



I. Call to Order
II. New Business

- 1

4. Johnson

Rezoning*

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

402 SW D Street ([RZ22-0014](#))

- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the west and south, and DN-2, Downtown Medium Density Residential to the north and east.
- The Future Land Use Plan currently depicts this property as Medium-density residential. Medium-density areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- The requested DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district. Between single-family and other uses not compatible with low-density residential development.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

3. NFD, LLC

Rezoning*

R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential

301 SE F Street ([RZ22-0015](#))

- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zoning districts are R-1, Low Density Single Family Residential to the north, R-3, Medium-High Density Multifamily Residential to the east, DN-4, Downtown Mixed-Use Residential to the south, and PRD, Planned Residential Development to the west. The parcel to the north is RZ22-0016 on this agenda and also requests a rezone to DN-4.
- The Future Land Use Plan currently depicts this property as High Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
- At the time of writing this staff report, staff has not received public comment on this item.

4. Crystal Lara Murphy **Rezoning***
R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential

119 SE F Street ([RZ22-0016](#))

- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zoning districts are R-1, Low Density Single Family Residential to the north, south, east, and west. The parcel to the south is RZ22-0015 on this agenda and also requests a rezone to DN-4.
- The Future Land Use Plan currently depicts this property as High Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
- At the time of writing this staff report, staff has not received public comment on this item.

5. Bergen **Rezoning***
R-1, Single Family Residential to DN-2, Downtown Medium Density Residential

809 NE A Street ([RZ22-0017](#))

- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the west and south, DN-2, Downtown Medium Density Residential to the north and R-1, Single Family Residential, and RC-2 Central Residential-Moderate Density to the east.
- The Future Land Use Plan currently depicts this property as Medium-density residential. Medium-density areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- The requested DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district. Between single-family and other uses not compatible with low-density residential development.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

6. NWA Multiplex Investors, LLC **Rezoning***
R-2, Medium Density Two Family and Townhome to R-3, Medium-High Density Multifamily Residential

SW Featherston Road ([RZ22-0019](#))

- Currently zoned R-2, Medium Density Two Family and Townhome.
- Adjacent zoning districts are PRD, Planned Residential Development and R-2, Medium Density Two Family and Townhome to the north, R-3, Medium-High Density Multifamily Residential to the east, R-2, Medium Density Two Family and Townhome to the south, and R-ZL, Zero Lot Line Residential and R-1, Low Density Single Family Residential to the west.
- The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acres. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- At the time of writing this staff report, staff has received public comment on this item.

7. City of Bentonville (Fire Training Facility) **Conditional Use***
Public Safety Services

2405 SW Aviation Street ([CU22-0006](#))

- Currently zoned C-2, General Commercial. This Conditional Use Permit is specifically related to LSD22-0010, which has been submitted concurrently.
- According to the applicant's narrative, they propose to construct a Public Safety Services Building for Fire Training purposes at this location. The proposed development includes the construction of a fire access drive onto SW Aviation Street and a secured-access fire training tower. The fire training tower will utilize gas, smokeless fires for live training for firefighters. The smokeless operation of the facility should accommodate any concerns with proximity to the airport.
- If the Planning Commission votes to approve this request, staff recommends the following conditions:
 1. The Conditional Use Permit is contingent upon the applicant's Planning Commission approval of their Large Scale Development.
- At the time of writing this staff report, staff has not received public comment on this item.

8. 1019 SE 8th Street

Conditional Use*

Temporary Gravel Lot

1019 SE 8th Street ([CU22-0008](#))

- Currently zoned I-2, Heavy Industrial District.
- Temporary Uses and Structures are allowed in every zoning district with an approved conditional use permit.
- According to the applicant's narrative, they are requesting a temporary gravel lot on 8th and J Street for use during the Bentonville Bike Fest June 17-19 and Outerbike October 21-23.
- See attached for pictures of the lot.
- According to the applicant's narrative, Trailblazers will oversee the continued development of the temporary gravel lot.
- The applicant had a conditional use approved for this lot for a temporary gravel lot from August 4, 2020 to December 31, 2021.
- At the time of writing this staff report, staff has not received public comment on this item.

9. Lots 26, 27, and 28, Happy Home Subdivision

Lot Split

NW 10th Street and Bella Vista Road ([LS22-0008](#))

- The property is currently zoned DN-2, Downtown Medium Density Residential.
- A lot split of existing Lot 25 of Happy Home Subdivision, creating new Lot 26 (+/- 0.11 acres), Lot 27 (+/- 0.11 acres), and Lot 28 (+/- 0.11 acres) of Happy Home Subdivision.
- This plat dedicates a 20-foot access easement.

10. Lot 1 and 2 of Bentonville Southeast Subdivision

Lot Split

311 SE Henry Street ([LS22-0011](#))

- The property is currently zoned R-1, Low Density Single Family Residential.
- A lot split of existing Lot 3 of Bud's Addition and Lot 11A of Railroad Addition creating new Lot 1 (+/-0.31 acres) and Lot 2 (+/-0.58 acres) of Bentonville Southeast Subdivision.
- The plat dedicates right-of-way along SE Henry Street per the Master Street Plan requirements.

11. Shelley Parson Insurance Building

Large-Scale Development

2001 SE J Street ([LSD22-0002](#))

- The subject property is currently zoned C-1, Neighborhood Commercial.
- A Large-Scale Development proposing an office building on this site.
- 20 parking spaces are required. 20 parking spaces are provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a curb cut onto SE 21 Street.
- Three waivers requested:
 - A waiver from Section 1200, off-site improvements, from the requirement to widen SE 21st Street per the Master Street Plan.
 - A waiver from Section 1100.16(b)(1), Right-of-Way Dedication, from having to dedicate additional right-of-way per the Master Street Plan.
 - A waiver from Section 1100.02(e)(3), Access Management Standards, Distance from Intersections, that requires curb cuts to be no closer than 250 feet from the right-of-way of an intersection involving an arterial to the center line of the drive. The applicant proposes the driveway to be 224 feet from the intersection of SE J Street and SE 21st Street.

12. Whataburger

Large-Scale Development

1404 South Walton Boulevard ([LSD22-0008](#))

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the development of a new single-story +/- 3,200 square feet drive-through restaurant.
- Thirty-five (35) parking spaces are required and thirty-five (35) parking spaces are being provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through two existing ingress/egress points onto South Walton Boulevard and cross access to the north and south are both being provided.
- The primary materials on the exterior of the building include brick and architectural metal panels, and glass.

13. Bentonville Fire Training Facility

Large-Scale Development

2405 SW Aviation Street ([LSD22-0010](#))

- The subject property is currently zoned C-2, General Commercial.
- A Large-Scale Development proposing the development of a new single-story +/- 5,453 square feet Public Safety Services Building for Fire Training purposes.
- Twenty (20) parking spaces are being provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a proposed curb cut onto SW Aviation Street. Cross-access is not being provided.
- The primary materials on the exterior of the building include architectural metal panels.
- There are 3 waiver requests associated with this Large Scale Development.
 - The applicant has requested a waiver to Article 1100, Section 1100.16.a, *Standard street specifications*. All streets, alleys, and on-street parking shall be constructed in conformance with the requirements of the city's current adopted Standard Specifications for Streets. Where an alley will be used for access, the alley must be constructed in conformance with currently adopted alley standards.
 - The applicant has requested a waiver to Article 1100, Section 1100.21.q, *Pedestrian circulation*. Clearly defined pedestrian walkways or paths shall be provided from public sidewalks to primary building entrances. Design walkways and parking lots so that pedestrians do not have to cross parking aisles and landscape islands to reach building entries. All internal walkways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Painted crosswalks shall not be considered a sufficient definition of the pedestrian path from the driving surface.
 - The applicant has requested a waiver to Article 1100, Section 1100.21.r, *Site amenities*. Each commercial development shall contribute to the establishment or enhancement of the community and public spaces by providing at least two (2) of the amenities listed below. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

14. Bentenwoods Subdivision**Preliminary Plat**

3950 S. Vaughn Road ([PP21-0026](#))

- The subject property is currently zoned R-1, Low Density Single-Family Residential.
- A Preliminary Plat proposing the construction of a 308-lot Subdivision. 3-lots are non-buildable and 305-lots will be used for single-family homes.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.

15. Bentonville Plaza Addition, Phase 2 Lots 1-4**Final Plat**

1005 S Walton Blvd ([FP22-0002](#))

- The subject property is currently zoned C-2, General Commercial
- The subdivision consists of 4 commercial lots. Lot 1 (+/- 1.74 acres), Lot 2 (+/- 1.12 acres), Lot 3 (+/- 1.08 acres) and Lot 4 (+/- 1.43 acres) of Bentonville Plaza Addition Phase 2.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.



Downtown Land Use Plan Amendments

PC Date: 4/5/2022

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Resolution
Code Impacted	Future Land Use Map

Background

In early 2020, Planning Commissioner Rod Sanders submitted a memo to Mayor Orman, City Council, Planning Commission and Planning Staff proposing Future Land Use Map amendments for 17 areas, predominantly located downtown (memo attached).

Staff prepared an analysis and recommendations for the areas identified in Commissioner Sander's memo (study report attached). In that report, staff recommended several amendments to better align certain property's future land use map designation with their current zoning classification. The Future Land Use Map amendments proposed herein are those that are recommended in that study.

Proposed Changes

From Study Area 5

- 1006 SE 3rd St. Low Density Residential to High Density Residential - (DN3 zoning).
- 401, 403 and 405 SE G St. Low Density Residential to Medium Density Residential - (RZL zoning).

From Study Area 8

- 908, 1006, 1008, & 1010 SW A St. & 210 SW 10th St. Low Density Residential to Downtown Commercial - (DC zoning).

From Study Area 9

- 1002, 1004, 1006, 1108, 1116, 1118, 1202 S Main St. & Parcel 01-04663-000 & 01-04664-000 Low Density Residential to Mixed Use Commercial - (DC zoning).
- 1003 S Main Light Industrial to Mixed Use Commercial – (DC zoning).
- 1005, 1101 and 1103 S Main Low Density Residential to Downtown Commercial – (DE zoning).

From Study Area 10

- 1008 & 1010 Benton St. Low Density Residential to Downtown Commercial – (DE zoning).
- Meadowglade at SE 12th St. and SE D St. Low Density Residential to Medium Density Residential – (R3 zoning).
- 1311 SE C St. & 1312 & 1314 SE D St. Low Density Residential to Medium Density Residential – (RO zoning).
- 1304, 1306, 1308 SE C St. & 211 SE 14th St. Low Density Residential to Medium Density Residential – (R-3 zoning).
- 1313 Benton St. Low Density Residential to General Commercial – (C1 zoning).
- 110 SE 13th St. Low Density Residential to Downtown Commercial – (DE zoning).

From Study Area 12

- 911 & 913 SE C St., 401-407 SE 10th St., 409-415 SE 10th St., 417 & 419 SE 10th St. Low Density Residential to Medium Density Residential – (R3 zoning).

Recommendation

Staff recommends approval of the proposed Future Land Use Map amendments.

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE
MAP FOR SPECIFIC AREAS FOR CONSISTENCY WITH ZONING.**

WHEREAS, after studying land uses and zoning in downtown, staff identified several areas where the land use classification is not consistent with the zoning district, as shown on *Attachment A: Downtown Future Land Use Map Amendments*; and,

WHEREAS, the City of Bentonville is maintaining the Future Land Use Map consistent with zoning per the Future Land Use Map and Zoning District Alignment Policy; and,

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 5, 2022 at the Council Chambers of the City of Bentonville; and,

WHEREAS, public notice of said hearing having been published in the Northwest Arkansas Democrat Gazette for the time and in the manner required by law; and,

WHEREAS, the Planning Commission voted to recommend to the City Council that the Future Land Use Maps amendments as attached be approved and that said future land use classification as presented on the property be changed.

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

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

Section 2: That this resolution shall be in full force and effect from and after the date of its passage.

Section 3 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk

Legend

- From Study Area 5
- From Study Area 8
- From Study Area 9
- From Study Area 10
- From Study Area 12

- Low-Density Residential (LDR)
- Medium-Density Residential (MDR)
- High-Density Residential (HDR)
- Mixed-Use Commercial (MUC)
- General Commercial (GC)
- Downtown Commercial (DC)
- Office (O)
- Public / Semi-Public
- Light Industrial (LI)
- Parks
- Open Space
- Utility / Transportation

Low Density Residential
to Downtown Commercial

Light Industrial & Low
Density Residential to
Downtown Commercial

Low Density Residential to
High Density Residential

Low Density Residential to
Medium Density Residential

Low Density Residential to
Medium Density Residential

Low Density Residential to
Mixed Use Commercial

Low Density Residential to
Downtown Commercial

Low Density Residential to
General Commercial



1 inch = 667 feet

Attachment A: Downtown Future Land Map Amendments





Flood Mitigation and Parking Lot Amendments

PC Date: 4/5/2022

Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Zoning Code, Sec. 501.07 Surface of Parking Lots Development Code, Sec. 1500.02 Findings of Fact

Background

Planning Commission has approved several waivers for the surface of parking lot requirements when associated with low impact development. Approval of these waivers suggests a need to amend the code to accommodate such development types.

Also, the Federal Emergency Management Agency (FEMA) has suggested that communities that have the Base Level Elevation (BLE) study areas within their communities utilize the BLE data to provide residents with accurate flood hazard information. Bentonville does have the BLE data and therefore such data should be provided. The code should be amended to include this as part of the fact finding process for flood mitigation.

Proposed Changes

In the Off-Street Parking and Loading Article of the Zoning Code, revise Sec. 501.07 Surface of parking lot as follows, which is recommended by the city Engineering Department.

Any off-street parking area shall be paved with a sealed surface pavement, unless constructed as part of a low-impact development as approved by the City Engineer. All parking areas shall be ~~and~~ maintained to prevent dust resulting from continued use. The parking area should be arranged as efficiently as possible, be so graded and drained as to dispose of all surface water accumulated in the area, and shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles, according to provisions of this Article.

In the Flood Damage Prevention article of the Land Development Code, add the following to Sec. 1500.02 Findings of Fact, as recommended by FEMA.

The Base Level Engineering data for the City of Bentonville identifies additional areas outside the Special Flood Hazard Areas that are also subject to periodic flooding events that result in loss of life and property, pose health and safety hazards, disrupt commerce and governmental services, and cause extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare.

Sec 1500.04 Lands To Which This Ordinance Applies

The ordinance shall apply to all Special Flood Hazard Areas and additional areas identified in the Base Level Engineering data within the jurisdiction of the City of Bentonville, Arkansas.

Recommendation

Staff recommends approval of the proposed amendments.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE
ESTABLISHING ADDITIONAL FINDINGS OF FACT FOR FLOOD
HAZARD INFORMATION AND AMENDING THE ZONING CODE TO
ALLOW FOR ALTERNATIVE PARKING LOT MATERIALS FOR LOW-
IMPACT DEVELOPMENTS.**

WHEREAS, the Planning Commission has approved several waivers for the surface of parking lot requirements when associated with low impact development, indicating support for such instances; and,

WHEREAS, FEMA has suggested that communities that have the Base Level Elevation (BLE) study areas within their communities utilize this data to provide residents with accurate flood hazard information; and,

WHEREAS, the City of Bentonville has the BLE study areas;

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

SECTION 1: AMENDMENT “Sec 1500.02 Findings of Fact” of the Bentonville Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 1500.02 Findings of Fact

- (a) The Federal Emergency Management Agency (FEMA) has identified Special Flood Hazard Areas of the City of Bentonville in the current scientific and engineering report entitled "The Flood Insurance Study (FIS) for Benton County, Arkansas," dated June 5, 2012 with an effective Flood Insurance Rate Map (FIRM) dated June 5, 2012.
- (b) These Special Flood Hazard Areas are subject to periodic flooding events that result in loss of life and property, pose health and safety hazards, disrupt commerce and governmental services, and cause extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
- (c) The Base Level Engineering data for the City of Bentonville identifies additional areas outside the Special Flood Hazard Areas that are also subject to periodic flooding events that result in loss of life and property, pose health and safety hazards, disrupt commerce and governmental services, and cause extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare.

- (d) These periodic flooding events are exacerbated by the cumulative effect of floodplain developments which cause an increase in flood heights and velocities, and by the placement of inadequately elevated, inadequately flood proofed or otherwise unprotected structures or uses vulnerable to floods into Special Flood Hazard Areas. Such structures or uses are inherently hazardous to other lands because of their adverse impact on flooding events.

SECTION 2: AMENDMENT “Sec 501.07 Surfacing Of Parking Lots” of the Bentonville Municipal Code is hereby *amended* as follows:

A M E N D M E N T

Sec 501.07 Surfacing Of Parking Lots

Any off-street parking area shall be paved with a sealed surface pavement, unless constructed as part of a low-impact development as approved by the City Engineer. All parking areas shall be ~~and~~ maintained to prevent dust resulting from continued use. The parking area should be arranged as efficiently as possible, be so graded and drained as to dispose of all surface water accumulated in the area, and shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles, according to provisions of this Article.

SECTION 3: AMENDMENT “Sec 1500.04 Lands To Which This Ordinance Applies” of the Bentonville Municipal Code is hereby amended as follows:

A M E N D M E N T

Sec 1500.04 Lands To Which This Ordinance Applies

The ordinance shall apply to all Special Flood Hazard Areas and additional areas identified in the Base Level Engineering data within the jurisdiction of the City of Bentonville, Arkansas.

SECTION 4: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 5: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

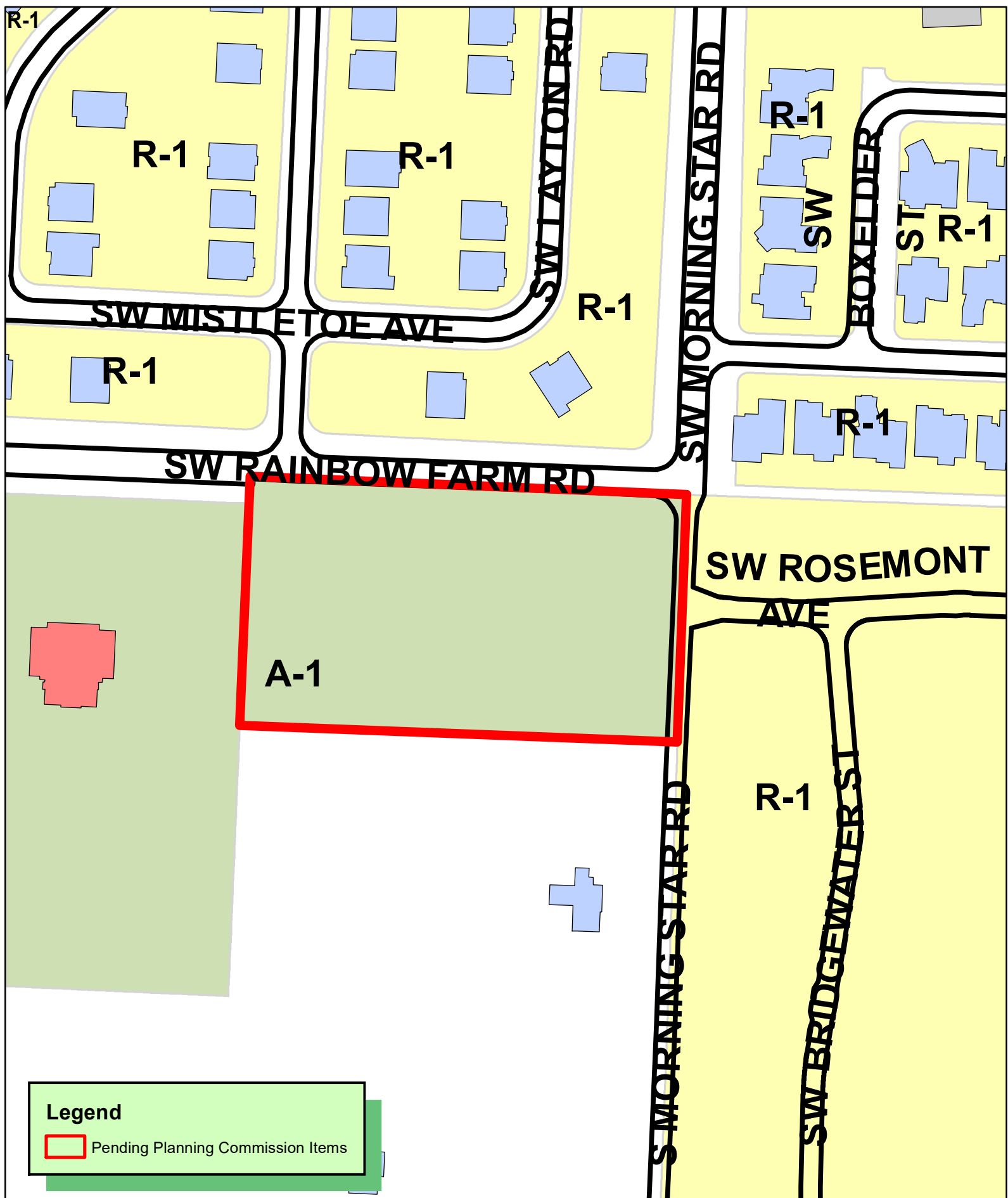
PASSED and APPROVED this ____ day of _____, 2022.

APPROVED:

ATTEST:

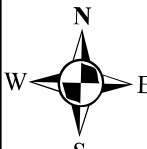
Mayor Stephanie Orman

Kirby Romines, City Clerk



Legend

 Pending Planning Commission Items


1 inch = 150 feet

RZ22-0013 4/5/22
REZONING A-1 TO R-1
SW RAINBOW FARM RD & SW MORNING STAR RD
PARCEL 01-180-68-000





March 16th, 2022

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, SW Rainbow Farm Rd and SW Morning Star Rd

Planning Department,

Please accept this rezoning of land from A-1 to R-1. The developer intends to develop detached, single-family residential lots on the referenced property. There are no pending land sales. The traffic in this area is moderate-to-light due to its frontage along Morning Star Road. This project will not significantly impact traffic (or itself be impacted) due to its close proximity to the highway. No signage is currently proposed, but any proposed signage would meet city requirements.

The proposed single-family will use high-quality building materials and will comply with all of the city's architectural requirements.

