Planning Commission
Meeting Agenda
June 7, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_VK-A092TSsu08yXZjplm9A

I. Call to Order

II. Approval of the May 17th Meeting Minutes

III. Old Business

1. **Morning Star Subdivision** — **Preliminary Plat**
   S Morning Star Road (*PP21-0020*)

IV. Consent Agenda

1. **Lots 1 and 3, Block 1 of Happy Home Subdivision** — **Property Line Adjustment**
   1103B Bella Vista Rd (*LS22-0019*)

2. **Lots 1 and 2, Block 11 of W A Burks Addition** — **Property Line Adjustment**
   1202 NE Monroe St (*LS22-0022*)

3. **Lot 1 of LSP Addition** — **Lot Split**
   3302 SE L Street *(PLA22-0007)*

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

5. **Preston Park, Phase 2** — **Final Plat**
   SW Gator Blvd and SW Bright Road (*FP22-0003*)

V. New Business

1. **10th Ave Freeze Out, LLC (SOMA Terrace)** — **Future Land Use Map Amendment***
   1a. Low Denisty Residential to Medium Density Residential
   903, 905 & 907 SE 10th Street *(PRD22-0001)*

   1b. 10th Ave Freeze Out, LLC — **Planned Residential Development***
   Low density Residential to Medium Density Residential
   903, 905 & 907 SE 10th Street *(PRD22-0001)*

2. **Mercy Health NWA Communities** **Future Land Use Map Amendment***
2a. Medium Density Residential to Mixed-Use Commercial
SW I Street *(RZ22-0028)*

2b. Mercy Health NWA Communities **Rezoning***
A-1, Agricultural and C-3, Mixed-Use Commercial
SW I Street *(RZ22-0028)*

3. **Square District Properties LLC** **Future Land Use Map Amendment***
3a. Low Density Residential to High Density Residential
902 SE 3rd Street *(RZ22-0030)*

3b. R-1, Low Density Single-Family Residential to **Rezoning***
DN-4, Downtown Mixed-use Residential
902 SE 3rd Street *(RZ22-0030)*

4. **Vito Groups, LLC** **Future Land Use Map Amendment***
4a. Residential Estate to Light Industrial
SW Regional Airport Boulevard *(RZ22-0031)*

4b. 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)*

5. **AMP Sign and Banner** **Large-Scale Development**
907 SE 21st Street *(LSD22-0015)*

6. **SW 6th Townhomes** **Large Scale Development**
SW 6th & SW B Street *(LSD22-0025)*

7. **Splash Carwash** **Large Scale Development**
1907 SW Regional Airport Blvd. *(LSD22-0028)*

8. **Superior Storage** **Waiver**
1908 S Walton Boulevard *(WAV22-0004)*

VI. Other Business

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

Planning Commission
Meeting Minutes
May 17, 2022

Meeting Recording:

Call to Order TIME: 4:00
Present: Joe Haynie, Dana Davis, Eric Hipp, Rod Sanders, Elaine Kerr, Reginald Wright
Absent: Richard Binns
Staff: Tyler Overstreet, Luke Aitken, Bonnie Bridges

I. Call to Order
II. Approval of the May 3rd Meeting Minutes
- Motion to approve by Haynie, seconded by Wright
- Approved 6-0

III. Old Business

1. **Old Town Cleaners** **Large-Scale Development**
   308 N. Walton Boulevard *(LSD22-0012)*
- 2 waivers are requested for this item
- Avery Bodine, representing Old Town Cleanres, gave more details on the item and waivers
- First waiver will be null
- Discussion amongst commissioners and staff
- Motion to approve the second waiver by Davis, seconded by Kerr
- Approved 6-0

- Large Scale Development
- Approved 6-0

IV. Consent Agenda

1. **Lot 1 and 2 of Old Town Cleaners Addition** **Lot Split**
   308 N Walton Boulevard *(LS21-0076)*

2. **Lots 15 and 16, Harris/BDIC Industrial Park Subdivision** **Lot Split**
   SW Artillery Road *(LS22-0021)*
- Tyler gave details of the consent agenda
- Approved 6-0

V. New Business

1. Ryron, LLC **Future Land Use Map Amendment***
1a. Medium-Density to High Density Residential
404 SE G Street *(RZ22-0024)*

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

1b. Ryron, LLC **Rezoning***
R-3, Medium-High Density Multifamily Residential to DN-4, Downtown Mixed-Use Residential
404 G Street *(RZ22-0024)*

- Approved 6-0

2. Wilkinson **Future Land Use Map Amendment ***
2a. Medium Density Residential to Downtown Commercial
401 SE C Street *(RZ22-0025)*

- Tyler reads staff report
- Public hearing opened
- Shane Wilkinson, applicant, spoke to more details of the project
- Public hearing closed
- Discussion amongst commissioners and staff
- Denied 5-1
- Planning Commissioners who voted against the land use map amendment stated they were uncomfortable changing the land use to High Density Residential and setting a precendent for C street.
- The commissioners also stated concerns with what uses/zonings the land use change would allow in the future.

2b. R-1, Low Density Single-Family Residential to **Rezoning***
DE, Downtown Edge
401 SE C Street *(RZ22-0025)*

- The applicant amended their request to DN2 zoning
- Motion to approved the Rezone as amended to Dn2 by Keer, seconded by Hipp
- Approved for DN2 5-0

3. John C. McDowell and Dawn V. McDowell **Rezoning***
R-1, Low Density Single Family Residential to
DN-1, Downtown Low Density Residential
102 NE F Street *(RZ22-0026)*

- Tyler reads staff report
- Public hearing opened
- Public hearing closed

- Discussion amongst commissioners and staff
- Approved 6-0

4. **Chatsworth Holdings, LLC** **Rezoning***
   R-1, Low Density Single-Family Residential to
   DN-1, Downtown Low Density Residential
   707 East Central Avenue *(RZ22-0027)*
- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

5. **Black Apple Creek, LLC** **Rezoning***
   PRD, Planned Residential Development to
   DN-1, Downtown Low Density Residential
   NW C Street *(RZ22-0029)*
- Tyler reads staff report
- Public hearing opened
- Dirk Thibodaux was representing the applicant
- Hollie Paul, resident of 405 Trails End Lane, had questions and concerns
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

6. **Walmart Campus** **Planned Unit Development***
   PUD Amendment
   SE 14th Street to Central, Martin Luther King Jr. Parkway to SE J Street *(PUD20-0002)*
- Tyler reads the staff report
- Public hearing opened
- Bill Watkins, was available on behalf of the applicant
- Public hearing closed
- Discussion amongst commissioners and staff
- Haynie abstained from the vote
- Approved 5-0

7. **Bentonville Film Festival 2022** **Conditional Use Permit***
   Temporary Use
   507 SE E Street *(CU22-0012)*
- Tyler reads staff report
- Public hearing opened
- Terry Flink of Bentonville film festival was available for questions
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

8. **Bville A Street, LLC** **Conditional Use Permit***
   Long Term Temporary Use (Gravel Parking Lot)

SW A Street *(CU22-0013)*

- Tyler reads staff report
- Public hearing opened
- Jenny Buridge was representing the applicant
- Public hearing closed
- Discussion amongst commissioners and staff
- Approved 6-0

9. Nslokam, LLC (Blue Sprig Pediatrics) Conditional Use Permit*
Long Term Temporary Use (Gravel Parking Lot)
2601 North Walton Blvd. *(CU22-0014)*

- Tyler reads staff report
- Public hearing opened
- Public hearing closed
- Discussion amongst commissioners and staff
- Commmissioners determined there shall be a condition of approval; stating: 45 -day period of time for applicant to conduct a title search to determine the allowed uses within a conservation easment that the gravel lot currently sits within. If the gravel lot will be allowed within the easement, it will be allowed for one year
- Approved 5-1
- Wright states why he voted 'No', because he wanted to know more specifics around the conservation easment before supporting this use

10. JP Specialty Restaurant Conditional Use Permit*
Restaurant; Commercial Recreation Facility – Indoor
1261 and 1263 SW Regional Airport Boulevard *(CU22-0015)*

- Tyler reads staff report
- Public hearing opened
- Bill Watkins spoke on behlaf of the applicant
- Michael Liddekke of 1400 SW Summerfield ave stated his concerns
- JD Maestri of 1302 Starry Sky Blvd echoes these concerns
- Laura Fox of 3102 SW Hollowbrook states her concerns
- Bob Digiacomo of 1202 Starry Sky blvd states his concern
- Jason Digiacomo of 1200 SW Starry Sky, echoes many of the previously stated concerns
- Bill Watkins addressed the concerns
- Jack Lam of 1402 Summerview to state his concerns
- Bill Watkins continued to addresss concerns
- Discussion amongst commissioners and staff
- Approved 6-0

11. 200 E Central Hotel **Large Scale Development**

E Central Ave & SE A Street *(LSD22-0019)*

- Tyler reads staff report
- Nate Bachelor, applicant, was available for questions and spoke to the waivers that were amended last Planning Commission
- Kelsey Sundet of BRR Architects is also available to speak

1st Waiver: side walk on the North side of North East Second street:

- Dan Weese, city engineer, is in favor of the waiver
- Motion by Davis, seconded by Hipp to approve the waiver
- Approved 6-0

2nd Waiver: 2 Curbcuts

- Dan Weese, city engineer, is in favor of the waiver
- Motion by Hipp, seconded by Haynie to approve the waiver
- Approved 6-0

3 Waiver:

- Motion by Haynie, seconded by Wright to approve the waiver
- Approved 6-0

Large Scale Development:

- Discussion amongst commissioners and staff
- Approved 6-0

12. Detrola Motel **Large Scale Development**

1400 SW I Street *(LSD22-0020)*

- Tyler reads the staff report
- Nate Bachelor, applicant, had several questions and was available for questions from others
- Dan Weese said that the Engineering team supports the waivers

1st Waiver:

- Motion by Hipp, seconded by Davis to approve the waiver
- Approved 6-0

2nd Waiver:

- Motion by Kerr, seconded by Wright to approve the waiver
- Approved 6-0

Large Scale Development:

- Discussion amongst commissioners and staff
- Articulation options are being approved by staff
- Discussion amongst commissioners and staff
- Approved 6-0

13. Schlotzsky's **Large-Scale Development**

1626 East Centerton Boulevard *(LSD22-0022)*

- Tyler reads staff report
- Staff are in favor of the waiver
- Discussion amongst commissioners and staff in regards to the waiver

Waiver:

- Motion by Haynie, seconded by Wright
- Approved 6-0

Large Scale Development

- Approved 6-0

14. Andy's Frozen Custard – Bentonville **Large Scale Development**

1644 E Centerton Blvd *(LSD22-0023)*

- Tyler reads staff report
- Ken Booth, applicant, was available for questions
- Two waivers are requested

1st Waiver:

- Motion by Davis, seconded by Hipp to approve the waiver
- Approved 6-0

2nd Waiver: Pond Waiver

- Engineering is in favor of this waiver
- Motion by Wright Seconded by Kerr to approve the waiver as requested
- Approved 6-0

Large Scale Development:

- Approved 6-0

15. Waffle House **Waiver**

2308 SE Walton Boulevard *(LSD21-0071)*

- Tyler reads staff report
- Yaar Hosseni of Waffle House, applicant, spoke to his reasoning for the waiver request
- Discussion amongst commissioners and staff
- No vote taken. The applicant , Planning Commission and City Staff worked out a solution that would not require ROW dedication or a waiver.

16. Bentonville Public Library **Waiver**
405 South Main Street *(WAV22-0005)*

- Tyler reads staff report
- Kristi Lynn Veracruz, architects on record, is available for questions
- Discussion amongst commissioners and staff
- Dan Weese, City engineer, is in favor of the waiver
- Approved 6-0

17. Lots 221 – 224, Original Town of Bentonville Subdivision **Property Line Adjustment**
101 W Central Avenue *(LS22-0020)*

- Tyler reads staff report

Motion to approve the waiver by Haynie, seconded by Kerr

- Approved 6-0

Property Line Adjustment:

- Approved 6-0

18. The Convergence Project **Large Scale Development**
Museum Way *(LSD22-0017)*

- Tyler reads staff report
- Dan Weese, City Engineer, is in favor of the waiver
- Tim Ergincy, from CEI Engineering, gave more specific for the project

Motion to approve the waiver by Davis, seconded by Kerr

- Approved 6-0

Large Scale Development:

- Approved 6-0

Motion to adjorn the meeting by Hayine, seconded by Wright.

Jana Snyder

Development Coordinator

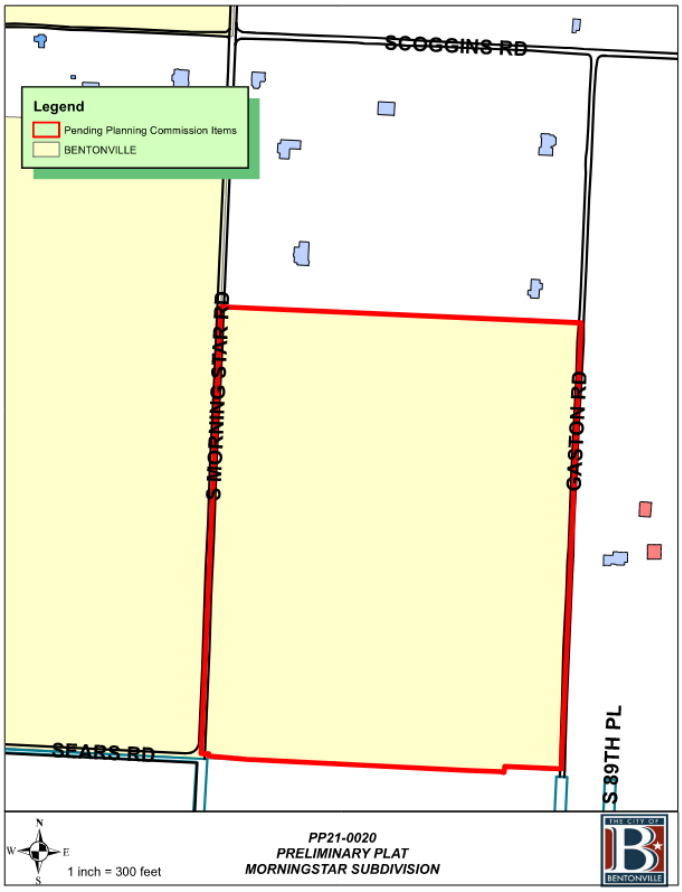
Morning Star Subdivision

S Morning Star Road
PC Date: 6/7/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	PP21-0020
Applicant / Current Owner	Hylton Road Real Estate, LLC
Site Area	+/- 41.40 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Development Type / Use	Single-Family Residential

https://arcg.is/08HvK8

Location Map



Property Description
This property is located on S Morning Star Road. It is approximately 41.40 acres and is zoned R-1, Low Density Single-Family Residential.

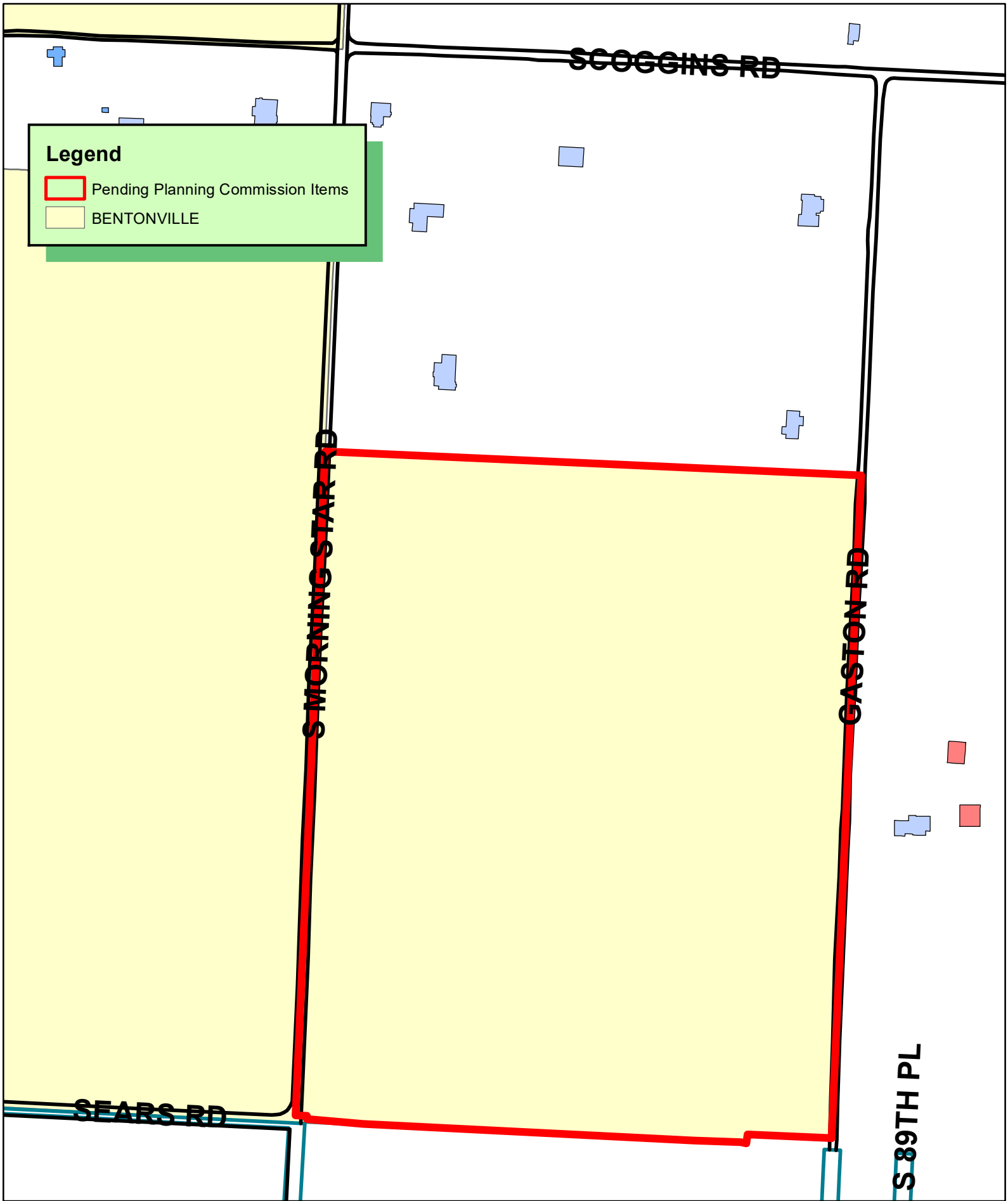
Project Details
A preliminary plat proposing the construction of Morning Star Subdivision. Morning Star Subdivision contains a total of 118 single-family lots. Lots 31, 49, and 63 are non-buildable. All non-bondable items and guarantees of improvements must be complete and a final inspection performed and approved before final platting.

Projected Traffic Impact
The plat dedicates right-of-way and is constructing half street improvements along S Morning Star Road and Gaston Road, per the Master Street Plan requirements.

Waivers
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.

Conclusion
The preliminary plat does not meet the minimum requirements of the Land Development Code due to the waiver request, however, staff recommends approval of the project.



N
W E
S

1 inch = 300 feet

PP21-0020
PRELIMINARY PLAT
MORNINGSTAR SUBDIVISION

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

April 06,2022

Dan Weese
3200 SW Municipal Drive
Bentonville, AR 72712

Re. Morningstar Subdivision
Preliminary Plat

Mr. Weese:

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

Waivers Requested

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

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

Blake Murray, PE, CFM
Project Engineer

PROJECT PROPERTY OWNER

Hylton Road Real Estate LLC
1204 E Joyce Blvd Suite 102
Fayetteville AR 72703

PROJECT ENGINEER

Engineering Services, Inc.
Blake Murray, P.E., C.F.M.
P.O. BOX 282
Springdale, AR 72765

PROJECT TITLE

Morningstar Subdivision

PROJECT LOCATION

The project to be developed is Benton County Parcel Number 18-09135-000, which is approximately 50.10 acres. The project is located on the east side of Morningstar Ave. between Scoggins Rd. and Sears Rd. in Bentonville, AR.

PROJECT DESCRIPTION

The proposed project will consist of a residential subdivision consisting of 172 single family lots, as well as the associated street, storm, and utility infrastructure.

DRAINAGE ANALYSIS

The SCS Method was used within HydroCAD in order to determine the existing and proposed flows from this site. A soil study was conducted using the United States Department of Agriculture's (USDA) Web Soil Survey, which indicated that soils located around the property were mainly Hydrologic Soil Group D. Based on this, the following curve numbers were assumed in the analysis; 76 for agriculture, 77 for residential estates, and 81 for 1/3 acre residential lots.

In the proposed condition, the development increases the percent imperviousness, leading to higher peak flow rates for the 2-100 year events. This is mitigated by 2 proposed detention ponds along the southern property line. Approximately 46.12 acres drains through the ponds. Please refer to the drainage maps for the location of the Design Points.

This project is directly south of some land that does not currently drain as desired. The property to the north essentially has a mote on the south side of his property, which combined with the existing topography of the proposed developed, does not sufficiently drain in a timely manner. Morningstar Subdivision is proposing to install storm drain from the proposed detention pond, at a relatively flat slope, in order to give the neighbor

north of the project area an avenue to discharge their site. During the field study, no downstream erosion issues were observed, and they are additionally not apparent using aerial imagery or street view within 1/2 mile of the site.

Design Point 1					
Frequency (YR)	Existing Flow (CFS)	Proposed Flow Detained (CFS)	Difference (CFS)	Water Surface Elevation (ft) B1	Water Surface Elevation (ft) B2
2	56.07	55.61	-0.46	1254.43	1253.29
5	87.79	85.33	-2.46	1255.15	1253.84
10	112.33	110.33	-2.00	1255.51	1254.22
25	142.42	141.30	-1.12	1255.89	1254.66
50	173.19	172.41	-0.78	1256.22	1255.07
100	196.58	195.38	-1.20	1256.46	1255.27

As can be seen in the previous table, the proposed detention pond are able to handle the increased peak flow rates from the proposed development, and store and discharge them so that they are less than or equal to the existing peak flow rate. The top of the berm for pond B1 is 1257.00, and the top of the berm for pond B2 is 1256.00. Both ponds have at least 0.5 feet of freeboard in the 100 year storm event.

This development was designed to meet or exceed requirements as set forth in the City of Bentonville Stormwater Management and Drainage Manual, 2008 Version. The following are design constraints taken from the manual and applied to this project:

1. The overall drainage basins and pond design were designed using SCS Method (section 2.4) and have been analyzed for the 2-100 year events to ensure compliance.
2. The storm drainage system was designed using the Rational Method (section 2.3).
3. Time of concentrations within this drainage report were derived using the TR-55 methodology.
4. Rational Intensities were obtained using Figure 2.5.
5. Curve numbers and CN values were obtained using Table 2.1.
6. Street drainage, storm drainage pipes and inlets have been designed using the 10-Year storm event, as outlined in 3.3.1. This hydraulic grade line is shown on the construction drawings. No ponding depth at an inlet exceeds 6" (top of curb height) per Section 6.1. The site utilizes only Depressed Curb Inlets (Type C-1)
7. All storm drainage pipes have been designed to meet or exceed Table 3.1 for minimum slopes required to produce scouring velocity.

CONCLUSION

The proposed development will increase the peak flow rates on-site, which will be mitigated by the proposed detention ponds, such that all flows are less than or equal to existing conditions. All calculations contained in this report are based on the assumption that the drainage ways will be maintained and free of debris. Engineering Services, Inc. shall not be responsible or held liable for damage due to inadequate maintenance of this drainage system.

CERTIFICATION:

I, Blake Murray, Registered Professional Engineering No. 17178 in the State of Arkansas, hereby certify that the drainage designs and specifications contained in this report have been prepared in accordance with the regulations of the City of Bentonville, Arkansas, the Professional Engineers Registration Act of the State of Arkansas, and reflect the application of generally accepted standard of engineering practice. I further certify that improvements as outlined in this report and depicted on the preliminary plat and design drawings shall not increase the risk of endangerment to life or have negative impacts on adjacent or downstream property or watersheds. I understand that review of these plans is limited to general compliance with City codes and regulations and does not warrant the engineer's design or imply any liability to the City of Bentonville for designs contained herein.

_____

Blake Murray, P.E. CFM

GRID

GRAPHIC REPRESENTATION ONLY

SCALE 1"= 100'

0 50' 100' 200'

BASE BREAKDOWN:

PHASE 1: 127 RESIDENTIAL LOTS
2 PONDS
1 FLOODPLAIN

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

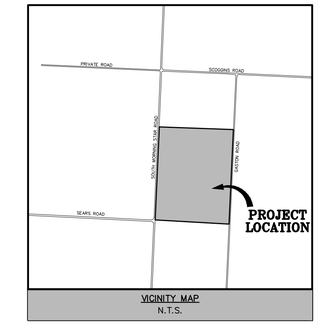
SURVEY DESCRIPTION:

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

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

NOTES:

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



VICINITY MAP
N.T.S.

OWNER:	HYLTON ROAD REAL ESTATE, LLC 1204 E JOYCE BLVD STE 102 FAYETTEVILLE AR 72703
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
WORK ORDER #:	20976
ZONING:	R-1
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
LOTS:	120 (116 BUILDABLE)
DENSITY:	3.4 LOTS/ACRE

FEMA FLOOD PLAIN ZONE:

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

LEGEND

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

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

OVERALL LAYOUT
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: May 6, 2022
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20976

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PP21-0020

2

PRELIMINARY PLAT
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

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

VICINITY MAP
N.T.S.

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

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

WORK ORDER #: 20976

ZONING: R-1

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

LOTS: 169 (168 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.

GRID

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 60'
0 30' 60' 120'

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 DISTRACT 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.

REVISION	DATE	DESCRIPTION

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ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ENGINEERING SERVICES, INC. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES, INC.

SCALE: 1"=60'
DATE: May 9, 2022
ENGINEER: BAM
DRAWN BY: TCE
W.O. #: 20976

3

PP21-0020

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

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

FLOOD PLAIN ZONE:

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

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 DISTRACT 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.

PP21-0020

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

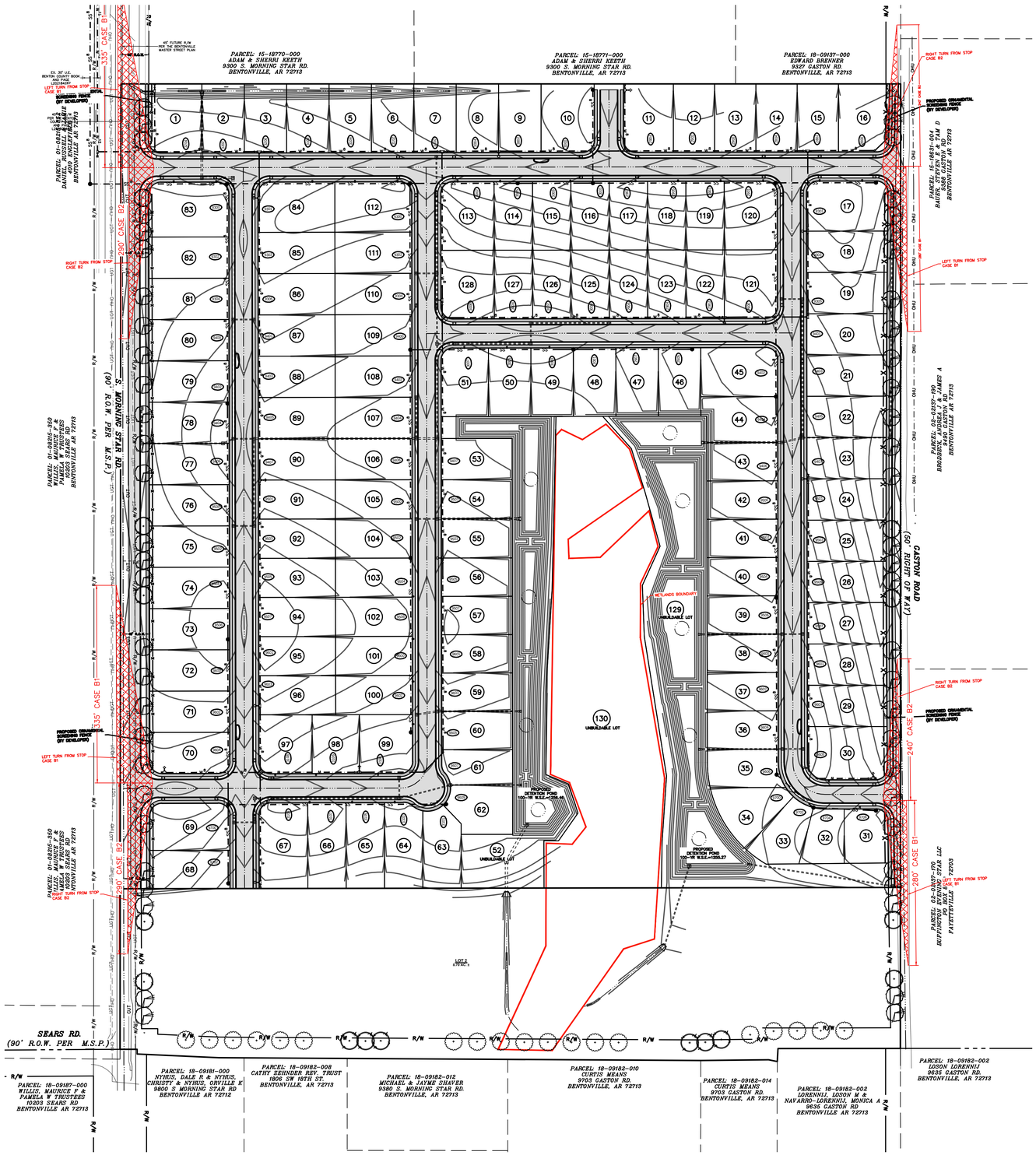
PRELIMINARY PLAT
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2022, ENGINEERING SERVICES, INC. 5/5/2022 2:41 PM
ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF ENGINEERING SERVICES, INC. AND IS NOT TO BE USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES, INC.

SCALE: 1"=60'
DATE: May 9, 2022
ENGINEER: BAM
DRAWN BY: TOE
W.O. #: 20976

4



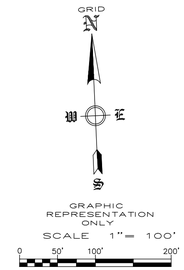


Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

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

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

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

VICINITY MAP
N.T.S.

OWNER:	HYLTON ROAD REAL ESTATE, LLC 1204 E JOYCE BLVD STE 102 FAYETTEVILLE AR 72703
SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72762
WORK ORDER #:	20976
ZONING:	R-1
LOTS:	169 (168 BUILDABLE)
DENSITY:	3.4 LOTS/ACRE

INDEX OF TREES

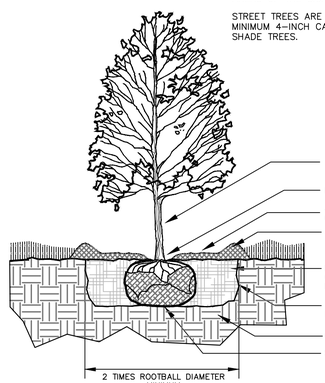
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	Valley Forge Elm	Ulmus americana 'Valley Forge'	54	4" Cal B & B
+	Shumard Oak	Quercus shumardii	18	4" Cal B & B
+	Northern Red Oak	Quercus rubra	19	4" Cal B & B

NOTES:

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

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

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



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

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

NOTES:

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

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

PP21-0020

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

LANDSCAPE PLAN
MORNING STAR SUBDIVISION
BENTONVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

COPYRIGHT 2021 ENGINEERING SERVICES, INC. 5/5/2021 7:00:31 AM
© 2021 ESI ENGINEERING SERVICES, INC.

SCALE: 1"=100'
DATE: May 9, 2022
ENGINEER: BAM
DRAWN BY: JS
W.O. #: 20976

52

Consent Agenda Items

For the Planning Commission meeting on June 7, 2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

- At the Technical Review meeting held on May 31, 2022 the Planning Commission requested these items be placed on the consent agenda. The descriptions below shall serve as the staff report for each of the consent agenda items.

Property Line Adjustment: Lots 1 and 3, Block 1 of Happy Home Subdivision, 1103 B Bella Vista Rd, R-1, Low-Density Single Family Residential, *LS22-0019*

A property line adjustment of part of Lots 1 and 3, Block 1 of Happy Homes Subdivision, creating Lot 29 (+/- 0.29 Acres). The property is currently zoned R-1, Low-Density Single Family Residential. The plat dedicates right-of-way along Bella Vista Road per the Master Street Plan requirements (+/- 0.003 Acres).

Property Line Adjustment: Lots 1 and 2, Block 11 of W A Burks Addition, 1202 NE Monroe St, DN-2, Downtown Medium Density Residential, ***LS22-0022***

A property line adjustment of existing Lots 1 and 2, Block 11 of WA Burks Addition, creating Lot 27 (+/- 0.103 Acres) and Lot 28 (+/- 0.139 Acres).The property is currently zoned DN-2, Downtown Medium Density Residential. The plat dedicates right-of-way along Lake Street per the Master Street Plan requirements (+/- 0.015 Acres) and also dedicates a 15-foot utility easement along Lake Street.

Lot Split: Lot 1, of LSP Addition, L Street Partners, LLC, 3302 SE L Street, R-3, Medium-High Density Multifamily Residential, *PLA22-0007*

A lot split 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.

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

Property Line Adjustment: Lot 22, 23, & 24, Block 18 of Deming's 2nd Addition, The Schuber Family Trust, 609 and 603 NW C Street, R-1, Low Density Single Family Residential, *PLA22-0009*

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 property is currently zoned R-1, Low Density Single Family Residential. The plat dedicates various public utility easements throughout the property.

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

Final Plat: Preston Park, Phase 2, Bright Gator, LLC, SW Gator Boulevard and SW Bright Road, PRD, Planned Residential Development, *FP22-0003*

A final Plat of a residential subdivision that 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.

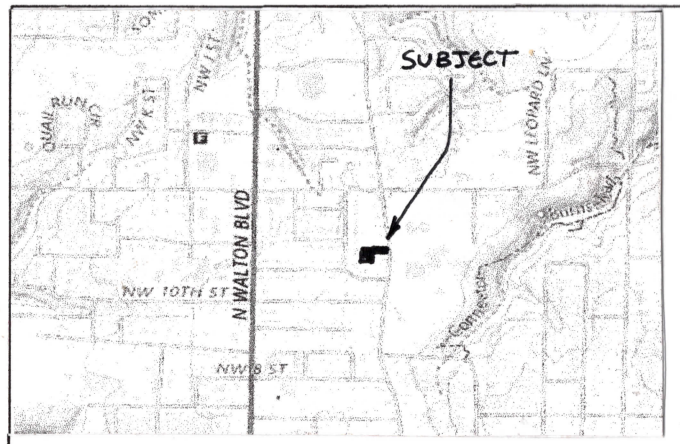
(Please click on this link to access the vicinity map for this item: https://arcg.is/08HvK8)

N
W E
S

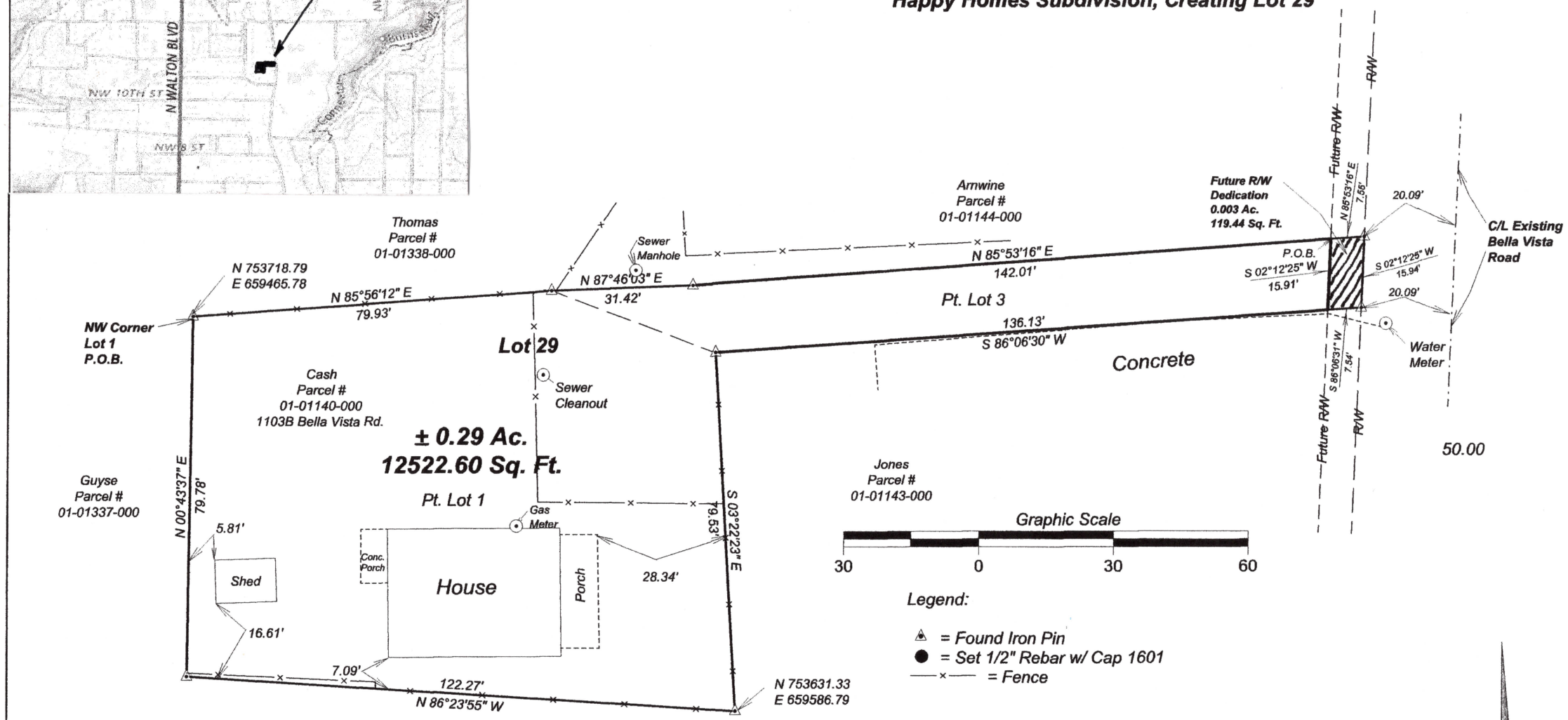
1 inch = 100 feet

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

THE CITY OF BENTONVILLE



Lot Split for Part of Lots 1 and 3, Block 1 in Happy Homes Subdivision, Creating Lot 29



A part of Lot 1 and a part of Lot 3, Block 1 of Happy Homes Subdivision and a Driveway Tract, in the City of Bentonville in Benton County, Arkansas, as shown on plat filed in Bk. C, Pg. 233, and being more particularly described as follows: Commencing at the NW corner of said Lot 1, said point being the POINT OF BEGINNING; thence N85° 56' 12"E, 79.93 feet; thence N87° 46' 03"E, 31.42 feet; thence N85° 53' 16"E, 142.01 feet; thence S02° 12' 25"W, 15.91 feet; thence S86° 06' 30"W, 136.13 feet; thence S03° 22' 23"E, 79.53 feet; thence N86° 23' 55"W, 122.27 feet; thence N00° 43' 37"E, 79.78 feet to the POINT OF BEGINNING; said described tract containing 0.29 Acres (12522.60 Sq. Ft.), more or less and being served by or subject to any rights-of-way or easements, existing or of record.

Future R/W Dedication:
Commencing at the NW Corner of Lot 1, Block 1 of Happy Home Subdivision; thence N85° 56' 12"E, 79.93 feet; thence N87° 46' 03"E, 31.42 feet; thence N85° 53' 16"E, 142.01 feet to the POINT OF BEGINNING; thence N85° 53' 16"E, 7.55 feet; thence S02° 12' 25"W, 15.94 feet; thence S86° 06' 31"W, 7.54 feet; thence N02° 12' 25"E, 15.91 feet to the POINT OF BEGINNING, containing 0.003 Acres (119.44 Sq. Ft.), more or less.

FEMA Certification:
This parcel is not located in a flood zone per FEMA Map 05007C0090J, effective 9-28-07

Note: 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.

Note: 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.

Note: 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.

Note: Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.

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

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 _____

State of Arkansas
County of Benton

Subscribed & sworn before me this _____ day of _____.
My commission expires _____

_____
Notary Public

Certificate of surveying accuracy.

I, JOHN VEACH, 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, tyoe and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: 5-26-22

Signed: John Veach
Registered Land Surveyor No. 1601
State of Arkansas

Certificate of Approval:

Pursuant to the Bentonville Land Development Code and all other conditions and approval having been completed, this documant is hereby accepted. The Certificate is hereby executed under the authority of said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning

Signed: _____
Commission Chairman

Signed: _____
Mayor City of Bentonville

Signed: _____
City Clerk, City of Bentonville

State of Arkansas
County of Benton

Subscribed & sworn before me this _____ day of _____.
My commission expires _____

_____
Notary Public

REGISTERED
STATE OF ARKANSAS
NO. 1601
SIGNATURE
JOHN C. VEACH
PROFESSIONAL LAND SURVEYOR

Cash

SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: KRA
DATE: 5-26-22	John C. Veach, P.L.S. 1601	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. # LS22-0019

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 1 AND 3, BLOCK 1 OF HAPPY HOMES SUBDIVISION; CREATING NEW LOT 29, BLOCK 1 OF HAPPY HOMES SUBDIVISION THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: LS22-0019)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of Lots 1 And 3, Block 1 of Happy Homes Subdivision creating new Lot 29, Block 1 of Happy Homes Subdivision the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on June 7, 2022;

WHEREAS, said property line adjustment is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

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

Section 1: That the property line adjustment of Lots 1 And 3, Block 1 of Happy Homes Subdivision creating new Lot 29, Block 1 of Happy Homes Subdivision to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

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

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

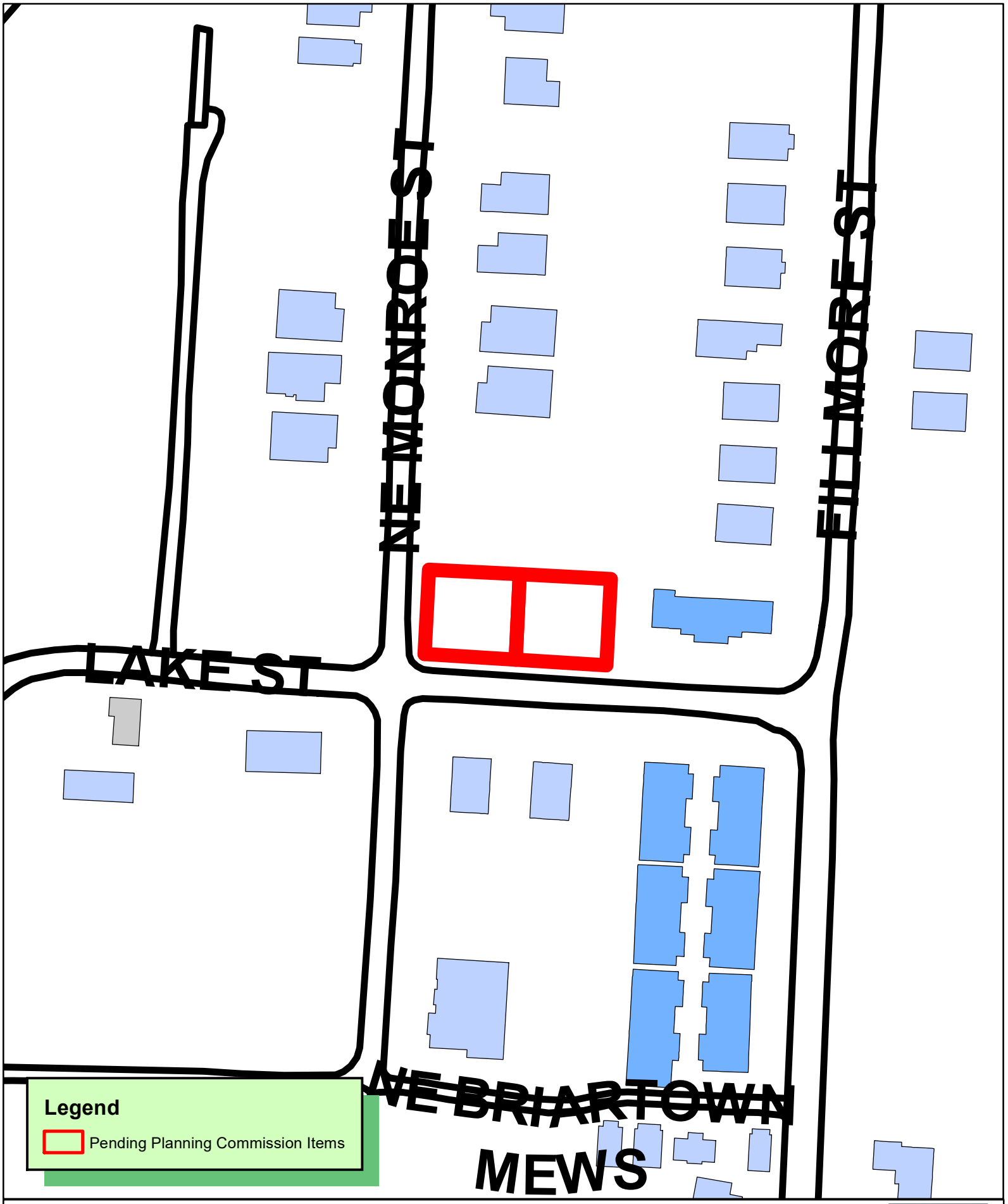
PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk



N
W E
S

1 inch = 100 feet

LS22-0022 6/7/22
LOT SPLIT
W A BURKS ADDITION
LOTS 1-2 BLOCK 11 CREATING LOTS 27-28

THE CITY OF BENTONVILLE

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

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

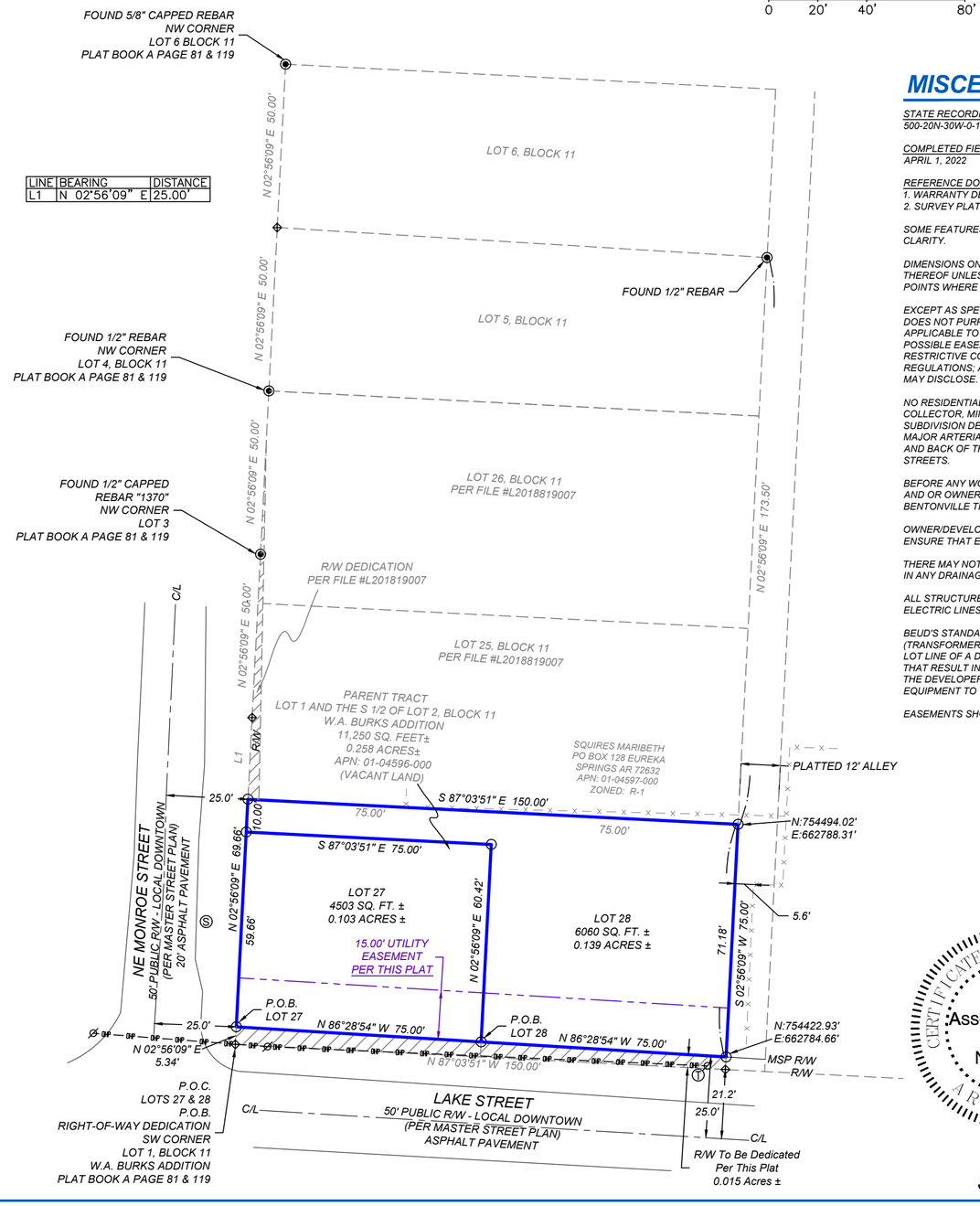
SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF SURVEYING ACCURACY:
I,WILLIAM 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



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
- FENCE LINE
- 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1659
SIGNATURE
W. GAGNER

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.

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

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

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 1 AND 2, BLOCK 11 OF W A BURKS ADDITION CREATING NEW LOTS 27 AND 28, BLOCK 11 OF W A BURKS ADDITION THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS22-0022).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of Lots 1 and 2, Block 11 of W A Burks Addition creating new Lots 27 and 28, Block 11 of WA Burks Addition the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on June 7, 2022;

WHEREAS, said property line adjustment is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

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

Section 1: That the property line adjustment of Lots 1 and 2, Block 11 of W A Burks Addition creating new Lots 27 and 28, Block 11 of WA Burks Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment.

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

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

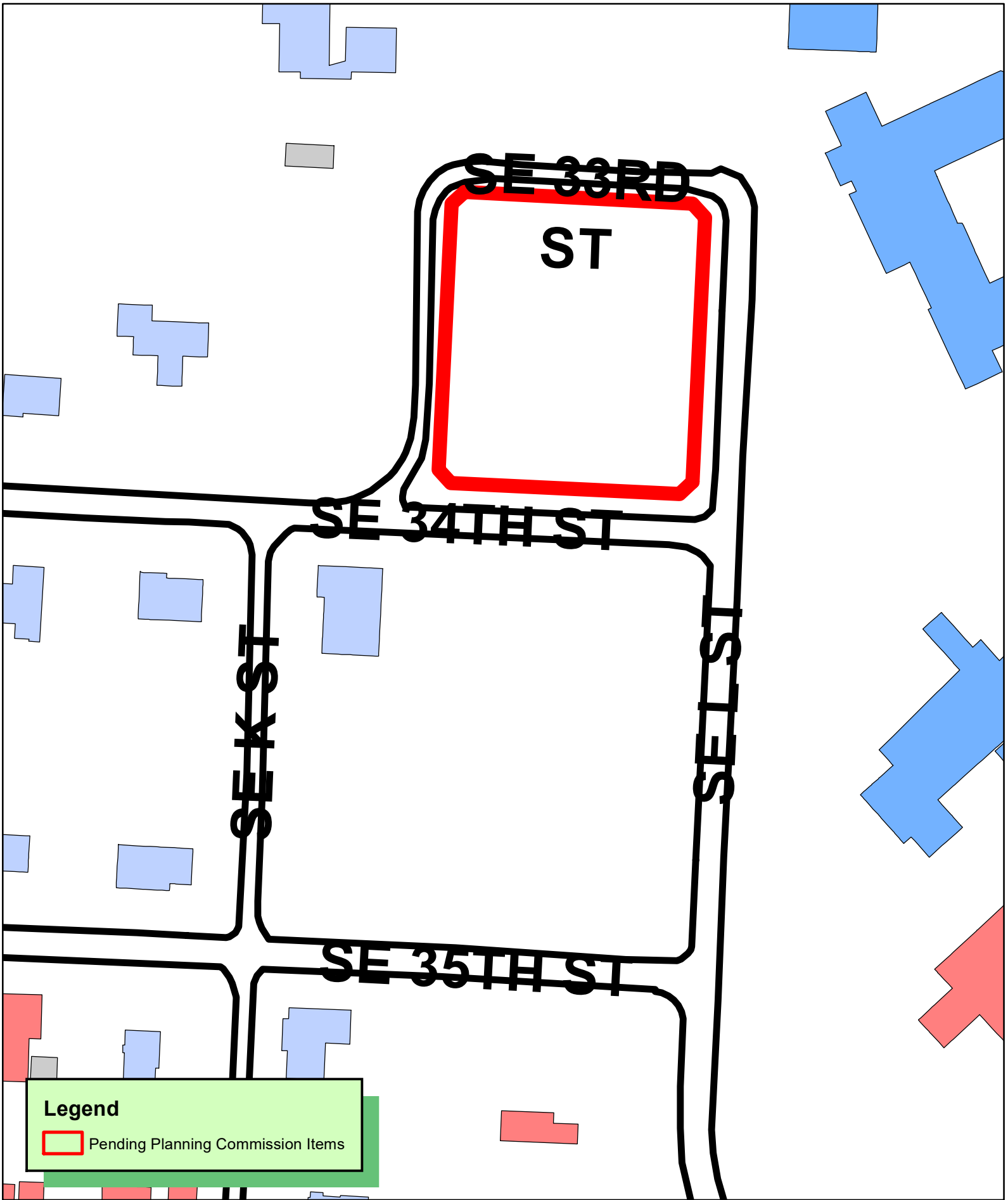
PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

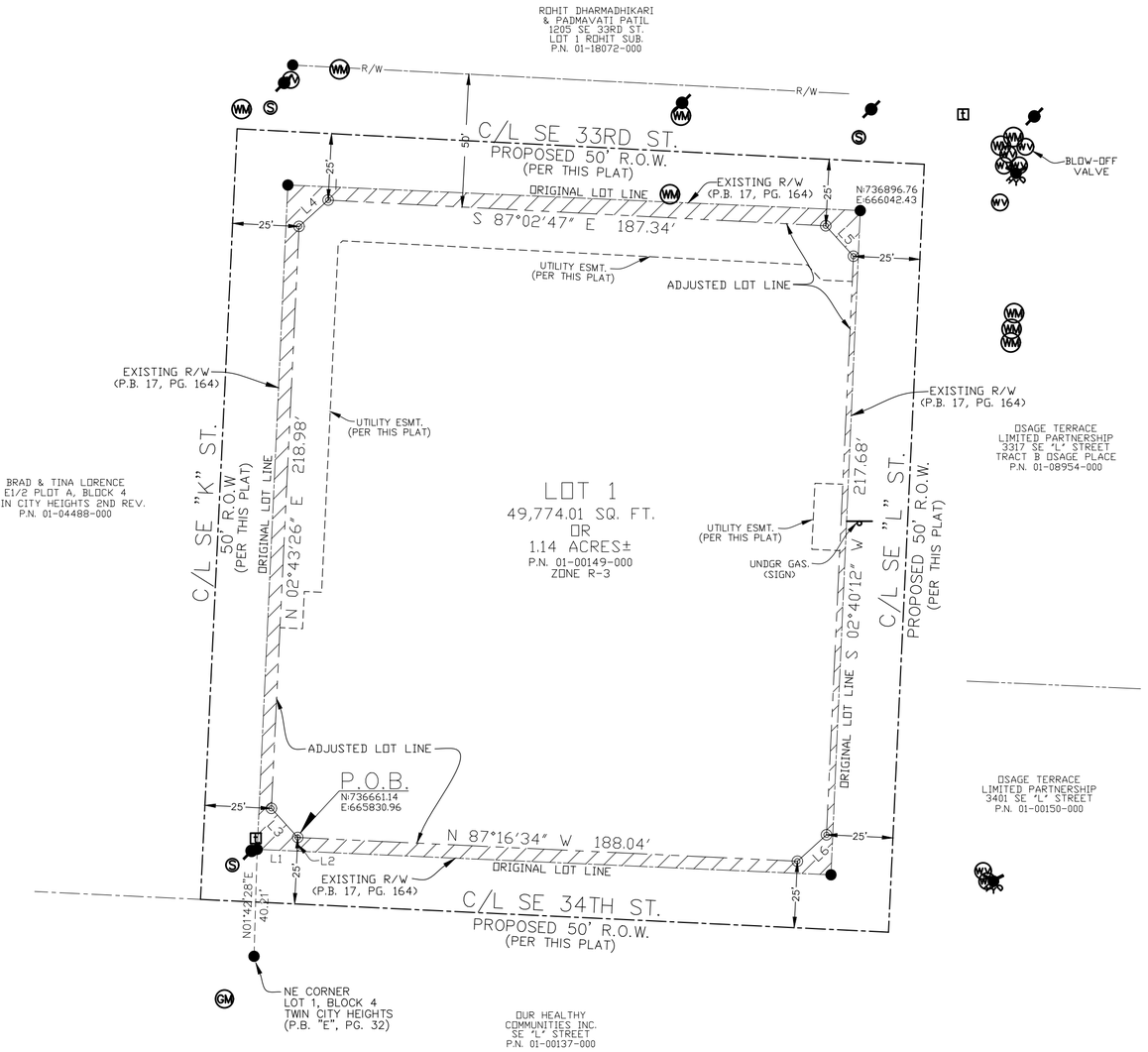
_____
Kirby Romines, City Clerk



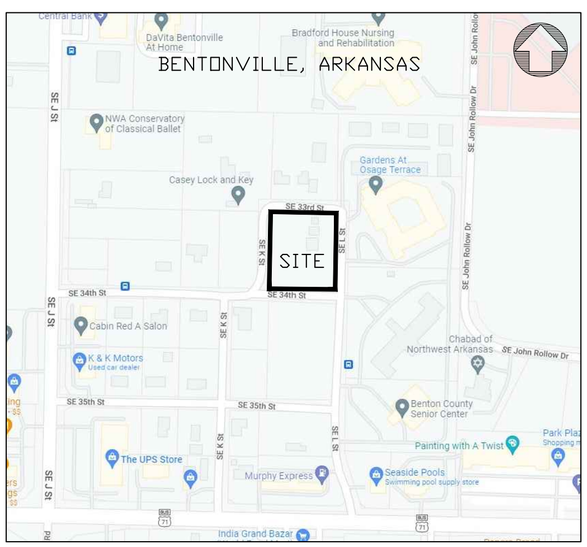
N
W E
S

1 inch = 100 feet

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



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'



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

NOTES:

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

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

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

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

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

6. 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.

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

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

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

10. 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.

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

SURVEY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF LOT 1, BLOCK 4 OF TWIN CITY HEIGHTS (REVISED), CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "E", PAGE 32 OF THE BENTON COUNTY RECORDS; THENCE N 01°42'28" E 40.21 FEET; THENCE S 87°27'33" E 15.04 FEET; THENCE N 02°32'27" E 5.14 FEET TO THE POINT OF BEGINNING; THENCE N 42°16'34" W A DISTANCE OF 14.75 FEET; THENCE N 02°43'26" E A DISTANCE OF 218.98 FEET; THENCE N 47°50'19" E A DISTANCE OF 14.76 FEET; THENCE S 87°02'47" E A DISTANCE OF 187.34 FEET; THENCE S 42°11'18" E A DISTANCE OF 15.46 FEET; THENCE S 02°40'12" W A DISTANCE OF 217.68 FEET; THENCE S 47°41'49" W A DISTANCE OF 14.77 FEET; THENCE N 87°16'34" W A DISTANCE OF 188.04 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 49,774.01 SQUARE FEET, OR 1.14 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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.

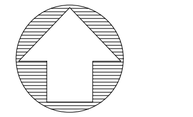
CERTIFICATE OF SURVEY ACCURACY:

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



CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

DATE OF EXECUTION: _____

PRINT NAME: _____

SIGNATURE: _____

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

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

DATE OF EXECUTION: _____

SIGNED _____
PLANNING COMMISSION CHAIRPERSON

DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CITY OF BENTONVILLE PROJECT #PLA22-0007

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

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

SCALE: 1" = 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

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF UN-PLATTED SECTION LAND CREATING NEW LOT 1 LSP ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: PLA22-0007).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of un-platted section land creating new Lot 1 LSP Addition, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on June 7, 2022;

WHEREAS, said lot split is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

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

Section 1: That the lot split of un-platted section land creating new Lot 1 LSP Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split.

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

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

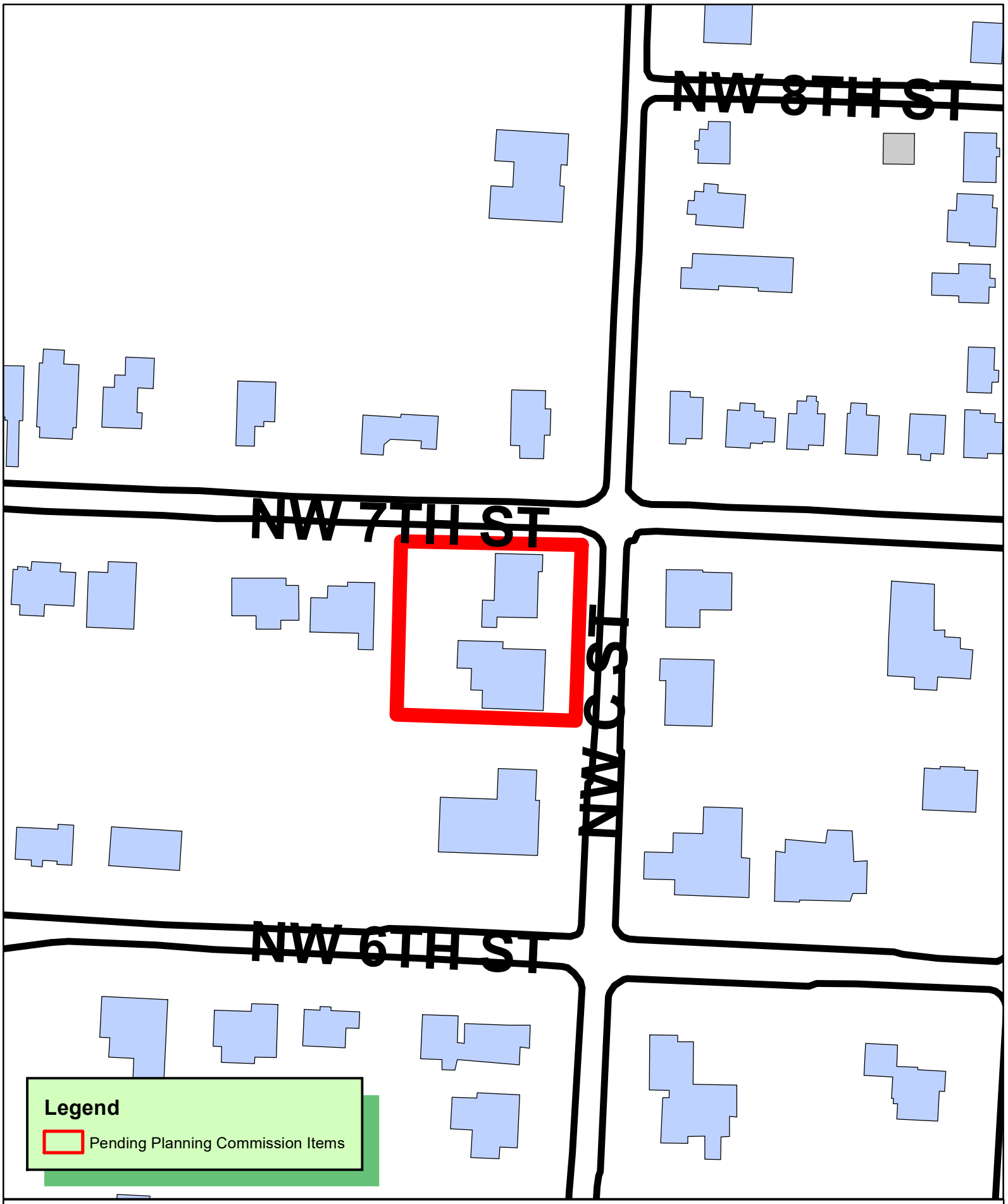
PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

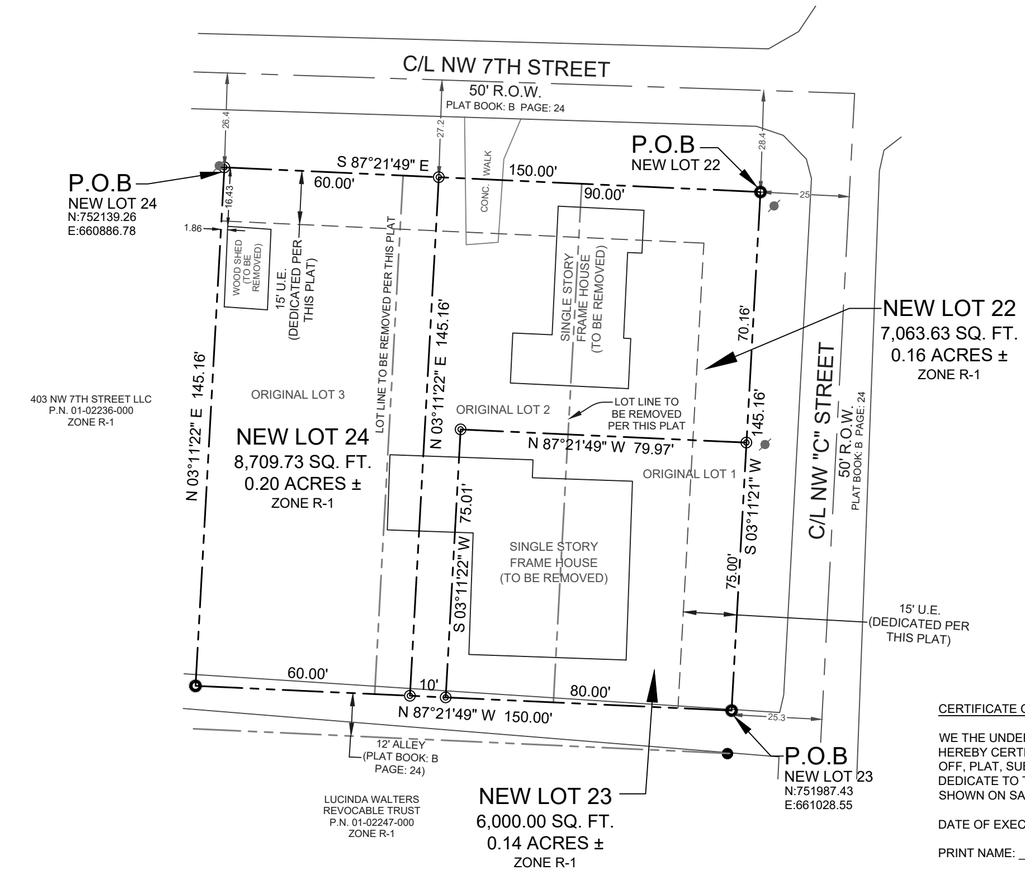
_____
Kirby Romines, City Clerk



N
W E
S

1 inch = 100 feet

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



NOTES:

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

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

3. SURVEY REPRESENTS A BOUNDARY SURVEY OF A PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT PLAT BOOK ____, PAGE ___.

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

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

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

7. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

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

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

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

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

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

LEGEND

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

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.

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.

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

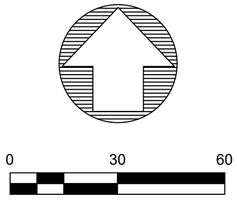
DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

BENTONVILLE, ARKANSAS

VICINITY MAP
(N.T.S.)



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 BENTOVNILLE PROJECT #PLA22-0009

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

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

SCALE: 1" = 30' | DATE: 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:	CHK'D BY:	PAGE
22-041	ASM/ASD	RJC	1 OF 1

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 1, 2, AND 3, BLOCK 18 OF DEMING'S 2ND ADDITION CREATING NEW LOTS 22, 23, AND 24, BLOCK 18 OF DEMING'S 2ND ADDITION THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: PLA22-0009).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line adjustment of Lots 1, 2, and 3, Block 18 of Deming's 2nd Addition creating new Lots 22, 23, and 24, Block 18 of Deming's 2nd Addition the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on June 7, 2022;

WHEREAS, said property line adjustment is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

WHEREAS, the property line adjustment of real property as described herein has been submitted to the City Council for the City of Bentonville, and after consideration and deliberation, said Council is of the opinion that said property line adjustment should be approved.

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

Section 1: That the property line adjustment of Lots 1, 2, and 3, Block 18 of Deming's 2nd Addition creating new Lots 22, 23, and 24, Block 18 of Deming's 2nd Addition to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment.

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

10th Ave Freeze Out, LLC (SOMA Terrace)

903, 905 & 907 SE 10th Street

PC Date: 6/7/2022

Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	PRD22-0001
Applicant / Current Owner	**10th Ave Freeze Out, LLC**
Site Area	+/- 0.75 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	Medium-Density Residential (MDR)

https://arcg.is/08HvK8

Location Map

Property Description

This property is located at 903, 905 & 907 SE 10th Street and is currently zoned R-1. Adjacent zoning districts are all R-1, Low Density Single-Family Residential.

Relationship to the Bentonville Community Plan

The Future Land Use Plan currently 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 requested Medium-Density Residential Land Use classification specifically allows for and encourages Planned Residential Developments. These areas typically include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.

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

Public Comment

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

Analysis

The primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards of the zoning and subdivision codes. The PRD is a mechanism by which the city may allow for variation in the design and arrangement of structures as well as provide for the coordination of project characteristics with features of a particular site in a manner that is consistent with the public health, safety, and welfare of the community. A PRD allows for innovations and special features in site development, including the locations and type of structures, the conservation of natural features, the conservation of energy, the efficient use of open space, and allowances for housing serving varying price points.

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments.

The applicant is proposing 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. See the applicant's attachments for master plan, elevations and architectural style.

There are 5 waivers requested with the PRD:

1. Wavier to Article 1100 of the Land Development Code, Section 1100.02, Access Management Standards (a)(2) for curb cut width requirements.
2. Wavier to Article 1100 of the Land Development Code, Section 1100.21 Large-Scale Development Design Standards, (e). Building Materials.
3. Wavier to Article 1400 of the Land Development Code, Section 1400.07 Perimeter Landscape Strip Required (c). Minimum Width, (d). Number of Trees Required and (e). Screening, for the eastern property line.
4. Wavier to Article 1400 of the Land Development Code, Section 1400.07 Perimeter Landscape Strip Required (c). Minimum Width, for the western property line.
5. Wavier to Article 1100 of the Land Development Code, Section 1100.01, General Provisions, (f) Sight distances at driveways and intersections.

Conclusion

This request is not consistent with the Future Land Use Plan however it is consistent with the vision of the Bentonville Community Plan as the property is located within Priority Area 1, Downtown Intensification which highlights reinvestment in and around the downtown area.

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

06/03/2022

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.

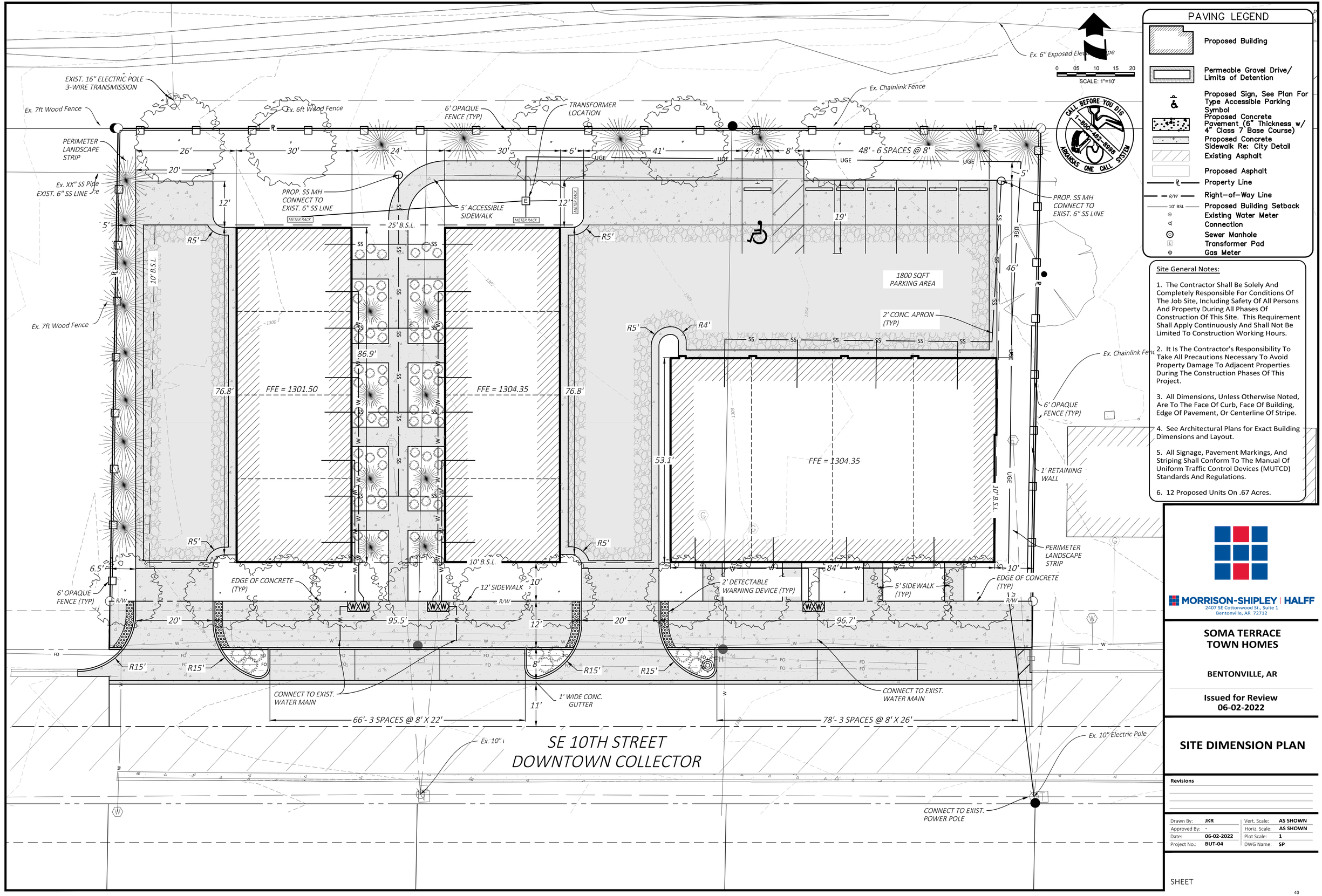
Description of compliance with PRD criteria – The spirit of the PRD is followed by providing creative residential townhomes housing and design with common open space consisting of a minimum of 15% of the lot area that includes central gathering areas, lawns, and vegetated landscape areas.
The relationship 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.

Finally, we are requesting an **Amendment to Future Land Use Plan**: From Single Family to Medium Density Residential. Waivers are included as a separate document.

Sincerely,

John Easterling



PAVING LEGEND

- Proposed Building
- Permeable Gravel Drive/ Limits of Detention
- Proposed Sign, See Plan For Type Accessible Parking Symbol
- Proposed Concrete Pavement (6" Thickness w/ 4" Class 7 Base Course)
- Proposed Concrete Sidewalk Re: City Detail
- Existing Asphalt
- Proposed Asphalt
- Property Line
- Right-of-Way Line
- Proposed Building Setback
- Existing Water Meter
- Connection
- Sewer Manhole
- Transformer Pad
- Gas Meter

Site General Notes:

1. The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.

2. It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.

3. All Dimensions, Unless Otherwise Noted, Are To The Face Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.

4. See Architectural Plans for Exact Building Dimensions and Layout.

5. All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.

6. 12 Proposed Units On .67 Acres.

MORRISON-SHIPLEY | HALFF
2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

SOMA TERRACE TOWN HOMES

BENTONVILLE, AR

Issued for Review 06-02-2022

SITE DIMENSION PLAN

Revisions

Drawn By:	JKR	Vert. Scale:	AS SHOWN
Approved By:	-	Horiz. Scale:	AS SHOWN
Date:	06-02-2022	Plot Scale:	1
Project No.:	BUT-04	DWG Name:	SP

SHEET

Drawing Name: W:\BTV\PD\rive\BUT-04 - SOMA Terrace\DRAFTING\SHEETS-SHV\PRD_SITE PLAN- 36625.121.dwg Last Modified: Jun 02, 2022 - 6:13pm Plotted on: Jun 02, 2022 - 6:14pm by ah3877

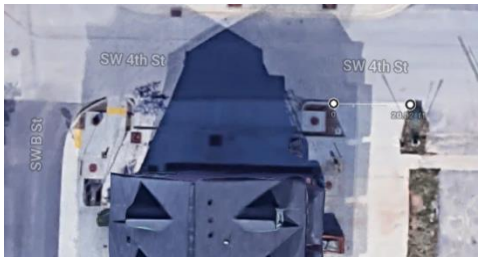
Terrace at SOMA – PRD Waivers Request

1. Sec 1100.02 Driveway Curb Cut Width

Applicant requests to reduce the width of curb cuts on SE 10th Street from 24’ to 20’.

This request has been reviewed and approved by the fire department.

Applicant suggests that the 20’ curb cuts will improve the streetscape aesthetics. In addition, Applicant notes that 20’ curb cuts are common in downtown residential areas, some of which are noted in the pictures below.



2. Section 1100.21 Large-Scale Development Design Standards

Applicant requests use of primary materials for 100% of all facades. The design utilizes brick and architectural metal panel, but each façade material does not include 25% of the total material surface. Applicant feels our design is an aesthetic addition to the neighborhood and is in line with the high standards of design in other recently built projects in downtown Bentonville.

3. Sec 1400.07 Perimeter Landscaping

West Property Line

Applicant requests to reduce the Perimeter Landscape Screen on the west property line from 7’ width to 5’.

By reducing the Perimeter Screen to 5’, the additional 2’ is used to provide future residents ample turning radius out of garages and a courtyard width that provides future residents a superior landscaping and living experience.

To offset this waiver request, Applicant proposes to increase screening by planting 10 trees along the 120’ perimeter and provide a 6’ privacy fence in lieu of the code required 3’ privacy fence.

East Property Line

Applicant requests to reduce the planting requirements on the east property line.

Pursuant to our discussion with BEUD, no planting is shown on the east side due to their service line.

The applicate will provide a 6’ privacy fence in lieu of a code required 3’ privacy fence.

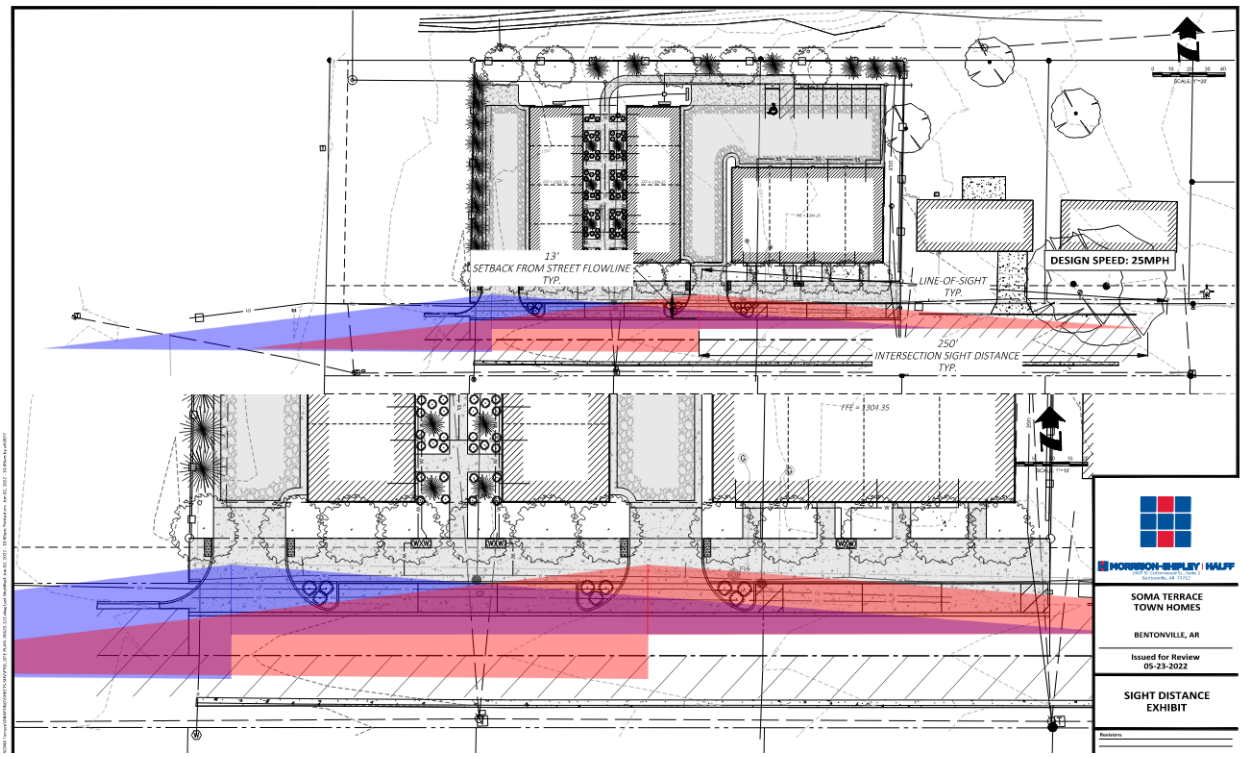
4. Section 1100.01 Site Distances at Driveways and Intersections

Applicant requests a waiver of the site triangle requirements to allow for street parking and planters at the street level on SE 10th Street, near J Street and one of the entrances to the new Walmart Campus. At issue is whether current interpretation of sight triangle standards will be met if Applicant is allowed to provide street parking and plants, and whether it is practical to apply Section 1100.01 to Bentonville's downtown residential landscape.

Applicant understands that Section 1100.01 is needed for much of our city. However, Applicant believes that a rigid application of Section 1100.01 to downtown neighborhoods is counterproductive. Implementation of Section 1100.01 would eliminate Applicant's ability to use streetscape to slow traffic, provide denser housing and beautify our neighborhood, as downtown residents will continue to park on streets haphazardly in the absence of organized street parking.

Applicant suggests that as downtown continues to densify, streetscape architecture is an essential part of our downtown's residential growth. This is already occurring today *de facto* at numerous street locations throughout downtown that *do not* adhere to Sight Distance standards, yet these shorter sightlines remain safe. SW B Street, from 4th – 7th Street is an excellent example.

Applicant requests that the city apply the reasonableness test to the Sight Distance standards for downtown Bentonville neighborhoods and allow our waiver. We believe our streetscape supports housing downtown, that it will slow traffic along SE 10th and create a safer environment for all residents, cyclists, and drivers, and that our planter and street parking design along SE 10th Street will be aesthetically pleasing and provide a greater sense of community.



EXTERIOR FINISH LEGEND

- ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ 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: 583 SF = 18%
BRICK - CHARCOAL: 403 SF = 13%
METAL PANEL VERTICAL: 1,342 SF = 43%
METAL PANEL HORIZONTAL: 338 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 - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- *COLOR CHARCOAL - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ 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: 369 SF = 13%
GLASS: 321 SF = 12%
DOES NOT INCLUDE DOORS

2 E 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 1)

SE 10TH
BENTONVILLE, AR

DATE 5-10-22
JOB NO. 21120
REVISIONS

A7.0
COLOR ELEVATIONS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS RETAINED BY THE ARCHITECT. ALL RIGHTS IN THIS DRAWING ARE RESERVED TO THE ARCHITECT. THIS DRAWING AND THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF THE CONTENTS OF THIS DRAWING WITHOUT THE PRIOR CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. ALL DRAWINGS, DESIGN IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED, WHETHER CONSTRUCTED OR NOT, THE OWNERSHIP OF THE COPYRIGHT THEREIN SHALL REMAIN WITH THE ARCHITECT. THEY ARE NOT TO BE CHANGED OR COPIED IN ANY FORM WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. ALL DRAWINGS, DESIGN IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED, WHETHER CONSTRUCTED OR NOT, THE OWNERSHIP OF THE COPYRIGHT THEREIN SHALL REMAIN WITH THE ARCHITECT. THEY ARE NOT TO BE CHANGED OR COPIED IN ANY FORM WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT.

3 3D View 1

EXTERIOR FINISH LEGEND

- "COLOR RED - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- "COLOR CHARCOAL - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ 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: 358 SF 32 %
BRICK - CHARCOAL: 181 SF 16 %
METAL PANEL VERTICAL: 185 SF 17 %
METAL PANEL HORIZONTAL: 294 SF 21 %
GLASS: 144 SF 13 %
DOES NOT INCLUDE DOORS
TOTAL 1120 SF

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

4 3D View 2

BRICK - RED: 545 SF 53 %
BRICK - CHARCOAL: 214 SF 19 %
METAL PANEL VERTICAL: 66 SF 6 %
METAL PANEL HORIZONTAL: 195 SF 16 %
GLASS: 72 SF 7 %
DOES NOT INCLUDE DOORS
TOTAL 1125 SF

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 1)
SE 10TH
BENTONVILLE, AR

DATE 5-10-22
JOB NO. 21120
REVISIONS

A7.1
COLOR ELEVATIONS

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ALL DRAWINGS, SPECIFICATIONS & PLANS
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT, AND IS RETAINED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED TO ANY EXTENT WITHOUT THE CONSENT OF THE ARCHITECT.

PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR FINISH LEGEND

- ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ 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

BRICK - RED: 593 SF = 18%
BRICK - CHARCOAL: 403 SF = 13%
METAL PANEL VERTICAL: 1,342 SF = 43%
METAL PANEL HORIZONTAL: 338 SF = 11%
GLASS: 486 SF = 15%
DOES NOT INCLUDE DOORS

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

EXTERIOR FINISH LEGEND

- #COLOR RED - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- #COLOR CHARCOAL - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ 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: 327 SF = 12%
DOES NOT INCLUDE DOORS

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

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

A7.0
COLOR ELEVATIONS

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PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR FINISH LEGEND

- *COLOR RED - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- *COLOR CHARCOAL - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ 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

3 *3D View 1*

BRICK - RED: 358 SF 32 %
BRICK - CHARCOAL: 181 SF 16 %
METAL PANEL VERTICAL: 185 SF 17 %
METAL PANEL HORIZONTAL: 234 SF 21 %
GLASS: 144 SF 13 %
DOES NOT INCLUDE DOORS
TOTAL 1120 SF

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

4 *3D View 2*

BRICK - RED: 595 SF 53 %
BRICK - CHARCOAL: 214 SF 19 %
METAL PANEL VERTICAL: 66 SF 6 %
METAL PANEL HORIZONTAL: 185 SF 16 %
GLASS: 72 SF 7 %
DOES NOT INCLUDE DOORS
TOTAL 1125 SF

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

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

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BRICK - RED: 826 SF = 65%
BRICK - CHARCOAL: 238 SF = 19%
METAL PANEL VERTICAL: 97 SF = 8%
GLASS: 98 SF = 8%

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

BRICK - RED: 780 SF = 62%
BRICK - CHARCOAL: 238 SF = 19%
METAL PANEL VERTICAL: 50 SF = 4%
METAL PANEL HORIZONTAL: 70 SF = 6%
GLASS: 122 SF = 9%

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

EXTERIOR FINISH LEGEND

- *COLOR RED - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ BRICK TIES AT 32" O.C. OVER 1" RIGID INSULATION OVER LIQUID APPLIED WEATHER BARRIER
- *COLOR CHARCOAL - ACME FACE BRICK - TUP003 - VELOUR MODULAR - W/ 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: 574 SF = 28%
BRICK - CHARCOAL: 598 SF = 29%
METAL PANEL VERTICAL: 382 SF = 19%
METAL PANEL HORIZONTAL: 264 SF = 13%
GLASS: 235 SF = 11%

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

BRICK - RED: 1,555 SF = 91%
GLASS: 162 SF = 9%

DOES NOT INCLUDE DOORS

1 NORTH 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 3)
SE 10TH
BENTONVILLE, AR

DATE 5-10-22
JOB NO. 21120
REVISIONS

A7.0
COLOR ELEVATIONS

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A7.2

RENDERINGS

DATE 4.29.22

JOB NO. 2112.0

REVISIONS

10TH ST (BUILDING 1)

SE 10TH

BENTONVILLE, AR

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

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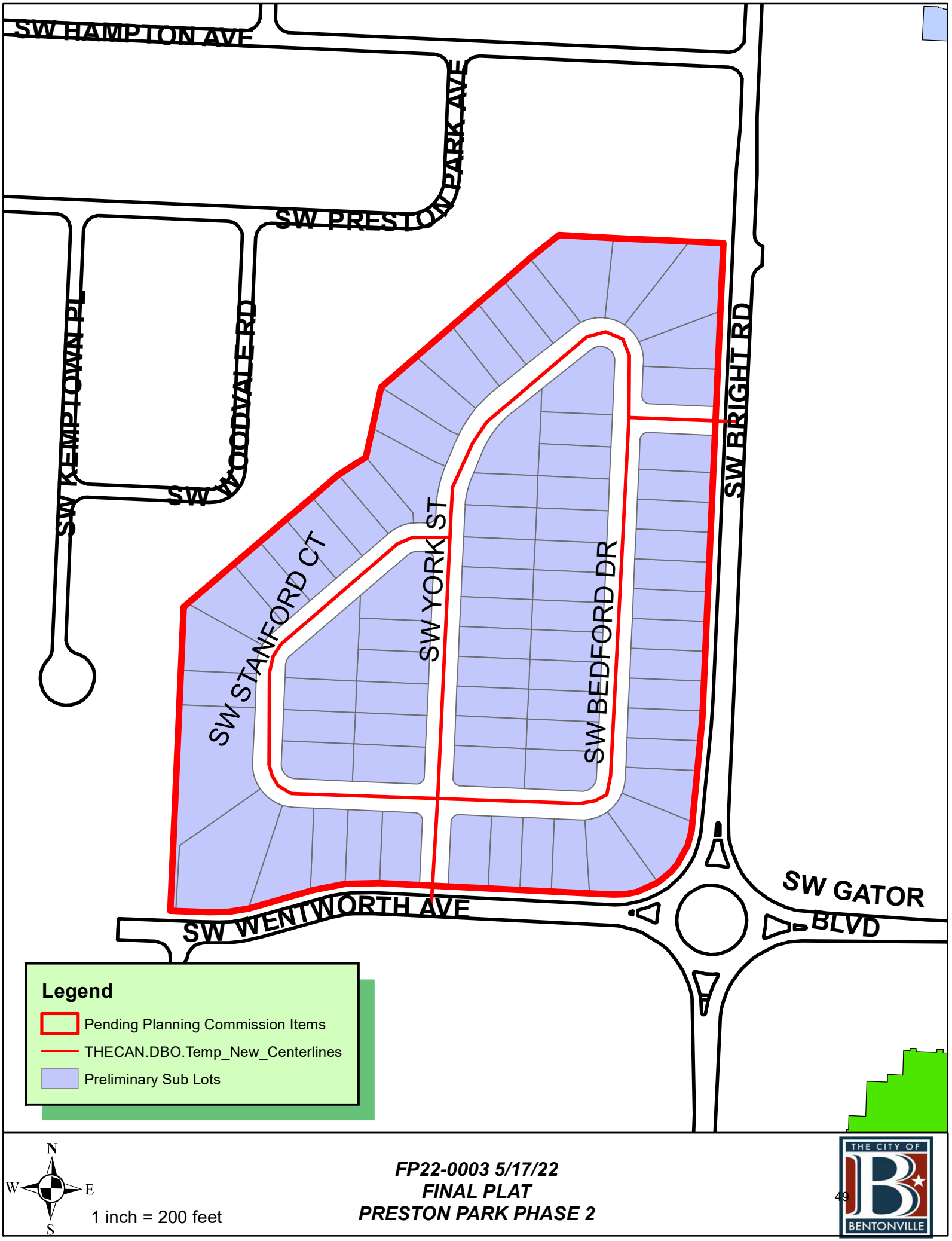

FP22-0003 5/17/22
FINAL PLAT
PRESTON PARK PHASE 2

POA
LOT 78
7.26 ACRES +/-

LOT 78
7.26 ACRES +/-

LOT 176 OF
PRESTON PARK I

SW STANFORDS CT

SW STANFORD CT

SW YORK ST

SW HARRINGTON AVE

SW WENTWORTH AVE
(2013-13)

SW BRIGHT RD (2013-13)

TRAIL EASEMENT
L202226528

VARYING EX D.E.
PER L201962468

20' EX U.E.
PER L201962468

20' EX U.E.
PER 2013-13

5' U.E.

30' U.E.
PER 2013-13

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.

GRAPHIC SCALE IN FEET
50' 0 50'

CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0003

RECORD INFORMATION

VICINITY MAP

SEAL

REGISTERED
STATE OF
ARKANSAS
NO. 1559
SIGNATURE
RODNEY D WOODS
PROFESSIONAL LAND SURVEYOR

FINAL PLAT
PRESTON PARK PH II

BENTONVILLLE 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

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

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

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DELTA	DESCRIPTION	DATE

SHEET NO.:
4 OF 6

DRAWING: \\ROGFILE\JOBFILES\17107601_PRSPKPH2\INFRASTRUCTURE\SURVEY\DWG\17107601_FINAL PLAT 05012022.DWG
LAYOUT: SHEET 4, LAST SAVED: RW390, 5/2/2022 10:35:21 AM
LAST PLOTTED BY: RODNEY WOODS, 5/2/2022 11:26:00 AM [PLOTTED BY: VALID ON HARD COPY ONLY]

GRAPHIC SCALE IN FEET

50' 0 50'

LEGEND

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 +/-

POND

TRAIL EASEMENT L202226528

EX U.E. PER L201962468

VARYING EX D.E. PER L201962468

20' EX U.E. PER L201962468

20' DRAINAGE EASEMENT

20' D.E.

30' U.E. PER 2013-13

5' U.E.

SW YORK ST

SW HARRINGTON AVE

SW BRIGHT RD (2013-13)

0.33 ACRES | 0.28 ACRES | 0.18 ACRES | 0.19 ACRES | 0.21 ACRES | 0.23 ACRES | 0.20 ACRES | 0.25 ACRES | 0.15 ACRES | 0.16 ACRES | 0.24 ACRES | 0.25 ACRES | 0.61 ACRES | 0.22 ACRES | 0.19 ACRES | 0.19 ACRES | 0.16 ACRES | 0.16 ACRES | 0.16 ACRES | 0.16 ACRES | 0.16 ACRES | 0.16 AC

CITY OF BENTONVILLE PROJECT NUMBER: FP22-0003

RECORD INFORMATION

VICINITY MAP

SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY D. WOODS

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

901 N. 47th St., Suite 400
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DELTA	DESCRIPTION	DATE

SHEET NO.: 5 OF 6

DRAWING: \\ROGFILE\JOBFILES\17107601_PRSPKPH2\INFRASTRUCTURE\SURVEY\DWG\17107601_FINAL PLAT (50)12022.DWG
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LAST PLOTTED BY: RODNEY WOODS, 5/2/2022 11:26:01 AM [PLOTTED BY: YAUD ON HARD COPY ONLY]

GRAPHIC SCALE IN FEET

50' 0 50'

LEGEND

ALL SYMBOLS MAY NOT BE USED ON PLAT

LINEWORK

EASEMENT PER THIS PLAT

PROPERTY LINE

EXISTING EASEMENT

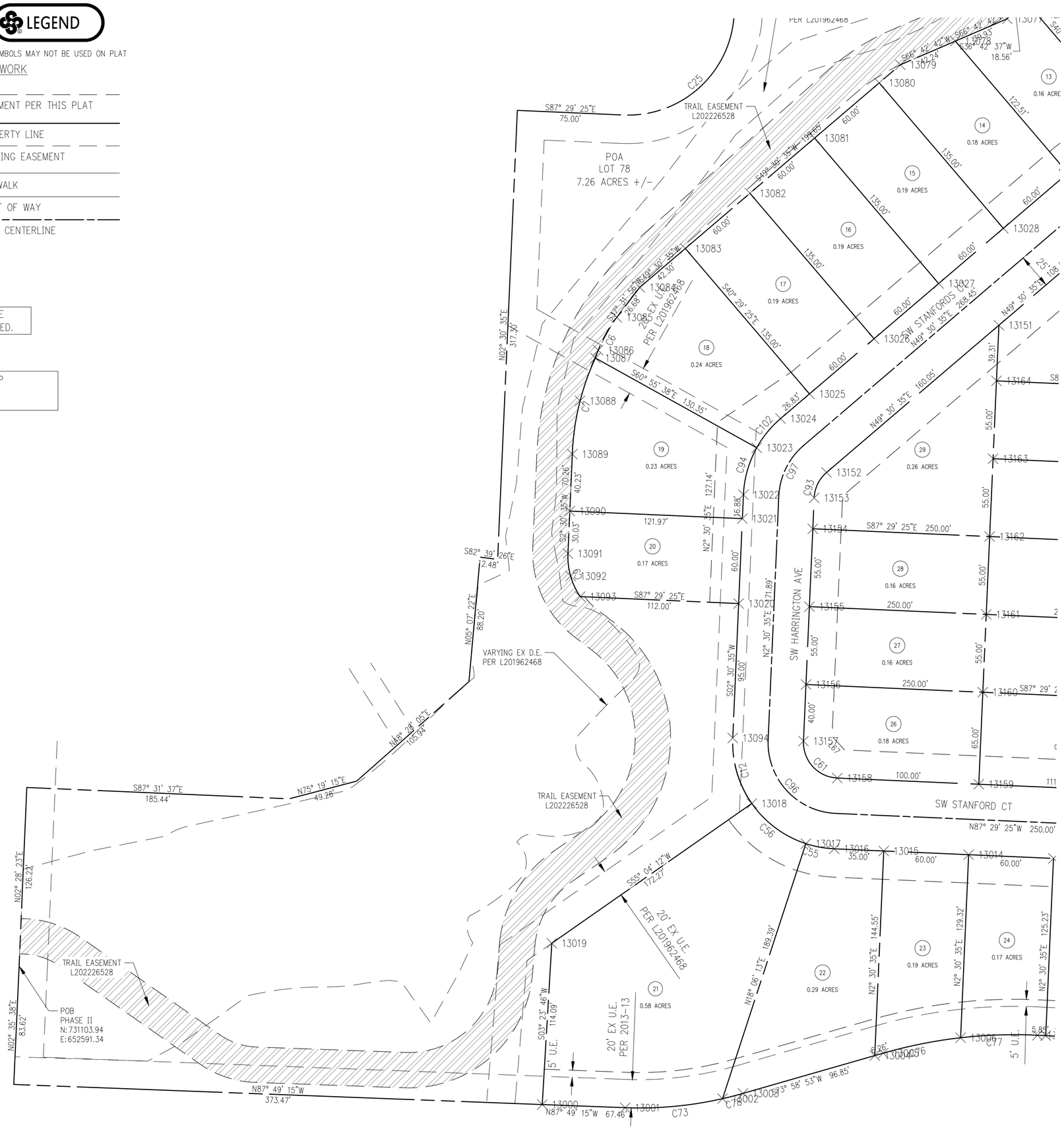
SIDEWALK

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.



CITY OF BENTONVILLE
PROJECT NUMBER: FP22-0003

RECORD INFORMATION

VICINITY MAP

SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1559
SIGNATURE
RODNEY D. WOODS

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

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DELTA	DESCRIPTION	DATE

SHEET NO.:
6 OF 6

DRAWING: \\ROGFILE\JOBFILES\17107601_PRSPKPH2\INFRASTRUCTURE\SURVEY\DWG\17107601_FINAL PLAT 0501 2022.DWG
LAYOUT: SHEET 5 LAST SAVED: RW5090, 5/2/2022 10:35:21 AM
LAST PLOTTED BY: RODNEY WOODS, 5/2/2022 11:26:03 AM (PLOTTED BY: - VALID ON HARD COPY ONLY)

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A FINAL PLAT OF PRESTON PARK, PHASE 2 TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: FP22-0003).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the final plat of PRESTON PARK, PHASE 2, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on June 7, 2022;

WHEREAS, said final plat is attached hereto as Exhibit "A";

WHEREAS, the Bentonville Planning Commission considered said final plat on the date stated, and at other times, and voted to recommend the approval of said final plat to the City Council; and

WHEREAS, the final plat of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said final plat should be approved.

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

Section 1: That the final plat of PRESTON PARK, PHASE 2, to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

Section 2: That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said final plat by certifying said acceptance on the approved final plat.

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk

Mercy Health NWA Communities

SW I Street

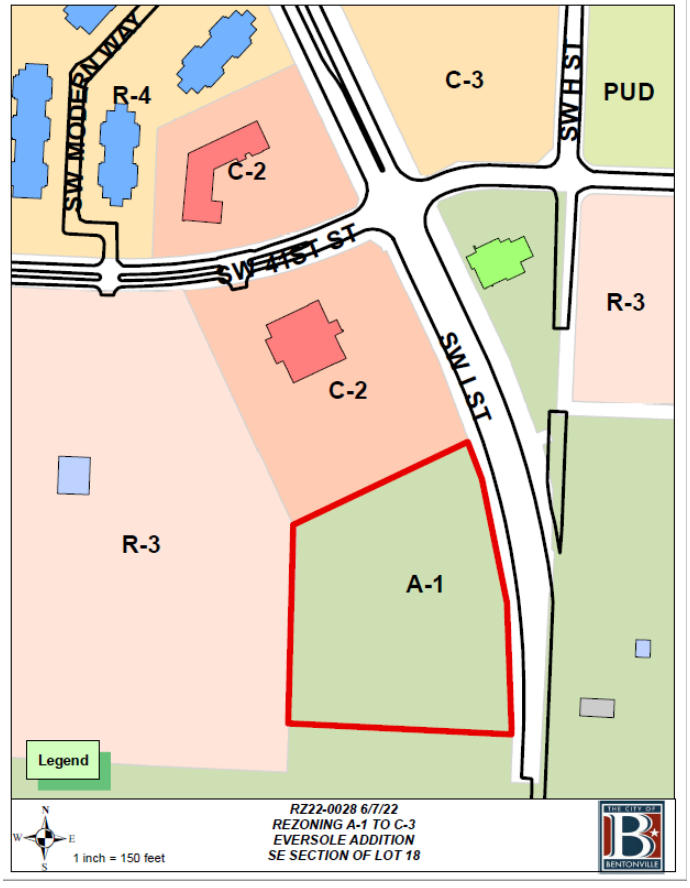
PC Date: 6/7/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0028
Applicant / Current Owner	Mercy Health NWA Communities
Site Area	+/- 4.25 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	Medium-Density Residential (MDR)
Requested Future Land Use Map Designation	Mixed-Use Commercial (MUC)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located off of SW I Street and is currently zoned A-1, Agricultural. 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.

Relationship to the Bentonville Community Plan

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.

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

Public Comment

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

Analysis

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.

While this request is not consistent with the Future Land Use Plan, it is consistent with some of the surrounding zoning districts and development patterns located in the vicinity.

Conclusion

This rezoning request is not consistent with the current Land Use Plan, however, some adjacent zoning districts surrounding the property allow for more intense uses and may lend credence to the requested change to the Future Land Use Map and zoning of this property.

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO C-3, MIXED-USE COMMERCIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ22-0028)

WHEREAS, Mercy Health NWA Communities duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART LOT 18 OF EVERSOLE ADDITION, AS PER PLAT BOOK 2017 AT PAGE 475 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE SOUTHWEST CORNER OF LOT 18 OF SAID EVERSOLE ADDITION;THENCE ALONG THE SOUTH LINE THEREOF S87°10'05"E 1019.30 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTHWEST "I" STREET; THENCE ALONG SAID RIGHT-OF-WAY N02°37'00"E 80.00 FEET TO THE POINT OF BEGINNING;THENCE LEAVING SAID RIGHT-OF-WAY N87°10'05"W 415.51 FEET;THENCE N01°25'35"E 369.14 FEET TO THE NORTH LINE OF SAID LOT 18;THENCE ALONG SAID NORTH LINE N64°39'50"E 359.51 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTHWEST "I" STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES:THENCE S20°42'47"E 74.25 FEET;THENCE S11°25'36"E 234.01 FEET;THENCE S02°09'37"E 233.18 FEET;THENCE S02°37'00"W 11.57 FEET TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 7, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL to C-3, MIXED-USE COMMERCIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed;

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM MEDIUM-DENSITY RESIDENTIAL TO MIXED-USE COMMERCIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ22-0028)

WHEREAS, Mercy Health NWA Communities duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of MEDIUM-DENSITY RESIDENTIAL to MIXED-USE COMMERCIAL, which property is described as follows:

PART LOT 18 OF EVERSOLE ADDITION, AS PER PLAT BOOK 2017 AT PAGE 475 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE SOUTHWEST CORNER OF LOT 18 OF SAID EVERSOLE ADDITION;THENCE ALONG THE SOUTH LINE THEREOF S87°10'05"E 1019.30 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTHWEST "I" STREET; THENCE ALONG SAID RIGHT-OF-WAY N02°37'00"E 80.00 FEET TO THE POINT OF BEGINNING;THENCE LEAVING SAID RIGHT-OF-WAY N87°10'05"W 415.51 FEET;THENCE N01°25'35"E 369.14 FEET TO THE NORTH LINE OF SAID LOT 18;THENCE ALONG SAID NORTH LINE N64°39'50"E 359.51 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTHWEST "I" STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES:THENCE S20°42'47"E 74.25 FEET;THENCE S11°25'36"E 234.01 FEET;THENCE S02°09'37"E 233.18 FEET;THENCE S02°37'00"W 11.57 FEET TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 7, 2022 at the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

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

Section 1: That the above described real property is hereby changed from its present land use classification of MEDIUM-DENSITY RESIDENTIAL to MIXED-USE COMMERCIAL on the City of Bentonville Future Land Use Map;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed.

Section 3: Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

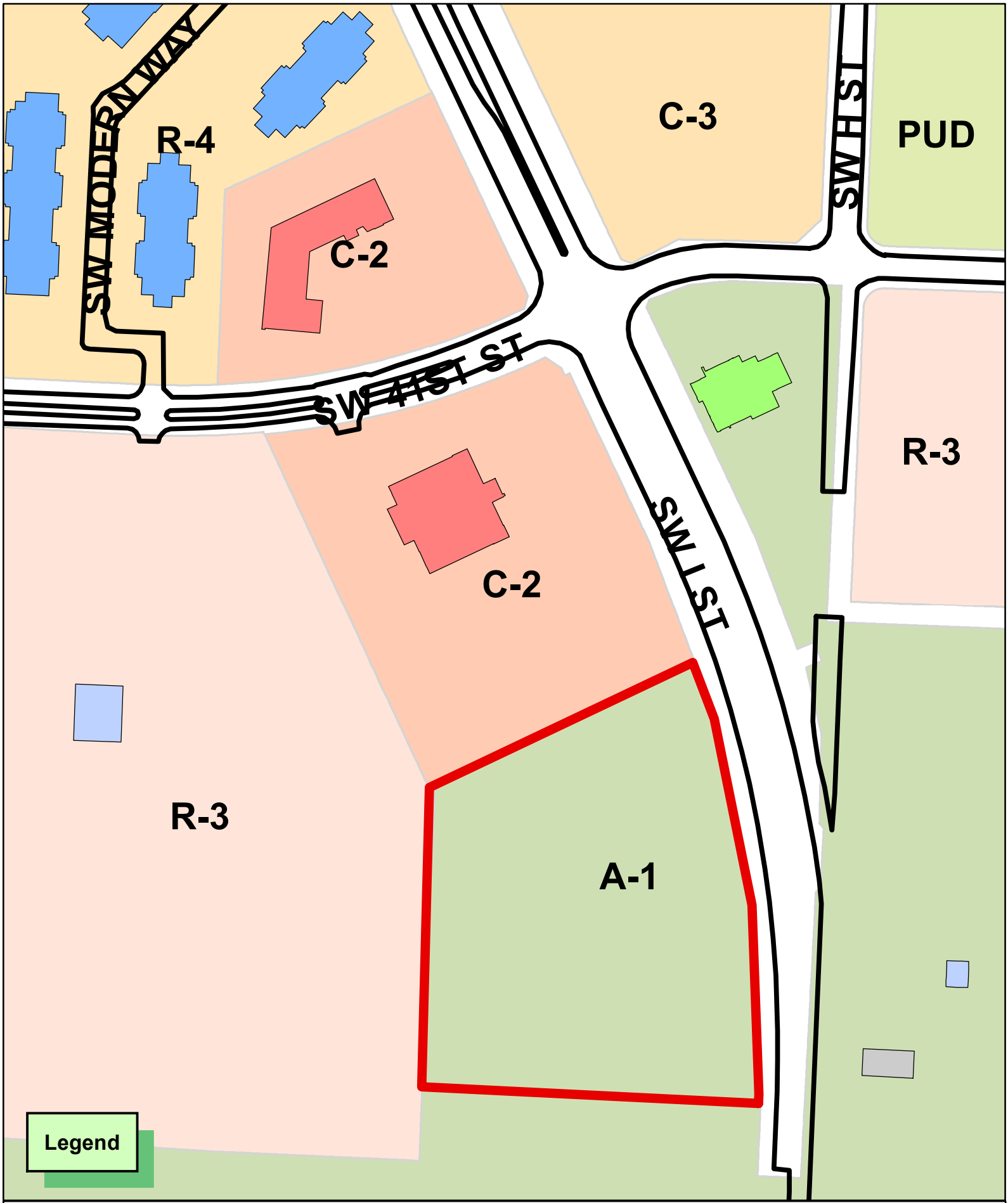
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



N
W E
S

1 inch = 150 feet

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

THE CITY OF BENTONVILLE

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

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.

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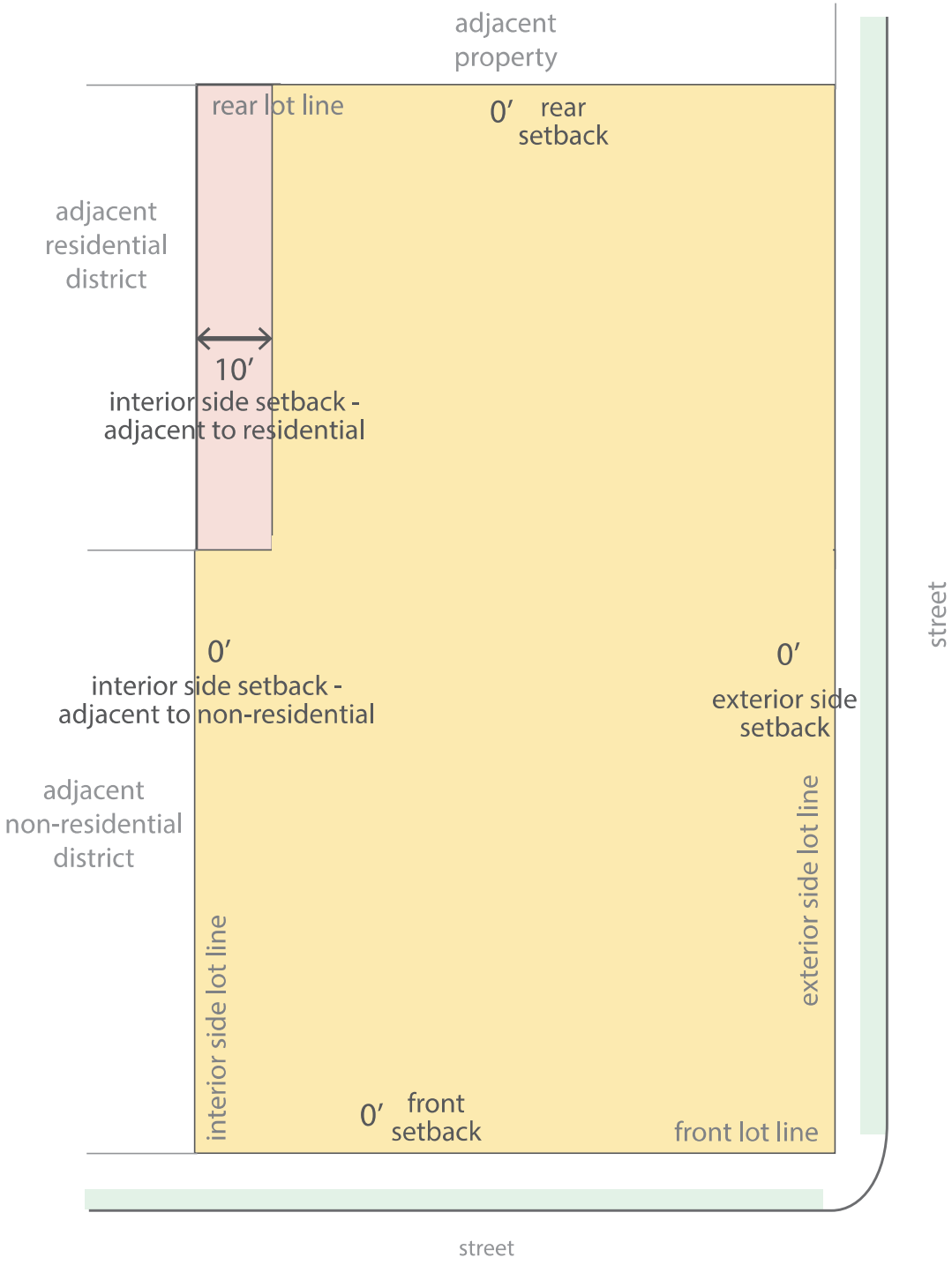
C-3, Mixed-Use Commercial

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

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

C-3, Mixed- Use Commercial

Setback Illustration



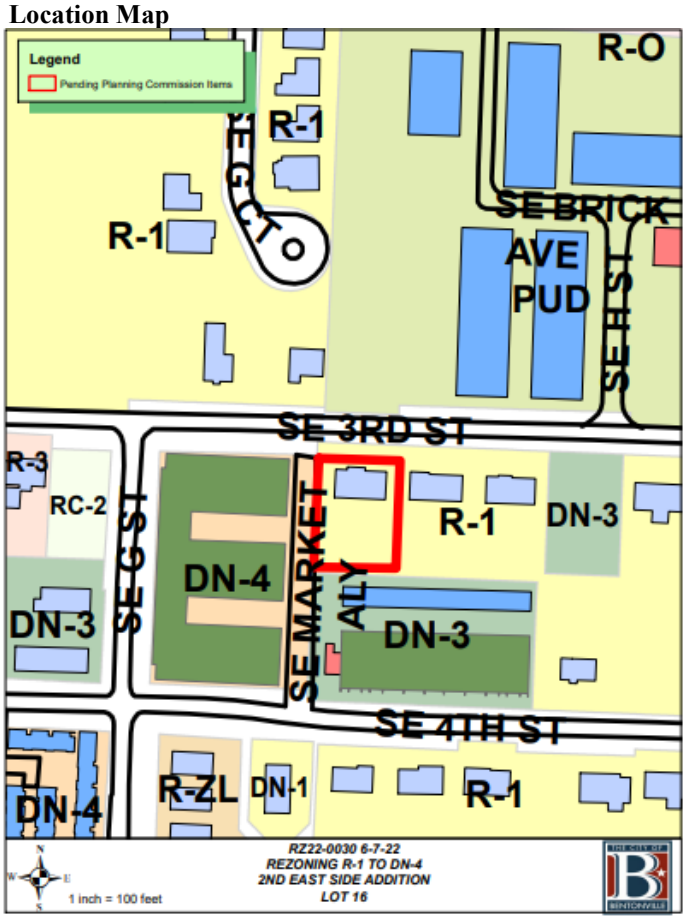
Square District Properties, LLC

902 SE 3rd Street
PC Date: 6/7/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	RZ22-0030
Applicant / Current Owner	Square District Properties, LLC
Site Area	+/- 0.17 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-4, Downtown Mixed-Use Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 902 SE 3rd Street and is currently zoned R-1. 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.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently 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 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.

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

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

Analysis
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. These area create transition between the Downtown Core and Downtown Edge areas with their retail emphasis and the lower-density residential neighborhoods on the outskirts of downtown. This area of downtown has a strong potential for infill and redevelopment and is currently underway along SE 3rd Street, SE 4th Street and SE G Street.

Conclusion
This request is not consistent with the Future Land Use Plan, however, it is consistent with some of the surrounding zoning districts and development patterns located nearby and adjacent to the subject property. This

may lead credence to the requested change to the Future Land Use Map from Low-Density Residential to High-Density Residential and rezoning of this property from R-1, Single-family Residential to DN-4, Mixed-Use Residential.

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-4, DOWNTOWN MIXED-USE RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ22-0030)

WHEREAS, Square District Properties LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-4, DOWNTOWN MIXED-USE RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 16, OF 2ND EAST SIDE ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED 1963, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 7, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-4, DOWNTOWN MIXED-USE RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-4, DOWNTOWN MIXED-USE RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ22-0030)

WHEREAS, Square District Properties LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of LOW-DENSITY RESIDENTIAL to HIGH-DENSITY RESIDENTIAL, which property is described as follows:

LOT 16, OF 2ND EAST SIDE ADDITION TO BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED 1963, RECORDED IN THE BENTON COUNTY CLERK'S OFFICE, BENTONVILLE, ARKANSAS.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 7, 2022 at the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

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

Section 1: That the above described real property is hereby changed from its present land use classification of LOW-DENSITY RESIDENTIAL to HIGH-DENSITY RESIDENTIAL on the City of Bentonville Future Land Use Map;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3: Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

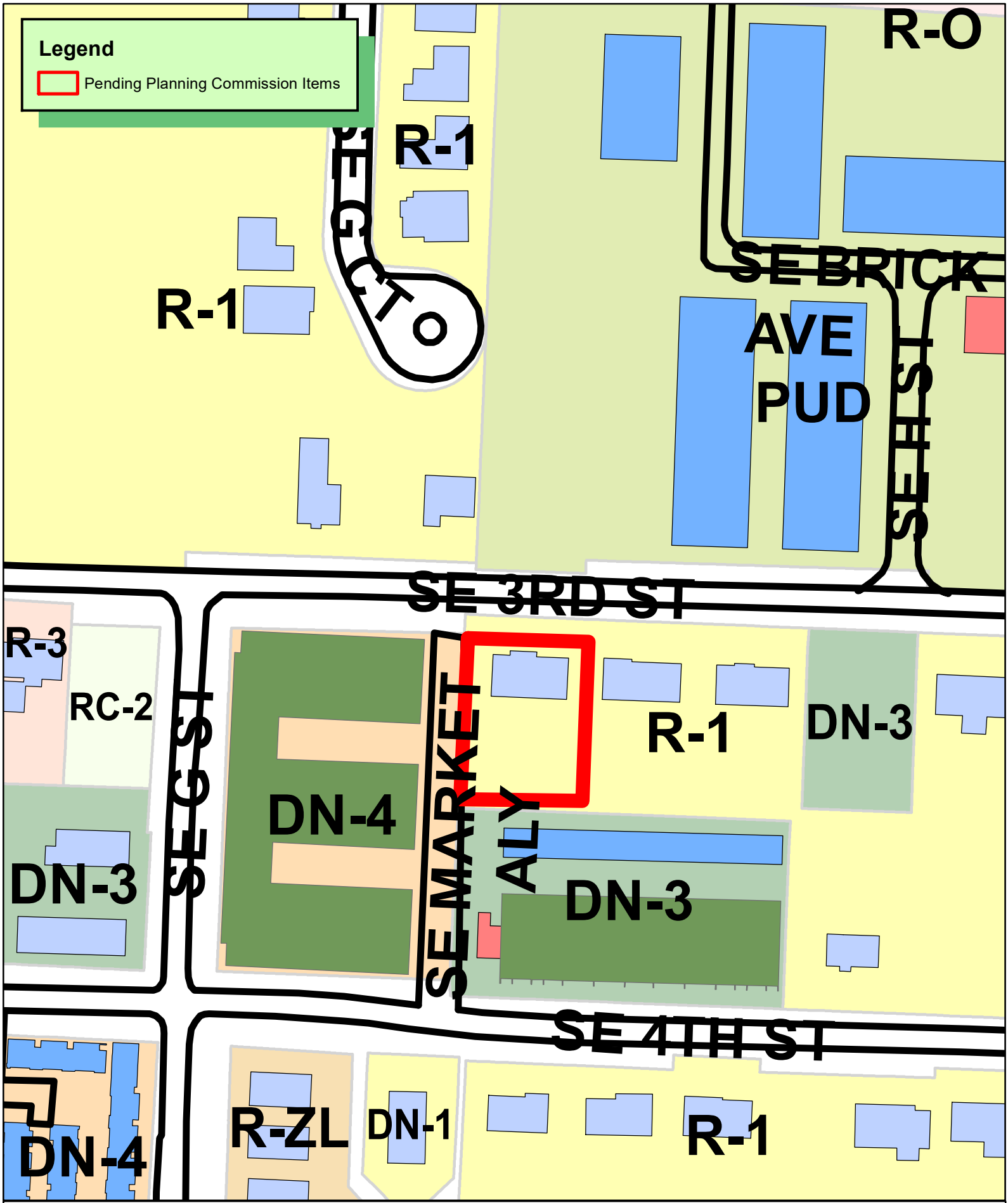
_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk



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.

DN-4, Downtown Mixed-use Residential

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

Building Types Allowed:

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

Maximum Height Allowed:

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

Lot and Area Standards:

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

Setback Standards:

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

.

DN-4, Downtown Mixed-use Residential

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

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

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

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

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

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

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

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

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

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

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

DN-4, Downtown Mixed-use Residential

Land Uses:

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

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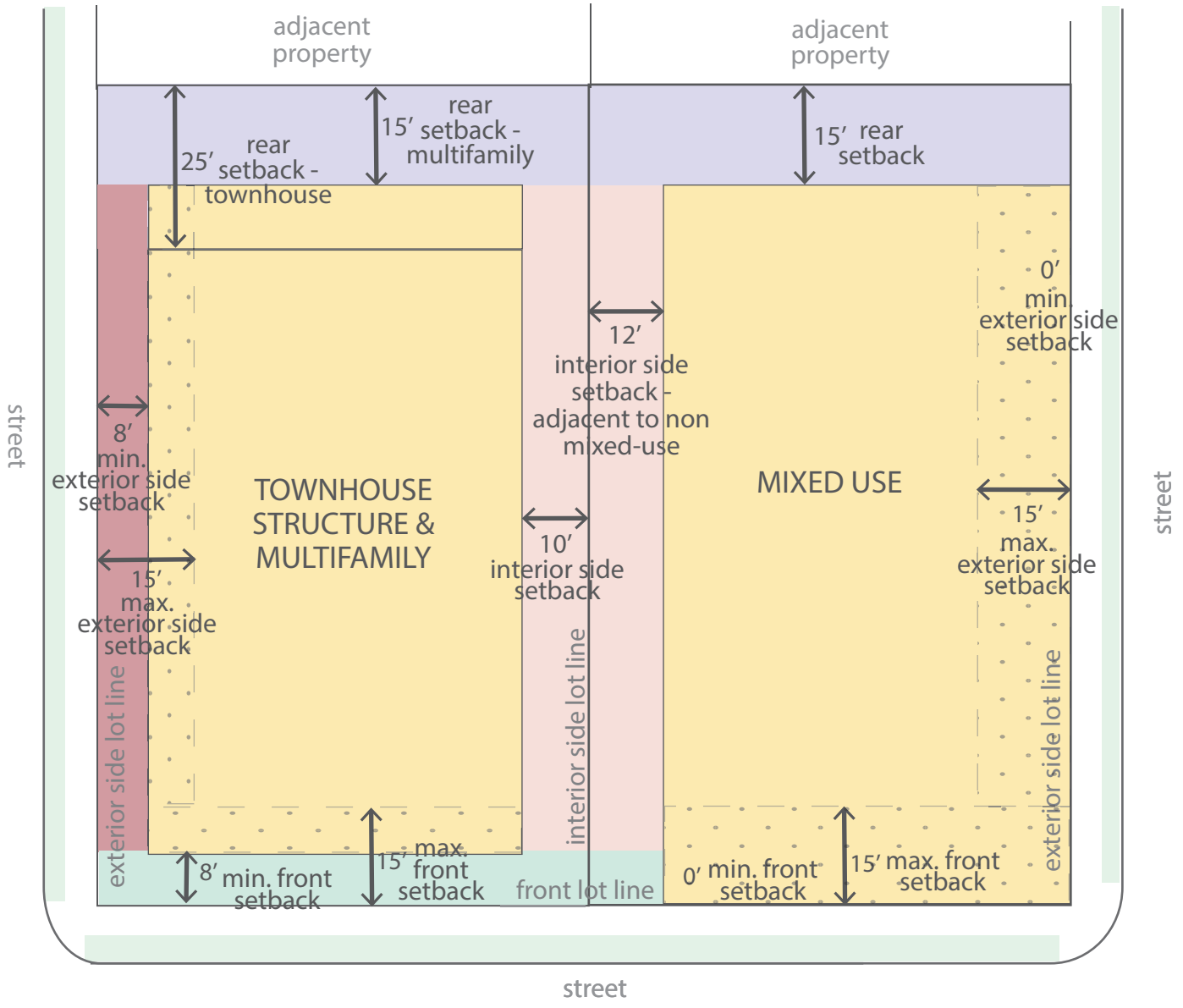
DN-4, Downtown Mixed-Use Residential

Setback Illustration



Vito Groups, LLC

SW Regional Airport Boulevard

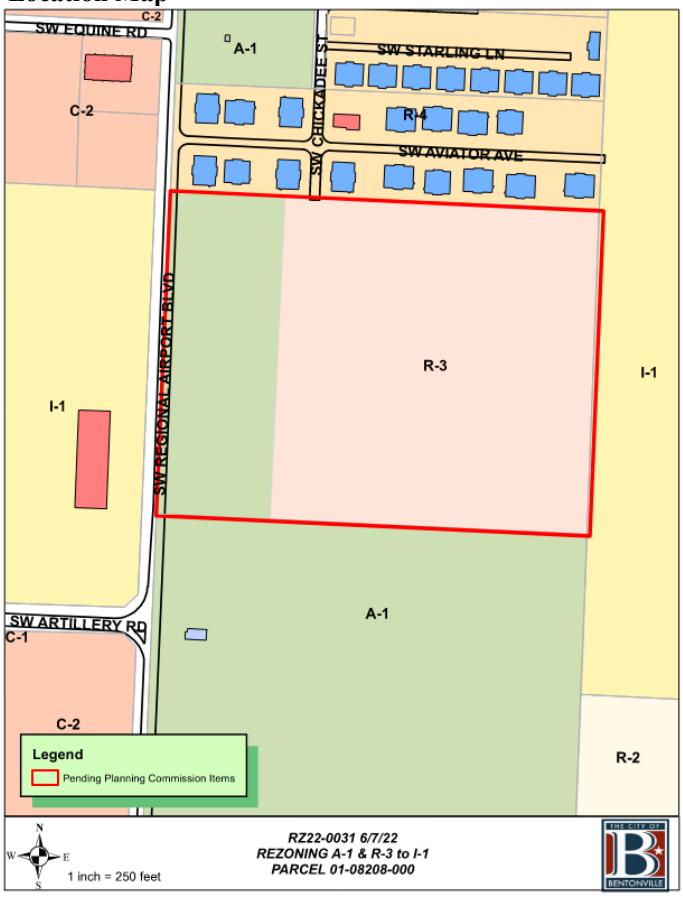
PC Date: 6/7/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	RZ22-0031
Applicant / Current Owner	Vito
Site Area	+/- 30.15 acres
Current Zoning	A-1, Agricultural and R-3, Medium-High Density Multifamily Residential
Requested Zoning	I-1, Light Industrial
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Light Industrial (LI)

https://arcg.is/08HvK8

Location Map



Property Description

This property is located off of SW Regional Airport Boulevard and is currently zoned A-1, Agricultural and R-3, Medium-High Density Multifamily Residential. 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.

Relationship to the Bentonville Community Plan

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.

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

Public Comment

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

Analysis

The requested I-1 zoning 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.

This request would be consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 3: Edge Growth with a Future Land Use Classification of Light Industrial should be zoned I-1 only if the Future Land Use Map amendment is approved.

This request is not consistent with the intent of the Bentonville Community Plan. Southwest Regional serves as a gateway and first impression to Bentonville for visitors from the Northwest Arkansas National Airport and is encouraged by the Bentonville Community Plan to have retail and restaurant uses fronting Regional Airport Boulevard with offices located away from the primary corridor (pg. 73).

Conclusion

This rezoning request is not compatible with the Bentonville Community Plan. Staff recommends denial of the rezoning request.

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL AND R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL; TO I-1, LIGHT INDUSTRIAL; AND FOR OTHER PURPOSES (PROJECT NUMBER: RZ22-0031).

WHEREAS, Vito Groups LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of A-1, AGRICULTURAL and R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to I-1, LIGHT INDUSTRIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20;THENCE SOUTH 02°23'44" WEST A DISTANCE OF 992.01 FEET TO A SET 5/8" REBAR PLS 1845;THENCE NORTH 87°18'22" WEST A DISTANCE OF 1324.95 FEET;THENCE NORTH 02°28'52" EAST A DISTANCE OF 991.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20;THENCE SOUTH 87°19'52" EAST A DISTANCE OF 1323.46 FEET TO THE POINT OF BEGINNING; CONTAINING 30.15 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS THAT MAY OR MAY NOT BE OF RECORD, IF ANY. ;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 7, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of A-1, AGRICULTURAL and R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to I-1, LIGHT INDUSTRIAL .

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

Section 1: That the above described real property is hereby changed from its present zoning classification of A-1, AGRICULTURAL and R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to I-1, LIGHT INDUSTRIAL to be used in accordance with the city zoning laws and state laws.

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed.

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM RESIDENTIAL ESTATE TO LIGHT INDUSTRIAL; AND FOR OTHER PURPOSES.
(PROJECT NUMBER: RZ22-0031)

WHEREAS, Vito Groups LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of RESIDENTIAL ESTATE to LIGHT INDUSTRIAL, which property is described as follows:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20;THENCE SOUTH 02°23'44" WEST A DISTANCE OF 992.01 FEET TO A SET 5/8" REBAR PLS 1845;THENCE NORTH 87°18'22" WEST A DISTANCE OF 1324.95 FEET;THENCE NORTH 02°28'52" EAST A DISTANCE OF 991.43 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 20;THENCE SOUTH 87°19'52" EAST A DISTANCE OF 1323.46 FEET TO THE POINT OF BEGINNING; CONTAINING 30.15 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, AND RESTRICTIONS THAT MAY OR MAY NOT BE OF RECORD, IF ANY.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held June 7, 2022 at the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said future land use classification as presented on the property be changed.

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

Section 1: That the above described real property is hereby changed from its present land use classification of RESIDENTIAL ESTATE to LIGHT INDUSTRIAL on the City of Bentonville Future Land Use Map;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

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

PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

N
W E
S

1 inch = 250 feet

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

Crafton Tull

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

479.636.4838 (ph)
479.631.6224 (fax)

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 of 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.

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	Exterio 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.

I-1, Light Industrial

ALLOWED BY RIGHT

Agriculture and Animals
Animal clinic
Animal kennel or shelter
Animal - domestic or household
Botanical garden
Greenhouse
Plant nursery

Recreation, Education & Assembly
Arena / auditorium
Community center
Conference / convention center
Museum
Park - community
Park - mini
Park - neighborhood

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

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

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

CONDITIONAL

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

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

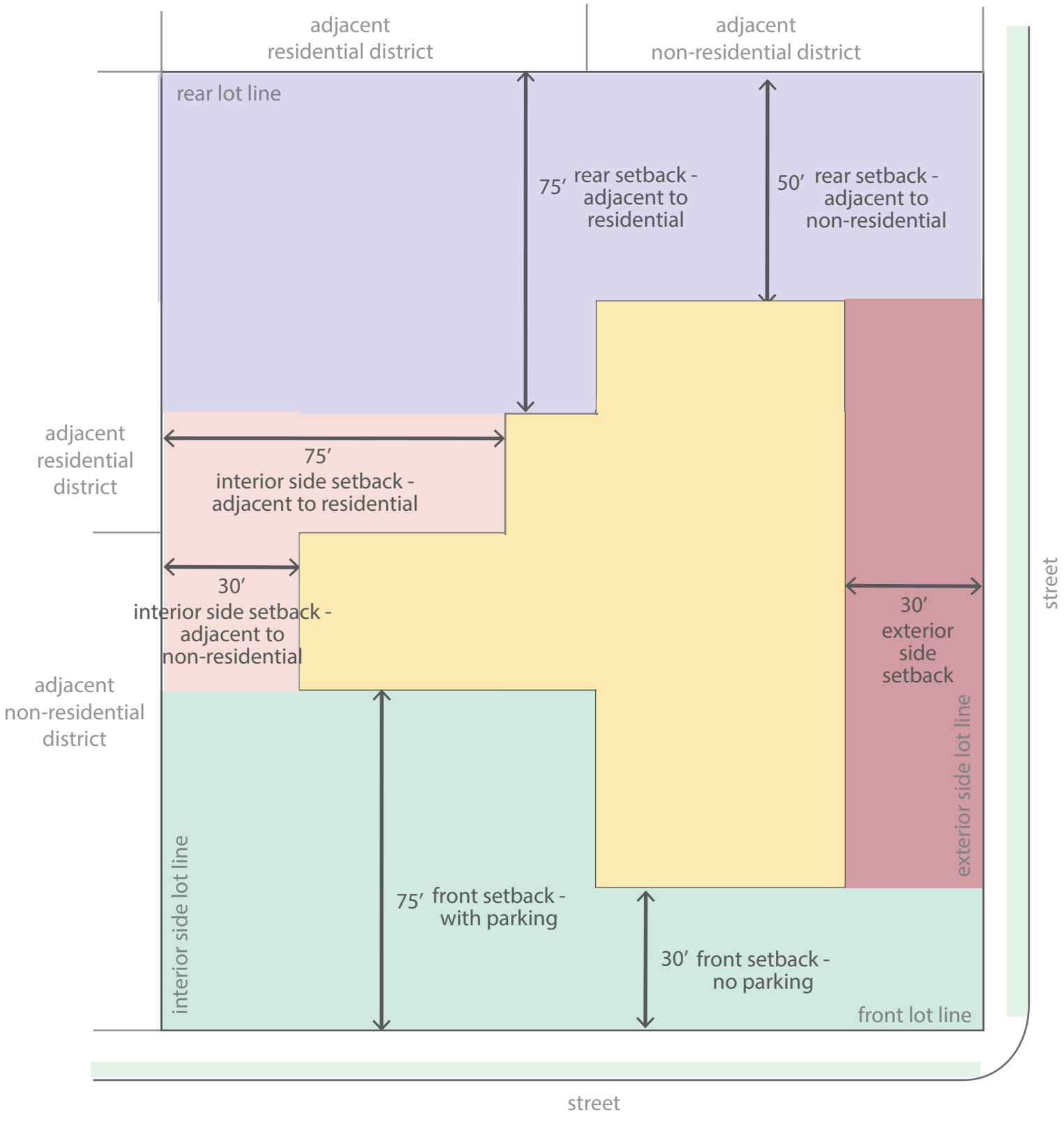
Transportation / Utilities
Solar energy system
Wind energy system, small

Other
Building, accessory - nonresidential
Donation box

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

I-1 Light Industrial

Setback Illustration



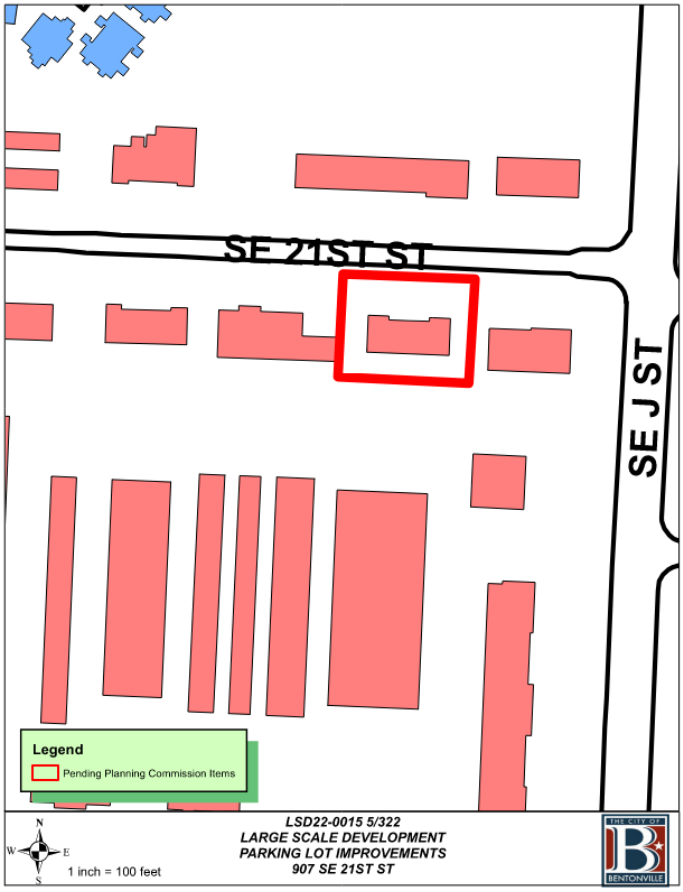
AMP Sign and Banner

907 SE 21st Street
PC Date: 6/7/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD22-0015
Applicant / Current Owner	John W. Sooter
Site Area	+/- 0.48 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Light Industrial (LI)
Development Type / Use	Office

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 907 SE 21st Street. It is currently zoned C-2, General Commercial with a Future Land Use Classification of Light Industrial.

Project Details
The subject property is +/- 0.48 acres and is currently zoned C-2, General Commercial. This large-scale development is to bring a recently paved parking lot into compliance. The code requires 13 parking spaces and 13 are provided. Access will be provided with two curb cuts onto SE 21st St.

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

Waivers
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, Stormwater 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 unsignalized driveway to be between 40 – 60 feet. The applicant is proposing a throat length of 18.50 feet.

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

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

N
W E
S

1 inch = 100 feet

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

THE CITY OF BENTONVILLE

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

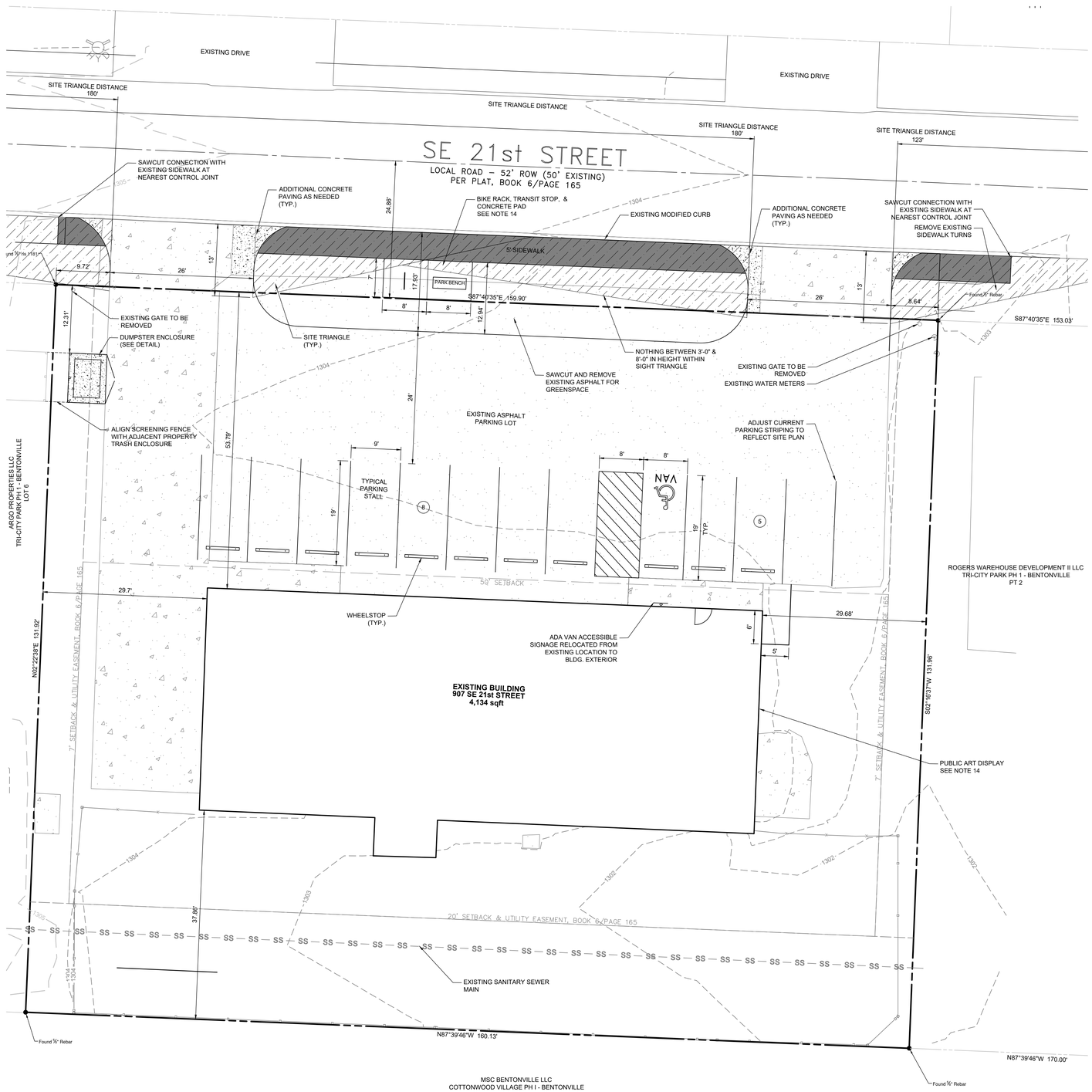
To whom it may concern:

- 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



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.

N

10' 0 10'

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
- EXISTING WATER HYDRANT
- EXISTING WATER METER
- EXISTING SEWER MAIN

PROPOSED LEGEND

- WHEELSTOP
- HANDICAP SIGN WITH "VAN"
- ADA PARKING SYMBOL
- WOOD SCREENING FENCE
- CONCRETE PAVING
- CONRETE 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 PERVIOUS AREA: 9,039

SITE SETBACK DATA

ZONING - C-2 COMMERCIAL OFFICE

SETBACKS: FRONT - 50'
REAR - 20'
SIDE INTERIOR - 7'
SIDE EXTERIOR - 7'

PARKING CHART

ZONING - C-2 COMMERCIAL OFFICE

MINIMUM PARKING REQUIREMENT:
1 SPACE PER 300sf

BUILDING SQFT: 4,134 GROSS / 3,721 NET
PARKING REQUIREMENT: 13 SPACES
3,721 SQFT ÷ 1 PER 300 = 12.40

TOTAL PARKING SPACES PROVIDED:
12 REGULAR SPACE
1 ADA SPACE
13 TOTAL SPACES

SITE NOTES:

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
2. 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.
3. TRANSITION CURB FROM 6" TO 0" IN TWO FEET.
4. RADII TO BE AS NOTED ON THE PLANS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
5. TIE PROPOSED DRIVES TO EXISTING ROAD PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
6. HANDICAP PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES @ 45° ANGLE AND 2' ON CENTER.
7. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
8. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ALL LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
9. 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.
10. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
11. TIE PROPOSED CURB TO EXISTING ROAD CURB.TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN THREE FEET.
12. 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.
13. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS BUILDING.
14. 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)
15. NO FENCING IS PROPOSED IN PLANS, A SEPARATE PERMIT IS REQUIRED FOR ANY PROPOSED FENCING.
16. 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@chooseamp.com

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

SITE PLAN

AMP SIGN AND BANNER
907 SE 21ST STREET
BENTONVILLE

SHEET:

PROJECT:

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING, LLC
Professional Civil Engineering
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

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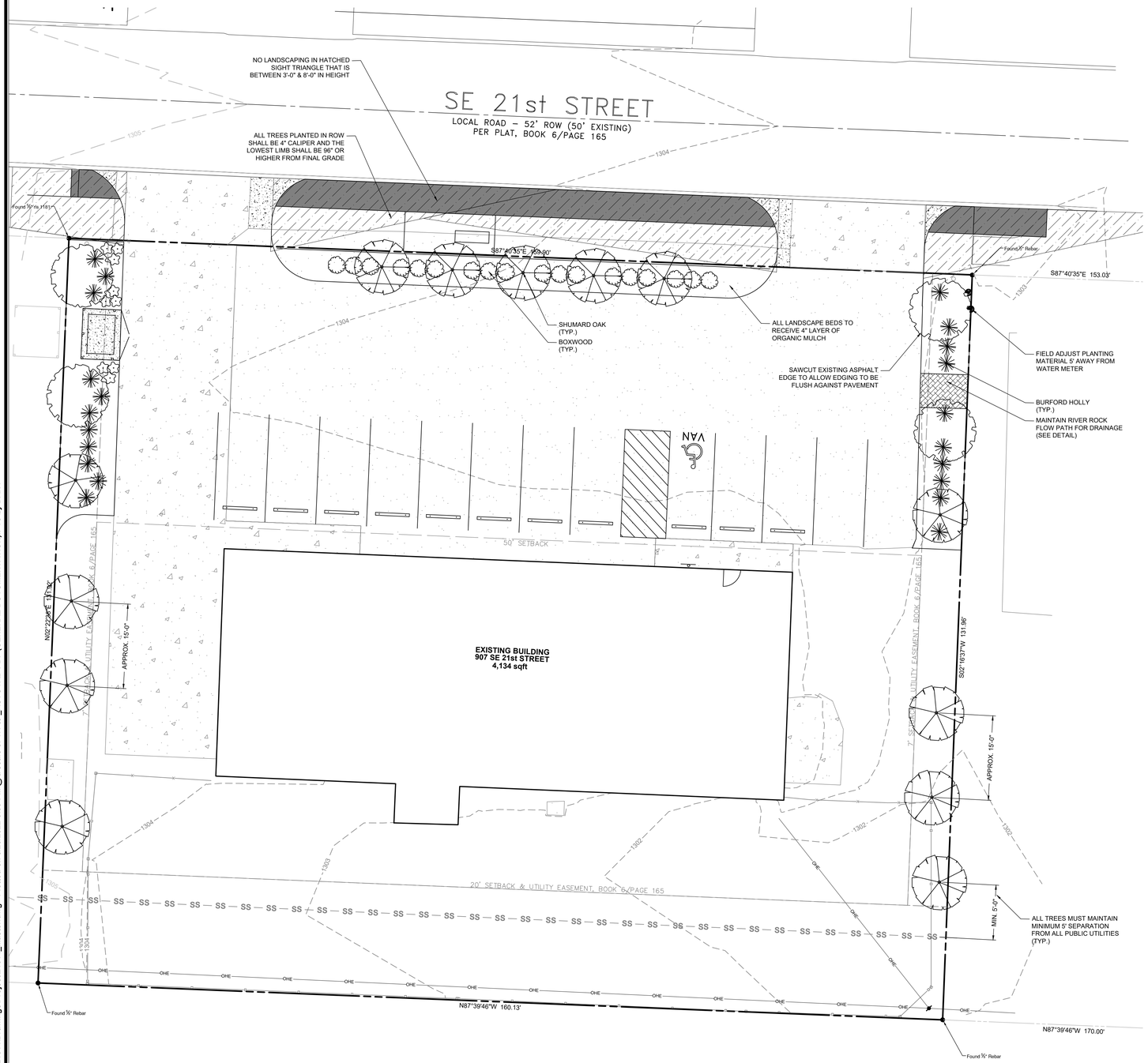
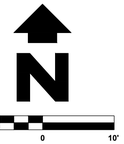
AMP SIGN AND BANNER 21014

BENTONVILLE ID LSD 22-0015





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
- CONRETE SIDEWALK

LANDSCAPE NOTES:

GENERAL

1. LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK.PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING 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 ROTOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". TOPSOIL AND PEAT MOSS ARE TO BE ADDED AT THE FOLLOWING RATES: PEAT MOSS, ONE SIX 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 (TREFLAN OR APPROVED EQUAL) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BEDS PRIOR TO PLANTING.
9. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE 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 AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING 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:

13. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES DURING SHIPMENT. THE ENTIRE PLANT SHALL BE PROTECTED BY TARPAULINS OR OTHER SUITABLE 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 SO 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 SOD, SHALL RECEIVE SEEDING OF BERMUDA GRASS SEED AT A RATE OF 8 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 SOIL, 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 OG 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		Spirea	Spirea japonica 'Little Princess'	18"	18"	3 gal.	Small Ornamental Deciduous Shrub

ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
ALL PLANT MATERIAL IS TO BE GUARNATEED 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.

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

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

SHEET: LANDSCAPE PLAN

PROJECT: AMP SIGN AND BANNER
907 SE 21ST STREET
BENTONVILLE

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING, LLC
Bentonville, Arkansas (479) 464-9282

MANAGER:	DC
DESIGNED BY:	DC
DRAWN BY:	DC
CHECKED BY:	TRS
SCE PROJECT #:	21014
CURRENT REVISION:	1
DATE:	05/25/2022
SHEET:	6 of 7

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

AMP SIGN AND BANNER 21014

BENTONVILLE ID LSD 22-0015

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

February 7, 2022

City of Bentonville
Engineering Department
3200 SW Municipal Drive
Bentonville, AR 72712

Re: AMP Sign and Banner
907 SE 21st Street
Bentonville, AR 72712
Sand Creek Engineering Project # 21014

The following report describes all changes to on-site drainage and off-site drainage adjacent to the property. The City of Bentonville Drainage Criteria Manual has been the main point of reference for design, as well as the City's Development Code. The Hydraflow module of AutoCAD Civil 3D 2021 was used to evaluate the drainage within this report.

PROJECT TITLE & DATE
AMP Sign and Banner
907 SE 21st Street
February 7, 2022

AERIAL MAP

PROJECT DESCRIPTION

The referenced improvements consist of paving the previously existing gravel parking lot of the commercial facility located at 907 SE 21st Street, along with city-mandated sidewalk along the frontage. The existing site consists of a building approximately 4,134 square feet in area, with a parking lot in front, a concrete driveway and loading area along the west side, and a loading area on the east side. The project has already been paved and with a portion to be removed for required landscaping along street right-of-way, along with concrete sidewalk. Other miscellaneous improvements include providing the city-mandated green space along the frontage, perimeter plantings, and dumpster enclosure.

PROJECT OWNER, ADDRESS, AND TELEPHONE NUMBER

AMP Sign and Banner
907 SE 21st Street
Bentonville, AR 72712
(479) 464-3635
Amy Lawson

ENGINEER'S NAME, ADDRESS, AND TELEPHONE NUMBER

Sand Creek Engineering and Landscape Architecture, Inc.
1610 NW 12th Street
PO Box 1593
Bentonville, AR 72712
(479) 464-9282
Timothy R. Sorey, P.E.

SITE AREA TOPOGRAPHIC MAP

The topographic map (grading plan) is included in the plan set. Drainage area maps, showing the pre-developed and post-developed conditions, are included in the Appendix. The Appendix contains copies of current USCS soils maps for the area. On-site soils are described as Jay Silt loam, 1 to 3 percent slopes.

DRAINAGE PROBLEMS

We are currently not aware of any drainage problems in the area. The site is not subject to a Special Flood Hazard Area. A copy of the FEMA panel is included in the Appendix.

HYDROLOGIC CALCULATIONS

Runoff calculations for this project were performed using the Rational Method and precipitation data as prescribed in the City's Drainage Criteria Manual. Calculations were performed using the Hydraflow model of AutoCAD Civil 3D. Due to the small nature of the site, a time of concentration of five minutes was used for the generation of all hydrographs. "C" values, IDF curves, and rainfall data were taken from the City's drainage manual. Runoff computations are included in the Appendix. A summary of pre-developed and post-developed runoff is shown in Table 1, below.

Table 1 –Site Runoff

Probability Event (Frequency)	Pre-Construction Peak Flow (cfs)	Post-Construction Peak Flow (cfs)	Increase (cfs)
50% (2-year)	1.56	1.78	0.22
10% (10-year)	2.16	2.48	0.32
4% (25-year)	2.53	2.90	0.37
2% (50-year)	2.82	3.22	0.40
1% (100-year)	3.10	3.55	0.45

(Calculations and hydrographs for this table are presented in the appendix)

Peak discharge is calculated to increase slightly as a result of the proposed construction. In this case, the extremely small increase and site limitations on discharge weigh against providing detention for this site. In addition, any detention facility and discharge piping provided for this site would be so small that they would easily be silted in, obstructed, or clogged, negating their effect. No detention is proposed for this project. Please refer to the section titled "Stormwater Detention Design," below.

OPEN CHANNEL FLOW DESIGN
No open channels are proposed as part of this project.

PAVEMENT DRAINAGE DESIGN
No public or private streets or street improvements are proposed as part of this project. Runoff in the proposed parking areas will flow over the surface to a landscaped greenspace to the east. Ponding depths and elevations are shown in Table 2 below. Calculations are included in the Appendix.

CULVERT DESIGN
No culverts are proposed as part of this project.

STORM SEWER INLET DESIGN
No storm sewer inlets are proposed as part of this project.

STORM SEWER DESIGN
No storm sewer is proposed as part of this project.

STORMWATER DETENTION DESIGN
SUMMARY OF RUNOFF
No appreciable offsite drainage appears to drain onto the site. Runoff from the north is intercepted by SE 21st Street, while runoff from the west drains mostly to the north and south. Currently runoff from the site flows onto the lot to the east, as it has for many years.

From 1986 to 2004, runoff from Phase 1 of Tri-City Park subdivision drained onto vacant pasture land to the south. Sometime around 2004, the property to the south was developed as Cottonwood Village, Phase 1. An area on the northern end of that development, adjacent to and south of Tri-City Park subdivision, was left at a low elevation and continued to receive drainage from nearby properties. Further development at Cottonwood Village installed a drainage channel and detention area to the outfall along SE J Street, the historical drainage path. The receiving channel from the outfall flows to the east, then turns south, roughly paralleling Medical Center Parkway and Horsebarn Road, then slightly southwest through tributaries to Osage Creek. The runoff enters Osage Creek just downstream of Village on the Creeks. Osage Creek flows generally southwestward, entering the Illinois River between Tontitown and Siloam Springs. The Illinois River enters the Arkansas River in Oklahoma. For ADEQ purposes, the ultimate receiving waterway is the Arkansas River.

Since its initial development, this site has drained by shallow concentrated flow onto the adjoining property to the east. There are no storm sewers in this part of SE 21st Street that would receive a discharge pipe from either a detention pond or an LID feature. The soils on the site are not favorable for infiltration without a discharge pipe. Discharge to the south would entail either a drainage ditch or a pipe, requiring construction and a drainage easement on the adjoining property to the south.

Given these site constraints and the minimal increase in runoff from paving the parking lot, no detention is proposed. The increase in runoff (0.45 cfs in the 1% storm) is not readily observable.

Once runoff leaves the site, the drainage path consists entirely of a series of culverts, storm sewers, and open waterways – tributaries, creeks, and rivers. None of the developments along SE 21st Street have any visible detention facilities. The increase in runoff generated by paving the parking lot is minimal and will not increase the risk of endangerment to live or have negative impacts on adjacent properties or watersheds.

RECOMMENDATIONS/SUMMARY

The site currently drains to the east, as it has since approximately 1986. The site will continue to drain in this pattern, with a slight increase in peak flow (0.45 cfs in the 1% event.) Exhibits showing the pre-paving and post-paving conditions may be found in the appendix. Stormwater Detention is not recommended for this site. Please see accompanying waiver request.

DETAILED PLANS AND SPECIFICATIONS

Detailed plans have been submitted as part of this package.

CITY-REQUIRED PARAGRAPH

Improvements as outlined in this report and depicted on the preliminary plat and design drawings shall not increase the risk of endangerment to life or have negative impacts on adjacent or downstream property or watersheds.

Respectfully submitted,

Timothy R. Sorey P.E.
President

SW 6th Townhomes

SW 6th & SW B Street
PC Date: 6/7/2022
Reviewer: Jon Stanley, Senior Planner ASLA, APA

Project Number	LSD22-0025
Applicant / Current Owner	Robert Craig Soos, Jr.
Site Area	+/-0.25 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Townhomes

https://arcg.is/08HvK8

Location Map

Property Description
This property is located on the northeast corner of the intersection of SW 6th and SW B Streets. It is currently zoned DC, Downtown Core with a future land use classification of Downtown Commercial. The properties to the north and east are both zoned DC, Downtown Core while the properties to the south and west are both zoned DE, Downtown Edge.

Project Details
The applicant is proposing a large-scale development for an eight unit, three-story townhome development located on the northeast corner of SW 6th and SW B 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. A plat shall be submitted and approved by the Planning Commission

Projected Traffic Impact
This project has the potential to impact traffic in the area.

Waivers
There are four (4) waivers requested:

- Waiver from Article 1400, Landscaping, Screening and Buffering, Section 1400.16(b), Downtown zoning street tree planting requirements.
- Wavier to Article 1100, Development Standards of the Land Development Code, Section 1100.05, Driveway Standards (a)(1) for One-way driveway width requirements.
- Waiver from Article 1100, Development Standards of the Land Development Code, Section 1100.08(a) Grading and Drainange Regulations, Stormwater Drainange Control Standard of the City of Bentonville Stormwater Drainage Manual, Section 3, Flow in Storm Drains and Drainage Appurtenances, Section 3.3.4, Minimun Grades.
- Wavier from Article 1100, Development Standards of the Land Devlopment Code, Section 1100.16, Street Standards Specifications for a Downtown Local Street Section, width of street section.

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

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

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

E | D | G

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: June 01, 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*.
    - Wavier 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. <u>One-way Driveway Width</u>

- 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. <u>Storm Pipe Slope in SW 6th Street</u>

- 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.
        - <u>The slope provided is high enough to provide the scour velocity for the 18" pipe. The slope for scour velocity of an 18" pipe is 0.18% slope and we're providing 0.25% slope.</u>
    - 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.

4. <u>Street Pavement Width</u>

- City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100 Development Standards
  - Section 1100.16 Street Standards – *Downtown Local Master Street Section*
  - Wavier Request: Install a 11.33ft wide drive lane for SW B street in-lieu of the 14ft wide lane shown in the Master Street Plan section for Downtown Local street section.
  - Justification/Explanation:
    - The installation of the 14ft wide lane would create an significant jog in the existing lane configurate over a short distance and would create a potentially unsafe lane condition.
    - We are matching the same lane width that has been newly constructed over the last several years along SW B Street, and we are keeping a consistent lane width through the length of SW B Street.

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

Sincerely,

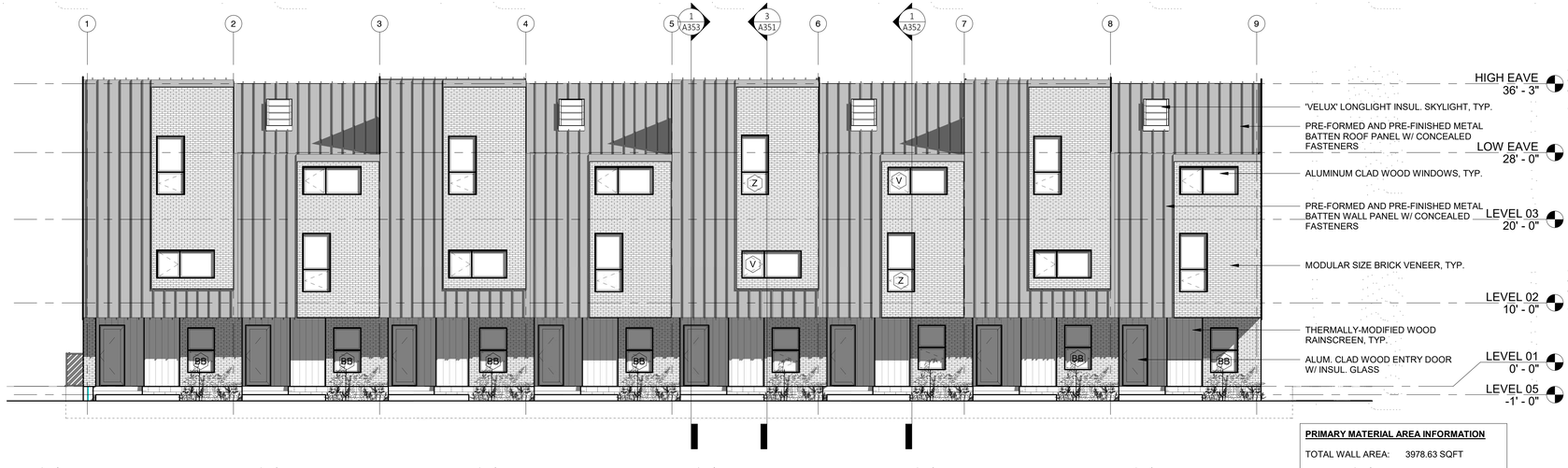
Brahm Driver, PE
Civil Engineer
Ecological Design Group, Inc.

PRIMARY MATERIAL AREA INFORMATION

TOTAL WALL AREA:	3397.73 SQFT	
BRICK AREA:	1663.56 SQFT	(48.9%)
METAL PANEL AREA:	1734.17 SQFT	(51.1%)

2 Elevation-NORTH

1/8" = 1'-0" RE: 1/A000



PRIMARY MATERIAL AREA INFORMATION

TOTAL WALL AREA:	3978.63 SQFT	
BRICK AREA:	1814.44 SQFT	(45.6%)
METAL PANEL AREA:	1680.19 SQFT	(42.3%)
ACCENT MATERIAL:		
WOOD RAINSCREEN:	484 SQFT	(12.1%)

1 Elevation-SOUTH

1/8" = 1'-0" RE: 1/A000

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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: 816-531-0200

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
216 West Birch St.
Rogers, AR 72756

KEY PLAN:

ISSUE:

LARGE SCALE DEVELOPMENT
05/02/2022

REVISION SCHEDULE:

NO.	DATE	ISSUE

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EXTERIOR BUILDING ELEVATIONS

A201

1 RENDERED ELEVATIONS - NORTH AND SOUTH

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640- SW6TH TOWNHOMES

1007 SW A STREET

OWNER:

CRAIG SOOS

1007 SW A STREET
BENTONVILLE, AR
72712

ARCHITECT:

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LARGE SCALE DEVELOPMENT
05/02/2022

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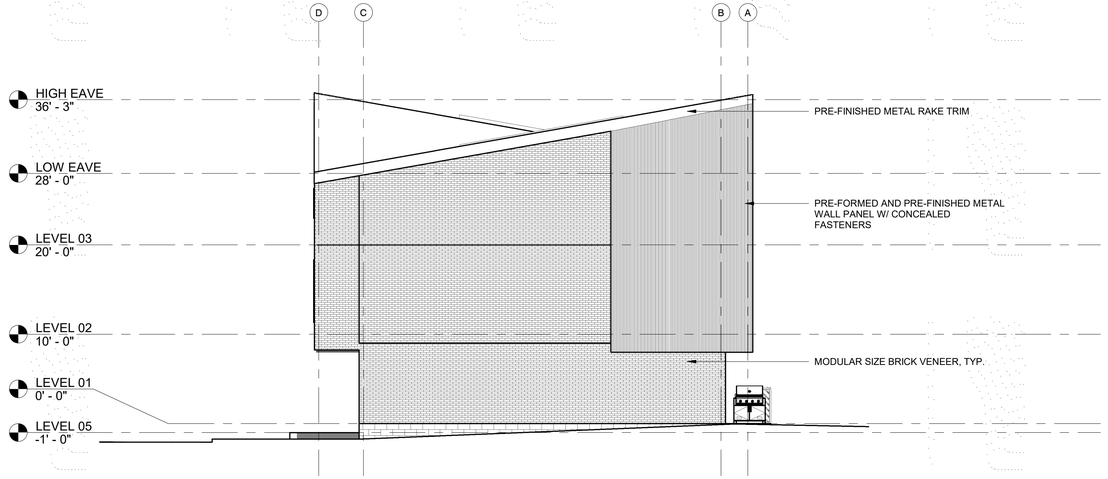
RENDERED ELEVATIONS - NORTH AND SOUTH

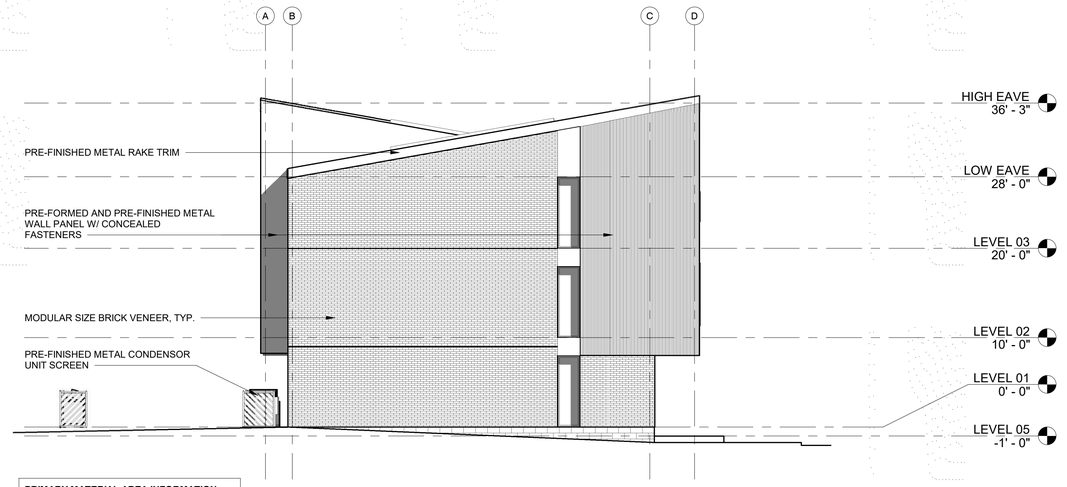
A201-R



PRIMARY MATERIAL AREA INFORMATION	
TOTAL WALL AREA:	1564.32 SQFT
BRICK AREA:	1086.21 SQFT (69.4%)
METAL PANEL AREA:	478.79 SQFT (30.6%)

1 Elevation-EAST

1/8" = 1'-0" RE: 1/A000



PRIMARY MATERIAL AREA INFORMATION	
TOTAL WALL AREA:	1475.25 SQFT
BRICK AREA:	1041.87 SQFT (73.1%)
METAL PANEL AREA:	433.38 SQFT (26.9%)

2 Elevation-WEST

1/8" = 1'-0" RE: 1/A000

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1007 SW A STREET

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CRAIG SOOS

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LARGE SCALE DEVELOPMENT
05/02/2022

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NO.	DATE	ISSUE

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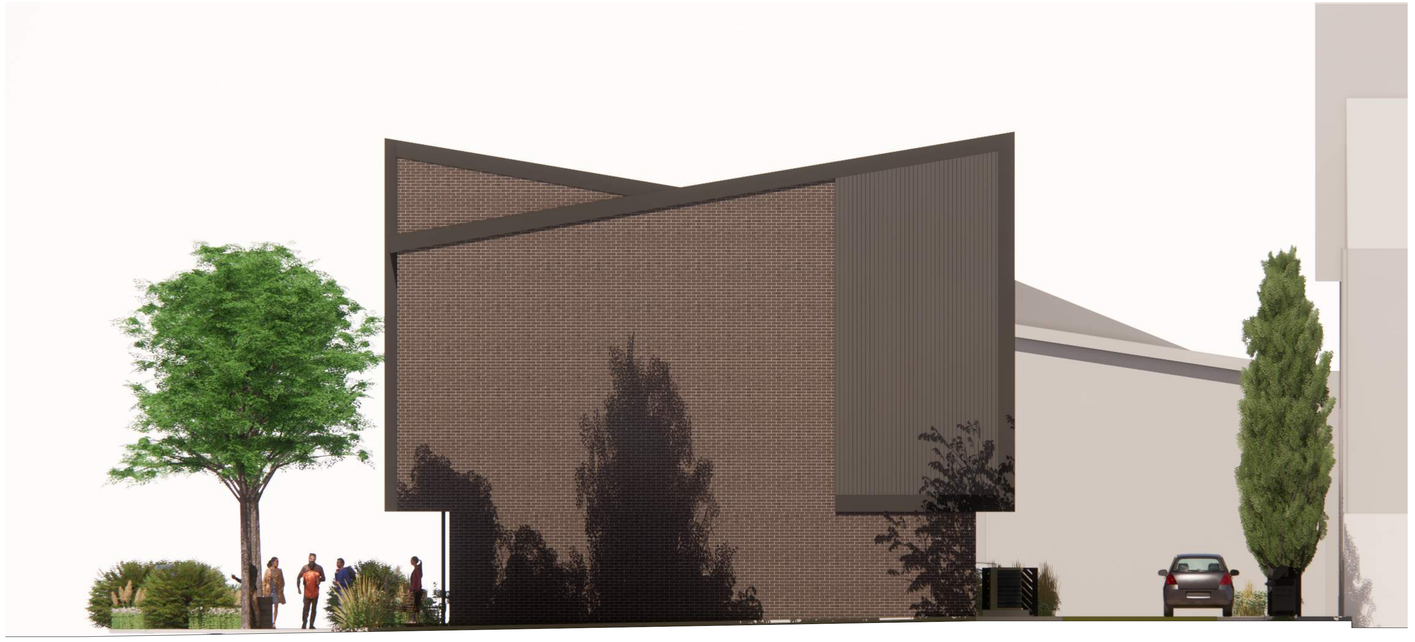
Drawn By: Author

EXTERIOR BUILDING ELEVATIONS

A202



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
Bentonville, AR 72712
P: 816-531-0200

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
216 West Birch St.
Rogers, AR 72756

KEY PLAN:

ISSUE:

LARGE SCALE DEVELOPMENT
05/02/2022

REVISION SCHEDULE:

NO.	DATE	ISSUE

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RENDERED ELEVATIONS - EAST AND WEST

A202-R

Printed: 4/29/2022 8:54:43 AM

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

1 RENDERINGS-PERSPECTIVES

Printed: 4/20/2022 8:54:44 AM

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PROJECT INFORMATION:

640- SW6TH TOWNHOMES

1007 SW A STREET

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EXTERIOR RENDERINGS

A203

LARGE SCALE DEVELOPMENT

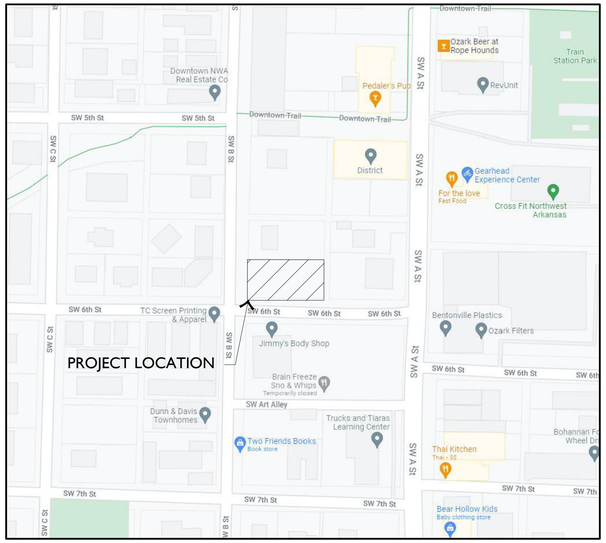
SW6TH TOWNHOMES
SW B STREET, BENTONVILLE, AR 72712
(LSD #22-0025)

DESIGN DEVELOPMENT

MAY 23, 2022

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

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



VICINITY MAP
NOT TO SCALE

NORTH

AERIAL MAP
NOT TO SCALE

NORTH

SHEET INDEX	
DRAWING LIST	
C0.00	COVER SHEET
C0.01	GENERAL NOTES AND LEGEND
C0.10	DEMOLITION PLAN
C1.00	SITE PLAN
C1.01	SITE LAYOUT PLAN
C2.00	UTILITY PLAN
C3.00	GRADING AND DRAINAGE PLAN
C3.10	SPOT GRADE ELEVATION PLAN
C4.00	EROSION CONTROL PLAN
C4.10	EROSION CONTROL PLAN DETAILS
C5.00	SITE DETAILS
C5.01	SITE DETAILS
C5.02	SITE DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS
SUPPLEMENTAL SHEETS	
SHEET 1 OF 1	TOPOGRAPHIC SURVEY
SHEET 1 OF 1	WATER/SEWER DETAILS
SHEET 1 OF 2	WATER DETAILS
SHEET 2 OF 2	WATER DETAILS
SHEET 1 OF 2	SANITARY SEWER DETAILS
SHEET 2 OF 2	SANITARY SEWER DETAILS

WAIVERS AND VARIANCES		
TYPE	SECTION: DESCRIPTION	STATUS
WAIVER	ARTICLE 1400, SECTION 1400.16 (b): DOWNTOWN ZONING STREET TREE PLANTING REQUIREMENT	PENDING 5/23/2022
WAIVER	ARTICLE 1100, SECTION 1100.05 (b): DRIVEWAY WIDTH	PENDING 5/23/2022
WAIVER	ARTICLE 1100. SECTION 1100.08, (a): GRADING AND DRAINAGE REGULATIONS- CITY OF BENTONVILLE STORMWATER DRAINAGE MANUAL - SECTION 3.3.4 - DRAINAGE CRITERIA MANUAL	PENDING 5/23/2022

OWNER:
NAME: ROBERT CRAIG JR. SOOS
ADDRESS: PO BOX 1337
CITY, ST ZIP: BENTONVILLE, AR 72712

ARCHITECT:
COMPANY: HUFT
NAME: CADE JACOBS
ADDRESS: 402 SE 5TH STREET
CITY, ST ZIP: BENTONVILLE, AR 72712
EMAIL: CJACOBS@HUFFT.COM
PHONE: 479.445.3909

SURVEYOR:
COMPANY:MORRISON SHIPLEY
ADDRESS: 2407 SE COTTONWOOD STREET
CITY, ST ZIP: BENTONVILLE, AR 72712
PHONE: 479.273.2209

CIVIL ENGINEER:
COMPANY: ECOLOGICAL DESIGN GROUP, INC.
NAME: BRAHM DRIVER
ADDRESS: 216 W BIRCH STREET
CITY, ST ZIP: ROGERS, AR 72756
EMAIL: BDRIVER@ECOLOGICALDG.COM
PHONE: 501.944.3090

LANDSCAPE ARCHITECT:
COMPANY: ECOLOGICAL DESIGN GROUP, INC.
NAME: TANNER WEEKS
ADDRESS: 120 S IZARD STREET
CITY, ST ZIP: LITTLE ROCK, AR 72201
EMAIL: TWEEKS@ECOLOGICALDG.COM
PHONE: 501.772.5269

UTILITY AND CITY CONTACTS

Black Hills Energy: Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479)333-7005, joshua.knight@blackhillscorp.com

AT&T: Brent Baldwin, 1133 East Harold St., Fayetteville, AR 72703, Office: (479)571-6609; Cell: (479)200-9022, bb585@att.com

Cox Communications: Chad Hodge, 4901 S. 48th Street, Springdale, AR 72762, (479) 236-7057, chad.hodge@cox.com and Timothy Goss, (479)-651-5583, timothy.goss@cox.com

Fire Dept.: City of Bentonville, Brent Boydston, Fire Chief, 800 SW A St, Bentonville, AR 72712, (479) 271-5927, bboydston@bentonvillear.com

Street Dept.: City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130, todavis@bentonvillear.com

Water Dept.: City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140, bthompson@bentonvillear.com

Wastewater Dept.: City of Bentonville, Nancy Busen, Manager, City of Bentonville Wastewater Utilities, (479)-271-3161, nbusen@bentonvillear.com

Electric Dept.: City of Bentonville, Charlie Barnes, 3200 Municipal Drive, Bentonville, AR 72712 (479)-271-3159, cbarnes@bentonvillear.com

Planning Dept.: City of Bentonville, Ellen Norvell, 305 SW A Street, Bentonville, AR 72712, (479)-271-3122, enorvell@bentonvillear.com

City Engineer: City of Bentonville, Dan Weese, 3200 SW Municipal Drive, Bentonville, AR 72712, (479)-271-5993, dweese@bentonvillear.com

Stormwater: City of Bentonville, Janet Paith, 3200 SW Municipal Dr., Bentonville, AR 7212, (479) 271-5002, jpaith@bentonvillear.com

Building and Fire Safety.: City of Bentonville, Jake Feemster, 305 SW A Street, Bentonville, AR 72712, (479)-271-3108, jafeemster@bentonvillear.com

SITE SUMMARY

ZONING:
DOWNTOWN CORE (DC)
USE:
RESIDENTIAL
AREA:
0.25 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	10,890 SF
LOT AREA MAX:	NONE	10, 890 SF
LOT WIDTH MIN:	NONE	146.98'
LOT WIDTH MAX:	NONE	146.98'
LOT COVERAGE MAX CORNER:	100%	51%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	N/A	8.50' +/-
FRONT YARD MAX:	20'	8.50' +/-
SIDE YARD MIN:	0'	1.86' / 4.00' +/-
REAR YARD MIN:	0'	25.48' +/-

PROJECT NOTES

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRIC UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY ENGINEER.
2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY THE ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.
3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.
4. THE ENGINEER OF RECORD SHALL COORDINATE AND SCHEDULE A PRE-PAVE PRECON WITH THE ENGINEERING DEPARTMENT AND CONTRACTOR BEFORE THE PAVING OF ANY PUBLIC STREET OR PUBLIC ALLEY.

ABBREVIATIONS

BEUD	BENTONVILLE ELECTRICAL UTILITY DEPT.	LB	POUNDS
BW	BOTTOM WIDTH	LD	LEAK DETECTION
CL	CENTERLINE	LEN	LENGTH
CLR	CLEARANCE	LFG	LANDFILL GAS
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM
DIA	DIAMETER	MH	MANHOLE
D/C	DUAL CONTAINED	MIN	MINIMUM
DWG	DRAWING	N	NORTHING
E	EASTING	N.T.S.	NOT TO SCALE
EL	ELEVATION	OC	ON CENTER
EWOC	EACH WAY ON CENTER	OD	OUTSIDE DIAMETER
EX	EXISTING	PL	PROPERTY LINE
FES	FLARED END SECTION	PVC	POLYVINYL CHLORIDE
FL	FLOW LINE	R	RADIUS
FT	FEET	RCP	REINFORCED CONCRETE PIPE
FL IN	FLOW LINE IN	ROW	RIGHT-OF-WAY
FL OUT	FLOW LINE OUT	SCH	SCHEDULE
GA	GAUGE	SS	STAINLESS STEEL
GMP	GAS MONITORING PROBE	SQ	SQUARE
HDPE	HIGH DENSITY POLYETHYLENE	STA	STATION
HORZ	HORIZONTAL	STD	STANDARD DUTY
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT	VERT	VERTICAL

PROPERTY DESCRIPTION:

Lot 11 and the South 1/2 of Lot 10, in Block 1, Dunn and Davis, to the City of Bentonville, Benton County, Arkansas.

FLOOD DATA:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR CITY OF BENTONVILLE, ARKANSAS, BENTON COUNTY, MAP NUMBER 05007C0255K. REVISED DATE JUNE 5, 2012.

SW6TH TOWNHOMES
SW B Street
Bentonville, Arkansas

EDG PROJECT NO. 21-046
DATE 2022.05.23

REVISIONS

Number	Date

PHASE Design Development

TITLE Cover Sheet

SHEET NO. C0.00
LSD22-0025

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GENERAL NOTES:

1. EXISTING SURVEY DATA WAS OBTAINED FROM A TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY MORRISON - SHIPLEY, INC AND DATED MARCH 18TH, 2022.
2. SURVEY DATA IS BASED UPON NAD 83, STATE STATE PLANE, ARKANSAS NORTH FEET COORDINATE SYSTEM.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES AS WELL AS OSHA STANDARDS. SITE CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL MEASURES
5. THE APPROXIMATE LOCATION OF KNOWN UTILITIES & SUBSURFACE STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES & RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF THESE & ALL OTHER SUBSURFACE AND/OR LATENT FACILITIES PRIOR TO BEGINNING WORK. ALL REPAIRS OR RELOCATIONS NECESSARY SHALL BE MADE AS REQUIRED BY THE OWNER OF THE UTILITY OR STRUCTURE & THE COST OF SUCH REPAIRS NECESSARY SHALL BE BORNE BY THE CONTRACTOR.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF ENGINEERING BENTONVILLE DEPARTMENT AND TRAFFIC DEPARTMENT.
7. ALL STREETS, DRIVES, WALKS, DRAINAGE STRUCTURES, FENCES, ETC. THAT ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL OR BETTER CONDITION USING LIKE MATERIALS. COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR UNLESS PROVISION FOR PAYMENT IS MADE IN THE PROPOSAL.
8. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ONE CALL CENTER AT 1-800-482-8998 48 HOURS PRIOR TO DIGGING IN ORDER THAT UNDERGROUND UTILITIES IN THE AREA CAN BE LOCATED.
9. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN IMPLEMENTED, AND THE SWPPP, EROSION CONTROL PLAN, AND SIGNED AUTOMATIC NOTICE OF COVERAGE IS POSTED ON SITE..
10. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AS DESCRIBED IN THE SPECIFICATIONS (INCLUDING BUT NOT LIMITED TO COMPACTION DENSITY TESTING, ETC.), AND SHALL PROVIDE RESULTS TO ENGINEER, AND MAINTAIN RECORDS AND RESULTS OF ALL TESTS PERFORMED DURING CONSTRUCTION. TESTING BY THE CONTRACTOR SHALL BE INCLUDED IN THE BID.
11. EXISTING FACILITIES AND FEATURES ARE SHOWN LIGHT-LINED AND/OR SCREENED. NEW FACILITIES AND FEATURES ARE SHOWN SOLID AND HEAVY-LINED.
12. SLOPES AND GRADES SHOWN ARE IN UNITS OF FT/FT UNLESS OTHERWISE NOTED.
13. ALL PAVEMENT AND CURB MEASUREMENTS ARE TAKEN FROM FACE OF CURB OR EDGE OF PAVEMENT.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

DEMOLITION NOTES:

1. DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.
2. CONTRACTOR SHALL SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
3. CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
4. CONTRACTOR SHALL COORDINATE WILL ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
5. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.
7. ALL TREES (EXCEPT THOSE SHOWN TO BE PROTECTED) AND VEGETATION WITHIN THE CLEARING AND GRADING LIMITS SHALL BE CLEARED AND GRUBBED INCLUDING TREE ROOT SYSTEMS. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
8. STRIP TOPSOIL AND STOCKPILE IN THE DESIGNATED AREA FOR FUTURE USE.
9. LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.

STREET CONSTRUCTION (GRADING) AND EARTHWORK NOTES:

1. THE ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE, DRAINAGE STRUCTURES, CURB AND GUTTER, OR PLACEMENT OF CRUSHED STONE OR ASPHALT.
2. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PERFORM EARTHWORK IN ACCORDANCE WITH THE RECOMMENDATIONS IN SAID REPORT.
3. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE SUBGRADE PRIOR TO PLACING FILL.
4. FILL AND BACKFILL SHALL BE PLACED IN HORIZONTAL, NOMINAL 6- TO 8-IN THICK LOOSE LIFTS. EACH LIFT SHALL BE TESTED AND APPROVED PRIOR TO PLACING SUBSEQUENT LIFTS.
5. THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SECTION 212 OF THE ARKASAS STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACING THE CRUSHED STONE BASE COURSE THE SUBGRADE SHALL BE PROOF ROLLED, AND MUST BE VERIFIED TO CONFORM TO THE GRADES AND SLOPES SHOWN ON THE DRAWINGS.
6. ALL MUD SOIL, AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND CONCRETE CURB PRIOR TO PLACEMENT OF ASPHALT.
7. THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS, AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY HAVE ON THE EXISTING STREETS AND/OR ACCESS ROADS.
9. COORDINATE WORK WITH OWNER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ON DAILY OPERATIONS OF THE FACILITY.
10. COORDINATE ALL DEMOLITION WORK WITH OWNER. VERIFY OWNER DOES NOT WISH TO RETAIN MATERIAL BEFORE IT IS REMOVED AND DISPOSED.
11. ALL CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON THE PLANS. ALL AREAS OUTSIDE OF THOSE LIMITS SHALL BE PROTECTED AND MAINTAINED.
13. GRADING SHALL BE LIMITED TO THE EXTENT OF THE PROPOSED CONTOURS AND SPOT GRADES SHOWN ON THE PLANS.
14. ALL CUT AND/OR FILL SLOPES SHALL BE A MAXIMUM 3H:1V SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL STORM DRAINAGE PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO PROVIDE A WATERTIGHT CONNECTION AT THE STRUCTURE.
16. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES INSTALLED IN PAVED AND TRAFFIC AREAS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND INSTALLED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS FOR H20 LOADING.
17. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS.
18. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL OR STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS.

GENERAL EROSION CONTROL NOTES:

1. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, AND MAINTAINING ALL EROSION & SEDIMENT CONTROL BMPS.
2. SITE CONTRACTOR IS RESPONSIBLE TO KEEP AND UPDATE ALL STORM EVENT LOG BOOKS.
3. THE CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PLAN TO PREVENT MUD, SEDIMENT, AND CONSTRUCTION MATERIALS FROM BEING WASHED OR TRACKED OFF SITE ONTO ADJACENT PROPERTY. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED ADEQ CONSTRUCTION STORMWATER PERMIT AND MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN AT ALL TIMES.
4. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (SITE MAP), THE EROSION CONTROL DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE TEMPORARY EROSION CONTROL SECTION OF THE SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
5. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
6. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
7. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND OR LOCAL MANUAL OF PRACTICE, AND THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECT BY THE PERMITTING AGENCY OR OWNER.
8. THIS EROSION CONTROL PLAN MAY BE REVISED BY ADDING OR DELETING EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.
9. THE LOCATIONS OF THESE EROSION CONTROL DEVICES MAY BE CHANGED IF SITE CONDITIONS WARRANT TO PREVENT EROSION.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
11. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. PERFORM EQUIPMENT AND VEHICLE MAINTENANCE ONLY IN DESIGNATED AREAS. USE DRIP PANS UNDER EQUIPMENT.
14. INSPECT ALL EROSION CONTROL DEVICES WEEKLY AND FLOWING RAINFALL EVENTS OF 0.5 INCHES THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED.
15. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND/OR OTHER PETROLEUM-BASED, OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
17. SOLID WASTE (INCLUDING TRASH AND DEBRIS) MUST BE DISPOSED OF PROPERLY, AND HAZARDOUS MATERIALS (INCLUDING OIL, GASOLINE, AND PAINT) MUST BE PROPERLY STORED (WHICH INCLUDES SECONDARY CONTAINMENT), PROPERLY MANAGE PORTABLE SANITARY FACILITIES.
18. USE DRY CLEANUP METHODS TO COLLECT LITTER AND ABSORB ANY LIQUID WASTES PRIOR TO ANY PRESSURE WASHING. THESE INCLUDE USING ABSORBENTS (RAGS, SAND, ETC.), SWEEPING, AND SCRAPPING OFF DRIED DEBRIS.
19. RUBBISH, TRASH, GARBAGE, OR LITTER SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.
20. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE..
21. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
22. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH ADEQ CONSTRUCTION STORMWATER PERMIT.
23. ALL MATERIALS MUST BE STORED OUT OF THE WAY OF VEHICULAR TRAFFIC.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
25. EROSION CONTROL FACILITIES REQUIRED BY THESE PLANS AND/OR THE FACILITY PERMIT ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL FACILITIES AS NECESSARY.
26. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

ADDITIONAL EROSION CONTROL NOTES:

INITIAL SITE PREPARATION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. SITE CONTRACTOR SHALL SUBMIT TO ENGINEER FOR APPROVAL A SITE MAP SHOWING THE PROPOSED LOCATIONS OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTAJ-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROGRESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE AS INDICATED ON THE PLANS.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CONTACT THE ENGINEER TO PERFORM INSPECTION OF THE BMPS. SITE CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING SUB-CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF WORK SHOWN ON THE PLANS.
7. CONTRACTOR SHALL BEGIN GRADING THE SITE AND BEGIN CONSTRUCTION.

DURING CONSTRUCTION:

1. TEMPORARILY SEED DISTURBED AREAS.
2. INSTALL INLET PROTECTION AROUND ALL NEWLY CONSTRUCTED STORM SEWER STRUCTURES.
3. AFTER PAVING, INSTALL INLET PROTECTION DEVICES.
4. AT THE COMPLETION OF GRADING INSTALL PERMANENT SEEDING AND PLANTINGS.
5. ONCE SITE IS STABILIZED, THE CONTRACTOR CAN REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
6. ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL CONTROL DUST BY EXPOSING THE SOIL SURFACE TO MOISTURE PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

EXISTING LEGEND

- BOUNDARY LINE (MEASURED)
- PARCEL LINE
- TIE LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- OHE — OVERHEAD POWER LINE
- W — WATER LINE
- SS — SEWER LINE
- GAS — GAS LINE
- T — TELEPHONE LINE
- FO — FIBER OPTIC LINE
- COMM — CABLE LINE
- X — FENCE
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR/ CAP
- FOUND PIPE
- BLACK HILLS GAS BOLLARD
- COMPUTED POINT
- CABLE PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- TREE
- WATER METER
- CLEAN OUT
- FIRE HYDRANT
- AC CONDENSER UNIT
- SANITARY SEWER MH
- POWER POLE
- WATER VALVE
- GAS METER
- AT&T VAULT
- IRRIGATION VALVE

All Symbols May Not Appear On Drawing. Use As Applicable.

PROPOSED LEGEND

- PROPOSED CURB AND GUTTER (REF. PLANS FOR TYPE)
- LIMITS OF SAW-CUT AND PAVEMENT REMOVAL
- PROPOSED INTERMEDIATE CONTOUR (1FT)
- PROPOSED INDEX CONTOUR (5 FT)
- PROPOSED ROADWAY CENTERLINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED STORM SEWER STRUCTURE / GRATE
- PROPOSED STORM SEWER PIPING (RCP)
- PROPOSED STORM SEWER PIPING (HDPE
- PROPOSED SPOT GRADE — 500.XX
- WATER LINE - SEE PLAN FOR SIZE SIZE AND LOCATION — X"W
- PROPOSED FIRE HYDRANT
- GATE VALVE - SEE PLAN FOR SIZE AND LOCATION
- FIRE DEPARTMENT CONNECTION - SEE DETAIL X/CX.XX — FDC
- WATER METER - SEE PLAN FOR SIZE AND LOCATION
- SANITARY SEWER - SEE PLAN FOR SIZE AND LOCATION — X"SS
- UNDERGROUND ELECTRIC LINES/CONDUIT - REFER TO MEP PLANS FOR SIZE AND LOCATION — UGE
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY ROCK CHECK DAM
- PROPOSED WATTLE
- PROPOSED INLET PROTECTION
- PROPOSED TREE PROTECTION

ABBREVIATIONS

BOC	BACK OF CURB
BW	BOTTOM WIDTH
℄	CENTERLINE
CL	CLEARANCE
CMP	CORRUGATED METAL PIPE
DIA	DIAMETER
D/C	DUAL CONTAINED
DWG	DRAWING
E	EASTING
EL	ELEVATION
EXIST	EXISTING
FES	FLARED END SECTION
FL	FLOW LINE
FT	FEET
FL IN	FLOW LINE IN
FL OUT	FLOW LINE OUT
GA	GAUGE
GMP	GAS MONITORING PROBE
HDPE	HIGH DENSITY POLYETHYLENE
HORZ	HORIZONTAL
ID	INSIDE DIAMETER
INV	INVERT
LB	POUNDS
LD	LEAK DETECTION
LEN	LENGTH
LFG	LANDFILL GAS
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
N.T.S.	NOT TO SCALE
OD	OUTSIDE DIAMETER
ℙ	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PL	PLATE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SCH	SCHEDULE
SS	STAINLESS STEEL
SQ	SQUARE
STA	STATION
TOC	TOP OF CURB
TYP	TYPICAL
VERT	VERTICAL

1 GENERAL NOTES & LEGEND

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DATE 2022.05.23

REVISIONS

Number	Date

PHASE Design Development
TITLE General Notes & Legend
SHEET NO. C0.01
LSD22-0025

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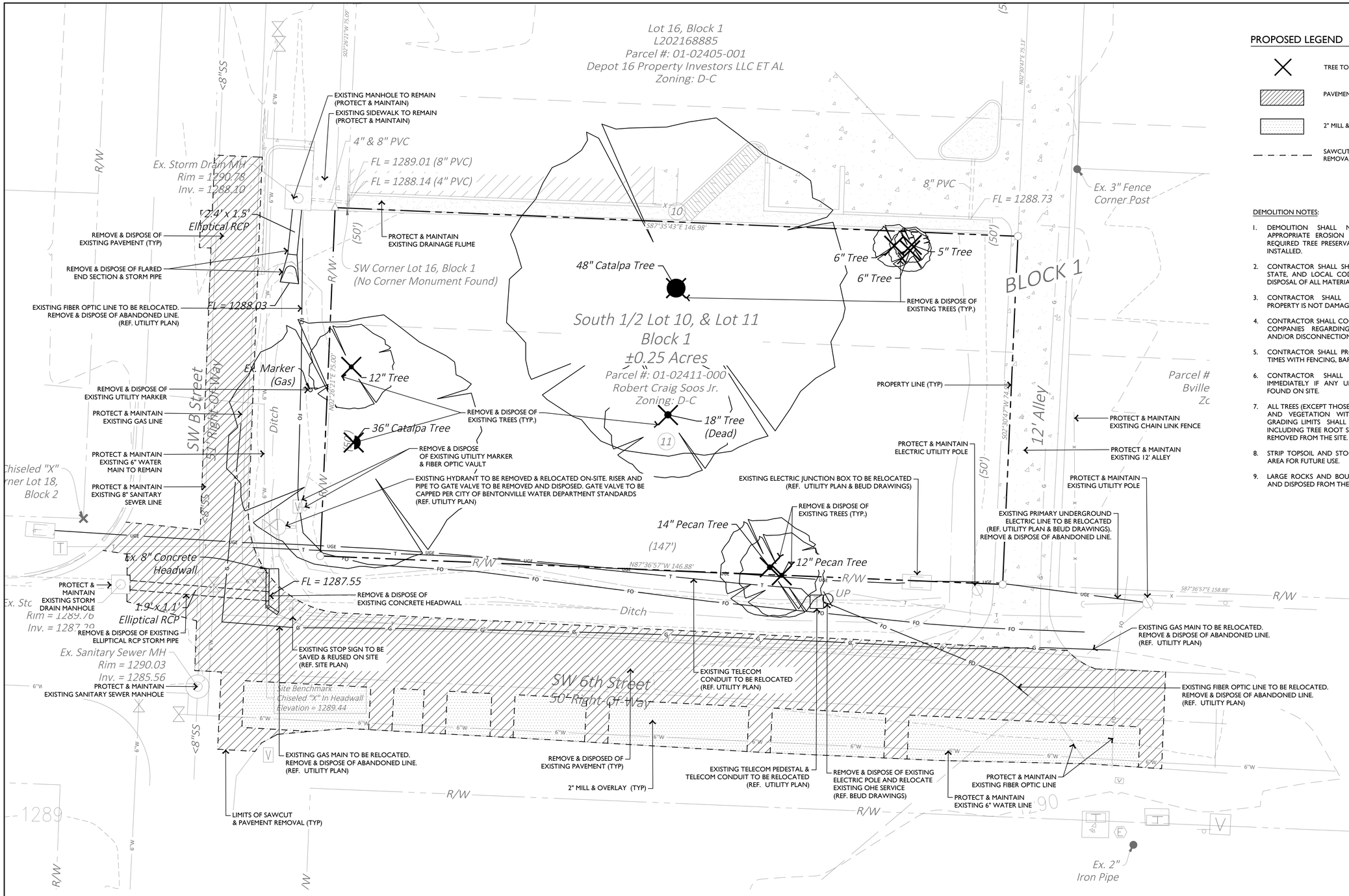

PROPOSED LEGEND

- TREE TO BE REMOVED
- PAVEMENT REMOVAL AREA
- 2" MILL & OVERLAY
- SAWCUT & PAVEMENT REMOVAL LIMITS

DEMOLITION NOTES:

1. DEMOLITION SHALL NOT BEGIN UNTIL THE APPROPRIATE EROSION CONTROL MEASURES AND REQUIRED TREE PRESERVATION FENCING HAVE BEEN INSTALLED.
2. CONTRACTOR SHALL SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL CODES FOR DEMOLITION AND DISPOSAL OF ALL MATERIALS.
3. CONTRACTOR SHALL ENSURE THAT ADJACENT PROPERTY IS NOT DAMAGED.
4. CONTRACTOR SHALL COORDINATE WILL ALL UTILITY COMPANIES REGARDING RELOCATION, REMOVAL, AND/OR DISCONNECTION.
5. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNDERGROUND TANKS ARE FOUND ON SITE.
7. ALL TREES (EXCEPT THOSE SHOWN TO BE PROTECTED) AND VEGETATION WITHIN THE CLEARING AND GRADING LIMITS SHALL BE CLEARED AND GRUBBED INCLUDING TREE ROOT SYSTEMS. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
8. STRIP TOPSOIL AND STOCKPILE IN THE DESIGNATED AREA FOR FUTURE USE.
9. LARGE ROCKS AND BOULDERS SHALL BE REMOVED AND DISPOSED FROM THE SITE.

1 DEMOLITION PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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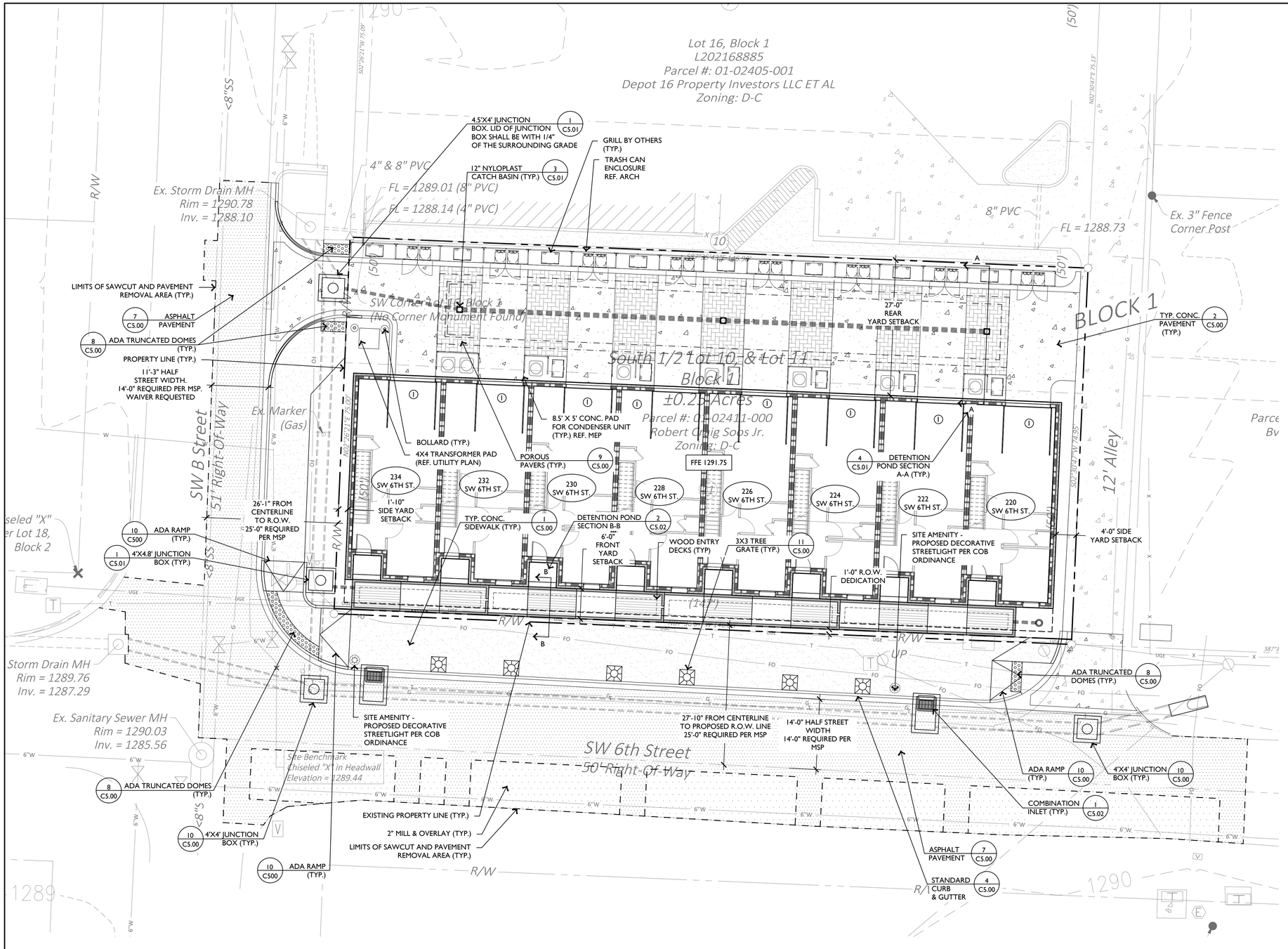

1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH 0' 10' 20' 40'

SITE SUMMARY

ZONING:
DOWNTOWN CORE (DC)
USE:
RESIDENTIAL
AREA:
0.25 AC

ZONING SUMMARY

LOT AND AREA STANDARDS

	REQUIRED	PROVIDED
LOT AREA MIN:	NONE	10,890 SF
LOT AREA MAX:	NONE	10, 890 SF
LOT WIDTH MIN:	NONE	146.98'
LOT WIDTH MAX:	NONE	146.98'
LOT COVERAGE MAX CORNER:	100%	51%

SETBACK STANDARDS

	REQUIRED	PROVIDED
FRONT YARD MIN:	N/A	8.50' +/-
FRONT YARD MAX:	20'	8.50' +/-
SIDE YARD MIN:	0'	1.86' / 4.00' +/-
REAR YARD MIN:	0'	25.48' +/-

PARKING DATA

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

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.

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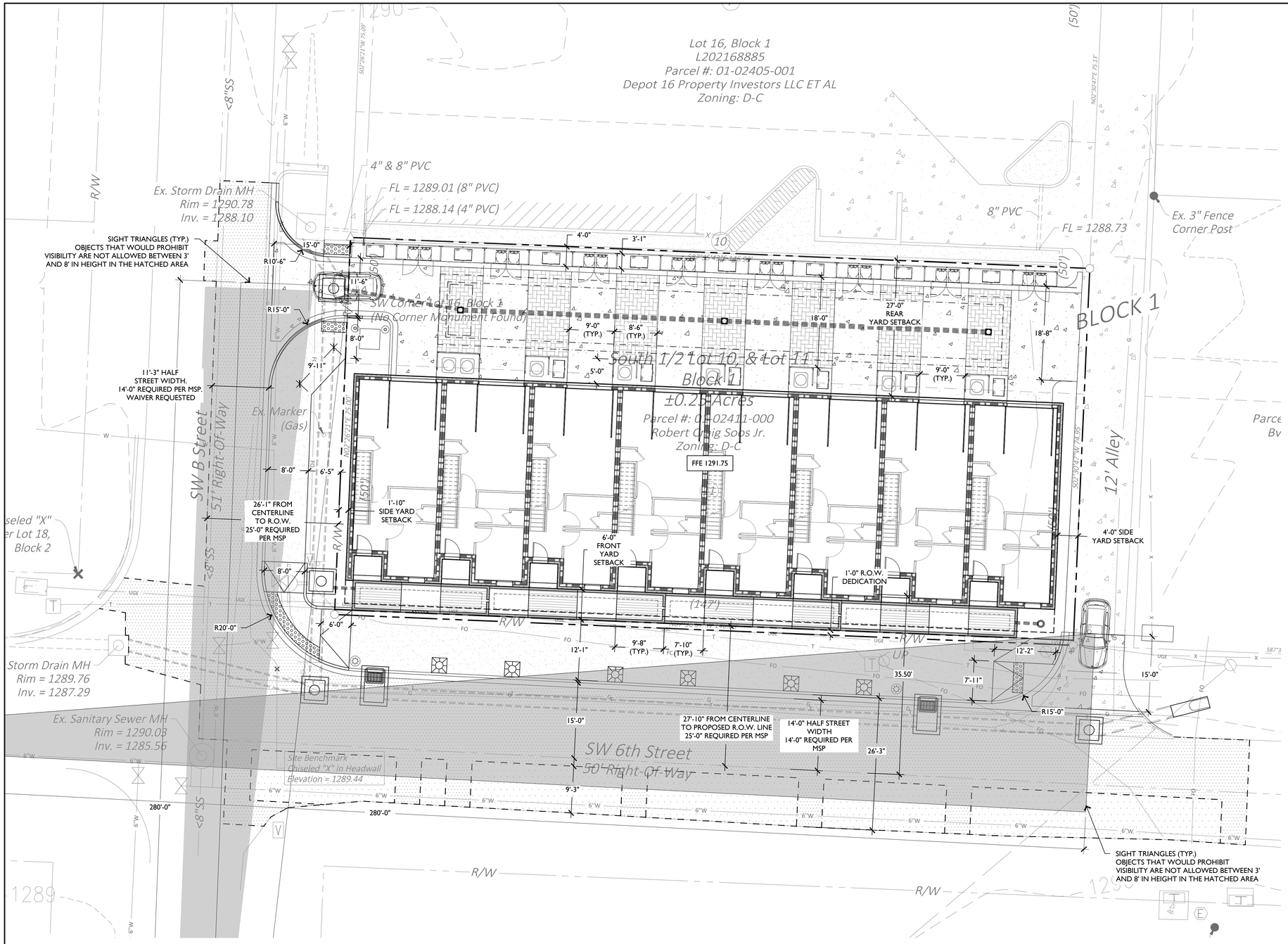

1 SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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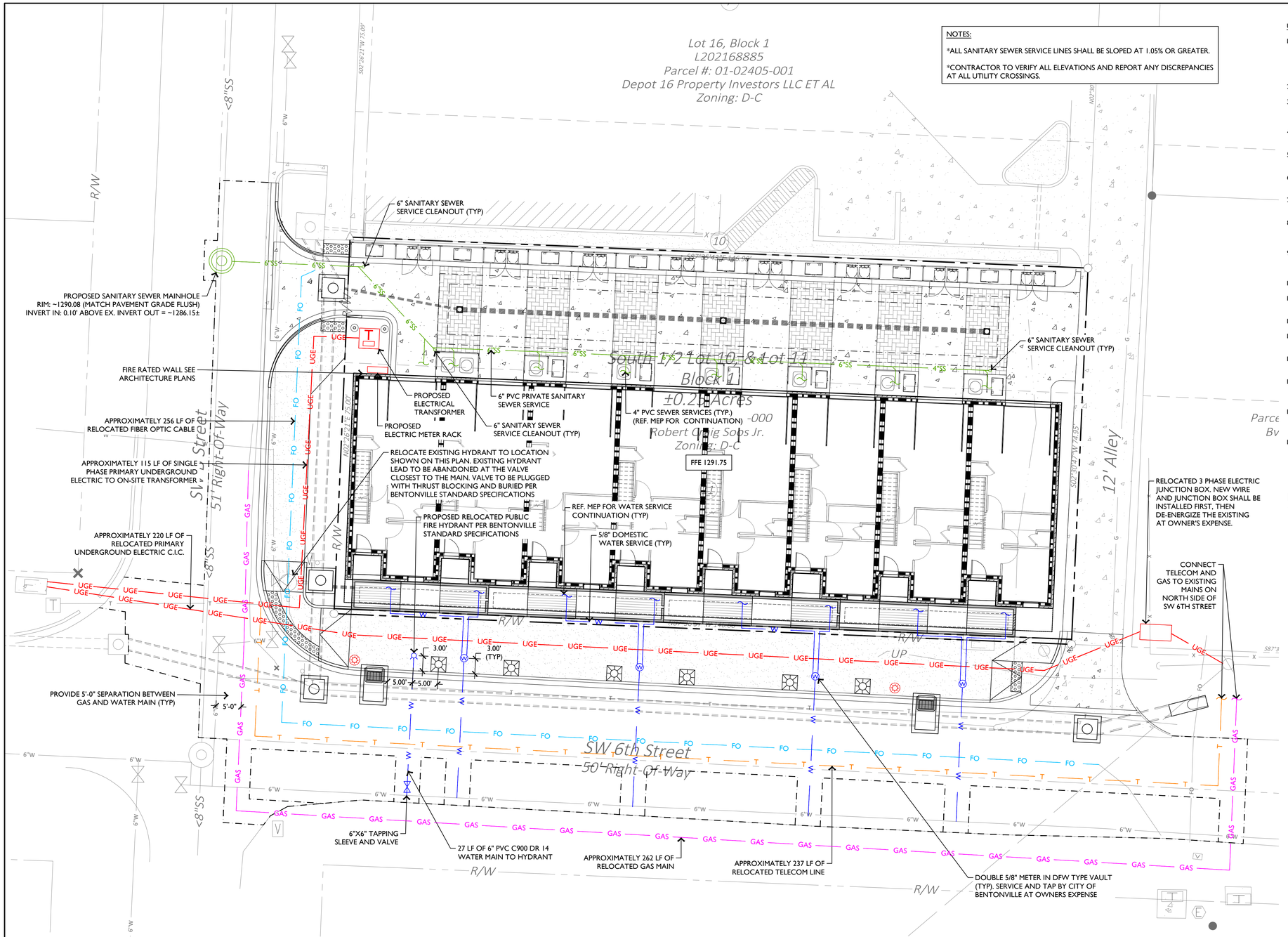

NOTES:

*ALL SANITARY SEWER SERVICE LINES SHALL BE SLOPED AT 1.05% OR GREATER.

*CONTRACTOR TO VERIFY ALL ELEVATIONS AND REPORT ANY DISCREPANCIES AT ALL UTILITY CROSSINGS.

UTILITY NOTES:

1. EXISTING STRUCTURES AND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. ALL STRUCTURES AND UTILITIES MAY NOT BE SHOWN. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION (WHETHER SHOWN OR NOT SHOWN). UTILITY SERVICE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
3. ALL WATER LINE AND SANITARY SEWER WORK MUST BE PERFORMED IN ACCORDANCE WITH CITY OF BENTONVILLE 2021 STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE COORDINATED WITH LOCAL JURISDICTION
4. THE CONTRACTOR SHALL COORDINATE THE CONNECTIONS TO THE EXISTING WATER LINES WITH THE LOCAL JURISDICTION.
5. PROVIDE THRUST BLOCKING FOR THE PROPOSED WATERLINES AS SHOWN ON THE DETAIL SHEETS AND AS REQUIRED BY THE LOCAL JURISDICTION.
6. ALL WATER AND SEWER LINES AND SERVICES CROSSING ROADWAYS ARE TO BE BACKFILLED WITH COMPACTED CLASS 7 AGGREGATE BASE COURSE.
7. ALL WATER MAINS SHALL BE A MINIMUM OF 4-FT BELOW FINISHED GRADE AND A MINIMUM OF 1-FT BELOW STORM DRAINS.
8. ALL WATER MAINS ARE TO CROSS OVER SEWER MAINS WITH A MINIMUM OF 18-IN OF VERTICAL SEPARATION AND WATER AND SEWER MAINS SHALL HAVE A MINIMUM OF 10-FT HORIZONTAL SEPARATION.
9. ALL SANITARY SEWER WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL JURISDICTIONS STANDARD SPECIFICATIONS AND DETAILS AND SHALL BE COORDINATED WITH THE LOCAL JURISDICTION.
10. ALL TAPS PERFORMED BY THE CITY OF BENTONVILLE ARE AT THE OWNER'S EXPENSE.
11. ALL EXISTING WATER AND SEWER SERVICES SHALL BE ABANDONED BY THE CITY OF BENTONVILLE AT THE OWNER'S EXPENSE.
12. ALL FIRE HYDRANTS SHALL BE PAINTED SAFETY YELLOW.
13. CONTACT BEUD AT 479.271.3135 BEFORE PERFORMING ANY GRADING WITHIN 5 FT. OF EXISTING OR PROPOSED POWER POLES.
14. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
15. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16. ALL DOMESTIC WATER SERVICE LINES SHALL BE 1" POLYETHYLENE PIPE (C901-96) - DRISCO POLYETHYLENE TUBING. SEE CITY OF BENTONVILLE WATER AND SEWER SPECIFICATIONS FOR FULL PIPE REQUIREMENTS.
17. CONTRACTOR TO CONTACT AND COORDINATE PHONE AND INTERNET SERVICE. THIS SERVICE CONNECTION HAS NOT BEEN COORDINATED OR SHOWN ON THIS PLAN.

PROPOSED LEGEND

X"W	WATER LINE - SEE PLAN FOR SIZE AND LOCATION
*FDC	FIRE DEPARTMENT CONNECTION
	WATER METER - SEE PLAN FOR SIZE AND LOCATION
	FIRE HYDRANT - SEE PLAN FOR SIZE AND LOCATION
	GATE VALVE - SEE PLAN FOR SIZE AND LOCATION
X"SS	SANITARY SEWER - SEE PLAN FOR SIZE AND LOCATION
UGE	UNDERGROUND ELECTRIC LINES/CONDUIT - REFER TO MEP PLANS FOR SIZE AND LOCATION
T	TRANSFORMER AND CONCRETE PAD
	STREET LIGHT (PER CITY OF BENTONVILLE STDS)
FO	FIBER OPTIC CABLE - SEE PLAN FOR LOCATION
T	TELECOM LINE - SEE PLAN FOR LOCATION
GAS	GAS LINE - SEE PLAN FOR LOCATION

1 UTILITY PLAN

SCALE: 1" = 10'-0"

NORTH

0' 10' 20' 40'

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TITLE: Utility Plan

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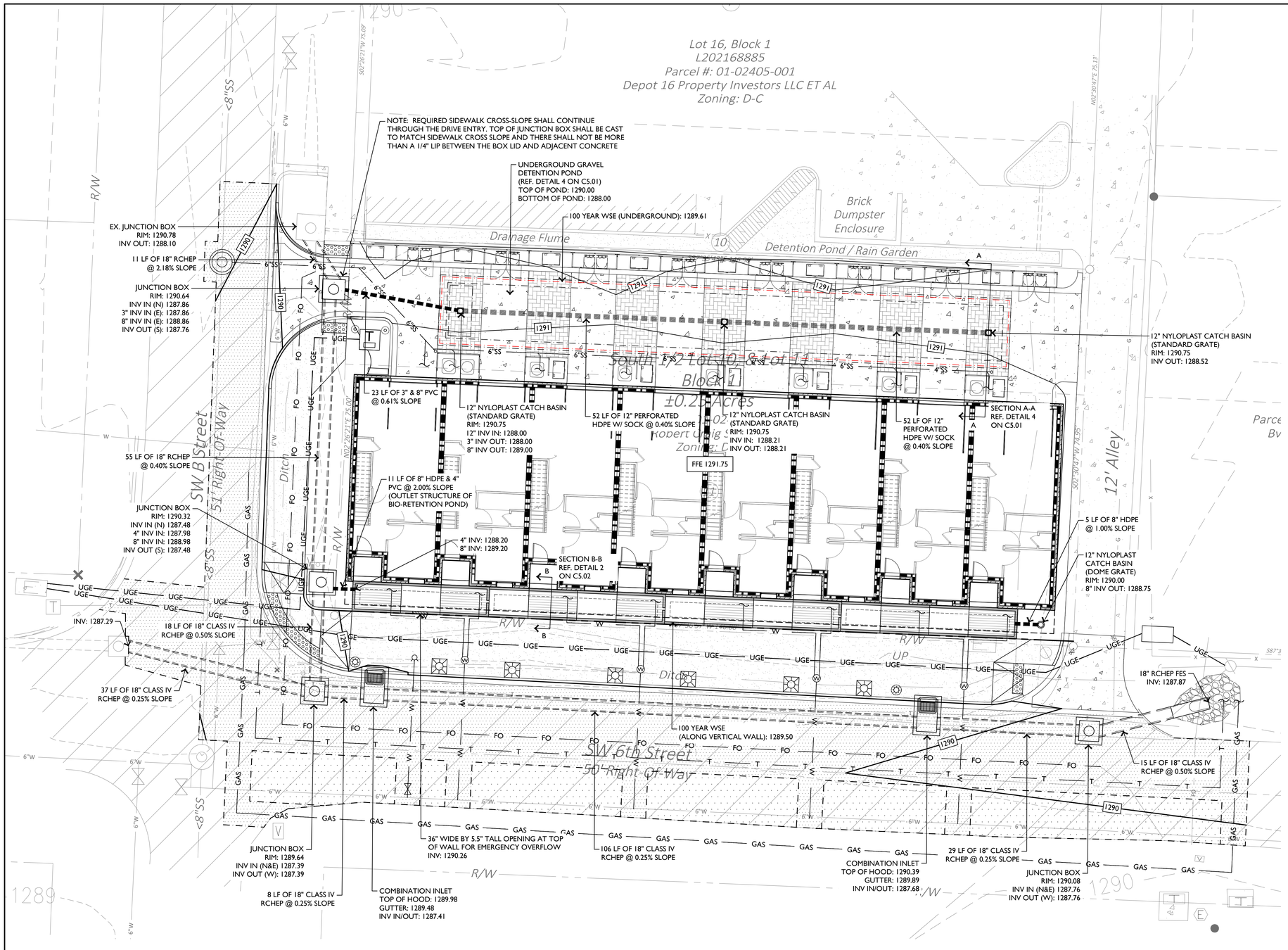

1 GRADING & DRAINAGE PLAN

SCALE: 1" = 10'-0"

NORTH

20' 40'

0' 10'

STREET CONSTRUCTION (GRADING) AND EARTHWORK NOTES:

1. THE ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE, DRAINAGE STRUCTURES, CURB AND GUTTER, OR PLACEMENT OF CRUSHED STONE OR ASPHALT.
2. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PERFORM EARTHWORK IN ACCORDANCE WITH THE RECOMMENDATIONS IN SAID REPORT.
3. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE SUBGRADE PRIOR TO PLACING FILL.
4. FILL AND BACKFILL SHALL BE PLACED IN HORIZONTAL, NOMINAL 6- TO 8-IN THICK LOOSE LIFTS. EACH LIFT SHALL BE TESTED AND APPROVED PRIOR TO PLACING SUBSEQUENT LIFTS.
5. THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SECTION 212 OF THE ARKASAS STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACING THE CRUSHED STONE BASE COURSE THE SUBGRADE SHALL BE PROOF ROLLED, AND MUST BE VERIFIED TO CONFORM TO THE GRADES AND SLOPES SHOWN ON THE DRAWINGS.
6. ALL MUD SOIL, AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND CONCRETE CURB PRIOR TO PLACEMENT OF ASPHALT.
7. THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS, AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY HAVE ON THE EXISTING STREETS AND/OR ACCESS ROADS.
9. COORDINATE WORK WITH OWNER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ON DAILY OPERATIONS OF THE FACILITY.
10. COORDINATE ALL DEMOLITION WORK WITH OWNER. VERIFY OWNER DOES NOT WISH TO RETAIN MATERIAL BEFORE IT IS REMOVED AND DISPOSED.
11. ALL CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON THE PLANS. ALL AREAS OUTSIDE OF THOSE LIMITS SHALL BE PROTECTED AND MAINTAINED.
13. GRADING SHALL BE LIMITED TO THE EXTENT OF THE PROPOSED CONTOURS AND SPOT GRADES SHOWN ON THE PLANS.
14. ALL CUT AND/OR FILL SLOPES SHALL BE A MAXIMUM 3H:1V SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL STORM DRAINAGE PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO PROVIDE A WATERTIGHT CONNECTION AT THE STRUCTURE.
16. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES INSTALLED IN PAVED AND TRAFFIC AREAS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND INSTALLED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS FOR H20 LOADING.
17. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS.
18. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL OR STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS.

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TITLE: Grading & Drainage Plan

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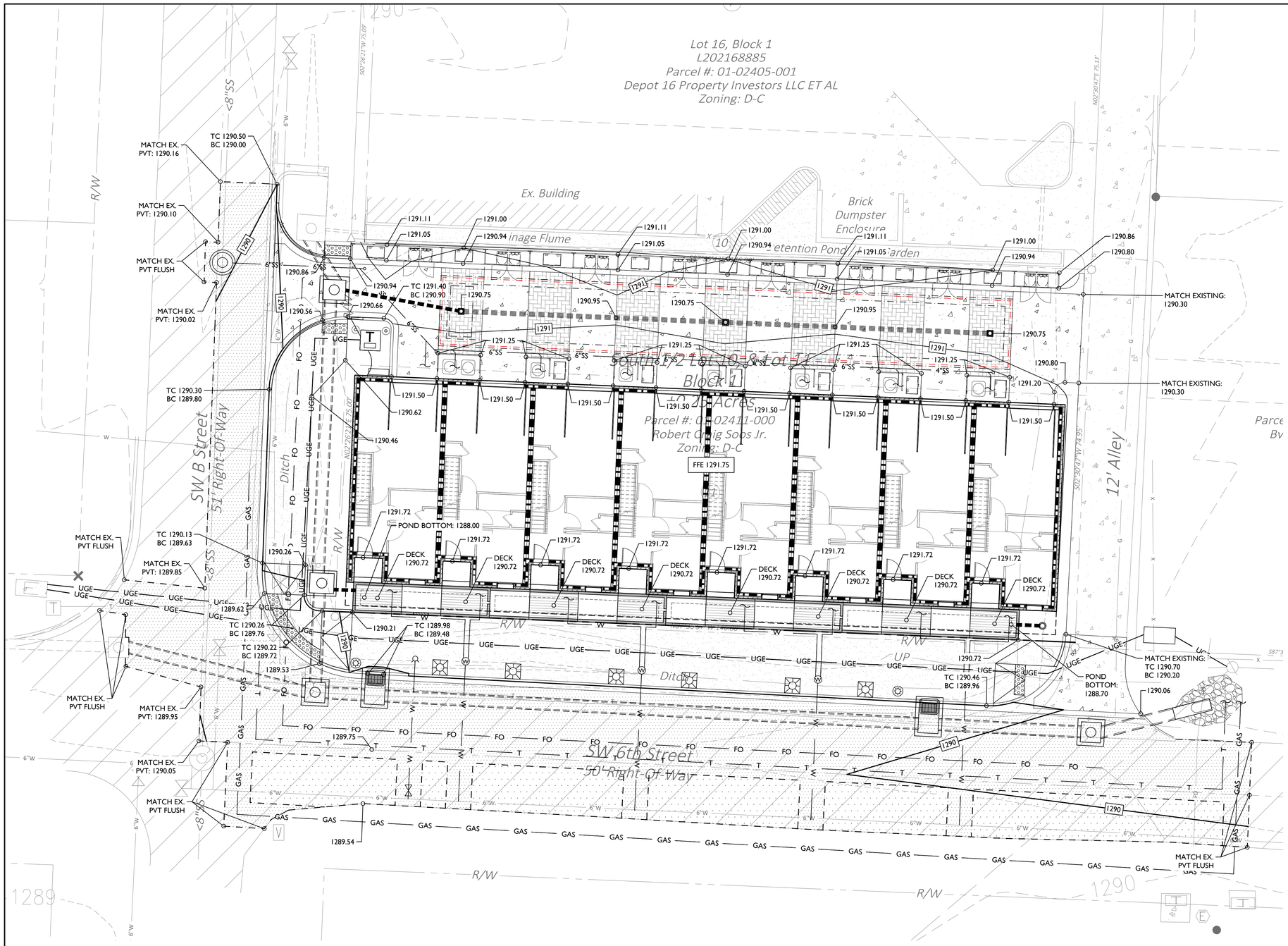

1 SPOT GRADE ELEVATION PLAN

SCALE: 1" = 10'-0"

NORTH 0' 10' 20' 40'

STREET CONSTRUCTION (GRADING) AND EARTHWORK NOTES:

1. THE ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO PLACEMENT OF ANY FILL MATERIAL, INSTALLATION OF STORM DRAINAGE PIPE, DRAINAGE STRUCTURES, CURB AND GUTTER, OR PLACEMENT OF CRUSHED STONE OR ASPHALT.
2. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PERFORM EARTHWORK IN ACCORDANCE WITH THE RECOMMENDATIONS IN SAID REPORT.
3. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE SUBGRADE PRIOR TO PLACING FILL.
4. FILL AND BACKFILL SHALL BE PLACED IN HORIZONTAL, NOMINAL 6- TO 8-IN THICK LOOSE LIFTS. EACH LIFT SHALL BE TESTED AND APPROVED PRIOR TO PLACING SUBSEQUENT LIFTS.
5. THE SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SECTION 212 OF THE ARKASAS STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. PRIOR TO PLACING THE CRUSHED STONE BASE COURSE THE SUBGRADE SHALL BE PROOF ROLLED, AND MUST BE VERIFIED TO CONFORM TO THE GRADES AND SLOPES SHOWN ON THE DRAWINGS.
6. ALL MUD SOIL, AND LOOSE GRAVEL SHALL BE REMOVED FROM THE CRUSHED STONE BASE AND CONCRETE CURB PRIOR TO PLACEMENT OF ASPHALT.
7. THE CONTRACTOR SHALL PROVIDE APPROPRIATE ADVANCED WARNING DEVICES, BARRICADES, BARRELS, AND OTHER MEASURES AS NEEDED TO PROPERLY CONTROL AND ADVISE TRAFFIC OF CONSTRUCTION EQUIPMENT.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGE THE CONSTRUCTION ACTIVITY OR HAULING OF MATERIAL MAY HAVE ON THE EXISTING STREETS AND/OR ACCESS ROADS.
9. COORDINATE WORK WITH OWNER TO MINIMIZE THE EFFECTS OF CONSTRUCTION ON DAILY OPERATIONS OF THE FACILITY.
10. COORDINATE ALL DEMOLITION WORK WITH OWNER. VERIFY OWNER DOES NOT WISH TO RETAIN MATERIAL BEFORE IT IS REMOVED AND DISPOSED.
11. ALL CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE DESIGNATED AREAS SHOWN ON THE PLANS. ALL AREAS OUTSIDE OF THOSE LIMITS SHALL BE PROTECTED AND MAINTAINED.
13. GRADING SHALL BE LIMITED TO THE EXTENT OF THE PROPOSED CONTOURS AND SPOT GRADES SHOWN ON THE PLANS.
14. ALL CUT AND/OR FILL SLOPES SHALL BE A MAXIMUM 3H:1V SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL STORM DRAINAGE PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO PROVIDE A WATERTIGHT CONNECTION AT THE STRUCTURE.
16. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES INSTALLED IN PAVED AND TRAFFIC AREAS SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND INSTALLED IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS FOR H20 LOADING.
17. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS.
18. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL OR STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS.

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SW6TH TOWNHOMES
SW B Street
Bentonville, Arkansas

EDG PROJECT NO.	21-046
DATE	2022.05.23

REVISIONS

Number	Date

PHASE: Design Development

TITLE: Spot Grade Elevation Plan

SHEET NO. C3.10
LSD22-0025

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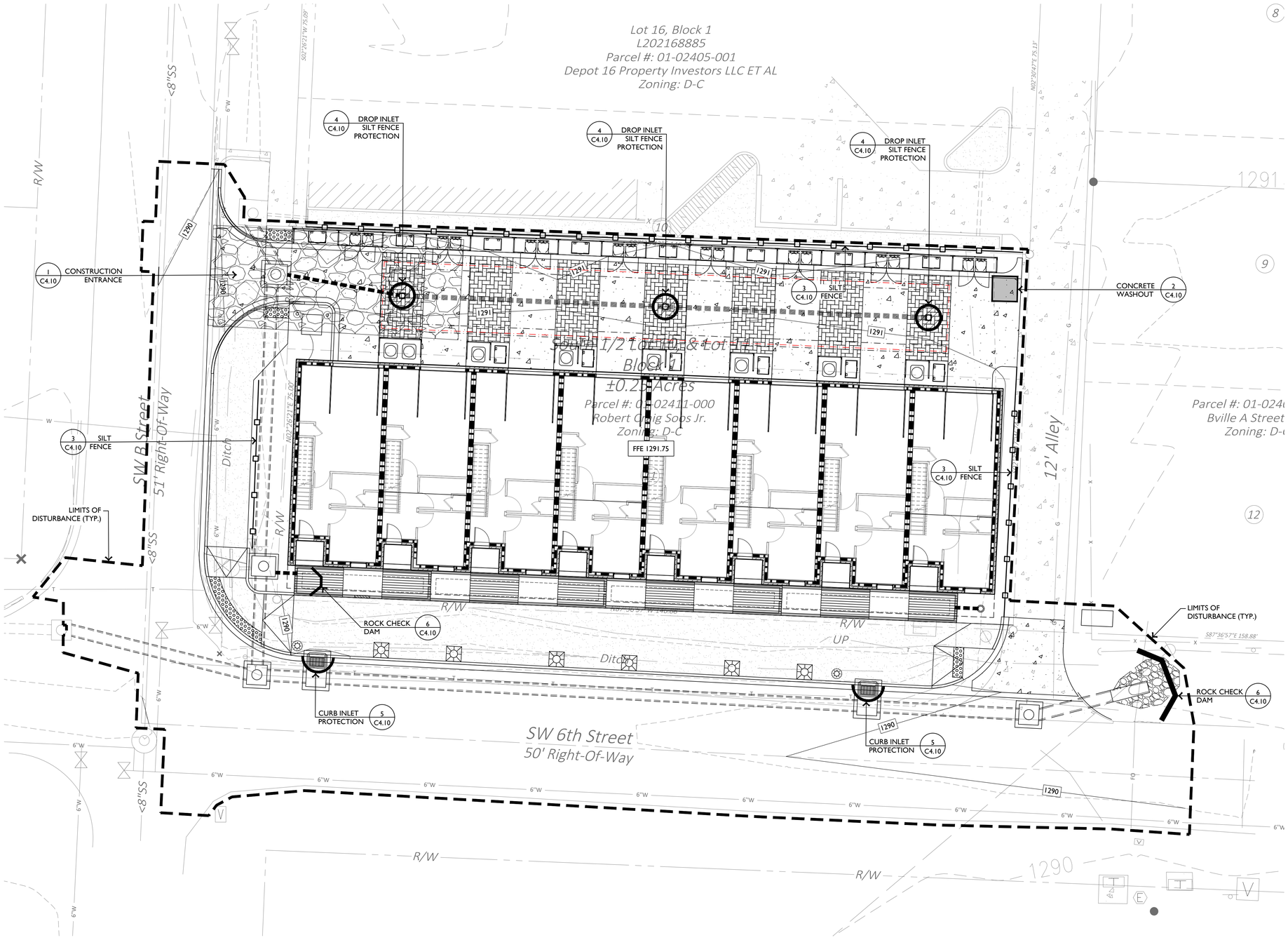

1 EROSION CONTROL PLAN

SCALE: 1" = 10'-0"

NORTH 0' 10' 20' 40'

8 GENERAL EROSION CONTROL NOTES:

1. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, AND MAINTAINING ALL EROSION & SEDIMENT CONTROL BMPS.
2. SITE CONTRACTOR IS RESPONSIBLE TO KEEP AND UPDATE ALL STORM EVENT LOG BOOKS.
3. THE CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PLAN TO PREVENT MUD, SEDIMENT, AND CONSTRUCTION MATERIALS FROM BEING WASHED OR TRACKED OFF SITE ONTO ADJACENT PROPERTY. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPROVED ADEQ CONSTRUCTION STORMWATER PERMIT AND MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN AT ALL TIMES.
4. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS DRAWING (SITE MAP), THE EROSION CONTROL DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE TEMPORARY EROSION CONTROL SECTION OF THE SPECIFICATIONS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
5. EROSION CONTROL DEVICES SHALL BE INSTALLED AS THE PROJECT PROGRESSES AND AREAS ARE DISTURBED.
6. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
7. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND OR LOCAL MANUAL OF PRACTICE. AND THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECT BY THE PERMITTING AGENCY OR OWNER.
8. THIS EROSION CONTROL PLAN MAY BE REVISED BY ADDING OR DELETING EROSION CONTROL DEVICES AS DIRECTED BY THE ENGINEER.
9. THE LOCATIONS OF THESE EROSION CONTROL DEVICES MAY BE CHANGED IF SITE CONDITIONS WARRANT TO PREVENT EROSION.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE AND EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
11. ALL INLETS ON AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SEDIMENT.
12. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. PERFORM EQUIPMENT AND VEHICLE MAINTENANCE ONLY IN DESIGNATED AREAS. USE DRIP PANS UNDER EQUIPMENT.
14. INSPECT ALL EROSION CONTROL DEVICES WEEKLY AND FLOWING RAINFALL EVENTS OF 0.5 INCHES THROUGHOUT THE DURATION OF THIS PROJECT AND UNTIL PERMANENT VEGETATION IS ESTABLISHED.
15. ALL DISTURBED AREAS LEFT IDLE FOR A PERIOD OF 14 DAYS OR LONGER ARE TO RECEIVE TEMPORARY VEGETATION AND MULCHED.
16. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND/OR OTHER PETROLEUM-BASED, OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
17. SOLID WASTE (INCLUDING TRASH AND DEBRIS) MUST BE DISPOSED OF PROPERLY, AND HAZARDOUS MATERIALS (INCLUDING OIL, GASOLINE, AND PAINT) MUST BE PROPERLY STORED (WHICH INCLUDES SECONDARY CONTAINMENT). PROPERLY MANAGE PORTABLE SANITARY FACILITIES.
18. USE DRY CLEANUP METHODS TO COLLECT LITTER AND ABSORB ANY LIQUID WASTES PRIOR TO ANY PRESSURE WASHING. THESE INCLUDE USING ABSORBENTS (RAGS, SAND, ETC.), SWEEPING, AND SCRAPPING OFF DRIED DEBRIS.
19. RUBBISH, TRASH, GARBAGE, OR LITTER SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM BEING BLOWN OR WASHED OFF-SITE.
20. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE/EXIT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES EXIT ONTO THE PUBLIC ROADS. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF SITE..
21. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
22. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH ADEQ CONSTRUCTION STORMWATER PERMIT.
23. ALL MATERIALS MUST BE STORED OUT OF THE WAY OF VEHICULAR TRAFFIC.
24. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
25. EROSION CONTROL FACILITIES REQUIRED BY THESE PLANS AND/OR THE FACILITY PERMIT ARE THE MINIMUM REQUIRED. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL FACILITIES AS NECESSARY.
26. REMOVE EROSION CONTROL DEVICES AFTER PERMANENT VEGETATION IS ESTABLISHED.

ADDITIONAL EROSION CONTROL NOTES:

INITIAL SITE PREPARATION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. SITE CONTRACTOR SHALL SUBMIT TO ENGINEER FOR APPROVAL A SITE MAP SHOWING THE PROPOSED LOCATIONS OF THE FOLLOWING: TRAILER, PARKING, LAY DOWN, PORTAJ-POTTY, WHEEL WASH, CONCRETE WASH-OUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROGRESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE AS INDICATED ON THE PLANS.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CONTACT THE ENGINEER TO PERFORM INSPECTION OF THE BMPS. SITE CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING SUB-CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
6. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF WORK SHOWN ON THE PLANS.
7. CONTRACTOR SHALL BEGIN GRADING THE SITE AND BEGIN CONSTRUCTION.

DURING CONSTRUCTION:

1. TEMPORARILY SEED DISTURBED AREAS.
2. INSTALL INLET PROTECTION AROUND ALL NEWLY CONSTRUCTED STORM SEWER STRUCTURES.
3. AFTER PAVING, INSTALL INLET PROTECTION DEVICES.
4. AT THE COMPLETION OF GRADING INSTALL PERMANENT SEEDING AND PLANTINGS.
5. ONCE SITE IS STABILIZED, THE CONTRACTOR CAN REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
6. ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE CITY OR OWNER, THE CONTRACTOR SHALL CONTROL DUST BY EXPOSING THE SOIL SURFACE TO MOISTURE PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

LIMITS OF DISTURBANCE:
21,908 SF / 0.50 AC

TOTAL SITE PROPERTY:
11,016 LF / 0.25 AC

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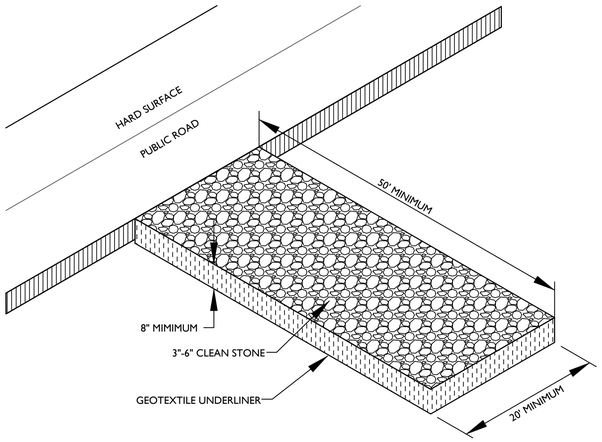
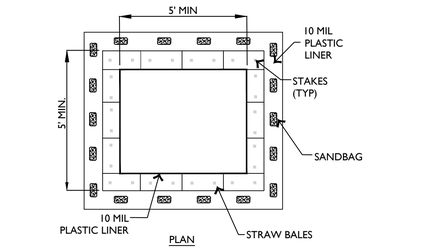


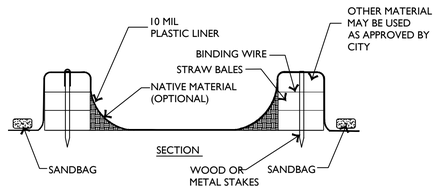
CONSTRUCTION EXIT NOTES

1. REPLACE CONTAMINATED STONE AS REQUIRED TO PREVENT TRACKING OF SEDIMENT OR MUD ON PUBLIC STREETS.
2. CLEAN STREETS DAILY WITH BROOM AND SHOVEL. THE USE OF WATER IS PROHIBITED.
3. ALL VEHICLES MUST USE CONSTRUCTION EXIT.

1 CONSTRUCTION ENTRANCE

SCALE: NTS



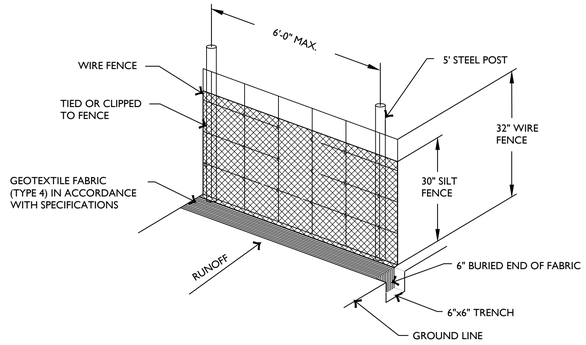


WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

2 CONCRETE WASHOUT

SCALE: NTS

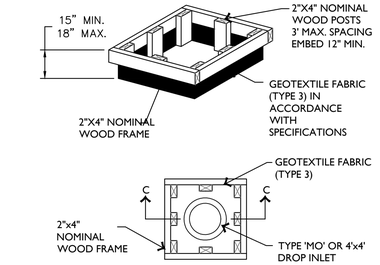


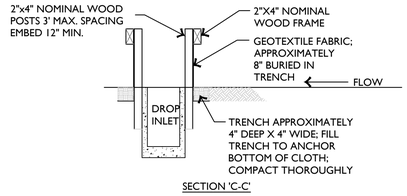
SILT FENCE NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

3 WIRE REINFORCED SILT FENCE

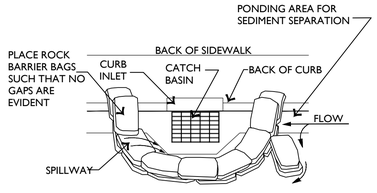
SCALE: NTS





4 DROP INLET SILT FENCE

SCALE: NTS

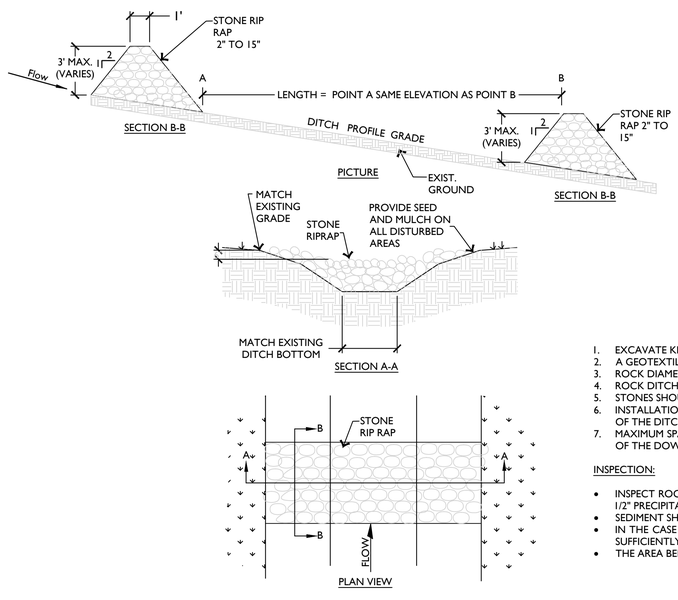


NOTES:

1. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
2. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS NEEDED ON BOTH SIDES.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

5 CURB INLET PROTECTION

SCALE: NTS



1. EXCAVATE KEY-WAY (IF REQUIRED)
2. A GEOTEXTILE FABRIC SHALL BE INSTALLED OVER THE SOIL SURFACE WHERE THE ROCK IS TO BE PLACED (IF REQUIRED)
3. ROCK DIAMETERS SHOULD BE 2" TO 15" IN DIAMETER
4. ROCK DITCH CHECKS SHOULD NOT EXCEED 3 FEET
5. STONES SHOULD BE PLACED UP THE CHANNEL BANKS TO PREVENT WATER FROM CUTTING AROUND THE DITCH CHECK
6. INSTALLATION SHALL BE PLACED EITHER BY HAND OR MECHANICALLY AND NOT JUST DUMPED TO ACHIEVE COMPLETE COVERAGE OF THE DITCH AND ENSURE THE CENTER OF THE DAMN IS LOWER THAN THE EDGES
7. MAXIMUM SPACING BETWEEN MULTIPLE DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM CHECK IS THE SAME AS THE TOP OF THE DOWNSTREAM CHECK

INSPECTION:

- INSPECT ROCK DITCH CHECKS EVERY (7) CALENDAR DAYS AND WITH-IN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2" PRECIPITATION.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/2 THE ORIGINAL CHECK HEIGHT
- IN THE CASE OF GRASS-LINED DITCHES OR SWALES, ROCK DITCH CHECKS SHOULD BE REMOVED WHEN THE GRASS HAS MATURED SUFFICIENTLY TO PROTECT THE DITCH OR SWALE, IF THE SLOPE IS 4% OR LESS.
- THE AREA BENEATH THE ROCK DITCH CHECKS SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER THE CHECK DAM REMOVAL

INSTALLATION:

6 TEMPORARY ROCK CHECK DAM

SCALE: NTS

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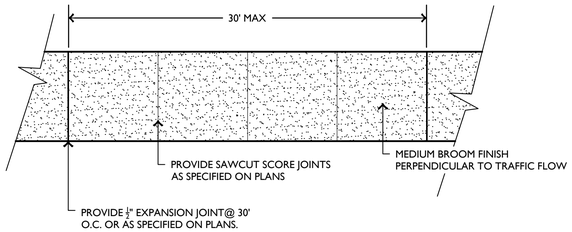
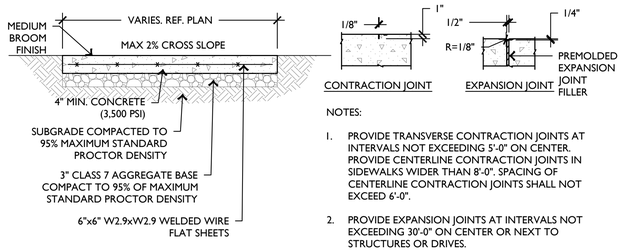




TYPICAL SIDEWALK DETAIL
SCALE: 3/4"=1'-0"

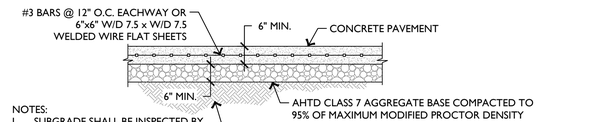
NOTES:

1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 5'-0" ON CENTER. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0".
2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 30'-0" ON CENTER OR NEXT TO STRUCTURES OR DRIVES.

SIDEWALK JOINT DETAIL

1 TYPICAL CONCRETE SIDEWALK & SIDEWALK JOINT DETAIL

N.T.S.

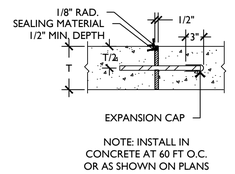


NOTES:

1. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING SUBGRADE AND PAVEMENT.
2. SEE DETAIL THIS SHEET FOR JOINT DETAILS.
3. SAW CUT JOINTS SHALL BE A MAXIMUM OF 10 FT IN EITHER DIRECTION.

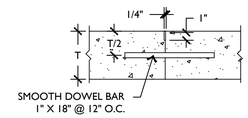
2 TYPICAL CONCRETE PAVEMENT SECTION

N.T.S.

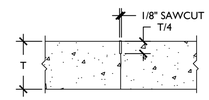


NOTE: INSTALL IN CONCRETE AT 60 FT O.C. OR AS SHOWN ON PLANS

EXPANSION JOINT

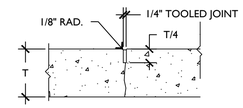


CONSTRUCTION JOINT



NOTE: INSTALL IN CONCRETE AT 15 FT O.C. OR AS SHOWN IN PLANS OR PAVEMENT DETAILS

SAWED CONTRACTION JOINT

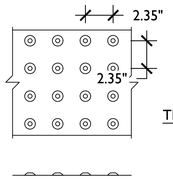


NOTE: INSTALL IN CONCRETE AT 15 FT O.C. OR AS SHOWN IN PLANS OR PAVEMENT DETAILS

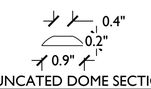
TOOLED CONTRACTION JOINT

6 CONCRETE PAVEMENT JOINT DETAILS

N.T.S.



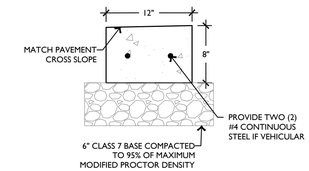
TRUNCATED DOME SPACING



TRUNCATED DOME SECTION

NOTES:

1. THE DETECTABLE WARNING DEVICE SHALL BE LOCATED SO THAT THE NEAREST EDGE OF THE DEVICE IS LOCATED AT THE BACK OF CURB.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.
3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
4. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. (MIN 4')
5. TYPE OF DETECTABLE WARNING DEVICE SHALL BE APPROVED BY THE CITY OF FAYETTEVILLE PRIOR TO INSTALLATION. STAMPED CONCRETE SHALL NOT BE USED AS A DETECTABLE WARNING DEVICE.
6. DEVICES SHALL BE GRAY IN COLOR. SUBMIT FOR APPROVAL.



3 RIBBON CURB

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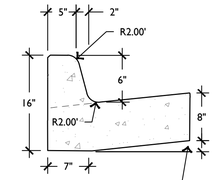
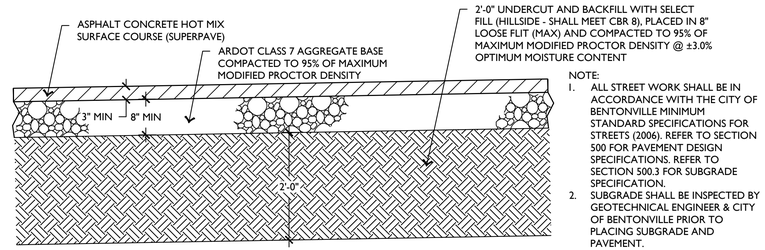


1-1/2" FOR NORMAL CROWN SECTION. FOR WARPED CROWN SECTIONS, THIS DIMENSION MAY VARY FROM 1" TO 2.5"

4 STANDARD CURB AND GUTTER

N.T.S.

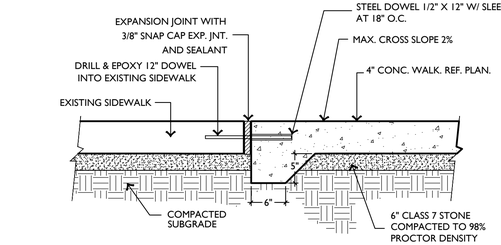


NOTE:

1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BENTONVILLE MINIMUM STANDARD SPECIFICATIONS FOR STREETS (2006). REFER TO SECTION 500 FOR PAVEMENT DESIGN SPECIFICATIONS. REFER TO SECTION 500.3 FOR SUBGRADE SPECIFICATION.
2. SUBGRADE SHALL BE INSPECTED BY GEOTECHNICAL ENGINEER & CITY OF BENTONVILLE PRIOR TO PLACING SUBGRADE AND PAVEMENT.

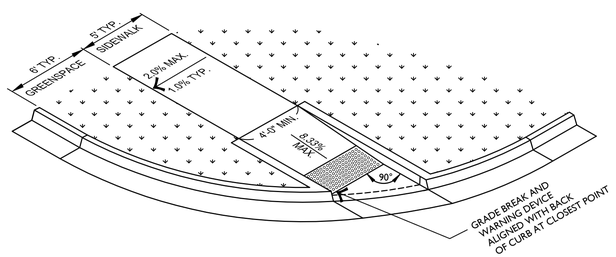
7 ASPHALT PAVEMENT SECTION

N.T.S.



5 EXPANSION JOINT W/ EXISTING SIDEWALK

N.T.S.



NOTES:

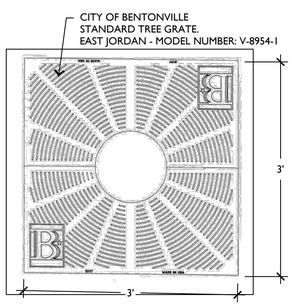
1. FULL DEPTH EXPANSION JOINTS (FOUR INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK AND RAMP.
2. CONCRETE TO BE SAWCUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEALED. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMPRESSIVE STRENGTH OF 3500 P.S.I. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEALTIGHT 1600-WHITE MANUFACTURED BY W.R. MEADOWS, OR AN APPROVED EQUAL.
5. ALL SIDEWALKS AND DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH A BROOM FINISH.
6. ALL SIDEWALKS AND CURB CUTS FOR HANDICAP RAMPS REQUIRE AN INSPECTION PRIOR TO CONCRETE PLACEMENT.
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL HR2 AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAW CUT.

10 ADA RAMP (FOR REFERENCE ONLY)

N.T.S.

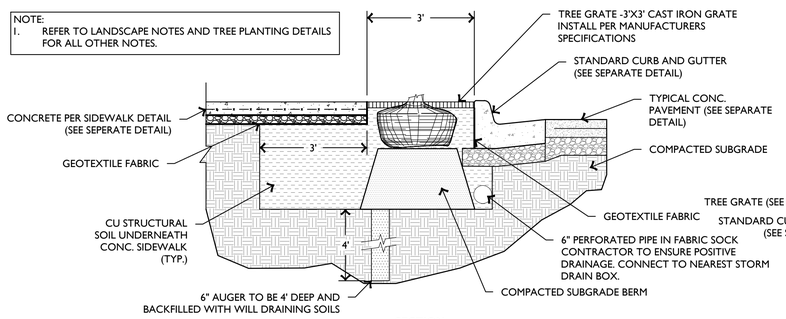
8 TRUNCATED DOME DETAIL

N.T.S.

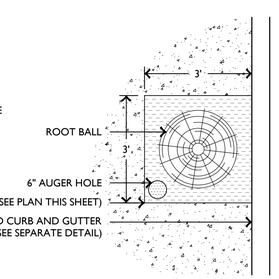


NOTE:

1. REFER TO LANDSCAPE NOTES AND TREE PLANTING DETAILS FOR ALL OTHER NOTES.



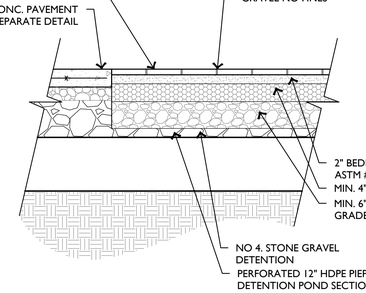
SECTION



PLAN

9 POROUS PAVERS

N.T.S.



11 TREE GRATE

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SW6TH TOWNHOMES

SW B Street
Bentonville, Arkansas

EDG PROJECT NO. 21-046
DATE 2022.05.23

REVISIONS

Number	Date

PHASE Design Development

TITLE Site Details

SHEET NO. C5.00
LSD22-0025

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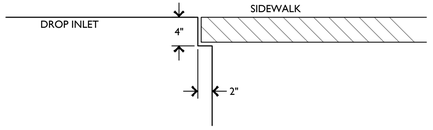
JUNCTION BOX NOTES

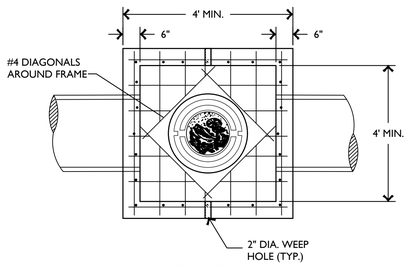
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 2" COVER UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI -TOP 18" SHALL BE CAST-IN-PLACE.
4. INVERTS SHALL BE POURED MONOLITHICALLY WITH FOOTING.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 2".
6. STEPS ARE REQUIRED IN STORM DRAIN MANHOLES THAT ARE AT 4 FT OF DEPTH AND GREATER (FROM INVERT TO RIM). CENTERLINE OF MANHOLE LID SHALL BE 2 FT FROM THE WALL WHERE STEPS ARE LOCATED. STEPS (6" x 12") SHALL BE COPOLYMER POLYPROPYLENE PLASTIC WITH STEEL CORE AT 16" APART.
7. LIMIT DEFLECTION TO 60 DEGREES. IF GREATER, USE NEXT LARGER MANHOLE DIAMETER/SIZE.

INSIDE DIMENSION	DIAMETER OF OUTLET PIPE	MIN. WALL THICKNESS	* TOP CONCRETE SLAB REINFORCING	MIN. WALL THICKNESS
4'	15" - 18"	6"	# 4'S @ 8" O.C. E.W.	6"
5'	24" - 42"	8"	# 4'S @ 7" O.C. E.W.	8"
6'	48" - 54"	8"	# 5'S @ 9" O.C. E.W.	8"

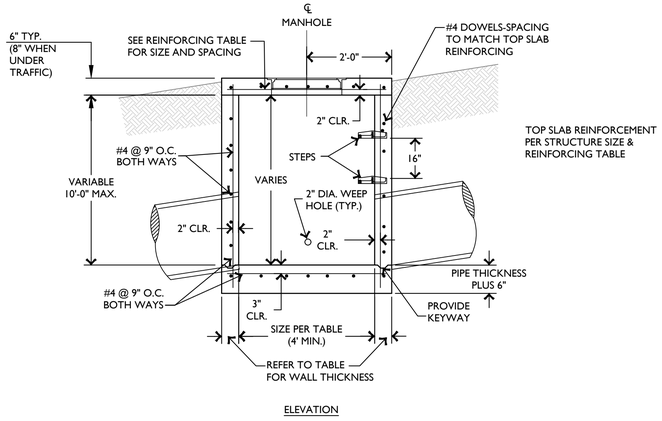
* WHEN UNDER TRAFFIC, USE # 5'S @ 6" O.C. E.W.
* WHERE SHOWN ON PLANS, INTERIOR DIMENSION SHALL BE 4' X 6'



NOTCH FOR SIDEWALKS



PLAN VIEW

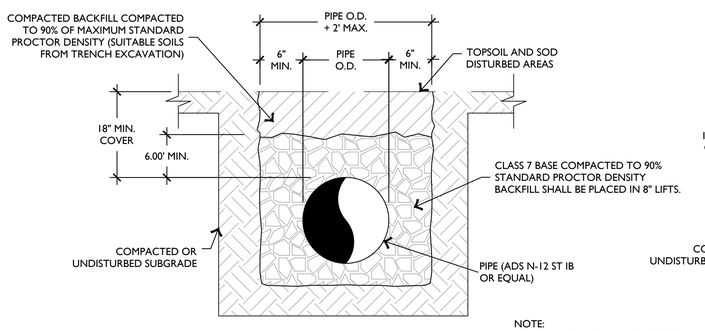


TOP SLAB REINFORCEMENT PER STRUCTURE SIZE & REINFORCING TABLE

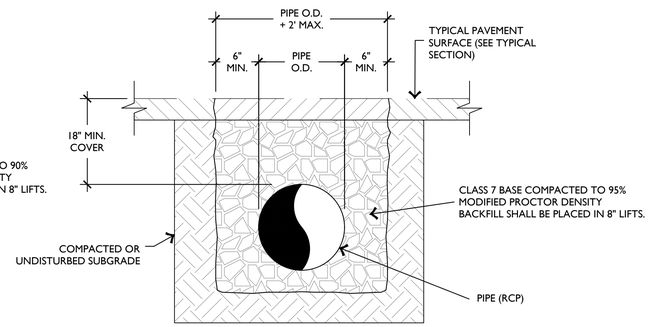
ELEVATION

1 JUNCTION BOX

SCALE: N.T.S.



UNPAVED AREAS

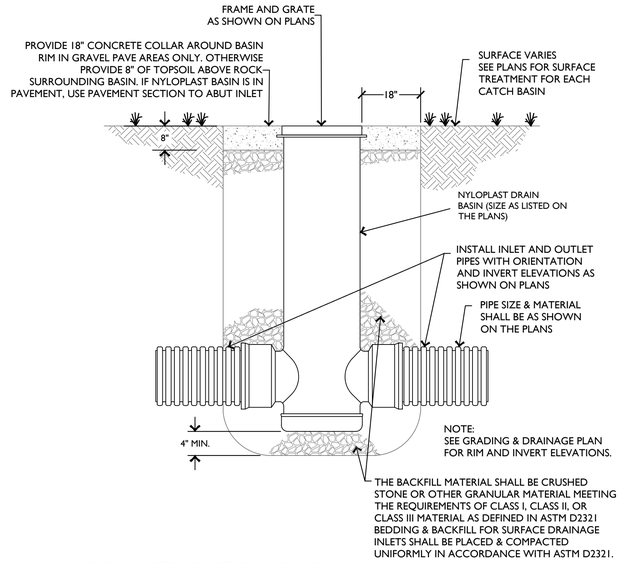


PAVED AREAS

NOTE:
TRENCHES OVER 5 FEET DEEP OR GREATER REQUIRE TRENCH OR EXCAVATION SAFETY SYSTEM PER OSHA EXCAVATION STANDARD 29 CFR SUBPART "P".

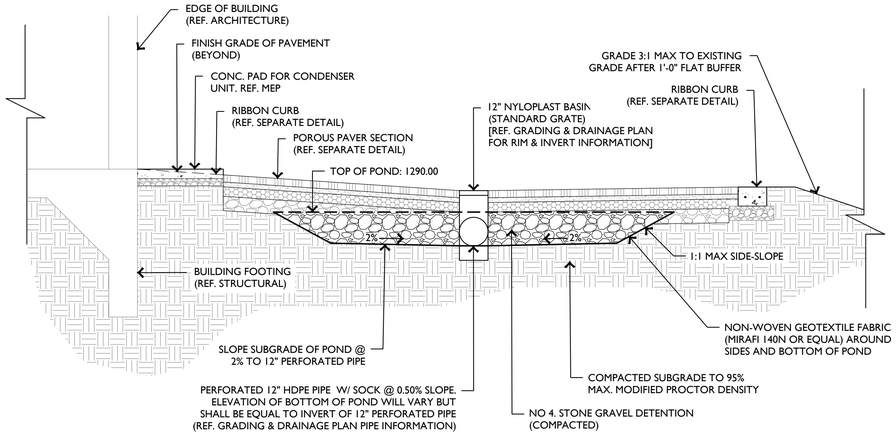
2 STORMWATER PIPE BEDDING & BACKFILL

SCALE: N.T.S.



3 NYLOPLAST CATCH BASIN

SCALE: N.T.S.



SECTION A-A

4 DETENTION POND SECTION A-A (REF. GRADING & DRAINAGE PLAN)

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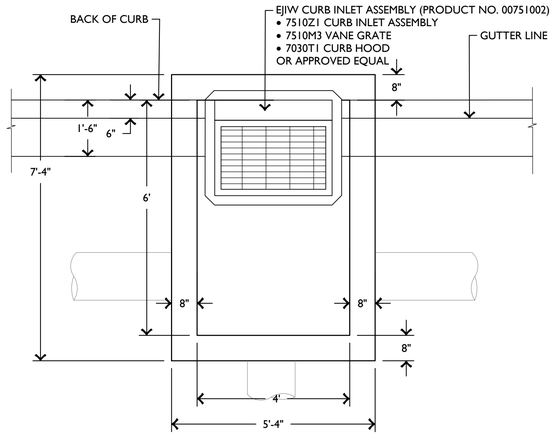
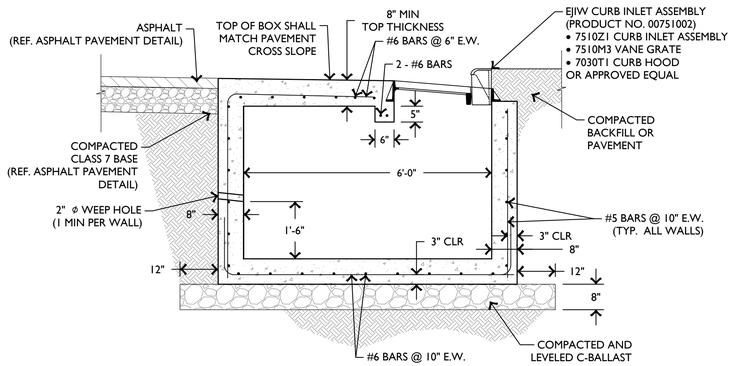
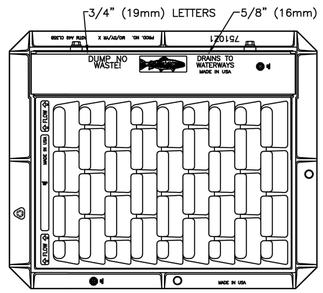


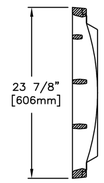
PLAN



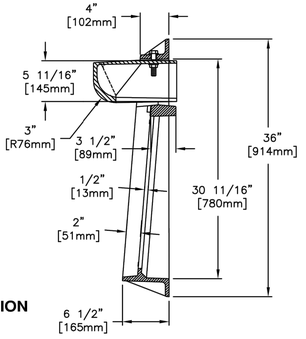
SECTION

7030T6 7510Z1 7510M3 Assembly

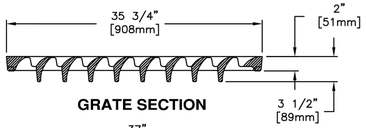




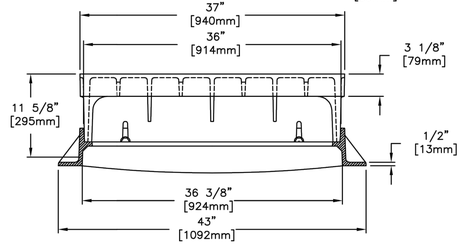
GRATE SECTION



FRAME SECTION



GRATE SECTION



FRAME SECTION

CURB ADJUSTMENT
3 1/4" TO 9"

BILL OF MATERIAL:
00703074
00751013
00751045
00981234
00981290
00981291

NOTE: SEE SPECIAL PALLETIZING WORK INSTRUCTION BEFORE SHIPPING.

Product Number
00751002

Design Features
-Materials
Hood
Gray Iron (CL35B)
Curb Inlet Frame
Gray Iron (CL35B)
Grate
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
446 Sq. Inches
-Coating
Undipped
-√ Designates Machined Surface

Certification
-
-
-
-Country of Origin:USA

Major Components
00703074
00751013
00751045

Drawing Revision
05/10/2005 Designer: DAL
11/5/2019 Revised By: CSF

Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

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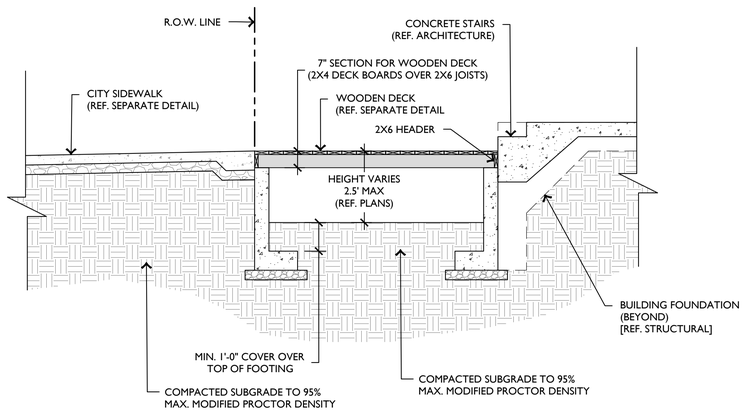
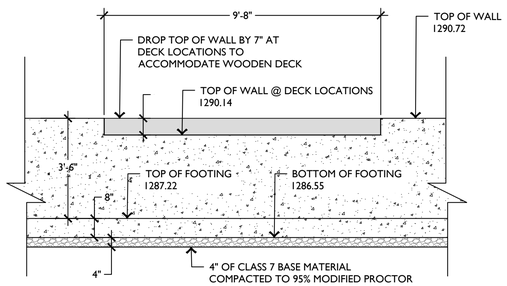
Contact
800 626 4653
ejco.com

1 COMBINATION INLET

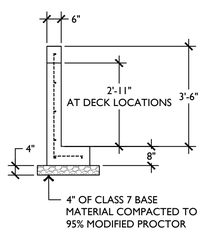
SCALE: N.T.S.



SECTION B-B



REINFORCED CONCRETE WALL ELEVATION



REINFORCED CONCRETE WALL SECTION

2 DETENTION POND SECTION B-B (REF. GRADING & DRAINAGE PLAN)

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EDG PROJECT NO. 21-046
DATE 2022.05.23

REVISIONS

Number	Date

PHASE Design Development

TITLE Site Details

SHEET NO. C5.02
LSD22-0025

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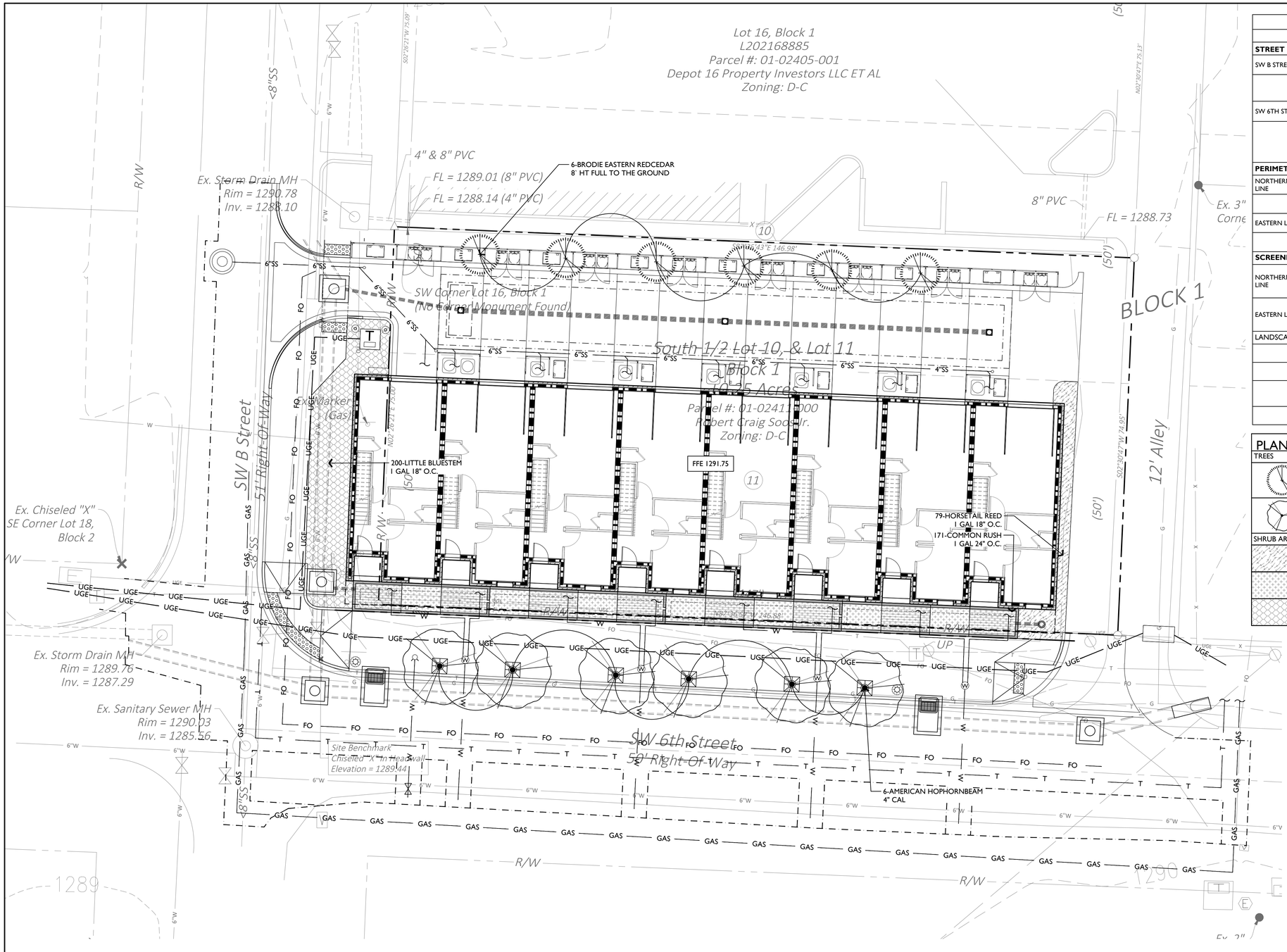

1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

NORTH 0' 10' 20' 40'

CITY OF BENTONVILLE LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
STREET FRONTAGE			
SW B STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 75.00 LF / 25 = 3 TREES REQUIRED	3 TREES	0 TREES. WAIVER REQUESTED
SW 6TH STREET	MIN. 20 FT BUFFER	NO	NO
	ONE (1) TREE PER 25 LF. OF STREET FRONTAGE: 146.88 LF / 25 = 5.88 ~ 6 TREES REQUIRED	6 TREES	6 TREES
PERIMETER LANDSCAPE STRIP			
NORTHERN LOT LINE	MIN 7' PERIMETER LANDSCAPE STRIP	NO	NO
	ONE (1) TREE PER 50 LF OF LENGTH: 146.98 / 50 = 2.94 ~ 3 TREES REQUIRED	3 TREES	6 NEW TREES
EASTERN LOT LINE	MIN 7' PERIMETER LANDSCAPE STRIP	NO	NO
	ONE (1) TREE PER 50 LF OF LENGTH: 74.95 / 50 = 1.50 ~ 2 TREES REQUIRED	2 TREES	2 NEW TREES
SCREENING REQUIREMENTS			
NORTHERN LOT LINE	MULTIFAMILY / TOWNHOME USES: TYPE C SCREEN REQUIRED MIN 20' W/ INTERMITTENT VISUAL OBSTRUCTION	YES	NEW EVERGREEN TREES
EASTERN LOT LINE	MULTIFAMILY / ALLEY USES:	N/A	EASTERN LOT LINE ADJACENT TO ACCESS ALLEY
LANDSCAPE AND UTILITY REQUIREMENTS			
	TREES PLANTED UNDER OVERHEAD UTILITIES SHALL NOT EXCEED A MATURE HEIGHT OF 25'	YES	YES
	TREES SHALL NOT BE WITHIN 5' OF UNDERGROUND UTILITIES	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 10' FROM THE DOOR SIDE OF TRANSFORMER; AND 3' FROM OTHER SIDES.	YES	YES
	TREES AND LANDSCAPING SHALL NOT BE WITHIN 3' OF A FIRE HYDRANT	YES	YES

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	6	BRODIE EASTERN REDCEDAR JUNIPERUS VIRGINIANA 'BRODIE'	8' HT FULL TO THE GROUND	BALL & BURLAPPED	AS SHOWN
	6	AMERICAN HOPHORNBEAM OSTRYA VIRGINIANA	4" CAL	BALL & BURLAPPED	AS SHOWN
SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	CALIPER	CONTAINER	SPACING
	79	HORSETAIL REED EQUISETUM HYEMALE	---	1 GAL	18" O.C.
	171	COMMON RUSH JUNCUS EFFUSUS	---	1 GAL	24" O.C.
	200	LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM	---	1 GAL	18" O.C.

