***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 26, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_rnjj3vEnTCmSaY5Sir4Z9g

I. Call to Order

II. Old Business

1. 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.

2. 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.

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

3. **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.

4. **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.

III. New Business

1. **Ryron, LLC** **Rezoning***
R-3, Medium-High Density Multifamily Residential to
DN-4, Downtown Mixed-Use Residential
403 SE F Street *(RZ22-0023)*
   - The subject property is +/- 0.48 acres.
   - Adjacent zoning districts are DN-4, Downtown Mixed-Use Residential to north and east, I-2, Heavy Industrial to the south, and PRD, Planned Residential Development to the west.
   - The Future Land Use Plan currently depicts this property as High-Density Residential. These areas typically 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.
   - 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 High-Density Residential should be zoned either DN-3, DN-4, RC-3, or PRD.
   - At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2. Bentonville Festival **Conditional Use Permit***

Temporary Use, 3100 Price Coffee Road *(CU22-0010)*

- The property in question is comprised of two parcels: Parcel #01-16859-000 and Parcel #01-00206-566 and spans +/- 170 Acres. It is currently zoned A-1 Agriculture, with surrounding Agriculture zoning and Benton County to the North, East, and West.
- Per Municipal Code, a Conditional Use Permit is required for: Outdoor Music Venues, Temporary Structures, and Temporary Parking lots or Construction Staging Yards.
- The applicant requests three conditional uses to be permitted for the preparation and operation of a 3-day, outdoor music and arts festival, taking place from September 23rd – 25th, 2022 which is intended be an annual event.
- The applicant requests the use of Outdoor Music Venue be permitted for the period of September 22nd – September 26th, 2022. (these dates are including set up and tear down days). The Festival will include three music stages that will be setup with no enclosures.
- According to the applicant's narrative there is no noise attenuation planned, as the general shape of the valley and the high concentration of forested vegetation will act to limit the reverberation of noise created by the event.
- The applicant requests the temporary structures for this event, including tents for lodging and temporary buildings for art exhibitions, be permitted from August – October, 2022.
- The applicant requests that temporary gravel drive aisles, parking lots, and staging yards be permitted in perpetuity, with the intention of maintaining these infrastructure improvements to facilitate use at future events.
- None of the exhibits, infrastructure, or facilities will require connections to existing utilities.
- According to the applicant's narrative, construction is anticipated to begin in late May and continue up until the day of the event.
- The following conditions of approval shall apply but are not limited to:
    - The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements, which may include tent permitting.
    - The Conditional Use Permit is contingent upon the approval of the City's Traffic, Safety and Signage Committee.
    - This conditional use permit shall be valid for a period of time as determined by the Planning Commission.
    - A floodplain development permit and Grading permit shall be obtained from the Engineering Department.
    - Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.

3. **Bentonville Police Training Facility** **Conditional Use***
Long Term Temporary Use / Structure and
Public Safety Services Use
8698 SW Artillery Road *(CU22-0011)*
    - The property is currently zoned I-2, Heavy Industrial.
    - 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.
    - Public Safety Services are allowed conditionally in every zoning district.
    - According to the applicant's narrative, the outdoor areas being utilized include a firing range and a K-9 training area. The structure will be used for training classes. The firing range will be screened by 10-foot-tall berms on the sides and a 26-foot berm on the down-range side.
    - Parking will be achieved via a gravel parking lot. Outdoor lighting will be added to the firing range for safety measures.
    - The facility will have a very low number of patrons per day.
    - Staff recommends a conditional use period of one year for the temporary use/structure, at which time the long-term desirability of the structure can be assessed. Staff recommends the Public Safety Services use be allowed in perpetuity.
    - At the time of writing this staff report, staff has not received public comment on this item.

4. **The Convergence Project** **Large-Scale Development**
Museum Way *(LSD22-0017)*
    - The subject property is +/- 99.06 acres and is currently zoned A-1, Agricultural.
    - A large-scale development proposing a park.
    - 0 parking spaces are required. 0 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 an existing curb cut onto Museum Way.

5. **Lot 10, Block 5 of Railroad Addition** **Lot Split**
206 SE 3rd Street *(LS22-0015)*
    - The property is currently zoned R-1, Low-Density Single Family Residential.
    - A lot split for existing Lot 2, Block 5 of Railroad Addition, creating Lot 10, Block 5 (+/- .235 Acres).
    - The plat dedicates right-of-way along SE 3rd Street per the Master Street Plan requirements (+/- 0.013 Acres).
    - The plat also dedicates various public utility easements within the subdivision.

6. Lots 1 and 2 of Price Coffee Addition Phase 2 **Lot Split**

3301 Price Coffee Road *(LS22-0017)*

- The property is currently zoned PUD, Planned Unit Development.
- A lot split of unplatted section land, creating Lot 1 (+/- 33.41 Acres) and Lot 2 (+/- 13.23 Acres) of Price Coffee Addition Phase 2.
- The plat dedicates 90 feet of right-of-way along Price Coffee Road per the Master Street Plan requirements.

7. The Village at Tara Ridge Subdivision **Materials Waiver**

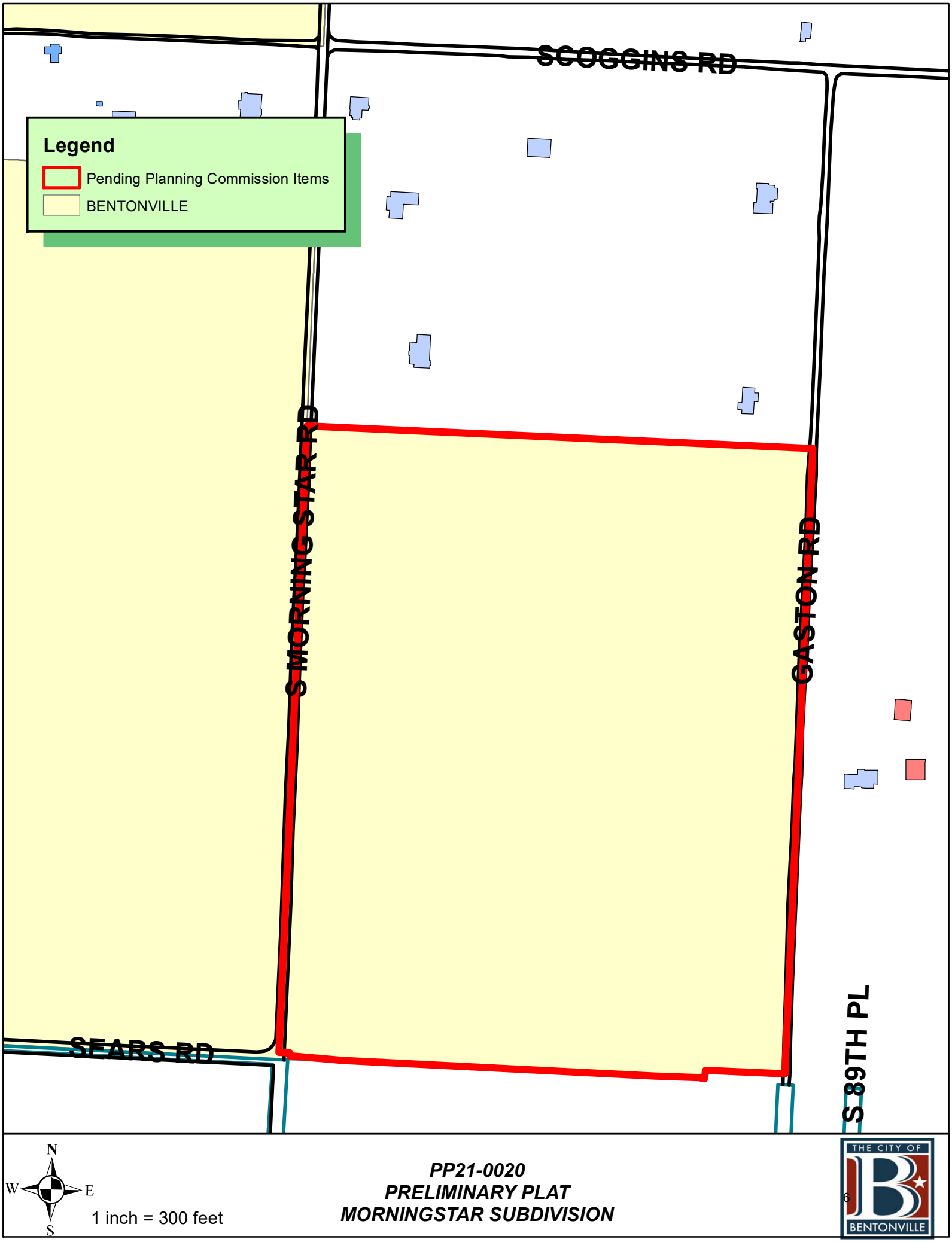
SW Crockett Street & SW Stone Boulevard *(LSD21-0073)*

- The applicant requests a waiver from the Land Development Code, Article 1100, Section 1100.21, Large-Scale Development Design Standards, subsection (e), Building material, which requires a minimum of two primary building materials that are at least 25% of the wall area each and combined at least 75% of the wall area.
- See applicants attached narrative for specifics and additional information.
- This waiver request is in direct association with the Large Scale development for The Village at Tara Ridge Subdivision which was originally approved by the Planning Commission on February 1, 2022.

8. Cormex Subdivision **Sidewalk Waiver**

Walker Street and East Central Avenue *(WAV22-0003)*

- The applicant requests a waiver from Section 900.3, Design Requirements of the Street Specifications which states that no wall shall be constructed within two feet of any sidewalk unless otherwise approved in writing by the city.
- The applicant states that the wall is only 14" tall at its tallest point.
- This waiver request is in direct association with the Preliminary Plat for Cormex Subdivision (PP21-0024) that was originally approved by Planning Commission on January 18, 2022.



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:

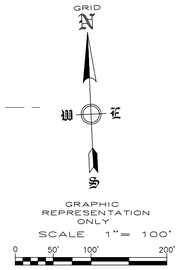
This letter is intended to serve as a narrative accompanying the resubmittal for Morningstar Subdivision, Benton County Parcel ID 18-09135-000. The plans and drainage report have been revised based on the comments from the city and utilities.

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



PHASE BREAKDOWN:

PHASE 1: 116 RESIDENTIAL LOTS
2 PONDS
1 OUTPARCEL
1 FLOODPLAIN

Line Table		
Line #	Length	Bearing
L1	207.41'	N87°32'23"W
L2	21.95'	S06°16'33"W
L3	14.90'	N76°13'50"W
L4	115.02'	N88°07'51"W
L5	138.74'	N84°48'00"W
L6	7.80'	N02°20'32"E
L7	28.86'	N87°32'23"W

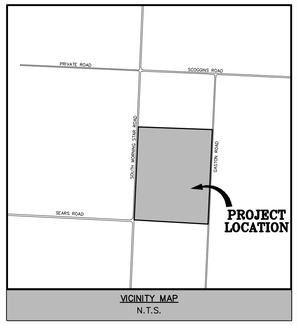
SURVEY DESCRIPTION:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-THREE (23) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), ALL IN TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 23, SAID POINT BEING A FOUND 5/8 INCH REBAR IN GASTON ROAD; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4, N87°32'23"W A DISTANCE OF 207.41 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, S06°16'33"W A DISTANCE OF 21.95 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N76°13'50"W A DISTANCE OF 14.90 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N88°07'51"W A DISTANCE OF 115.02 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N87°08'16"W A DISTANCE OF 817.01 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N84°48'00"W A DISTANCE 138.74 FEET TO A SET IRON PIN WITH CAP 'PLS 1156'; THENCE N02°20'32"E A DISTANCE OF 7.80 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4 AND A SET IRON PIN WITH CAP 'PLS 1156'; THENCE ALONG SAID SOUTH LINE, N87°32'23"W A DISTANCE OF 28.86 FEET TO THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4 AND A SET 'MAG' NAIL IN SOUTH MORNING STAR ROAD; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINES OF SAID SW 1/4 OF THE SE 1/4 AND SAID NW 1/4 OF THE SE 1/4, N02°34'44"E A DISTANCE OF 1637.14 FEET TO A SET 'MAG' NAIL IN SOUTH MORNING STAR ROAD; THENCE LEAVING SAID WEST LINES; S87°28'16"E A DISTANCE OF 1322.05 FEET TO THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 AND A FOUND 5/8 INCH REBAR IN GASTON ROAD; THENCE ALONG THE EAST LINES OF SAID NW 1/4 OF THE SE 1/4 AND SAID SW 1/4 OF THE SE 1/4, S02°32'52"W A DISTANCE OF 1635.55 FEET TO THE POINT OF BEGINNING, CONTAINING 50.10 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY SOUTH MORNING STAR ROAD ON THE WEST SIDE THEREOF AND THE RIGHT OF WAY OF GASTON ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

1. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
2. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.
5. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
6. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
7. 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.
8. THE PROPOSED SCREENING FENCES SHOWN 5 FOOT OFF OF ALL RIGHT-OF-WAYS SHALL BE BY THE DEVELOPER. PRIVACY FENCING ON INDIVIDUAL LOTS SHALL BE BY THE HOMEOWNER.
9. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
10. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR, MINOR, OR MAJOR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.



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

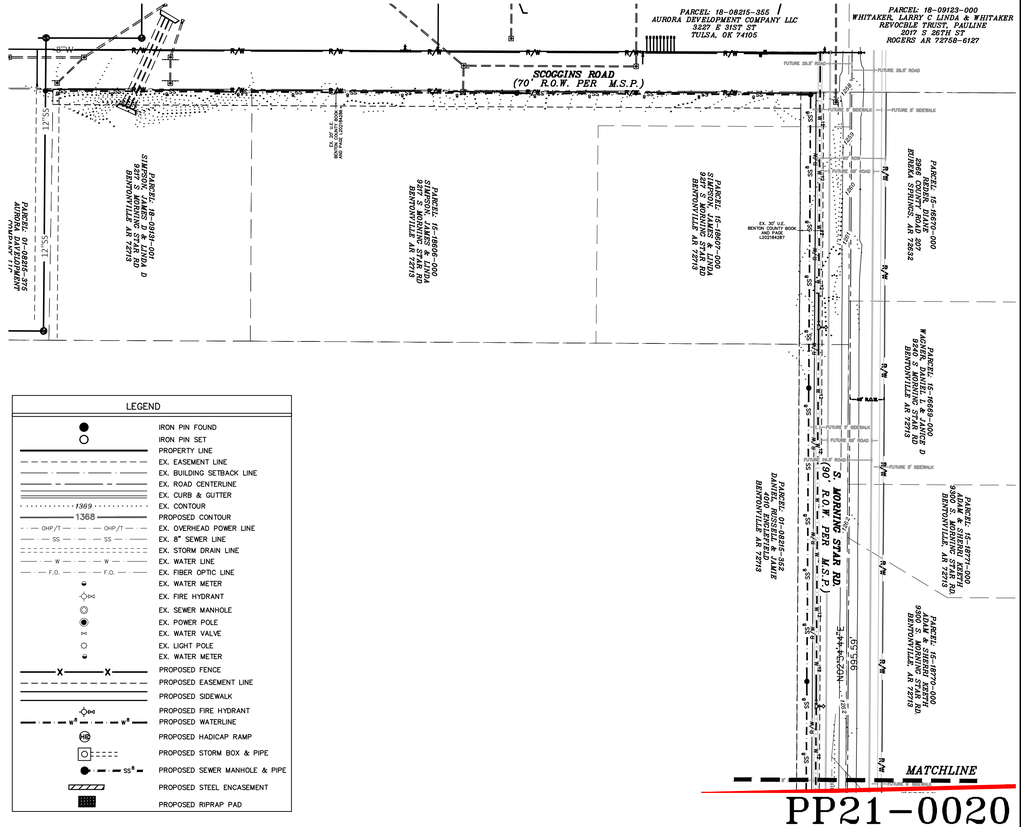
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

LOTS: 120 (116 BUILDABLE)

DENSITY: 3.4 LOTS/ACRE

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05007C0265 K, PANEL 265 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JUNE 5, 2012.



LEGEND	
	IRON PIN FOUND
	IRON PIN SET
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
1369	EX. CONTOUR
1368	PROPOSED CONTOUR
OHP/T	EX. OVERHEAD POWER LINE
SS	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
W	EX. WATER LINE
F.O.	EX. FIBER OPTIC LINE
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. WATER METER
X	PROPOSED FENCE
	PROPOSED EASEMENT LINE
	PROPOSED SIDEWALK
	PROPOSED FIRE HYDRANT
W	PROPOSED WATERLINE
HC	PROPOSED HADICAP RAMP
	PROPOSED STORM BOX & PIPE
SS	PROPOSED SEWER MANHOLE & PIPE
	PROPOSED STEEL ENCASEMENT
	PROPOSED RIPRAP PAD

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

OVERALL LAYOUT
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

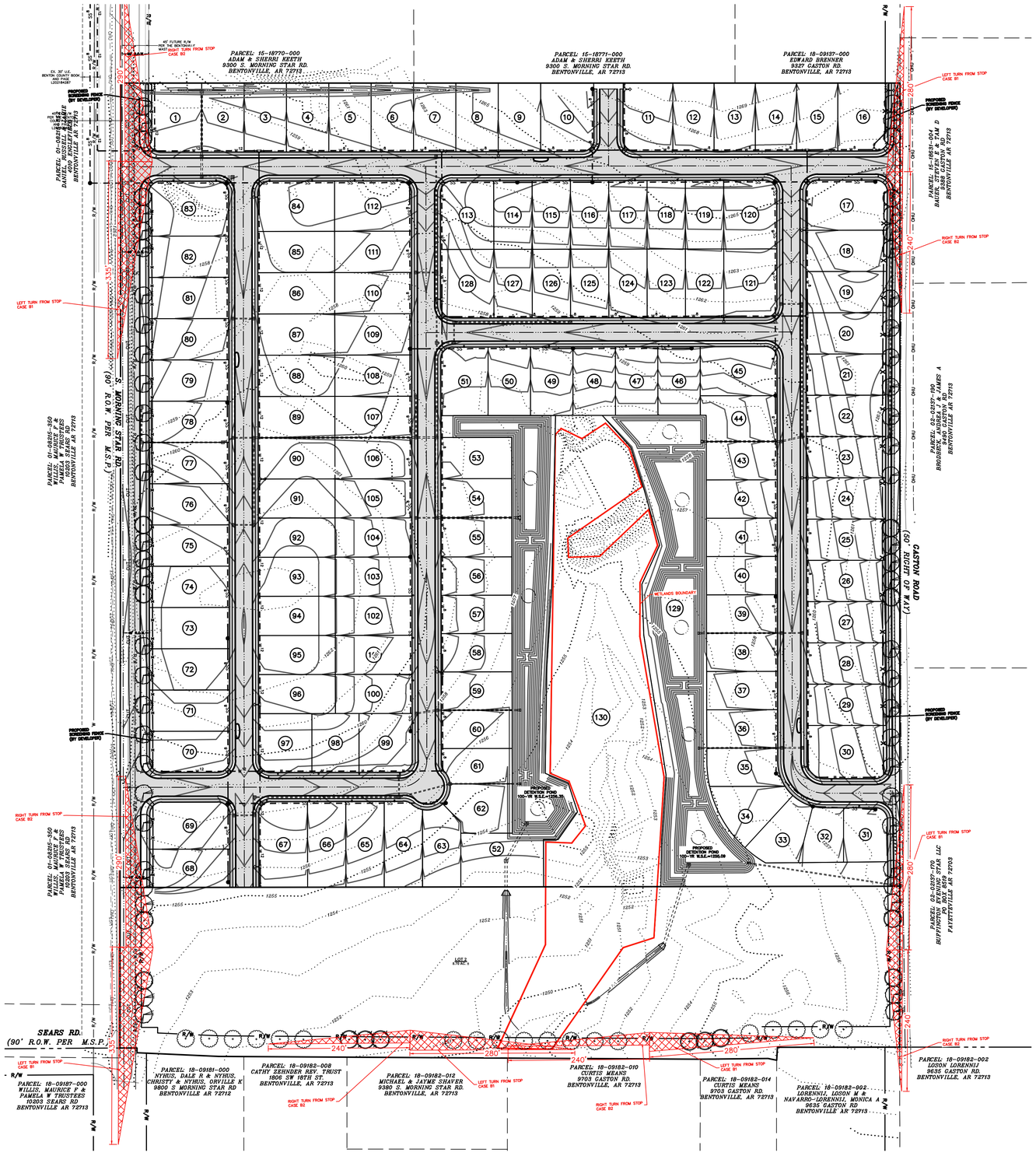
REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: Apr 18, 2022
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20976

PP21-0020

2

© COPYRIGHT 2022 ENGINEERING SERVICES, INC. 4/18/2022 2:33 PM
C:\USERS\TCE\DESKTOP\20976 OVERALL.DWG



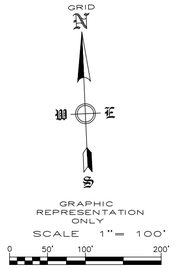
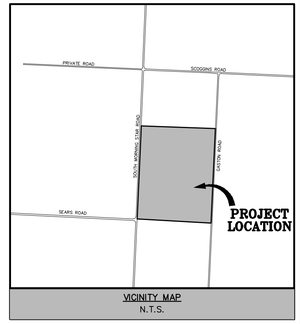


Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

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

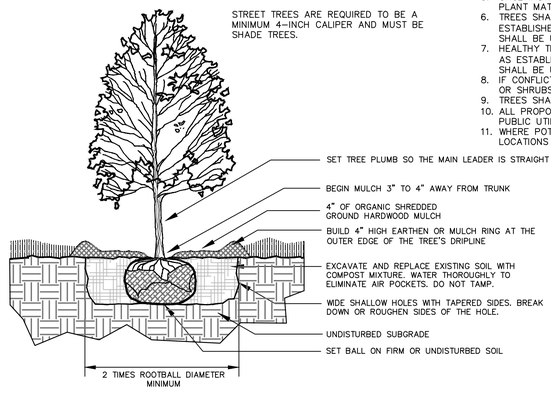
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Valley Forge Elm	Ulmus americana 'Valley Forge'	54	4" Cal B & B
+	Shumard Oak	Quercus shumardii	18	4" Cal B & B
+	Northern Red Oak	Quercus rubra	19	4" Cal B & B

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.



TREE PLANTING DETAIL
NOT TO SCALE

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.

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
P.O. BOX 282
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: Apr 18, 2022
ENGINEER: BAM
DRAWN BY: JS
W.O. #: 20976

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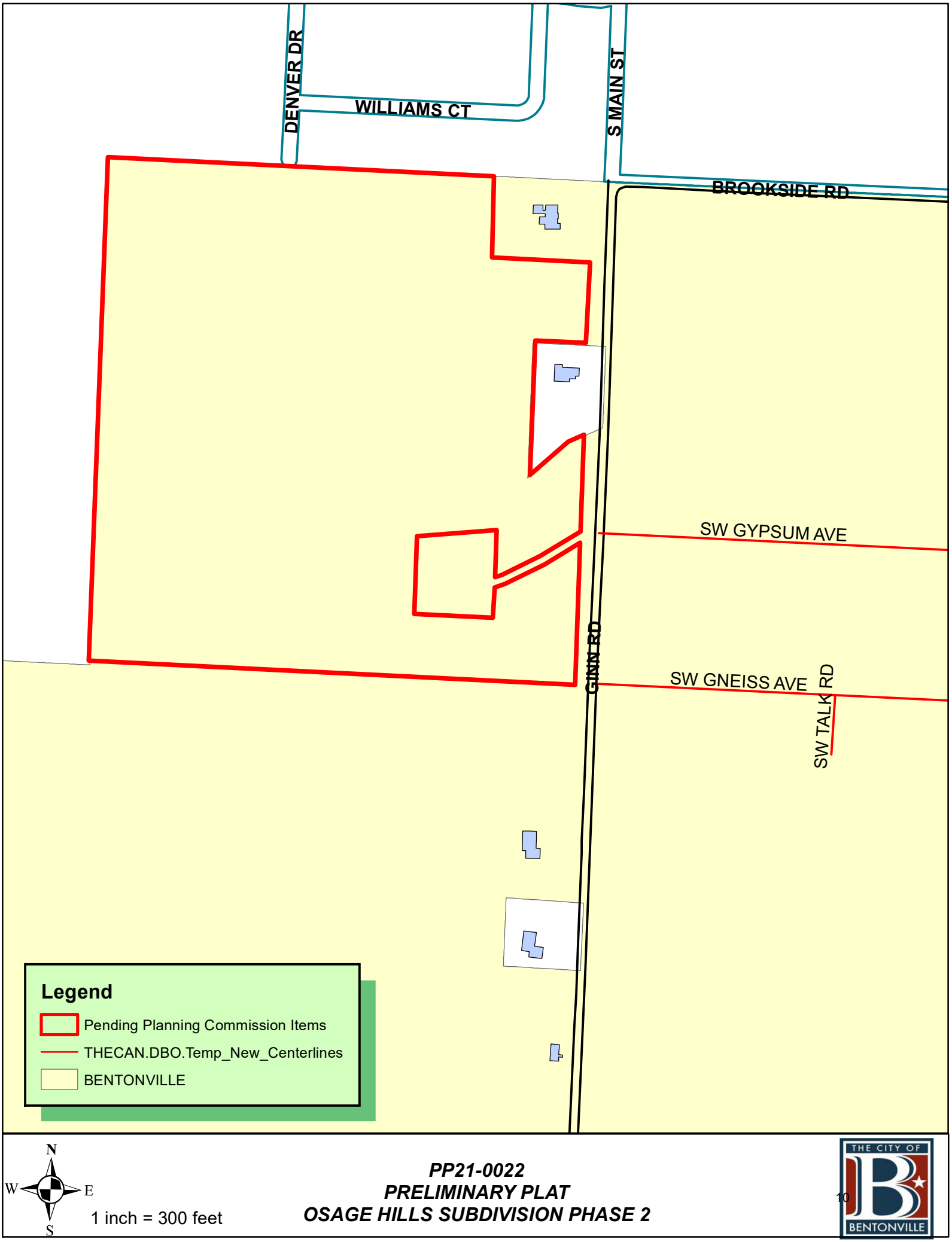
PP21-0020

61



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'

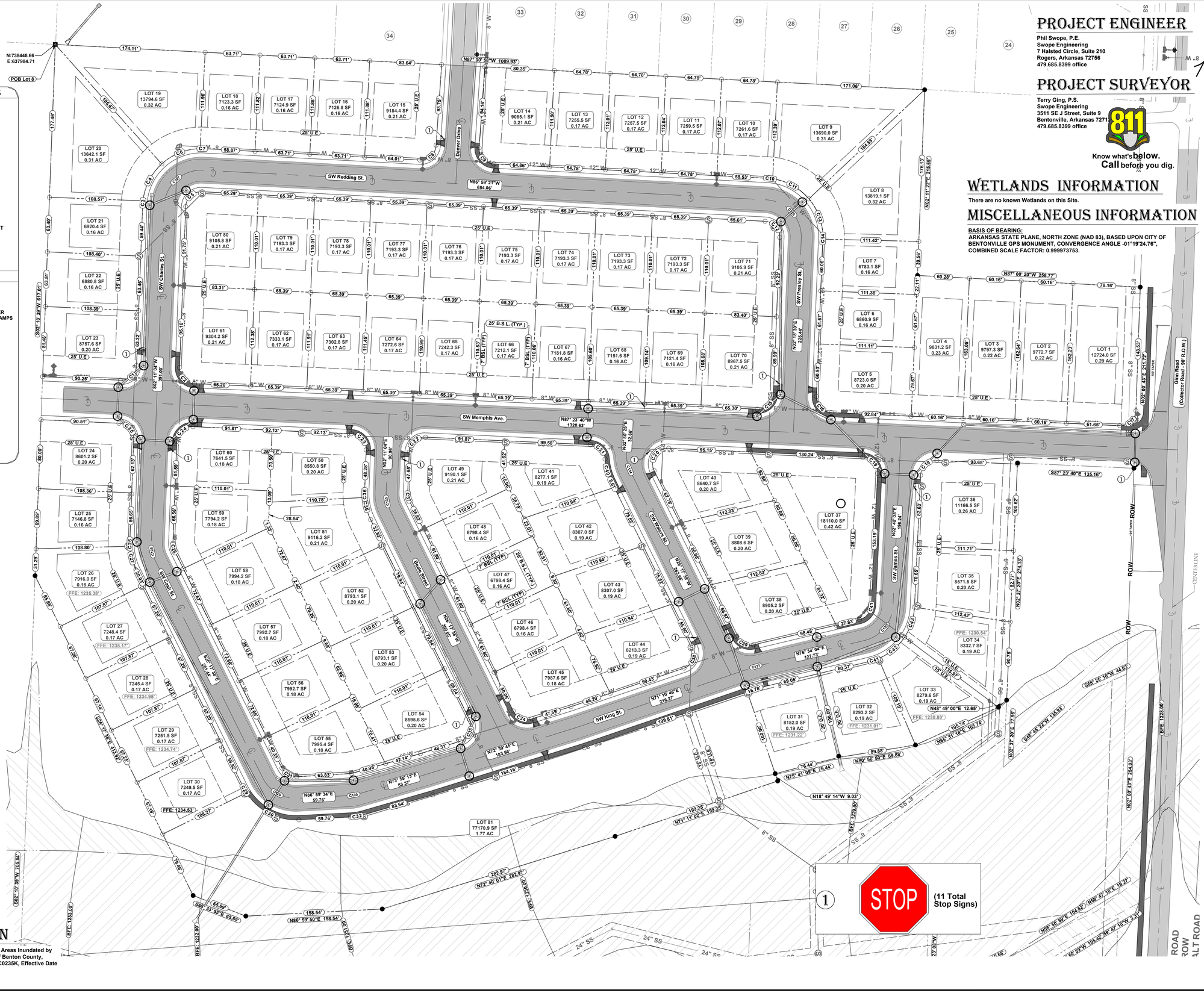
1 inch = 50 feet

- 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 72712
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
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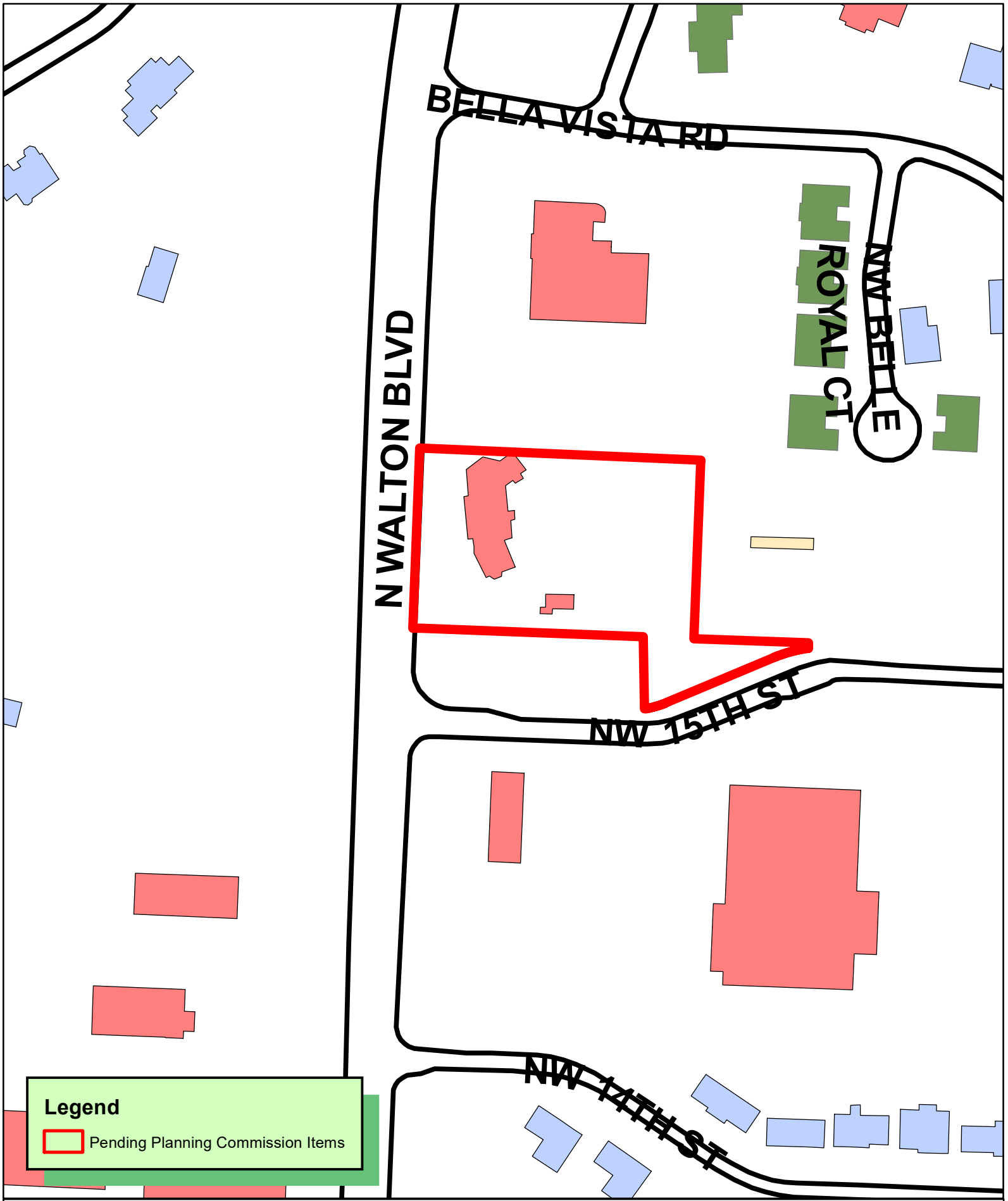
SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