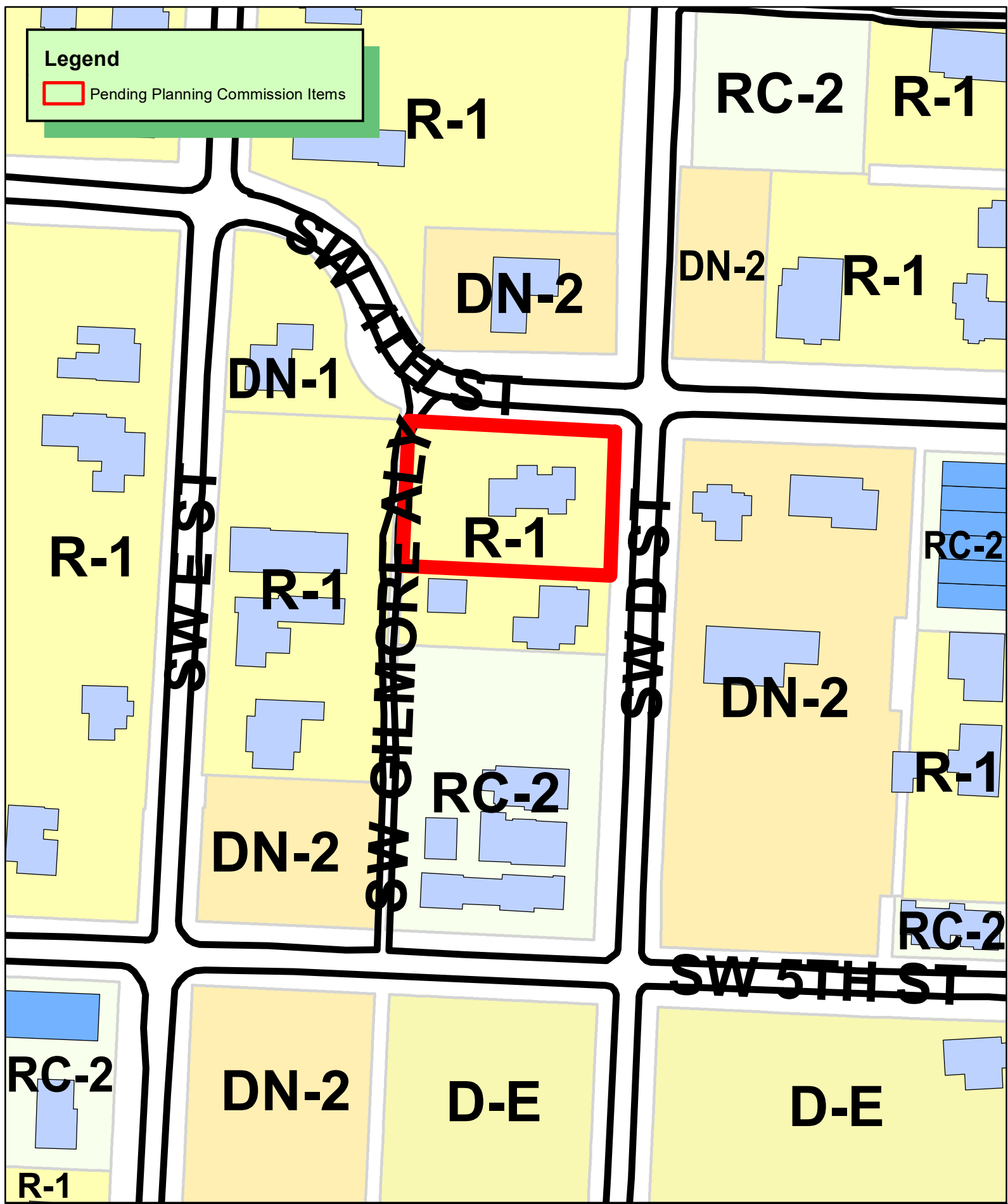
The land has direct access to both water and sewer lines. A 12" sanitary line and a 12" water main are both available on the south property line.

Sincerely,

Phil Swope, PE
Project Engineer

Legend

 Pending Planning Commission Items



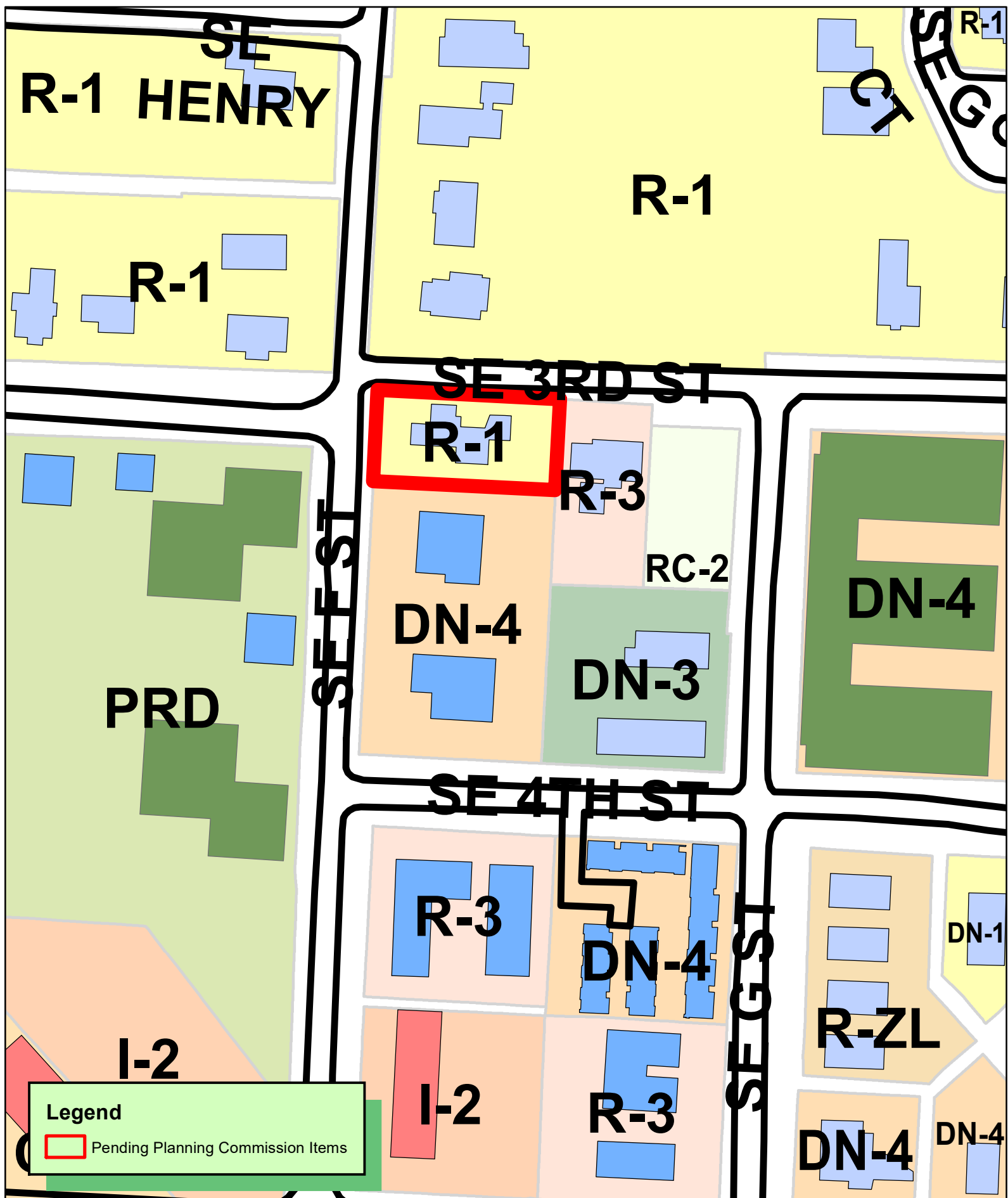
1 inch = 100 feet

RZ22-0014 04/5/22
REZONING R-1 TO DN-2
402 SW D ST
LOTS 1-3 BLK 1 GILMORES ADD



Rezone Narrative for 402 SW D St, Bentonville

402 SW D street is currently zoned as R-1 and we are proposing the rezone to DN-2, with intent to split the property into three lots for future residential homes. The property will maintain current ownership. After rezoning, we will apply for the property to be split into three approximately equal lots. There will be little change to traffic and signage since the residential status is being maintained; however, long term this will affect property appearance since this will allow the lot to be split into three properties and hold three houses. The existing structure at the property is already connected to water and sewer.



301 SE F Street Rezone Narrative

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN4- Downtown Mixed Use Residential

Explanation: Newell Development proposes to rezone the property located at 301 SE F Street (parcel ID 01-04678-000) from R1 to DN4, to develop a future project in compliance with the DN4 development standards of the Bentonville Zoning Code. Newell Development will serve as the developer.

Reason to Rezone: The rezone from R1 to DN4 would allow for a future development consistent with Downtown Mixed-Use Residential development standards. The rezone would also align the property zoning with the future land use plan, which designates this parcel's future land use as High Density Residential.

Statement of how the property will relate to surrounding properties: Zoning designations of surrounding properties in the neighborhood include: R1, RC2, DN4, DN3 and PUD's. The rezone to DN4 aligns with the Future Land Use Plan in this area of High Density Residential. Due to the location of this parcel fronting SE F Street as well as it's proximity to the Momentary, 8th Street Market and future developments in the Market District, we feel the intent of the DN4 district aligns best with this parcel.

"The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand".

Lastly, any mixed-use development along F Street and the surrounding area is compatible with and will complement current developments on both SE F Street and SE G Streets.

Use: The parcel will be used for a future development project that will align with the DN4 zoning and development code, the future land use plan, and Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan*.

Traffic: While there are no current development plans for this site, additional residential and or commercial units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville.

Signage: None proposed at this time.

Appearance: Newell Development uses modern design standards in compliance with the City of Bentonville development code to positively improve the character of existing neighborhoods and increase attainable infill housing options around Bentonville. This future development will follow that same standard and be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville.

Water/ Sewer/ Electric: On-site.

DN-4, Downtown Mixed-use Residential



The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4	•	•	•	•	•	•	•

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 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-4	Single-family, alley access	4,000	-	40'	50'	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'	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	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

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-4	Single-family and Two-family	8'	15'	8'	15'	7'	0'	25'
	Townhouse	8'	15'	8'	15'	10'	0'	25'
	Multi-family	8'	15'	8'	15'	10'	0'	15'
	Mixed-use and others not listed	0'	15'	0'	15'	0', 12' if adjacent to a non mixed-use building	0'	15'

DN-4, Downtown Mixed-use 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

DN-4, Downtown Mixed-use Residential

Land Uses:

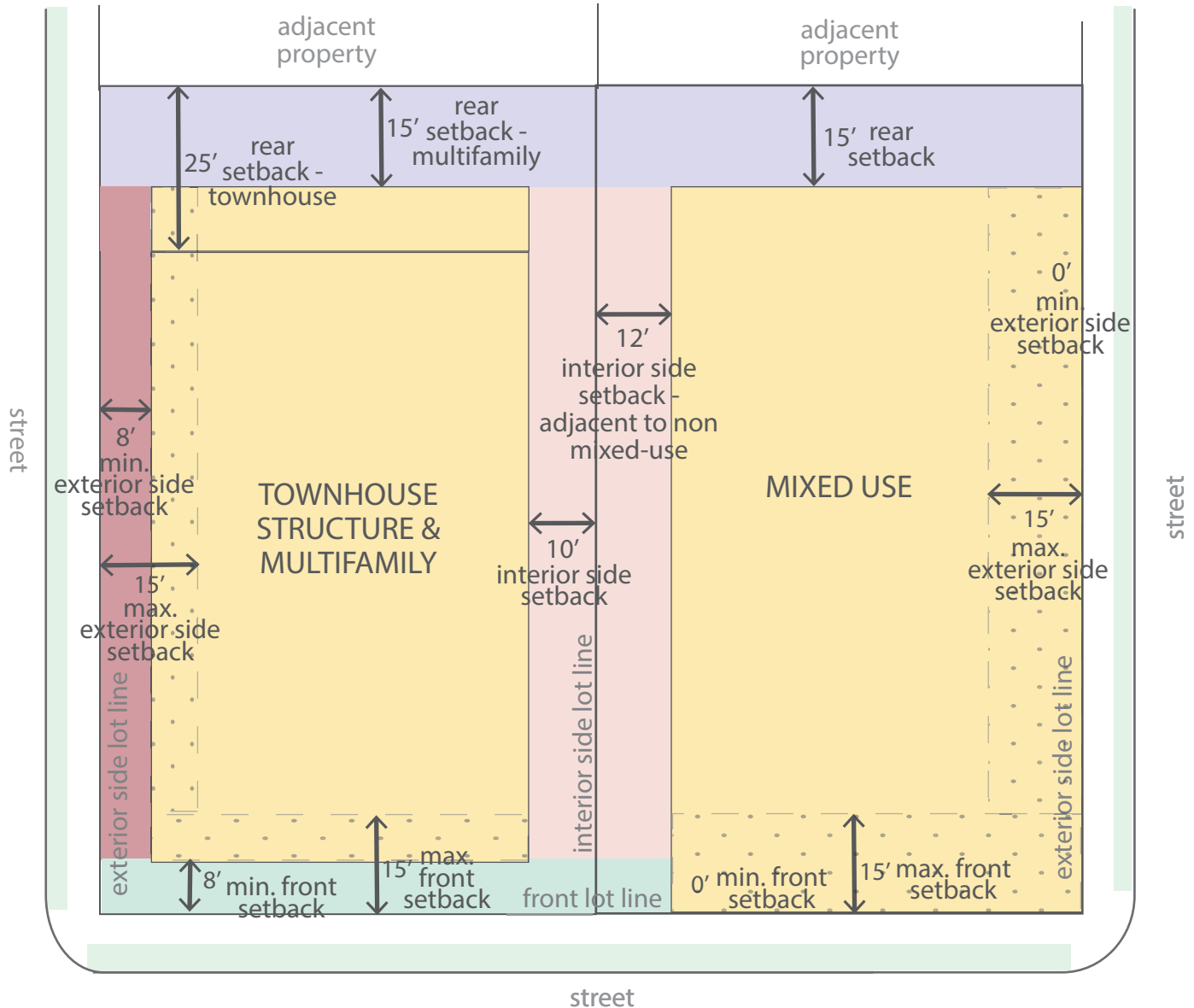
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living Recreation, Education & Assembly Park – mini Services Child care – registered family home (5 children) Personal services Retail Mobile food vendor	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Cultural studio Educational facility Event center Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services Retail Artisan shop Bakery Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Agriculture and Animals Community garden Residential Dwelling - accessory Home occupation - type a Services Office Medical services – doctor office Retail Restaurant Restaurant, microbrewery Retail Sidewalk café in public right-of-way Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential Donation box
	CONDITIONAL ACCESSORY USE Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits	

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-4, Downtown Mixed-Use Residential

Setback Illustration



SE HENRY

R-1

R-1

R-1

R-1

SE 3RD ST

R-1

R-3

RC-2

DN-4

DN-3

DN-4

PRD

SE 4TH ST

R-3

DN-4

DN-1

I-2

I-2

R-3

R-ZL

DN-4

DN-4

Legend

 Pending Planning Commission Items



1 inch = 100 feet

RZ22-0016 4/5/22
REZONING R-1 TO DN-4
119 SE F ST
RAILROAD ADDITION
LOT 4 BLOCK 15



119 SE F Street Rezone Narrative

Current Zoning Designation: R1- Single Family Residential

Proposed Zoning Designation: DN4- Downtown Mixed Use Residential

Explanation: Newell Development proposes to rezone the property located at 119 SE F Street (parcel ID 01-03846-000) from R1 to DN4, to develop a future project in compliance with the DN4 development standards of the Bentonville Zoning Code. The current owner is Murphy Family Trust, Lara Crystal (119 SE F Street, Bentonville, AR 72712) who endeavors to sell the property to B Street Development, LLC. Newell Development will serve as the developer.

Reason to Rezone: The rezone from R1 to DN4 would allow for a future development consistent with Downtown Mixed-Use Residential development standards. The rezone would also align the property zoning with the future land use plan, which designates this parcel's future land use as High Density Residential.

Statement of how the property will relate to surrounding properties: Zoning designations of surrounding properties in the neighborhood include: R1, RC2, DN4, DN3 and PUD's. The rezone to DN4 aligns with the Future Land Use Plan in this area of High Density Residential. Due to the location of this parcel fronting SE F Street as well as it's proximity to the Momentary, 8th Street Market and future developments in the Market District, we feel the intent of the DN4 district aligns best with this parcel.

"The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand".

Lastly, any mixed-use development along F Street and the surrounding area is compatible with and will complement current developments on both SE F Street and SE G Streets.

Use: The parcel will be used for a future development project that will align with the DN4 zoning and development code, the future land use plan, and Priority Area 1 -Downtown Intensification- of the City Council adopted *Bentonville Community Plan*.

Traffic: While there are no current development plans for this site, additional residential and or commercial units should not impact current traffic patterns on the existing infrastructure and could potentially encourage more pedestrian and cycling activity with its proximity to Downtown Bentonville.

Signage: None proposed at this time.

Appearance: Newell Development uses modern design standards in compliance with the City of Bentonville development code to positively improve the character of existing neighborhoods and increase attainable infill housing options around Bentonville. This future development will follow that same standard and be thoughtfully designed to offer similar esthetics, quality and community feel comparable to that of other Newell Development projects in Bentonville.

Water/ Sewer/ Electric: On-site.

DN-4, Downtown Mixed-use Residential



The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4	•	•	•	•	•	•	•

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 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-4	Single-family, alley access	4,000	-	40'	50'	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'	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	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

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-4	Single-family and Two-family	8'	15'	8'	15'	7'	0'	25'
	Townhouse	8'	15'	8'	15'	10'	0'	25'
	Multi-family	8'	15'	8'	15'	10'	0'	15'
	Mixed-use and others not listed	0'	15'	0'	15'	0', 12' if adjacent to a non mixed-use building	0'	15'

DN-4, Downtown Mixed-use 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

DN-4, Downtown Mixed-use Residential

Land Uses:

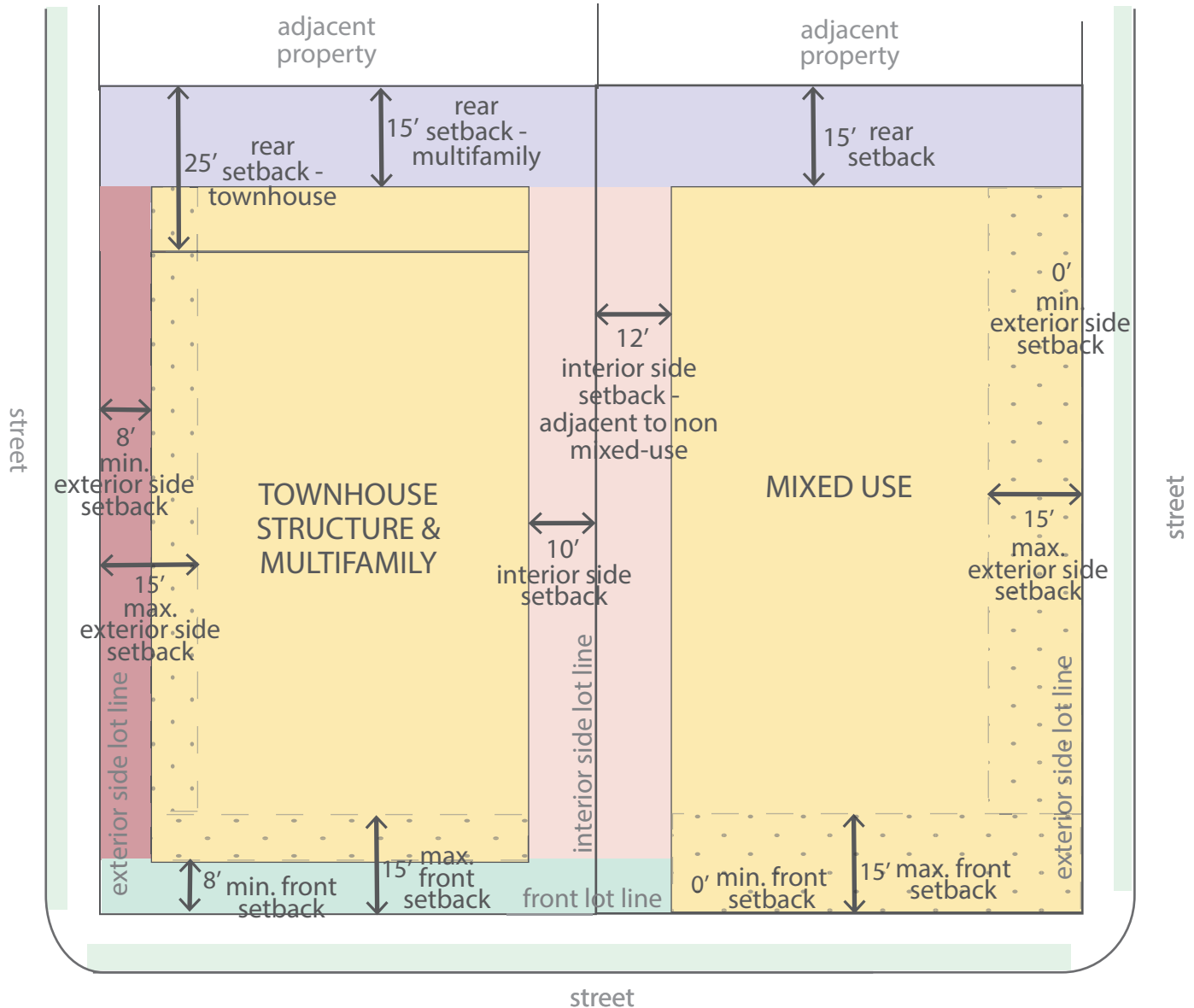
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living Recreation, Education & Assembly Park – mini Services Child care – registered family home (5 children) Personal services Retail Mobile food vendor	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Cultural studio Educational facility Event center Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services Retail Artisan shop Bakery Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Agriculture and Animals Community garden Residential Dwelling - accessory Home occupation - type a Services Office Medical services – doctor office Retail Restaurant Restaurant, microbrewery Retail Sidewalk café in public right-of-way Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential Donation box
	CONDITIONAL ACCESSORY USE Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits	

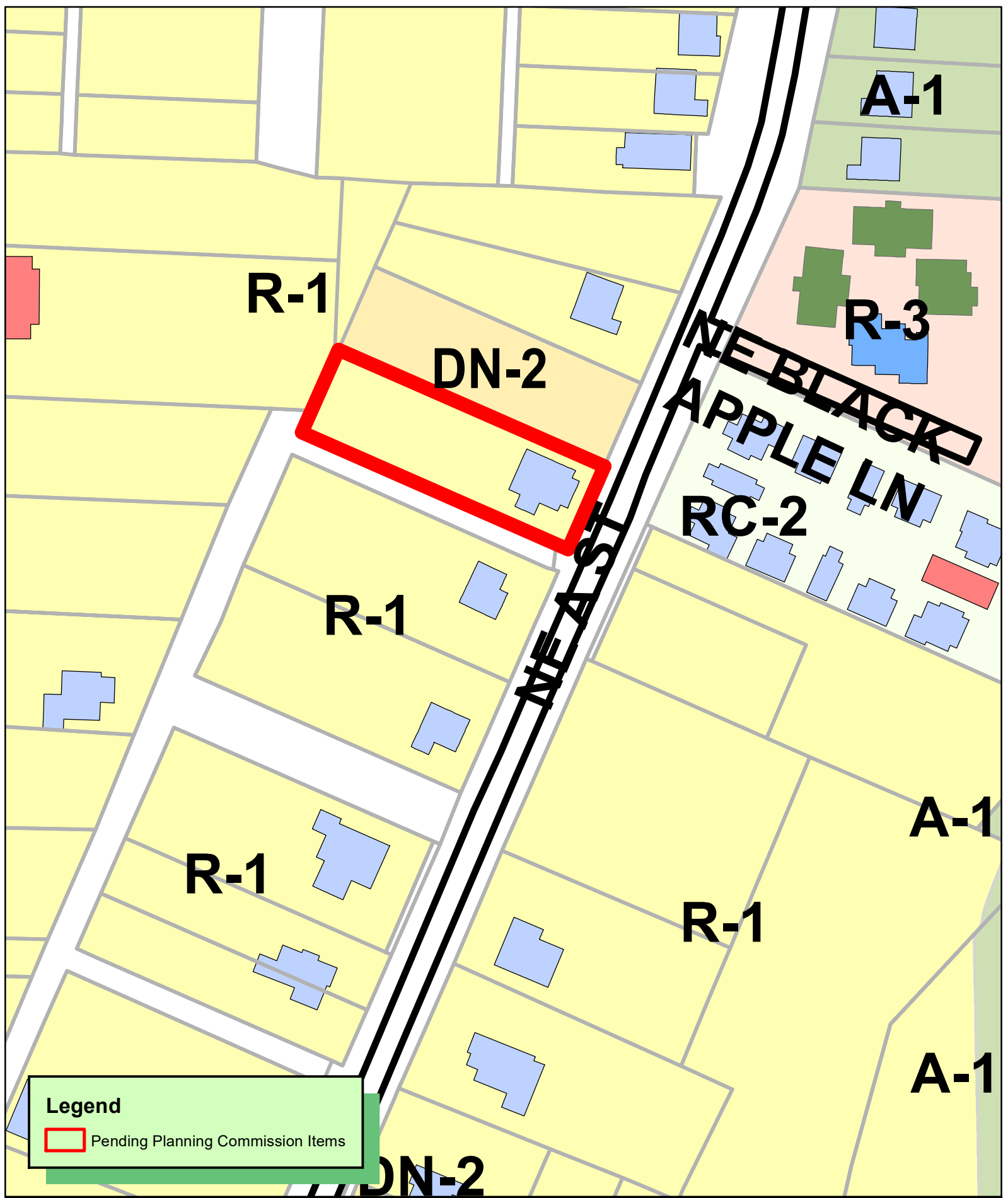
Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-4, Downtown Mixed-Use Residential

Setback Illustration





809 NE A STREET RE-ZONING APPLICATION

State the current zoning designation and proposed zoning designation. Explanation of the proposed zoning change including current owner information and any proposed sales.

