ST

THE CITY OF BENTONVILLE

E | D | G

Ecological Design Group, Inc
216 W Birch Street
Rogers, AR 72756

Waiver Request

To: City of Bentonville

From: Ecological Design Group, Inc – on behalf of G Street Holdings Partners, LLC

Date: January 10, 2022

Re: Waiver Request to Use Pre-Cast Storm junction boxes and inlets in Public Street.

On behalf of G Street Holdings Partners, LLC, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request from the Land Development Code – 1100.08 – Grading and Drainage Regulations to allow the use of Pre-Cast storm Structures within the public way.

Project Description: The G@Market multi-family development (LSD20-0042) has received Planning Commission approval, building permit, and an approved pre-con with the City departments. The project is currently under construction and the construction/ engineering team is requesting to use pre-cast concrete storm structures in-lieu of cast-in-place concrete structures.

This Waiver Request items are listed below:

Drainage Criteria Manual Waiver Request

- Waiver from 1100.08.a – Grading and Drainage Regulations. Stormwater Drainage Control Standards – City of Bentonville Stormwater Drainage Manual.
  - City of Bentonville Stormwater Drainage Manual - Section 3 – Flow in Storm Drains and Drainage Appurtenances.
  - Section 3.4.5 – Pipe Connections:
    - *Connections will be made by inlet or junction boxes. Precast structures are not allowed in public drainage systems.*
- The precast structures proposed are equivalent to the cast in place structures in all aspects and the precast structure will be placed on a compacted class 7 base foundation and it is common practice and industry standard to use precast storm structures on storm drainage pipe systems. Precast concrete storm boxes meet all of the city's requirements except for Section 3.4.5 of the Drainage Manual.
- There are several additional reasons we are requesting this waiver for our particular project:
  - Pre-Cast structures are faster to install and we can minimize the amount of time the street is closed down for the construction. With all of the construction going on in the vicinity it is difficult to find a window to close the streets that do not conflict with other projects. Pre-cast structures allow the street to be closed for less time.
  - Pre-cast structures require less excavation and space for the installation. This reduces the potential for utility conflicts as well as the amount street repair required. There are number existing utilities in the

ORDINANCE NO:_____

AN ORDINANCE AMENDING THE BENTONVILLE MUNICIPAL CODE, CHAPTER 14 ZONING CODE, ARTICLE 801 SIGN ORDINANCE – PRIVATE PROPERTY CONCERNING NONCONFORMING SIGNS; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, The City of Bentonville periodically reviews the Zoning Code; and,

WHEREAS, the periodic reviews uncover errors, need for clarification, or updates to meet current conditions;

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

Section 1. That within this ordinance, except section headings, all underlined text shall be added, and strikethrough text shall be deleted.

Section 2. That the Bentonville Municipal Code, chapter 14 Zoning code, Article 801.12.H Nonconforming signs shall be and is hereby amended with the following:

(h) *Nonconforming signs*. Signs that were lawful at the time of their construction or placement but are not in conformance with current regulations shall be allowed to be maintained as nonconforming signs until such time that the sign meets any of the following conditions. At such time, the sign shall be removed or brought into compliance with this article. If only the sign face is being replaced, the nonconforming sign structure may remain.

(1) Fifty percent of the size of the sign and/or sign structure is damaged or in a state of disrepair;

(2) The sign is proposed for replacement or major alteration, which includes, but is not limited to, increasing the sign size or height, replacing the sign cabinet, changing or adding lighting, or any other alteration determined to be major as determined by the director;

(3) The primary structure on the site on which the sign is located is:

a. Damaged 50% or more of the structure's gross square footage;
b. Proposed for major alteration, renovation or replacement; or
c. Is or is proposed to be demolished.

(4) Development on the site on which the sign is located requires large scale development approval, including both administrative and planning commission approvals, such nonconforming signs shall remain lawful on property subject to large scale development approval under the following circumstances and conditions:

i. The nonconforming sign remains in its current location on the site and is not:
    1. Otherwise proposed for alteration, renovation or replacement;
    2. Damaged by 50% or more of the structures gross square footage; or
    3. Is proposed to be demolished.

ii. The development for which the large-scale development approval is sought is part of the continuous operation of the same business previously operating on the site;

iii. The overall addition in gross square footage from the large-scale development is limited to no more than twenty-five percent (25%) of the gross square footage of the primary structure at the time the large-scale development plan is submitted; AND

iv. Any demolition of the existing primary structure on the site does not result in the loss of more than ten percent (10%) of the existing gross square footage within the primary structure at the time the large-scale development plan is submitted.

Section 3. This ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this _____day of_____, 2022

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK