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

Planning Commission
Tech Review Agenda
April 12, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_-kh8xwTdQomCqD0RL76Tlw

I. Call to Order
II. Old Business

1. **CRT Airport Road Properties, LLC** **Future Land Use Map Amendment ***
1a. Low Density Residential to High Density Residential
SW Regional Airport Boulevard & SW Adams Road *(RZ22-0001)*
   - Currently zoned C-1, Neighborhood Commercial.
   - Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north, west, and south as well as Benton County to the south and A-1, Agricultural to the east.
   - The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
   - The applicant is requesting to change the Future Land Use Map to High-Density Residential. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.
   - At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached.

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

1b. R-1, Low Density Single-Family Residential to R-3, Medium-High Density Multifamily Residential **Rezoning***

SW Regional Airport Boulevard & SW Adams Road *(RZ22-0001)*

- Currently zoned R-1, Low Density Single-Family Residential.
- The requested R-3, Medium-High Density Multifamily Residential zoning district is intended 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 buffers or transitional zones between single-family and other uses not compatible with low-density residential development.
- At the time of writing these Tech Review Notes, staff has received public comment on this item. See attached.

2. Silver Oak Properties, LLC **Future Land Use Map Amendment***

2a. Low Density Residential to High Density Residential

807 SE 3rd Street *(RZ22-0004)*

- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north and west, PUD, Planned Unit Development to the east and DN-4, Downtown Mixed- Use Residential to the south.
- The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2b. R-1, Low Density Single-Family Residential to DN-3, Downtown High Density Residential **Rezoning***

807 SE 3rd Street *(RZ22-0004)*

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

3. **Morning Star Subdivision** **Preliminary Plat**
S Morning Star Road *(PP21-0020)*
- The subject property is +/- 41.40 acres and is currently zoned R-1, Low Density Single-Family Residential.
- A preliminary plat proposing the construction of Morning Star Subdivision.
- Morning Star Subdivision contains a total of 118 single-family lots. Lots 31, 49, and 63 are non-buildable.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.
- One waiver is requested:
    - A waiver from Drainage Manual Section 3.4.1.3 from the requirement to match crowns of pipes on the proposed storm drainage.

III. New Business

1. **Bob Jackson Snell, II, and Edith Anne Snell** **Rezoning***
R-1, Low Density Single Family Residential to D-E, Downtown Edge
403 SE 7th Street *(RZ22-0018)*
- The subject property is +/- 0.17 acres.
- Adjacent zoning districts are D-E, Downtown Edge to the north and R-1, Low Density Single Family Residential to the east, west, and south.
- The Future Land Use Plan currently depicts this property as Downtown Commercial. These areas typically include traditional mixed-use developments with a focus on design character and pedestrian access. Ground-floor uses should include activities that capitalize on pedestrian traffic and support street life, such as restaurants, retail, and services that create frequent patron traffic. Upper-floor uses could include offices, services not reliant on ground-floor visibility, and residential units. Parking could be provided in Downtown commercial areas, but only where it is not detrimental to the character of the area and is secondary to an active use.
- This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Downtown Commercial should be zoned either DC, DE, DN-4, or PUD.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2. **RJ Roth Holdings, LLC** **Rezoning***
A-1, Agricultural to R-ZL, Zero Lot Line Residential
1300 Tunbridge *(RZ22-0020)*
- The subject property is +/- 5.31 acres.
- Adjacent zoning districts are R-1, Low-Density Single Family Residential to the North and West, R-ZL, Zero Lot Line Residential to the East, and C-2, General Commercial to the South.
- The Future Land Use Plan currently depicts this property as Residential Estates. These areas typically include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.
- This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 2: Infill with a Future Land Use Classification of Medium-Density Residential should be zoned either R-2, R-3, R-ZL, PRD, or RO.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

3. **Casey and Hannah Roberts** **Rezoning***
R-1, Low Density Single-Family Residential to
DN-2, Downtown Medium Density Residential
704 NE A Street *(RZ22-0021)*
- The subject property is +/- 0.27 acres.
- Adjacent zonings include R-1, Low Density Single-Family Residential, to the North, East, and West, and DN-2 Downtown Medium Density Residential to the South.
- The Future Land Use Plan 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 requested DN-2 district allows for an increased single-family density through small lot widths where alleys and infrastructure support such development, and were small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.
- This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Medium Density Residential should be zoned either DN-2 or PUD.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

4. **Mammoth Properties, LLC** **Rezoning***
R-1, Low Density Single-Family Residential to
DN-2, Downtown Medium Density Residential
803 NE A Street Road *(RZ22-0022)*

- The subject property is +/- 0.55 acres.
- Adjacent zonings area all R-1, Low Density Single-Family Residential.
- The Future Land Use Plan 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 requested DN-2 district allows for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.
- This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Medium Density Residential should be zoned either DN-2 or PUD.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

5. **The Bike Inn** **Conditional Use***
Mega Sleeper Pods/Mini Cabins
3400 S Walton Blvd *(CU22-0005)*

- The subject property is +/- 1.07 Acres and is currently zoned C-2, General Commercial.
- According to the applicant's narrative, they propose to place seven Mega Sleeper Pod mini cabins at this location. The applicant claims that the same pods were recently placed at Blowing Springs Park.
- The proposed 16-foot-long x 10 –foot- five-inch foot wide pods would be placed on seven existing 35-foot-long x 11-foot-wide gravel parking pads located behind the primary structure. These parking pads were permitted through a separate conditional use permit passed by Planning Commission on Oct 5th, 2021.
- The proposed pods will have parking for one vehicle at each pad and each Pod will contain a queen bed, 2-person dinette, and coffee bar.
- Electrical will be provided by existing 30 amp circuits at each parking pad.
- No plumbing is required for any of the proposed pods.
- At the time of writing this staff report, staff has not received public comment on this item
- Planning Commission voted to approve the applicant's prior conditional use request in 2021 with the following conditions:
    1. *This Conditional Use Permit shall be valid for a period of one year at which time the gravel must be removed and the parking paved.*
    2. *No RV's will be allowed to park at this location at any time.*
    3. *Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.*
- The following conditions of approval shall apply to this conditional use request:
    1. *Units shall meet all relevant building and fire code requirements including but not limited to, having/installing emergency egress windows. Contact Building and Fire Safety Department for more information.*
    2. *Runoff mitigation shall be provided due to increases in impervious area on the site in question. Contact Engineering Department for more information.*
    3. *No additional connections to the public water and sewer system are permitted. Existing backflow device must be tested yearly to remain in compliance. Contact Water and Sewer Department for more information.*

6. **Ethos Pro Shop Showroom** **Conditional Use***
Long Term Temporary Use (Showroom Shipping Container)
502 & 504 SE B Street *(CU22-0009)*

- The property is currently zoned DE, Downtown Edge.
- Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet.
- According to the applicant's narrative, they propose the placement of a 40' shipping container to be placed on the east side of the existing 504 SE B Street building to serve as a showroom for the Ethos eBike and eScooter business.
- Four (4) parking spaces from the exiting fourplex will be designated as parking spaces for the showroom.
- The proposed hours of operation are Wednesday through Saturday from 10 am to 6 pm. The assembly and pick-up are located off-site in Rogers at Oz Bike Fit, where the customers will pick up the fine-tuned eBicycles and eScooters they buy.
- All signage and outdoor lighting will be per the Zoning and Land Development Codes.
- The applicant did not state the number of anticipated employees in their narrative.
- Staff recommends a conditional use period of one year, at which time the long-term desirability of the use can be assessed.
- At the time of writing this staff report, staff has not received public comment on this item.

7. **Sterling Bank** **Large-Scale Development Extension**
1001 S Walton Boulevard *(LSD21-0012)*

- The subject property is currently zoned C-2, General Commercial.
- A large-scale development proposing the construction of a bank.
- The development provides landscaping in accordance with the requirements of the Land Development Code.
- One waiver requested:
  - A waiver from Sec. 8.4.1 of the City of Bentonville Drainage Manual (2008) for the maximum elevation of the hydraulic gradient being two feet below the ground surface for the ten-year storm event.
- The primary materials on the exterior of the building include ACM Panels, Ground-Faced C.M.U., Brick Veneer, and Glass.

8. **Old Town Cleaners** **Large-Scale Development**
308 N. Walton Boulevard *(LSD22-0012)*

- The subject property is +/- 0.69 acres and is currently zoned C-2, General Commercial.
- A large-scale development proposing an expansion of a dry cleaner building.
- 17 parking spaces are required. 17 parking spaces are provided.
- Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code.
- Access to the project will be achieved through a curb cut onto N Walton Boulevard.
- One waiver is requested:

- A waiver from Section 1100.02(e), joint and cross access, from the requirement to provide cross access to the north and south of this property

9. Aviator Subdivision Lots 1 & 2 **Lot Split**

South West Regional Airport Boulevard & SW Aviator Avenue *(LS21-0031)*

- The subject property is currently zoned R-4, High Density Multifamily Residential
- A lot split of un-platted section land creating two lots. Lot 1 (+/- 2.82 acres), and Lot 2 (+/- 6.48 acres) creating Aviator Subdivision.
- This plat dedicates various utility easements and right-of-way.

10. Lots 32, 33, and 34 of Coler Creek Subdivision Phase 1 **Lot Split**

502 SW Brighton Drive *(LS22-0014)*

- The property is currently zoned R-1, Low Density Single-Family Residential.
- A lot split of existing Lot 31 creating new Lot 32 (+/-15.52 acres), Lot 33 (+/-5.40 acres), and Lot 34 (+/-5.50 acres) of Coler Creek Subdivision Phase 1.
- The plat dedicates various widths of right-of-way along SW 2nd Street per the requirements of the Master Street Plan.
- All outstanding department comments shall be addressed on or before April 11th at noon to proceed to Planning Commission on April 19th.

11. Lot 18, Block 1 of Braithwaite Park Addition **Property Line Adjustment**

1502 North Walton Boulevard *(PLA22-0006)*

- The property is currently zoned C-2, General Commercial.
- A property line adjustment of part of existing Lot 6 and all of existing Lot 17, Block 1 creating new Lot 18 (+/-1.98 acres) of Braithwaite Park Addition
- The current right-of-way meets the Master Street Plan requirements.
- The plat dedicates various public utility easements throughout the property.
- All outstanding department comments shall be addressed on or before April 11th at noon to proceed to Planning Commission on April 19th.

12. Lots 12 and 13 of Demings 2nd Addition **Property Line Adjustment**

504 NE A Street *(PLA22-0008)*

- The property is currently zoned R-1, Low Density Single-Family Residential.
- A property line adjustment of existing Lots 9 and 10 creating new Lot 12 (+/-0.44 acres) and Lot 13 (+/-0.34 acres) of Demings 2nd Addition.
- The current right-of-way is per the requirements of the Master Street Plan.
- The plat dedicates a 15 ft. public utility easement along NE A Street.
- All outstanding department comments shall be addressed on or before April 11th at noon to proceed to Planning Commission on April 19th.

13. Lots 1-11 of I-14 Subdivision **Preliminary Plat**

SW I Street & SW 14th Street *(PP21-0019)*

- This is a modification to the preliminary plat that was originally approved by the Planning Commission on September 21, 2021. The applicant has created two additional lots on the south end of the project to accommodate additional stormwater needs that were not originally anticipated.
- The subject property is currently zoned C-2, General Commercial, and A-1, Agricultural.
- A preliminary plat proposing an 11 lot commercial/mixed-use subdivision to be known as I-14 Subdivision. The 11 lots vary in size but all meet the requirements of both the Zoning and Land Development Codes. All necessary and required public infrastructure shall be constructed and installed with Phase 1.
- The plat dedicates right-of-way along SW 14th Street and SW I Street per the requirements of the Master Street Plan. Additionally, 50' of public right-of-way is being dedicated with the plat to allow for the extension of West Park Drive to the south through the center of the subdivision. A private drive from SW I Street will also aid in the circulation of traffic and ingress/egress in the subdivision.
- The plat dedicates various public utility and drainage easements and one access easement to serve the subdivision.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.
- All outstanding department comments shall be addressed on or before April 11th at noon to proceed to Planning Commission on April 19th.

14. Hope Hill Subdivision **Preliminary Plat**

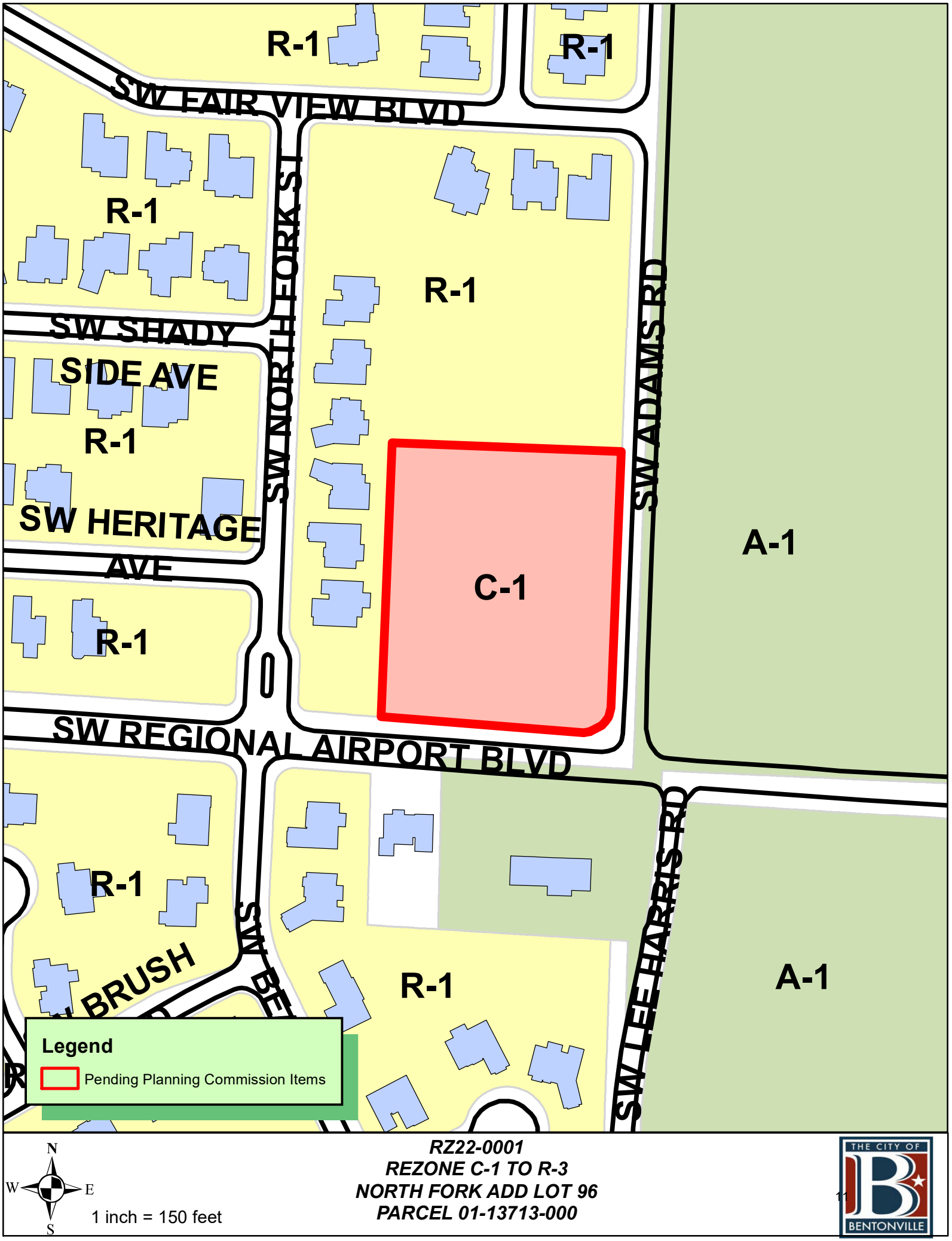
Ginn Road *(PP21-0022)*

- The subject property is currently zoned R-2, Medium Density Two-Family and Townhome Residential.
- A Preliminary Plat proposing an 82 lot residential subdivision to be known as Hope Hill Subdivision. One of the lots is for stormwater management and the other 81 lots meet the requirements of both the Zoning and Land Development Codes. There is no indication from the applicant that the project will be phased but if they choose to phase the development all necessary and required public infrastructure shall be constructed and installed with Phase 1.
- The plat dedicates right-of-way for a future collector Street along the south lot line of Lot 82 as well as right-of-way for the public street that will be constructed throughout the subdivision per the requirements of the Master Street Plan. The right-of-way along Ginn Road is adequate per the requirements of the Master Street Plan.
- The plat dedicates various public utility and drainage easements and one access easement to serve the subdivision.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.
- All outstanding department comments shall be addressed on or before April 11th at noon to proceed to Planning Commission on April 19th.

15. Richardson **Sidewalk Waiver**

905 Water Tower Road *(WAV22-0002)*

- The applicant requests a waiver from Article 1100, Section 1100.15, which requires a sidewalk to be constructed when doing an addition to an existing home that exceeds 50%.
- The applicant has applied for a building permit for a kitchen addition to the existing home and has requested to waive the sidewalk requirement stating that they are going to be installed with the Water Tower Road improvement project and since that project has not been completed there are several factors that could impact the construction of the sidewalk at this time.



RZ22-0001
REZONE C-1 TO R-3
NORTH FORK ADD LOT 96
PARCEL 01-13713-000

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

December 29th, 2021

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, SW Adams Rd and SW Regional Airport Blvd

Planning Department,

Please accept this rezoning of land from C-1 to R-3. The developer intends to develop townhomes at a density of approximately 8 units per acre on this 2.5-acre tract. There are no pending land sales. The traffic in this area is moderate due to its frontage along Highway 12. 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 townhomes 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

RZ22-0001

NOTICE OF INTENT TO REZONE

Swope Engineering has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-1 Commercial to R-3 medium density residential

The legal description of the property is as follows:

PLAT 2/02/06 2006-124 (NEIGHBORHOOD COMMERCIAL)

The common description of the property is: SW Adams and Airport Rd

Proposed land use: Townhomes

The public hearing will be held February 1st, 20 22 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

My wife + I do not believe this rezoning aligns with the POA's established requirements. We also don't like the potential impact with rental town homes that could impact property values + increase of potential crimes that commonly accompanies lower income living units.

Signature

Chris Ehlers
Printed Name

6201 SW Fair View Blvd, Bentonville, AR 72713
Physical Address

RZ22-0001

NOTICE OF INTENT TO REZONE

Swope Engineering has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-1 Commercial to R-3 medium density residential

The legal description of the property is as follows:

PLAT 2/02/06 2006-124 (NEIGHBORHOOD COMMERCIAL)

The common description of the property is: SW Adams and Airport Rd

Proposed land use: Townhomes

The public hearing will be held February 1st, 20 22 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because:

of a potential in decrease of our property value with townhomes in sight, because of destruction of our view and privacy in our backyard

O. Tschirschwitz, Elizabeth Tschirschwitz
Signature

Oliver Tschirschwitz, Elizabeth Tschirschwitz
Printed Name

5803 SW North Fork St, Bentonville, AR 72713
Physical Address

NOTICE OF INTENT TO REZONE

Swope Engineering has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-1 Commercial to R-3 medium density residential

The legal description of the property is as follows:

PLAT 2/02/06 2006-124 (NEIGHBORHOOD COMMERCIAL)

The common description of the property is: SW Adams and Airport Rd

Proposed land use: Townhomes

The public hearing will be held February 1st, 20 22 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

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

(1) Defeats entire purpose of owning a home in a subdivision (2) Rental property is not taken care of the same as a home owner. Reduces property values (3) SRE Affects our privacy. (4) this lot is part of our subdivision has to meet same reg. as homes

Nancy Paschall
Signature

Nancy Paschall
Printed Name

6103 SW Fairview Blvd, Bentonville, AR 72713
Physical Address

(5) increased crime due to no regulations all up to property management

(6) lot too small for this property.

(7) when we purchased our home we were told this was A lot (here) not commercial or rental property. We would have not bought our home if this was the case. Lots of options 5 yrs ago. We thought we were protected from this issue even being possible

---

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

☐ I/we have no objections to the rezoning.

☒ I/we object to the rezoning because: (1) This will affect our property value, (2) This will create congested traffic & (3) there is possibility of the crime rate elevating due to different occupants coming & going among others.

Signature

William & Sophia Thomas.
Printed Name

5801 SW North Fork St.
Physical Address Bentonville AR 72713

RZ22-0001

NOTICE OF INTENT TO REZONE

Swope Engineering has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-1 Commercial to R-3 medium density residential

The legal description of the property is as follows:

PLAT 2/02/06 2006-124 (NEIGHBORHOOD COMMERCIAL)

The common description of the property is: SW Adams and Airport Rd

Proposed land use: Townhomes

The public hearing will be held February 1st, 20 22 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☑ I/we object to the rezoning because: The intended use of this property will fall outside the scope and design of the overall neighborhood which will have a negative affect on current property values. It is also our understanding in addition, that it will not meet the requirements outlined in the POA.

Jason Martin
Signature

Jason and Tina Martin
Printed Name

6202 SW Fair View Blvd, Bentonville
Physical Address

RZ22-0001

NOTICE OF INTENT TO REZONE

Swope Engineering has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-1 Commercial to R-3 medium density residential

The legal description of the property is as follows:

PLAT 2/02/06 2006-124 (NEIGHBORHOOD COMMERCIAL)

The common description of the property is: SW Adams and Airport Rd

Proposed land use: Townhomes

The public hearing will be held February 1st, 20 22 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

☐ I/we have no objections to the rezoning.

☒ ~~I/we~~ object to the rezoning because:

I, Irene Flowers object to the rezoning because, When we bought our retirement home never thought I would have townhomes right up to my backyard. I will never be able to open my blinds on the back side of my home. This will force me to move & I've been here 5 yrs.

David Flowers
Signature

DAVID FLOWERS
Printed Name

6001 SW NORTH FORK ST
Physical Address

BENTONVILLE, AR 72713

NOTICE OF INTENT TO REZONE

Swope Engineering has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from C-1 Commercial to R-3 medium density residential

The legal description of the property is as follows:

PLAT 2/02/06 2006-124 (NEIGHBORHOOD COMMERCIAL)

The common description of the property is: SW Adams and Airport Rd

Proposed land use: Townhomes

The public hearing will be held February 1st, 20 22 at 5:00 p.m. It will be held at 305 SW A Street.

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

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

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

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

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

We Bought our Property With Expectations No housing Behind us. This will also Negatively Impact our Property Value. Patricia

John Toogood
Signature

JOHN Toogood + Teagood
Printed Name

6101 SW Fair View Blvd
Physical Address

Bentonville, AR 72712

P. Sad

Notice of Opportunity for Public Comment

To: Property Owners within 200-feet of RZ22-0004
From: Tyler Overstreet, Planning Services Manager, AICP
Date: March 21, 2022
RE: March 29 City Council Meeting

This letter is to notify you of an opportunity for public comment on a rezoning request located at 803 SE 3rd Street from R-1, Low Density Single-Family Residential to DN-3, Downtown High-Density Residential. The item was previously heard at the February 15 and March 15 Planning Commission Meetings.

The item will be heard at the City Council Meeting at 305 SW A Street on March 29, 2022 at 6:00 PM. You may also attend the meeting via Zoom (registration will be available on the City Calendar at bentonvillear.com).

If you have any questions, do not hesitate to contact the Planning Office at (479) 271-3122 or via e-mail at planning@bentonvillear.com

Regards,

Tyler Overstreet
Planning Services Manager, AICP

R-1
E CENTRAL AVE
R-1
R-1
R-1
D-E
SE 1ST ST
SE G ST
SE H ST
SE WAY
RESIDENTS
R-O
R-1
PUD
SE BRICK AVE
R-1
R-1
SE 3RD ST
R-1
R-3
PRD
RC-2
DN-4
DN-3
DN-4
DN-3
DN-3
DN-3
R-1
SE I ST
SE 4TH ST
R-3
DN-4
DN-1
R-1
R-ZL
DN-4
DN-4
DN-2
R-3
I-2
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 150 feet
RZ22-0004
REZONE R-1 TO DN-3
RENAISSANCE SUBDIVISION LOT 11
807 SE 3RD ST
THE CITY OF
BENTONVILLE

JACOBS GROUP

Specializing in Downtown Housing

1-10-21

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

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

Dear Planning Staff,

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

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

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

Use - Residential

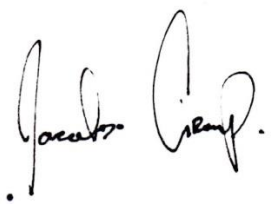
Utilities- Severed by 6" existing water and 6" sewer lines.

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

Signage – Per Code

Appearance - Contemporary – Brick and siding

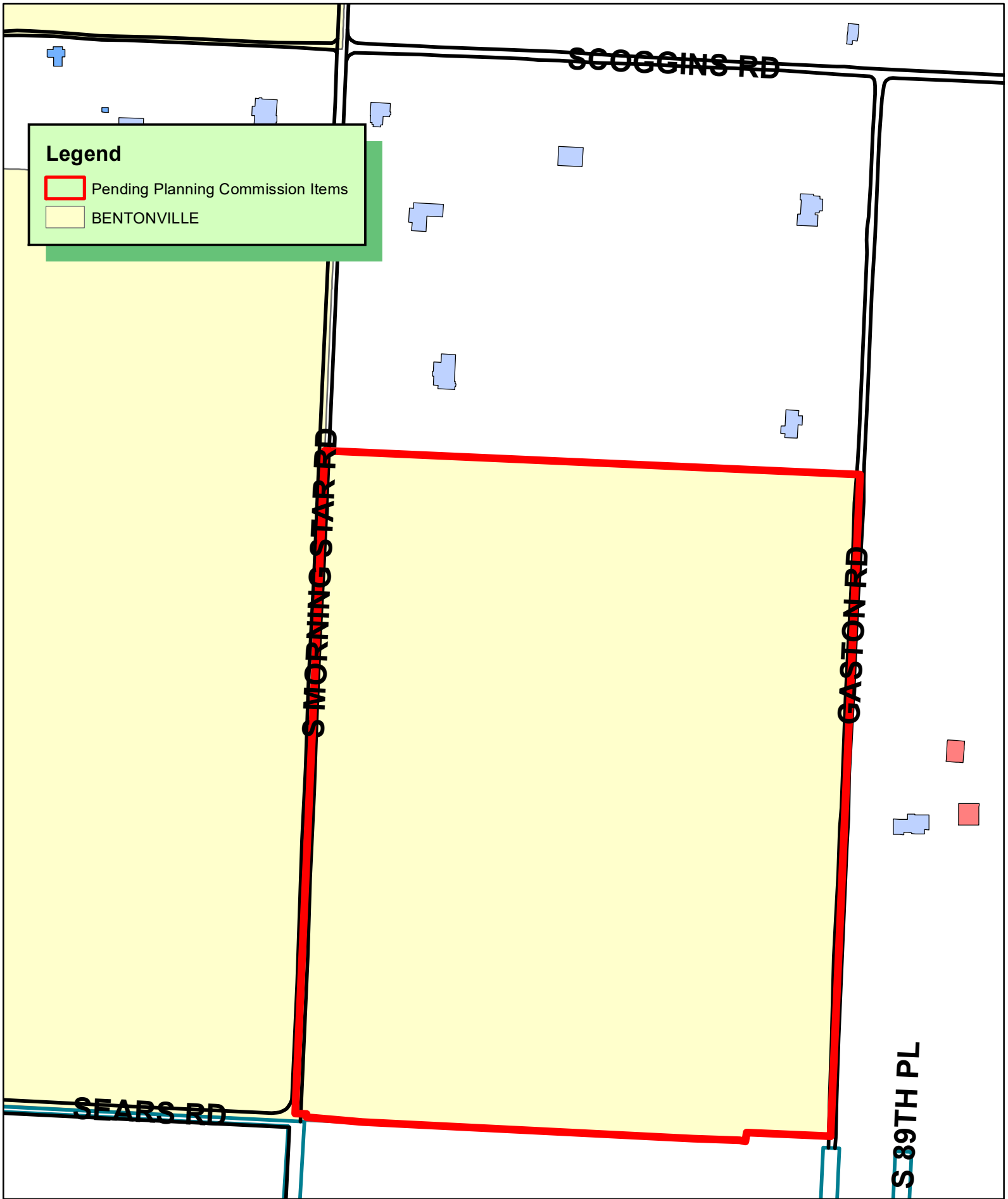
Sincerely,



Jacobs Group

PO Box 1285

Bentonville, AR 72712



N
W E
S

1 inch = 300 feet

PP21-0020
PRELIMINARY PLAT
MORNINGSTAR SUBDIVISION

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. ● P.O. Box 282 ● Springdale, Arkansas 72765-0282 Ph: 479-751-8733 ● Fax: 479-751-8746

April 06,2022

Dan Weese
3200 SW Municipal Drive
Bentonville, AR 72712

Re. Morningstar Subdivision
Preliminary Plat

Mr. Weese:

This letter is intended to serve as a narrative accompanying the resubmittal for Morningstar Subdivision, Benton County Parcel ID 18-09135-000. The plans and drainage report have been revised based on the comments from the city and utilities.