The current zoning is R-1 Low Density Single Family Residential. I am requesting to re-zone to mimic the zoning of the neighboring lot to be DN-2, Downtown Medium Density Residential. The current owner of this site is: Rebecca Bergen. Robert Goltermann currently has the property under contract for purchase, set to close in March 2022.

Reason (need) for requesting the zoning change.

The request for rezoning is in line with the City's master plan. The goal is to improve the under utilized lot from a single dweller to potentially three townhomes and a personal residence for Robert Goltermann in the rear of the lot. This rezoning mimics the zoning of the neighboring lot – parcel: 01-02277-000.

Statement of how the property will relate to surrounding properties.

The property will pull inspiration from the architectural styles of the development across the street, Black Apple (01-02276-000) and other more recent builds along NE A street. The rear residence will be designed to adhere to the natural topography of the lot and embrace the beauty of the ravine. The project will be designed to cater to people living an active lifestyle who want to be near to trails and Crystal Bridges.

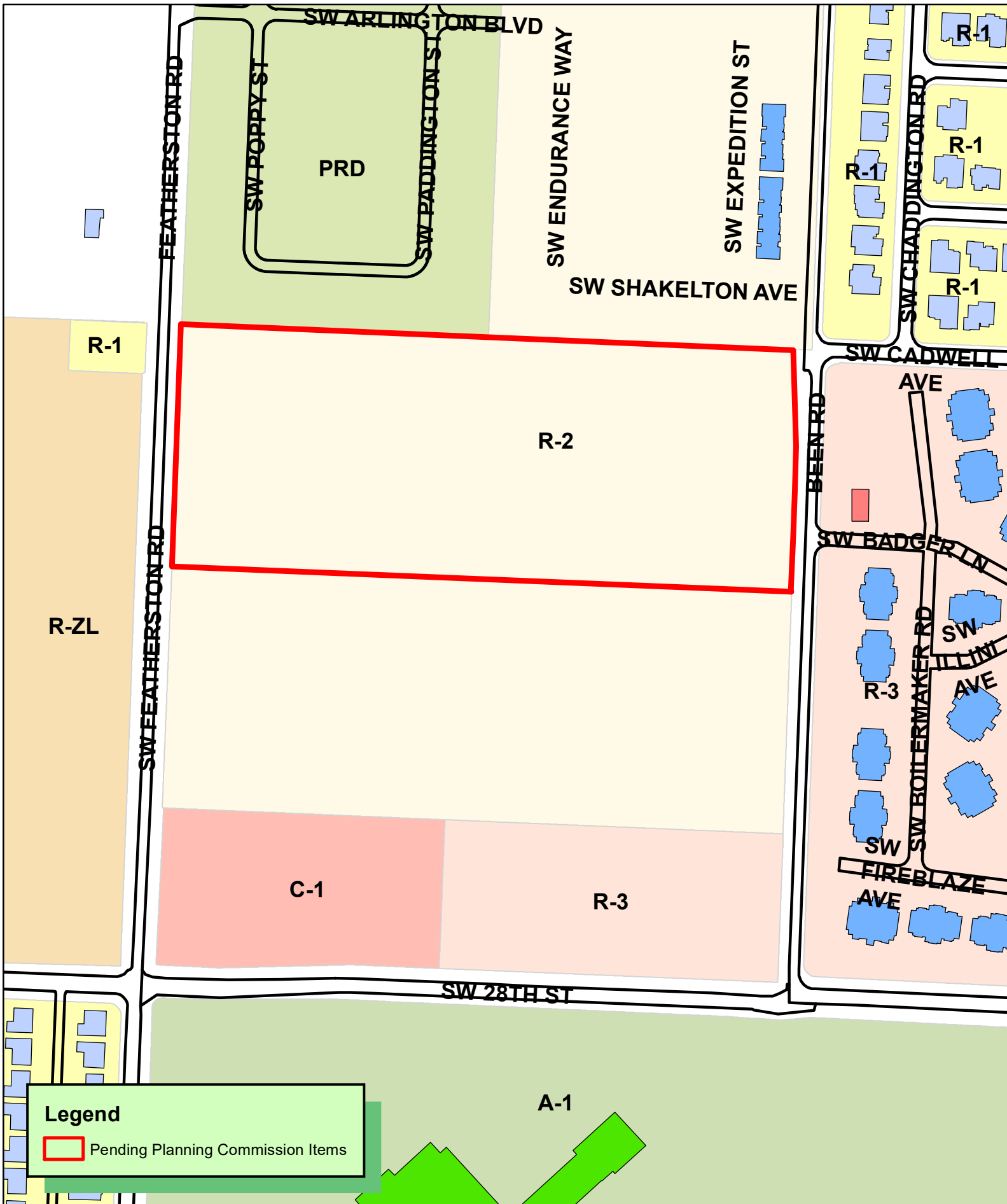
Use: Residential

Traffic: All dwellings will offer no more than 2 parking spaces per unit.

Signage: None besides dwelling addresses

Appearance: Plan is to pull inspiration from surrounding projects along NE A Street, with a modern farmhouse look.

Availability of water and sewer (state size of lines). 6' Sewer and 6' water



RZ22-0019 4/5/2022
REZONING R-2 TO R-3
FEATHERSTONN VALLEY SUB
LOT 3



11
A
11

03/07/22

RE- RZ22-0019 04/05/2022

Dear Planning Commission Members and Staff,

As the owners of the adjoining neighborhood to the north and representing our buyers as their builder we object to the rezoning request to change from R2 duplex and patio home to R3 medium density residential.

The existing zoning allows for a medium density already and would be consistent with our neighborhood in the mid-block. If rezoned to R3 the property would be able to build **Muti-Family, Assisted Living Facility and a Temporary Shelter Facility** by right. None of these are consistent with the residential feel of our neighborhood or the land use plans intention for that property "Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre."

We ask that you deny the rezoning request that would allow multifamily and ask that the property remain in its current residential zoning category and land use intention.

Sincerely,



William Burckart,

Member GlenArbor PRD LLC

R-3, Medium-High Density Multifamily Residential



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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75' at building line

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

R-3, Medium-High Density Multifamily Residential

Residential Tree Planting:

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

Land Uses:

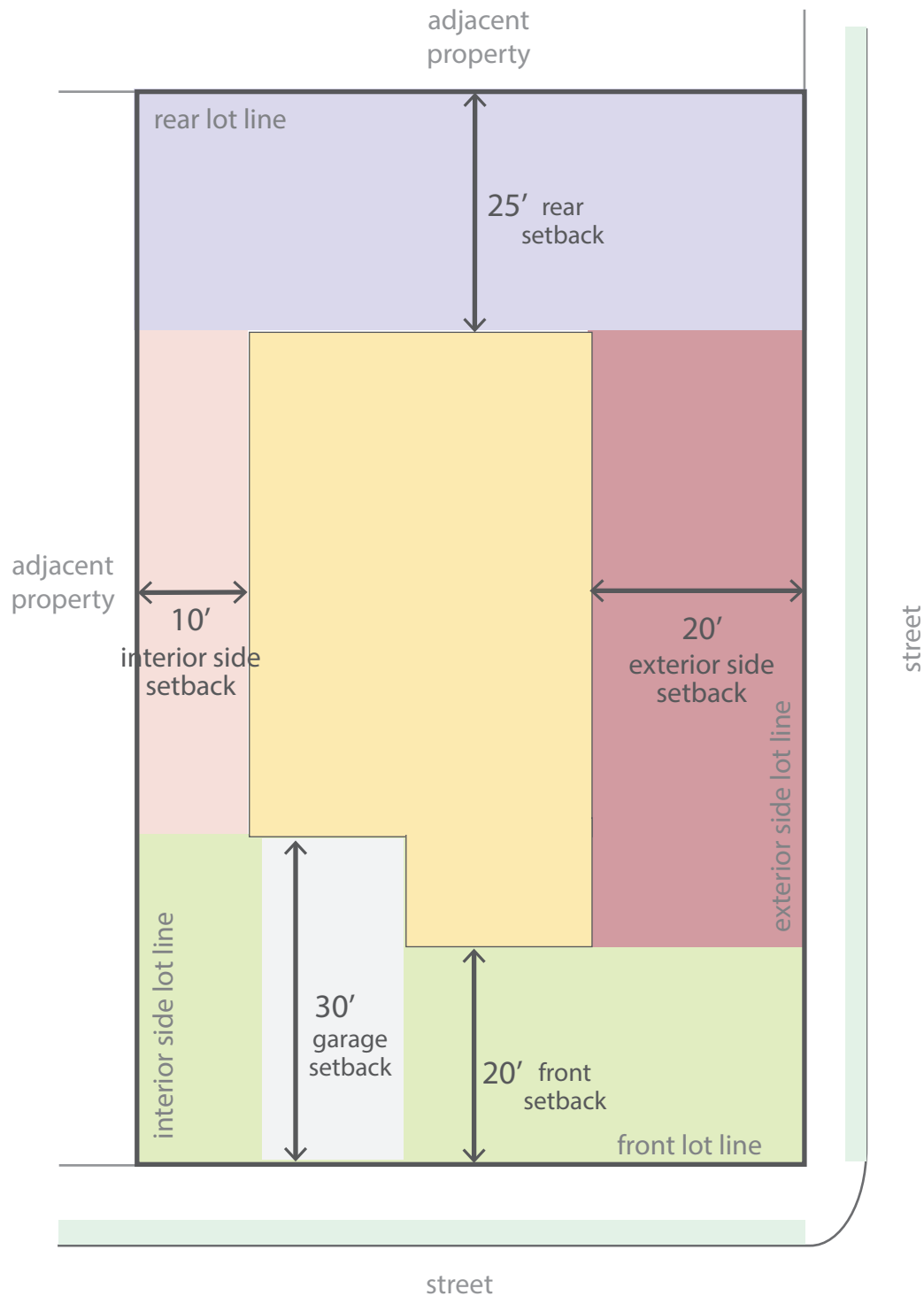
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter Recreation, Education & Assembly Library Park - mini Park - neighborhood Services Child care – registered family home (5 children) Retail Mobile food vendor	Agriculture and Animals Botanical garden Urban farm Residential Home occupation - type b Recreation, Education & Public Aquarium Community center Country club Educational facility Golf course Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory – nonresidential Donation boxes

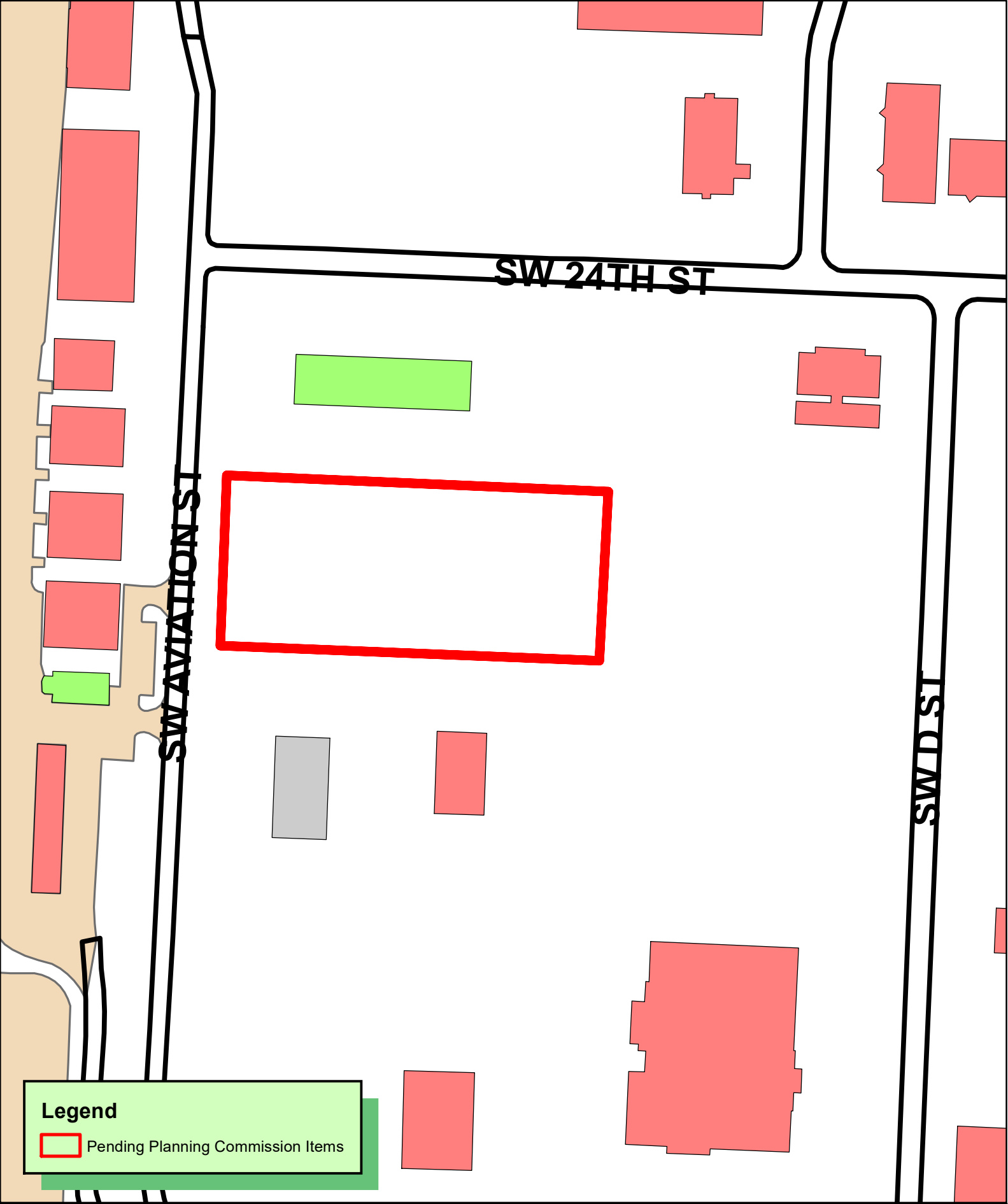
Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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R-3, Medium-High Density Multifamily Residential

Setback Illustration





Legend

 Pending Planning Commission Items

 1 inch = 150 feet

CU22-0006 04/19/22
CONDITIONAL USE
PRECURE ADDITION
LOT 1

38

 THE CITY OF BENTONVILLE

March 17, 2022

Bentonville Planning Commission
305 SW A Street
Bentonville, AR 72712

RE: CU22-0006 – Bentonville Fire Training Facility

Dear Planning Commissioners:

On behalf of the City of Bentonville Fire Department, I am requesting your approval of a Conditional Use Permit for the operation of a fire training facility at 2405 SW Aviation Street. This facility will be critical in the training and improvement of current and future firefighters to protect public safety for the citizens of Bentonville.

The property is currently zoned C-2, General Commercial. Public safety services require a Conditional Use Permit in all zoning districts. Within the vicinity of this project are other governmental facilities, such as the Bentonville Maintenance Annex directly to the north, the Municipal Airport to the west, or the Bentonville Municipal Complex to the south along SW 28th Street. These proximate land uses suggest support for continued municipal investment and development in the area.

This Conditional Use Permit is specifically related to LSD22-0010, which has been submitted concurrently. The proposed development includes the construction of a fire access drive onto SW Aviation Street and a secured-access fire training tower. The fire training tower will utilize gas, smokeless fires for the purposes of live training for firefighters. The smokeless operation of the facility should accommodate any concerns with proximity to the airport.

A reference image of a similar structure is included for your reference, in addition to architectural elevations, and the site plan for the large-scale development. Please note that this is a non-occupiable structure, specifically designed for training. It is similar to the training building permitted via Conditional Use Permit for the Walmart Home Office Campus, except this building is for fire training as opposed to construction training.

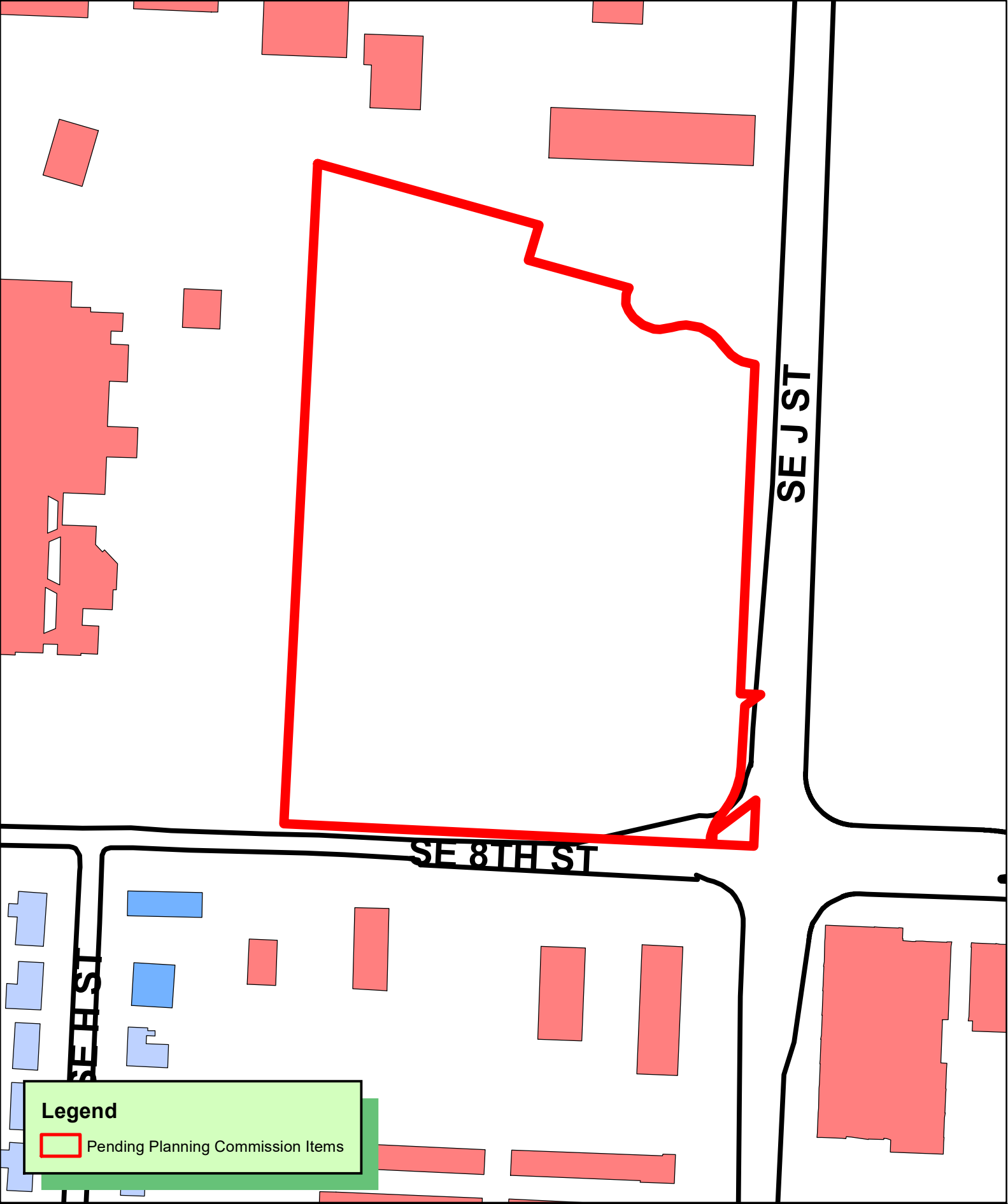
I appreciate your consideration of this request and I would be happy to answer any questions that you have. Thank you.

Sincerely,

A handwritten signature in blue ink, reading "Tyler Overstreet".

Tyler Overstreet, AICP
Planning Services Manager





Legend

 Pending Planning Commission Items



1 inch = 150 feet

CU22-0008 4/5/22
CONDITIONAL USE
BIKE FEST
1019 SE 8TH ST



Conditional Use Application for Temporary Gravel Lot – 1019 SE 8th Street Extension

EVENT NARRATIVE:

Bentonville hosts numerous events in the gravel lot on 8th and J Street.

Bentonville Bike Fest in June 17-19 with over 50 booths and numerous events and continues to grow with our brand as the Mountain Bike Capital of the world. It is the third year for the event and the second year in this location. We see over 15 to 20 professional cyclists. We had over 15 to 20 different states represented with people just visiting the area due to this event.

Bentonville Bike Fest is a three day event spanning from June 17-19 Friday through Sunday. Vendor set up is on Thursday prior to the event. Event Schedule is:

Friday 11 am to 7pm

Saturday 11am to 7pm

Sunday 11 am to 4pm

Outerbike is the touted as the best demo bike event in the universe. A traveling circuit of bike industry experts showcasing the latest and greatest in riding technology for the coming year, gives riders a chance to try before they buy. Bentonville is the last stop on their 7 leg tour across the country from Moab, UT to Killington, VT we are honored to be among one of the best destinations in the country to host such a sought after must attend event. Attendance averages about 750 patrons daily Friday – Sunday of the event, to include vendors and paid participants.

Outerbike is a 3-day event spanning October 21-23 (Friday through Sunday). Vendor set up typically begins the Wednesday prior to the Friday morning opening date. Event schedule is as follows:

- Thursday 5 pm – 7 pm (on-site registration)
- Friday & Saturday 8 am – 5pm (demo expo open)
- Sunday 8:30 am – 4 pm (demo expo open)

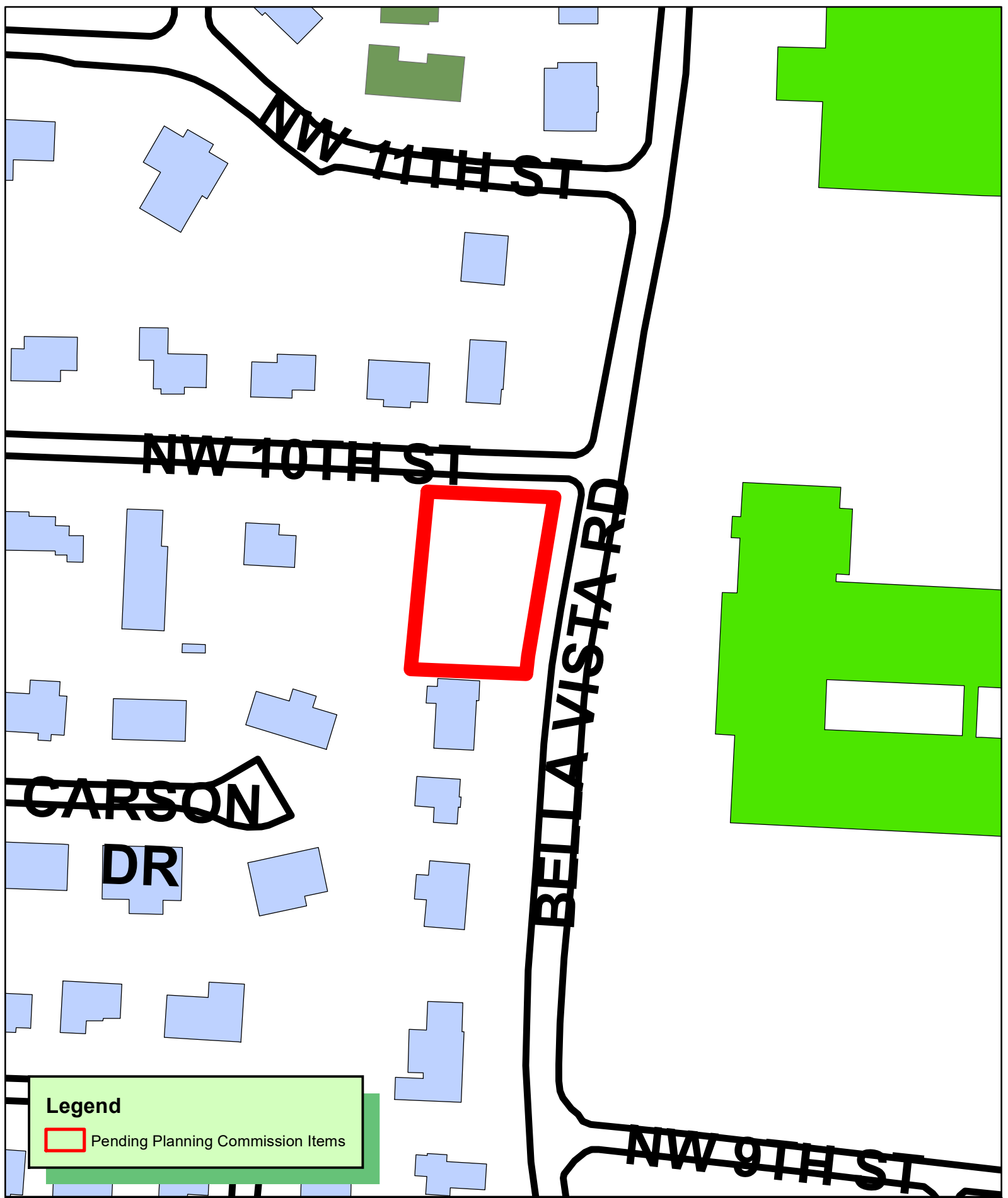
The temporary gravel lot on the 8th & J Street property will allow us to continue to host these events and other potential events throughout the year to take place on an environmentally and sustainability developed lot specifically designed with these types of events in mind. NWA Trailblazers will oversee the continued development of the temporary gravel lot.