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SW B Street
Bentonville, Arkansas

EDG PROJECT NO.	21-046
DATE	2022.05.23

REVISIONS

Number	Date

PHASE: Design Development

TITLE: Landscape Plan

SHEET NO. L1.00

LSD22-0025

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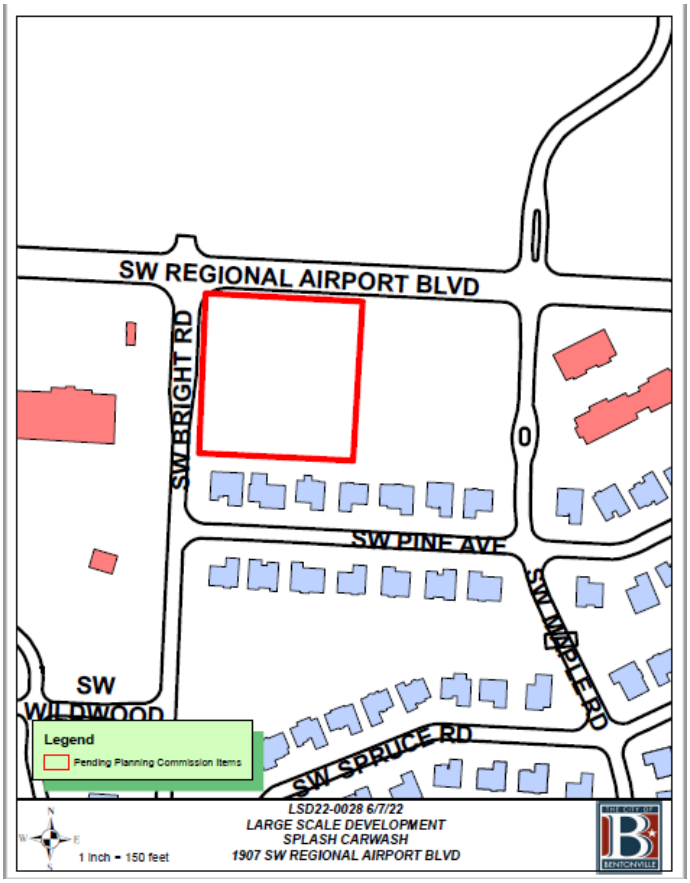
Splash Carwash

1907 SW Regional Airport Boulevard
PC Date: 6/7/2022
Reviewer: Luke Aitken, Planning Technician

Project Number	LSD22-0028
Applicant / Current Owner	Redbud Holdings, LLC
Site Area	+/- 2.03 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Self Service Carwash

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 1907 SW Regional Airport Boulevard. It is currently zoned C-1, Neighborhood Commercial with a Future Land Use Classification of General Commercial.

Project Details
The project consists of a large-scale development proposing a new self-service drive through carwash. A conditional use permit was granted by the Planning Commission for a carwash at this location on February 1, 2022. Nine parking spaces are required for this development and 30 parking spaces are provided. Adequate vehicle stacking has also 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 provided 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.

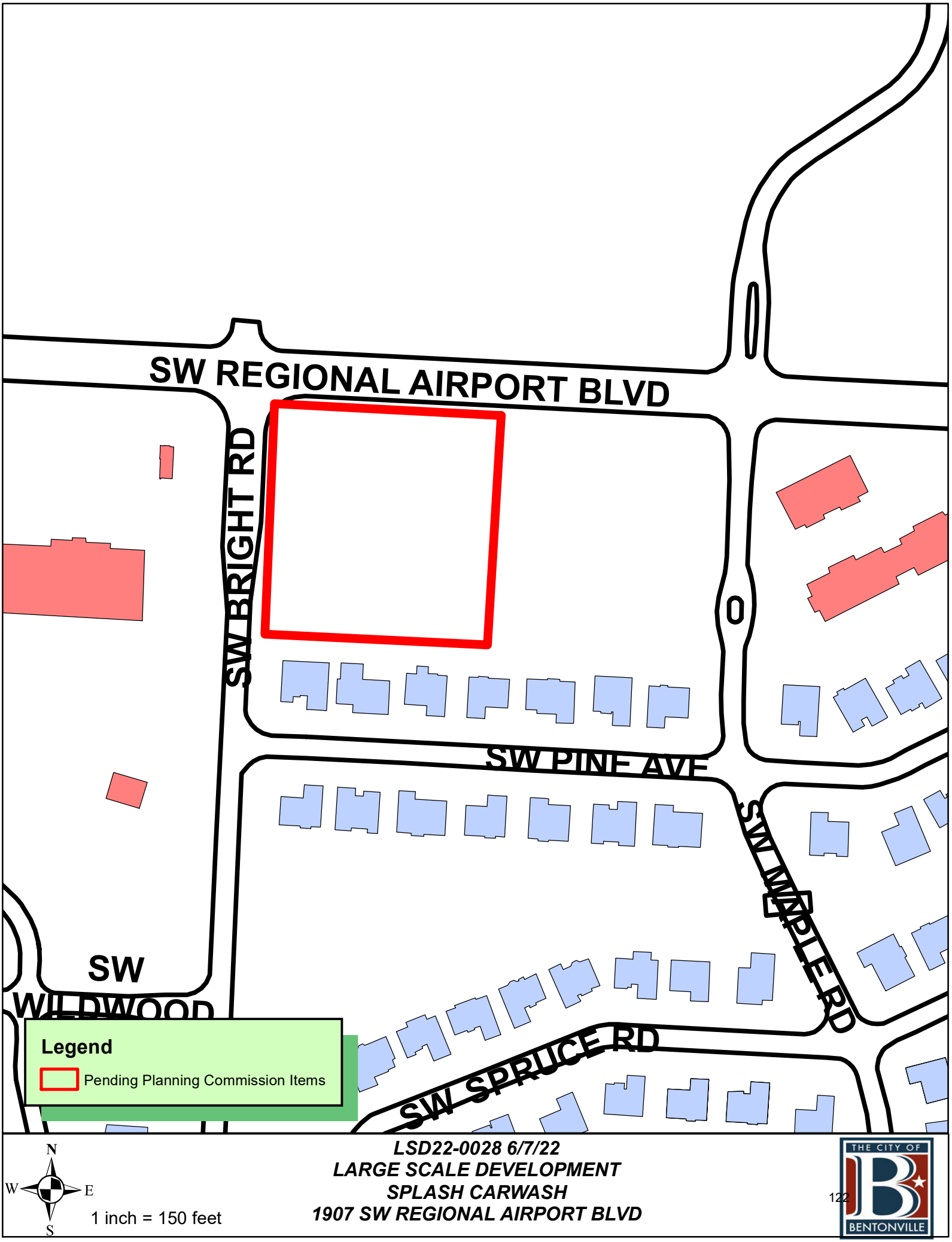
Projected Traffic Impact
This project has the potential to impact traffic in the area. However, the cross access and large proposed parking lot should help alleviate potential impacts.

Waivers
One waiver has been requested by the applicant:

- A waiver from Section 1100.02 Access Management Standards (a)(3) *Distance from intersections*. Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive.

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

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



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

May 31, 2022

Jon Stanley, ASLA, APA

Senior Planner

305 SW A Street

Bentonville, AR 72712

RE: Waver request for the Land Development Code Section 1100.02 – Access Management Standards for **New Splash Carwash – 12TH & Bright Streets**, Bentonville, Arkansas

Jon,

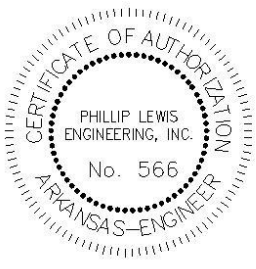
The purpose of this letter is to request a Waiver to the Land Development Code Section 1100.02 – Access Management Standards. The Section states that the centerline of the curb cut cannot be closer than 250 feet to the ROW of the nearest intersection.

We are requested a Waiver to allow the distance to be 165.10 feet. The reason for this request is lot is not deep enough to achieve this requirement due to the existing electric infrastructure in the SW corner of the site that would have to be relocated. Additionally, we have aligned the proposed drive with the existing drive to the west

My signed and dated seal below serves to Certify the contents of this letter. Please contact me with any questions regarding this certification letter.

Respectfully submitted,

Phillip Lewis, P.E.
c.501.350.9840



1907 SW REGIONAL AIRPORT BLVD. BENTONVILLE, AR 72713

LARGE SCALE DEVELOPMENT

LSD22-0028

SPLASH CAR WASH

BRIGHT ROAD

BENTONVILLE, ARKANSAS

CONTACTS

OWNER
COLLIERS INTERNATIONAL
1 ALLIED DR. SUITE 1500
LITTLE ROCK, AR 72202
501-551-6508
BRADFORD GAINES

SURVEYOR

CIVIL ENGINEERING
PHILLIP LEWIS ENGINEERING
P.O. BOX 17307
LITTLE ROCK, AR 72222
501-350-9840
PHILLIP LEWIS

FIRE
THE CITY OF BENTONVILLE
FIRE DEPARTMENT
800 SW "A" STREET BENTONVILLE, AR 72712
479-271-5927
BRENT BOYDSTON, FIRE CHIEF

WATER DEPARTMENT
CITY OF BENTONVILLE
WATER DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3140
BEAU THOMPSON

PLANNING DEPARTMENT
THE CITY OF BENTONVILLE
PLANNING DEPARTMENT
305 SW "A" STREET.
BENTONVILLE, AR 72712
479-271-3122
TYLER OVERSTREET

CITY STREET
THE CITY OF BENTONVILLE
STREET DEPARTMENT
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3130
TONY DAVIS

WASTEWATER
THE CITY OF BENTONVILLE
WASTEWATER DEPARTMENT
1901 N.E. "A" STREET
BENTONVILLE, AR 72712
479-271-3160
NANCY BUSEN

CITY ENGINEER
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3168
ELLEN NORVELL

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL HWY, P.O. BOX 2129
LOWELL, AR 72745
479-333-7005
JOSH KNIGHT

ELECTRIC
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-3159
CHARLIE BARNES

TELEPHONE
AT&T
1133 EAST HAROLD ST.
FAYETTEVILLE, AR 72703
BRENT BALDWIN
OFFICE: 479-571-6609
CELL: 479-200-9022

STORM WATER
THE CITY OF BENTONVILLE
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
479-271-5002
JPAITH@BENTONVILLAR.COM
JANET PAITH

CABLE
COX COMMUNICATIONS
48TH STREET
SPRINGDALE, AR 72762
479-717-3796
KIP.SMITH@COX.COM
KIP SMITH

PHILLIP LEWIS ENGINEERING
Structural + Civil Consultants

FULL PRE-CON REQUIREMENTS

NEED	REQ'D	
☑	☐	WATER AND SEWER ADH APPROVAL
☑	☐	NOTICE OF COVERAGE
☑	☐	SWPPP
☑	☐	DRAINAGE REPORT
☑	☐	PDF OF FINAL CONSTRUCTION PLANS
☑	☐	ELECTRIC PLANS INCORPORATED INTO PLAN SET
☑	☐	STREET LIGHT FEES PAID
☑	☐	ENGINEER ESTIMATE PROVIDED
☑	☐	PERFORMANCE GUARANTEE PROVIDED
☑	☐	AHTD APPROVAL RECEIVED AND REVIEWED
☑	☐	NO RISE CERTIFICATE
☑	☐	USCOE APPROVAL
☑	☐	PRELIM. APPROVAL OF ARCH/BLDG PLANS
☑	☐	FLOODPLAIN DEVELOPMENT PERMIT

BUILDING CODE INFORMATION

Occupancy Classification: B

Type of Construction: VB (Non-Sprinklered)

Allowable Building Height (TABLE 503): 2 story (40')

Proposed Building Height: +/-30'

Allowable Area (TABLE 503): 9,000 S.F.

Proposed Building Area: 5,817 S.F.

Primary Building Overhangs: 1,635

Pay Kiosk Canopy Area: 1,206 S.F.

Separation distances from each exterior wall to assumed and common property lines:

NORTH 11' (7' from overhang to prop. Line)
SOUTH GREATER THAN 30'
EAST GREATER THAN 30'
WEST GREATER THAN 30'

Pay Kiosk Canopy:
NORTH GREATER THAN 30'
SOUTH 13'
EAST GREATER THAN 30'
WEST GREATER THAN 30'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS (PER TABLE 601)
A. STRUCTURAL FRAME 0 HOUR
B. NON-BEARING EXTERIOR 0 HOUR
C. INTERIOR WALLS / PARTITIONS 0 HOUR
D. FLOOR CONSTRUCTION 0 HOUR
E. ROOF CONSTRUCTION 0 HOUR

OCCUPANT LOAD:
Business area (100 gross) 4420 SF = 44 persons
Storage / Equipment (300 gross) 1397 SF = 5 persons

Total Design Occupant Load: 49 persons

ACTUAL OPERATIONAL OCCUPANT LOAD:
Staff: 3 persons

COVER NOTES

1. THE CITY OF BENTONVILLE STREET STANDARDS, DRAINAGE CRITERIA MANUAL, SUBDIVISION ORDINANCE, WATER, SEWER, ELECTRICAL UTILITY SPECIFICATIONS, AND STATE CODE SHALL GOVERN THESE PLANS. IF THERE ARE DISCREPANCIES IN THE PLANS OR INFORMATION CONTAINED WITHIN, THE CITY OF BENTONVILLE ORDINANCES, STANDARDS, AND SPECIFICATIONS SHALL RULE, UNLESS, APPROVED IN WRITING BY THE CITY MANAGER.

2. TO SCHEDULE AN INSPECTION OR TEST WITH THE CITY OF BENTONVILLE ENGINEERING DEPARTMENT, INSPECTIONS MUST BE CALLED IN (479-271-3168) BY ENGINEER OF RECORD 24 HOURS IN ADVANCE BEFORE 10AM FOR AN INSPECTION THE FOLLOWING DAY.

3. THE ENGINEER OF RECORD MUST CERTIFY THE SITE AND THE PROJECT MUST PASS A DEVELOPMENT FINAL SITE INSPECTION BEFORE REQUESTING A BUILDING FINAL INSPECTION.

4. PRE-PAVE PRECON WILL BE REQUIRED BEFORE ANY PAVING OF STREETS. ALL TEST RESULTS AND INSPECTIONS TO BE VERIFIED AND IN FILE BEFORE REQUESTING PRE-PAVE PRECON. TRACER WIRE TO BE INSPECTED BEFORE PAVING.

5. THE MOT MUST BE SUBMITTED TO DANIEL CLARDY IN THE STREET DEPARTMENT A MINIMUM OF 5 DAYS PRIOR TO THE REQUESTED CLOSURE FOR REVIEW AND APPROVAL..

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS

EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE

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

ALTA/NSPS LAND SURVEY

Lot 129
Brightwood, Phase III A

Owner/Developer

PARCEL 01-09797-000
ORTHO MEK LLLP
PO BOX 1198
ROGERS AR 72757

Zoning & Setbacks

BUILDING SETBACKS SHOWN ARE FROM THE RECORDED PLAT OF BRIGHTWOOD SUBDIVISION PHASE III A, PLAT BOOK P-4 PAGE 345, RECORDS OF BENTON COUNTY.

CURRENT ZONING: C-1, NEIGHBORHOOD COMMERCIAL

C-1 BUILDING SETBACKS:
FRONT: 50' WITH PARKING IN FRONT
FRONT: 20' NO PARKING IN FRONT
SIDE: 7' ADJACENT TO NON-RESIDENTIAL DISTRICT
SIDE: 15' ADJACENT TO RESIDENTIAL DISTRICT
REAR: 20' ADJACENT TO NON-RESIDENTIAL DISTRICT
REAR: 25' ADJACENT TO RESIDENTIAL DISTRICT

FOR FURTHER INTERPRETATION AND/OR DETAILED EXPLANATION OF THE CITY OF BENTONVILLE ZONING REGULATIONS, PLEASE CONTACT THE CITY OF BENTONVILLE PLANNING DEPARTMENT.

CONTACT:
BENTONVILLE PLANNING SERVICES
ADDRESS: 305 SW A ST, BENTONVILLE, AR 72712
PHONE: (479) 271-3122

Schedule A - Description

FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT #21-6582
EFFECTIVE DATE: SEPTEMBER 22, 2021, 07:00 AM

LOT 129, BRIGHTWOOD SUBDIVISION, PHASE 3A, BENTONVILLE, BENTON COUNTY, ARKANSAS, LESS AND EXCEPT THAT PART DEEDED TO THE ARKANSAS STATE HIGHWAY DEPARTMENT, DESCRIBED AS FOLLOWS: PART OF LOT 129, BRIGHTWOOD SUBDIVISION PHASE IIIA, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A ½" REBAR FOUND AT THE CENTERWEST SIXTEENTH CORNER OF SAID SECTION 12; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 02°18'09" WEST A DISTANCE OF 39.65 FEET TO 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 19.39 FEET, SOUTH 87°05'28" 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 4, PAGE 345, AS FILED IN BENTON COUNTY AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERN RIGHT OF WAY, SOUTH 87°05'28" EAST A DISTANCE OF 40.57 FEET TO THE SOUTHERN RIGHT OF WAY OF HIGHWAY 12 AS ESTABLISHED BY AHTD JOB 090251; THENCE ALONG SAID SOUTHERN RIGHT OF WAY, SOUTH 59°54'38" WEST A DISTANCE OF 48.33 FEET TO THE EASTERN RIGHT OF WAY OF BRIGHT ROAD AS ESTABLISHED BY BRIGHTWOOD SUBDIVISION PHASE IIIA PLAT BOOK 4, PAGE 345 AS FILED IN BENTON COUNTY; THENCE ALONG SAID EASTERN RIGHT OF WAY, NORTH 02°50'11" EAST A DISTANCE OF 26.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (634 SQ. FT.) MORE OR LESS.

Schedule B - Section II

10. MATTERS AS SET FORTH ON PLAT FILED FOR RECORD IN/AS PLAT BOOK P4 PAGE 345, OF THE RECORDS OF BENTON COUNTY, ARKANSAS, INCLUDING BUT NOT LIMITED TO RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHTS OF WAY AND SETBACK LINES.
(AFFECTS, PLOTTED AND SHOWN)

13. WATER AND SEWER EASEMENT IN FAVOR OF NORTHWEST ARKANSAS REGIONAL AIRPORT AUTHORITY, DATED DECEMBER 31, 1996 AND FILED FOR RECORD JANUARY 7, 1997, IN/AS LAND DOCUMENT NO. 97-1246, AND SUBSEQUENT ASSIGNMENT OF WATER AND SEWER EASEMENTS IN FAVOR OF THE CITY OF BENTONVILLE, ARKANSAS, DATED FEBRUARY 17, 2000 AND FILED FOR RECORD JUNE 29, 2001, IN/AS LAND DOCUMENT NO. 2001-94606, AMONG THE LAND RECORDS OF BENTON COUNTY, ARKANSAS.
(AFFECTS, PLOTTED AND SHOWN)

14. UTILITY EASEMENT AND RIGHT OF WAY GRANT IN FAVOR OF THE CITY OF BENTONVILLE, ARKANSAS, DATED APRIL 28, 1999 AND FILED FOR RECORD APRIL 28, 1999, IN/AS LAND DOCUMENT NO. 99-45120, AMONG THE LAND RECORDS OF BENTON COUNTY, ARKANSAS.
(DOES NOT AFFECT, AS SHOWN)

15. UTILITY EASEMENT AND RIGHT OF WAY GRANT IN FAVOR OF THE CITY OF BENTONVILLE, ARKANSAS, DATED MAY 4, 1998 AND FILED FOR RECORD MAY 4, 1999, IN/AS LAND DOCUMENT NO. 99-47176, AMONG THE LAND RECORDS OF BENTON COUNTY, ARKANSAS.
(AFFECTS, PLOTTED AND SHOWN)

16. EASMENT GRANT IN FAVOR OF CITY OF BENTONVILLE, DATED JANUARY 7, 2013 AND FILED FOR RECORD JUNE 6, 2013, IN/AS BOOK 2013 PAGE 30767, AMONG THE LAND RECORDS OF BENTON COUNTY, ARKANSAS.
(AFFECTS, PLOTTED AND SHOWN)

17. TERMS, CONDITIONS AND PROVISIONS OF MUTUAL SHARED ACCESS EASEMENT AGREEMENT, EXECUTED BY AND BETWEEN PROFESSIONAL OFFICE PROPERTTIES, LLC, AND BRIGHTWOOD BUSINESS PARK, LLC, DATED MARCH 31, 2016 AND FILED FOR RECORD APRIL 26, 2016, IN/AS BOOK 2016 PAGE 22781, OF THE RECORDS OF BENTON COUNTY, ARKANSAS.
(AFFECTS, PLOTTED AND SHOWN)

19. MATTERS AS SET FORTH ON PLAT OF SURVEY MADE BY NIKOLAY. NEDKOV, PLS NO. 1759, OF CEI ENGINEERING ASSOCIATES, INC., DATED APRIL 8, 2015, INCLUDING BUT NOT LIMITED TO RESERVATIONS, RESTRICTIONS, EASEMENTS, DEDICATIONS, RIGHTS OF WAY AND SETBACK LINES.
(AFFECTS, AS SHOWN)

Survey Description

A PART OF LOT 129, BRIGHTWOOD SUBDIVISION PHASE 3 A, AS SHOWN ON PLAT BOOK P4, PAGE 345, RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING 1/2" REBAR PLS 1301 FOR THE SOUTHWEST CORNER OF SAID LOT 129, WHICH IS LOCATED ON THE EASTERLY RIGHT-OF-WAY OF BRIGHT ROAD, AND RUNNING THENCE N02°31'04"E 274.26' WITH SAID EASTERLY, RIGHT-OF-WAY OF BRIGHT ROAD TO AN EXISTING 2" ALUMINUM A.H.T.D MONUMENT PLS 1392 LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12, THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 N59°54'14"E 48.29' TO A SET 1/2" REBAR PLS 1873, THENCE CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 S87°05'57"E 254.33' TO A SET 1/2" REBAR PLS 1873 FOR THE NORTHEAST CORNER OF SAID LOT 129, THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 S03°30'41"W 301.02' ALONG THE EAST LINE OF SAID LOT 129 TO AN EXISTING 5/8" REBAR PLS 1759 FOR THE SOUTHEAST CORNER OF SAID LOT 129, THENCE WITH THE SOUTH LINE OF SAID LOT 129 N87°00'33"W 294.01' TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Surveyor's Certification

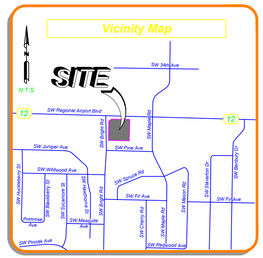
TO ORTHO MEK LLLP; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND CITY TITLE & CLOSING, LLC:

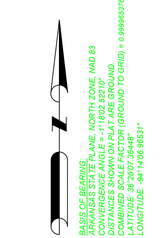
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/11/2022.

DATE OF PLAT OR MAP: 2/24/2022

WESLEY S. LUKER P.L.S. #1873 DATE

Vicinity Map





0 30 60
1 INCH = 30 FEET

LINE	BEARING	DISTANCE
L1 (m)	N 59°54'14" E	48.29'
L1 (d)	S 59°54'38" W	48.33'
L2 (d)	N 02°50'11" E	26.32'
L3 (d)	S 87°05'28" E	40.57'

Legend of Symbols & Abbreviations

BOUNDARY LINE
PARTY LINE
CENTERLINE OF ROAD (C/L)
RIGHT-OF-WAY (R/W)
FENCE
ACCESS EASEMENT (A.E.)
BUILDING SETBACK (B.S.B.)
UTILITY EASEMENT (U.E.)
WATER LINE
SANITARY SEWER LINE
OVERHEAD POWER LINE
CROSS WALK POLE
TRAFFIC LIGHT POLE
POWER POLE
ELECTRICAL BOX
ELECTRICAL METER
TELEPHONE PEDESTAL
TELEPHONE CABINET
TELEPHONE VAULT
ELECTRICAL VAULT
FIRE HYDRANT
WATER VALVE
GAS METER
STORM WATER MANHOLE
SANITARY SEWER MANHOLE
EXISTING MONUMENT AS NOTED
SET 1/2" REBAR & CAP
P.O.B. POINT OF BEGINNING
A.H.T.D. CITY OF BENTONVILLE MASTER STREET PLAN
(m) FIELD MEASUREMENT
(p) PLATTED MEASUREMENT (PLAT BOOK P4, PG 345)
(d) DEED MEASUREMENT (DEED BOOK 2013, PG 30756)

Miscellaneous Notes

STATE RECORDING NUMBER:
500-19N-31W-0-12-310-04-1873

COMPLETED FIELD WORK:
FEBRUARY 11, 2022

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK L2019 AT PAGE 48544.
2. SUBDIVISION PLAT FILED IN PLAT BOOK P4 AT PAGE 345.

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.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0225K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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.

AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN REGENT MONTHS.

AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

THE TOTAL NUMBER OF PARKING SPACES IS 0, WHICH INCLUDES 0 DESIGNATED HANDICAPPED SPACES.

THERE IS NO EVIDENCE OF ENCROACHMENTS.

Utility Notes

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND ARKANSAS ONE CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION.

CALL ARKANSAS ONE CALL AT 811 BEFORE DIGGING.

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

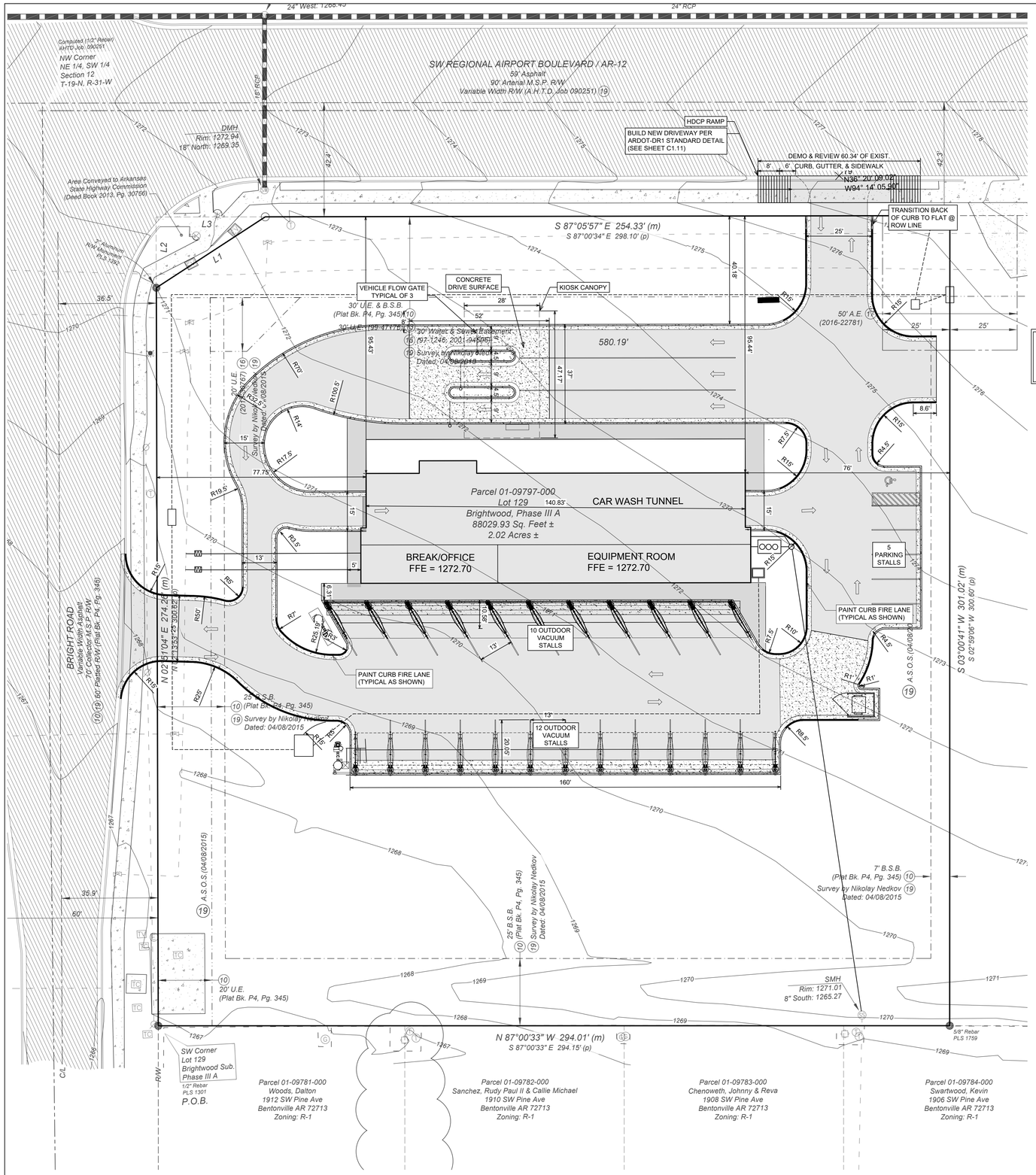
DIG TICKET #220207-1303

UTILITIES NOTIFIED:

AT&T ARKANSAS	(479) 444-6088
MBO VIDEO	(877) 777-8941
BLACK HILLS CORPORATION	(888) 890-5554
BLACK HILLS CORP - HP	
COX COMMUNICATIONS	(479) 274-0995
CITY OF BENTONVILLE ELECTRIC	(479) 271-3135
CITY OF BENTONVILLE TRAFFIC	(479) 271-3165
ZAYO GROUP	(866) 364-6033

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
J.C. 02-24-2022	W.L.	R.S.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 21-1148	
LOCATION: BRIGHTWOOD SUBDIVISION PHASE III A		
FOR THE USE AND BENEFIT OF: ORTHO MEK LLLP		



PRELIMINARY SITE PLAN

SCALE 1" = 20'

VICINITY MAP

SCALE 1" = 500'

PROPERTY SPECIFICATIONS

OWNER: COLLIERS INTERNATIONAL
ATTN: BRADFORD GAINES
1 ALLIED DRIVE, STE 1500
LITTLE ROCK, AR 72202

DEVELOPER/SUBDIVIDER: COLLIERS INTERNATIONAL
ATTN: BRADFORD GAINES
1 ALLIED DRIVE, STE 1500
LITTLE ROCK, AR 72202
(501)-372-6161

ENGINEERS: PHILLIP LEWIS ENGINEERING, INC.
23620 INTERSTATE-30
BRYANT, ARKANSAS 72022
(501)-350-9840

ZONING CLASSIFICATION: C-1

SOURCE OF TITLE: BOOK L2019 PAGE 48544

DEVELOPMENT SPECIFICATIONS

BUILDING = 5,800 SQ. FT. (7% OF TOTAL PROPERTY AREA)
PAVEMENT = 28,100 SQ. FT. (32% OF TOTAL PROPERTY AREA)
LANDSCAPE/GREEN = 54,150 SQ. FT. (61% OF DEVELOPED AREA)

FLOOD ZONE INFORMATION

FIRM PANEL NO: 05007C 0255K
EFFECTIVE DATE: JUNE 4, 2012.
THE PROPERTY IS LOCATED IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN
NO BASE FLOOD ELEVATION IS DETERMINED FOR ZONE X OR ZONE A

LEGAL DESCRIPTION

LOT 129, BRIGHTWOOD SUBDIVISION, PHASE 3A, BENTONVILLE, BENTON COUNTY, ARKANSAS. LESS AND EXCEPT THAT PART DEEDED TO THE ARKANSAS STATE HIGHWAY DEPARTMENT, DESCRIBED AS FOLLOWS: PART OF LOT 129, BRIGHTWOOD SUBDIVISION PHASE IIIA, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF 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 CENTERWEST SIXTEENTH CORNER OF SAID SECTION 12; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTH2°L809' WEST A DISTANCE OF 39.65 FEET TO 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'L9" EAST A DISTANCE OF19.39 FEET, SOUTH 87°05'28" 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 4, PAGE 345, AS FILED IN BENTON COUNTY AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERN RIGHT OF WAY, SOUTH 87°05'28" EAST A DISTANCE OF 40.57 FEET TO THE SOUTHERN RIGHT OF WAY OF HIGHWAY 12 AS ESTABLISHED BY AHTD JOB 090251; THENCE ALONG SAID SOUTHERN RIGHT OF WAY, SOUTH 59°54'38" WEST A DISTANCE OF 48.33 FEET TO THE EASTERN RIGHT OF WAY OF BRIGHT ROAD AS ESTABLISHED BY BRIGHTWOOD SUBDIVISION PHASE IIIA PLAT BOOK 4, PAGE 345 AS FILED IN BENTON COUNTY; THENCE ALONG SAID EASTERN RIGHT OF WAY, NORTH 2°S0'11" EAST A DISTANCE OF 26.32 FEET TO THE POINT OF BEGINNING AND CONTAINING
0.01 ACRES (534 SQ. FT.) MORE OR LESS.

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 IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE. CONTACT BENTONVILLE STREET DEPARTMENT WITH ANY QUESTIONS REGARDING STRIPING.

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

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

LIGHTING NOTE

ANY NEW OR FUTURE PARKING LOT LIGHTING OR LIGHTING ATTACHED TO THE STRUCTURE MUST BE A CUT - OFF OR B-U-G LIGHTING FIXTURE WITH A U RATING OF (0) AND APPROVED BY THE PLANNING DEPARTMENT.

MECHANICAL NOTE

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

BENCH NOTE

THE PROPOSED BENCH WILL BE A MINIMUM OF 6 FEET IN LENGTH AND BE VICTOR STANLEY "CLASSIC" (MODEL # C-10) OR APPROVED EQUAL.

DUMPSTER ENCLOSURE NOTE

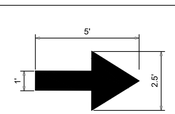
THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND PROVIDE A DETAIL.

SIGNAGE NOTE

ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.

ELECTRICAL NOTES

1. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
2. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
3. BEUD DESIGN LAYOUT DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
4. ELECTRIC FACILITIES SHALL INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR THE COMPLIANCE WITH THIS DOCUMENT.

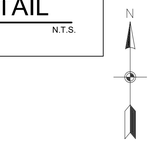


NOTE:
COORDINATE FINAL LOCATION & QUANTITY OF DIRECTIONAL FLOW ARROWS WITH OWNER.

TRAFFIC FLOW ARROW DETAIL

N.T.S.

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



SCALE: 1"= 20'

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 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 IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN 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 NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT 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 ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE 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.

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:
1 REVISED PER ARCH SITE PLAN 06-14-2021

LARGE SCALE DEVELOPMENT
SPLASH CAR WASH

1005 South Walton Blvd
Bentonville, Arkansas

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP A. LEWIS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

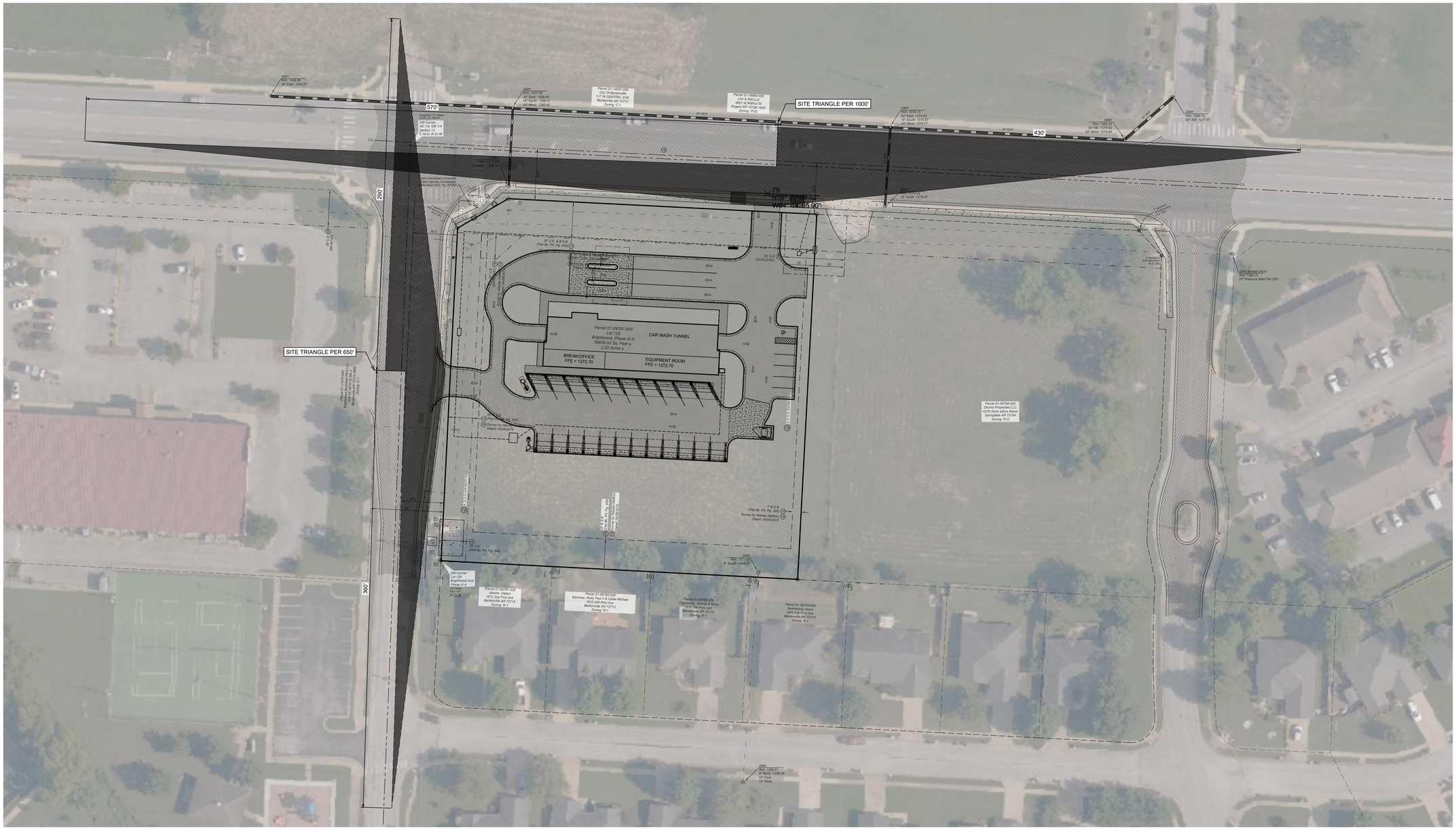
PROJECT NUMBER:

SHEET ISSUE DATE:
11-18-2021

PAGE TITLE:
SITE PLAN

SHEET NUMBER:
C1.1

LSD22-0028



AASHTO SIGHT TRIANGLE PLAN

SCALE 1" = 40'

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

N

40 20 0 40 80FT

SCALE: 1"= 40'

LSD22-0028

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

LARGE SCALE DEVELOPMENT
SPLASH CAR WASH
BRIGHT ROAD
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION
PHILLIP LEWIS ENGINEERING, INC.
No. 566
ARKANSAS ENGINEER

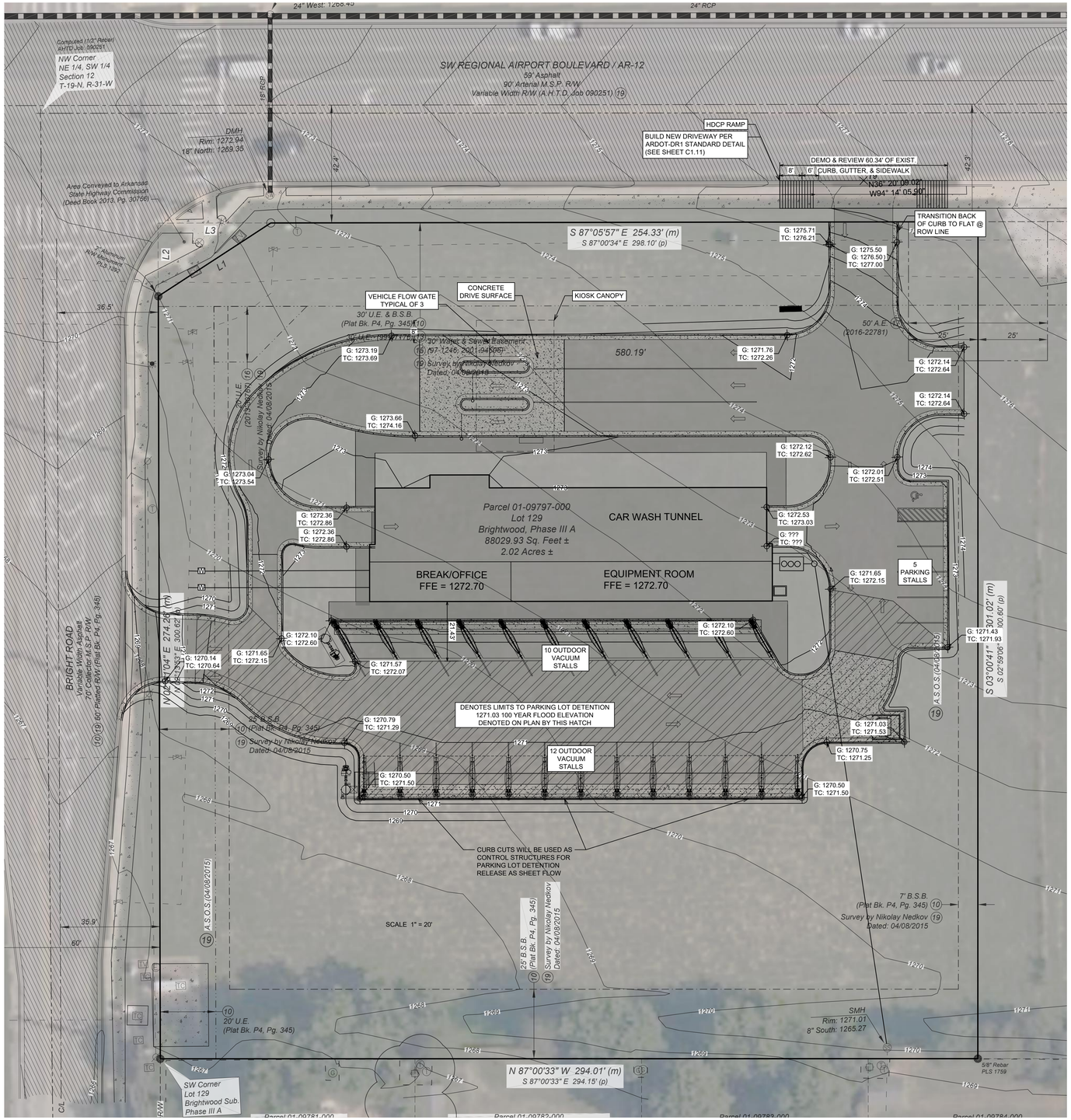
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9540
PHILLIP LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE:
5/23/22

PAGE TITLE:
AASHTO SIGHT TRIANGLE PLAN

SHEET NUMBER:
C1.1A



SITE GRADING PLAN

TG = TOP OF GUTTER ELEVATION (TOP OF CURB ELEVATION = +0.5' UNLESS OTHERWISE NOTED BY "TC"

TC = TOP OF CONCRETE ELEVATION

TOW = TOP OF WALL ELEVATION

RUNOFF VOLUME (100-YR STORM)

6,400 CF DETENTION IN PARKING LOT

GENERAL CONSTRUCTION NOTES

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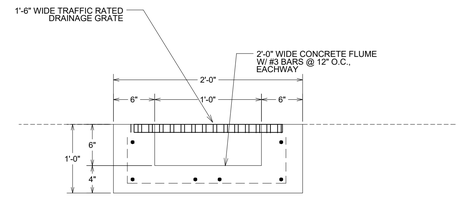

CONCRETE TRENCH DETAIL NOT TO SCALE

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

N

20 10 0 20 40FT

SCALE: 1"= 20'

LSD22-0028

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Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

LARGE SCALE DEVELOPMENT
SPLASH CAR WASH
BRIGHT ROAD
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION PHILLIP LEWIS ENGINEERING, INC. No. 566 ARKANSAS-ENGINEER

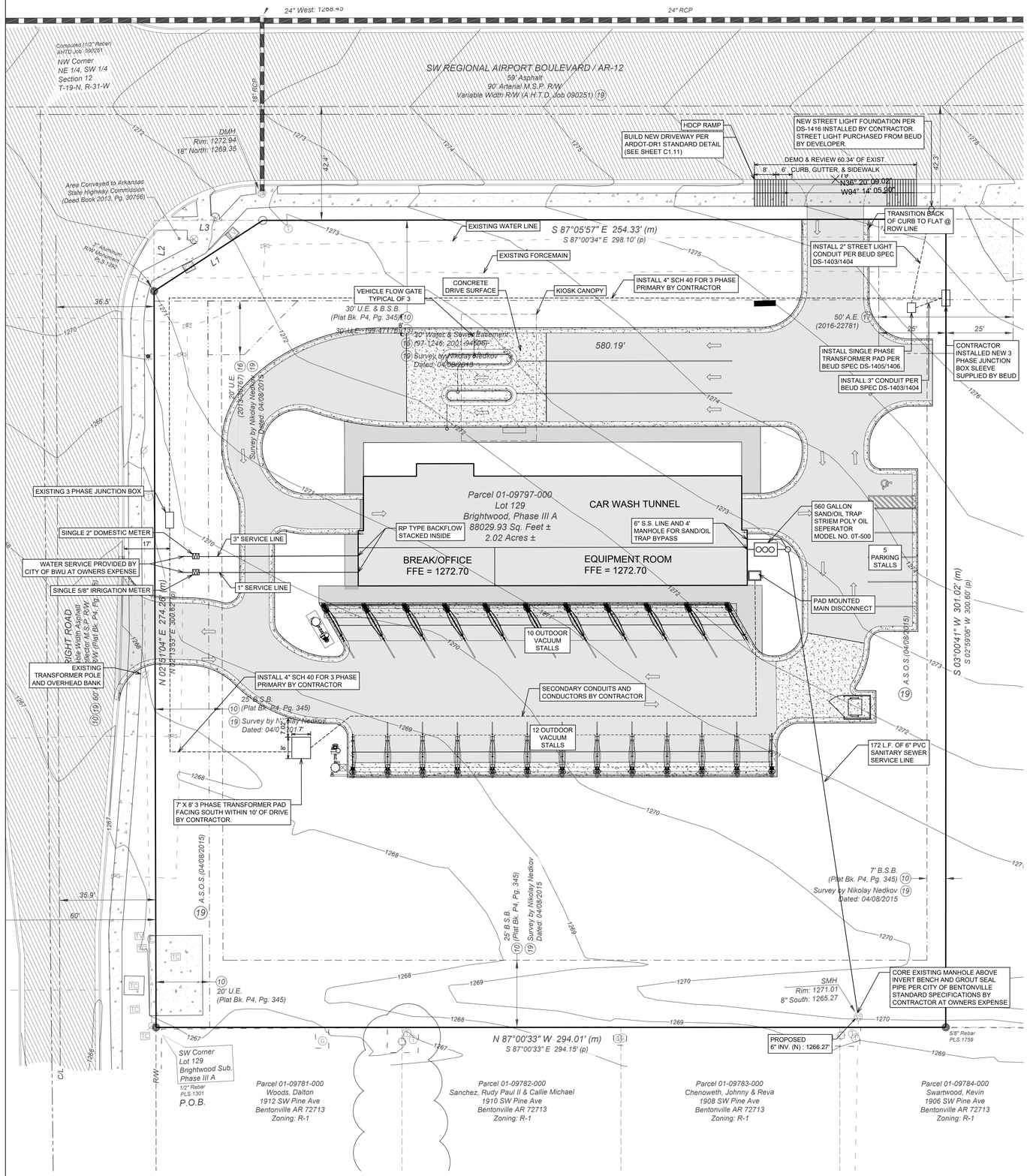
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9540 PHILLIP E. LEWIS

PROJECT NUMBER:

SHEET ISSUE DATE: 5/23/22

PAGE TITLE: GRADING PLAN

SHEET NUMBER: C1.2



SITE UTILITY PLAN

SCALE 1" = 20'

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K. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES.

L. CONTRACTOR TO FOLLOW 2021 WATER AND SEWER SPECIFICATIONS

ELECTRICAL NOTES

1. RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
2. STREETLIGHT LOCATIONS WILL BE DESIGNED BY BEUD. OWNER REQUIRED TO PAY FOR LIGHTS PRIOR TO REQUESTING PRECON.
3. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
4. BEUD DESIGN LAYOUT DRAWINGS TAKE PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
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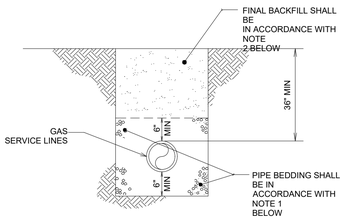


GAS LINE BEDDING DETAIL

NOT TO SCALE

NOTES:
1. BEDDING SHALL BE "GRIT" PER ASTM 2774 OR ASTM D448 SIZE 67 A MINIMUM OF 6" ALL AROUND PIPE.
1. BEDDING SHALL BE CLEAN SAND A MINIMUM OF 6" ALL AROUND PIPE.
2. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR. ALL BACKFILL UNDER PAVED AREAS SHALL BE CLASS 7 CRUSHED STONE (SB-2) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. ALL MATERIALS CLASSIFIED IN ACCORDANCE WITH ASTM D2321-89.
4. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LIFTS IN ACCORDANCE WITH ASTM D698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED TO NEAR OPTIMUM MOISTURE CONTENT.
5. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS, AND ROCK LARGER THAN 3".
6. ALL TRENCH EXCAVATION SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES.

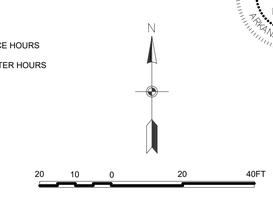
UTILITY PROVIDERS

WATER UTILITIES:
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: 479-271-3140 OFFICE HOURS

WASTEWATER COLLECTION:
3200 SW MUNICIPAL DRIVE
BENTONVILLE, AR 72712
PHONE: 479-271-3140 OFFICE HOURS

EMERGENCY: 800-286-1262 AFTER HOURS

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



LSD22-0028

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
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REVISION:

LARGE SCALE DEVELOPMENT
SPLASH CAR WASH

BRIGHT ROAD
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS 9540 REGISTERED PROFESSIONAL ENGINEER PHILLIP LEWIS

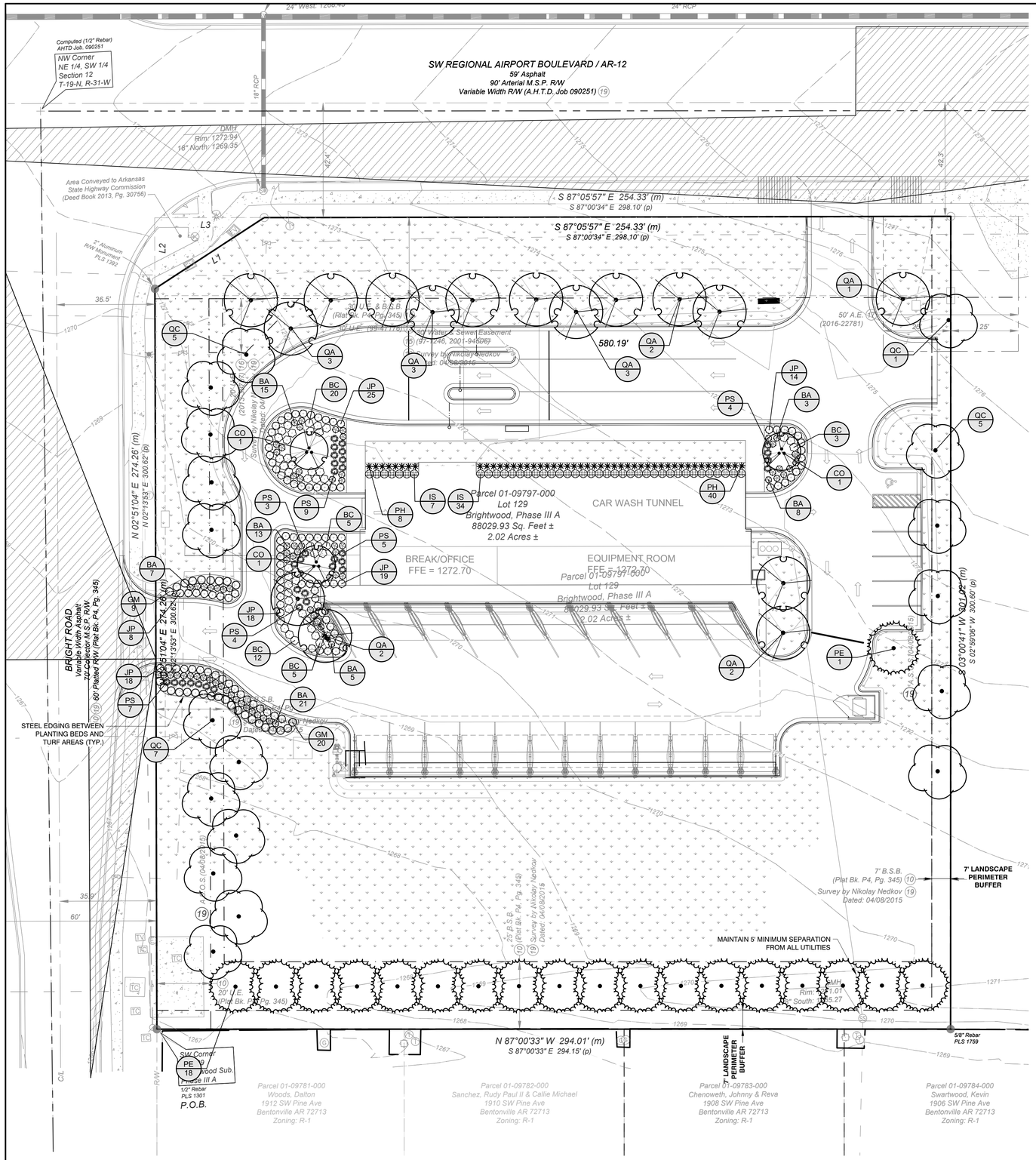
CERTIFICATE OF AUTHORIZATION PHILLIP LEWIS ENGINEERING, INC. No. 566 ARKANSAS ENGINEER

PROJECT NUMBER:

SHEET ISSUE DATE: 5/23/22

PAGE TITLE: UTILITY PLAN

SHEET NUMBER: C1.4



PLANT SCHEDULE

EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	PE	Pinus echinata / Short Leaf Pine	B & B	2.5"Cal	8` min.	19
ORNAMENTAL TREES	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**ROOT**	**HEIGHT**	**QTY**
	CO	Cercis canadensis `Oklahoma` / Oklahoma Redbud Standard single trunk	B & B	1.5"Cal	6 min.	3
SHADE TREE	**CODE**	**BOTANICAL / COMMON NAME**	**CALIPER**	**ROOT**	**HEIGHT**	**QTY**
	QA	Quercus acutissima / Sawtooth Oak	B & B	2.5"Cal	8` min.	16
	QC	Quercus coccinea / Scarlet Oak	B & B	2.5"Cal	8` min.	18
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	
	BA	Berberis thunbergii 'Aurea Nana' / Golden Dwarf Japanese Barberry	3 gal	Cont.	30" o.c.	72
	BC	Berberis thunbergii 'Monomb' TM / Cherry Bomb Japanese Barberry	3 gal	Cont.	36" o.c.	45
	GM	Buxus x `Green Mountain` / Boxwood	3 gal	Cont.	36" o.c.	29
	IS	Ilex vomitoria `Schillings` / Schillings Holly	3 gal.	Cont.	36" o.c.	41
	JP	Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper	3 gal	Cont.	36" o.c.	102
GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	
	PS	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	3 gal	Cont.	36" o.c.	32
	PH	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	3 gal	Cont.	30" o.c.	48
SOD/SEED	**CODE**	**BOTANICAL / COMMON NAME**		**QTY**		
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod		33,362 sf		

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL ARRIVE TO THE SITE IN GOOD HEALTH INCLUDING MOIST SOIL AND FULL SHAPE.
2. TREES SHALL HAVE A FULL CROWN SHAPE AND TRUNK SHALL BE STRAIGHT AND FREE OF SCARS
3. LANDSCAPER AND CONTRACTOR SHALL INSURE THAT PLANT SIZE AND HEALTH REQUIREMENTS AS SPECIFIED ON PLANS IS INSTALLED. NO SIZE SUBSTITUTIONS WILL BE ALLOWED.
4. LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO INSPECT AND APPROVE PLANT MATERIALS BEFORE, DURING AND AFTER INSTALLATION. HE/SHE MUST APPROVE ANY REVISIONS TO THE PLANTING PLAN, PRIOR TO INSTALLATION.
5. THE LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE FINAL WORK AND SCOPE OF THE PROJECT.
6. CONTRACTORS SHALL HAVE ALL UTILITIES LOCATED AND MARKED PRIOR TO LANDSCAPE AND IRRIGATION INSTALLATION. LANDSCAPER AND CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE AND IRRIGATION INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED WITH SURVEYOR AND CIVIL ENGINEER.
7. THIS PLAN IS FOR LANDSCAPE DESIGN ONLY. ALL GRADING, STRUCTURES, UTILITIES AND SITE FEATURES ARE FOR REFERENCE ONLY. CONTRACTOR AND LANDSCAPER SHALL COORDINATE INSTALLATION WITH CIVIL ENGINEER IN THE FIELD.
8. LANDSCAPE EDGING SHALL BE INSTALLED WHERE SOD MEETS LANDSCAPING BEDS. EDGING SHALL BE DARK IN COLOR AND STEEL.
9. ALL DISTURBED AREAS ON AND OFF THE SITE SHALL BE HYDROSEEDED OR SODDED TO PREVENT EROSION.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" ARE GUIDELINE SPECIFICATIONS ONLY AND ARE THE MINIMUM REQUIREMENTS FOR NEWLY INSTALLED PLANT MATERIAL ON THIS PROJECT.
11. THERE SHALL BE 4" OF TOPSOIL PLACED IN ALL PLANTING BED AND 2" OF TOPSOIL IN SOD AREAS. TOPSOIL SHALL BE LOAMY, RICH SOIL FREE FROM ROOTS, ROCKS (LARGER THAN 1" DIA), WEEDS, LITTER OR OTHER UNSUITABLE MATERIAL.
12. MULCH - ALL PLANTING BEDS SHALL BE TOPPED WITH SHREDDED HARDWOOD BROWN MULCH AT A MINIMUM DEPTH OF 4". PRIOR TO MULCHING, ALL PLANTING BEDS SHALL HAVE A WEED FABRIC (DEWITT PRO-5 WEED BARRIER 5OZ) INSTALLED AND PINNED WITH STAPLES OR LANDSCAPE PINS. WEED BARRIER SHALL OVERLAP AT SEAMS A MINIMUM OF 12".
13. CONTRACTOR SHALL NOT IMPEDE OR OBSTRUCT ANY ADA PATHS, RAMPS OR OTHER PEDESTRIAN USE AREAS DURING OR AFTER THE LANDSCAPING INSTALLATION. AFTER CERTIFICATE OF COMPLETION IS GRANTED, IT SHALL BE THE OWNERS RESPONSIBILITY TO MAINTAIN ADA ACCESSIBLE ROUTES WITH PROPER LANDSCAPE MAINTENANCE AND CARE.

MAINTENANCE REQUIREMENTS

1. SEEDED AND SOD AREAS SHALL BE WATERED BY LANDSCAPE CONTRACTOR DURING THE CONSTRUCTION PROCESS. WATERING SHALL MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER SEED GERMINATION AND SOD ROOT ESTABLISHMENT. WATERING AND MONITORING SHALL CONTINUE UNTIL A HEALTH STAND OF GRASS IS ESTABLISHED AND COVERS 95% OF THE TURFGRASS AREA.
2. IF SOD OR GRASS AREA IS DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE INCLUDING ADDITIONAL TOPSOIL, FERTILIZER AND SOD.
3. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION. THIS MAINTENANCE INCLUDES WATERING, FERTILIZATION, WEEDING, MULCHING AND SPRAYING.
4. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR LOOSES LEAFS/LIMBS SHALL BE REPLACED WITH THE SAME SPECIES AND SIZE PLANT.
5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL INCLUDING PLANTS, SOD, TREES, EDGING AND IRRIGATION FOR A PERIOD OF ONE YEAR (1) BEGINNING AT THE DATE OF CERTIFICATE OF OCCUPANCY. OWNER RESERVES THE RIGHT TO HAVE AN ELEVEN MONTH WALK THRU WITH LANDSCAPE CONTRACTOR TO CORRECT ANY DEAD PLANTS AND/OR SOD.

MULCHES

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

LANDSCAPE REQUIREMENTS

STREET FRONTAGE SW REGIONAL AIRPORT BLVD. 230 LF BRIGHT RD. 240 LF	254' LF / 20 = 12 TREES REQUIRED 240' LF / 20 = 12 TREES REQUIRED	12 TREES PROVIDED 12 TREES PROVIDED
PERIMETER 1 TREE PER 50 LF EAST BOUNDARIES 300 LF	6 TREES REQUIRED	6 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA 4,383 SF INTERNAL PLANTING	8% GREENSPACE REQUIRED 4,383 x .08 = 350 SF 1 TREE PER 6 SPACE 6 / 6 = 1 TREES REQUIRED	350 SF PROVIDED 1 TREES PROVIDED
SCREENING	SOUTH BOUNDARY TYPE A SCREENING REQUIRED 20' OPAQUE SCREEN REQUIRED	20' SCREEN PROVIDED*

*SCREENING INCLUDES 6' OPAQUE FENCE AND EVERGREEN TREES

CITY OF BENTONVILLE LANDSCAPE NOTES

1. TREES SHALL NOT BE TOPPED 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.
2. ONCE PLANT MATERIAL IS INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION. ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED IN A TIMELY MANNER.
3. SIGHT DISTANCES SHALL BE MAINTAINED AT ALL STREET AND DRIVEWAY INTERSECTIONS AS TO NOT CREATE DANGEROUS CONDITIONS. PROPER MAINTENANCE AND PRUNING WILL BE SCHEDULED TO ENSURE PROPER VISIBILITY.
4. PLANT AND TREE LOCATION CONFLICTS WITH UTILITIES SHALL BE FIELD VERIFIED AND ADJUSTED IN THE FIELD.
5. ALL TREES PLANTED IN THE PUBLIC RIGHT OF WAY SHALL BE 3" CALIPER. THE LOWEST LIMB SHALL BE PRUNED TO A HEIGHT OF 96" OR HIGHER.
6. TREES SHALL BE PLANTED AT LEAST 5 FEET AWAY FROM ALL PUBLIC UTILITIES
7. LANDSCAPING THAT MEETS INTERIOR PARKING GREENSPACE REQUIREMENT (8%) SHALL BE IMPERVIOUS MATERIAL AND AT LEAST 80% SHALL BE LIVING MATERIAL (LAWN, GROUNDCOVER, PLANTINGS) FOR THE PARKING ISLANDS.
8. TREES AND SHRUBS SHALL BE MAINTAINED AND PRUNED BY TECHNIQUES ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE".
9. TREES SHALL MAINTAIN A MINIMUM OF 5' SEPARATION FROM PUBLIC UTILITIES.
10. THERE CAN NOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SHADED SIGHT TRIANGLE AREAS ON THIS PLAN.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

N

20 10 0 20 40FT

SCALE: 1"= 20'

LSD22-0028

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

LARGE SCALE DEVELOPMENT
SPLASH CAR WASH
########

JAMES GIBSON 5034 STATE OF ARKANSAS REGISTERED LANDSCAPE ARCHITECT
5/17/22
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

PROJECT NUMBER:

SHEET ISSUE DATE:
########

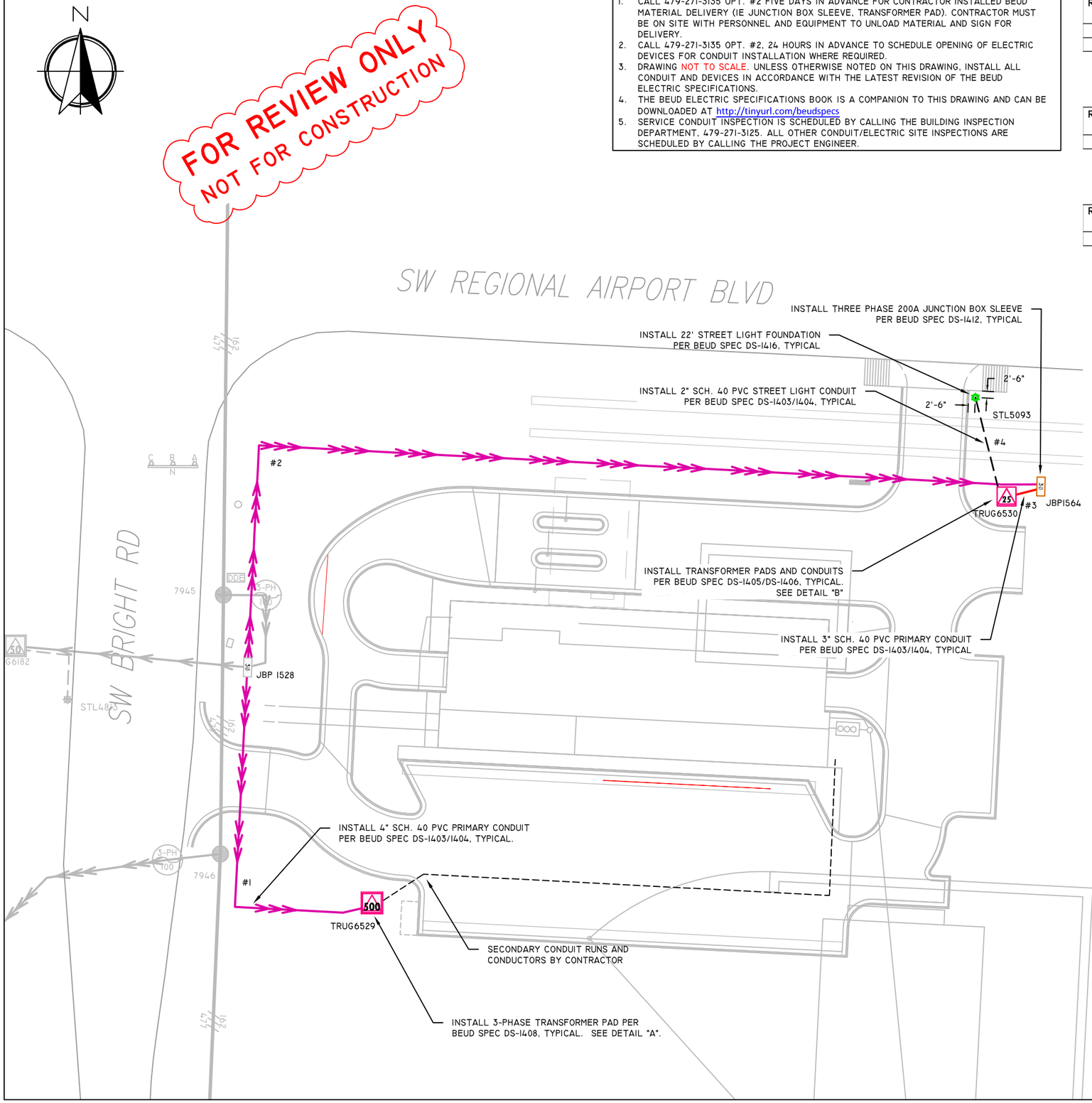
PAGE TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
####

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CONTRACTOR NOTES:

1. CALL 479-271-3135 OPT. #2 FIVE DAYS IN ADVANCE FOR CONTRACTOR INSTALLED BEUD MATERIAL DELIVERY (IE JUNCTION BOX SLEEVE, TRANSFORMER PAD). CONTRACTOR MUST BE ON SITE WITH PERSONNEL AND EQUIPMENT TO UNLOAD MATERIAL AND SIGN FOR DELIVERY.
2. CALL 479-271-3135 OPT. #2, 24 HOURS IN ADVANCE TO SCHEDULE OPENING OF ELECTRIC DEVICES FOR CONDUIT INSTALLATION WHERE REQUIRED.
3. DRAWING NOT TO SCALE. UNLESS OTHERWISE NOTED ON THIS DRAWING, INSTALL ALL CONDUIT AND DEVICES IN ACCORDANCE WITH THE LATEST REVISION OF THE BEUD ELECTRIC SPECIFICATIONS.
4. THE BEUD ELECTRIC SPECIFICATIONS BOOK IS A COMPANION TO THIS DRAWING AND CAN BE DOWNLOADED AT http://tinyurl.com/beudspecs
5. SERVICE CONDUIT INSPECTION IS SCHEDULED BY CALLING THE BUILDING INSPECTION DEPARTMENT, 479-271-3125. ALL OTHER CONDUIT/ELECTRIC SITE INSPECTIONS ARE SCHEDULED BY CALLING THE PROJECT ENGINEER.



PRIMARY WIRE RUNS

RUN #	FROM		TO		CONDUIT	WIRE SIZE	PHASE	RUN LENGTH
1	JBP	1528	TRUG	6529	4"	1/0	3-PH	140
2	JBP	1528	JBP	1564	4"	1/0	3-PH	374

TOTAL FOOTAGE TO ORDER: 1782

PRIMARY WIRE RUNS

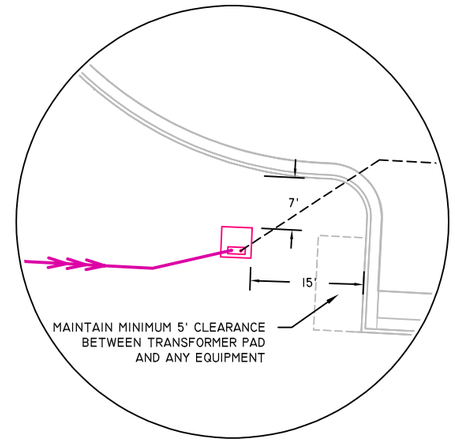
RUN #	FROM		TO		CONDUIT	WIRE SIZE	PHASE	RUN LENGTH
3	JBP	1564	TRUG	6530	3"	1/0	1-PH	13

TOTAL FOOTAGE TO ORDER: 53

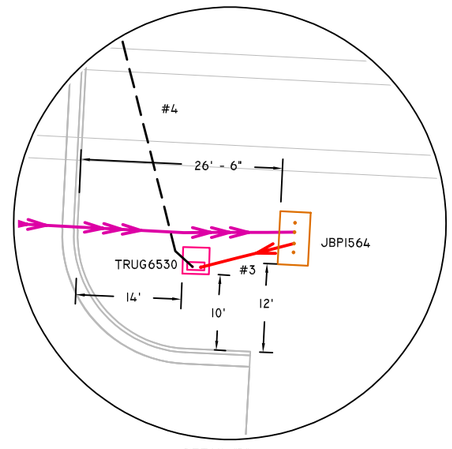
STREET LIGHT WIRE RUNS

RUN #	FROM		TO		CONDUIT	WIRE SIZE	PHASE	RUN LENGTH
4	TRUG	6530	STL	5093	2"	6D	SEC	39

TOTAL FOOTAGE TO ORDER: 69



DETAIL "A"



DETAIL "B"

TRANSFORMER INFORMATION	
TRANSFORMER SIZE	500 kVA
TRANSFORMER VOLTAGE	277/480V
SERVICE INFORMATION "A"	
SERVICE SIZE	1200A
SERVICE VOLTAGE	277/480V
METER FORM	8/9S
CT SIZE (IF APPLICABLE)	200:5
SECONDARY CONDUIT SIZE	CONTRACTOR
SECONDARY WIRE SIZE	CONTRACTOR

STREET LIGHT INFORMATION

	STYLE	QTY
POLE	22' COLUMBIA	1
ARM	N/A	0
LUMINAIRE	AUTOBAHN	1
VOLTAGE	120	

		REVISION
5/12/2022	0	ISSUED TO ENGINEER

BEUD CONSTRUCTION USE

THE CITY OF BENTONVILLE
3200 Municipal Dr
Bentonville, AR 72712
Ph: (479) 271-3135
www.bentonvillear.com

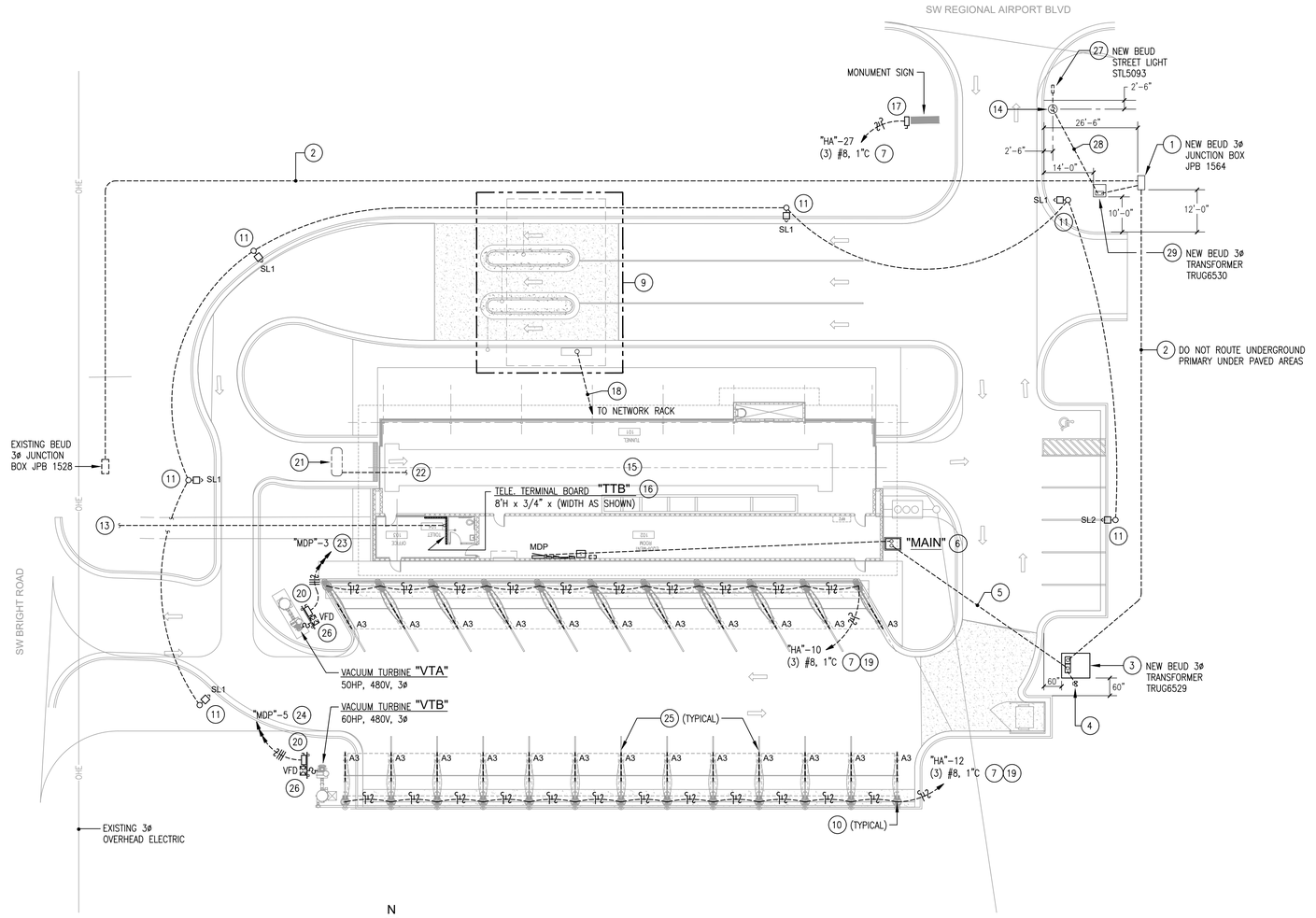
ELECTRIC LAYOUT

SPLASH CAR WASH
1907 SW REGIONAL AIRPORT BLVD
BENTONVILLE, AR 72712

SCAN FOR LATEST REVISION OF BEUD SPECS
www.tinyurl.com\BEUDspecs

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

WORK ORDER:	WF000000
TRAKIT #:	LSD22-0028
DRAWN:	JDM
CHECKED:	WDT
SHEET NUMBER:	E1



1 SITE PLAN - ELECTRICAL

SCALE 1" = 20'-0"

N

KEYED NOTES:

1. INSTALL 3-PHASE 200A JUNCTION BOX SLEEVE PER BEUD DETAIL DS-1412 ON SHEET E6.02.
2. INSTALL 4" SCH. 40 PVC UNDERGROUND PRIMARY CONDUIT PER BEUD DETAILS DS-1403/1404 ON SHEET E6.01. REFER ALSO TO "POWER RISER DIAGRAM" ON SHEET E7.01.
3. REINFORCED CONCRETE PAD FOR PAD MOUNTED BEUD TRANSFORMER PER BEUD DETAIL DS-1408 ON SHEET E6.01.
4. BEUD PEDESTAL MOUNTED METER - REFER TO "TRANSFORMER PAD & METER CONFIGURATION" ON SHEET E6.02.
5. UNDERGROUND SECONDARY - REFER TO "POWER RISER DIAGRAM" ON SHEET E7.01.
6. PAD MOUNTED MAIN CIRCUIT BREAKER - REFER TO "POWER RISER DIAGRAM" ON SHEET E7.01.
7. CIRCUIT VIA LIGHTING CONTROL PANEL "LCPA" - REFER TO LIGHTING CONTROLS SCHEDULES, DETAIL, AND RISER DIAGRAM ON SHEET E7.05.
8. 480V/200A/NF/3P/3R DISCONNECT SWITCH. FINAL CONNECTION TO MOTOR SHALL BE IN LIQUID-TIGHT FLEXIBLE METAL CONDUIT, ANACONDA TYPE 'EF' OR EQUAL.
9. REFER TO SHEET E2.01 FOR CANOPY LIGHTING. REFER TO ENLARGED PLAN ON SHEET E3.04 FOR POWER & SYSTEMS. REFER ALSO TO PAYSTATION DETAILS ON SHEETS E6.___ THRU E6.___.
10. CONDUITS FOR 277V LIGHTING STUBBED UP INTO ARCH SUPPORT COLUMN - FIELD-COORDINATE EXACT CONDUIT STUB-UP LOCATIONS WITH OWNER APPROVED VACUUM VENDOR EQUIPMENT DRAWINGS. MAKE WATERTIGHT CONNECTION TO INTEGRAL LED LIGHT FIXTURE LEADS INSIDE COLUMN, SIMILAR TO THE CONNECTIONS IN A TYPICAL SITE LIGHTING POLE.
11. 20' LIGHT POLE MOUNTED ON REINFORCED CONCRETE BASE - REFER TO LIGHT POLE BASE DETAIL ON SHEET E6.02. REFER ALSO TO LIGHT FIXTURE SCHEDULE ON SHEET E0.02.
12. NOT USED.
13. (2) 2" CONDUITS WITH PULL LINE ONLY IN EACH TO SITE TELEPHONE/DSL/CATV PEDESTAL - COORDINATE WITH SERVICE PROVIDER(S) AND FIELD-VERIFY EXACT DESTINATION.
14. INSTALL 22' STREET LIGHT POLE FOUNDATION PER BEUD DETAIL DS-1416 ON SHEET E6.02.
15. REFER TO LIGHTING FLOOR PLAN FOR BRANCH CIRCUITRY REQUIREMENTS OF ALL BUILDING MOUNTED EXTERIOR LIGHT FIXTURES.
16. REFER TO "DATA/TELECOMM RISER DIAGRAM" ON SHEET E7.01.
17. 480V/30A/NF/2P/3R DISCONNECT SWITCH AT MONUMENT SIGN - COORDINATE WITH AND FIELD-VERIFY EXACT LOCATION WITH SIGN VENDOR/INSTALLER.
18. 1-1/4" CONDUIT TO PAYSTATION CAMERA CABLES - REFER TO SHEET E4.01 FOR ADDITIONAL INFORMATION.
19. WIRE SIZE INDICATED AT HOMERUN IS WIRE SIZE FOR ENTIRE CIRCUIT.
20. 480V/200A/NF/3P/3R DISCONNECT SWITCH. FINAL CONNECTION TO MOTOR SHALL BE IN LIQUID-TIGHT FLEXIBLE METAL CONDUIT, ANACONDA TYPE 'EF' OR EQUAL.
21. LOOP SENSOR 10' IN FRONT OF ENTRY DOOR - COORDINATE EXACT LOCATION WITH OWNER.
22. 3/4" CONDUIT WITH LOOP SENSOR TO OVERHEAD DOOR CONTROL BOX IN TUNNEL - REFER TO SHEET E3.03 FOR CONTINUATION.
23. 600V, 3-CONDUCTOR + GROUND VFD SHIELDED CABLE WITH XLPE INSULATION, TYPE RHH/RHW-2 JACKET, (3) #4 & (1) #4 E.G. IN 2" CONDUIT, SOUTHWIRE #643467 OR EQUAL.
24. 600V, 3-CONDUCTOR + GROUND VFD SHIELDED CABLE WITH XLPE INSULATION, TYPE RHH/RHW-2 JACKET, (3) #2 & (1) #2 E.G. IN 2" CONDUIT, SOUTHWIRE #643474 OR EQUAL.
25. LIGHT FIXTURE MOUNTED ON VACUUM ARCH - REFER TO "VACUUM ARCH LIGHTING DETAIL" ON SHEET E6.03.
26. ROUTE 2-CONDUCTOR #16 AWG SHIELDED CONTROL CABLE IN 1/2" RIGID GALVANIZED STEEL CONDUIT FROM VFD TO TRANSDUCER MOUNTED ON FILTER SEPARATOR - FINAL CONNECTION AT FILTER SEPARATOR SHALL BE IN LIQUID-TIGHT FLEXIBLE METAL CONDUIT, ANACONDA TYPE 'EF' OR EQUAL. REFER TO "VACUUM CONTROL WIRING DETAIL" ON SHEET E6.03.
27. STREET LIGHT FURNISHED & INSTALLED BY BEUD.
28. INSTALL 2" SCH. 40 PVC STREET LIGHT CONDUIT PER BEUD DETAILS DS-1403/1404 ON SHEET E6.01.
29. INSTALL TRANSFORMER PAD & CONDUIT PER BEUD DETAILS DS-1405/1406 ON SHEET E6.01.
30. INSTALL 3" SCH. 40 PVC PRIMARY CONDUIT PER BEUD DETAILS DS-1403/1404 ON SHEET E6.01.

GENERAL NOTES:

A. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.

B. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.

C. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE BEUD WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

SCM
ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
(501) 224-3055 FAX: (479)-966-4777
www.scmarchitects.com

STATE OF ARKANSAS
PRELIMINARY
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05/23/2022
JAMES S. PRICE

Know what's below. Call before you dig.

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3806 JOHN F KENNEDY BLVD - North Little Rock, AR 72116
501.379.9693 Phone
AEC Job #: 1902.21.02

ARCHITECTURAL ENGINEERING CONSULTANTS, LLC. No. 1924 STATE OF ARKANSAS REGISTERED

EXPRESS TUNNEL SPLASH CARWASH

BRIGHT ROAD
BENTONVILLE, ARKANSAS

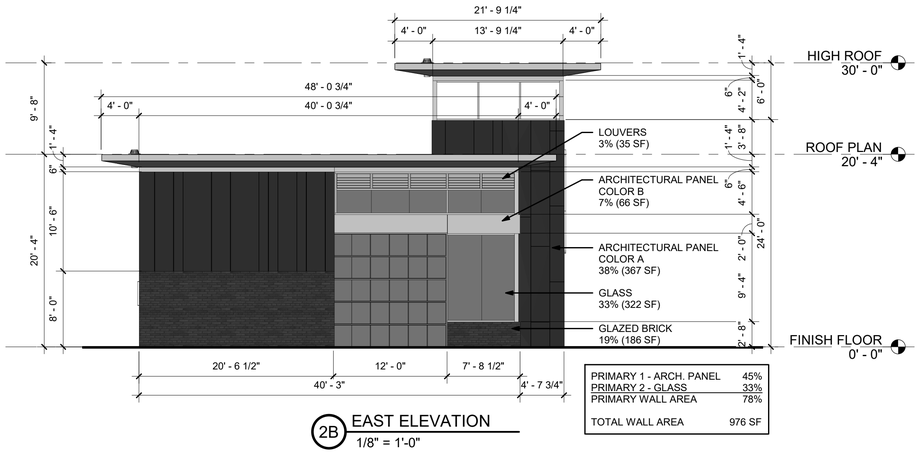
REVISIONS:

PROJECT NO.
LSD22-0028
DATE:
APRIL 01, 2022

SITE PLAN
ELECTRICAL

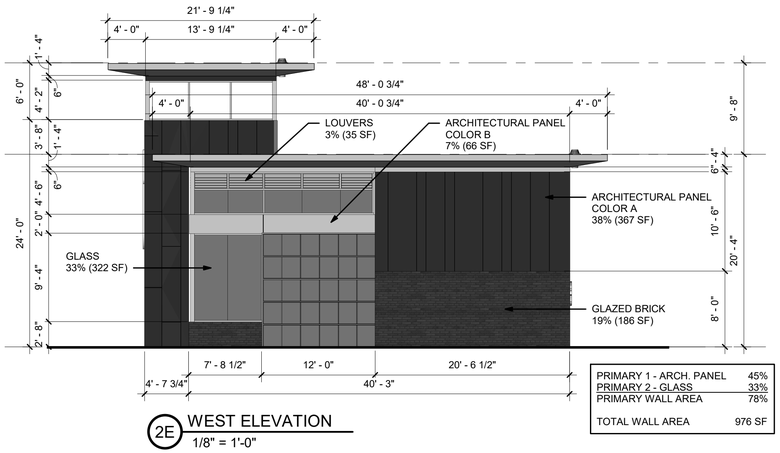
E1.01

SCM ARCHITECTS P.L.L.C.



2B EAST ELEVATION
1/8" = 1'-0"

PRIMARY 1 - ARCH. PANEL	45%
PRIMARY 2 - GLASS	33%
PRIMARY WALL AREA	78%
TOTAL WALL AREA	976 SF



2E WEST ELEVATION
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PRIMARY WALL AREA	78%
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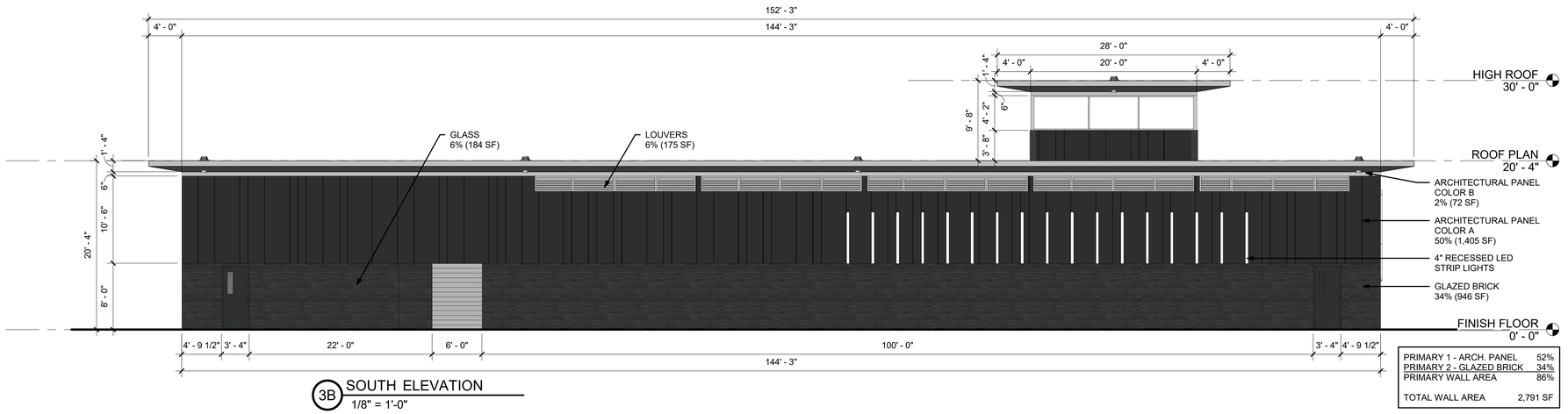
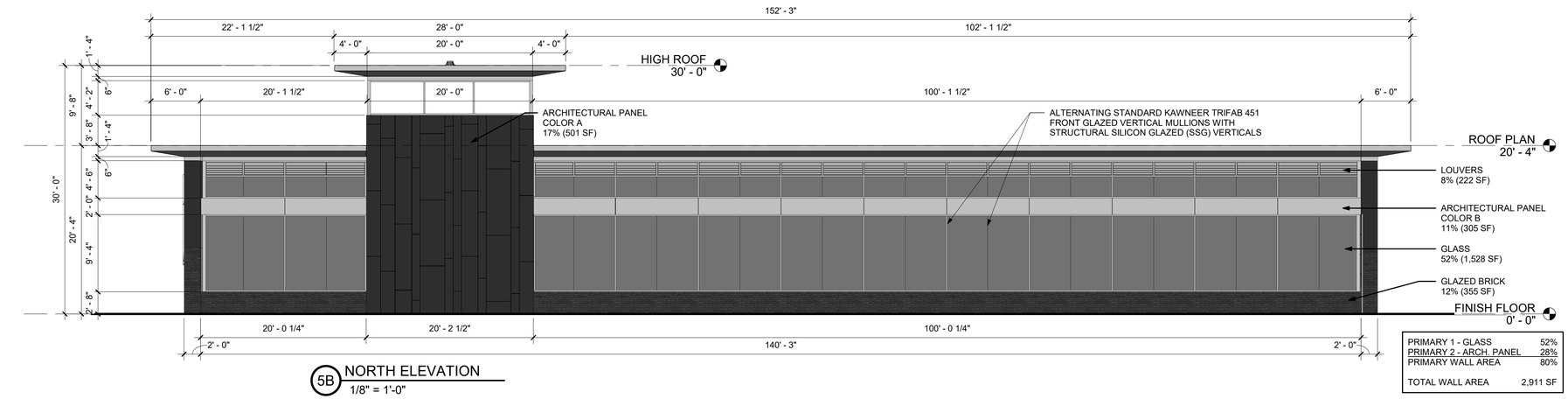


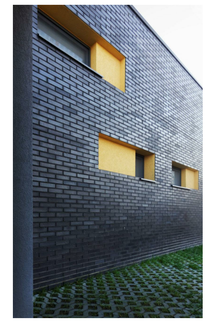
3B SOUTH ELEVATION
1/8" = 1'-0"

PRIMARY 1 - ARCH. PANEL	52%
PRIMARY 2 - GLAZED BRICK	34%
PRIMARY WALL AREA	86%
TOTAL WALL AREA	2,791 SF



5B NORTH ELEVATION
1/8" = 1'-0"

PRIMARY 1 - GLASS	52%
PRIMARY 2 - ARCH. PANEL	28%
PRIMARY WALL AREA	80%
TOTAL WALL AREA	2,911 SF



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

SCM
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28 East Center Street, Suite 220
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www.scmarchitects.com

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EXPRESS TUNNEL SPLASH CAR WASH

REVISIONS:

PROJECT NO.
LSD22-0028
DATE:

BUILDING ELEVATIONS

A1.01

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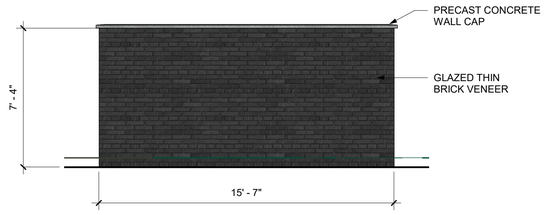
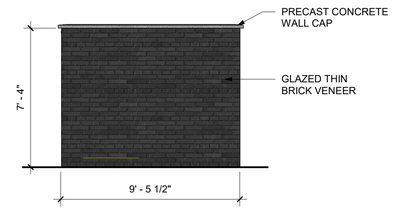
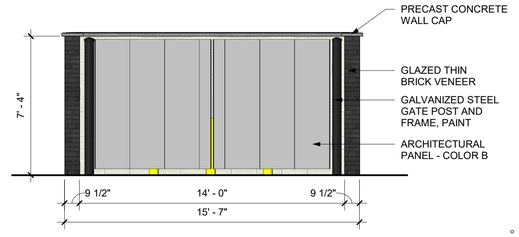


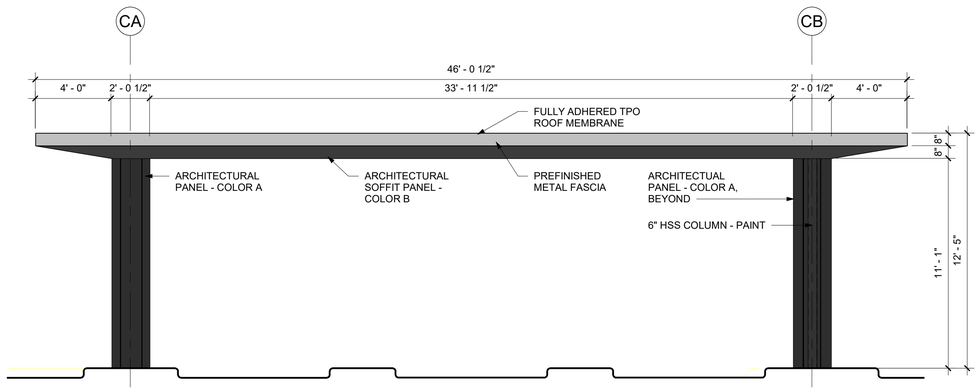
3C DUMPSTER - WEST ELEVATION
1/4" = 1'-0"



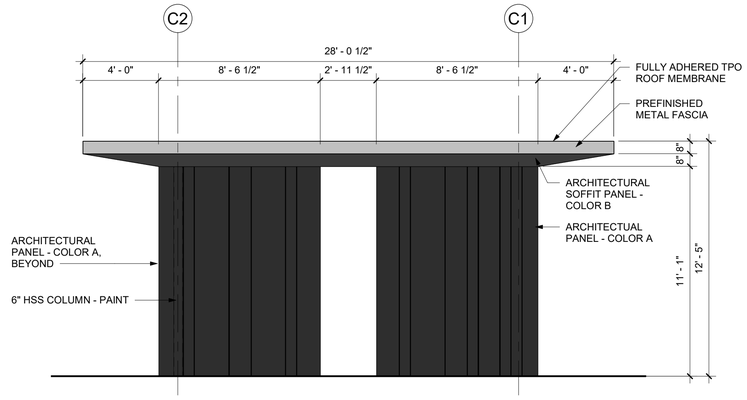
3E DUMPSTER - NORTH/SOUTH ELEVATION
1/4" = 1'-0"



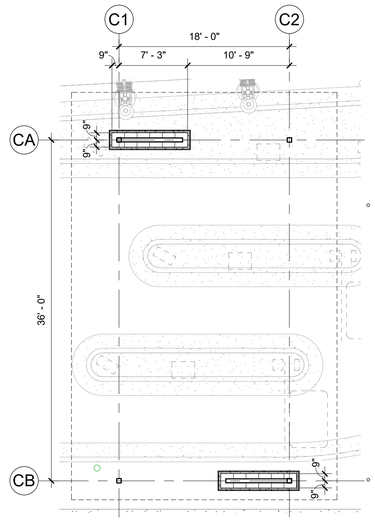
3G DUMPSTER - EAST ELEVATION
1/4" = 1'-0"



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



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



5G 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

SCM ARCHITECTS P.L.L.C.

10/14/2021 1:30:38 PM

DRAINAGE REPORT

Splash Car Wash Tunnel

Date: **05-23-2022**

Located in: **Bentonville, AR**

Prepared for:
City of Bentonville, Arkansas

Prepared by:

PHILLIP LEWIS ENGINEERING
Structural + Civil Consultants
23620 Interstate 30 | Bryant, AR
PH: 501-350-9840

INTRODUCTION

Owner, Developer, Engineer

Owner:
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Little Rock, AR 72202
(501) 372-6161

Developer/Authorized Agent:
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Director New Developments | Arkansas
1 Allide Drive, Suite 1500
Little Rock, AR 72202
(501) 372-6161
bradford.gaines@colliers.com

Engineer:
Phillip Lewis Engineering, Inc.
Structal + Civil Consultants
Attn: Phillip Lewis, P.E.
23620 Interstate 30
Bryant, Arkansas 72022
(501) 350-9840
plewisengineering@yahoo.com

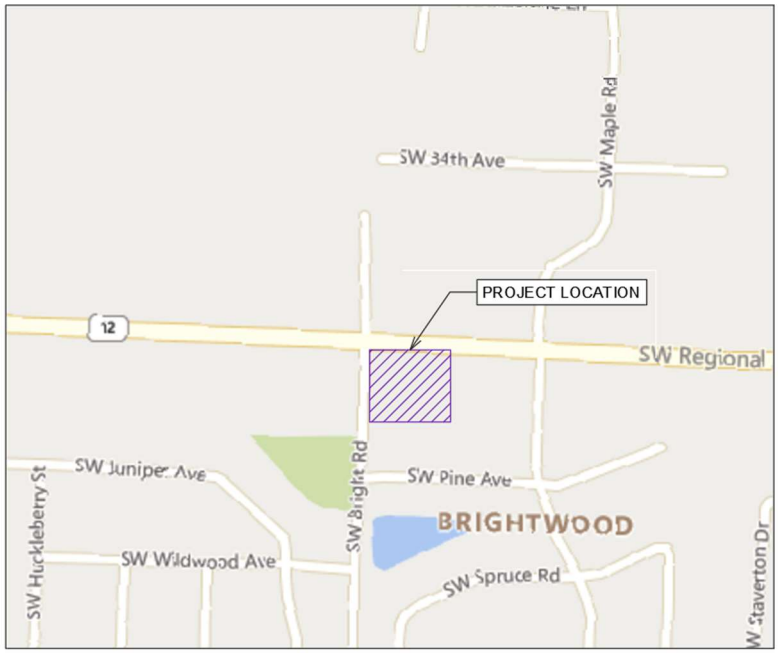
Contractor:
TBD

Location

The project lies within the City of Bentonville city limits. The property is located at the intersection of Sw Regional Airport Blvd. and SW Bright Rd.

Surrounding land uses of the property along SW Regional Airport Blvd. are commercial and Residential Office uses with several restuaruant, retail, and office spaces. To the South of the property is the Brightwood Subdivision.

Project Vicinity Map:



Description of Property

The proposed project is located on 2.02 acres in the City of Bentonville along SW Regional Airport Blvd. The 2.02 acres is located on the South side of SW Regional Airport Blvd. and the East side of Bright Road. Parcel ID: 01-09797-000

The site is being treated as one drainage basin that will drain to the south parking area. This area will surve as a detention basin during storm events.

The existing ground coverage for the South Basin consists of 100% pervious area (maintained meadow/grass cover, non-grazed).

The overall site contains an average of (+/-) 2.5 percent slope across the site, which naturally drains from the Northeast to Southwest across the property.

According to FEMA Flood Insurance Rate Map, Panel 05007C0255K, the property is not within a Flood Hazard area, Floodways, or other flood areas. The Flood Insurance Rate Map referenced and pulled from fema.gov is titled “Flood Insurant Rate Map, Pulaski County, Arkansas and Incorporated Areas, Panel 255 of 560. A copy of the map can be found in Appendix B.

Drainage Criteria

The proposed development’s Drainage & Grading Plan and this Drainage Report were developed in accordance with generally accepted storm water drainage and control practices and measures and Drainage Criteria set in place by the City of Bentonville ordinances.

The site is being treated as one drainage basin that will utimately receive all new runoff in a detention basin (parking area surface detention) located at the South line of the new developed area of the property.

All drainage calculations were performed using HydroCAD software to determine and analyze the changes in storm runoff volume and flow rates, as well as, to appropriately design and size the outlet release structures from the basin.

Calculations were performed using the Rational Method and the pond volume was determined by the 50-yr storm event while the outlet structure was designed to match or reduce pre-development flow rates for all storm events: 5-yr, 10-yr, 25-yr, 50-yr, and 100-yr storms.

The new detention basin was designed with the following specifications:

- *1'-0" tall curb on the release side of the parking area (south)*
- *Total depth of basin not to exceed 1'-0" in depth*
- *Asphalt paving surface as basin bottom*
- *Concrete curb & gutter for detention basin perimeter structure*
- *Outlet structures designed to reduce flow rate to match or reduce the predevelopment runoff rates for the 5-yr, 10-yr, 25-yr, 50-yr, and 100-yr storms.*
- *Outlet structures are specific weirs ("curb cuts") installed on the south curb line*

PROPOSED DRAINAGE SYSTEM

Stormwater on the site, predevelopment, currently flows from Northeast to Southwest with existing countours indicating an average slope of (+/-) 2.5% across the site. The current storm water runoff drains to the southwest corner of the property, then spills onto Bright Road and continues south, eventually entering the detention basin for Brightwood Subdivision.

The proposed project is for a new Splash Car Wash tunnel.

The site will consists of concrete pads, asphalt drives, the new building, and landscaped green space that will be graded towards the detention located at the South curb line of the site. Development of the site will utilize a curb and gutter system to convey the storm water to the detention basin.

The increased runoff created after development of the site will enter the detention basin and be controlled released by broad basin wier (aka curb cuts equually divided along the south curb line).

The detention basin was designed to detain stormwater volumes based off the 100-yr storm event with 3 concrete curb cut spillways to release water if a rainfall event were to exceed the 100-yr storm event. The over flow elevation is .03" over the elevation established for "top of curb" for the detention area.

According to the "*Construction BMP's (Best Management Practices)*" PDF found on the City of Sherwood's Engineering Department website the following has been established regarding drainage criteria.

"Dry Basins should be sized to temporarily store the volume of runoff required to reduce the post-development peak flow of the 5 year, 10 year, 25 year, and 50 year storm events to the pre-development rates, and control the 100 year storm if required."

Detention Basin - Design Results

Pre-Development:

The detention basin area totals approximately 0.95-acres that will be collected by the Detention Pond. After analyzing the pre-development site conditions with HydroCAD, it was determined that the pre-development conditions for the basin resulted in a runoff volume of **2,291 c.f.** for the 100-yr storm event and peak runoff rate of **3.82 cfs** for the 100-yr storm event.

Events for Subcatchment PRE: Pre-Development

Event	Rainfall (inches)	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
5-yr	0.85	2.45	1,469	0.43
10-yr	0.96	2.76	1,659	0.48
25-yr	1.11	3.19	1,912	0.56
50-yr	1.22	3.50	2,101	0.61
100-yr	**1.33**	**3.82**	**2,291**	**0.66**

Post-Development:

After analyzing the post-development site conditions with HydroCAD, it was determined that the post-development conditions for the basin resulted in a runoff volume **3,387 c.f.** for the 100-yr storm event and a peak runoff rate **5.65 cfs** for the 100-yr storm event.