Waivers Requested

1. Due to site topographic constraints, matching the crowns of pipes is not possible for all the proposed storm drainage on this project. Most of the proposed storm drainage lines are proposed at 0.5% minimum slopes and have just enough cover at road crossings. Due to this, having the storm crowns match is not possible. A waiver is requested for Section 3.4.1-1 from the Bentonville Drainage Criteria Manual due to topographic constraints for the site. Drainage Manual 3.4.1.3

Please do not hesitate to contact me if you have any questions or if you need anything further.
Thank you,

Blake Murray, PE, CFM
Project Engineer

MATCHLINE
S 87°28'16" E - 1322.05'
S 87°34'04" E - 1322.80'
N 87°08'16" W - 817.01'
N 02°34'44" E - 1637.14'
S 02°32'52" W - 1635.55'
N 2°34'44" E - 272.27'
S 2°32'52" W - 272.92'
S. MORNING STAR RD. (90' R.O.W. PER M.S.P.)
CASTON ROAD (90' RIGHT OF WAY)
SEARS RD. (90' R.O.W. PER M.S.P.)
SW ANDROMEDA AVE.
SW TOUCAN BLVD.
SW PEGASUS AVE.
SW PERSEUS BLVD.
SW PYXIS AVE.
PROPOSED DETENTION POND 100-YR W.S.E.=1255.30
PROPOSED SCREENING FENCE (BY DEVELOPER)
WETLANDS BOUNDARY
PARCEL 18-09167-000 WILLIS, MAURICE P & PAMELA K TRUSTEES 10203 SEARS RD BENTONVILLE AR 72713
PARCEL 18-09161-000 NYHUS, DALE R & NYHUS, CHRISTY & NYHUS, ORVILLE K 9800 S MORNING STAR RD BENTONVILLE AR 72712
PARCEL 18-09182-008 CATHY ZEHNDER REV. TRUST 1806 SW 18TH ST. BENTONVILLE, AR 72713
PARCEL 18-09182-012 MICHAEL & JAYME SHAVER 9380 S. MORNING STAR RD. BENTONVILLE, AR 72713
PARCEL 18-09182-010 CURTIS MEANS 9705 CASTON RD. BENTONVILLE, AR 72713
PARCEL 18-09182-014 CURTIS MEANS 9705 GASTON RD. BENTONVILLE, AR 72713
PARCEL 18-09182-002 LOSSON LORENNIJ 9635 GASTON RD. BENTONVILLE, AR 72713
PARCEL 18-09182-002 LORENNIJ, LOSSON M & NAVARRO-LORENNIJ, MONICA A 9635 CASTON RD BENTONVILLE AR 72713
PARCEL 18-09123-000 WHITAKER, LARRY C LINDA & WHITAKER REVOCBLE TRUST, PAULINE 2017 S 26TH ST ROGERS AR 72758-6127
PARCEL 18-08215-355 AURORA DEVELOPMENT COMPANY LLC 3329 E 31ST ST TULSA, OK 74105
PARCEL 15-18770-000 9586 COUNTY ROAD 207 BERRYVILLE AR 72616
PARCEL 15-18698-000 WAGNER, DARRELL L & JANICE D 9500 S MORNING STAR RD BENTONVILLE AR 72713
PARCEL 15-18697-000 9500 S MORNING STAR RD BENTONVILLE AR 72713
PARCEL 15-18771-000 ADAM & SHERRI KEITH 9300 S. MORNING STAR RD. BENTONVILLE, AR 72713
PARCEL 18-09137-000 EDWARD BRENNER 9327 GASTON RD. BENTONVILLE, AR 72713
PARCEL 15-18770-000 ADAM & SHERRI KEITH 9300 S. MORNING STAR RD. BENTONVILLE, AR 72713
PARCEL 01-08215-352 DAVIS, ANGELA 4040 ANGELFIELD BENTONVILLE AR 72713
PARCEL 01-08215-353 WILLIS, MAURICE P & PAMELA K TRUSTEES PO BOX 1 BENTONVILLE AR 72713
PARCEL 01-08215-354 BUFFINGTON, JAMES A 9240 GASTON RD BENTONVILLE AR 72713
PARCEL 01-08215-355 AURORA DEVELOPMENT COMPANY LLC 3329 E 31ST ST TULSA, OK 74105
PARCEL 01-08215-356 BUFFINGTON, JAMES A PO BOX 859 FAYETTEVILLE AR 72703
PARCEL 01-08215-357 AURORA DEVELOPMENT COMPANY LLC 3329 E 31ST ST TULSA, OK 74105
PARCEL 01-08215-358 AURORA DEVELOPMENT COMPANY LLC 3329 E 31ST ST TULSA, OK 74105
PARCEL 01-08215-359 AURORA DEVELOPMENT COMPANY LLC 3329 E 31ST ST TULSA, OK 74105
PARCEL 01-08215-360 WILLIS, MAURICE P & PAMELA K TRUSTEES PO BOX 1 BENTONVILLE AR 72713
PARCEL 01-08215-361 AURORA DEVELOPMENT COMPANY LLC 3329 E 31ST ST TULSA, OK 74105
PARCEL 01-08215-362 AURORA DEVELOPMENT COMPANY LLC 3329 E 31ST ST TULSA, OK 74105
PARCEL 01-08215-363 AURORA DEVELOPMENT COMPANY LLC 3329 E 31ST ST TULSA, OK 74105
PARCEL

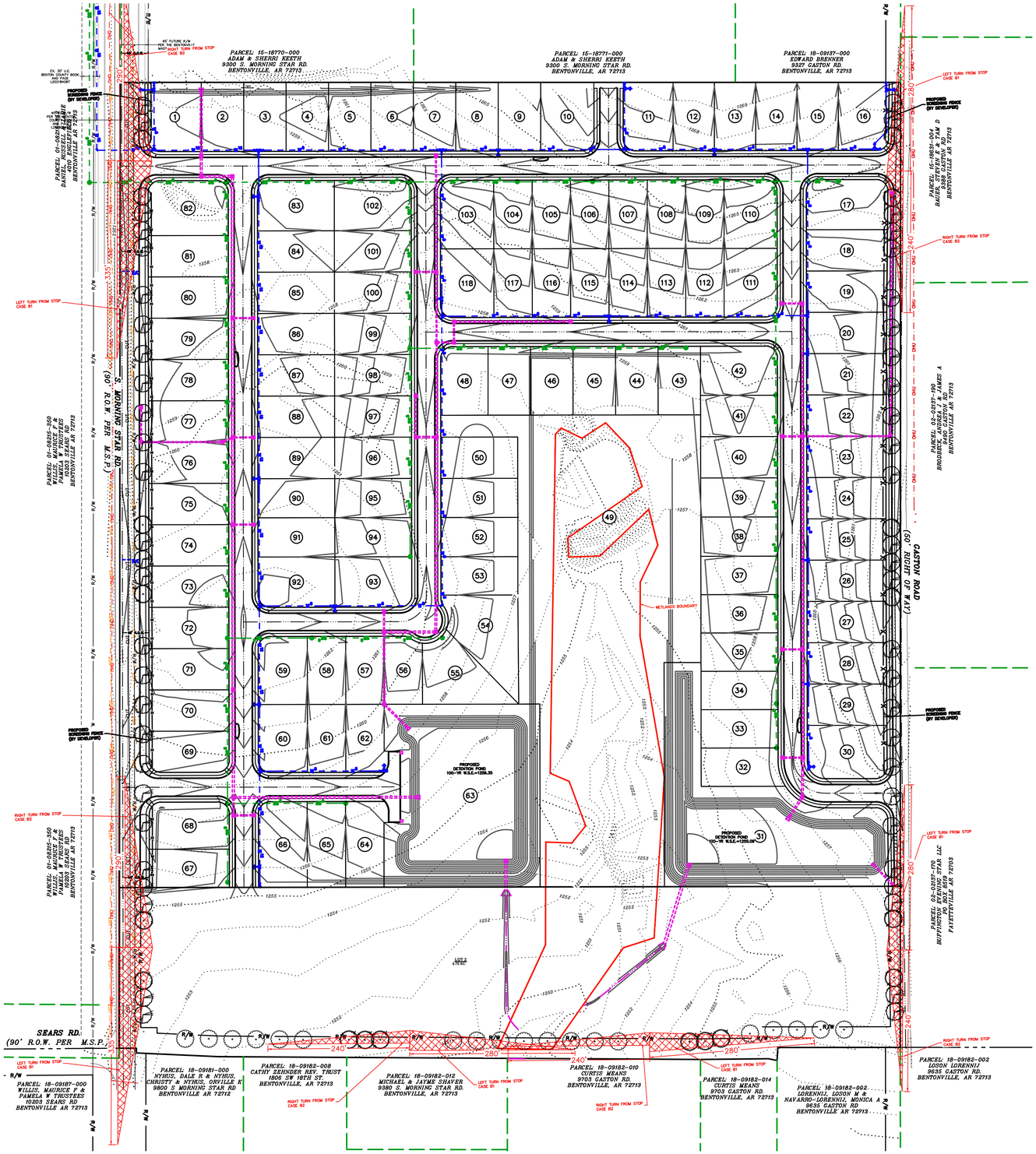
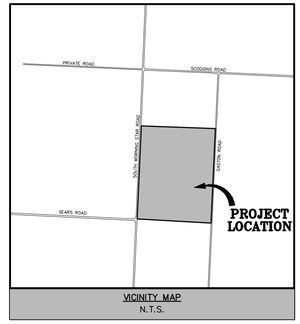


Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	165.4	170
20	115	220.5	225
25	155	275.6	280
30	200	330.8	335
35	250	385.9	390
40	305	441.0	445
45	360	496.1	500
50	425	551.3	555
55	495	606.4	610
60	570	661.5	665
65	645	716.6	720
70	730	771.8	775
75	820	826.9	830
80	910	882.0	885

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)
15	80	143.3	145
20	115	191.1	195
25	155	238.9	240
30	200	286.7	290
35	250	334.4	335
40	305	382.2	385
45	360	430.0	430
50	425	477.8	480
55	495	525.5	530
60	570	573.3	575
65	645	621.1	625
70	730	668.9	670
75	820	716.6	720
80	910	764.4	765



VICINITY MAP
N.T.S.

OWNER: HYLTON ROAD REAL ESTATE, LLC
1204 E JOYCE BLVD STE 102
FAYETTEVILLE AR 72703

SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

WORK ORDER #: 20976

ZONING: R-1

LOTS: 169 (168 BUILDABLE)

DENSITY: 3.4 LOTS/ACRE

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Valley Forge Elm	Ulmus americana 'Valley Forge'	54	4" Cal B & B
+	Shumard Oak	Quercus shumardii	18	4" Cal B & B
+	Northern Red Oak	Quercus rubra	19	4" Cal B & B

NOTES:

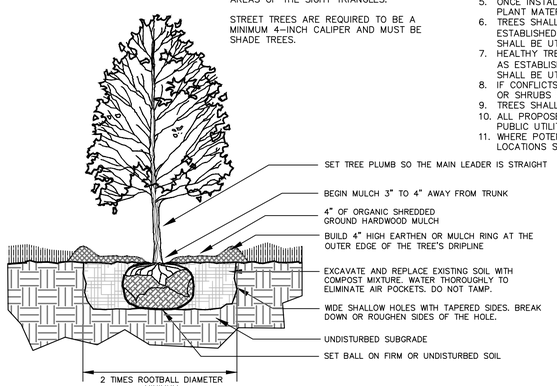
ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.

THERE SHALL NOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREAS OF THE SIGHT TRIANGLES.

STREET TREES ARE REQUIRED TO BE A MINIMUM 4-INCH CALIPER AND MUST BE SHADE TREES.

NOTES:

1. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
2. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
3. ALL TREES SHALL RECEIVE 3"-4" OF HARDWOOD ORGANIC MULCH AT TIME OF INSTALLATION. BEGIN MULCH 3-4" FROM ROOT COLLAR. PILING AGAINST THE TREE TRUNK IS PROHIBITED.
4. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2"
5. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
6. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL SHALL BE UTILIZED FOR MAINTENANCE PURPOSES
7. 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
8. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
9. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
10. ALL PROPOSED TREES SHALL BE A MIN OF (5) FIVE FEET FROM ANY UTILITY MAIN LINES AND PUBLIC UTILITIES.
11. WHERE POTENTIAL UTILITY CONFLICTS MAY EXIST WITH PROPOSED LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
5. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS

REGISTERED LANDSCAPE ARCHITECT
Jonathan Schmitz
License No. 9913
STATE OF ARKANSAS

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

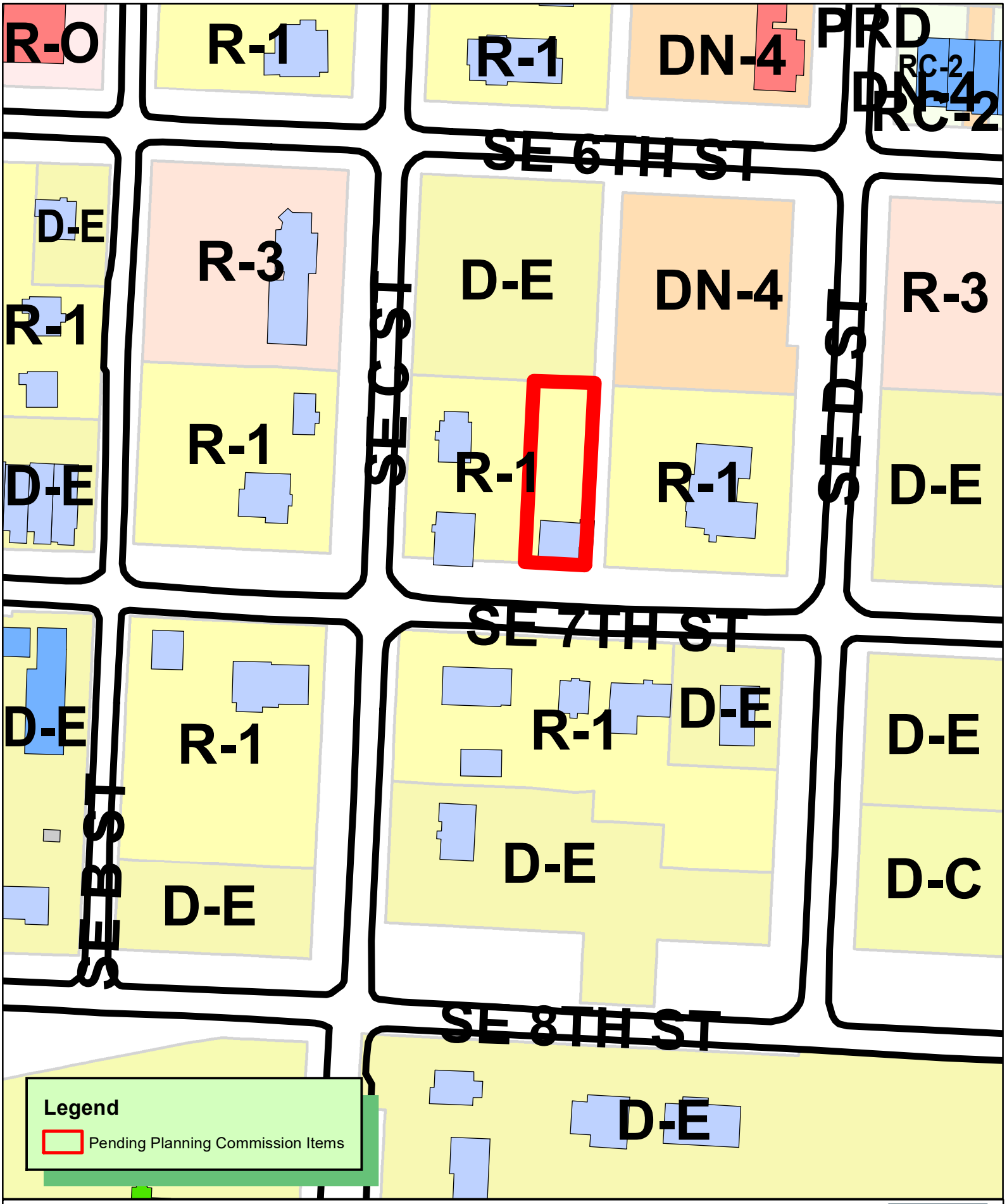
REVISION	DATE	DESCRIPTION

©COPYRIGHT 2021, ENGINEERING SERVICES, INC. 12/1/2021 9:13 AM
ALL DRAWINGS & DESIGNS ARE THE PROPERTY OF ENGINEERING SERVICES, INC.

SCALE: 1"=100'
DATE: Dec 21, 2021
ENGINEER: BAM
DRAWN BY: JS
W.O. #: 20976

PP21-0020

61



RZ22-0018 4/19/22
REZONING R-1 TO D-E
ORCHARD ADDITION
LOT 10 BLOCK F

March 14, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property for Bob and Edith Snell

Staff,

On behalf of Bob and Edith Snell, we would like to formally request a zoning change for parcel 01-3566-000 from R-1 to D-E, Downtown Edge. The property is outlined in the description provided and the proposed use will be single family residential. Bob and Edith Snell currently own the property and have signed the consent form.

The site is currently zoned R-1. Under that zoning, there are requirements that do not fit the downtown form, nor the pattern of development in this area. The property is near the intersection of SE C St and SE 7th St, approximately two blocks from the Momentary Museum. The parcel is surrounded by other properties that have rezoned to a downtown zoning district, with a majority being D-E. This includes the parcel directly adjacent to the north. Water and sewer are both readily available to the property.

The zoning request also conforms to the city's Land Use Plan and, therefore, the proposed use will fit nicely with the surrounding developments. Should you have any questions, please contact us at your convenience.

Thank you,

Taylor Lindley

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

DE, Downtown Edge

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

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

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

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

Setback Standards:

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

Encroachment Standards:

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

Applied to encroachments such as canopies, awnings and balconies.

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

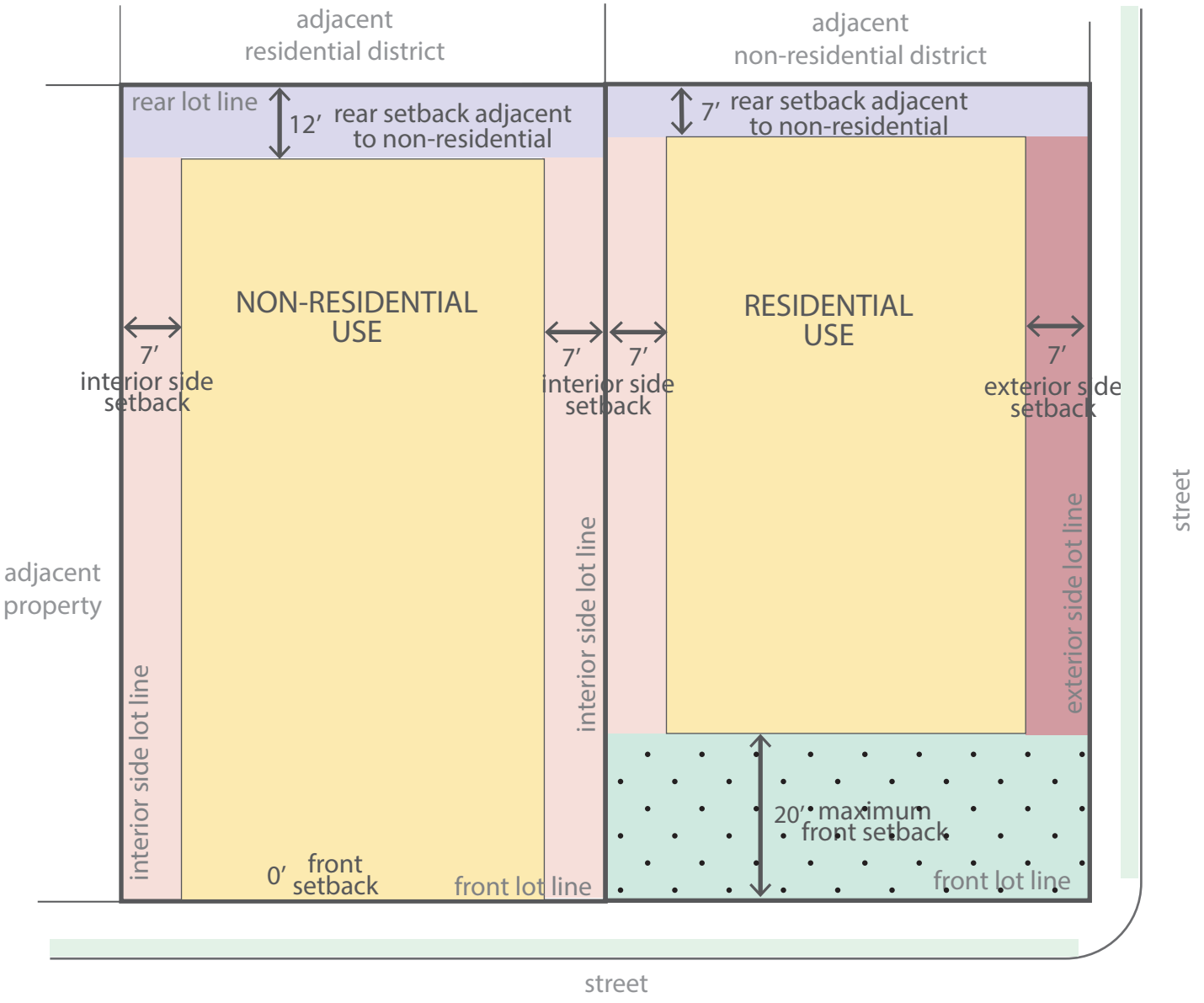
DE, Downtown Edge

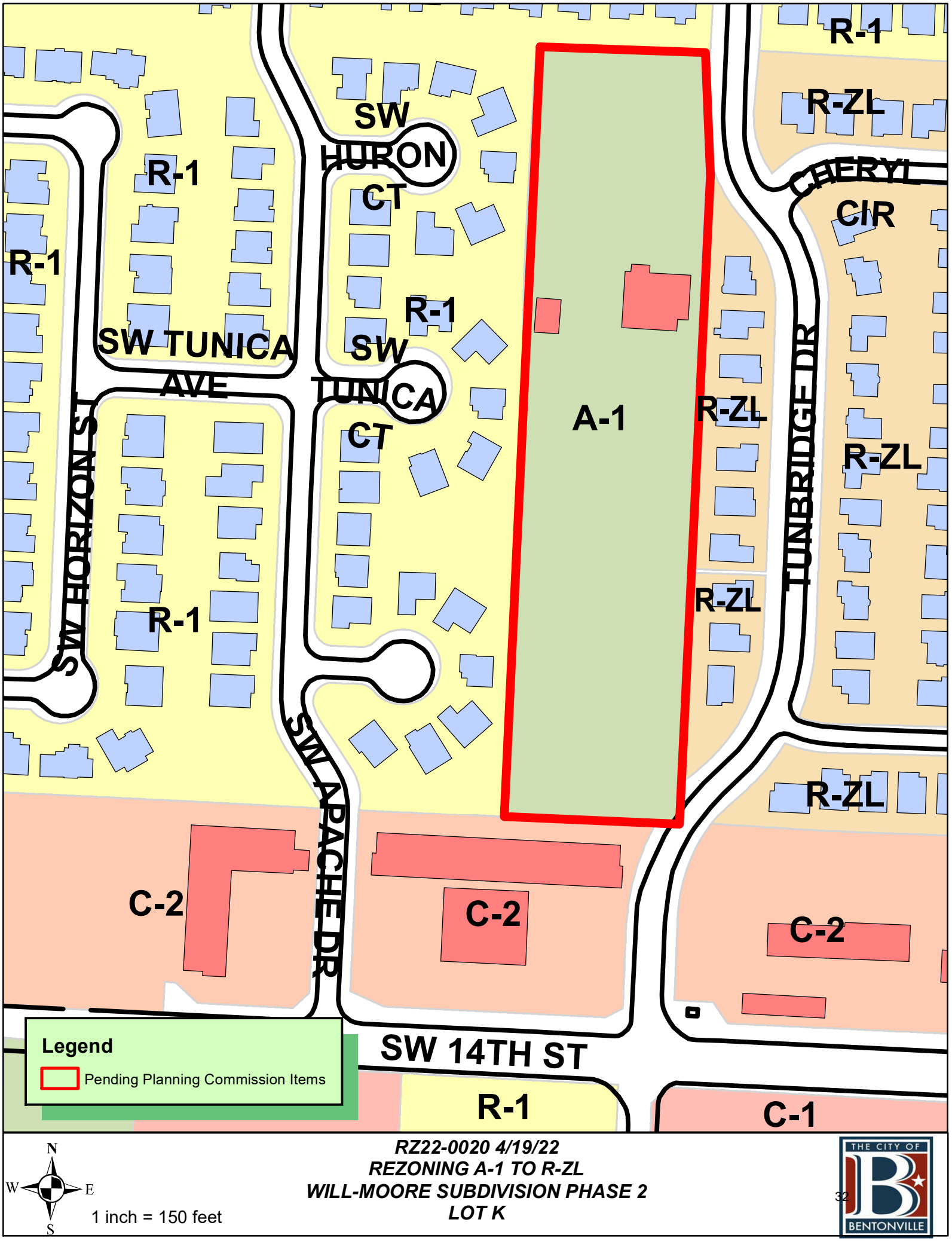
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery **Residential** Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family **Recreation, Education & Public Assembly** Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood **Services** Adult day care ATM machine Cemetery or mausoleum Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office Personal services Postal services Repair services - household **Retail** Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail Sidewalk café in public right-of-way	**Agriculture and Animals** Animal clinic Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities **Services** Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services **Retail** Bar, lounge or tavern Restaurant **Transportation / Utilities** Parking facility (as principal use) Utility facility Wireless communication facility (cell tower) **Other** Temporary uses	**Residential** Dwelling - accessory Home occupation - type a **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory – nonresidential Donation box

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

DE, Downtown Edge

Setback Illustration





RZ22-0020 4/19/22
REZONING A-1 TO R-ZL
WILL-MOORE SUBDIVISION PHASE 2
LOT K

REZONING APPLICATION AND NARRATIVE

Applicant (Property Owner): RJ Roth Holdings, LLC

Applicant's Representative:

Steve Lisle
Lisle Rutledge, PA
1458 Plaza Place, Suite 101
Springdale, AR 72764
Email Address: slisle@lislerutledge.com
Contact # 479.750.4444

Address of Property to be Rezoned:

Street Address: 1300 Tunbridge Dr., Bentonville
5.31 acres
S-T-R: 35- 20- 31
Parcel # (s) 01-04652-115

Narrative:

This request is to rezone 1300 Tunbridge Drive (the "Property") from the Agriculture (A-1) zoning district to the Residential Zero Lot Line (R-ZL) zoning district. The City's Future Land Use plan indicates Residential Estate zoning for the Property. The applicant requests a land use classification change to Medium Density Residential to accommodate the requested zoning change. The requested zoning is compatible with the adjacent zoning districts and uses. The Property is bordered on the east by a residential development with Zero Lot Line (R-ZL) zoning, on the south with a commercial development with General Commercial (C-2) zoning, and on the west with a residential subdivision with Residential (R-1) zoning.

The rezoning is requested to allow for the development of a small residential subdivision. R-ZL zoning will allow for the 50' x 90' lots of 4,500 sf that are planned for this long, narrow parcel. The planned lot size will make optimal use of the area and are compatible with the adjoining developments. Although the request is for Zero Lot Line, the Applicant intends to apply a front setback of 20', side interior setbacks of 7', side exterior setbacks of 20', and rear setbacks of 25'. The planned lot sizes significantly exceed the minimum allowed for R-ZL zones.

Attachments:

The following supporting documents are attached:

1. Property Owner Consent Form.
2. Warranty Deed.
3. Legal Description (in Word format).
4. Certified List of property owners within 200 feet.

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

R-ZL, Zero Lot Line Residential

The R-ZL District is a moderate density residential district designed to permit and encourage the development of a variety of dwelling types including "zero lot line" units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential use and may be used to create a transition from purely residential zones to medium and high-density residential zones.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75 feet 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-ZL	Zero lot line	4,000	-	40'	60%	65%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-ZL	Zero lot line	20'	One side yard setback must be no less than 12' and the other side yard setback may be 0 ft.'	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 facing property line
Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

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

R-ZL, Zero Lot Line 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.

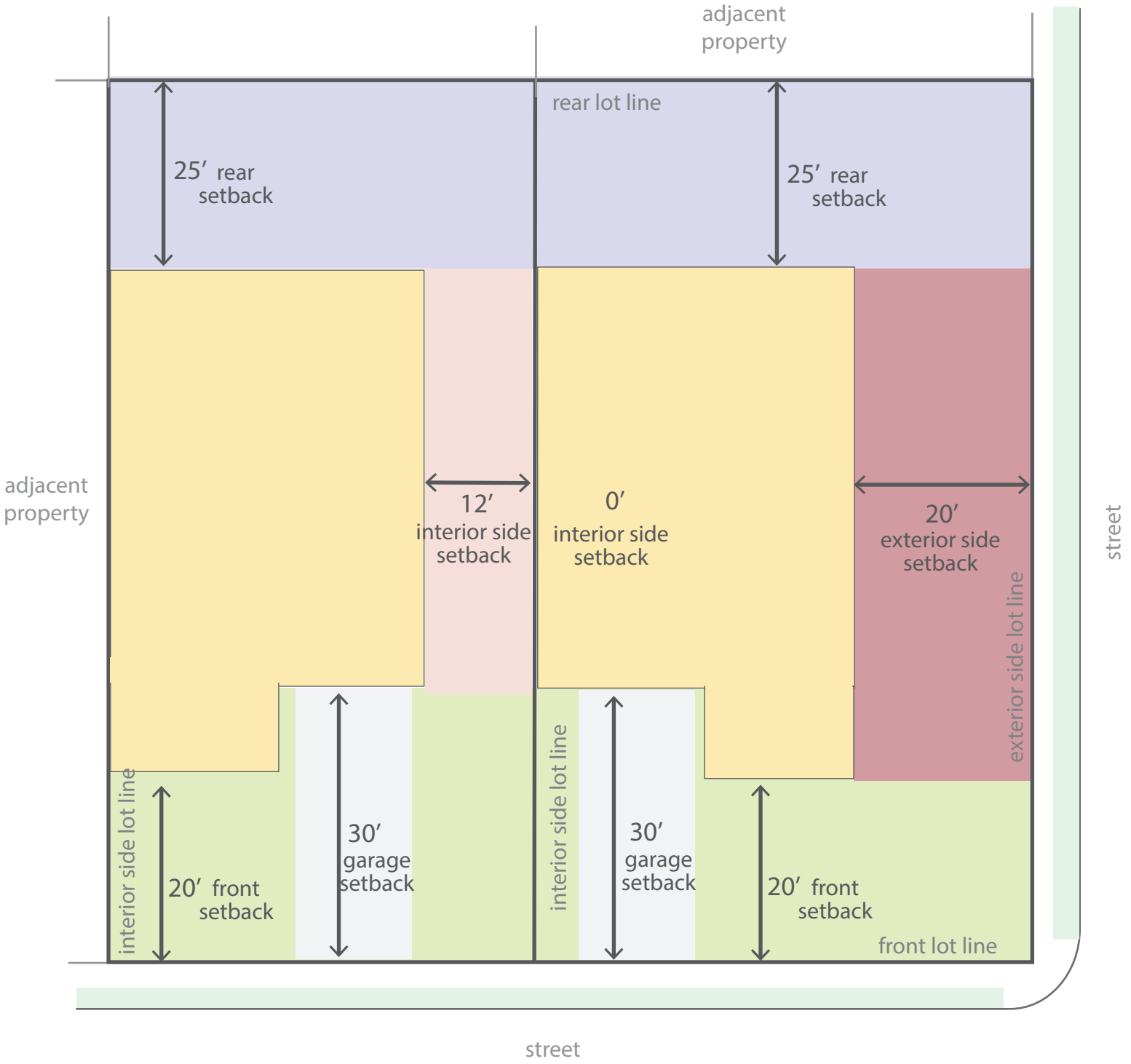
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden **Residential** Dwelling - modular Dwelling - single family Residential facility - assisted living **Recreation, Education & Assembly** Library Park - mini Park - neighborhood **Retail** Mobile food vendor **Services** Child care – registered family home (5 children)	**Agriculture and Animals** Botanical garden Urban farm **Residential** Home occupation - type b **Recreation, Education & Assembly** Aquarium Community center Country club Educational facility Golf course 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** Home occupation - type a Dwelling - accessory **Transportation / Utilities** Solar energy system Wind energy system, small **Other** Building, accessory – nonresidential Donation boxes

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

R-ZL, Zero Lot Line Residential

Setback Illustration



WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

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

March 14, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-02287-002 from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential

Dear Planning Staff:

This law firm has been hired to assist the applicants, Casey Roberts and Hannah Roberts in obtaining a rezoning of Parcel No. 01-02287-002 (hereinafter "the Property") from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential.

The primary reason for this rezoning request is to bring the lot into compliance with Bentonville's updated downtown zoning codes and to take advantage of the bulk and density regulations incident thereto. Specifically, the applicant has plans to remodel the home on the property and would like to take advantage of the additional setbacks afforded by the DN-2 zoning designation.

The requested zoning is in compliance with the Bentonville Future Land Use Plan ("FLUP"). The FLUP designates this parcel as Medium Density Residential, which allows for DN-2 zoning only. Accordingly, no FLUP amendment is necessary in order to rezone the Property to DN-2. There is precedent for rezoning the property to DN-2, as properties at the corner of NE A and NE 7th Street and the corner NE A and NE Park Street have previously been rezoned to DN-2 as well.

This rezoning will not increase traffic by any appreciable amount, no signage is contemplated, and the appearance of the development will be similar to other redevelopment in downtown Bentonville. Lastly, a six inch (6") gravity sewer line and a four inch (4") water line are located along NE A St..

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:

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

PROPERTY OWNER CONSENT FORM

We, **Casey Roberts and Hannah Roberts**, certify that we are the legal owner of the property described as **Lot 25, Block 24, of the replat of Lots 12, 15, 16 and 19, Block 24, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as designated in Plat Record Book "21" at Page 212,** or **Benton County Parcel No. 01-02287-002**, located at **704 NE A St., Bentonville, Arkansas**, and further certify that I have read the application for the re-zoning of the aforementioned property from R-1, Low Density Single-Family Residential to DN-2, Downtown Neighborhood Medium Density Residential and consent to its filing.

Casey Roberts
CASEY ROBERTS

03-14-2022
Date

Hannah Roberts
HANNAH ROBERTS

3/14/2022
Date

STATE OF ARKANSAS)
)
COUNTY OF BENTON)

Subscribed and sworn before me this the 14th day of March, 20___.

Notary Signature

Delynn Hale
Notary Name Printed

01-18-2032
Commission Expires

DELYNN HALE
MY COMMISSION # 12385477
EXPIRES: January 18, 2032
Benton County

L202147703.001

L202147703
BENTON CO. AR FEE $25.00
PRESENTED & E-RECORDED
06/25/2021 01:06:10 PM
BRENDA DESHIELDS
Circuit Clerk & Recorder

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

WARRANTY DEED
(LLC)

LTC 21-063708-SOD

File #: **2109097-107**

KNOW ALL MEN BY THESE PRESENTS:

That, **GUILMETTE INVESTMENTS, LLC**, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---($1.00)---and other good and valuable consideration, in hand paid by **Casey R. Roberts and Hannah Roberts, a married couple**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Casey R. Roberts and Hannah Roberts, a married couple**, hereinafter called GRANTEE(S), and unto their heirs and assigns forever, the following described lands lying in **Benton** County, **Arkansas** to-wit:

Lot 25, Block 24 of the replat of Lots 12, 15, 16 and 19, Block 24, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as designated in Plat Record Book "21" at Page 212.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Manager, this 23 day of June, 2021.

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

GRANTEE OR AGENT: _____

GRANTEE'S ADDRESS: _____

_____

GUILMETTE INVESTMENTS LLC

Lani Guilmette

By Lani C. Durbin-Guilmette, Manager

ACKNOWLEDGMENT

STATE OF Arkansas)
) SS.
COUNTY OF Benton)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Lani Guilmette** to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that she is the authorized Manager of **GUILMETTE INVESTMENTS, LLC**, an Arkansas limited liability company, and is duly authorized in her capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 23 day of June, 2021.

Bobbie Bolain
Notary Public

My commission expires:

10-02-2030

OFFICIAL SEAL
BOBBIE BOLAIN
NOTARY PUBLIC ARKANSAS
BENTON COUNTY
COMMISSION# 12379201
COMMISSION EXP 10/02/2030

L202147703.003

0-L1174151720 a8.005

STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid

File Number: 21-063708-500

Grantee:	CASEY R. ROBERTS AND HANNAH ROBERTS
Mailing Address:	704 NE A STREET BENTONVILLE AR 727120000
Grantor:	GUILMETTE INVESTMENTS, LLC
Mailing Address:	1321 ROYAL AVENUE CENTERTON AR 727190000
Property Purchase Price:	$594,119.00
Tax Amount:	$1,963.50
County:	BENTON
Date Issued:	06/25/2021
Stamp ID:	1210689536

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

Grantee or Agent Name (printed): Lainey Boone

Grantee or Agent Name (signature): Lainey Boone Date: 6.25.2021

Address: 704 NE A Street

City/State/Zip: Bentonville, AR 72712

CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202147703**
08/25/2021 01:06:10 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder

624 W Walnut
Rogers, AR 72756
Phone 479 631 8274
Fax 479 631 8279

Surrounding Property Owners Search

We hereby certify that we have searched the Benton County Assessor records of Benton County, Arkansas on 03/28/2022, and the following is a list of all owners of record along with the County parcel information, located within a 200-foot radius adjacent to the following:

Parcel #:	01-02287-002
Ownership:	ROBERTS, CASEY R & HANNAH 704 NE A ST BENTONVILLE, AR
Property Address:	704 NE A ST BENTONVILLE AR 72712
Legal:	25 & PT VACATED ALLEY BLOCK 24 DEMINGS 2ND ADD-BENTONVILLE

****

Adjoining properties: See Attached Page 2

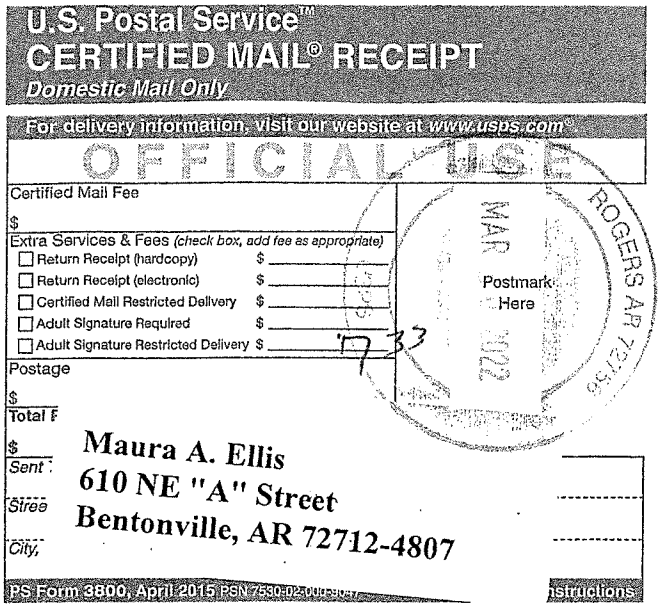
Authorized Countersignature

Larry Murphy
Title Operations
PCI Advance Title, LLC
479-631-8274

Parcel Id	Address	Owner Address	Subdivison
01-02183-(	610 NE A S	610 NE A ST BENTONVILLE AR 72712-4807	DEMINGS 2
01-02285-(	733 NE A S	733 NE A ST BENTONVILLE AR 72712	DEMINGS 2
01-02279-(	804 NE A S	10012 ENCHANTED OAK GOLDEN OAK FL 32836	DEMINGS 2
01-02285-(	729 NE A S	729 NE A ST BENTONVILLE AR 72712	DEMINGS 2
01-02288-(	703 NE A S	703 NE A ST BENTONVILLE AR 72712-4803	DEMINGS 2
01-02287-(	201 NE 7TH	201 NE 7TH ST BENTONVILLE AR 72712-4828	DEMINGS 2
01-02287-(	702 NE A S	702 NE A ST BENTONVILLE AR 72712	DEMINGS 2
01-02283-(	801 NE A S	801 NE A ST BENTONVILLE AR 72712-4810	DEMINGS 2
01-02287-(	704 NE A S	704 NE A ST BENTONVILLE AR 72712	DEMINGS 2
01-02289-(	NE 7TH ST	238 PARK LAUREATE DR HOUSTON TX 77024	DEMINGS 2
01-02289-(	103 NE 7TH	103 NE 7TH ST BENTONVILLE AR 72712	DEMINGS 2
01-02332-(	NW 5TH ST	1000 SW 14TH ST BENTONVILLE AR 72712	DEMINGS 2
01-02182-(	204A NE 7	808 N MAIN ST BENTONVILLE AR 72712-4834	DEMINGS 2
01-02284-(	706 NE A S	PO BOX 1860 BENTONVILLE AR 72712	DEMINGS 2
01-02282-(	708 NE A S	~~PO BOX 1860 BENTONVILLE AR 72712~~	~~DEMINGS 2~~
01-02287-(	700 NE A S	700 NE A ST BENTONVILLE AR 72712	DEMINGS 2
01-15202-(	NE 5TH ST	~~1000 SW 14TH ST BENTONVILLE AR 72712~~	~~CRYSTAL BF~~

Owner
ELLIS, MAURA A
DASTUGUE, MICHAEL &; CHERYL
COTTAGE HOME XNA LLC
GIBSON, DIANA A
AITKEN TRUST, ADA S & AITKEN TRUST, WILLIAM N
WILLIS, MAURICE F III
GARNER, TODD STEVEN & MCMURRAY, ALEXIS
MORRISSEY, BRENDAN JOHN & LAUREN MICHELLE
ROBERTS, CASEY R & HANNAH
BELLATTI GC TRUST II- LAWRENCE L
LESTER, ROBERT B & VIRGINIA C
CITY OF BENTONVILLE
MEADOWGLADE II LTD PARTNERSHIP
BIXBY PROPERTIES LLC
~~BIXBY PROPERTIES LLC~~
MCGILL, GREGORY WADE & KIMBERLY GRAVES
~~CITY OF BENTONVILLE~~

Name
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
:ND ADD-BENTONVILLE
RIDGES MUSEUM ADD-BENTONVILLE



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ 7.33

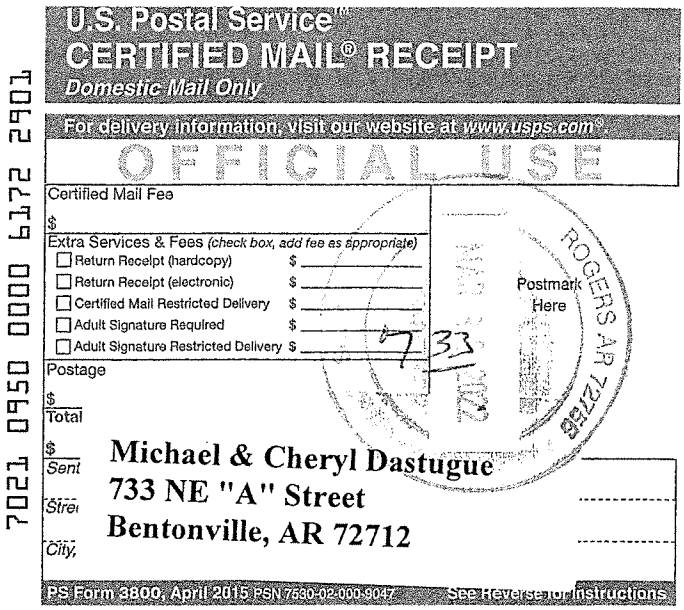
Postage
$
Total F

Postmark Here
ROGERS AR 72756
MAR 2022

$
Sent
Stree
City,

Maura A. Ellis
610 NE "A" Street
Bentonville, AR 72712-4807

PS Form 3800, April 2015 PSN 7530-02-000-9047 ...nstructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ 7.33

Postage
$
Total

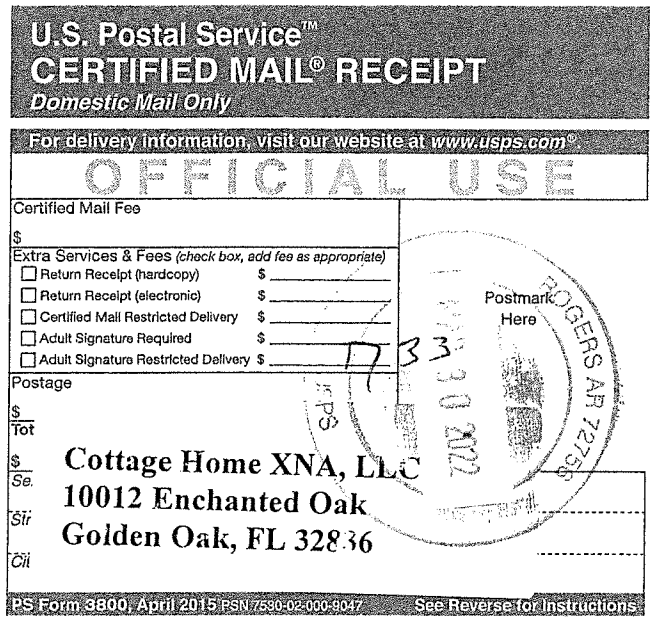
Postmark Here
ROGERS AR 72756
MAR 2022

$
Sent
Stree
City,

Michael & Cheryl Dastugue
733 NE "A" Street
Bentonville, AR 72712

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 6172 2901



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ 7.33

Postage
$
Tot

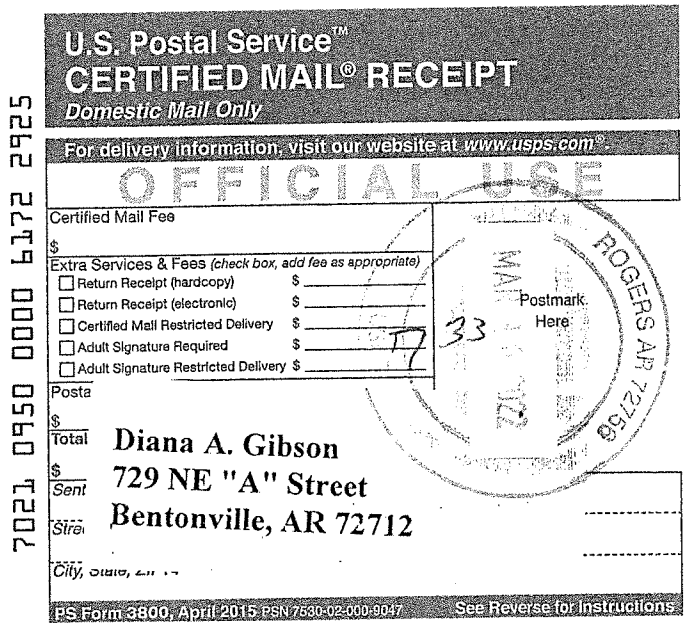
Postmark Here
ROGERS AR 72756
MAR 30 2022

$
Se
Str
Cit

Cottage Home XNA, LLC
10012 Enchanted Oak
Golden Oak, FL 32836

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0710 0950 0000 6172 2948



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ 7.33

Posta
$
Total

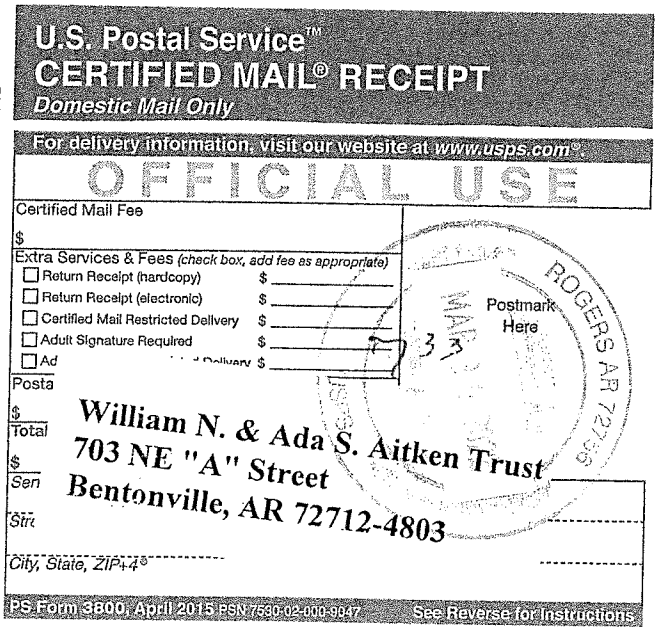
Postmark Here
ROGERS AR 72756
MAR 2022

$
Sent
Stre
City, State, ZIP+4

Diana A. Gibson
729 NE "A" Street
Bentonville, AR 72712

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 6172 2925



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Ad ... Delivery $ 7.33

Posta
$
Total

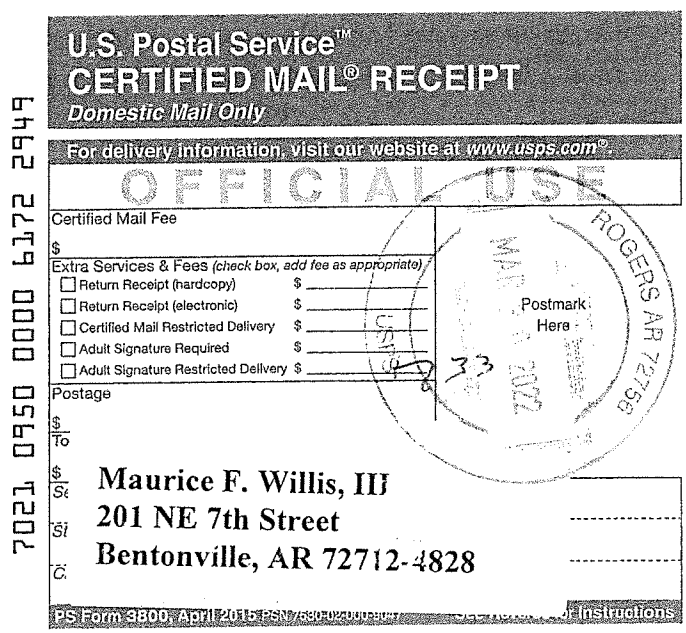
Postmark Here
ROGERS AR 72756
MAR 2022

$
Sen
Stre
City, State, ZIP+4®

William N. & Ada S. Aitken Trust
703 NE "A" Street
Bentonville, AR 72712-4803

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 6172 2949



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $ 7.33

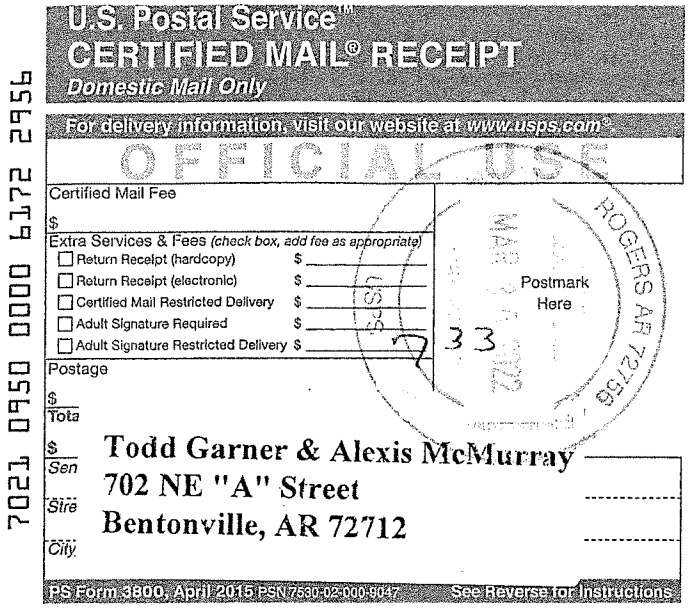
Postage
$
To

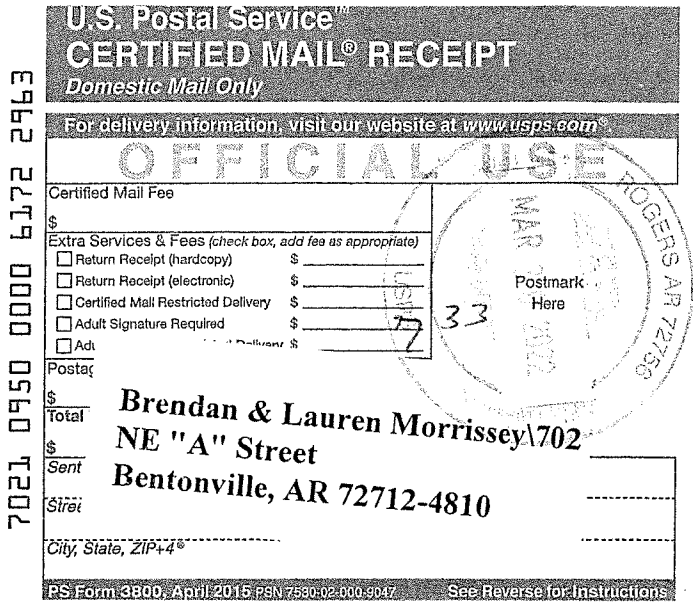
Postmark Here
ROGERS AR 72756
MAR 2022

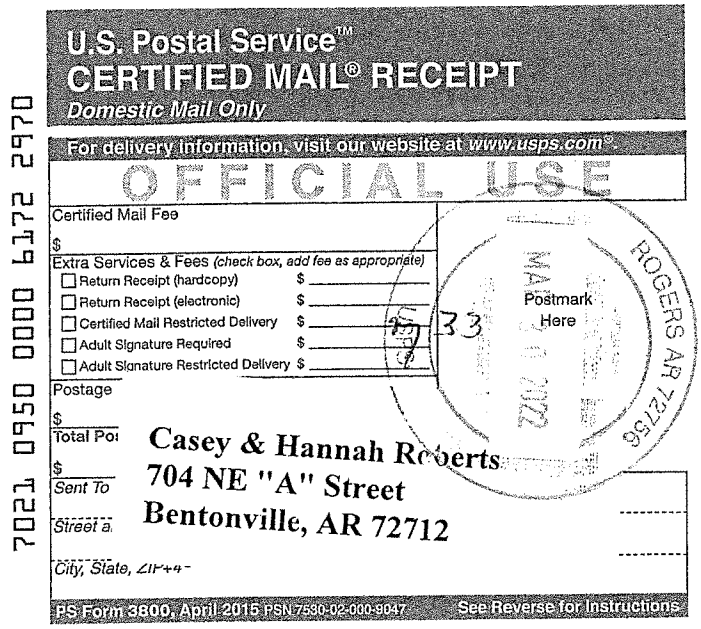
$
Se
Str
Cit

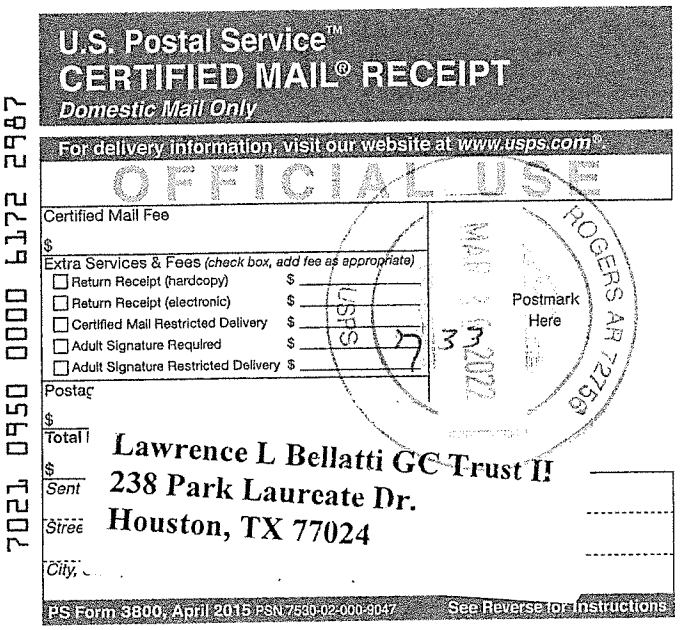
Maurice F. Willis, III
201 NE 7th Street
Bentonville, AR 72712-4828

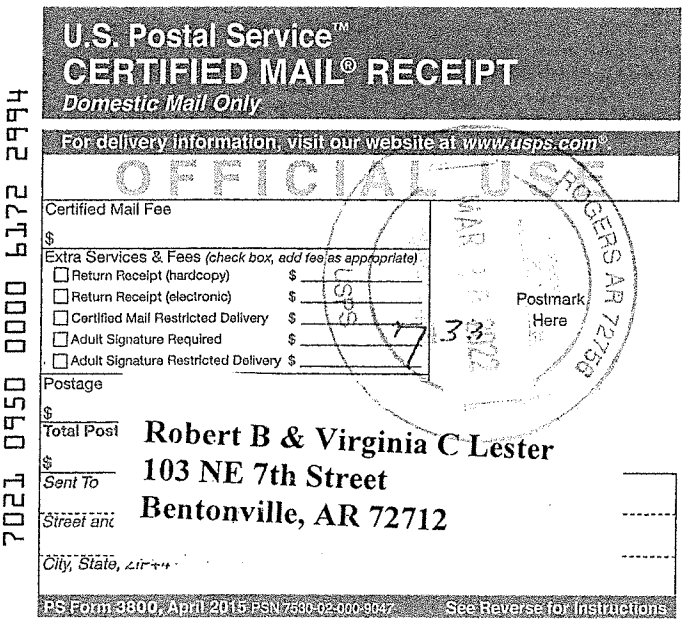
PS Form 3800, April 2015 PSN 7530-02-000-9047 ...or Instructions

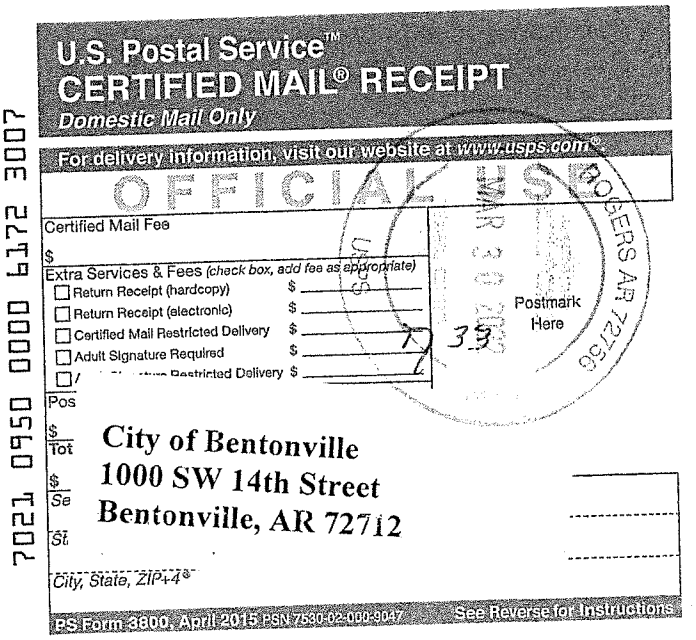

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total
$
Sent
Street
City,
Todd Garner & Alexis McMurray
702 NE "A" Street
Bentonville, AR 72712
Postmark Here
ROGERS AR 72756
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0950 0000 6172 2956

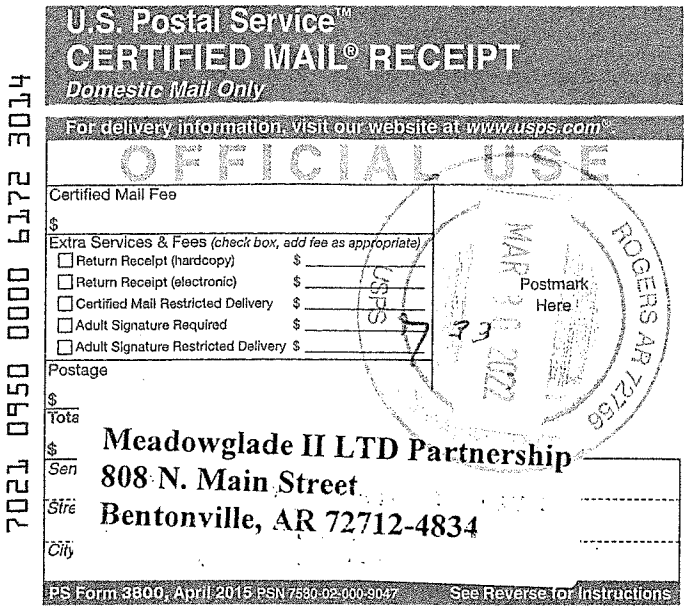

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
Postage
$
Total
$
Sent
Street
City, State, ZIP+4®
Brendan & Lauren Morrissey\702
NE "A" Street
Bentonville, AR 72712-4810
Postmark Here
ROGERS AR 72756
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0950 0000 6172 2963

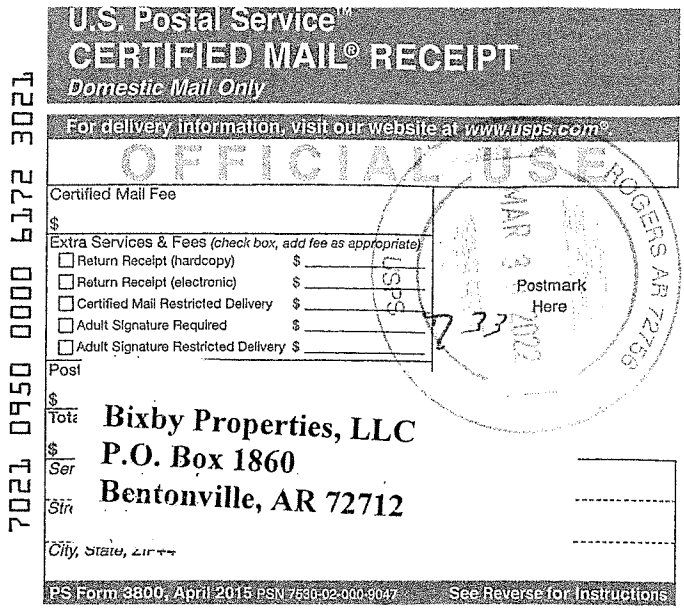

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Po
$
Sent To
Street a
City, State, ZIP+4
Casey & Hannah Roberts
704 NE "A" Street
Bentonville, AR 72712
Postmark Here
ROGERS AR 72756
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0950 0000 6172 2970

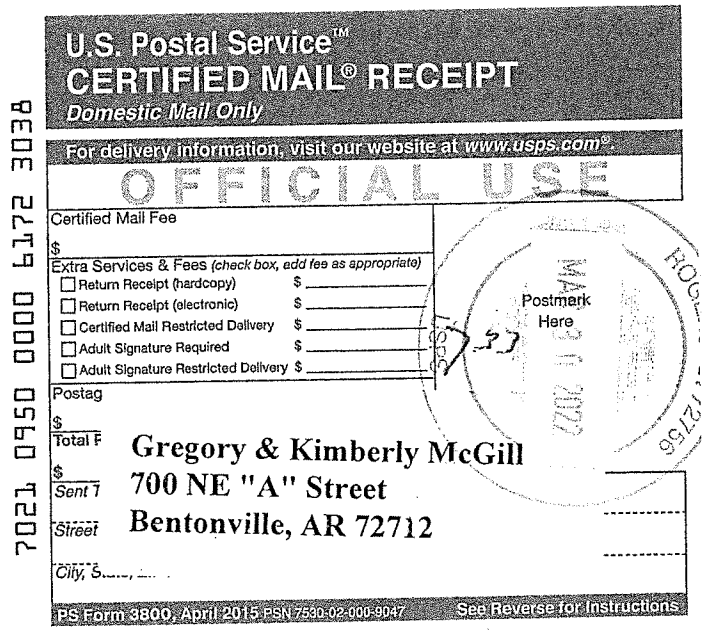

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total
$
Sent
Stree
City,
Lawrence L Bellatti GC Trust II
238 Park Laureate Dr.
Houston, TX 77024
Postmark Here
ROGERS AR 72756
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0950 0000 6172 2987


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Post
$
Sent To
Street and
City, State, ZIP+4
Robert B & Virginia C Lester
103 NE 7th Street
Bentonville, AR 72712
Postmark Here
ROGERS AR 72756
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0950 0000 6172 2994


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
Pos
$
Tot
$
Se
St
City, State, ZIP+4®
City of Bentonville
1000 SW 14th Street
Bentonville, AR 72712
Postmark Here
ROGERS AR 72756
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0950 0000 6172 3007


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total
$
Sent
Street
City
Meadowglade II LTD Partnership
808 N. Main Street
Bentonville, AR 72712-4834
Postmark Here
ROGERS AR 72756
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0950 0000 6172 3014


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total
$
Sent
Street
City, State, ZIP+4
Bixby Properties, LLC
P.O. Box 1860
Bentonville, AR 72712
Postmark Here
ROGERS AR 72756
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0950 0000 6172 3021


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total
$
Sent
Street
City, State, ZIP+4
Gregory & Kimberly McGill
700 NE "A" Street
Bentonville, AR 72712
Postmark Here
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0950 0000 6172 3038

NOTICE OF INTENT TO REZONE

Casey Roberts and Hannah Roberts have requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential. The legal description of the property is as follows:

> **Lot 25, Block 24, of the replat of Lots 12, 15, 16 and 19, Block 24, Deming's Second Addition to the City of Bentonville, Benton County, Arkansas, as designated in Plat Record Book "21" at Page 212.**

The common description of the property is: **704 NE A St., Bentonville, Arkansas**

Proposed land use: **Single Family, Residential**

The public hearing will be held on **April 19th, 2022 at 4:00 p.m.** It will be held at 305 SW A Street, Bentonville, AR 72712.

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

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

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

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

I/we have no objections to the rezoning.

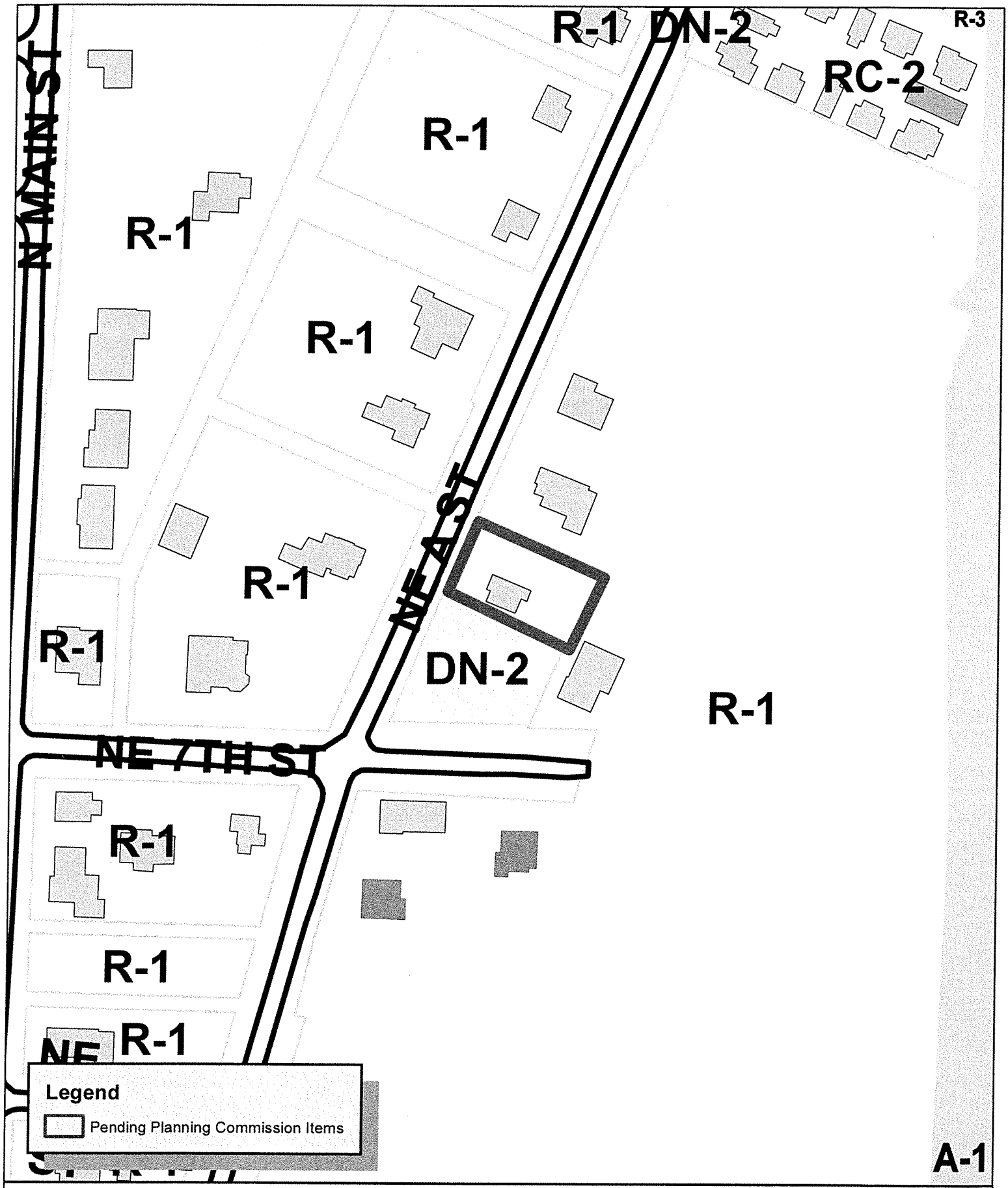
I/we object to the rezoning because:

_____
_____
_____
_____
_____

_____
Signature

_____
Printed Name

_____
Physical Address



N
W E
S

1 inch = 122 feet

RZ22-0021 4/19/22
REZONING Z-1 TO DN-2
DEMINGS 2ND ADDITION
LOT 25 BLOCK 24

THE CITY OF BENTONVILLE

RZ22-0022 4/19/22
REZONING R-1 TO DN-2
DEMINGS 2ND ADDITION
LOTS 19-20 BLOCK 23

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER, P.A.
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
JOHN E. JENNINGS (OF COUNSEL)
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

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

March 14, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

RE: Rezoning Parcel No. 01-02281-000 from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential

Dear Planning Staff:

This law firm has been hired to assist the applicant, Mammoth Properties, LLC, in obtaining a rezoning of Parcel No. 01-02281-000 (hereinafter "the Property") from R-1, Low Density Residential to DN-2, Downtown Medium Density Residential.

The primary reason for this rezoning request is to bring the lot into compliance with Bentonville's updated downtown zoning codes and to take advantage of the bulk and density regulations incident thereto.

The requested zoning is in compliance with the Bentonville Future Land Use Plan ("FLUP"). The FLUP designates this parcel as Medium Density Residential, which allows for DN-2 zoning only. Accordingly, no FLUP amendment is necessary in order to rezone the Property to DN-2. There is precedent for rezoning the Property to DN-2, as properties at the corner of NE A and NE 7th Street and the corner NE A and NE Park Street have previously been rezoned to DN-2 as well.

This rezoning will not increase traffic by an appreciable amount, no signage is contemplated, and the appearance of the development will be similar to other redevelopment in downtown Bentonville. Lastly, a six inch (6") gravity sewer line and a four inch (4") water line are located along NE A St..

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:

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

The Bike Inn, Bentonville
Conditional Use Permit Narrative

Feb 28, 2022

- Proposed use and reason for proposed use;
    - The former Pines Motel has been remodeled & Reopened as The Bike Inn. A Cycling Centric motel catering to the growing needs of cycling tourism industry.
        - The Bike Inn is proposing to place (7) Mega Sleeper Pod, (www.GlampingPodsOfAmerica.com) on the existing Conditional Use Permitted Van parking pads. These are the same Pods recently placed at Blowing Springs Park.
            - The Mega Sleeper pods
                - Dimensions: External - 10'5" wide by 16' long & Internal - 9'10" wide by 13'6" long
                - Dry; no plumbing requirements.
                    - Each Pod will contain a Queen Bed, 2-person dinette, and Coffee Bar
        - Parking: The Existing Parking pads are 35'L x 11'W and will accommodate the Pod and parking for 1 vehicle per Pod
        - Electrical: Each Pod's electrical requirements will be met by the existing 30amp circuit located at each Parking Pad
        - Plumbing: NO PLUMBING REQUIREMENTS. Each Pod is "DRY" with no plumbing requirements.
- Site Plan Drawn to scale
    - Please see attached
- Hours of operation
    - 24/7 minus scheduled full motel closings. Currently none are scheduled.
- Indoor & Outdoor areas to be utilized
    - Indoor: Existing 8 motel rooms and 2 "cottages" on rear of property
    - Outdoor: Proposed 7 Mega Sleeper Dry Pods
- Planned Indoor & outdoor structural changes
    - No planned indoor or outdoor structural changes
- Parking needs required for the proposed use
    - The motel currently has 8 parking spots to support the 8 motel rooms in the front parking lot
    - The 2 existing cottages have existing gravel parking pads
    - The 7 proposed Mega Sleeper Pods will have 1 parking spot per Pod, the Parking dimensions are 18'L x 11'W
- Planned outdoor lighting changes
    - No planned outdoor lighting changes
- Anticipated patrons, clients, deliveries, &/or Customers

    - At 100% occupancy we expect 26 patrons at the property. With the addition of 7 Pods, and 2 patrons per Pod, that would bring our 100% occupancy to 38 patrons at Full Capacity.
- Proposed number of employees
    - The Bike Inn will be solely operated by the owners, Jeremy & Tiffany Rose
- Photographs of the property.
    - Please see attached

We are very excited to be a part of the Community of Bentonville and to be able to offer what the Cycling Community desires as the numbers of Cyclists and other outdoor enthusiasts continue to grow in this region. Please let us know if we can provide any further details.

Jeremy & Tiffany Rose
The Bike Inn, Bentonville
Jeremy@TheBikeInn.co/
541-233-3741

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Jeremy Rose am the legal owner of the
(Owner's name, printed)

property located at 3400 S Walton Blvd., identified as Parcel
(Address or Street Name)

Identification Number 01001200000, located in
(Parcel ID)

Benton County, Arkansas.

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

(Property Owner Signature) *(Date)* 2/28/2022

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

Property Owner Consent Form

City of Bentonville Planning Department

305 SW A Street

Bentonville, AR 72712

479-271-3122

I, Tiffany Rose _____ am the legal owner of the
(Owner's name, printed)

property located at 3400 S Walton Blvd. _____, identified as Parcel
(Address or Street Name)

Identification Number 01001200 00 _____, located in
(Parcel ID)

Benton County, Arkansas.

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

TRose _____ 2/28/22 _____
(Property Owner Signature) *(Date)*

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

L202140578
BENTON CO. AR FEE $130.00
PRESENTED & E-RECORDED
06/01/2021 09:24:47 AM
BRENDA DESHIELDS
Circuit Clerk & Recorder

This instrument prepared by:
Donnie Rutledge
Lisle Rutledge P.A.
P.O. Box 7977
1458 Plaza Place
Springdale, AR 72766-7977
(479) 750-4444
drutledge@lislerutledge.com

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **ROTH FAMILY PARTNERSHIP, L L L P,** an Arkansas limited liability limited partnership, hereinafter called **Grantor**, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by **THE BIKE INN, LLC**, an Arkansas limited liability company, hereinafter called **Grantee**, does hereby grant, bargain, sell and convey, subject to the limitations and exceptions below, unto the said Grantee and Grantee's successors and assigns forever, the following described lands situated in Benton County, Arkansas (the "Seller Property"):

Part of the Southwest Quarter of the Northeast Quarter of Section 7, Township 19, North of Range 30 West, Benton County, Arkansas, more particularly described as follows: Beginning at a point 691 feet North of the South East corner of said SW 1/4 of the NE 1/4; thence West 260 feet, thence North 200 feet; thence East 260feet; thence South 200 feet to the place of beginning.

Less and Except:

Part of the SW 1/4 of the NE 1/4 of Section 7, Township 19 North, Range 30 West, Benton County, Arkansas, more particularly described as follows: Starting at a 1/2" rebar being used as the Center North 1/16 corner of Section 7; thence South 87°43'53" East along the North line of the SW 1/4 of the NE 1/4 of Section 7, a distance of 1284.61 feet to a point on the Westerly right of way line of U.S. Hwy 71B as established by AHTD Job 481; thence South 02°13'17" West along said right of way line a distance of 427.53 feet for the point of beginning; thence continue South 02°13'17" West along said right of way line a distance of 60.94 feet to a point; thence North 87°46'43" West along said right of way line a distance of 5.00 feet to a point; thence South 02°13'17" Westalong said right of way line a distance of 14.49 feet to a point; thence in a Southerly direction along said right of way line on a curve left having a radius of 857.94 feet a distance of 127.01 feet having a chord bearing of South 02°01'11" East a distance

2107126-106 - WACO

of 126.90 feet to a point; thence North 87°09'53" West a distance of 4.37 feet to a pointon the Westerly right of way line of U.S. Highway 71B as established by AHTD Job R90072; thence North 04°37'03" West along said right of way line a distance of 60.76 feet to a point; Thence North 00°27'52" East along said right of way line a distance of 103.84 feet to a point; thence North 02°16'17" East along said right of way line a distance of 37.88 feet to a point; thence South 87°24'07" East a distance of 10.37 feet to the point of beginning and containing 0.03 acre more or less.

To have and to hold the same unto the said Grantee, and its successors and assigns forever, along with all tenements, appurtenances, and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that it will forever warrant and defend the title to said lands against all claims whatever except the "Permitted Exceptions" listed on Exhibit "1" attached hereto and incorporated by reference herein.

Witness my hand and seal as of the 28th day of May 2021:

ROTH FAMILY PARTNERSHIP, L L L P,
an Arkansas limited liability limited partnership,

By: Ami Roth Trustee of Randy Roth Irrevocable Trust, General Partner

Ami Roth, Trustee of the Randy Roth
Irrevocable Trust, u/a/d May 12, 2011,
General Partner

RETURN DEED AND TAX STATEMENTS TO:

The Bike Inn, LLC
8 Laceby Lane
Bella Vista, AR 72714

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

_____
Grantee or Agent

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)
COUNTY OF Benton)

On this 28th day of May 2021, before me, Kristen Lacey Mize, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Ami Roth, Trustee of the Randy Roth Irrevocable Trust, u/a/d May 12, 2011, a General Partner of Roth Family Partnership, L L L P, an Arkansas limited liability limited partnership, being the person or persons authorized by said limited liability limited partnership to execute such instrument as General Partner, to me personally well known or satisfactorily proven to be such person, who stated that she was the trustee of the referenced trust, which is a General Partner of Roth Family Partnership, L L L P, an Arkansas limited liability limited partnership, and was duly authorized in her respective capacities to execute the foregoing instrument(s) for and in the name and behalf of said trust and limited liability limited partnership, and further stated and acknowledged that she had so signed, executed and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 28th day of May 2021.

Notary Public

My Commission Expires:

May 21, 2022

KRISTEN LACEY MIZE
Notary Public Arkansas
Washington County
My commission expires May 21. 2022
Commission #12388021

Exhibit "1" to Deed
Permitted Exceptions

1. That certain "Mortgage" dated as of April 17, 2017, by and between Roth Family Partnership LLLP and Today's Bank, in the original principal amount of $403,750.00, which was recorded with the Circuit Clerk and Ex-Officio Recorder of and for Benton County, Arkansas, on April 19, 2017, in Book 2017 and page 77239 (the "Senior Mortgage"), and modified pursuant to that certain "Modification of Mortgage" recorded with the Circuit Clerk and Ex-Officio Recorder of and for Benton County, Arkansas, on April 19, 2019, as Instrument L201918440.

2. That certain "Assignment of Leases and Rents" by and between Roth Family Partnership LLLP and Today's Bank, which was recorded with the Circuit Clerk and Ex-Officio Recorder of and for Benton County, Arkansas, on April 19, 2017, in Book 2017 and page 77253 (the "Senior Assignment of Rents").

3. Any and all promissory note(s), contract(s), guaranty(ies) or other evidence(s) of debt which are secured by the Senior Mortgage and/or the Senior Assignment of Rents, and any and all renewals, modifications, extensions, replacements and substitutions thereof and/or therefor.

4. Any all renewals, modifications, extensions, replacements and substitutions of or for the Senior Mortgage and/or the Senior Assignment of Rents.

5. Encroachments, violations, variations, overlaps, boundary line disputes, and any matters whichwould be disclosed by an accurate survey and inspection of the premises.

6. Rights or claims of parties in possession not shown by the Public Records.

7. Easements, or claims of easements, not shown by the Public Records or which would be disclosed by an accurate survey and inspection of the premises.

8. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

9. Taxes or special assessments, if any, which are not shown as existing liens by the Public Records.

10. Loss arising from oil, gas or other minerals conveyed, retained, assigned or any other activity causedby the sub-surface rights or ownership, including but not limited to the right of ingress or egress for said sub-surface purposes.

11. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed byan accurate survey and inspection of the premises.

12. Easements, or claims of easements, not shown by the Public Records.

13. Rights or claims of parties in possession not shown by the Public Records.

14. Rights of tenants in possession under unrecorded leases solely as tenants and solely with respect tospace occupied by each such tenant, (together with non-exclusive rights in common with other tenants in areas used by all tenants).

15. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposedby law and not shown by the Public Records.

16. Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Subdivision/Addition, filed for record in/as Plat Record Book"15" at Page 286 of the records of Benton County, AR.

17. Temporary Easement in favor of City of Bentonville, Arkansas, dated February 6, 2003, and filed forrecord March 1, 2004 in/as Deed Record Book 2004 at Page 7861 among the land records of Benton County, AR.

18. Right of Way Grant in favor of Arkansas Western Gas Company, dated July 7, 2003, and filed for record July 7, 2003 in/as Deed Record Book 2003 at Page 19763 among the land records of BentonCounty, AR.

19. Right of Way Grant in favor of Arkansas Western Gas Company, dated September 27, 1989, and filed for record November 20, 1989 in/as Deed Record Book 715 at Page 703 among the land recordsof Benton County, AR.

20. Right of Way Grant in favor of the City of Bentonville, Arkansas, dated March 26, 1986, and filedfor record April 9, 1986 in/as Deed Record Book 651 at Page 67 among the land records of BentonCounty, AR.

21. Rights of Public and others to use that portion of subject property, if any, lying within the roadway on the East side of subject property.

STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid

File Number: 2107126-106

Grantee:	THE BIKE INN LLC
Mailing Address:	8 LACEBY LN BELLA VISTA AR 727140000
Grantor:	ROTH FAMILY PARTNERSHIP LLLP
Mailing Address:	6077 SOUTHWEST REGIONAL AIRPORT BLVD STE 1 BENTONVILLE AR 727120000
Property Purchase Price:	$900,000.00
Tax Amount:	$2,970.00
County:	BENTON
Date Issued:	05/28/2021
Stamp ID:	588687360

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

Grantee or Agent Name (printed): The Bike Inn LLC

Grantee or Agent Name (signature): E B Waco title as agent Date: 5/28/2021

Address: 8 Laceby Ln

City/State/Zip: Bella Vista, AR 72714

CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202140578**
06/01/2021 09:24:47 AM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder

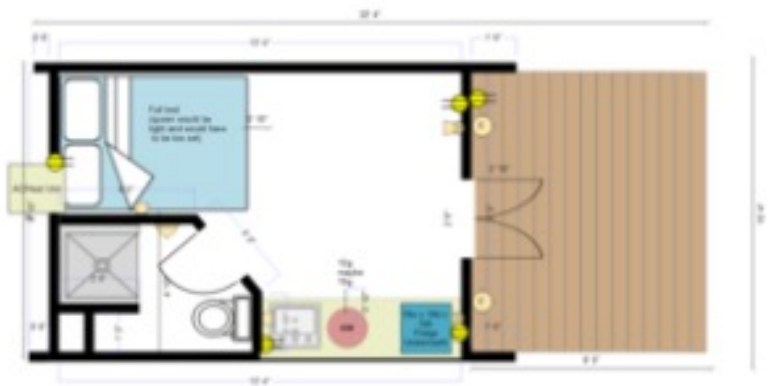
Key

Existing 30amp service

Current existing Van Parking pads with 30amp service.

- Propose adding 6 Mega Sleep Pods
  - Ext Dimensions: 10.5’ x 16’
  - Dry Pod, no shower sink or Bath
  - We will use Existing Cabin #10 as the Bath House.
    - #10 currently has a kitchen, living room, and full bath
  - 18’ x 11’ parking area in front of each Sleeper Pod.
  - Sleeper Pod is compatible with current 30amp service
  - $17,000 in estimated additional annual tax revenue
- Questions from The Bike Inn
  - Is an egress window required?
  - Set-back distance from rear fence?

Mega Pod Toilet & Sink Only Example Layout



Mega Pod With Shower & Kitchenette Area Example Layout

MEGA POD

FEATURES

- Full custom build
- Several arraignments possible
- Sleeps 2-4 Adults
- **Starting at $ Price determined by market currently**
- Dimensions: External - 10'5" wide by 16' long & Internal - 9'10" wide by 13'6" long

OPTIONS

- Bathroom
- Kitchenette

Sleeper pod is the same dimensions as the other mega pods, but without water and sewer.

Mega Sleeper

This pod was setup with a queen bed and a larger counter top area along with sitting area.

Sleeper Pod kitchen counter

Sleeper Pod size comparison

Sleeper Pod with Queen bed, kitchen counter, and dinette

Sleeper Pod view from bed towards front door

SE A ST
SE B ST
SE C ST
SE 6TH ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
CU22-0009 4/19/22
CONDITIONAL USE
RAILROAD ADDITION
LOT 7B BLOCK 5
THE CITY OF
BENTONVILLE

March 11, 2022

To: City of Bentonville Planning Commission.
From: Live Tempo Homes LLC and eGeo LLC
Subject: Conditional Use permit for a 40' Shipping Container for a eBicycle and eScooter Showroom

Narrative:

A. Reason for the proposed use:

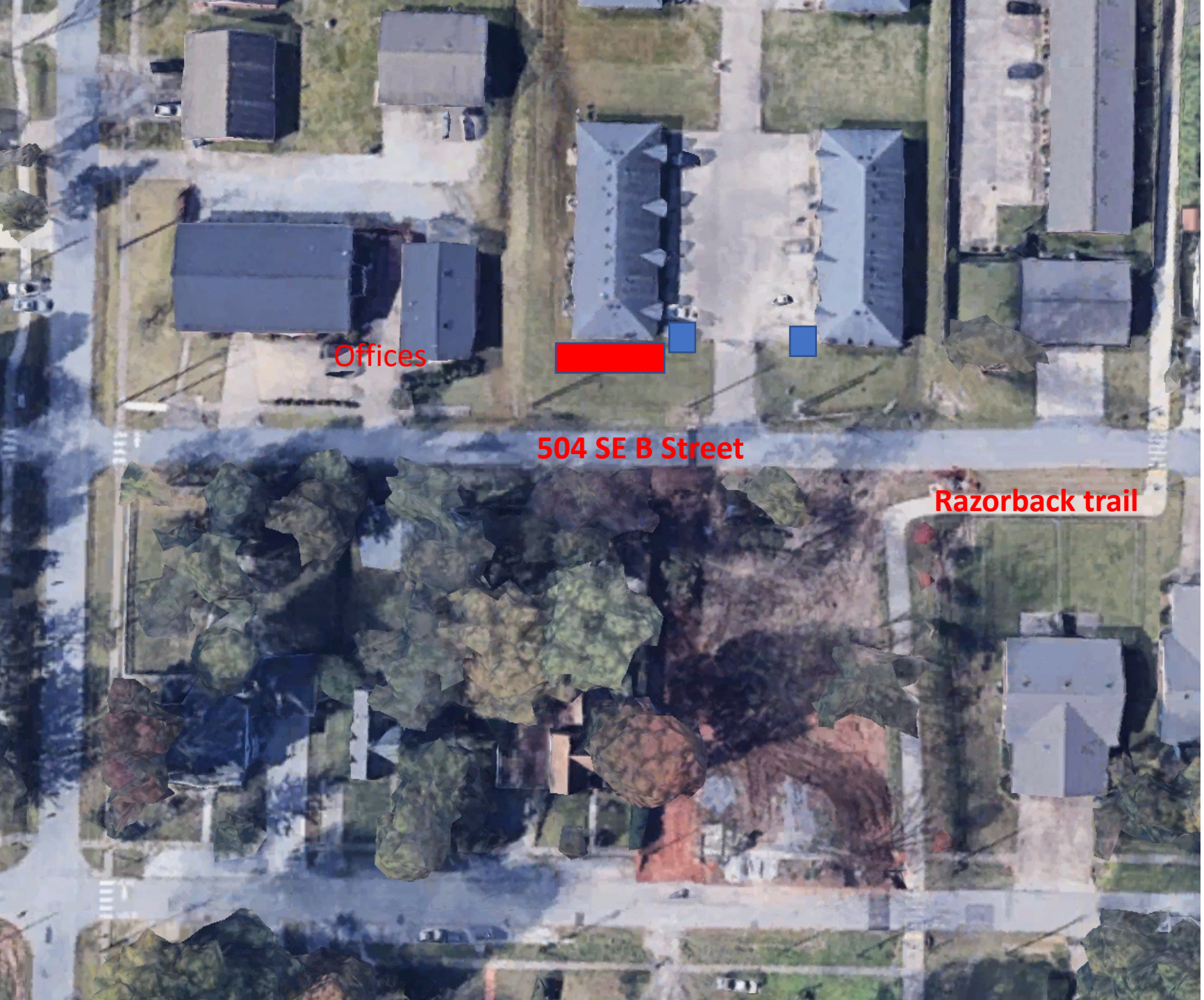
Currently we own and manage the two fourplexes located at: 502 and 504 SE B Street. We firmly believe that it is the perfect location for a Bicycle and kick Scooter Showroom.
Advantages:

1- These two fourplexes are Zoned DN2.
2- The Razorback Bicycle trail is just across the street!
3- Located 2.5 blocks from the Momentary and 8th street.
4- The Cigar District and Public Library just around the corner.
5- Located 4 blocks from the Ledger Building.

Our current eBicycle and eScooter business:
We are currently running an online Shop EthosProShop.com, with the capability to deliver to any of the inland 48 States in USA. For our NWA residents and visitors we have an Event/Pop-up enclosed Trailer. (Refer to PPT attached for pictures and rendering).
We partnered with the local business Oz Bike Fit for the maintenance and repair of our eBicycles and eScooters.

We positively consider that a well design, modern and appealing ETHOS Showroom in Bentonville will perfectly fit with the business platform that we already have in place.
Is well know that NWA is in the Map, we need professional local solutions for our residents and visitors, and we know this location will support with this key need.

B. Site plan survey: designating the existing structure and proposed structure and Shipping Container Rendering is attached to the permit.
C. Hours of operation: The showroom will be open from Wednesday to Saturday from 10am to 6pm. The assembly and pick up is in Rogers at Oz Bike Fit, where the customers will pick the fine-tuned eBicycles and eScooters they buy.
D. Placement: The 40' Container will be placed on the East side of 504 SE B Street building with matches the size of the side which is 36'. 4 parking existing spaces from the fourplex will be designated as parking lots for the showroom by SE B Street
E. Outdoor Lighting Changes: We will work with BestSigns Group for the Ethos Pro Shop sign, and outside lights will be placed on the exterior of the Container, to be visible to the potential customers. The Company Squared-Foot will be in charge of the Container modification to do it professionally and according to our Ethos Pro Shop high standards.
F. Patrons: Our customer profile is the following: Young Executive (Millenia and X Gen, active and eco-mindful), Active and healthy adults (Boomers). Expecting an average of 30 daily potential visitors to the showroom. One trained and eBike enthusiast employee will explain Specs and Benefits, he/she will provide brochures and will use an LED 65" screen to show videos if requested.



Ethos
EthosProShop.com

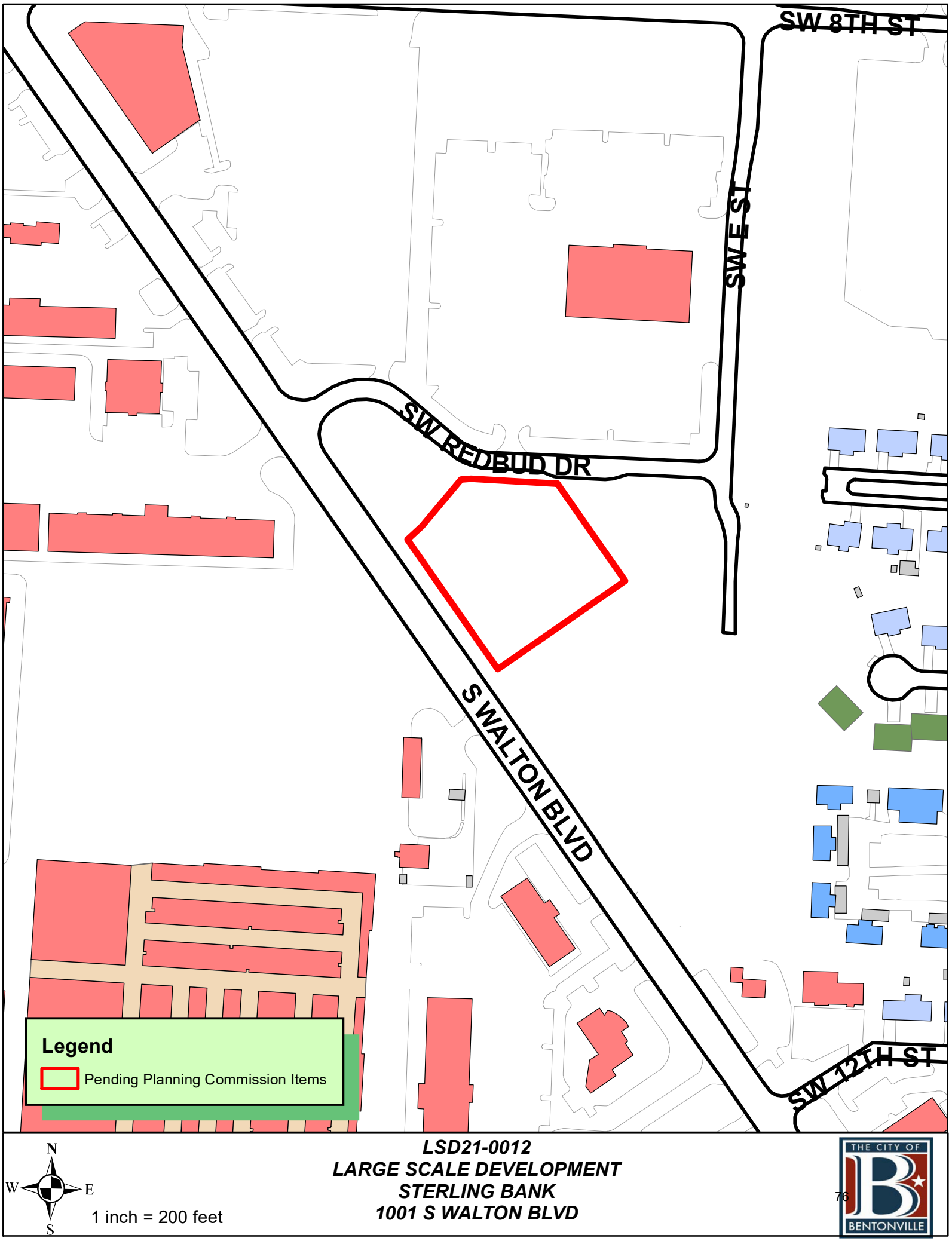
SHIPPING CONTAINER SHOWROOM
(DN2 zoning, we own 502 and 504 Fourplexes)

- eBicycles and eScooters for sale.
- High performance: Commuters and All Terrain Utility: for Hunting, Fishing and Camping.
- Compliant with AR State Law 27-49-219 Class 1 and 2.
- Razorback trail across the street.
- 2 Blocks from the Momentary.
- Can ship to thee 48 inland States in the USA.
- Service and maintenance shop in Rogers.

40’ Shipping Container

- 4 Parking Lots available on 502 and 504 Fourplexes (final rendering Pend)

Ethos
current 10’ trailer



LSD21-0012
LARGE SCALE DEVELOPMENT
STERLING BANK
1001 S WALTON BLVD

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

March 1, 2021
City of Bentonville, AR
Engineering Department
3200 SW Municipal Dr.
Bentonville, AR 72712

Re: Waiver Request – Sterling Bank
CTA Job No. 20104700

To Whom It May Concern,

This letter is to request a waiver from the City of Bentonville Stormwater Management and Drainage Manual in regards to the Sterling Bank project. Per Sec. 8.4.1, "the maximum elevation of the hydraulic gradient is two feet (2') below the ground surface" for the design storm event (10-year).

The existing topography of this site is extremely flat, since it used to be a paved parking lot. Because of this, the proposed outfall structure cannot site much lower than the most upstream curb inlet. When the 10-year hydraulic grade lines (HLGs) were analyzed throughout the storm pipes, an assumption of the outfall pipe being 80% full was used as a constant tail water condition to model worst-case scenario. This resulted in Pipe 1-3 having an HGL closer than 2 ft. from the gutter line (2.5 ft. from top of rim). We are requesting a waiver of this requirement in the City of Bentonville Stormwater Management and Drainage Manual for the aforementioned pipe. Distances from the design HGL to gutter line are shown below in Table 1.

Table 1. Elevation Difference from 10-year HGL (up) to Inlet Gutter Line

PIPE ID	10-YR HGL (UP) (FT.)	GUTTER LINE ELEVATION (FT.)	DIFFERENCE (FT.)
1-3	1279.99	1281.65	1.66

This site has been designed so in the worst-case scenario, if water could not enter the curb inlet, it would overtop the curb and reach the outfall point anyway. The building finished floor is at 1284' and would not be at risk of flooding.

Thank you for your consideration of this waiver. Should you have any questions, please feel free to contact us at your convenience.

Thank you,
Crafton Tull

Daniel P. Ellis

Daniel Ellis, P.E.
Sr. Vice President.

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

April 4, 2022

Tyler Overstreet
Planning Services Manager, AICP
City of Bentonville Department of Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Large Scale Development Plan – Sterling Bank_LSD21-0012
Lot 1, Bentonville Plaza Addition Phase 2
1001 S. Walton Blvd., Bentonville, AR

Tyler,

As you know, the Bentonville Plaza Addition Phase 2 has not been approved for final recording. The developers are working diligently to get this accomplished so that they may begin closing on lots that have been committed to other parties. This includes the Sterling Bank project. Therefore, we would like to formally request an extension of our Large Scale Approval that was granted by the Planning Commission on April 6th 2021 until such time as this Lot 1, Bentonville Plaza Addition Phase 2 becomes available. This was a well-received project as we proceeded through the planning and engineering process, and we are anxious to get started. However, at this time that is an impossibility.

We would appreciate your consideration of this request, and look forward to your response.

Thank you,

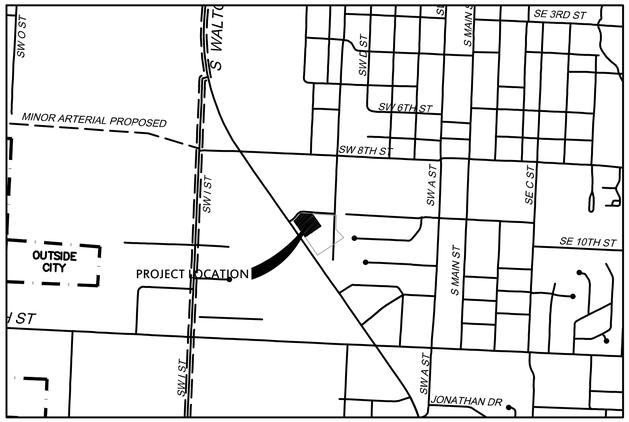
Barry R. Williams, RLA, ASLA
Project Manager

STERLING BANK

BENTONVILLE, ARKANSAS

1005 S WALTON BOULEVARD

LARGE SCALE DEVELOPMENT PLANS



VICINITY MAP
NTS

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-101	OVERALL SITE PLAN (COLOR)
C-102	SITE PLAN
C-103	UTILITY PLAN (COLOR)
C-104	GRADING PLAN
C-105	PAVING PLAN
C-106	EROSION CONTROL PHASE I
C-107	EROSION CONTROL PHASE II
C-201	SANITARY SEWER SERVICE LINE 1
C-202	STORM SEWER LINE 1 P&P
C-501	BENTONVILLE WATER DETAILS – SHT 1
C-502	BENTONVILLE WATER DETAILS – SHT 2
C-503	BENTONVILLE SANITARY SEWER DETAILS – SHT 1
C-504	BENTONVILLE SANITARY SEWER DETAILS – SHT 2
C-505	SITE DETAILS SHT. 1
C-506	SITE DETAILS SHT. 2
C-507	SITE DETAILS SHT. 3
C-508	EROSION CONTROL DETAILS SHT. 1
C-509	EROSION CONTROL DETAILS SHT. 2
C-510	EROSION CONTROL DETAILS SHT. 3
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS (2)
A-101	BUILDING ELEVATIONS SHT. 1
A-102	BUILDING ELEVATIONS SHT. 2
A-103	BUILDING ELEVATIONS SHT. 3
A-104	BUILDING ELEVATIONS SHT. 4

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE)
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
DOWN GUY	UNDERGROUND TELEVISION
WATER VALVE	OVERHEAD TELEVISION
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR
TELEPHONE PEDESTAL	INDEX CONTOUR
TV PEDESTAL	SANITARY SEWER LINE
MANHOLE	GAS LINE
SANITARY SEWER CLEANOUT	WATER LINE
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND ELECTRIC
STORM SEWER PIPE	OVERHEAD ELECTRIC
STRUCTURE NUMBER	FIBER OPTIC
WATER VALVE	UNDERGROUND TELEVISION
FIRE HYDRANT ASSEMBLY	OVERHEAD TELEVISION
AIR RELEASE VALVE	CHAIN LINK FENCE
FIRE DEPARTMENT CONNECTION	WOOD FENCE
WATER METER	BARBED WIRE FENCE
BACK FLOW PREVENTER	BUILDING SET BACK
REDUCER	RIGHT OF WAY
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	PROPERTY LINE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	ROAD CENTERLINE

Arkansas One Call 811

Know what's **below**.

Call before you dig.

COVER SHEET; GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. **ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:** ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

UTILITY CONTACTS

ENGINEERING DEPARTMENT

CITY OF BENTONVILLE
BEN PETERS
315 S.W. "A" STREET
BENTONVILLE, AR. 72712
PHONE: (479) 271-3168

STREET DEPARTMENT

CITY OF BENTONVILLE
117 W. CENTRAL
BENTONVILLE, AR. 72714
PHONE: (479) 271-3130

WATER

CITY OF BENTONVILLE
501 SE 3RD
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

SANITARY SEWER

CITY OF BENTONVILLE
501 SE 3RD
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

ELECTRIC

BENTONVILLE ELECTRIC
UTILITY DEPT. (BEUD)
501 SE 3RD
BENTONVILLE, AR. 72712
PHONE: (479) 271-3140

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 50' (PARKING IN FRONT) FRONT 20' (NO PARKING IN FRONT) SIDE 7' (ADJACENT TO NON-RESIDENTIAL) REAR 20' (ADJACENT TO NON-RESIDENTIAL)
SITE AREA:	1.70± AC. (74070± SQ. FT.)
GREENSPACE:	0.67± AC. (29,060± SQ. FT.)
IMPERVIOUS AREA:	1.03± AC. (45,010± SQ. FT.)
BUILDING FOOTPRINT:	5,500± SQ. FT. PER FLOOR
TOTAL BUILDING SIZE:	16,000± SQ. FT.
BUILDING HEIGHT:	45'-8" (3-STORY)
BUILDING USAGE:	BANK
FINISHED FLOOR ELEVATION:	1284.0'
ZONING:	C-2
PROPERTY USAGE:	BANK
BUILDING TYPE:	TYPE II-B
ADDRESS:	1005 S. WALTON BLVD BENTONVILLE, AR 72712
SITE DEVELOPER:	STERLING BANK 1607 N. COLLEGE AVE FAYETTEVILLE, AR 72703 573-686-9803 JOHNATHON.WELCH@STERBANK.COM
SITE ENGINEER:	CRAFTON TULL DANIEL ELLIS P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838 DANIEL.ELLIS@CRAFTONTULL.COM
PROVIDED PARKING:	STANDARD STALLS - 39 ADA PARKING STALLS - 2 TOTAL PARKING STALLS -41

PROPERTY DESCRIPTION

PART OF LOT 12 OF THE PROPERTY LINE ADJUSTMENT CREATING LOTS 8-13, BENTONVILLE PLAZA ADDITION, AS SHOWN IN PLAT BOOK 2016, PAGE 145, OFFICIAL RECORDS OF BENTON COUNTY, ARKANSAS ALSO KNOWN AS LOT 1 OF THE BENTONVILLE PLAZA LOT EXHIBIT, PREPARED BY HFA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR (1304) ON THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 71-B AND BEING THE WEST CORNER OF THIS TRACT;
THENCE N 47°28'17" E A DISTANCE OF 33.88 FEET TO A POINT BEING MARKED BY A MAG NAIL WITH WASHER;
THENCE N 39°57'49" E A DISTANCE OF 106.02 FEET TO A FOUND IRON REBAR WITH CAP (1304);
THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF REDBUD DRIVE N 84°20'27" E A DISTANCE OF 17.36 FEET TO A MAG NAIL WITH WASHER (1304);
THENCE S 86°43'44"E A DISTANCE OF 151.12 FEET TO A SET 5/8" REBAR WITH CAP (1784);
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S 34°46'36"E A DISTANCE OF 206.32 FEET TO A SET MAG NAIL;
THENCE S 55°12'37"W A DISTANCE OF 269.83 FEET A POINT ON THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 71-B;
THENCE ALONG THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 71-B N 34°49'10" W, A DISTANCE OF 275.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.70 ACRES, MORE OR LESS. SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER LOMR 13-06-3762P, EFFECTIVE DATE DECEMBER 5, 2014.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

STERLING BANK
1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 20104700
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

© 2021 Crafton, Tull & Associates, Inc.

COVER SHEET

C-001

DRAWING: G:\20104700_STERBANK_INFRASTRUCTURE\CIVIL\DWG\C-001.DWG
LAST SAVED BY: DANIEL.ELLIS 2/26/2021 11:17 AM FACTORY (ON) AUTOCAD M-2020.EXE
PLOTTED BY: JARED BROOKS 2/26/2021 11:17 AM FACTORY (ON) AUTOCAD M-2020.EXE

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
○	FOUND IRON PIN	CURB
☼	LIGHT POLE	RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	CURB
✷	LIGHT POLE	BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE

(1) PARCEL #01-00587-000
OWNER: TRI STATE REALTY CO
ADDRESS: S WALTON BLVD
ACRES: 0.12
ZONED: C-2

(2) PARCEL #01-11094-00
OWNER: BENTONVILLE PLAZA OWNER LLC
ADDRESS: SW REDBUD DR
ACRES: 0.07
ZONED: C-3

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOOKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

PROJECT INFORMATION

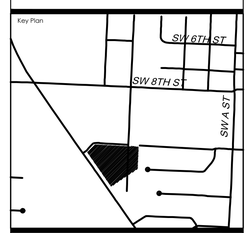
BUILDING SETBACK:	FRONT 50' (PARKING IN FRONT) FRONT 20' (NO PARKING IN FRONT) SIDE 7' (ADJACENT TO NON-RESIDENTIAL) REAR 20' (ADJACENT TO NON-RESIDENTIAL)
SITE AREA:	1.86± AC. (81,076 SQ. FT.)
GREENSPACE:	0.905± AC. (39,422 SQ. FT.)
IMPERVIOUS AREA:	0.956± AC. (41,643 SQ. FT.)
BUILDING SIZE:	5,500± SQ. FT. PER FLOOR
BUILDING HEIGHT:	48'-8" (3-STORY)
BUILDING USAGE:	BANK
FINISHED FLOOR ELEVATION:	1284.0'
ZONING:	C-2
PROPERTY USAGE:	BANK
BUILDING TYPE:	TYPE 3
ADDRESS:	1005 S. WALTON BLVD BENTONVILLE, AR 72712
PROVIDED PARKING:	STANDARD STALLS - 39 ADA PARKING STALLS - 2 TOTAL PARKING STALLS -41

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109
CERTIFICATE OF AUTHORIZATION ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
40' 0 40'

STERLING BANK
1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan


No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 20104700
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

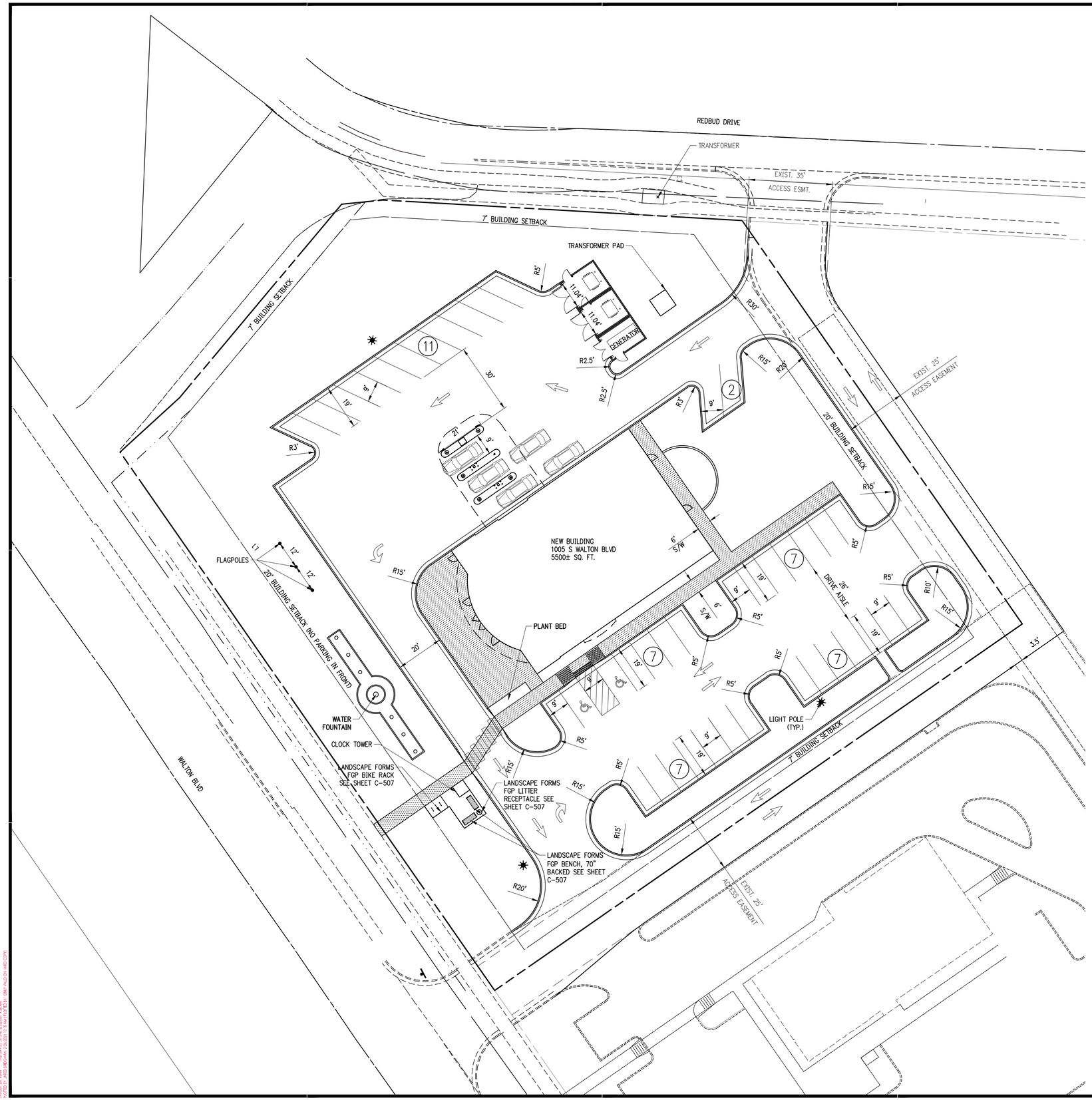
NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET ...

© 2021 Crafton, Tull & Associates, Inc.

OVERALL SITE PLAN (COLOR)

C-101

DRAWING OUTPUT: 2/26/2021 7:59:48 AM BY DELLIS
FILE: P:\PROJECTS\2020\20104700\CAD\CIVIL\SHEETS\C101 OVERALL SITE PLAN.DWG
PLOTTED BY: DELLIS



LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK
⊙	FOUND IRON PIN	CURB
☼	LIGHT POLE	RIGHT OF WAY
		ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS		LINEWORK
●	SET IRON PIN	CURB
✱	LIGHT POLE	BUILDING SET BACK
		RIGHT OF WAY
		PROPERTY LINE
		ROAD CENTERLINE
		FIRE LANE STRIPING

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

GRAPHIC SCALE IN FEET
20' 0 20'

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

STERLING BANK

1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 20104700
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

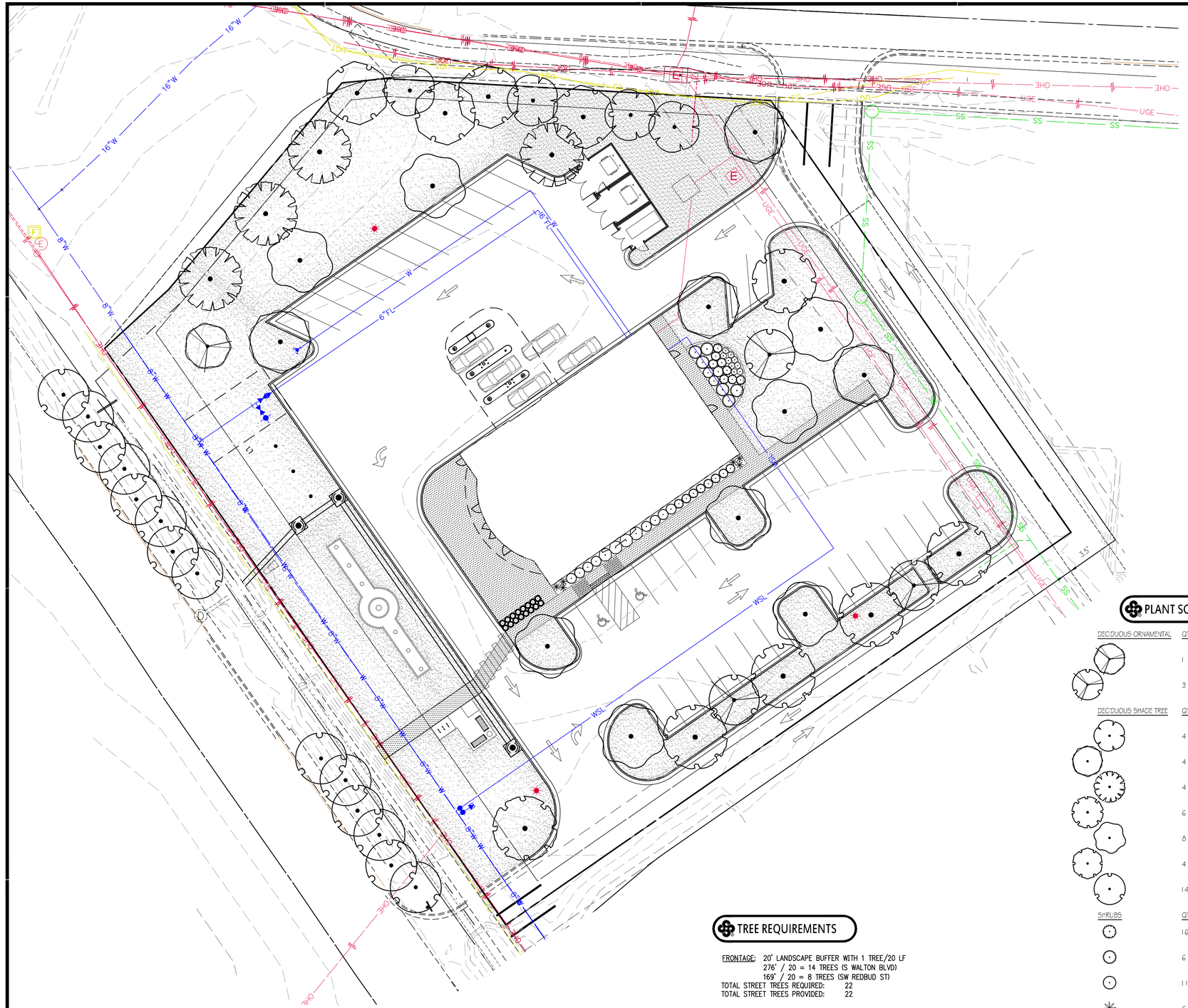
NOT FOR CONSTRUCTION ... REVIEW SET ... NOT FOR CONSTRUCTION ... REVIEW SET ...

© 2021 Crafton, Tull & Associates, Inc.

SITE PLAN

C-102

DRAWING LOCATION: S:\PROJECTS\2020\20104700 STERLING BANK\CONSTRUCTION DOCS\SITE PLAN.DWG
PLOTTED BY: JAMES BROOKS | 2/26/2021 - 11:54 AM | PLOTTED TO: CRAFTON HARD COPY



MAINTENANCE NOTES

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE DEVELOPER FOR A WARRANTY PERIOD OF THREE YEARS.
2. AFTER THE REQUIRED THREE YEAR WARRANTY PERIOD LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
5. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVER LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. TREES SHALL NOT BE PLANTED CLOSER THAN 5' FROM ANY PUBLIC UTILITY.
3. WHERE POTENTIAL LANDSCAPE AND UTILITY CONFLICTS MAY OCCUR, THE CONTRACTOR SHALL FIELD VERIFY THE UTILITY LOCATIONS.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
5. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND THE ENTRANCE/EXIT LOCATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED SHRUBS AND TREES PER CITY LANDSCAPE ORDINANCE OR UNTIL PROJECT IS TURNED OVER AND ACCEPTED BY OWNER.
7. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
8. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL TO FINAL GRADE. ALL SHRUB AREAS SHALL RECEIVE 6" OF TOPSOIL, AND THE SOIL SHALL BE AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. ALL EXISTING SOD/WEEDS SHALL BE REMOVED FROM PLANTING BED AREAS. ALL SHRUB BEDS SHALL BE EXCAVATED, TILLED, AND AMENDED TO A DEPTH OF AT LEAST 12".
9. ALL PLANT BEDS SHALL BE TREATED WITH A WEED BARRIER AND A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. TREES NOT LOCATED IN PLANT BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
10. ALL TREES AND SHRUBS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL SHRUBS AND TREES SHALL BE TREATED WITH 13-13-13 TIME RELEASE FERTILIZER UPON COMPLETION OF THEIR INSTALLATION.
12. ALL DISTURBED AREAS NOT TO RECEIVE PLANTINGS SHALL BE SEEDED WITH 60% BERMUDA GRASS AND 40% ANNUAL RYEGRASS AT 5 LBS PER 1,000 SF DURING THE APPROPRIATE TIME OF YEAR FOR THE SEED TO GERMINATE; IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A GRASS SEED SUBSTITUTION.
13. AT A MINIMUM, SOD SHALL BE INSTALLED ON 3:1 SLOPES AND GREATER AND AN EIGHTEEN INCH (18") STRIP OF SOD SHALL BE INSTALLED BEHIND ALL CURBS AND ADJACENT TO ALL SIDEWALKS AND ENTRY WALKS.
14. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED. LANDSCAPE CONTRACTOR TO CONFIRM LOCATION OF PLANNED IRRIGATION LINES WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANT BED AND PLANT INSTALLATION.
15. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 60" OR HIGHER FROM FINAL GRADE AT THE TIME OF PLANTING.
16. UTILITY CONFLICTS WITH LANDSCAPING REQUIRE UTILITIES TO BE FIELD VERIFIED.
17. ALL TREE PLANTING SHALL MAINTAIN A MINIMUM OF 5' SEPARATION OF ANY PUBLIC UTILITY.

PLANT SCHEDULE

DECIDUOUS ORNAMENTAL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	1	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD	B & B	2"CAL	6`-8` HT.
	3	CORNUS FLORIDA `CHEROKEE PRINCESS` / CHEROKEE PRINCESS DOGWOOD	B & B	2"CAL	6`-8` HT.

DECIDUOUS SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	4	ACER TRUNCATUM / SHANTUNG MAPLE	B & B	2.5"CAL	8`-10` HT.
	4	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST	B & B	2.5"CAL	10` HT MIN
	4	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5"CAL	8`-10` HT.
	6	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5"CAL	10` HT MIN
	8	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LINDEN	B & B	2.5"CAL	10` HT MIN
	4	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	2.5"CAL	8`-10` HT.
	14	ULMUS X `PATRIOT` / PATRIOT ELM	B & B	2.5"CAL	8`-10` HT.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	16	BUXUS X `GREEN VELVET` / GREEN VELVET BOXWOOD	5 GAL		
	6	ITEA VIRGINICA `HENRY'S GARNET` / HENRY'S GARNET SWEETSPIRE	5 GAL		
	11	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	5 GAL		
	6	PANICUM VIRGATUM `SHENANDOAH` / SHENANDOAH SWITCH GRASS	5 GAL		
	16	PENNISETUM ALOPECUROIDES `GINGER LOVE` / GINGER LOVE FOUNTAIN GRASS	5 GAL		
	4	SPIRAEA JAPONICA `ALPINA` / DAPHNE JAPANESE SPIREA	5 GAL		
	9	WEIGELA FLORIDA `BOKRASPIWI` TM / SPILLED WINE WEIGELA	5 GAL		

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	FIELD2	SPACING
	29,177 SF	CYNODON DACTYLON `TIFWAY 419` / TIFWAY 419 BERMUDA GRASS	S.F.		

TREE REQUIREMENTS

FRONTAGE: 20' LANDSCAPE BUFFER WITH 1 TREE/20 LF
276' / 20 = 14 TREES (S WALTON BLVD)
169' / 20 = 8 TREES (SW REDBUD ST)
TOTAL STREET TREES REQUIRED: 22
TOTAL STREET TREES PROVIDED: 22

PERIMETER: 7' SIDE AND REAR
1 TREE / 50 L.F. (MIN. 50% SHADE)
SOUTH PERIMETER TREES REQUIRED: 270 LF / 50 = 5 TREES
EAST PERIMETER TREES REQUIRED: 206 LF / 50 = 4 TREES
NORTH PERIMETER TREES REQUIRED: 140 LF / 50 = 3 TREES
TOTAL PERIMETER TREES REQUIRED: 12
TOTAL PERIMETER TREES PROVIDED: 12

PARKING: 8% INTERIOR GREEN SPACE
PARKING AREA = 15,763 SF X 8% = 1,261 SF REQ'D INT. GREEN SPACE
1 TREE / 125 SF INTERIOR GREENSPACE
TREES REQ'D = 1,261 SF / 125 = 10 TREES
TOTAL PKING LOT TREES REQUIRED: 10
TOTAL PKING LOT TREES PROVIDED: 10

TOTAL TREES REQUIRED = 44
TOTAL TREES PROVIDED = 47

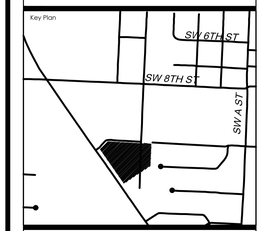
Arkansas One Call 811
Know what's **below**.
Call before you dig.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
20' 0 20'

STERLING BANK
1005 S WALTON BLVD
BENTONVILLE, ARKANSAS

Key Plan


No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 20104700
ISSUE DATE: 02/26/2021
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

REVIEW SET ... NOT FOR CONSTRUCTION

© 2021 Crafton, Tull & Associates, Inc.