Traffic flow into and out of the lot would happen off SE 8th Street, with two-way traffic as shown (in white lines) on the attached proposed venue map.

Participants will be encouraged to ride their bikes to the event venue utilizing the Razorback Greenway, additionally shuttles will be provided from town square and local hotels to transport attendees.

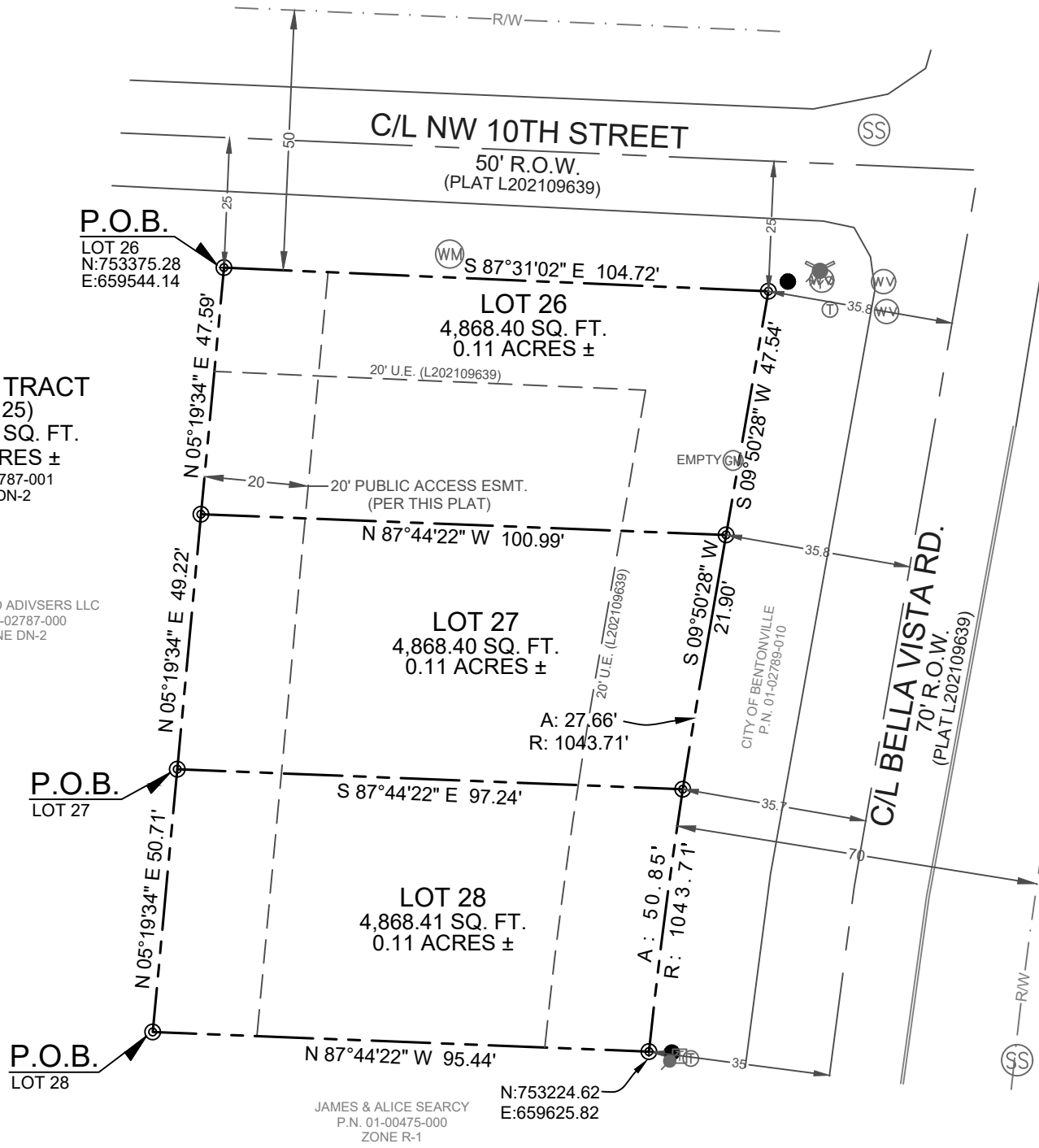
Visit Bentonville is requesting the extension for the Conditional Use of the lot at 8th Street and J for future events. (AKA Mama Bear Lot). We have had huge success with bringing events, it supports the space for expo and staging. It also allows for music that does not impact residents. We would like to use this field for the next two years or until they decide to develop that land for future opportunities.





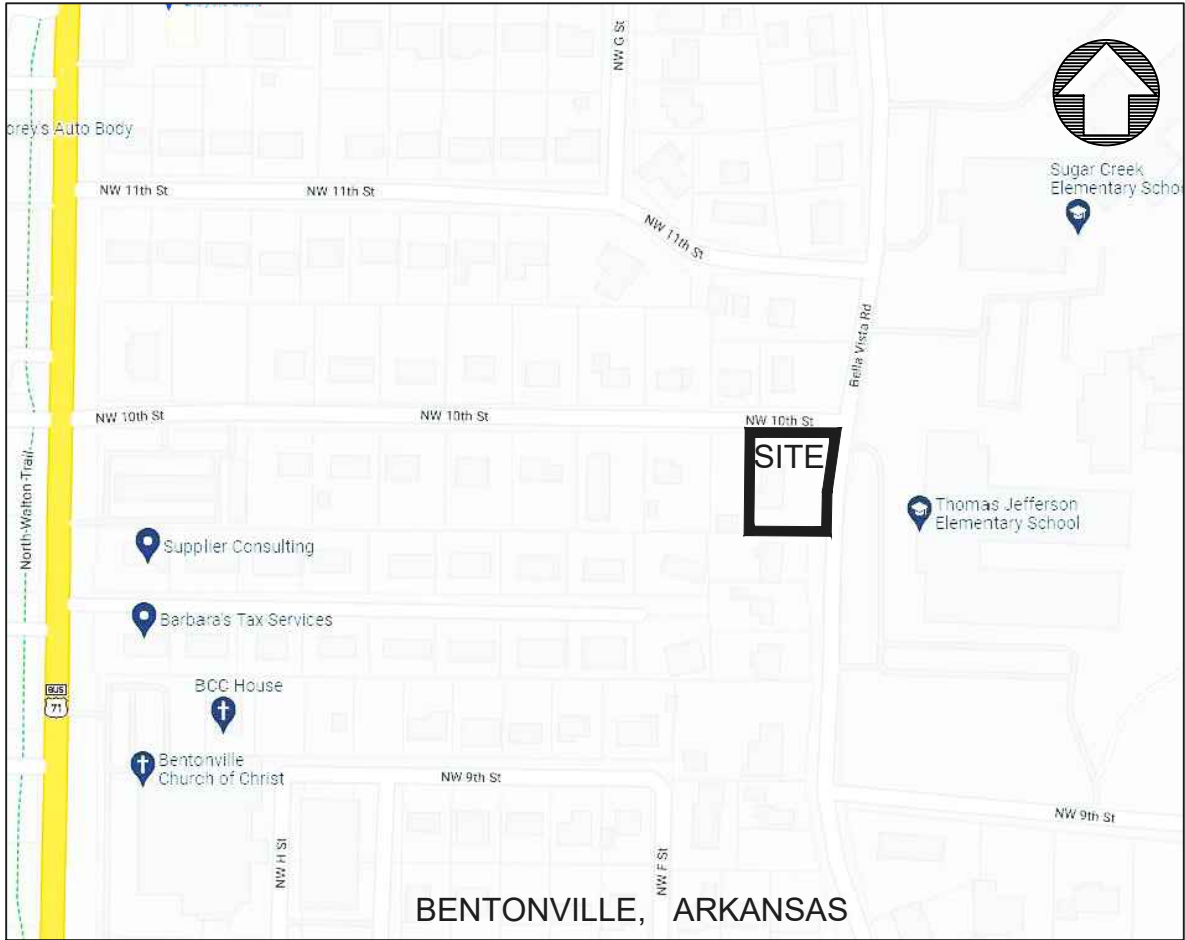
PARENT TRACT
(LOT 25)
14,605.21 SQ. FT.
0.33 ACRES ±
P.N. 01-02787-001
ZONE DN-2

HEARTLAND ADVISERS LLC
P.N. 01-02787-000
ZONE DN-2



LEGEND

- FOUND REBAR
- ⊙ SET 1/2" REBAR W/CAP (LS #1370)
- UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- SS SANITARY SEWER MANHOLE
- ⚡ FIRE HYDRANT
- GM GAS METER
- Ⓣ TELEPHONE VAULT
- ☐ TELEPHONE RISER
- PROPERTY LINE
- - - - - RIGHT-OF-WAY
- ==== CENTERLINE
- - - - - EASEMENT



VICINITY MAP
(N.T.S.)

NOTES:

- 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.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT RECORD L202109639.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- 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.
- 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.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 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.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- REFERENCE DOCUMENT: PLAT RECORD L202109639.
- PROPOSED USE: RESIDENTIAL
- THERE IS NO ACCESS TO BELLA VISTA ROAD.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO SAID MAJOR STREETS.

LOT 26 DESCRIPTION:

PART OF LOT 25 OF HAPPY HOME SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L202109639 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 25; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF NW 10TH STREET S 87°31'02" E A DISTANCE OF 104.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF BELLA VISTA ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 09°50'28" W A DISTANCE OF 47.54 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N 87°44'22" W A DISTANCE OF 100.99 FEET; THENCE N 05°19'34" E A DISTANCE OF 47.59 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 4868.40 SQUARE FEET, OR 0.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 27 DESCRIPTION:

PART OF LOT 25 OF HAPPY HOME SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L202109639 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF SAID LOT 25; THENCE N 05°19'34" E A DISTANCE OF 50.71 FEET TO THE POINT OF BEGINNING; THENCE N 05°19'34" E A DISTANCE OF 49.22 FEET; THENCE S 87°44'22" E A DISTANCE OF 100.99 FEET TO THE WEST RIGHT-OF-WAY LINE OF BELLA VISTA ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 09°50'28" W A DISTANCE OF 21.90 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1043.70 FEET, A CENTRAL ANGLE OF 01°31'06", AN ARC LENGTH OF 27.66 FEET, AND A CHORD BEARING AND DISTANCE OF S 09°30'44" W, WITH A CHORD LENGTH OF 27.66 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N 87°44'22" W A DISTANCE OF 97.24 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 4868.40 SQUARE FEET, OR 0.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LOT 28 DESCRIPTION:

PART OF LOT 25 OF HAPPY HOME SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L202109639 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 25; THENCE N 05°19'34" E A DISTANCE OF 50.71 FEET; THENCE S 87°44'22" E A DISTANCE OF 97.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF BELLA VISTA ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1043.71 FEET, A CENTRAL ANGLE OF 02°47'29", AN ARC LENGTH OF 50.85 FEET, AND A CHORD BEARING AND DISTANCE OF S 07°21'27" W, WITH A CHORD LENGTH OF 50.84 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N 87°44'22" W A DISTANCE OF 95.44 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 4868.41 SQUARE FEET, OR 0.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

PARENT TRACT:

LOT 25 OF HAPPY HOME SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN PLAT RECORD L202109639 OF THE BENTON COUNTY RECORDS.

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0090J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

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

OWNERSHIP
HEARTLAND ADVISERS LLC
38 STONEHENGE DR.
BENTONVILLE, AR 72712

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.

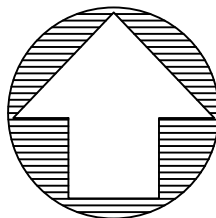
DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

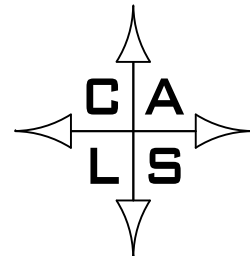
SIGNED _____
CITY CLERK, CITY OF BENTONVILLE



CITY OF BENTONVILLE PROJECT # LS22-0008

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5
Bentonville, AR 72712
(479) 268-4464



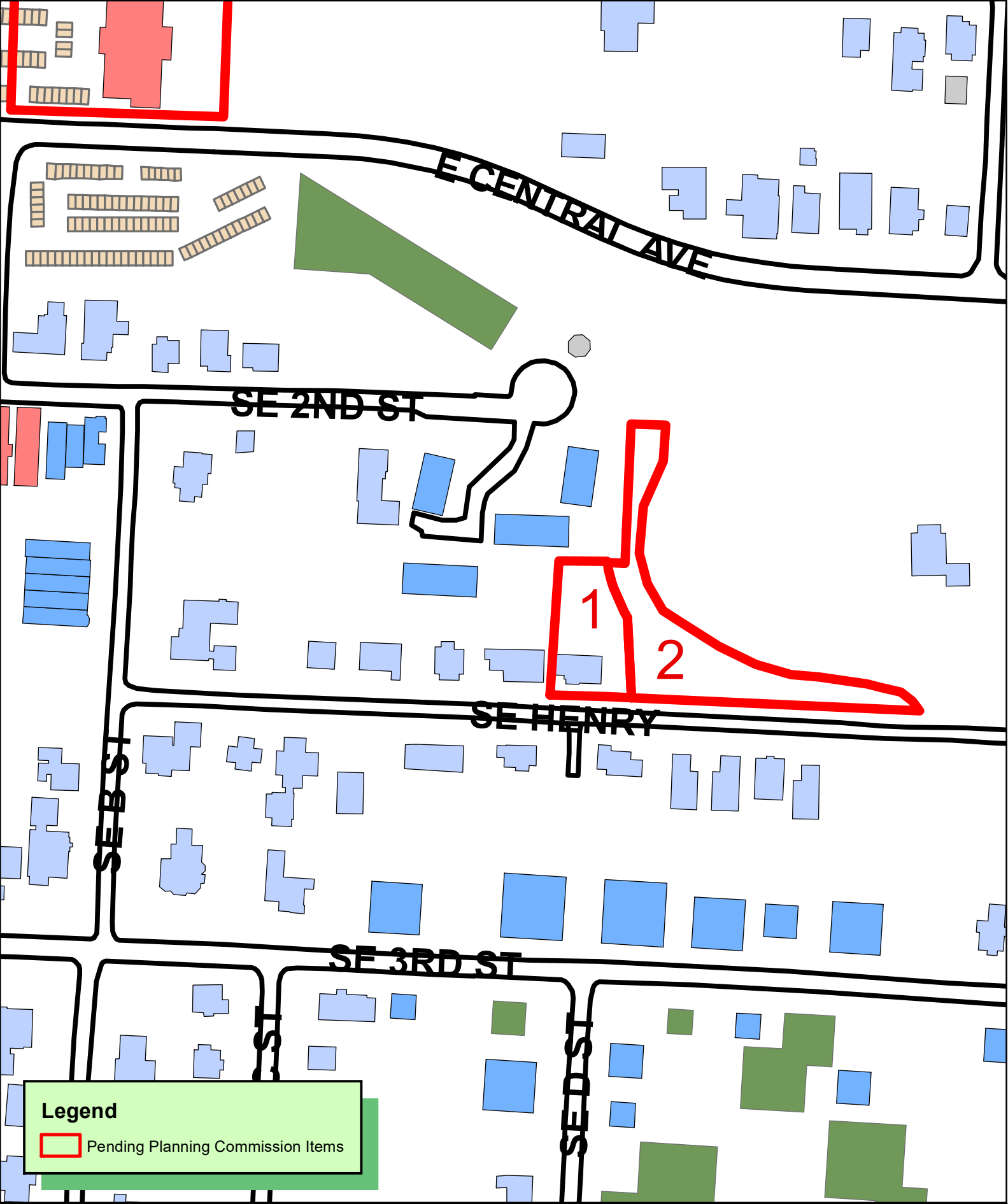
SCALE: 1" = 30'

DATE: 3-9-22

LOT SPLIT FOR:
LOT 25
HAPPY HOME SUBDIVISION
CREATING LOTS 26, 27 & 28

813 BELLA VISTA ROAD
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-344	ASD	RJC	1 OF 1



Legend

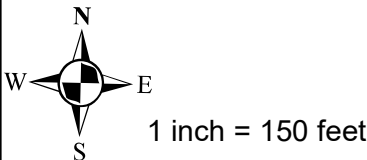
 Pending Planning Commission Items



1 inch = 150 feet

LS22-0010
LOT SPLIT
CONWAY
LOT 11A BLK 16 RAILROAD ADD & LOT 3 BUDS ADD
CREATING NEW SUB LOTS 1-2





LSD22-0002
LARGE SCALE DEVELOPMENT
SHELLEY PARSON INSURANCE
2001 SE J ST

March 21, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

**RE: Shelley Parson Insurance Building 2103 SE J St. – Waiver Requests
CEI Project No. 32480**

Bentonville Planning Commission:

On behalf of Shelley Parson, CEI is requesting waivers for a proposed building located at 2103 SE J Street:

1. Interior Parking Lot Landscaping
2. 21st Street Widening
3. Right-of-way Dedication
4. Driveway Separation from Street Intersection

The proposed project is located on 0.67 acres at the northeast corner of SE J Street and SE 21st Street. Shelley Parson Insurance Building has been through two previous large-scale development submittals, both of which were approved. The first LSD approval was on September 14, 2016 under City number 16-06000025. The second LSD approval was on October 9, 2019 under City number #LSD19-0042. With the 2016 approval, additional ROW was dedicated on SE 21st Street to meet the master street plan requirements. The design provided 9' of greenspace and a 6' sidewalk on the north side of SE 21st Street per the MSP. The property was rezoned from RO to C1 in 2018 and the second LSD submittal package was identical to the first approval.

As Shelley Parson's business continues to grow the need for additional space and this development to move forward is ever increasing. The same layout as was previously twice approved is now presented for LSD approval to facilitate her growing business.

1. Interior Parking Lot Landscaping

- **Section 1400.08(e)(3)b. External planting islands. External planting islands are adjacent to the perimeter of the parking lot. Number of trees required. External planting islands shall contain a minimum of one (1) shade tree.**

This third Large-Scale Development submittal contains the same building footprint and parking lot as in the previous two approved submittals. The parking lot has not been revised and therefore remains the same and meets minimum greenspace and parking requirements. However, the two trees required for the west side interior greenspace have been relocated within the site to avoid conflict with underground utilities in that location.

With site limitations, proximity to the building and right-of-way, and with the established two previous Large-Scale Development approvals, with respect, we ask the City to grant our waiver request.

2. 21st Street Widening Waiver

➤ Section 1200 Off-Site Improvements

Generally. The developer shall be required to install off-site improvements, where the need for such improvements is created in whole or in part by the proposed subdivision, in accordance with Section 1200.02, Determining Necessity for Off-Site Improvements. For purposes of this section, an off-site improvement shall mean any improvement listed in these regulations which is to be installed on property located outside the proposed subdivision.

Widening SE 21st Street will decrease the parcel acreage, decrease the landscape frontage buffer below the required 20', and has the potential to increase traffic speeds in an otherwise residential area with homes directly accessing the street. Widening of the street as required by the MSP will not improve the misalignment of SE 21st Street on the west side of SE J Street. This location is not anticipated to be signalized while the SE 22nd Street intersection was recently signalized.

Widening of the street would require significant modification to existing utilities. Bentonville Electric Utility Department has stated they are not in favor of the relocation of existing utility pole. Major challenges exist with underground AT&T and COX fiberoptic lines and additional large adjacent high powered overhead electrical main lines.

The proposed development of an insurance office building will not create significant increase in traffic to the area. While no sidewalks exist on the north side of SE 21st Street in the neighborhood today, the development plan does propose to construct the required sidewalk along the street frontage. CEI is requesting the Planning Commission to consider the two prior LSD approvals for this project and grant the waiver for the now-requested street widening.

3. Right-of-Way Dedication

- **Section 1100.16(b)(1) Street Standards. Right-of-Way Dedication. Applicability.** *To extend their addition has a nexus to an impact on City streets, subdivisions and large-scale developments shall dedicate sufficient right-of-way to bring those streets which the Master Street Plan shows to abut or intersect the development into conformance with the right-of-way requirements of the most*

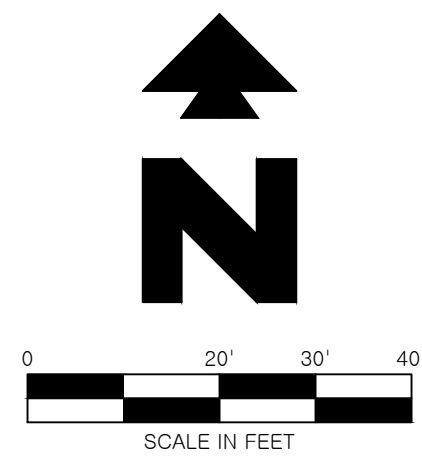
PARKING RATIO				
	BUILDING SQ.FT.	RATIO	REQUIRED	PROVIDED
SHELLEY PARSON INSURANCE	6,000+	1 PER 300	20	20
		ADA	1	1

*±425 S.F. EXCLUDED AS SEPARATE SPACE USED FOR BUILDING MAINTENANCE, STORAGE AND UTILITIES
PER SEC.501.6
WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 6% OF IMPERVIOUS MATERIAL.
AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.

SITE INFO	
TOTAL SITE AREA	±0.66 AC / 29,100 SF
TOTAL DISTURBED AREA	±0.74 AC / 31,896 SF

SITE BENCHMARK
SITE BENCHMARK
ALUMINUM MONUMENT
SOUTHWEST CORNER OF SITE
ELEVATION = 1296.58'

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.