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



N
W E
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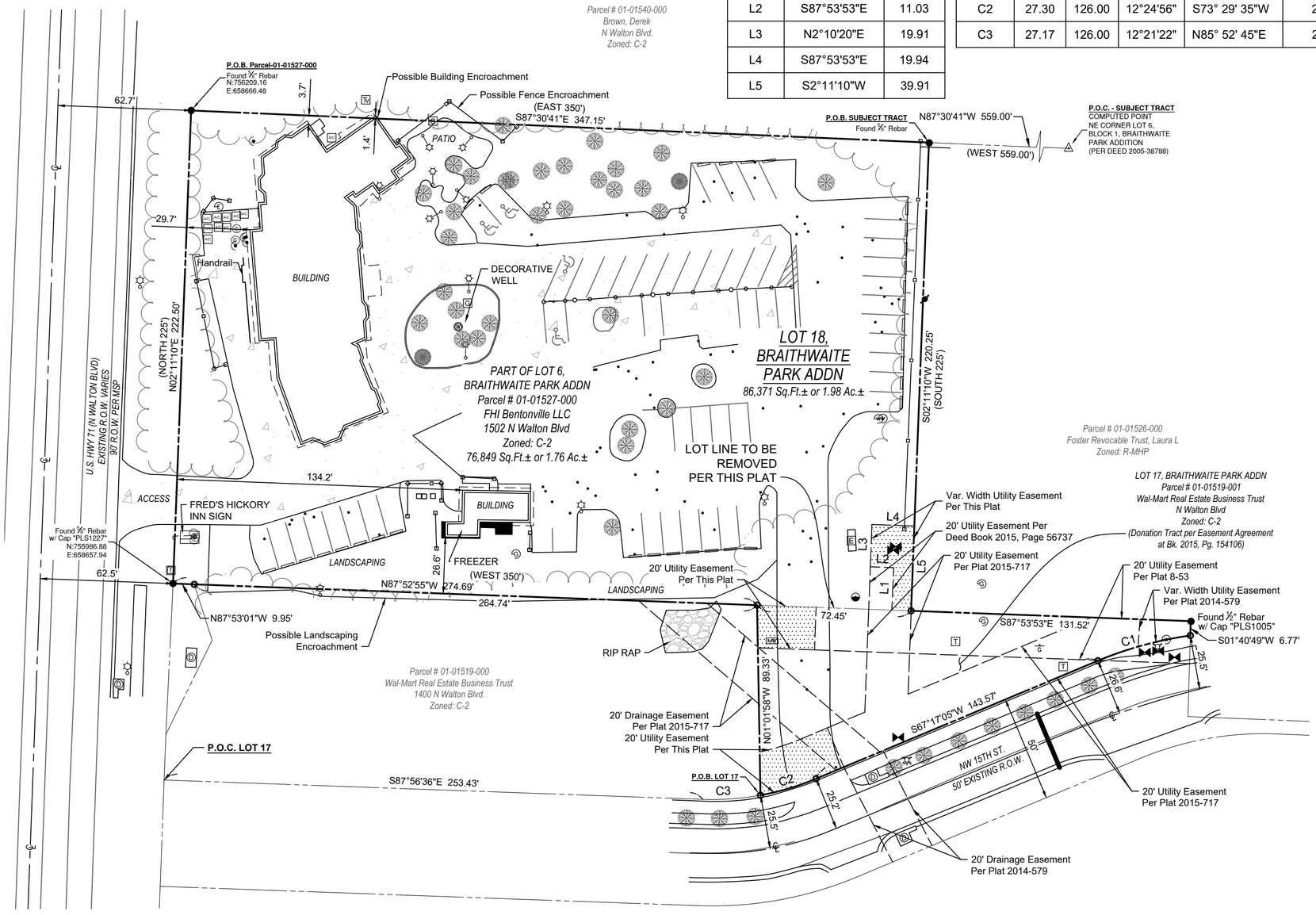
1 inch = 150 feet

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

THE CITY OF BENTONVILLE

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



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

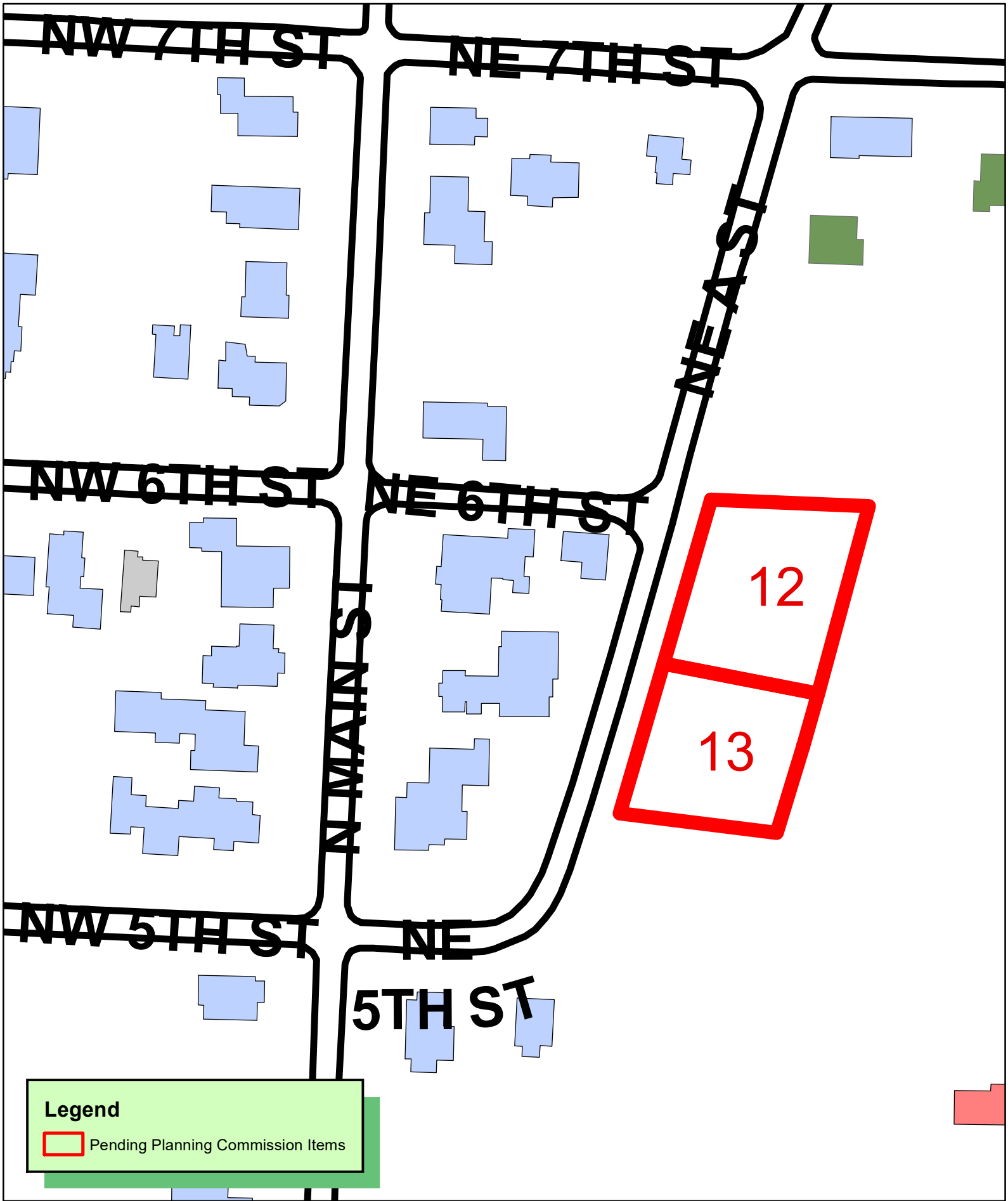
SHEET: PROPERTY LINE ADJUSTMENT

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



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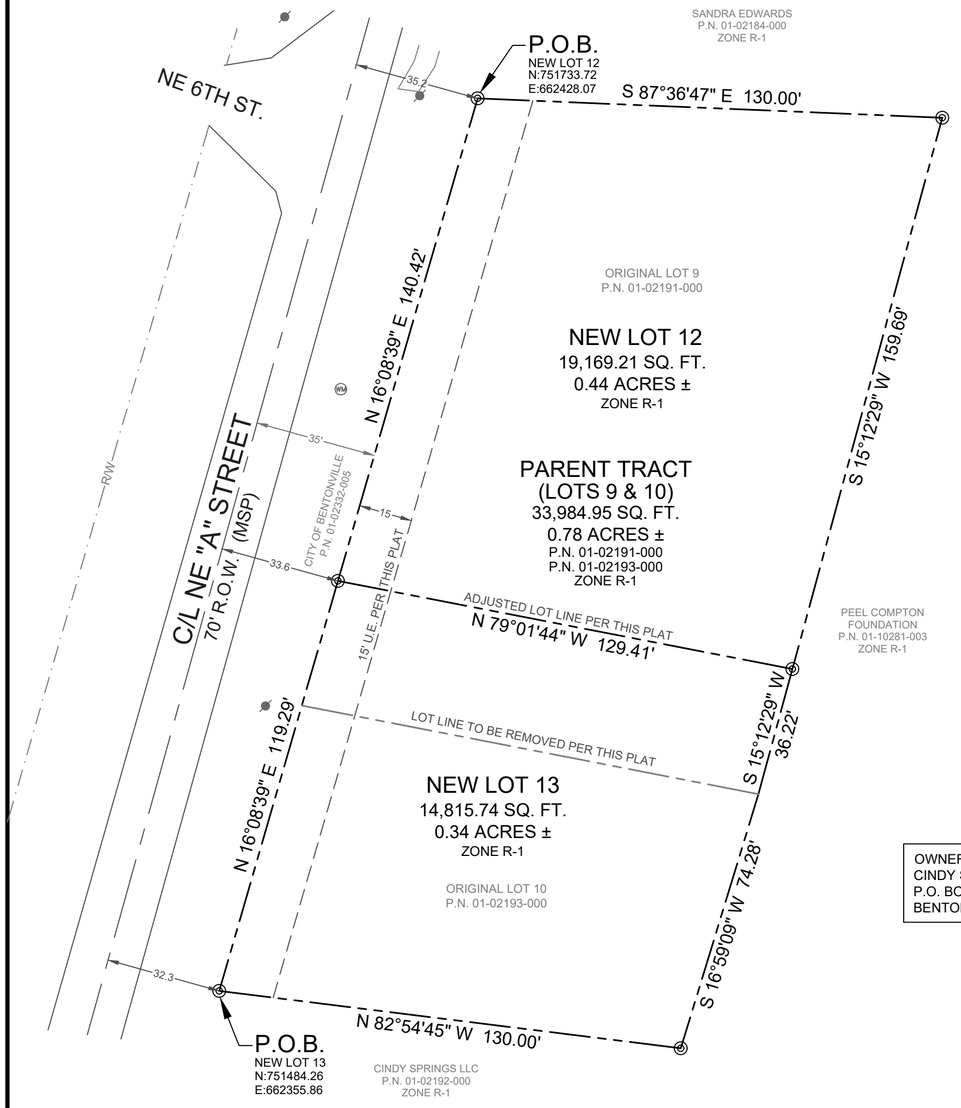
1 inch = 100 feet

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)
- WM 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:

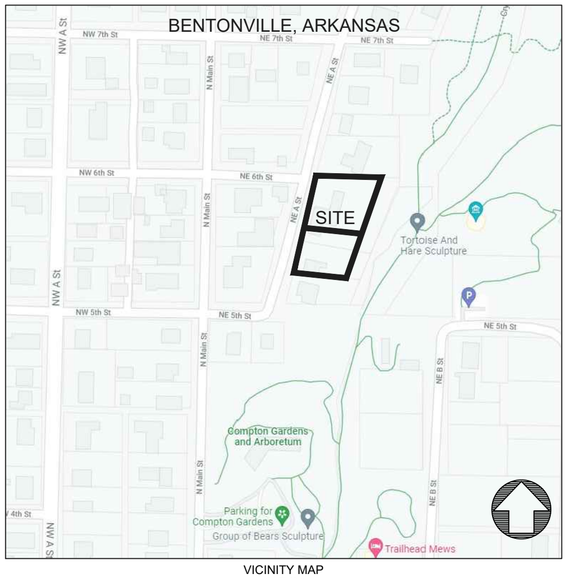
PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

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

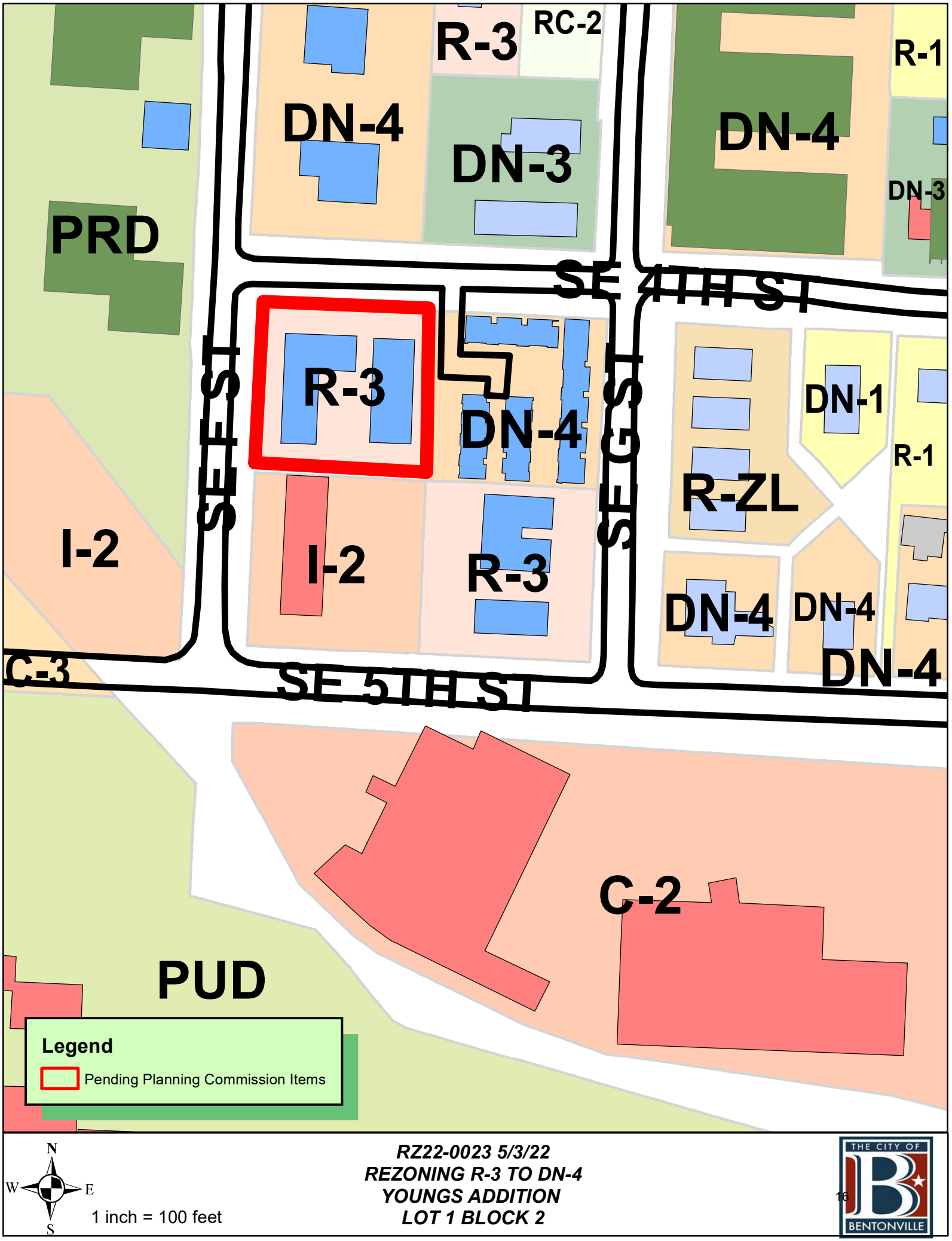
REGISTERED STATE OF ARKANSAS NO.1370 SIGNATURE ROBERT J. CASTER PROFESSIONAL LAND SURVEYOR

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


R-3
RC-2
R-1
DN-4
DN-3
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PRD
SE 4TH ST
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DN-4
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R-1
R-ZL
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DN-4
DN-4
DN-4
C-3
SE 5TH ST
C-2
PUD
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 100 feet
RZ22-0023 5/3/22
REZONING R-3 TO DN-4
YOUNGS ADDITION
LOT 1 BLOCK 2
THE CITY OF
BENTONVILLE

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

March 17, 2022

City of Bentonville
305 SW A Street
Bentonville, AR

RE: Rezone, Youngs Addition, Parcels 01-04681-001, 01-04683-000, 01-04684-000

Planning Department,

Please accept this rezoning of land from R3 to DN-4. The developer intends to develop multi-family residential on the referenced properties. There are no pending land sales. The traffic in the area is moderate due to its frontage along SE F St. and SE G St. This project will not significantly impact traffic (or itself be impacted) due to its proximity to the intersection. No signage is currently proposed, but any proposed signage would meet city requirements.

The potential developments will use high quality building materials and will comply with all the city's architectural requirements.

The land has direct access to both water and sewer lines.

Sincerely,

Phil Swope

Phil Swope, PE
Project Engineer

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

DN-4, Downtown Mixed-use Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 ft.

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-4	Single-family, alley access	4,000	-	40'	50'	50%	55%
	Single-family, no alley access	5,000	-	50’	-	50%	55%
	Single-family attached unit	2,000	-	20’	-	-	-
	Single-family attached structure, alley access	4,000	-	40’	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50’	-	50%	55%
	Two-family, alley access	4,000	-	40’	50’	50%	55%
	Two-family, no alley access	5,000	-	50’	-	50%	55%
	Townhouse unit	2,000	-	20’	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-4	Single-family and Two-family	8’	15’	8’	15’	7’	0’	25’
	Townhouse	8’	15’	8’	15’	10’	0’	25’
	Multi-family	8’	15’	8’	15’	10’	0’	15’
	Mixed-use and others not listed	0’	15’	0’	15’	0’, 12’if adjacent to a non mixed-use building	0’	15’

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DN-4, Downtown Mixed-use Residential

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

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

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

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

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

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

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

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

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

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

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

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DN-4, Downtown Mixed-use Residential

Land Uses:

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

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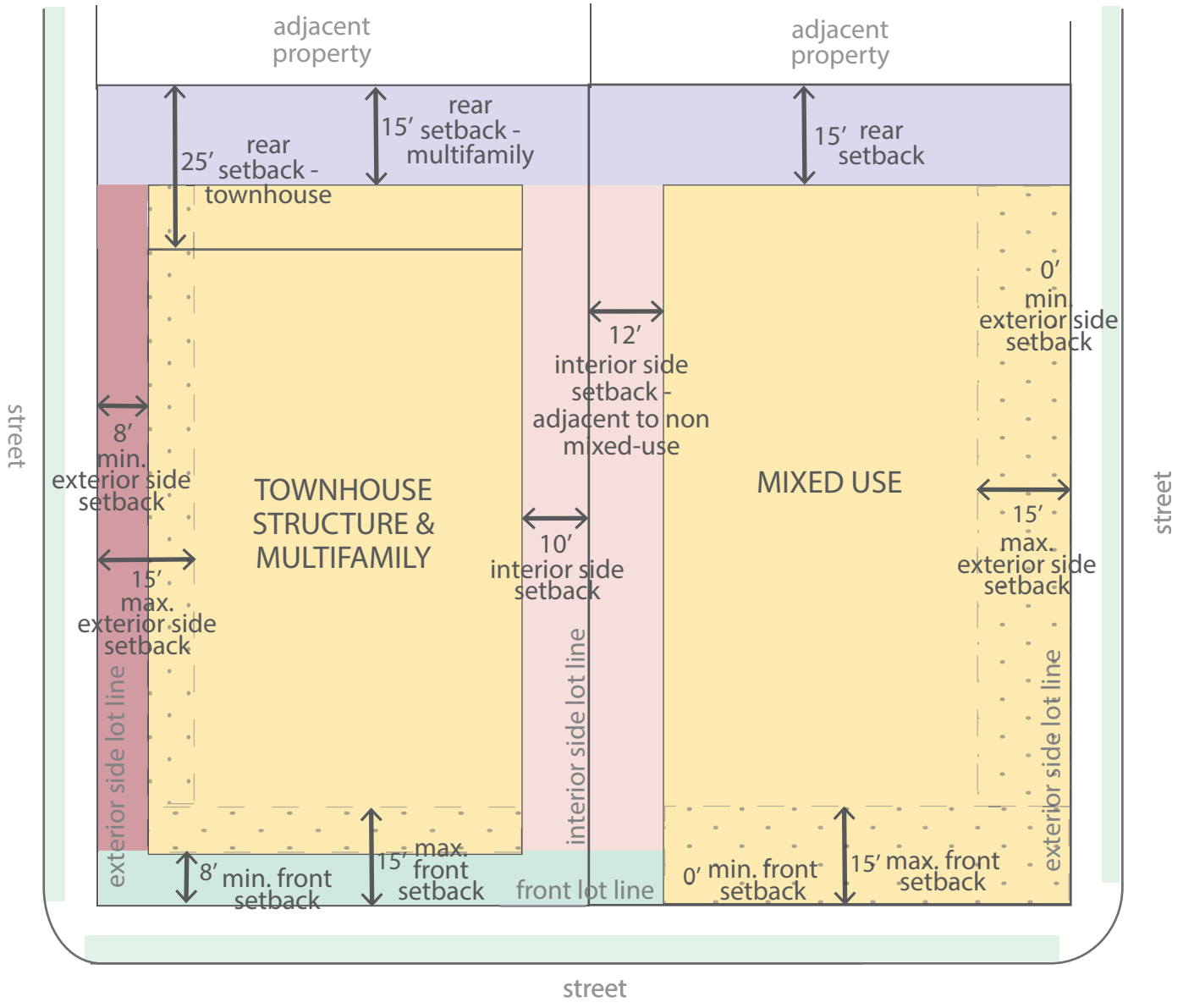
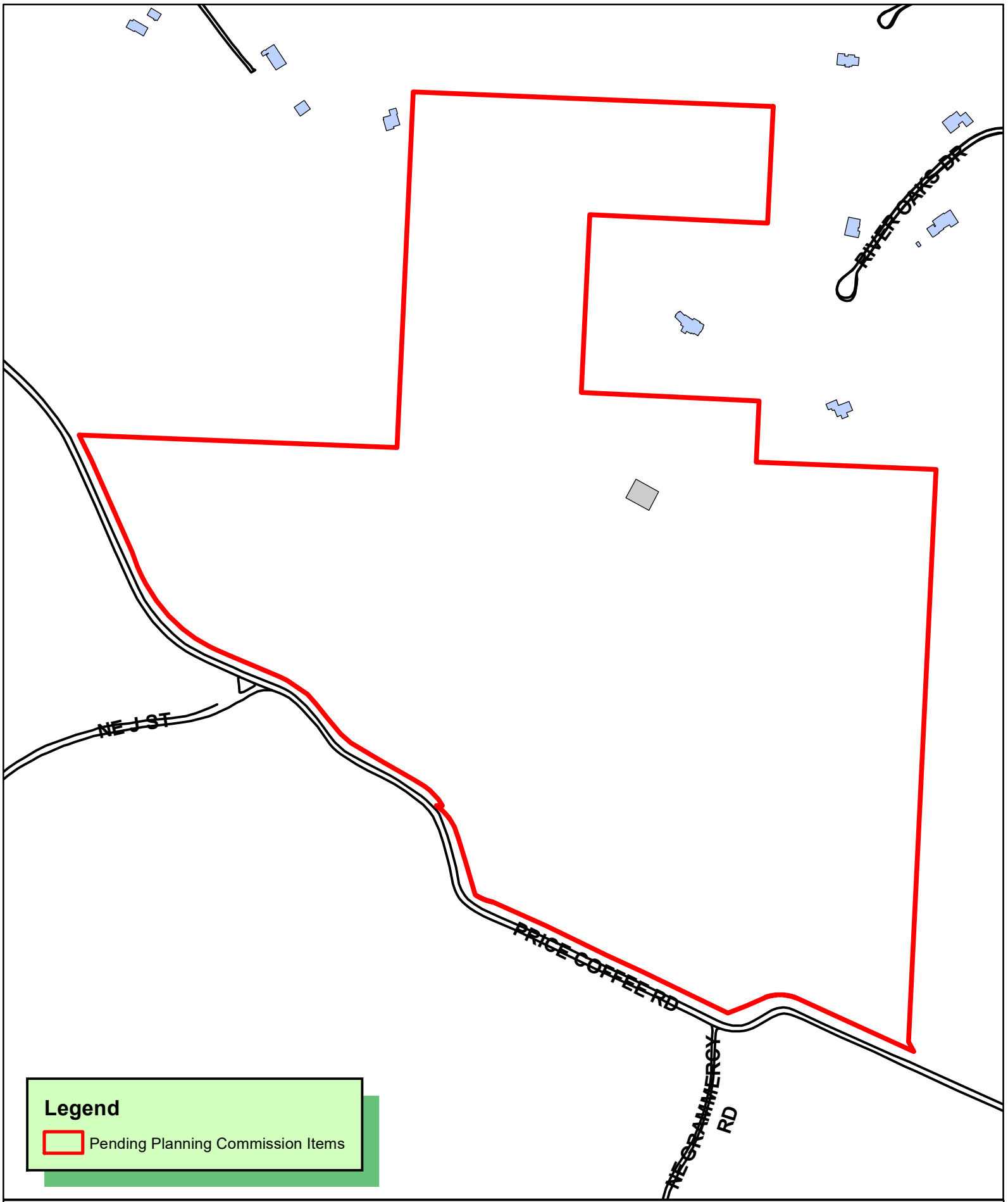
DN-4, Downtown Mixed-Use Residential

Setback Illustration





CU22-0010 5/3/22
CONDITIONAL USE
BENTONVILLE FESTIVAL
3100 PRICE COFFEE RD

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

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

March 25, 2022

City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

Bentonville Festival Conditional Use Permit

Dear Planning Commissioners:

Please accept this letter to accompany a formal application by Runway Group, LLC for a conditional use permit for the Bentonville Festival event at two properties along Price Coffee Road (Parcels # 01-16859-000 and #01-00206-566). This event is a three-day multi-disciplinary music, art, and technology festival. The event will focus on cross-disciplinary collaboration and experimentation through a uniquely fluid dialogue between its participants and attendees. By unifying live music with visual artists, performing arts, site-specific commissions, and architectural interventions, the festival aims to encourage discovery, spark curiosity, and build community. The inaugural event will be held in the later part September this year and is intended be a yearly occurrence.

Parcel #01-16859-00 is currently zoned A1 Agriculture and ±120 acres. Parcel #01-00206-566 is currently in an expired PUD. Per Bentonville code, the parcel will revert to the original zoning if the PUD has expired, which would place this parcel as A1 Agriculture as well. This parcel is ±51.3 acres.

In order to construct the required infrastructure, construction is anticipated to begin in late May and continue up until the day of the event. In addition to this Conditional Use request, we are pursuing a grading permit and floodplain development permit with the Engineering Department. None of the exhibits, infrastructure, or facilities will require connections to existing utilities.

The requested conditional uses are listed below:

<u>Outdoor Music Venue</u>
Per Sec. 401.05 and 601.13, a conditional use is required for an open-air music venue in the city limits. The Bentonville Festival will include three music stages that will be setup with no enclosures. The area of this event is in a rural area of the City, adjacent to the Benton County limits. There is no noise attenuation planned, as the general shape of the valley and the high concentration of forested vegetation will act to limit the reverberation of noise created by the event. Given the nature of this area, we do not feel a noise impact analysis is necessary, nor is there any provision for Agriculture zoning in Sec. 58-109. All adjacent zoning is Agriculture or Benton County. We request to waive the need for the noise impact analysis and approve this conditional use for the days of September 22nd, 2022through September 26th, 2022

Temporary Use (Building)
Per Sec. 401.05 and 601.25, a conditional use is required for long-term temporary structures. For this event, this will include setting up of temporary structures that will house exhibit viewing areas as well as provide day usage facilities for event staff. It will also include tents provided by the event team for short term lodging. This event is for three days, but the buildings will be assembled in advance of the actual event dates and be deconstructed after the event. The location of these structures will comply with typical setbacks outlines in the A1 zoning code. We request the Temporary Use (Building) be for the months of August, 2022 through October, 2022.

Temporary Parking/Access Areas
The event will require gravel drive aisles, gravel “lay down yards”, event staff parking, and gravel shuttle parking. The proposed accesses to the site will be constructed to Bentonville standard in the right of way and transition to gravel. The gravel areas will be raked smooth and kept to usable standards by the general contractor and event staff. These areas are shown on the attached site plan and will be installed prior to the event. Engineered drawings and permitting approval will be handled as part of a separate submission process. The intention is that these infrastructure improvements stay in place to facilitate use at future events. We request these areas be allowed in perpetuity.

Accompanying this letter and application are drawings demonstrating the location of proposed facilities and the improvements needed to facilitate this event.

Thank you for consideration of this matter. If you need anything further, please do not hesitate to contact me.

Respectfully submitted,

Zachary Hoyt
Project Manager
CEI Engineering Associates, Inc.

C3 PRESENTS

BENTONVILLE FESTIVAL
SEPTEMBER 2022

BENTONVILLE, AR

REFERENCE

EQUIPMENT	QTY

Production Parking

TEMPORARY GROUND PROTECTION

CATERING

PRICE COFFEE ROAD

LAYDOWN YARD

VIP

MAIN 1

MAIN 2

EXHIBIT 01

EXHIBIT 04

EXHIBIT 05

EXHIBIT 06

EXHIBIT 07

EXHIBIT 08

EXHIBIT 09

EXHIBIT 10

EXHIBIT 11 (EXISTING HANGAR)

EXHIBIT 12

EXHIBIT 13

VENDOR AREA

EXISTING GRAVEL ACCESS

GROUND PROTECTION FOR BUILD ACCESS. REMOVE FOR SHOW

ELEVATION (TOPOGRAPHY) LINES

1160'

1140'

1120'

1100'

1080'

TOILETS VAC 3

GENERATOR

PRODUCTION OFFICE

6' FENCE W/ BLACK SCREEN (OUT OF BOUNDS)

PRODUCTION ACCESS

NE J ST.

TEMPORARY GROUND PROTECTION

VAC 1

VAC 2

VAC 4

SPONSOR

CAMPING

FESTIVAL ENTRANCE

TRUCKS ONLY

EXISTING GRAVEL ACCESS

NATURAL AREA

NATURAL AREA

NATURAL AREA

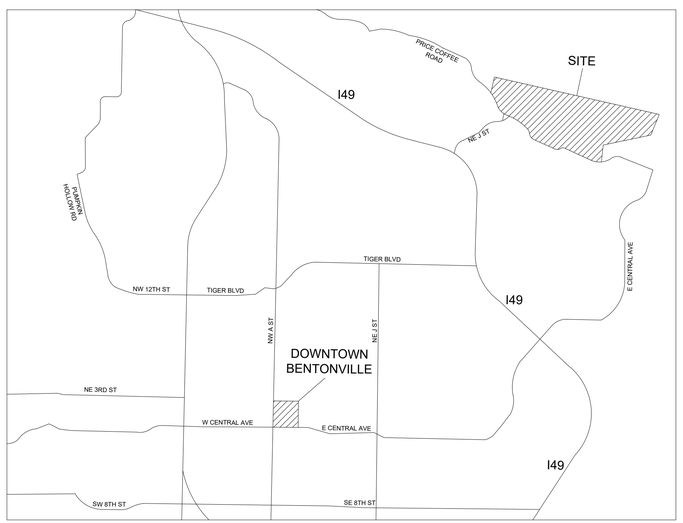
BIKE VALET

CAMPING ENTRANCE

SHUTTLE ACCESS

PRICE COFFEE ROAD

VICINITY MAP



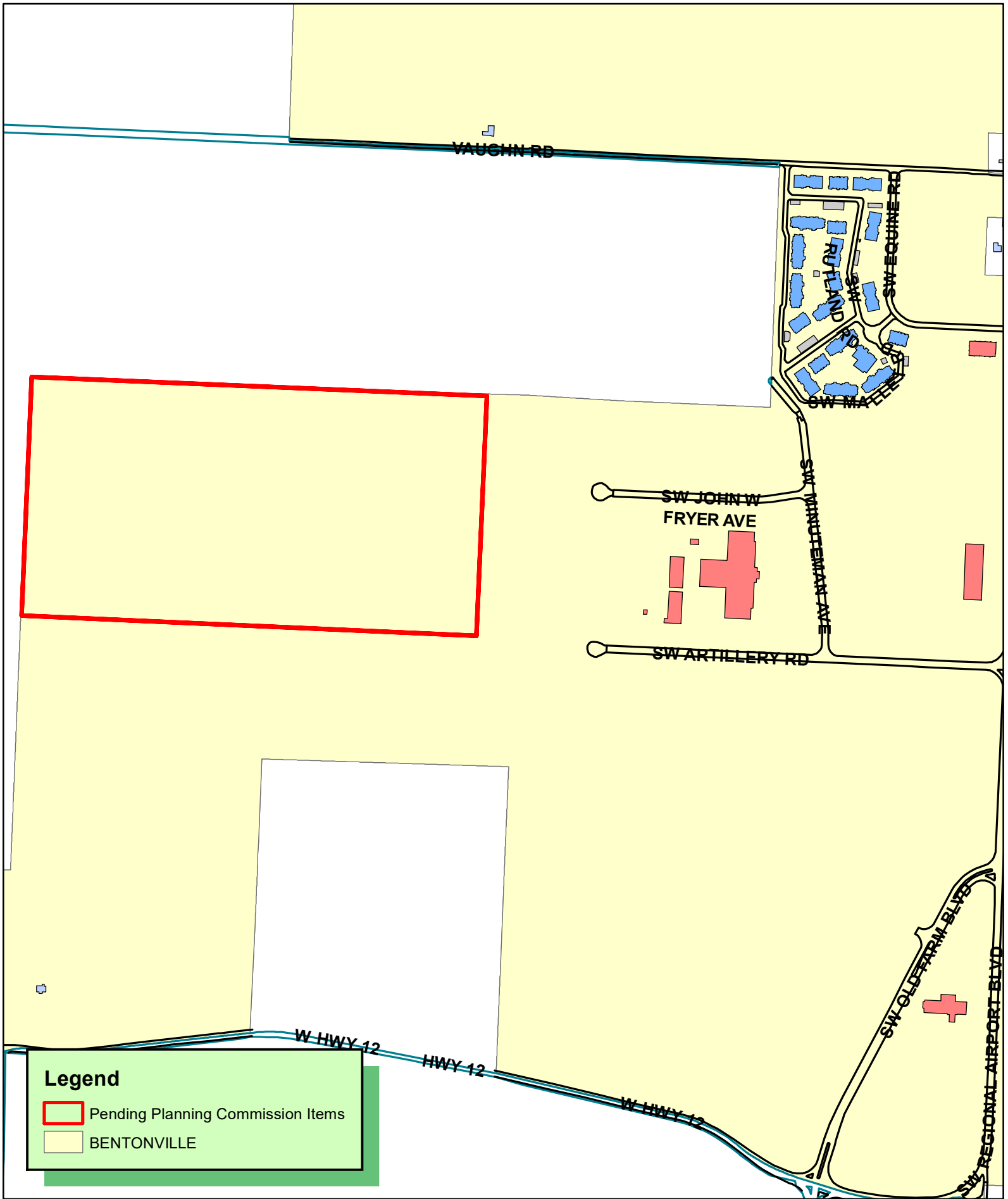
SCALE

DESIGNED: C3 PRESENTS

DRAWN: KIMBO KATS

VERSION: v1

DATE: 7.7.2022



CU22-0011 5/3/22
CONDITIONAL USE
BENTONVILLE POLICE TRAINING FACILITY
8698 SW ARTILLERY RD PARCEL 01-08203-200

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

March 28, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Conditional Use of Property (Parcel #01-08203-200)

Staff,

On behalf of our clients we would like to formally request a conditional use for this project to allow Public Safety Services in an I-2 zoning district. The proposed use of this site is for the Bentonville Police Department Training Facility. The property is currently owned by the City of Bentonville. The adjacent properties are zoned I-2 and A-1. A site plan has been included with this submittal.

The proposed hours of operation are 7 a.m. to 10 p.m. Sunday – Saturday.

The outdoor areas being utilized include the firing range (screened and protected by 10' tall berms on the sides and a 26' tall berm on the down-range side) and the K-9 training area. Indoor uses include a portable building that will be used for training classes. This site is currently a green field, so there are no existing uses that will be changing. There are no permanent, enclosed structures proposed with this development.

Parking needs will be met via a gravel parking lot. The required amount of parking stalls are being provided. Outdoor lighting is being added to the firing range for safety measures.

The development will have a very low number of patrons per day. This is not a public facility and will only be available to the Bentonville Police Department. There are no employees that will be working full time at this development. The officers will facilitate their own trainings.

Thank you,

Elizabeth Topping

Elizabeth Topping, E.I.

