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Planning Commission
Meeting Agenda
April 05, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_PvPHYR1JTY6uu6GHjf5fAw

I. Call to Order
II. Approval of the March 15 Meeting Minutes
III. Consent Agenda

1. **Lots 26, 27, and 28, Happy Home Subdivision** — **Lot Split**
   NW 10th Street and Bella Vista Road *(LS22-0008)*

2. **Lot 1 and 2 of Bentonville Southeast Subdivision** — **Lot Split**
   311 Henry Street *(LS22-0011)*

3. **Whataburger** — **Large Scale Development**
   1404 S Walton Blvd *(LSD22-0008)*

4. **Bentonville Plaza Addition, Phase 2 Lots 1-4** — **Final Plat**
   1005 S Walton Blvd *(FP22-0002)*

IV. New Business

1. **Future Land Use Plan Amendments** — **General Plan Amendment***

2. **Floodplain Parking Lot Regulation Amendments** — **Ordinance***

3. **Bandaru** — **Future Land Use Map Amendment***
   3a. Residential Estate to Low Density Residential
   SW Rainbow Farm Road and SW Morning Star Road *(RZ22-0013)*

   3b. A-1, Agricultural to R-1, Low Density Single-Family Residential — **Rezoning***
   SW Rainbow Farm Road and SW Morning Star Road *(RZ22-0013)*

4. **Johnson** — **Rezoning***
   R-1, Single Family Residential to
   DN-2, Downtown Medium Density Residential
   402 SW D Street *(RZ22-0014)*

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

5. **NFD, LLC** **Rezoning***
   R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential
   301 F Street *(RZ22-0015)*

6. **Crystal Lara Murphy** **Rezoning***
   R-1, Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential
   119 F Street *(RZ22-0016)*

7. **Bergen** **Rezoning***
   R-1, Single Family Residential to
   DN-2, Downtown Medium Density Residential
   809 A Street *(RZ22-0017)*

8. **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)*

9. **City of Bentonville (Fire Training Facility)** **Conditional Use***
   Public Safety Services
   2405Aviation Street *(CU22-0006)*

10. **1019 SE 8th Street** **Conditional Use***
    Temporary Gravel Lot
    1019 E 8th Street *(CU22-0008)*

11. **Shelley Parson Insurance Building** **Large-Scale Development** 2001 J Street *(LSD22-0002)*

12. **Bentonville Fire Training Facility** **Large-Scale Development**
    2405 Aviation Street *(LSD22-0010)*

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

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Planning Commission
Meeting Agenda
March 15, 2022

Meeting Recording:
https://us06web.zoom.us/rec/share/1_vWrp1EOyPodL4nsIwAjLT2Y8xFEAmV6vTq0Bg1DRiAAl9KcLFIi5H4jFDrZcrw.w8s8uOQT9E4r4F5s

Present: All
Absent: None
Staff: Tyler Overstreet and Luke Aitken

I. Call to Order:
- Mr. Sanders called the meeting to order at 4:00pm

II. Approval of the March 1 Meeting Minutes
- Motion to approve by Davis, seconded by Wright. Approved 7-0

III. Old Business

1. **CRT Airport Road Properties, LLC** **Future Land Use Map Amendment ***
1a. Low Density Residential to Medium Density Residential
SW Regional Airport Boulevard & SW Adams Road *(RZ22-0001)*
   - Tyler reads staff report
   - Public Hearing opened
   - Paul Swims with Stoke Engineering (Applicant) wanted to give more clarification on the project.
   - Public Hearing Closed
   - Discussion amongst commissioners and staff
   - Approved 7-0

1b. C-1, Neighborhood Commercial to **Rezoning***
R-2, Medium Density Two Family and Townhome Residential
SW Regional Airport Boulevard & SW Adams Road *(RZ22-0001)*
   - Approved 7-0

2. **Silver Oak Properties, LLC** **Future Land Use Map Amendment ***
2a. Low Density Residential to High (Amended to Medium) Density Residential
807 SE 3rd Street *(RZ22-0004)*
   - Tyler reads staff report
   - Public Hearing was held during last Planning Commission Meeting
   - Discussion amongst commissioners and staff

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- Todd Jacobs came up to the podium for project clarification
- Motion to approve the future land use map for Medium Density made by Davis seconded by Kerr
- Approved 7-0

2b. R-1, Low Density Single-Family Residential to DN-3, Downtown High Density Residential — **Rezoning***
807 SE 3rd Street *(RZ22-0004)*
- Approved 7-0

3. **Blessing S Nyamolo and Maxwell N Nyamolo** — **Future Land Use Map Amendment***
3a. Residential Estate to Medium-Density Residential
601, 603, and 701 SW Tater Black Road *(RZ22-0005)*
- Tyler reads staff report
- Public Hearing opened
- Larry Grelle (applicant), 2407 SE Cotton wood gave more clarification
- Debbie Hooper, 4003 SW Town Vue stated her concerns
- Rhonda Cook, 603 SW Barn Valley Rd, stated her concerns and had a lot of questions
- Wayne Manilla, 400 3 SW Capstone Ave stated his concerns
- David Walker, 4006 SW Town Vue stated his concerns
- Otto, 602 SW Barn Valley Rd stated his concerns
- Public Hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

3b. R-E, Residential Estate to R-2, Medium Density Two Family and Townhome — **Rezoning***
601, 603, and 701 SW Tater Black Road *(RZ22-0005)*
- Approved 7-0

4. **Annalee Jones; Urbn Share LLC; Howmar LLC, 8THBV, LLC; Brandon Lee Ham and Lindsey Ham** — **Rezoning***
DE, Downtown Edge to DC, Downtown Core
SE 8th and SE C Street *(RZ22-0006)*
- Tyler reads staff report
- Public Hearing opened
- Public Hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

5. **Patton Family Revocable Trust (Andy's)** — **Future Land Use Map Amendment ***
5a. Residential Estate to General Commercial
E Centerton Boulevard *(RZ22-0007)*

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- Tyler reads staff report
- Public Hearing opened
- Public Hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

5b. A-1, Agricultural to C-1, Neighborhood Commercial **Rezoning***
E Centerton Boulevard *(RZ22-0007)*
- Approved 7-0

6. **James & Brenda Patton Trustees (Andy's)** **Conditional Use***
Restaurant, Drive-Through
E Centerton Boulevard *(CU22-0001)*
- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Jennifer Watkins from Standford Engineering was available for questions
- Discussion amongst commissioners and staff
- Approved 7-0

IV. Consent Agenda

1. **Lot 1 of Bentonville Phillips Park Subdivision Phase 1** **Property Line Adjustment**
3107C Street *(LS21-0071)*

3108 **Lot 1 of Library Addition Phase 2** **Property Line Adjustment**
405 South Main Street *(PLA22-0004)*

3109 **Redbird Retail** **Large-Scale Development**
2401 SE J Street *(LSD22-0007)*

- Consent Agenda Approved 7-0

V. New Business

1. **1007 SE 5th Street, LLC** **Future Land Use Map Amendment***
1a. Medium Density Residential to General Commercial
1007 SE 5th Street *(RZ22-0008)*
- Tyler read staff report
- Public hearing opened
- Public hearing closed
- Brenda Patton (Applicant), gave more clarification on the project
- Discussion amongst commissioners and staff

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- Approved 7-0

1b. R-3, Medium-High Density Multifamily Residential to C-1, Neighborhood Commercial — **Rezoning***
1007 SE 5th Street *(RZ22-0008)*
- Approved 7-0

2. **Damon Epps and Erin Mertes** — **Rezoning***
R-1, Low Density Single Family Residential to DN-1, Downtown Low Density Residential
105 I Street *(RZ22-0009)*
- Tyler reads staff report
- Public hearing opened
- Damon Epps 105 NE I St (applicant), gave more clarification on the project
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

3. **Stan Enterprises LLC** — **Future Land Use Map Amendment***
3a. Agriculture to General Commercial and Medium Density Residential
Mill Dam and Nomad Road *(RZ22-0010)*
- Tyler reads staff report
- Public hearing opened
- Barry Williams, Craft and Tull, spoke to more details of the project
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

3b. A-1, Agriculture to C-1, Neighborhood Commercial, R-3, Medium Density Residential, and R-2, Medium Density Two Family and Townhome — **Rezoning***
Mill Dam and Nomad Road *(RZ22-0010)*
- Approved 7-0

4. **Zarse** — **Rezoning ***
R-1, Low Density Single-Family Residential to DE, Downtown Edge
606 SE C Street *(RZ22-0011)*
- Tyler reads staff report
- Public hearing opened
- Mitch Moore (applicant) was available to answer any concerns
- Charles Campbell, 604 SE C st. stated his concerns
- Discussion amongst commissioners and staff
- Approved 7-0

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5. JP Specialty, LLC **Future Land Use Map Amendment***

5a.General Commercial to High Density Residential

1263 SW Regional Airport Blvd *(RZ22-0012)*

- Tyler reads staff report
- Public hearing opened
- Chris Compler, 2103 SW Hollowbrook St. stated his concerns
- Marathe Aniruddha, 3805 SW Summberbrooks St stated his concerns
- Mike Leddekee (President of the HOA across the street), 1400 SW Summerfield Ave
- Laura Fox, 3102 SW Hollerbrooks St. stated her concerns
- Dave Gover, 1205 Sw Willowbend Ave, stated his concerns
- Bob ,1202 Starry Sky Blv and represented his son, stated his concerns
- Joseiah Dodson, 4302 SW Hollowbrooks Rd. stated his concerns
- Esa Bood, 3601 SW Hollowbrooks St. stated his concerns
- Sadesh Var, 4206 SW Hollowbrooks St stated his concerns
- Lan Thanh Le, 4102 Summer Rd stated her concerns
- Debbie Ora, 1207 SW Willowbend Ave stated her concerns
- Owen Ora, 1207 SW Willowbend Ave, stated his concerns
- Nuhs Krippa, 4200 SW Hollowbrooks St. stated his concerns
- Candance Dodson, 4302 SW Hollowbrooks rd stated her concerns
- Jack Lamb 402 SW Summerview Ave stated his concerns
- Applicant withdrew this item from the agenda but was not actually removed from the agenda
- No vote was needed

5b. C-1, Neighborhood Commercial to **Rezoning***

R-3, Medium-High Density Multifamily Residential

1263 SW Regional Airport Blvd *(RZ22-0012)*

- Applicant withdrew the project

6. D & I Estates, LLC **Conditional Use***

Religious Facilities

231 N Walton Boulevard *(CU22-0003)*

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 7-0

7. 1004 SE 5th Street, LLC **Conditional Use***

Long Term Temporary Use (Gravel Parking Lot)

1004 SE 5th Street *(CU22-0004)*

- Tyler reads staff report
- Public Hearing opened

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- Jon Rainey (Applicant) was available is anyone had any questions
- Public hearing closed
- Discussion amongst commissioners and staff
- 1012 is the correct address
- Approved 7-0

8. Lot 1 and 2, Morningstar Subdivision **Lot Split**

S Morning Star and Gaston Road *(LS22-0007)*

- Tyler reads staff report
- Blake Murray with engineering services, representative of the client was available for more specifics
- Kevin Riggins, developer, gave more specifics
- Discussion amongst commissioners and staff
- Approved 6-1

9. SE L Street Development **Large-Scale Development**

3302 SE L Street *(LSD22-0003)*

- Tyler reads staff report
- 3 waivers
- Jenny Burbidge (representative) came up to the podium to give more clarification on the project

Waiver 1. Motion by Mrs. Kerr, seconded by Mr. Haynie to approve the waiver

- Approved 7-0

Waiver 2. Motion by Mr. Davis, seconded by Mr. Haynie to approve the waiver

- Approved 7-0

Waiver 3. Motion by Mr. Haynie, seconded by Mr. Kipp to approve the waiver

- Approved 7-0

Large Scale Development

- Approved 7-0

Meeting adjourned

Community Development Coordinator
Jana Snyder

Consent Agenda Items

For the Planning Commission meeting of April 5, 2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- At the Technical Review meeting held on March 29, 2022 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Lot Split: Lots 26, 27, and 28 of Happy Home Subdivision, Heartland Advisers, LLC, NW 10th Street and Bella Vista Road, DN-2, Downtown Medium Density Residential, *LS22-0008*

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.

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

Property Line Adjustment: Lot 1 and 2 of Bentonville Southeast Subdivision, City of Bentonville and BusBam LLC, 311 SE Henry Street, R-1, Low Density Single Family Residential, *LS22-0011*

A property line adjustment 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.

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

Large Scale Development: Whataburger, 1404 SWB, LLC, 1404 South Walton Boulevard, C-2, General Commercial, *LSD22-0008*

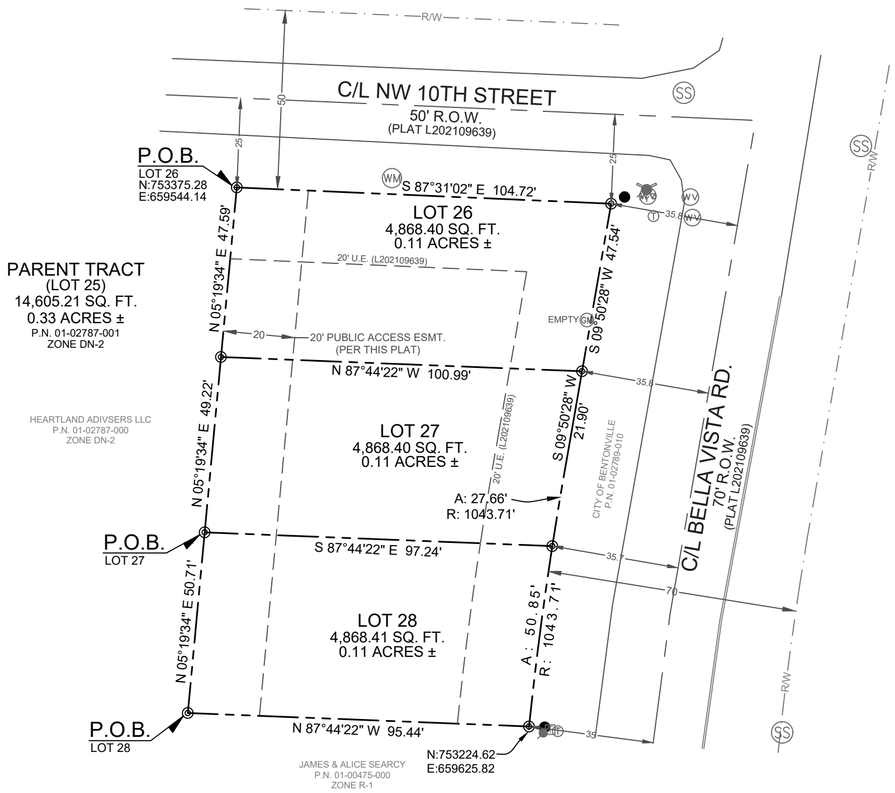
A Large-Scale Development proposing the development of a new single-story +/- 3,200 square feet drive-through restaurant. Thirty-five (35) parking spaces are required and thirty-five (35) parking spaces are being provided. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance 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.

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

Final Plat: Bentonville Plaza Addition, Phase 2, Lots 1-4, Redbud Holdings, LLC, 1005 South Walton Boulevard, C-2, General Commercial, *FP22-0002*

A final Plat of a commercial subdivision that 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.
(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

NW 11TH ST
NW 10TH ST
BELLA VISTA RD
CARSON
DR
NW 9TH ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
LS22-0008
LOT SPLIT
HAPPY HOME SUBDIVISION
LOT 25 CREATING LOTS 26-28
THE CITY OF
BENTONVILLE



LEGEND

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

VICINITY MAP
(N.T.S.)

NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT RECORD L202109639.

4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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

6. 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.

7. 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.

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

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

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

11. 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.

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

13. REFERENCE DOCUMENT: PLAT RECORD L202109639.

14. PROPOSED USE: RESIDENTIAL

15. THERE IS NO ACCESS TO BELLA VISTA ROAD.

16. 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

0 30 60

CITY OF BENTONVILLE PROJECT # LS22-0008

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

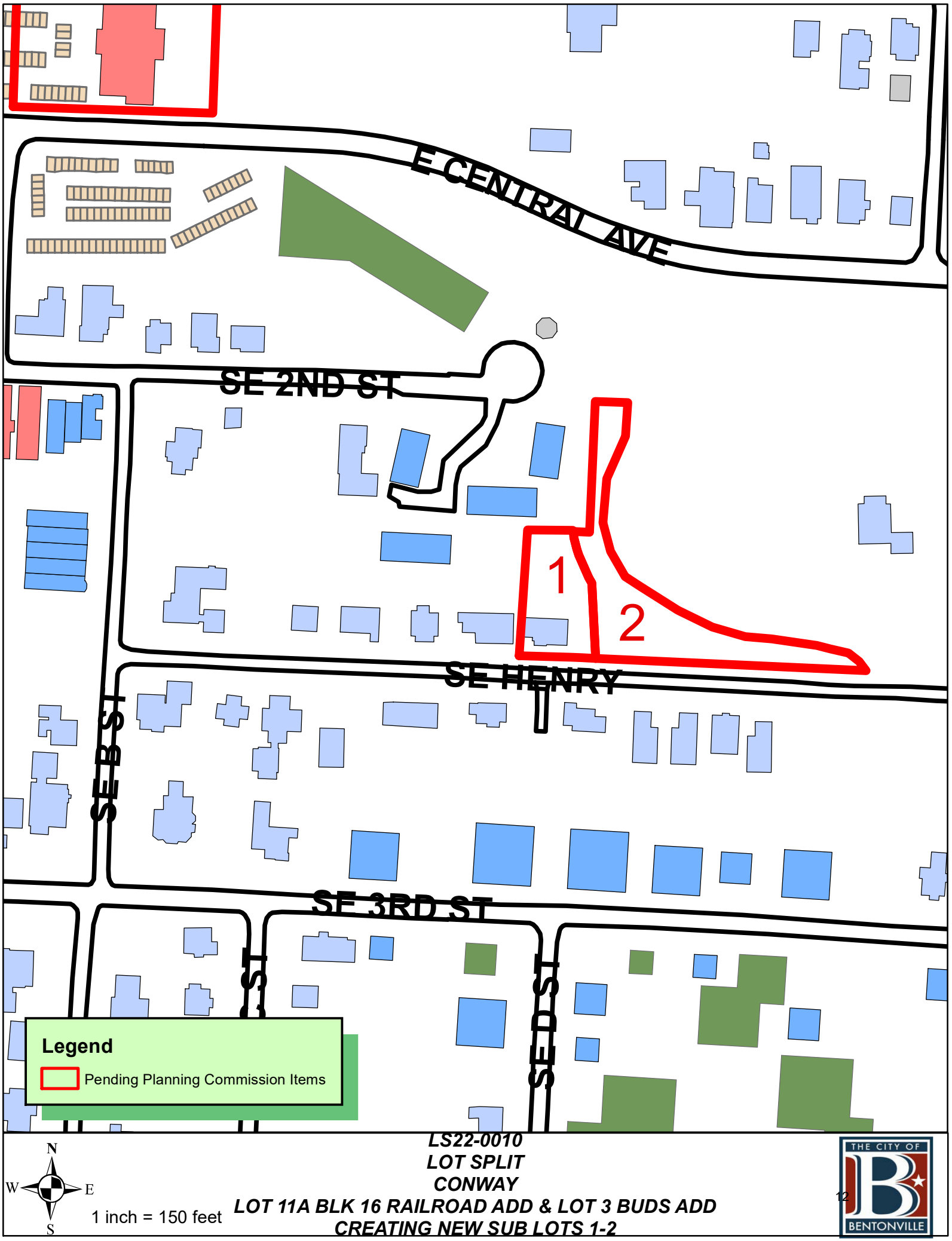
REGISTERED
STATE OF ARKANSAS
NO.1370
SIGNATURE
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30' | DATE: 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

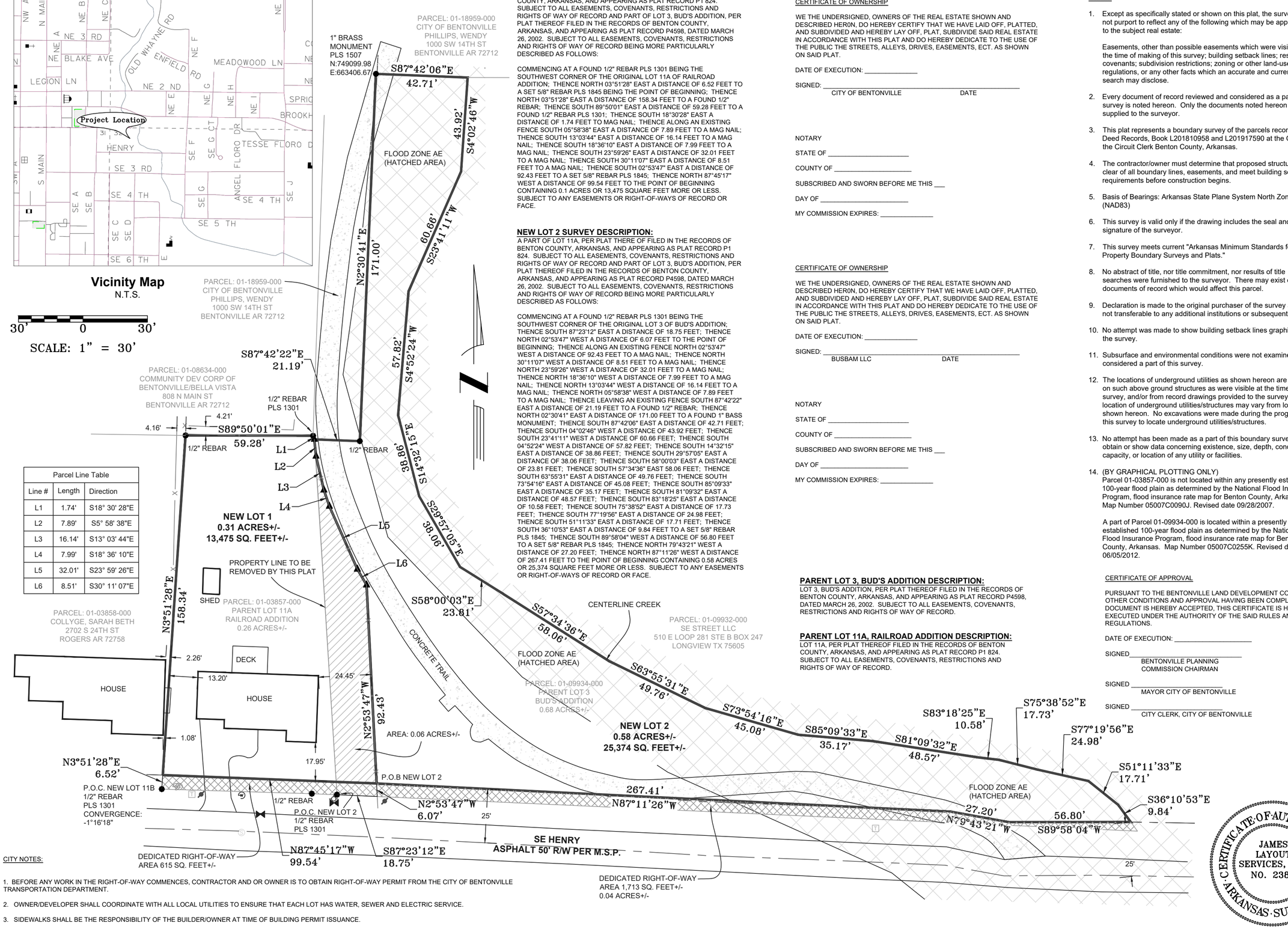


LS22-0010
LOT SPLIT
CONWAY
LOT 11A BLK 16 RAILROAD ADD & LOT 3 BUDS ADD
CREATING NEW SUB LOTS 1-2

Vicinity Map
N.T.S.

30’ 0 30’

SCALE: 1” = 30’



Parcel Line Table		
Line #	Length	Direction
L1	1.74’	S18° 30’ 28”E
L2	7.89’	S5° 58’ 38”E
L3	16.14’	S13° 03’ 44”E
L4	7.99’	S18° 36’ 10”E
L5	32.01’	S23° 59’ 26”E
L6	8.51’	S30° 11’ 07”E

NEW LOT 1 SURVEY DESCRIPTION:
LOT 11A, PER PLAT THEREOF FILED IN THE RECORDS OF BENTON COUNTY, ARKANSAS, AND APPEARING AS PLAT RECORD P1 824. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND PART OF LOT 3, BUD'S ADDITION, PER PLAT THEREOF FILED IN THE RECORDS OF BENTON COUNTY, ARKANSAS, AND APPEARING AS PLAT RECORD P4598, DATED MARCH 26, 2002. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR PLS 1301 BEING THE SOUTHWEST CORNER OF THE ORIGINAL LOT 11A OF RAILROAD ADDITION; THENCE NORTH 03°51'28" EAST A DISTANCE OF 6.52 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE NORTH 03°51'28" EAST A DISTANCE OF 158.34 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 89°50'01" EAST A DISTANCE OF 59.28 FEET TO A FOUND 1/2" REBAR PLS 1301; THENCE SOUTH 18°30'28" EAST A DISTANCE OF 1.74 FEET TO MAG NAIL; THENCE ALONG AN EXISTING FENCE SOUTH 05°58'38" EAST A DISTANCE OF 7.89 FEET TO A MAG NAIL; THENCE SOUTH 13°03'44" EAST A DISTANCE OF 16.14 FEET TO A MAG NAIL; THENCE SOUTH 18°36'10" EAST A DISTANCE OF 7.99 FEET TO A MAG NAIL; THENCE SOUTH 23°59'26" EAST A DISTANCE OF 32.01 FEET TO A MAG NAIL; THENCE SOUTH 30°11'07" EAST A DISTANCE OF 8.51 FEET TO A MAG NAIL; THENCE SOUTH 02°53'47" EAST A DISTANCE OF 92.43 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°45'17" WEST A DISTANCE OF 99.54 FEET TO THE POINT OF BEGINNING CONTAINING 0.1 ACRES OR 13,475 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACE.

NEW LOT 2 SURVEY DESCRIPTION:
A PART OF LOT 11A, PER PLAT THERE OF FILED IN THE RECORDS OF BENTON COUNTY, ARKANSAS, AND APPEARING AS PLAT RECORD P1 824. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND PART OF LOT 3, BUD'S ADDITION, PER PLAT THEREOF FILED IN THE RECORDS OF BENTON COUNTY, ARKANSAS, AND APPEARING AS PLAT RECORD P4598, DATED MARCH 26, 2002. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR PLS 1301 BEING THE SOUTHWEST CORNER OF THE ORIGINAL LOT 3 OF BUD'S ADDITION; THENCE SOUTH 87°23'12" EAST A DISTANCE OF 18.75 FEET; THENCE NORTH 02°53'47" WEST A DISTANCE OF 6.07 FEET TO THE POINT OF BEGINNING; THENCE ALONG AN EXISTING FENCE NORTH 02°53'47" WEST A DISTANCE OF 92.43 FEET TO A MAG NAIL; THENCE NORTH 30°11'07" WEST A DISTANCE OF 8.51 FEET TO A MAG NAIL; THENCE NORTH 23°59'26" WEST A DISTANCE OF 32.01 FEET TO A MAG NAIL; THENCE NORTH 18°36'10" WEST A DISTANCE OF 7.99 FEET TO A MAG NAIL; THENCE NORTH 13°03'44" WEST A DISTANCE OF 16.14 FEET TO A MAG NAIL; THENCE NORTH 05°58'38" WEST A DISTANCE OF 7.89 FEET TO A MAG NAIL; THENCE LEAVING AN EXISTING FENCE SOUTH 87°42'22" EAST A DISTANCE OF 21.19 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 02°30'41" EAST A DISTANCE OF 171.00 FEET TO A FOUND 1" BASS MONUMENT; THENCE SOUTH 87°42'06" EAST A DISTANCE OF 42.71 FEET; THENCE SOUTH 04°02'46" WEST A DISTANCE OF 43.92 FEET; THENCE SOUTH 23°41'11" WEST A DISTANCE OF 60.66 FEET; THENCE SOUTH 04°52'24" WEST A DISTANCE OF 57.82 FEET; THENCE SOUTH 14°32'15" EAST A DISTANCE OF 38.86 FEET; THENCE SOUTH 29°57'05" EAST A DISTANCE OF 38.06 FEET; THENCE SOUTH 58°00'03" EAST A DISTANCE OF 23.81 FEET; THENCE SOUTH 57°34'36" EAST 58.06 FEET; THENCE SOUTH 63°55'31" EAST A DISTANCE OF 49.76 FEET; THENCE SOUTH 73°54'16" EAST A DISTANCE OF 45.08 FEET; THENCE SOUTH 85°09'33" EAST A DISTANCE OF 35.17 FEET; THENCE SOUTH 81°09'32" EAST A DISTANCE OF 48.57 FEET; THENCE SOUTH 83°18'25" EAST A DISTANCE OF 10.58 FEET; THENCE SOUTH 75°38'52" EAST A DISTANCE OF 17.73 FEET; THENCE SOUTH 77°19'56" EAST A DISTANCE OF 24.98 FEET; THENCE SOUTH 51°11'33" EAST A DISTANCE OF 17.71 FEET; THENCE SOUTH 36°10'53" EAST A DISTANCE OF 9.84 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 89°58'04" WEST A DISTANCE OF 56.80 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 79°43'21" WEST A DISTANCE OF 27.20 FEET; THENCE NORTH 87°11'26" WEST A DISTANCE OF 267.41 FEET TO THE POINT OF BEGINNING CONTAINING 0.58 ACRES OR 25,374 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACE.

PARENT LOT 3, BUD'S ADDITION DESCRIPTION:
LOT 3, BUD'S ADDITION, PER PLAT THEREOF FILED IN THE RECORDS OF BENTON COUNTY, ARKANSAS, AND APPEARING AS PLAT RECORD P4598, DATED MARCH 26, 2002. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

PARENT LOT 11A, RAILROAD ADDITION DESCRIPTION:
LOT 11A, PER PLAT THEREOF FILED IN THE RECORDS OF BENTON COUNTY, ARKANSAS, AND APPEARING AS PLAT RECORD P1 824. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HER0N, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND 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, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____
CITY OF BENTONVILLE DATE

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HER0N, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND 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, ECT. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____
BUSBAM LLC DATE

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.

3. This plat represents a boundary survey of the parcels recorded in Deed Records, Book L201810958 and L201917590 at the Office of the Circuit Clerk Benton County, Arkansas.

4. The contractor/owner must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.

5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83)

6. This survey is valid only if the drawing includes the seal and signature of the surveyor.

7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."

8. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.

9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.

10. No attempt was made to show building setback lines graphically on the survey.

11. Subsurface and environmental conditions were not examined nor considered a part of this survey.

12. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.

13. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.

14. (BY GRAPHICAL PLOTTING ONLY)
    Parcel 01-03857-000 is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0090J. Revised date 09/28/2007.

    A part of Parcel 01-09934-000 is located within a presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date 06/05/2012.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED _____
MAYOR CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CITY NOTES:

1. 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.
2. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
5. 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. CURRENTLY IT IS ZONED R-1 PER THE CITY
6. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
7. BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
8. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479 271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
9. AT THE TIME OF PLATTING, THIS PROPERTY DOES HAVE DIRECT ACCESS TO THE CITY OF BENTONVILLE SANITARY SEWER.
10. 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.

CERTIFICATE OF SURVEYING ACCURACY

I, MATTHEW JAMES, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1845 STATE OF ARKANSAS

BENTONVILLE PROJECT: LS22-0011

Property Line Adjustment

of Lot 3 of Bud's Addition & Lot 11A of Railroad addition
Creating Lot 1 & 2 of Bentonville Southeast Subdivision

JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

CERTIFICATE OF AUTHORIZATION · ARKANSAS SURVEYOR · JAMES LAYOUT SERVICES, LLC NO. 2389

REGISTERED STATE OF ARKANSAS NO. 1845 SIGNATURE MATTHEW D. JAMES PROFESSIONAL LAND SURVEYOR

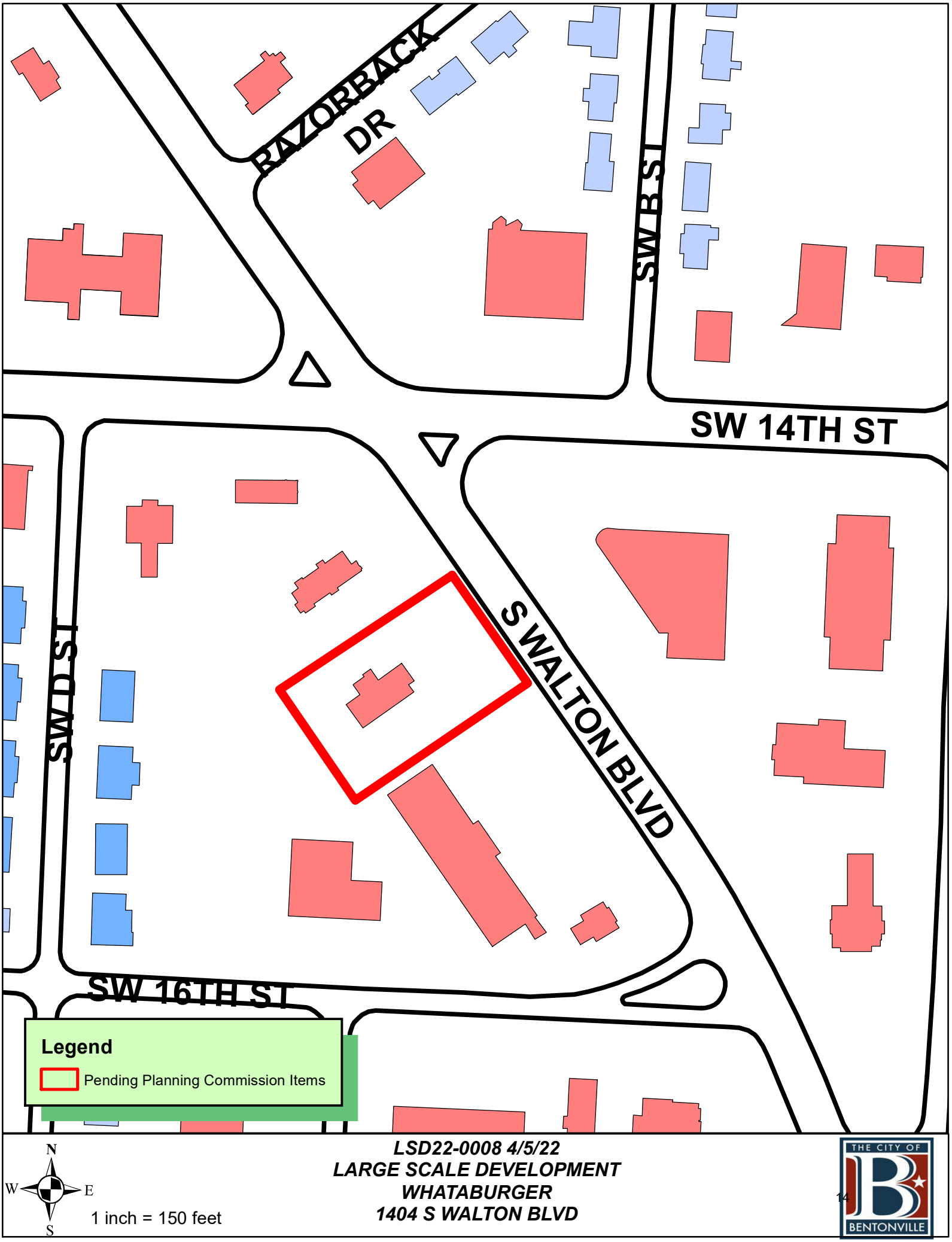
Recording Information

Job Number: 21-232PLA
Field Work: W.A.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 7/23/2021
Scale: 1"=30'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

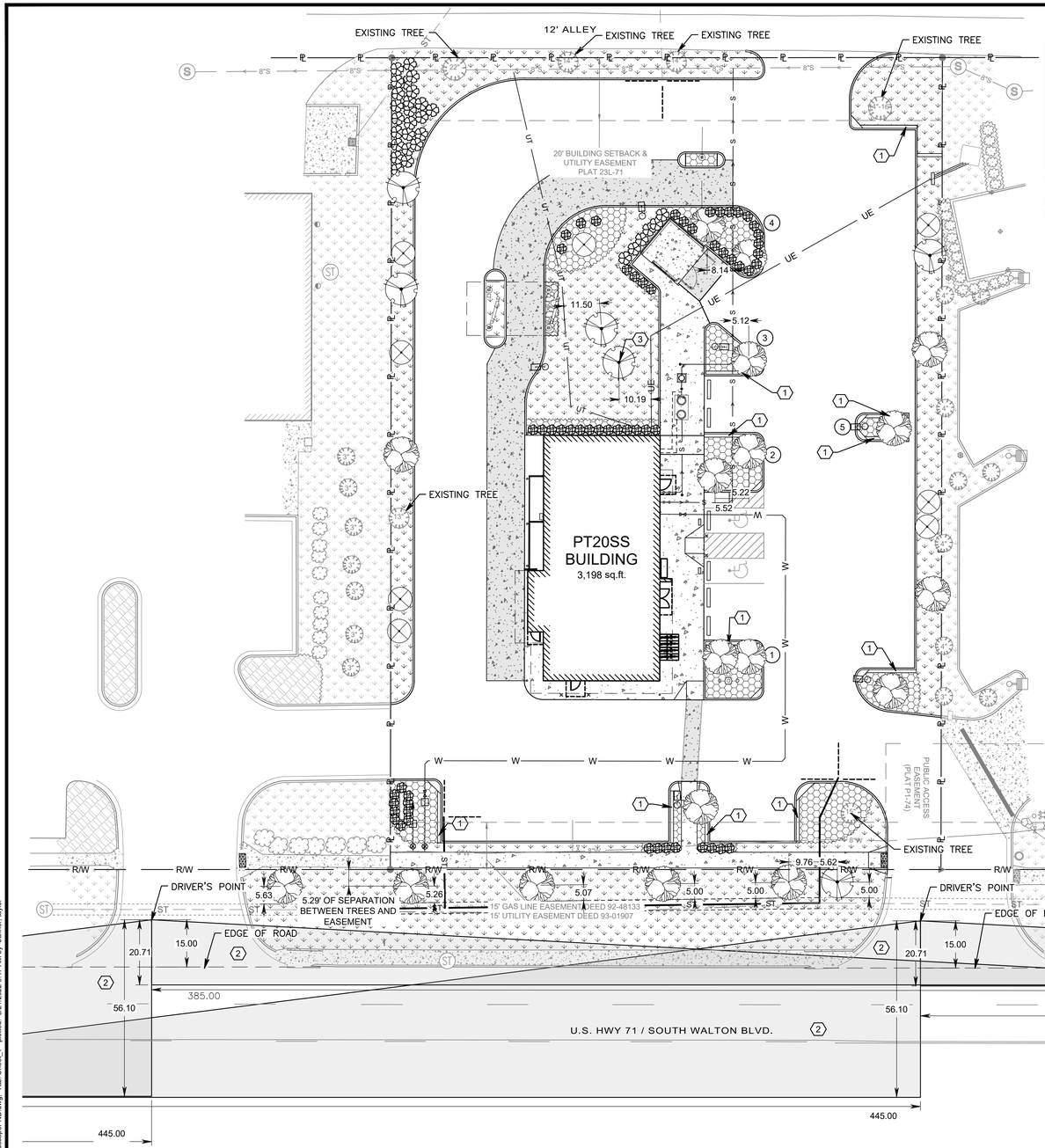
LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (AS NOTED)
- MAG NAIL IN FENCE POST
- BENCHMARK
- GUARD POST
- UTILITY POLE
- TELEPHONE RISER
- FIBER OPTIC TELEPHONE RISER
- ELECTRICAL RISER
- CABLE RISER
- TRAFFIC SIGNAL
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- GAS METER
- DRAINAGE MANHOLE
- RECORD DISTANCE (XXX.XX')
- RECORD BEARING (XX°XX'XX")
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS LINE
- TELEVISION CABLE
- PROPERTY LINES
- BUILDING SETBACK
- UTILITY POLE (WITH GUY WIRE)
- TREE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PAINTED STRIPE
- TELEPHONE LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE

SHEET NO.
1 OF 1



LSD22-0008 4/5/22
LARGE SCALE DEVELOPMENT
WHATABURGER
1404 S WALTON BLVD



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.

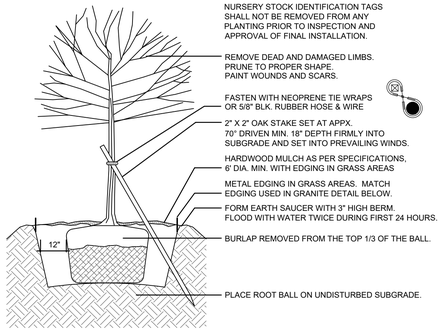
INTERIOR GREEN SPACE BREAKDOWN		
AREA (SF)	1	297
AREA (SF)	2	305
AREA (SF)	3	169
AREA (SF)	4	400
AREA (SF)	5	89

LEGEND

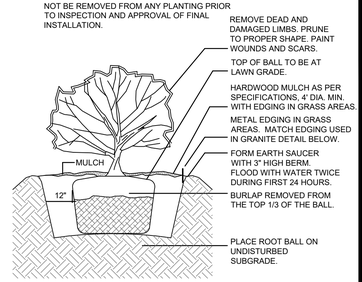
- GRASS SEEDED / SOD AREA (CYNODON DACTYLON - BERMUDA GRASS OR EQUAL)
- LANDSCAPED / MULCHED AREA
- STRUCTURAL CONCRETE
- CONCRETE
- GRAVEL
- LANDSCAPE EDGING

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.



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



B C–17 SHRUB PLANTING DETAIL N.T.S.

PROPOSED PLANT SCHEDULE

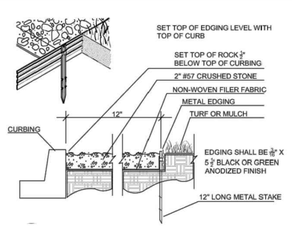
		BOTANICAL NAME	COMMON NAME	QTY	CAL	CONT
	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM (SHADE)	6	4.0" MIN.	B+B
	AT	ACER TRUNCATUM	SHANTUNG MAPLE (SHADE)	18	4.0" MIN.	B+B
	CD	CORNUS FLORIDA	WHITE DOGWOOD (ORNAMENTAL)	7	2" MIN.	B+B
EX. TREE		EXISTING TREE REMAINS	(SPECIES UNKNOWN)	6	--	--

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

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 C–22 GRANITE DETAIL N.T.S.

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

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.

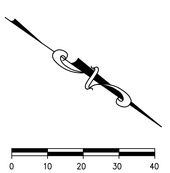
P. TREES SHALL NOT BE TOPPED AT ANYTIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.

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.



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MAKE THE CALL . . . IT'S THE LAW

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

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.