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



CEI ENGINEERING ASSOCIATES, INC

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

EXISTING LEGEND

<u>e</u>	EAST OR ELECTRIC	<u>OHT</u>	OVERHEAD TELEPHONE
<u>n</u>	NORTH	<u>OHTV</u>	OVERHEAD TV
<u>oh</u>	OVERHEAD		
<u>s</u>	SOUTH OR SEWER	<u>X'SS</u>	SANITARY SEWER
<u>t</u>	TELEPHONE	<u>UGE</u>	UNDERGROUND ELECTRIC
<u>up</u>	UNDERGROUND	<u>UG&T</u>	UNDERGROUND ELECTRIC AND TELEPHONE
<u>w</u>	WEST OR WATER		
-----	PROPERTY LINE	<u>UGT</u>	UNDERGROUND TELEPHONE
-----	RIGHT OF WAY LINE	<u>UGTV</u>	UNDERGROUND TV
=====	STORM DRAIN	<u>X'W</u>	WATER
----- X'G -----	GAS	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET
----- OHE -----	OVERHEAD ELECTRIC		11 = CANOPY DIAMETER IN FEET
----- OH&T -----	OVERHEAD ELECTRIC AND TELEPHONE		50.5 = ELEVATION AT BASE OF TREE

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

ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

SITE NOT TO EXCEED 50% LOT COVERAGE. PROPOSED LOT COVERAGE = 24%

PROPOSED

	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
	CURB INLET
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH, PLANS)
	LIMITS OF HEAVY DUTY ASPHALT PAVING

GENERAL SITE NOTES

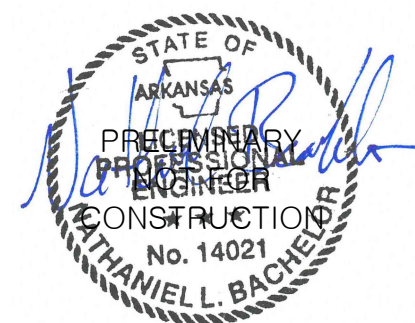
- | | |
|----|--|
| A. | ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. |
| B. | ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED. |
| C. | UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 06A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 09U. |
| D. | ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F. |
| E. | ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S. |
| F. | ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIAL AS BUILDING. |
| G. | ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT. |
| H. | CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES |
| I. | BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE OR UTILITY PLAN. |
| J. | ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT. |

SITE NOTES

- 032E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
133 LIMITS OF FIRE LANE STRIPING PER LOCAL CODES BETWEEN LEADERS.
136 MONUMENT SIGN.
21A TAPER CURB TO MATCH EXISTING CURB.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
70A SIKI RACK PER CITY STANDARDS (SINGLE HOOP, "DECO" SWERVE RACK, BLACK).
80A BENCH PER CITY STANDARDS (VICTOR STANLEY "CLASSIC" SERIES MODEL #C-10).
70C 6" ALUMINUM FENCE (PER ARCH.) FROM BUILDING TO EXISTING FENCE.
70E ELECTRIC PEDESTAL (PER CITY OF BENTONVILLE STANDARDS & SPECS.

☐ SITE DETAILS

- | | |
|-----|--|
| 01A | TYPE A CONCRETE CURB AND GUTTER |
| 01B | TYPE B CONCRETE INTEGRAL CURB AND GUTTER |
| 02A | PRECAST CONCRETE WHEEL STOP |
| 03A | CONCRETE SIDEWALK |
| 03M | WHEELCHAIR RAMP IN SIDEWALK |
| 03N | WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN) |
| 07B | SIX FOOT ASPHALT PAVING |
| 08B | HEAVY DUTY ASPHALT PAVING |
| 08C | HEAVY DUTY CONCRETE PAVING |
| 08E | STANDARD DUTY CONCRETE PAVING |
| 09B | NINETY DEGREE PARKING SPACE STRIPING |
| 09F | 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING |
| 09S | ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN |
| 09U | ACCESSIBLE PARKING SYMBOL (SEE PANT CAR INDICATED AT STOP) |
| 10B | STOP BAR |
| 12F | SIGN BASE |
| 12G | STOP SIGN |
| 14B | CONCRETE VALLEY GUTTER |
| 17B | DETECTABLE WARNING DEVICE |



03/18/2022

PROFESSIONAL OF RECORD	NLE
PROJECT MANAGER	CEA
DESIGNER	SAH
CEI PROJECT NUMBER	32480
DATE	3/18/2022
REVISION	REV-C

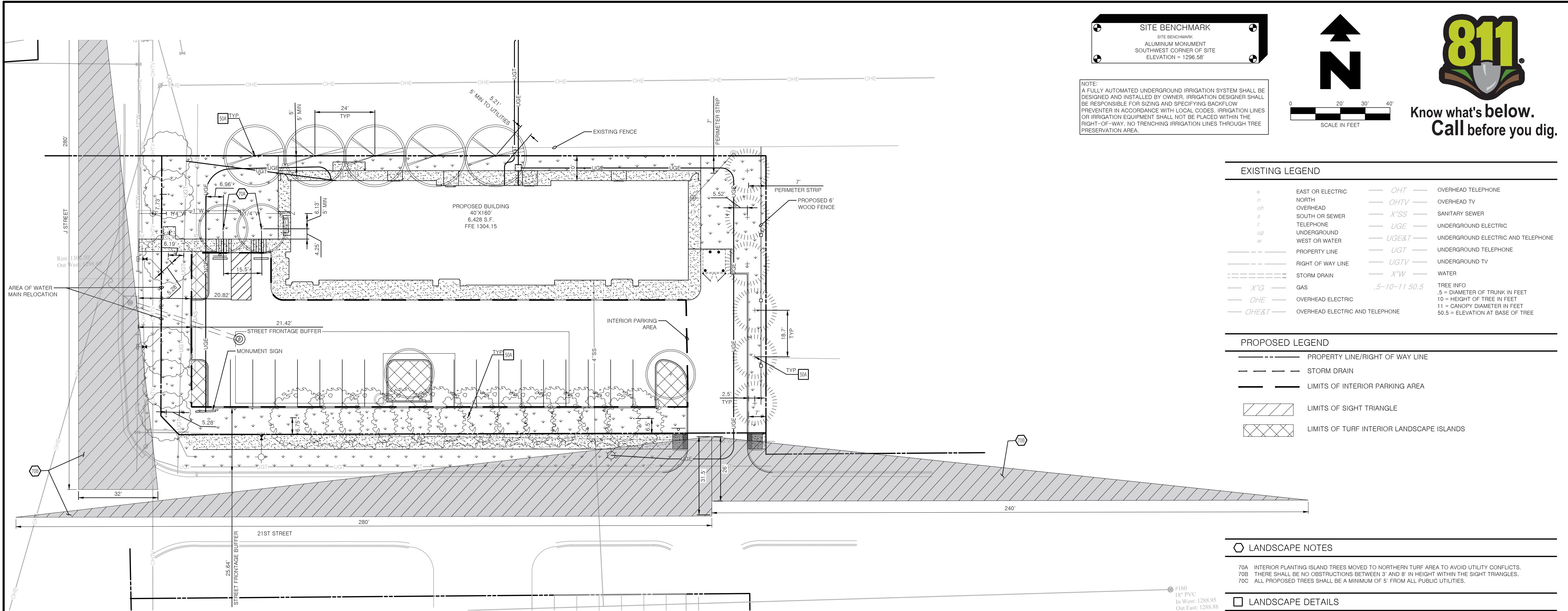
LSD 22-0002

SITE PLAN
SHEET
TITLE

SHEET
NUMBER

○

C2



GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HEREIN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA (2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH BERMUDA GRASS SEED MIX. SEE SEED MIX CHART.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- CONTRACTOR SHALL PROVIDE EXPANSION AND CONTROL JOINTS ON ALL LANDSCAPE SPECIFIC CONCRETE PROJECTS (SEE HARDSCAPE PLAN FOR DETAILS).
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL CITY UTILITIES.

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
- LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
- TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
- ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- TOPSOIL DEPTH SHALL BE AS FOLLOWS :
PLANTER BEDS - 12" MINIMUM
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
- BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
- ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- A FOUR INCH (4") TOP DRESSING/MULCHING OF HARDWOOD MULCH SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.

SOLID SOD NOTES

- ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL: FREE FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES: CONTAINING NO SALT AND BE BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER, SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CARE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

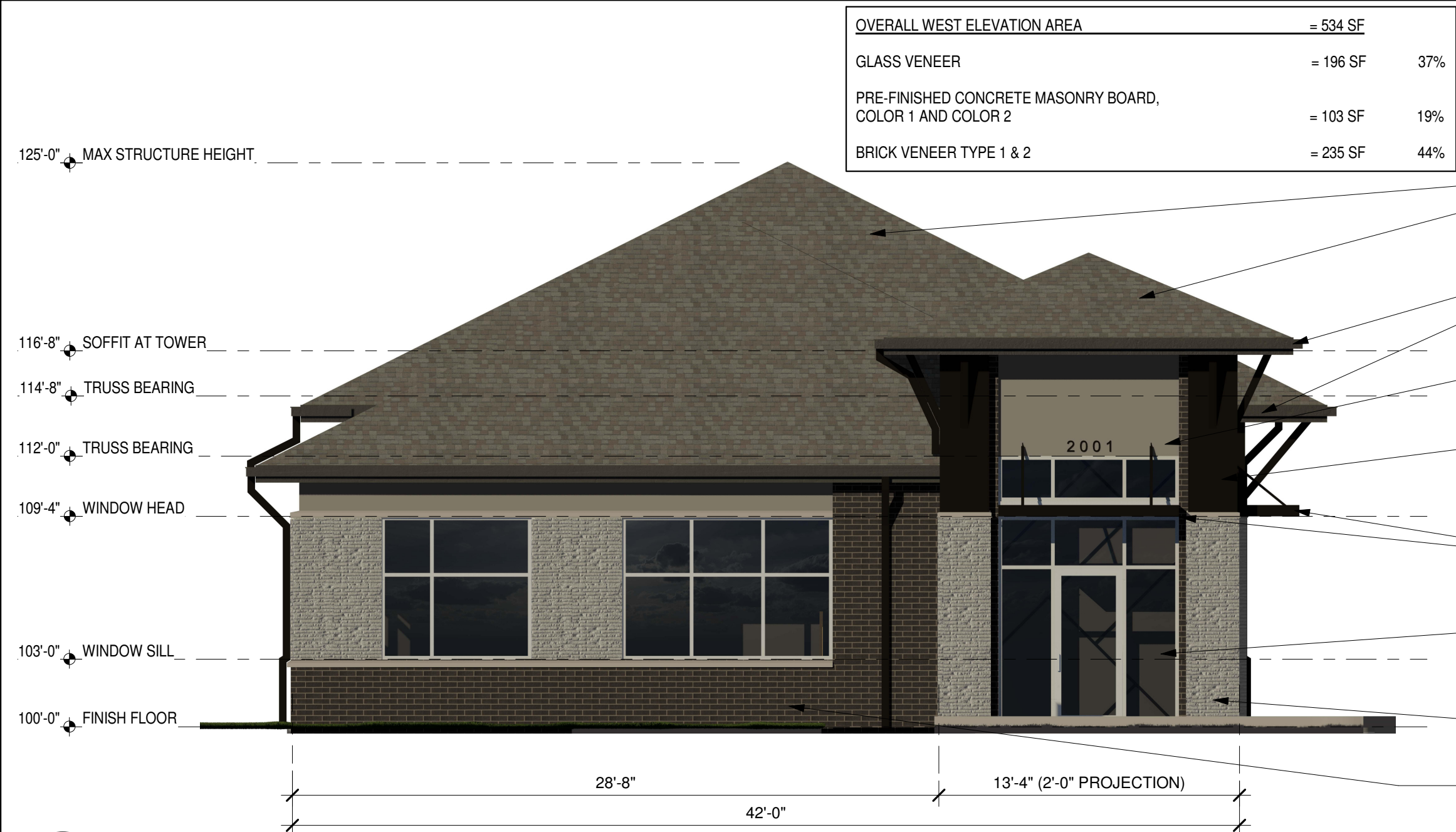
CITY OF BENTONVILLE LANDSCAPE NOTES

- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
- 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)
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL LANDSCAPING IS REQUIRED TO MAINTAIN FIVE FEET OF SEPARATION FROM ANY PUBLIC UTILITY.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

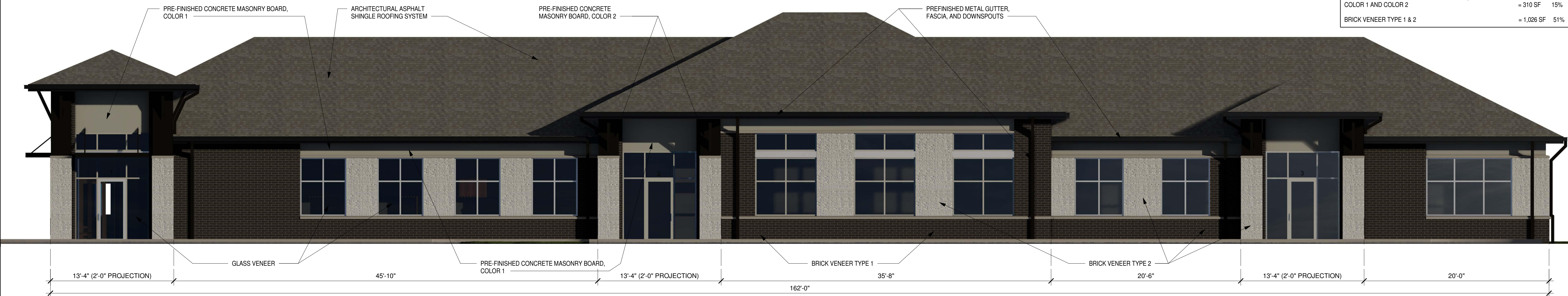
LANDSCAPE REQUIREMENTS			
CITY OF BENTONVILLE, AR LANDSCAPE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
STREET FRONTAGE BUFFER 1 TREE PER 20 L.F.	J ST. - 100 L.F. 21 ST. - 250 L.F.	100 / 20 =5 TREES 250 / 20 =13 TREES	0 TREES 0 TREES
INTERIOR 8% GREEN SPACE	INTERIOR PARKING AREA ±9,185 S.F.	REQ. GREENSPACE ±735 S.F.	0 TREES 700SF •4 TREES
NORTH PERIMETER 7' BUFFER MIN. 1 TREE PER 50 L.F.	ALONG NORTH PERIMETER ±243 L.F.	5 TREES	0 TREES 5 TREES
EAST PERIMETER 7' BUFFER MIN.	ALONG EAST PERIMETER SCREEN TYPE 'A'	OPAQUE SCREEN	0 TREES 6 TREES

* SEE NOTE 70A, THIS SHEET.

TREES			
QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE
8	NORMEGIAN SUNSET MAPLE <i>Acer 'Kerri's form'</i>	B&B	4' CAL
12	RED MAPLE <i>Acer rubrum</i>	B&B	4' CAL
4	AMERICAN HORNBEAM <i>Carpinus caroliniana</i>	B&B	2.5' CAL
5	DOWNY BIRCH <i>Betula pubescens</i>	B&B	2.5' CAL
6	GREENLEAF AMERICAN HOLLY <i>Ilex opaca 'Greenleaf'</i>	B&B	2.5' CAL
TURF			
10,610 SF	TIFWAY BERMUDA GRASS <i>Cynodon dactylon 'Tifway'</i>		SOD



1 WEST ELEVATION - SE J STREET
3/16" = 1'-0"



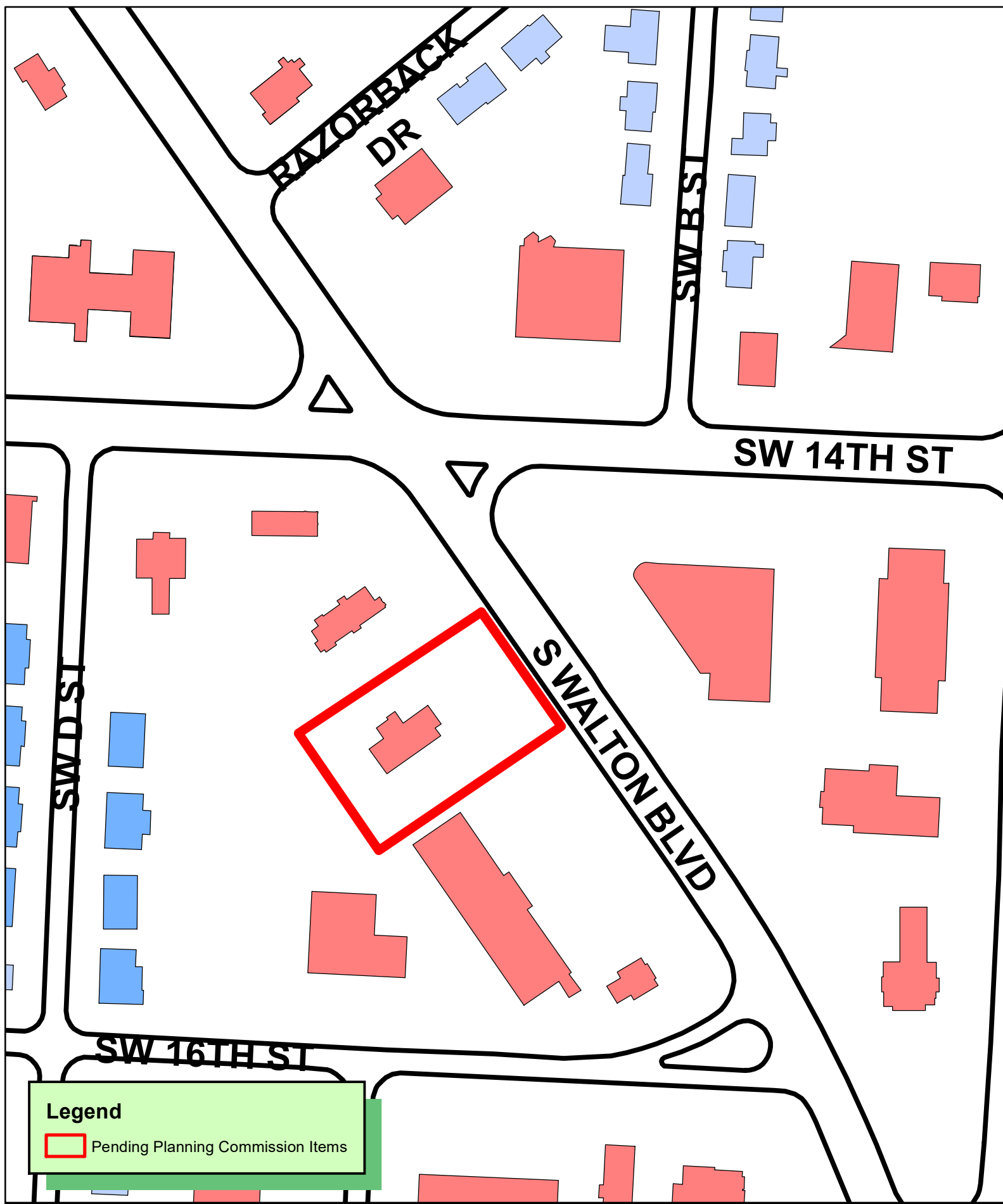
3 SOUTH ELEVATION - SE 21ST STREET
3/16" = 1'-0"



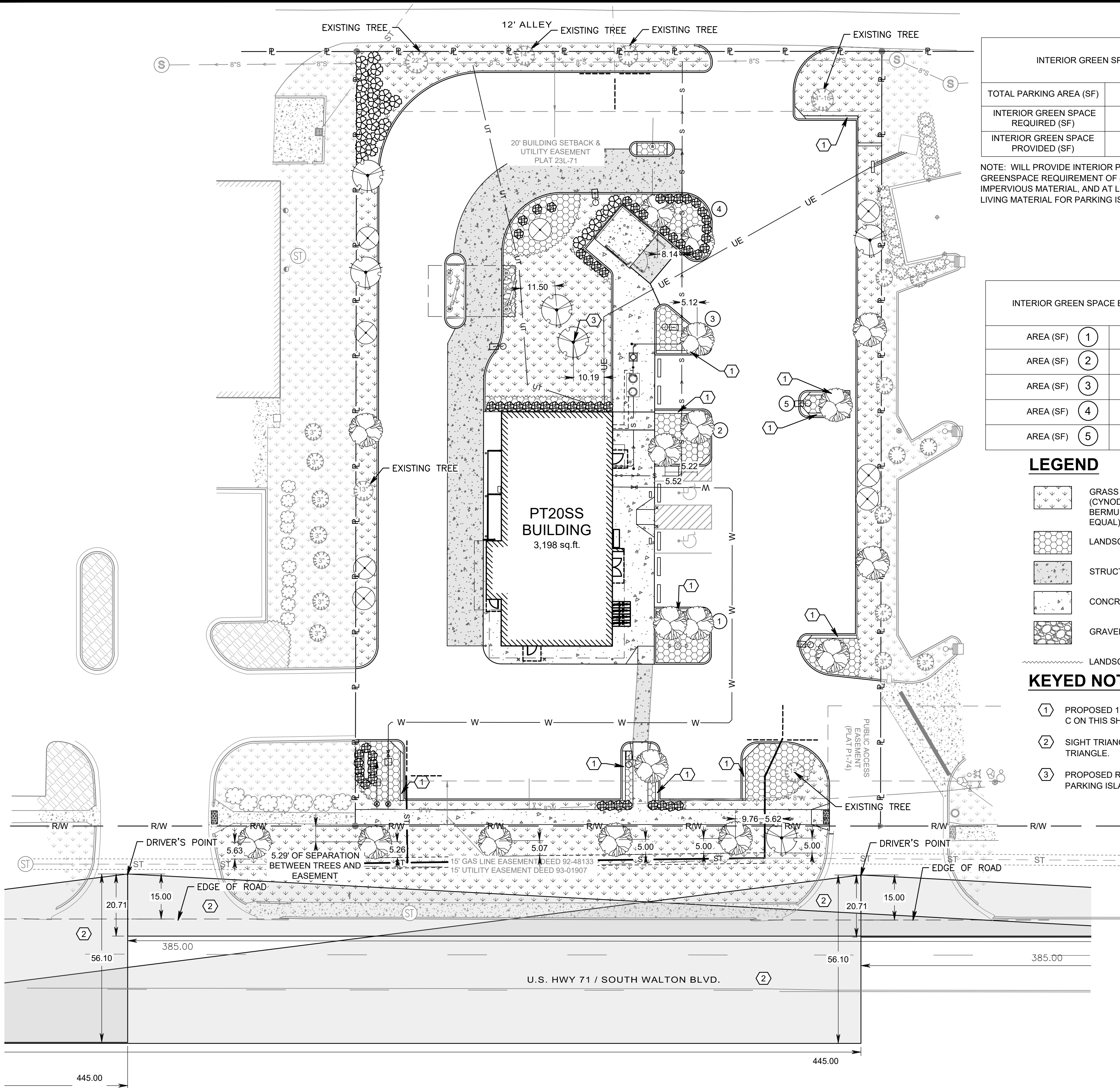
4 RENDERED NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



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GENERAL NOTES

- A. ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF A.N.A. STANDARDS FOR NURSERY STOCK AND BE GUARANTEED UNTIL THE CERTIFICATE OF OCCUPANCY IS OBTAINED OR FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE, WHICHEVER IS GREATER. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.
- B. LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM GENERAL CONTRACTOR OR SITE SUPERVISOR, IF NECESSARY, TO MAKE CHANGES IN PLANT LOCATIONS.
- C. LANDSCAPE CONTRACTOR MUST COORDINATE WITH GENERAL CONTRACTOR AND OTHER SITE OPERATIONS.
- D. MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF ANY CONFLICTS WITH PROPOSED UTILITIES.

- E. ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED AT THE TIME OF PLANTING AND FOR THE LIFE OF THE TREE. ALL TREE ROOT AREAS SHALL BE MULCHED WITH A MINIMUM FOUR-FOOT DIAMETER RING OF MULCH. THREE (3) TO FOUR (4) INCHES DEEP. MOUNDING OR PILING MULCH AGAINST THE TREE TRUNK IS PROHIBITED. ORGANIC MULCH SUCH AS SHREDDED BARK MULCH, PECAN HULLS, COTTON SEED HULLS OR CYPRESS MULCH SHALL BE USED. BEDS ARE TO BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. ALL TREES TO BE STAKED AND WRAPPED WITH KRAFT TREE WRAP.
- F. ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES AND NON-BIODEGRADABLE MATERIALS.
- G. GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES; LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.
- H. ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED

- FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS SHOULD BE FREE OF STONES GREATER THAN 2".
- I. PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY; THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HIS OWN "TAKE OFFS". DRAWING PREVAILS OVER WRITTEN QUANTITIES.
- J. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER. CONTRACT SHALL BE SEPARATE FROM INSTALLATION CONTRACT.
- K. PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
- L. PLANTING SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER SHALL BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.