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
TREE	CURB
TREE TO BE REMOVED	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	CHAIN LINK FENCE
MANHOLE	WOOD FENCE
RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	BARBED WIRE FENCE
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

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 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.

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
150' 0 150'

POLICE TRAINING FACILITY

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: 21111400
ISSUE DATE: 03/21/22
CONTACT: D. ELLIS
CHECKED BY: M. LOVE
03/04/2022

ISSUED FOR REVIEW

NOT FOR CONSTRUCTION - REVIEW SET - NOT FOR CONSTRUCTION - REVIEW SET -

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

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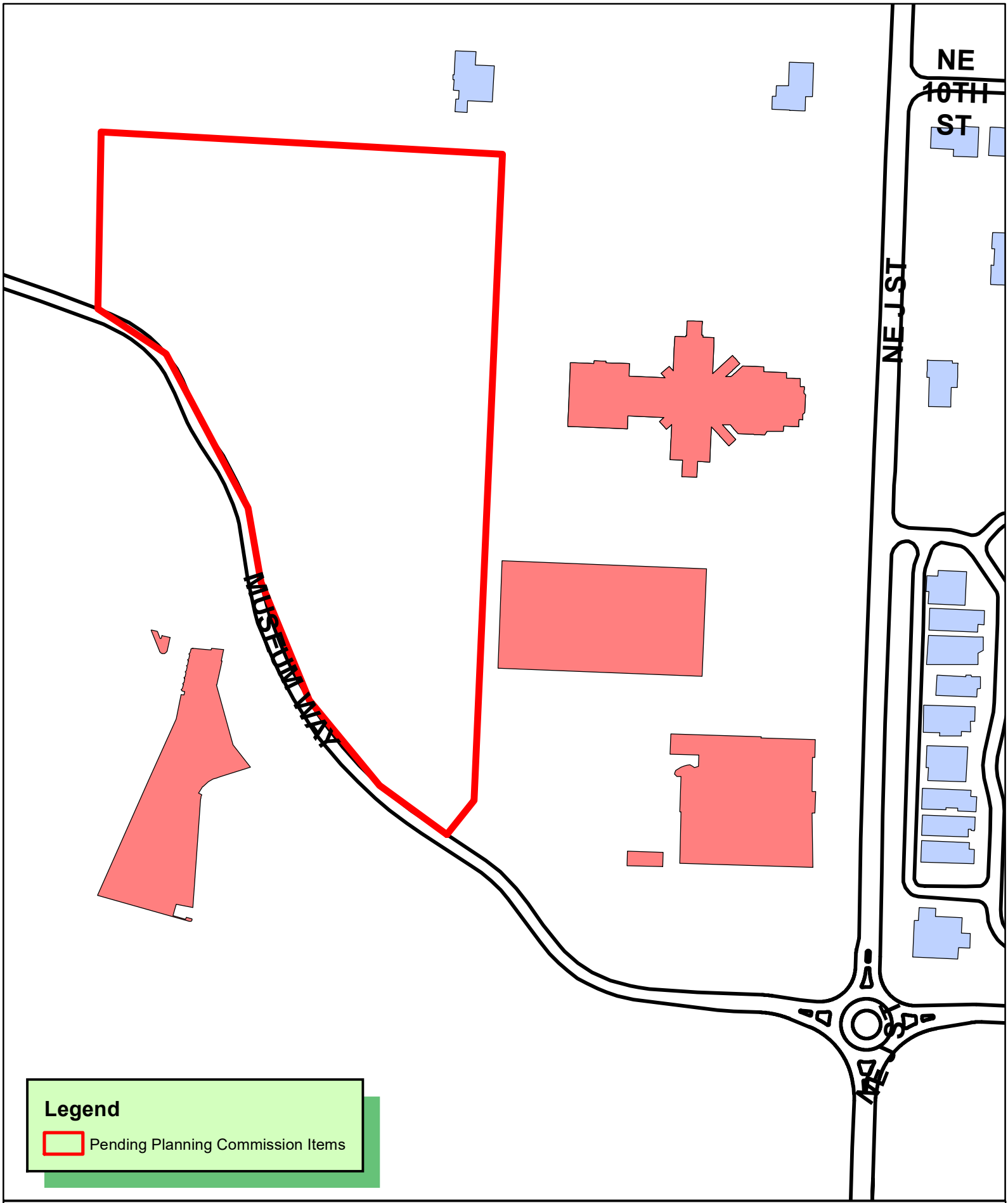
CITY PROJECT #LSD22-0009

OVERALL SITE PLAN

C-101

DRAWING: C:\21111400_POLICE\PRINTS\ARCHITECTURE\DWG\01 OVERALL SITE.DWG
LAYOUT: 01 OVERALL SITE PLAN PLOTTED: 03/21/2022 8:57:13 AM BY: D.ELLIS
XREFS: BIM: XOPENS: 0 PLOTSTYLE: CTB PAGESETUP: C-101 PAGE SETUP: C-101 PLOT SCALE: 1.00 DWG TO PLOT

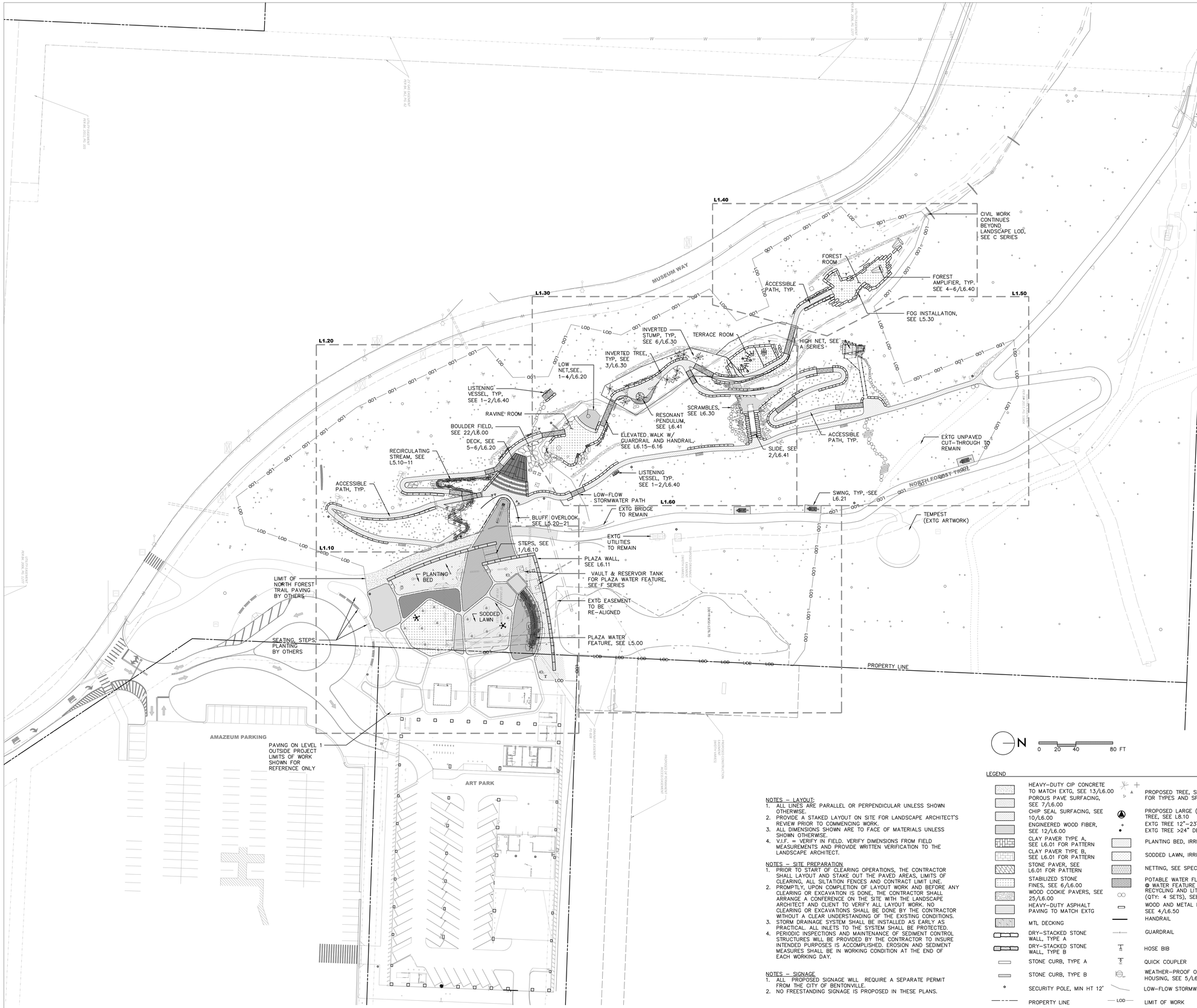


N
W E
S

1 inch = 200 feet

LSD22-0017 5/3/22
LARGE SCALE DEVELOPMENT
CONVERGENCE-CRYSTAL BRIDGES
600 MUSEUM WAY

THE CITY OF BENTONVILLE



NOTES – LAYOUT:
1. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
2. PROVIDE A STAKED LAYOUT ON SITE FOR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS UNLESS SHOWN OTHERWISE.
4. V.I.F. = VERIFY IN FIELD. VERIFY DIMENSIONS FROM FIELD MEASUREMENTS AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT.

NOTES – SITE PREPARATION
1. PRIOR TO START OF CLEARING OPERATIONS, THE CONTRACTOR SHALL LAYOUT AND STAKE OUT THE PAVED AREAS, LIMITS OF CLEARING, ALL SILTATION FENCES AND CONTRACT LIMIT LINE.
2. PROMPTLY, UPON COMPLETION OF LAYOUT WORK AND BEFORE ANY CLEARING OR EXCAVATION IS DONE, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE LANDSCAPE ARCHITECT AND CLIENT TO VERIFY ALL LAYOUT WORK. NO CLEARING OR EXCAVATIONS SHALL BE DONE BY THE CONTRACTOR WITHOUT A CLEAR UNDERSTANDING OF THE EXISTING CONDITIONS.
3. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS EARLY AS PRACTICAL. ALL INLETS TO THE SYSTEM SHALL BE PROTECTED.
4. PERIODIC INSPECTIONS AND MAINTENANCE OF SEDIMENT CONTROL STRUCTURES WILL BE PROVIDED BY THE CONTRACTOR TO INSURE INTENDED PURPOSES IS ACCOMPLISHED. EROSION AND SEDIMENT MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

NOTES – SIGNAGE
1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF BENTONVILLE.
2. NO FREESTANDING SIGNAGE IS PROPOSED IN THESE PLANS.

LEGEND

- HEAVY–DUTY CIP CONCRETE TO MATCH EXTG, SEE 13/L6.00
- POROUS PAVE SURFACING, SEE 7/L6.00
- CHIP SEAL SURFACING, SEE 10/L6.00
- ENGINEERED WOOD FIBER, SEE 12/L6.00
- CLAY PAVER TYPE A, SEE L6.01 FOR PATTERN
- CLAY PAVER TYPE B, SEE L6.01 FOR PATTERN
- STONE PAVER, SEE L6.01 FOR PATTERN
- STABILIZED STONE FINES, SEE 6/L6.00
- WOOD COOKIE PAVERS, SEE 25/L6.00
- HEAVY–DUTY ASPHALT PAVING TO MATCH EXTG
- MTL DECKING
- DRY–STACKED STONE WALL, TYPE A
- DRY–STACKED STONE WALL, TYPE B
- STONE CURB, TYPE A
- STONE CURB, TYPE B
- SECURITY POLE, MIN HT 12'
- PROPERTY LINE
- PROPOSED TREE, SEE L8.00 SERIES FOR TYPES AND SPECIES
- PROPOSED LARGE (8" CAL) CANOPY TREE, SEE L8.10
- EXTG TREE 12"–23" DBH TO REMAIN
- EXTG TREE >24" DBH TO REMAIN
- PLANTING BED, IRRIGATED
- SODDED LAWN, IRRIGATED
- NETTING, SEE SPEC
- POTABLE WATER FLOW @ WATER FEATURE
- RECYCLING AND LITTER RECEPTACLES (QTY: 4 SETS), SEE 3/L6.50
- WOOD AND METAL BENCH (QTY: 8), SEE 4/L6.50
- HANDRAIL
- GUARDRAIL
- HOSE BIB
- QUICK COUPLER
- WEATHER–PROOF OUTLET HOUSING, SEE 5/L6.50
- LOW–FLOW STORMWATER PATH
- LOD — LIMIT OF WORK

CLIENT:

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
600 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-418-5700

SCOTT FAMILY AMAZEUM
1009 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-696-9280

LANDSCAPE ARCHITECT:
STUDIO|BRYAN HANES
340 N. 12TH STREET, SUITE 415
PHILADELPHIA, PA 19107
PHONE: 215-923-2858

CONSULTANTS:

CEI ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEER
3108 SW REGENCY PARKWAY
BENTONVILLE, AR 72712
PHONE: 479-273-9472

MODUS STUDIO
ARCHITECT
15 N. CHURCH AVE #102
FAYETTEVILLE, AR 72701
PHONE: 479-455-5577

CVM ENGINEERS, INC.
STRUCTURAL ENGINEER
1002 WEST 9TH AVE
KING OF PRUSSIA, PA 19406
PHONE: 610-989-3800

HSA ENGINEERING
MEP ENGINEER
7405 ELLIS ST.
FORT SMITH, AR 72916
PHONE: 479-452-8922

DELTA FOUNTAINS
FOUNTAIN CONSULTANT
11494 COLUMBIA PARK DR W. STE 4
JACKSONVILLE, FL 32258
PHONE: 904-886-9030

TILLET LIGHTING DESIGN ASSOCIATES
LIGHTING DESIGNER
15 MAIDEN LANE, SUITE 508
NEW YORK, NY 10038
PHONE: 212-766-0144

THE CONVERGENCE PROJECT
BENTONVILLE, AR

SITE PLAN

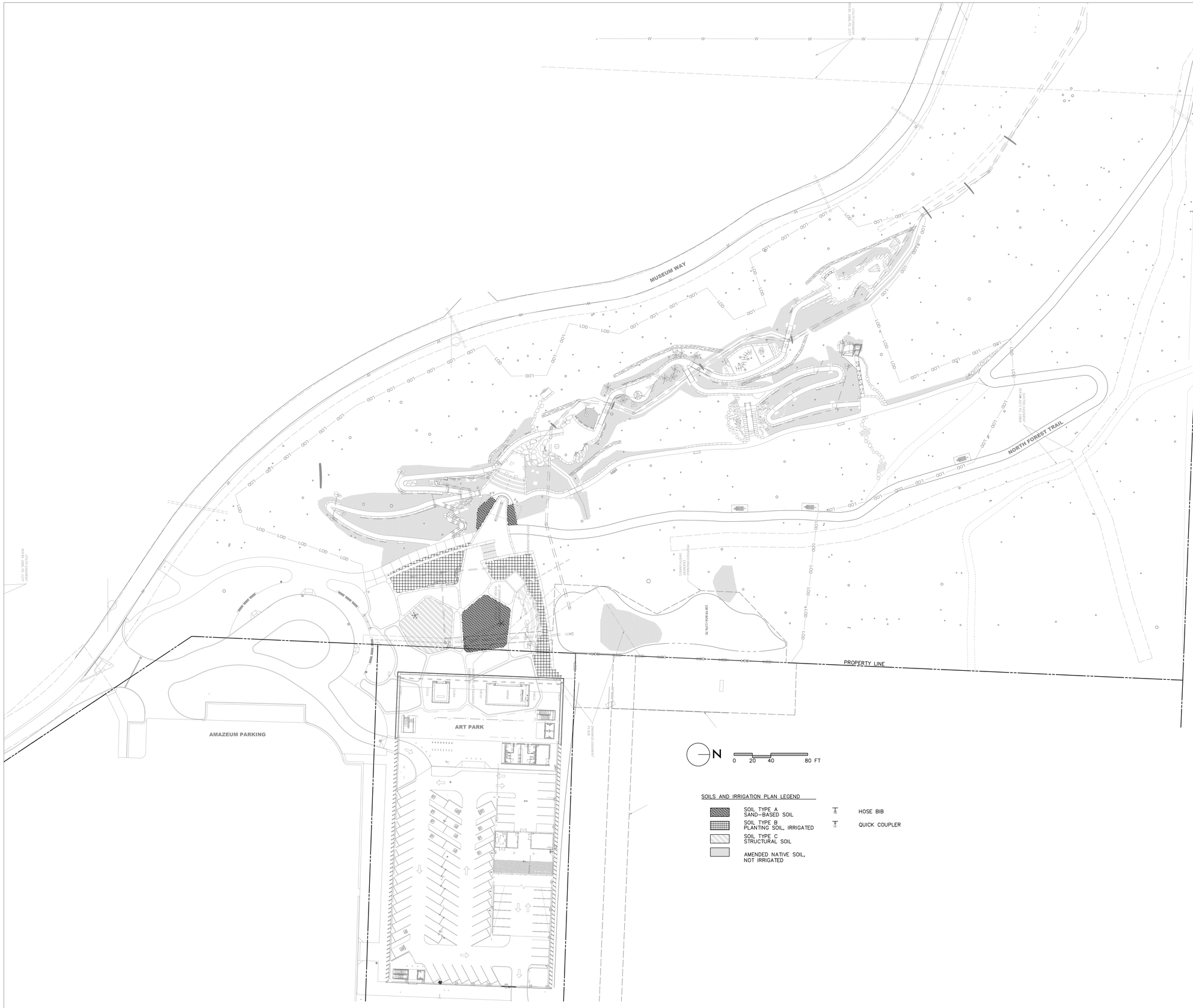
SCALE: 1" = 40'
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L1.00

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017



SOILS AND IRRIGATION PLAN LEGEND

- SOIL TYPE A — SAND-BASED SOIL
- SOIL TYPE B — PLANTING SOIL, IRRIGATED
- SOIL TYPE C — STRUCTURAL SOIL
- AMENDED NATIVE SOIL, NOT IRRIGATED
- HOSE BIB
- QUICK COUPLER

CLIENT:

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
600 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-418-5700

SCOTT FAMILY AMAZEUM
1009 MUSEUM WAY
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LANDSCAPE ARCHITECT:
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340 N. 12TH STREET, SUITE 415
PHILADELPHIA, PA 19107
PHONE: 215-923-2858

CONSULTANTS:

CEI ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEER
310B SW REGENCY PARKWAY
BENTONVILLE, AR 72712
PHONE: 479-273-9472

MODUS STUDIO
ARCHITECT
15 N. CHURCH AVE #102
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REGISTERED LANDSCAPE ARCHITECT — BRYAN HANES — LICENSE NUMBER 9801 — STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

SOILS & IRRIGATION PLAN

SCALE: 1" = 40'
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.05

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

NOTES – PLANTING

1. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OF PLANT PITS.
2. VERIFY LAYOUT OF ALL WORK WITH EXISTING CONDITIONS. IMMEDIATELY REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
3. PROVIDE STAKED LAYOUT OF ALL WORK FOR APPROVAL BY LANDSCAPE ARCHITECT.
4. MULCH ALL PLANT BEDS TO A DEPTH OF 2". MULCH SHALL BE KEPT 2" MIN. AWAY FROM TRUNK OF ALL TREES, SHRUBS, AND FOLIAGE OF ALL PERENNIALS.
5. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIED 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 BE UTILIZED FOR MAINTENANCE PURPOSES.
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8. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
9. 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.
10. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

N

0 4 8 16 FT

NORTH FOREST TRAIL

L8.20
L8.10

L8.60
L8.10

(1) QP
(1) NS
(1) HV
(1) AA
(1) CF
(1) HC
(1) CC
(1) AA
(1) NS
(1) GT
(1) CV
(1) CC
(1) HV
SHRUB PLANTING SEE L8.11
PLANTED AREA BY OTHERS
(1) GD
(1) CyO
(1) LS
(1) GT
(1) PA
STONE FINES PAVING, SEE 6/L6.00
(1) PA
(1) UA
(1) PA
(1) CG
SODDED LAWN, SEE 6/ L9.00
(1) UA
(1) LT
(1) GT
(1) GD
(1) LT
(1) LS
EXISTING DRAINAGE EASEMENT TO BE MODIFIED
(1) QP
(1) CyO
10' DRAINAGE EASEMENT PER BK. 2013, PG 64135
PROPERTY LINE
DRAINAGE EASEMENT P1-828
SHRUB PLANTING SEE L8.11
PLANTED AREA BY OTHERS
EXTENT OF PROSCENIUM (ABOVE)
HOSE BIB, TYP.
WP
HB
LOD
1271

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PHONE: 215-923-2858

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 905
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

PLANTING PLAN- PLAZA TREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.10

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017

PLANTING PLAN LEGEND

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- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

N

0 4 8 16 FT

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L8.21
L8.11
L8.11
L8.61

NORTH FOREST TRAIL

(1) SC, (2) SC, (3) FG, (2) VN, (2) SC, (3) SC, (12) HqP, (1) VcL, (8) AM, (7) HqP, (4) HqP, (3) VcL, (5) HqP, (7) CeA, (1) VcL, (7) SC, (5) HyP, (1) VN, (8) HyP, (4) HP, (6) AM, (10) AM, (7) IvM, (4) HyP, (16) FG, (1) VN, (3) ViA, (6) CeA, (6) ViA, (6) HyP

(8) CeA, (1) CR, (4) SA, (1) CR, (6) SA, (2) CR, (1) VN, (6) SC, (3) HqP, (5) FG, (1) SA, (8) VN, (3) SC, (11) AM, (12) FG, (2) HqP, (2) SA, (9) CeA, (1) HqP, (2) CR, (21) HyP, (7) DZ, (2) SA, (3) HqP, (7) ViA, (1) CR, (4) VcL, (8) DZ, (7) IgS, (13) FG, (1) SC, (10) HqP, (4) FG, (1) SC, (19) AM, (16) FG, (5) ID, (2) ID, (14) CeA, (3) ViA, (1) VN, (13) HyP, (3) HqP, (3) ViA, (10) HqP, (9) AM

HOSE BIB, TYP.

TREE PLANTING, SEE SHEET L8.10

SODDED LAWN, SEE 6/ L9.00

STONE FINES PAVING, SEE 6/L6.00

PLANTED AREA BY OTHERS

PLANTED AREA BY OTHERS

PLANTED AREA BY OTHERS

EXISTING DRAINAGE EASEMENT TO BE MODIFIED

10' DRAINAGE EASEMENT PER BK. 2013, PG 64135

DRAINAGE EASEMENT P1-828

PROPERTY LINE

EXTENT OF PROSCENIUM (ABOVE)

LOD

CLIENT:

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LANDSCAPE ARCHITECT:
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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 901
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN- PLAZA SHRUBS

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

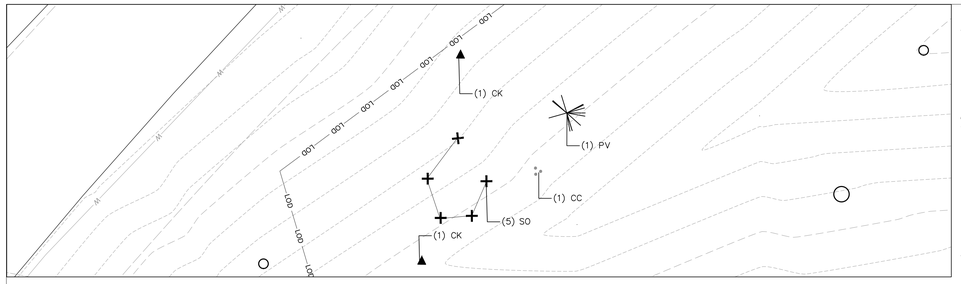
△	DATE	DESCRIPTION

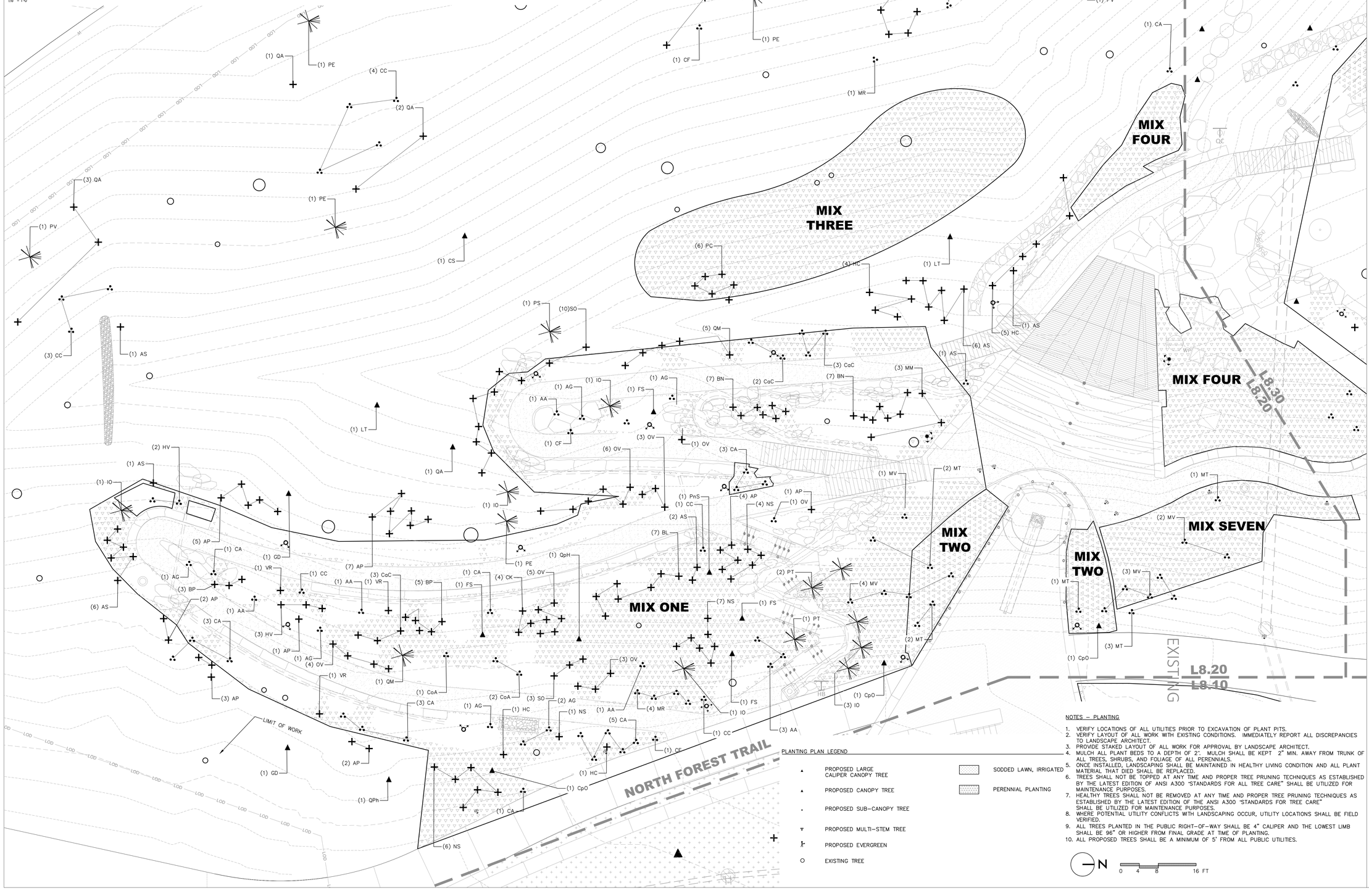
L8.11

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017

ENLARGEMENT OF TREE PLANTING ALONG MUSEUM WAY

1/8" = 1'-0"





PLANTING PLAN LEGEND

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- PROPOSED CANOPY TREE
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- PERENNIAL PLANTING

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10. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

N

0 4 8 16 FT

CLIENT:

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
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PHONE: 479-418-5700

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER
0601
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN- BLUFF OVERLOOK & DECK-TREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.20

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017

N

0 4 8 16 FT

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
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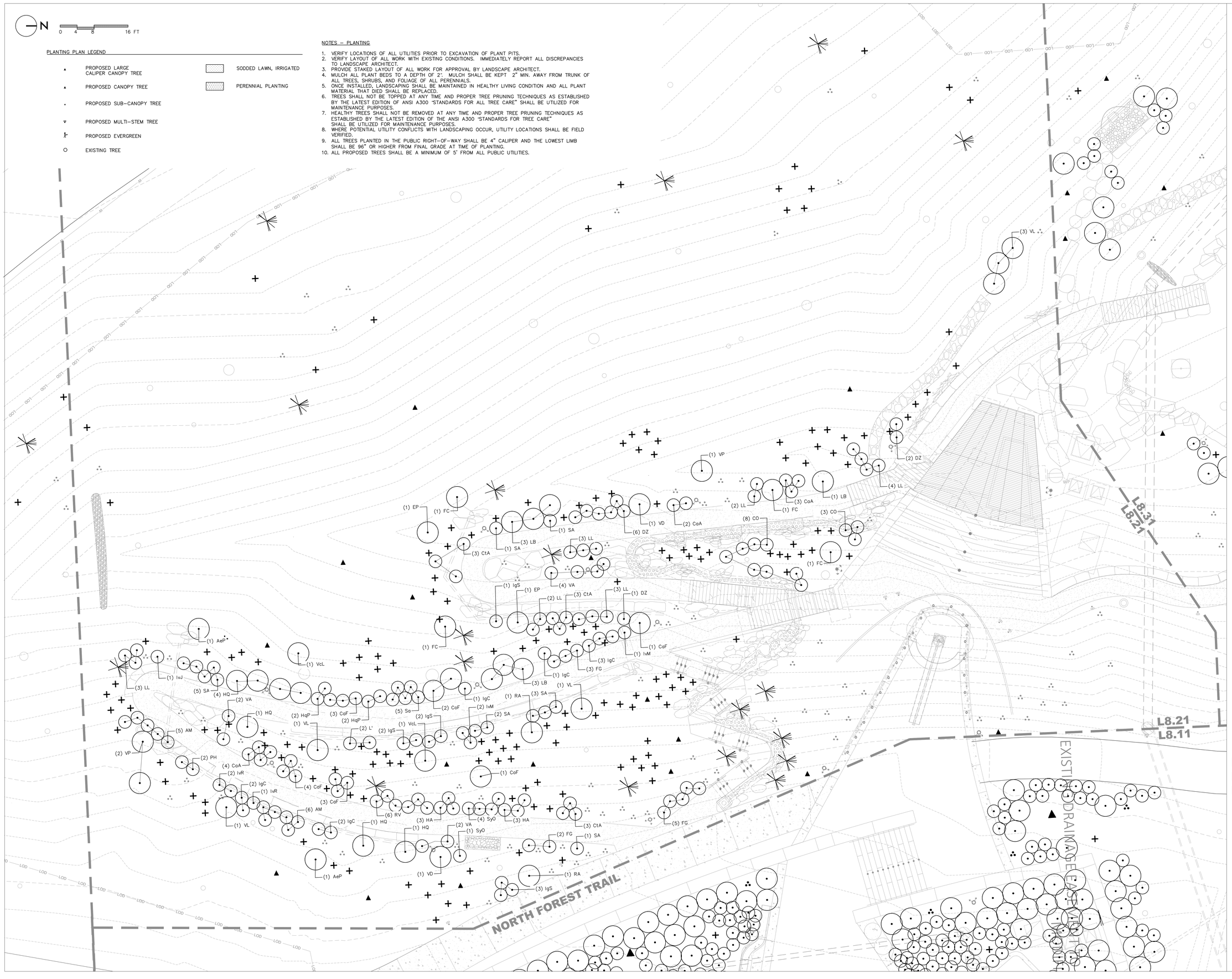

CLIENT:

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 905
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

PLANTING PLAN- BLUFF OVERLOOK & DECK-SHRUBS

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

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△	DATE	DESCRIPTION

L8.21

100% CONSTRUCTION DOCUMENTS
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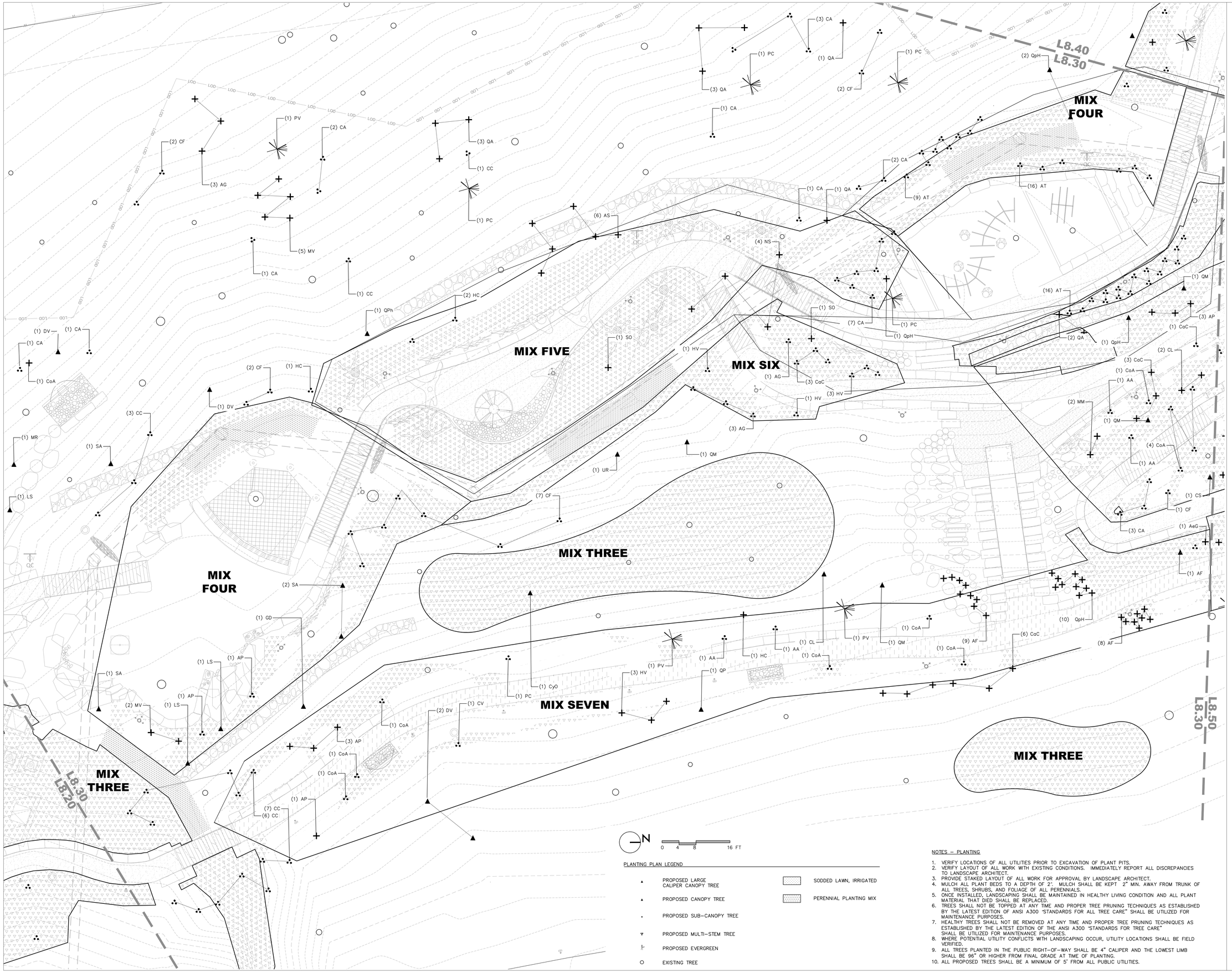

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING MIX

NOTES - PLANTING

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 1909
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

PLANTING PLAN- UPPER RAVINE TREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.30

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017

N

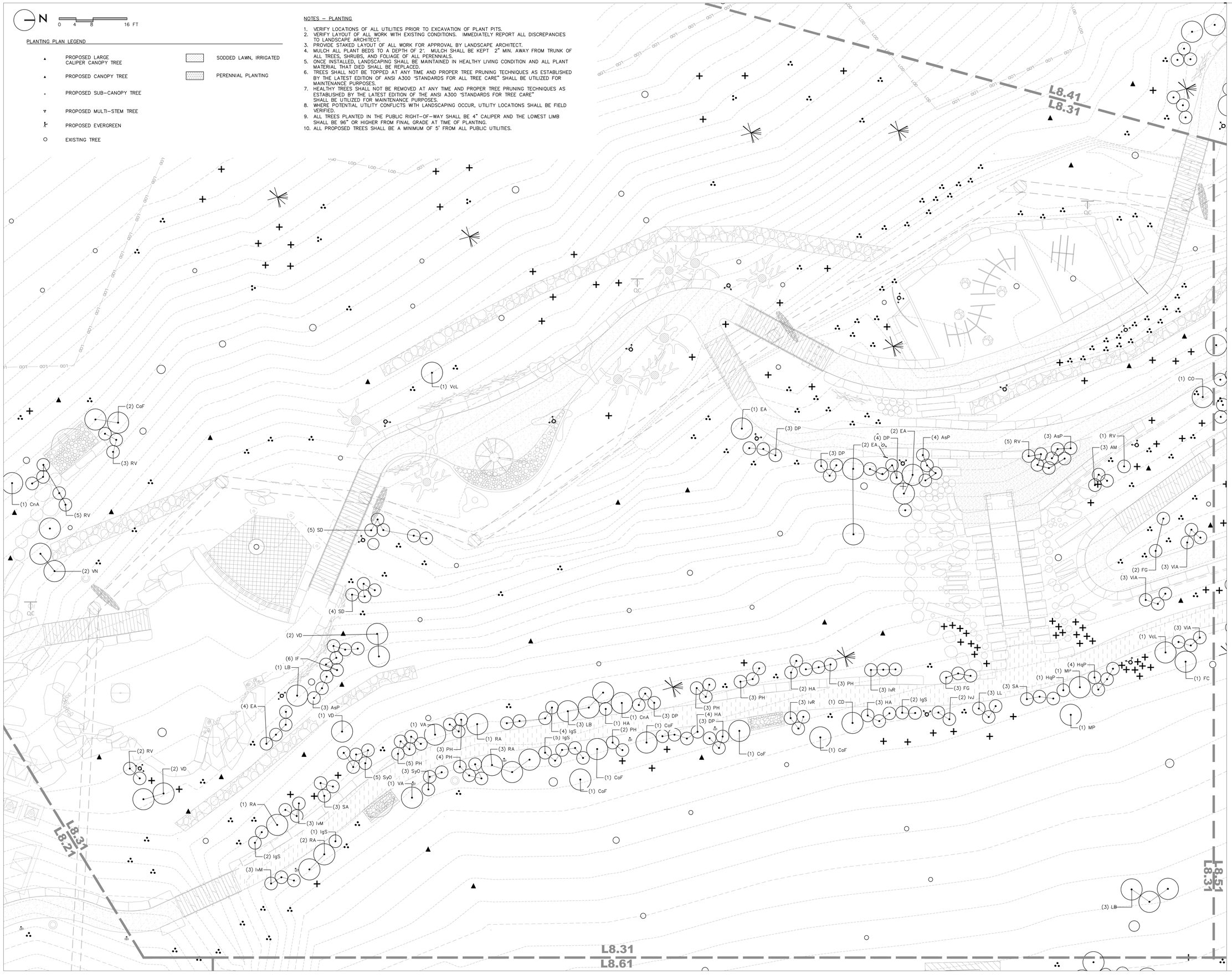
0 4 8 16 FT

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

NOTES - PLANTING

1. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OF PLANT PITS.
2. VERIFY LAYOUT OF ALL WORK WITH EXISTING CONDITIONS. IMMEDIATELY REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
3. PROVIDE STAKED LAYOUT OF ALL WORK FOR APPROVAL BY LANDSCAPE ARCHITECT.
4. MULCH ALL PLANT BEDS TO A DEPTH OF 2". MULCH SHALL BE KEPT 2" MIN. AWAY FROM TRUNK OF ALL TREES, SHRUBS, AND FOLIAGE OF ALL PERENNIALS.
5. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIED 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 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. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
9. 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.
10. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.



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CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
600 MUSEUM WAY
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PHONE: 479-418-5700

SCOTT FAMILY AMAZEUM
1009 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-696-9280

LANDSCAPE ARCHITECT:
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PHILADELPHIA, PA 19107
PHONE: 215-923-2858

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LIGHTING DESIGNER
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PHONE: 212-766-0144

REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 1601
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

PLANTING PLAN- UPPER RAVINE SHRUBS

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.31

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017

N

0 4 8 16 FT

PLANTING PLAN LEGEND

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- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
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- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING

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(1) IO
(1) CL
(3) QA
(1) IO
(2) QM
(1) CC
(1) HV
(1) CL
(1) QpH
(1) DV
(1) CA
(3) CaC
(5) CaC
(1) CK
(2) QA
(1) QM
(3) HV
(1) PS
(4) HC
(1) CC
(1) CoA
(1) CC
(1) CL
(1) CL
(1) CK
(1) IO
(1) CC
(1) CL
CC
(1) CaC
(1) AG
(7) TD
(1) AR
(1) TD
(2) BN
(1) IO
(1) BN
L8.40
L8.30
L8.40
L8.50
MIX FOUR

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER
1601
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN LOWER RAVINE TREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

L8.40

100% CONSTRUCTION DOCUMENTS
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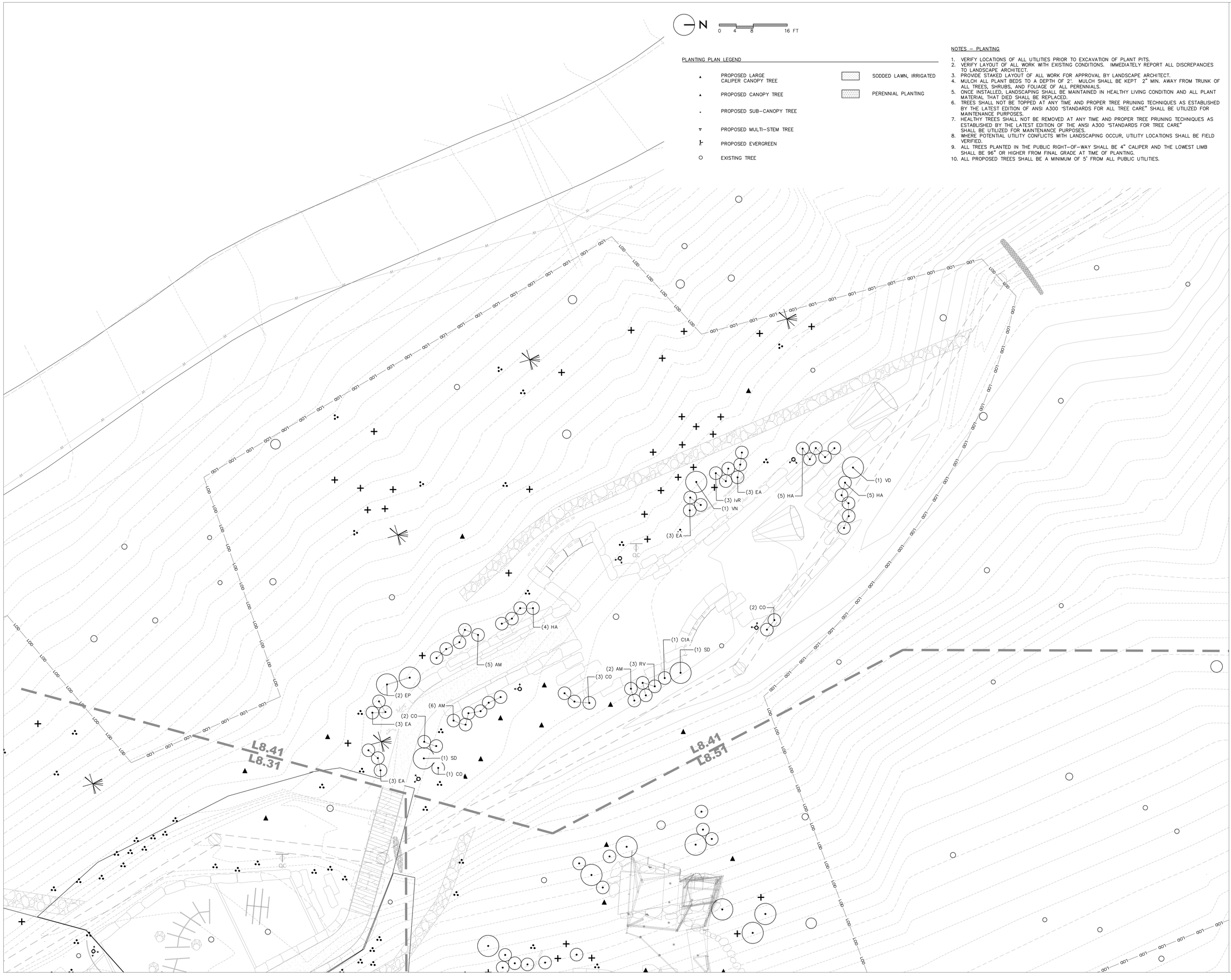

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 869
STATE OF ARKANSAS

THE CONVERGENCE PROJECT
BENTONVILLE, AR

PLANTING PLAN LOWER RAVINE SHRUBS

SCALE: **1/8" = 1'-0"**
DRAWN BY: **RA/PP/AL**
CHECKED BY: **BH**
CAD FILE:
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L8.41

100% CONSTRUCTION DOCUMENTS
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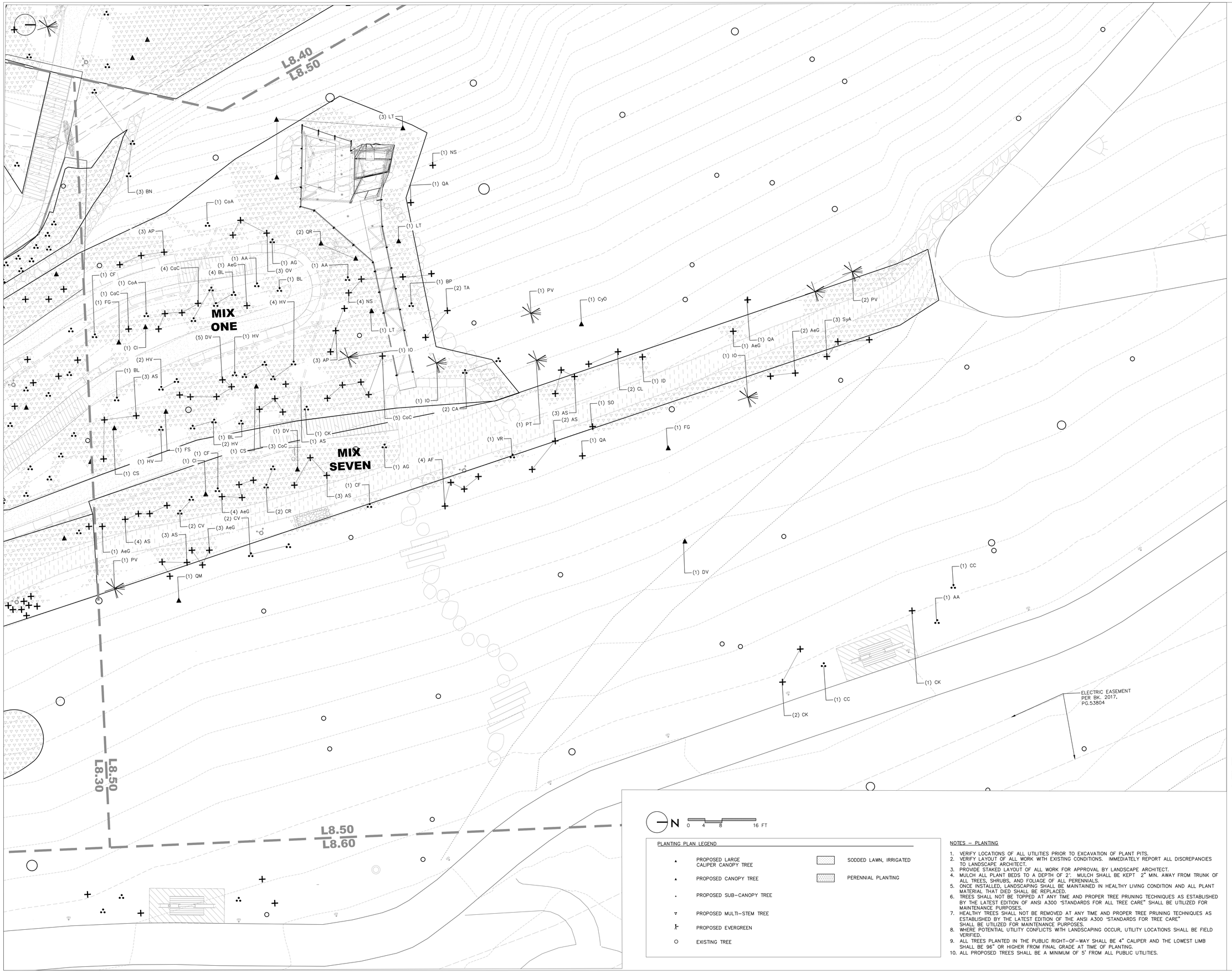

N 0 4 8 16 FT

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LANDSCAPE ARCHITECT:
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PHONE: 215-923-2858

CONSULTANTS:

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 1601
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN- N. FOREST TRAIL TREES

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
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REVISIONS

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L8.50

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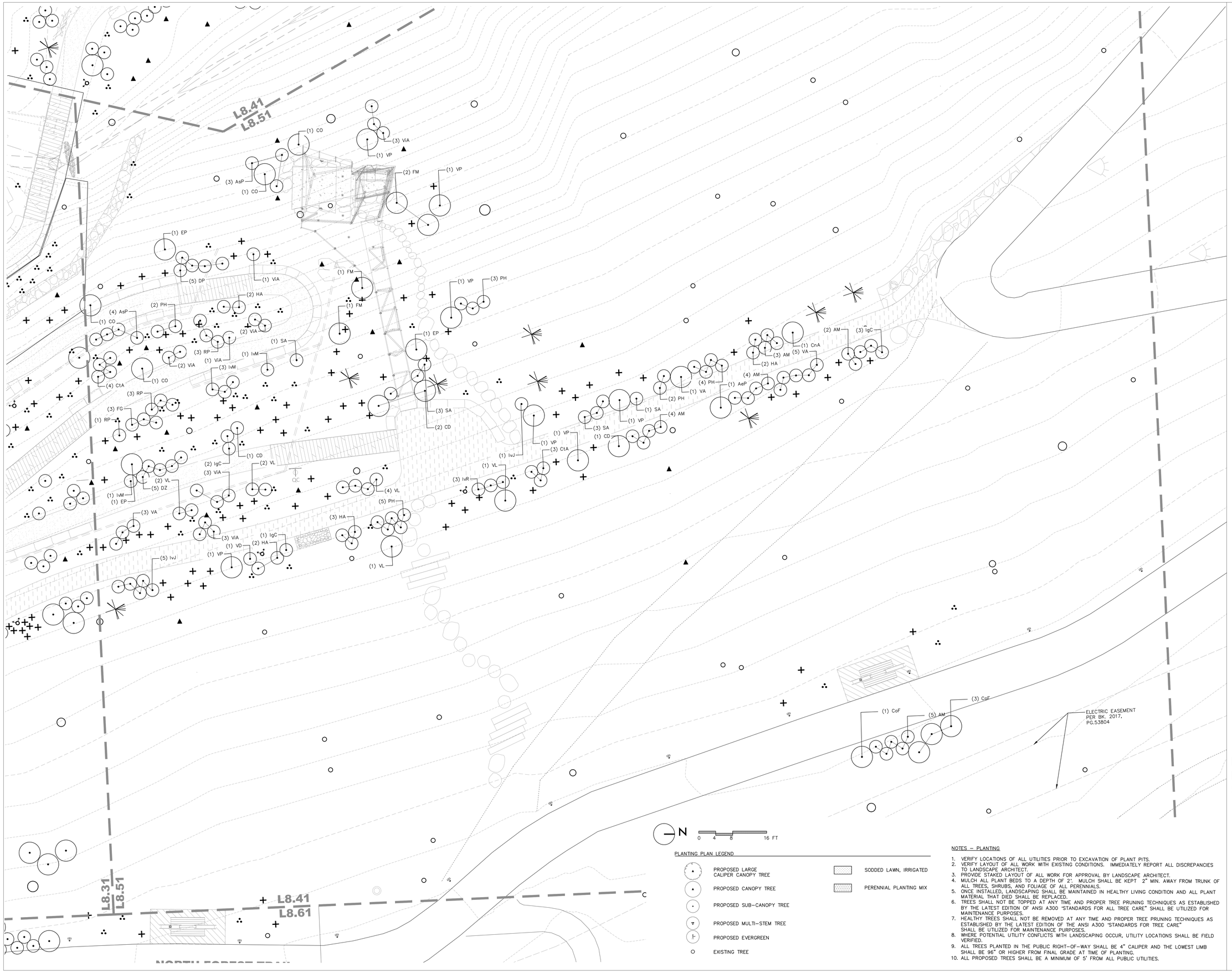

PLANTING PLAN LEGEND

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- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING MIX

NOTES - PLANTING

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REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 900
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN - N. FOREST TRAIL SHRUBS

SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
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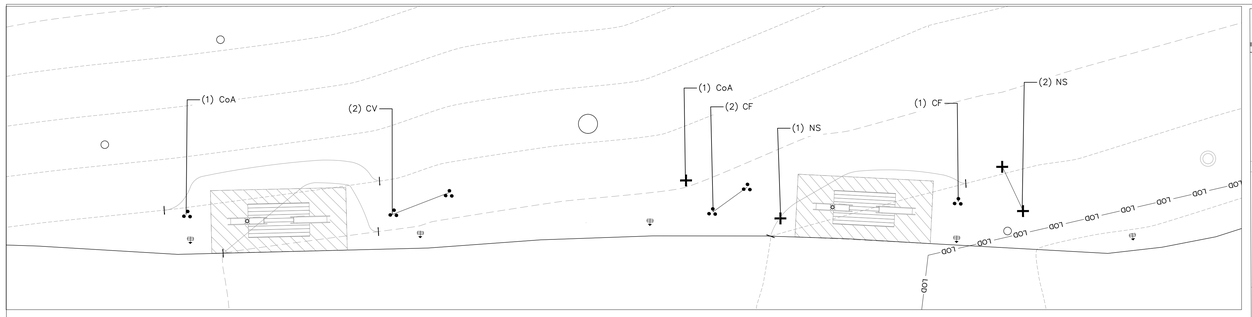

ENLARGEMENT OF TREE PLANTING ALONG NORTH FOREST TRAIL

1/8" = 1'-0"

L8.50
L8.60

(1) IO
(2) VR
(1) CA
(1) CC
(1) AL
(2) AA
(2) MV
ELECTRIC EASEMENT PER BK. 2017, PG.53804
(1) SB
(1) NA
(2) NS
(1) QP
(1) MV
(1) LS
(1) MV
(1) SB
(1) NS
(1) NA
(1) BN
(1) AT
(1) LS
DRAINAGE EASEMENT P1-828
(1) NS
(1) SB
(2) QP
(1) DV
(1) AT
(1) AT
(1) MV
(1) BN
(1) DV
(1) BN
PROPERTY LINE
L8.60
L8.10
PROPOSED 24' PERMANENT ACCESS EASEMENT
PROPOSED DRAINAGE EASEMENT (WITH VARIES)
(1) LS
(1) DV
(1) MV
(1) AL
(1) AL
(1) DV
100 YR WSE=1276.70
(1) AL
(1) NA
(1) MV
(2) QP
(1) AL
(1) LS
(2) NS
LOD

N
0 4 8 16 FT

PLANTING PLAN LEGEND

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STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN-PONDTREES

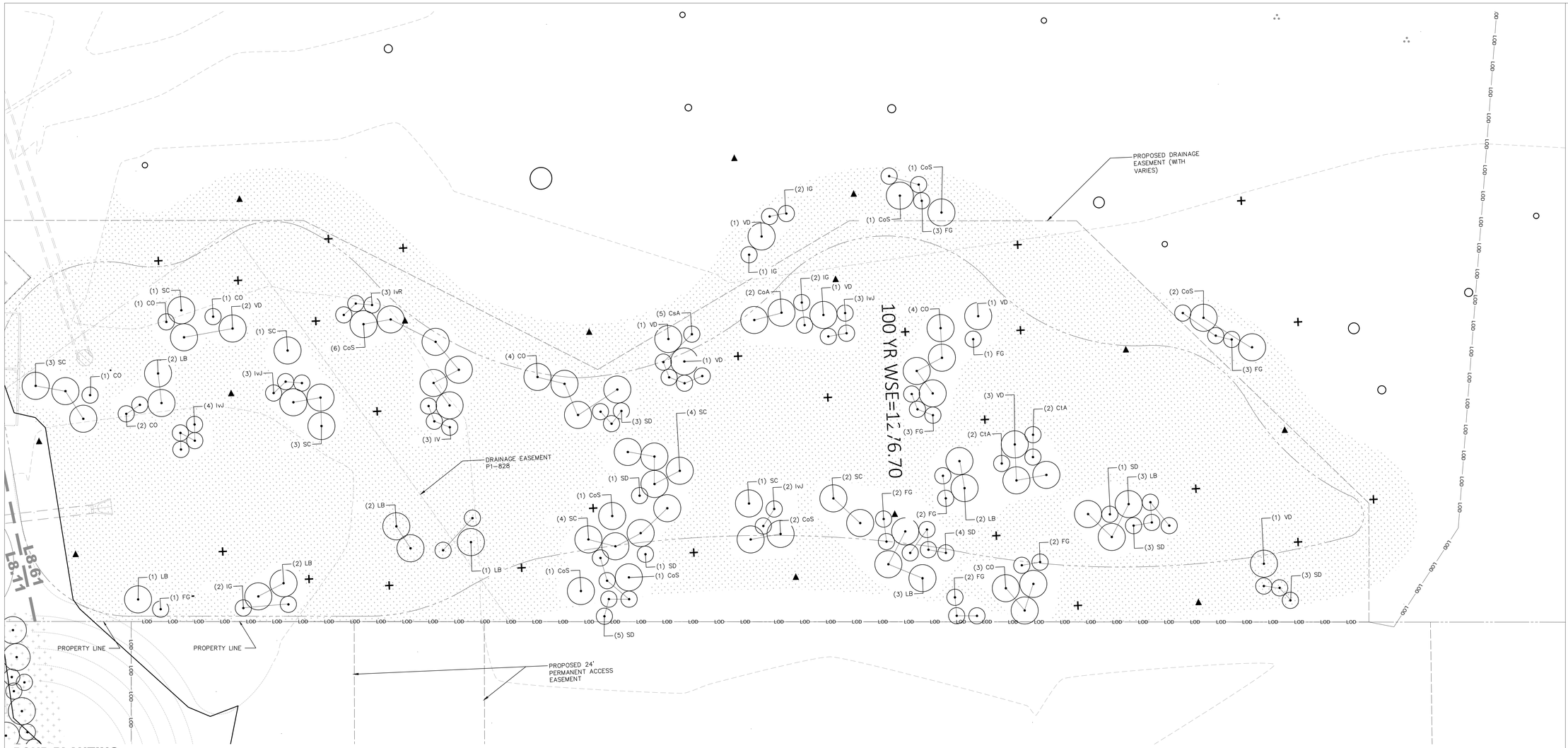
SCALE: 1/8" = 1'-0"
DRAWN BY: RA/PP/AL
CHECKED BY: BH
CAD FILE:
DATE: 04/15/2022
PROJECT NO.: 1909 (SBH)

REVISIONS

△	DATE	DESCRIPTION

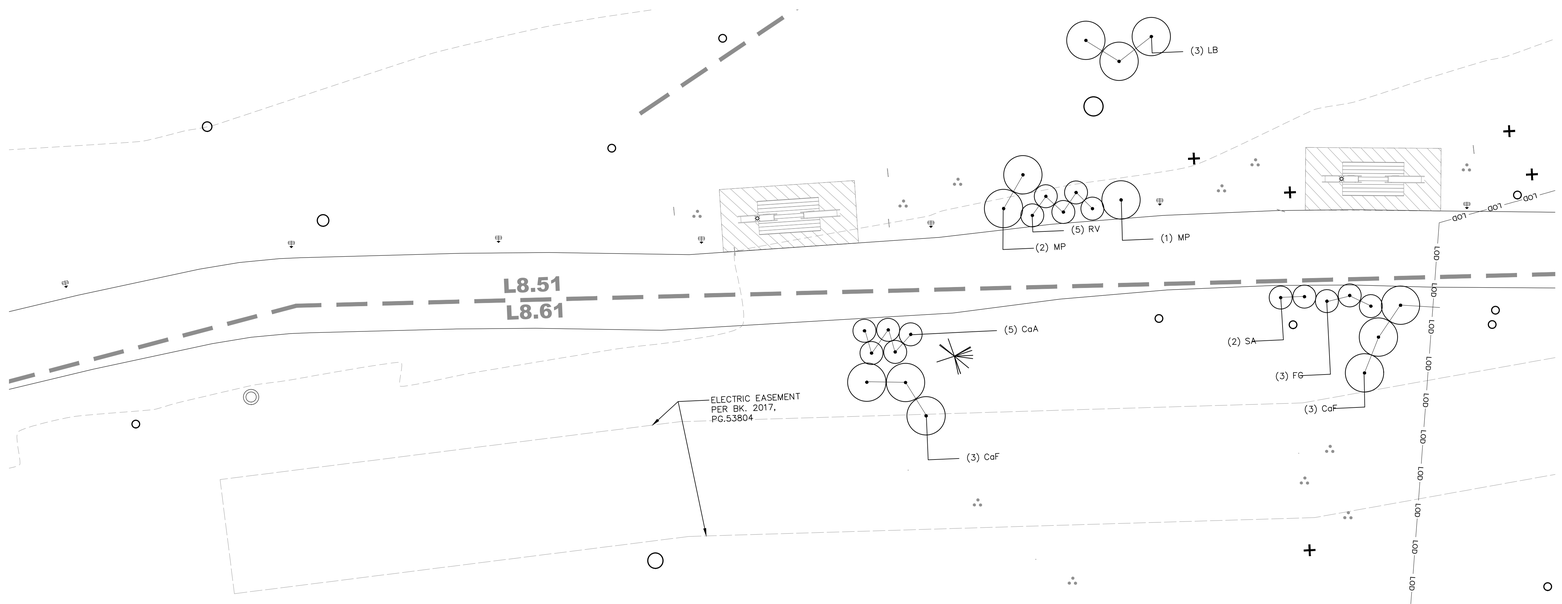
L8.60

100% CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION LSD22-0017



POND PLANTING

1/8" = 1'-0"



ENLARGEMENT OF TREE PLANTING ALONG NORTH FOREST TRAIL

1/8" = 1'-0"

N

0 4 8 16 FT

PLANTING PLAN LEGEND

- PROPOSED LARGE CALIPER CANOPY TREE
- PROPOSED CANOPY TREE
- PROPOSED SUB-CANOPY TREE
- PROPOSED MULTI-STEM TREE
- PROPOSED EVERGREEN
- EXISTING TREE
- SODDED LAWN, IRRIGATED
- PERENNIAL PLANTING MIX

NOTES – PLANTING

1. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OF PLANT PITS.
2. VERIFY LAYOUT OF ALL WORK WITH EXISTING CONDITIONS. IMMEDIATELY REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
3. PROVIDE STAKED LAYOUT OF ALL WORK FOR APPROVAL BY LANDSCAPE ARCHITECT.
4. MULCH ALL PLANT BEDS TO A DEPTH OF 2". MULCH SHALL BE KEPT 2" MIN. AWAY FROM TRUNK OF ALL TREES, SHRUBS, AND FOLIAGE OF ALL PERENNIALS.
5. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIED 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 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. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
9. 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.
10. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

CLIENT:

CRYSTAL BRIDGES MUSEUM OF AMERICAN ART
600 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-418-5700

SCOTT FAMILY AMAZEUM
1009 MUSEUM WAY
BENTONVILLE, AR 72712
PHONE: 479-696-9280

LANDSCAPE ARCHITECT:
STUDIO|BRYAN HANES
340 N. 12TH STREET, SUITE 415
PHILADELPHIA, PA 19107
PHONE: 215-923-2858

CONSULTANTS:

CEI ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEER
3108 SW REGENCY PARKWAY
BENTONVILLE, AR 72712
PHONE: 479-273-9472

MODUS STUDIO
ARCHITECT
15 N. CHURCH AVE #102
FAYETTEVILLE, AR 72701
PHONE: 479-455-5577

CVM ENGINEERS, INC.
STRUCTURAL ENGINEER
1002 WEST 9TH AVE
KING OF PRUSSIA, PA 19406
PHONE: 610-989-3800

HSA ENGINEERING
MEP ENGINEER
7405 ELLIS ST.
FORT SMITH, AR 72916
PHONE: 479-452-8922

DELTA FOUNTAINS
FOUNTAIN CONSULTANT
11494 COLUMBIA PARK DR W. STE 4
JACKSONVILLE, FL 32258
PHONE: 904-886-9030

TILLET LIGHTING DESIGN ASSOCIATES
LIGHTING DESIGNER
15 MAIDEN LANE, SUITE 508
NEW YORK, NY 10038
PHONE: 212-766-0144

REGISTERED LANDSCAPE ARCHITECT
BRYAN HANES
LICENSE NUMBER 9801
STATE OF ARKANSAS

THE CONVERGENCE PROJECT

BENTONVILLE, AR

PLANTING PLAN - POND SHRUBS

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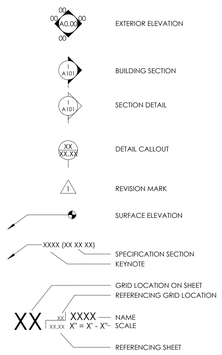
SYMBOLS LEGEND



GENERAL STEEL FABRICATION NOTES

1. ALL FABRICATIONS ARE TO BE STRAIGHT, PLUMB, AND TRUE. ARCHITECT WILL EVALUATE EVERY STEEL FABRICATION RELATING TO AESTHETIC QUALITIES OF CRAFTSMANSHIP. IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE SITE VISITS WITH THE ARCHITECT PRIOR TO THE INSTALLATION OF SURROUNDING FINISHES (WHERE POSSIBLE).
2. ALL STEEL EMBEDDED IN CONCRETE OR SUBGRADE TO BE GALVANIZED AND PAINTED, TYPICAL, UNLESS NOTED OTHERWISE.
3. ALL STEEL FABRICATIONS TO BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE (2017).
4. PROVIDE FINISHED MATERIALS WITH SMOOTH, FLAT SURFACES, WITHOUT BLEMISHES.
5. PRE-ASSEMBLE ITEMS IN THE SHOP TO GREATEST EXTENT POSSIBLE.
6. USE CONNECTIONS THAT MAINTAIN STRUCTURAL VALUE OF JOINED PIECES.
7. CUT, DRILL AND PUNCH METALS CLEANLY AND ACCURATELY. REMOVE BURRS AND EASE EDGES. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES. WELD CORNERS AND SEAMS CONTINUOUSLY.
8. USE MATERIALS AND METHODS THAT MINIMIZE DISTORTION AND DEVELOP STRENGTH AND CORROSION RESISTANCE OF BASE METAL. DISTORTED WORK WILL BE REJECTED.
9. GRIND AND POLISH ALL EXPOSED WELDS.
10. FIT PARTS SUCH THAT ALIGNMENT IS TRUE, WITHOUT GAPS, AND TRANSITIONS ARE SMOOTH. RELIANCE ON FILLERS LIKE BONDO IS NOT ACCEPTABLE.
11. FABRICATE SEAMS AND OTHER CONNECTIONS THAT WILL BE EXPOSED TO WEATHER IN A MANNER TO EXCLUDE WATER. PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE AT DIRECTION OF ARCHITECT.
12. WHERE UNITS ARE INDICATED TO BE CAST INTO CONCRETE OR BUILT INTO MASONRY, EQUIP WITH INTEGRALLY WELDED STEEL STRAP ANCHORS, NOT LESS THAN 8 INCHES FROM ENDS AND CORNERS OF UNITS AND 24 INCHES O.C.
13. VERIFY WITH ARCHITECT FOR FINISH OF ALL EXPOSED STEEL PRIOR TO PRIMING OR ANY OTHER TYPE OF TREATMENT.
14. UNLESS FABRICATIONS ARE TO BE RAW MILD STEEL, WEATHERING STEEL, OR STAINLESS STEEL PER THE ARCHITECT, APPLY SHOP PRIMER TO UNCOATED SURFACES OF METAL FABRICATIONS, EXCEPT THOSE WITH GALVANIZED FINISHES AND THOSE TO BE EMBEDDED INTO CONCRETE. REFER TO PAINT SCHEDULES IN DRAWINGS FOR PROPER PRIMERS TO USE.
15. INSTALL ALL METAL FABRICATIONS LEVEL AND PLUMB AND TOUCH UP PAINTED SURFACES AS REQUIRED. REFER TO PAINT SCHEDULES IN DRAWINGS FOR PROPER PRIMERS TO USE.
16. PER THE INTERNATIONAL BUILDING CODE (IBC + IRC) ALL GUARDRAILS ARE TO BE FABRICATED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT.
17. PER THE INTERNATIONAL BUILDING CODE (IBC + IRC) ALL INFILL BALUSTERS AND PANELS WITHIN A GUARDRAIL SYSTEM ARE TO BE FABRICATED TO WITHSTAND A CONCENTRATED LOAD OF 50 POUNDS.
18. ALL HANDRAIL SUPPORT BRACKETS FOR WALL-MOUNTED HANDRAILS SHALL BE PRIMED AND PAINTED WAGNER STEEL WALL MOUNT HANDRAIL BRACKET (5/8 INCH DIAMETER 90 DEGREE BAR BEND) WITH 2-1/2 INCH PROJECTION UNLESS NOTED OTHERWISE IN THE DRAWINGS.
19. ALL HANDRAILS TO BE PRIMED AND PAINTED 1-1/4 INCH ROUND BAR UNLESS NOTED OTHERWISE IN THE DRAWINGS.
20. ALL RAILINGS DESIGNATED AS CABLE RAIL SHALL USE STAINLESS STEEL FEENEY CABLERAIL HARDWARE KITS.
21. ANY STEEL THAT IS TO RECEIVE A BLACKENED FINISH SHALL MEAN THE FOLLOWING (MODUS RECIPE):
    a. USE STEEL FROM THE SAME ORDER TO ATTEMPT TO GET STEEL SHEET CUT FROM THE SAME COIL AT THE MILL.
    b. MATERIAL TO BE STORED ON RACKS IN AN SECURE SHOP AWAY FROM WEATHER AND EXCESSIVE MOISTURE.
    c. CLEAN THE MILL ORIGIN LABELING AND ANY OTHER MARKINGS WITH LACQUER THINNER.
    d. USE DENATURED ALCOHOL TO REMOVE THE TRACE OILS FROM THE STEEL, MINIMUM TWO PASSES AND USE CLEAN RAGS ON EVERY PASS.
    e. USE BRICHWOOD TECHNOLOGIES PRESTO BLACK BST4 BRUSH-ON BLACKENING. APPLY WITH SPRAY BOTTLE AND RUB IN FULLY WITH RAG. DO NOT LET BLACKENING AGENT SIT TOO LONG, AVOID BROWNING.
    f. AFTER FIRST PASS, REVIEW FOR DESIRED COLOR. BE CONSISTENT IN YOUR APPROACH TO ALL SHEETS FOR UNIFORMITY.
    g. WHEN BLACKENING LEVEL/COLOR IS ACHIEVED, HOSE DOWN WITH WATER TO NEUTRALIZE BLACKENING AGENT.
    h. DRY WITH COMPRESSED AIR AS SOON AS POSSIBLE.
    i. APPLY WAX OR OTHER SPRAY-APPLIED FINISH QUICKLY.
        1. WAX: BWC COMPANY BOWLING ALLEY WAX, MINIMUM 3 COATS.
        2. SPRAY-APPLIED CLEAR FINISH:
            1. INTERIOR: MINWAX FAST-DRYING POLYURETHANE OR CLEAR POWDERCOATING
            2. EXTERIOR: AUTO-BODY CLEAR COAT OR CLEAR POWDERCOATING

PERSPECTIVE - LOOKING NORTH FROM SOUTH APPROACH

PERSPECTIVE - LOOKING SOUTHEAST FROM BELOW

PERSPECTIVE - LOOKING WEST FROM TRAIL

PERSPECTIVE - LOOKING NORTH FROM TRAIL

PERSPECTIVE - LOOKING NORTHEAST FROM BELOW

PERSPECTIVE - LOOKING WEST FROM ENTRY

PERSPECTIVE - LOOKING NORTH FROM BELOW

PERSPECTIVE - LOOKING SOUTH FROM BELOW

PERSPECTIVE - LOOKING NORTHWEST FROM ENTRY AREA

CLIENT:

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THE CONVERGENCE PROJECT
BENTONVILLE, AR

HIGH NET NOTES + RENDERINGS

SCALE: 1/4" = 1'-0"
DRAWN BY:
CHECKED BY:
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A0.90

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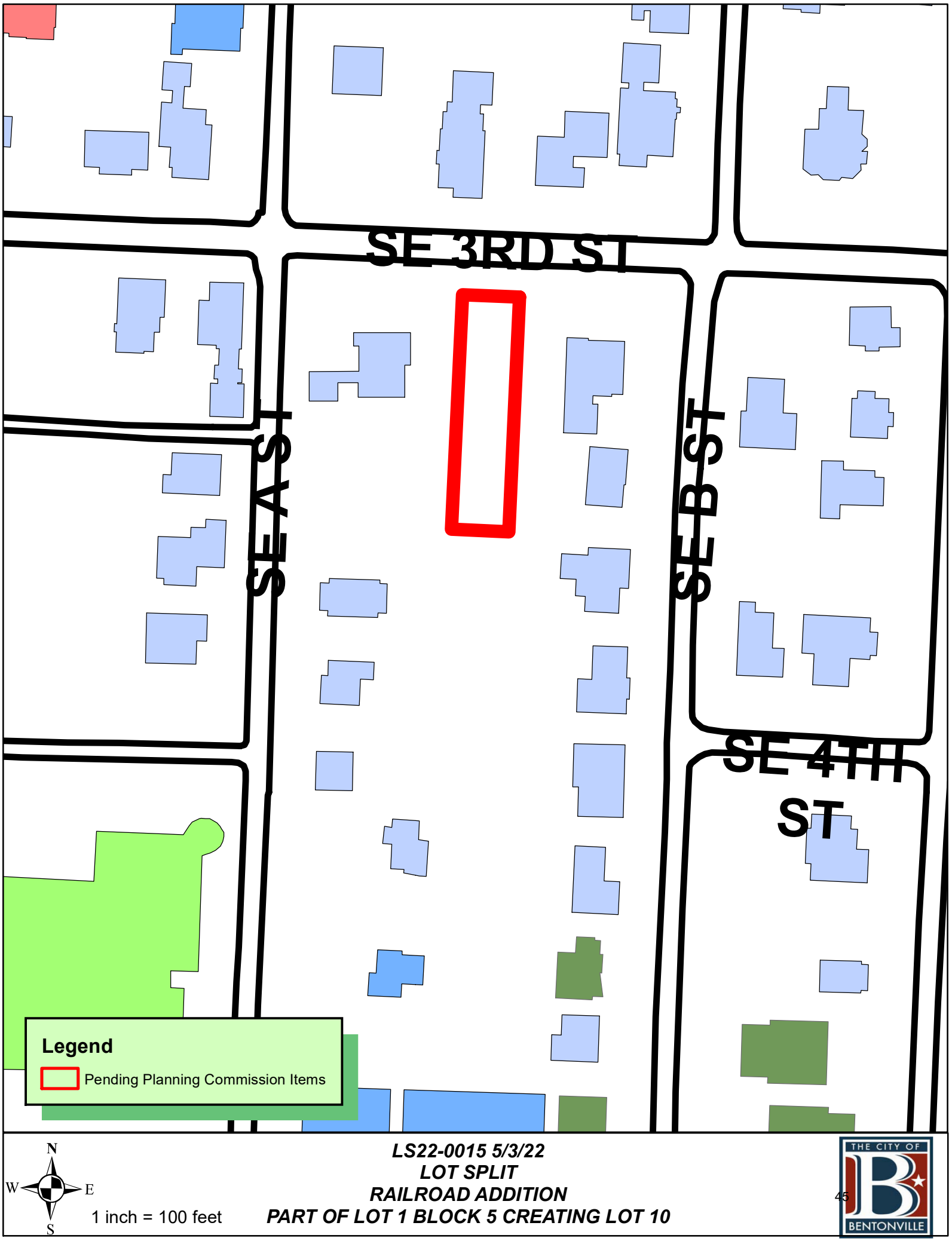


LS22-0015 5/3/22
LOT SPLIT
RAILROAD ADDITION
PART OF LOT 1 BLOCK 5 CREATING LOT 10

LOT SPLIT FOR LOT 2 BLOCK 5 OF RAILROAD ADDITION (CREATING LOT 10 BLOCK 5)

BENTON COUNTY

BENTONVILLE, AR 72712

RECORD DESCRIPTION

A STRIP OF GROUND 50 FEET IN WIDTH SQUARELY OFF THE EAST SIDE OF LOT TWO (2) IN BLOCK FIVE (5) IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, STATE OF ARKANSAS. SAID LAND BEING 50 (FIFTY) FEET WIDE FROM EAST TO WEST BY 210 (TWO HUNDRED-TEN) FEET MORE OF LESS FROM NORTH TO SOUTH.
SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

SURVEY DESCRIPTION

BEING A PART OF LOT TWO (2) IN BLOCK FIVE (5) IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, STATE OF ARKANSAS. SAID LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND CHISELED "X" MARKING THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5, THENCE S02°40'20"E 11.48' TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING S02°40'20"E 204.98' TO A FOUND 1/2" REBAR; THENCE N87°13'45"W 50.00'; THENCE N02°42'08"E 204.59' TO A SET 5/8" REBAR; THENCE S87°40'47"E 49.89' TO THE POINT OF BEGINNING. CONTAINING 0.235 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-31-110-04-1826

COMPLETED FIELD WORK:
MARCH 8, 2022

REFERENCE DOCUMENTS:
1. BENEFICIARY DEED FILED IN DEED BOOK 2016 AT PAGE 62363. (R)
2. SURVEY PLAT FILED IN PLAT BOOK 4 AT PAGE 742. (R2)

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.

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

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

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

THE SUBJECT PROPERTY IS ZONED "R-1" AND 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.

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

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN ZONES "A OR AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 6/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BASIS OF BEARING

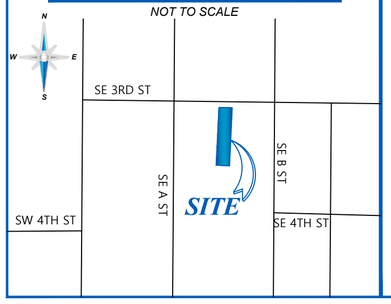
THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°22'08.1123"
LONGITUDE = -94°12'24.9871"
CONVERGENCE ANGLE = -01°17'03.1810"

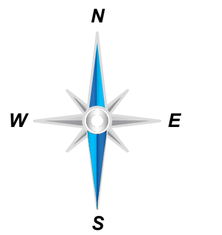
UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

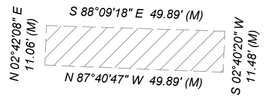
VICINITY MAP

NOT TO SCALE





R/W DEDICATION AREA



CERTIFICATE OF FINAL APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

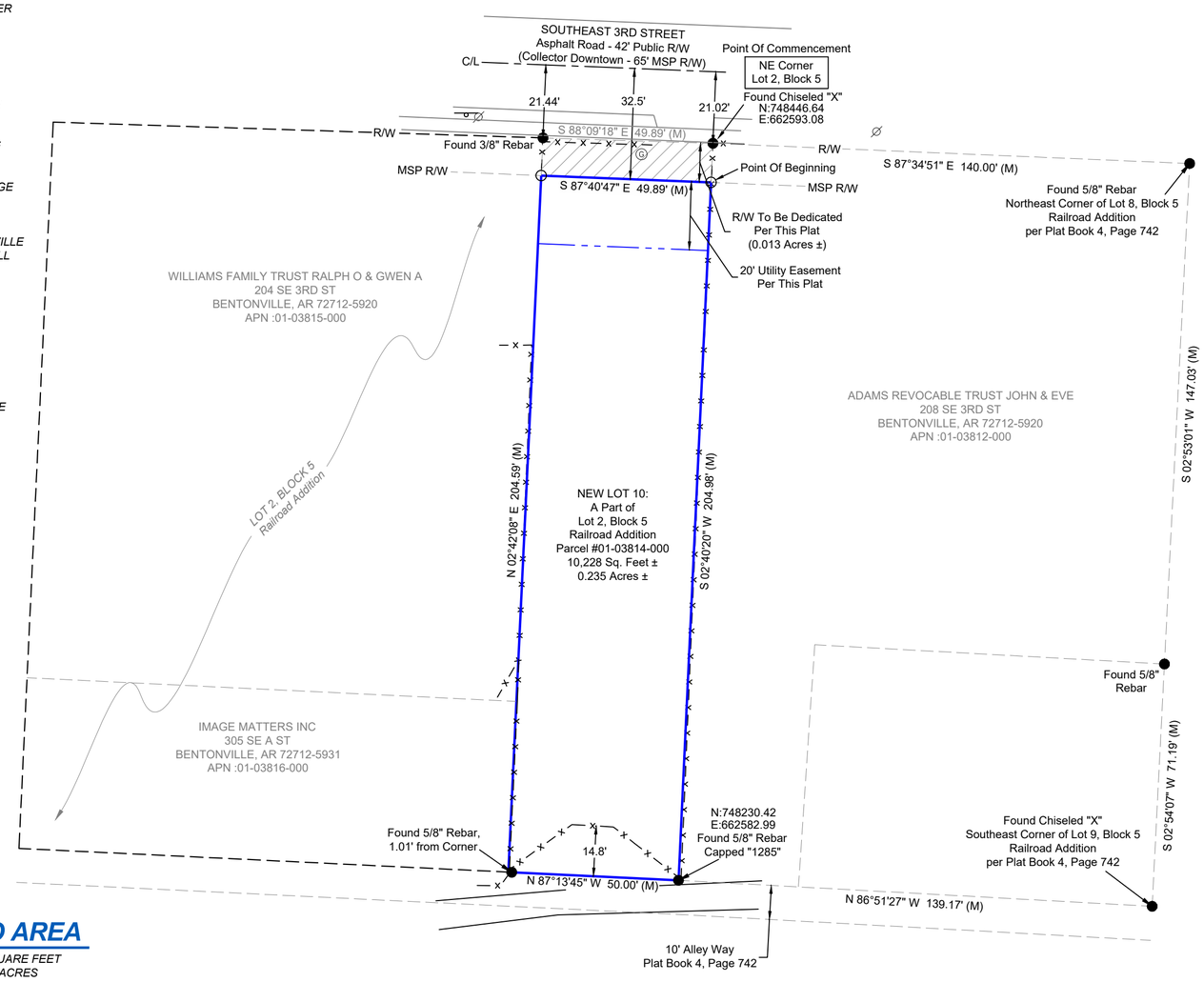
SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

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

_____
DATE OF EXECUTION

_____
HEATH A. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR____
STATE OF ARKANSAS



LAND AREA

10,228 ± SQUARE FEET
0.235 ± ACRES

LEGEND & SYMBOLS

- ● FOUND MONUMENT (AS NOTED)
- ○ SET 5/8" REBAR (UNLESS NOTED OTHERWISE)
- Ⓖ GAS METER
- ⌀ POWER POLE
- OVH OVERHANG
- C/L CENTERLINE
- (M) MEASURED/CALCULATED DIMENSION
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OHP OHP OHP OVERHEAD POWER LINE
- ADJOINING PROPERTY LINES

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 14TH DAY OF MARCH, 2022.

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

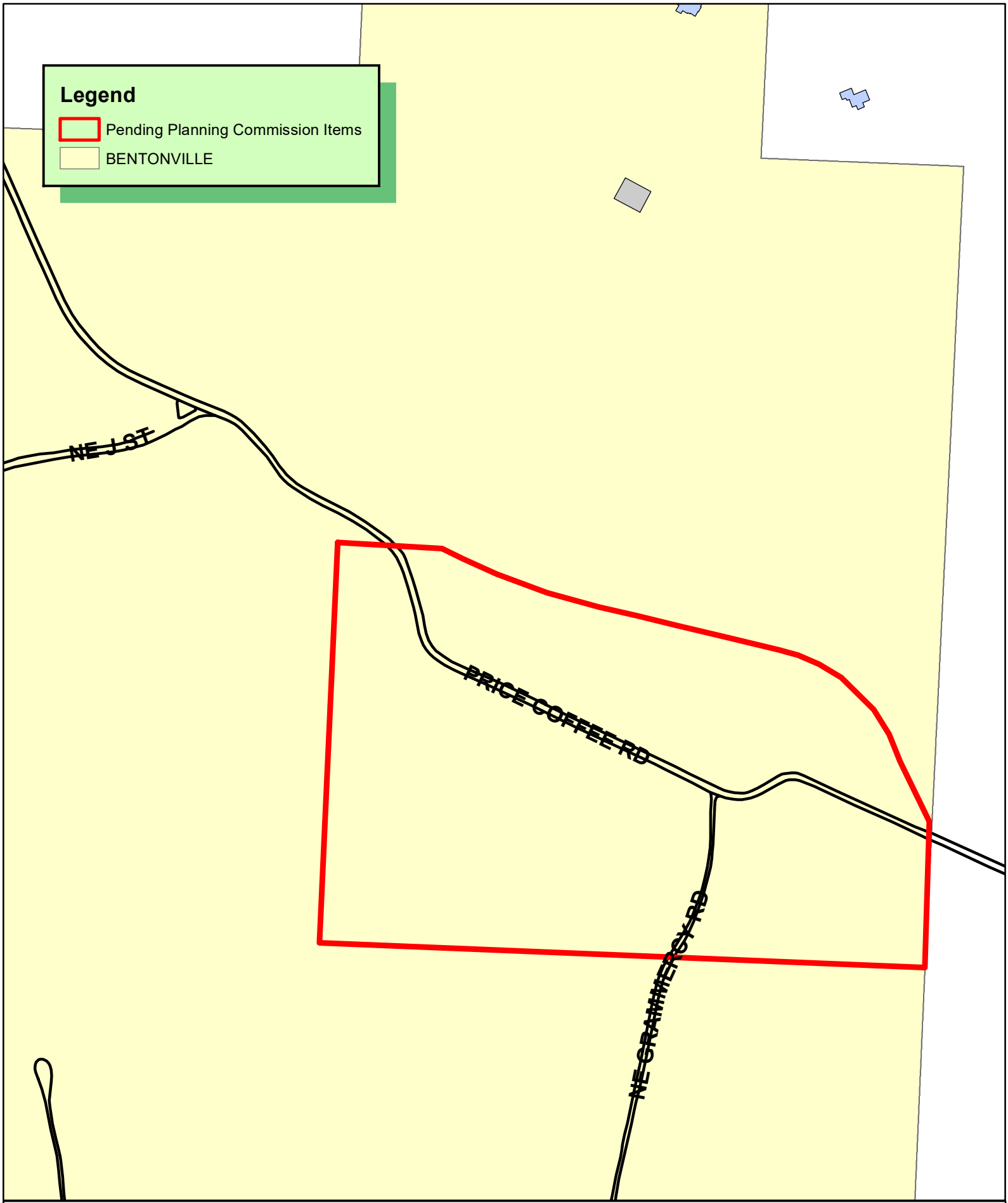
LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A MYERS

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL:SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 ·FAX: 479.582.1883
EMAIL: SURVEY@BLEWINC.COM·WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 21-6423.02	**SURVEY DRAWN BY:** AJO - 3/14/2022
SURVEY REVIEWED BY: TPN	**SCALE:** 1" = 30'
FOR THE USE AND BENEFIT OF: RONNIE ROBINSON	

COB PROJECT #: LS22-0015



N
W E
S

1 inch = 400 feet

LS22-0017 5/3/22
LOT SPLIT
TRAILBLAZERS PARCEL 01-0206-566
CREATING NEW SUB LOTS 1-2

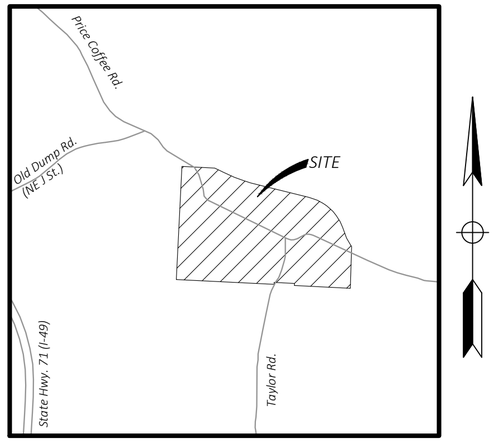
Lot Split for Parcel #01-00206-566, Creating Price Coffee Add. Ph. 2 Lots 1 & 2 Trailblazers + Ethic

Price Coffee Rd. & Grammercy Rd.

Bentonville, Benton County, Arkansas

GENERAL NOTES:

1. *Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.*
2. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
3. *This plat represents an Lot Split for Parcel #01-00206-566, Creating Price Coffee Add. Ph. 2 Lots 1 & 2 of the parcel recorded in Deed Records, DEED INSTR. #L201930811 in the public records of Benton County, Arkansas.*
4. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
5. *Basis of Bearings: All bearings shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.*
6. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
7. *This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.*
8. *Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
9. *No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.*
10. *No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.*
11. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
12. *Multiple utility services are located within easements abutting or within the bounds of subject tract.*
13. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
14. *The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.*
15. *By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Benton County, Arkansas.*
    Map Number: 05007C0095K
    Map Revised: June 5, 2012
16. *No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.*
17. *Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.*
18. *There may not be fences or any other structures built in any drainage easements.*
19. *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.*
20. *Owner is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.*
21. *All structures must maintain minimum of 20' clearance from all electric lines.*
22. *BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc.) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.*
23. *It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.*
24. *Relocation of any existing electrical facilities shall be at the owner's expense.*
25. *Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.*



VICINITY MAP

NOT TO SCALE

Latitude: 36°24'04"N
Longitude: 94°10'30"W

Owner:

Parcel #01-00206-566
Bentonville/Bella Vista Trailblazers Association Inc.
PO Box 2821
Bentonville, Arkansas, 72712

Surveyors:

CEI Engineering Associates, Inc.
3108 SW Regency Parkway
Bentonville, AR 72712
Phone: (479) 273-9472
Fax:(479) 271-0536
Surveyor: Dustin Riley

Certificate of Ownership & Dedication:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date: _____ *Owner:*_____

Subscribed and sworn before me, this _____ *day of* _____, *2022*

_____ _____
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 said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

Sheet Index:

1. *Cover Sheet*
2. *West Property*
3. *East Property*
4. *Tables & Descriptions*

REVISION

NO.	DESCRIPTION	DATE
1	1st Sub Comm	04/14/2022

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

Certificate of Surveying Accuracy

I Dustin Riley, 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.1618
State of Arkansas

State Survey Code: 500-20N-30W-0-16-200-04-1618

City of Bentonville Project # *LS22-0017*

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

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

Incidental Subdivision
Trailblazers + Ethic
Price Coffee Rd. & Grammercy Rd.
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	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32581
DATE	4/15/2022
REVISION	REV-1

COVER

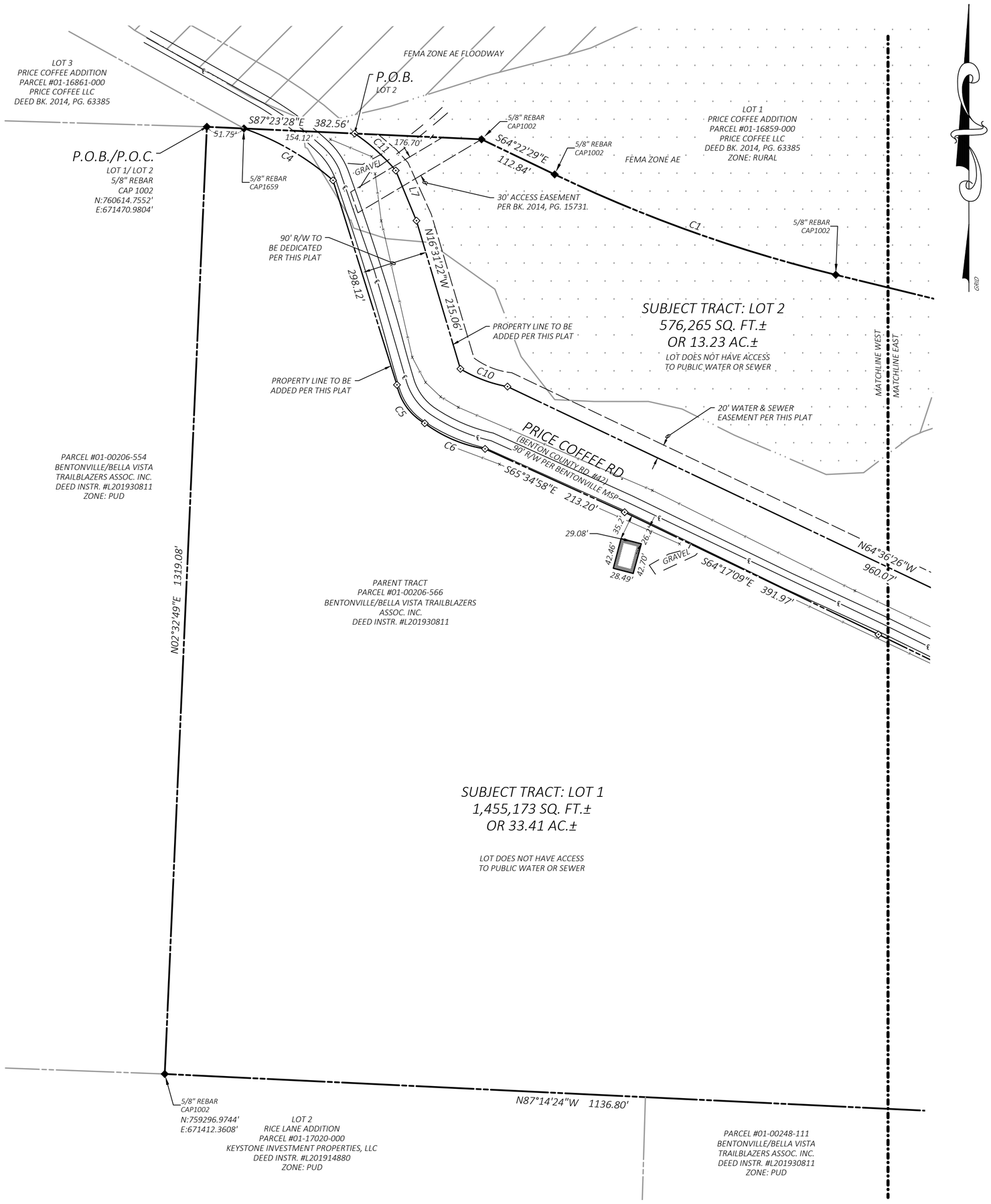
SHEET TITLE

SHEET NUMBER

1 OF 4

DRAWING LOCATION - S:\32000\32581\DRAWINGS SURVEY\SURVEY\WORKING\32581 LS.DWG -- SAVED BY - WPIERSON

© 2022 CEI ENGINEERING ASSOCIATES, INC.



Legend

- Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Easement Line
- Property Lot Line to be added per this plat
- Barb Wire Fence Line
- Match Line
- Centerline
- Found Monument (As Noted)
- Set 5/8" Rebar "LS#1618"
- Set Mag Nail w/Washer "LS#1618"
- Warning Gas Line Sign
- FEMA Zone "AE" Floodway
- FEMA Zone "AE"
- (XXXX) Record Bearing & Distance per Plat Bk. 2004, Pg. 564
- R/W Right-of-Way
- MSP Master Street Plan

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

State Survey Code: 500-20N-30W-0-16-200-04-1618

City of Bentonville Project # LS22-0017

CEI Solutions for Land and Life

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CEI PROJECT NUMBER	32581
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REVISION	REV-1

West Property

SHEET TITLE

SHEET NUMBER

2 OF 4

DRAWING LOCATION - S:\32000\32581\DRAWINGS SURVEY\SURVEY\WORKING\32581 LS.DWG -- SAVED BY - WPIERSON

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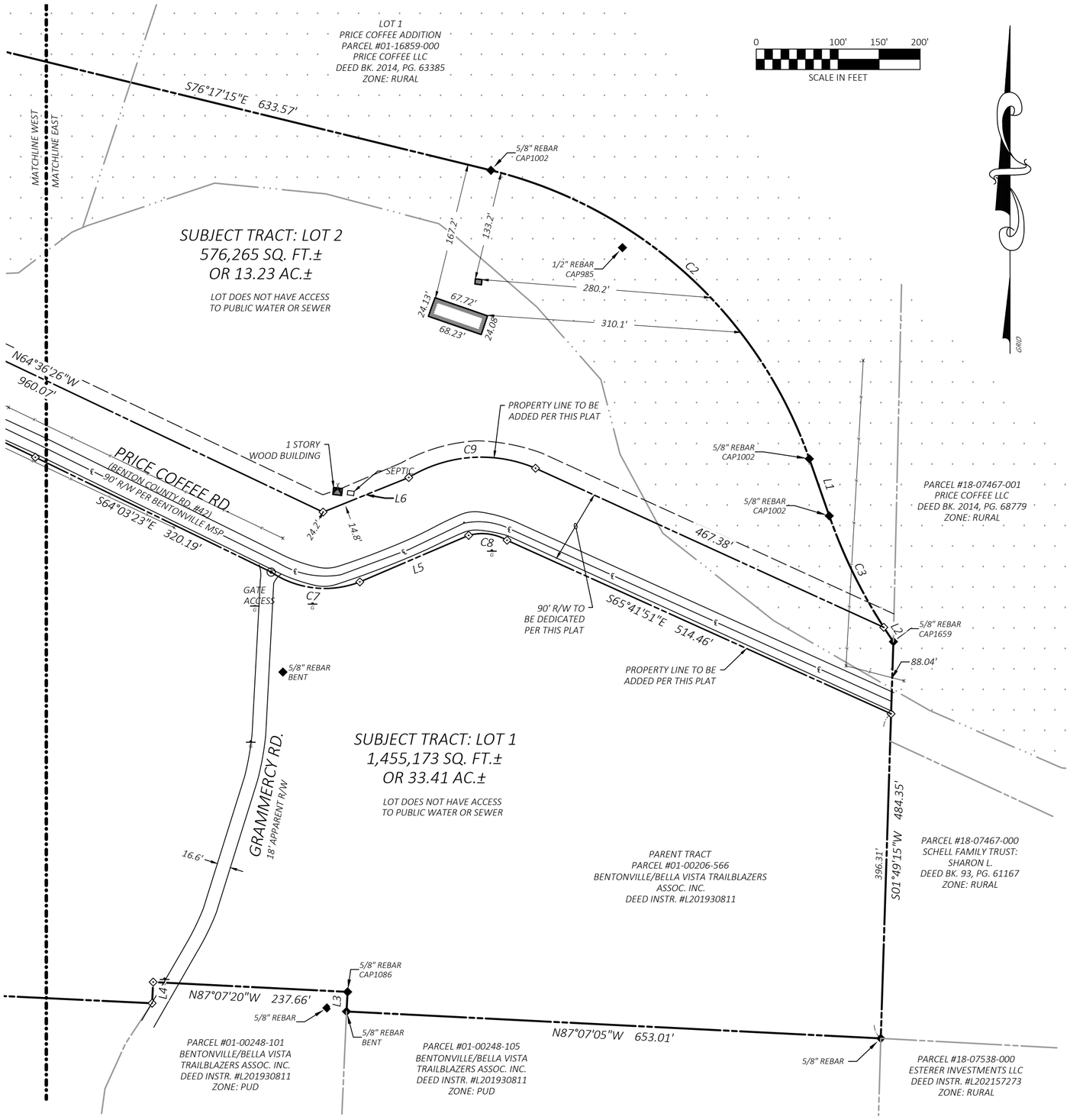

Legend

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CEI Engineering Associates, Inc. No. 118
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State Survey Code: 500-20N-30W-0-16-200-04-1618

City of Bentonville Project # LS22-0017

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DESIGNER	WAP
FIELD WORK	KTC
CEI PROJECT NUMBER	32581
DATE	4/15/2022
REVISION	REV-1

East Property

SHEET TITLE

SHEET NUMBER

3 OF 4

DRAWING LOCATION - S:\32000\32581\DRAWINGS SURVEY\SURVEY\WORKING\32581 LS.DWG -- SAVED BY - WPIERSON

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Survey Description Lot 1

A part of the South half of the Southeast Quarter, Section 16, Township 20 North, Range 30 West, and a part of the parcel described at Deed Instrument #L201930811 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar capped LS #1002 found at the northwest corner of said parcel;
THENCE along the north boundary of said parcel, South 87°23'28" East, 51.75 feet to a 5/8" rebar capped LS 1659 found on the south right-of-way of Price Coffee Road;
THENCE along said south right-of-way, the following fourteen (12) calls:

1. *Southeasterly along the arc of a curve to the right 144.21 feet a central angle of 22°01'48", a radius of 375.05 feet, and a chord that bears South 59°46'08" East with a chord distance of 143.32 feet to a 5/8" rebar with cap LS 1618;*
2. *South 18°43'24" East, 136.95 feet to a 5/8" rebar with cap LS 1618;*
3. *South 16°11'09" East, 161.24 feet to a 5/8" rebar with cap LS 1618;*
4. *Southeasterly along the arc of a curve to the right 67.96 feet having a central angle of 49°11'40", a radius of 79.15 feet, and a chord that bears South 35°55'33" East with a chord distance of 65.89 feet to a 5/8" rebar with cap LS 1618;*
5. *Easterly along the arc of a curve to the left 92.13 feet having a central angle of 27°43'20", a radius of 190.41 feet, and a chord that bears South 66°58'40" East with a chord distance of 91.23 feet to a 5/8" rebar with cap LS 1618;*
6. *South 65°34'58" East, 213.20 feet to a 5/8" rebar with cap LS 1618;*
7. *South 64°17'09" East, 391.97 feet to a magnail with washer LS 1618;*
8. *South 64°03'23" East, 320.19 feet to a 5/8" rebar with cap LS 1618;*
9. *Easterly along the arc of a curve 113.13 feet having a central angle of 55°00'28", a radius of 117.84 feet, and a chord that bears South 83°39'37" East with a chord distance of 108.84 feet to a 5/8" rebar with cap LS 1618;*
10. *North 66°51'10" East, 144.43 feet to a 5/8" rebar with cap LS 1618;*
11. *Easterly along the arc of a curve to the right 48.54 feet having a central angle of 45°26'52", a radius of 61.20 feet, and a chord that bears South 82°46'42" East with a chord distance of 47.28 feet to a 5/8" rebar with cap LS 1618;*
12. *South 65°41'51" East, 514.46 feet to a 5/8" rebar with cap LS 1618 set along the east boundary of the aforementioned parcel;*

THENCE South 01°49'15" West, 396.31 feet to a 5/8" rebar found at the southeast corner of said parcel;
THENCE along the south boundary of said parcel, the following five (5) calls:

1. *North 87°07'05" West, 653.01 feet to a 5/8" rebar;*
2. *North 03°04'26" East, 23.95 feet to a 5/8" rebar with cap LS1086;*
3. *North 87°07'20" West, 237.66 feet to a 5/8" rebar with cap LS1618;*
4. *South 02°52'40" West, 25.83 feet to a 5/8" rebar with cap LS1618;*
5. *North 87°14'24" West, 1,136.80 feet to a 5/8" rebar with cap 1002 found at the southwest corner of said parcel;*

THENCE North 02°32'49" East, 1,319.08 feet to the POINT OF BEGINNING, containing 1,455,173 square feet or 33.41 acres, more or less.

Survey Description Lot 2

A part of the South half of the Southeast Quarter, Section 16, Township 20 North, Range 30 West, and a part of the parcel described at Deed Instrument #L201930811 in the public records of Benton County, Arkansas, and being described by metes and bounds as follows:

COMMENCING at a 5/8" rebar found at the northwest corner of said parcel;
THENCE along the north line of said parcel, South 87°23'28" East, 205.87 feet to a 5/8" rebar with cap LS 1618 and the POINT OF BEGINNING;
THENCE continuing along said north line the following seven (7) calls:

1. *South 87°23'28" East, 176.70 feet to a 5/8" rebar with cap LS 1002;*
2. *South 64°22'29" East, 112.84 feet to a 5/8" rebar with cap LS 1002;*
3. *Easterly along the arc of a curve to the left 416.03 feet having a central angle of 11°56'27", a radius of 1,996.24 feet, and a chord that bears South 70°20'43" East with a chord distance of 415.28 feet to a 5/8" rebar with cap LS 1002;*
4. *South 76°17'15" East, 633.57 feet to a 5/8" rebar with cap LS 1002;*
5. *Southeasterly along the arc of a curve to the right 546.61 feet having a central angle of 56°54'33", a radius of 550.32 feet, and a chord that bears South 47°49'59" East with a chord distance of 524.42 feet to a 5/8" rebar with cap LS 1002;*
6. *South 19°16'35" East, 73.77 feet to a 5/8" rebar with cap LS 1002;*
7. *Southeasterly along the arc of a curve to the left 151.77 feet having a central angle of 13°34'29", a radius of 640.60 feet, and a chord that bears South 26°03'50" East with a chord distance of 151.42 feet to a 5/8" rebar with cap LS 1618;*

THENCE along the north right-of-way of Price Coffee Road the following thirteen (8) calls:

1. *North 65°27'29" West, 467.38 feet to a 5/8" rebar with cap LS 1618;*
2. *Westerly along the arc of a curve to the left 161.24 feet having a central angle of 54°32'00", a radius of 169.40 feet, and a chord that bears South 85°48'26" West with a chord distance of 155.22 feet to a 5/8" rebar with cap LS 1618;*
3. *South 68°02'23" West, 112.74 feet to a 5/8" rebar with cap LS 1618;*
4. *North 64°36'26" West, 960.07 feet to a 5/8" rebar with cap LS 1618;*
5. *Along the arc of a curve to the right 70.39 feet having a central angle of 20°46'53", a radius of 194.07 feet, and a chord that bears North 69°21'41" West with a chord distance of 70.00 feet to a 5/8" rebar with cap LS 1618;*
6. *North 16°31'22" West, 215.06 feet to a 5/8" rebar with cap LS 1618;*
7. *North 22°25'25" West, 75.47 feet to a 5/8" rebar with cap LS 1618;*
8. *Along the arc of a curve to the left 77.20 feet having a central angle of 16°03'55", a radius of 275.31 feet, and a chord that bears North 47°58'50" West with a chord distance of 76.94 feet to the POINT OF BEGINNING containing 576,265 square feet or 13.23 acres, more or less.*

Parent Tract Description:

Part of the SE/4 of Section 16, T-20-N, R-30-W, Benton County, Arkansas more particularly described as:
Commencing at the northwest corner of said SE/4 of Section 16;
THENCE S 02°50'38" W 1318.91 feet to the northwest corner of the SW/4 of said SE/4 being the POINT OF BEGINNING;
THENCE 87°05'27" E 382.60 feet to the proposed centerline of Price Coffee Road;
THENCE along said centerline the following six courses:
THENCE S 64°03'40" E 112.92 feet;
*THENCE 415.96 feet along a curve to the left having a radius of 2000.00 feet and a S 70°**01'10"** E 415.21 foot chord;*
THENCE S 75°58'39" E 633.59 feet;
THENCE 546.64 feet along a curve to the right having a radius of 550.00 feet and a S 47°30'16" E 524.42 foot chord;
THENCE S 19°01'53" 73.75 feet;
THENCE 166.78 feet along a curve to the left having a radius of 550.00 feet and a S 27°43'08" E 166.15 foot chord to the east line of the W/2 of the E/2 of said SE/4;
THENCE N 87°06'37" W 653.03 feet along the south line of said Section 16;
THENCE N 02°53'23" E 24.00 feet;
THENCE N 87°06'37" W 237.66 feet;
THENCE S 02°53'23" W 24.00 feet to said south line of Section 16;
THENCE N 87°06'37" W 1138.57 feet to the southwest corner of said SE/4;
THENCE N 02°50'38" E 1318.91 feet to the POINT OF BEGINNING

Property Line Table		
Line #	Direction	Length
L1	S19°16'35"E	73.77'
L2	S33°47'39"E	21.09'
L3	N03°04'26"E	23.95'
L4	S02°52'40"W	25.83'
L5	N66°51'10"E	144.43'
L6	S68°02'23"W	112.74'
L7	N22°25'25"W	75.47'

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	1996.24'	416.03'	11°56'27"	S70°20'43"E	415.28'
C2	550.32'	546.61'	56°54'33"	S47°49'59"E	524.42'
C3	640.60'	151.77'	13°34'29"	S26°03'50"E	151.42'
C4	375.05'	144.21'	22°01'48"	S59°46'08"E	143.32'
C5	79.15'	67.96'	49°11'40"	S35°55'33"E	65.89'
C6	190.41'	92.13'	27°43'20"	S66°58'40"E	91.23'
C7	117.84'	113.13'	55°00'28"	S83°39'37"E	108.84'
C8	61.20'	48.54'	45°26'52"	S82°46'42"E	47.28'
C9	169.40'	161.24'	54°32'00"	S85°48'26"W	155.22'
C10	194.07'	70.39'	20°46'53"	N69°21'41"W	70.00'
C11	275.31'	77.20'	16°03'55"	N47°58'50"W	76.94'

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

State Survey Code: 500-20N-30W-0-16-200-04-1618

City of Bentonville Project # LS22-0017

CEI Solutions for Land and Life

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Bentonville, Benton County, Arkansas

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Tables & Descriptions

SHEET TITLE

SHEET NUMBER

4 OF 4

DRAWING LOCATION - S:\32000\32581\DRAWINGS SURVEY\SURVEY\WORKING\32581 LS.DWG -- SAVED BY - WPIERSON

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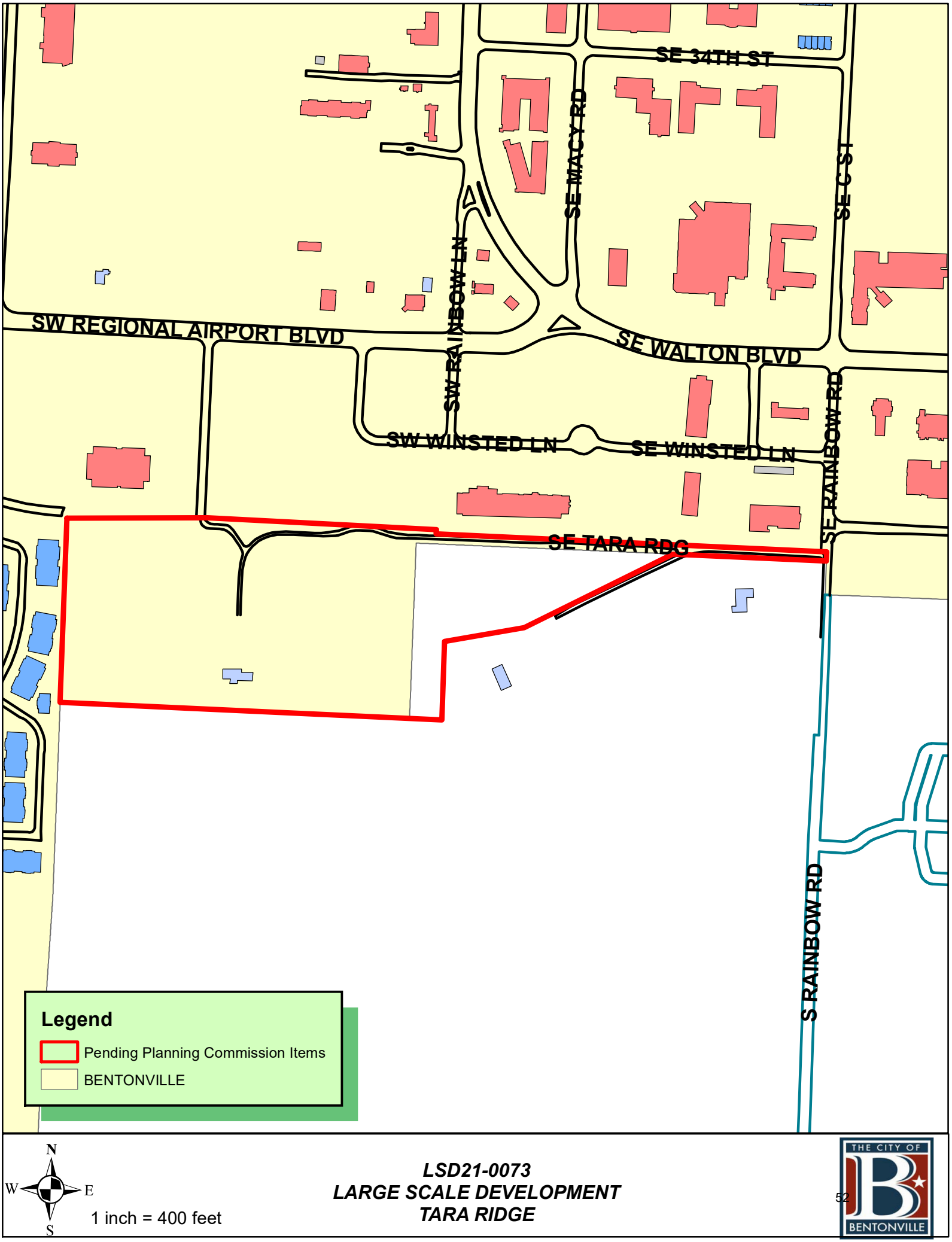
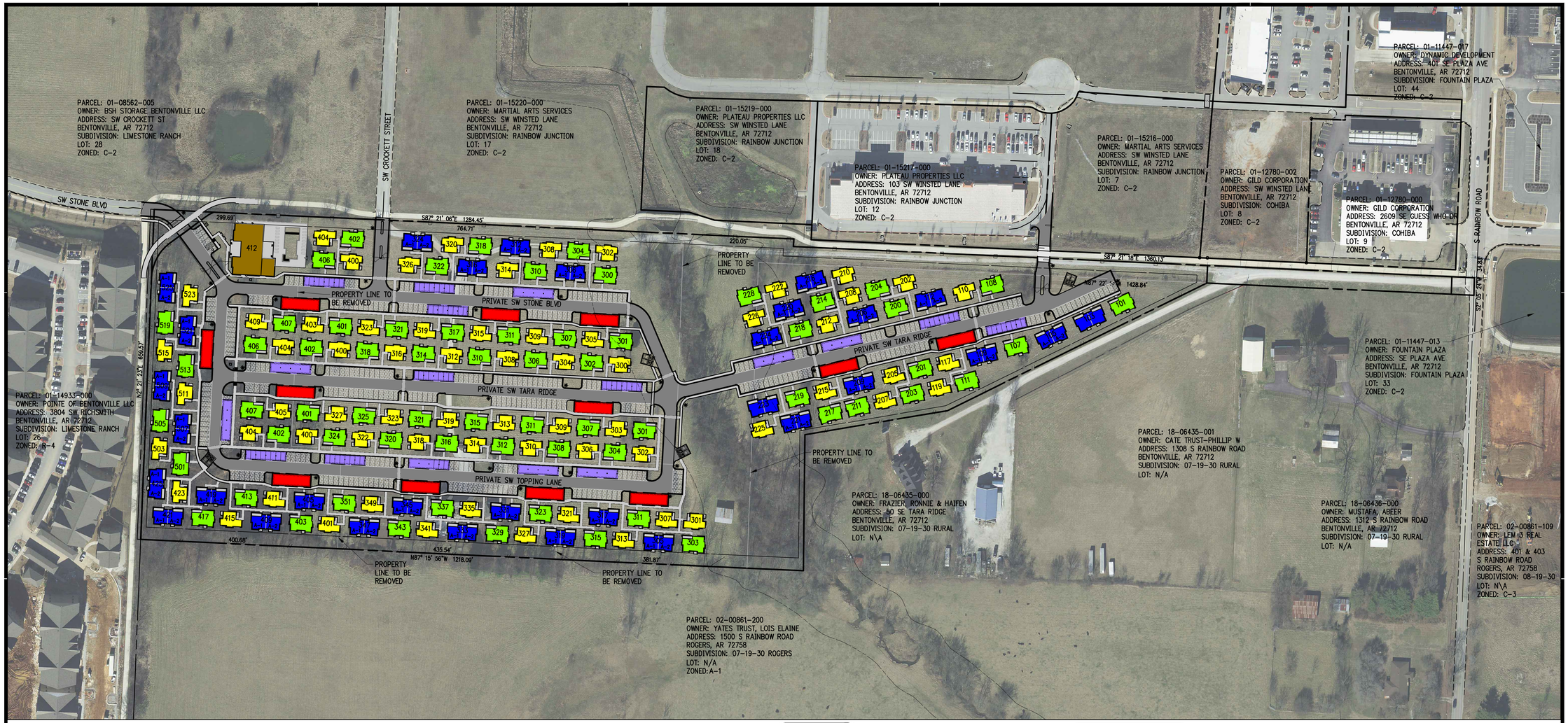


N
W E
S

1 inch = 400 feet

LSD21-0073
LARGE SCALE DEVELOPMENT
TARA RIDGE



LEGEND (EXISTING SYMBOLS)

SYMBOLS	
⊙	FOUND IRON PIN
☼	LIGHT POLE

LINEWORK
CURB
RIGHT OF WAY
ROAD CENTERLINE
SIDEWALK
WELDED IRON FENCE

LEGEND (CONSTRUCT)

SYMBOLS	
●	SET IRON PIN
✷	ON-SITE LIGHT POLE BASE

LINEWORK
CURB
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE
6' STEEL PICKET FENCE
6' WOOD PICKET PRIVACY FENCE
MASONRY COLUMNS WITH 6' WOOD PICKET INFILL
PERMEABLE PAVERS
SIDEWALK

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.

SITE INFORMATION:

ZONING:
R-3
BUILDING SETBACK:
R-3:

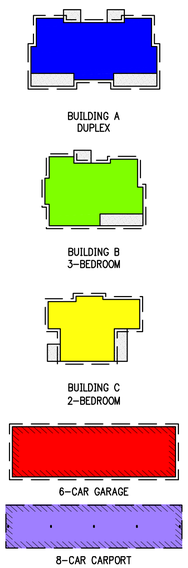
FRONT	20'
INTERIOR SIDE	10'
EXTERIOR SIDE	20'
REAR	25'

ATLAS PAGE:
485
SITE AREA:
24.75± ACRES (1,078,007± SQ FT)
DEVELOPMENT AREA:
24.75± ACRES (1,078,007± SQ FT)
PROPERTY USAGE:
RESIDENTIAL
BUILDING USAGE:
RESIDENTIAL
DENSITY CALCULATIONS:
192 UNITS/24.75± ACRES = 7.56 UNITS PER ACRE

UNIT CALCULATIONS:

BUILDING A	62 UNITS	2 UNITS EACH
BUILDING B	65 UNITS	1 UNITS EACH
BUILDING C	65 UNITS	1 UNITS EACH
TOTAL UNITS	192 UNITS	

REQUIRED PARKING:
ZONE R-3: 3 SPACES PER 2 DWELLING UNITS
192 UNITS X 1.5 = 288 STALLS
PROVIDED PARKING:
ZONE R-3:
STANDARD STALLS = 263
GARAGE STALLS = 78
CARPORT STALLS = 136
ADA STALLS = 9
TOTAL = 486



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

CERTIFICATE OF AUTHORIZATION:
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CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
100' 0 100'

THE VILLAGE AT TARA RIDGE

BENTONVILLE, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 21103301
ISSUE DATE: 1/28/2022
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

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LSD21-0073

OVERALL SITE PLAN

C-101

DRAWING OUTPUT SCALE: 1"=100' | DRAWING PLOTTED: MAY 4, 2022 8:47 AM BY DAVID RICHARD COPY
DRAWING PATH: C:\USERS\DAVIDRICHARD\DESKTOP\CRAFTON\LONG\DWGS\ALL SITE PLAN.DWG

VARIANCE REQUEST NARRATIVE

To: Planning & Zoning Commission – The City of Bentonville
Subject: Village at Tara Ridge – Cottage Condominium Community

Members of the Bentonville Planning Commission,

It is our intention to clarify our housing type pertaining to the Development Standards document adopted by the City of Bentonville. Moreover, we intend to further illustrate in our graphic exhibit that, not only are the proposed exterior materials appropriate to bungalow-style architecture in general, they are stylistically applicable to local architecture existing in Bentonville, Arkansas and around the state of Arkansas as a whole.

The material requirements listed in ART 1100 DEVELOPMENT STANDARDS, Section 1100.21 Large Scale Development Design Standards, for "LARGE SCALE DEVELOPMENTS BUILDING MATERIALS", pgs. 27 & 28 in the document, state the material requirements listed are intended for "commercial and multi-family housing". This product is a multifamily styled development packaged in a single family architectural style. We request that the individual units be approved with the material applications appropriate to their architectural language and scale.

You will see from the photos provided in the attached exhibit on the following page, the examples show a commonality in their use of horizontal and vertical siding. The various types of masonry utilized serve to ground the bungalows and imbue a feeling of weight to their respective bases while the areas of siding feel lighter and offer pleasing rhythmic patterns that are only interrupted by large, proportional windows. Finally, you will see that most, if not all of the gables, utilize a contrasting siding orientation to accentuate the relative shape of the gable, detailing roof vents and capping the top of the bungalows in a pleasing, whimsical manner with various types of brackets or fenestration. A deep, covered porch supported by square columns completes the front elevation and at the interior, the front door opens to the main living space. Red River Development and Studio 45 Architects seek to work within this style that hearkens back to the strongest aspects of the American and (furthermore) the Arkansas Bungalow in the Tara Ridge development.

Please notice in the elevation drawings portion of the exhibit on the following pages that one, two and three bedroom units have been designed with a three and one-half foot brick wainscot that wraps the entire perimeter (grounding & weight), culminating in a continuous 4-inch brick rowlock coping. Also, rowlock sills are placed at every window that occurs within the brick wainscot field. As is historically typical, atop the brick wainscot you will see a field of siding, In this case, vertical board and batten cementitious siding which is terminated at every inside and outside corner with cementitious 1x trim. The vertical siding is captured above by 1x horizontal trim and finally, the gable (cap) is infilled with horizontal lap siding, giving a contrasting texture, while pulling the eye towards the bracket (fenestration) at the top of the gable.

See current architectural drawings prior to the Variance, per ART 1100 DEVELOPMENT STANDARDS at the end of this exhibit. It is our view that the proposed elevations in the Variance request provide for a superior elevation in all instances.

Sincerely,

Red River Development & Studio 45 Architects

RED RIVER DEVELOPMENT

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FAYETTEVILLE, AR

FAYETTEVILLE, AR

The American Bungalow utilizes masonry with siding above and contrasting detailing and fenestration at the gables (see photos at left). Examples of Arkansas Bungalows follow these basic tenants as well (see photos at right).

RED RIVER DEVELOPMENT

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HORIZONTAL LAP SIDING

CEMENTITIOUS BOARD & BATTEN SIDING

WHITE BRICK

DARK COMPOSITE SHINGLES

R-PANEL METAL ROOF

CEDAR ACCENT TRIM & COLUMNS

1-BEDROOM DUPLEX MATERIALS

RED RIVER DEVELOPMENT

STUDIO45ARCHITECTS

1-BEDROOM DUPLEX ELEVATION

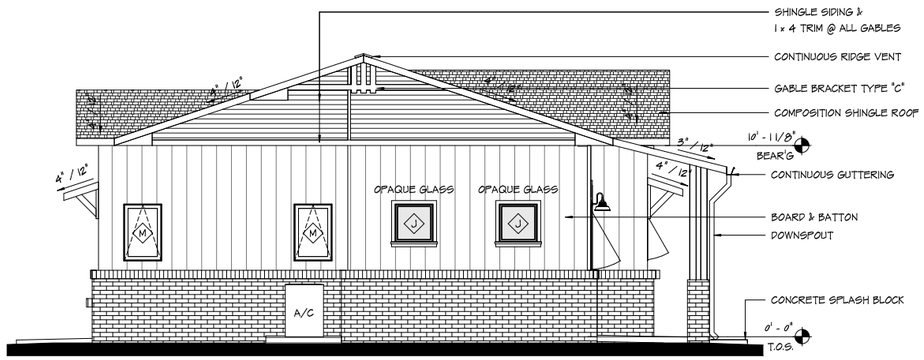
RED RIVER DEVELOPMENT

STUDIO45ARCHITECTS

UNIT MATERIALS (PERCENTAGES)

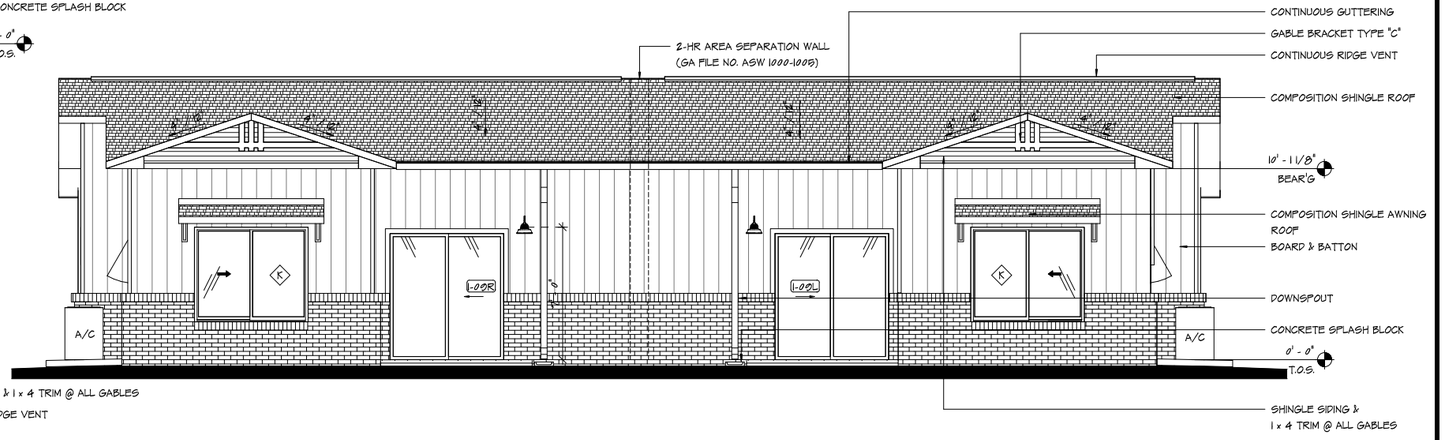
UNIT TYPE	MATERIAL	FRONT ELEVATION	LH ELEVATION	REAR ELEVATION	RH ELEVATION	MATERIAL TOTAL AREA	MATERIAL PERCENTAGE
1 BR / 1 BTH (NOT USED)							
1 BR / 1 BTH DUPLEX	MASONRY	230 SF (44%)	114 SF (34%)	160 SF (33%)	118 SF (35%)	631 SF	37%
	CEMENT BOARD SIDING	290 SF (56%)	224 SF (66%)	340 SF (67%)	224 SF (65%)	1,078 SF	63%
2 BR / 2 BTH	MASONRY	90 SF (35%)	163 SF (32%)	88 SF (36%)	167 SF (34%)	508 SF	34%
	CEMENT BOARD SIDING	170 SF(65%)	347 SF (68%)	157 SF (64%)	310 SF (66%)	983 SF	66%
3 BR / 2 BTH	MASONRY	158 SF (37%)	127 SF (35%)	138 SF (39%)	127 SF (34%)	550 SF	35%
	CEMENT BOARD SIDING	269 SF (63%)	258 SF (67%)	251 SF (65%)	246 SF (66%)	1,024 SF	65%

1. **AREA** - TOTAL AMOUNT OF MATERIAL ON INDICATED FACADE **2. PERCENTAGE** - MATERIAL SF / SUM OF ALL MATERIALS' SF ON INDICATED FACADE



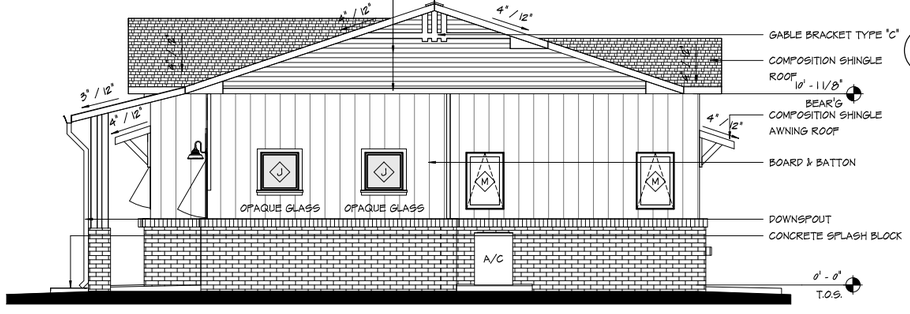
4 DUPLEX - LEFT ELEVATION

1/4" = 1'-0"



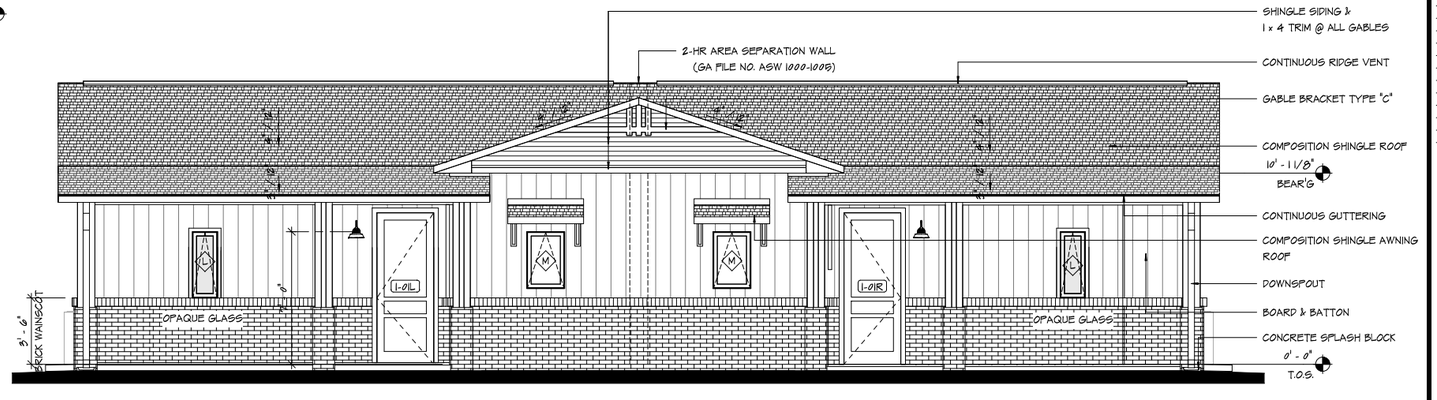
3 DUPLEX - REAR ELEVATION

1/4" = 1'-0"



2 DUPLEX - RIGHT ELEVATION

1/4" = 1'-0"



1 DUPLEX - FRONT ELEVATION

1/4" = 1'-0"

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BENTON COUNTY
BENTONVILLE, AR

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PROJECT NO: 100-132
ISSUE DATE: 03/21/22

EXTERIOR ELEVATIONS - ONE BEDROOM/ONE BATH DUPLEX

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2-BEDROOM UNIT MATERIALS

HORIZONTAL LAP SIDING

CEMENTITIOUS BOARD & BATTEN SIDING

WHITE BRICK

DARK COMPOSITE SHINGLES

R-PANEL METAL ROOF

CEDAR ACCENT TRIM & COLUMNS

RED RIVER DEVELOPMENT

STUDIO45ARCHITECTS

2-BEDROOM UNIT ELEVATION

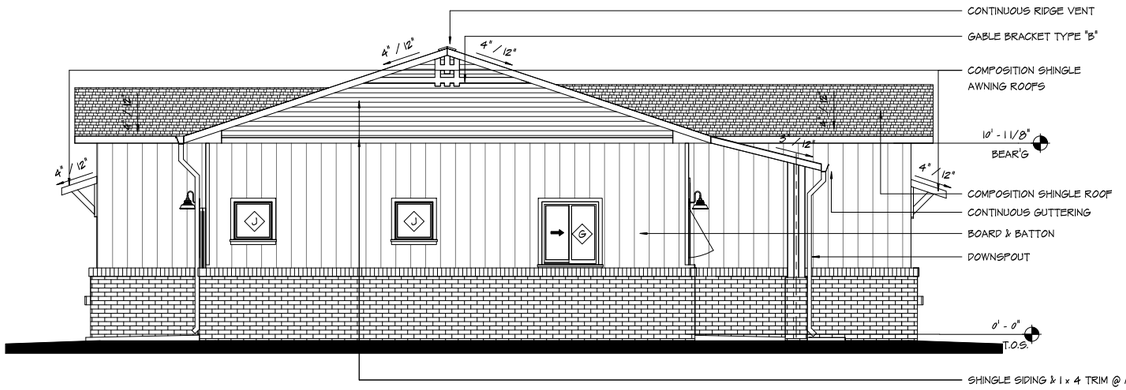
RED RIVER DEVELOPMENT

STUDIO45ARCHITECTS

UNIT MATERIALS (PERCENTAGES)

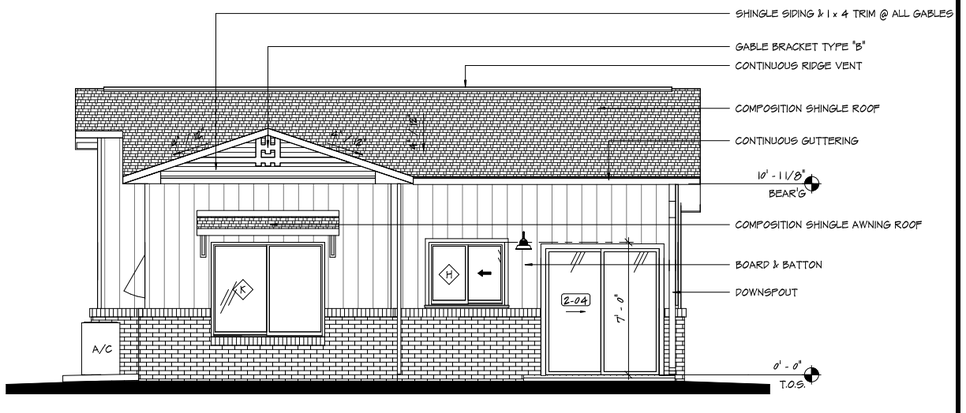
UNIT TYPE	MATERIAL	FRONT ELEVATION	LH ELEVATION	REAR ELEVATION	RH ELEVATION	MATERIAL TOTAL AREA	MATERIAL PERCENTAGE
1 BR / 1 BTH (NOT USED)							
1 BR / 1 BTH DUPLEX	MASONRY	230 SF (44%)	114 SF (34%)	160 SF (33%)	118 SF (36%)	631 SF	37%
	CEMENT BOARD SIDING	290 SF (56%)	224 SF (66%)	340 SF (67%)	224 SF (68%)	1,078 SF	63%
2 BR / 2 BTH	MASONRY	90 SF (38%)	163 SF (32%)	88 SF (36%)	167 SF (34%)	508 SF	34%
	CEMENT BOARD SIDING	170 SF(68%)	347 SF (68%)	197 SF (64%)	310 SF (66%)	993 SF	66%
3 BR / 2 BTH	MASONRY	198 SF (37%)	127 SF (33%)	138 SF (36%)	127 SF (34%)	590 SF	35%
	CEMENT BOARD SIDING	290 SF (63%)	288 SF (67%)	251 SF (65%)	246 SF (66%)	1,024 SF	65%

1. **AREA** - TOTAL AMOUNT OF MATERIAL ON INDICATED FACADE 2. **PERCENTAGE** - MATERIAL SF / SUM OF ALL MATERIALS' SF ON INDICATED FACADE



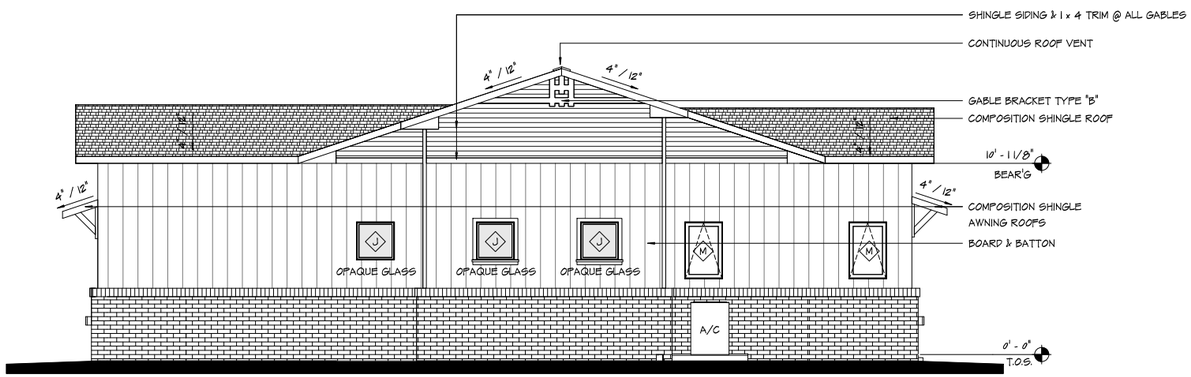
4 2 BR 2 BTH - LEFT ELEVATION

1/4" = 1'-0"



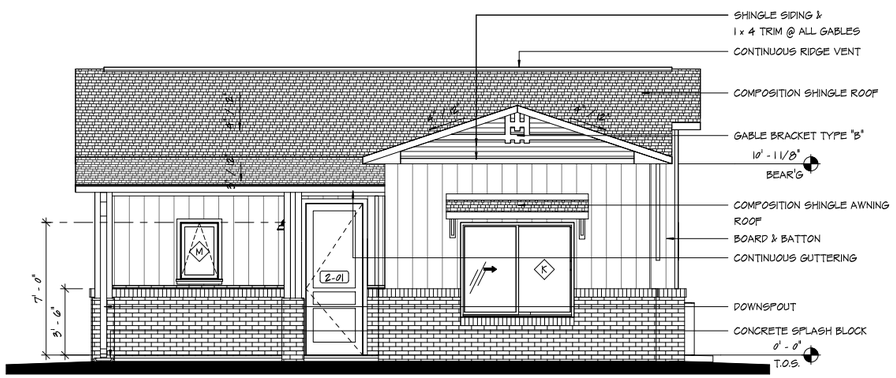
3 2 BR 2 BTH - REAR ELEVATION

1/4" = 1'-0"



2 2 BR 2 BTH - RIGHT ELEVATION

1/4" = 1'-0"



1 2 BR 2 BTH - FRONT ELEVATION

1/4" = 1'-0"

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PROJECT NO: 100-132
ISSUE DATE: 09/10/21

EXTERIOR ELEVATIONS - TWO BEDROOM/TWO BATH

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HORIZONTAL LAP SIDING

CEMENTITIOUS BOARD & BATTEN SIDING

WHITE BRICK

DARK COMPOSITE SHINGLES

R-PANEL METAL ROOF

CEDAR ACCENT TRIM & COLUMNS

3-BEDROOM UNIT MATERIALS

RED RIVER DEVELOPMENT

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3-BEDROOM UNIT ELEVATION

RED RIVER DEVELOPMENT

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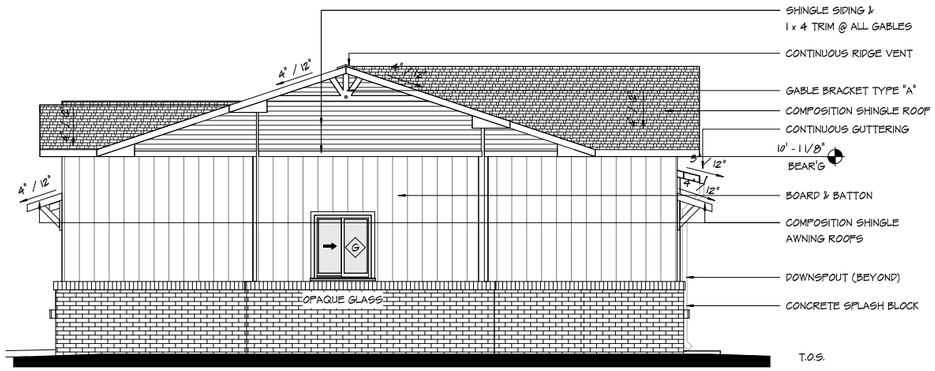
UNIT MATERIALS (PERCENTAGES)