PLANTING PLAN

L-101

DRAWING ID: I:\2020\PEL_STERLING_BANK_INFRASTRUCTURE\CIVIL\DWG\LDS\MAIN PLANTING PLAN.DWG
PLOTTED BY: JARED BROOKS, 2/26/2021 - 2:29 PM, PLOTTED BY: CNX - HALO DYNAMICS.DWG

1 WEST ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATION

MASONRY PRODUCTS	889 SQ FT	28%
METAL PRODUCTS	1,016 SQ FT	32%
WINDOWS & DOORS	1,254 SQ FT	40%
TOTAL ELEVATION WALL AREA	3,151 SQ FT	100%

2 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATION

MASONRY PRODUCTS	2,589 SQ FT	62%
METAL PRODUCTS	960 SQ FT	23%
WINDOWS & DOORS	621 SQ FT	15%
TOTAL ELEVATION WALL AREA	4,171 SQ FT	100%

3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATION

MASONRY PRODUCTS	2,623 SQ FT	63%
METAL PRODUCTS	1,055 SQ FT	25%
WINDOWS & DOORS	493 SQ FT	12%
TOTAL ELEVATION WALL AREA	4,171 SQ FT	100%

4 EAST ELEVATION
1/8" = 1'-0"

MATERIAL CALCULATION

MASONRY PRODUCTS	2,181 SQ FT	69%
METAL PRODUCTS	912 SQ FT	29%
WINDOWS & DOORS	58 SQ FT	2%
TOTAL ELEVATION WALL AREA	3,151 SQ FT	100%

STERLING BANK

MATERIAL LEGEND

1	ACM PANELS	5	PRECAST CONCRETE BAND
2	PRECAST CONCRETE ACCENT	6	GROUND-FACED C.M.U.
3	BRICK VENEER: COLOR 1	7	GLASS RAILING
4	BRICK VENEER: COLOR 2	8	PRE-FINISHED ALUMINUM COPING

TOTAL BUILDING MATERIAL CALCULATIONS

MASONRY PRODUCTS	8,282 SQ FT	57%
METAL PANEL PRODUCTS	3,943 SQ FT	27%
WINDOWS & DOORS	2,426 SQ FT	18%
TOTAL BUILDING WALL AREA	14,644 SQ FT	100%

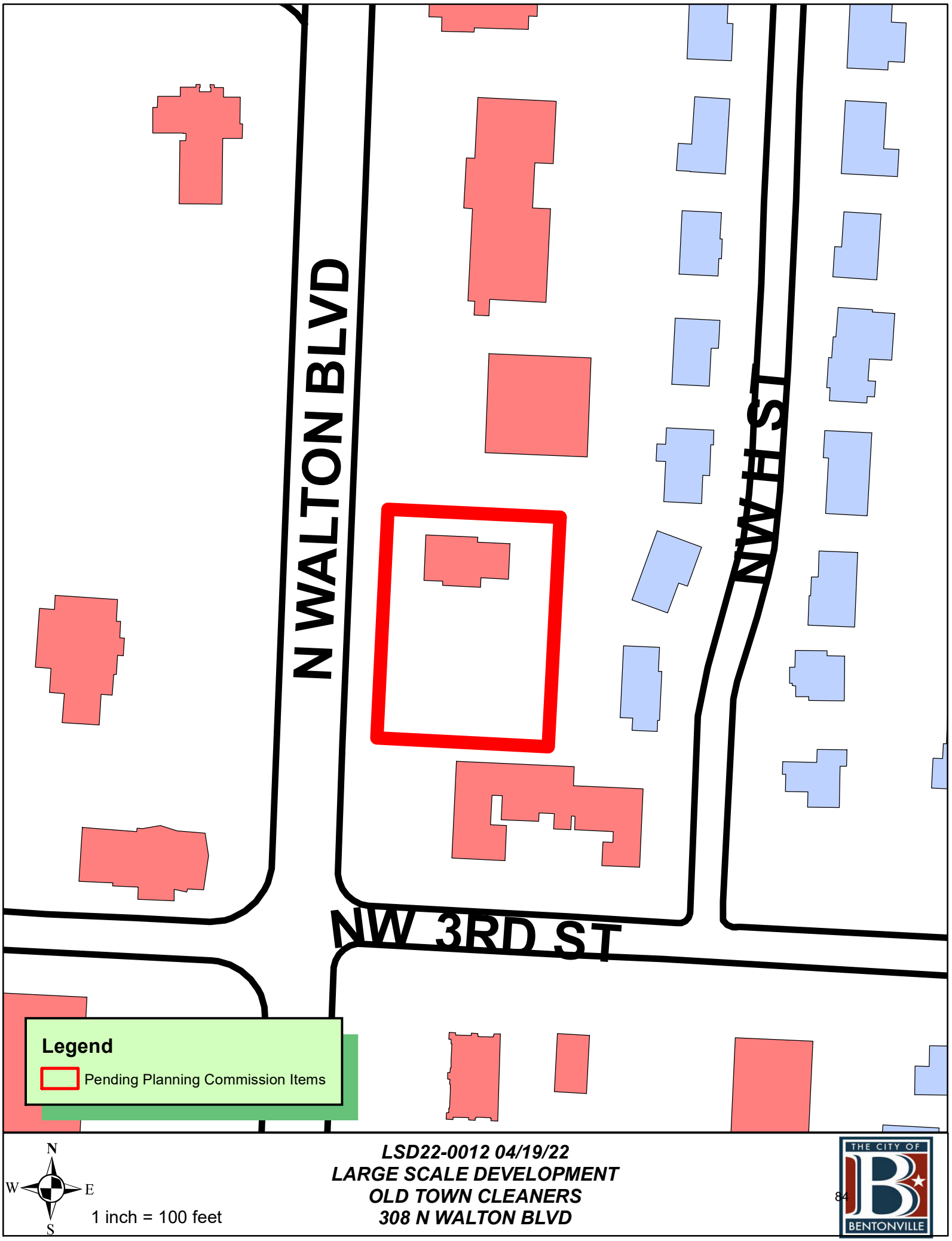
FEBRUARY 18, 2021

NEW FACILITY

BENTONVILLE, AR

SCHEMATIC ELEVATIONS

DILLEPOLLARD ARCHITECTURE


N WALTON BLVD
NW H ST
NW 3RD ST
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
LSD22-0012 04/19/22
LARGE SCALE DEVELOPMENT
OLD TOWN CLEANERS
308 N WALTON BLVD
THE CITY OF
BENTONVILLE

Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

September 15, 2021

Elizabeth Johnson
Senior Planner
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: WAIVER REQUEST
308 N. WALTON BLVD
ECE PROJECT NO. 21-1042
CITY PROJECT NO. LSD22-0012

Dear Mrs. Johnson:

The purpose of this letter is to request a waiver for a cross access easement onto the developed property. The reasons are as follows:

1. We cannot obtain cross access to the north due to the existing paved surface being a drive-thru only lane.
2. We cannot obtain cross access to the south due to the steepness of the drop between drives, and any grading done would cause drainage to directly impact the property to the south.
3. The use of a cross access is not needed as all the properties are already developed with their own entrances.

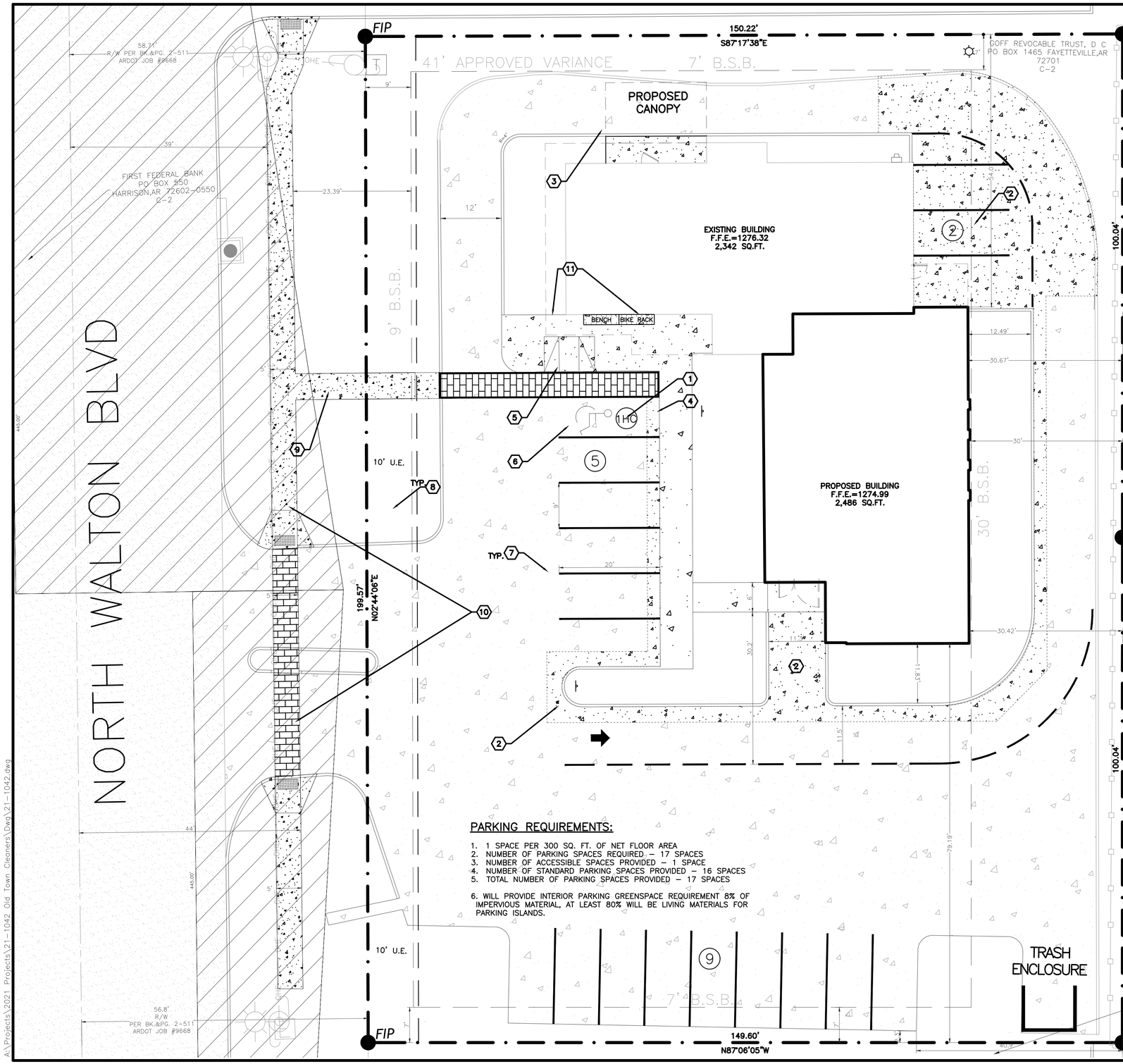
Thank you for your consideration of this waiver and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Attachments: As Stated.

Cc: Mark Mathias



KEYNOTES:

1. THICKENED EDGE SIDEWALK PER DETAIL **4/C7.0**
2. STANDARD CONCRETE SECTION PER DETAIL **5/C7.0**
3. DRIVE-THRU SIGN PER ARCHITECTS ELEVATIONS.
4. HANDICAP SIGN PER DETAIL **6/C7.0**
5. ACCESSIBLE RAMP PER DETAIL **7/C7.0**
6. ACCESSIBLE PARKING STRIPING PER DETAIL **8/C7.0**
7. 4" WHITE PARKING STRIPING
8. FIRE LANE STRIPING ALONG FACE OF CURB
9. 5' PUBLIC SIDEWALK CONNECTION TO ENTRANCE
10. SIGHT DISTANCE TRIANGLE. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
11. BIKE RACK AND BENCH PER CITY OF BENTONVILLE REQUIREMENTS

NORTH

10' 0 10'

SCALE 1"=10'

LEGEND

BUILDING SETBACK
FOUND IRON PIN (B.S.B. / FIP)
PROPERTY LINE
EXISTING CONCRETE
EXISTING ASPHALT
EXISTING CENTERLINE OF ROAD
PROPOSED SETBACK
PROPOSED CONCRETE
EXISTING OVERHEAD POWER/WITH LIGHTING
PROPOSED TRUNCATED DOME

ENGINEER:

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

DEVELOPER:

MATHIAS VENTURES, INC
308 N. WALTON BLVD
BENTONVILLE, AR 72712
EMAIL: xxxxxx

ZONING:

C-2 GENERAL COMMERCIAL

USE:

PERSONAL SERVICES

SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.
VARIANCE WAS APPROVED FROM 50' TO 9' FRONT SETBACK.

LOT COVERAGE:

29,954SF	TOTAL
7,935SF	GREENSPACE
AS A PERCENT:	26.5% GREENSPACE

PARKING REQUIREMENTS:

1. 1 SPACE PER 300 SQ. FT. OF NET FLOOR AREA
2. NUMBER OF PARKING SPACES REQUIRED – 17 SPACES
3. NUMBER OF ACCESSIBLE SPACES PROVIDED – 1 SPACE
4. NUMBER OF STANDARD PARKING SPACES PROVIDED – 16 SPACES
5. TOTAL NUMBER OF PARKING SPACES PROVIDED – 17 SPACES

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

GENERAL NOTES:

1. TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE USFWS WETLANDS INVENTORY MAPPER.
2. THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
3. THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
4. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT(ADA), 6-FT GREENSPACE FROM BACK OF CURB AND 5-FT SIDEWALK ON ALL STREET FRONTAGE.
5. LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
6. RIGHT-OF-WAY(ROW) AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
7. NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT.
8. NO FENCING TO BE INSTALLED. THIS WILL REQUIRE A SEPARATE PERMIT.
9. BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
10. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
11. SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
13. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
14. 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.
15. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
16. THE TRASH ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.

CITY JOB #: LSD22-0012

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NO. ECE No. 3356 ARKANSAS ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11411
Jason E. Ingalls
4/4/2022

Rev	Comments	Date
1	PER CITY COMMENTS	4/04/2022

OLD TOWN CLEANERS
LARGE SCALE
308 N. WALTON BLVD BENTONVILLE, AR

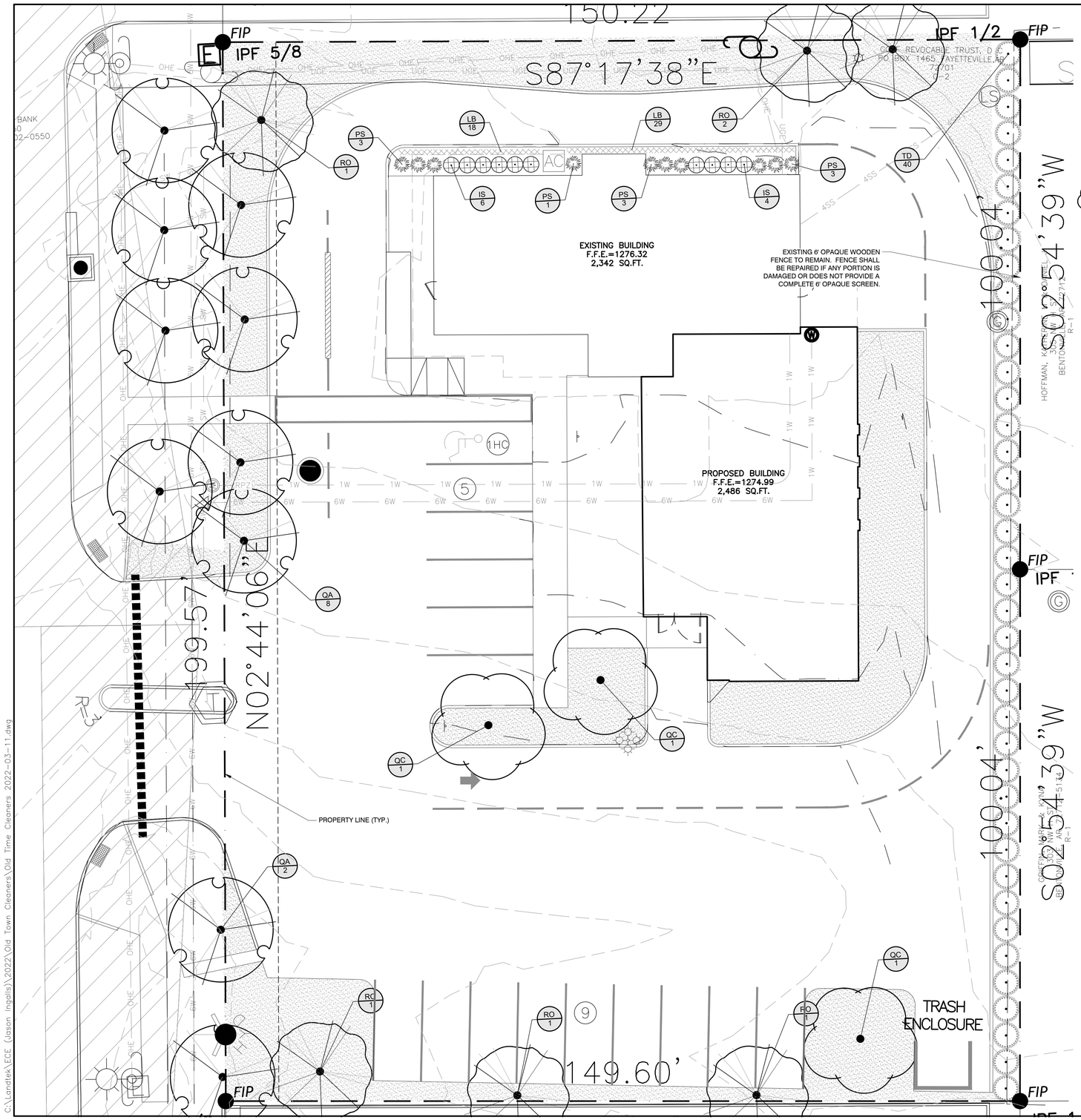
MATHIAS VENTURES, INC
308 N. WALTON BLVD,BENTONVILLE, AR 72712

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 387-2304
M: (479) 270-2028
EMAIL: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	1/27/2022
JOB NUMBER	21-1042
SHEET NAME	SITE PLAN
File No.	21-1042.dwg
	C4.0

A:\Projects\2021 Projects\21-1042 Old Town Cleaners\Dwg\21-1042.dwg



10' 0 10'

SCALE 1"=10'

NORTH

PLANT SCHEDULE

SHADE TREE	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QA	Quercus acutissima / Sawtooth Oak	4" Cal.	B&B	8` min.	10
	QC	Quercus coccinea / Scarlet Oak	2.5" Cal.	B&B	8` min.	3
	RO	Quercus rubra / Red Oak	2.5" Cal.	B&B	8` min.	6

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	IS	Ilex vomitoria `Schillings` / Schillings Holly	3 gal.	Cont.	36" o.c.	10
	PS	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	3 gal	Cont.	36" o.c.	10
	TD	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	10 gal.	Cont.	60" o.c.	40

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	LB	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	Pot	15" o.c.	47

SOD/SEED	CODE	BOTANICAL / COMMON NAME	
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod	5,531 sf

LANDSCAPE PLAN GENERAL NOTES

1. ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
2. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY M DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
3. UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
7. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
9. ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERINNIAL RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 4# PER 1000 SF.
10. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
11. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
12. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
13. 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.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
15. IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
16. NO PROPOSED IRRIGATION SYSTEM – HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
17. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
18. 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.
19. IN THE SIGHT TRIANGLE AT THE FRONT DRIVE THERE CANNOT BE ANYTHING BETWEEN 30'' AND 60'' IN HEIGHT WITHIN THE SHADED AREA
20. 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.
21. 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.
22. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
23. THE SITE IS NOT WITHIN THE AIRPORT ZONE.
24. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE N WALTON BLVD. 200 LF	200' LF / 20 = 10 TREES REQUIRED	10 TREES PROVIDED
PERIMETER 1 TREE PER 50 LF NORTH BOUNDARIES 150 LF SOUTH BOUNDARIES 150 LF	 3 TREES REQUIRED 3 TREES REQUIRED	 3 TREES PROVIDED 3 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 10,452 SF INTERNAL PLANTING	 8% GREENSPACE REQUIRED** 10,452 x .08 = 836 SF = 836 GREENSPACE REQUIRED 1 TREE PER 6 SPACE 15 / 6 = 3 TREES REQUIRED	 839 SF PROVIDED 3 TREES PROVIDED
SCREENING	EAST BOUNDARIES TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED NORTH/SOUTH BOUNDARIES TYPE D SCREENING REQUIRED NO ADDITION SCREENING REQUIRED	20' SCREEN PROVIDED*

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES
**WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS

CITY OF BENTONVILLE
PROJECT #LSD22-0012

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

CITY OF BENTONVILLE
PROJECT #LSD22-0012

NOT FOR CONSTRUCTION

JAMES GIBSON 5034 STATE OF ARKANSAS REGISTERED LANDSCAPE ARCHITECT
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

3/31/2022

Rev	Comments	Date

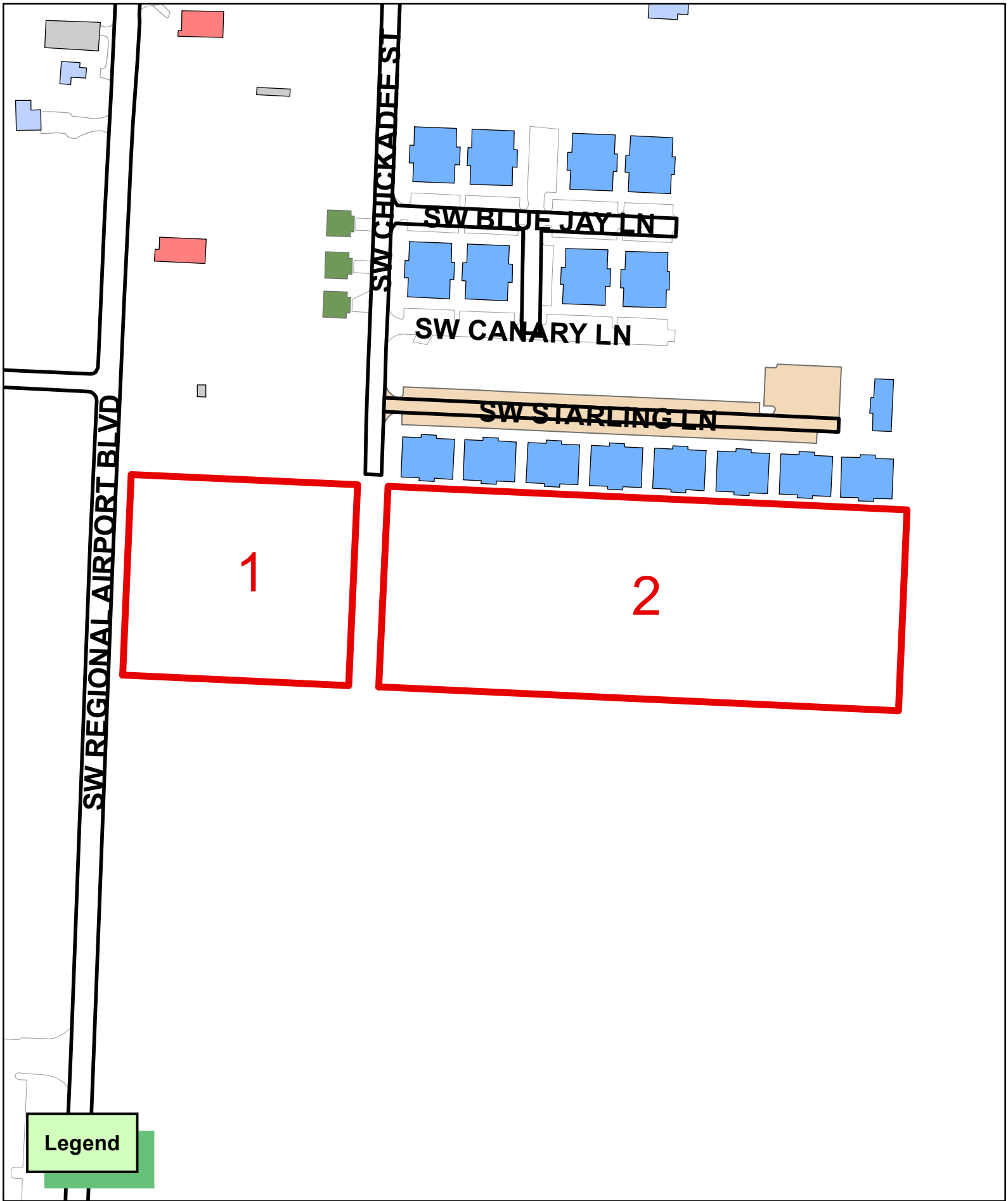
OLD TOWN CLEANERS
LARGE SCALE
308 N. WALTON BLVD BENTONVILLE, AR

MATHIAS VENTURES, INC
308 N. WALTON BLVD.BENTONVILLE, AR 72712

9200 SUITS US DR. STE. B
BELLA VISTA, AR 72714
O.: (479) 464-5000
D.: (479) 387-2924
M.: (409) 759-8300
Mail: jason@ece-pllc.com

Expedient Civil Engineering, PLLC

DRAWN BY: KAB
CHECKED BY: JWG
DATE 1/11/2022
JOB NUMBER 21-1042
SHEET NAME LANDSCAPE PLAN
File No. Old Time Cleaners 2022-03-11.dwg
L1.0



N
W E
S

1 inch = 200 feet

LS21-0031
LOT SPLIT
AVIATOR SUBDIVISION
LOTS 1 & 2

THE CITY OF BENTONVILLE

LOT SPLIT CREATING
AVIATOR SUBDIVISION WITH LOTS 1 & 2

LEGAL DESCRIPTION - OVERALL:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Beginning at the SW Corner of said NW1/4, NE1/4, said point being the POINT OF BEGINNING, thence N02°25'06"E 330.15 feet, thence S87°22'33"E 1,321.43 feet, thence S02°26'00"W 330.15 feet, thence N87°22'33"W 1,321.34 feet to the POINT OF BEGINNING: Containing 10.02 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - LOT 1:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Commencing at the SW Corner of said NW1/4, NE1/4, thence S87°23'55"E 45.00 feet to the POINT OF BEGINNING, thence N02°25'06"E 330.15 feet, thence S87°22'24"E 372.50 feet, thence S02°37'27"W 330.15 feet, thence N87°22'23"W 371.32 feet to the POINT OF BEGINNING, Containing 2.82 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - LOT 2:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Commencing at the SW Corner of said NW1/4, NE1/4, thence S87°22'33"E 466.32 feet to the POINT OF BEGINNING, thence N02°37'27"E 330.15 feet, thence S87°22'33"E 853.93 feet, thence S02°26'00"W 330.15 feet, thence N87°22'33"W 855.03 feet to the POINT OF BEGINNING, Containing 6.48 acres, more or less, subject to easements and right of ways of record.

NOTES:

1) ZONING = R-4 HIGH DENSITY RESIDENTIAL
2) PARCEL: 01-08207-000
3) EXISTING SW CHICKADEE ST.: 52' RIGHT-OF-WAY.
4) EXISTING AR HWY. 12: 60' RIGHT-OF-WAY.
5) ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
6) BOUNDARY BASED ON SURVEY BY SATTERFIELD LAND SURVEYORS BOOK 2006 PAGE 1087.
7) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0235K DATED JUNE 5, 2012.
8) FRONT UTILITY EASEMENTS ARE RESERVED FOR CITY UTILITIES AND REAR EASEMENTS ARE RESERVED FOR GENERAL UTILITIES.
9) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
10) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
12) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
13) 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.00'	N02°37'27"E
L2	10.00'	S87°22'33"E
L3	8.00'	N02°37'27"E
L4	23.50'	S02°42'42"W
L5	20.00'	S87°22'33"E
L6	23.50'	S02°42'42"W
L7	37.45'	S87°22'33"E
L8	8.00'	N02°37'27"E
L9	10.00'	S87°22'33"E
L10	8.00'	N02°37'27"E
L11	8.00'	S02°37'27"W
L12	10.00'	S87°22'33"E
L13	8.00'	S02°37'27"W
L14	8.00'	S02°37'27"W
L15	10.00'	S87°22'33"E
L16	8.00'	S02°37'27"W
L17	19.79'	N42°22'33"W
L18	19.79'	N42°22'33"W
L19	22.50'	N02°37'27"E
L20	20.00'	S87°22'33"E
L21	14.50'	N02°37'27"E
L22	10.00'	S87°22'33"E
L23	8.00'	N02°37'27"E
L24	8.00'	N02°37'27"E
L25	10.00'	S87°22'33"E
L26	8.00'	N02°37'27"E
L27	23.50'	N02°37'27"E
L28	20.00'	S87°22'33"E
L29	23.50'	N02°37'27"E
L30	8.00'	N02°37'27"E
L31	10.00'	S87°22'33"E
L32	8.00'	N02°37'27"E
L33	8.00'	S02°37'27"W
L34	10.00'	S87°22'33"E
L35	8.00'	S02°37'27"W
L36	8.00'	S02°37'27"W
L37	10.00'	S87°22'33"E
L38	8.00'	S02°37'27"W
L39	8.00'	S02°37'27"W
L40	10.00'	S87°22'33"E
L41	8.00'	S02°37'27"W
L42	8.00'	S02°37'27"W
L43	10.00'	S87°22'33"E
L44	8.00'	S02°37'27"W

CERTIFICATE OF OWNERSHIP

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

Date of Execution: _____

Signed :_____
Name & Address

Source of Title: D.R. _____

Page _____

CERTIFICATE OF SURVEYING ACCURACY

I, David L. Jorgensen, 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. 1118
State of Arkansas

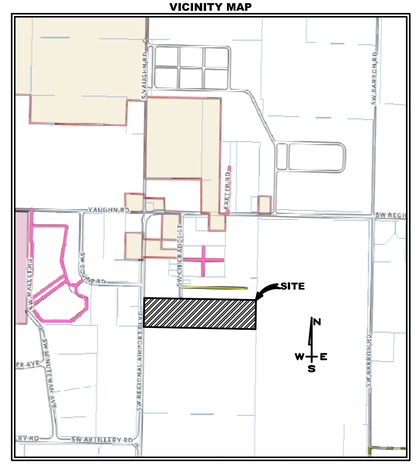
CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed _____
Bentonville Planning and Building Services Director

VICINITY MAP



BENTONVILLE, ARKANSAS

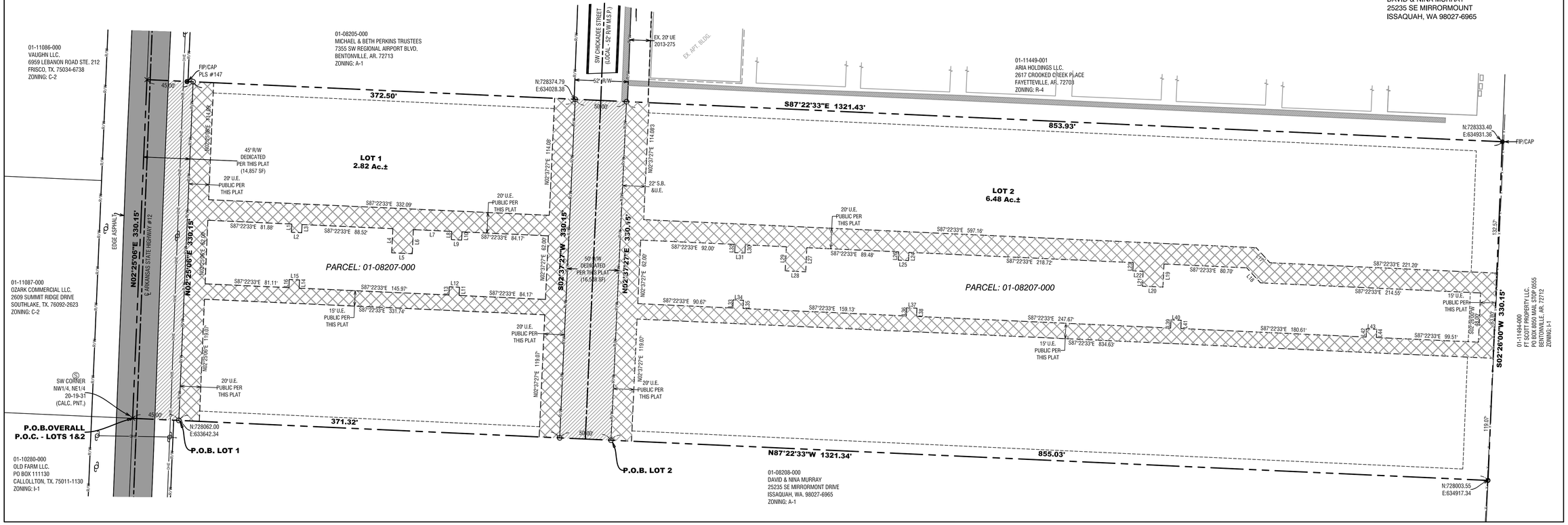
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER:

DAVID & NINA MURRAY
25235 SE MIRRORMOUNT
ISSAQUAH, WA 98027-6965



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

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- CENTERLINE STREET
- UTILITY EASEMENT (DEDICATED BY THIS PLAT)
- RIGHT-OF-WAY (DEDICATED BY THIS PLAT) R/W R/W

PROJECT DETAILS

PROJECT TITLE:
LOT SPLIT CREATING AVIATOR SUBD. W/ LOTS 1 & 2

PROJECT LOCATION:
BENTONVILLE, AR.

REVISIONS

DATE: 06-01-21
DRAWN BY: JSI
PROJECT # 2020078
FILE PATH: Z:\LSD\2020078\SPLIT
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE

LOT SPLIT

SHEET NUMBER

1
89

LS-0031

LOT SPLIT CREATING
AVIATOR SUBDIVISION WITH LOTS 1 & 2

LEGAL DESCRIPTION - OVERALL:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Beginning at the SW Corner of said NW1/4, NE1/4, said point being the POINT OF BEGINNING, thence N02°25'06"E 330.15 feet, thence S87°22'33"E 1,321.43 feet, thence S02°26'00"W 330.15 feet, thence N87°22'33"W 1,321.34 feet to the POINT OF BEGINNING: Containing 10.02 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION - LOT 1:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Commencing at the SW Corner of said NW1/4, NE1/4, thence S87°23'55"E 45.00 feet to the POINT OF BEGINNING, thence N02°25'06"E 330.15 feet, thence S87°22'24"E 372.50 feet, thence S02°37'27"W 330.15 feet, thence N87°22'23"W 371.32 feet to the POINT OF BEGINNING, Containing 2.82 acres, more or less, subject to easements and right of ways of record.