- M. BED EDGE SHALL BE SMOOTH, CONSISTENT 4 1/2" DEEP AND HAND CUT, EDGES TO BE LOCATED BETWEEN ALL BEDS (INCLUDING TREES) AND LAWN AREAS.
- N. CONTRACTOR TO SEED ALL DISTURBED AREAS WITH A LOCALLY ADAPTIVE SEED MIX UNLESS OTHERWISE DIRECTED BY THE GENERAL CONTRACTOR.
- O. TOPSOIL SHALL BE BACK FILLED TO PROVIDE POSITIVE DRAINAGE OF ALL LANDSCAPE AREAS. SEE GRADING AND DRAINAGE PLAN SHEET C-5.
- P. TREES SHALL NOT BE TOPPED AT ANYTIME 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.
- Q. 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.
- R. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- S. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM THE FINAL GRADE AT TIME OF PLANTING.
- T. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

INTERIOR GREEN SPACE	
TOTAL PARKING AREA (SF)	15,275
INTERIOR GREEN SPACE REQUIRED (SF)	1222
INTERIOR GREEN SPACE PROVIDED (SF)	1254

NOTE: WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT OF 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.

INTERIOR GREEN SPACE BREAKDOWN	
AREA (SF) 1	297
AREA (SF) 2	305
AREA (SF) 3	169
AREA (SF) 4	400
AREA (SF) 5	89

LEGEND

- GRASS SEEDING / SOD AREA (CYNODON DACTYLON - BERMUDA GRASS OR EQUAL)
- LANDSCAPED / MULCHED AREA
- STRUCTURAL CONCRETE
- CONCRETE
- GRAVEL

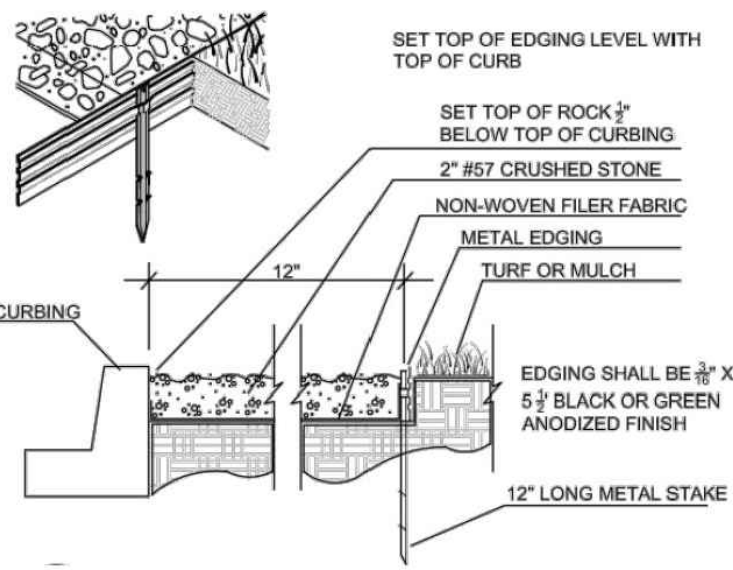
LANDSCAPE EDGING

KEYED NOTES:

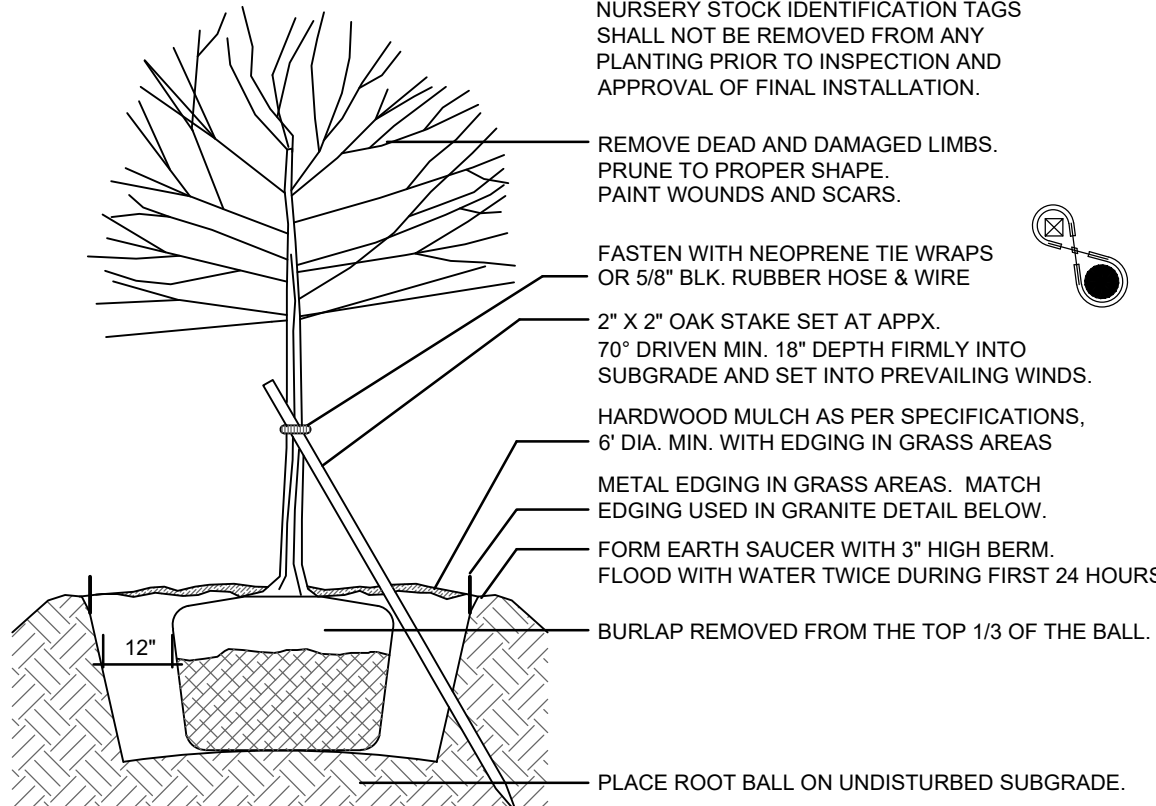
- 1 PROPOSED 1" WIDE CRUSHED GRANITE STRIP. SEE DETAIL C ON THIS SHEET.
- 2 SIGHT TRIANGLE- SHALL BE NO OBSTRUCTIONS WITHIN 3' AND IN 8' HEIGHT WITHIN SIGHT TRIANGLE.
- 3 PROPOSED RELOCATION OF PARKING ISLAND TREE DUE TO LIMITED SPACE IN INTERNAL PARKING ISLAND 3.

METAL EDGING SHALL BE AS MANUFACTURED BY COL-MET OR EQUAL.

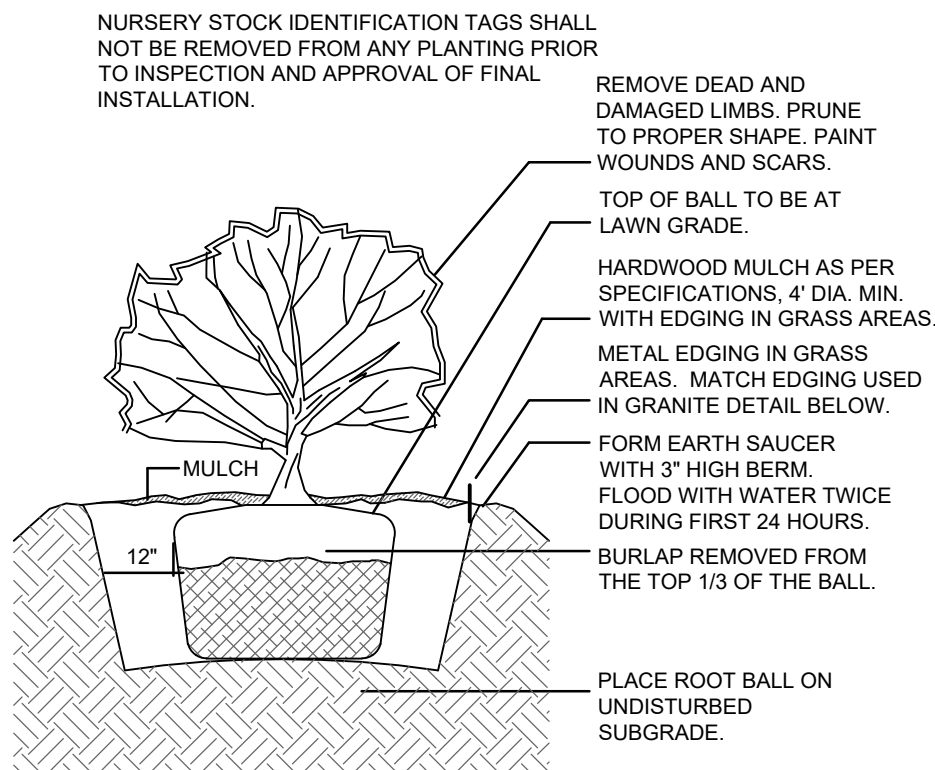
CRUSHED STONE SHALL BE INSTALLED ON TOP OF NONWOVEN FILTER FABRIC. INSTALL METAL EDGING BETWEEN CRUSHED STONE AND SOD/MULCH. LAVA ROCK IS UNACCEPTABLE. SUBMIT SAMPLE TO OWNER FOR APPROVAL.



C GRANITE DETAIL
C-22 N.T.S.



A DECIDUOUS TREE PLANTING DETAIL
C-17 N.T.S.



B SHRUB PLANTING DETAIL
C-17 N.T.S.

PROPOSED PLANT SCHEDULE

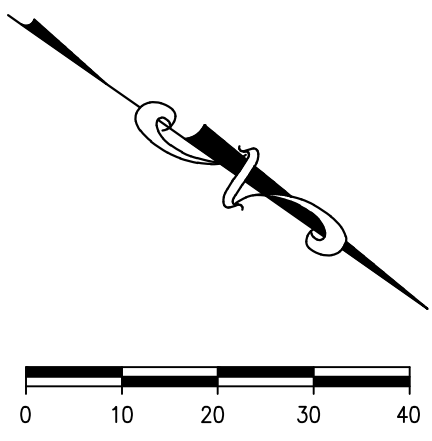
BOTANICAL NAME	COMMON NAME	QTY	CAL	CONT
CC CARPINUS CAROLINIANA	AMERICAN HORNBEAM (SHADE)	6	4.0" MIN.	B+B
AT ACER TRUNCATUM	SHANTUNG MAPLE (SHADE)	18	4.0" MIN.	B+B
CD CORNUS FLORIDA	WHITE DOGWOOD (ORNAMENTAL)	7	2" MIN.	B+B
	(SPECIES UNKNOWN)	6	--	--

SHRUBS/GRASSES	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT
RA RIBES AUREUM	GOLDEN CURRANT	30	5 GAL. & 18" MIN.	
IV ITEA VIRGINICA	VIRGINIA SWEETSPIRE	61	5 GAL. & 18" MIN.	

NOTE: ALL TREES PLANTED IN THE PUBLIC ROW SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING

TREE CREDIT CALCULATIONS

PROPERTY BOUNDARY	REQUIRED PERIMETER TREES (BEFORE CREDITS)	TREES IN MY DRAWING	USE OF "CREDITS"
STREET FRONTAGE (NE)	9	6	3 CREDITS
CANE'S SIDE (NW)	6	6	0
FEDEX SIDE (SE)	6	7	1 (EXISTING)
ALLEY SIDE (SW)	4	3 (EXISTING)	4 (4 EXISTING PLUS 1 CREDIT)
BUMPOUT AT S CORNER OF PROPERTY	1 TREE PER BUMPOUT	1 (EXISTING)	1 (EXISTING)
		TOTAL	9



REVISION/DATE/DESCRIPTION		
08/25/2021	60% REVIEW SET	
10/01/2021	90% REVIEW SET	
12/10/2021	PERMIT REVIEW SET	
01/05/2022	RESPONSE TO CITY COMMENTS	
02/04/2022	REVISED PERMIT SET	
03/21/22	LDS REVIEW RESPONSE	

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PROJECT

LARGE SCALE DEVELOPMENT

1404 S WALTON BLVD.
BENTONVILLE, AR
72712

SHEET TITLE

LANDSCAPE PLAN,
NOTES & DETAILS

NOT FOR CONSTRUCTION



DRAWN BY: DCS
CHECKED BY: PJK
PROJECT NO: 40497-13
DRAWING

C-22

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REV	DESCRIPTION	DATE

Project No.: 62-40497-13

Client Project No.:

Drawing Title:

EXTERIOR RENDERINGS

Date: 11/05/21

Phase: PERMIT

Designed: WB

Drawing No.:

Drawn: EMJ

A2.3

Checked: RDM

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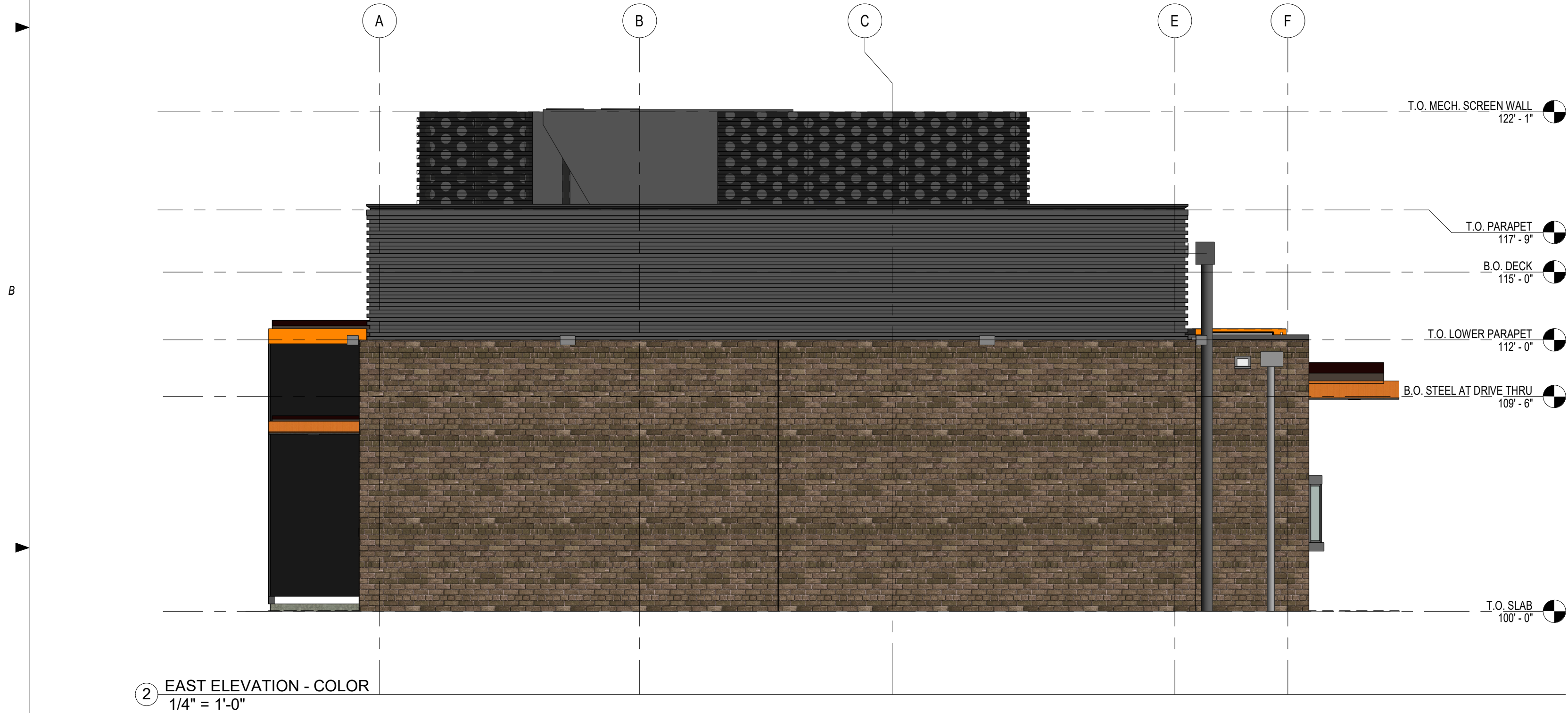
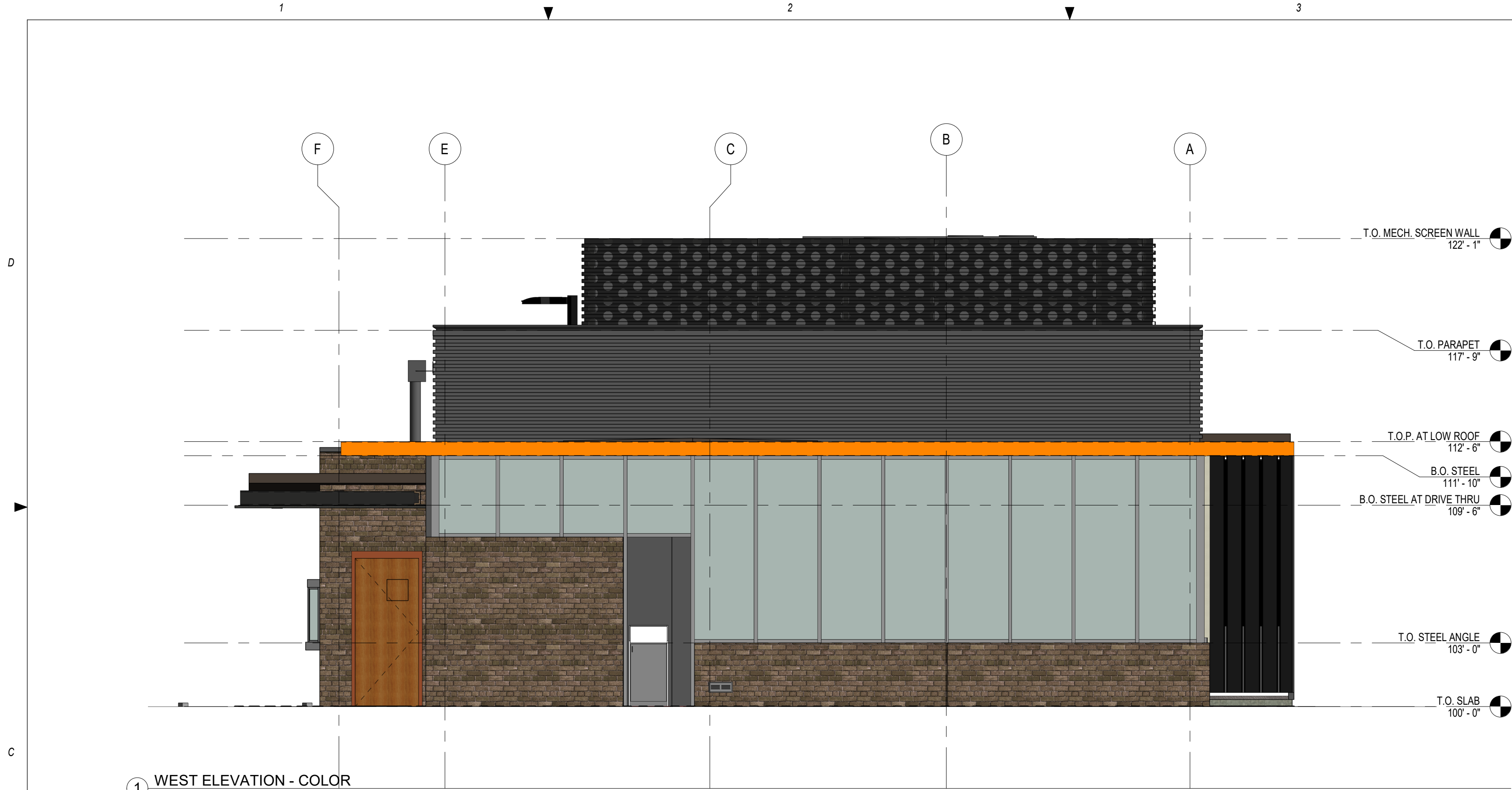
Project No.: 62-40497-13
Client Project No.:

Drawing Title:
EXTERIOR RENDERINGS

Date: 11/05/21	Phase: PERMIT
Designed: WB	Drawing No.:
Drawn: EMJ	A2.4
Checked: RDM	

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ELEVATION	BRICK	METAL	CANOPY	TOTAL	% BRICK	% METAL
WEST	670.58 SF	235.88 SF	0 SF	906.46 SF	74%	26%
EAST	670.58 SF	235.88 SF	42.24 SF	948.7 SF	71%	24%
NORTH	1142.67 SF	487.63 SF	35.05 SF	1665.35 SF	69%	29%
SOUTH	1068 SF	529.94 SF	51.92 SF	1649.89 SF	65%	32%



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REV	DESCRIPTION	DATE

Project No.: 62-40497-13

Client Project No.:

Drawing Title:

**EXTERIOR ELEVATIONS -
COLOR**

Date: 11/05/21

Phase: PERMIT

Designed: Designer

Drawing No.:

Drawn: EMJ

Checked: RDM

A2.7

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① SOUTH ELEVATION - COLOR
1/4" = 1'-0"



② NORTH ELEVATION - COLOR
1/4" = 1'-0"



ELEVATION	BRICK	METAL	CANOPY	TOTAL	% BRICK	% METAL
WEST	670.58 SF	235.88 SF	0 SF	906.46 SF	74%	26%
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2221 Schrock Road
Columbus, Ohio 43229
p 614.898.7100
f 614.898.7570
www.msconsultants.com

PROTOTYPE PT20S
**SWQ WALTON BLVD & SW
14TH ST**
BENTONVILLE, AR



NOTICE: THIS ARCHITECTURAL AND ENGINEERING
DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED
ONLY PURSUANT TO THE AGREEMENT WITH THE
ARCHITECT. NO OTHER USE, DISSEMINATION, OR
DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN
CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS
OF COPYRIGHT AND OTHERWISE ARE HEREBY
SPECIFICALLY RESERVED.

