

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
May 31, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_d0qW6_NhTZqI_YrcQxt6fg

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.

III. New Business

1. Vito Groups, LLC

Future Land Use Map Amendment*

1a. Residential Estate to Light Industrial

SW Regional Airport Boulevard ([RZ22-0031](#))

- The subject property is +/- 30.15 acres.
- Adjacent zoning districts are R-4, High Density Multifamily Residential to the north, I-1, Light Industrial to the east and west, and A-1, Agricultural to the south.
- The Future Land Use Plan currently depicts this property as Residential Estate, however, the applicant is requesting a change in the Future Land Use Plan to Light Industrial. These areas typically include low-impact manufacturing and assembly, large-scale storage, distribution, and warehousing facilities. Light industrial activities are typically characterized as having little or no environmental impact on surrounding properties.

1b. Vito Groups, LLC

Rezoning*

A-1, Agricultural and R-3, Medium-High Density Multifamily Residential to I-1, Light Industrial

SW Regional Airport Boulevard ([RZ22-0031](#))

- The requested I-1 district intends to provide for general offices, light manufacturing, assembly and accessory warehousing for products which present low risk of objectionable environmental and aesthetically offensive influences, have low traffic volumes and provide no health or safety hazards.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2. Mercy Health NWA Communities

Future Land Use Map Amendment*

2a. Medium Density Residential to Mixed-Use Commercial

SW I Street ([RZ22-0028](#))

- The subject property is +/- 4.25 acres.
- Adjacent zoning districts are C-2, General Commercial to the North, A-1, Agriculture to the South and East, and R-3, Medium-High Density Multifamily Residential to the West.
- The Future Land Use Plan currently depicts this property as Medium-Density Residential, however, the applicant is requesting a change in the Future Land Use Plan to Mixed-Use Commercial. These areas typically include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small offices are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown Commercial areas, but should be sited and designed to not be detrimental to the character of the area.

2b. Mercy Health NWA Communities

Rezoning*

A-1, Agricultural and C-3, Mixed-Use Commercial

SW I Street ([RZ22-0028](#))

- The requested C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

3. Square District Properties LLC

Future Land Use Map Amendment*

3a. Low Density Residential to High Density Residential

902 SE 3rd Street ([RZ22-0030](#))

- The subject property is +/- 0.34 acres.
- Currently zoned R-1, Low Density Single-Family Residential.
- Adjacent zoning districts are R-1, Low Density Single-Family Residential and PUD, Planned Unit Development to the north, DN-3, Downtown High Density Residential to the south, R-1, Low Density Single-Family Residential and DN-3, Downtown High Density Residential to the east, and DN-4, Downtown Mixed-Use Residential to the west.
- This property is located in Priority Area 1: Downtown Intensification with the Future Land Use Plan currently depicting this property as Low Density Residential.
- Low Density Residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- The requested High Density Residential Future Land Use Designation will 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.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

3b. R-1, Low Density Single-Family Residential to DN-4, Downtown Mixed-use Residential

Rezoning*

902 SE 3rd Street ([RZ22-0030](#))

- The requested DN-4 zoning district allows 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
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

4. 10th Ave Freeze Out, LLC (SOMA Terrace) Future Land Use Map Amendment*

**4a. Low Density Residential to
Medium Density Residential**

903, 905 & 907 SE 10th Street ([PRD22-0001](#))

- Currently zoned R-1, Low Density Single Family Residential.
- Adjacent zonings are all R-1, Low Density Single Family Residential.
- The Future Land Use Plan depicts this property as Low Density Residential. Low-density residential areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another, these areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- The applicant requests to amend the Future Land Use Map to Medium-Density Residential. These areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

4b. 10th Ave Freeze Out, LLC (SOMA Terrace)

Low Density Residential

Planned Residential Development*

to Medium Density Residential

903, 905 & 907 SE 10th Street ([PRD22-0001](#))

- A Planned Residential Development (PRD) consisting of 12 three-story townhomes on 0.75 acres to be constructed in a single phase.
- The PRD exceeds the minimum open space requirements by devoting 28% of the total area of the site to common open space.
- Nineteen on-site and six on-street parking spaces are being provided with the PRD.
- As design details materialize, this PRD may need to be amended accordingly. Major amendments to the PRD shall require additional Planning Commission review and approval.
- Staff has not received public comment regarding this request.
- See the applicant's attachments for master plan, elevations and architectural style.
- There are two waivers requested with the PRD:
 - Waiver of the Master Street Plan to allow for parking along SE 10th as designed to allow for islands (entry treatments) delineating parking on the street and designating on-street parking. The master street plan calls for parking or bike lanes. For safety, we do not think bike riders should be travelling through on street parking spaces if they are occupied or not. If bike riders are weaving in and out of on street parking, their path of travel is not predictable for autos. Therefore, we are creating on street parking, which helps with traffic speed management on 10th Street. Bikes can travel in the roadway on the 25 mph street. Pedestrian traffic will be separated from autos and bikes via the sidewalk.
 - Waiver to the Storm water Manual, Section 5.4.5 Parking Lots, Detention is permitted in parking lots to maximum depths of 12 inches. In no case should the maximum limits of ponding be designed closer than twenty (20) feet from a building. The minimum freeboard and the maximum ponding elevation to the

lowest sill or floor elevation shall be one and a half (1.5) feet for the 100 year precipitation event. A waiver for the 25-foot horizontal separation requirement is being requested.

- 5. Lots 4, 5, 6 & 7, Block K of Orchard Addition** **Lot Split**
609 SE D Street ([LS21-0058](#))

 - The property is currently zoned DE, Downtown Edge.
 - A lot split of Lots 2 (+/- 0.61 acres) and 3 (+/- 0.53 acres), Block K of Orchard Addition, creating Lots 4, 5, 6, and 7, Block K of Orchard Addition.
 - The current rights-of-way along SE D St and SE 7th St are adequate per the requirements of the Master Street Plan.
 - This plat dedicates various 20-foot public utility easements to serve the newly created lots.
- 6. Lots 1 and 3, Block 1 of Happy Home Subdivision** **Lot Split**
1103B Bella Vista Rd ([LS22-0019](#))

 - The property is currently zoned R-1, Low-Density Single Family Residential.
 - A lot split for Part of Lots 1 and 3, Block 1 of Happy Homes Subdivision, creating Lot 29 (+/- 0.29 Acres).
 - The plat dedicates right-of-way along Bella Vista Road per the Master Street Plan requirements (+/- 0.003 Acres).
- 7. Lots 1 and 2, Block 11 of W A Burks Addition** **Lot Split**
1202 NE Monroe St ([LS22-0022](#))

 - The property is currently zoned DN-2, Downtown Medium Density Residential.
 - A lot split for existing Lots 1 and 2, Block 11 of WA Burks Addition, creating Lot 27 (+/- 0.103 Acres) and Lot 28 (+/- 0.139 Acres).
 - The plat dedicates right-of-way along Lake Street per the Master Street Plan requirements (+/- 0.015 Acres).
 - The plat also dedicates a 15-foot utility easement along Lake Street.
- 8. Lot 1 of LSP Addition** **Property Line Adjustment**
3302 SE L Street ([PLA22-0007](#))

 - The property is currently zoned R-3, Medium-High Density Multifamily Residential.
 - A property line adjustment of unplatted section land creating new Lot 1 (+/-1.14 acres) of LSP Addition
 - The plat dedicates right-of-way on all four sides to meet the Master Street Plan requirements.
 - The plat dedicates various public utility easements throughout the property.

9. Lot 22, 23, & 24, Block 18 of Deming's 2nd Addition **Property Line Adjustment**
609 and 603 NW C Street ([PLA22-0009](#))

- The property is currently zoned R-1, Low Density Single Family Residential.
- A property line adjustment of Lots 1, 2, and 3, Block 18 of Deming's 2nd Addition creating new Lot 22 (+/-0.16 acres), Lot 23 (+/-0.14 acres), and Lot 24 (+/-0.20 acres), Block 18 of Deming's 2nd Addition.
- The plat dedicates various public utility easements throughout the property.

10. Preston Park, Phase 2 **Final Plat**
SW Gator Boulevard and SW Bright Road ([FP22-0003](#))

- The subject property is currently zoned PRD, Planned Residential Development.
- The subdivision consists of 77 single-family lots and 1 POA lot.
- All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before Planning Commission approval.

11. AMP Sign and Banner **Large-Scale Development**
907 SE 21st Street ([LSD22-0015](#))

- The subject property is +/- 0.48 acres and is currently zoned C-2, General Commercial.
- A large-scale development bringing a paved parking lot into compliance.
- 13 parking spaces are required. 13 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 two curb cut onto SE 21st Street.
- Seven waivers are requested:
 - A waiver from Section 1400.08, Interior Parking Lot Landscaping, from the requirement to provide minimum of 8% of the parking lot dedicated to interior greenspace.
 - A waiver from Sec. V 5.1, Storm water Detention, of the Storm Management and Drainage Manual, from the requirement to mitigate increased post-developed flows.
 - A waiver from Sec. 1400.06, Street Frontage Buffer Landscaping, from the requirement to provide a minimum 20-foot buffer between the street and parking lot. The proposed distance is 17.46 feet.
 - A waiver from Article 900.2, Street Specifications: Sidewalks, from the requirement for the sidewalk to have at least 5 feet of greenspace between the sidewalk and the street curb. The proposed development has no greenspace between the back of curb and sidewalk.
 - A waiver from Sec. 1100.19, Trash Receptacle and Refuse Area Standards, which requires refuse areas to be oriented away from the street side of the property and screened from sight. The applicant requests to align the placement of their trash enclosure with the adjacent property owners, which is located in front of the front façade of the building.
 - A waiver from Sec. 1100.02, Access Management Standards, subsection (3) which requires curb cuts to be no closer than 250 feet measured from the

right-of-way of an intersection involving a major or minor arterial to the centerline of the drive, subsection (5) which requires street frontages that are less than 200 feet to have no more than one curb cut, and subsection (6) which requires streets with a speed limit of up to 30 mph to have no less than 100 feet between curb cuts. The applicant is proposing two curb cuts that have only 89.50 feet between them and that are less than 250 feet from the intersection.

- A waiver from Sec. 1100.05(d), driveway standards, which requires the throat length of an un-signalized driveway to be between 40 – 60 feet. The applicant is proposing a throat length of 18.50 feet.

12. SW 6th Townhomes

Large Scale Development

SW 6th & SW B Street ([LSD22-0025](#))

- Currently zoned DC, Downtown Core.
- The applicant is proposing a Large-Scale Development for an eight unit, three-story townhome development located on the northwest corner of SW 6th and SW 3rd Streets.
- Eight parking spaces are required and eight spaces are being provided.
- Sidewalks and site amenities are per the requirements of the Land Development Code.
- The primary materials depicted on the exterior elevations are brick, architectural metal panel, and glass.
- Three waivers are requested:
 - A waiver from the Land Development Code – Article 1400 Landscaping and Screening, Section 1400.16 Downtown Zoning Districts Landscaping, Downtown Zoning Street Tree Planting Requirements. The applicant is requesting approval to not install the three required street trees and tree grates along SW B Street however the requirement will be met for SW 6th Street. The applicant states in their narrative that there is an existing water main that runs parallel to the curb line and is directly behind the back of curb where the street trees are intended to go and the water main requires 5 feet of separation from the street trees. To meet engineering requirements, a new storm drainage pipe is required to be installed and this is located east of this sidewalk corridor. Additionally, BEUD requires 5 feet of separation for the primary electric line. There is not enough space in the ROW along this street frontage for the street trees and meet the utility separations.
Staff suggests instead of granting the waiver that large removable above ground planters be placed on the sidewalk along SW B Street to allow for the required street trees.
 - A waiver from the Land Development Code – Article 1100 Development Standards, Section 1100.05.a Driveway Width. Commercial, industrial, multi-family, and mixed-use driveway widths shall meet the following guidelines for one-way in or out. Code requires that if the driveway is a one-way in or one-way out drive, then the driveway shall be a minimum width of 16 feet and shall have appropriate signage designating the driveway as a one-way connection. The applicant is requesting approval to install an 11.5 feet wide one-way driveway on the west drive entrance to the residential shared driveway. The applicant states in their narrative that the compact nature of downtown

development makes installing a 16 feet wide one-way drive not practical while also meeting the standards of the utility spacing requirements and zoning goals of downtown. 11.5 feet wide one-way drive will function well for the circulation without safety concerns and with there being only eight townhomes using this driveway, the traffic into this development is minimal. The one-way drive will function as an exit only as the main entry into the drive will be from the alley.

- A waiver from 1100.08.a – Grading and Drainage Regulations. Stormwater Drainage Control Standards – City of Bentonville Stormwater Drainage Manual. City of Bentonville Stormwater Drainage Manual - Section 3 – Flow in Storm Drains and Drainage Appurtenances. Section 3.3.4 – Minimum Grades: The minimum slope for standard construction procedures shall be 0.50% when possible. Any variance must be approved specifically in writing by the City Engineer. The applicant requests a waiver to install certain sections of storm pipe and box culvert along SW 6th Street at 0.25% slope. The applicant states in their narrative that the existing storm system that their proposed storm system is connecting to is shallow and flat. The only way to provide any cover over the proposed pipe system is to maintain a flat slope. With the 0.25% slope they are achieving approximately 8” of cover over the pipe system, which is lower than ideal, but achievable with the stronger pipe material they are proposing to install. The applicant states in their narrative that the granting of this waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area. The granting of this waiver will not prevent the orderly subdivision of other land in the area in accordance with the provisions of the Land Development Code.

13. Splash Carwash

Large Scale Development

1907 SW Regional Airport Blvd. ([LSD22-0028](#))

- The subject property is currently zoned C-1, Neighborhood Commercial.
- A conditional use permit was granted by the Planning Commission for a carwash at this location on February 1, 2022.
- A large-scale development proposing the development of an automated car wash with vacuum stations.
- Nine parking spaces are required and 30 spaces are provided. Adequate vehicle stacking has been 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 ingress/egress point onto SW Regional Airport Blvd and another ingress/egress point onto SW Bright Rd. Cross access is being provide to the property to the east to accommodate future developments.
- The primary materials on the exterior of the building include architectural metal panels, brick, and storefront glass.

14. Will Moore Subdivision, Phase 3**Preliminary Plat**

1200 Turnbridge Drive ([PP22-0002](#))

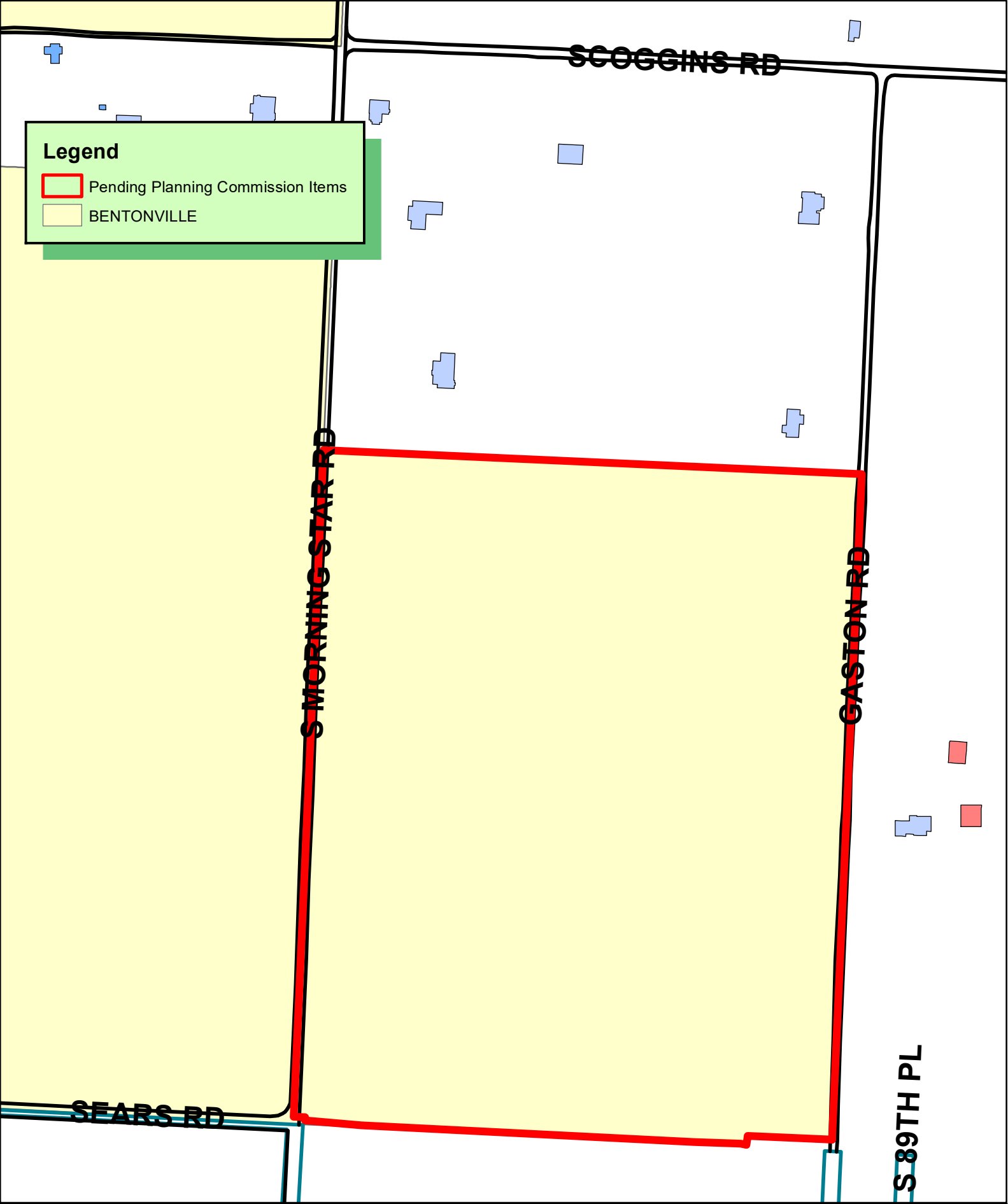
- The subject property is +/- 5.31 acres and is currently zoned R-ZL, Zero Lot Line Residential.
- A preliminary plat proposing the construction of a single-family subdivision.
- Will Moore Subdivision, Phase 3 contains a total of 32 single-family lots. Lots 31 and 32 are non-buildable.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.

15. Superior Storage**Waiver**

1908 S Walton Boulevard ([WAV22-0004](#))

- A Waiver from Section V 5.1, Storm water Detention, from the Storm Management and Drainage Manual. The applicant wishes to waive the requirement of providing storm water detention.
- The applicant states that they have attached a site plan and drainage analysis showing that the site improvements will not negatively impact downstream property with the absence of detention facilities.

IV. Other Business**1. Appendix A Flood Damage Prevention Code**
Section B – Risk Zone Specific Standards**Code Amendment**



Legend

-  Pending Planning Commission Items
-  BENTONVILLE



1 inch = 300 feet

PP21-0020
PRELIMINARY PLAT
MORNINGSTAR SUBDIVISION



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.

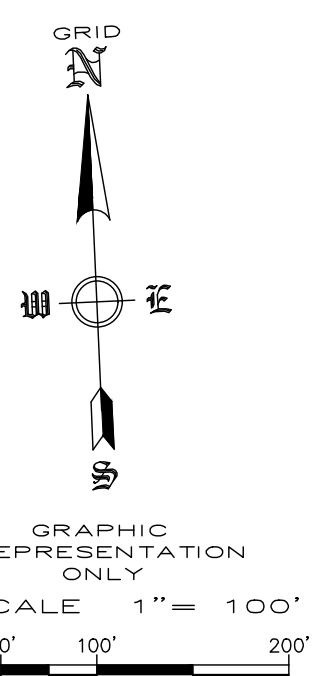
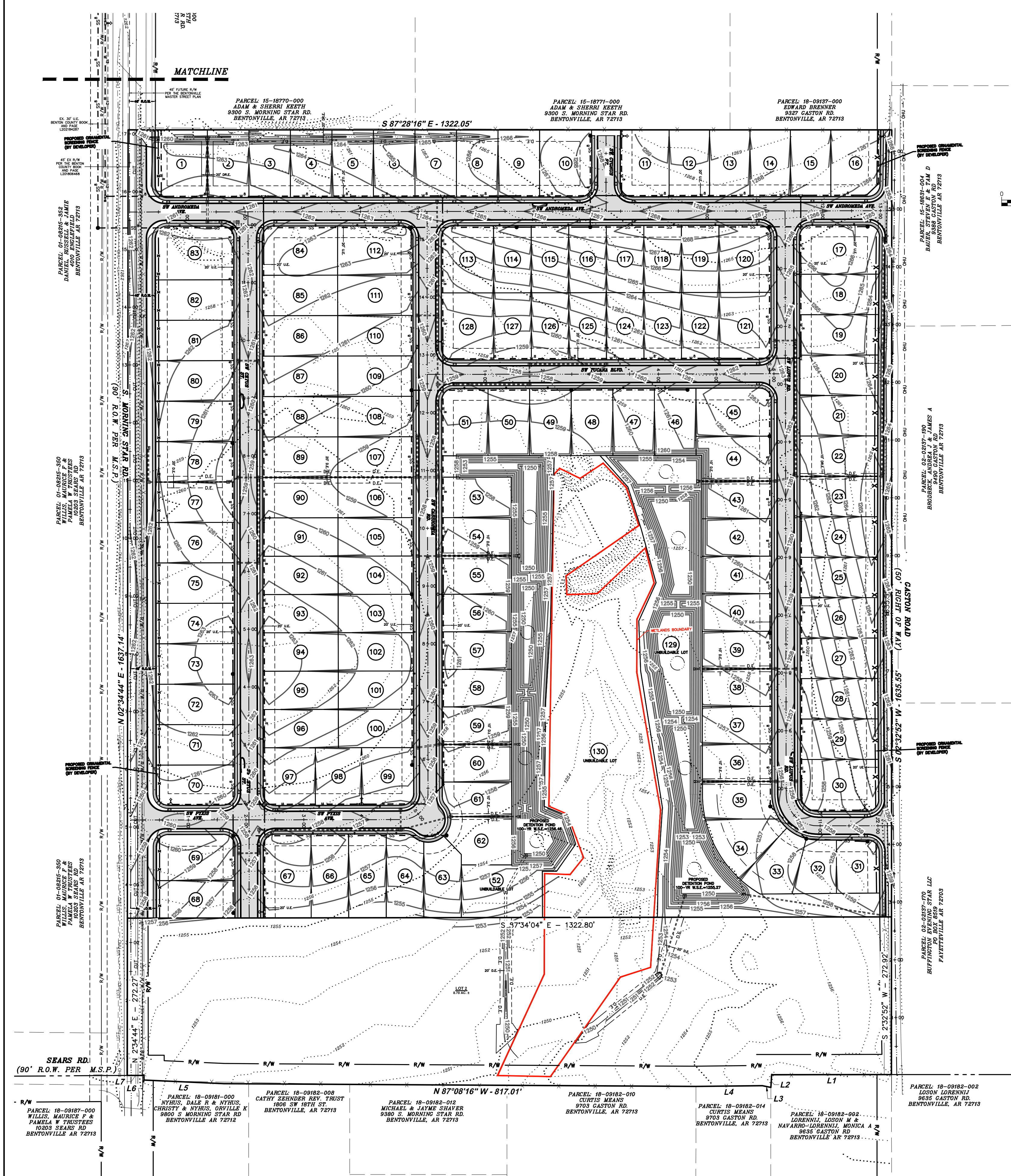
Waivers Requested

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

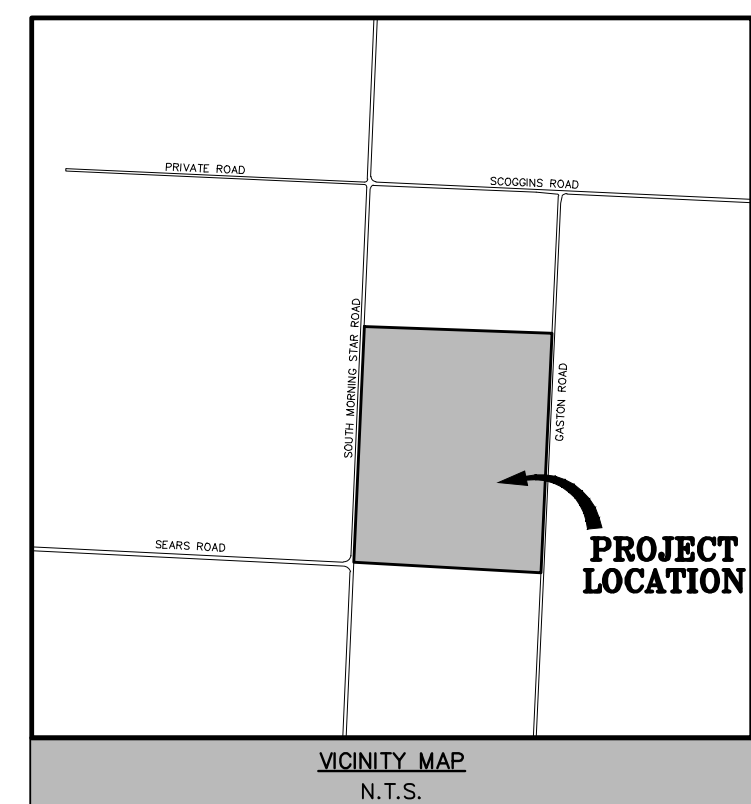


ASE REAKDOWN:
PHASE 1: 127 RESIDENTIAL LOTS
2 PONDS
1 FLOODPLAIN

SURVEY DESCR: TION:
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:**
- 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 EASEMENT.
 - 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.
 - 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.
 - ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
 - 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.

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



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

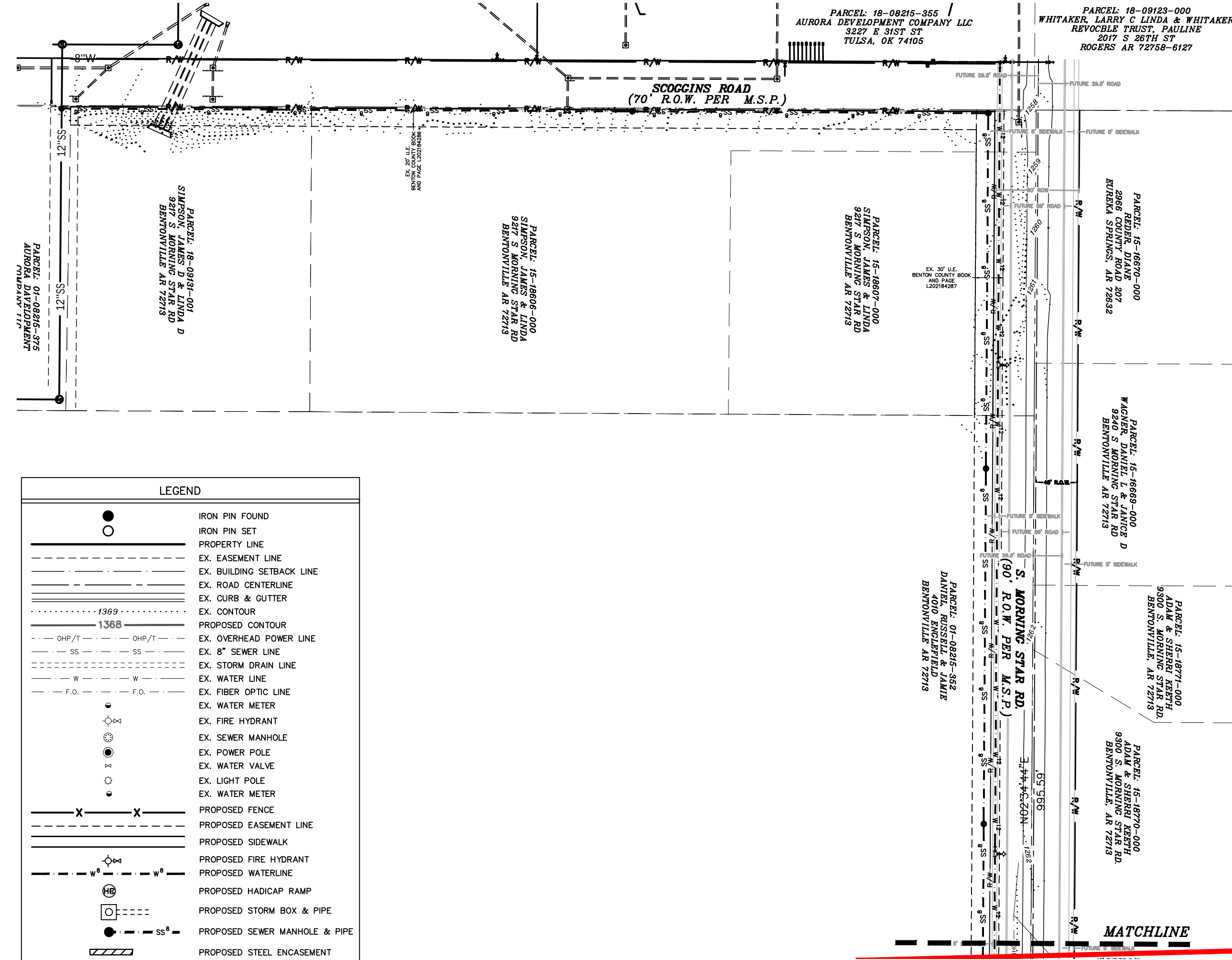
ZONING:
R-1

RO OSED USE:
SINGLE FAMILY RESIDENTIAL

LOTS:
120 (116 BUILDABLE)

DENSITY:
3.4 LOTS/ACRE

EMA LOOD LAIN 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.



ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72762

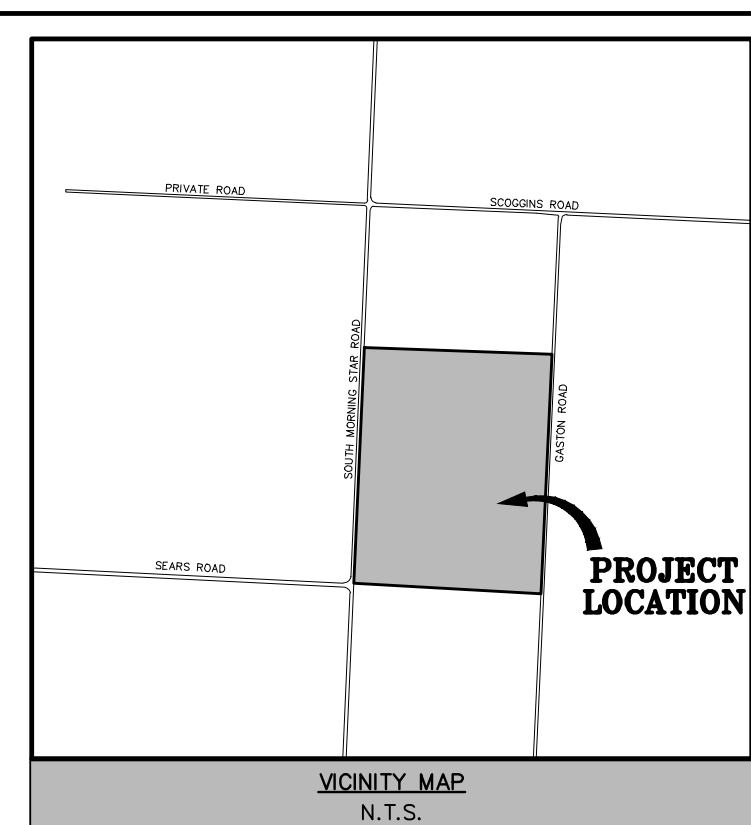
OVERALL LAYOUT
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION
DATE
DESCRIPTION

SCALE: 1"=100'
DATE: May 6, 2022
W.O. #: 20976

PP21-0020

2



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

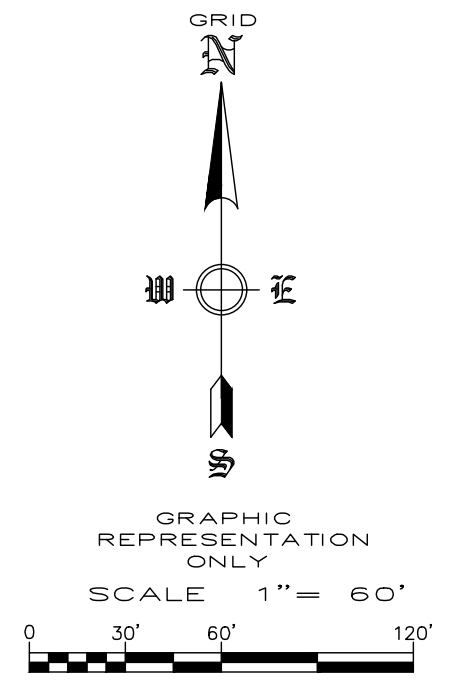
ZONING: R-1

SETBACKS: FRONT: 20'
INTERIOR SIDE: 7'
EXTERIOR SIDE: 20'
REAR: 25'

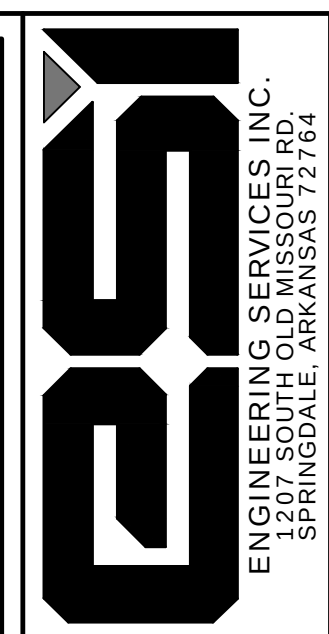
LOTS: 169 (168 BUILDABLE)

DENSITY: 3.4 LOTS/ACRE

EMA FLOOD HAZARD 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.



- NOTES:**
1. ALL CURVE RADII ARE 30' MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLANS.
 2. ENTIRETY OF LOTS 52 & 129 TO BE DEDICATED AS A DRAINAGE EASEMENTS. PONDS SHALL BE MAINTAINED BY THE POA.
 3. NO LOT ABUTTING MORNING STAR OR GASTON SHALL HAVE DIRECT ACCESS OFF OF EITHER STREET.
 4. REGULATORY WATER BODIES ARE SHOWN IN RED AND WILL BE MITIGATED PER FEDERAL REGULATIONS.
 5. ALL SIDEWALK TO BE BUILT BY THE HOMEOWNERS EXCEPT WHERE OTHERWISE INDICATED ON THE PLANS.
 6. A WAIVER HAS BEEN REQUESTED TO ALLOW THE MAXIMUM POND DEPTH TO EXCEED 7'. IT IS DESIRED FOR THIS TO BE A WET POND WITH A DEEP POOL TO ALLOW FOR THE TREATMENT OF WATER QUALITY.
 7. 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.



PRELIMINARY PLAT
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION		DATE	DESCRIPTION

SCALE: 1"=60'

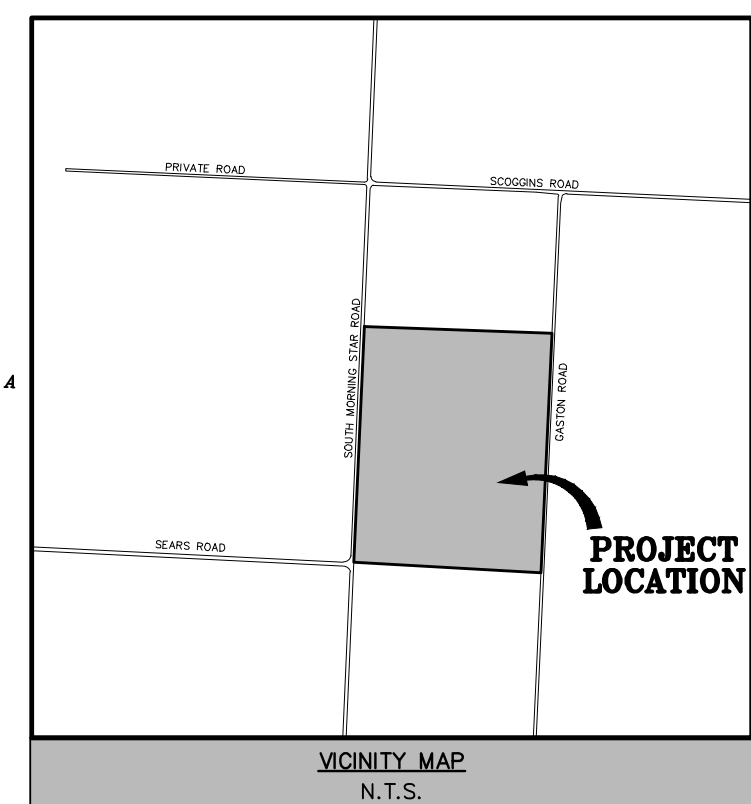
DATE: May 9, 2022

DRAWN BY: SW

CHECKED BY: TCE

W.O. #: 20976

PP21-0020



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

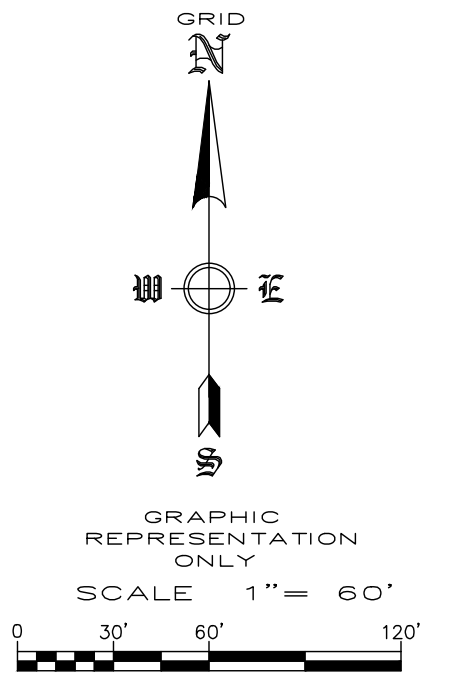
ZONING: R-1

SET BACKS: FRONT: 20'
INTERIOR SIDE: 7'
EXTERIOR SIDE: 20'
REAR: 25'

LOTS: 169 (168 BUILDABLE)

DENSITY: 3.4 LOTS/ACRE

EMA FLOOD HAZARD 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.



ROAD CENTERLINE CURVE DATA				
C	R	Δ	T	L
C1	45.0'	90°00'00"	45.0000'	70.6858'
C2	54.5'	89°59'18"	54.4888'	85.5972'

- NOTES:**
1. ALL CURVE RADII ARE 30' MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLANS.
 2. ENTIRETY OF LOTS 52 & 129 TO BE DEDICATED AS A DRAINAGE EASEMENTS. PONDS SHALL BE MAINTAINED BY THE POA.
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**PRELIMINARY PLAT
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS**

REVISION		DATE	DESCRIPTION

SCALE: 1"=60'
DATE: May 9, 2022
DRAWN BY: [Signature]
W.O. #: 20976

PP21-0020

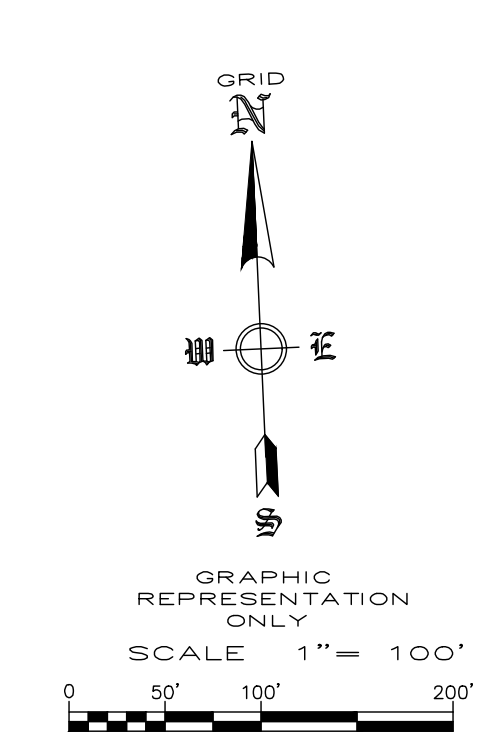
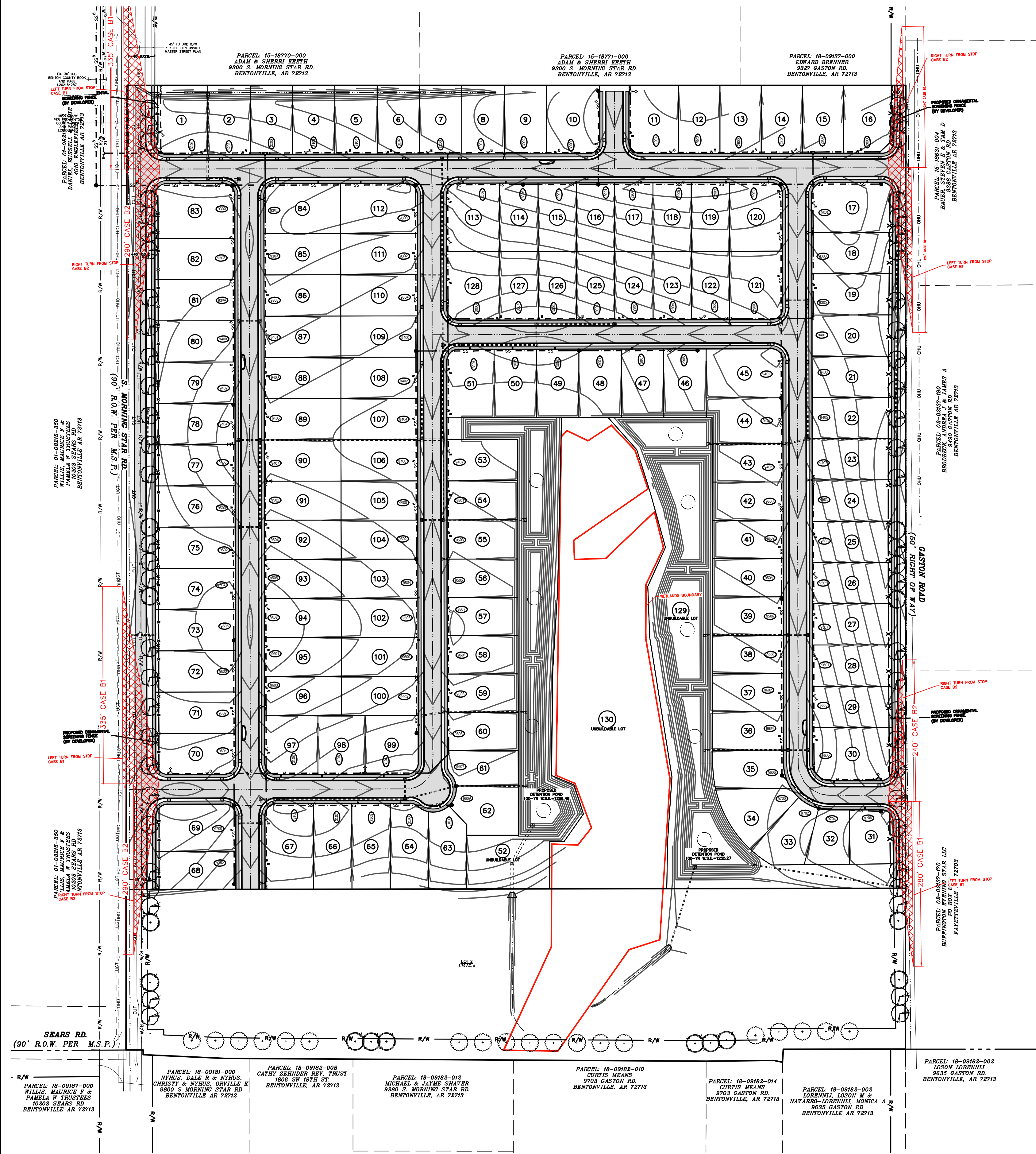


Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

Design Speed (mph)	Stopping Sight Distance (ft)	U.S. Customary	
		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

Design Speed (mph)	Stopping Sight Distance (ft)	U.S. Customary	
		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

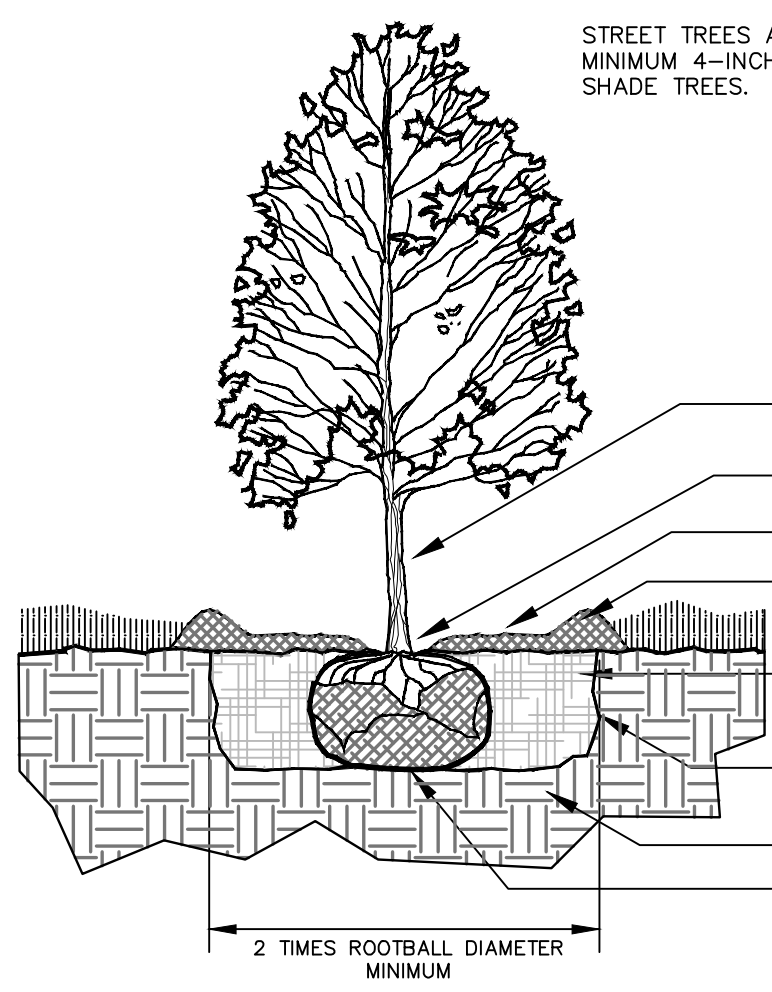
INDEX OF TREES				
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL TREES	SIZE
	Valley Forge Elm	Ulmus americana 'Valley Forge'	54	4" Cal B & B
	Shumard Oak	Quercus shumardii	18	4" Cal B & B
	Northern Red Oak	Quercus rubra	19	4" Cal B & B

NOTES:

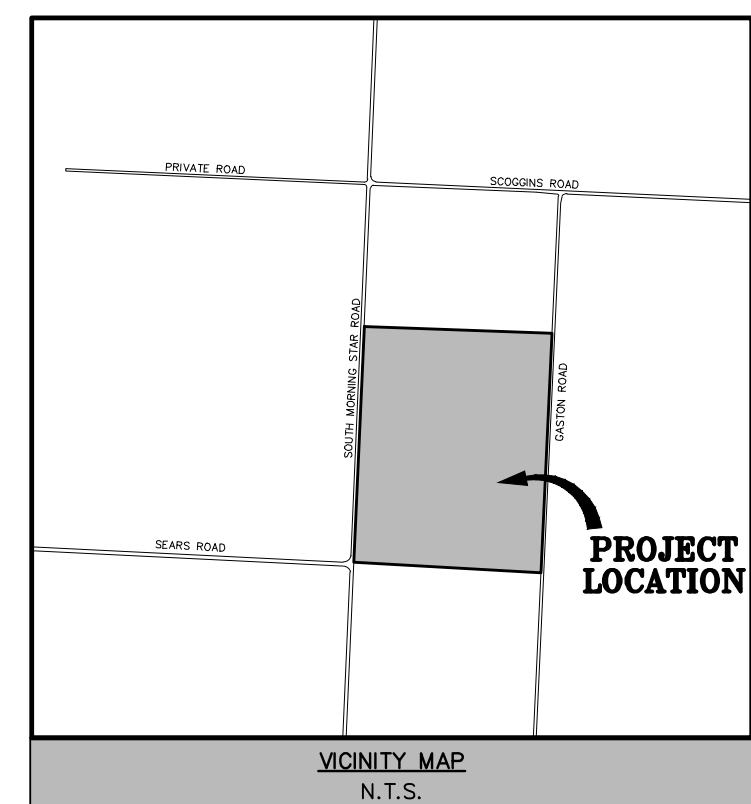
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THERE SHALL NOT BE ANYTHING BETWEEN 30" AND 60" IN HEIGHT WITHIN THE SHADED AREAS OF THE SIGHT TRIANGLES.
- STREET TREES ARE REQUIRED TO BE A MINIMUM 4-INCH CALIPER AND MUST BE SHADE TREES.

NOTES:

- SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
- WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
- 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.
- SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2".
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- 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.
- 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.
- 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.
- TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
- ALL PROPOSED TREES SHALL BE A MIN OF (5) FIVE FEET FROM ANY UTILITY MAIN LINES AND PUBLIC UTILITIES.
- WHERE POTENTIAL UTILITY CONFLICTS MAY EXIST WITH PROPOSED LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.



TREE PLANTING DETAIL
NOT TO SCALE



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

DESCRIPTION	
REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

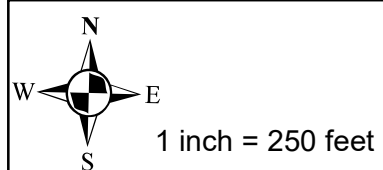
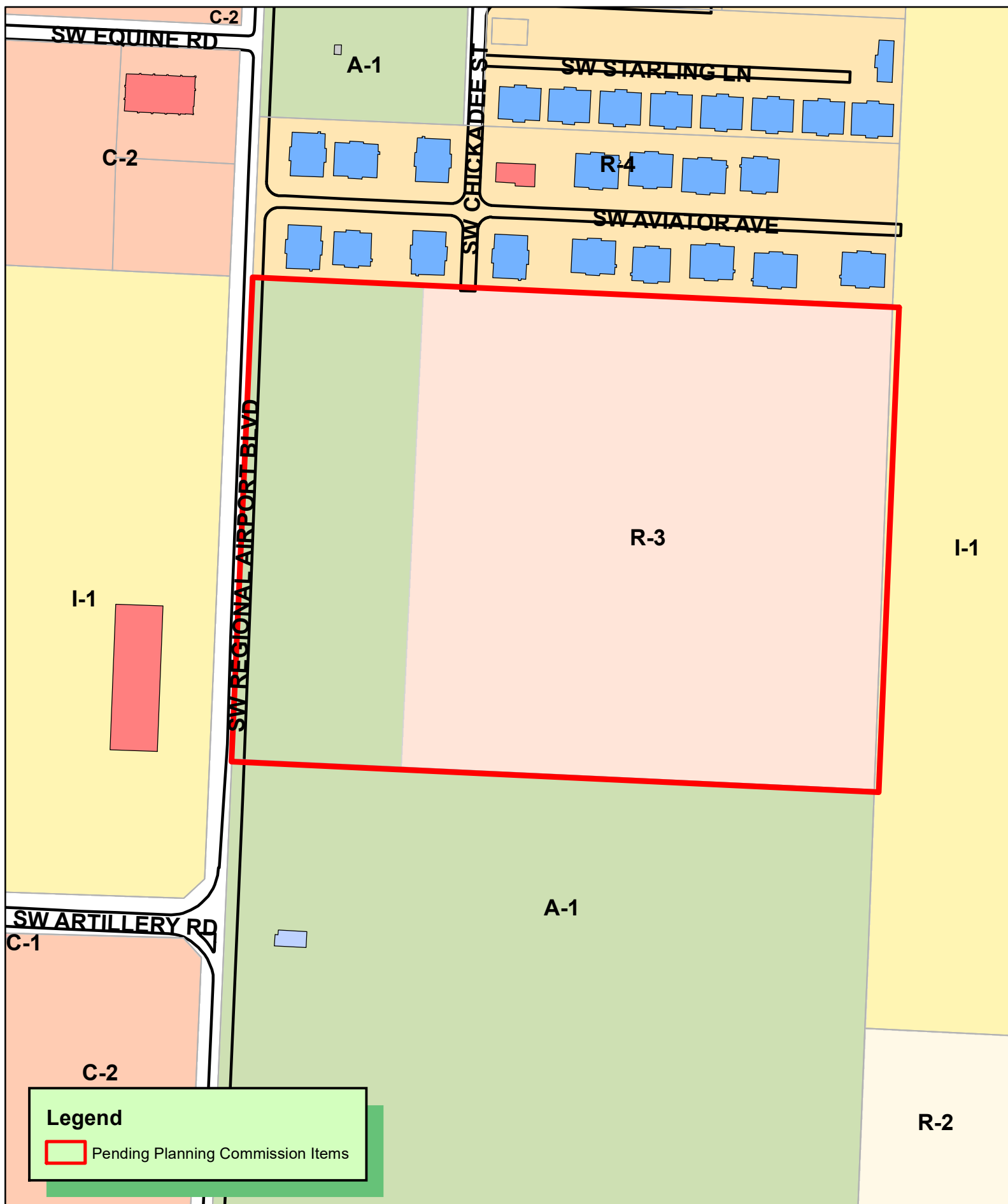
SCALE: 1"=100'

DATE: May 9, 2022

DRAWN BY: BMM

W.O. #: 20976





RZ22-0031 6/7/22
REZONING A-1 & R-3 to I-1
PARCEL 01-08208-000





May 2, 2022

Bentonville Current Planning
305 SW A Street
Bentonville, AR 72712

RE: Rezoning of Property (Parcel #01-08208-000)

Staff,

On behalf of our clients we would like to formally request a zoning change for this project from A-1, Agricultural and R-3, Medium Density Residential to I-1, Light Industrial. The property is currently owned by Vito Groups LLC. The adjacent properties are zoned R-4, and I-1. A proposed I-1 zoning is appropriate in this area based on proximity to two other Industrial parcels. Proper buffer and screening requirements will be met for the adjacent residential areas.

The owners of this parcel are requesting a rezone to I-1 in order to develop warehouse spaces. Site plans are still being rendered with size and shape to fit building setbacks and buffer requirements. The site development will include associated infrastructure for drives, parking, water and sewer connections, and storm water retention. This property has access to 1 point of ingress/egress (via SW Regional Airport BLVD).

There are no plans for proposed signage on this property. Owner/developer will work with city staff when planning any proposed signage.

The site is currently comprised of hay/grass cover with some larger trees throughout. Water and sewer are readily available on this site via neighboring properties to the east.

By rezoning to I-1, Light Industrial this property will be an excellent place for development and will be an asset to the Bentonville community.

Thank you,

Ali Karr, E.I.
Project Manager

Light Industrial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Light industrial areas include low-impact manufacturing and assembly, large-scale storage, distribution, and warehousing facilities. Light industrial activities are typically characterized as having little or no environmental impact on surrounding properties.



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

I-1, Light Industrial District



The I-1 District is designed primarily to provide for general offices, light manufacturing, assembly and accessory warehousing for products which present low risk of objectionable environmental and aesthetically offensive influences, have low traffic volumes and provide no health or safety hazards.

Maximum Height Allowed: 60 feet. *Exception:* Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Min. lot depth	Max. lot coverage		Min. street frontage
				Min. lot width	Max. lot width		Interior lot	Exterior lot	
I-1	All	20,000	-	100'	-	100'	60%	60%	50'

Minimum Setback Standards:

District	Building type	Front		Side		Rear		
		With parking in front	Without parking in front	Adjacent to non-residential district and/or ROW	Adjacent to residential district	Adjacent to ROW	Adjacent to non-residential district	Adjacent to residential district
I-1	All	75'	30'	30'	75'	30'	50'	75'

Railroads:

Where property abuts a railroad and loading and unloading facilities are utilized, or second siding or spurs, the loading and unloading portions of the structures may be built up to railroad property line.

Development Standards:

- (1) *All Industrial (I) districts.*
 - a. *Nuisance mitigation.* Any lighting visible from outside the site shall be designed to reflect away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it constitutes a nuisance which substantially exceeds the general level of noise, odor or vibration emitted by uses adjacent to or immediately surrounding the site. Such comparisons shall be made at the boundaries of the site.
 - b. *Trash receptacles.* Outdoor storage of trash receptacles shall be at the sides or rear of the site and shall be totally encircled or screened by a sight-proof fence, planting or other suitable visual barrier.
 - c. *Screening.* A permanent opaque screening fence or wall shall be constructed along any side or rear property line which abuts property zoned for residential purposes. The height of this screen or wall shall be not less than eight (8) feet and shall be constructed of wood, masonry or other durable opaque material, and finished in a manner appropriate to the appearance and use of the property.
 - d. *Front yards.* No loading or storage of material shall be permitted in the required front yard.
- (2) *I-1 Industrial district only.* Every use or any part thereof that is not conducted within a building completely enclosed on all sides shall be screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the I-1, Industrial district:
 - a. *Screening.* The height of any opaque screening fence or wall shall not be less than eight (8) feet.
 - b. *Vehicle storage areas.* Automobile, bus, truck, tractor, mobile home, boat or motorcycle, and wheeled and/or tracked industrial vehicle storage areas are not required to screen fully assembled merchandise which is ready for sale.

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I-1, Light Industrial

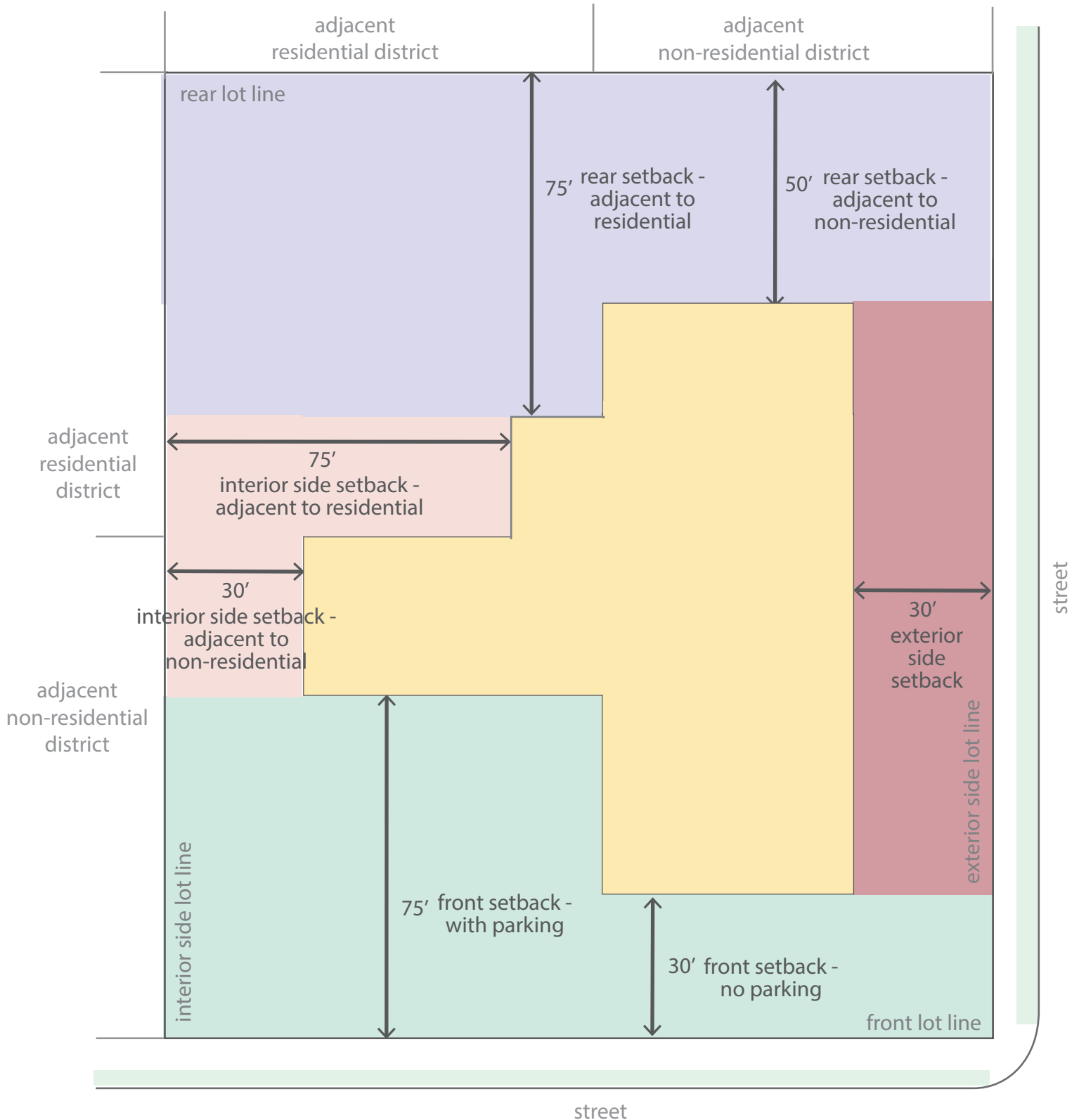
ALLOWED BY RIGHT		CONDITIONAL
Agriculture and Animals Animal clinic Animal kennel or shelter Animal - domestic or household Botanical garden Greenhouse Plant nursery	Retail Auto and vehicle sales/rental Building and landscape material sales Construction / heavy equipment sales/rental Equipment rental - indoor Equipment rental - outdoor Gas station Manufactured home sales Medical marijuana dispensary Pharmacy Recreational vehicle and boat sales/rental Outdoor vending, private property Retail	Agriculture and Animals Agricultural product processing Agricultural-related business Recreation, Education & Assembly Commercial recreation facility - indoor Commercial recreation facility - outdoor Educational facility Golf course Outdoor music venue Religious facilities Services Child care – licensed center Public safety services Retail Restaurant, microbrewery
Services ATM machine Adult day care Auto or equipment auction Automobile repair Car wash Crematory or mausoleum Child care – registered family home (5 children) Copy services Correctional facility or jail Crematory Governmental service facility Maintenance service Medical services - laboratory Office Office / warehouse Postal services Repair services - household Repair services - equipment, large appliances	Industrial and Warehousing Artisan / craft product manufacturing Cold storage plant Contractor maintenance yard Industrial - light Laboratory - dental or medical Laboratory - manufacturing Laboratory - research Light fabrication and assembly process Manufacturing and/or distribution plant, alcoholic beverages of every kind and type Medical marijuana cultivation facility Mini-warehouse storage Taxidermy Warehousing or wholesaling Transportation / Utilities Parking facility (as principle use) Transportation facilities excluding airports	Industrial and Warehousing Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500' of a city owned & maintained park or trail Mining Transportation / Utilities Airport facilities Utility facility Wireless communication facility (cell towers) Other Temporary uses
		ACCESSORY
		Residential Dwelling - accessory Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential Donation box

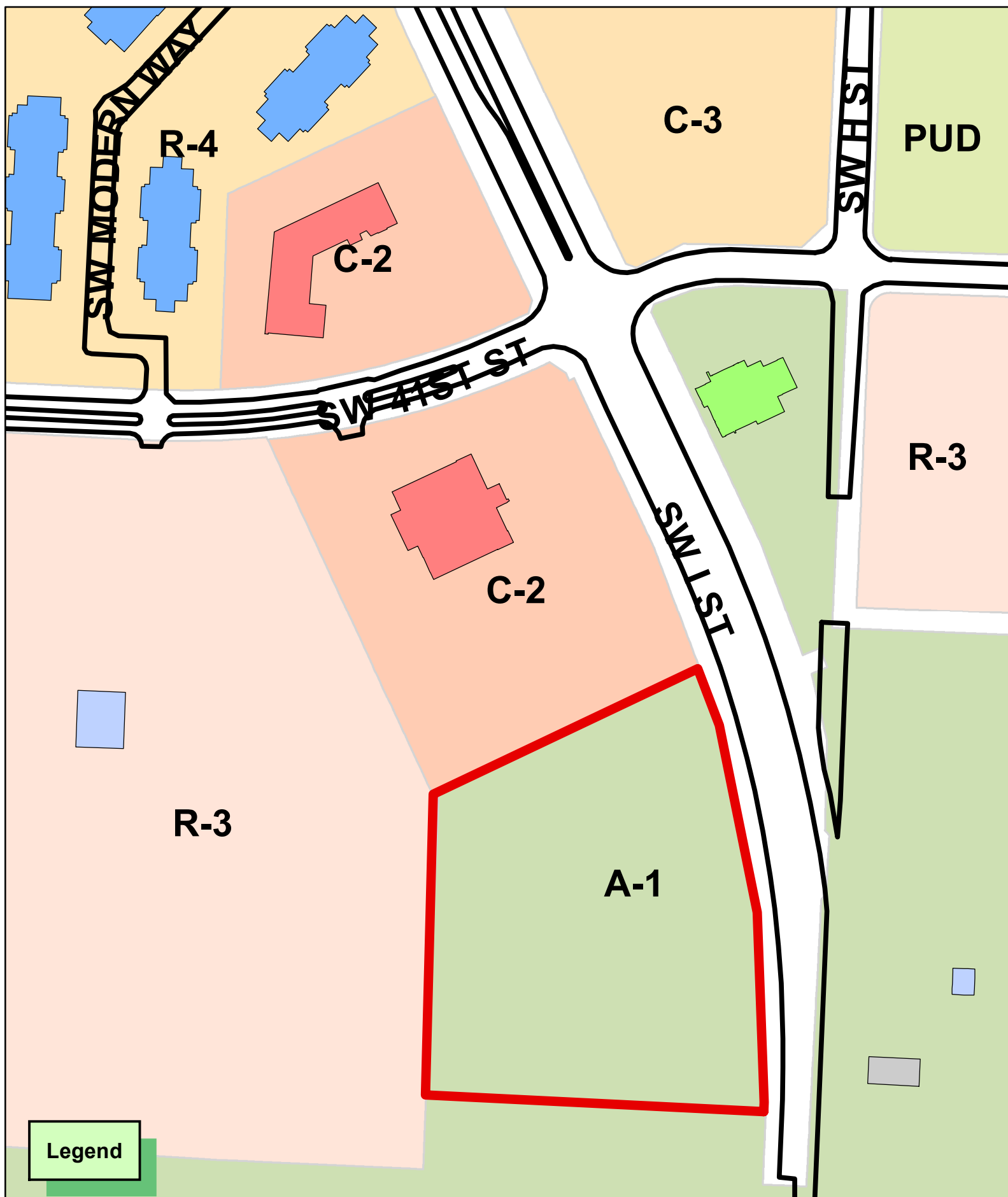
Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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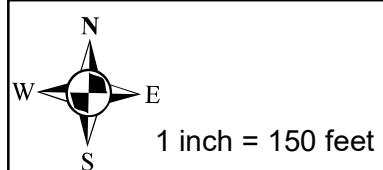
I-1 Light Industrial

Setback Illustration





Legend



RZ22-0028 6/7/22
REZONING A-1 TO C-3
EVERSOLE ADDITION
SE SECTION OF LOT 18





3214 N.W. Avignon Way, Suite 4 ♦ Bentonville, AR 72712
479-464-8850 telephone ♦ 479-464-9040 fax

May 26, 2022
Sent Via Email

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

**Re: KBR "I" Street Development
Bentonville, Benton County, AR
Rezoning Request**

Please accept this letter as our formal request to rezone Lot 27 of the "Lot Split of Lot 18 of Eversole Addition Creating Lots 26 and 27", see attachment, from A-1 Agriculture to C-3 Mixed Use. "The Future Land use plan indicates "Medium Density" and we are respectfully requesting to update the designation to "Mixed-Use Commercial." The property is located just south of the Mercy building (4100 SW "I" Street) along the west side of SW "I" Street.

The property is owned by Mercy Health Northwest Arkansas Communities and is under contract with KBR Properties, LLC.

KBR Properties is proposing to develop multi-family residential units with neighborhood commercial/office space. We believe C-3 Mixed Use is an appropriate zoning request for this property based on the current development in the area. The Mercy Health facility (zoned C-2) is north of the property, proposed residential (zoned R-3) to the west, and the Bentonville Community Center. We believe this development will enhance urban and walkable characteristics of this area that already encourages physical activity, health & wellbeing of the residents.

The buildings will be constructed of high-quality material that will be compatible with the neighboring properties and will meet the city of Bentonville requirements. The project is located adjacent to Highway 112\ "I" Street and is considered an Arterial Street. The water and sanitary sewer lines are near the property.

Ozark Civil Engineering, Inc. respectfully request the property to be rezoned to C-3 Mixed Use.

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,



Todd A. Butler, PE
Ozark Civil Engineering, Inc.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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C-3, Mixed-Use Commercial



The C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

Maximum Height Allowed: 60 feet

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

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-3	All	None	-	-	-	100%	100%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-3	0'	0'	0'	10'	0'	0'

Sidewalk Setback: No building in the C-3 district, regardless of the location of the lot lines of the property on which it is to be built, shall be built closer than 8 ft. from the back of the curb line of any public street abutting the property on which the building is located. This spacing shall be maintained in order to provide adequate space for the required sidewalk to be built along that street frontage.

Canopy Standards: Canopies may project over the street right-of-way if they terminate no less than 2 ft. horizontally from the outside edge of the street curb and are no less than 8 ft. above the surface of a new or existing sidewalk.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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C-3, Mixed-Use Commercial

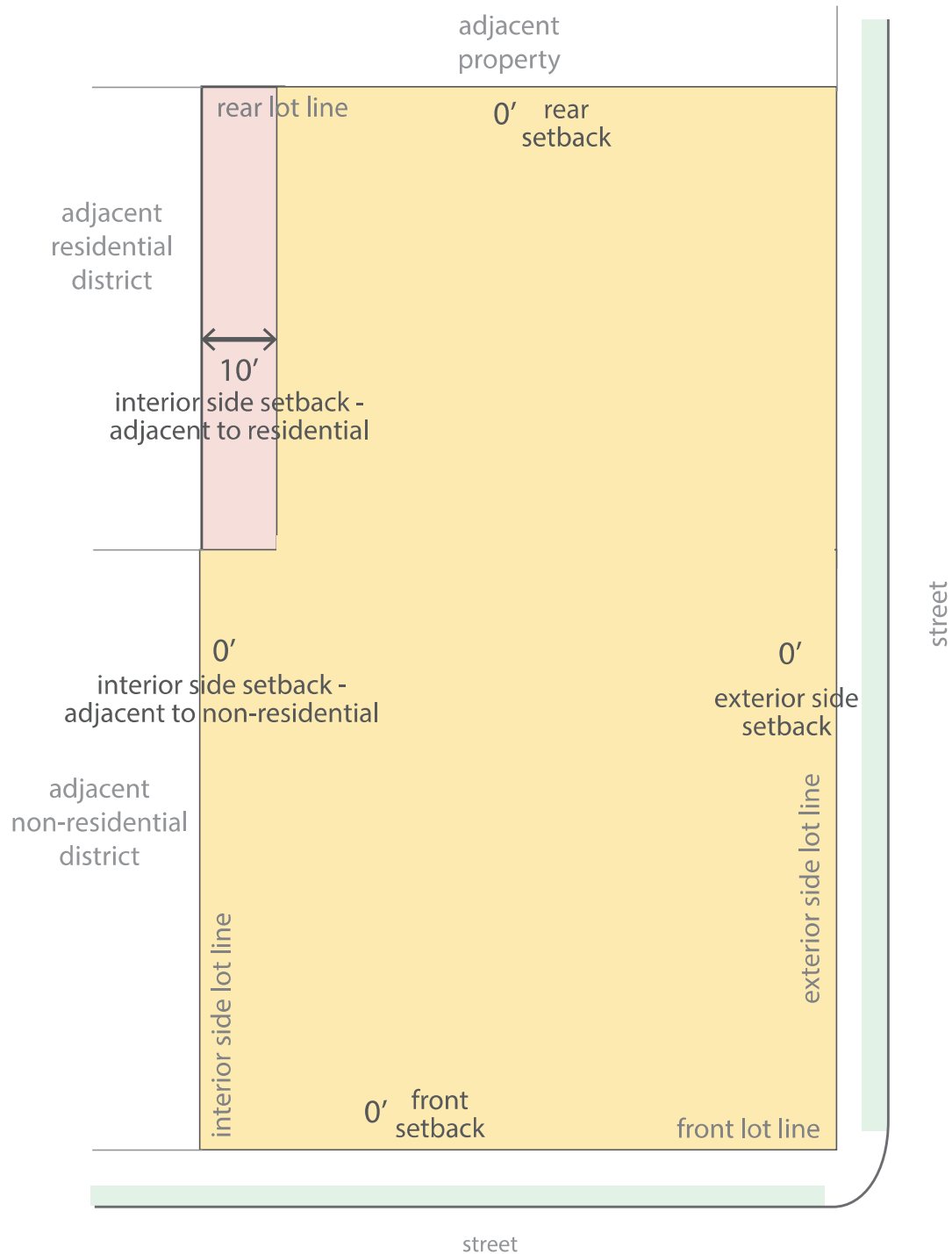
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Community garden Urban farm Residential Dwelling - condominium Dwelling - multi-family Home occupation - type b Residential facility - rehabilitation Recreation, Education & Assembly Aquarium Community center Commercial recreation facility - indoor Cultural studio Library Museum Park – mini, neighborhood Services Adult day care ATM machine Auction house Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Copy facilities Financial institution Funeral home Governmental services facility Lodging - hotel / motel Medical services - doctor office Office Personal services Postal services Repair services - household Retail Artisan shop Bakery Bar, lounge or tavern Gas station Outdoor vending - private property Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-in Restaurant, drive through Retail Sidewalk café in public right-of-way Transportation / Utilities Broadcasting studio	Agriculture and Animals Animal clinic Botanical garden Greenhouse Residential Dwelling - modular Dwelling - townhouse or rowhouse Dwelling - two-family Recreation, Education & Assembly Arena / Auditorium Commercial recreation facility - outdoor Educational facility Event center Golf course Outdoor music venue Religious facilities Services Cemetery or mausoleum Lodging - bed & breakfast Medical services - hospital Public safety services Retail Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail Outdoor vendor park Transportation / Utilities Parking facility (as principle use) Transportation facilities excluding airports Utility facility Wireless communication facility (cell towers) Other Temporary uses	Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory - nonresidential Donation box

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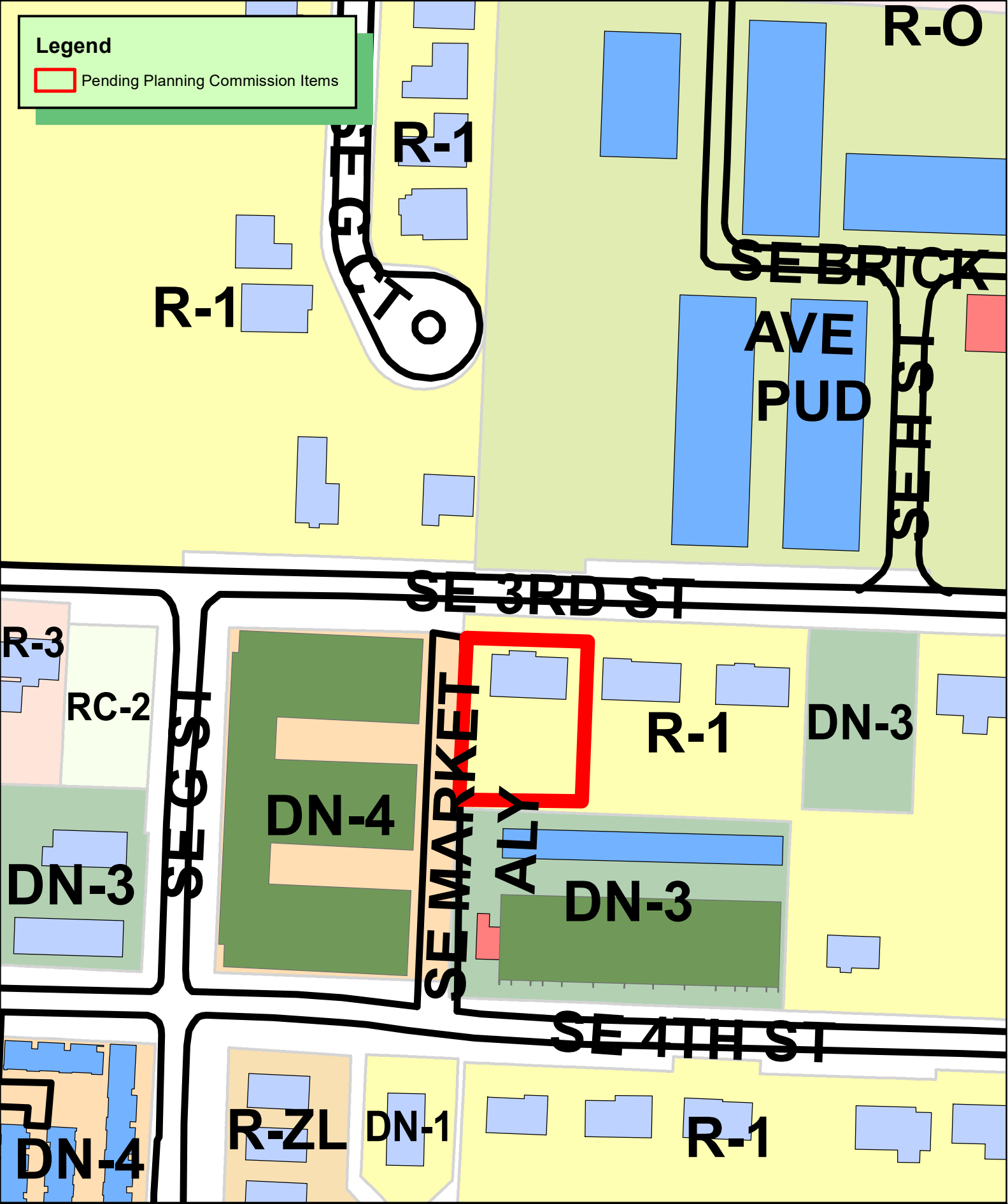
C-3, Mixed- Use Commercial

Setback Illustration



Legend

 Pending Planning Commission Items



1 inch = 100 feet

RZ22-0030 6-7-22
REZONING R-1 TO DN-4
2ND EAST SIDE ADDITION
LOT 16



REZONING APPLICATION NARRATIVE

This is a rezone request for 902 SE 3rd St. The current zoning designation is R-1 and the proposed designation is DN-4. We are also requesting to amend the City of Bentonville's future land use map to accommodate this rezone request.

Explanation: Owner is Square District Properties, LLC. We request the rezone for future Downtown Mixed-Use Residential.

Reason: We want to be able to increase the availability of housing downtown.

Use: The zoning request will allow for multi-family units.

Traffic: Rezoning to DN-4 will not change the current traffic pattern already established.

Signage: No additional signage will be needed for this request.

Appearance: With multi-family all around us this project will more closely reflect the changes already made in this area.

Availability of water and sewer: The property currently has water and sewer taps available.

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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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'

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-4, Downtown Mixed-use Residential

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

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

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

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

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

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

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

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

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

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

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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-4, Downtown Mixed-use Residential

Land Uses:

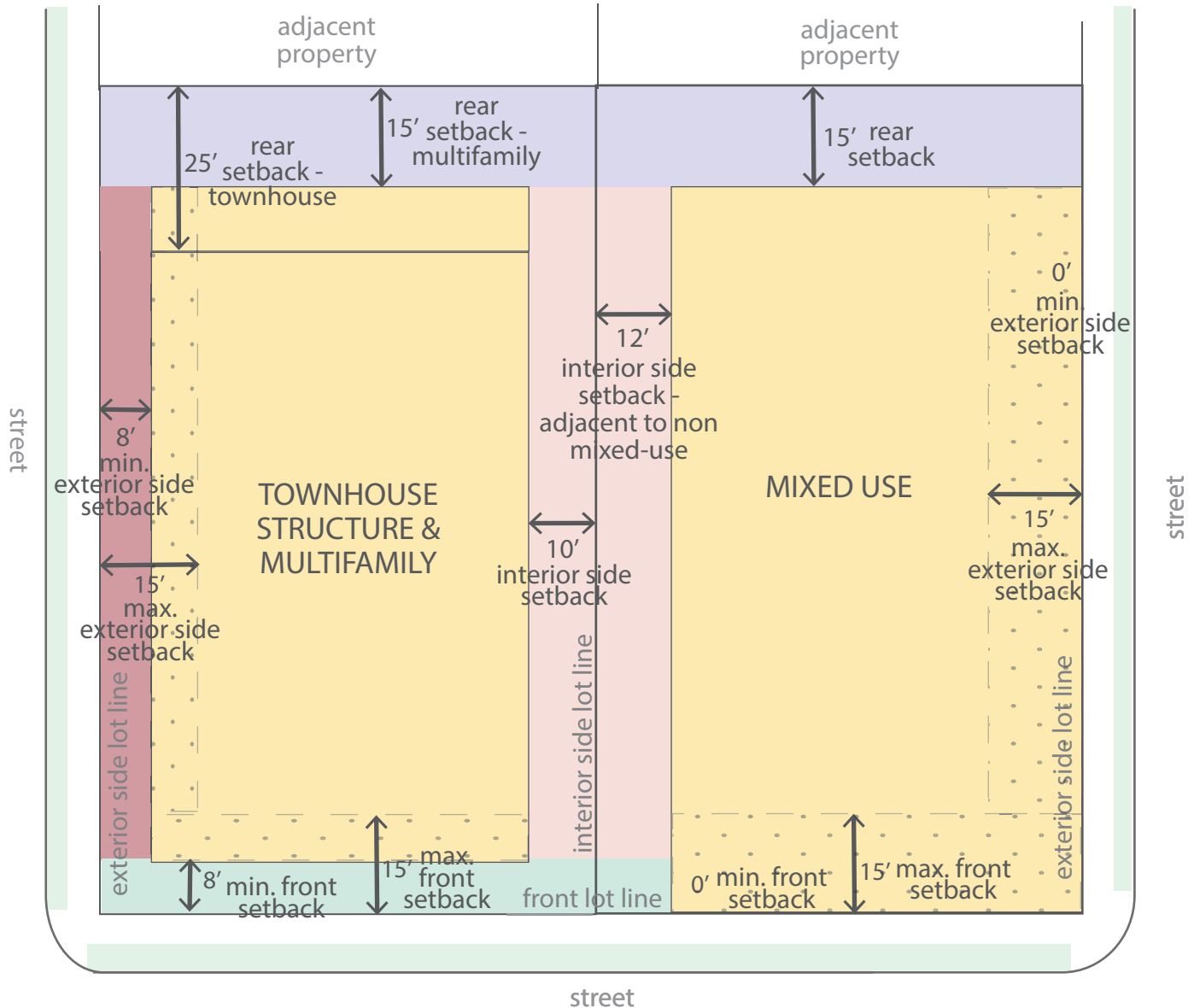
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility -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

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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DN-4, Downtown Mixed-Use Residential

Setback Illustration





PRD22-0001 6/7/22
PLANNED RESIDENTIAL DEVELOPMENT
B-W HEIGHTS SUB
LOTS 5-6-7





05/20/2022

Dear City of Bentonville Planning Commission,

We appreciate the opportunity to present this residential townhome project for rezoning from R-1 to PRD, Planned Residential Development. The site is located at 903, 905, and 907 SE 10th Street in Bentonville. This PRD project is 12 creatively designed residential townhomes arranged to create a sense of place and community.

Justification of Compliance - PRD zoning is being requested to allow for innovative, creative, designed residential housing types representative of what is commonly being constructed in the downtown region. The current zoning does not allow for the arrangement and density desired for this residential housing type. The configuration is intended to create individual units for sale. We are requesting the PRD zoning because all units do not front public right of way, as required in a DN or hard zoning districts, in this creative neighborhood design. See plan set provided.

Description of Land Uses- The project is residential townhomes, for individual sale, with +15 percent of the land area dedicated to common open space for community gathering and interaction. See plan set provided.

Description of structural design – See plan set provided for information regarding building materials. The building design provides a creative approach to residential housing and complies with the building materials required by code.

Description of compliance with PRD criteria – The spirit of the PRD is followed by providing creative residential townhomes housing and design with common open space consisting of a minimum of 15% of the lot area that includes central gathering areas, lawns, and vegetated landscape areas. The relationship to surrounding properties and the project was carefully considered allowing for separation between adjacent properties. The project is bordered by the electric substation to the north and single family to the south, east, and west. The arrangement of the structures on site allows for separation and scale to be preserved between adjacent properties. Additionally, the landscaping and fencing softens and blends the project with adjacent properties.

SE 10th Street is a collector street per the Master Street Plan. Improvements along SE 10th include on street parking and wide sidewalks for the use of the community. On street parking assists with traffic/speed control and the pedestrians will be provided ample space along the sidewalks. Water and electric service resides along SE 10th and an existing 6" sewer service line resides in the rear of the project site.

We appreciate your consideration in this rezoning and look forward to bringing this project to the City of Bentonville. If you have any questions or comments please feel free to contact me.

Sincerely,

John Easterling

HALFF ASSOCIATES, INC.

2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712

TEL (479) 273-2209

WWW.HALFF.COM

Waivers Requested with the PRD List for Planning and Engineering review and discussion, thanks.

Sec 1400.07 Perimeter Landscape Strip Required along with Screening Requirements (C, D, E) – East Property line

Sec 1400.07 Perimeter Landscape Strip Required

- (a) *Description.* Perimeter landscaping is a planting strip along the rear and side lot lines that includes landscaping and screening, if required.
- (b) *Applicability.* Unless otherwise exempt in this Article, all development, except preliminary plats, shall provide a perimeter landscape strip along rear and side lot lines consistent with the provisions of this Section. Where cross-access is provided along rear and/or side lot lines, adjustments to place required trees elsewhere on the site is allowed.
- (c) *Minimum width.* The perimeter landscape strip shall be a minimum width of seven (7) feet and is required for each development regardless if a perimeter landscape strip is already in place from an adjacent, developed lot.
- (d) *Number of trees required.* Trees shall be provided at a minimum rate of one (1) tree per every fifty (50) linear feet or fraction thereof. When possible, it is encouraged and preferred that trees not be evenly spaced. Use of both shade and ornamental trees is allowed as long as a minimum of fifty percent (50%) are shade trees.
- (e) *Screening.* If screening is required by Section 1400.09 Screening requirements, that section shall be used to determine the type of screen, and if required, shall be included in the perimeter landscape strip.
- (f) *Clustering or grouping.* Clustering or grouping of trees is encouraged and preferred for a decorative effect following professional landscaping standards for spacing, location and design.

Sec 1400.07 Perimeter Landscape Strip Required (C) – West Property line

Sec 1400.07 Perimeter Landscape Strip Required

- (a) *Description.* Perimeter landscaping is a planting strip along the rear and side lot lines that includes landscaping and screening, if required.
- (b) *Applicability.* Unless otherwise exempt in this Article, all development, except preliminary plats, shall provide a perimeter landscape strip along rear and side lot lines consistent with the provisions of this Section. Where cross-access is provided along rear and/or side lot lines, adjustments to place required trees elsewhere on the site is allowed.
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- (f) *Clustering or grouping.* Clustering or grouping of trees is encouraged and preferred for a decorative effect following professional landscaping standards for spacing, location and design.

Sec 1100.02 Access Management Standards (a)(2.) and Sec 1100.05 Driveway Standards (a)(2.) – Driveways

Sec 1100.02 Access Management Standards

This section is intended to implement access management standards of the City of Bentonville as set forth in the City of Bentonville's General Plan. In addition, this section conforms with policies and objectives of the NWARPC Metropolitan Planning Organization's long range transportation plan, the authority to control access to property as derived from Arkansas State Statutes, the policy and planning directives of the federal Intermodal Surface Transportation Efficiency Act of 1991, and the Transportation Equity Act for the 21st Century. These regulations apply to all new development and construction.

- (a) *Curb Cuts.*
 - (1) *City approval.* Property owners desiring curb cuts off of city streets or AHTD highways, not associated with an approved large scale development plan or subdivision, must obtain a right-of-way permit from Engineering prior to installation of said curb cut/driveway.
 - (2) *Width.* Ingress-egress openings in concrete, asphalt, rock, or other street curbing, commonly referred to as "curb cuts" shall be not less than twenty-four (24) feet nor more than forty (40) feet in width for nonresidential uses unless approved by the director.

Sec 1100.05 Driveway Standards

- (a) *Driveway width.* Commercial, industrial, multi-family, and mixed-use driveway widths shall meet the following guidelines.
 - (1) *One-way in or out.* If the driveway is a one-way in or one-way out drive, then the driveway shall be a minimum width of 16 feet and shall have appropriate signage designating the driveway as a one-way connection.
 - (2) *Two-way.* For two-way access, each lane shall have a width of 12 feet and a maximum of three lanes shall be allowed. Whenever more than two lanes are proposed, entrance and exit lanes shall be divided by a raised median. The median shall be four (4) feet wide and conform to AHTD standard detail for curbed islands.
 - (3) *Minor or major arterials.* Driveways that enter a minor or major arterial at traffic signals must have at least two (2) outbound lanes (one for each turning direction) of at least 12 feet in width, and one in-bound lane with a 14-foot width.

Sec 700.04 Review And Approval Of Large-Scale Developments (a)(1.)(d) – Driveways and Parking Lot

Can this be approved administratively for the pea gravel parking lot used for detention?

Sec 700.04 Review And Approval Of Large-Scale Developments

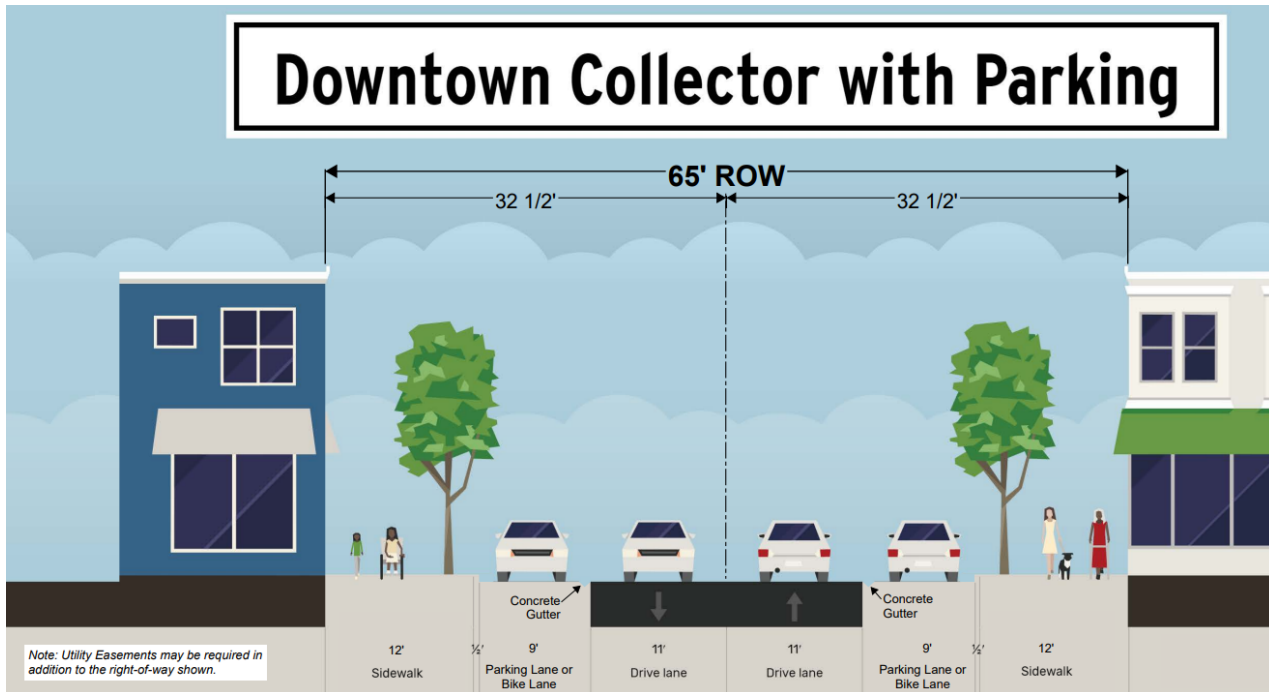
- (a) *Administrative approval.*
 - (1) *Applicability.* The director may administratively approve:
 - a. *Residential.* Any residential development not exceeding four (4) family units; or
 - b. *Nonresidential.* Any nonresidential alteration or extension not exceeding 50% of the gross floor area of the existing structure. Only one (1) such alteration or extension to a structure may be approved by the director.
 - c. *Trails.* Any trail proposed to be constructed that is not part of an existing large-scale development.
 - d. *Parking lots.* Any parking lot proposed to be constructed or existing gravel parking lots to be paved.

Sec 1100.16 Street Standards Waiver of the Master Street Plan to allow for parking to along SE 10th as designed to allow for islands (entry treatments) delineating parking on the street and designating on street parking. Can the City help me identify the exact code reference? The master street plan calls for parking or bike lanes. For safety, we do not think bike riders should be travelling through on street parking spaces if they are occupied or not. If bike riders are weaving in and out of on street parking, their path of travel is not predictable for autos. Therefore, we are creating on street parking, which helps with traffic speed management on 10th Street. Bikes can travel in the roadway on the 25 mph street. Pedestrian traffic will be separated from autos and bikes via the sidewalk. Master Street Plan below:

(e) *Development standards for PRD districts.* The applicant shall provide a written description of the proposed zoning and development standards. This information will become part of the zoning ordinance of the PI district.

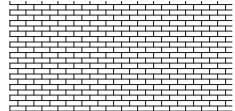
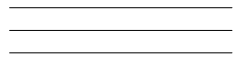
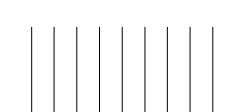
(1) *Modifications allowed.* The PRD district master site plan may modify the following zoning and development standards:

- a. Density;
- b. Building and garage setbacks;
- c. Height of buildings or structures;
- d. Lot size, depth, and width;
- e. Required off-street parking spaces; and
- f. Street widths.



Engineering Waiver 5.4.5 PARKING LOTS Detention is permitted in parking lots to maximum depths of 12 inches. In no case should the maximum limits of ponding be designed closer than twenty (20) feet from a building. The minimum freeboard and the maximum ponding elevation to the lowest sill or floor elevation shall be one and a half (1.5) feet for the 100 year precipitation event. A waiver for the 25 foot horizontal separation requirement is being requested. The FFE is ' above the 100 yr WSE.

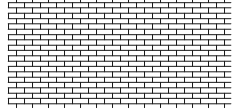
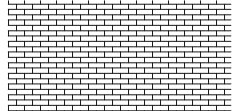
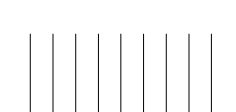
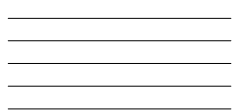
We are assuming/anticipating that this will need to be requested with the LSD instead of the PRD rezoning after Engineering has a chance to review the data and construction plans. City, please advise if this is the case or not.

EXTERIOR FINISH LEGEND	
	ACME FACE BRICK - TUPO03 - VELOUR MODULAR - IV BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	24 GA HORIZONTAL METAL PANEL
	24 GA VERTICAL METAL PANEL

BRICK - RED: 503 SF = 10%
BRICK - CHARCOAL: 403 SF = 13%
METAL PANEL VERTICAL: 1,342 SF = 43%
METAL PANEL HORIZONTAL: 330 SF = 11%
GLASS: 486 SF = 15%
DOES NOT INCLUDE DOORS



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

EXTERIOR FINISH LEGEND	
	*COLOR RED - ACME FACE BRICK - TUPO03 - VELOUR MODULAR - IV BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	*COLOR CHARCOAL - ACME FACE BRICK - TUPO03 - VELOUR MODULAR - IV BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	24 GA VERTICAL METAL PANEL
	24 GA HORIZONTAL METAL PANEL

BRICK - RED: 1,434 SF = 51%
BRICK - CHARCOAL: 310 SF = 11%
METAL PANEL VERTICAL: 354 SF = 13%
METAL PANEL HORIZONTAL: 363 SF = 13%
GLASS: 321 SF = 12%
DOES NOT INCLUDE DOORS



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



3 3D View 1

EXTERIOR FINISH LEGEND	
	#COLOR RED - ACME FACE BRICK - TUPOOS - VELOUR MODULAR - 1/4" BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	#COLOR CHARCOAL - ACME FACE BRICK - TUPOOS - VELOUR MODULAR - 1/4" BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	24 GA VERTICAL METAL PANEL
	24 GA HORIZONTAL METAL PANEL



4 3D View 2

BRICK - RED:	950 SF	32 %
BRICK - CHARCOAL:	101 SF	16 %
METAL PANEL VERTICAL:	185 SF	11 %
METAL PANEL HORIZONTAL:	294 SF	21 %
GLASS:	144 SF	13 %
DOES NOT INCLUDE DOORS		
TOTAL		1120 SF

BRICK - RED:	545 SF	53 %
BRICK - CHARCOAL:	214 SF	19 %
METAL PANEL VERTICAL:	66 SF	6 %
METAL PANEL HORIZONTAL:	195 SF	16 %
GLASS:	12 SF	1 %
DOES NOT INCLUDE DOORS		
TOTAL		1125 SF



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



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

PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8208 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

10TH ST (BUILDING 1)
SE 10TH
BENTONVILLE, AR

DATE
5-10-22
JOB NO.
21120
REVISIONS

A7.1
COLOR ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION

Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, AR 72712
479-319-6045

10TH ST (BUILDING 2)
SE 10TH
BENTONVILLE, AR

DATE
5-10-22
JOB NO.
21120
REVISIONS

A7.0
COLOR ELEVATIONS

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EXTERIOR FINISH LEGEND

ACME FACE BRICK - TUPOOS - VELOUR
MODULAR - IV BRICK TIES AT 32" O.C. OVER
1" RIGID INSULATION OVER LIQUID APPLIED
WEATHER BARRIER

24 GA HORIZONTAL METAL PANEL

42" GUARD RAIL

24 GA VERTICAL METAL PANEL



① E ELEVATION - COLOR
1/4" = 1'-0"

BRICK - RED: 503 SF = 18%
BRICK - CHARCOAL: 403 SF = 13%
METAL PANEL VERTICAL: 1,342 SF = 43%
METAL PANEL HORIZONTAL: 930 SF = 11%
GLASS: 486 SF = 15%
DOES NOT INCLUDE DOORS

EXTERIOR FINISH LEGEND

*COLOR RED - ACME FACE BRICK - TUPOOS -
VELOUR MODULAR - IV BRICK TIES AT 32"
O.C. OVER 1" RIGID INSULATION OVER LIQUID
APPLIED WEATHER BARRIER

*COLOR CHARCOAL - ACME FACE BRICK -
TUPOOS - VELOUR MODULAR - IV BRICK TIES
AT 32" O.C. OVER 1" RIGID INSULATION OVER
LIQUID APPLIED WEATHER BARRIER

24 GA VERTICAL METAL PANEL

24 GA HORIZONTAL METAL PANEL



② W ELEVATION - COLOR
1/4" = 1'-0"

BRICK - RED: 1,434 SF = 51%
BRICK - CHARCOAL: 310 SF = 11%
METAL PANEL VERTICAL: 354 SF = 13%
METAL PANEL HORIZONTAL: 363 SF = 13%
GLASS: 327 SF = 12%
DOES NOT INCLUDE DOORS



3 3D View 1



4 3D View 2

EXTERIOR FINISH LEGEND	
	#COLOR RED - ACME FACE BRICK - TUPOOS - VELOUR MODULAR - 1/4" BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	#COLOR CHARCOAL - ACME FACE BRICK - TUPOOS - VELOUR MODULAR - 1/4" BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
	24 GA VERTICAL METAL PANEL
	24 GA HORIZONTAL METAL PANEL



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



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

PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

10TH ST (BUILDING 2)
SE 10TH
BENTONVILLE, AR

DATE
5-10-22
JOB NO.
21120
REVISIONS

A7.1
COLOR ELEVATIONS



PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

10TH ST (BUILDING 3)
SE 10TH
BENTONVILLE, AR

DATE
5-10-22

JOB NO.
21120

REVISIONS

A7.0
COLOR ELEVATIONS

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NOT FOR CONSTRUCTION

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Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

10TH ST (BUILDING 1)
SE 10TH
BENTONVILLE, AR

DATE
4-29-22
JOB NO.
21120
REVISIONS

A7.2
RENDERINGS

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Legend

 Pending Planning Commission Items

N
W E
S

1 inch = 150 feet

LS21-0058
LOT SPLIT
ORCHARD ADDITION
LOTS 2-3 BLOCK K CREATING LOTS 4-7

THE CITY OF

BENTONVILLE

45

From: [Jennifer Watkins](#)
To: [Jon Stanley](#)
Subject: Transfer Project LS21-0058
Date: Monday, April 11, 2022 8:27:40 AM
Attachments: [image001.png](#)

Good morning Jon,

Can you please transfer project LS21-0058 to my account? Thanks!



Jennifer Watkins

Survey Manager

1610 NW 12th Street
Bentonville, AR 72712
Office: 479-464-9282
Cell: 479-339-9799
Fax: 479-464-9282
JWatkins@sandcreek.us

LOT SPLIT OF LOTS 2 & 3
TO BECOME LOTS 4, 5, 6 and 7
BLOCK "K", ORCHARD ADDITION
BENTONVILLE, ARKANSAS

CLIENT: Lampighter Restoration, LLC
Todd Renfrow
P.O. Box 3418
Bentonville, AR, 72712
(479) 631-5355
toddrenfrow@yahoo.com

SURVEY NOTES:

- 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.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcels recorded in Instrument L202160631 in the Official Public Records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: NAD83, Arkansas State Plane Coordinates, North Zone, checking with City of Bentonville Control Monument No. 56.
- Basis of Elevation: NAVD88, checking with City of Bentonville Control Monument No. 56.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- Property is currently zoned DE-Downtown Edge.
- Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more information visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- 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.
- 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 services.
- Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
- There may not be fences or any other structure built in any drainage easements.
- All structures must maintain minimum of 20' clearances from all electric lines.

PARENT LOT 3, BLOCK K
INSTRUMENT NO. L202161314:

Lot 3, Block K, Orchard Addition, Bentonville, Benton County, Arkansas, as shown by the recorded Lot Split filed as Document No. L202160631.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

LEGAL DESCRIPTION LOT 7:

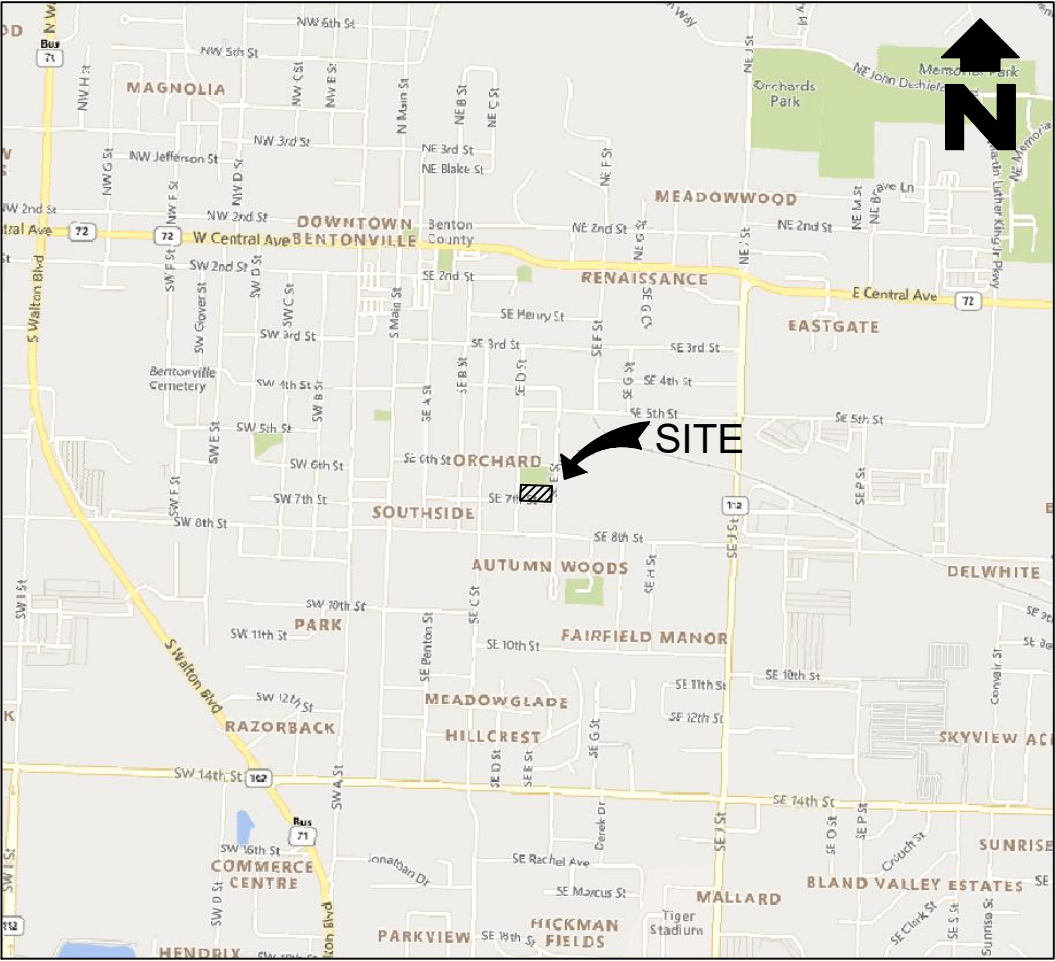
Lot 7, Block K of Orchard Addition, per Instrument No. L202160631. Same Being Part of the SE¼, NW¼ of Section 30, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Commencing at a Found ½" Rebar w/Cap (PLS1301) at the NW Corner of said Lot 2, Block K, Thence South 87°31'52" East a distance of 170.00 feet to a Set ⅝" Rebar w/Cap (AR1002) for the Point of Beginning;

Thence South 87°31'52" East a distance of 140.50 to a Set ⅝" Rebar w/Cap (AR1002) on the West Right-of-Way of SE "E" St, Thence continuing along said West Right-of-Way South 02°32'52" West a distance of 164.94 feet to a Set ⅝" Rebar w/Cap (AR1002) at the intersection of the North Right-of-Way of SE 7th St. and the West Right-of-Way of SE "E" St., Thence leaving said West Right-of-Way and continuing along said North Right-of-Way North 87°41'34" West a distance of 140.29 feet to a Set ⅝" Rebar w/Cap (AR1002). Thence leaving said North Right-of-Way North 02°28'31" East a distance of 165.33 feet to the Point of Beginning, containing 23,183 Square Feet or 0.53 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.



VICINITY MAP

Scale: 1" = 2,000'

ATLAS PAGE # 404

CERTIFICATE OF OWNERSHIP:

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

Date of Execution: _____

Signed: _____

Name and Address: _____

Print Name: _____

Source of Title: D.R. _____

Page _____

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



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282



PARENT LOT 2, BLOCK K
INSTRUMENT NO. L202161314:

Lot 2, Block K, Orchard Addition, Benton County, Arkansas, as shown by the recorded Lot Split filed as Document No. L202160631.

Subject to easements, right-of-ways, and protective covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

LEGAL DESCRIPTION LOT 4:

Being a part of Lot 2, Block K of Orchard Addition, per Instrument No. L202160631. Same Being Part of the SE¼, NW¼ of Section 30, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Commencing at a Found ½" Rebar w/Cap (PLS1301) at the NW Corner of said Lot 2, Block K, Thence North 87°31'52" West a distance of 13.07 feet to a Set ⅝" Rebar w/Cap (AR1002) on the East Right-of-Way of SE D St. for the Point of Beginning;

Thence leaving said East Right-of-Way South 87°31'52" East a distance of 70.00 feet to a Set ⅝" Rebar w/Cap (AR1002), Thence South 03°02'14" West a distance of 165.66 feet to a Set ⅝" Rebar w/Cap (AR1002) on the North Right-of-Way of SE 7th St., Thence continuing along said North Right-of-Way North 87°41'34" West a distance of 70.01 feet to a Set ⅝" Rebar w/Cap (AR1002) at the intersection of the North Right-of-Way of SE 7th St. and the East Right-of-Way of SE D St., Thence leaving said North Right-of-Way and continuing along said East Right-of-Way North 03°02'14" East a distance of 165.86 feet to the Point of Beginning, containing 11,603 Square Feet or 0.26 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

LEGAL DESCRIPTION LOT 5:

Being a part of Lot 2, Block K of Orchard Addition, per Instrument No. L202160631. Same Being Part of the SE¼, NW¼ of Section 30, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Commencing at a Found ½" Rebar w/Cap (PLS1301) at the NW Corner of said Lot 2, Block K, Thence South 87°31'52" East a distance of 56.93 feet to a Set ⅝" Rebar w/Cap (AR1002) for the Point of Beginning;

Thence South 87°31'52" East a distance of 40.00 feet to a Set ⅝" Rebar w/Cap (AR1002), Thence South 03°02'14" West a distance of 165.55 feet to a Set ⅝" Rebar w/Cap (AR1002) on the North Right-of-Way of SE 7th St., Thence continuing along said North Right-of-Way North 87°41'34" West a distance of 40.00 feet to a Set ⅝" Rebar w/Cap (AR1002). Thence leaving said North Right-of-Way North 03°02'14" East a distance of 165.66 feet to the Point of Beginning, containing 6,624 Square Feet or 0.15 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

LEGAL DESCRIPTION LOT 6:

Being a part of Lot 2, Block K of Orchard Addition, per Instrument No. L202160631. Same Being Part of the SE¼, NW¼ of Section 30, T-20-N, R-30-W, Fifth Principal Meridian, in the City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Commencing at a Found ½" Rebar w/Cap (PLS1301) at the NW Corner of said Lot 2, Block K, Thence South 87°31'52" East a distance of 96.93 feet to a Set ⅝" Rebar w/Cap (AR1002) for the Point of Beginning;

Thence South 87°31'52" East a distance of 73.07 feet to a Set ⅝" Rebar w/Cap (AR1002), Thence South 02°28'31" West a distance of 165.33 feet to a Set ⅝" Rebar w/Cap (AR1002) on the North Right-of-Way of SE 7th St., Thence continuing along said North Right-of-Way North 87°41'34" West a distance of 74.69 feet to a Set ⅝" Rebar w/Cap (AR1002). Thence leaving said North Right-of-Way North 03°02'14" East a distance of 165.55 feet to the Point of Beginning, containing 12,222 Square Feet or 0.28 Acres, more or less.

Subject to easements, rights-of-way, and covenants of record, if any.

Subject to all prior mineral reservations and oil and gas leases, if any.

SURVEYOR'S CERTIFICATE:

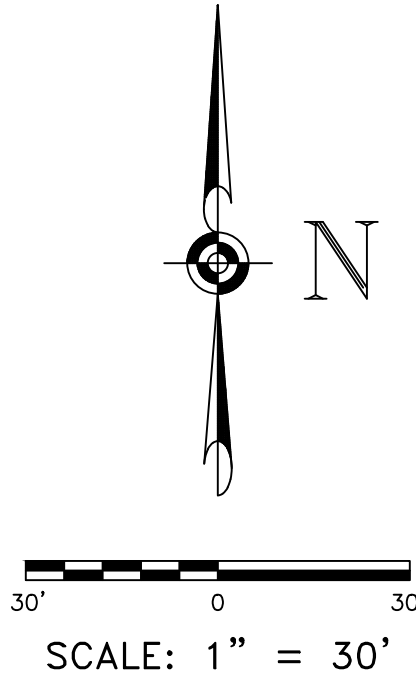
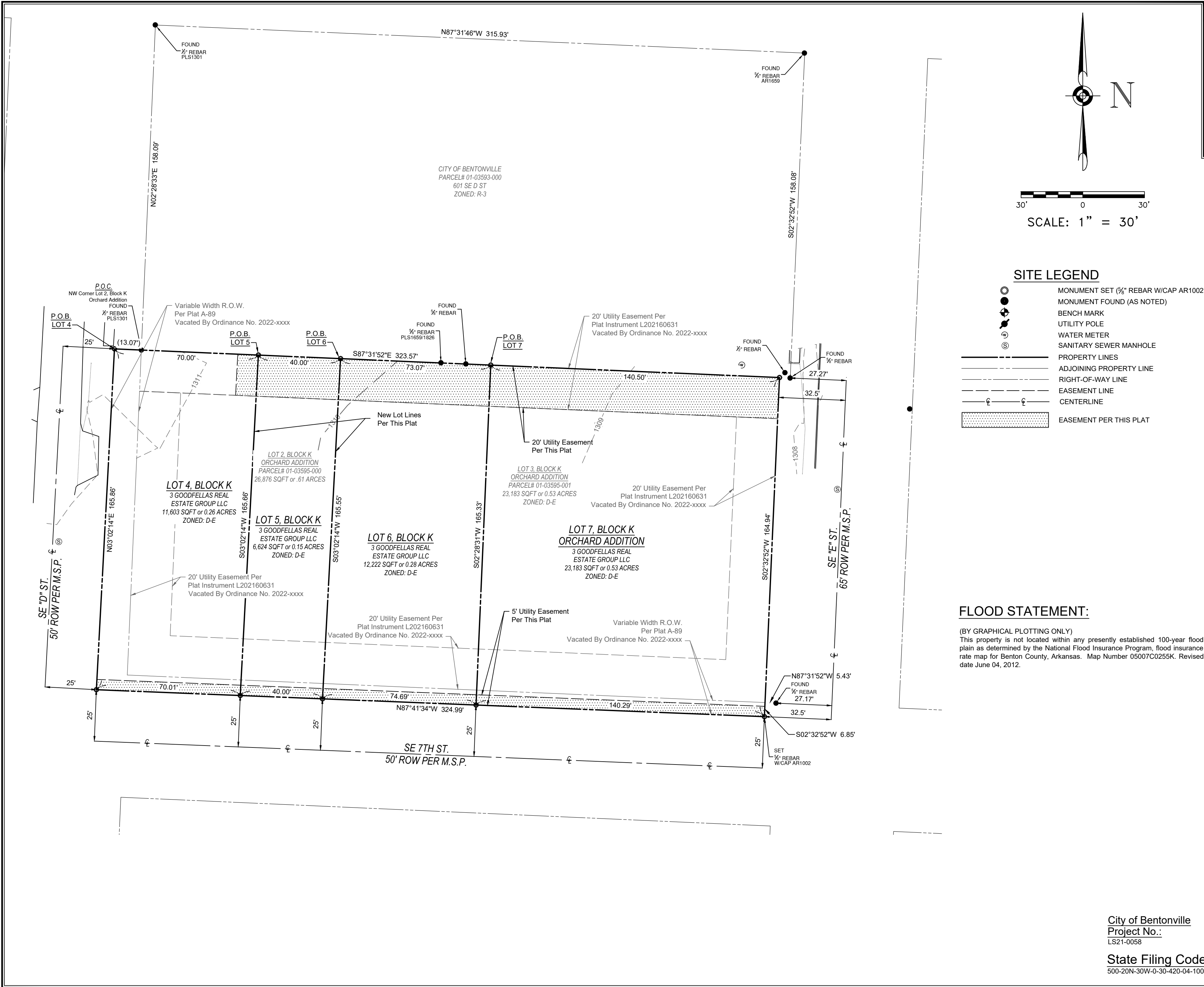
I, C. Ed Gray, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

C. Ed Gray
Registered Land Surveyor
State of Arkansas
Registration No. 1002

City of Bentonville
Project No.:
LS21-0058

State Filing Code:
500-20N-30W-0-30-420-04-1002



- SITE LEGEND**
- MONUMENT SET (3/4" REBAR W/CAP AR1002)
 - MONUMENT FOUND (AS NOTED)
 - BENCH MARK
 - UTILITY POLE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - PROPERTY LINES
 - ADJOINING PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - CENTERLINE
 - EASEMENT PER THIS PLAT

FLOOD STATEMENT:
(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0255K. Revised date June 04, 2012.

CLIENT: Lamplighter Restoration, LLC
Todd Renfrow
P.O. Box 3418
Bentonville, AR. 72712
(479) 631-5355
toddrenfrow@yahoo.com

**LOT SPLIT OF LOTS 2 & 3
TO BECOME LOTS 4, 5, 6 AND 7
BLOCK "K", ORCHARD ADDITION
BENTONVILLE, ARKANSAS**



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9202

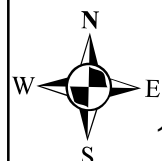
PLS:	CEG
CAD:	MJH
FIELD:	MJH/MS
SCE PROJECT #:	22012
DATE:	04/11/2022
SHEET:	2 OF 2

City of Bentonville
Project No.: LS21-0058
State Filing Code: 500-20N-30W-0-30-420-04-1002



Legend

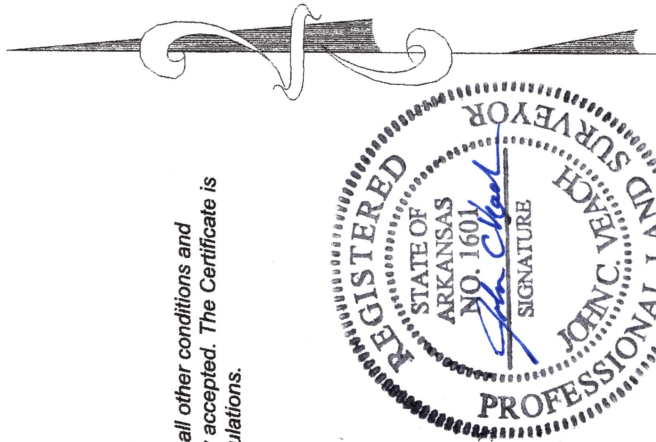
 Pending Planning Commission Items



1 inch = 100 feet

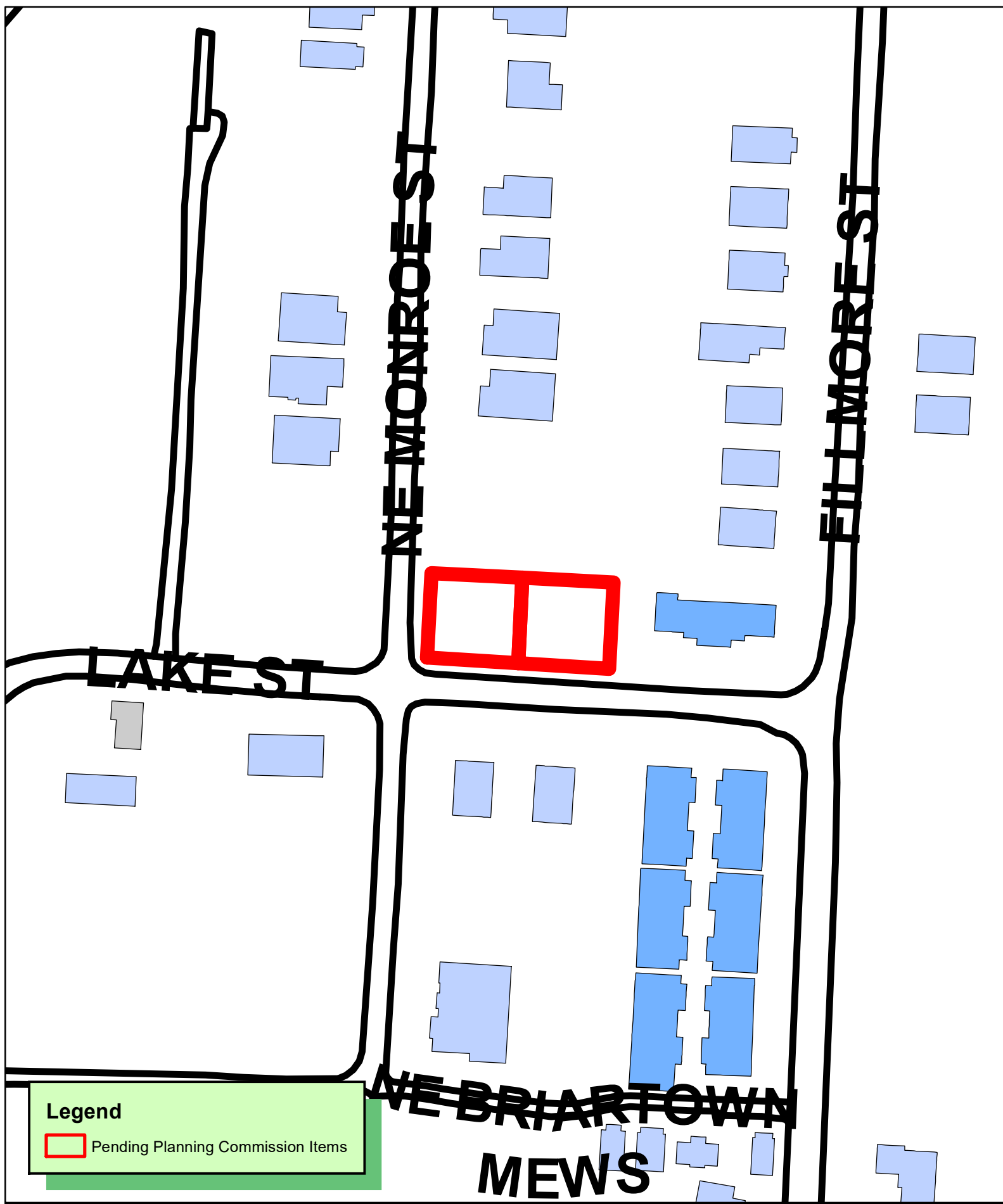
LS22-0019 5/17/22
LOT SPLIT
HAPPY HOME SUB
PART OF LOTS 4 & 1 BLOCK 1 CREATING LOT 29





SCALE: 1" = 30'	APPROVED BY: John C. Veach, P.L.S. 1601	DRAWN BY: KRA
DATE: 5-26-22		REVISED:
Basis of Bearing: Crafton & Tull survey for Cash, filed in Bk. 16, Pg. 72 Deed Reference: Book 94, Page 46706		
John C. Veach 13 Mars Lane Holiday Island, AR 72631		2544 Proj. # LS22-00719

Note: Owner/Developer shall coordinate with all local utilities to ensure that each lot has water, sewer, and electric service.



Legend

 Pending Planning Commission Items

SURVEY DESCRIPTION

PARENT TRACT #01-04596-000 (BOOK 2015, PAGE 16330)
LOT 1 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 11 IN W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS.

LOT 27
A PART OF LOT 1 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 11 IN W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING THE NORTHEAST INTERSECTION OF NORTHEAST MONROE STREET AND LAKE STREET; THENCE ALONG THE EAST RIGHT-OF-WAY OF NORTHEAST MONROE STREET N02°56'09"E A DISTANCE OF 5.34' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N02°56'09"E A DISTANCE OF 59.66' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY S87°03'51"E A DISTANCE OF 75.00' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S02°56'09"W A DISTANCE OF 60.42' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE NORTH RIGHT-OF-WAY OF LAKE STREET; THENCE ALONG SAID RIGHT-OF-WAY N86°28'54"W A DISTANCE OF 75.00' TO THE POINT OF BEGINNING, CONTAINING 0.103 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LOT 28
A PART OF LOT 1 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 11 IN W.A. BURKS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, ALSO BEING THE NORTHEAST INTERSECTION OF NORTHEAST MONROE STREET AND LAKE STREET; THENCE ALONG THE EAST RIGHT-OF-WAY OF NORTHEAST MONROE STREET N02°56'09"E A DISTANCE OF 5.34' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING ALONG THE NORTH RIGHT-OF-WAY OF LAKE STREET S86°28'54"E A DISTANCE OF 75.00' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY N02°56'09"E A DISTANCE OF 60.42' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE N87°03'51"W 75.00' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE EASTERLY RIGHT-OF-WAY LINE OF NE MONROE STREET; THENCE ALONG SAID RIGHT-OF-WAY N02°56'09"E 10.00' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE LEAVING SAID RIGHT-OF-WAY THENCE S87°03'51"E A DISTANCE OF 150.00' TO A SET 5/8" CAPPED REBAR "AR PLS 1659"; THENCE S02°56'09"W A DISTANCE OF 71.18' TO A SET 5/8" CAPPED REBAR "AR PLS 1659" ON THE NORTH RIGHT-OF-WAY LINE OF LAKE STREET; THENCE ALONG SAID RIGHT-OF-WAY N86°28'54"W A DISTANCE OF 75.00' TO THE POINT OF BEGINNING, CONTAINING 0.139 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH FOR ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°23'14.9600"
LONGITUDE = -94°12'20.8332"
CONVERGENCE ANGLE = -01°17'00.7639"

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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.

LAND AREA

11,250 ± SQUARE FEET
0.258 ± ACRES

OWNER/DEVELOPER

BRYAN & ABB MICHAEL BREWER
1202 NE MONROE ST, BENTONVILLE, AR, 72712
APN: 01-04596-000

ZONING INFORMATION

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.

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING

SIGNED: _____

COMMISSION CHAIRMAN

SIGNED: _____

MAYOR CITY OF BENTONVILLE

SIGNED: _____

CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:

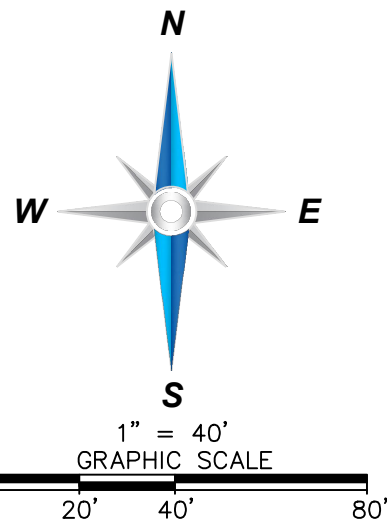
I, WILLIAM G. GAGNER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS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

DATE OF EXECUTION _____

WILLIAM G. GAGNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR 1659
STATE OF ARKANSAS

LOT SPLIT OF LOTS 1 & 2 BLOCK 11 OF W A BURKS ADDITION CREATING LOTS 27 AND 28

1202 NE MONROE STREET, BENTONVILLE
BENTON COUNTY, ARKANSAS



VICINITY MAP

NOT TO SCALE



MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-20N-30W-0-19-220-04-1659

COMPLETED FIELD WORK:
APRIL 1, 2022

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 2015 AT PAGE 16330.
2. SURVEY PLAT FILED IN PLAT BOOK A AT PAGES 81 & 119.

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.

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.

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.

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

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

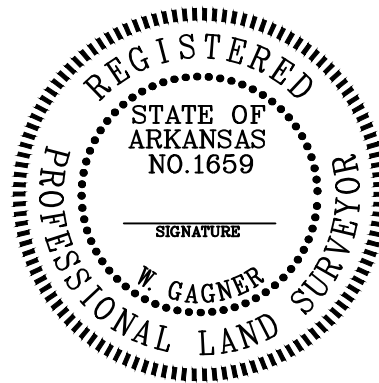
BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.

EASEMENTS SHOWN ARE INDETERMINATE IN NATURE.

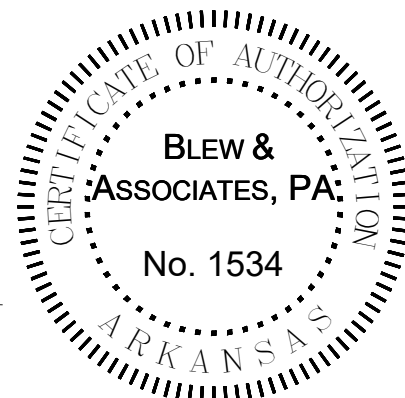
LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET 5/8" CAPPED REBAR "AR PLS 1659"
- ⊕ CALCULATED POINT
- ⊗ POWER POLE
- Ⓣ TELEPHONE PEDESTAL
- Ⓢ SEWER MANHOLE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY
- P.O.C. RECORD DIMENSION
- P.O.B. POINT OF BEGINNING
- — — — — BOUNDARY LINE
- — — — — EASEMENT LINE
- — — — — RIGHT-OF-WAY LINE
- — — — — CENTERLINE
- x — x — x — FENCE LINE
- 00 — 00 — 00 — OVERHEAD POWER LINE
- · · · — SETBACK LINE (B.S.B.)

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 11TH DAY OF MARCH, 2022.



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:
22-2227

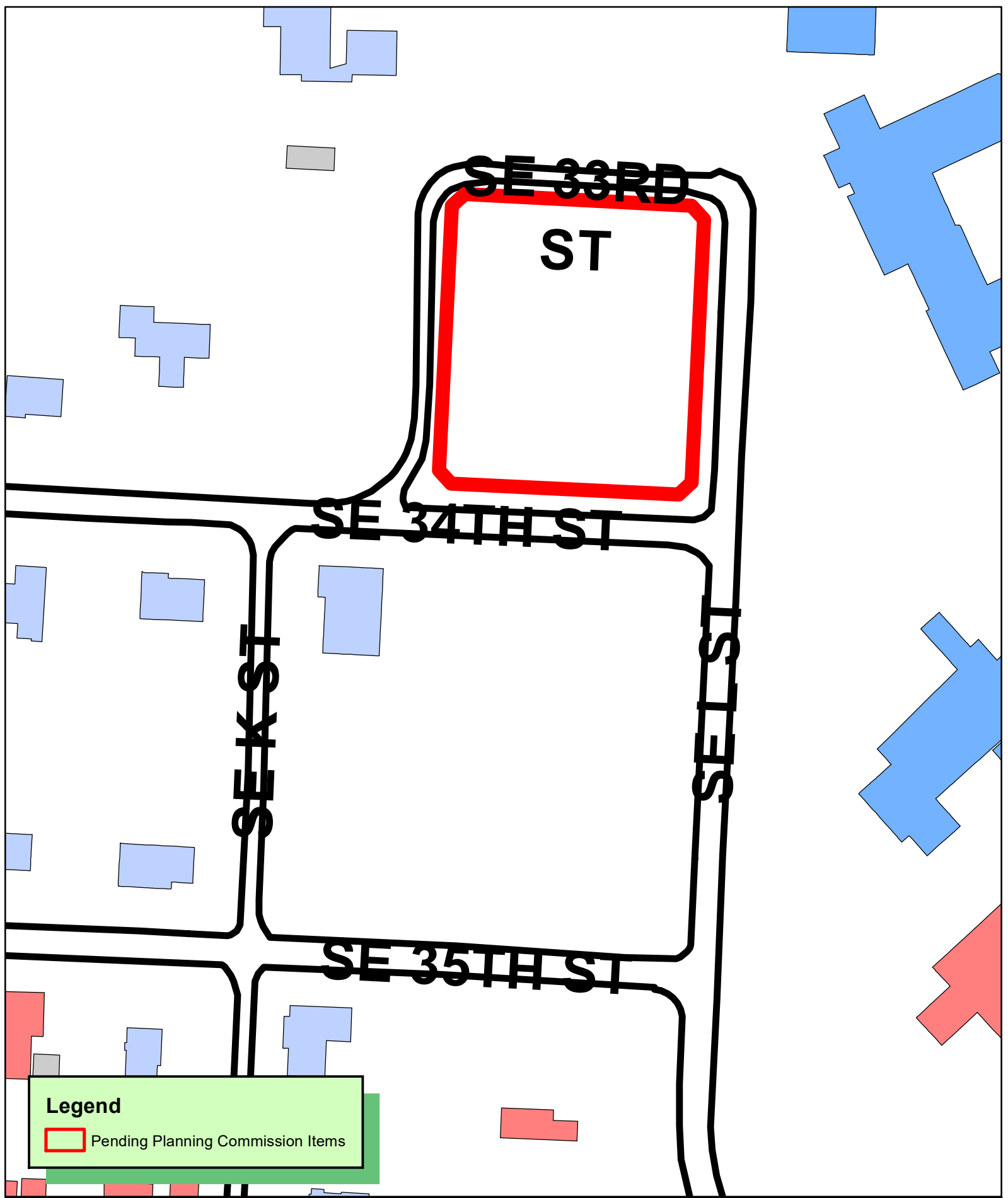
SURVEY DRAWN BY:
DH - 04/11/2022

SURVEY REVIEWED BY:
TPN

SCALE:
1" = 40'

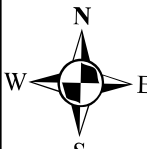
FOR THE USE AND BENEFIT OF:
KHEN EHRET

SHEET 1 OF 1



Legend

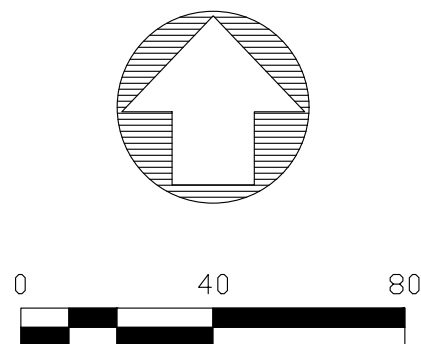
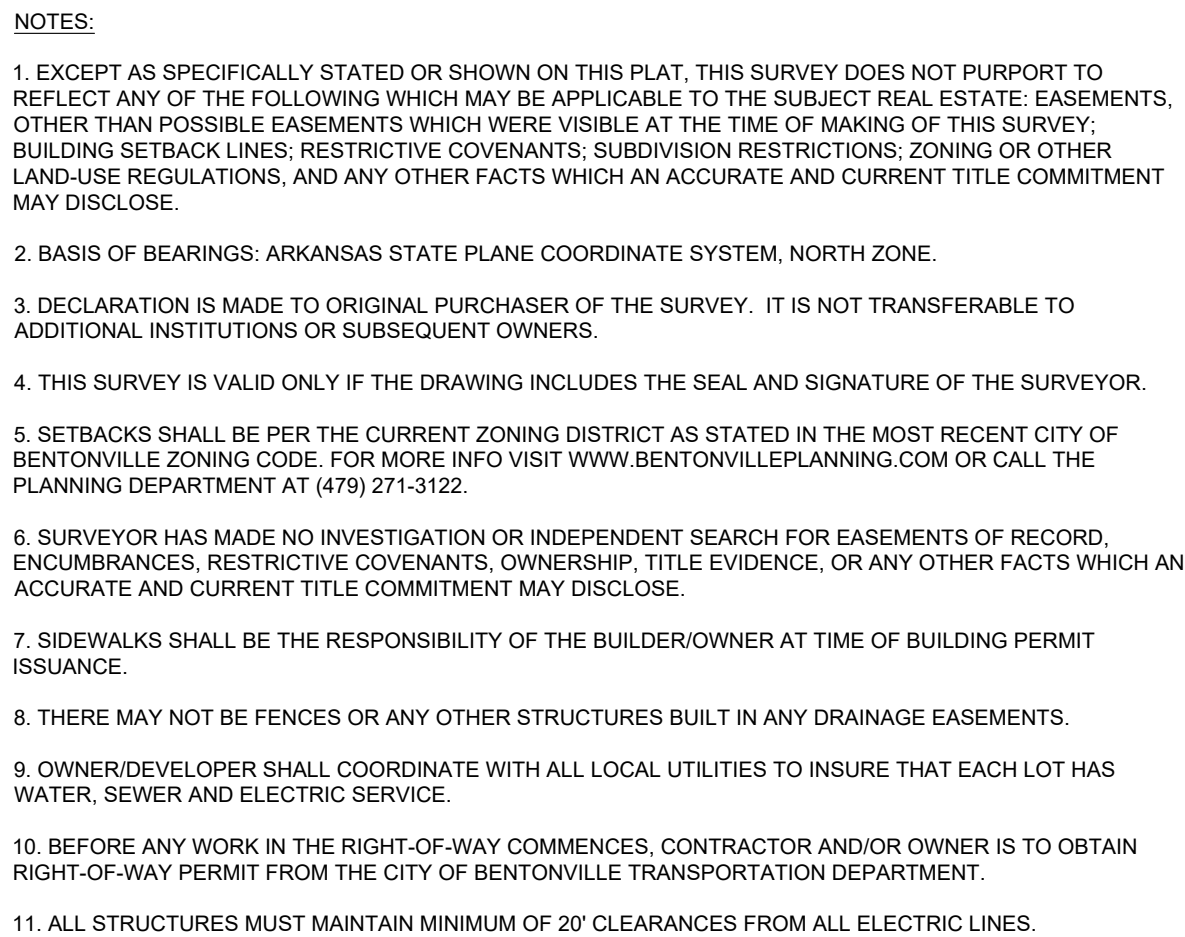
 Pending Planning Commission Items


1 inch = 100 feet

PLA22-0007 4/19/22
PROPERTY LINE ADJUSTMENT
LSP ADDITION
LOT 1

53





CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION:

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

LINE	BEARING	DISTANCE
L1	S 87°27'33" E	15.04'
L2	N 02°32'27" E	5.14'
L3	N 42°16'34" W	14.75'
L4	N 47°50'19" E	14.76'
L5	S 42°11'18" E	15.46'
L6	S 47°41'49" W	14.77'

OWNERSHIP INFORMATION
L STREET PARTNERSHIP LLC
P.O. BOX 1915
BENTONVILLE, AR 72712

FLOOD CERTIFICATION:

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

CERTIFICATE OF SURVEY ACCURACY:

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

DATE OF EXECUTION

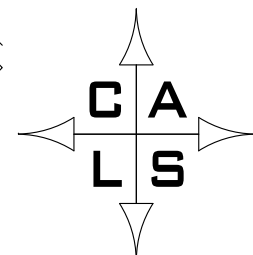
SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1370
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

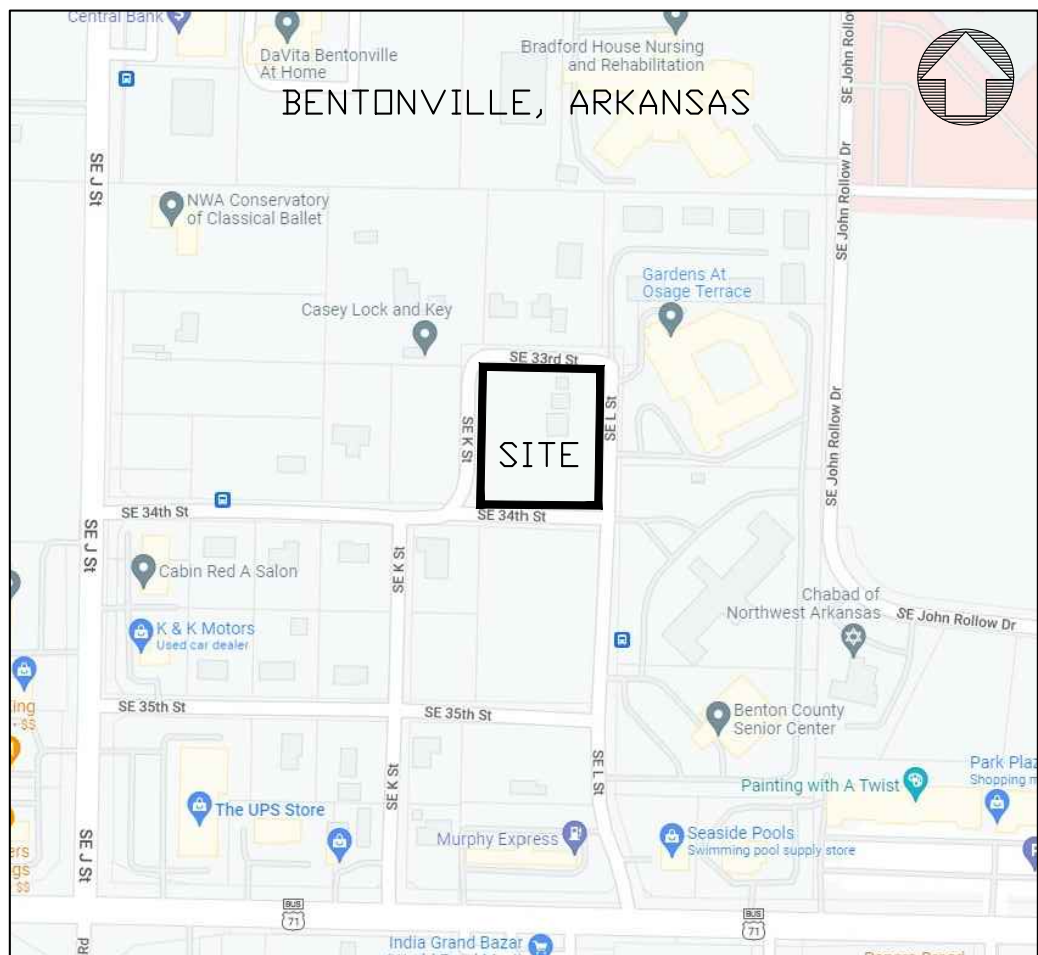
CITY OF BENTONVILLE PROJECT #PLA22-0007

CASTER & ASSOCIATES
LAND SURVEYING, INC.

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

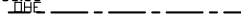


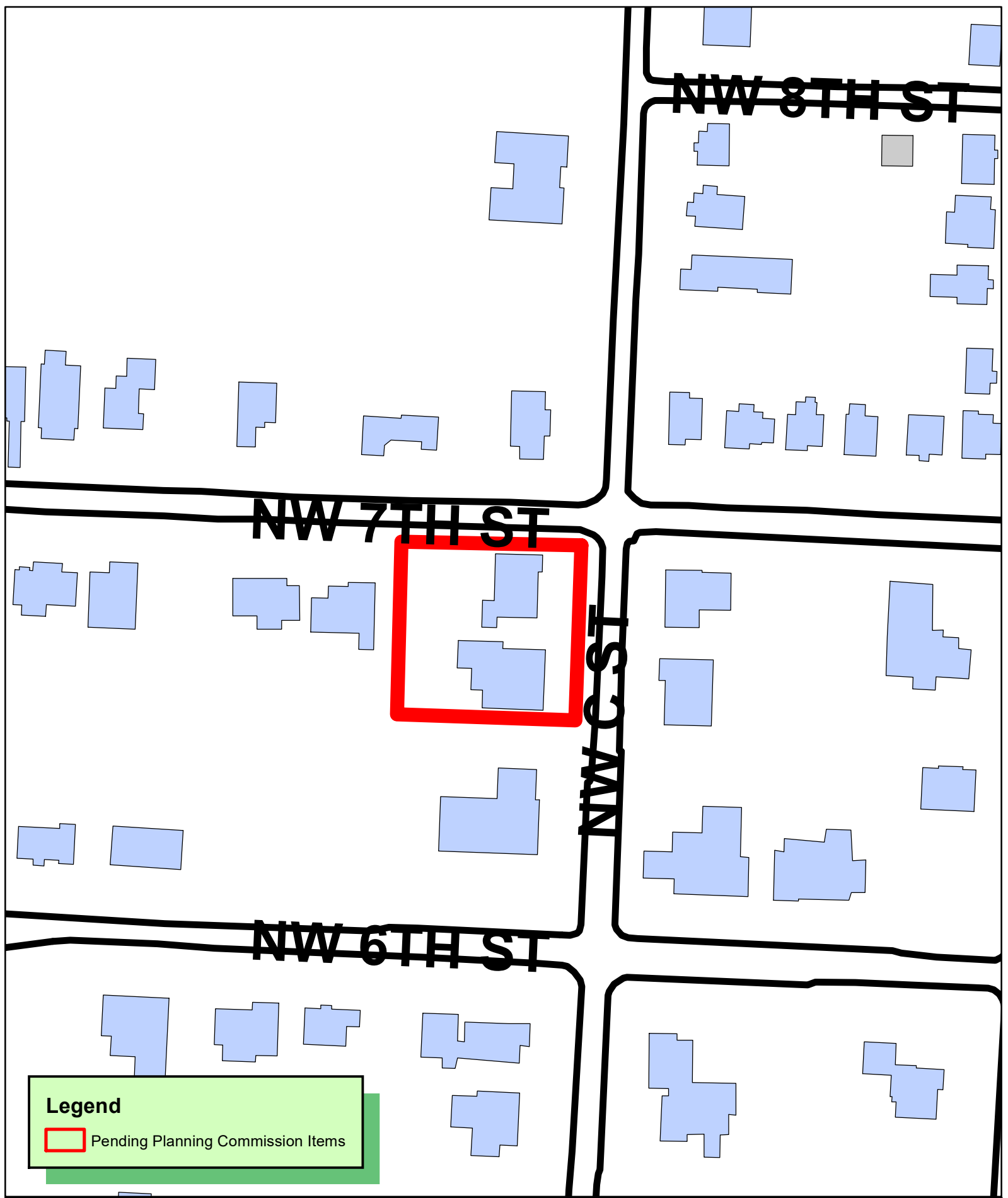
SCALE: 1" = 40'		DATE: 5-10-22	
LOT SPLIT PART SW1/4 OF NE1/4 SECTION 8, T-19-N, R-30-W CREATING LOT 1 LSP ADDITION			
3302 SE "L" STREET BENTONVILLE, BENTON CO., AR			
JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-018LLA	ASD	RJC	1 OF 1



VICINITY MAP
(N.T.S.)

LEGEND

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



Legend

 Pending Planning Commission Items


1 inch = 100 feet

PLA22-0009 4/19/22
PROPERTY LINE ADJUSTMENT
DEMINGS 2ND ADDITION
LOTS 1-3 BLOCK 18 CREATING LOTS 22-24

55



NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK ____, PAGE ____.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT (479) 271-3122.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

LEGEND

- FOUND REBAR
- FOUND PIPE
- ⊙ SET 1/2" REBAR W/CAP (LS #1370)
- ⚡ UTILITY POLE
- — — PROPERTY LINE
- — — CENTERLINE

PARENT TRACT:

LOTS 1, 2 & 3, BLOCK 18 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT "B", PAGE 24 OF THE BENTON COUNTY RECORDS.

NEW LOT 22 DESCRIPTION:

PART OF LOTS 1 & 2, BLOCK 18 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT "B", PAGE 24 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF SAID LOT 1; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NW "C" STREET THENCE S 03°11'21" W A DISTANCE OF 70.16 FEET ; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N 87°21'48" W A DISTANCE OF 79.97 FEET; THENCE S 03°11'22" W A DISTANCE OF 75.01 FEET; THENCE N 87°21'49" W A DISTANCE OF 10.00 FEET; THENCE N 03°11'22" E A DISTANCE OF 145.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NW 7TH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S 87°21'49" E A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 7,061.92 SQUARE FEET, OR 0.16 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 23 DESCRIPTION:

PART OF LOTS 1 & 2, BLOCK 18 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT "B", PAGE 24 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF SAID LOT 1; THENCE N 87°21'49" W A DISTANCE OF 80.00 FEET; THENCE N 03°11'22" E A DISTANCE OF 75.01 FEET; THENCE S 87°21'49" E A DISTANCE OF 79.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW "C" STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 03°10'17" W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 6,000.00 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

NEW LOT 24 DESCRIPTION:

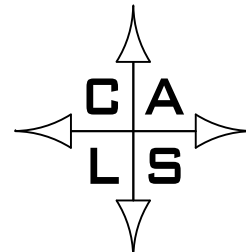
ALL OF LOT 3 AND PART OF LOT 2, BLOCK 18 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT "B", PAGE 24 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF NW 7TH STREET S 87°21'49" E A DISTANCE OF 60.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S 03°11'22" W A DISTANCE OF 145.16 FEET; THENCE N 87°21'49" W A DISTANCE OF 60.00 FEET; THENCE N 03°11'22" E A DISTANCE OF 145.16 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 8,709.73 SQUARE FEET, OR 0.20 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

CITY OF BENTONVILLE PROJECT #PLA22-0009

CASTER & ASSOCIATES
LAND SURVEYING, INC.

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

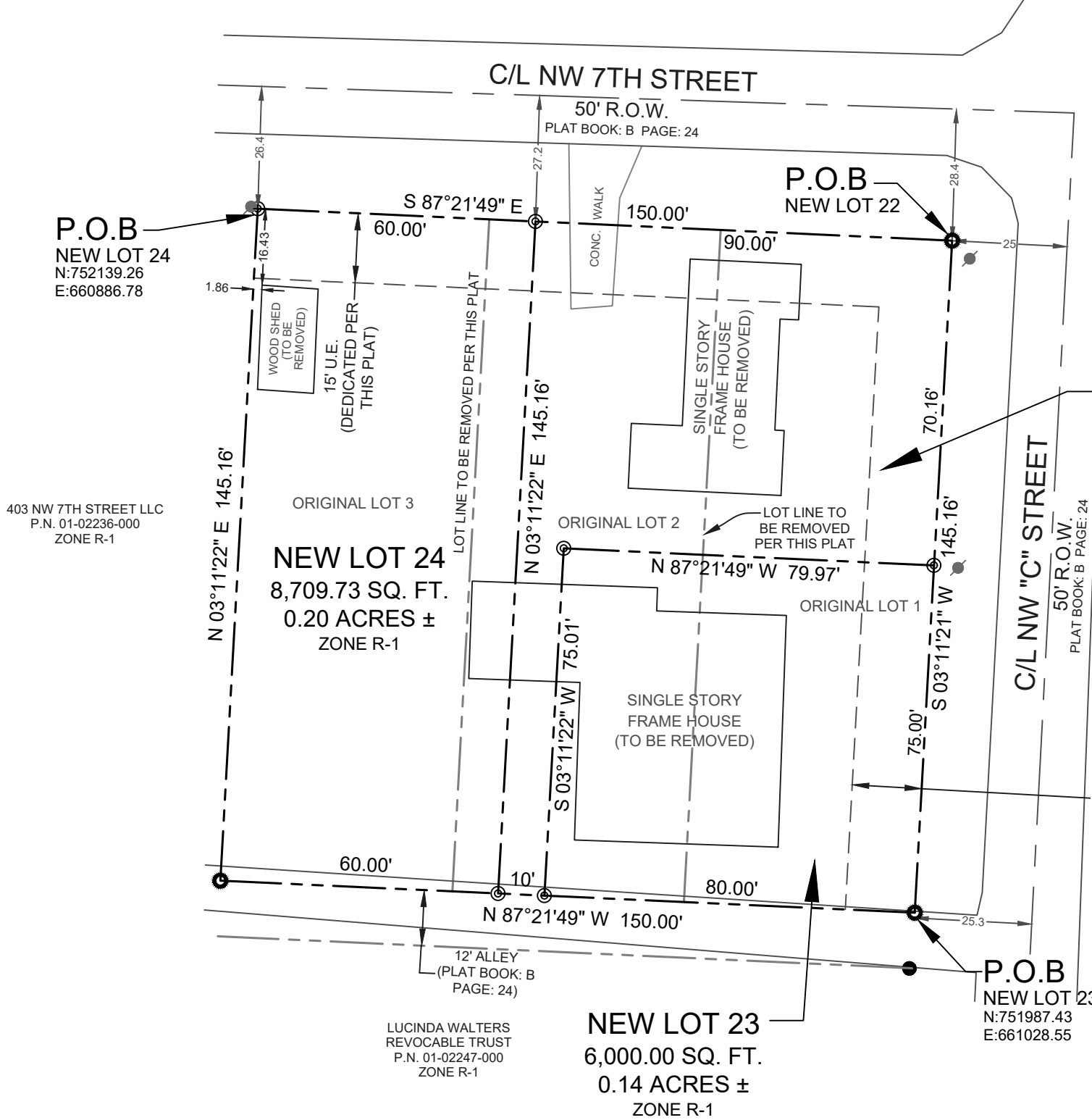


SCALE: 1" = 30' DATE: 5-9-22

LOT LINE ADJUSTMENT
LOTS 1, 2 & 3, BLOCK 18
DEMING'S 2ND ADDITION
CREATING LOTS 22, 23 & 24

603 & 609 NW "C" STREET
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHKD BY:	PAGE
22-041	ASM/ASD	RJC	1 OF 1



NEW LOT 22
7,063.63 SQ. FT.
0.16 ACRES ±
ZONE R-1

OWNERSHIP INFORMATION
JOHN & ANGELA SCHUBER FAMILY TRUST
509 JEFFERSON STREET
BENTONVILLE, AR 72712

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 OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

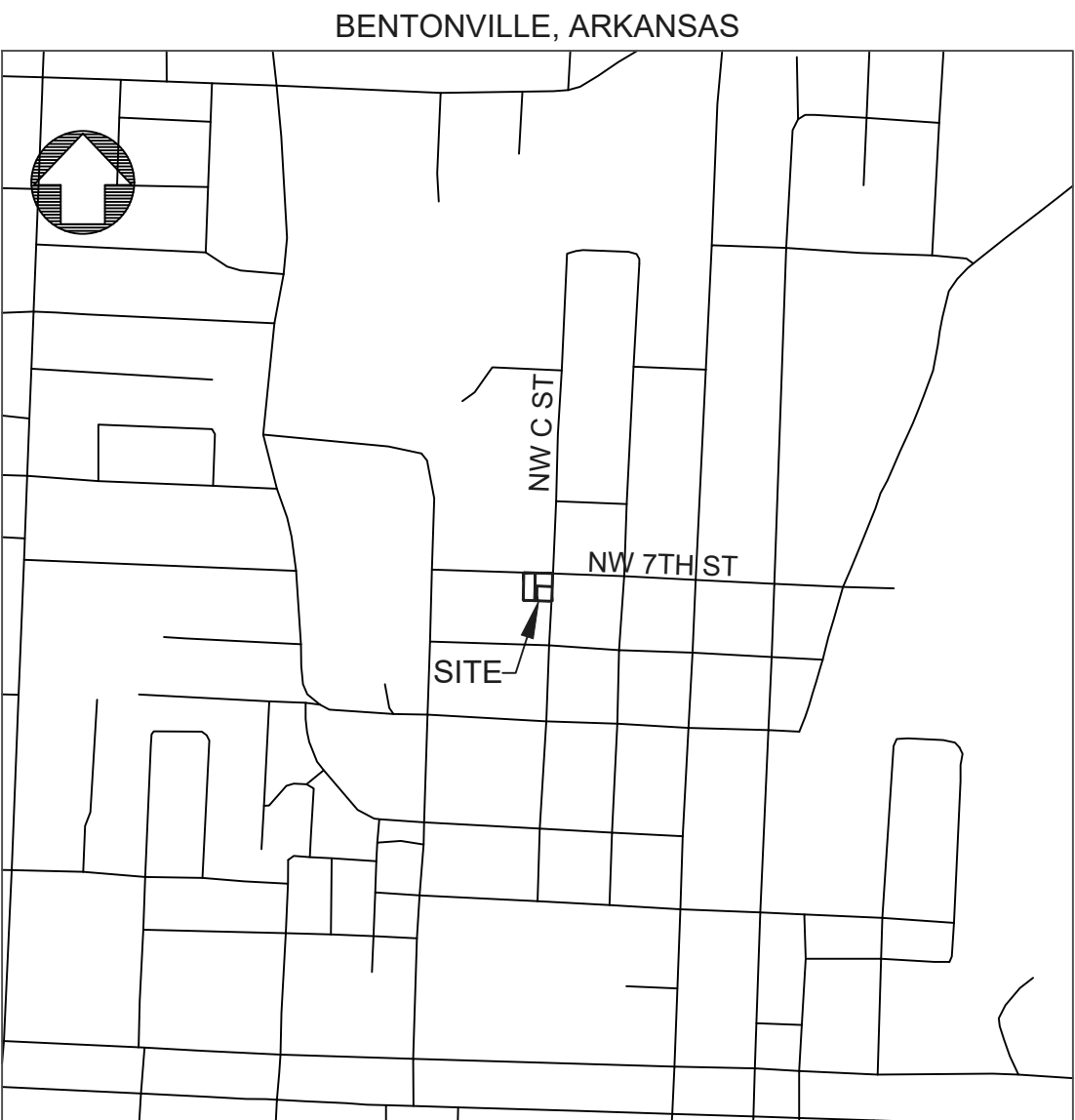
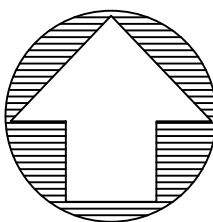
CERTIFICATE OF SURVEY ACCURACY:

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.

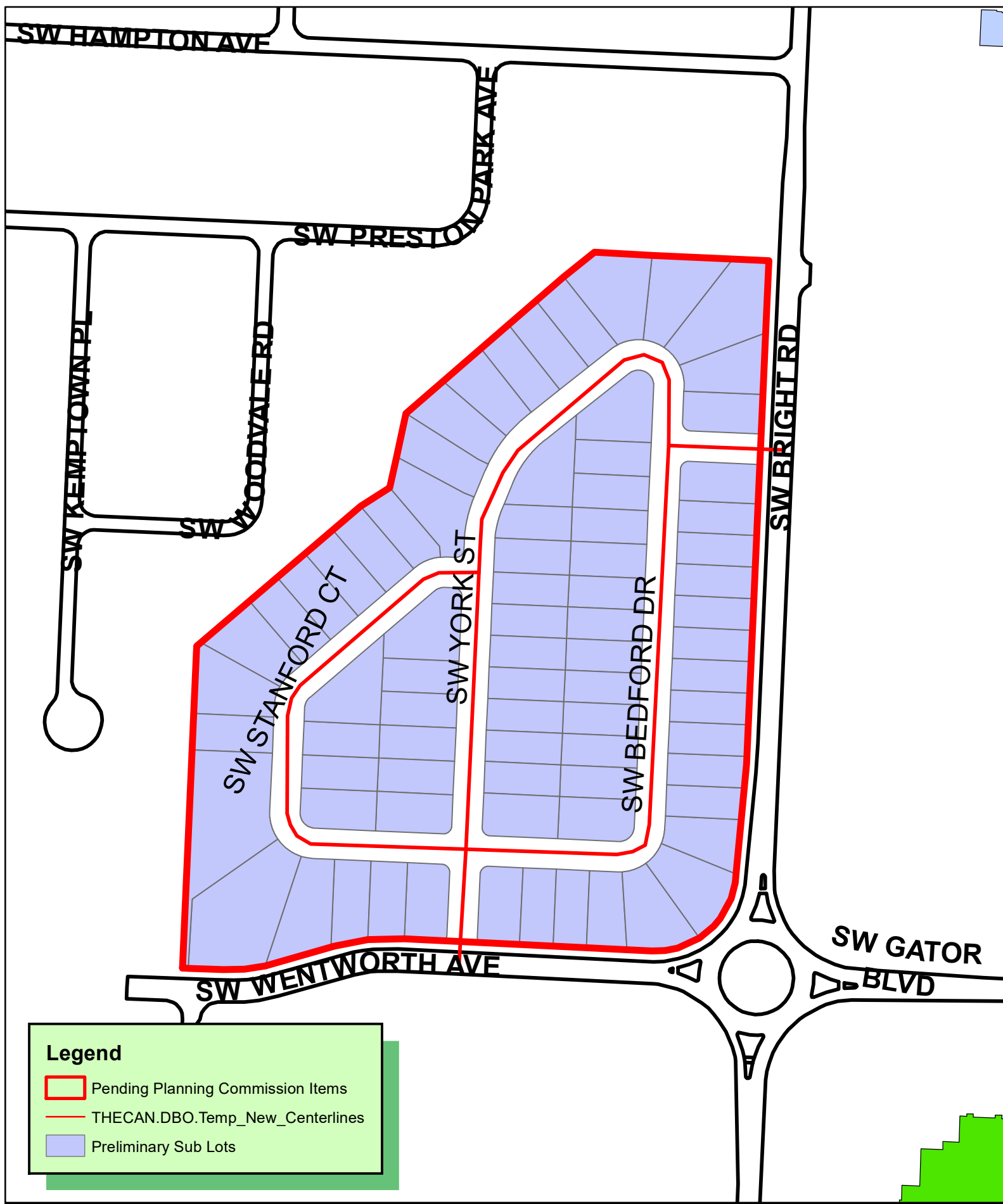
DATE OF EXECUTION _____

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049



VICINITY MAP
(N.T.S.)



Legend

- Pending Planning Commission Items
- THECAN.DBO.Temp_New_Centerlines
- Preliminary Sub Lots

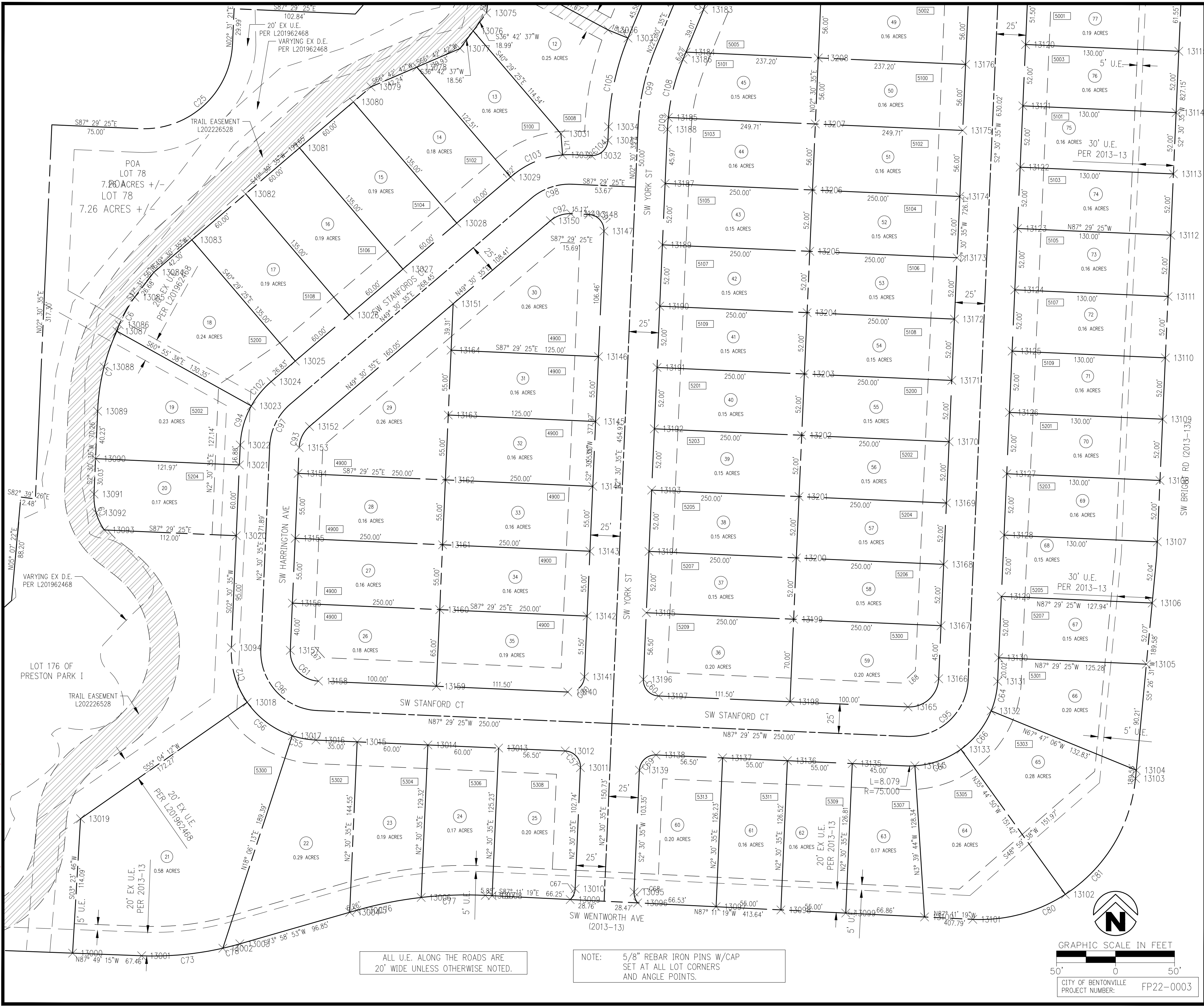
1 inch = 200 feet

FP22-0003 5/17/22
FINAL PLAT
PRESTON PARK PHASE 2

THE CITY OF

BENTONVILLE

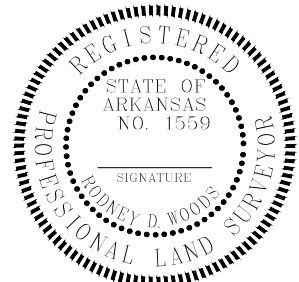
DRAWING: \\ROGUE\CORP\ES\17107401_PSR\PKP\INFRASTRUCTURE\SURVEY\DWG\17107401_FINAL_PLAT_05012022.DWG
LAYOUT: SHEET 4, LAST SAVED: 05/20/2022 10:35:21 AM
LAST PLOTTED BY: RODNEY WOODS, 05/20/2022 11:26:00 AM (PLOTTED BY: VALID ON HARD COPY ONLY)



RECORD INFORMATION

VICINITY MAP

SEAL



FINAL PLAT
PRESTON PARK PH II

BENTONVILLE ARKANSAS

PREPARED FOR:
BRIGHT GATOR, LLC

STATE PLAT CODE:
500-19N-31W-0-13-304-04-1559

DATE: 04/20/2022
PROJECT NO: 17107401
CONTACT: R. WOODS

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

CERTIFICATE OF AUTHORIZATION:

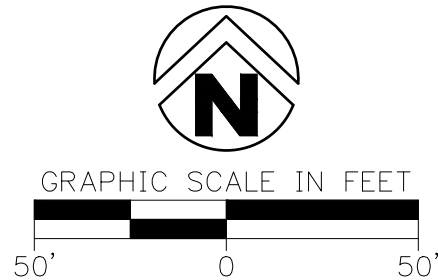


© 2022 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

4 OF 6



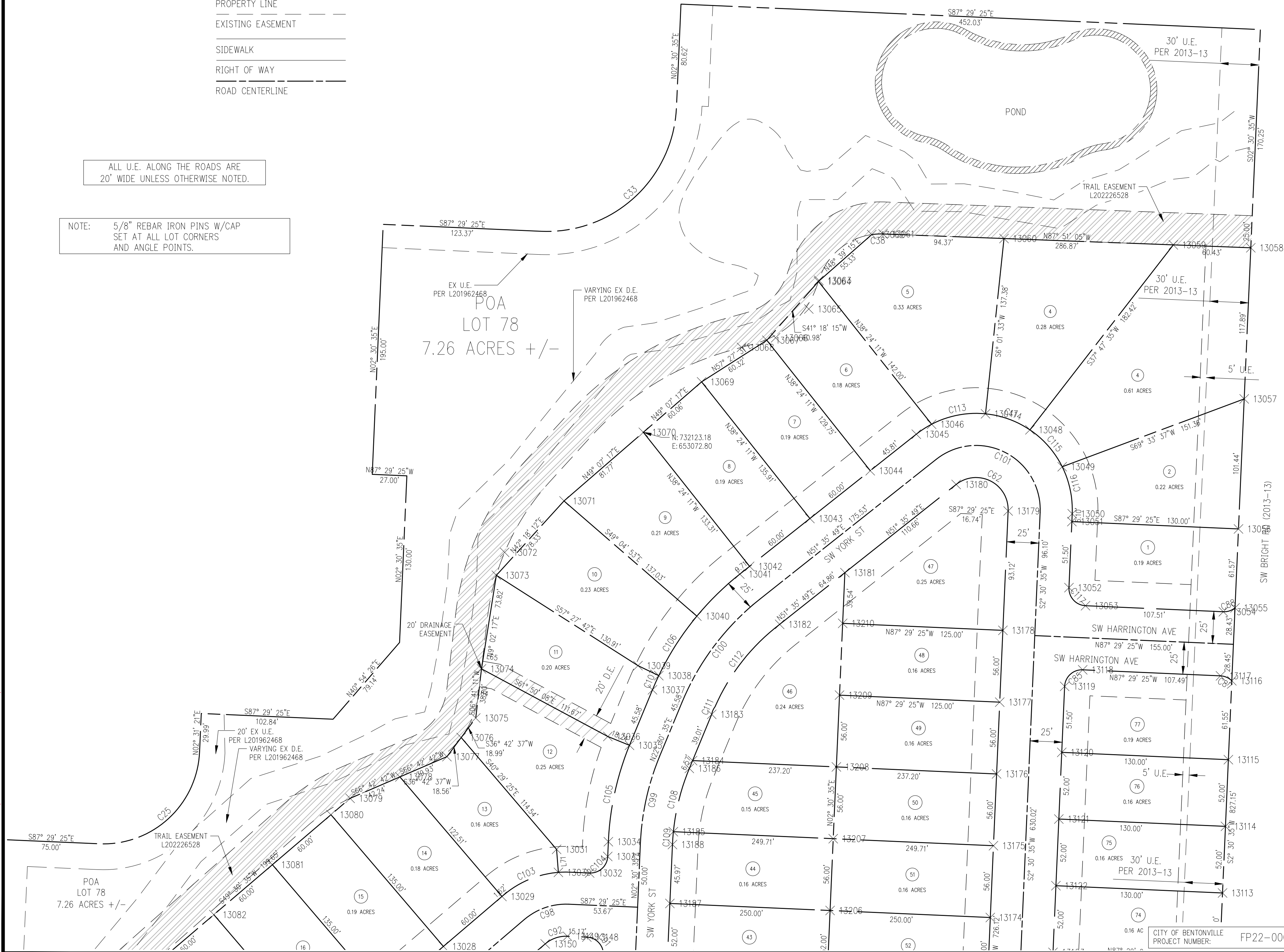
ALL SYMBOLS MAY NOT BE USED ON PLAT
LINEWORK

- EASEMENT PER THIS PLAT
- PROPERTY LINE
- EXISTING EASEMENT
- SIDEWALK
- RIGHT OF WAY
- ROAD CENTERLINE

ALL U.E. ALONG THE ROADS ARE
20' WIDE UNLESS OTHERWISE NOTED.

NOTE: 5/8" REBAR IRON PINS W/CAP
SET AT ALL LOT CORNERS
AND ANGLE POINTS.

POA
LOT 78
7.26 ACRES +/-



RECORD INFORMATION

VICINITY MAP

SEAL



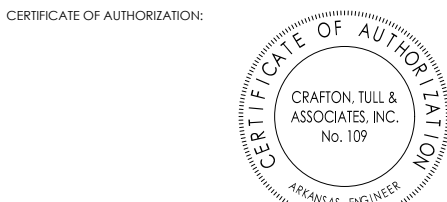
FINAL PLAT
PRESTON PARK PH II

BENTONVILLE ARKANSAS

PREPARED FOR:
BRIGHT GATOR, LLC

STATE PLAT CODE:
500-19N-31W-0-13-304-04-1559

DATE: 04/20/2022
PROJECT NO: 17107601
CONTACT: R. WOODS

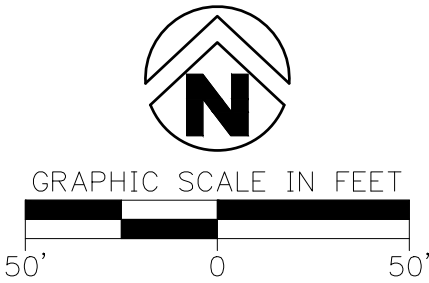


DELTA	DESCRIPTION	DATE

SHEET NO.:

5 OF 6

CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0003



ALL SYMBOLS MAY NOT BE USED ON PLAT

LINEWORK

EASEMENT PER THIS PLAT

PROPERTY LINE

EXISTING EASEMENT

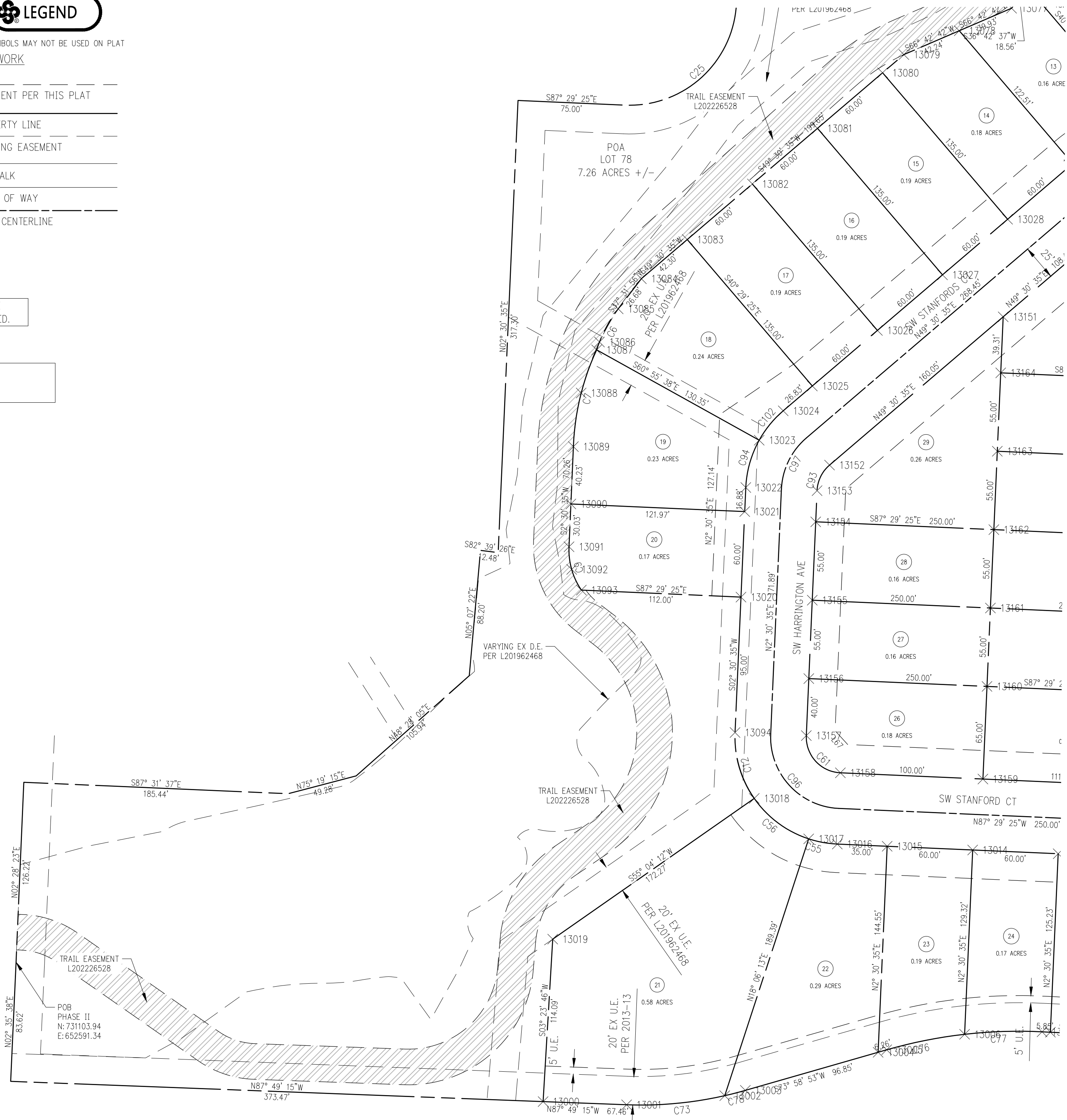
SIDEWALK

RIGHT OF WAY

ROAD CENTERLINE

ALL U.E. ALONG THE ROADS ARE
20' WIDE UNLESS OTHERWISE NOTED.

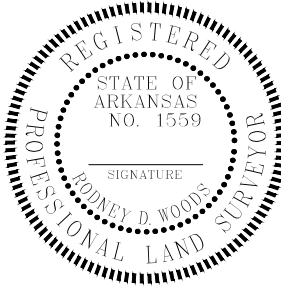
NOTE: 5/8" REBAR IRON PINS W/CAP
SET AT ALL LOT CORNERS
AND ANGLE POINTS.



RECORD INFORMATION

VICINITY MAP

SEAL



FINAL PLAT
PRESTON PARK PH II

BENTONVILLE ARKANSAS

PREPARED FOR:
BRIGHT GATOR, LLC

STATE PLAT CODE:
500-19N-31W-0-13-304-04-1559

DATE: 04/20/2022
PROJECT NO: 17107601
CONTACT: R. WOODS



CERTIFICATE OF AUTHORIZATION:



© 2022 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0003

6 OF 6



SE 21ST ST

SE J ST

Legend

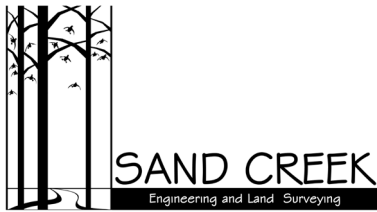
 Pending Planning Commission Items



1 inch = 100 feet

LSD22-0015 5/322
LARGE SCALE DEVELOPMENT
PARKING LOT IMPROVEMENTS
907 SE 21ST ST





May 25th, 2022

City of Bentonville Planning Commission
Waiver Request

Re: Waiver Request

Storm Management and Drainage Manual

Sec. V 5.1 Stormwater Detention – Waiver

Sec. 1400.08 Interior Parking Lot Landscaping – Waiver

Sec. 1400.06 Street Frontage Buffer Landscaping – Waiver

Article 900.2 Street Specifications: Sidewalks – Waiver

Sec. 1100.19 Trash Receptacle and Refuse Area Standards – Waiver

Sec. 1100.02 Access Management Standards - Waiver

907 SE 21st Street, Bentonville, AR
Sand Creek Project # 21014

To whom it may concern:

- Interior Parking Lot Landscaping: The current greenspace requirements require an 8% of parking area dedicated to interior greenspace. A waiver is being requested to allow minimum site parking count and circulation distances for parking aisle width and stall depth. The site's special condition is that the current distance from front of building and minimum parking stall count limits the amount of area to be dedicated to greenspace. Similar site conditions exist in this existing commercial subdivision and will not impact site aesthetics. The granting of this waiver will not be detrimental to the public health, safety, and welfare or injurious to other property in the area. Granting this waiver will not have the effect of preventing orderly subdivision of other land in the area.
- Stormwater Detention: The site improvements as indicated will increase post-developed flows above pre-developed flows. However, the increase is insignificant and poses no adverse impacts to adjacent downstream properties. Attempting to mitigate this increase would be both impractical and against acceptable engineering practices. The granting of this waiver will not be detrimental to the public health, safety, and welfare or injurious to other property in the area. Granting this waiver will not have the effect of preventing orderly subdivision of other land in the area.
- Street Frontage Buffer: The minimum buffer width between street and parking lot shall be a minimum of twenty (20') per code. The future distance is proposed to be seventeen foot five and a half inches (17.46'). A waiver for the minimum distance is requested. The hardship is due to the available space from front of building to allow conforming parking stall depth and access aisle. There are a variety of conditions within the commercial subdivision where landscape buffer is narrower than recent code dimensions.
- Street and Sidewalk Specifications: The current code for sidewalk position is to have a 5' greenspace between sidewalk and street curb. A Waiver is being requested to allow site to match existing sidewalk locations to the west and east. This would allow for a natural travel direction for pedestrians.

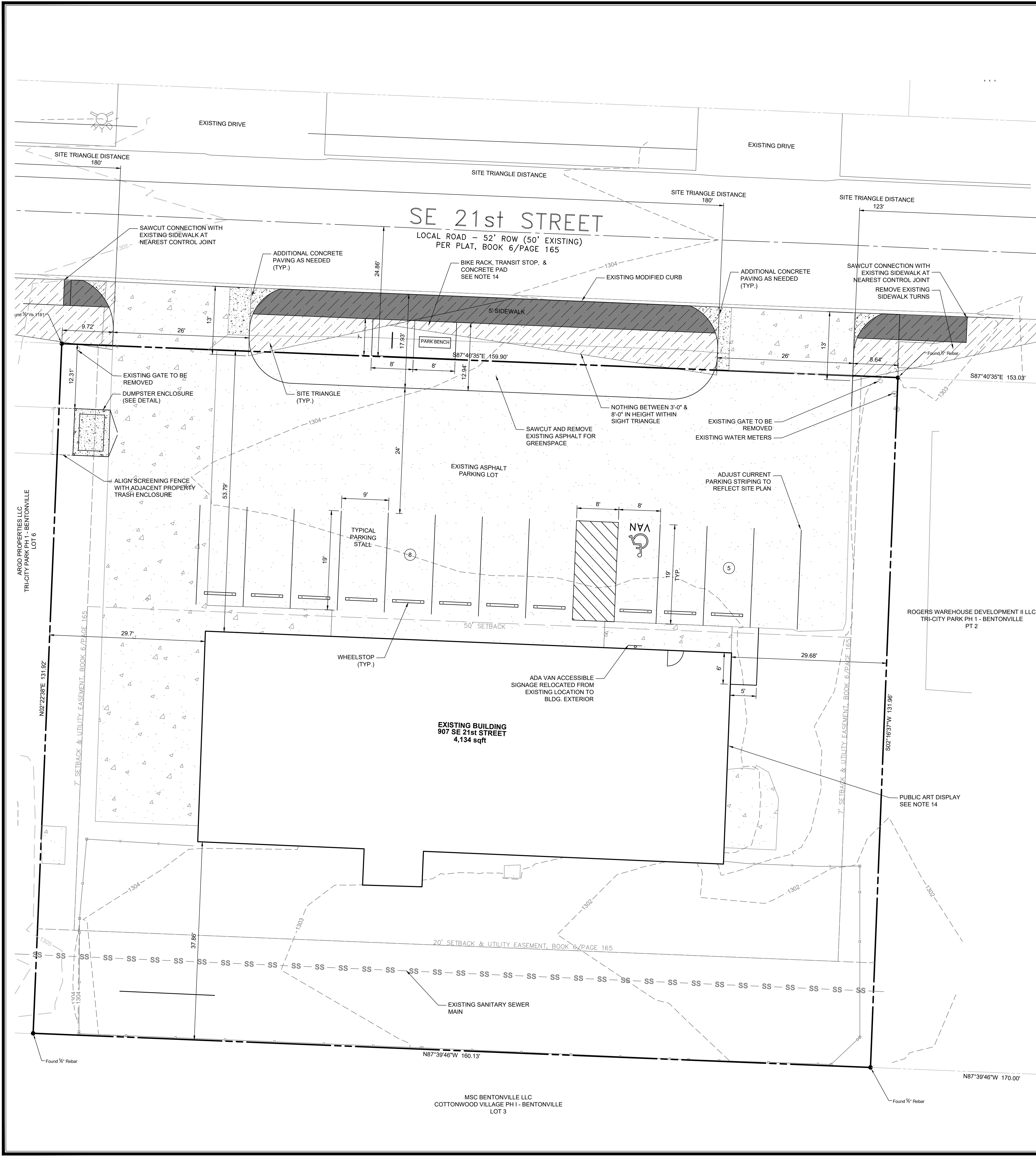
- Trash Receptacle and Refuse Area Standards: Refuse areas are to be oriented away from the street side of the property and screened from sight, per code. A Waiver is being requested to allow placement of the trash enclosure in alignment with adjacent properties. A full screening trash enclosure will be utilized per code, with accompanying landscaping.
- Access Management Standards: The subject site has less than 200' of Street frontage and is limited to only one curb cut per current code. This development was in place with two curb cuts prior to the adoption of current regulations, with a distance of 89.50' between access points and a throat length of 18.50'. As an existing condition, two curb cuts per building is common for this commercial development. In addition, access points no closer than 250 feet from a major or minor arterial is a current non-compliant condition. The existing drive locations are not being altered from existing. A waiver is being requested to bring the site into compliance with proper documentation.

Respectfully submitted,



Timothy R. Sorey, P.E.
President/Owner

X:\21 Proj\21014\Drawings\Project21014_Master.dwg - Plotted on 5/25/2022 3:09 PM @ a scale of 1:1 to AUTOCAD PDF (GENERAL DOCUMENTATION) PC3 by DANC

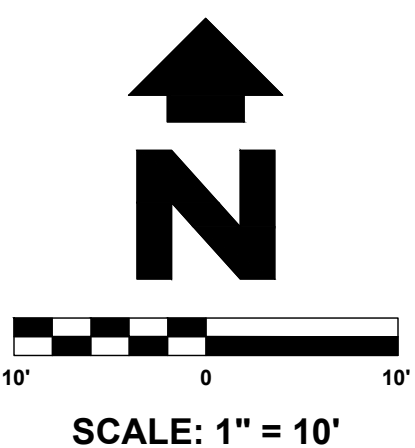


FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas, Map Number 05007C0255K, Revised date June 5, 2012.

LEGAL DESCRIPTION

LOT 4, TRI-CITY PARK, PHASE 1, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 6, PAGE 165, SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.



EXISTING LEGEND

	MONUMENT FOUND (AS NOTED)
	PROPERTY LINES
	EXISTING CENTERLINE
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING METAL FENCE
	EXISTING WOOD FENCE
	EXISTING CURB
	EXISTING CONCRETE PAVING
	EXISTING ASPHALT PAVING
	EXISTING WATER HYDRANT
	EXISTING WATER METER
	EXISTING SEWER MAIN

PROPOSED LEGEND

	WHEELSTOP
	HANDICAP SIGN WITH "VAN"
	ADA PARKING SYMBOL
	WOOD SCREENING FENCE
	CONCRETE PAVING
	CONCRETE SIDEWALK

SITE DATA

SITE ACREAGE: 0.48 ACRES
PARCEL #: 01-05039-000
EXISTING BUILDING: TYPE II
ATLAS PAGE: 445
AIRPORT ZONE: ZONE C (3) OUTER SAFETY ZONE
EXISTING ZONING: C-2
TOTAL LOT AREA: 21,112 sqft
TOTAL IMPERVIOUS AREA: 12,073
TOTAL PAVEMENT AREA: 9,039

PARKING CHART

ZONING - C-2 COMMERCIAL OFFICE
MINIMUM PARKING REQUIREMENT:
1 SPACE PER 300sf
BUILDING SOFT: 4,134 GROSS / 3,721 NET
PARKING REQUIREMENT: 13 SPACES
3,721 SOFT ÷ 1 PER 300 = 12.40
TOTAL PARKING SPACES PROVIDED:
12 REGULAR SPACE
1 ADA SPACE
13 TOTAL SPACES

SITE SETBACK DATA

ZONING - C-2 COMMERCIAL OFFICE
SETBACKS: FRONT - 50'
REAR - 20'
SIDE INTERIOR - 7'
SIDE EXTERIOR - 7'

SITE NOTES:

- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- TRANSITION CURB FROM 6" TO 0" IN TWO FEET.
- RADII TO BE AS NOTED ON THE PLANS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- TIE PROPOSED DRIVES TO EXISTING ROAD PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
- HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
- BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
- CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ALL LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
- ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
- ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- TIE PROPOSED CURB TO EXISTING ROAD CURB. TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN THREE FEET.
- A SIGN PERMIT IS REQUIRED FOR ANY PROPOSED SIGN. OBTAIN PERMIT FORM AND SUBMIT REQUIRED DESIGN DRAWINGS AND SPECIFICATIONS TO GOVERNING AUTHORITY PRIOR TO SIGN CONSTRUCTION.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDING.
- AMENITIES SHALL BE INSTALLED PER THE CITY OF BENTONVILLE DESIGN STANDARDS
- TRANSIT STOP/PARK BENCH
- BIKE RACK - SINGLE HOOP, DERO SWERVE RACK, BLACK (OR APPROVED ALTERNATIVE)
- NO FENCING IS PROPOSED IN PLANS. A SEPARATE PERMIT IS REQUIRED FOR ANY PROPOSED FENCING.
- NO SITE LIGHTING IS PROPOSED IN PLANS. ANY PROPOSED LIGHTING MUST BE APPROVED BY THE PLANNING DEPARTMENT. ANY NEW LIGHTING SHALL BE CUT-OFF FIXTURE TYPE OR FIXTURE WITH A BACKLIGHT, UPLIGHT, AND GLARE RATING, HAVING AN UPLIGHT VALUE OF ZERO (0)

DEVELOPER:
AMY LAWSON
AMP SIGN AND BANNER
907 SE 21ST STREET
479-464-3565
alawson@chooscamp.com

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
dcrole@sandcreek.us

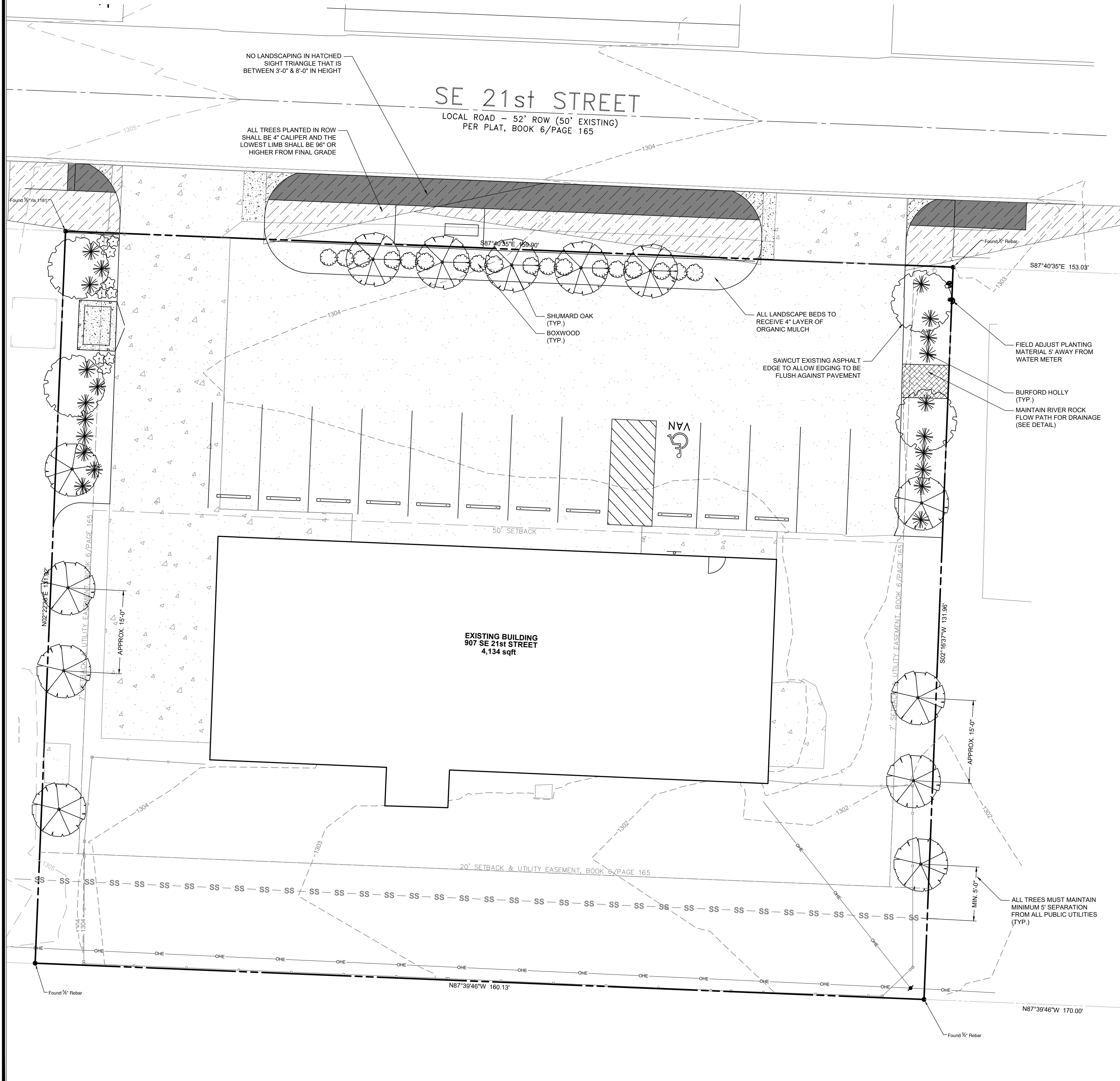
SITE PLAN
AMP SIGN AND BANNER
907 SE 21ST STREET
BENTONVILLE

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING AND LAND SURVEYING
Bentonville, Arkansas (479) 464-9282



MANAGER: DC
DESIGNED BY: DC
DRAWN BY: DC
CHECKED BY: TRS
SCE PROJECT #: 21014
CURRENT REVISION: 1
DATE: 11/15/2021
SHEET: 3 of 7



LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK. TO BE NOTIFIED OF ANY UTILITIES, PITS AND/OR PLACING OF STAKES OR DEADMEN, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UNDERGROUND UTILITIES AND TAKE THE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT UTILITIES ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER.
2. ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
3. ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
4. DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
5. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
6. PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE THE MINIMUM TO BE INSTALLED AND SHALL BE VERIFIED WITH THE PLAN BY THE LANDSCAPE CONTRACTOR. THE QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THOSE QUANTITIES OR ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOCULTING ALL PLANTING TO A MINIMUM DEPTH OF 12" BELOW THE SURFACE. PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE CUBIC FOOT BALE PER 75 SQ. FT. OF BED AREA, TOPSOIL, ONE CUBIC YARD PER 150 SQ. FT. OF BED AREA.
8. PRE-EMERGENT HERBICIDE (TRIFLURALIN OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
9. WIRE BASKETS AND BURLAP TO BE REMOVED DURING PLANTING.
10. BALLED AND BURLAPPED MATERIAL SHALL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP STAVES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
11. PLANTS DESIGNATED "B&B" SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER TO A DEPTH TO ENCLOSE THE ENTIRE ROOT SYSTEM AND THE ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT.
12. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING.

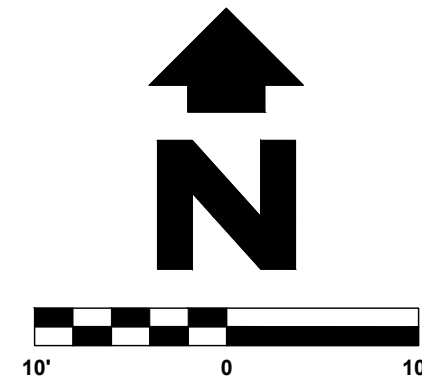
LANDSCAPE NOTES:

1. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPING. TARPING SHALL INCLUDE COVERING PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
14. PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
15. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
16. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET AWAY FROM ALL PUBLIC UTILITIES, WHERE POTENTIAL CONFLICTS ARISE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY UTILITY LOCATIONS
17. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOIL, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 1 LBS PER 1000 SF. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
18. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
19. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
20. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE BACKFILL. ROOT AREAS WITH GOOD QUALITY TOP SOIL, AS SOON AS POSSIBLE, IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REGULATES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
21. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
22. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
23. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER)
24. ANY SUPPLEMENTAL IRRIGATION REQUIRED TO SUSTAIN PLANTING MATERIALS SHALL BE PROVIDED BY THE OWNER/OPERATOR FORM PROPOSED HOSE BIBS LOCATED ON THE BUILDING.
25. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
26. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
27. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARD FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSE.
28. LIVING MATERIALS SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS SHALL COVER A MIN. OF 80% OF PLANTING ISLANDS, 100% IS RECOMMENDED

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Height	Width	Size	Comments
9		Shumard Oak	Quercus shumardii	6'-8'	3'-4'	2.5in cal.	Deciduous Tree
21		Burford Holly	Ilex cornuta 'Burfordii'	18"	18"	3 gal.	Evergreen Shrub
8		Redbud	Cercis canadensis	4'-6'	3'-4'	2.0in cal.	Native Ornamental Tree
18		Boxwood	Buxus microphylla	18"	18"	3 gal.	Evergreen Shrub
9		Spiraea	Spiraea japonica 'Little Princess'	18"	18"	3 gal.	Small Ornamental Deciduous Shrub

ALL PLANT MATERIAL SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
ALL PLANT MATERIAL IS TO BE GUARANTEED FOR 18 MONTHS. GUARANTEE PERIOD SHALL START FOM DATE OF PROVISIONAL ACCEPTANCE BY OWNER.
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE.



SCALE: 1" = 10'

EXISTING LEGEND

-
- MONUMENT FOUND (AS NOTED)
- PROPERTY LINES
- EXISTING CENTERLINE
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING METAL FENCE
- EXISTING WOOD FENCE
- EXISTING CURB
- EXISTING CONCRETE PAVING
- EXISTING ASPHALT PAVING

PROPOSED LEGEND

- | | |
|---|--------------------------|
|  | WHEELSTOP |
|  | HANDICAP SIGN WITH "VAN" |
|  | ADA PARKING SYMBOL |
|  | WOOD SCREENING FENCE |
|  | CONCRETE PAVING |
|  | CONCRETE SIDEWALK |
|  | |

LANDSCAPE PLAN

AMP SIGN AND BANNER
907 SE 21ST STREET
BENTONVILLE

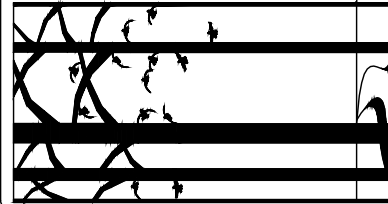
SHEET:

PROJECT:

FOR
PRODUCTION

NOT FOR
CONSTRUCTION

SAND CREEK



MANAGER: DC

DESIGNED BY: DC

DRAWN BY: DC

CHECKED BY: TR

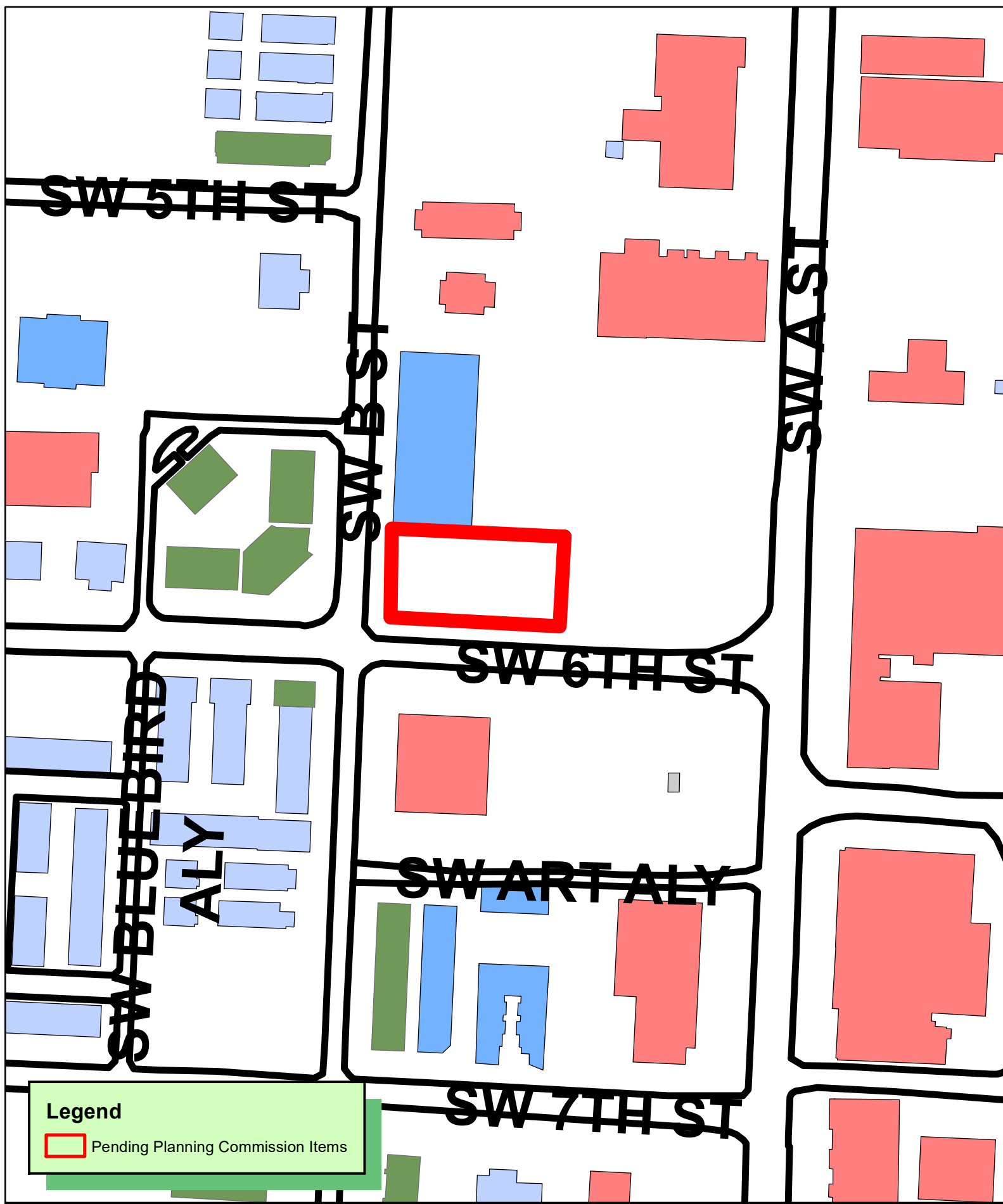
SCE PROJECT #: 210

CURRENT REVISION

DATE: 05/25/2022

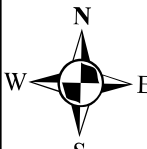
SHEET: 6 of 7

6 of 7



Legend

 Pending Planning Commission Items


1 inch = 100 feet

LSD22-0025 6/7/22
LARGE SCALE DEVELOPMENT
SW 6TH ST TOWNHOMES

THE CITY OF

BENTONVILLE

66

SW 614 TOWNHOMES
SW B Street
Bentonville, Arkansas

SITE SUMMARY

ZONING: DOWNTOWN CORE (DC)

USE: RESIDENTIAL

AREA: 0.25 AC

<u>ZONING SUMMARY</u>		
<u>LOT AND AREA STANDARDS</u>		
LOT AREA MIN:	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT AREA MAX:	NONE	10,890 SF
LOT WIDTH MIN:	NONE	10,890 SF
LOT WIDTH MAX:	NONE	146.98'
LOT COVERAGE MAX CORNER:	NONE	146.98'
	100%	51%
 <u>SETBACK STANDARDS</u>		
FRONT YARD MIN:	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT YARD MAX:	N/A	8.50' +/-
SIDE YARD MIN:	20'	8.50' +/-
REAR YARD MIN:	0'	1.86' / 4.00' +/-
	0'	25.48' +/-

<u>PARKING DATA</u>	
ZONING	DC
USE	RESIDENTIAL
PARKING REQUIREMENTS	TOWNHOMES
	FIRST FLOOR < 3000 SF = NONE
	UPPER FLOORS - RESIDENTIAL = 1 SPACE / UNIT
	1 SPACE * 8 UNITS = 8 SPACES
<u>TOTAL</u>	<u>8 SPACES REQUIRED</u>
ON SITE PARKING PROVIDED	8 SPACES
ON STREET PARKING PROVIDED	0 SPACES
<u>TOTAL</u>	<u>8 SPACES</u>

GENERAL NOTES:

1. NO SIGNAGE IS PROPOSED AT THIS TIME. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT – OFF OR B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.

1 SITE PLAN

SCALE: 1" = 10'-0"

[illegible]

PHASE Design Development

TLE Site Plan

SHEET NO. **C1.00**
LSD22-0025



Hufft

PROJECT INFORMATION:
640- SW6TH TOWNHOMES

1007 SW A STREET

OWNER:

CRAIG SOOS

1007 SW A STREET
BENTONVILLE, AR 72712

ARCHITECT:

HUFFT

403 SE 5th Street
Bentonville, AR 72712
P. 816-631-0200

www.hufft.com

A. STRUCTURAL:

J&M ENGINEERS

3045 S Kansas Expy
Springfield, MO 65807

B. MEP:

OMNI ENGINEERS, INC.

300 N 2nd St
Rogers, AR 72756

C. CIVIL:

Ecological Design Group

218 West Birch St.
Rogers, AR 72756

KEY PLAN:

ISSUE:

**LARGE SCALE
DEVELOPMENT
05/02/2022**

REVISION SCHEDULE:

NO.	DATE	ISSUE
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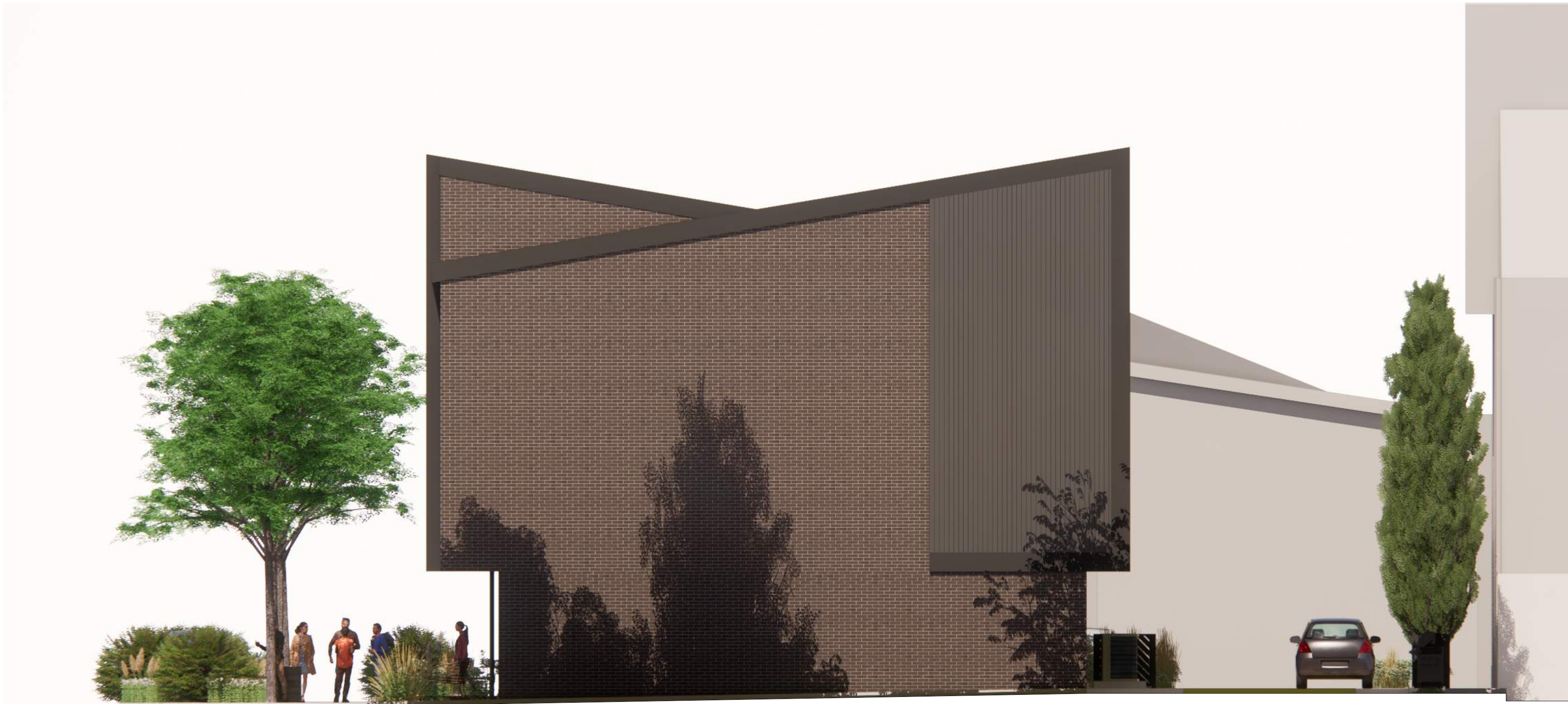
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Drawn By: Author

RENDERED ELEVATIONS -
NORTH AND SOUTH

A201-R



1 RENDERED ELEVATIONS - EAST AND WEST

Hufft

PROJECT INFORMATION:

640- SW6TH TOWNHOMES

1007 SW A STREET

OWNER:

CRAIG SOOS

1007 SW A STREET
BENTONVILLE, AR 72712

ARCHITECT:

HUFFT

403 SE 5th Street
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**LARGE SCALE
DEVELOPMENT
05/02/2022**

REVISION SCHEDULE:

NO.	DATE	ISSUE
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Drawn By: Author

RENDERED ELEVATIONS -
EAST AND WEST

A202-R



SOUTH PERSPECTIVE



SOUTH PERSPECTIVE CLOSEUP



SOUTH PERSPECTIVE STREETScape



SOUTH PERSPECTIVE ENTRY



SOUTH PERSPECTIVE ENTRY CLOSEUP



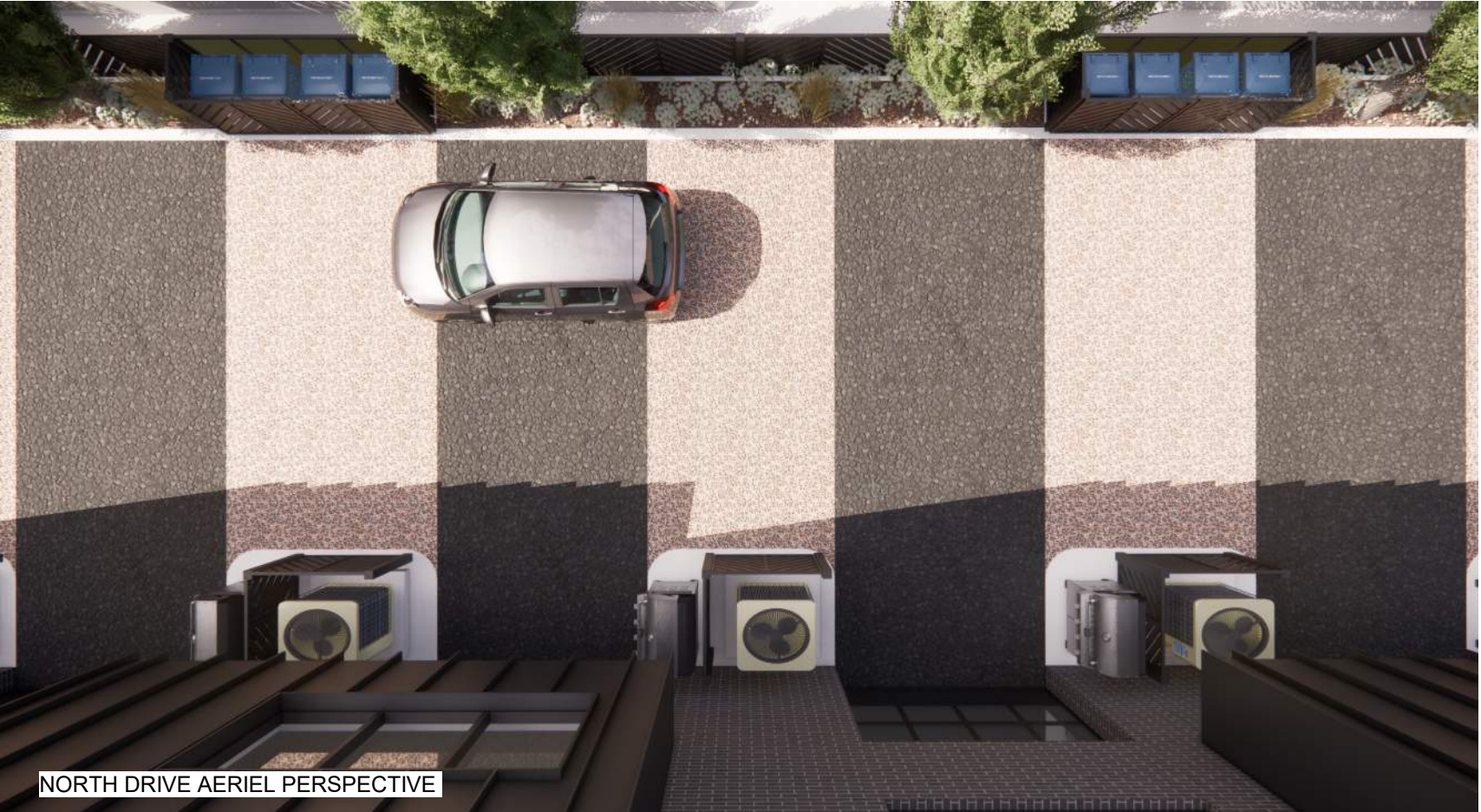
NORTHWEST PERSPECTIVE



NORTH PERSPECTIVE GARAGE AND CONDENSOR SCREEN



NORTH PERSPECTIVE TRASH SCREEN



NORTH DRIVE AERIEL PERSPECTIVE

Hufft

PROJECT INFORMATION:
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1007 SW A STREET

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1007 SW A STREET

BENTONVILLE, AR 72712

ARCHITECT:

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KEY PLAN:

ISSUE:

**LARGE SCALE
DEVELOPMENT
05/02/2022**

REVISION SCHEDULE:

NO. DATE ISSUE

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EXTERIOR RENDERINGS

A203



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

Waiver Request

To: City of Bentonville
From: Ecological Design Group, Inc – on behalf of Craig Soos
Date: May 23, 2022
Re: SW6th Townhomes, Bentonville, AR, 72712

On behalf of Craig Soos, property owner, Ecological Design Group, Inc. (EDG) is submitting this Waiver Request for review and approval.

Project Description: The SW6th Townhomes project is proposing 8 townhomes on the property located on the corner of SW 6th and SW B street in downtown Bentonville. The townhomes will help add needed housing to the downtown area as well as help to create a walkable streetscape along SW 6th and SW B street. The project consists of street improvements, underground detention, utility relocations, and adequate parking for the townhome units. Due to the compact nature of the downtown development, downtown zoning requirements and required utility relocations, there is a need for two waivers from the standard development code.

This Waiver Request items are listed below:

1. Street Trees Along SW B Street

- City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1400 Landscaping and Screening
 - Section 1400.16 Downtown Zoning Districts Landscaping
 - b. *Downtown zoning street tree planting requirements.*
 - Waiver Request: Requesting approval to not install the 3 required street trees and tree grates along SW B Street. The requirement will be met for SW 6th Street.
 - Justification/Explanation:
 - There is an existing water main that runs parallel to the curb line and is directly behind the back of curb where the street trees are intended to go and the water main requires 5ft separation from the street trees. To meet engineering requirements, a new storm drainage pipe is required to be installed and this is located east of this sidewalk corridor. Additionally, BEUD requires 5ft space for the primary electric line.
 - There is not space in the ROW along this street frontage for the street trees and meet the utility separations.

2. One-way Driveway Width

- City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100 Development Standards
 - Section 1100.05 Driveway Widths
 - a. *Driveway width. Commercial, industrial, multi-family, and mixed-use driveway widths shall meet the following guidelines.*
 - *One-way in or out. If the driveway is a one-way in or one-way out drive, then the driveway shall be a minimum width of 16 feet and shall have appropriate signage designating the driveway as a one-way connection.*
 - Wavier Request: Install a 11.5ft wide one-way driveway on the west drive entrance to the residential shared driveway.
 - Justification/Explanation:
 - The compact nature of downtown development makes installing a 16ft wide one-way drive not practical while also meeting the standards of the utility spacing requirements and zoning goals of downtown.
 - 11.5ft wide one-way drive will function well for the circulation without safety concerns and with there being only 8 townhomes using this driveway, the traffic into this development is minimal.
 - The one-way drive will function as an exit only as the main entry into the drive will be from the alley.

3. Storm Pipe Slope in SW 6th Street

- Waiver from 1100.08.a – Grading and Drainage Regulations. Stormwater Drainage Control Standards – City of Bentonville Stormwater Drainage Manual.
 - City of Bentonville Stormwater Drainage Manual - Section 3 – Flow in Storm Drains and Drainage Appurtenances.
 - Section 3.3.4 – Minimum Grades:

The minimum slope for standard construction procedures shall be 0.50 percent when possible. Any variance must be approved specifically in writing by the City Engineer.
 - Wavier Request: Install sections of storm pipe and box culvert along SW 6th Street at 0.25% slope.
 - Justification/Explanation:
 - The existing storm system that our proposed storm system is connecting to is shallow and flat.
 - The only way to provide any cover over the proposed pipe system is to maintain a flat slope. With the 0.25% slope we are achieving approximately 8" of cover over the pipe system, which is lower than ideal, but okay with stronger pipe material.
 - The granting of this waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
 - The granting of this waiver will waiver will not prevent the orderly subdivision of other land in the area in accordance with the provisions of the Subdivision Code.

If you have any further questions or concerns, please contact me at bdriver@ecologicaldg.com or 501.944.3090.

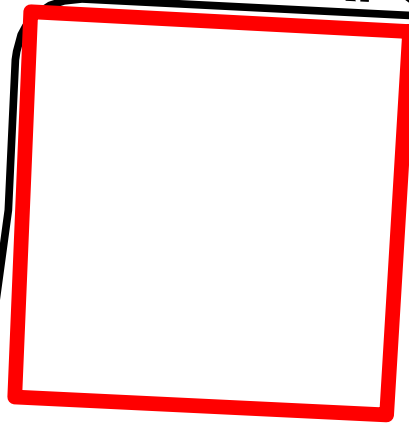
Sincerely,

A handwritten signature in blue ink, appearing to read "Brahm Driver", with a long horizontal flourish extending to the right.

Brahm Driver, PE
Civil Engineer
Ecological Design Group, Inc.

SW REGIONAL AIRPORT BLVD

SW BRIGHT RD



SW PINE AVE

0

SW SPRUCE RD

SW

WILDWOOD

Legend

 Pending Planning Commission Items

1 inch = 150 feet

LSD22-0028 6/7/22
LARGE SCALE DEVELOPMENT
SPLASH CARWASH
1907 SW REGIONAL AIRPORT BLVD



PRELIMINARY SITE PLAN

Map showing the project location in Brightwood. The project is located at the intersection of SW 34th Ave and SW Bright Rd. The project location is marked with a shaded rectangle and a callout box labeled "PROJECT LOCATION". The map includes labels for surrounding streets: SW Huckleberry St, SW Juniper Ave, SW Wildwood Ave, SW Spruce Rd, SW Pine Ave, SW Maple Rd, and SW Taverton Dr. A yellow line indicates the SW Regional corridor. A green area represents a park or undeveloped land, and a blue area represents a water body. The map also shows a north arrow and a scale bar.

- ## LEGEND
- | | |
|--|------------------------|
| | RIGHT OF WAY MONUMENT |
| | CONTROL POINTS |
| | SET IRON PIN |
| | FOUND MONUMENT |
| | GAS REGULATOR |
| | GAS RISER |
| | GAS METER |
| | CLEAN OUT |
| | SANITARY SEWER MANHOLE |
| | TELEPHONE PEDESTAL |
| | ELECTRIC METER |
| | ELECTRIC BOX |
| | POWER POLE |
| | GUY WIRE ANCHOR |
| | LIGHT POLE |
| | CENTER LINE |
| | FLAG POLE |
| | FIRE HYDRANT |
| | WATER HYDRANT |
| | DOWN SPOUT |
| | WATER METER |
| | WATER VALVE |
| | METAL DRAINAGE GRATE |
| | GATE POST |
| | GROUND LIGHT |
| | SIGN |
| | JUNCTION BOX |
| | HANDICAP PARKING |
| | MANHOLE |
| | BOLLARD |
| | MAILBOX |
| | RPZ VALVE |
| | TREE |
| | VAULT |
| | AIR CONDITIONER |
| | FLOW DIRECTION |
| | FLARED END SECTION |
| | TELEPHONE LINE |
| | SANITARY SEWER MAIN |
| | ELECTRIC LINE |
| | UNDERGROUND GAS |
| | WATERLINE |
| | FENCE |
| | FIBER OPTIC |
| | TREELINE |
| | CONCRETE DRIVE SURFACE |

GENERAL CONSTRUCTION NOTES

- A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.
- B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF BENTONVILLE WATERWORKS TO CONDUCT CONSTRUCTION INSPECTION AND REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- C. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE CITY OF BENTONVILLE'S WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.
- D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN ON THE FIELD, THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- E. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- F. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- G. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY BENTONVILLE WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE UNTIL THE ATTENDING TOWN ENGINEER OR TOWN MANAGER HAS GIVEN APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.
- H. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT EXISTING FIBER OPTIC CABLES. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.
- J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

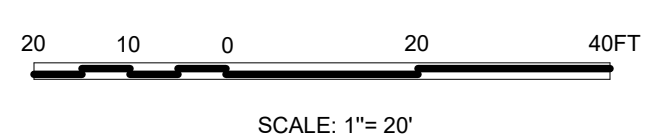
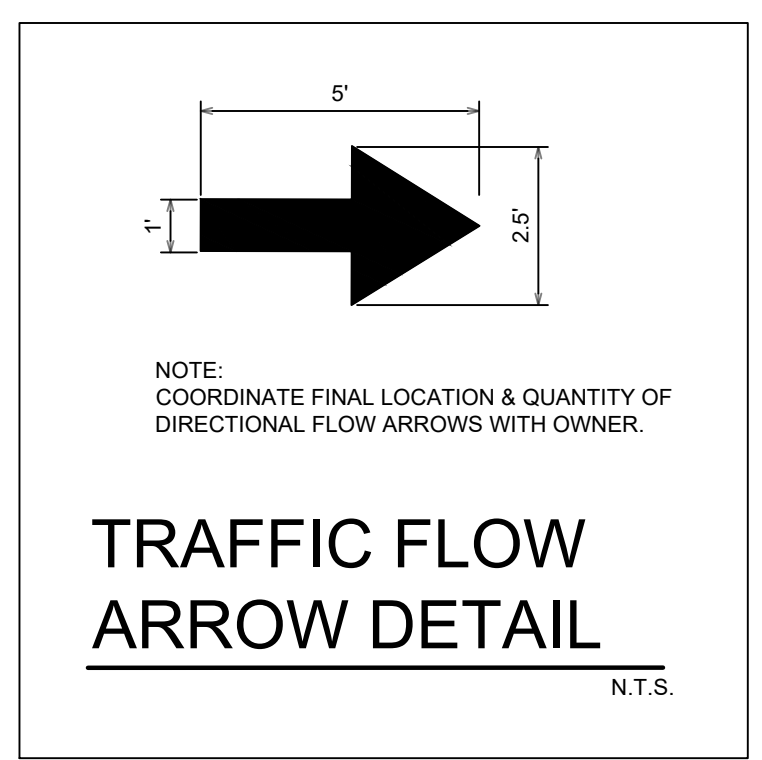
PARKING REQUIREMENT		
AUTOMOBILE WASHING FACILITY - (5) SPACES PLUS (1) SPACE FOR EACH 200 SQ. FT. OF NET BUILDING AREA.		
BUILDING NET AREA	SPACES REQUIRED	SPACES PROVIDED
1,750 (MINUS TUNNEL)	(9)	(30) PLUS (1) HANDICAP

LEGAL DESCRIPTION

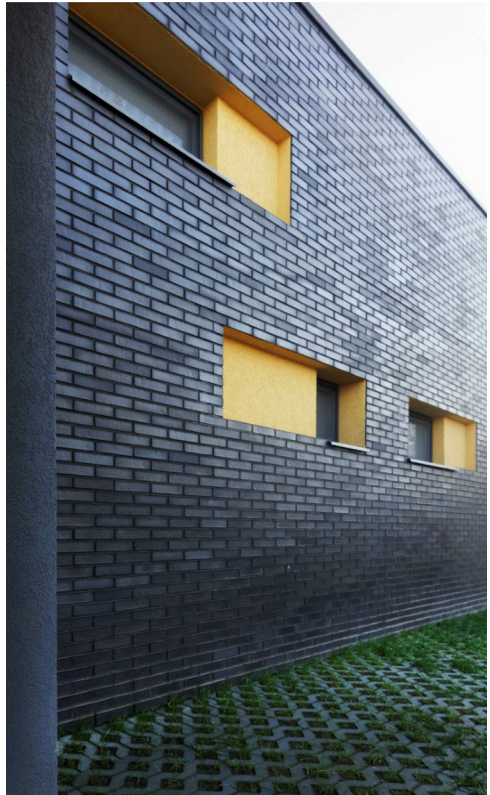
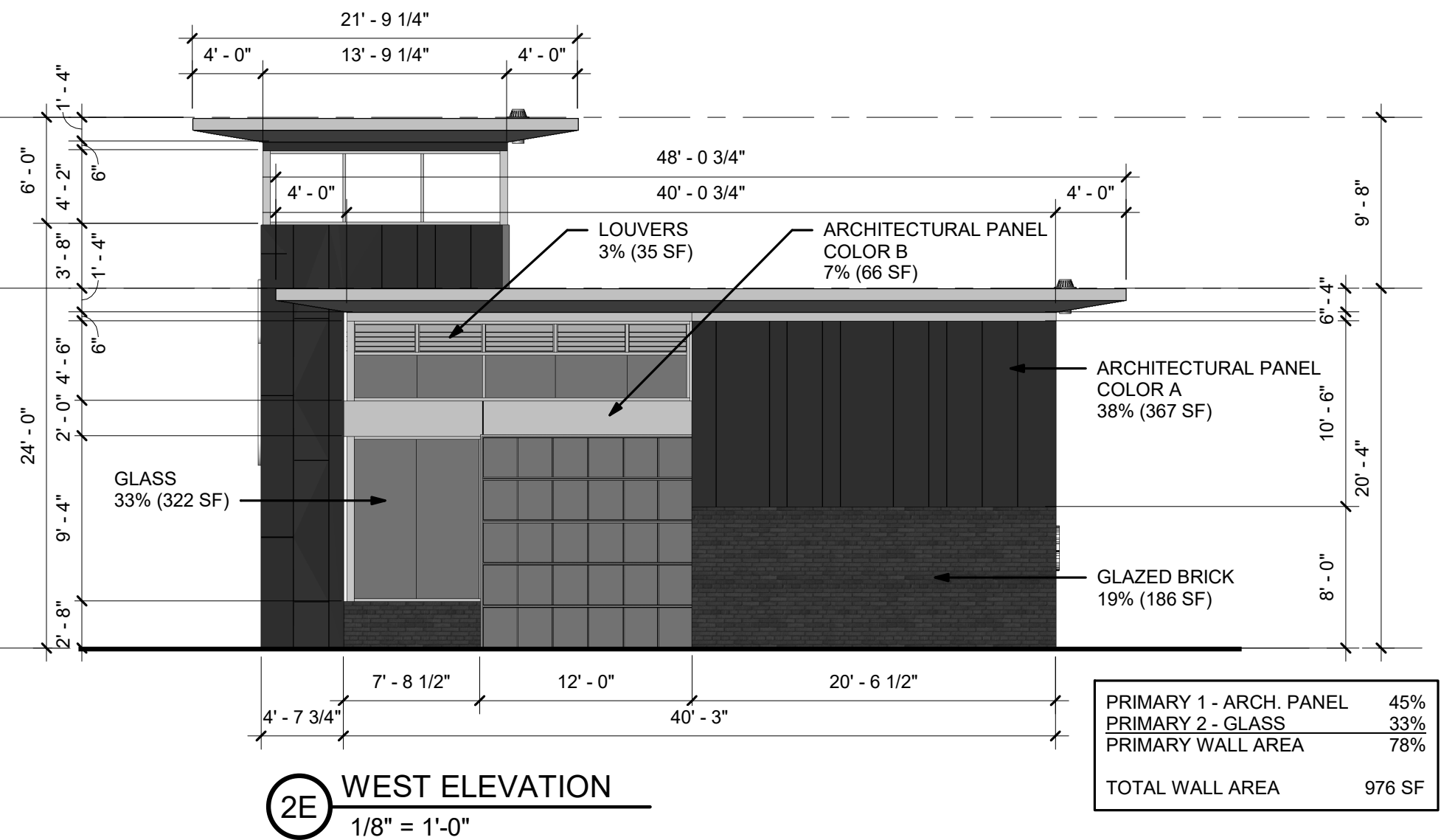
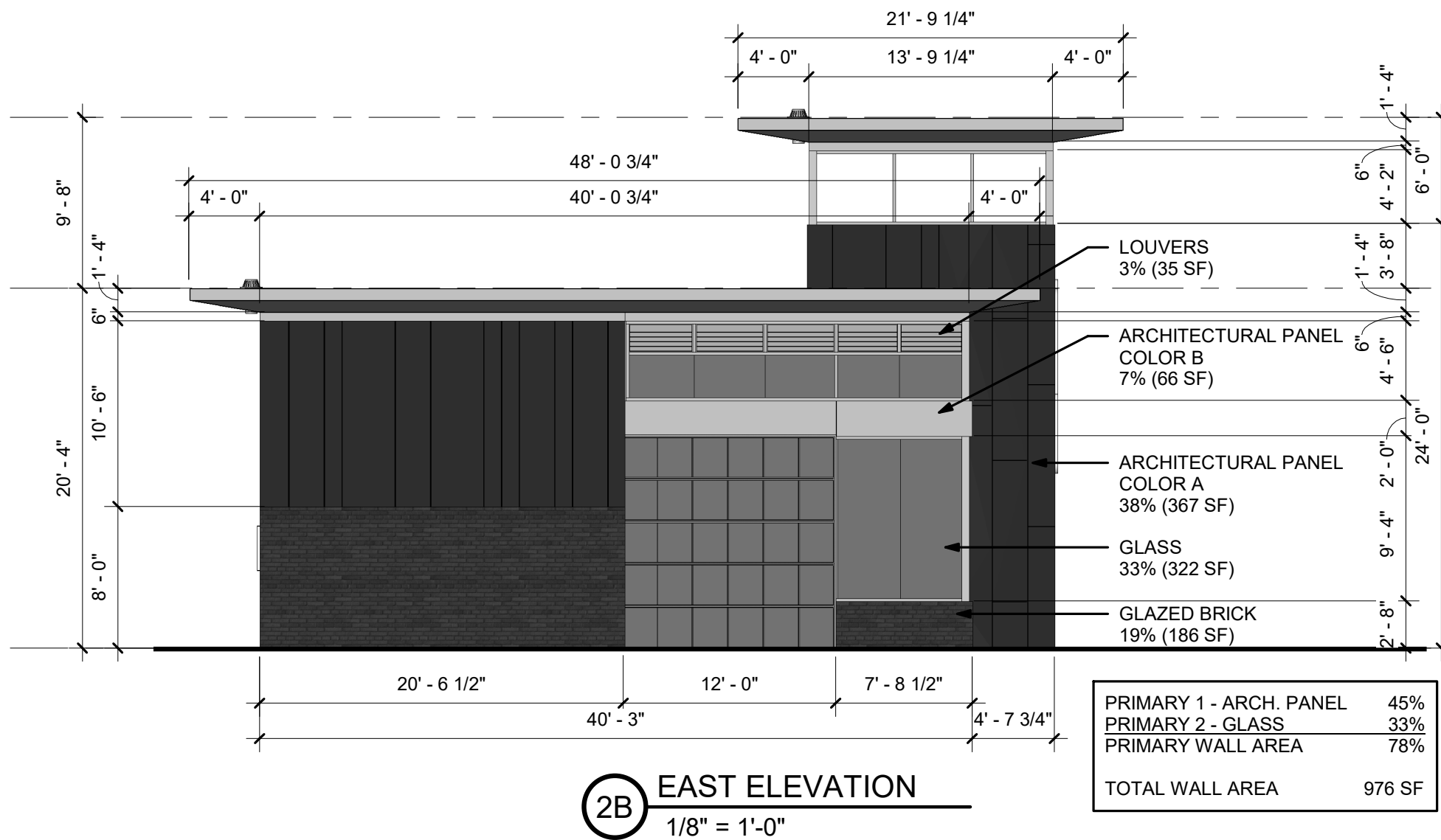
LOT 129, BRIGHTWOOD SUBDIVISION, PHASE 3A, BENTONVILLE, BENTON COUNTY, ARKANSAS. LESS AND EXCEPT THAT PORTION PERTAINING TO THE ARKANSAS STATE HIGHWAY DEPARTMENT, DESCRIBED AS FOLLOWS: PART OF LOT 129, BRIGHTWOOD SUBDIVISION PHASE IIIA, PLAT BOOK 345, AS FILED IN BENTON COUNTY, THE POINT OF BEGINNING IS LOCATED AT THE CORNER OF THE EAST 1/4 SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2" REBAR FOUND AT THE CENTER OF THE SOUTHERN RIGHT OF WAY OF HIGHWAY 12 AS ESTABLISHED BY HIGHWAY 12 RIGHT OF WAY AGREEMENT DATED NOVEMBER 15, 1949. THENCE ALONG SAID SOUTHERN RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 87°18'19" EAST A DISTANCE OF 22.37 FEET TO THE POINT OF BEGINNING; SOUTH 87°18'19" EAST A DISTANCE OF 22.37 FEET TO THE SOUTHERN RIGHT OF WAY OF HIGHWAY 12 AS ESTABLISHED BY BRIGHTWOOD SUBDIVISION PHASE IIIA, PLAT BOOK 345, AS FILED IN BENTON COUNTY AND THE POINT OF BEGINNING; SOUTH 87°18'19" EAST A DISTANCE OF 22.37 FEET TO THE SOUTHERN RIGHT OF WAY OF HIGHWAY 12 AS ESTABLISHED BY BRIGHTWOOD SUBDIVISION PHASE IIIA, PLAT BOOK 345, AS FILED IN BENTON COUNTY AND THE POINT OF BEGINNING; SOUTH 87°18'19" EAST A DISTANCE OF 40.57 FEET TO THE SOUTHERN RIGHT OF WAY OF HIGHWAY 12 AS ESTABLISHED BY AUTO JOB 0800251. THENCE ALONG SAID SOUTHERN RIGHT OF WAY, SOUTH 89°54'38" EAST A DISTANCE OF 26.32 FEET TO THE POINT OF BEGINNING. BRIGHT ROAD AS ESTABLISHED BY BRIGHTWOOD SUBDIVISION PHASE IIIA, PLAT BOOK 4, PAGE 345 AS FILED IN BENTON COUNTY, THENCE ALONG SAID BRIGHT ROAD, SOUTH 89°54'38" EAST A DISTANCE OF 26.32 FEET TO THE POINT OF BEGINNING AND CONTAINING

GENERAL NOTES

1. 28 TOTAL PARKING SPACES ARE PROVIDED (INCLUDING 1 ADA COMPLIANT SPACE)
2. TOTAL DEVELOPMENT AREA = 2.02 ACRES
3. PROPERTY ZONED C-1 (GENERAL COMMERCIAL)
4. ALL SETBACKS SHALL MEET CITY OF BENTONVILLE REQUIREMENTS
5. ALL DIMENSIONS ARE TO THE BACK OF CURB
6. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK, RAMPS, OR CONCRETE APRONS WITHIN THE PUBLIC RIGHT-OF-WAY PRIOR TO CONSTRUCTION SHALL CONFORM TO CITY OF BENTONVILLE DETAILS AND ADA GUIDELINES
8. CONTACT BENTONVILLE STREET DEPARTMENT FOR INSPECTION OF ANY WORK IN PUBLIC RIGHT-OF-WAY PRIOR TO PLACEMENT OF CONCRETE OR ASPHALT OR FOR ON-SITE CLARIFICATION OF REQUIREMENTS PRIOR TO COMMENCING WORK. FAILURE TO DO SO CAN RESULT IN REMOVAL OF ANY IMPROPERLY PLACED CONCRETE OR ASPHALT AT THE EXPENSE OF THE OWNER OR CONTRACTOR.
9. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN BY THE BENTONVILLE POLICE DEPARTMENT (MUTCD). MUTCD REQUIREMENTS THAT PARKING SPACES BE MARKED IN WHITE. CONTACT BENTONVILLE STREET DEPARTMENT WITH ANY QUESTIONS REGARDING STRIPING.

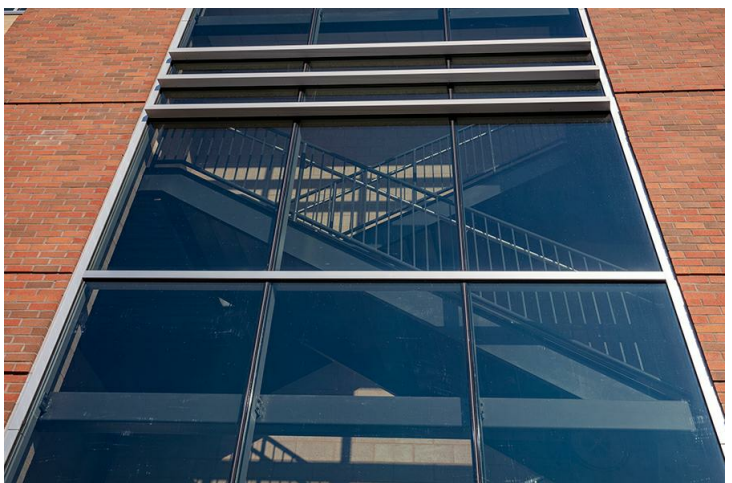
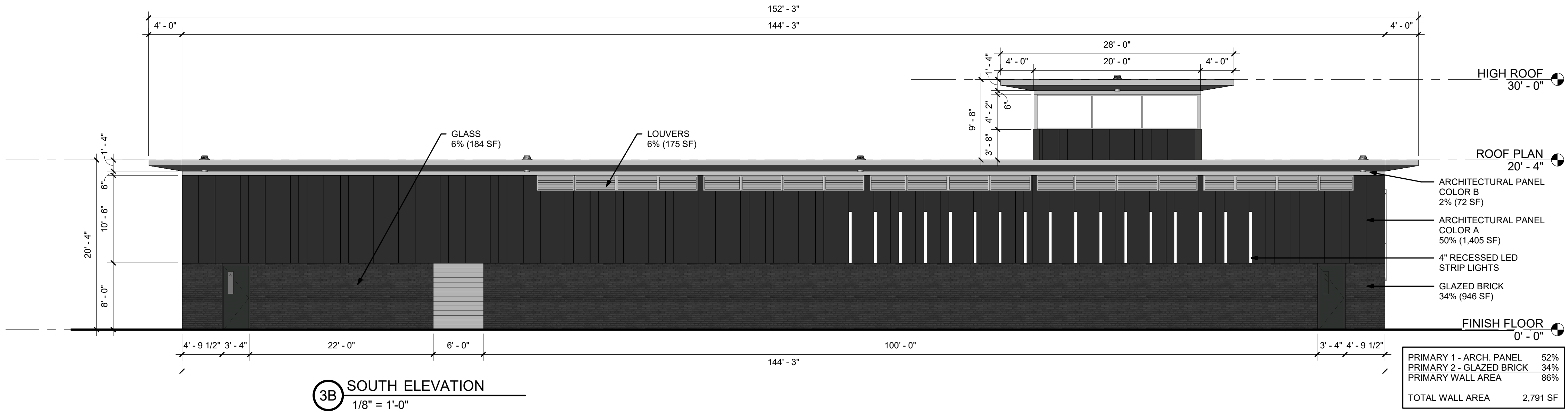


NOT FOR CONSTRUCTION



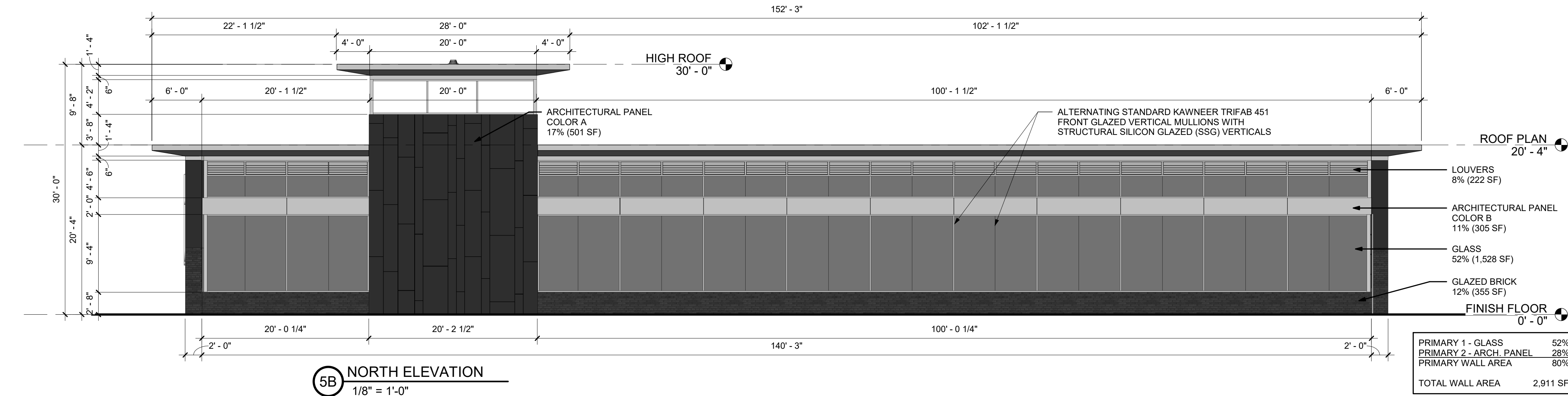
PROPOSED PRELIMINARY PRODUCT - EQUAL TO
BELDEN BRICK CO. GLAZED BRICK
METALLIC BLACK SMOOTH - NORMAN

2G GLAZED BRICK
PRELIMINARY PRODUCT SELECTION



PROPOSED PRELIMINARY PRODUCT - EQUAL TO **KAWNEER**
TRIFAB 451 ALUMINUM STOREFRONT SYSTEM
CLEAR ANODIZED

3G ALUMINUM STOREFRONT
PRELIMINARY PRODUCT SELECTION



PROPOSED PRELIMINARY PRODUCT - EQUAL TO **TRESPA** METEON HPL
(HIGH PRESSURE LAMINATE) PANEL
METALLICS - M51.0.1 - ALUMINUM GREY - SATIN

4G ARCHITECTURAL PANEL - COLOR B
PRELIMINARY PRODUCT SELECTION



PROPOSED PRELIMINARY PRODUCT - EQUAL TO **TRESPA** METEON HPL
(HIGH PRESSURE LAMINATE) PANEL
METALLICS - M21.8.1 - GRAPHITE GREY - SATIN

5G ARCHITECTURAL PANEL - COLOR A
PRELIMINARY PRODUCT SELECTION

EXPRESS TUNNEL
SPLASH CAR WASH

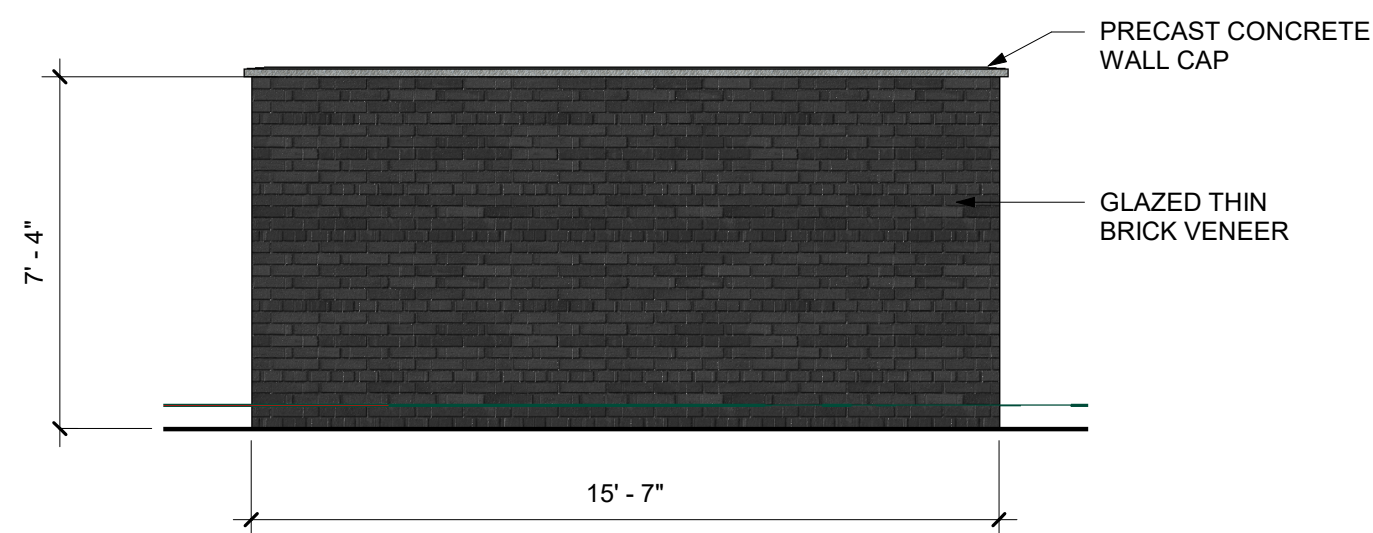
REVISIONS:

PROJECT NO.
LSD22-0028
DATE:

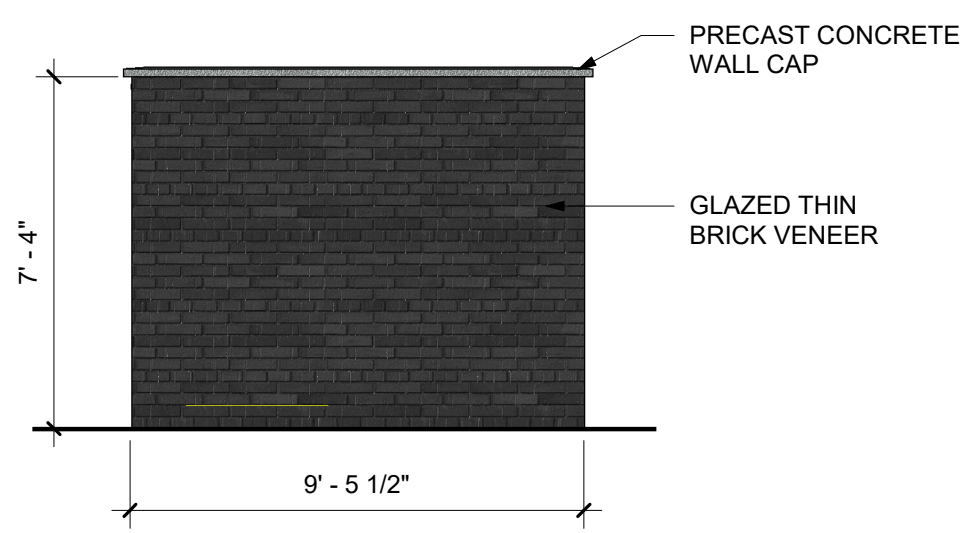
BUILDING
ELEVATIONS

A1.01

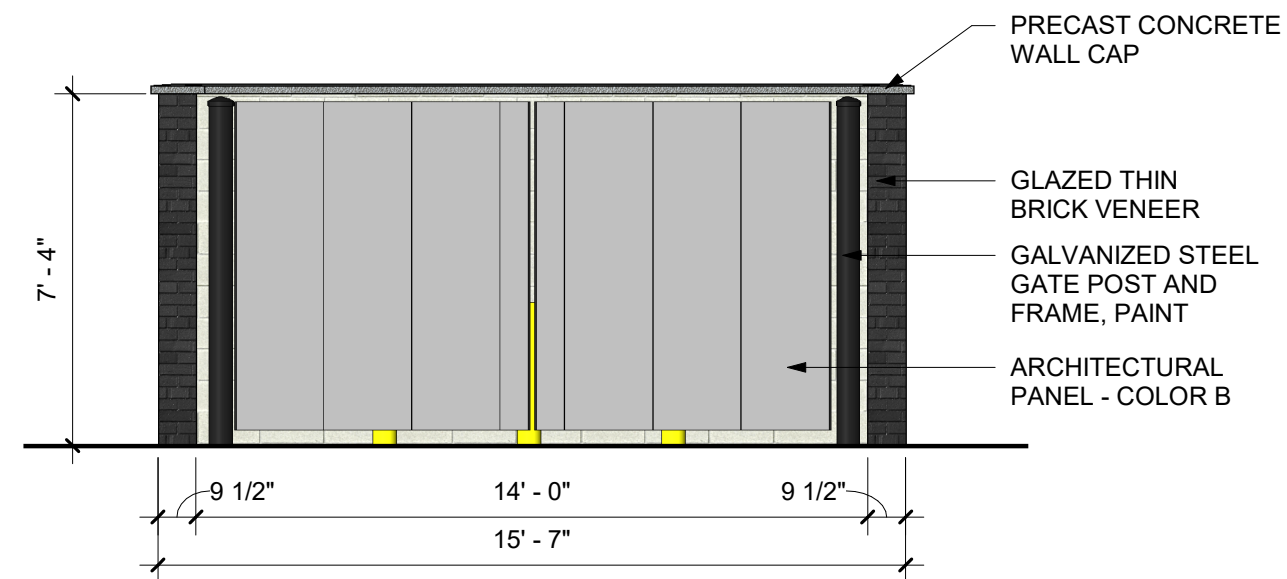
NOT FOR CONSTRUCTION



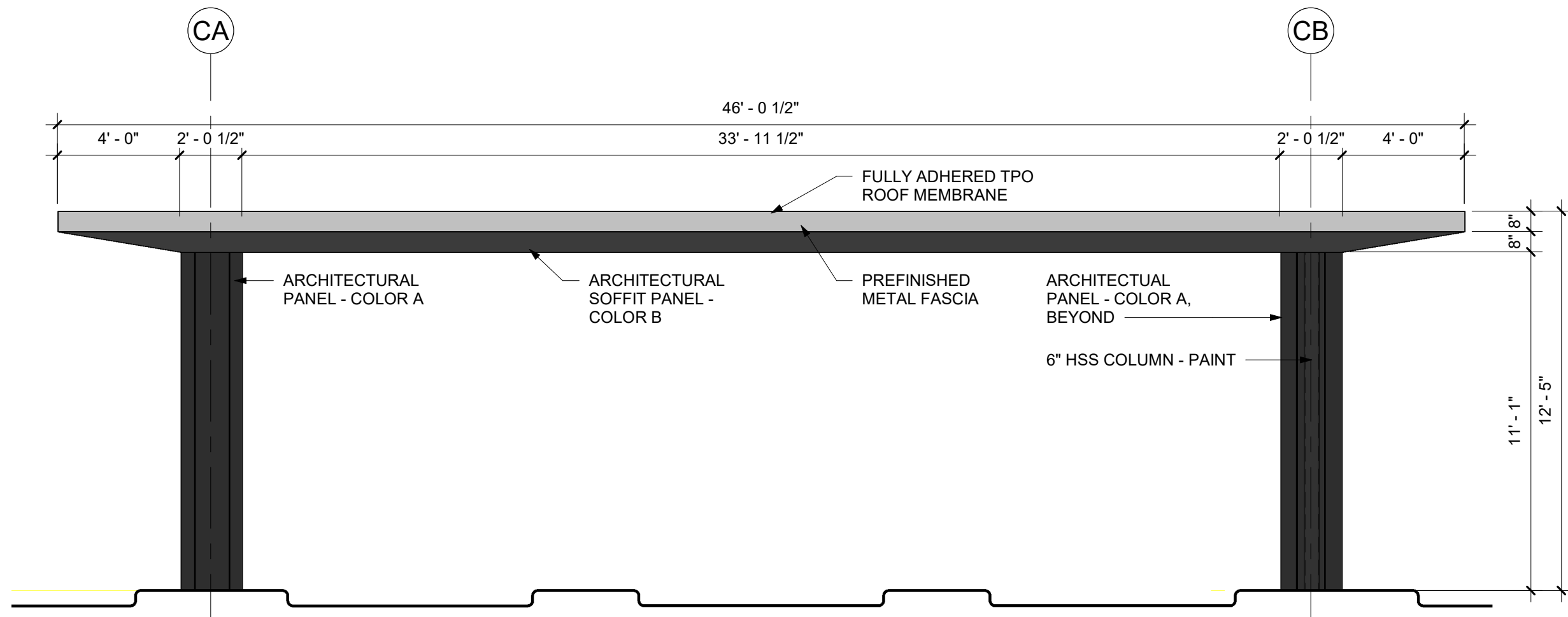
3C DUMPSTER - WEST ELEVATION
1/4" = 1'-0"



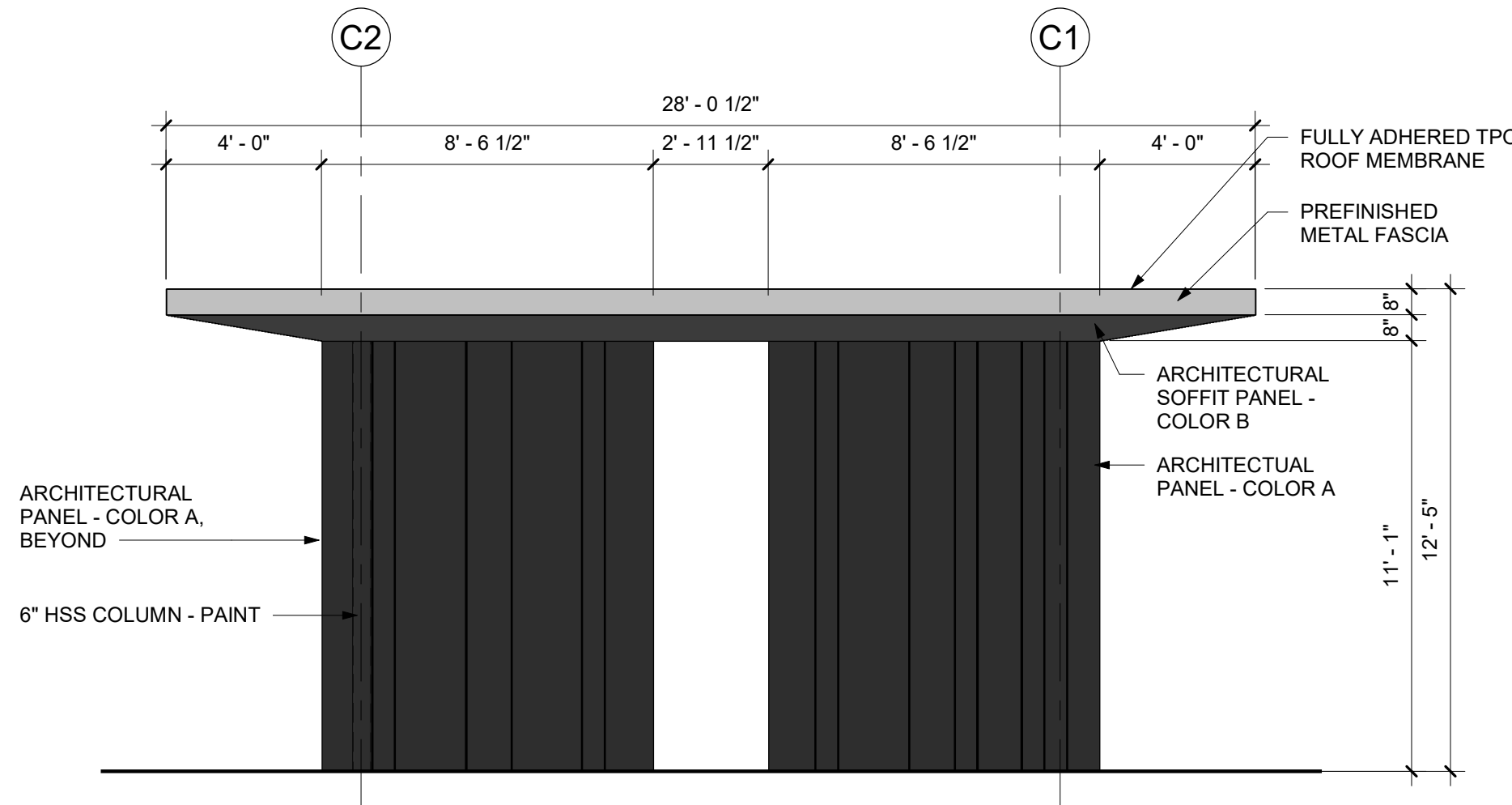
3E DUMPSTER - NORTH/SOUTH ELEVATION
1/4" = 1'-0"



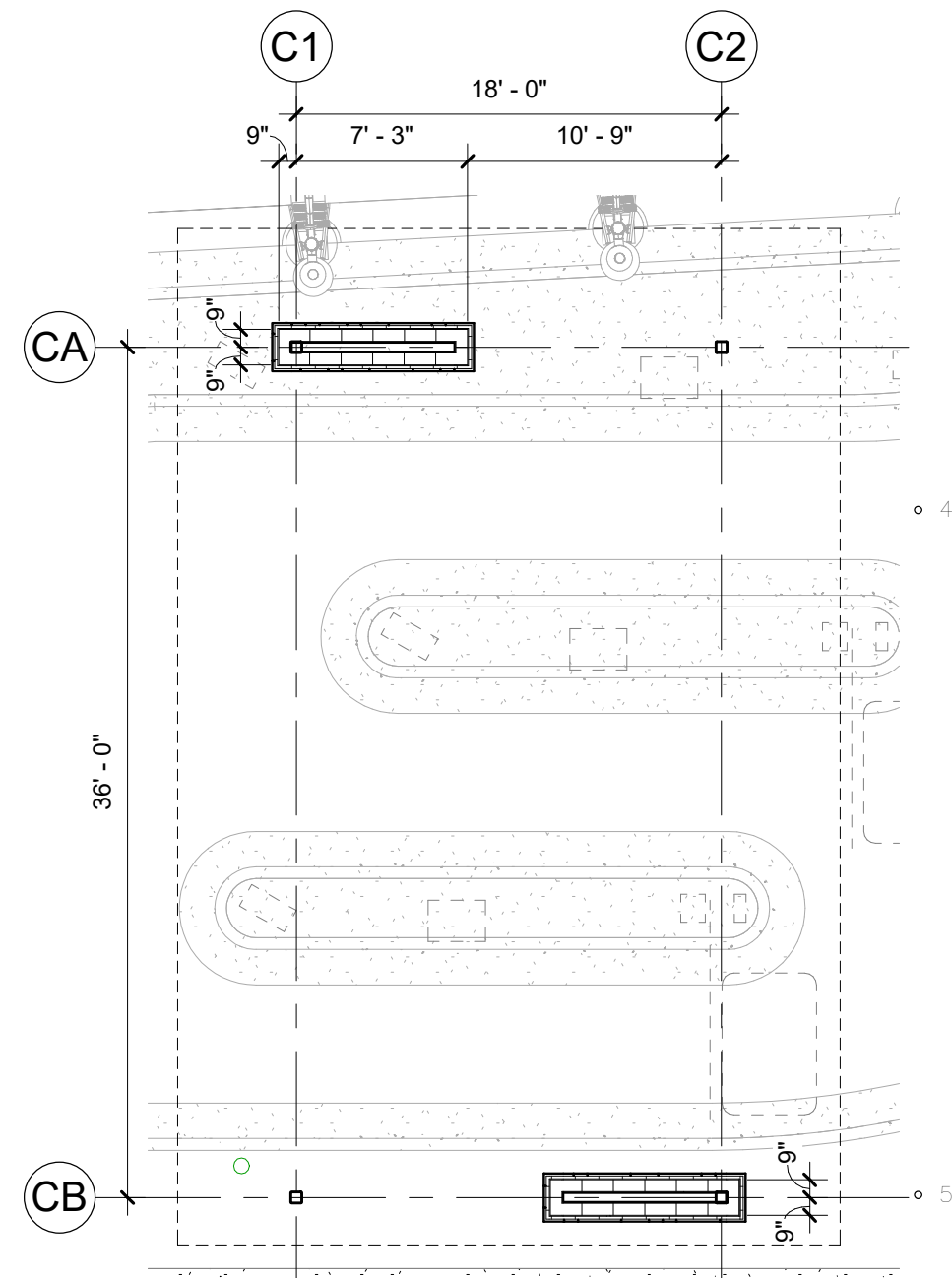
3G DUMPSTER - EAST ELEVATION
1/4" = 1'-0"



5A POS WEST ELEVATION
1/4" = 1'-0"



5E POS NORTH ELEVATION
1/4" = 1'-0"



5C POS CANOPY PLAN
1/8" = 1'-0"

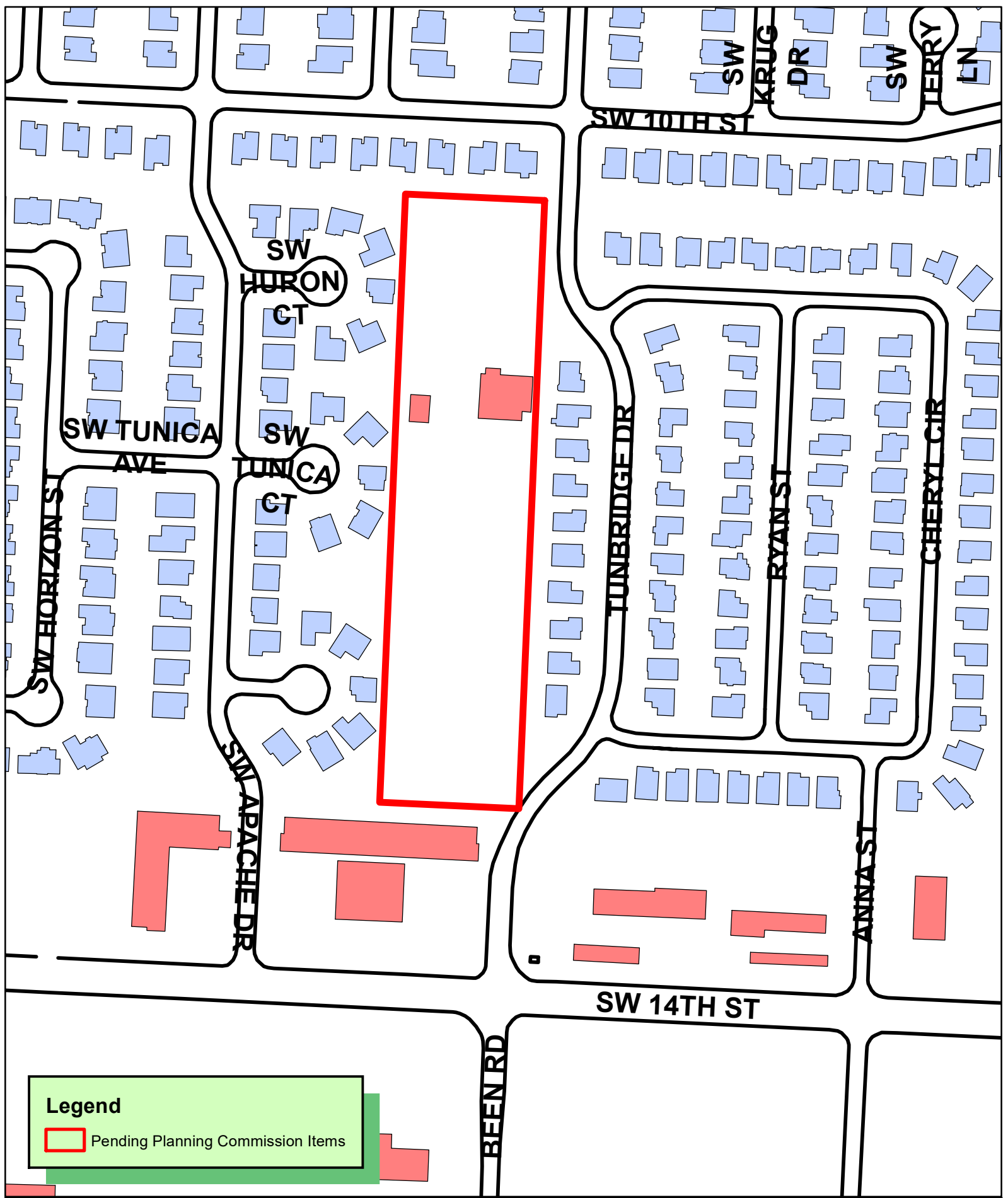
EXPRESS TUNNEL
SPLASH CAR WASH

REVISIONS:

PROJECT NO.
LSD22-0028
DATE:

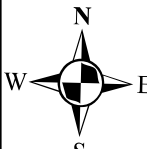
POS CANOPY AND
DUMPSTER
ENCLOSURE

A1.02



Legend

 Pending Planning Commission Items


1 inch = 200 feet

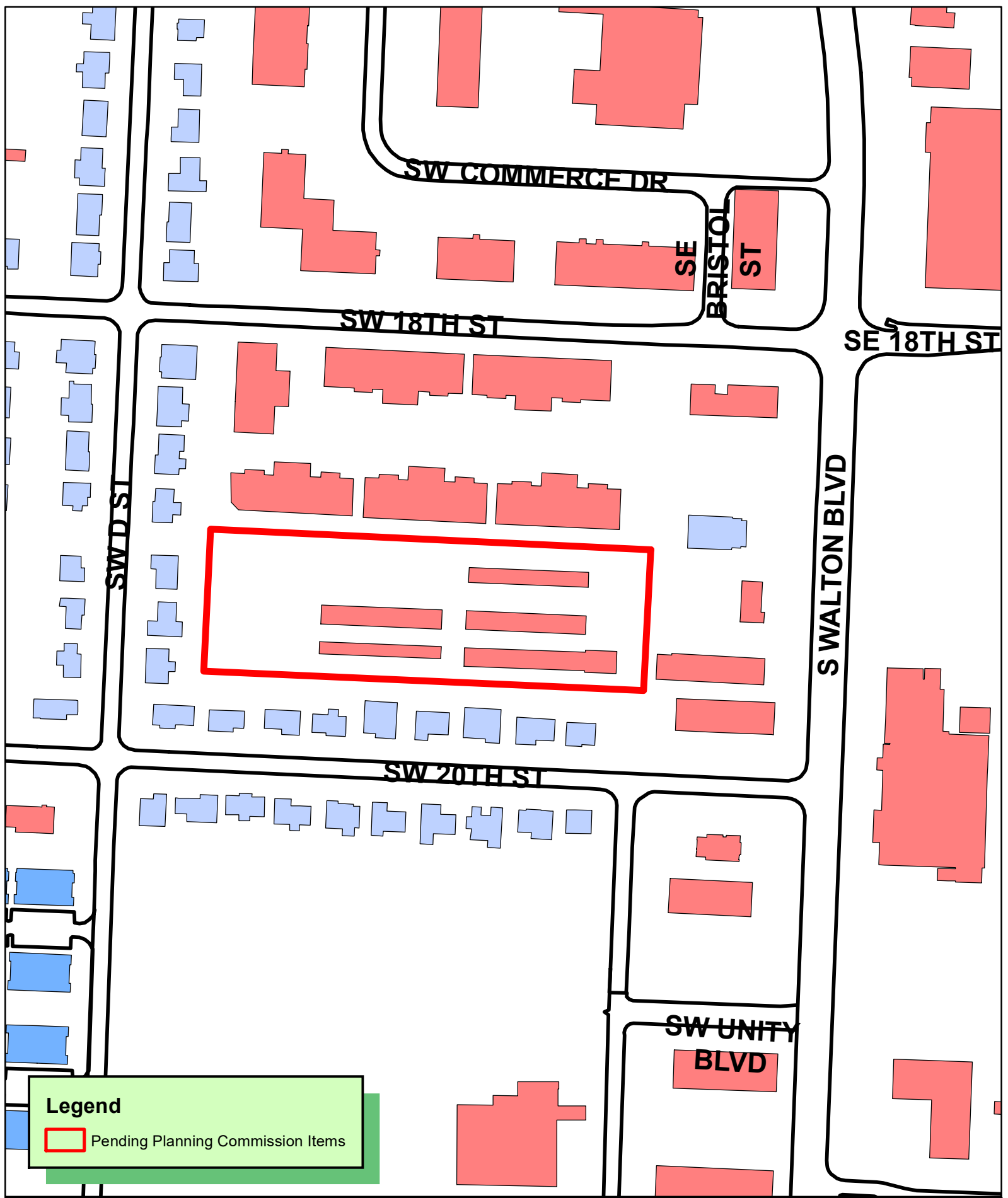
PP22-0002 6/7/22
PRELIMINARY PLAT
WILL MOORE SUB PHASE 2
LOT K

THE CITY OF

BENTONVILLE

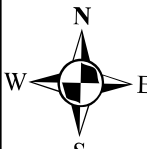
78

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Legend

 Pending Planning Commission Items

 1 inch = 200 feet

WAV22-0004 6/7/22
GENERAL WAIVER
SUPERIOR STORAGE
1908 S WALTON BLVD



April 11, 2022

City of Bentonville Planning Commission
Waiver Request

Re: Waiver Request
Storm Management and Drainage Manual
Sec. V 5.1 Stormwater Detention – Waiver

1908 S. Walton Blvd., Bentonville, AR
Sand Creek Project # 20055

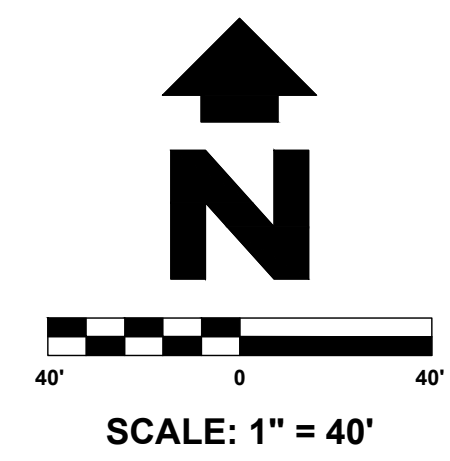
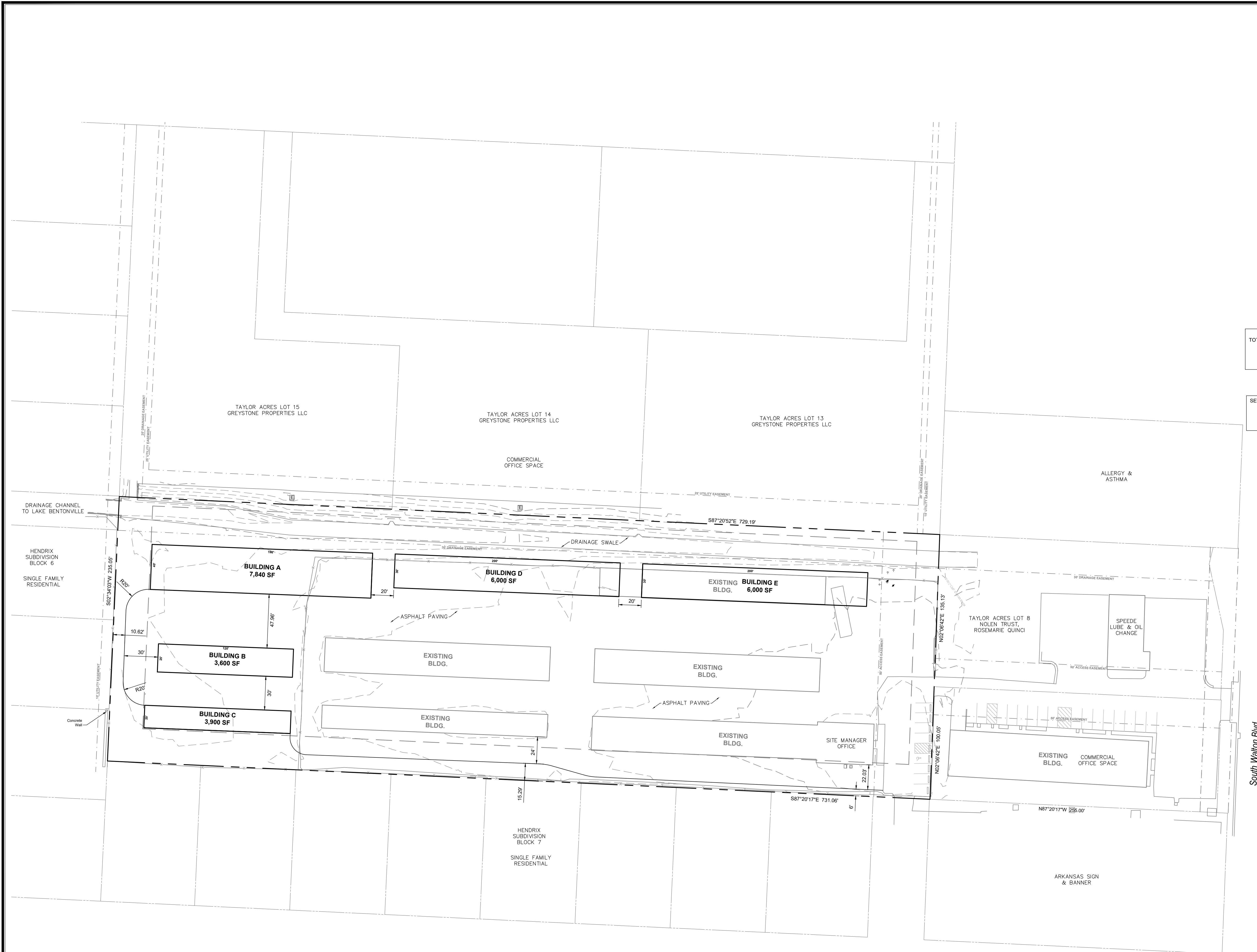
To whom it may concern:

- Stormwater Detention: The site improvements as indicated in the site plan and detailed in attached drainage analysis will not negatively impact downstream property with the absence of detention facilities. Due to this site's location in the total watershed, it is proposed to release storm flows ahead of the upstream peak volume. The granting of this waiver will not be detrimental to the public health, safety, and welfare or injurious to other property in the area. Granting this waiver will not have the effect of preventing orderly subdivision of other land in the area.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Timothy R. Sorey'.

Timothy R. Sorey, P.E.
President/Owner



SCALE: 1" = 40'

EXISTING LEGEND

- PROPERTY LINES
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING CURB

SITE DATA

TAYLOR ACRES LOT 9
PARCEL #: 01-04408-001
SITE ACREAGE = 3.94 ACRES
EXISTING LANDUSE: COMMERCIAL
EXISTING SQFT: 28,949
PROPOSED ADDITIONAL SQFT: 27,182

PARKING CHART

TOTAL SPACES PROVIDED: CUSTOMER SPACES = 7
ADA VISITOR SPACES = 1
SPACES PROVIDED = 8

SITE SETBACK DATA

SETBACKS - FRONT: 20'
REAR: 30'
SIDE: 7'
SIDE: 30'
*ADJACENT TO RESIDENTIAL

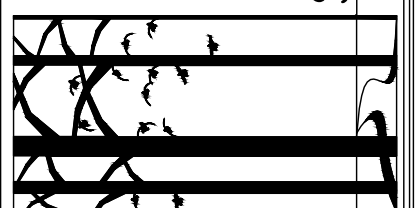
CONCEPT PLAN

STORAGE FACILITY PLAN
BENTONVILLE LOCATION
BENTONVILLE, AR

SHEET:

PROJECT:

MANAGER: DLC
DESIGNED BY: DLC
DRAWN BY: DLC
CHECKED BY:
SCE PROJECT #: 20055
CURRENT REVISION: CONCEPT
DATE: 2.22.22
SHEET: 1 of 1



SAND CREEK
ENGINEERING AND LAND SURVEY, INC.
Bentonville, Arkansas (479) 464-9282

SECTION B. RISK ZONE SPECIFIC STANDARDS

In addition to the General Standards, the following standards apply to specific development types in specific Risk Zones, except as revised in Section E of this Article. Risk Zones listed in this Code that do not appear on the current FIRM are not applicable.

(1) In AE Risk Zones: Special Flood Hazard Areas with base floods determined

a) For Residential Structures in Zone AE:

1. For all new residential structures, the top surface of the lowest floor must have an elevation 3 feet or more above the published BFE. This elevation must be documented on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas.
2. For all substantial improvements or substantial damage to existing residential structures, the entire structure becomes subject to the requirements of a new residential structure.
3. For any reconstruction, rehabilitation, addition, or other improvement to an existing residential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new residential structure.

b) For Nonresidential Structures in Zone AE:

1. All new commercial, industrial or other nonresidential structures must either:
 - a. have the lowest floor (including basement) elevated 3 feet or more above the base flood level or
 - b. be floodproofed such that, together with attendant utility and sanitary facilities, be designed so that below an elevation of 3 feet above the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - c. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify on a Floodproofing Certificate that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.
2. For all substantial improvements or substantial damage to existing commercial, industrial or other nonresidential structures the entire structure becomes subject to the requirements of a new nonresidential structure.
3. For any reconstruction, rehabilitation, addition, or other improvement to an existing nonresidential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new nonresidential structure.

c) For Manufactured Homes in Zone AE:

1. All manufactured homes that are placed or substantially improved on sites:
 - a. outside of a manufactured home park or subdivision,
 - b. in a new manufactured home park or subdivision,
 - c. in an expansion to an existing manufactured home park or subdivision, or
 - d. in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such

App. A Flood Damage Prevention Code

that the lowest floor of the manufactured home is elevated 3 feet or more **above** the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

2. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision on the community's FIRM that are not subject to the provisions of paragraph (1.) of this section be elevated so that either:
 - a. the lowest floor of the manufactured home is 3 feet or more above the base flood elevation, or
 - b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 3. For all substantial improvements or substantial damage to existing manufactured home, the entire structure becomes subject to the requirements of a new manufactured home.
 4. For any reconstruction, rehabilitation, addition, or other improvement to an existing manufactured home that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new manufactured home.
- d) **Where FEMA has not established a regulatory floodway in Zone AE**, no Floodplain Development Permit may be issued unless a detailed engineering analysis is submitted along with the application that demonstrates the increase in base floodwater elevation due to the proposed development and all cumulative developments since the publication of the current FIRM will be less than 1 foot.
-

(2) **Floodways: High risk areas of stream channel and adjacent floodplain**

- a) **Developments** in regulatory floodways are **prohibited, unless**
 1. **A No-Rise Certificate**, signed and stamped by a Professional Engineer licensed to practice in the State of Arkansas, **is submitted** to demonstrate through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed development would not result in any increase in flood levels within the community during the occurrence of a base flood event; **or**
 2. **All requirements of 44 CFR §65.12 are first met.**
 - b) **No Manufactured Home may be placed in a regulatory floodway**, regardless of elevation height, anchoring methods, or No-Rise Certification.
-

(3) **In AH or AO Risk Zones: Special Flood Hazard Areas of shallow flooding**

a) **For Residential Structures in Zones AH or AO:**

1. All new residential structures must be constructed with the top surface of the lowest floor elevated 3 feet or more above the published BFE, or 3 feet or more above the highest adjacent grade in addition to the depth number specified (at least 2 feet if no depth number is specified) on the community's FIRM. This elevation must be documented on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas.
2. For all substantial improvements or substantial damage to existing residential structures the entire structure becomes subject to the requirements of a new residential structure.

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3. For any reconstruction, rehabilitation, addition, or other improvement to an existing residential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new residential structure

b) For Nonresidential Structures in Zones AH or AO:

1. All new commercial, industrial or other nonresidential structure must either:
 - a. have the top surface of the lowest floor elevated 3 feet or more above the published BFE, or 3 feet or more above the highest adjacent grade in addition to the depth number specified (at least 2 feet if no depth number is specified) on the community's FIRM, with documentation on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas; or
 - b. be floodproofed such that the structure, together with attendant utility and sanitary facilities be designed so that below 3 feet or more above the published BFE in Zone AH, or 3 feet or more above the base specified flood depth in an AO Zone, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
2. For all substantial improvements or substantial damage to existing commercial, industrial or other nonresidential structures the entire structure becomes subject to the requirements of a new nonresidential structure.
3. For any reconstruction, rehabilitation, addition, or other improvement to an existing nonresidential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new nonresidential structure.

c) For Manufactured Homes in Zones AH or AO:

1. All manufactured homes that are placed or substantially improved on sites:
 - a. outside of a manufactured home park or subdivision,
 - b. in a new manufactured home park or subdivision,
 - c. in an expansion to an existing manufactured home park or subdivision, or
 - d. in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated 3 feet or more above the published BFE, or 3 feet or more above the highest adjacent grade in addition to the depth number specified (at least 2 feet if no depth number is specified) on the community's FIRM, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
2. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision on the community's FIRM that are not subject to the provisions of paragraph 1. of this section be elevated so that either:
 - a. the lowest floor of the manufactured home meets the elevation standard of paragraph 1., or
 - b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. For all substantial improvements or substantial damage to existing manufactured home, the entire structure becomes subject to the requirements of a new manufactured home.

App. A Flood Damage Prevention Code

4. For any reconstruction, rehabilitation, addition, or other improvement to an existing manufactured home that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new manufactured home.
 - d) **Where FEMA has not established a regulatory floodway in Zone in Zones AH or AO**, no Floodplain Development Permit may be issued unless a detailed engineering analysis is submitted along with the application that demonstrates the increase in base floodwater elevation due to the proposed development and all cumulative developments since the publication of the current FIRM will be less than 1 foot.
 - e) **Require adequate drainage paths** around structures on slopes, to guide flood waters around and away from proposed structures.
-

(4) **In “A” Risk Zones: Special Flood Hazard Areas with no base flood elevations determined**

- a) **In Zone A, The applicant or the applicant’s agent must determine a base flood elevation prior to construction. The BFE will be based on a source or method approved by the local Floodplain Administrator.**

b) For Residential Structures in Zone A:

1. For all new residential structures, the top surface of the lowest floor must have an elevation 3 feet or more above the BFE. This elevation must be documented on an Elevation Certificate properly completed by a Professional Engineer, Surveyor or Architect licensed to practice in the State of Arkansas.
2. For all substantial improvements or substantial damage to existing residential structures, the entire structure becomes subject to the requirements of a new residential structure.
3. For any reconstruction, rehabilitation, addition, or other improvement to an existing residential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new residential structure.

c) For Nonresidential Structures in Zone A:

1. All new commercial, industrial or other nonresidential structures must either:
 - a. have the lowest floor (including basement) elevated 3 feet or more above the base flood level or
 - b. be floodproofed such that, together with attendant utility and sanitary facilities, be designed so that below an elevation of 3 feet above the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- c. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify on a Floodproofing Certificate that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.
2. For all substantial improvements or substantial damage to existing commercial, industrial or other nonresidential structures the entire structure becomes subject to the requirements of a new nonresidential structure.

App. A Flood Damage Prevention Code

3. For any reconstruction, rehabilitation, addition, or other improvement to an existing nonresidential structure that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new nonresidential structure.

d) For Manufactured Homes in Zone A:

1. All manufactured homes that are placed or substantially improved on sites:
 - a. outside of a manufactured home park or subdivision,
 - b. in a new manufactured home park or subdivision,
 - c. in an expansion to an existing manufactured home park or subdivision, or
 - d. in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated 3 feet or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 2. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision on the community's FIRM that are not subject to the provisions of paragraph (1.) of this section be elevated so that either:
 - a. the lowest floor of the manufactured home is 3 feet or more above the base flood elevation, or
 - b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 3. For all substantial improvements or substantial damage to existing manufactured home, the entire structure becomes subject to the requirements of a new manufactured home.
 4. For any reconstruction, rehabilitation, addition, or other improvement to an existing manufactured home that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new manufactured home.
- e) **Base flood elevation data and a regulatory floodway**, utilizing accepted engineering practices, shall be generated for subdivision proposals and other proposed development including the placement of **manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser**, if not otherwise provided.