WHATABURGER

CEI Solutions for Land and Life
CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

PROJECT

LARGE SCALE DEVELOPMENT

1404 S WALTON BLVD.
BENTONVILLE, AR
72712

SHEET TITLE

LANDSCAPE PLAN, NOTES & DETAILS

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
RYAN Y. EVITTS
9456
STATE OF ARKANSAS
2022/03/21

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

DRAWING

C-22

COB PROJECT #: LSD22-0008

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ms consultants, inc.
engineers, architects, planners
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

WHATABURGER

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 RENDERINGS

Date: 11/05/21 *Phase:* PERMIT

Designed: WB
Drawn : EMJ
Checked : RDM

Drawing No.: A2.3

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NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

Project No.: 62-40497-13

Client Project No.:

Drawing Title:

EXTERIOR RENDERINGS

Date: 11/05/21 *Phase:* PERMIT

Designed: WB
Drawn : EMJ
Checked : RDM

Drawing No.: A2.4

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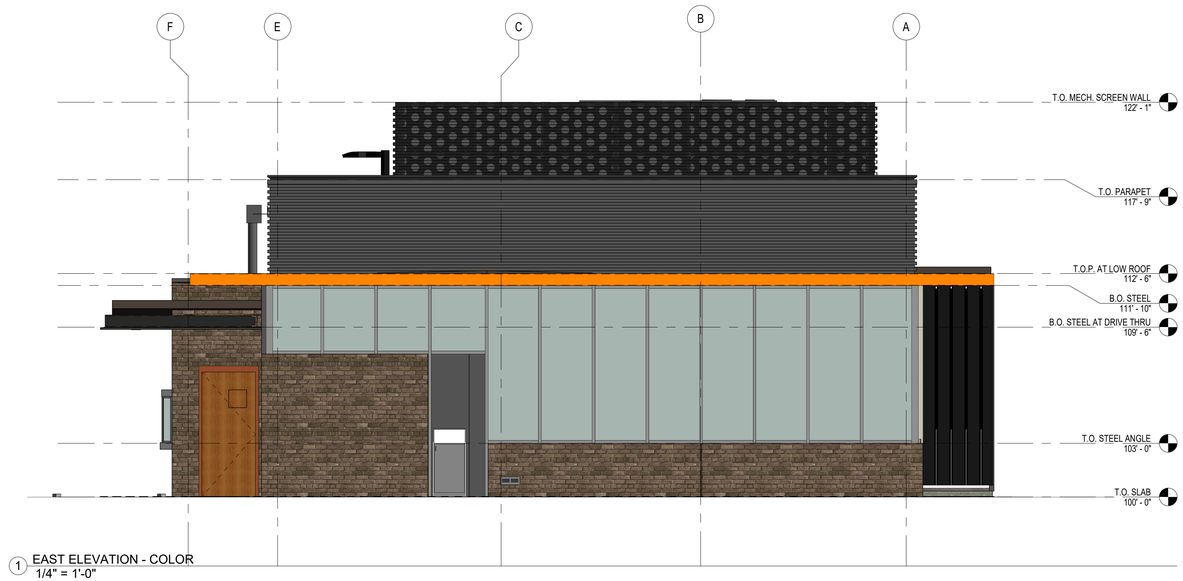
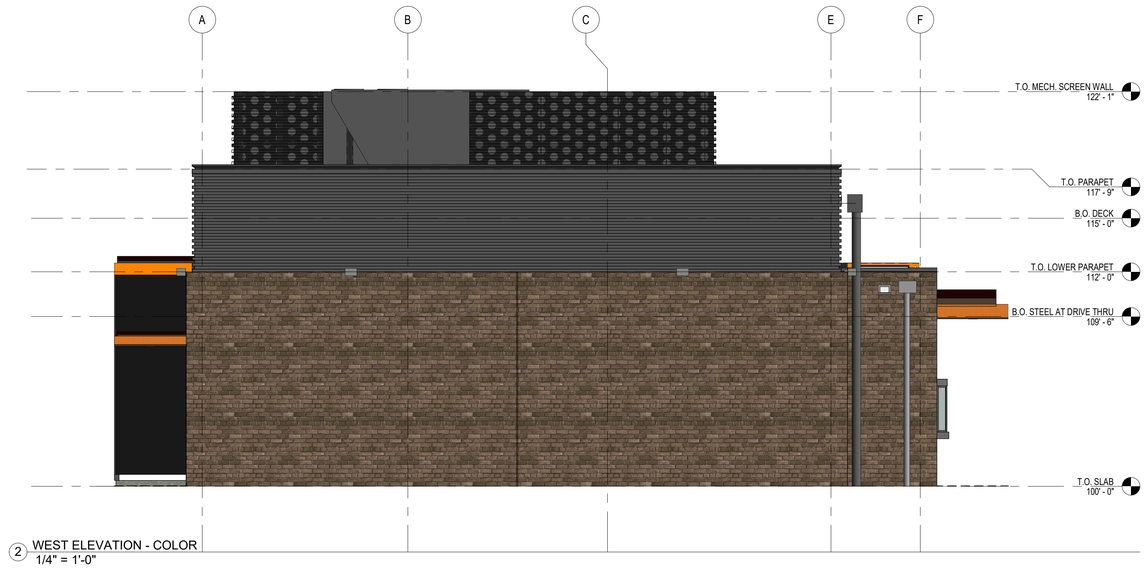
ELEVATION	BRICK	METAL	CANOPY	TOTAL	% BRICK	% METAL
WEST	670.58 SF	235.88 SF	0 SF	906.46 SF	74%	26%
EAST	670.58 SF	235.88 SF	42.24 SF	948.7 SF	71%	24%
NORTH	1142.67 SF	487.63 SF	35.05 SF	1665.35 SF	69%	29%
SOUTH	1068 SF	529.94 SF	51.92 SF	1649.89 SF	65%	32%



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



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

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PROTOTYPE PT20S

SWQ WALTON BLVD & SW 14TH ST

BENTONVILLE, AR

WHATABURGER

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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: Designer
Drawn : EMJ
Checked : RDM

Drawing No.: A2.7

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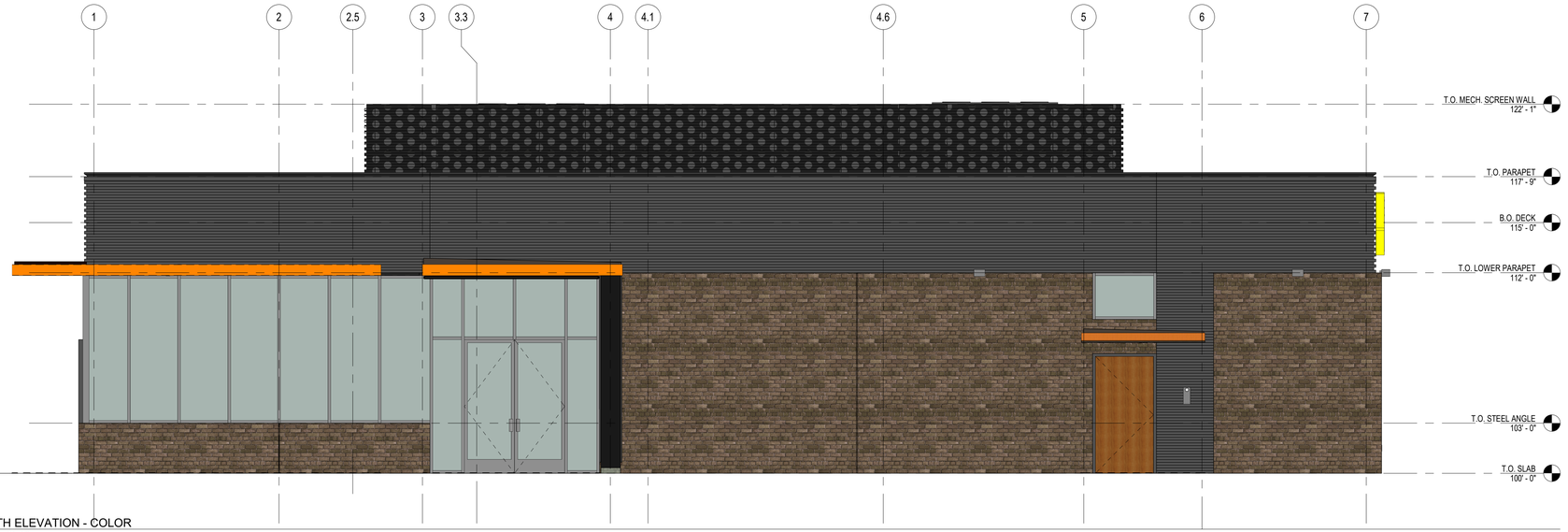
ELEVATION	BRICK	METAL	CANOPY	TOTAL	% BRICK	% METAL
WEST	670.58 SF	235.88 SF	0 SF	906.46 SF	74%	26%
EAST	670.58 SF	235.88 SF	42.24 SF	948.7 SF	71%	24%
NORTH	1142.67 SF	487.63 SF	35.05 SF	1665.35 SF	69%	29%
SOUTH	1068 SF	529.94 SF	51.92 SF	1649.89 SF	65%	32%



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

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

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PROTOTYPE PT20S

SWQ WALTON BLVD & SW 14TH ST

BENTONVILLE, AR

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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
Drawn : EMJ
Checked : RDM

Drawing No.: A2.8

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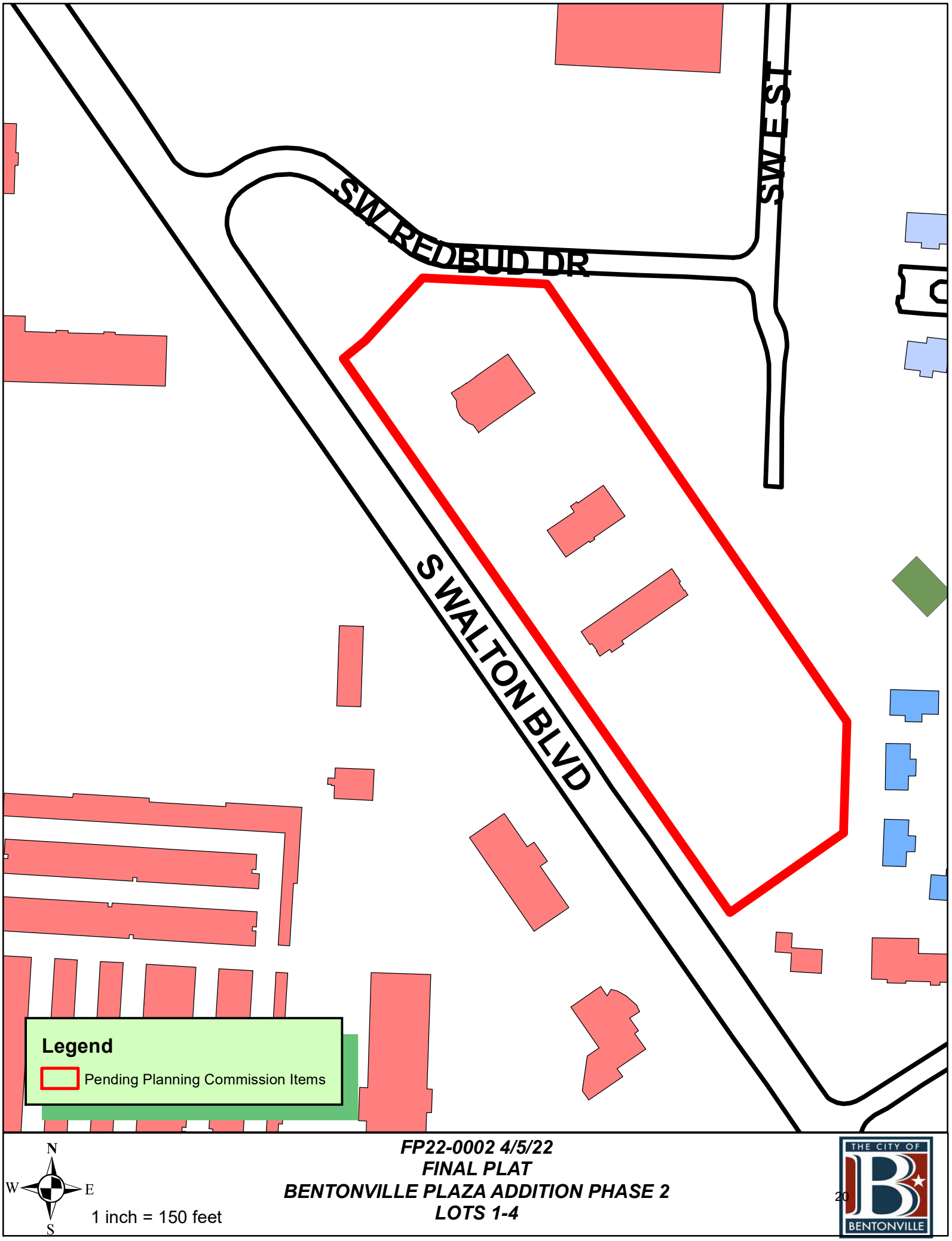

FP22-0002 4/5/22
FINAL PLAT
BENTONVILLE PLAZA ADDITION PHASE 2
LOTS 1-4

FINAL PLAT
BENTONVILLE PLAZA ADDITION, PHASE 2: LOTS 1-4
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

VICINITY MAP
SE1/4 SW1/4 AND NE1/4 SW1/4, SECTION 31, T20N, R30W
SCALE: 1"=2000'

NOTES

1. THIS PLAT REPRESENTS A FINAL PLAT OF BENTONVILLE PLAZA ADDITION, PHASE 2: LOTS 1-4 TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. FUTURE PHASE 3, SHOWN HEREON, IS NOT A PART OF THIS PLAT.
2. BENTONVILLE PLAZA ADDITION, PHASE 2 CONSISTS OF A TOTAL OF 4 LOTS, INCLUDING 4 BUILDABLE LOTS AND 0 NON-BUILDABLE (DETENTION) LOTS.
3. PARENT TRACT IS LOCATED WITHIN THE CITY LIMITS OF BENTONVILLE, ARKANSAS.
4. SOURCE OF TITLE: DEED INSTRUMENT NO. L202070621.
5. A TITLE COMMITMENT OR TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR.
6. APART FROM EXISTING 20-FOOT (20') UTILITY EASEMENT (U.E.) PER PLAT 2007-705, SHOWN HEREON, EXISTING EASEMENTS VACATED PER INSTRUMENT NUMBER _____ IN THE LAND RECORDS OF BENTON COUNTY.
7. THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS THE "STANDARDS OF PRACTICE NO. 1".
8. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).
9. BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000). SITE BENCHMARK #1 IS A CHISELED CROSS IN CONCRETE, SHOWN HEREON, AND LOCATED AT:
   N: 745796.65'
   E: 659620.04'
   EL: 1283.42'
10. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
11. PROPOSED USE IS COMMERCIAL DEVELOPMENT.
12. NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY HEREON. MINIMUM SETBACK REQUIREMENTS ARE LISTED UNDER "ZONING DATA". BUILDING SETBACKS ARE DEPENDENT ON THE ORIENTATION OF THE BUILDING(S) TO BE CONSTRUCTED.
13. NO WETLANDS DELINEATION WAS FOUND AT THE TIME OF SURVEY. SURVEYOR IS UNAWARE IF AN ARMY CORPS OF ENGINEERS DETERMINATION IS IN PROGRESS.
14. UTILITY EASEMENTS (U.E.) AND DRAINAGE EASEMENTS ARE AS SHOWN HEREON AND ARE DEDICATED BY THE CERTIFICATE OF OWNERSHIP. ACCESS EASEMENTS (A.E.) ARE AS SHOWN HEREON AND ARE PRIVATE AS PRESENTED & RECORDED PER INSTRUMENT NO. L202070737 IN THE LAND RECORDS OF BENTON COUNTY.
15. FENCES OR OTHER STRUCTURES SHALL NOT BE CONSTRUCTED IN ANY DRAINAGE EASEMENT.
16. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
17. ALL SIGNAGE SHALL REQUIRE PERMITTING.
18. FENCING SHALL REQUIRE A SEPARATE PERMIT.
19. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
20. 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.
21. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
22. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
23. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
24. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

FLOOD NOTE

A LARGE PORTION OF THE PARENT TRACT HAS BEEN REMOVED FROM THE FLOOD PLAIN BY LETTER OF MAP REVISION BASED ON FILL (LOMR-F) CASE NO. 22-06-0993A, WHICH BEARS AN EFFECTIVE DATE OF MARCH 02, 2022.
BY GRAPHIC PLOTTING ONLY, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 05007C0255K WHICH BEARS AN EFFECTIVE DATE OF JUNE 05, 2012, A PORTION OF THE PARENT TRACT IS IN ZONE AE, A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION (BFE); A PORTION OF THE PARENT TRACT IS IN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; AND A PORTION OF THE PARENT TRACT IS IN ZONE X (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES. SEE ALSO THE LETTER OF MAP REVISION (LOMR) CASE NO. 13-06-3762P-050012, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 05, 2014.

ZONING DATA

A ZONING LETTER OR ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR. PARENT TRACT IS ZONED C-2, GENERAL COMMERCIAL.

LOT AND AREA STANDARDS:
- MIN. LOT AREA = 7,000 SQ. FT.
- MIN. LOT WIDTH = 70 FT.
- MAX. LOT COVERAGE = 60%

MINIMUM SETBACK REQUIREMENTS:
- SEE NOTE 11
- FRONT:
  - PARKING IN FRONT = 50 FT.
  - NO PARKING IN FRONT = 20 FT.
- SIDE:
  - ADJACENT TO NON-RESIDENTIAL DISTRICT = 7 FT.
  - ADJACENT TO RESIDENTIAL DISTRICT = 30 FT.
- REAR:
  - ADJACENT TO NON-RESIDENTIAL DISTRICT = 20 FT.
  - ADJACENT TO RESIDENTIAL DISTRICT = 30 FT.

MAXIMUM HEIGHT STANDARDS:
- MAXIMUM HEIGHT = 60 FT.

RECORD DESCRIPTION OF PARENT TRACT

DEED INSTRUMENT NO. L202070621:
LOTS 8, 12 AND 13, BENTONVILLE PLAZA ADDITION AS SHOWN ON THAT CERTAIN PROPERTY LINE ADJUSTMENT CREATING LOTS 8-13, BENTONVILLE PLAZA ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS APPEARING IN PLAT BOOK 2016 AT PAGE 145.

SURVEY DESCRIPTION OF PARENT TRACT

PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE NE1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8-INCH REBAR AT THE NORTHEAST CORNER OF SAID SE1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF SAID SE1/4 OF THE SW1/4, S01°40'19"W 329.86 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE DEPARTING SAID EAST LINE, N88°25'15"W 167.99 FEET TO A FOUND COTTON PICKER SPINDLE ON THE NORTHEAST RIGHT OF WAY OF S WALTON BLVD; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, N35°27'42"W 6.00 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N35°15'17"W 249.64 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N35°15'34"W 22.54 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1304"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N34°49'02"W 151.25 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N34°49'02"W 180.00 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N34°49'02"W 275.49 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1304"; THENCE DEPARTING SAID NORTHEAST RIGHT OF WAY, N47°24'00"E 33.92 FEET TO A FOUND MAG NAIL WITH WASHER MARKED "PLS 1304"; THENCE N39°56'51"E 106.01 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1304"; THENCE N84°21'41"E 17.40 FEET TO A FOUND MAG NAIL WITH WASHER MARKED "PLS 1304" ON THE SOUTH RIGHT OF WAY OF SW REDBUD DR; THENCE ALONG SAID SOUTH RIGHT OF WAY, S86°43'49"E 151.08 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, S86°43'46"E 317.27 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, S86°44'27"E 18.91 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1021"; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, 23.37 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°29'23", A RADIUS OF 28.20 FEET, AND A LONG CHORD THAT BEARS N73°58'24"E 22.71 FEET TO A FOUND 1/2-INCH REBAR; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, S81°30'33"E 91.21 FEET TO A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1339" ON THE EAST LINE OF AFORESAID NE1/4 OF THE SW1/4; THENCE DEPARTING SAID SOUTH RIGHT OF WAY AND ALONG SAID EAST LINE, S02°57'11"W 471.75 FEET TO THE POINT OF BEGINNING, CONTAINING 376,160 SQUARE FEET OR 8.64 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF PHASE 2

PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE NE1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 5/8-INCH REBAR AT THE NORTHEAST CORNER OF SAID SE1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF SAID SE1/4 OF THE SW1/4, S01°40'19"W 329.86 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE DEPARTING SAID EAST LINE, N88°25'15"W 167.99 FEET TO A FOUND COTTON PICKER SPINDLE ON THE NORTHEAST RIGHT OF WAY OF S WALTON BLVD; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, N35°27'42"W 6.00 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" FOR THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N35°15'17"W 249.64 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N35°15'34"W 22.54 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1304"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N34°49'02"W 180.00 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N34°49'02"W 275.49 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1304"; THENCE DEPARTING SAID NORTHEAST RIGHT OF WAY, N47°24'00"E 33.92 FEET TO A FOUND MAG NAIL WITH WASHER MARKED "PLS 1304"; THENCE N39°56'51"E 106.01 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1304"; THENCE N84°21'41"E 17.40 FEET TO A FOUND MAG NAIL WITH WASHER MARKED "PLS 1304" ON THE SOUTH RIGHT OF WAY OF SW REDBUD DR; THENCE ALONG SAID SOUTH RIGHT OF WAY, S86°43'49"E 151.08 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, S86°43'46"E 317.27 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, S86°44'27"E 18.91 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1021"; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°29'23", A RADIUS OF 28.20 FEET, AND A LONG CHORD THAT BEARS N73°58'24"E 22.71 FEET TO A FOUND 1/2-INCH REBAR; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, S81°30'33"E 91.21 FEET TO A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1339" ON THE EAST LINE OF AFORESAID NE1/4 OF THE SW1/4; THENCE DEPARTING SAID SOUTH RIGHT OF WAY AND ALONG SAID EAST LINE, S02°57'11"W 471.75 FEET TO THE POINT OF BEGINNING, CONTAINING 231,739 SQUARE FEET OR 5.32 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF TRACT A

PART OF THE SE1/4 OF THE SW1/4 AND PART OF THE NE1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 5/8-INCH REBAR AT THE NORTHEAST CORNER OF SAID SE1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF SAID SE1/4 OF THE SW1/4, S01°40'19"W 329.86 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE DEPARTING SAID EAST LINE, N88°25'15"W 167.99 FEET TO A FOUND COTTON PICKER SPINDLE ON THE NORTHEAST RIGHT OF WAY OF S WALTON BLVD; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, N35°27'42"W 6.00 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE N01°40'19"E 214.78 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE N34°23'00"W 76.56 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S55°10'58"W 25.00 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE N34°49'02"W 173.79 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE N34°49'02"W 180.00 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE N34°49'02"W 206.26 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE SOUTH RIGHT OF WAY OF SW REDBUD DR; THENCE ALONG SAID SOUTH RIGHT OF WAY, S86°43'46"E 317.27 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, S86°44'27"E 18.91 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1021"; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 47°29'23", A RADIUS OF 28.20 FEET, AND A LONG CHORD THAT BEARS N73°58'24"E 22.71 FEET TO A FOUND 1/2-INCH REBAR; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY, S81°30'33"E 91.21 FEET TO A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1339" ON THE EAST LINE OF AFORESAID NE1/4 OF THE SW1/4; THENCE DEPARTING SAID SOUTH RIGHT OF WAY AND ALONG SAID EAST LINE, S02°57'11"W 471.75 FEET TO THE POINT OF BEGINNING, CONTAINING 144,422 SQUARE FEET OR 3.32 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS [EXCEPT ACCESS EASEMENTS; SEE NOTE #14], ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____ SIGNED: _____ PRINT NAME: _____

ADDRESS: SOURCE OF TITLE: DEED INSTRUMENT NO. L202070621

_____

_____

_____

STATE OF _____

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20___.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES_____

CARROLL ELECTRIC COOPERATIVE CORPORATION DEDICATION

WE, _____ OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HERE, ON

THIS _____ DAY OF _____, 20____ DO HEREBY DEDICATE THE PUBLIC STREETS AND EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF CARROLL ELECTRIC COOPERATIVE CORPORATION, A PERPETUAL EASEMENT RIGHT, PRIVILEGE, AND AUTHORITY TO ENTER UPON THE LANDS OF THE UNDERSIGNED GRANTOR, AND TO PLACE, CONSTRUCT, RECONSTRUCT, ERECT, EXCAVATE, ADD TO, RELOCATE, REBUILD, MODIFY, CHANGE OPERATIVE VOLTAGE LEVEL, REPAIR, REPLACE, PATROL, OPERATE AND MAINTAIN ON, OVER, AND UNDER THE DESCRIBED LANDS, AND IN AND UPON ALL STREETS, ROADS, HIGHWAYS, AND OTHER RIGHTS OF WAY ABUTTING SAID PREMISES, UNDERGROUND CABLES OF ONE OR MORE CIRCUITS TO SERVE AS SERVICE, DISTRIBUTION, OR TRANSMISSION LINES, OR COMBINATIONS OF ALL, TO TRANSMIT ELECTRICAL ENERGY AND COMMUNICATIONS, INCLUDING BUT NOT LIMITED TO BURIED OR ABOVE GROUND CABLE, TRANSFORMERS, JUNCTION CABINETS, VAULTS, AND OTHER APPURTENANCES NECESSARY THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE LINES OF THE COOPERATIVE OVER THE LANDS OF THE GRANTORS FOR THE PURPOSE OF INSTALLING, REPAIRING, REPLACING, UPGRADING OR OTHERWISE ACCESSING THE ELECTRIC SYSTEM TO BE INSTALLED IN THE EASEMENT, WHICH SAID LANDS ARE DESCRIBED UNDER THE LEGAL DESCRIPTION ON THIS PLAT.

GRANTORS DO ALSO HEREBY GRANT AND CONVEY TO COOPERATIVE THE PERPETUAL RIGHT TO CLEAR AND KEEP CLEAR BY CUTTING, TRIMMING, SPRAYING, OR REMOVING BY ANY OTHER MANNER ALL BRUSH, TREES, TIMBER, AND VEGETATION WITHIN THE DEFINED EASEMENT. AND AGREE THAT NO SHRUBS, TREES, STRUCTURES, OR FENCES SHALL BE PLANTED OR CONSTRUCTED WITHIN THE SAID EASEMENT.

GRANTORS AGREE TO MAKE NO USE OF, NOR PERMIT OTHERS TO MAKE ANY USE OF SAID EASEMENT THAT WOULD REDUCE IN CLEARANCE OR IN ANY OTHER WAY INTERFERE WITH THE PROPER AND SAFE OPERATION AND OR MAINTENANCE OF THE ELECTRICAL FACILITIES.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

OWNER

REDBUD HOLDINGS, LLC
4204 S PINNACLE HILLS PKWY, UNIT 102, ROGERS, AR 72758
BRADFORD GAINES, MEMBER
501-978-6592

SURVEYOR

ANDERSON ENGINEERING, INC.
5311 W VILLAGE PKWY, ROGERS, AR 72758
JIM COLLINS, PLS LICENSE NO. 1337
479-286-8181

CIVIL ENGINEER

HARRISON FRENCH & ASSOCIATES, LTD
1705 S WALTON BLVD, SUITE 3, BENTONVILLE, AR 72712
RYAN GILL, PE LICENSE NO. 12539
479-273-7780

BLACK HILL ENERGY
JOSH KNIGHT
1301 FEDERAL WAY, PO BOX 2129
LOWELL, AR 72745
(479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T
BRENT BALDWIN
1133 EAST HAROLD ST.
FAYETTEVILLE, AR 72703
OFFICE: (479) 571-6609
CELL: (479)-200-9022
BB6585@ATT.COM

COX COMMUNICATIONS
CHAD HODGE
4901 S. 48TH STREET
SPRINGDALE, AR 72762
(479) 263-7057
CHAD.HODGE@COX.COM
& TIMOTHY GOSS
(479) 651-5583
TIMOTHY.GOSS@COX.COM

FIRE DEPT.
CITY OF BENTONVILLE
BRENT BOYDSTON, FIRE CHIEF
800 SW A STREET
BENTONVILLE, AR 72712
(479) 271-5927

STREET DEPT.
CITY OF BENTONVILLE
TONY DAVIS
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(479) 271-3130

WATER DEPT.
CITY OF BENTONVILLE
BEAU THOMPSON
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(479) 271-3140

ELECTRIC DEPT.
CITY OF BENTONVILLE
CHARLIE BARNES
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(479) 271-3159

WASTEWATER DEPT.
CITY OF BENTONVILLE
CHRIS EARL
1901 NE A STREET
BENTONVILLE, AR 72712
(479) 271-3161

PLANNING DEPT.
CITY OF BENTONVILLE
ELLEN NORVELL
305 SW A STREET
BENTONVILLE, AR 72712
PHONE: (479) 271-3122

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

CITY ENGINEER
CITY OF BENTONVILLE
DAN WEESE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(479) 271-5993

STORMWATER
CITY OF BENTONVILLE
JANET PAITH
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
(479) 271-5002
JPAITH@BENTONVILLEAR.COM

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES E. COLLINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

_____ _____
JAMES E. COLLINS DATE OF EXECUTION
REGISTERED LAND SURVEYOR
NO. 1337
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION — Anderson Engineering Inc. No. 335 — ARKANSAS

REGISTERED — STATE OF ARKANSAS NO.1337 — SIGNATURE — 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

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

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DRAWING INFO.			
FIELD BY:	CTH	DATE:	03/17/2022
DRAWN BY:	KLM	FIELD BOOK:	
CHECK BY:	JEC	JOB NUMBER:	21R020017

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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 1 OF 2

GRID

CONVERGENCE = -1° 17' 20"
COMBINED SCALE FACTOR = 0.999970874
COMPUTED AT FOUND 5/8" REBAR FOR NORTHEAST CORNER OF SE1/4 SW1/4, SECTION 31, T20N, R30W FOR P.O.B. OF PARENT TRACT
LATITUDE = N36° 21' 38.35550715"
LONGITUDE = W94° 12' 53.58986909"
ELEVATION = 1279.24'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N35°27'42"W	6.00'
L2	N35°15'34"W	22.54'
L3	N47°24'00"E	33.92'
L4	N84°21'41"E	17.40'
L5	S86°44'27"E	18.91'
L6	N55°10'58"E	25.00'
L7	S3°24'19"W	22.62'
L8	S86°35'41"E	7.56'
L9	N35°15'17"W	10.17'
L10	S34°49'02"E	7.50'
L11	N55°04'46"E	28.50'
L12	N14°41'32"W	8.94'
L13	N53°28'09"E	21.77'
L14	S53°28'09"W	14.50'
L15	N14°41'32"W	2.38'
L16	S14°41'32"E	25.26'
L17	N3°38'13"E	11.13'
L18	S62°16'12"E	40.68'
L19	S86°58'22"E	4.32'
L20	N68°57'01"E	24.30'
L21	S85°14'10"E	24.00'
L22	S80°09'59"E	54.74'
L23	S49°56'41"E	17.84'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	23.37'	28.20'	47°29'23"	N73°58'24"E	22.71'

TABLE OF ADJACENT PROPERTIES

1 — 01-11094-000
BENTONVILLE PLAZA OWNER LLC
SW REDBUD DR
LOT 7, BENTONVILLE PLAZA ADDITION, PLAT 2003-284
ZONED C-3, MIXED-USE COMMERCIAL

2 — 01-03620-000
CLAY, CHADWICK
510 SW 10TH ST
LOT 12, PARK ADDITION
ZONED R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL

3 — 01-03859-000
P & E WALKER INVESTMENTS LLC
502 – 506 SW 12TH
LOT 1 & 2 EXCEPT EAST 35', BLOCK 1, RAZORBACK ADDITION
ZONED C-2, GENERAL COMMERCIAL

4 — 01-00588-000
CITY OF BENTONVILLE
ZONED C-2, GENERAL COMMERCIAL

01-04898-000
SLUYTER, AARON & CHERYL
1111 S WALTON BLVD
LOT 1, JOHNSON ADDITION
ZONED C-2, GENERAL COMMERCIAL

5 — 01-07068-000
FIRST WESTERN BANK
1108 S WALTON BLVD
LOT 2, CASSIDY ADDITION
ZONED C-2, GENERAL COMMERCIAL

6 — 01-00587-000
TRI STATE REALTY CO
S WALTON BLVD
ZONED C-2, GENERAL COMMERCIAL

01-08507-000
SH&S LTD PARTNERSHIP
902 S WALTON BLVD
ALL, RAINTREE SUBDIVISION
ZONED C-2, GENERAL COMMERCIAL

01-05071-000
HEARTLAND PARK LLC
1002 S WALTON BLVD
LOT 1, MICHAEL-DILL PLAZA
ZONED C-3, MIXED-USE COMMERCIAL

01-05111-000
STORE MASTER FUNDING VII LLC
1004 S WALTON BLVD
TRACT 4 – LOT 1, TOBIN ADDITION
ZONED C-2, GENERAL COMMERCIAL

01-09407-000
DESERT CREST MADISON SQUARE BUSINESS CENTER LLC
1116 S WALTON BLVD
LOT 4, EXECUTIVE CENTER PLACE
ZONED C-2, GENERAL COMMERCIAL

01-09406-000
EXECUTIVE CENTER I LLC
1104 S WALTON BLVD
LOT 3, EXECUTIVE CENTER PLACE
ZONED C-2, GENERAL COMMERCIAL

01-03621-000
BAKER REVOCABLE TRUST, SUZANNE H
509 SW 10TH ST
LOT 13, PARK ADDITION
ZONED R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL

01-03645-000
WINDY CITY INVESTMENTS LLC
SW 11TH ST
LOT 11, PARK II ADDITION
ZONED R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL

01-03646-000
GRAY, SHEILA A
505 A & B, SW 11TH ST
LOT 12, PARK II ADDITION
ZONED R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL

01-05976-010
ANDMARK TOWN SQUARE APARTMENTS II LLC
502 & 504 ROSE GARDEN LN
TRACT B – LOT 11, ROSE GARDEN SUBDIVISION
ZONED R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL

01-05976-011
ANDMARK TOWN SQUARE APARTMENTS II LLC
503 & 505 ROSE GARDEN LN
TRACT B – LOT 12, ROSE GARDEN SUBDIVISION
ZONED R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL

LEGEND

- PROPERTY LINE
- LOT LINE
- ADJOINING OR ADJACENT PROPERTY LINE
- NEW EASEMENT LINE, BY THIS PLAT
- EXISTING EASEMENT LINE, AS NOTED
- RIGHT OF WAY LINE
- CENTERLINE
- EDGE OF ASPHALT
- BACK OF CURB
- EDGE OF CONCRETE / CURB FACE
- CONCRETE SIDEWALK
- DRAINAGE EASEMENT DEDICATED PER THIS PLAT FOR PUBLIC USE; SEE NOTE #14
- FEMA ZONE AE (SEE FLOOD NOTE ON SHEET 1)
- FEMA ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD ... (SEE FLOOD NOTE ON SHEET 1)

- SET 5/8" REBAR WITH CAP PLS 1337
- FOUND MONUMENT, AS NOTED
- BENCHMARK
- SEE TABLE OF ADJACENT PROPERTIES
- MISC. POINT, AS NOTED
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- DRAINAGE/STORMWATER MANHOLE
- ELECTRIC TRANSFORMER (ET)
- WATER VALVE (WV)
- FIRE HYDRANT

RBR REBAR
CPS COTTON PICKER SPINDLE
BFE BASE FLOOD ELEVATION
A.E. ACCESS EASEMENT PER THIS PLAT FOR PRIVATE USE; SEE NOTE #14
U.E. UTILITY EASEMENT DEDICATED PER THIS PLAT FOR PUBLIC USE; SEE NOTE #14
R RADIUS
ZONE _ FEMA ZONE (SEE FLOOD NOTE ON SHEET 1)
WV WATER VALVE
ET ELECTRIC TRANSFORMER

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

SW REDBUD DR
EXISTING VARIABLE WIDTH PUBLIC RIGHT OF WAY
SW 10TH ST
SW 11TH ST
S WALTON BLVD (HWY 71-B)
EXISTING 120' PUBLIC RIGHT OF WAY

MAG NAIL PLS 1304 5/8" PLS 1304
SITE BENCHMARK #1 (SEE NOTE 8)
S86°43'49"E 151.08'
MAG NAIL PLS 1304
ASPHALT DRIVE
46.94'
1.90'
35' A.E.
38.72'± (VARIES)
S86°43'46"E 317.27'
280.37'
5/8" PLS 1021
1/2" RBR
C1
L5
S8°30'33"E 91.21'
1/2" PLS 1339
S86°44'16"E 198.54'
VARIABLE WIDTH U.E.
L17 L18 L19 L20 L21 L22 L23
S37°07'29"E 124.39'
12.5' A.E.
VARIABLE WIDTH U.E.
S34°49'02"E 208.28'
L8
VARIABLE WIDTH DRAINAGE EASEMENT (HATCHED AREA)
26' U.E.
N35°56'51"E 106.01'
L4
MAG NAIL PLS 1304
ZONE X
ZONE AE BFE=1281'
L3
5/8" PLS 1304
N: 745674.59'
E: 659492.01'
LOT 1
74,090 SQ. FT. ±
1.70 AC. ±
PARENT TRACT
01-11093-000, 01-11093-001, AND 01-11093-002
REDBUD HOLDINGS LLC
1005 S WALTON BLVD, BENTONVILLE, AR 72712
LOTS 8, 12 AND 13, BENTONVILLE PLAZA ADDITION
PER PLAT BOOK 2016 AT PAGE 145
ZONED C-2, GENERAL COMMERCIAL
376,160 SQ. FT. ± OR 8.64 AC. ±
TRACT A
REMAINDER
(FUTURE PHASE 3: LOTS 5 & 6)
144,422 SQ. FT. ± OR 3.32 AC. ±
EXISTING 20' U.E. PER PLAT 2007-705
N34°49'02"W 275.49'
ZONE AE BFE=1281'
12.5' A.E.
S55°10'58"W 270.00'
17.5' A.E.
50.00'
P.O.B. LOT 1
CONCRETE DRIVE
58.12'± (VARIES)
120.00'
N34°49'02"W 180.00'
LOT 2
48,600 SQ. FT. ±
1.12 AC. ±
PHASE 2: LOTS 1-4
231,739 SQ. FT. ± OR 5.32 AC. ±
20' U.E.
S66°16'39"W 228.27'
S55°10'58"W 270.00'
177.30'
S79°49'02"E (U.E.) 67.20'
N66°16'39"E
28.00'
BLUE LINE FOR WV
P.O.B. LOT 2
N34°49'02"W 151.25'
LOT 3
46,922 SQ. FT. ±
1.08 AC. ±
S55°10'58"W 269.83'
S53°28'09"W 221.55'
N53°28'09"E 210.70'
20' U.E.
5/8" PLS 1304
P.O.B. LOT 3
CONCRETE DRIVE
L2
L9
49.75'
LOT 4
62,127 SQ. FT. ±
1.43 AC. ±
VARIABLE WIDTH U.E.
N14°58'43"W 132.81'
EXISTING 20' U.E. PER PLAT 2007-705
N35°15'17"W 219.64'
ZONE AE BFE=1281'
ZONE X
P.O.B. PHASE 2 AND LOT 4
N: 744954.21'
E: 659995.54'
L1
CPS
N88°25'15"W 167.99'
S1°40'19"W 329.86'
S1°40'19"W 214.78'
S1°40'19"W 140.14'
S2°57'11"W 47.75'
S2°35'06"W 168.12'
S2°35'48"W 183.67'
VARIABLE WIDTH U.E.
ZONE AE BFE=1281'
ZONE X
S55°10'58"W 168.94'
S4°49'01"E 74.14'
N55°10'58"E 101.11'
5/8" PLS 1000 (2.40' EAST)
S3°39'22"W 63.01'
N88°27'39"W 112.75'
N88°27'39"W 49.56'
117.82'
S55°02'37"W 164.62'
S53°28'09"W 75.58'
S53°28'09"E 60.06'
S42°31'51"E 76.58'
R=25.0'
L10 L11 L12 L13 L14 L15 L16
PVC PIPES FOR ET
P.O.B. PARENT TRACT AND TRACT A
P.O.C. PHASE 2 AND LOTS 1-4
5/8" RBR
NORTHEAST CORNER SE1/4 SW1/4 SECTION 31 T20N, R30W
N: 745274.41'
E: 660176.57'

CERTIFICATE OF AUTHORIZATION — Anderson Engineering Inc. No. 335 — ARKANSAS
REGISTERED — STATE OF ARKANSAS NO.1337 — SIGNATURE — 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

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

DRAWING INFO.	
FIELD BY:	CTH
DRAWN BY:	KLM
CHECK BY:	JEC
DATE:	03/17/2022
FIELD BOOK:	
JOB NUMBER:	21R020017

REVISIONS		
NO.	DESCRIPTION	BY

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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

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.

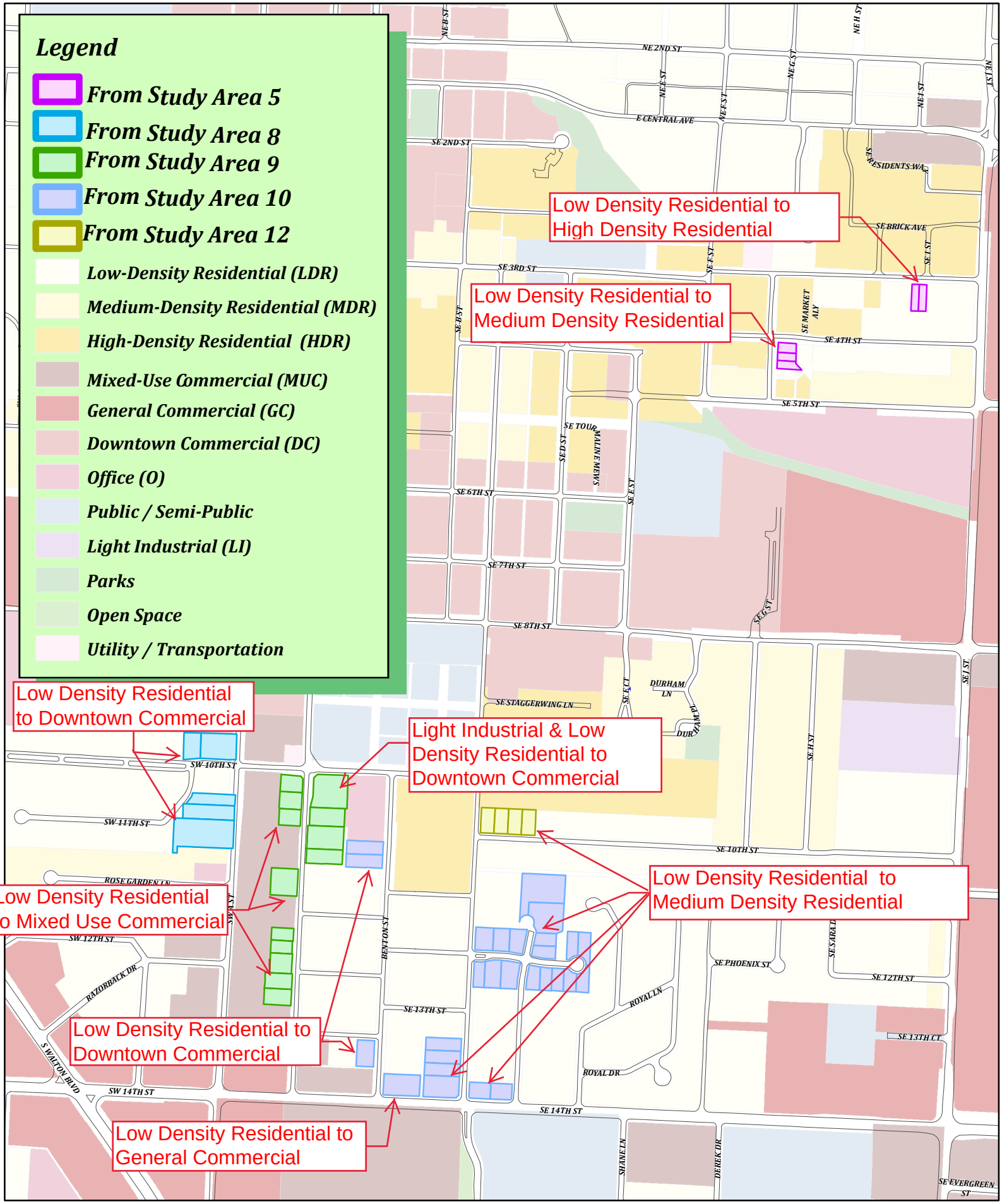
PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk



N
W E
S

1 inch = 667 feet

Attachment A: Downtown Future Land Map Amendments

THE CITY OF BENTONVILLE

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" ofthe Bentonville Municipal Code is hereby *amended* as follows:

AMENDMENT

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:

AMENDMENT

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

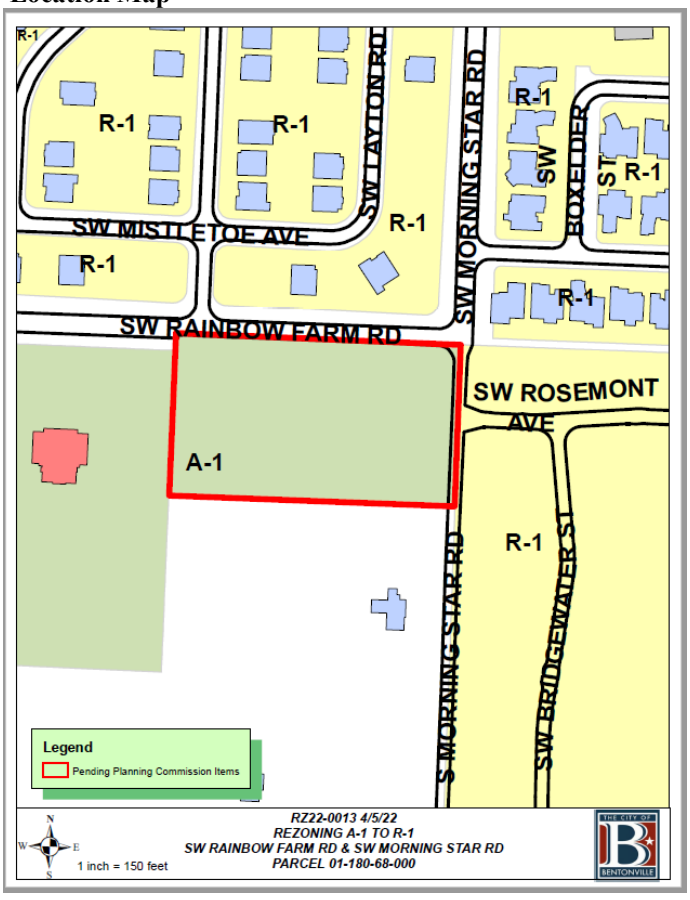
Bandaru

SW Morning Star & SW Rainbow Farm Road
Parcel ID# 01-18068-000
PC Date: 4/5/2022
Reviewer: Luke Aitken, Planning Technician

Project Number	RZ22-0013
Applicant / Current Owner	Srinivasa Rao Bandaru & Parvathi Veermachaneni
Site Area	+/- 3.98 acres
Current Zoning	A-1, Agricultural
Requested Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Low-Density Residential (LDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at the intersection of SW Morning Star & SW Rainbow Farm Road. The property is surrounded by R-1, Low-Density Single Family Residential to the north and the east, Benton County to the south, and A-1, Agricultural to the west.

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

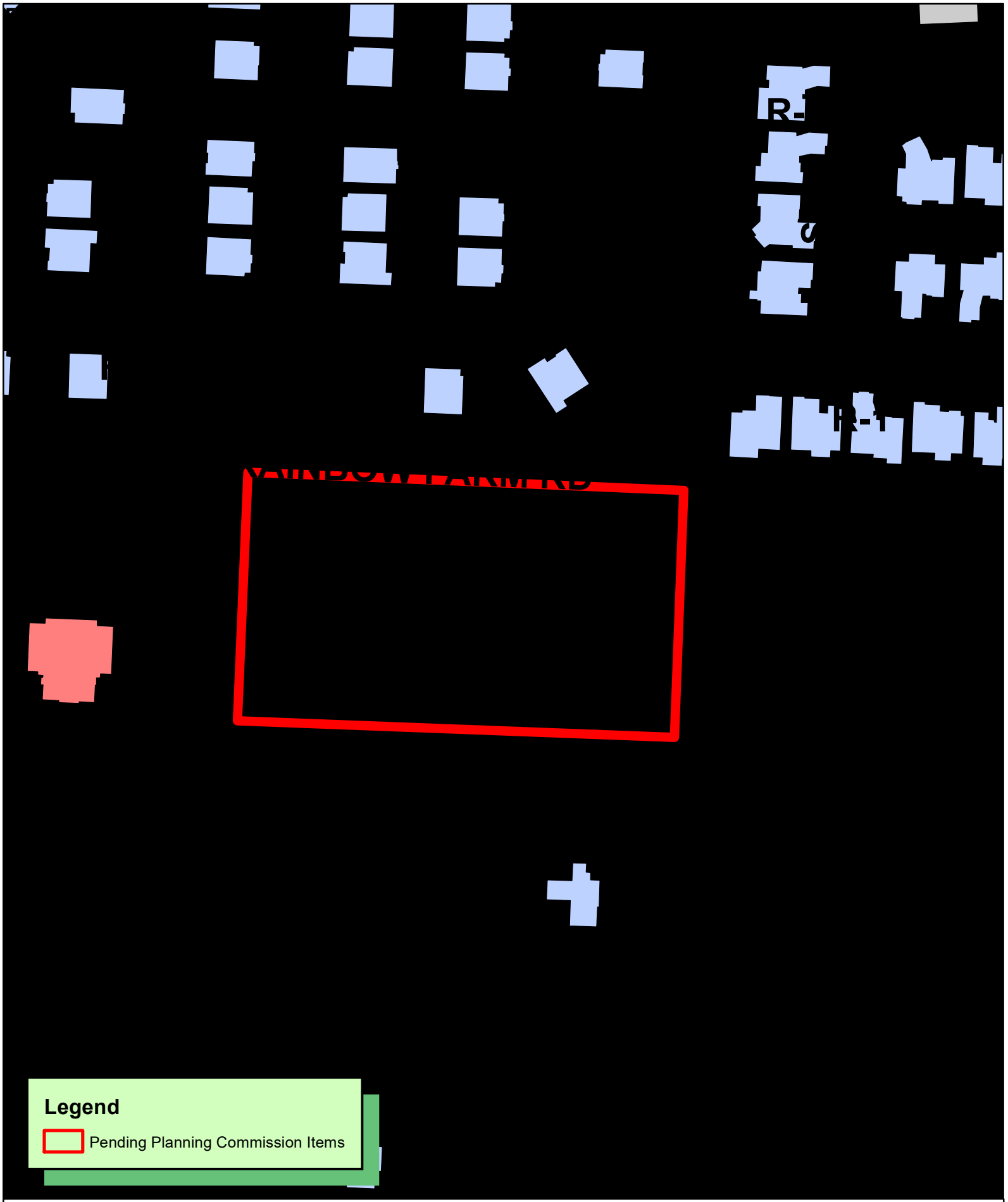
The property is located within Priority Area 3, Edge Growth, as identified in Chapter 4 of the Bentonville Community Plan. This area focuses on development in areas proximate to existing infrastructure to capitalize on municipal investment that has already taken place (pg. 44).

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

Analysis
The R-1 district serves low-density developments in which housing is generally of the highest value and where a strict separation of land uses is desired. Since R-1 districts are separated from all commercial and industrial activity, and access to connecting traffic arteries is essential.

This request is not consistent with the Future Land Use Plan, which necessitates a Future Land Use Map amendment. The Future Land Use Plan currently depicts this property as Residential Estate. The applicant has requested a change to the future land use plan from Residential Estate to Low Density Residential. Although the rezoning request is not compatible with its current Residential Estate land use designation, a rezoning to R-1 would be consistent with surrounding zoning districts. This request is in line with the intent of the Bentonville Community Plan Priority Area 3.

Conclusion
While this rezoning request is not consistent with the Future Land Use Plan, the rezoning request to R-1 is consistent and compatible with existing nearby land uses. Staff recommends approval of a Future Land Use Map amendment to LDR and the rezoning request to R-1.



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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

SWOPE
ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

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

Phil Swope, PE
Project Engineer

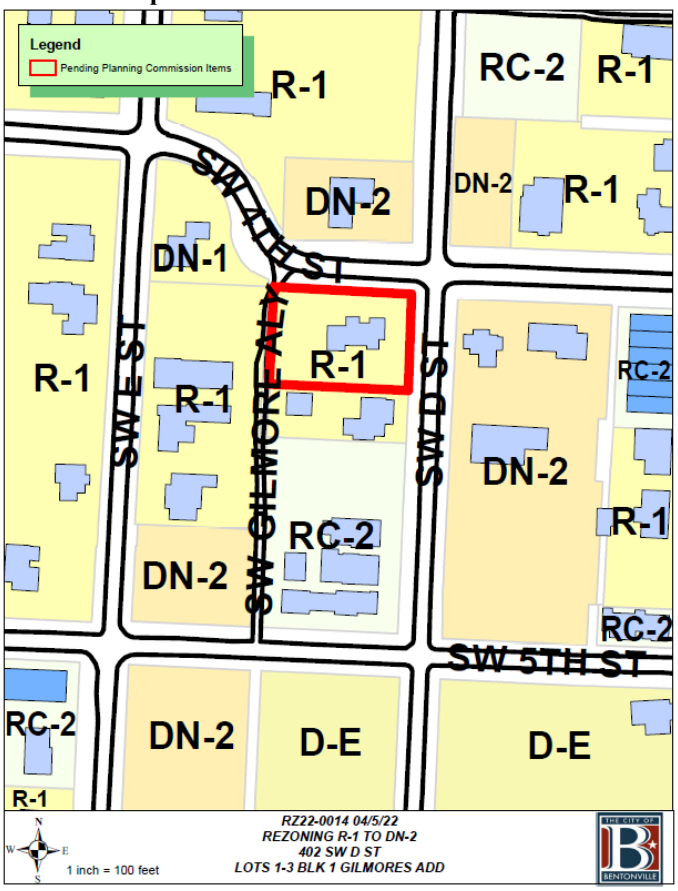
Johnson

402 SW D Street
PC Date: 4/5/2022
Reviewer: Jon Stanley, Senior Planner APA, ASLA

Project Number	RZ22-0014
Applicant / Current Owner	Johnson
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 402 SW D Street. 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.

Relationship to the Bentonville Community Plan
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.

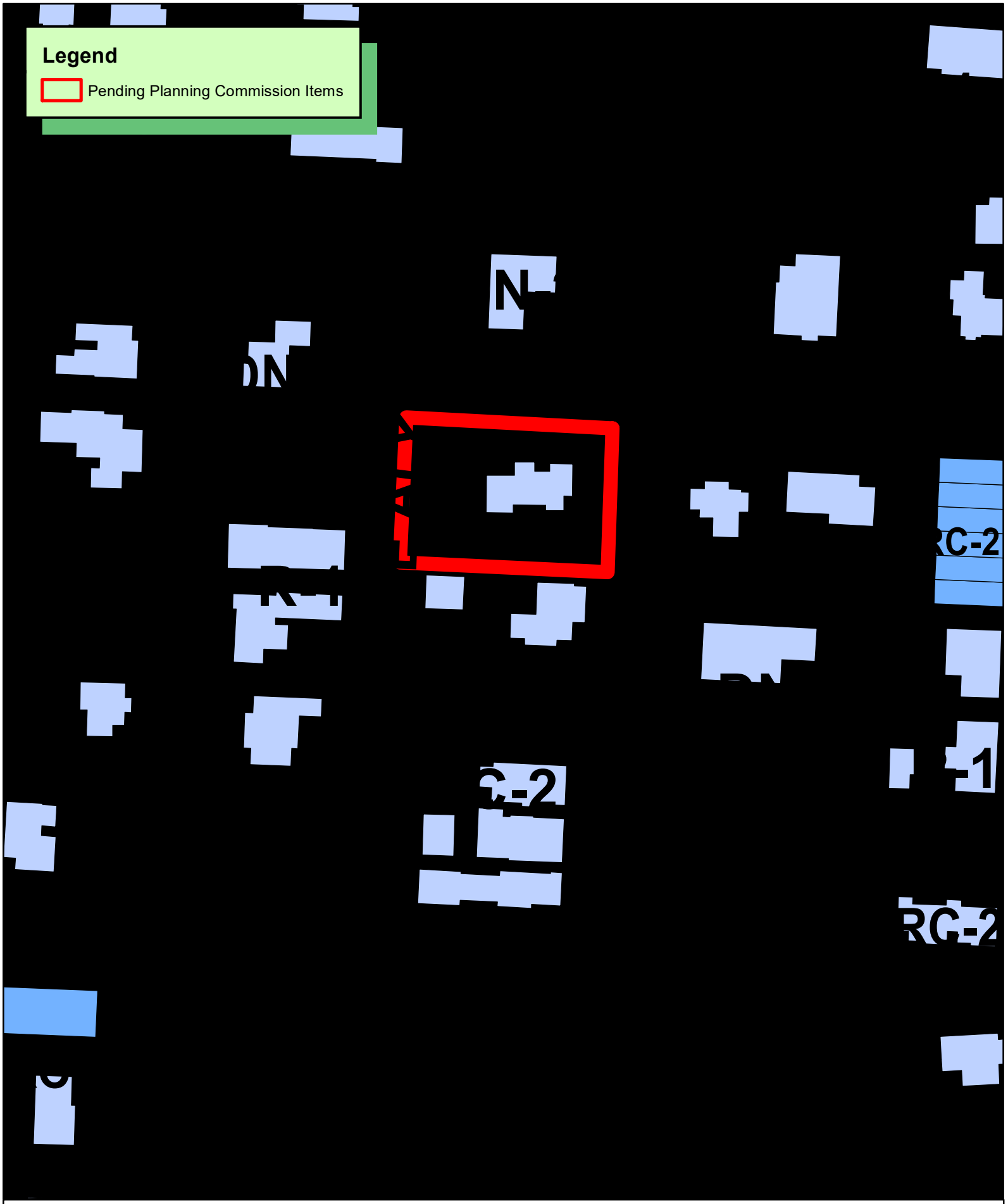
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around downtown Bentonville (pg. 44).

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

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

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

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



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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.

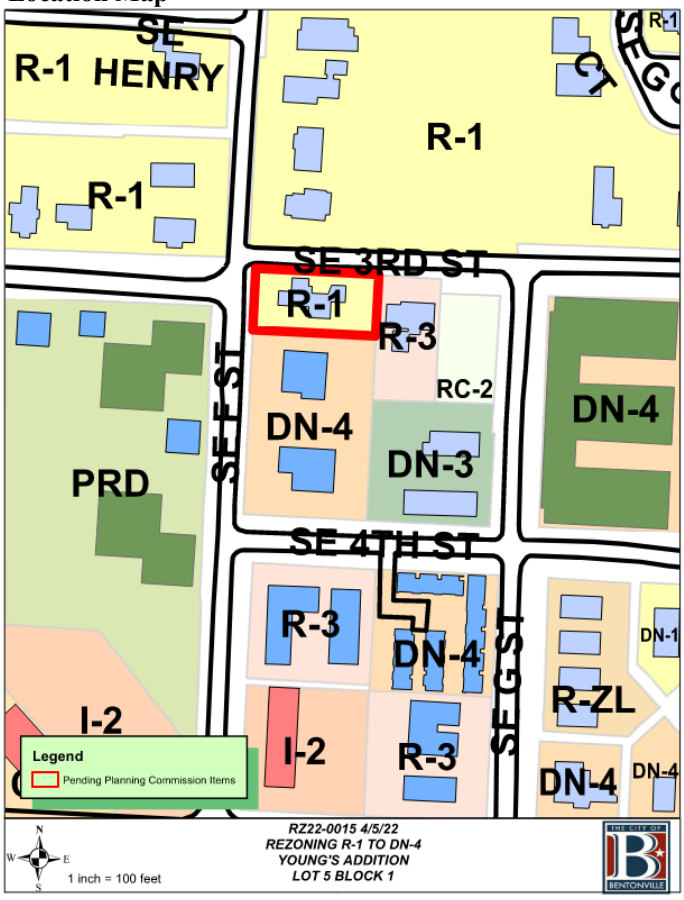
NFD, LLC

301 SE F Street
PC Date: 4/5/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0015
Applicant / Current Owner	NFD, LLC
Site Area	+/- 0.25 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 301 SE F Street. The property is surrounded by 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.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as High-Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas 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.

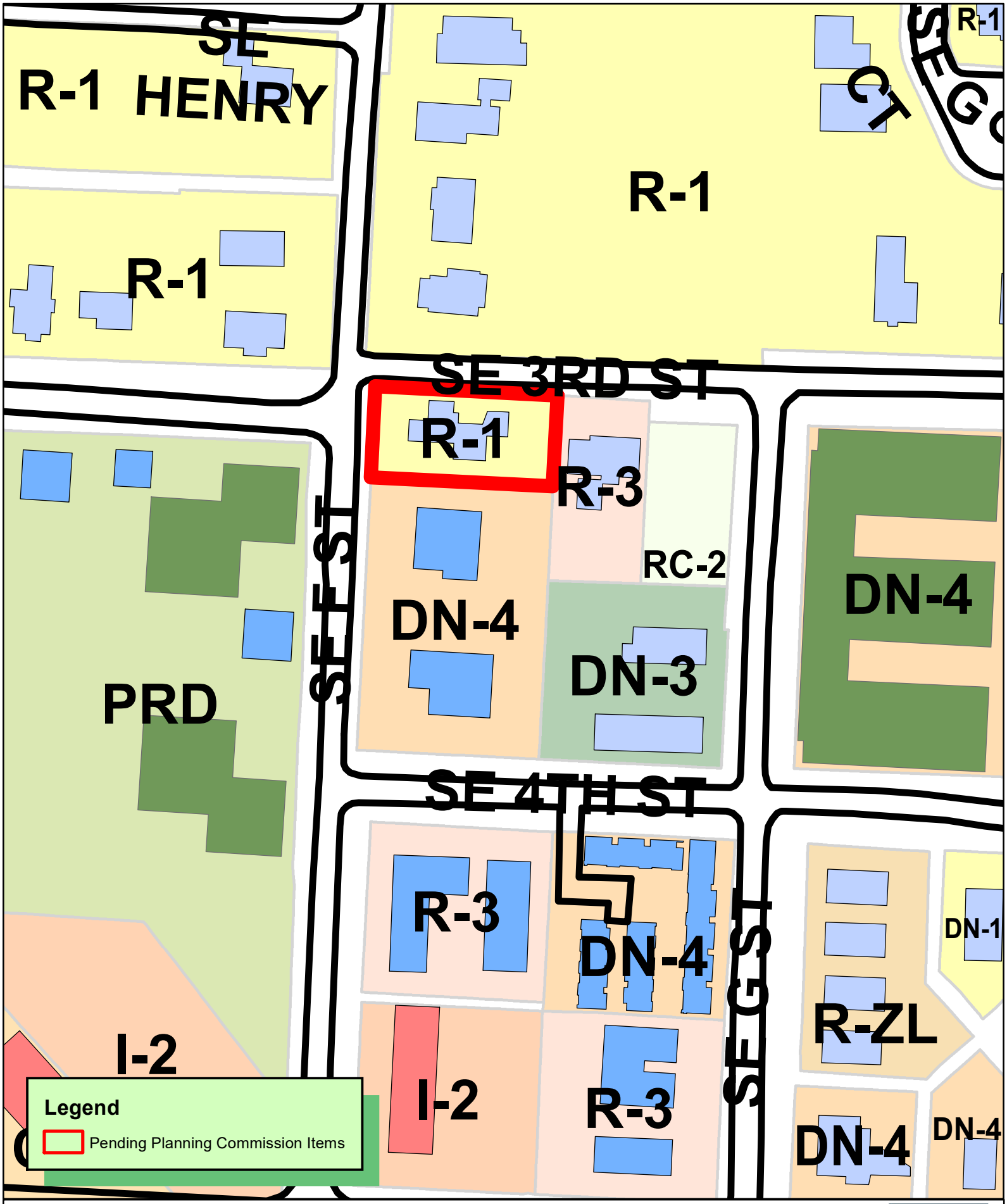
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in urban neighborhoods in and around downtown Bentonville (pg. 44).

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

Analysis
The DN-4 district intends 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.

This rezoning request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-4 zoning districts in the immediate area.

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



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1 inch = 100 feet

RZ22-0015 4/5/22
REZONING R-1 TO DN-4
YOUNG'S ADDITION
LOT 5 BLOCK 1

THE CITY OF BENTONVILLE

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.

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

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’

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Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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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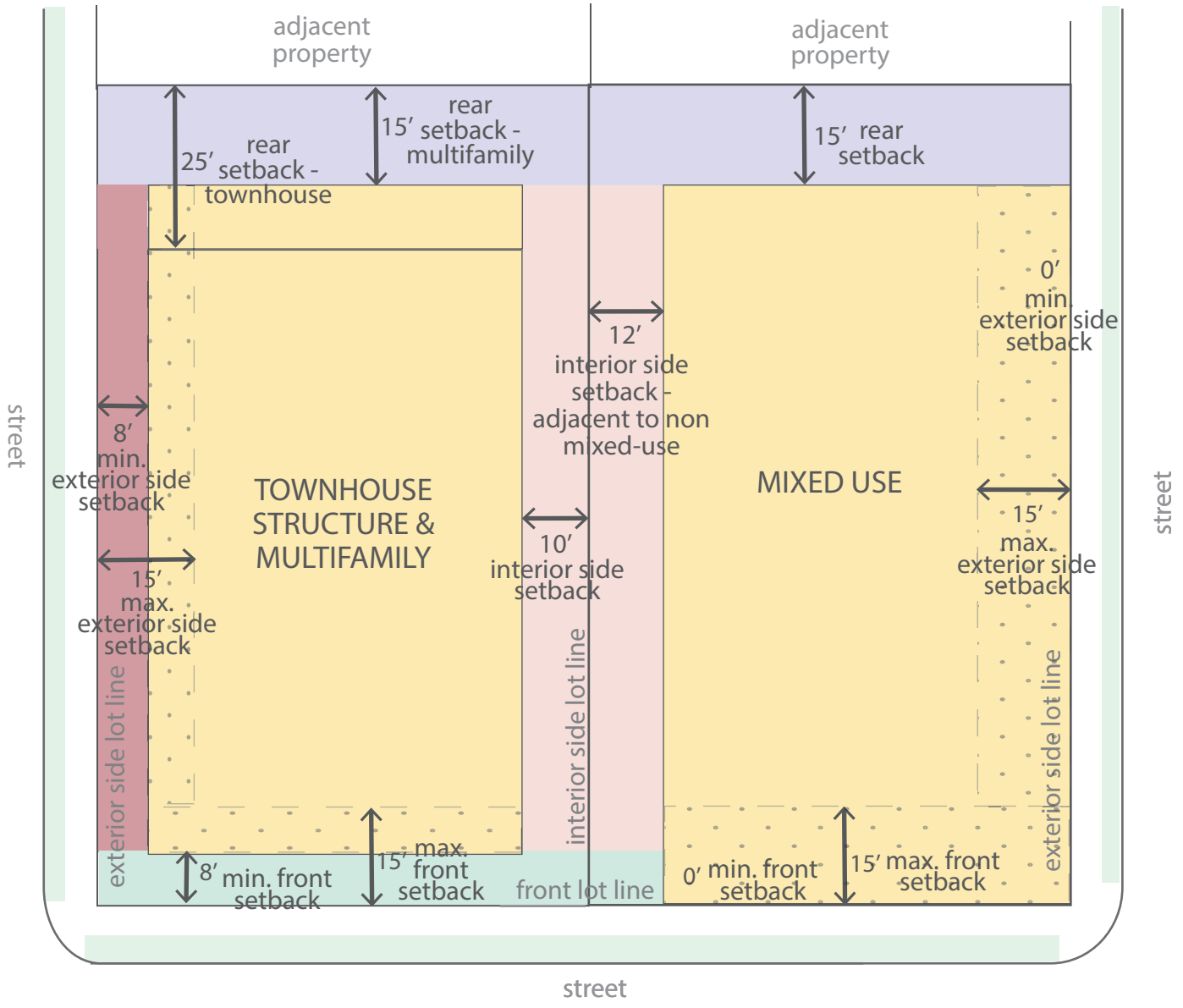
DN-4, Downtown Mixed-Use Residential

Setback Illustration



Crystal Lara Murphy

119 SE F Street

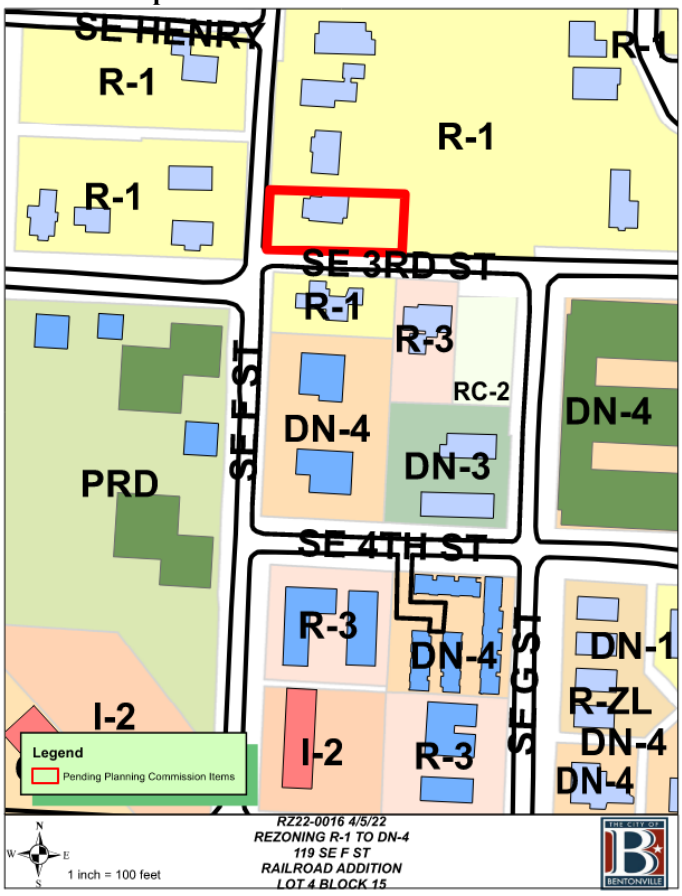
PC Date: 4/5/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0016
Applicant / Current Owner	Crystal Lara Murphy
Site Area	+/- 0.3 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 119 SE F Street. The property is surrounded by 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.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently depicts this property as High Density Residential. These areas include apartments, condominium buildings, senior housing, and special types of group living. These areas 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.