LEGAL DESCRIPTION - LOT 2:

A part of the NW1/4 of the NE1/4 of Section 20, T19N, R31W in Benton County, Arkansas and being described as follows: Commencing at the SW Corner of said NW1/4, NE1/4, thence S87°22'33"E 466.32 feet to the POINT OF BEGINNING, thence N02°37'27"E 330.15 feet, thence S87°22'33"E 853.93 feet, thence S02°26'00"W 330.15 feet, thence N87°22'33"W 855.03 feet to the POINT OF BEGINNING, Containing 6.48 acres, more or less, subject to easements and right of ways of record.

NOTES:

1) ZONING = R-4 HIGH DENSITY RESIDENTIAL
2) PARCEL: 01-08207-000
3) EXISTING SW CHICKADEE ST.: 52' RIGHT-OF-WAY.
4) EXISTING AR HWY. 12: 60' RIGHT-OF-WAY.
5) ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
6) BOUNDARY BASED ON SURVEY BY SATTERFIELD LAND SURVEYORS BOOK 2006 PAGE 1087.
7) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0235K DATED JUNE 5, 2012.
8) FRONT UTILITY EASEMENTS ARE RESERVED FOR CITY UTILITIES AND REAR EASEMENTS ARE RESERVED FOR GENERAL UTILITIES.
9) BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
10) OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
11) SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
12) THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
13) 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.00'	N02°37'27"E
L2	10.00'	S87°22'33"E
L3	8.00'	N02°37'27"E
L4	23.50'	S02°42'42"W
L5	20.00'	S87°22'33"E
L6	23.50'	S02°42'42"W
L7	37.45'	S87°22'33"E
L8	8.00'	N02°37'27"E
L9	10.00'	S87°22'33"E
L10	8.00'	N02°37'27"E
L11	8.00'	S02°37'27"W
L12	10.00'	S87°22'33"E
L13	8.00'	S02°37'27"W
L14	8.00'	S02°37'27"W
L15	10.00'	S87°22'33"E
L16	8.00'	S02°37'27"W
L17	19.79'	N42°22'33"W
L18	19.79'	N42°22'33"W
L19	22.50'	N02°37'27"E
L20	20.00'	S87°22'33"E
L21	14.50'	N02°37'27"E
L22	10.00'	S87°22'33"E
L23	8.00'	N02°37'27"E
L24	8.00'	N02°37'27"E
L25	10.00'	S87°22'33"E
L26	8.00'	N02°37'27"E
L27	23.50'	N02°37'27"E
L28	20.00'	S87°22'33"E
L29	23.50'	N02°37'27"E
L30	8.00'	N02°37'27"E
L31	10.00'	S87°22'33"E
L32	8.00'	N02°37'27"E
L33	8.00'	S02°37'27"W
L34	10.00'	S87°22'33"E
L35	8.00'	S02°37'27"W
L36	8.00'	S02°37'27"W
L37	10.00'	S87°22'33"E
L38	8.00'	S02°37'27"W
L39	8.00'	S02°37'27"W
L40	10.00'	S87°22'33"E
L41	8.00'	S02°37'27"W
L42	8.00'	S02°37'27"W
L43	10.00'	S87°22'33"E
L44	8.00'	S02°37'27"W

CERTIFICATE OF OWNERSHIP

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

Date of Execution: _____

Signed :_____
Name & Address

Source of Title: D.R. _____

Page _____

CERTIFICATE OF SURVEYING ACCURACY

I, David L. Jorgensen, 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. 1118
State of Arkansas

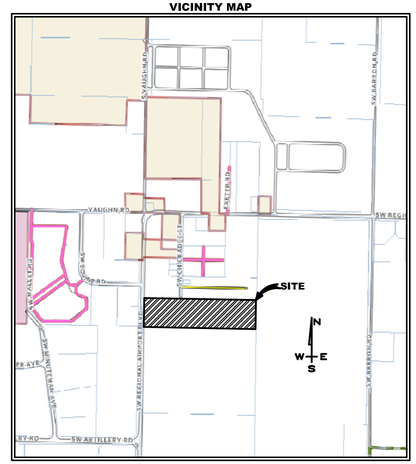
CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed _____
Bentonville Planning and Building Services Director

VICINITY MAP



BENTONVILLE, ARKANSAS

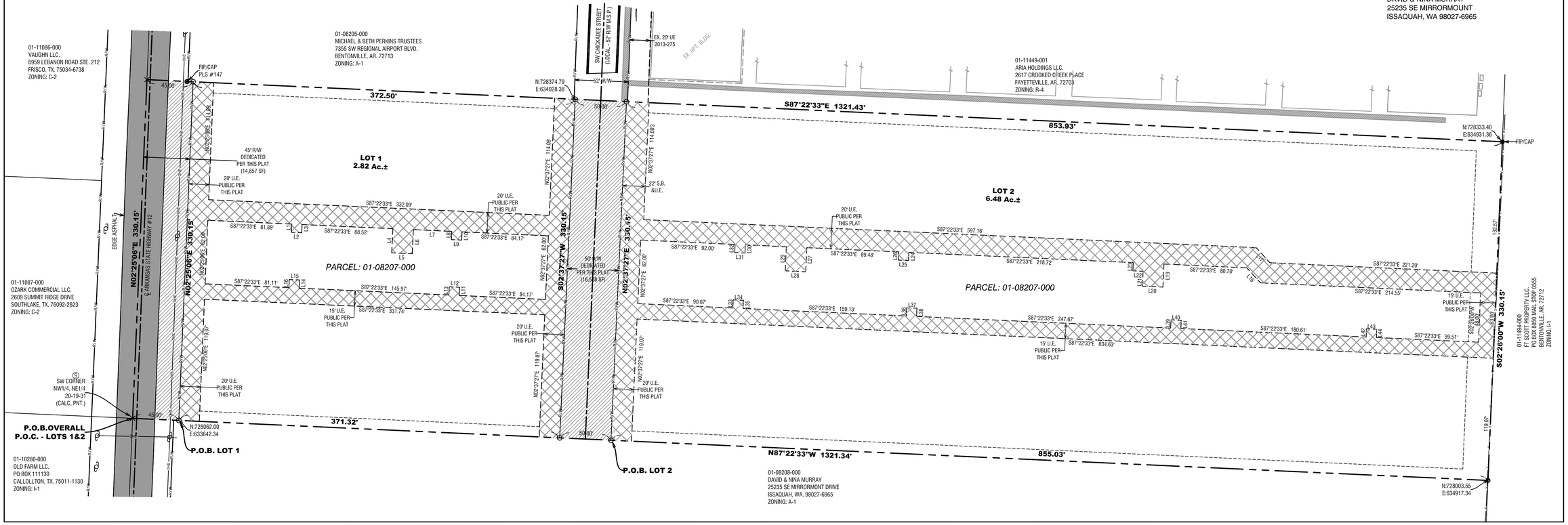
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER:

DAVID & NINA MURRAY
25235 SE MIRRORMOUNT
ISSAQUAH, WA 98027-6965



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

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- CENTERLINE STREET
- UTILITY EASEMENT (DEDICATED BY THIS PLAT)
- RIGHT-OF-WAY (DEDICATED BY THIS PLAT) R/W

PROJECT DETAILS

PROJECT TITLE: LOT SPLIT CREATING AVIATOR SUBD. W/ LOTS 1 & 2

PROJECT LOCATION: BENTONVILLE, AR.

REVISIONS

DATE: 06-01-21
DRAWN BY: JSI
PROJECT # 2020078
FILE PATH: Z:\LSD\2020078\SPLIT
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

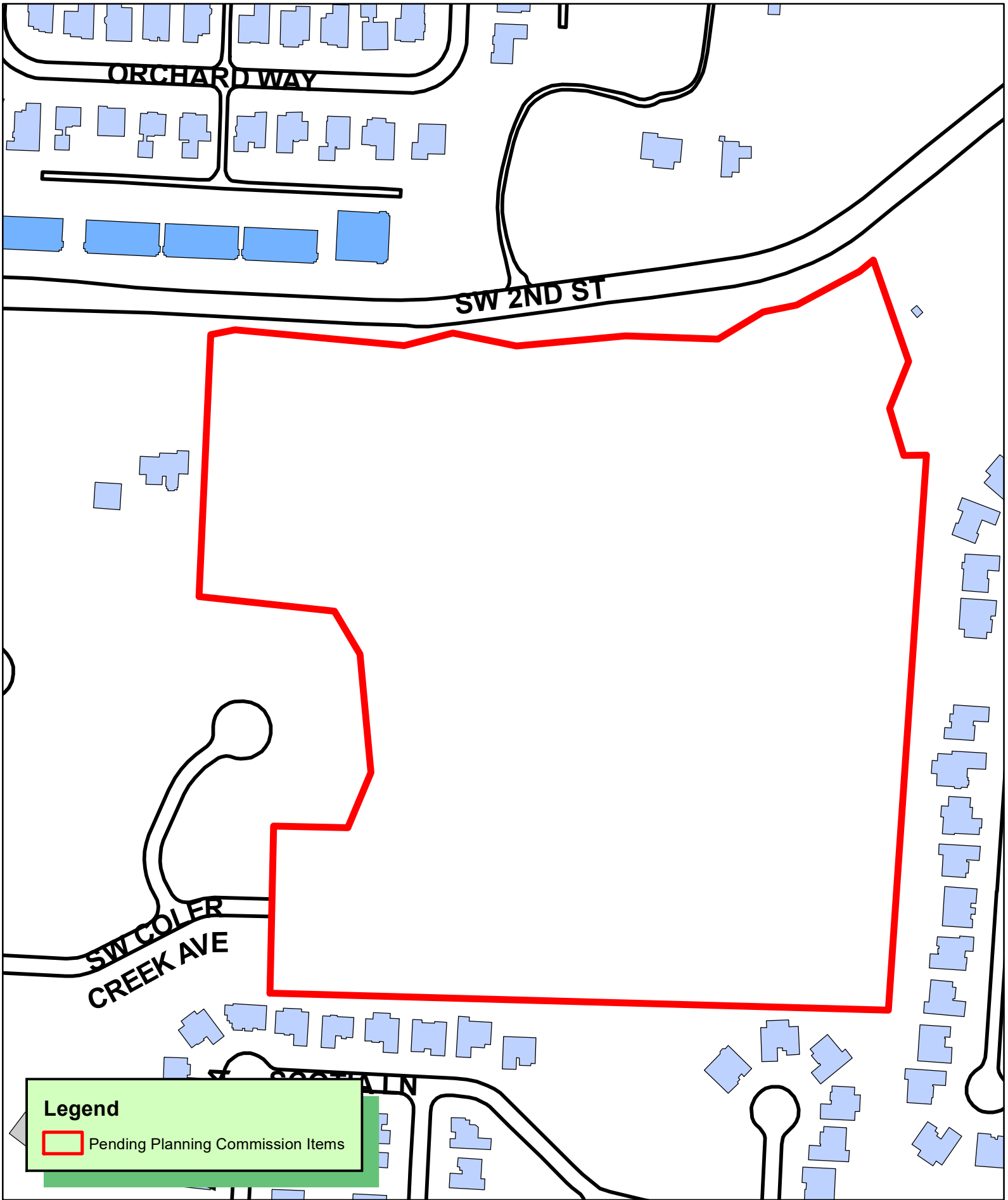
SHEET TITLE

LOT SPLIT

SHEET NUMBER

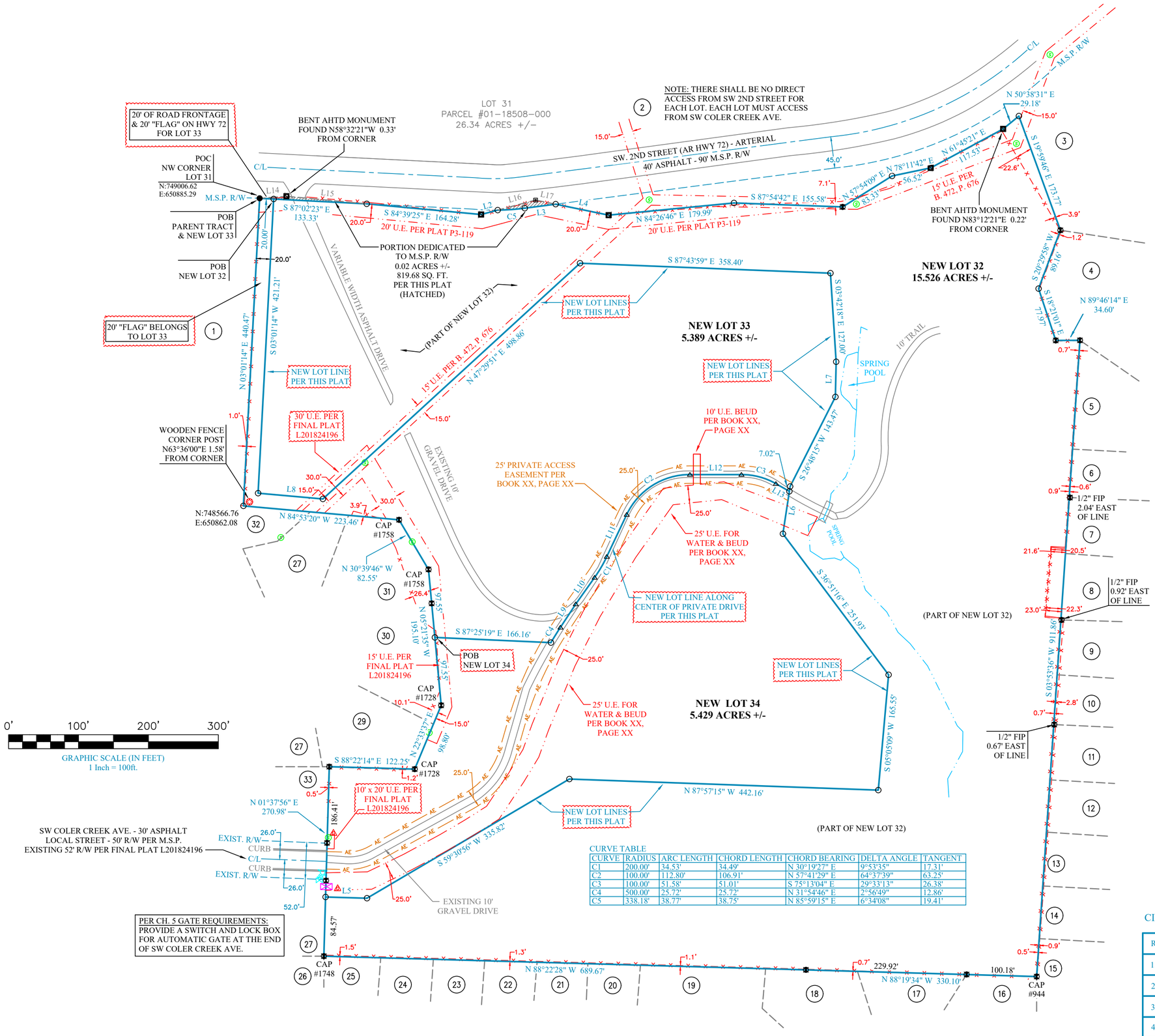
1
90

LS-0031



LS22-0014 4/19/22
LOT SPLIT
NCOLER CREEK SUBDIVISION
LOT 31 CREATING LOTS 32-34

LOT SPLIT OF LOT 31, COLER CREEK SUBDIVISION, PHASE 1, CREATING NEW LOTS 32, 33, & 34 (PAGE 2 OF 2)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°02'23" E	133.33'
L2	N 75°08'16" E	24.58'
L3	N 82°36'47" E	44.57'
L4	S 78°19'33" E	77.44'
L5	N 88°21'26" W	59.24'
L6	S 08°40'48" W	68.43'
L7	S 01°17'17" W	50.25'
L8	S 84°53'20" E	92.98'
L9	N 33°23'11" E	39.89'
L10	N 35°16'15" E	46.63'
L11	N 25°22'40" E	66.61'
L12	S 89°59'41" E	73.61'
L13	S 60°26'28" E	22.20'
L14	N 85°52'27" E	38.75'
L15	S 84°39'25" E	114.98'
L16	N 75°08'16" E	56.03'
L17	S 78°19'33" E	29.31'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	200.00'	34.53'	34.49'	N 30°19'27" E	9°53'35"	17.31'
C2	100.00'	112.80'	106.91'	N 57°41'29" E	64°37'39"	63.25'
C3	100.00'	51.58'	51.01'	S 75°13'04" E	29°33'13"	26.38'
C4	500.00'	25.72'	25.72'	N 31°54'46" E	2°56'49"	12.86'
C5	338.18'	38.77'	38.75'	N 85°59'15" E	6°34'08"	19.41'

CITY OF BENTONVILLE PROJECT # LS22-0014

REVISION #	DATE
1. REVISED PLAT PER 1ST SUBMITTAL COMMENTS	4-1-2022
2.	
3.	
4.	
5.	

RECORDING NUMBER/DATE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FOUND 5/8" REBAR
SET 5/8" REBAR/CAP
FOUND ALUM. MONUMENT
FOUND 1/2" REBAR
COMPUTED POINT
AHTD SIGN
YARD HYDRANT
FIRE HYDRANT
SANITARY SEWER MH
WATER VALVE
GAS METER
ELECTRICAL BOX
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
FORTY LINE/ TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
UTILITY EASEMENT
CENTERLINE OF SPRING

Location Map:
R-31-W
35
T-20-N

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7220 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9590 · Fax 479.521.9350

BATES & ASSOCIATES, INC. - Copyright 2022
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. Bates & Associates, Inc. has performed no investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood zone information shown hereon is based on graphic scaling and/or visual observation and no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF: TIM MCGUIRE

ADDRESS: SOUTHWEST END STREET BENTONVILLE, ARKANSAS

DATE: 04/01/22 | SCALE: 1"=100' | DRAFTED: KW, MR, JCR | SURVEYED: JA | REVIEWED: DT | PAGE 2 OF 2

LOCATION: LOT 31 COLER CREEK SUBDIVISION, PHASE 1

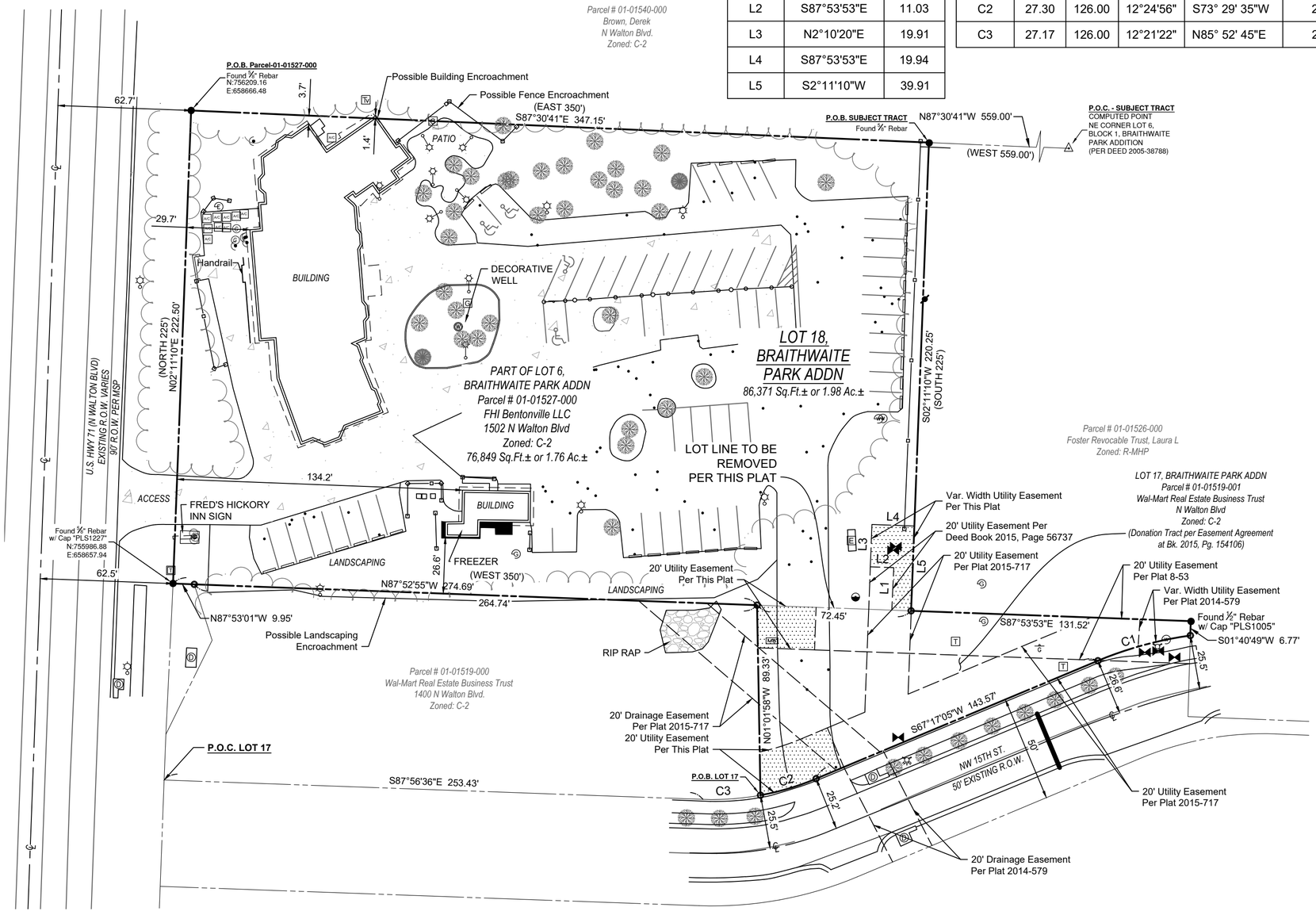
COA #1335

DRAWING #19-284 SPLIT

PLA22-0006 4/5/22
PROPERTY LINE ADJUSTMENT
BRAITHWAITE PARK ADDITION
LOTS 17 & PART OF 6 BLOCK 1 CREATING LOT 18

Easement Line Table		
Line #	Direction	Length
L1	S2°42'29"W	20.00
L2	S87°53'53"E	11.03
L3	N2°10'20"E	19.91
L4	S87°53'53"E	19.94
L5	S2°11'10"W	39.91

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.19	174.00	14°52'46"	S74° 43' 28"W	45.06
C2	27.30	126.00	12°24'56"	S73° 29' 35"W	27.25
C3	27.17	126.00	12°21'22"	N85° 52' 45"E	27.12



SCALE: 1" = 40'

SITE LEGEND

- MONUMENT SET (⅝" REBAR AR1002)
- MONUMENT FOUND (AS NOTED)
- BENCH MARK
- UTILITY POLE
- LIGHTED UTILITY POLE
- LIGHT POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECT
- DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREECE TRAP
- ELECTRICAL RISER
- TELEPHONE RISER
- CABLE RISER
- HVAC
- GAS METER
- GAS SIGN
- MAILBOX
- WHEEL STOP
- DECIDUOUS TREE
- EVERGREEN TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (WOOD)
- FENCE (BARB WIRE)
- TREE LINE
- CONCRETE
- ASPHALT
- (XXXX') RECORD MEASUREMENTS PER DEED 2005-38788

LEGAL DESCRIPTION OF PARCEL 01-01527-000 (Per Bk. 2005, Pg. 38788):

PART OF LOT 6, BLOCK 1, BRAITHWAITE PARK ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 559 FEET WEST OF THE NE CORNER OF SAID LOT 6, RUNNING THENCE SOUTH 225 FEET; THENCE WEST 350 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 71, THENCE NORTH WITH SAID HIGHWAY 71, 225 FEET; THENCE EAST 350 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION IN DEED RECORD BOOK 552 AT PAGE 439.

ALSO, THE RIGHT-OF-WAY EASEMENT FOR GAS AND WATER LINES ALONG THE NORTH SIDE OF LOT 5 IN BLOCK 1 OF BRAITHWAITE PARK ADDITION TO BENTONVILLE, FROM BELLA VISTA ROAD TO THE PROPERTY LINE OF THE LANDS HEREINABOVE DESCRIBED.

LEGAL DESCRIPTION OF LOT 17, BLOCK 1 PARCEL 01-01519-001 (Per Plat Bk. 2015, Pg. 717):

A PART OF LOT TWELVE (12), BLOCK ONE (1), BRAITHWAITE PARK ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN PLAT BOOK 2014, PAGE 579, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ALONG THE WEST BOUNDARY OF LOT 12; THENCE SOUTH 87°55'46" EAST, A DISTANCE OF 253.43 FEET; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 27.17 FEET, HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE ANGLE OF 12°21'18", A LONG CHORD BEARING NORTH 85°53'35" EAST, AND A CHORD LENGTH OF 27.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 01°01'08" WEST 89.33 FEET; THENCE SOUTH 87°53'03" EAST 203.98 FEET; THENCE SOUTH 01°39'55" WEST 6.78 FEET; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 45.19 FEET, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 14°52'47", A LONG CHORD BEARING SOUTH 74°44'18" WEST, A CHORD LENGTH OF 45.06 FEET; THENCE SOUTH 67°17'55" WEST, A DISTANCE OF 143.57 FEET; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 27.31 FEET, HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 12°25'01", A LONG CHORD BEARING SOUTH 73°30'25" WEST, AND A CHORD LENGTH OF 27.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9,524 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.

SURVEY DESCRIPTION OF LOT 18, BLOCK 1:

A PART OF LOT SIX (6), BLOCK ONE (1), BRAITHWAITE PARK ADDITION TO THE CITY OF BENTONVILLE, AND ALL OF LOT SEVENTEEN (17), BLOCK ONE (1), BRAITHWAITE PARK ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS RECORDED IN PLAT BOOK 2015, PAGE 717, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF LOT 6, BLOCK 1, BRAITHWAITE PARK ADDITION; THENCE ALONG THE NORTH LINE OF SAID LOT 6, NORTH 87°30'41 WEST, A DISTANCE OF 559.00 FEET TO A FOUND 5/8" REBAR FOR THE POINT OF BEGINNING; THENCE SOUTH 02°11'10" WEST, A DISTANCE OF 220.25 FEET TO A SET 5/8" REBAR W/CAP AR1002; THENCE SOUTH 87°53'53" EAST, A DISTANCE OF 131.52 TO A FOUND ½" REBAR W/CAP PLS1005; THENCE SOUTH 01°40'49" WEST, A DISTANCE OF 6.77 FEET TO A SET 5/8" REBAR W/CAP AR1002 ON THE NORTH RIGHT-OF-WAY OF NW 15TH ST.; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT A DISTANCE OF 45.19 FEET, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 14°52'46", A LONG CHORD BEARING SOUTH 74°43'28" WEST, AND A CHORD LENGTH OF 45.06 FEET TO A SET 5/8" REBAR W/CAP AR1002; THENCE SOUTH 67°17'05" WEST, A DISTANCE OF 143.57 FEET TO A SET MAG NAIL W/WASHER AR1002; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 27.30 FEET, HAVING A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 12°24'56", A LONG CHORD BEARING SOUTH 73°59'35" WEST, AND A CHORD LENGTH OF 27.25 FEET TO A SET 5/8" REBAR W/CAP AR1002; THENCE LEAVING SAID NORTH RIGHT-OF-WAY NORTH 01°01'58" WEST, A DISTANCE OF 89.33 FEET TO A SET 5/8" REBAR W/CAP AR1002; THENCE NORTH 87°52'55" WEST, A DISTANCE OF 274.69 FEET TO A SET 5/8" REBAR W/CAP AR1002 ON THE EAST RIGHT-OF-WAY OF U.S. HWY 71 (N WALTON BLVD); THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 87°53'01" WEST, A DISTANCE OF 9.95 FEET TO A FOUND 5/8" REBAR W/CAP PLS1227; THENCE NORTH 02°11'10" EAST, A DISTANCE OF 222.50 FEET TO A FOUND 5/8" REBAR; THENCE LEAVING SAID EAST RIGHT-OF-WAY SOUTH 87°30'41" EAST, A DISTANCE OF 347.15 FEET TO THE POINT OF BEGINNING. CONTAINING 87,373 SQFT OR 1.98 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND COVENANTS OF RECORD, IF ANY.