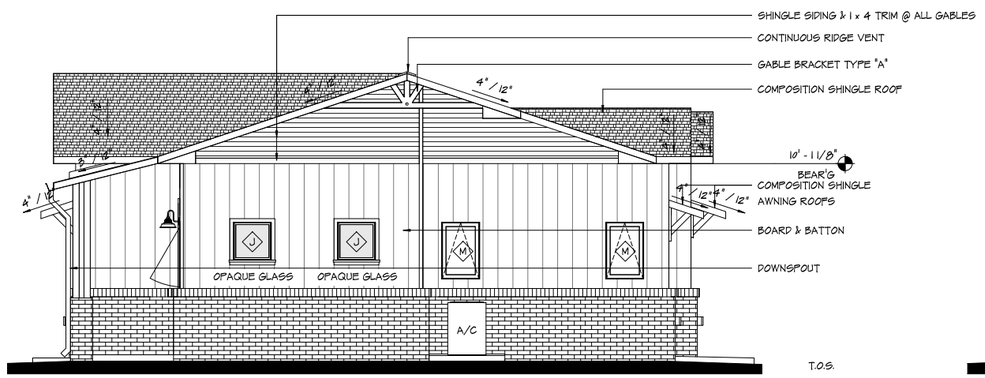
UNIT TYPE	MATERIAL	FRONT ELEVATION	LH ELEVATION	REAR ELEVATION	RH ELEVATION	MATERIAL TOTAL AREA	MATERIAL PERCENTAGE
1 BR / 1 BTH (NOT USED)							
1 BR / 1 BTH DUPLEX	MASONRY	230 SF (44%)	114 SF (34%)	160 SF (35%)	118 SF (35%)	631 SF	37%
	CEMENT BOARD SIDING	290 SF (56%)	224 SF (66%)	340 SF (67%)	224 SF (65%)	1,078 SF	63%
2 BR / 2 BTH	MASONRY	90 SF (35%)	163 SF (32%)	88 SF (36%)	167 SF (34%)	508 SF	34%
	CEMENT BOARD SIDING	170 SF(65%)	347 SF (68%)	157 SF (64%)	310 SF (66%)	993 SF	66%
3 BR / 2 BTH	MASONRY	198 SF (37%)	127 SF (33%)	138 SF (35%)	127 SF (34%)	550 SF	35%
	CEMENT BOARD SIDING	260 SF (63%)	258 SF (67%)	251 SF (65%)	246 SF (66%)	1,024 SF	65%

1. **AREA** - TOTAL AMOUNT OF MATERIAL ON INDICATED FACADE 2. **PERCENTAGE** - MATERIAL SF / SUM OF ALL MATERIALS' SF ON INDICATED FACADE



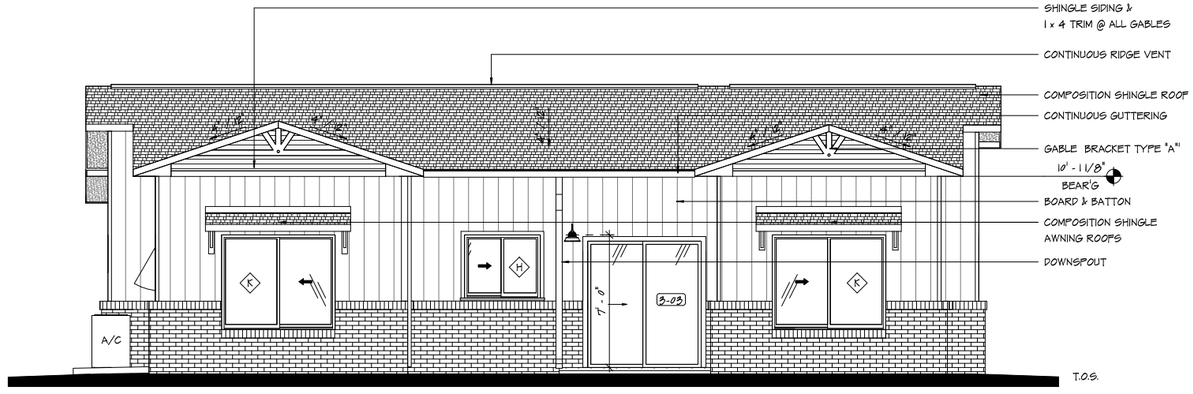
4 3 BR 2 BTH - LEFT ELEVATION

1/4" = 1'-0"



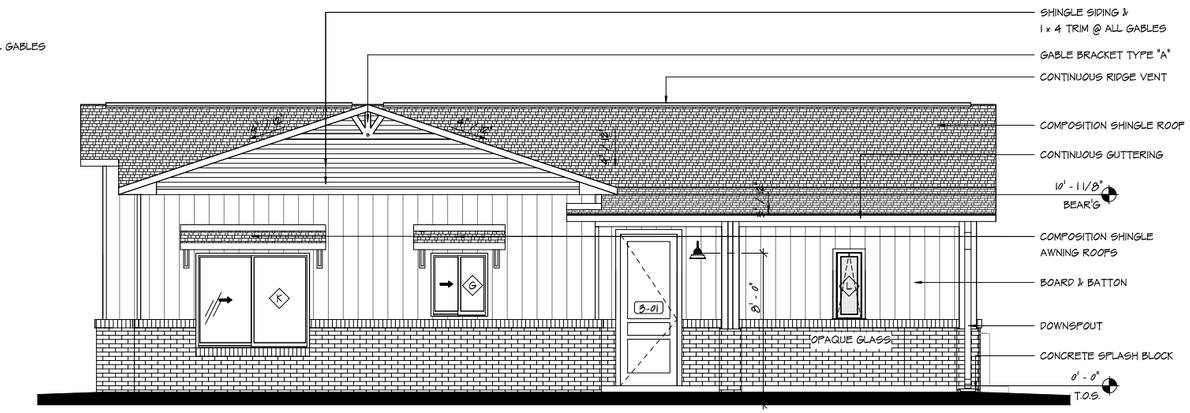
3 3 BR 2 BTH - RIGHT ELEVATION

1/4" = 1'-0"



2 3 BR 2 BTH - REAR ELEVATION

1/4" = 1'-0"



1 3 BR 2 BTH - FRONT ELEVATION

1/4" = 1'-0"

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PROJECT NO: 100-132
ISSUE DATE: 09/10/21

EXTERIOR ELEVATIONS - THREE BEDROOM/TWO BATH

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HORIZONTAL LAP SIDING

CEMENTITIOUS BOARD & BATTEN SIDING

WHITE BRICK

DARK COMPOSITE SHINGLES

R-PANEL METAL ROOF

CEDAR ACCENT TRIM & BRACKETS

CLUBHOUSE MATERIALS

RED RIVER DEVELOPMENT

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CLUBHOUSE RENDERING ELEVATION

RED RIVER DEVELOPMENT

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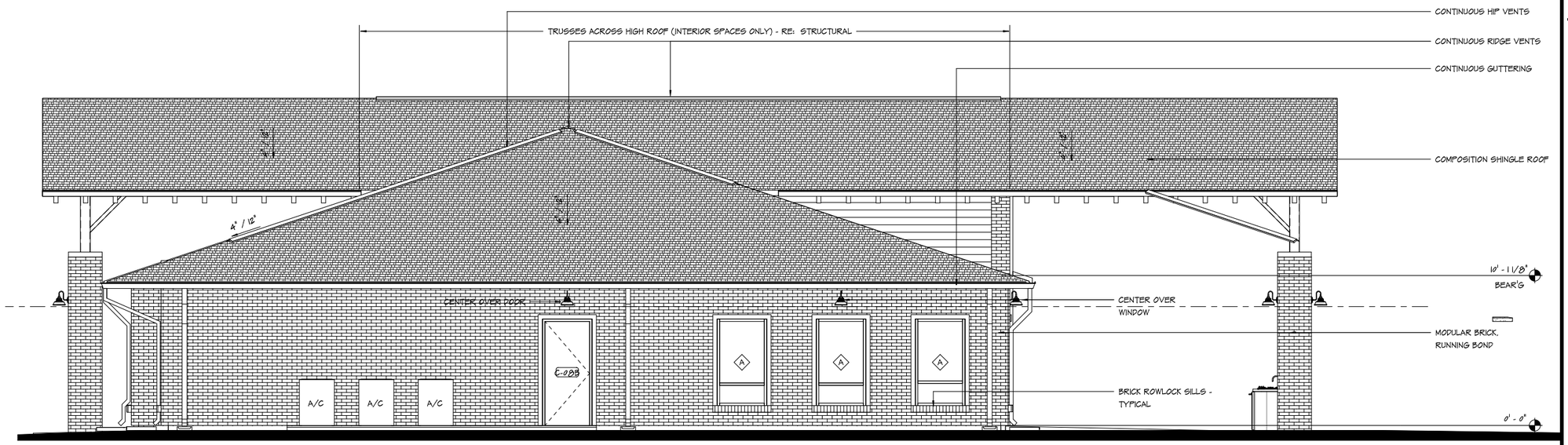
CLUBHOUSE MATERIALS (PERCENTAGES)

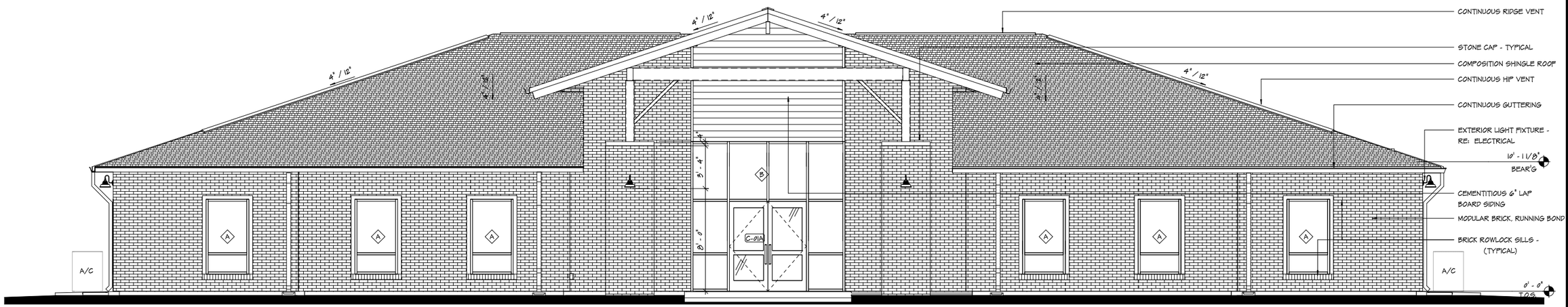
BUILDING TYPE	MATERIAL	FRONT ELEVATION	LH ELEVATION	REAR ELEVATION	RH ELEVATION	LH ENTRY ELEVATION	RH ENTRY ELEVATION	MATERIAL TOTAL AREA	MATERIAL PERCENTAGE
CLUBHOUSE	MASONRY	870 SF (90%)	407 SF (93%)	762 SF (81%)	821 SF (94%)	181 SF (100%)	108 SF (100%)	3,058 SF	81%
	CEMENT BOARD SIDING	100 SF (10%)	36 SF (7%)	178 SF (19%)	55 SF (6%)	0 SF (0%)	0 SF (0%)	608 SF	19%

1. **AREA** - TOTAL AMOUNT OF MATERIAL ON INDICATED FACADE 2. **PERCENTAGE** - MATERIAL SF / SUM OF ALL MATERIALS' SF ON INDICATED FACADE



2 CLUBHOUSE - RIGHT-SIDE ELEVATION

1/4" = 1'-0"



1 CLUBHOUSE - FRONT ELEVATION

1/4" = 1'-0"

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ISSUE DATE: 03/22/22

EXTERIOR ELEVATIONS - CLUBHOUSE

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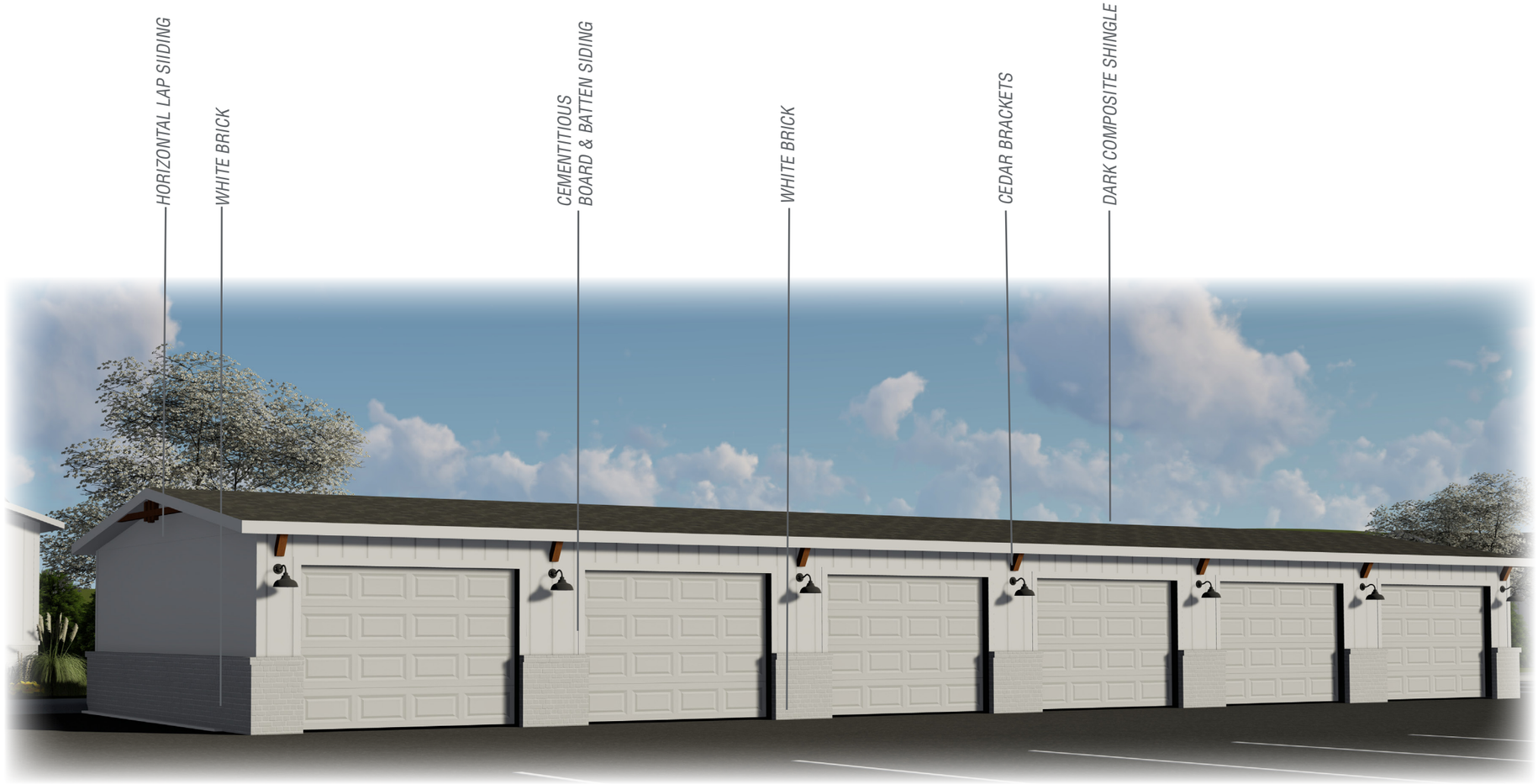

HORIZONTAL LAP SIDING

CEMENTITIOUS BOARD & BATTEN SIDING

WHITE BRICK

DARK COMPOSITE SHINGLES

R-PANEL METAL ROOF

CEDAR ACCENT TRIM & BRACKETS

6-CAR GARAGE MATERIALS

RED RIVER DEVELOPMENT

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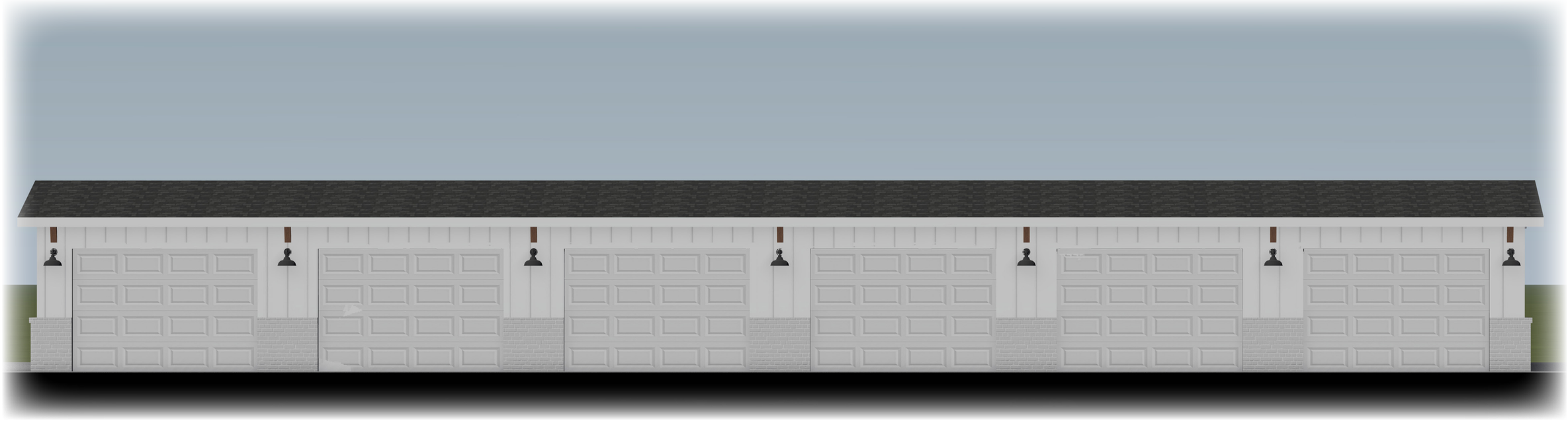

6-CAR GARAGE ELEVATION

RED RIVER DEVELOPMENT

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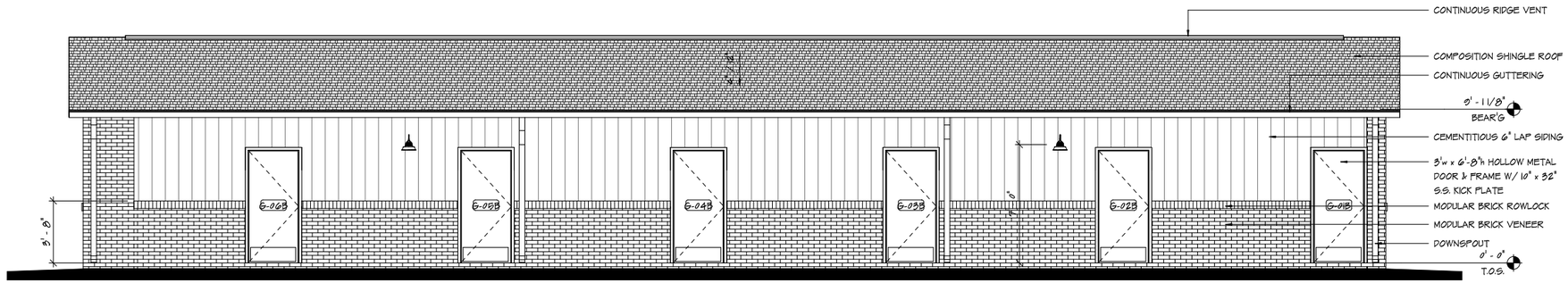
GARAGE MATERIALS (PERCENTAGES)

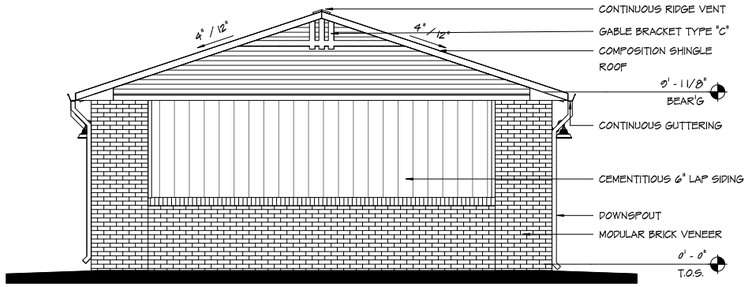
BUILDING TYPE	MATERIAL	FRONT ELEVATION	LH ELEVATION	REAR ELEVATION	RH ELEVATION	MATERIAL TOTAL AREA	MATERIAL PERCENTAGE
6-CAR GARAGE	MASONRY	142 SF (68%)	255 SF (46%)	128 SF (47%)	128 SF (47%)	653 SF	50%
	CEMENT BOARD SIDING	66 SF (32%)	296 SF (54%)	145 SF (53%)	145 SF (53%)	652 SF	50%

1. **AREA** - TOTAL AMOUNT OF MATERIAL ON INDICATED FACADE **2. PERCENTAGE** - MATERIAL SF / SUM OF ALL MATERIALS' SF ON INDICATED FACADE



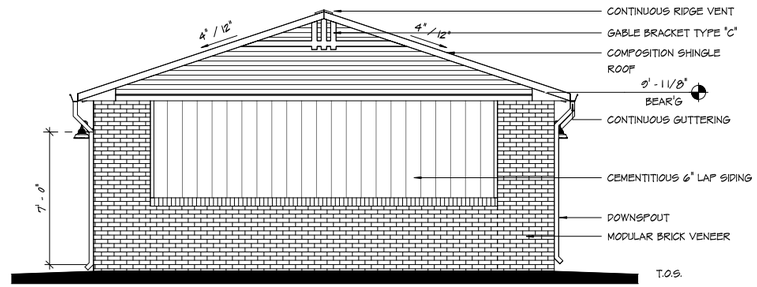
4 6-CAR GARAGE - REAR ELEVATION

1/4" = 1'-0"



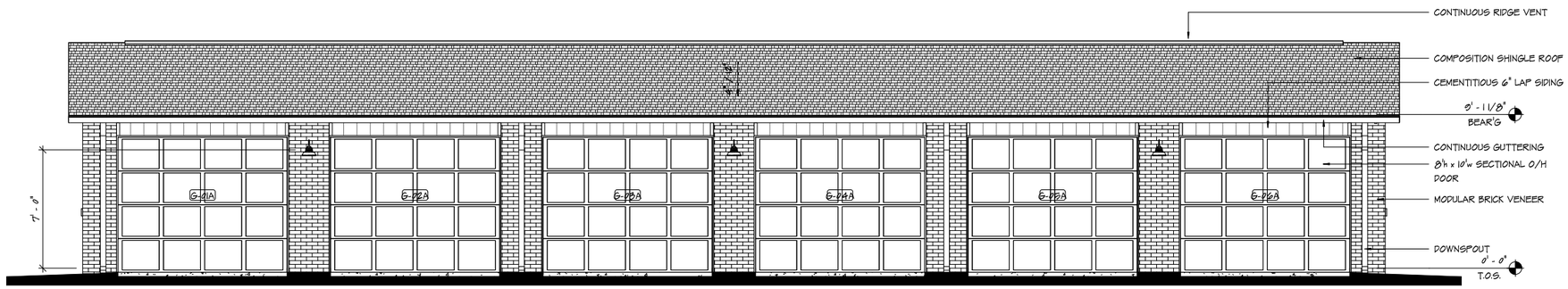
3 6-CAR GARAGE - LEFT ELEVATION

1/4" = 1'-0"



2 6-CAR GARAGE - RIGHT ELEVATION

1/4" = 1'-0"



1 6-CAR GARAGE - FRONT ELEVATION

1/4" = 1'-0"

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RED RIVER DEVELOPMENT - TARA RIDGE

BENTON COUNTY
BENTONVILLE, AR

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NOT FOR CONSTRUCTION

PROJECT NO. 100-132
ISSUE DATE: 09/10/21

EXTERIOR ELEVATIONS - 6-CAR GARAGE

A201.5

4/5/2022 2:57:29 PM
D:\Documents\Revit\Red River - Masonry Elevations for Variance C 03.25.22_JenPBOT7.rvt

ONE BEDROOM DUPLEX

THREE BEDROOM

TWO BEDROOM

NOTE: ORIGINAL MATERIALS (PER MULTI-FAMILY MATERIAL REQUIREMENTS) DO NOT ADHERE TO BUNGALOW STYLE ARCHITECTURAL LANGUAGE

REDRIVER DEVELOPMENT

STUDIO45ARCHITECTS

STUDIO45ARCHITECTS
1648 Southwest Blvd Tulsa, OK 74107
www.s45architects.com

RED RIVER DEVELOPMENT - TARA RIDGE

SE TARA RIDGE & S. RAINBOW ROAD
BENTONVILLE, ARKANSAS

100% CONSTRUCTION DOCUMENTS

MARK	DESCRIPTION	DATE

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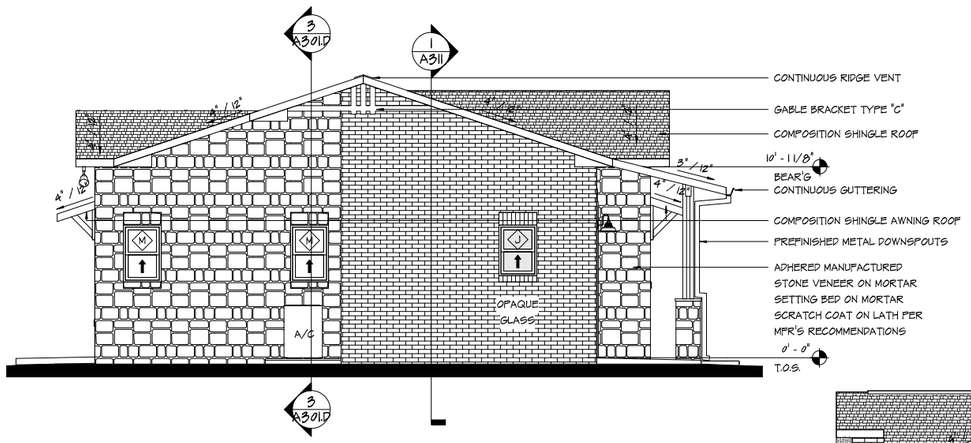
REGISTERED ARCHITECT
MARCUS COLVERT FARGESS
License No.9859
STATE OF ARKANSAS

PROJECT NO: 100-132
ISSUE DATE: 02/16/22

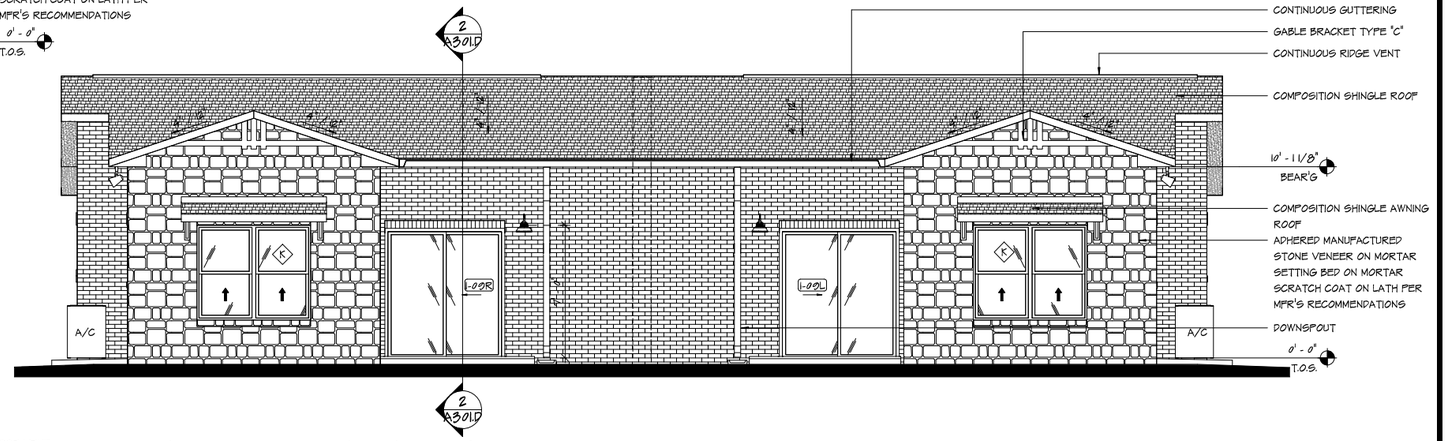
3D ELEVATION / RENDERINGS

2/17/2022 11:19:53 AM
RM 360 (Red River Development - Tara Ridge\RRD - Tara Ridge - Bentonville, AR - 100-132.rvt



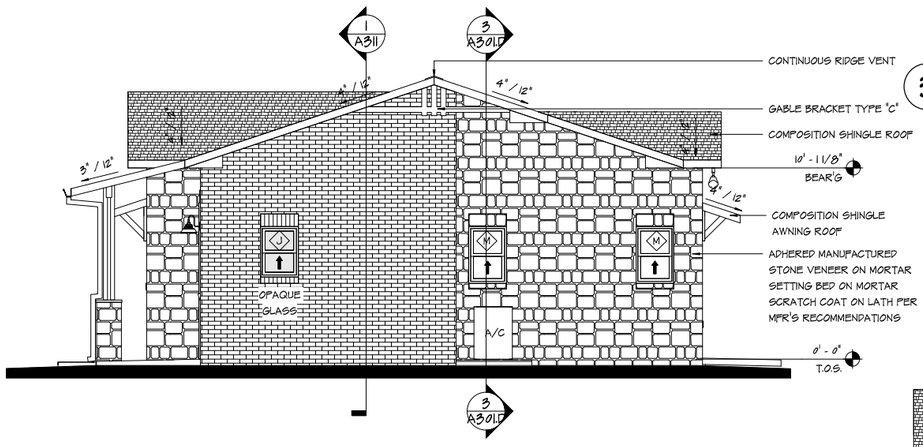
4 DUPLEX - LEFT ELEVATION

1/4" = 1'-0"



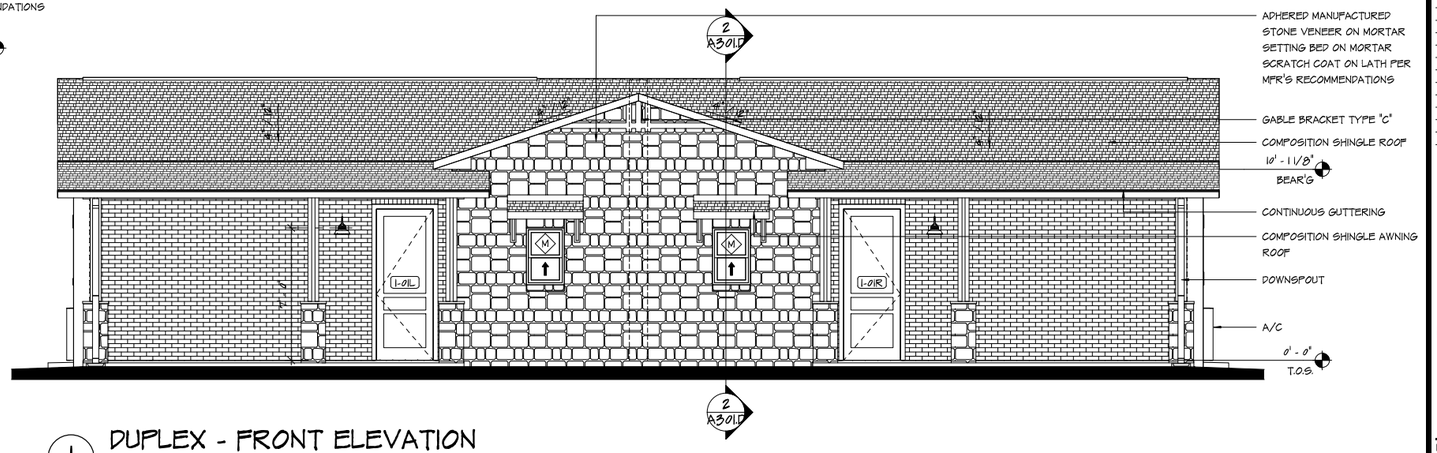
3 DUPLEX - REAR ELEVATION

1/4" = 1'-0"



2 DUPLEX - RIGHT ELEVATION

1/4" = 1'-0"

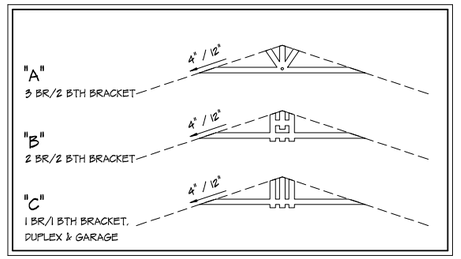


1 DUPLEX - FRONT ELEVATION

1/4" = 1'-0"

MATERIAL PERCENTAGES:

BRICK:	930 S.F. - 45%
STONE:	863 S.F. - 41%
DOORS & WINDOWS:	298 S.F. - 14%
TOTAL:	2,100 S.F. - 100%



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REGISTERED ARCHITECT
MARCUS COLVERT FARRESS
Reg. No. 9859
STATE OF ARKANSAS

PROJECT NO: 100-132
ISSUE DATE: 02/16/22

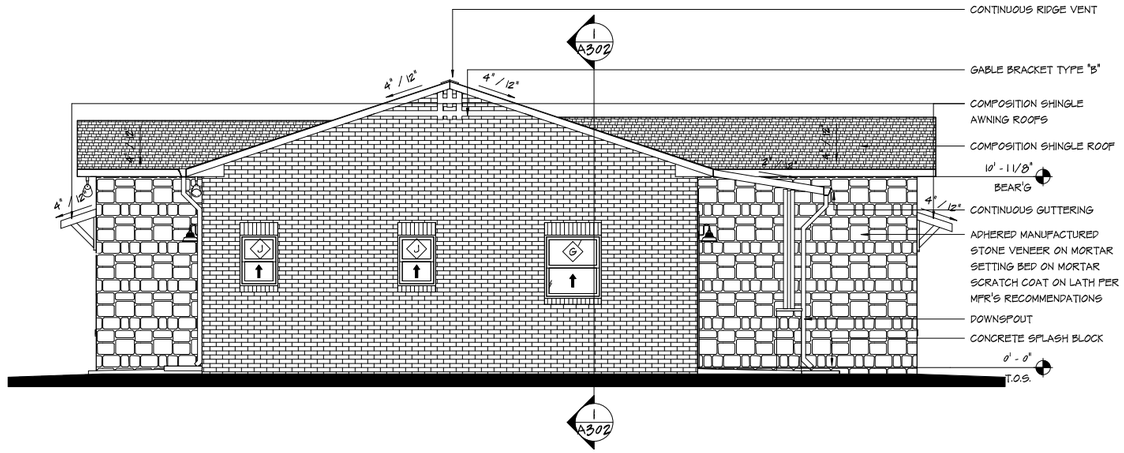
EXTERIOR ELEVATIONS - ONE BEDROOM/ONE BATH DUPLEX

72 A201.1D

2/16/2022 4:05:34 PM
I:\M 300\Red River Development - Tara Ridge\RRD - Tara Ridge-Bentonville, AR - 100-132.rvt

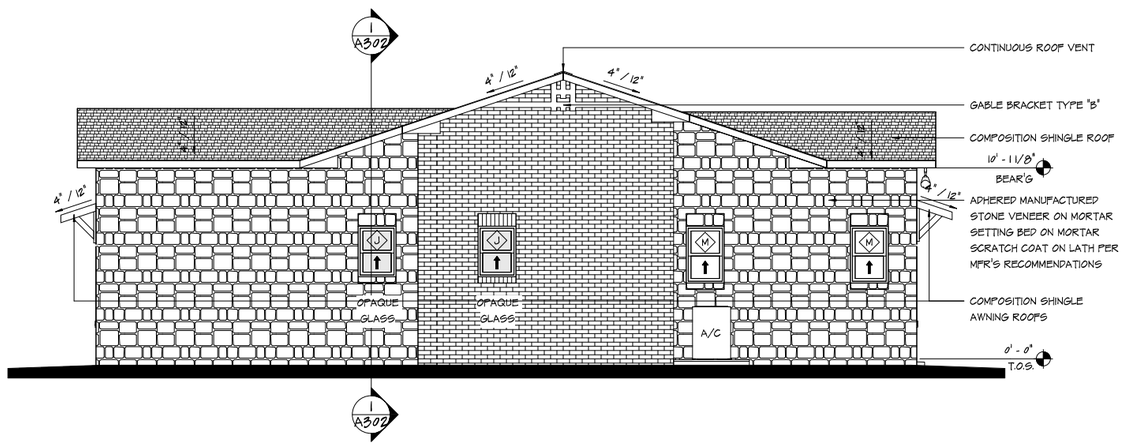
MATERIAL PERCENTAGES:

BRICK:	784 S.F. - 44%
STONE:	780 S.F. - 44%
DOORS & WINDOWS:	221 S.F. - 12%
TOTAL:	1,704 S.F. - 100%



4 2 BR 2 BTH - LEFT ELEVATION

1/4" = 1'-0"

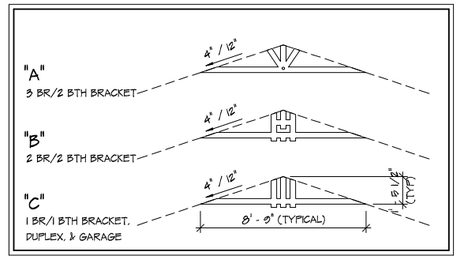


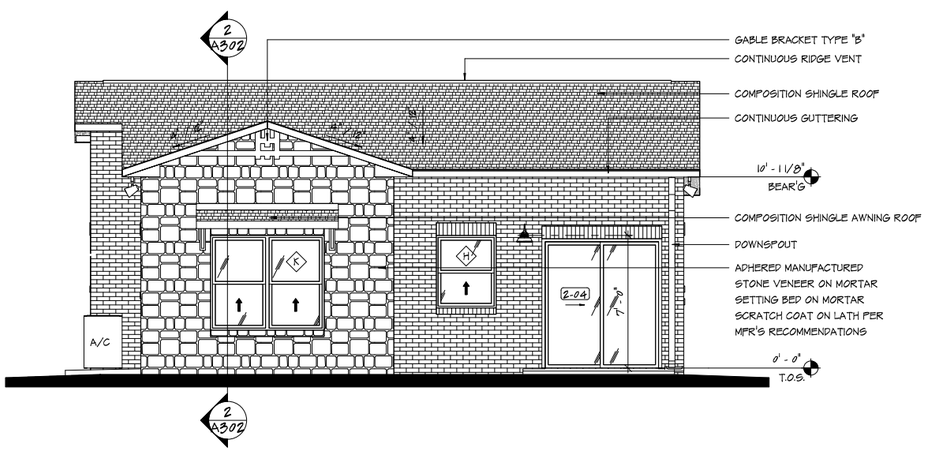
2 2 BR 2 BTH - RIGHT ELEVATION

1/4" = 1'-0"

MATERIAL PERCENTAGES:

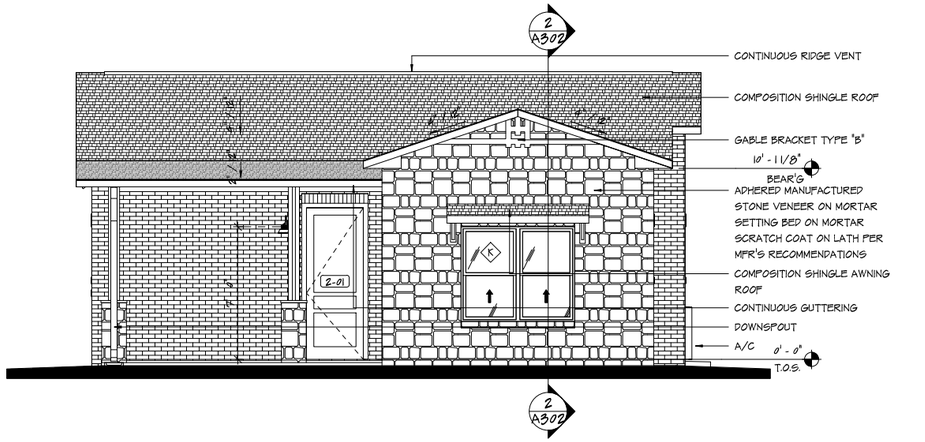
BRICK:	784 S.F. - 44%
STONE:	780 S.F. - 44%
DOORS & WINDOWS:	221 S.F. - 12%
TOTAL:	1,704 S.F. - 100%





3 2 BR 2 BTH - REAR ELEVATION

1/4" = 1'-0"



1 2 BR 2 BTH - FRONT ELEVATION

1/4" = 1'-0"

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RED RIVER DEVELOPMENT - TARA RIDGE

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MARCUS COLVERT FARMER
License No. 9859
STATE OF ARKANSAS

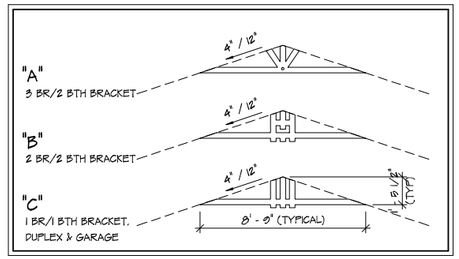
PROJECT NO: 100-132
ISSUE DATE: 02/16/22

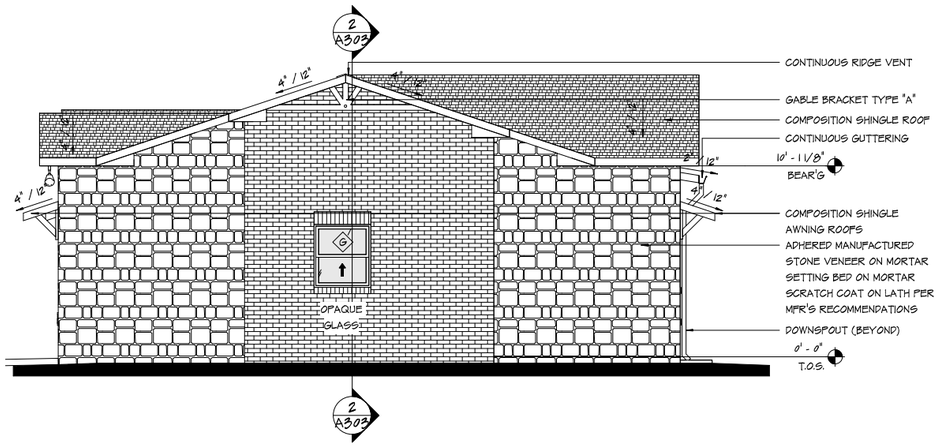
EXTERIOR ELEVATIONS - TWO BEDROOM/TWO BATH

73 A201.2

2/15/2022 4:05:39 PM
BIM 360://Red River Development - Tara Ridge/RRD - Tara Ridge - Bentonville, AR - 100-132.rvt

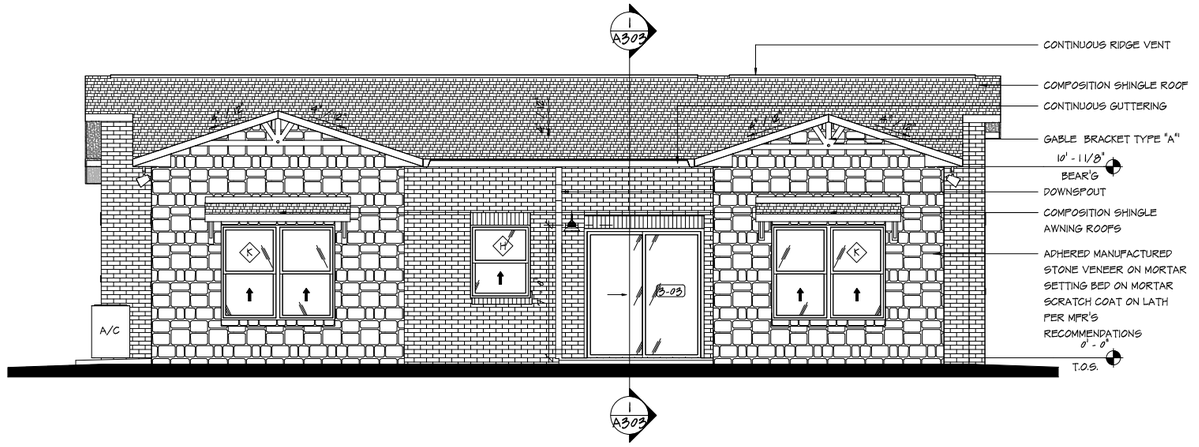
MATERIAL PERCENTAGES:	
BRICK:	704 S.F. - 37%
STONE:	967 S.F. - 50%
DOORS & WINDOWS:	249 S.F. - 13%
TOTAL:	1,920 S.F. - 100%





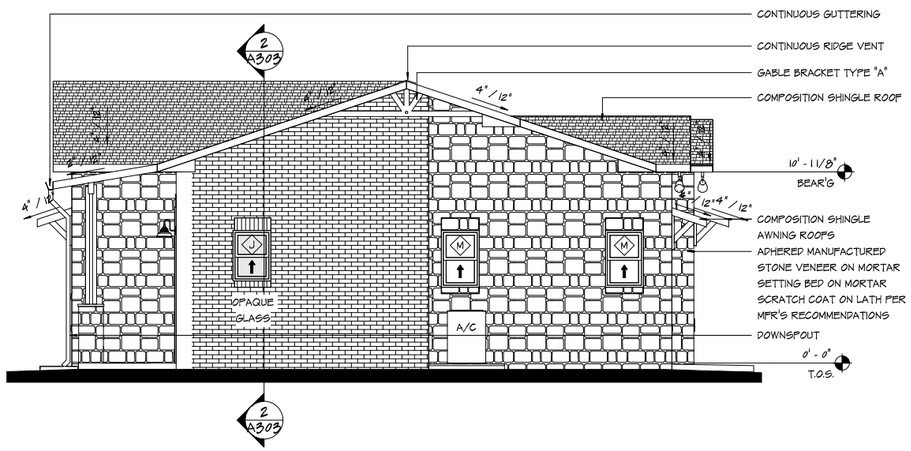
4 3 BR 2 BTH - LEFT ELEVATION

1/4" = 1'-0"



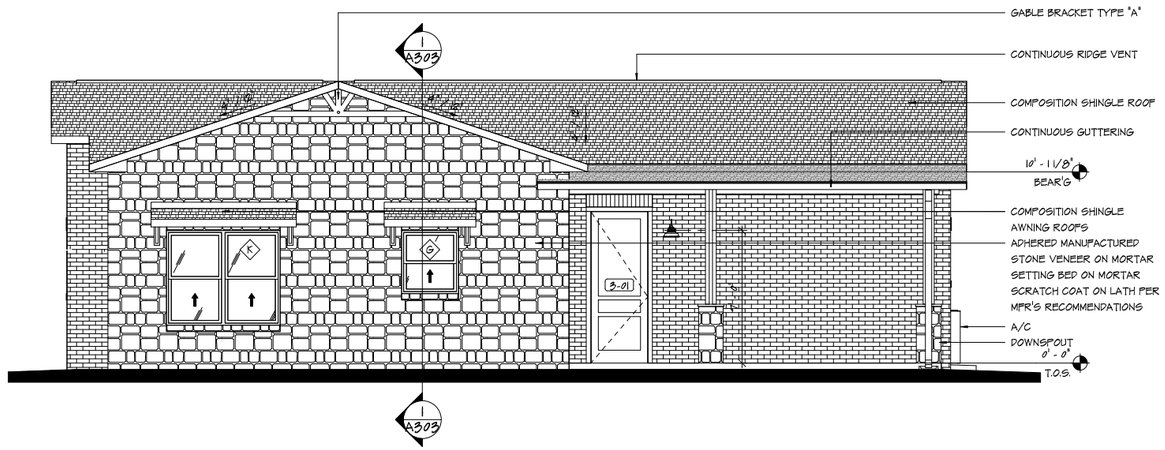
3 3 BR 2 BTH - REAR ELEVATION

1/4" = 1'-0"



2 3 BR 2 BTH - RIGHT ELEVATION

1/4" = 1'-0"



1 3 BR 2 BTH - FRONT ELEVATION

1/4" = 1'-0"

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RED RIVER DEVELOPMENT - TARA RIDGE

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BENTONVILLE, ARKANSAS

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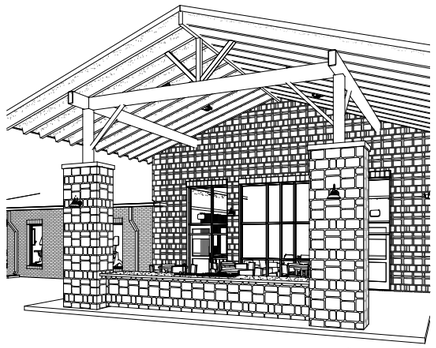
MARCUS COLVERT FAIRLESS
License No. 9859
STATE OF ARKANSAS

PROJECT NO: 100-132
ISSUE DATE: 02/16/22

EXTERIOR ELEVATIONS - THREE BEDROOM/TWO BATH

74 A201.3

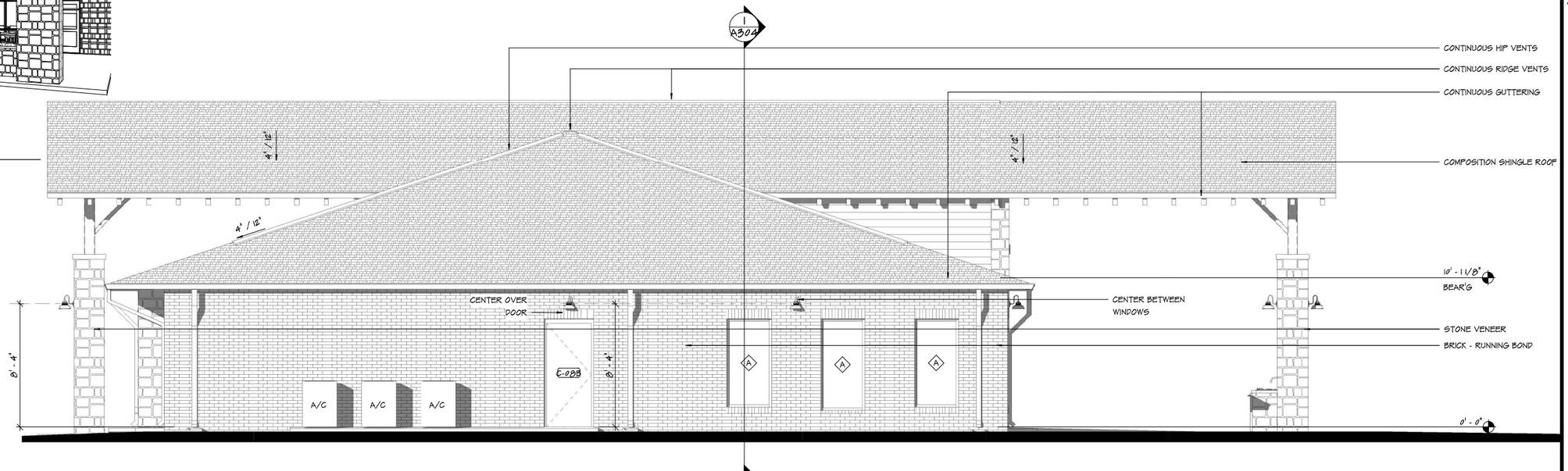
2/16/2022 4:05:43 PM
BIM 360://Red River Development - Tara Ridge/RRD - Tara Ridge - Bentonville, AR - 100-132.rvt



3 3D VIEW OF REAR BRAKET

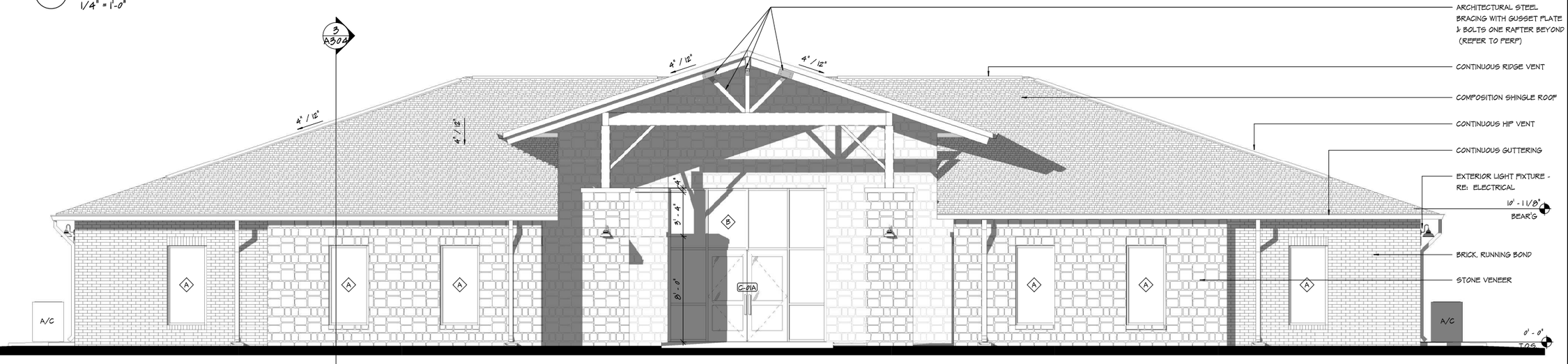
MATERIAL PERCENTAGES:

STONE:	- 1,237 S.F. - 30%
BRICK:	- 1,076 S.F. - 47%
DOORS, WINDOWS & TRIM:	- 943 S.F. - 23%
TOTAL:	- 4,158 S.F. - 100%



2 CLUBHOUSE - RIGHT-SIDE ELEVATION

1/4" = 1'-0"



1 CLUBHOUSE - FRONT ELEVATION

1/4" = 1'-0"

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REGISTERED ARCHITECT
MARCUS COLVERT FARLESS
Arkansas No. 9839
STATE OF ARKANSAS

PROJECT NO: 100-132
ISSUE DATE: 02/16/22

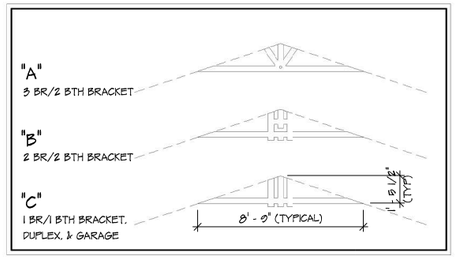
EXTERIOR ELEVATIONS - CLUBHOUSE

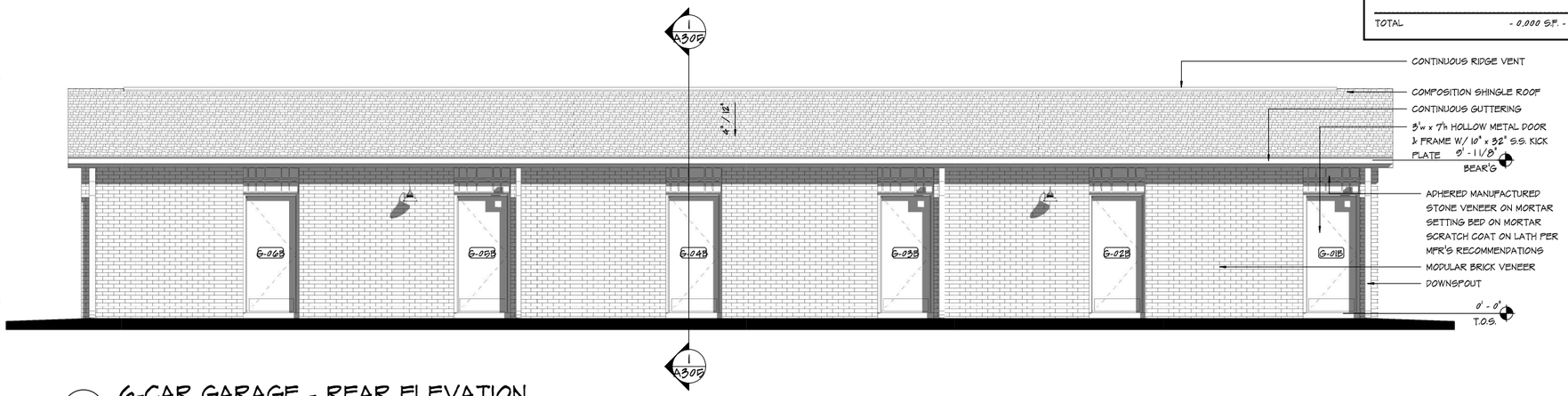
75 A201.4A

2/17/2022 11:19:36 AM
BIM 360://Red River Development - Tara Ridge/RRD - Tara Ridge - Bentonville, AR - 100-132.rvt

MATERIAL PERCENTAGES:

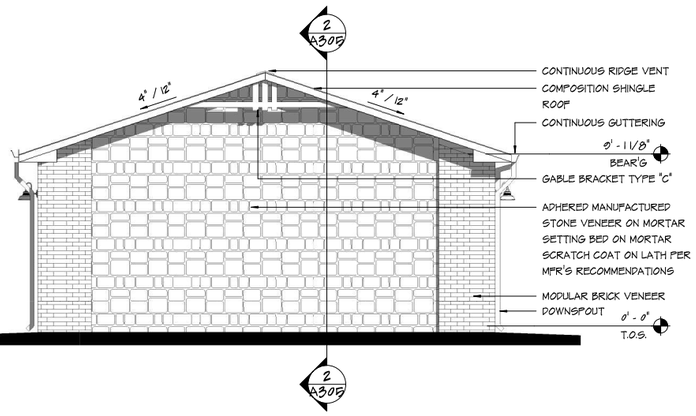
BRICK	- 000 S.F. - 0%
SIDING	- 000 S.F. - 0%
DOORS, WINDOWS & TRIM	- 000 S.F. - 0%
TOTAL	- 0,000 S.F. - 100%





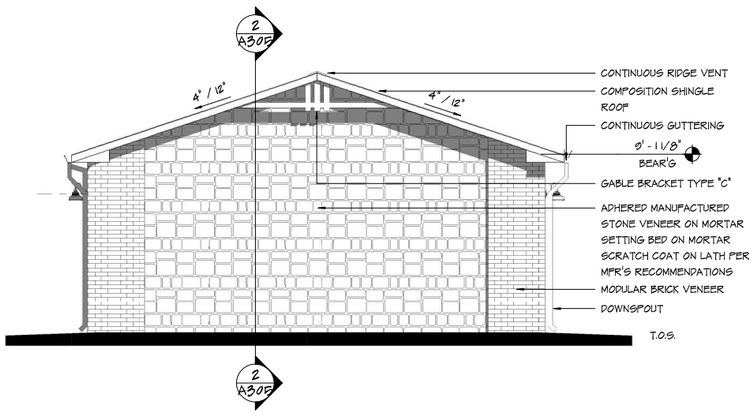
4 6-CAR GARAGE - REAR ELEVATION

1/4" = 1'-0"



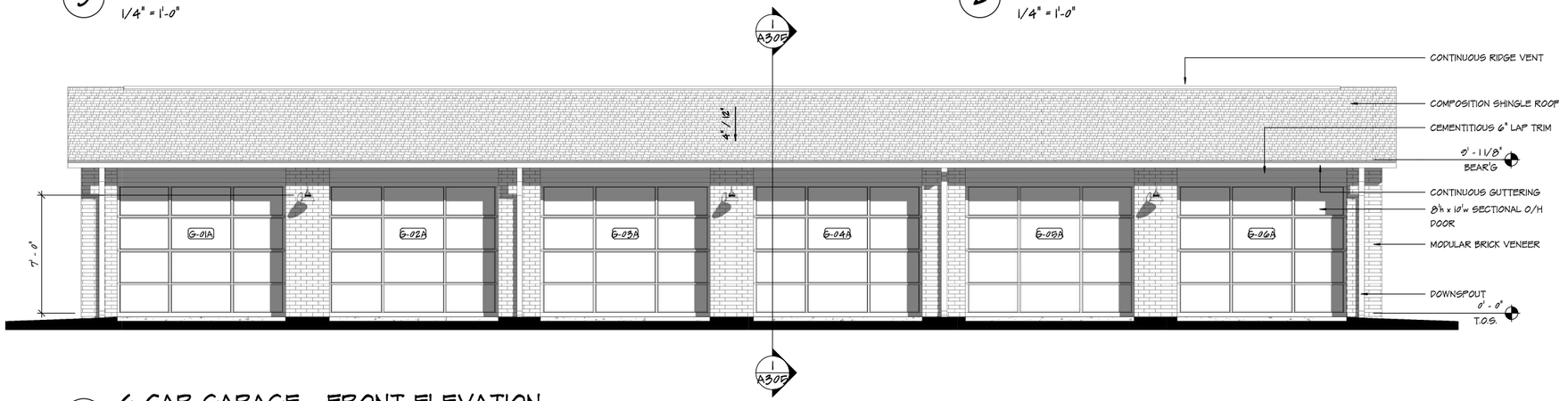
3 6-CAR GARAGE - LEFT ELEVATION

1/4" = 1'-0"



2 6-CAR GARAGE - RIGHT ELEVATION

1/4" = 1'-0"



1 6-CAR GARAGE - FRONT ELEVATION

1/4" = 1'-0"

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RED RIVER DEVELOPMENT - TARA RIDGE

SE TARA RIDGE & S. RAINBOW ROAD
BENTONVILLE, ARKANSAS

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REGISTERED ARCHITECT
MARCUS COLVERT FAIRLESS
Arkansas No. 9859
STATE OF ARKANSAS

PROJECT NO: 100-132
ISSUE DATE: 02/16/22

EXTERIOR ELEVATIONS - 6-CAR GARAGE

76 A201.5

3/2/2022 11:27:12 AM
BIM 360://Red River Development – Tara Ridge/RRB – Tara Ridge – Bentonville, AR – 100-132.rvt

WAV22-0003 4/19/22
WAIVER
CORMEX SUBDIVISION

Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

March 8, 2022

John Stanley
City Planner
City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

RE: WAIVER REQUEST
CORMEX SUBDIVISION
WALKER STREET, BENTONVILLE, AR
ECE PROJECT NO. 21-1027
CITY PROJECT NO. PP21-0024

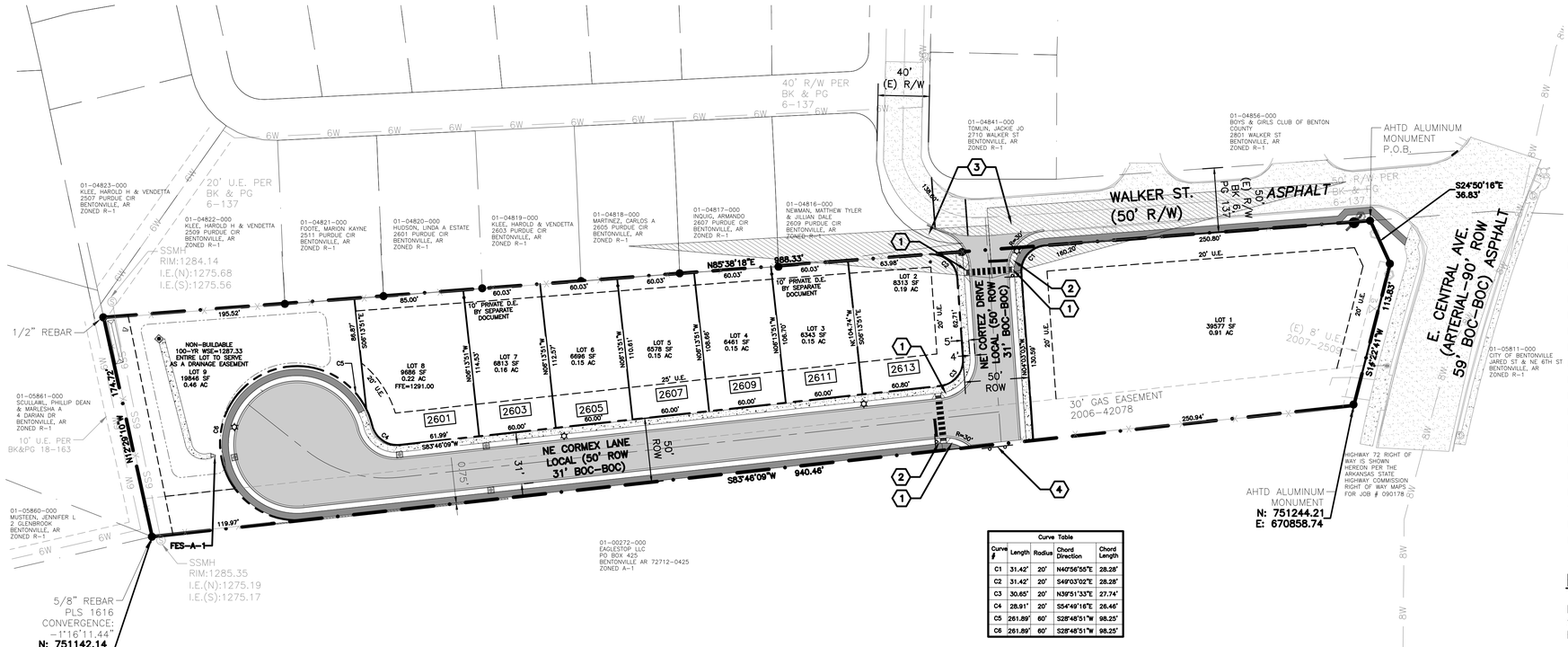
Dear Mr. Stanley:

The purpose of this letter is to request a waiver for selected items required by Bentonville City Code. We would like to request a waiver for a public sidewalk to be located closer than 2' to a retaining wall (**Section 900.30 of the Street Specifications)**. The wall is only 14" tall at its tallest point with the majority of the wall less than that. We understand that staff is in support of this waiver request. Thank you for your consideration of these 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

Cc: Cormex, LLC



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42'	20'	N40°56'55"E	28.28'
C2	31.42'	20'	S49°03'02"E	28.28'
C3	30.65'	20'	N39°51'33"E	27.74'
C4	28.91'	20'	S54°49'16"E	28.46'
C5	261.89'	60'	S28°48'51"W	98.25'
C6	261.89'	60'	S28°48'51"W	98.25'

SITE ACREAGE:

TOTAL SITE ACREAGE: 3.52 AC

LEGEND

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

ENGINEER:

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

DEVELOPER:

CORMEX, LLC
1008 COVEY PL
BENTONVILLE, AR 72712
EMAIL: RICARDOBNV@GMAIL.COM

ZONING:

R-1 – LOW-DENSITY SINGLE-FAMILY RESIDENTIAL & C-1 NEIGHBORHOOD COMMERCIAL

SETBACK NOTE:

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE.

NOTES:

1. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLES.

SURVEY DESCRIPTION (PN#01-00271-000)

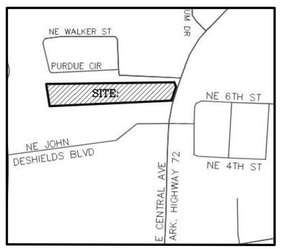
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 28; THENCE NORTH 02°25'38" EAST A DISTANCE OF 5.32 FEET TO A POINT; THENCE NORTH 87°34' 16" WEST A DISTANCE OF 96.70 FEET TO A POINT; THENCE SOUTH 85°38' 11" WEST A DISTANCE OF 95.84 FEET TO THE A FOUND AHTD ALUMINUM MONUMENT BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY OF HIGHWAY 72 FOR THE NEXT TWO CALLS SOUTH 24°50' 16" EAST A DISTANCE OF 36.83 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 14°22'41" WEST A DISTANCE OF 113.82 FEET TO A FOUND AHTD ALUMINUM MONUMENT; THENCE LEAVING THE SAID WEST RIGHT-OF-WAY OF HIGHWAY 72 SOUTH 83°46'09" WEST A DISTANCE OF 940.46 FEET TO A FOUND 5/8" REBAR PLS 1616; THENCE NORTH 12°29' 10" WEST A DISTANCE OF 174.72 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 85°38' 18" EAST A DISTANCE OF 988.33 FEET TO THE POINT OF BEGINNING CONTAINING 153,312 SQUARE FEET OR 3.52 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAYS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SURVEYOR:

MICHAEL D. MILLION
12 NEFFWOOD LANE
BELLA VISTA, AR 72715

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER



VICINITY MAP
NOT TO SCALE

KEYNOTES:

1. ACCESSIBLE RAMP. SEE DETAIL **6/10.0**
2. STOP SIGN. SEE DETAIL **7/C10.0**
3. NOTHING TO BE BUILT 3'-8' IN HEIGHT INSIDE OF SIGHT TRIANGLE
4. MUTCD, TYPE III RED & WHITE STRIPED SIGN "FUTURE ROAD EXTENSION" SIGN PER DETAIL **1/C10.1**

GENERAL NOTES:

1. TO OUR KNOWLEDGE, WETLANDS ARE NOT SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP.
2. LOT 1 SHALL ACCESS WALKER STREET OR THE INTERIOR STREET AND SHALL NOT HAVE ACCESS TO CENTRAL AVENUE.
3. THERE ARE NOT ANY EXISTING WELLS AND SEPTIC SYSTEM ON THE SITE.
4. THE DEVELOPER HAS INSTALLED (WILL INSTALL) ALL ADA RAMPS AND SIDEWALK INSTALLATION.
5. LOT DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS PRIOR TO CERTIFICATE OF OCCUPANCY, PER CITY OF BENTONVILLE SPECIFICATIONS AND THE AMERICAN DISABILITY ACT, 4-FT GREEN SPACE BOC AND 5-FT SIDEWALK ON ALL STREET FRONTAGE.
6. LOT BUILDER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT IN KIND OF ANY EXISTING SIDEWALK OR ADA RAMP(S) DAMAGED DURING THEIR CONSTRUCTION ACTIVITIES.
7. INTERIOR STREETS ON 50-FT DEDICATED ROW, 31-FT BOC, 3-INCH HMA OVER 6-INCH CRUSHED STONE BASE AND CONCRETE CURB/GUTTER.
8. THERE ARE 9 TOTAL LOTS: 8 BUILDABLE LOTS AND 1 DETENTION POND LOT. TOTAL DEVELOPMENT ACREAGE IS 3.52 ACRES.
9. ROW AND EASEMENTS ARE AS SHOWN ON PLAT AND DEDICATED BY OWNERS' STATEMENT.
10. NO FREE STANDING SIGNS ARE PROPOSED FOR THIS DEVELOPMENT
11. NO FENCING TO BE INSTALLED. THIS WILL REQUIRE A SEPARATE PERMIT
12. BEFORE ANY WORK IN THE ROW COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN ROW PERMIT FROM CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
13. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER, AND ELECTRIC SERVICE.
14. SIDEWALK SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

DRAINAGE EASEMENT NOTE

- THERE MAY BE NO FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

PP21-0024

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 3/8/2022

Rev	Comments	Date
1	PER CITY COMMENTS	01/03/2022
2	PER CITY COMMENTS	01/26/2022
3	PER CITY COMMENTS	03/08/2022

CORMEX SUBDIVISION
WALKER STREET BENTONVILLE, AR

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Expedient Civil Engineering, PLLC

DRAWN BY: JEI
CHECKED BY: JEI
DATE 1/28/2021
JOB NUMBER 21-1027
SHEET NAME PRELIMINARY PLAT
File No. 21-1027.dwg
C4.0

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