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

Public Comment

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

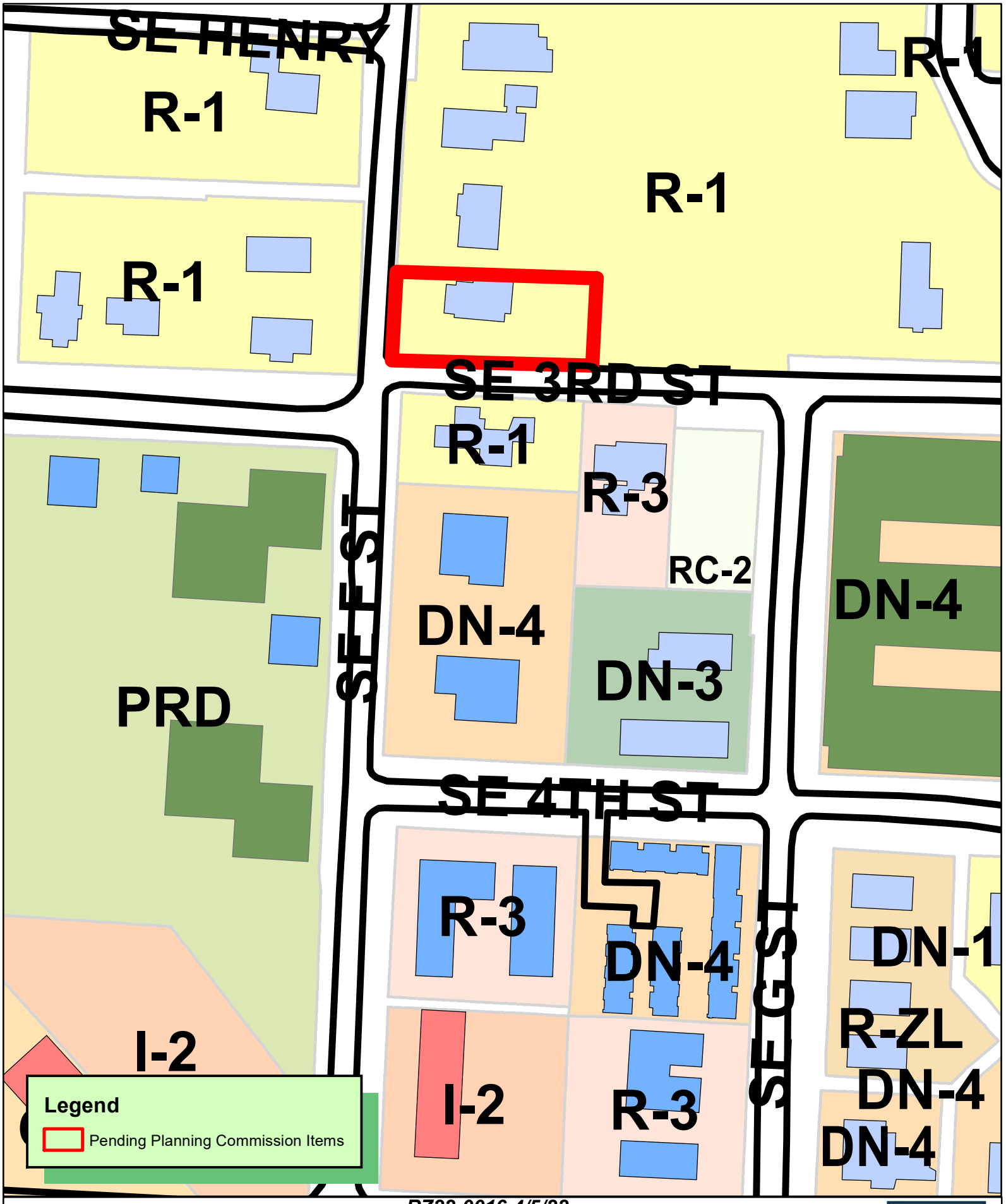
Analysis

The DN-4 district intends 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.

This rezone request is consistent with the Bentonville Community Plan and the Future Land Use Plan. Additionally, this request is consistent with surrounding land-use patterns as there are existing DN-4 zoning districts in the immediate area.

Conclusion

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



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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

THE CITY OF BENTONVILLE

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.

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

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’

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

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.
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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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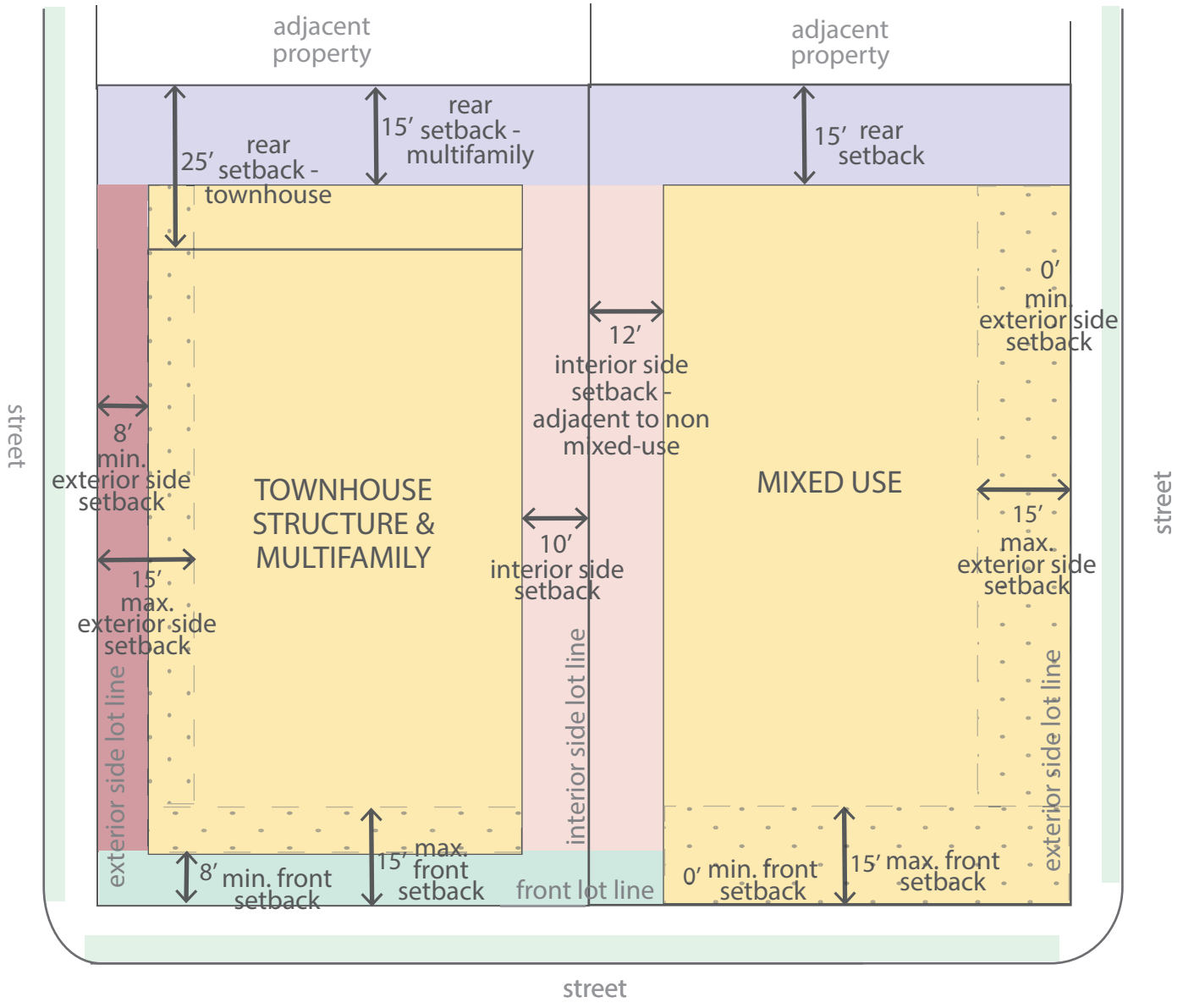
DN-4, Downtown Mixed-Use Residential

Setback Illustration



Bergen

809 NE A Street

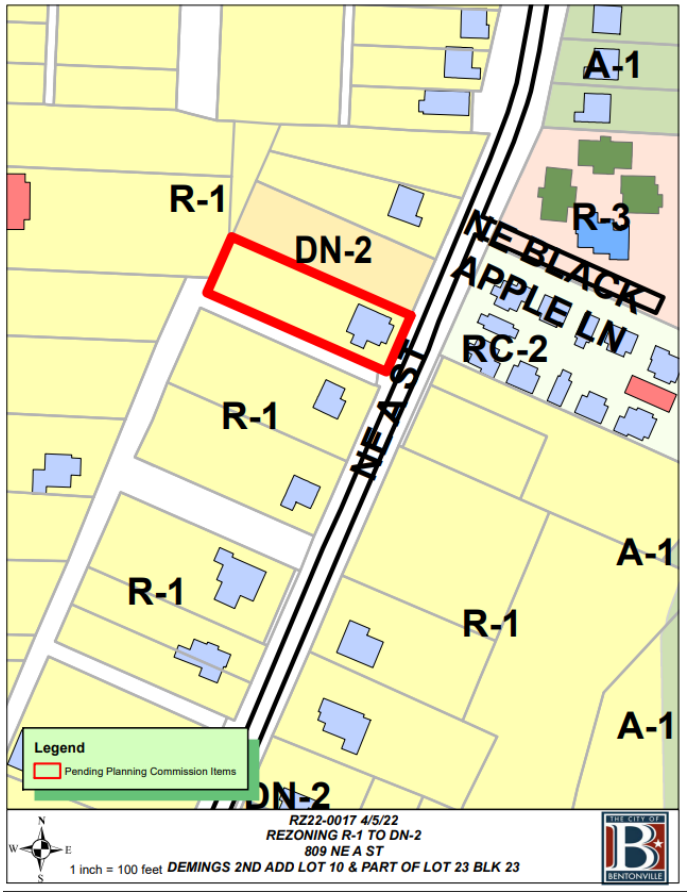
PC Date: 4/5/2022

Reviewer: Jon Stanley, Senior Planner APA, ASLA

Project Number	RZ22-0017
Applicant / Current Owner	Bergen
Site Area	+/- 0.14 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-2, Downtown Medium-Density Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located at 809 NE A Street. 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.

Relationship to the Bentonville Community Plan

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

Public Comment

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

Analysis

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

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

Conclusion

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

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1 inch = 100 feet

RZ22-0017 4/5/22
REZONING R-1 TO DN-2
809 NE A ST
DEMINGS 2ND ADD LOT 10 & PART OF LOT 23 BLK 23

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

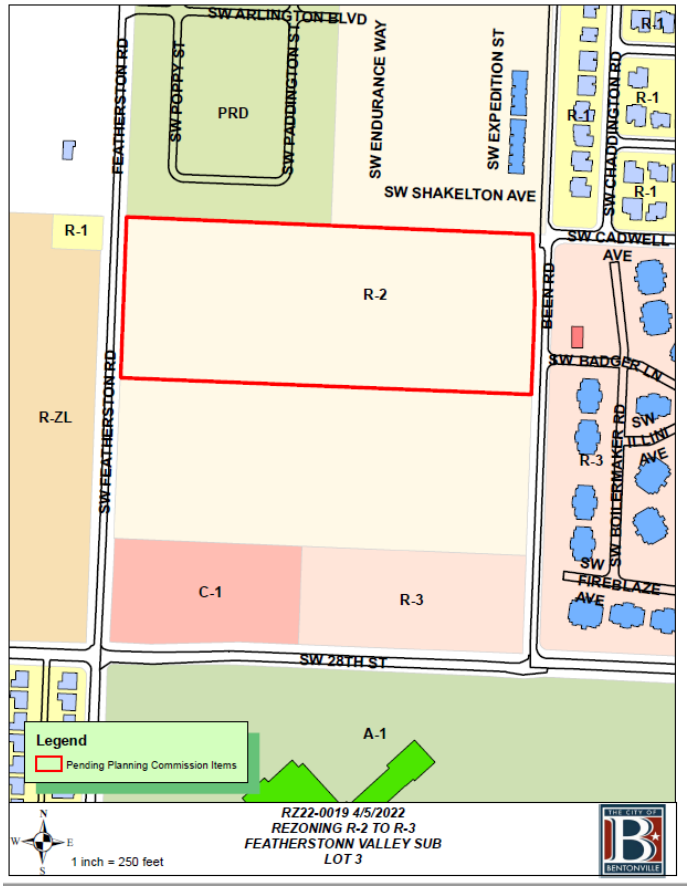
NWA Multiplex Investors, LLC

SW Featherston Road
PC Date: 4/5/2022
Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0019
Applicant / Current Owner	NWA Multiplex Investors, LLC
Site Area	+/- 14.41 acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Requested Zoning	R-3, Medium-High Density Multifamily Residential
Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located along SW Featherston Road. The 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 to the West.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Medium Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

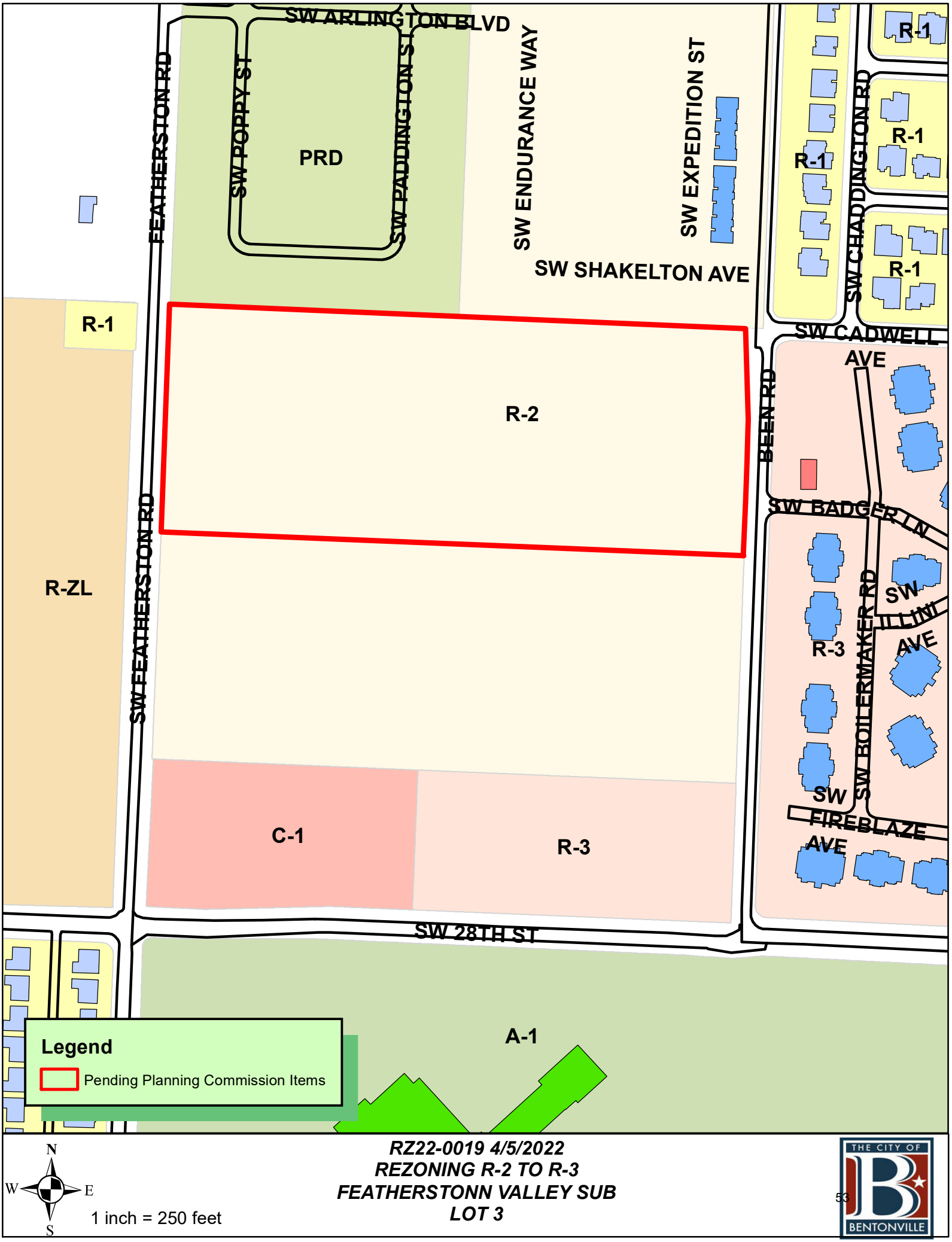
The property is located within Priority Area 2, Infill, as identified in Chapter 4 of the Bentonville Community Plan. This area supports the development of vacant properties already served by infrastructure within the context of existing development (pg. 44).

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

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

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

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


SW ARLINGTON BLVD
SW POPPY ST
SW PADDINGTON ST
SW ENDURANCE WAY
SW EXPEDITION ST
SW CHADDINGTON RD
SW SHAKELTON AVE
SW CADWELL AVE
SW FEATHERSTON RD
BEEN RD
SW BADGER LN
SW BOILERMAKER RD
SW ILLINI AVE
SW FIREBLAZE AVE
SW 28TH ST
PRD
R-1
R-2
R-ZL
R-3
C-1
A-1
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 250 feet
RZ22-0019 4/5/2022
REZONING R-2 TO R-3
FEATHERSTONN VALLEY SUB
LOT 3
THE CITY OF
BENTONVILLE

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

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R-3, Medium-High Density Multifamily Residential

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

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75’ at building line

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

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

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

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

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

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

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

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R-3, Medium-High Density Multifamily Residential

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

Land Uses:

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

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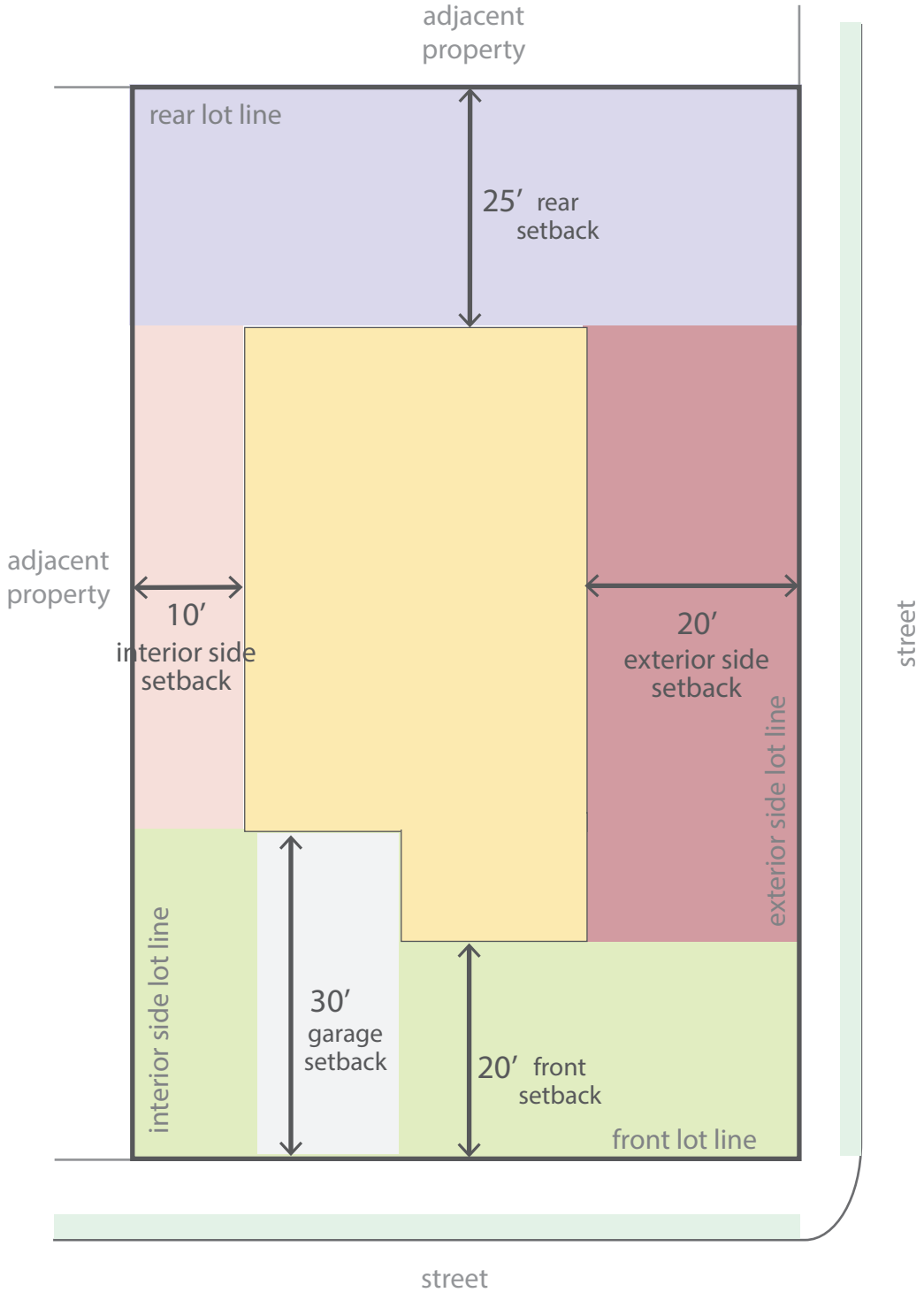
R-3, Medium-High Density Multifamily Residential

Setback Illustration



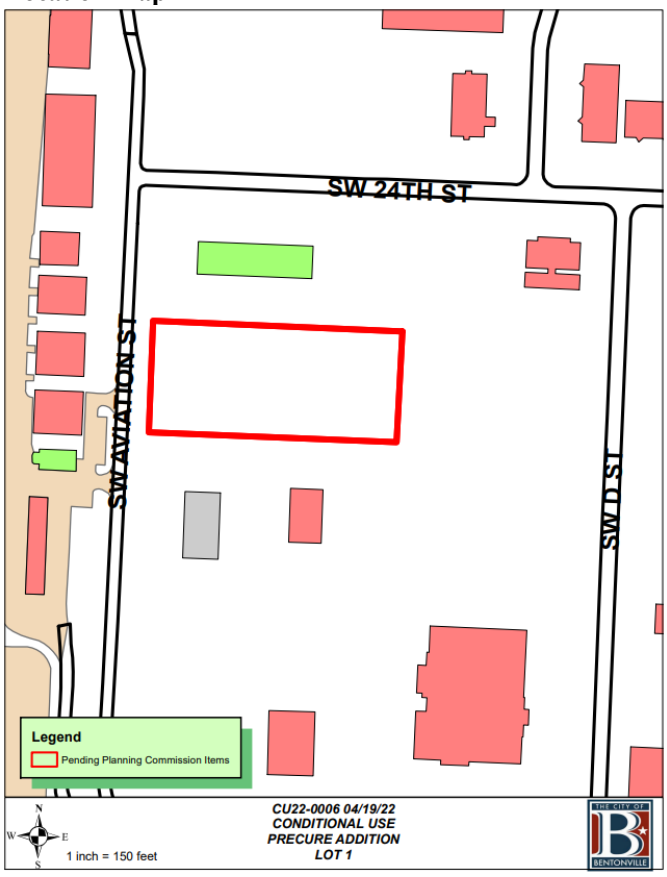
City of Bentonville (Fire Training Facility)

2405 SW Aviation Street
PC Date: 4/5/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	CU22-0006
Applicant / Current Owner	City of Bentonville
Site Area	+/- 2.23 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Public Safety Services (Fire Training Facility)
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map

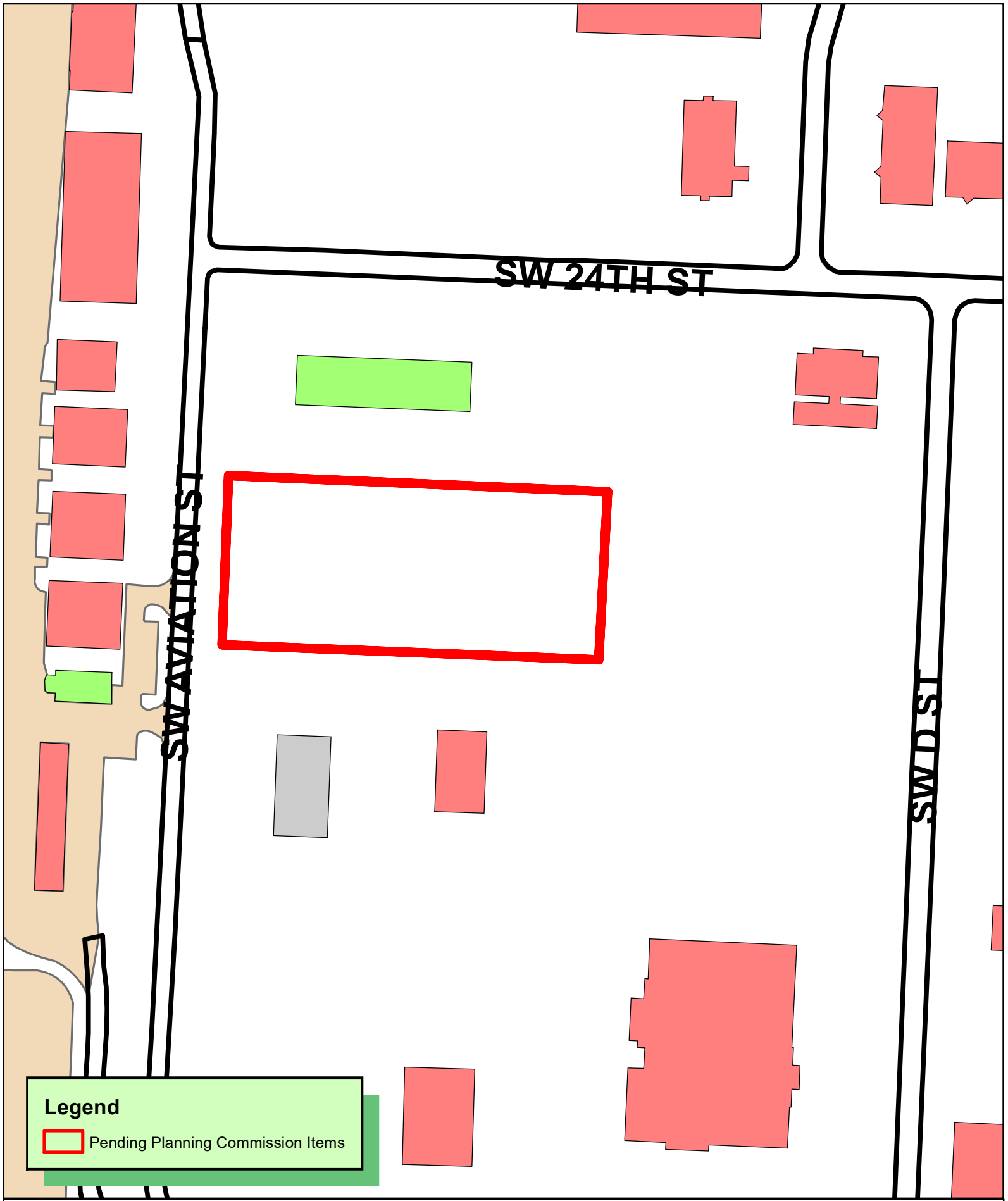


Property Description
The subject property is located at 2405 SW Aviation Street and is currently zoned C-2, General Commercial. The use of "Public Safety Services" is allowed conditionally in the C-2, General Commercial zoning district.

Proposed Use Description
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 theatric fires for live training for firefighters. The smokeless operation of the facility should accommodate any concerns with proximity to the airport.

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

Conditions of Approval
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
2. The Conditional Use Permit is contingent upon the applicant's Planning Commission approval of their Large Scale Development.
3. This conditional use permit shall be valid for perpetuity.
4. Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.



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1 inch = 150 feet

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

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,

Tyler Overstreet, AICP
Planning Services Manager

CONDITIONAL USE STAFF REPORT

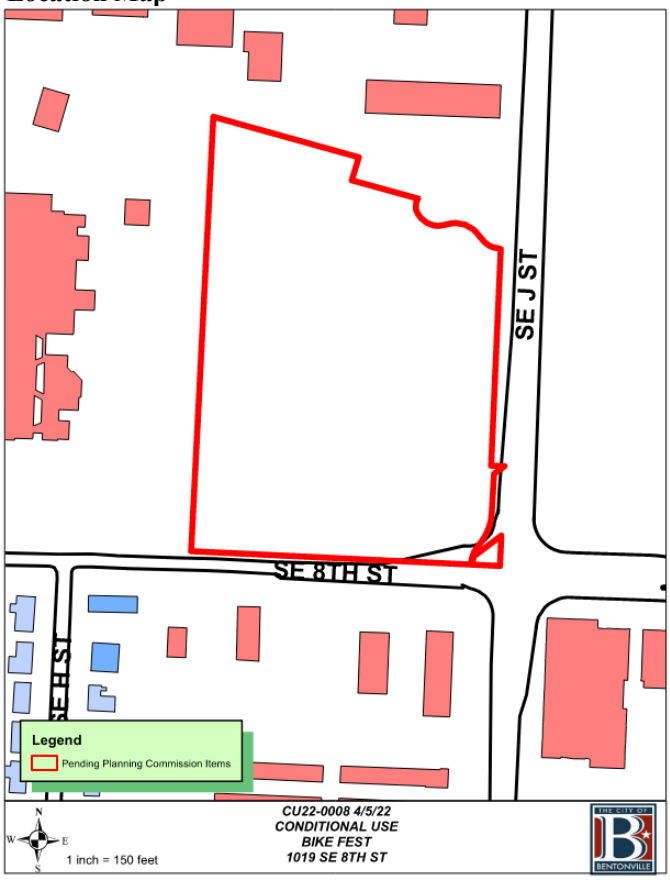
1019 SE 8th Street Lot

1019 SE 8th Street
PC Date: 4/5/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	CU22-0008
Applicant / Current Owner	SE8 1019, LLC
Site Area	+/- 0.24 acres
Current Zoning	I-2, Heavy Industrial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Temporary Gravel Lot
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



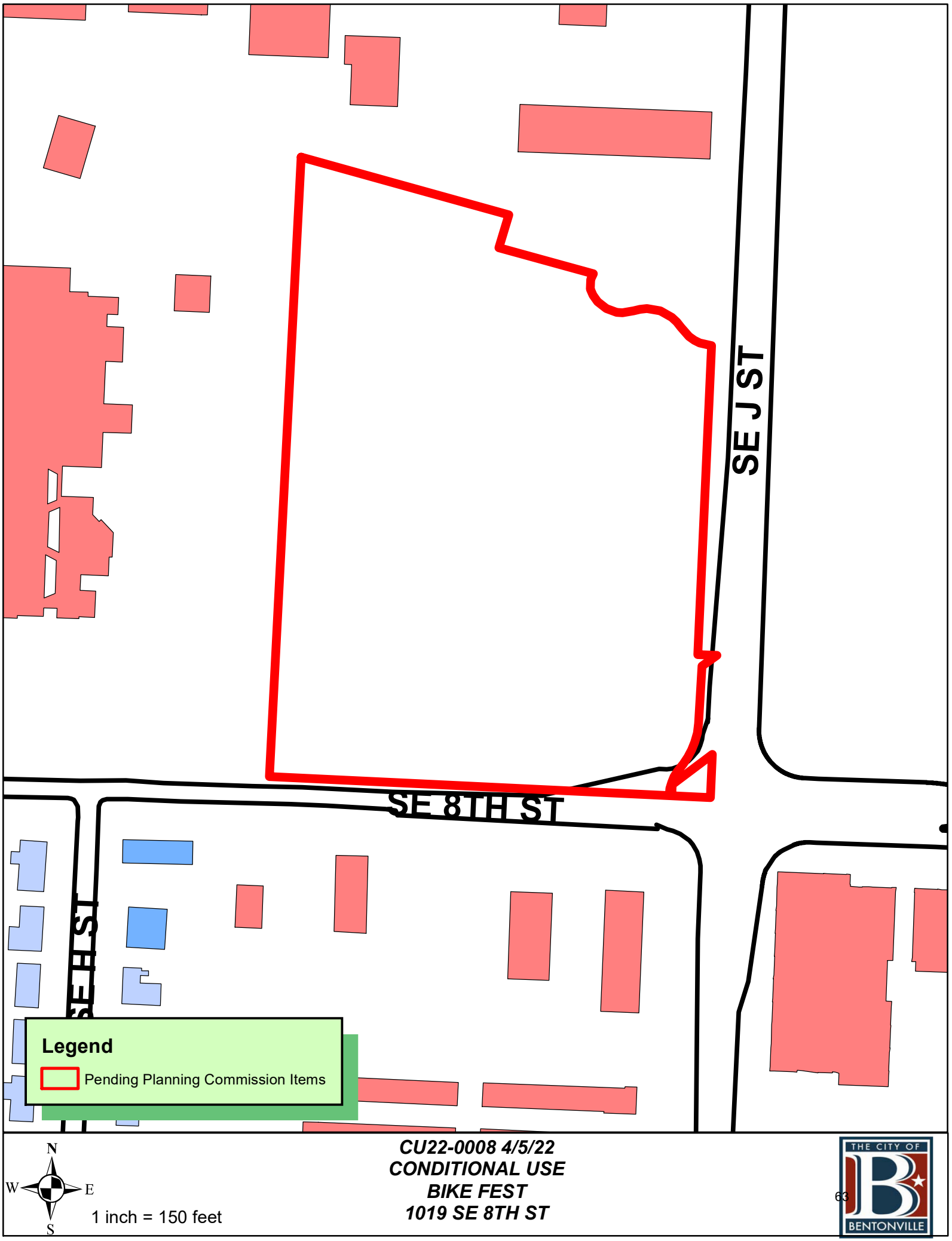
Property Description
The subject property is located at 1019 SE 8th Street and is currently zoned I-2, Heavy Industrial. The use of "Long-Term Temporary Uses and Structures" is allowed conditionally in non-residential zoning districts and shall have no facilities located nearer to a residential district than 200 feet.

Proposed Use Description
According to the applicant's narrative, they 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 a temporary gravel lot from August 4, 2020 to December 31, 2021.

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

Conditions of Approval
1. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
2. This conditional use permit shall be valid until December 31, 2024, at which time the applicant shall remove the gravel parking, submit a Large Scale Development to make it permanent parking, or renew the Conditional Use Permit.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission can hold a public hearing to reconsider the Conditional Use at any time.
4. Food truck vendors must be self contained. No connections to public water or discharges to public sewer are permitted.


SE J ST
SE 8TH ST
SE H ST
Legend
Pending Planning Commission Items
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1 inch = 150 feet
CU22-0008 4/5/22
CONDITIONAL USE
BIKE FEST
1019 SE 8TH ST
THE CITY OF
BENTONVILLE

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.

Bnetonville Bike Fest in June 17-19 with over 50 booths and numerous events and continues to grow with our brand as the Moutntain Bike Capitla 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 5o 20 different states represented with people just visiting the area due to this event.

Bentonville Bike Fest is a three day ecent 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.

Shelley Parson Insurance Building

2001 SE J Street
PC Date: 4/5/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD22-0002
Applicant / Current Owner	Shelley M. Parson
Site Area	+/- 0.67 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	Low-Density Residential (LDR)
Development Type / Use	Office Building

https://arcg.is/08HvK8

Location Map

Property Description
This property is located at 2001 SE J Street. It is currently zoned C-1, Neighborhood Commercial with a Future Land Use Classification of Low-Density Residential.

Project Details
The project consists of a large-scale development proposing an office building on this site. 20 parking spaces are required and 20 parking spaces are provided. Sidewalks, landscaping, grading/drainage, and site amenities are per the requirements of the Land Development Code. Access to the project will be achieved through a curb cut onto SE 21st Street.

Projected Traffic Impact
This project has the potential to impact traffic in the area. However, the proposed parking lot should help alleviate potential impacts.

Waivers
Three Land Development Code waivers are 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, requires curb cuts to be no closer than 250 feet from the right-of-way of an intersection involving an arterial to the centerline of the drive. The applicant proposes the driveway to be 224 feet from the intersection of SE J Street and SE 21st Street.

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

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

N
W E
S

1 inch = 150 feet

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

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

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

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 require 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 ONLY FOR BUILDING MAINTENANCE, STORAGE AND UTILITIES. PER SEC.501.6 WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% 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

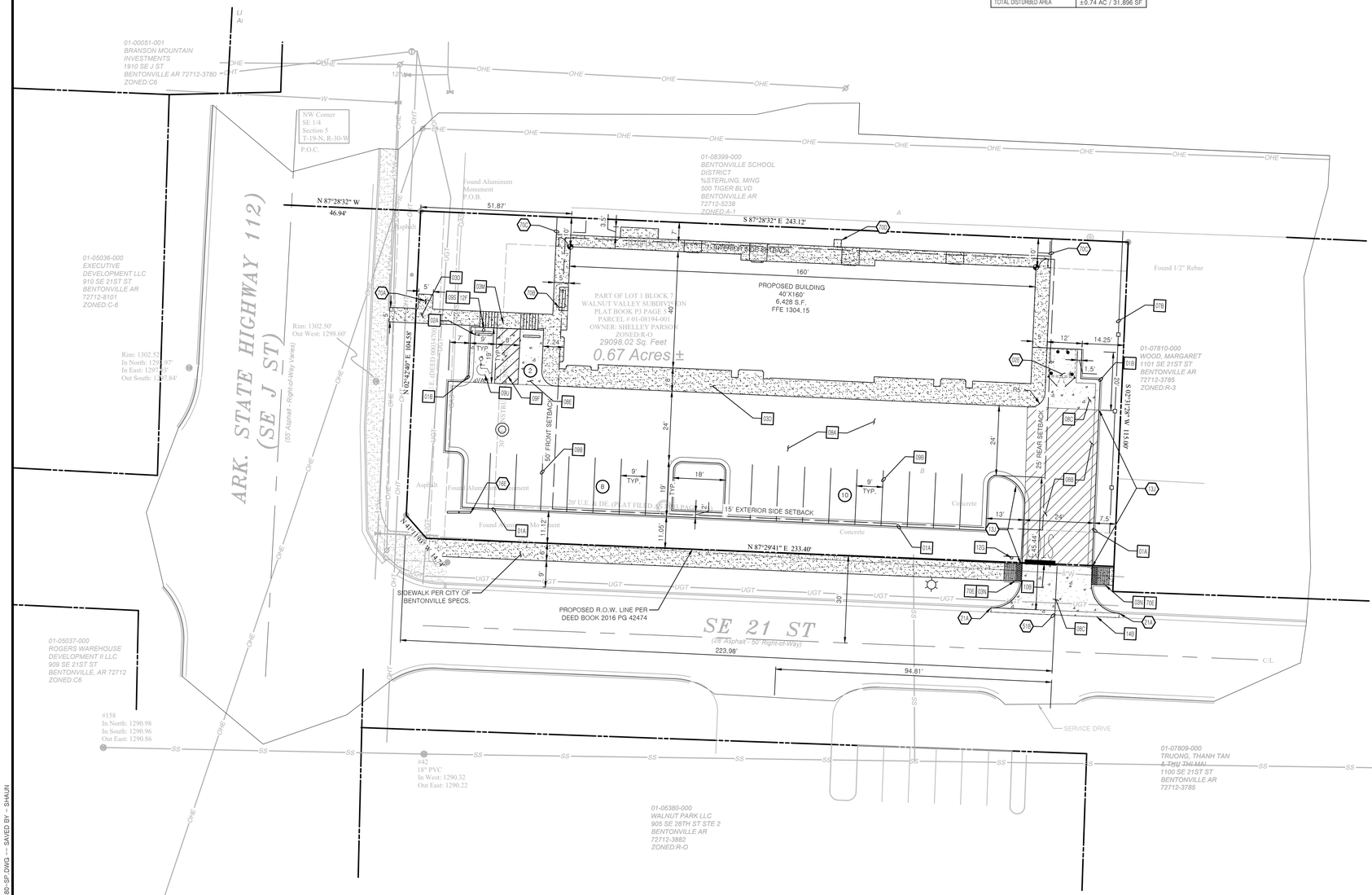
SITE BENCHMARK
SITE BENCHMARK
ALUMINUM MONUMENT
SOUTHWEST CORNER OF SITE
ELEVATION = 1296.58'

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.

N

0 20' 30' 40'
SCALE IN FEET

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



EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE		
	STORM DRAIN		
X"G	GAS	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

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 08A 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

02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
13J LIMITS OF FIRE LANE STRIPING PER LOCAL CODES BETWEEN LEADERS.
16E MONUMENT SIGN.
21A TAPER CURB TO MATCH EXISTING CURB.
51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
70A BIKE RACK PER CITY STANDARDS (SINGLE HOOP, DERO SWERVE RACK, BLACK).
70B BENCH PER CITY STANDARDS (VICTOR STANLEY "CLASSIC" SERIES MODEL #C-10).
70C 6' ALUMINUM FENCE (PER ARCH.) FROM BUILDING TO EXISTING FENCE.
70D 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
03D CONCRETE SIDEWALK
03M WHEELCHAIR RAMP IN SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
07B SIX FOOT BOARD FENCE
08A STANDARD DUTY 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 PAINT COLOR INDICATED AT SYMBOL)
10B STOP BAR
12F SIGN BASE
12G STOP SIGN
14B CONCRETE VALLEY GUTTER
70E DETECTABLE WARNING DEVICE

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

SHELLEY PARSON
SHELLEY PARSON INSURANCE BUILDING
2001 SE J STREET
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
PRELIMINARY PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION
No. 14021
NANCY L. BACHER

03/18/2022

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CEA
DESIGNER	SAH
CEI PROJECT NUMBER	32480
DATE	3/18/2022
REVISION	REV-0

LSD 22-0002

SITE PLAN
SHEET TITLE

SHEET NUMBER
C2

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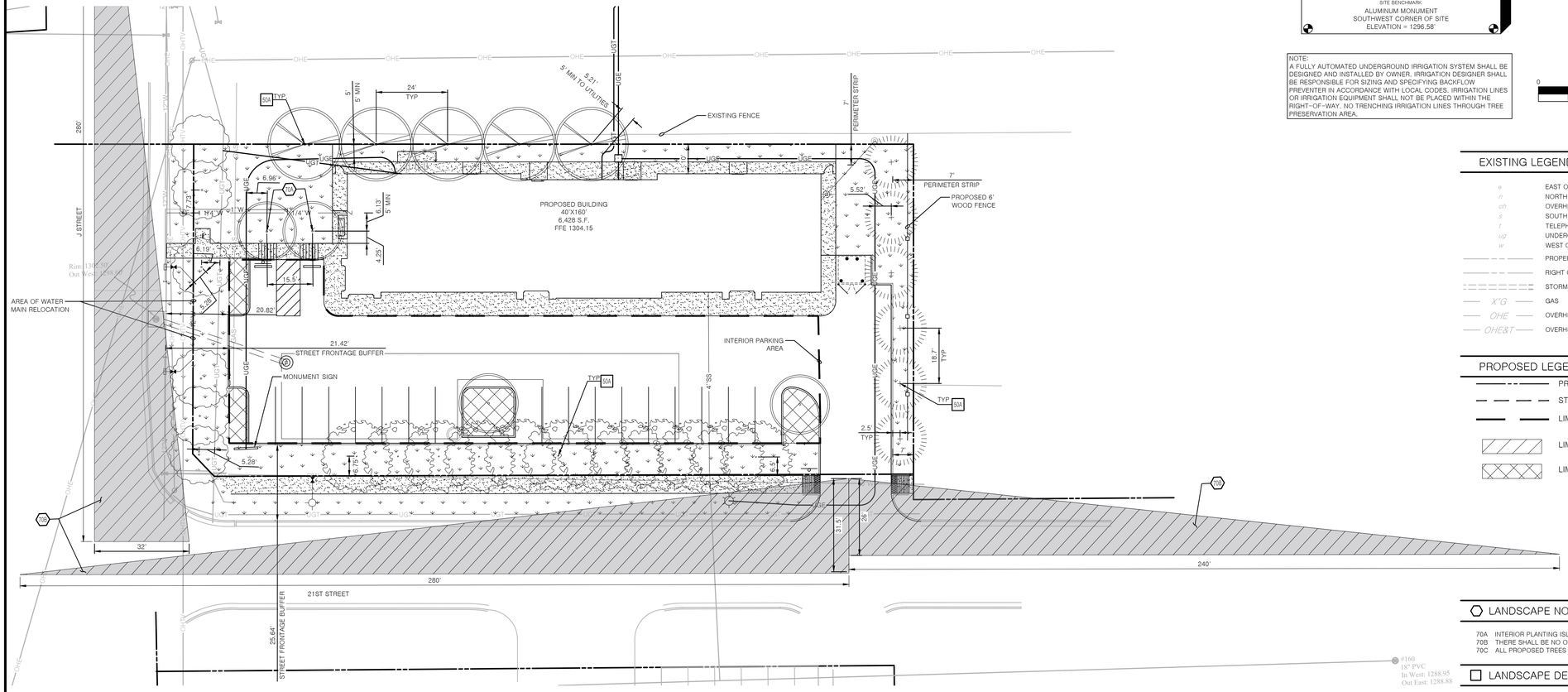
DRAWING LOCATION - P:\32000\W32480.DWG\DRAWING\SW\DESIGN\W32480-SP.DWG - SAVED BY - SHAUN



EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- LIMITS OF INTERIOR PARKING AREA
- LIMITS OF SIGHT TRIANGLE
- LIMITS OF TURF INTERIOR LANDSCAPE ISLANDS

LANDSCAPE NOTES

70A INTERIOR PLANTING ISLAND TREES MOVED TO NORTHERN TURF AREA TO AVOID UTILITY CONFLICTS.
70B THERE SHALL BE NO OBSTRUCTIONS BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLES.
70C ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

LANDSCAPE DETAILS

50A TREE PLANTING

GENERAL NOTES

1. 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.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. 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.
4. 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.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. 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.
11. ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
12. 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.
13. 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.
14. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
16. 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.
17. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
18. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH BERMUDA GRASS SEED MIX. SEE SEED MIX CHART.
19. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
20. CONTRACTOR SHALL PROVIDE EXPANSION AND CONTROL JOINTS ON ALL LANDSCAPE SPECIFIC CONCRETE PROJECTS (SEE HARDSCAPE PLAN FOR DETAILS).
21. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL CITY UTILITIES.