**NOT FOR
CONSTRUCTION**

REV	DESCRIPTION	DATE

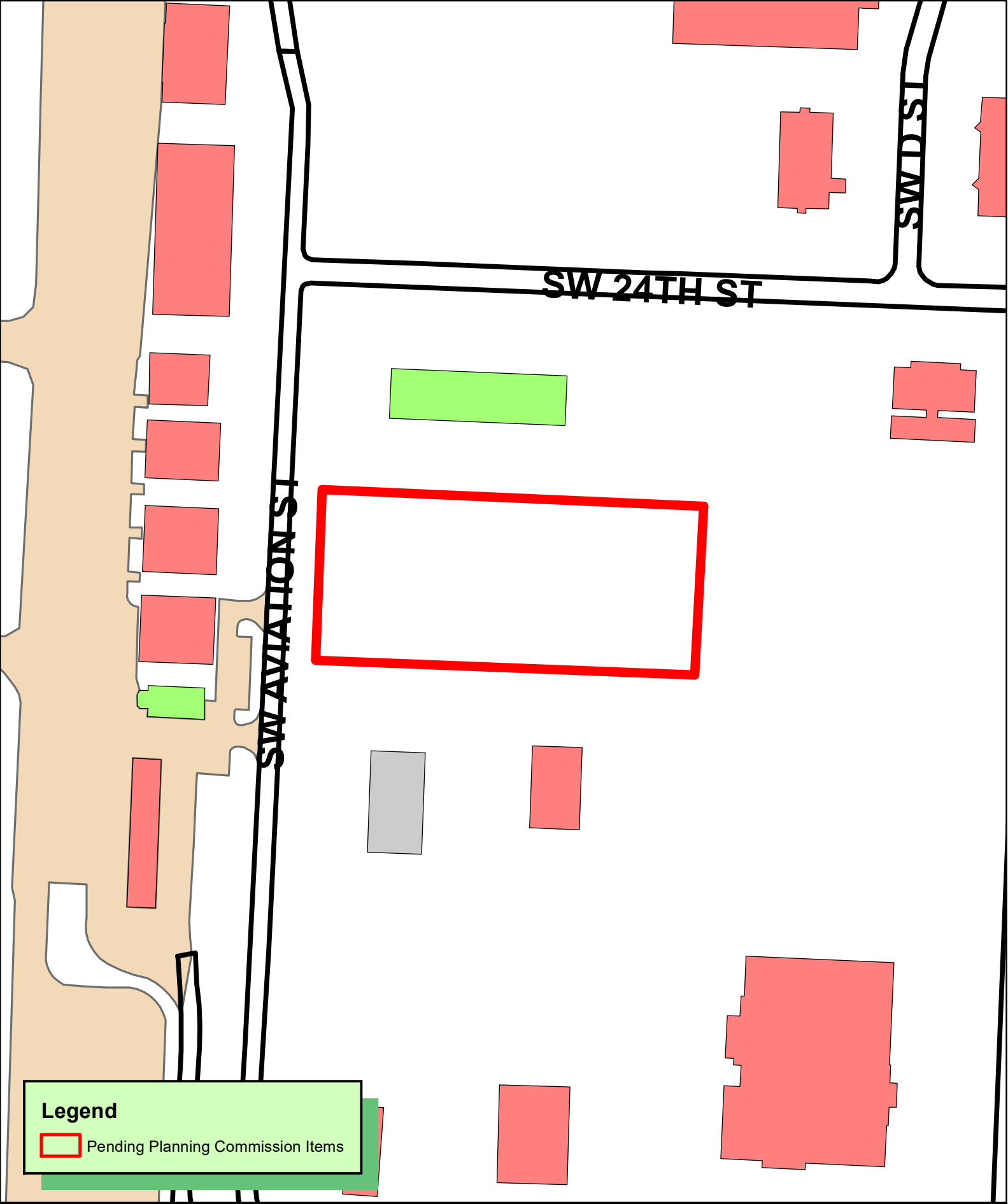
Project No.: 62-40497-13

Client Project No.:

Drawing Title:

**EXTERIOR ELEVATIONS -
COLOR**

Date: 11/05/21	Phase: PERMIT
Designed: WB	Drawing No.: A2.8
Drawn: EMJ	
Checked: RDM	



SW 24TH ST

SW D ST

SW AVIATION ST

Legend

 Pending Planning Commission Items



1 inch = 150 feet

LSD22-0010 4/5/22
LARGE SCALE DEVELOPMENT
FIRE TRAINING FACILITY
2405 SW AVIATION ST, BENTONVILLE, AR 72712



Jon Stanley
City of Bentonville
315 S.W. "A" St.
Bentonville, AR 72712

March 21, 2022

**Re: Bentonville Fire Training Center
Waiver Letter**

Jon:

On behalf of the Bentonville Fire Department, we respectfully request the following waivers from the Land Development Code. The proposed development for the construction of a Fire Training Center on a 2.3-acre site was submitted for approval by the Planning Commission on February 28, 2022.

A waiver on curb installation along Aviation Drive, required in section 1100.16-a of the Current Development Standards. The addition of curb along Aviation Drive would produce a drainage issue of collection and release due to the flatness of Aviation Drive and would not match what has been constructed previously to the north and the south of this project.

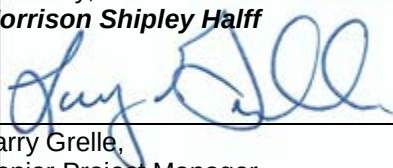
A waiver on providing a pedestrian connection from the street sidewalk to the fenced in training area, required in Section 1100.21.q of the current Development Standards. The training area being constructed contains a building prop as well as other training props. There will be no need for any access by the public to the training area.

A waiver on providing two site amenities, required in Section 1100.21.r of the current Development Standards. The training area being constructed contains a building prop as well as other training props. Amenities will not serve any purpose for this development.

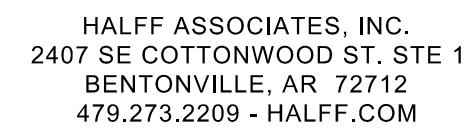
In conclusion, the Bentonville Fire Department is requesting these waivers for the items listed above required per the current Development Standards. Please consider these waiver requests on the proposed site design. If you have any questions or need additional information, please call.

Sincerely,

Morrison Shipley Halff



Larry Grelle,
Senior Project Manager

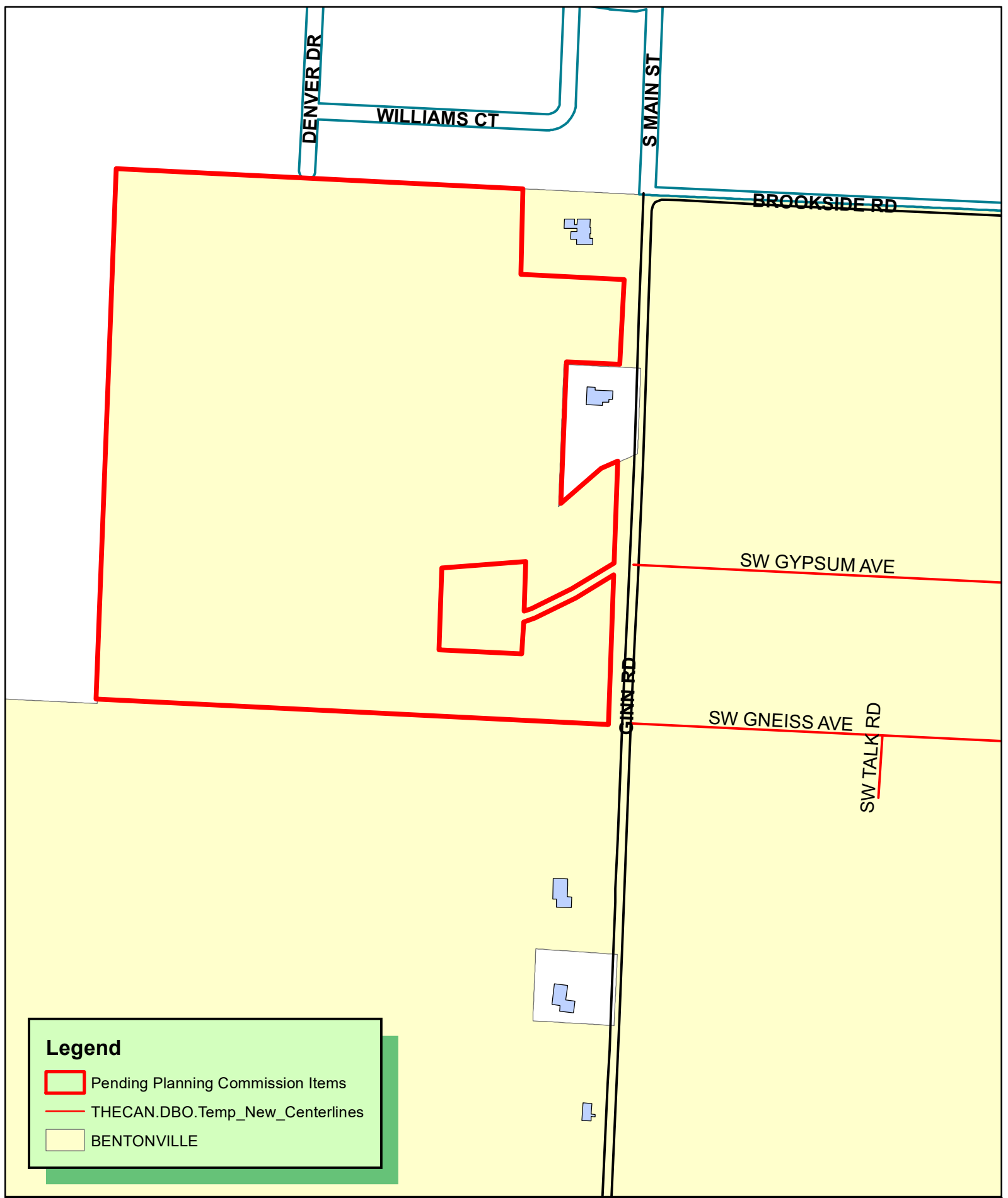












Legend

- Pending Planning Commission Items
- THECAN.DBO.Temp_New_Centerlines
- BENTONVILLE

1 inch = 300 feet

**PP21-0022
PRELIMINARY PLAT
OSAGE HILLS SUBDIVISION PHASE 2**

PRELIMINARY PLAT
LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- SECTION LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND PIK NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

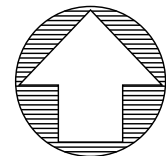
PROPOSED UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- AIR RELEASE VALVE
- LIGHT

HATCHES

- ASPHALT & DEVELOPER
REQUIRED SIDEWALK & RAMPS
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT
SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE

0 50' 100'
1 inch = 50 feet

- All proposed signage will require a separate permit.
- All proposed fencing will require a separate permit.
- 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.
- 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.

- Contact BEUD at (479) 271-3135 before performing any grading within 5' of existing or proposed power poles.
- BEUD design layout drawing takes precedence over any electric information shown on the site utility plan.
- Electric facilities shall be installed in accordance with the latest revision of the electric specifications found on the website. Contractor is responsible for compliance with this document.

FLOOD INFORMATION

This property does lie in Zone 'A' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number C5007C0235K, Effective Date June, 5 2012.

PROJECT ENGINEER

Phil Swope, P.E.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office

PROJECT SURVEYOR

Terry Gling, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72715
479.685.8399 office



Know what's below.
Call before you dig.

WETLANDS INFORMATION

There are no known Wetlands on this Site.

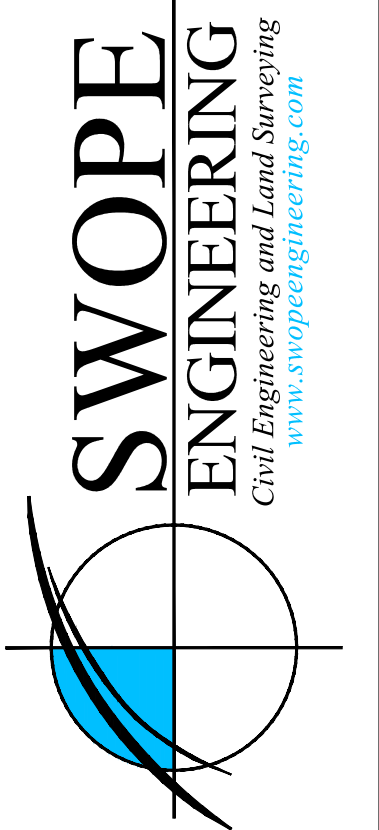
MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

PRELIMINARY PLAT
HOPE HILL SUBDIVISION

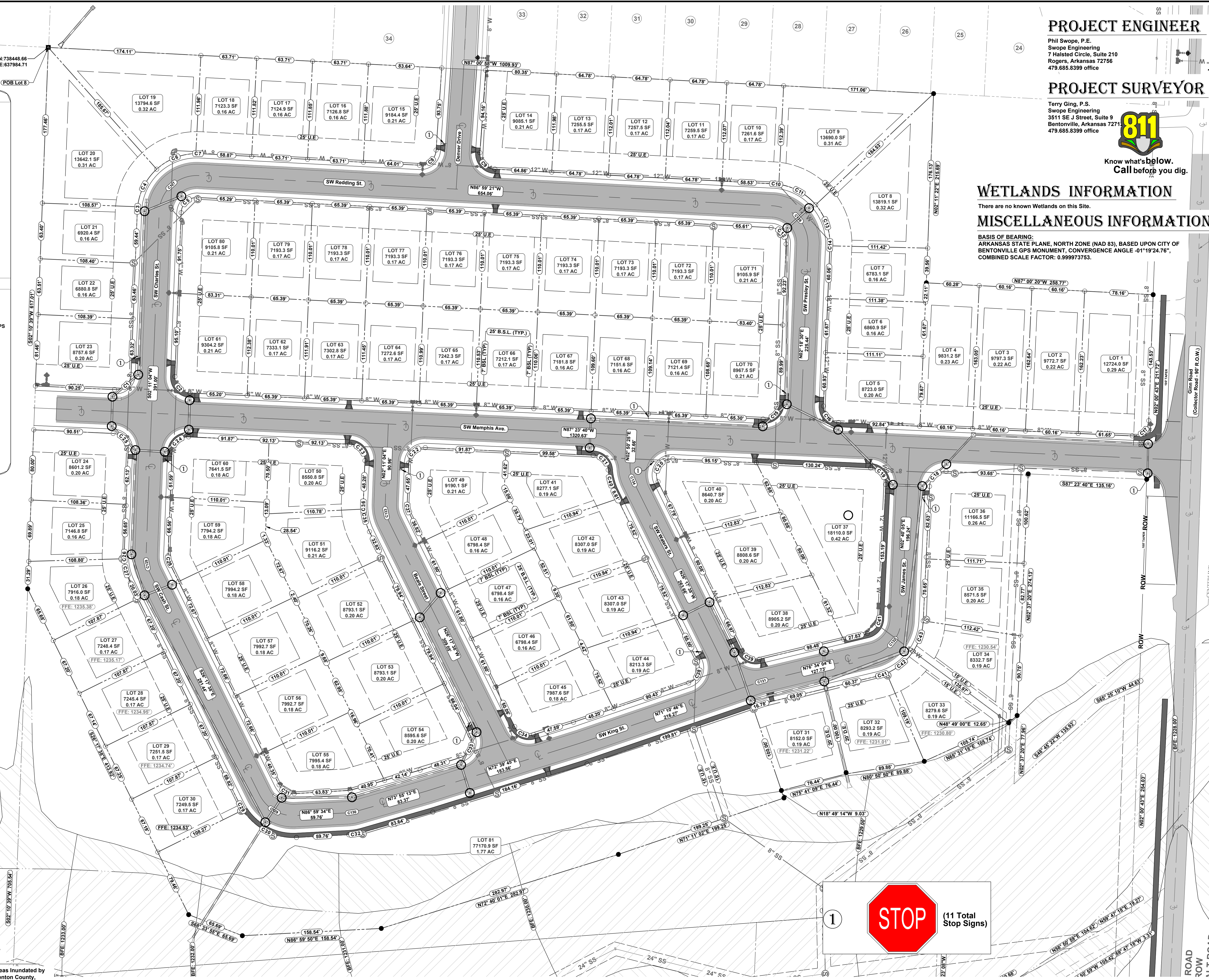
PRELIMINARY PLAT
MITCHELL MASSEY
GINN ROAD
BENTONVILLE, AR

NO.	DATE	REVISION
1	12/07/2021	FIRST SUBMITTAL

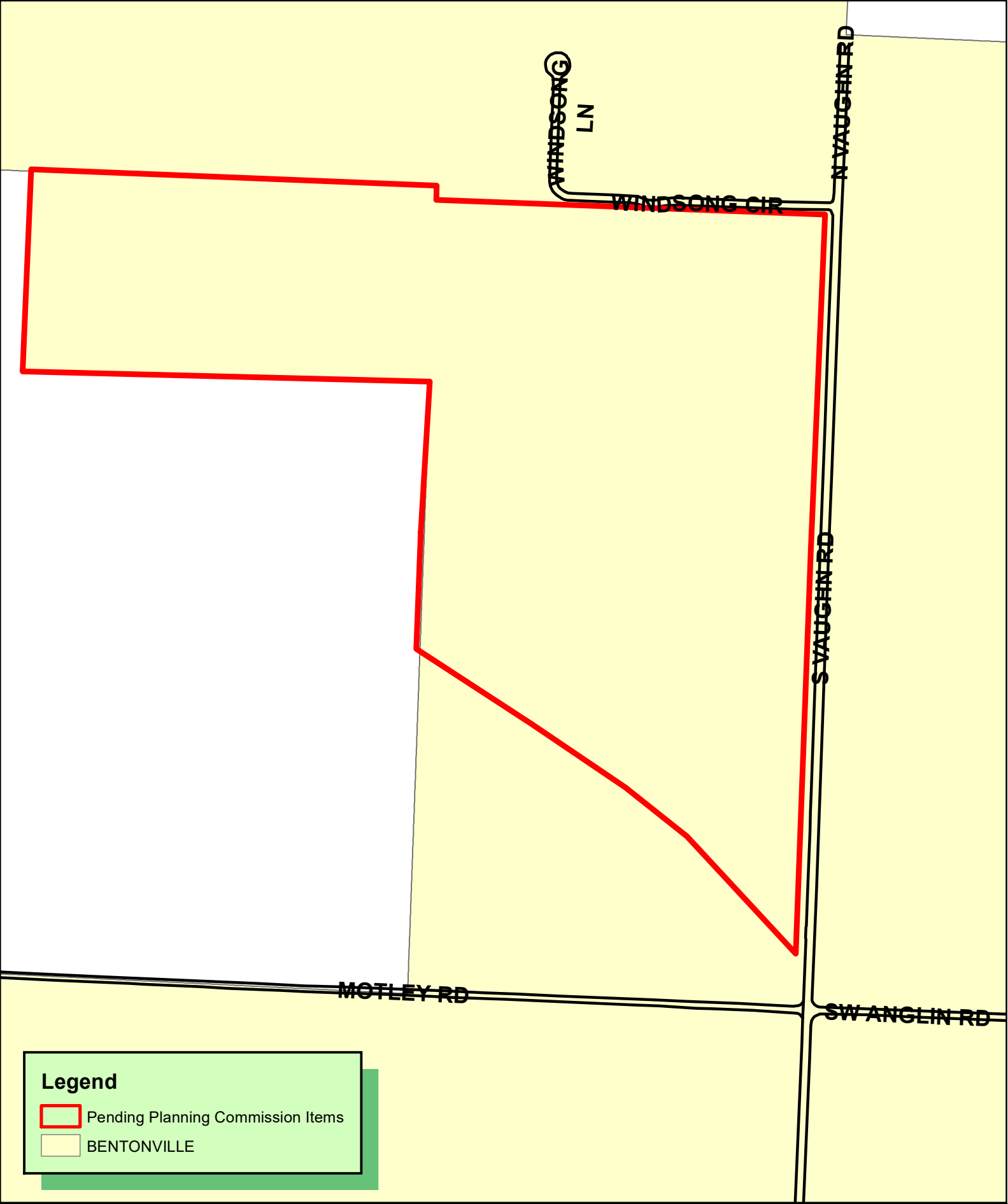


DRAWN BY:	JEFF	JOB NUMBER:	20-115
SUBMITTAL DATE:	12/07/2021	CITY NUMBER:	PP21-0022
DRAWING NAME:	20-115 - PR.DWG		
SHEET NUMBER:			

C2.0



(11 Total Stop Signs)

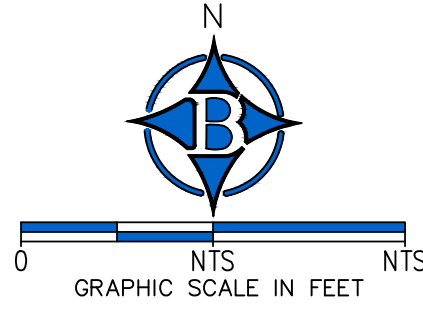


Time: 1:12 pm
Scale: 1"=25' (P5)
Date: 5/12/2021
Drawing Name: 20\200\20-259\Engineering\02-2D PRELIMINARY PLAT.dwg
Xrefs Used: BASE, 24x36, COA BBA



SIGHT TRIANGLES
ACCORDING TO KASHTO -
GEOMETRIC DESIGN FOR
HIGHWAYS AND STREETS
EXHIBITS 9-57 AND 9-58

SIGHT TRIANGLES
ACCORDING TO KASHTO -
GEOMETRIC DESIGN FOR
HIGHWAYS AND STREETS
EXHIBITS 9-57 AND 9-58



PP21-0026
PROJECT NO

DRAWING NO
PP1

Bates & Associates, Inc.
www.batesandassociates.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350

BENTENWOODS SUBDIVISION, PHASE 1
PRELIMINARY PLAT &
CONSTRUCTION PLANS (NOT APPROVED)
PHASING PLAN

BENTONVILLE, ARKANSAS

DRAWN BY: B. Watts/J. Gove

ENGINEER: G. Bates

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
03-21-22
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

REVISIONS	DATE
PRELIMINARY PLAT AND CONSTRUCTION PLANS	9/24/21
SUBMIT FOR PRE-APPLICATION MEETING	10/29/21
COMMENTS PER COB	12/8/21
1ST SUBMITTAL	12/13/21
UPDATED STORM SEWER	12/14/21
REVISED PER ENGINEERING COMMENTS	12/22/21
2ND SUBMITTAL	03/21/22

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Drawn by: B. Bates
Checked by: J. Bates
Date: 11/17/2023
Title: UTILITY PLAN & PROFILES
Project: BENTENWOODS SUBDIVISION, PHASE 1
Drawing No: PP21-0026
Scale: 1" = 40'



WATER:

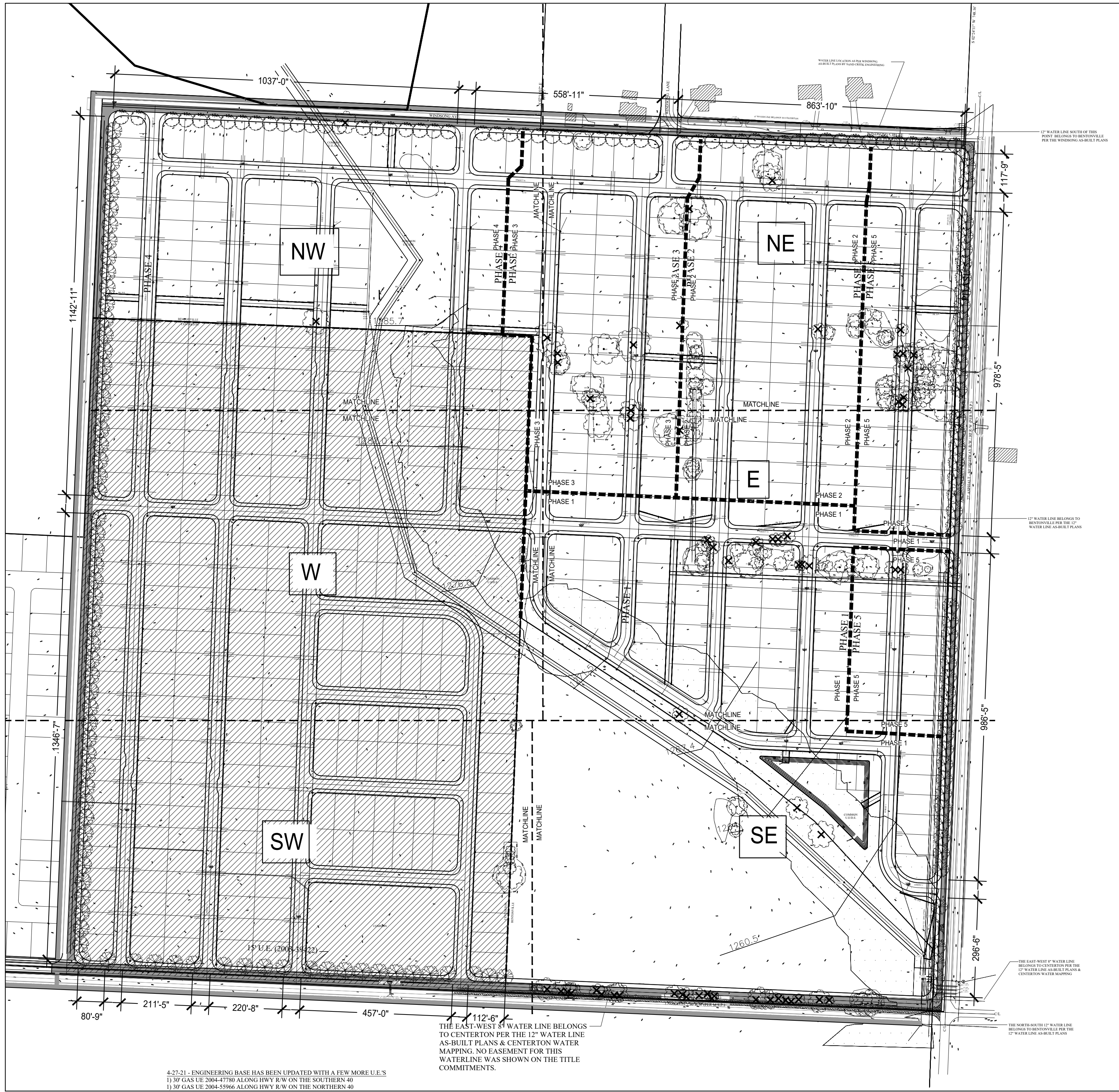
- IT IS THE NEW POLICY OF THE CITY OF CENTERTON WATER & SEWER DIVISION THAT ALL STREET REPAIRS DUE TO WATER/SEWER TAPS WILL BE MADE BY THE CONTRACTOR. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND SHALL OCCUR WITHIN 14 CALENDAR DAYS OF THE COMPLETION OF THE WATER/SEWER TAP. STANDARD WATER SPECIFICATIONS & DETAILS APPLY.
- PRIOR TO OBTAINING A TEMPORARY WATER METER FOR TESTING OR SERVICE OFF OF A CONTRACTOR INSTALLED NEW MAIN, THE FOLLOWING ITEMS MUST BE PERFORMED OR PROVIDED TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT:
 - THERE ARE NO OUTSTANDING ISSUES WITH SITE REQUIREMENTS OR OUTSTANDING EROSION CONTROL VIOLATIONS.
 - THE WATER MAIN MUST BE INSTALLED AND A FINAL INSPECTION PERFORMED BY THE PUBLIC WORKS INSPECTOR, WATER DEPARTMENT, AND DESIGN ENGINEER AND THE ITEMS ON THE FINAL PUNCH LIST COMPLETED.
 - THE STRUCTURE MUST BE CONNECTED TO PUBLIC SANITARY SEWER, IF A NEW MAIN, THE SANITARY SEWER MAIN MUST BE INSTALLED AND A FINAL INSPECTION PERFORMED BY THE PUBLIC WORKS INSPECTOR, AND DESIGN ENGINEER AND THE ITEMS ON THE FINAL PUNCH LIST COMPLETED.
 - ONE (2) SETS OF AS-BUILT DRAWINGS OF THE INSTALLED UTILITIES AS A HARD COPY AND IN PDF FORMAT.
 - IF THE ENTIRE PROJECT IS NOT READY FOR ACCEPTANCE, PROVIDE A UNIT PRICE CONSTRUCTION COSTS AND A MAINTENANCE BOND IN THE AMOUNT OF 100% OF THE PUBLIC UTILITY IMPROVEMENTS (WATER AND SEWER) TO THE CITY. THIS BOND WILL BE REPLACED WITH THE PROJECT BOND WHEN THE PROJECT IS COMPLETE AND ACCEPTED. (SEE BELOW)
 - CERTIFICATION THAT THE WATER MAIN, FIRE LINE, AND SEWER LINES, ETC., WERE INSTALLED PER APPROVED PLANS AND CITY OF CENTERTON REQUIREMENTS.
 - THE PROJECT IS READY FOR TEMPORARY CERTIFICATE OF OCCUPANCY (TCO). IF NOT, THE METER WILL BE INSTALLED TO ALLOW FOR TESTING ONLY AND TURNED OFF UNTIL THE TCO IS ISSUED.
- IN GENERAL, THE WATER VALVES, MANHOLES, AND FIRE HYDRANTS SHOULD BE PLACED TO AVOID BEING LOCATED WITHIN THE FUTURE SIDEWALK.
- ALL TRENCHING AND BEDDINGS SHALL BE IN ACCORDANCE WITH CENTERTON'S STANDARD WATER TRENCH DETAIL. UNLESS OTHERWISE NOTED ON DRAWING.
- ALL WATER MAINS SHALL BE 8" C-900 PVC.