C.O.B. Project No.
PLA22-0006

CLIENT:

Lawco - Randy Lawson (479) 273-2670
P.O. Box 425 (479) 621-1350
113 South Main St. (479) 273-2699
Bentonville, AR 72712 randy@lawcoenergy.com

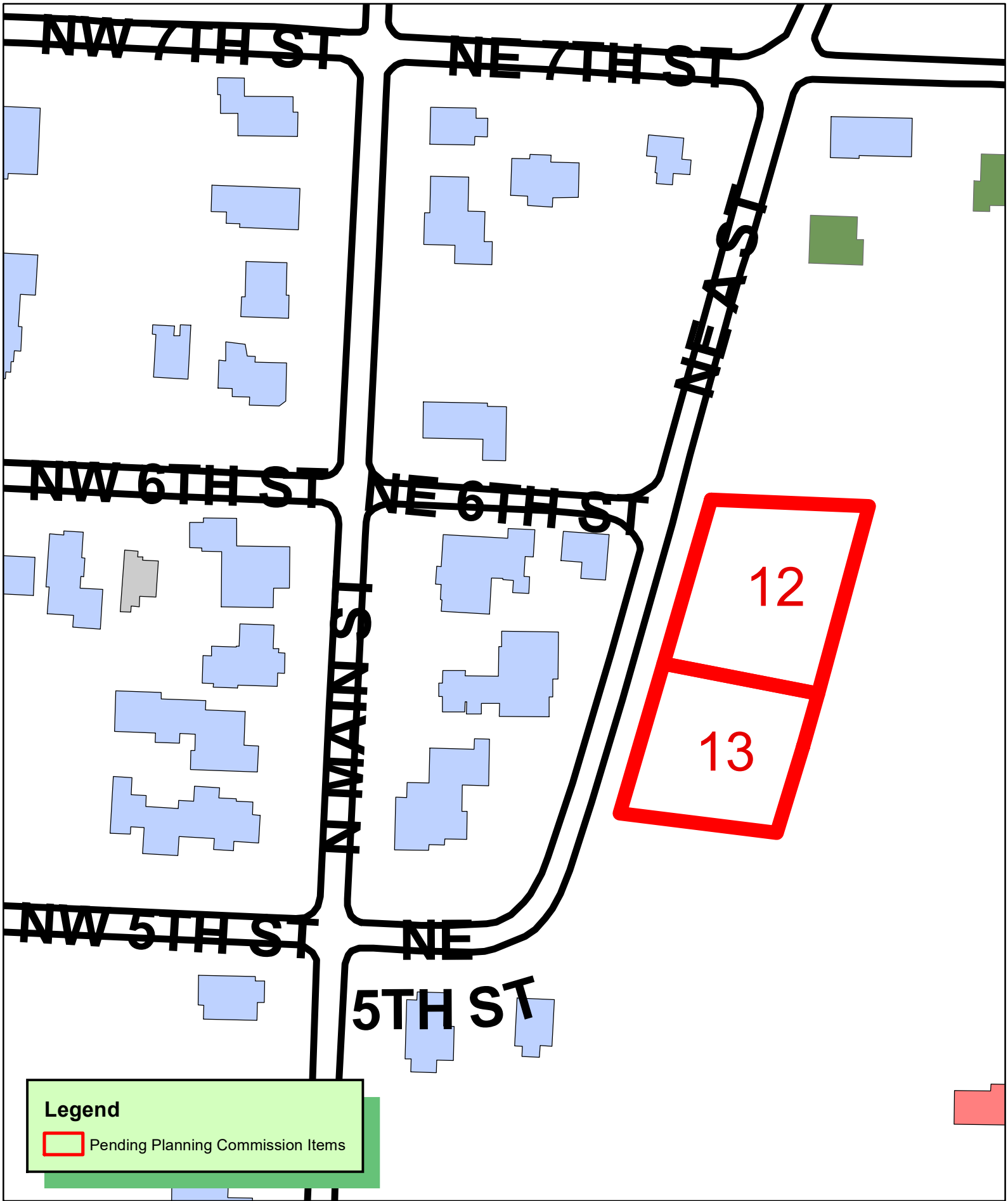
SHEET: PROPERTY LINE ADJUSTMENT

PROJECT: CREATING LOT 18, BLOCK 1 BRAITHWAITE PARK ADDITION BENTONVILLE, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.
ED GRAY
PRELIMINARY

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9262

PLS:	CEG
CAD:	MJH
FIELD:	MJH
SCE PROJECT #:	21070
DATE:	9/29/2021
SHEET:	2 OF 2

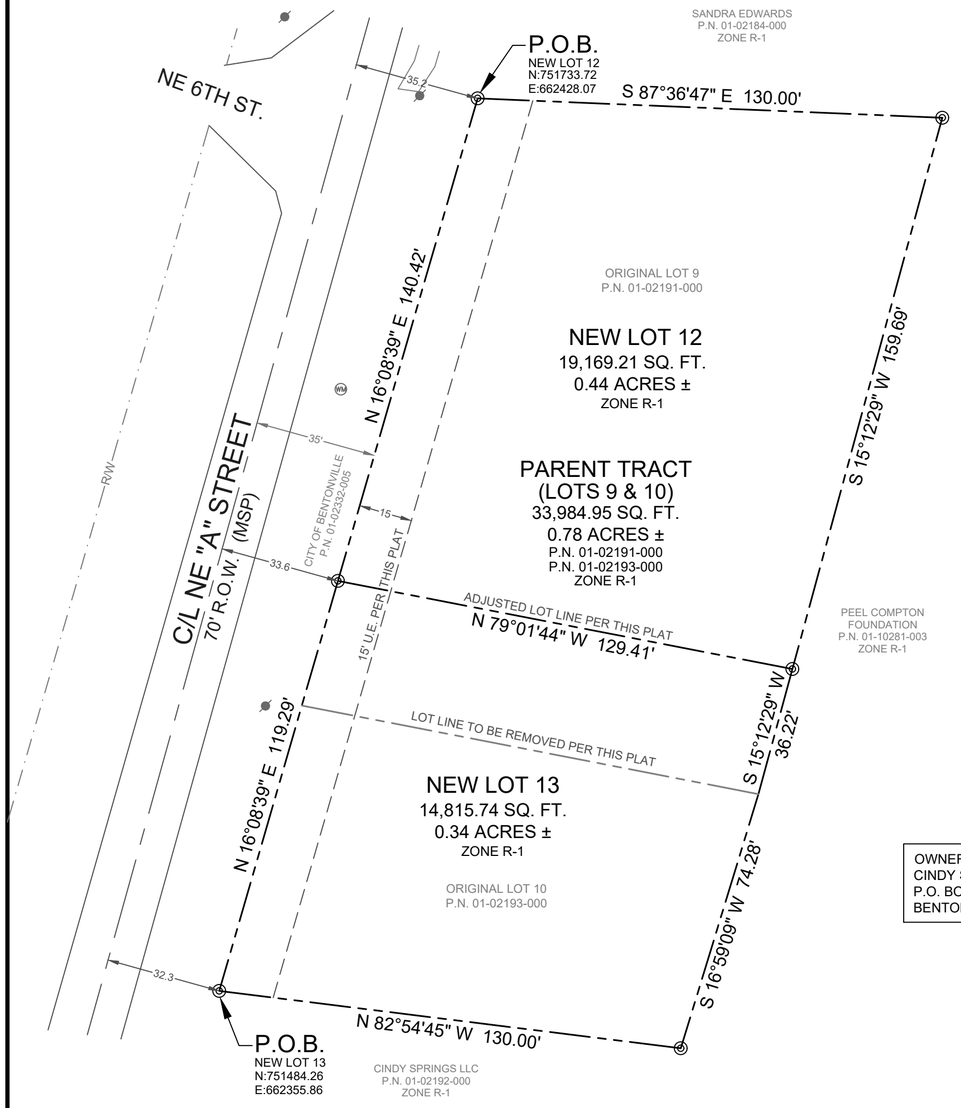


N
W E
S

1 inch = 100 feet

PLA22-0008 4/19/22
PROPERTY LINE ADJUSTMENT
DEMINGS 2ND ADDITION
LOTS 9-10 BLOCK 12 CREATING LOTS 12-13

THE CITY OF BENTONVILLE



OWNERSHIP INFORMATION
CINDY SPRINGS, LLC
P.O. BOX 1860
BENTONVILLE, AR 72712-1860

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 201841140.

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

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. ONLY ONE POINT OF INGRESS/EGRESS FROM NE A STREET (SHARED ACCESS) WILL BE PERMITTED TO SERVE BOTH OF THE NEWLY CREATED LOTS 12 & 13.

LEGEND

- FOUND REBAR
- SET 1/2" REBAR W/CAP (LS #1370)
- WATER METER
- UTILITY POLE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE

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: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

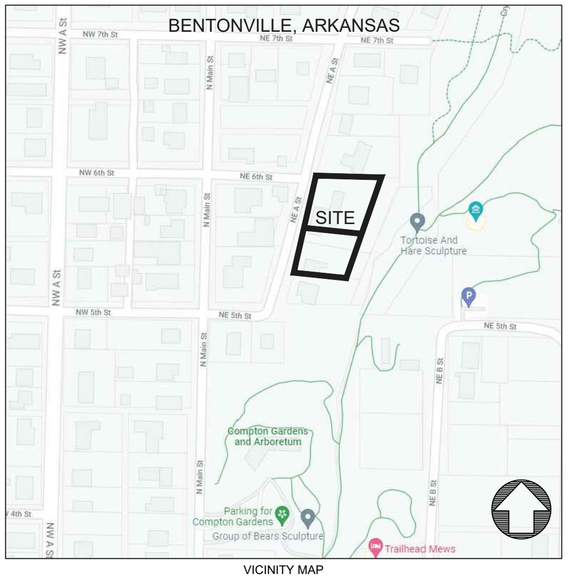
PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED _____
COMMUNITY DEVELOPMENT DIRECTOR

0 30 60

CITY OF BENTONIVLLE PROJECT #PLAT22-0008



VICINITY MAP
(N.T.S.)

PARENT TRACT:

LOT 9 AND LOT 10, BLOCK 12 OF DEMING'S 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L201841140 OF THE BENTON COUNTY RECORDS.

NEW LOT 12 SURVEY DESCRIPTION:

PART OF LOT 9, BLOCK 12 OF DEMING'S 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L201841140, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 9; THENCE S 87°36'47" E A DISTANCE OF 130.00 FEET; THENCE S 15°12'29" W A DISTANCE OF 159.69 FEET; THENCE N 79°01'44" W A DISTANCE OF 129.41 FEET TO THE EAST RIGHT-OF-WAY LINE OF NE "A" STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N 16°08'39" E A DISTANCE OF 140.42 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 19,169.18 SQUARE FEET, OR 0.44 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 13 SURVEY DESCRIPTION:

PART OF LOT 9 AND ALL OF LOT 10, BLOCK 12 OF DEMING'S 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD L201841140, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SW CORNER OF SAID LOT 10; THENCE ALONG THE EAST RIGHT-OF-WAY LINE N 16°08'39" E A DISTANCE OF 119.29 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S 79°01'44" E A DISTANCE OF 129.41 FEET; THENCE S 15°12'29" W A DISTANCE OF 36.22 FEET; THENCE S 16°59'09" W A DISTANCE OF 74.28 FEET; THENCE N 82°54'45" W A DISTANCE OF 130.00 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 14,815.74 SQUARE FEET, OR 0.34 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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

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

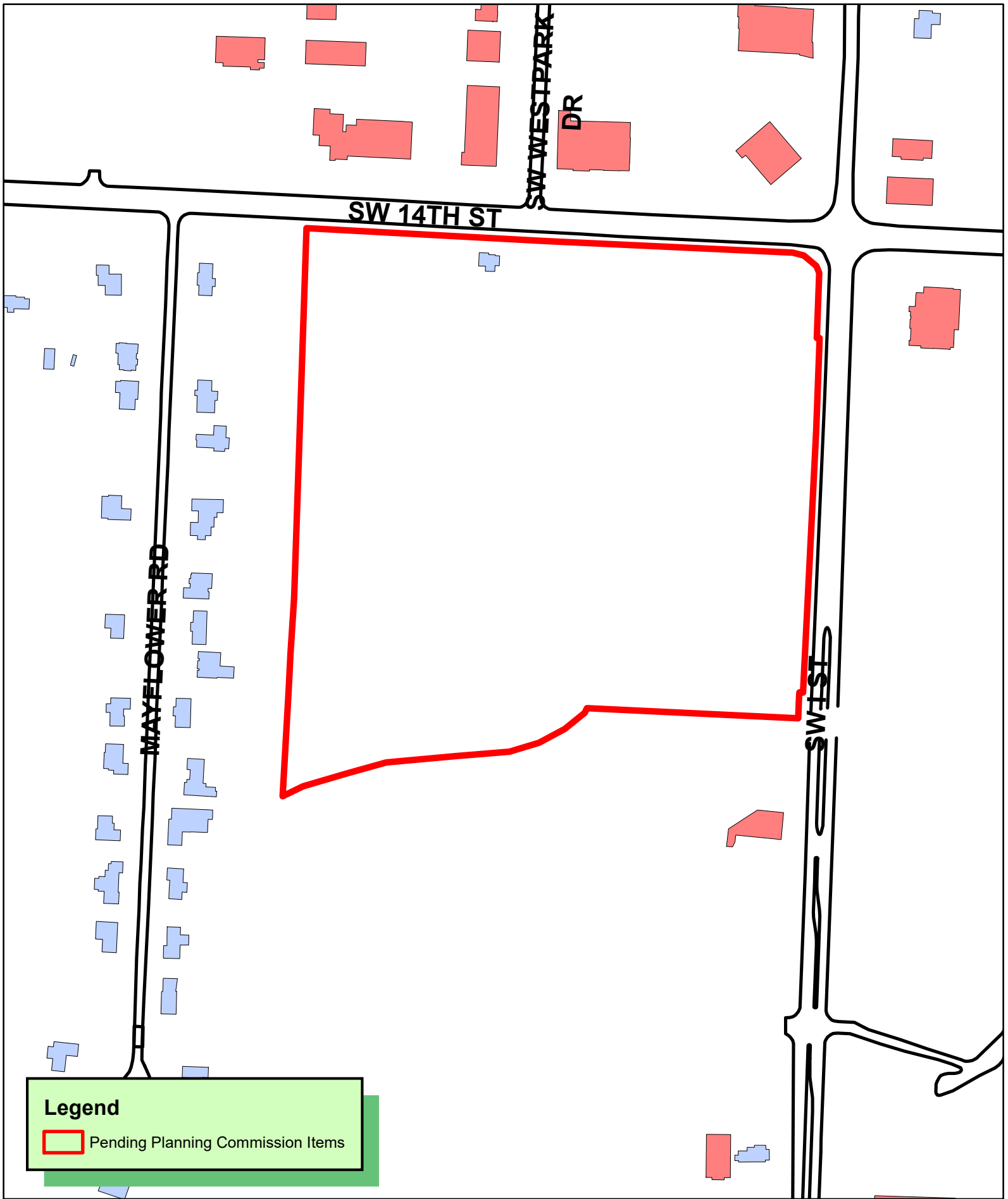
REGISTERED STATE OF ARKANSAS NO.1370 SIGNATURE ROBERT J. CASTER PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30' | DATE: 4-5-22

PROPERTY LINE ADJUSTMENT
LOTS 9 AND 10, BLOCK 12
DEMINGS 2ND ADDITION
CREATING LOTS 12 AND 13

510 NE "A" STREET
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
22-035	ASD	RJC	1 OF 1

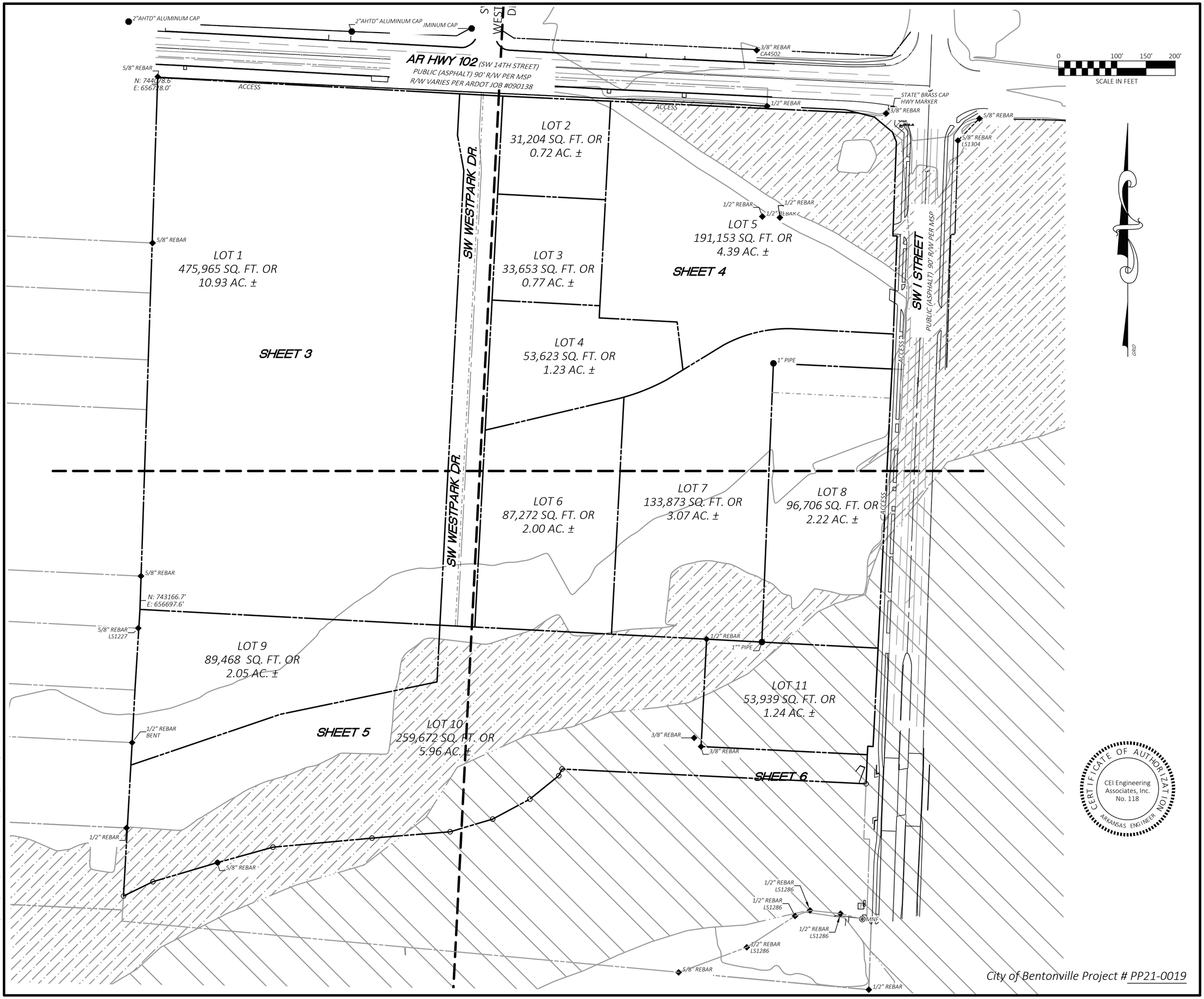


N
W E
S

1 inch = 300 feet

PP21-0019
PRELIMINARY PLAT
I-14 SUBDIVISION
LUCAS SUB & PART OF SCOTT SUB

THE CITY OF BENTONVILLE



City of Bentonville Project # PP21-0019

DRAWING LOCATION - S:\32000\32158\DRAWINGS SURVEY\SURVEY\WORKING\32158PP -NEW.DWG -- SAVED BY - JCHRISTIANSEN

© 2022 CEI ENGINEERING ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION
CEI Engineering Associates, Inc. No. 118
ARKANSAS ENGINEER

CEI
Solutions for Land and Life

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

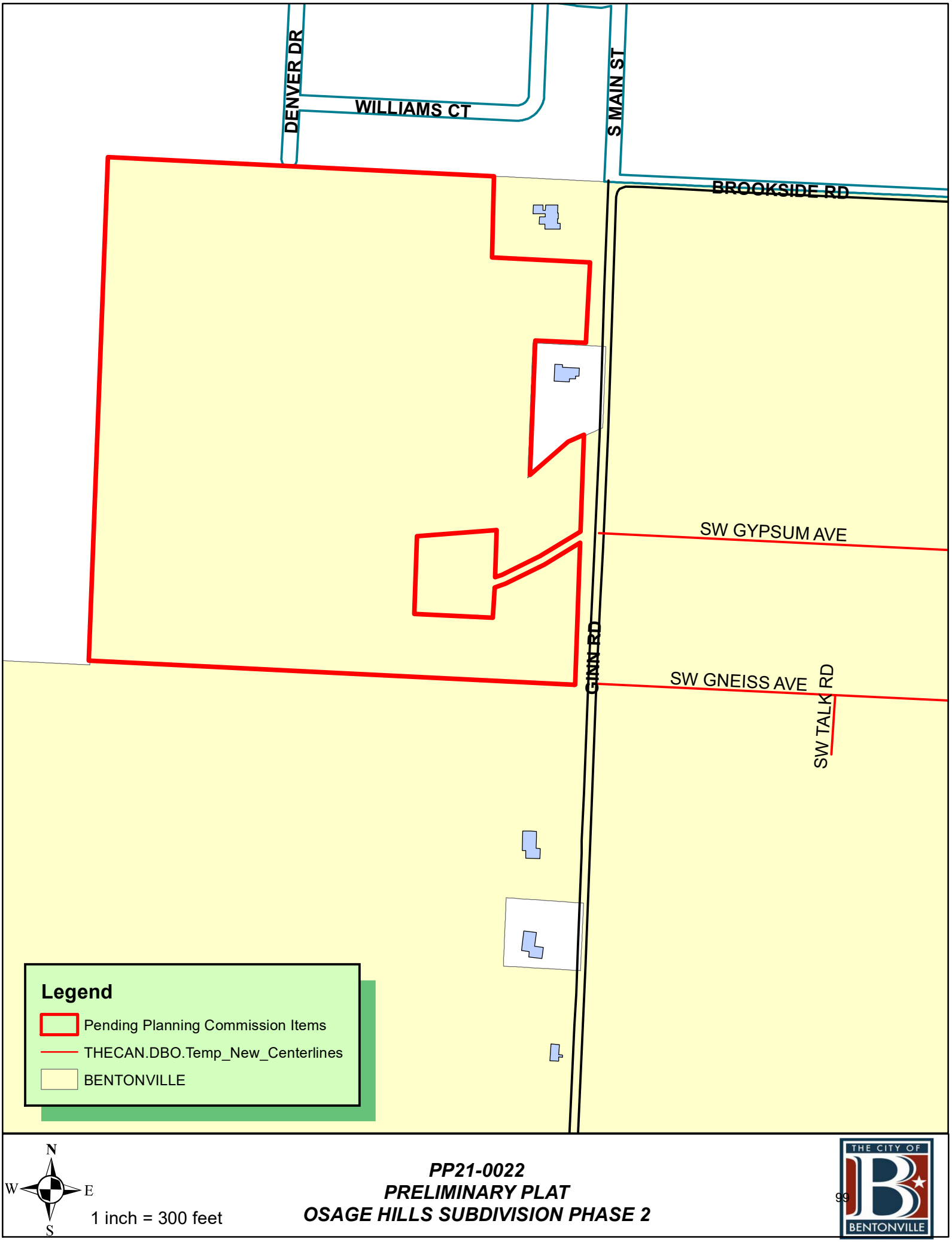
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Preliminary Plat
I-14, LLC
SW 14th Street & SW I Street
Bentonville, Benton County, Arkansas

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

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDC
FIELD WORK	KDC
CEI PROJECT NUMBER	32158
DATE	2/24/2022
REVISION	REV-3

OVERVIEW
SHEET TITLE
SHEET NUMBER



PP21-0022
PRELIMINARY PLAT
OSAGE HILLS SUBDIVISION PHASE 2

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

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

PROPOSED UTILITY SYMBOLS

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

HATCHES

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

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

GRAPHIC SCALE

0 50' 100'

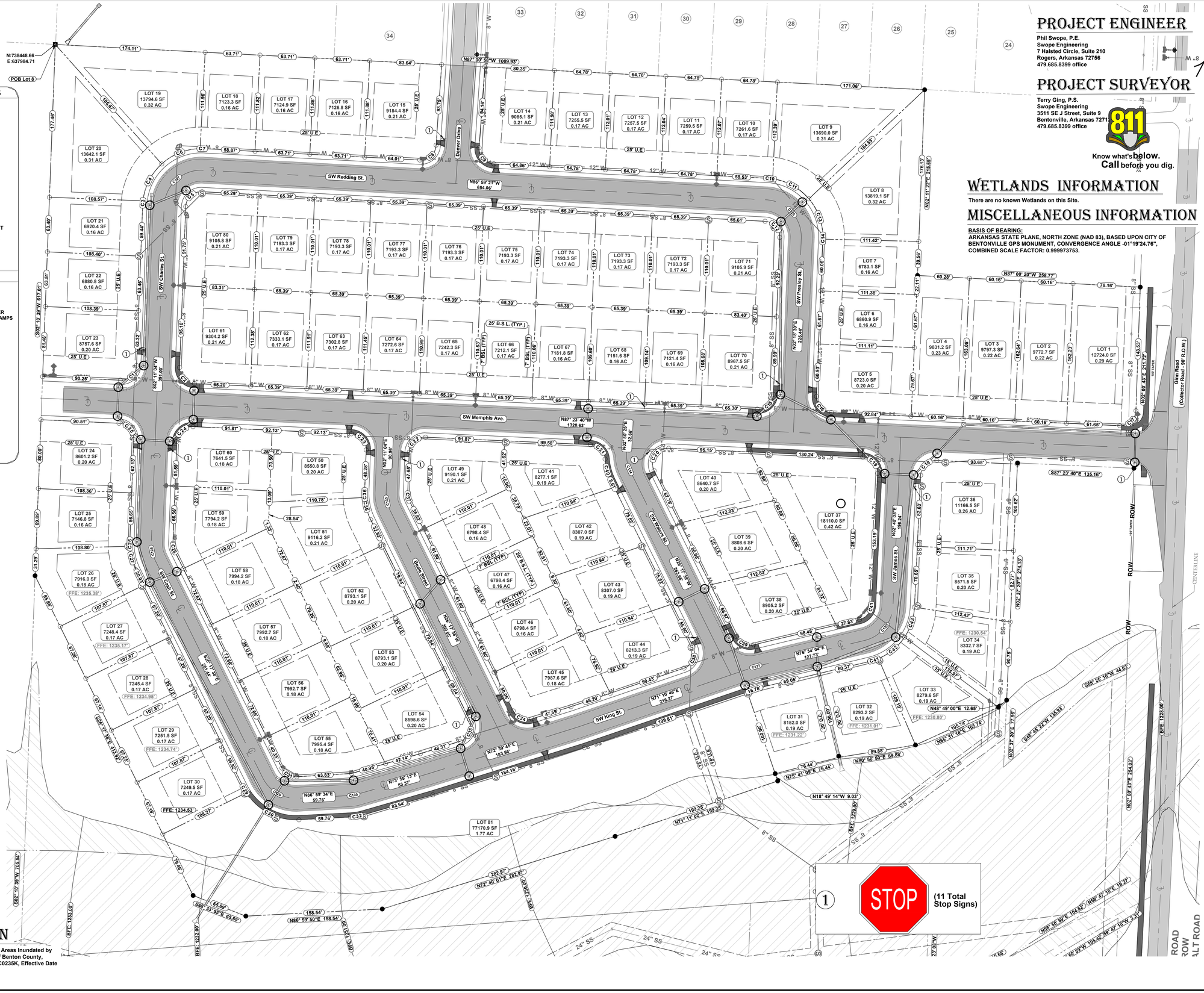
1 inch = 50 feet

- All proposed signage will require a separate permit.
- All proposed fencing will require a separate permit.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Before any work in the right-of-way commences, contractor and/or owner is to obtain right-of-way permit from the City of Bentonville Transportation Department.
- Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.
- Sidewalks shall be the responsibility of the builder/owner at the time of building permit issuance.
- There may not be fences or any other structures built in any drainage easements.

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

FLOOD INFORMATION

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



PROJECT ENGINEER

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

PROJECT SURVEYOR

Terry Ging, P.S.
Swope Engineering
3511 SE J Street, Suite 9
Bentonville, Arkansas 72711
479.685.8399 office

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

WETLANDS INFORMATION

There are no known Wetlands on this Site.

MISCELLANEOUS INFORMATION

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
12-7-2022

PRELIMINARY PLAT

HOPE HILL SUBDIVISION

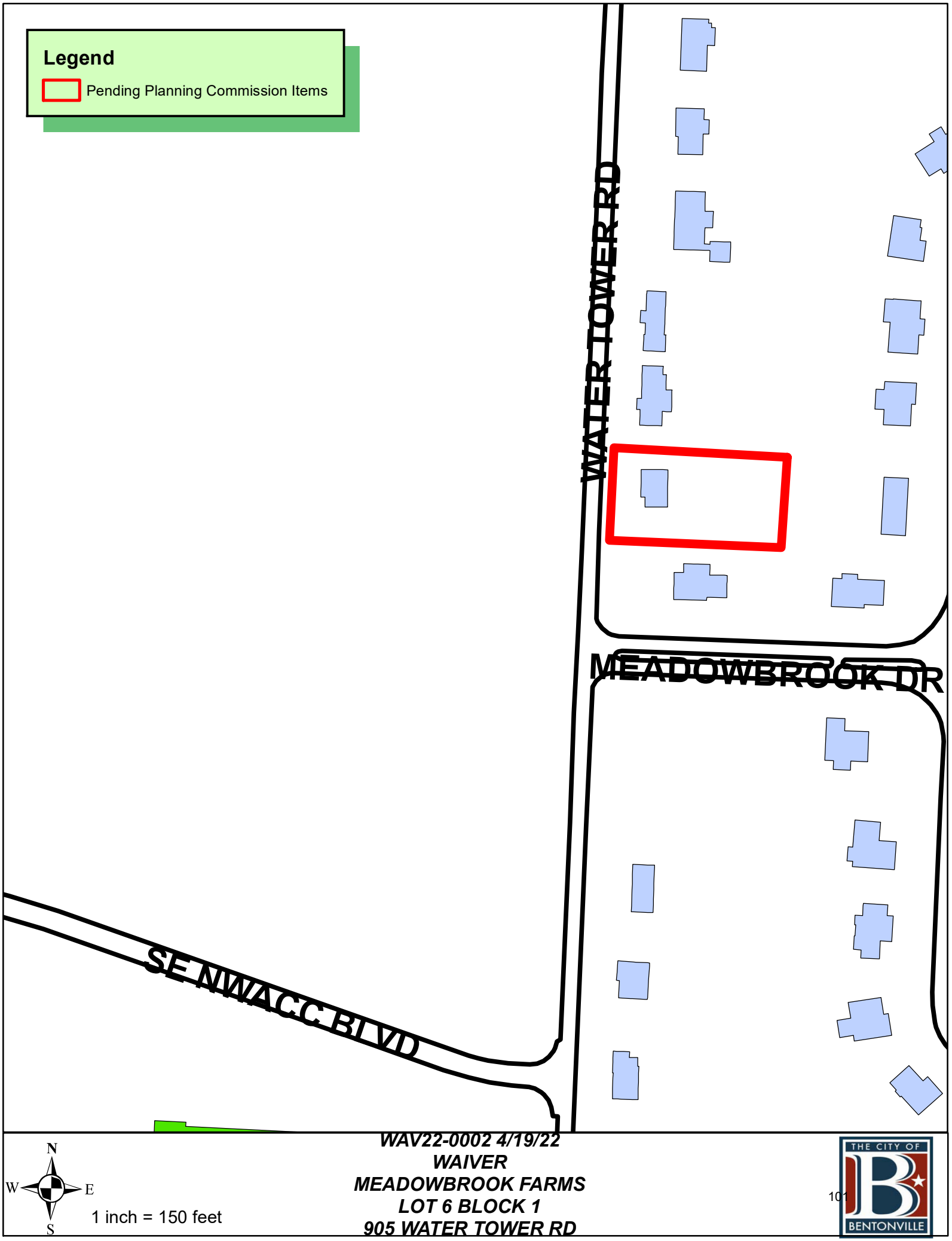
PRELIMINARY PLAT
MITCHELL MASSEY
GINN ROAD
BENTONVILLE, AR

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

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

DRAWN BY: JEFF	JOB NUMBER: 20-115
SUBMITTAL DATE: 12/07/2021	CITY NUMBER: PP21-0022
DRAWING NAME: 20-115 - PR.DWG	
SHEET NUMBER: C2.0	

R:_SWOPE\20-115 SNYDER RIDGE SUBDIVISION\CIVIL DRAWINGS\20-115 - PR.DWG - PLOTTED ON 2/24/2022 3:24:07 PM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JEFF



WAV22-0002 4/19/22
WAIVER
MEADOWBROOK FARMS
LOT 6 BLOCK 1
905 WATER TOWER RD

Johannsen Construction LLC
6307 S 49th St.
Rogers, AR. 72758

02/23/2022
City of Bentonville,

905 Water Tower Rd. Richardson sidewalk waiver

In November of 2019, the first 12' of Richardson's property was purchased for the widening of Water Tower Rd., drainage and sidewalk, to be installed. It was the owners understanding that this would be completed in the near future after the time of purchase. Nothing has been completed as of yet. I'm in the process of applying for a permit to add 1,300 Sq.Ft. to the south side of the house and a kitchen renovation. I would like to hold off on any sidewalk or curb install as the road and drainage are not finalized at this time. Thank you for your consideration.

Johannsen Construction LLC
(479) 903-0690
michaeljohannsen@yahoo.com
Michael Johannsen

905 Water Tower

20' from sides

250' from back