PLANTING NOTES

1. 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.
2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
3. 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.
4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
5. 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.
6. 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.
7. TOPSOIL DEPTH SHALL BE AS FOLLOWS :
   PLANTER BEDS – 12" MINIMUM
   GRASS/SOD AREAS – 4" MINIMUM (AFTER COMPACTION)
8. BACKFILL ALL TREES, SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
9. 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.
10. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
12. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
13. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
14. 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.
15. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
16. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
18. 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.
19. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
20. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
21. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
22. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
23. 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

1. 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.
2. 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.
3. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
4. 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.
5. ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
6. 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.
7. 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.
8. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
9. FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
10. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
11. 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.
12. 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.
13. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

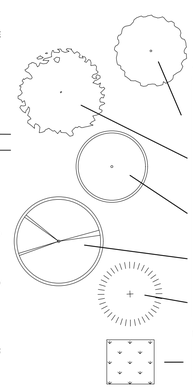
CITY OF BENTONVILLE LANDSCAPE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS 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)
5. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
6. ALL LANDSCAPING IS REQUIRED TO MAINTAIN FIVE FEET OF SEPARATION FROM ANY PUBLIC UTILITY.
7. 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	6 TREES 12 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	NORWEGIAN SUNSET MAPLE Acer 'Keithsform'	B&B	4" CAL
12	RED MAPLE Acer rubrum	B&B	4" CAL
4	AMERICAN HORNBEAM Carpinus carolinliana	B&B	2.5" CAL
5	DOWNY BIRCH Betula pubescens	B&B	2.5" CAL
6	GREENLEAF AMERICAN HOLLY Ilex opaca 'Greenleaf'	B&B	2.5" CAL

TURF

10,610 SF	TIFWAY BERMUDA GRASS Cynodon dactylon 'Tifway'		SOD

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

SHELLEY PARSON
SHELLEY PARSON INSURANCE BUILDING
2001 SE J STREET
BENTONVILLE, ARKANSAS

REGISTERED LANDSCAPE ARCHITECT
RYAN Y. EVITTS
9456
STATE OF ARKANSAS
2022/03/18

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CEA
DESIGNER	SAH
CEI PROJECT NUMBER	32480
DATE	3/15/2022
REVISION	REV-0

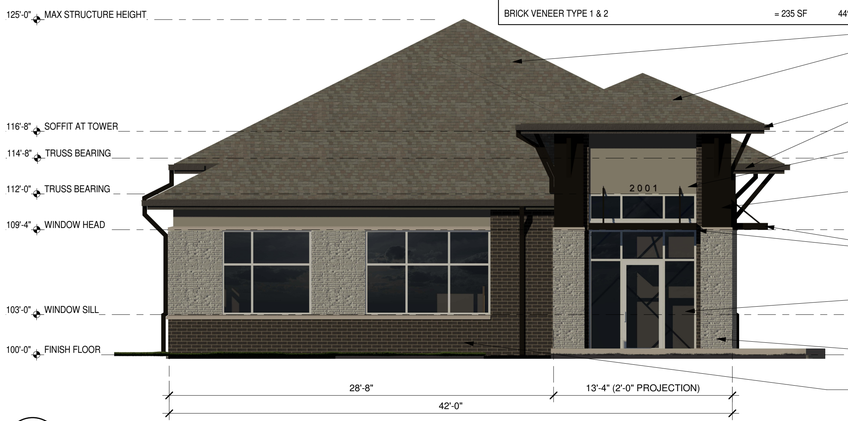
LSD19-0042

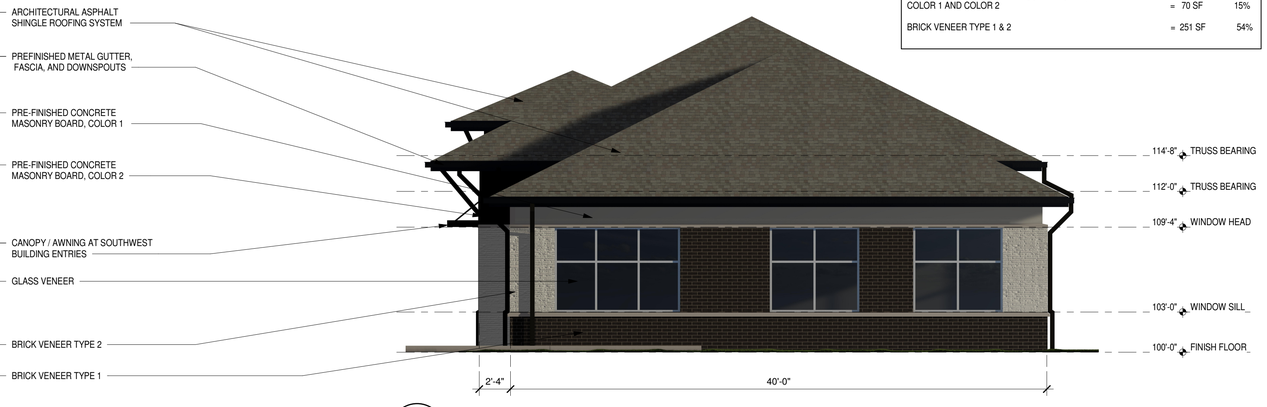
LANDSCAPE PLAN
SHEET TITLE

SHEET NUMBER
C6

DRAWING LOCATION - P:\32000\W32480.0W09\ARMW\SNW\DESIGN\W32480-LS.DWG -- SAVED BY - KBRID
© 2022 CEI ENGINEERING ASSOCIATES, INC.

OVERALL WEST ELEVATION AREA	= 534 SF	
GLASS VENEER	= 196 SF	37%
PRE-FINISHED CONCRETE MASONRY BOARD, COLOR 1 AND COLOR 2	= 103 SF	19%
BRICK VENEER TYPE 1 & 2	= 235 SF	44%



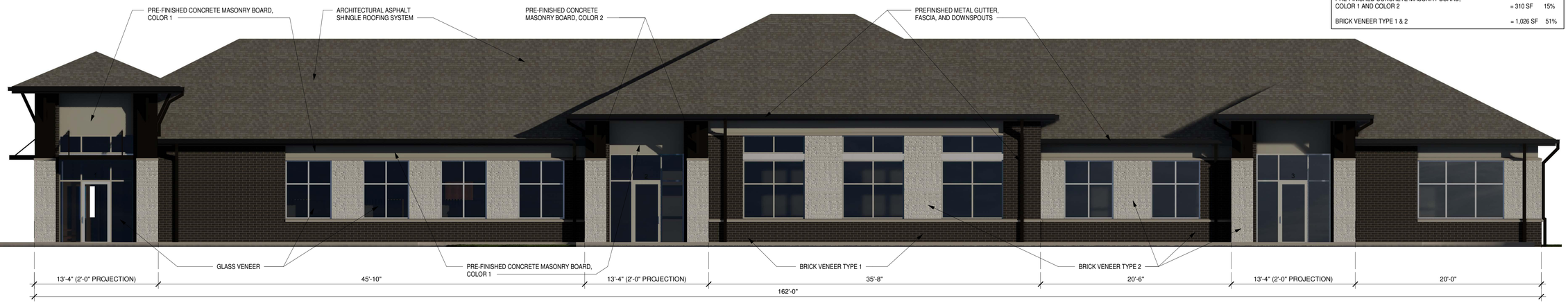


1 WEST ELEVATION - SE J STREET
3/16" = 1'-0"

OVERALL EAST ELEVATION AREA	= 463 SF	
GLASS VENEER	= 142 SF	31%
PRE-FINISHED CONCRETE MASONRY BOARD, COLOR 1 AND COLOR 2	= 70 SF	15%
BRICK VENEER TYPE 1 & 2	= 251 SF	54%

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

OVERALL SOUTH ELEVATION AREA	= 2020 SF	
GLASS VENEER	= 684 SF	34%
PRE-FINISHED CONCRETE MASONRY BOARD, COLOR 1 AND COLOR 2	= 310 SF	15%
BRICK VENEER TYPE 1 & 2	= 1,026 SF	51%



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

OVERALL NORTH ELEVATION AREA	= 1935 SF	
GLASS VENEER	= 471 SF	25%
PRE-FINISHED CONCRETE MASONRY BOARD, COLOR 1 AND COLOR 2	= 270 SF	14%
BRICK VENEER TYPE 1 & 2	= 1,077SF	55%
HOLLOW METAL DOORS, PAINTE	= 117 SF	6%

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

BILD ARCHITECTS PLLC

REVIEW
03/15/2022

SHELLEY PARSON INSURANCE

2001 SE J STREET, BENTONVILLE, ARKANSAS

PROJECT NO.
2021-010

ISSUE DATE
09/01/2021

REVISON DATES
DATE DESCRIPTION

A4.3

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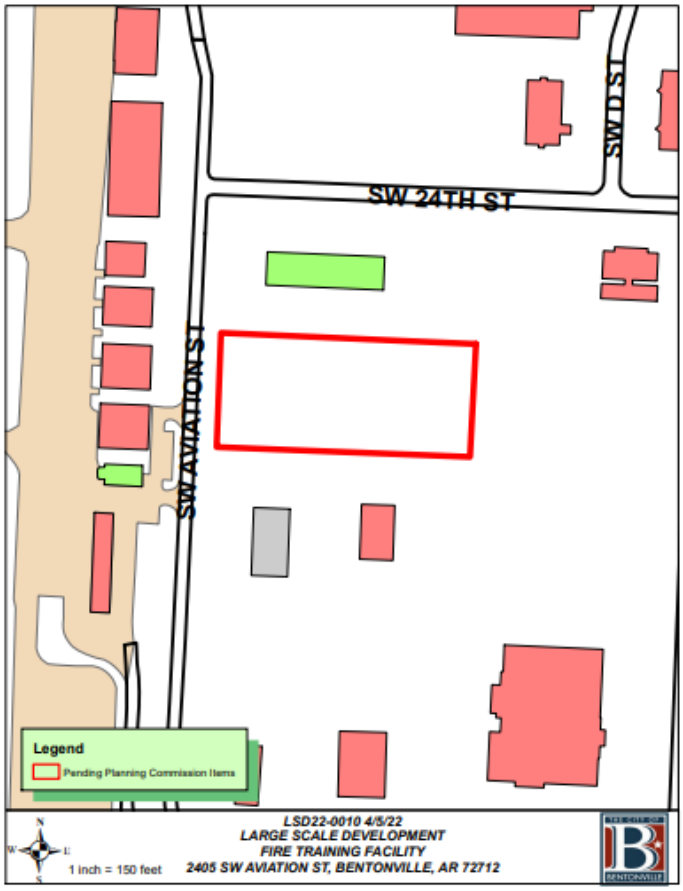
Bentonville Fire Traiaing Facility

2405 SW Aviation Street
PC Date: 4/5/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD22-0010
Applicant / Current Owner	City of Bentonville
Site Area	+/- 2.23 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Public Safety Services

https://arcg.is/08HvK8

Location Map



Property Description
The subject property is located at 2405 SW Aviation Street and is zoned C-2, General Commercial. Adjacent zoning districts are C-2, General Commercial to the north, south, and east, and A-1, Agricultural to the west.

Project Details

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 per the requirements of the Land Development Code. Access to the project will be achieved through a proposed curb curt onto SW Aviation Street. Cross-access is not being provided. The primary materials on the exterior of the building include architectural metal panels.

Projected Traffic Impact

This development should have minimum impact on traffic in the area.

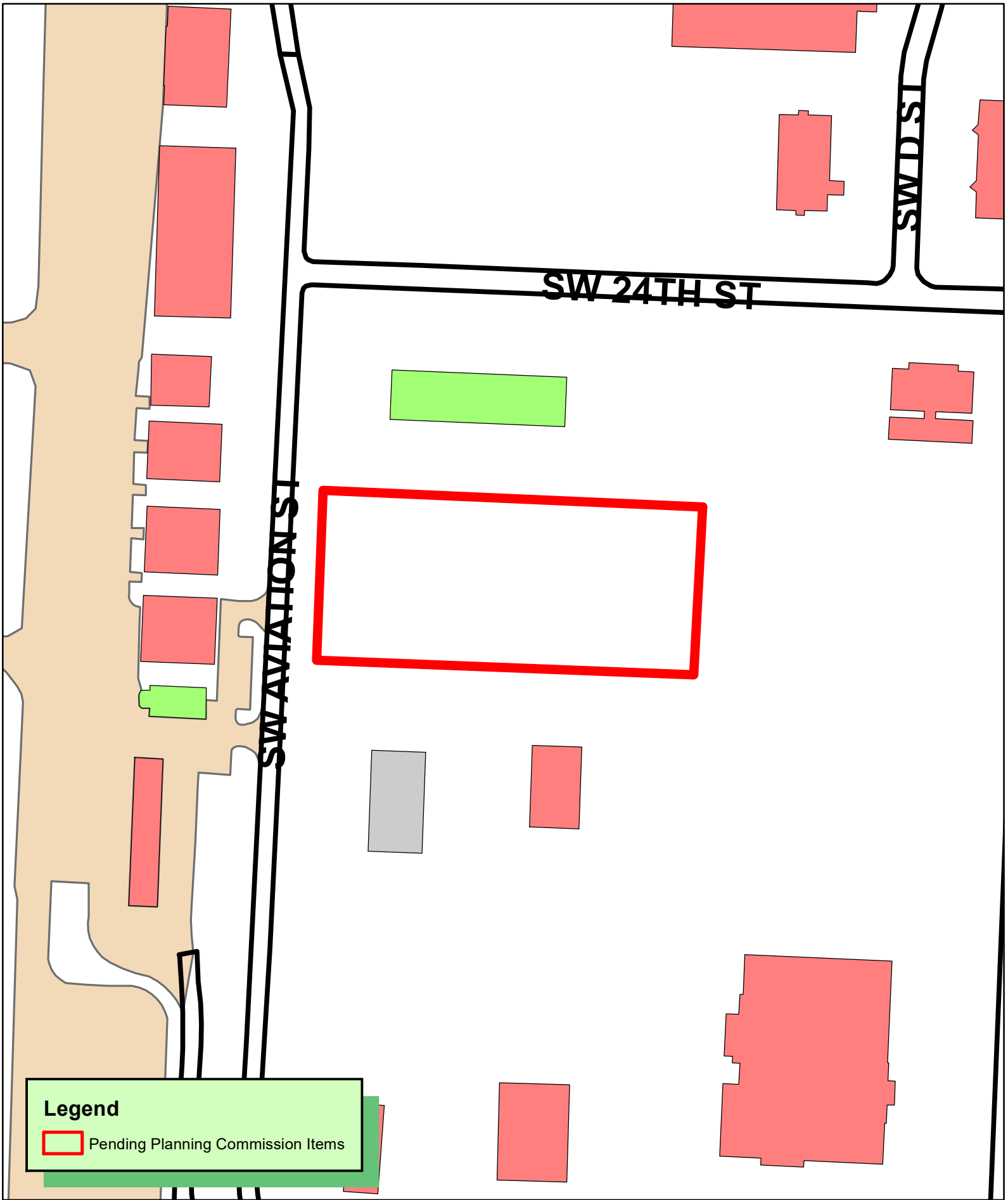
Waivers
Three waivers are requested:

- 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.

Conclusion

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

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



N
W E
S

1 inch = 150 feet

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.

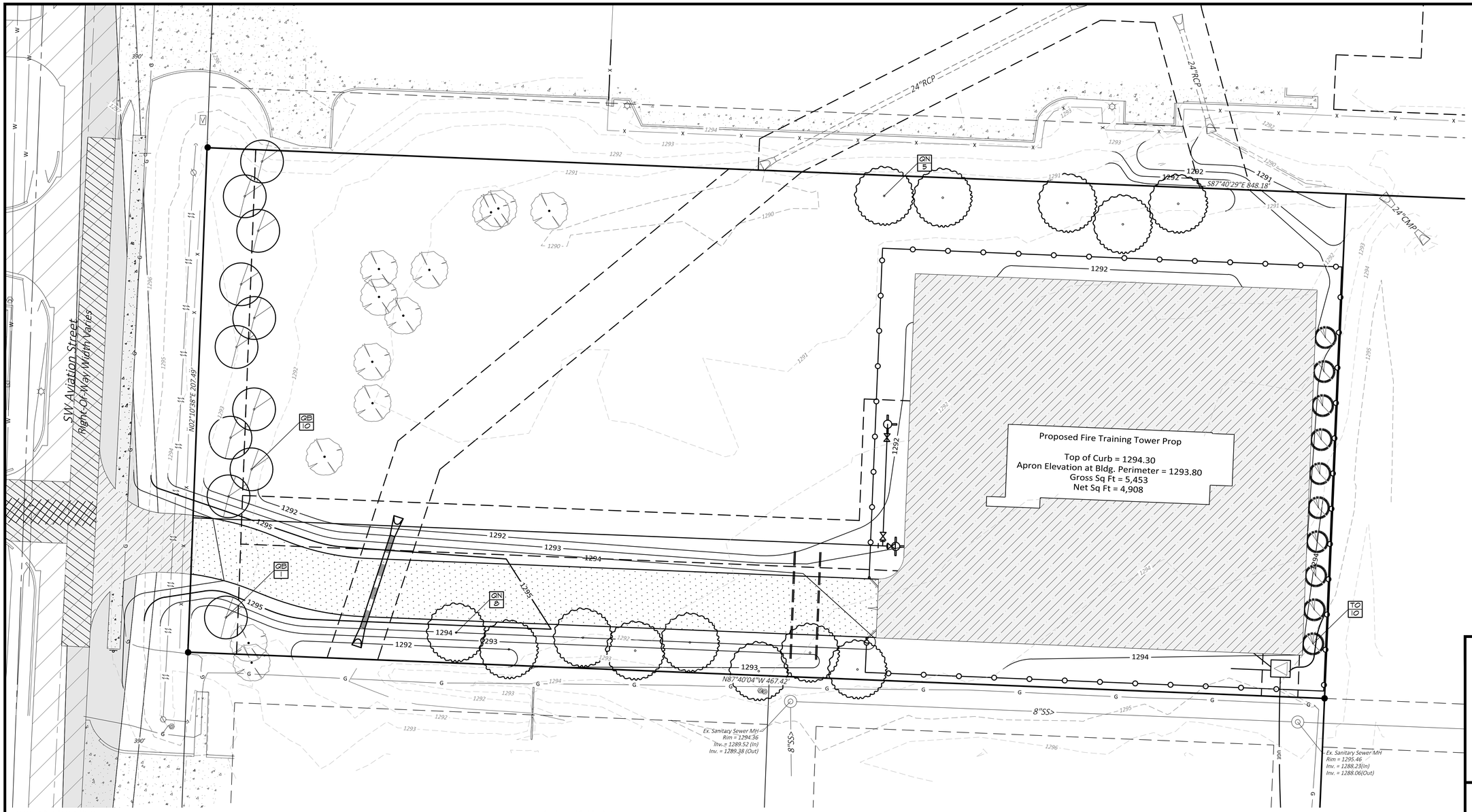
A waiver on providing a pedestrian connection from the street sidewalk to the fenced in training area, required in Section 1100.21.q of the current Development Standards. The training area being constructed contains a building prop as well as other training props. There will be no need for any access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



Landscape Plan General Notes:

1. The Contractor Shall Furnish All Labor, Materials, Tools, Equipment, And Related Items Required For The Complete Installation Of Landscape.

2. All Plant Material Shall Be Nursery Grown. Plant Material Sizes And Grading Shall Comply With The Latest Edition Of American Standards For Nursery Stock, Published By The American Nursery And Landscape Association.

3. All Plant Material Shall Be Healthy And Free From All Visible Signs Of Disease Or Pest Infestation.

4. Contractor Shall Ascertain Location Of All Utilities Prior To Excavation. Prior To Commencing With Any Work, Contact The State One-call.

5. No Changes To Approved Plant Schedule (If Any) Will Be Allowed Without The Approval Of The City Of Bentonville And The Owner's Representative.

6. The Contractor Shall Provide A Two Year Minimum Warranty For All Proposed Plant Materials And Installation From The Date Of Acceptance, Or As Required By The City Of Bentonville.

7. The Contractor Shall Spoil Any Excess Topsoil Located On The Site That Is Not Required To Perform Landscape Operations. If Sufficient Topsoil Is Not Present On Site, The Contractor Shall Import Topsoil To The Site In Order To Complete The Landscape Operations.

9. Hardwood Mulch And Weed Barrier Fabric ,Shall Be Applied To All Planting Beds Shown On This Plan.

10. All Trees Shall Be Installed, Mulched, Guyed, And Staked Per The Details. All Shrubs Shall Be Mulched Per The Details.

11. Irrigation System Shall Be Designed By Others. Irrigation System Shall Be Underground Sprinkler System Or Drip Irrigation System. The System Shall Be Protected By An RP Type Backflow Preventor. Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.

12. Proposed Trees Shall Be Placed A Minimum Distance Of 10' From Fire Hydrants, 20' From Overhead Utility Lines, And 5' From Any Public Underground Utility.

13. Contractor Shall Replace All Dead, Diseased, and Damaged Trees on Site. Coordinate with the Landscape Architect.

14. Once Installed, Landscaping Shall Be Maintained In Healthy Living Condition And All Plant Material That Dies Shall Be Replaced. (Sec. 1400.5C-10)

15. Trees Shall Not Be Topped At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-11)

16. Healthy Trees Shall Not Be Removed At Any Time And Proper Tree Pruning Techniques As Established By The Latest Addition Of ANSI A300 'Standards For Tree Care' Shall Be Utilized For Maintenance purposes. (Sec 1400.5. C-12)

17. Living Materials, Such As Lawn, Grass Or Herbaceous Groundcovers Like Juniper Or Liriope, Etc., Shall Cover A Minimum Of Eighty Percent (80%) Of The Planting Islands. One Hundred Percent (100%) Of living Material Is Strongly Encouraged. (Sec. 1400.6.A-8 & 1400.8.G-7)

18. Where Potential Utility Conflicts With Landscaping, Utility Locations Shall Be Field Verified.

19. All Trees Planted In The Public Right-of-Way Shall Be 4" Caliber And The Lowest Limb Shall Be 96" Or Higher From Final Grade At Time Of Planting.

Seeding and Sodding Note:

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

All Areas Over 15% Shall Be Plated As Above, But Shall Be Covered With Erosion Control Fabric Edges.

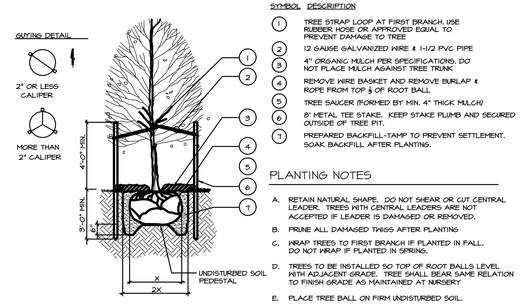
Landscape Requirements:

SW Aviation Street 207 LF / 20 = 10 Required Street Trees
Provided: 10

Perimeter Landscaping: 1 Tree Per 50 LF
1143 LF / 50 = 23 Required Perimeter Trees
Provided: 23

PLANT SCHEDULE

Key	COMMON NAME	Botanical Name	Size	Spacing	Quantity
TO	EMERALD GREEN ARBORVITAE	Thuja occidentalis 'Smaragd'	6'-8' B&B	As Shown	10
QB	CRIMSON SPIRE OAK	Quercus x bimundorum 'Crimschmidt'	2.5" Cal. B&B	As Shown	11
QS	WATER OAK	Quercus nigra	2.5" Cal. B&B	As Shown	13



DECIDUOUS TREE PLANTING LEGEND

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

PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.

B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.

D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY

E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.

F. IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH

F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL
N.T.S.
LD 01

HALFF
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST, STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

FIRE TRAINING CENTER

Bentonville, AR

Issued for Review
3.21.22

LANDSCAPE PLAN

Project Number LSD22-0010

Revisions

Drawn By:	RLA	Vert. Scale:	-
Approved By:	LMG	Horiz. Scale:	1"=20'
Date:	1.12.22	Plot Scale:	1
Project No.:	BTV-37	DWG Name:	SITE PLAN

SHEET 8 of 9

77

Drawing Name: P:\BTV-37 BTV Fire Training Center\DRAFTING\BTV-37 PLAN SHEETS.dwg Last Modified: Mar 21, 2022 - 11:35am Plotted on: Mar 21, 2022 - 11:45am by ah5160