SEWER:

- IT IS THE NEW POLICY OF THE CITY OF CENTERTON WATER & SEWER DIVISION THAT STREET REPAIRS DUE TO WATER/SEWER TAPS WILL BE MADE BY THE CONTRACTOR. THE REPAIR SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAIL AND SHALL OCCUR WITHIN 14 CALENDAR DAYS OF THE COMPLETION OF THE WATER/SEWER TAP.
- ALL SEWER MAINS SHALL BE 8" SDR-26 PVC.

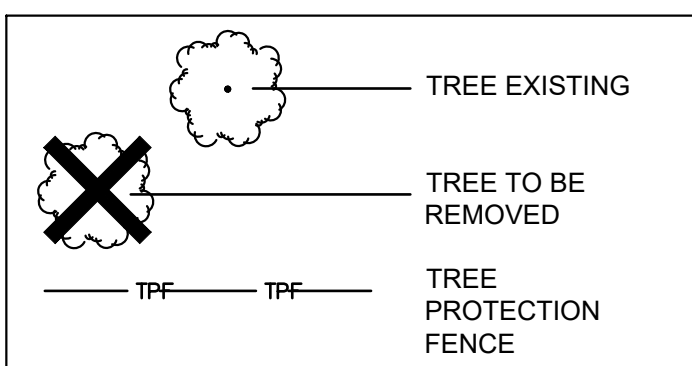
NOTES:

- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12KV SHALL BE RELOCATED UNDERGROUND.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
- DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
- THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION, AND WEEKLY REPORTS SHALL BE SUBMITTED TO THE CITY OF CENTERTON'S PUBLIC WORKS INSPECTOR.
- NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE.
- AHTD PERMIT REQUIRED TO PERFORM WORK IN THE STATE RIGHT OF WAY.
- ALL SIGNS MUST BE PERMITTED BY SEPARATE PERMIT.
- CENTERTON REQUIRES ALL UTILITIES, INCLUDING FRANCHISED UTILITIES TO BE LOCATED WITHIN THE CORRIDORS IN THE FRONT BUILDING SETBACKS. SEE LINK: https://cwsdonline.com/documents/626/utility_placement.pdf
- CENTERTON REQUIRES "CONDUIT CROSSINGS BE PLACED AT INTERSECTIONS AND MID-WAY DOWN THE STREETS FOR THE FRANCHISE UTILITIES TO USE. THESE CROSSINGS MUST ALSO BE MARKED ON THE CURB WITH SURVEY MARKERS EMBEDDED INTO THE CURB ALONG WITH "T" POSTS MARKING THE ENDS OF THE CONDUITS.
- COORDINATE WITH CENTERTON UTILITIES FOR MAKING THE HOT TAPS. CENTERTON UTILITIES DOES ALL HOT TAPS ON OUR SYSTEM.



4-27-21 - ENGINEERING BASE HAS BEEN UPDATED WITH A FEW MORE U.E.'S
1) 30' GAS U.E. 2004-47780 ALONG HWY R/W ON THE SOUTHERN 40'
1) 30' GAS U.E. 2004-55966 ALONG HWY R/W ON THE NORTHERN 40'

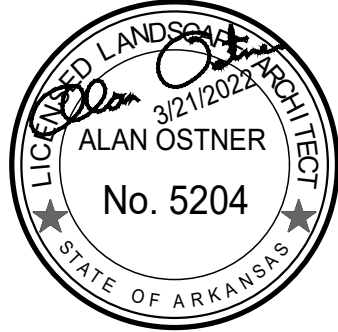
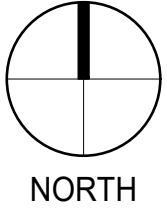
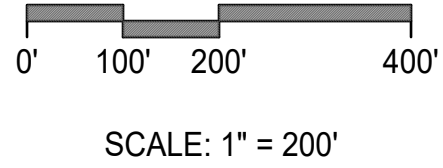
KEY:



PLANTING SCHEDULE:

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	SIZE	QUANT.	NOTE
	RO	N. RED OAK	QUERCUS RUBRA	2" CAL.		
	PO	PIN OAK	QUERCUS PALUSTRIS	2" CAL.		

LANDSCAPE CALCULATIONS:		
STREET FRONTAGE:	8410 LF	
STREET TREES REQUIRED (1/50')	168 TREES	
STREET TREES PROVIDED	168 TREES	



PLAT NOTES:

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.05.B)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 'STANDARDS FOR ALL TREE CARE' SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 'STANDARDS FOR TREE CARE' SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.05.B)

LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.G)

NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS

TREE LIST:

1. 8" ELM	20' CANOPY	77. 12" WALNUT	40' CANOPY
2. 9" ELM	30' CANOPY	78. 14" WALNUT	50' CANOPY
3. 30" OAK	70' CANOPY	79. 12" WALNUT	40' CANOPY
4. 14" ELM	60' CANOPY	80. 10" WALNUT	40' CANOPY
5. 12" ELM	50' CANOPY	81. 34" OAK	90' CANOPY
6. 12" ELM	50' CANOPY	82. 32" OAK	90' CANOPY
7. 12" ELM	50' CANOPY	83. 10" WALNUT	40' CANOPY
8. 12" ELM	50' CANOPY	84. 10" WALNUT	40' CANOPY
9. 10" ELM	40' CANOPY	85. 16" DOUBLE WALNUT	40' CANOPY
10. 14" WALNUT	60' CANOPY	86. 10" WALNUT	40' CANOPY
11. 15" WALNUT	60' CANOPY	87. 12" WALNUT	40' CANOPY
12. 16" WALNUT	60' CANOPY	88. 15" WALNUT	50' CANOPY
13. 12" WALNUT	40' CANOPY	89. 15" WALNUT	50' CANOPY
14. 14" WALNUT	50' CANOPY	90. 10" WALNUT	40' CANOPY
15. 12" WALNUT	50' CANOPY	91. 15" WALNUT	50' CANOPY
16. 6" WALNUT	20' CANOPY	92. 12" WALNUT	40' CANOPY
17. 8" ELM	30' CANOPY	93. 14" WALNUT	50' CANOPY
18. 8" ELM	30' CANOPY	94. 8" WALNUT	40' CANOPY
19. 15" WALNUT	60' CANOPY	95. 10" WALNUT	40' CANOPY
20. 15" WALNUT	70' CANOPY	96. 12" WALNUT	50' CANOPY
21. 18" ELM	60' CANOPY	97. OAK CLUSTER	30' CANOPY
22. 12" ELM	40' CANOPY	98. 32" OAK	80' CANOPY
23. 10" DEAD ELM		99. 30" OAK	70' CANOPY
24. 20" DEAD ELM		100. 18" MAPLE	80' CANOPY
25. 12" ELM	40' CANOPY	101. 12" WALNUT	70' CANOPY
26. 15" WALNUT	70' CANOPY	102. 12" WALNUT	60' CANOPY
27. 8" WALNUT	30' CANOPY	103. 32" OAK	90' CANOPY
28. 22" WALNUT	70' CANOPY	104. 40" OAK	100' CANOPY
29. 24" DOUBLE WALNUT	80' CANOPY	105. 40" OAK	90' CANOPY
30. 22" ELM	70' CANOPY	106. 24" PINE	70' CANOPY
31. 24" ELM	80' CANOPY	107. 12" DOUBLE ELM	70' CANOPY
32. 12" ELM	30' CANOPY	108. 38" OAK	90' CANOPY
33. 22" ELM	70' CANOPY	109. 30" OAK	80' CANOPY
34. 12" ELM	50' CANOPY	110. 18" ELM	70' CANOPY
35. 30" OAK	80' CANOPY	111. 12" OAK	50' CANOPY
36. 8" DOUBLE ELM	40' CANOPY	112. 24" OAK	90' CANOPY
37. 8" ELM	30' CANOPY	113. 30" OAK	90' CANOPY
38. 8" ELM	30' CANOPY	114. 24" OAK	90' CANOPY
39. 8" ELM	30' CANOPY	115. 32" OAK	80' CANOPY
40. 18" CEDAR	50' CANOPY	116. 22" OAK	70' CANOPY
41. 6" ELM	30' CANOPY	117. 20" OAK	70' CANOPY
42. 10" ELM	40' CANOPY	118. 14" OAK	50' CANOPY
43. 36" ELM	80' CANOPY	119. 12" OAK	40' CANOPY
44. 10" ELM	40' CANOPY	120. 15" ELM	50' CANOPY
45. 16" ELM	60' CANOPY	121. 13" ELM	40' CANOPY
46. 12" WALNUT	40' CANOPY	122. 12" ELM	40' CANOPY
47. 12" WALNUT	40' CANOPY	123. 12" WALNUT	30' CANOPY
48. 10" WALNUT	40' CANOPY	124. 14" DOUBLE ELM	50' CANOPY
49. 8" ELM	40' CANOPY	125. 14" WALNUT	50' CANOPY
50. 10" WALNUT	40' CANOPY	126. 10" WALNUT	40' CANOPY
51. 16" DOUBLE ELM	80' CANOPY	127. 10" ELM	40' CANOPY
52. 12" WALNUT	40' CANOPY	128. 10" DOUBLE ELM	40' CANOPY
53. 6" WALNUT	30' CANOPY	129. 14" WALNUT	50' CANOPY
54. 10" WALNUT	40' CANOPY	130. 25" ELM	70' CANOPY
55. 12" ELM	40' CANOPY	131. 16" ELM	60' CANOPY
56. 8" ELM	30' CANOPY	132. 40" ELM	90' CANOPY
57. 14" WALNUT	40' CANOPY	133. 24" CEDAR	60' CANOPY
58. 10" WALNUT	30' CANOPY	134. 30" WALNUT	80' CANOPY
59. 12" WALNUT	40' CANOPY	135. 32" ELM	90' CANOPY
60. 12" WALNUT	40' CANOPY	136. 14" ELM	40' CANOPY
61. 12" ELM	40' CANOPY	137. 16" ELM	60' CANOPY
62. 8" WALNUT	30' CANOPY	138. 26" DOUBLE ELM	70' CANOPY
63. 10" WALNUT	40' CANOPY	139. 18" ELM	70' CANOPY
64. 10" ELM	30' CANOPY	140. 16" ELM	60' CANOPY
65. 5" TRIPLE WALNUT	30' CANOPY	141. 16" WALNUT	60' CANOPY
66. 12" WALNUT	60' CANOPY	142. 18" ELM	70' CANOPY
67. 6" WALNUT	25' CANOPY	143. 14" ELM	60' CANOPY
68. 8" WALNUT	35' CANOPY	144. 44" WALNUT	100' CANOPY
69. 44" WALNUT	90' CANOPY	145. 18" ELM	70' CANOPY
70. 12" ELM	40' CANOPY	146. 22" DOUBLE ELM	80' CANOPY
71. 20" ELM	60' CANOPY	147. 18" DEAD ELM	60' CANOPY
72. 24" ELM	70' CANOPY	148. 18" DEAD ELM	60' CANOPY
73. 24" WALNUT	60' CANOPY	149. 18" ELM	60' CANOPY
74. 18" ELM	60' CANOPY	150. 16" ELM	60' CANOPY
75. 6" WALNUT	30' CANOPY	151. 18" ELM	60' CANOPY
76. 6" WALNUT	20' CANOPY	152. 18" ELM	60' CANOPY
		153. 12" ELM	40' CANOPY

ENGINEER: G. Bates

DRAWN BY: A. Ostner

REVISIONS	DATE
PRELIMINARY PLAT AND CONSTRUCTION PLANS	9/24/21
SUBMIT FOR PRE-APPLICATION MEETING	10/29/21
SUBMIT	12/13/21
SUBMIT	1/31/22
SUBMIT	3/21/22

BENTENWOODS SUBDIVISION, PHASE 1
TREE & LANDSCAPE PLAN
KEY PLAN

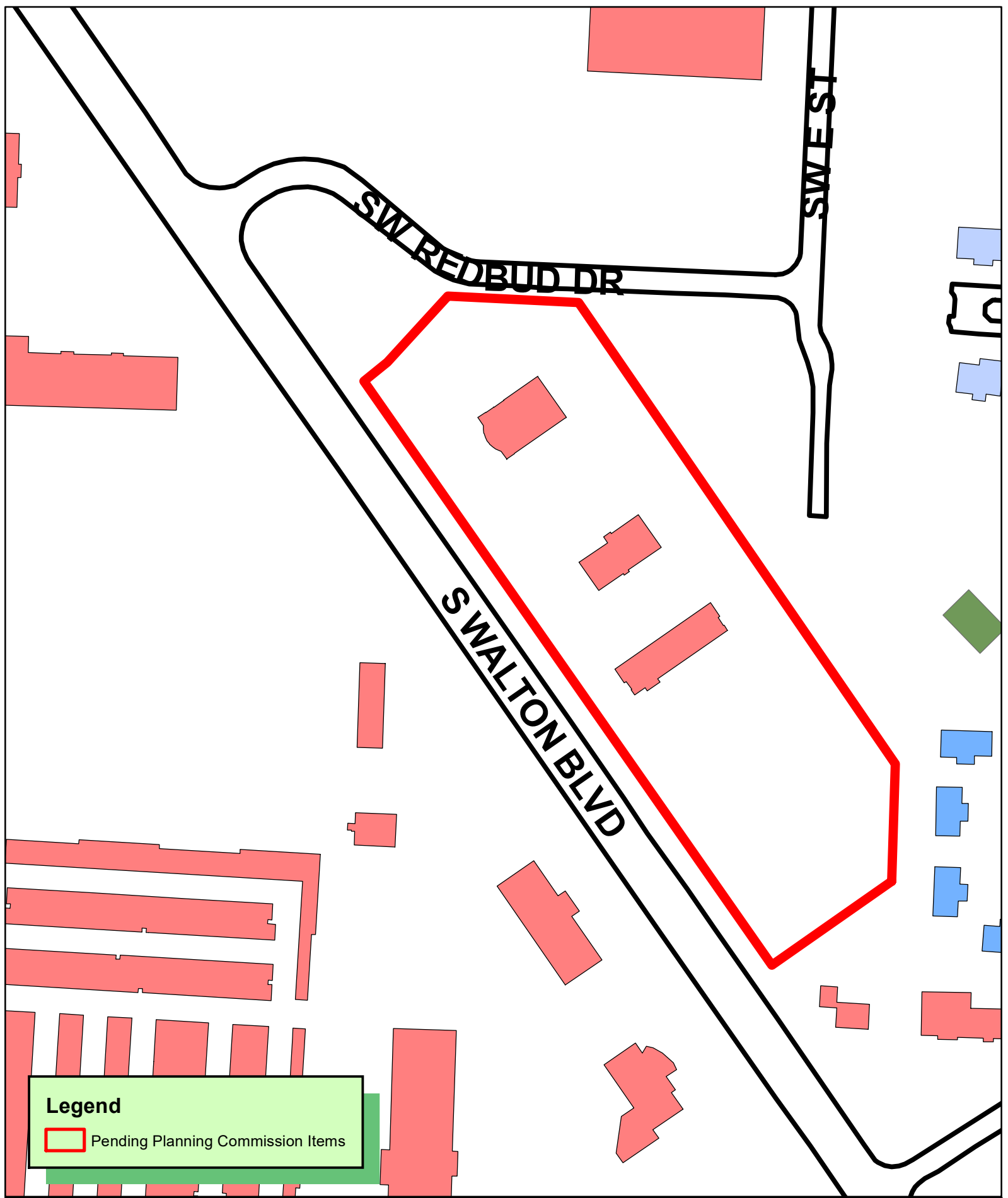
BENTONVILLE, ARKANSAS



DRAWING NO

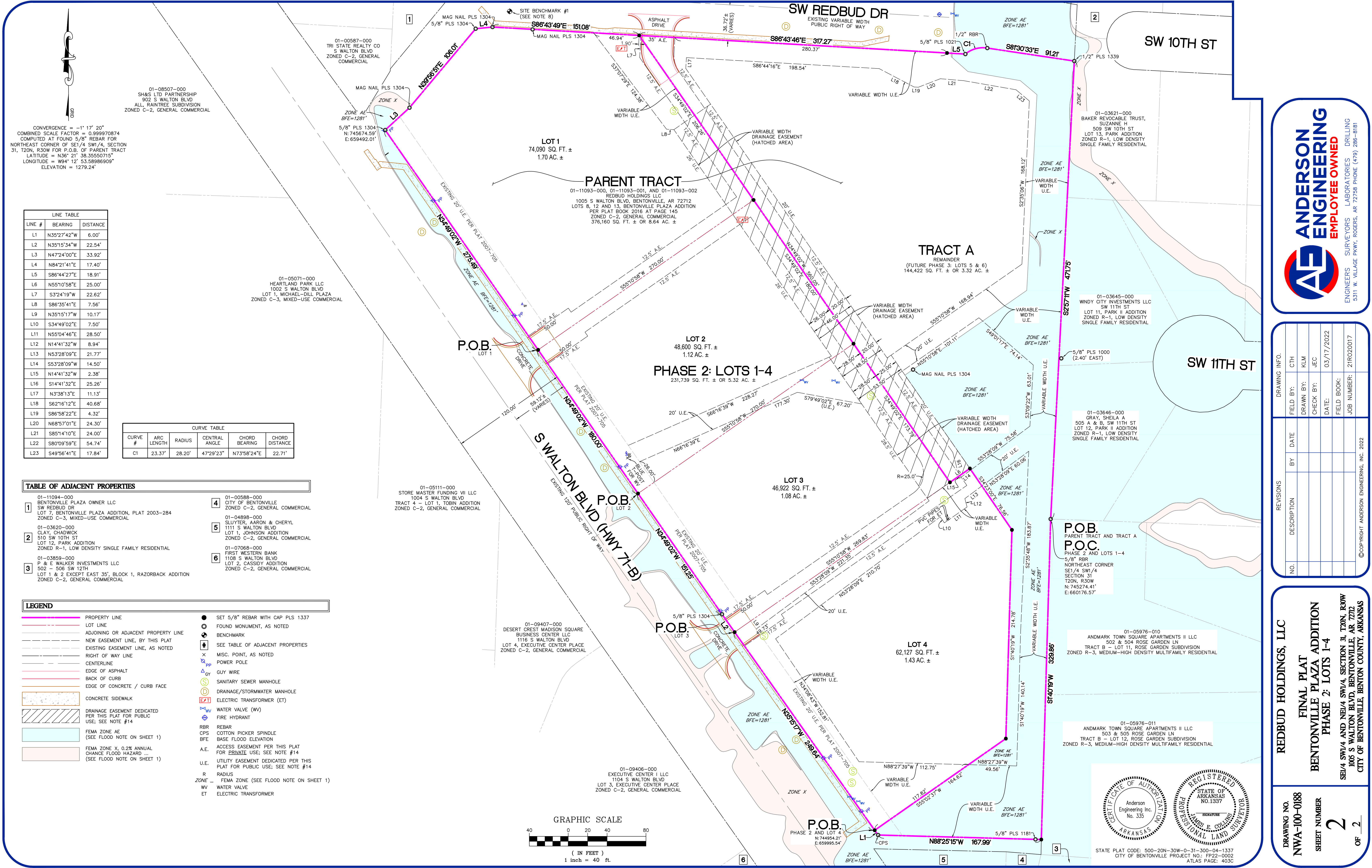
L-01

PROJECT NO 20-259



FP22-0002 4/5/22
FINAL PLAT
BENTONVILLE PLAZA ADDITION PHASE 2
LOTS 1-4





ANDERSON
ENGINEERING
EMPLOYEE OWNED

ENGINEERS SURVEYORS LABORATORIES DRILLING
5311 W. VILLAGE PKWY, ROGERS, AR 72758 PHONE (479) 286-8181

DRAWING INFO.		REVISIONS	
FIELD BY:	CTH	NO.	DESCRIPTION
DRAWN BY:	KLM	BY	DATE
CHECK BY:	JEC		
DATE:	03/17/2022		
FIELD BOOK:	21R020017		
JOB NUMBER:			

REDBUD HOLDINGS, LLC

FINAL PLAT
BENTONVILLE PLAZA ADDITION
PHASE 2: LOTS 1-4

SE1/4 SW1/4 AND NE1/4 SW1/4, SECTION 31, T20N, R30W
1005 S WALTON BLVD, BENTONVILLE, AR 72712
CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0188

SHEET NUMBER
2

OF
2

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc.
No. 335
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1337
JAMES E. COLLINS
PROFESSIONAL LAND SURVEYOR

STATE PLAT CODE: 500-20N-30W-0-31-300-04-1337
CITY OF BENTONVILLE PROJECT NO.: FP22-0002
ATLAS PAGE: 403C