Events for Subcatchment POST: Post-Development

Event	Rainfall (inches)	Runoff (cfs)	Volume (cubic-feet)	Depth (inches)
5-yr	0.85	3.62	2,172	0.63
10-yr	0.96	4.09	2,452	0.71
25-yr	1.11	4.72	2,827	0.82
50-yr	1.22	5.18	3,107	0.90
100-yr	**1.33**	**5.65**	**3,387**	**0.98**

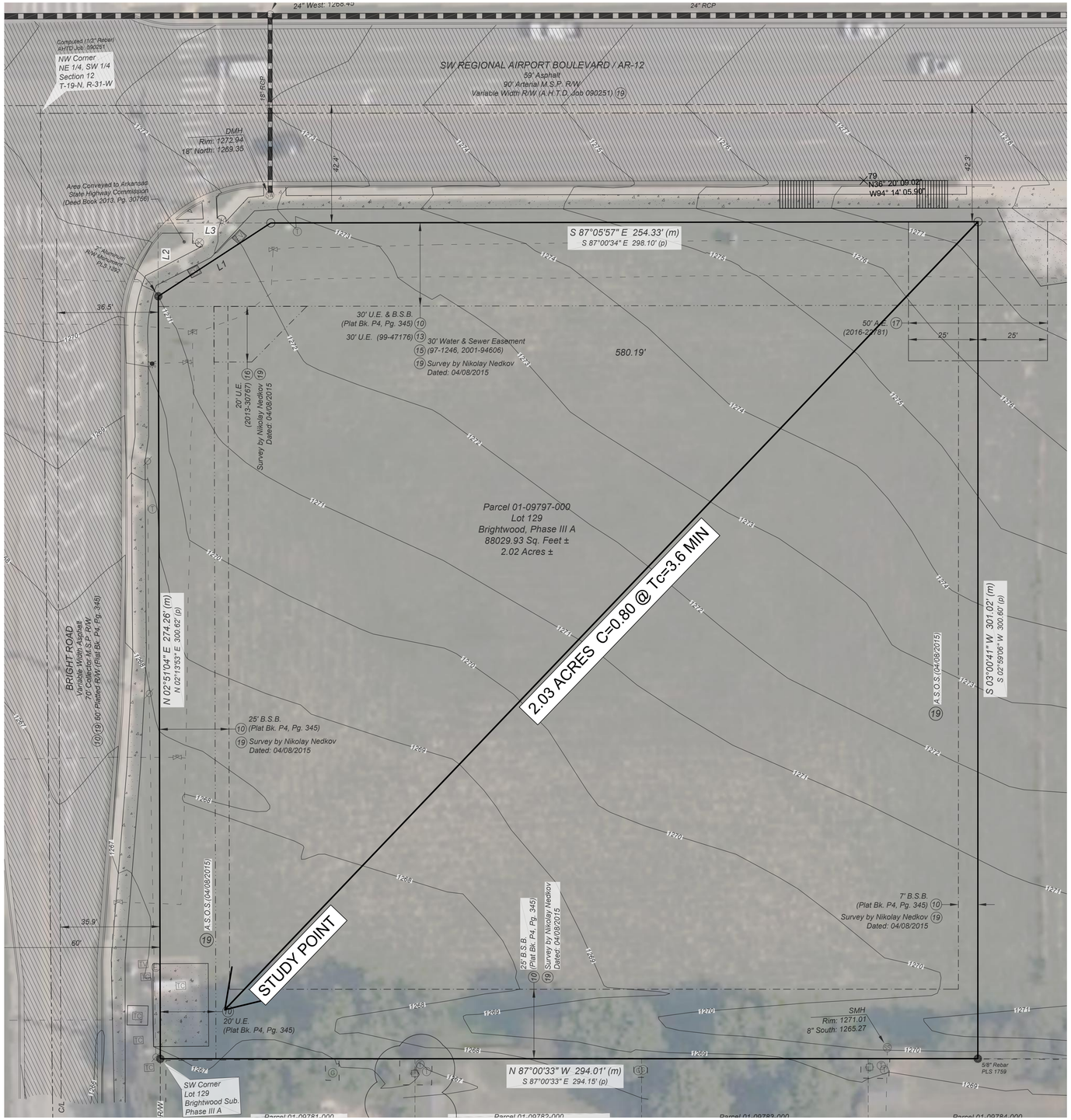
Detention Pond:

Post-Development of the site resulted in a increased volume of **1,096 c.f.** to be detained in the detention pond. The change in site conditions also resulted in an increased change in runoff rate of **Q = 1.83 cfs** for the 100-year storm event.

The designed outlet pond and outlet structure resulted in an outflow from the pond equal to **3.22 cfs**, which is below the pre-development conditions of the site for the 100-yr storm event. The stormwater outflow rate from the pond is lower than the pre-development conditions for all design storms.

Pre-Development vs. Post-Development

Storm Event	Pre-development Runoff Rate	Post-development Runoff Rate	Outlet Structure Release Rate
5-Year	2.45 cfs	3.62 cfs	2.35 cfs
10-Year	2.76 cfs	4.09 cfs	2.58 cfs
25-Year	3.19 cfs	4.72 cfs	2.86 cfs
50-Year	3.50 cfs	5.18 cfs	3.04 cfs
100-Year	3.82 cfs	5.65 cfs	3.22 cfs



SITE GRADING PLAN

TG = TOP OF GUTTER ELEVATION (TOP OF CURB ELEVATION = +0.5' UNLESS OTHERWISE NOTED BY "TC"

TC = TOP OF CONCRETE ELEVATION

TOW = TOP OF WALL ELEVATION

RUNOFF VOLUME (100-YR STORM)

6,400 CF DETENTION IN PARKING LOT

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 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 IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN 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.

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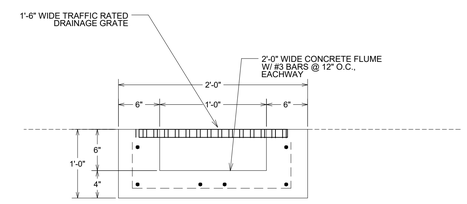
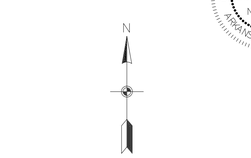


CONCRETE TRENCH DETAIL NOT TO SCALE

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



SCALE: 1"= 20'

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

LARGE SCALE DEVELOPMENT
SPLASH CAR WASH
BRIGHT ROAD
BENTONVILLE, ARKANSAS

CERTIFICATE OF AUTHORIZATION NO. PHILLIP LEWIS ENGINEERING, INC. ARKANSAS-ENGINEERS

STATE OF ARKANSAS PHILLIP LEWIS 9540 REGISTERED PROFESSIONAL ENGINEER No. 9540

PROJECT NUMBER:

SHEET ISSUE DATE: 5/23/22

PAGE TITLE: PRE-DEVELOPMENT

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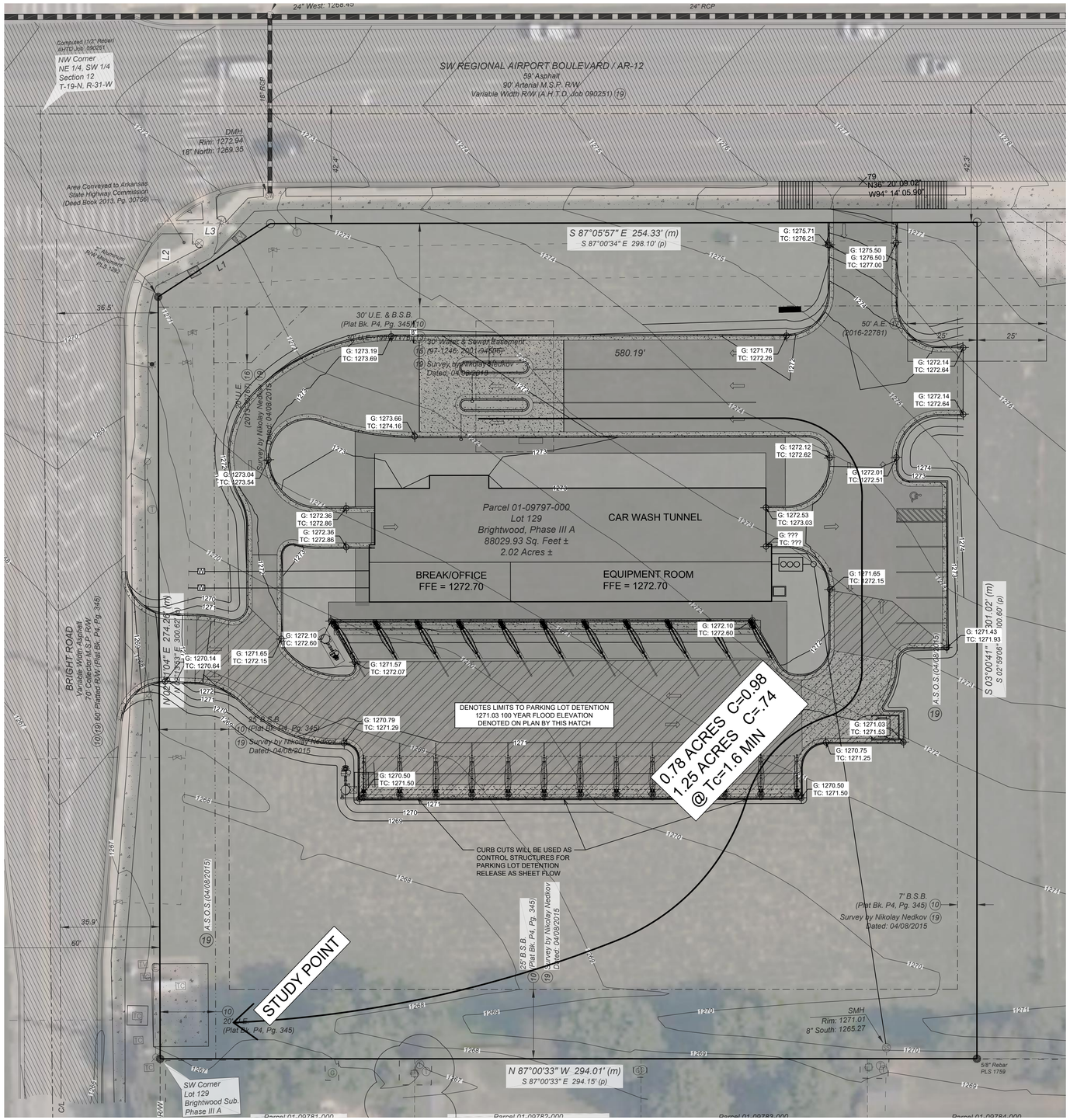
LSD22-0028



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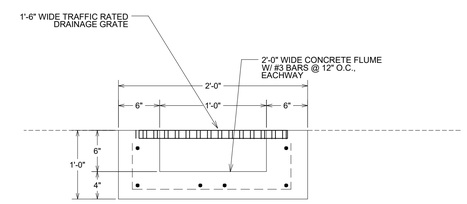

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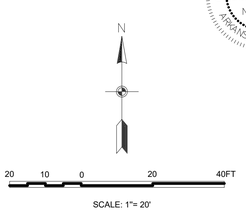

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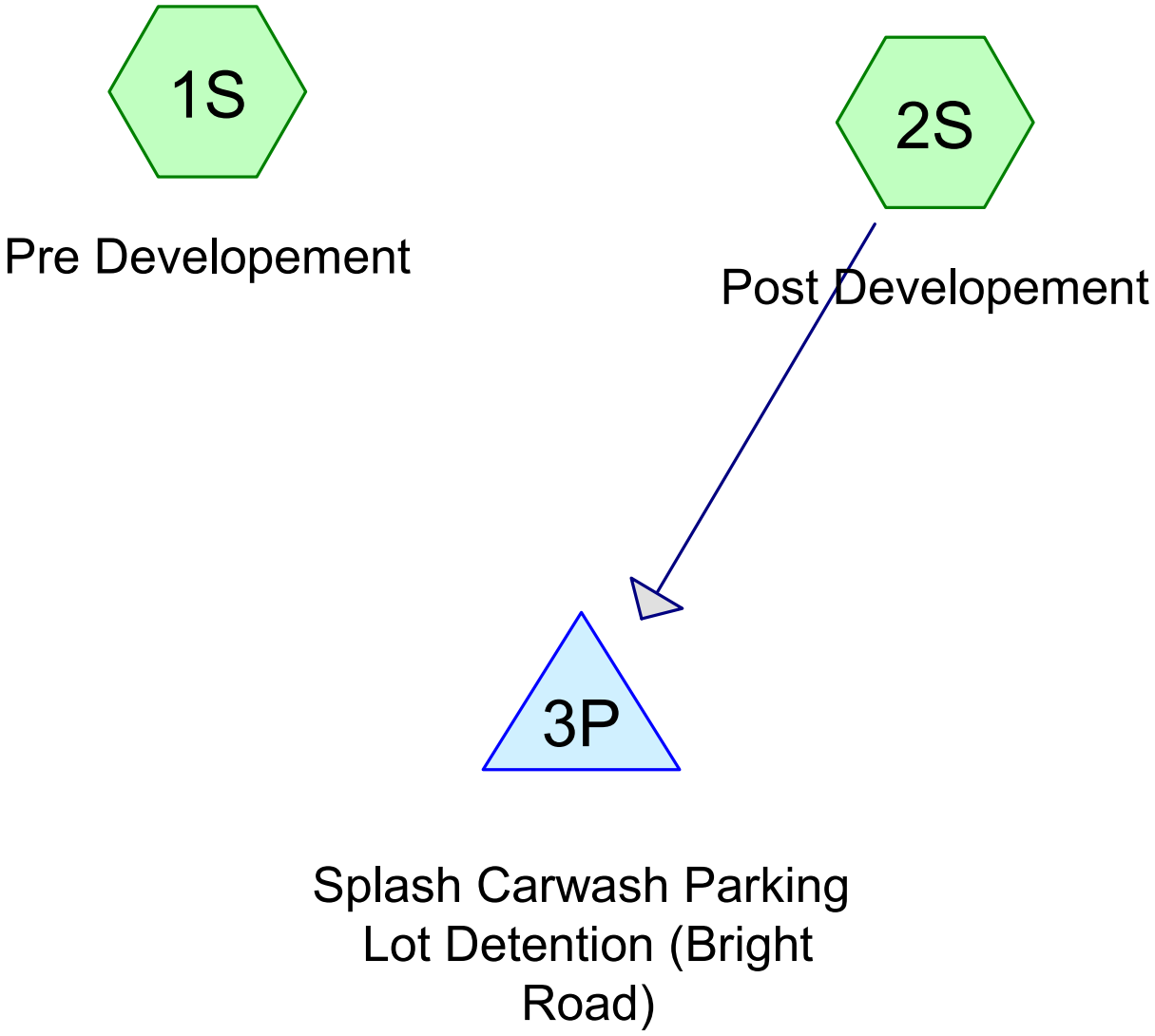


Subcat Reach Pond Link

Routing Diagram for Splash - Bright Rd MOD
Prepared by Phillip Lewis Engineering, Printed 5/23/2022
HydroCAD® 10.10-7c s/n 12520 © 2022 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	C	Description (subcatchment-numbers)
54,450	0.74	>75% Grass cover, Good, HSG D (2S)
88,427	0.80	Pasture/grassland/range, Good, HSG D (1S)
33,977	0.98	Paved parking, HSG D (2S)
176,854	**0.82**	**TOTAL AREA**

Notes Listing (all nodes)

Line#	Node Number	Notes
1	Project	Defined 6 rainfall events from AR-Bentonville IDF

Time span=0.00-8.00 hrs, dt=0.01 hrs, 801 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre Developement Runoff Area=2.030 ac 0.00% Impervious Runoff Depth=0.65"
Flow Length=300' Slope=0.0400 '/' Tc=3.6 min C=0.80 Runoff=5.36 cfs 4,822 cf

Subcatchment 2S: Post Developement Runoff Area=2.030 ac 38.42% Impervious Runoff Depth=0.68"
Flow Length=300' Slope=0.0250 '/' Tc=1.6 min C=0.83 Runoff=5.56 cfs 5,003 cf

Pond 3P: Splash Carwash Parking Lot Peak Elev=1,270.83' Storage=1,101 cf Inflow=5.56 cfs 5,003 cf
Outflow=5.43 cfs 5,003 cf

Total Runoff Area = 176,854 sf Runoff Volume = 9,825 cf Average Runoff Depth = 0.67"
80.79% Pervious = 142,877 sf 19.21% Impervious = 33,977 sf

Summary for Subcatchment 1S: Pre Developement

[70] Warning: Tc<8dt requires smaller dt

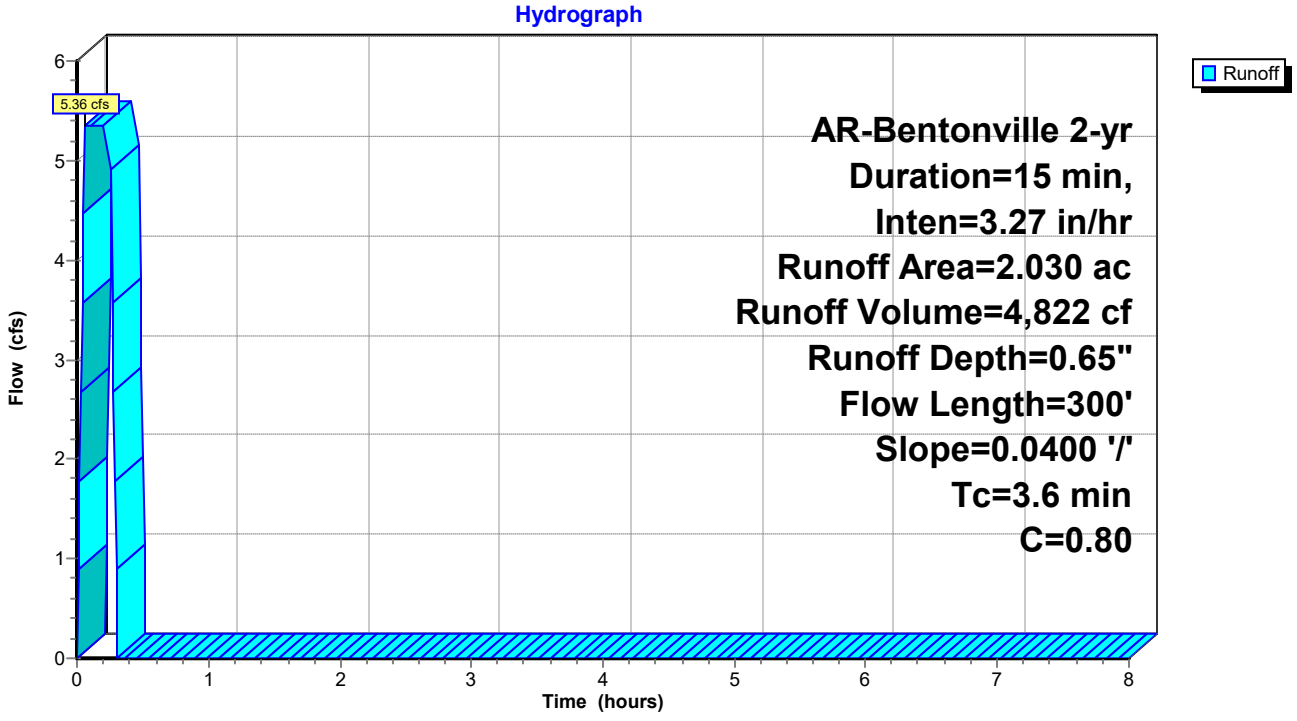
Runoff = 5.36 cfs @ 0.06 hrs, Volume= 4,822 cf, Depth= 0.65"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 2-yr Duration=15 min, Inten=3.27 in/hr

Area (ac)	C	Description
2.030	0.80	Pasture/grassland/range, Good, HSG D
2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	300	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps

Subcatchment 1S: Pre Developement



Summary for Subcatchment 2S: Post Developement

[70] Warning: Tc<8dt requires smaller dt

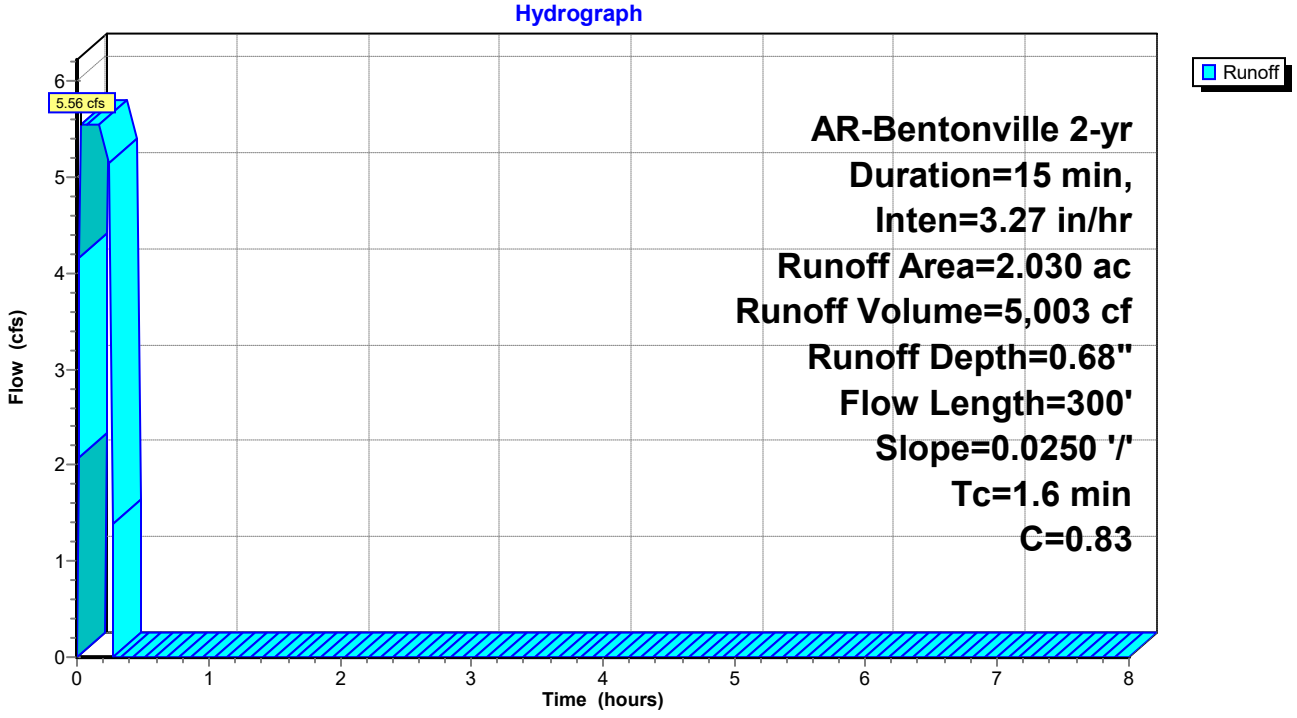
Runoff = 5.56 cfs @ 0.03 hrs, Volume= 5,003 cf, Depth= 0.68"
Routed to Pond 3P : Splash Carwash Parking Lot Detention (Bright Road)

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 2-yr Duration=15 min, Inten=3.27 in/hr

Area (ac)	C	Description
0.780	0.98	Paved parking, HSG D
1.250	0.74	>75% Grass cover, Good, HSG D
2.030	0.83	Weighted Average
1.250		61.58% Pervious Area
0.780		38.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	300	0.0250	3.21		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps

Subcatchment 2S: Post Developement



Summary for Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

Inflow Area = 88,427 sf, 38.42% Impervious, Inflow Depth = 0.68" for 2-yr event
Inflow = 5.56 cfs @ 0.03 hrs, Volume= 5,003 cf
Outflow = 5.43 cfs @ 0.25 hrs, Volume= 5,003 cf, Atten= 2%, Lag= 13.0 min
Primary = 5.43 cfs @ 0.25 hrs, Volume= 5,003 cf

Routing by Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
Peak Elev= 1,270.83' @ 0.25 hrs Surf.Area= 6,602 sf Storage= 1,101 cf

Plug-Flow detention time= 3.1 min calculated for 4,997 cf (100% of inflow)
Center-of-Mass det. time= 3.1 min (11.5 - 8.3)

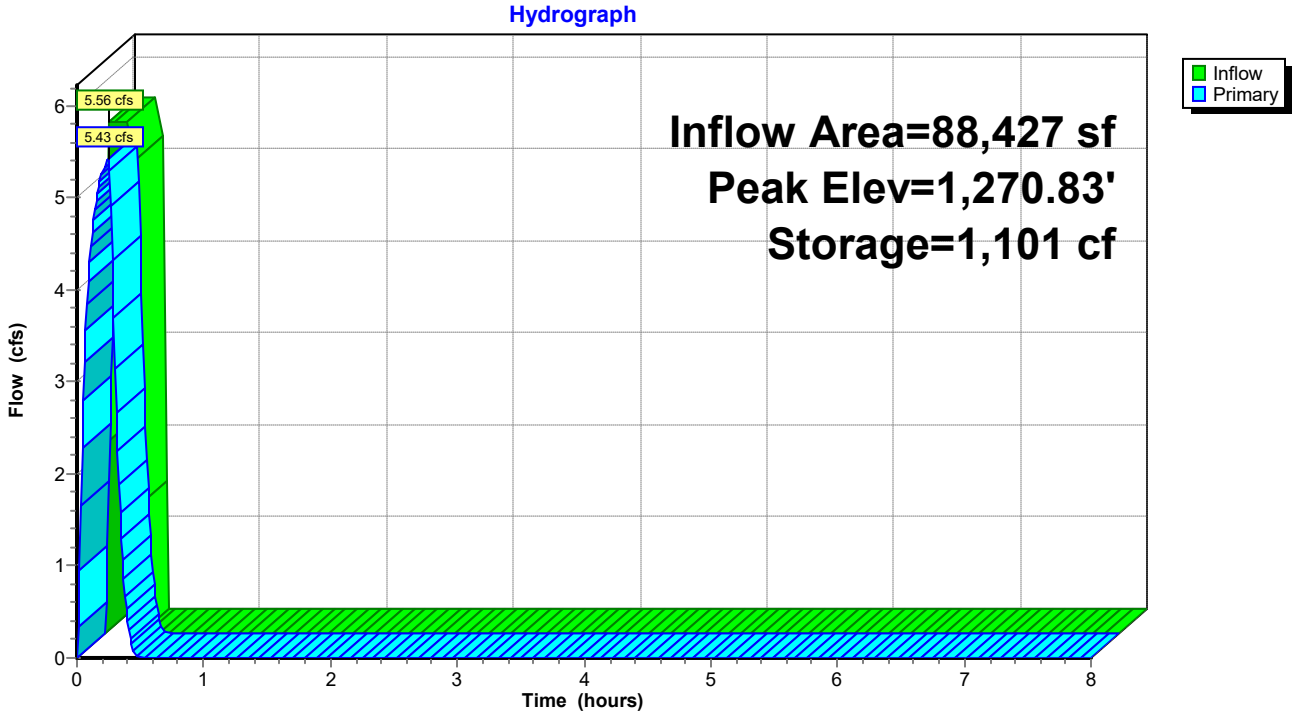
Volume	Invert	Avail.Storage	Storage Description
#1	1,270.50'	8,659 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,270.50	0	0	0
1,271.00	9,902	2,476	2,476
1,271.50	14,832	6,184	8,659

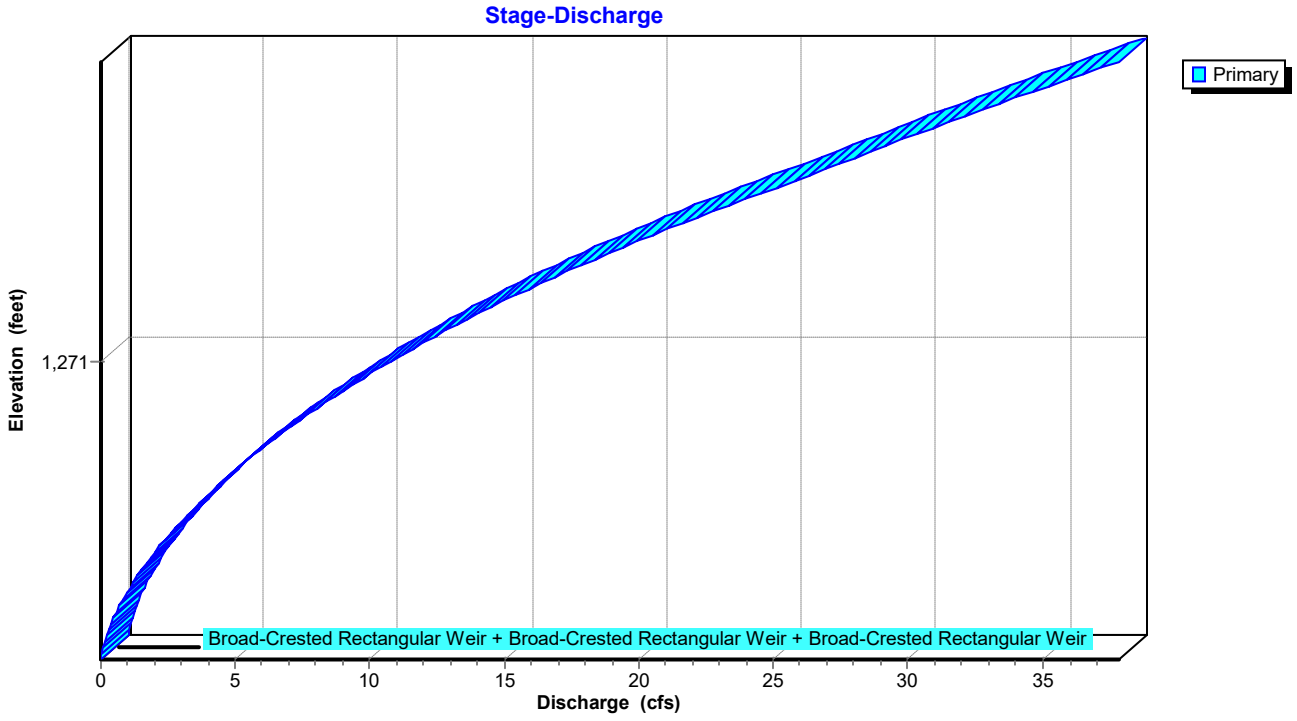
Device	Routing	Invert	Outlet Devices
#1	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=5.42 cfs @ 0.25 hrs HW=1,270.83' (Free Discharge)
- **1=Broad-Crested Rectangular Weir** (Weir Controls 1.81 cfs @ 1.63 fps)
- **2=Broad-Crested Rectangular Weir** (Weir Controls 1.81 cfs @ 1.63 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 1.81 cfs @ 1.63 fps)

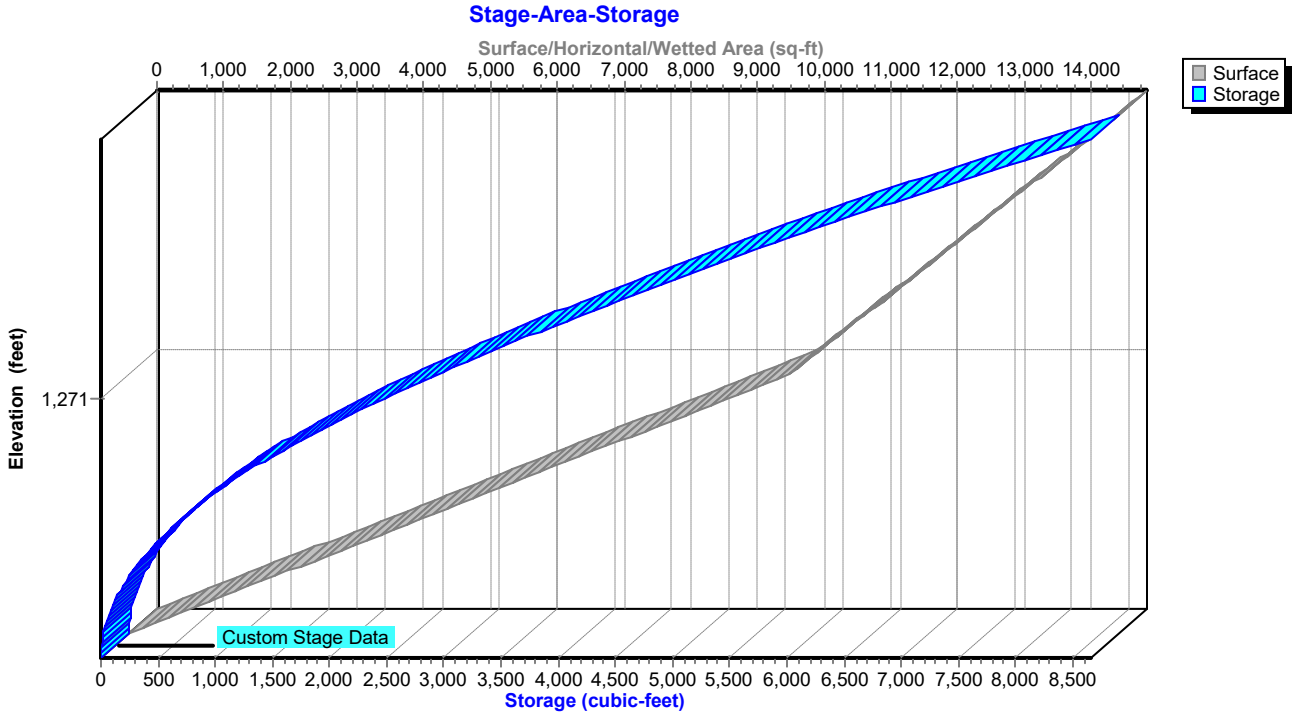
Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Time span=0.00-8.00 hrs, dt=0.01 hrs, 801 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre Developement Runoff Area=2.030 ac 0.00% Impervious Runoff Depth=0.79"
Flow Length=300' Slope=0.0400 '/' Tc=3.6 min C=0.80 Runoff=6.46 cfs 5,818 cf

Subcatchment 2S: Post Developement Runoff Area=2.030 ac 38.42% Impervious Runoff Depth=0.82"
Flow Length=300' Slope=0.0250 '/' Tc=1.6 min C=0.83 Runoff=6.71 cfs 6,037 cf

Pond 3P: Splash Carwash Parking Lot Peak Elev=1,270.87' Storage=1,375 cf Inflow=6.71 cfs 6,037 cf
Outflow=6.54 cfs 6,037 cf

Total Runoff Area = 176,854 sf Runoff Volume = 11,855 cf Average Runoff Depth = 0.80"
80.79% Pervious = 142,877 sf 19.21% Impervious = 33,977 sf

Summary for Subcatchment 1S: Pre Developement

[70] Warning: Tc<8dt requires smaller dt

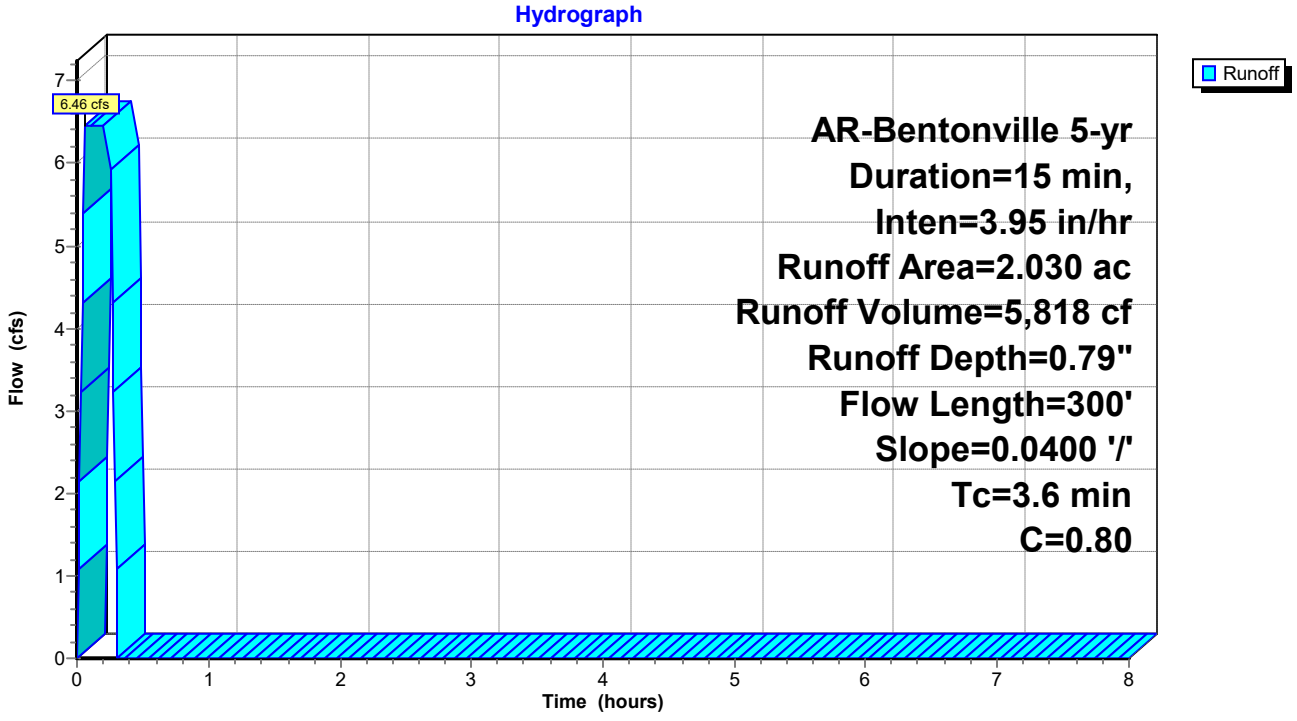
Runoff = 6.46 cfs @ 0.06 hrs, Volume= 5,818 cf, Depth= 0.79"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 5-yr Duration=15 min, Inten=3.95 in/hr

Area (ac)	C	Description
2.030	0.80	Pasture/grassland/range, Good, HSG D
2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	300	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps

Subcatchment 1S: Pre Developement



Summary for Subcatchment 2S: Post Developement

[70] Warning: Tc<8dt requires smaller dt

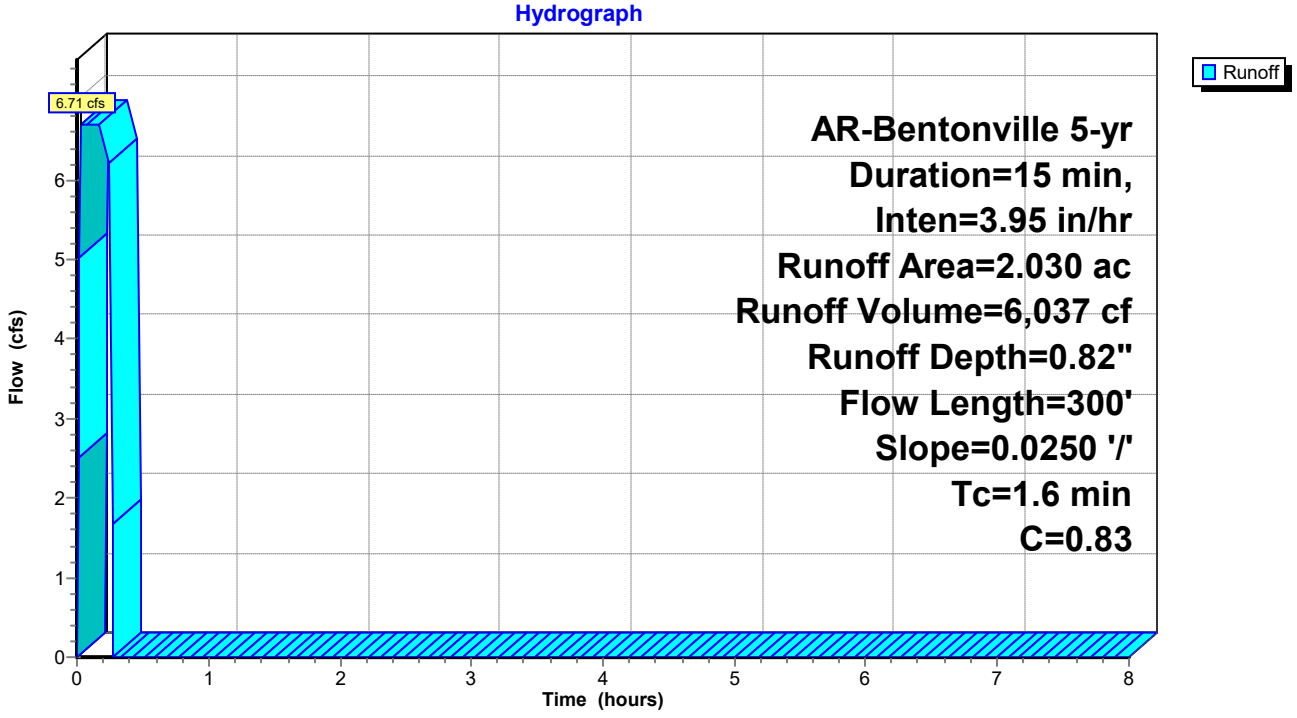
Runoff = 6.71 cfs @ 0.03 hrs, Volume= 6,037 cf, Depth= 0.82"
Routed to Pond 3P : Splash Carwash Parking Lot Detention (Bright Road)

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 5-yr Duration=15 min, Inten=3.95 in/hr

Area (ac)	C	Description
0.780	0.98	Paved parking, HSG D
1.250	0.74	>75% Grass cover, Good, HSG D
2.030	0.83	Weighted Average
1.250		61.58% Pervious Area
0.780		38.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	300	0.0250	3.21		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps

Subcatchment 2S: Post Developement



Summary for Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

Inflow Area = 88,427 sf, 38.42% Impervious, Inflow Depth = 0.82" for 5-yr event
Inflow = 6.71 cfs @ 0.03 hrs, Volume= 6,037 cf
Outflow = 6.54 cfs @ 0.25 hrs, Volume= 6,037 cf, Atten= 3%, Lag= 13.0 min
Primary = 6.54 cfs @ 0.25 hrs, Volume= 6,037 cf

Routing by Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
Peak Elev= 1,270.87' @ 0.25 hrs Surf.Area= 7,380 sf Storage= 1,375 cf

Plug-Flow detention time= 3.3 min calculated for 6,029 cf (100% of inflow)
Center-of-Mass det. time= 3.3 min (11.6 - 8.3)

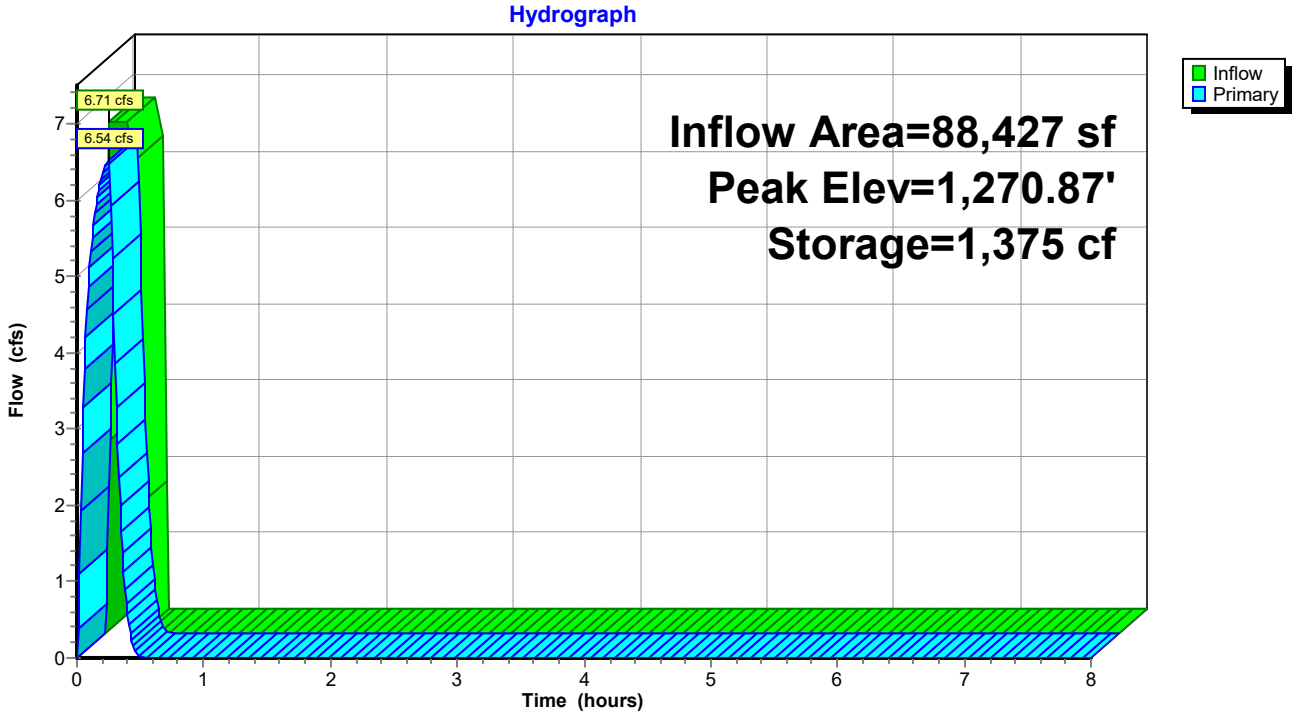
Volume	Invert	Avail.Storage	Storage Description
#1	1,270.50'	8,659 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,270.50	0	0	0
1,271.00	9,902	2,476	2,476
1,271.50	14,832	6,184	8,659

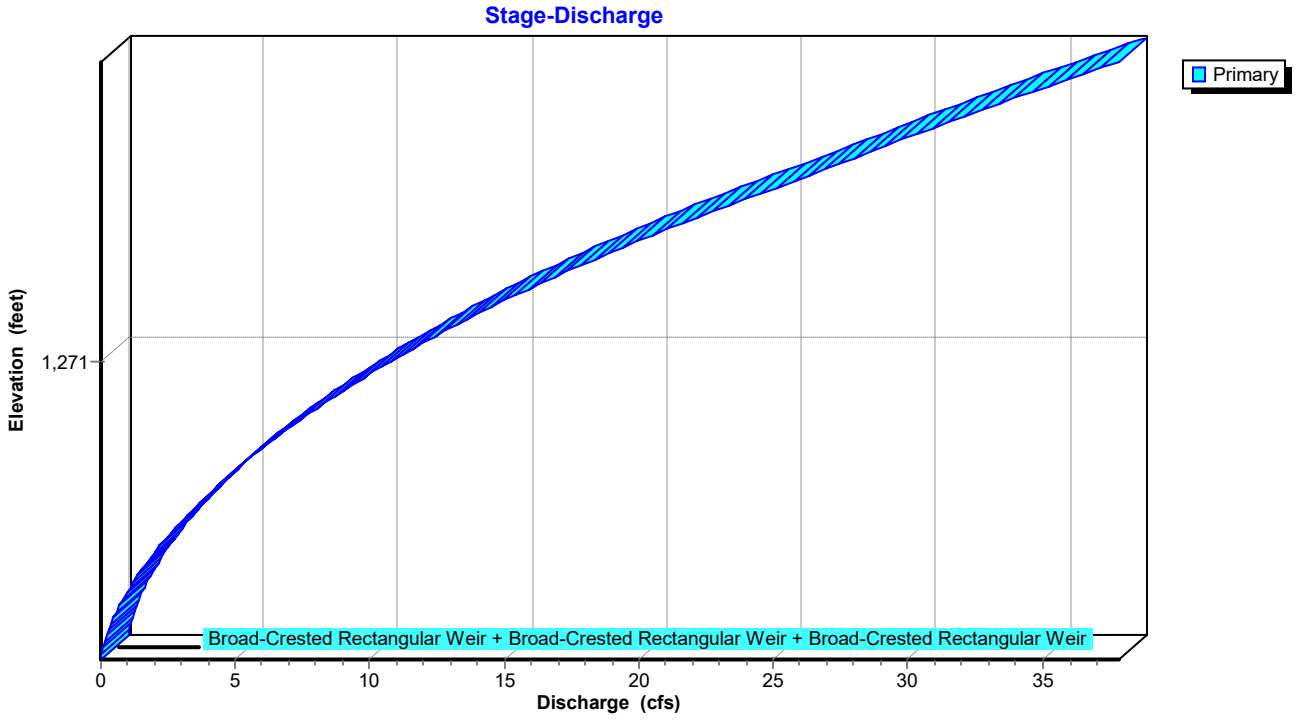
Device	Routing	Invert	Outlet Devices
#1	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=6.52 cfs @ 0.25 hrs HW=1,270.87' (Free Discharge)
- **1=Broad-Crested Rectangular Weir** (Weir Controls 2.17 cfs @ 1.73 fps)
- **2=Broad-Crested Rectangular Weir** (Weir Controls 2.17 cfs @ 1.73 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 2.17 cfs @ 1.73 fps)

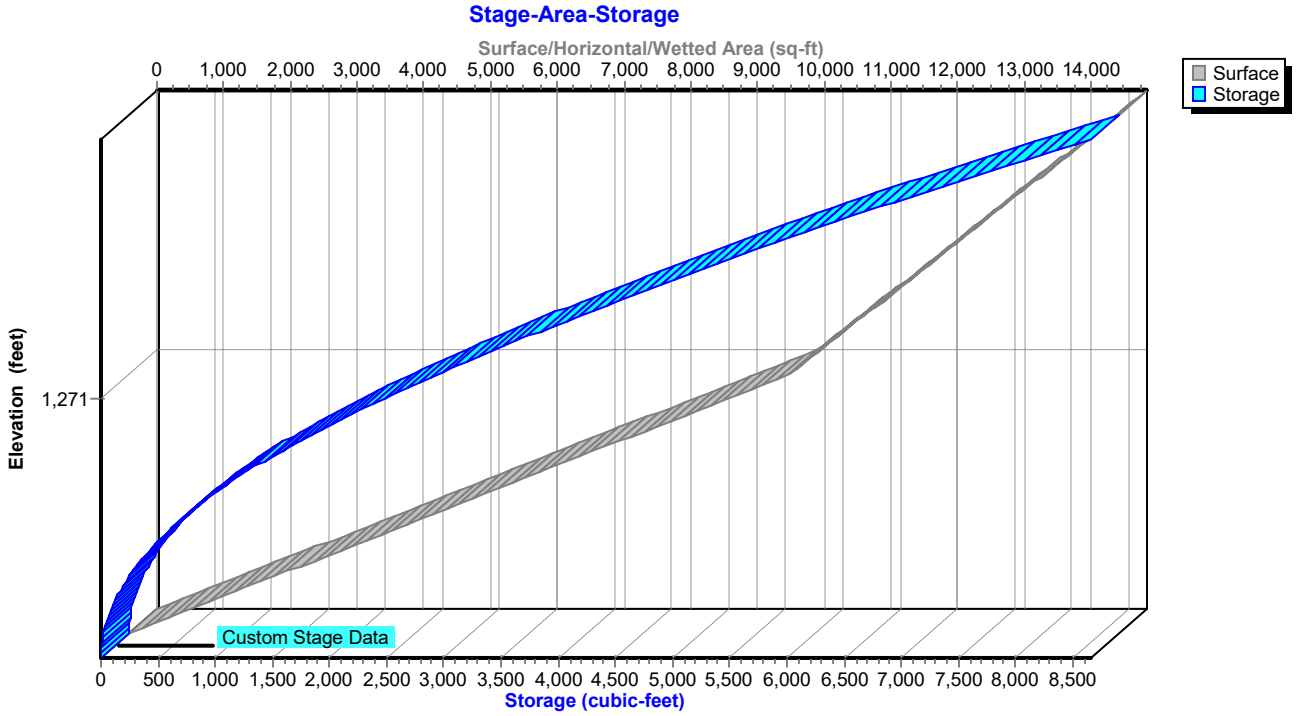
Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Time span=0.00-8.00 hrs, dt=0.01 hrs, 801 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre Developement Runoff Area=2.030 ac 0.00% Impervious Runoff Depth=0.90"
Flow Length=300' Slope=0.0400 '/' Tc=3.6 min C=0.80 Runoff=7.40 cfs 6,661 cf

Subcatchment 2S: Post Developement Runoff Area=2.030 ac 38.42% Impervious Runoff Depth=0.94"
Flow Length=300' Slope=0.0250 '/' Tc=1.6 min C=0.83 Runoff=7.68 cfs 6,911 cf

Pond 3P: Splash Carwash Parking Lot Peak Elev=1,270.90' Storage=1,612 cf Inflow=7.68 cfs 6,911 cf
Outflow=7.47 cfs 6,911 cf

Total Runoff Area = 176,854 sf Runoff Volume = 13,573 cf Average Runoff Depth = 0.92"
80.79% Pervious = 142,877 sf 19.21% Impervious = 33,977 sf

Summary for Subcatchment 1S: Pre Developement

[70] Warning: Tc<8dt requires smaller dt

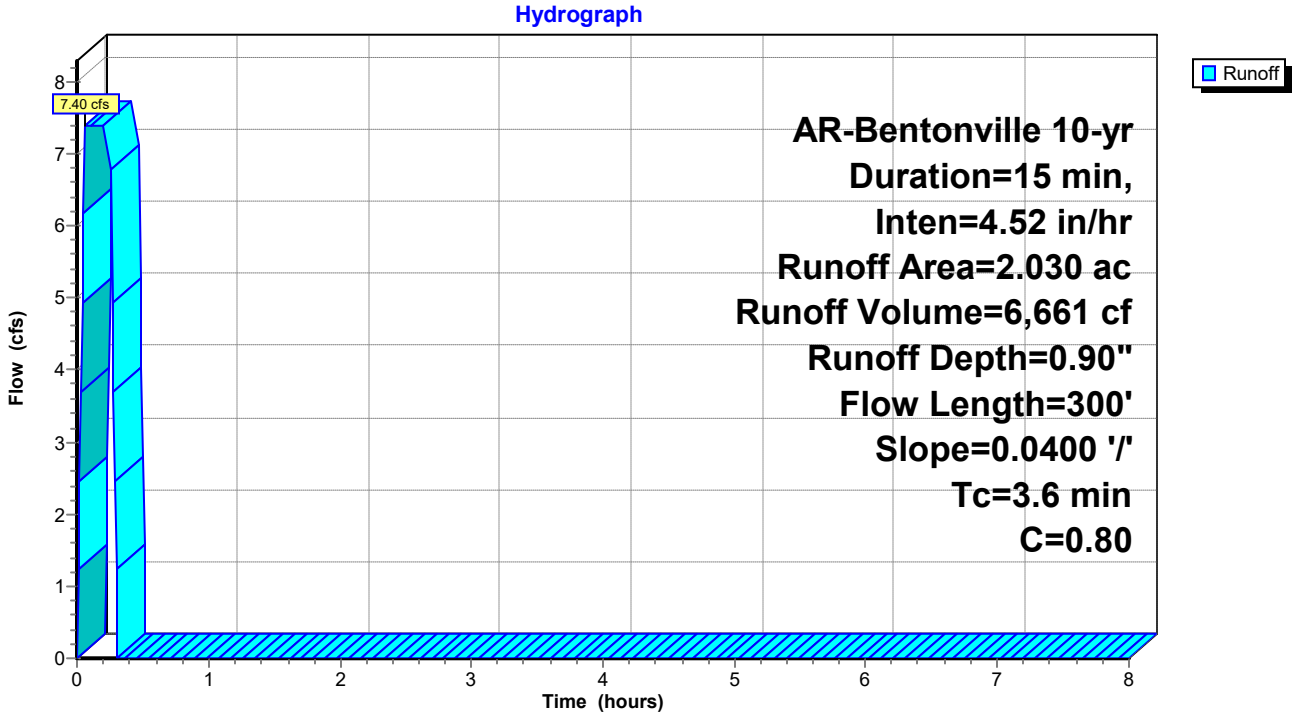
Runoff = 7.40 cfs @ 0.06 hrs, Volume= 6,661 cf, Depth= 0.90"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 10-yr Duration=15 min, Inten=4.52 in/hr

Area (ac)	C	Description
2.030	0.80	Pasture/grassland/range, Good, HSG D
2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	300	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps

Subcatchment 1S: Pre Developement



Summary for Subcatchment 2S: Post Developement

[70] Warning: Tc<8dt requires smaller dt

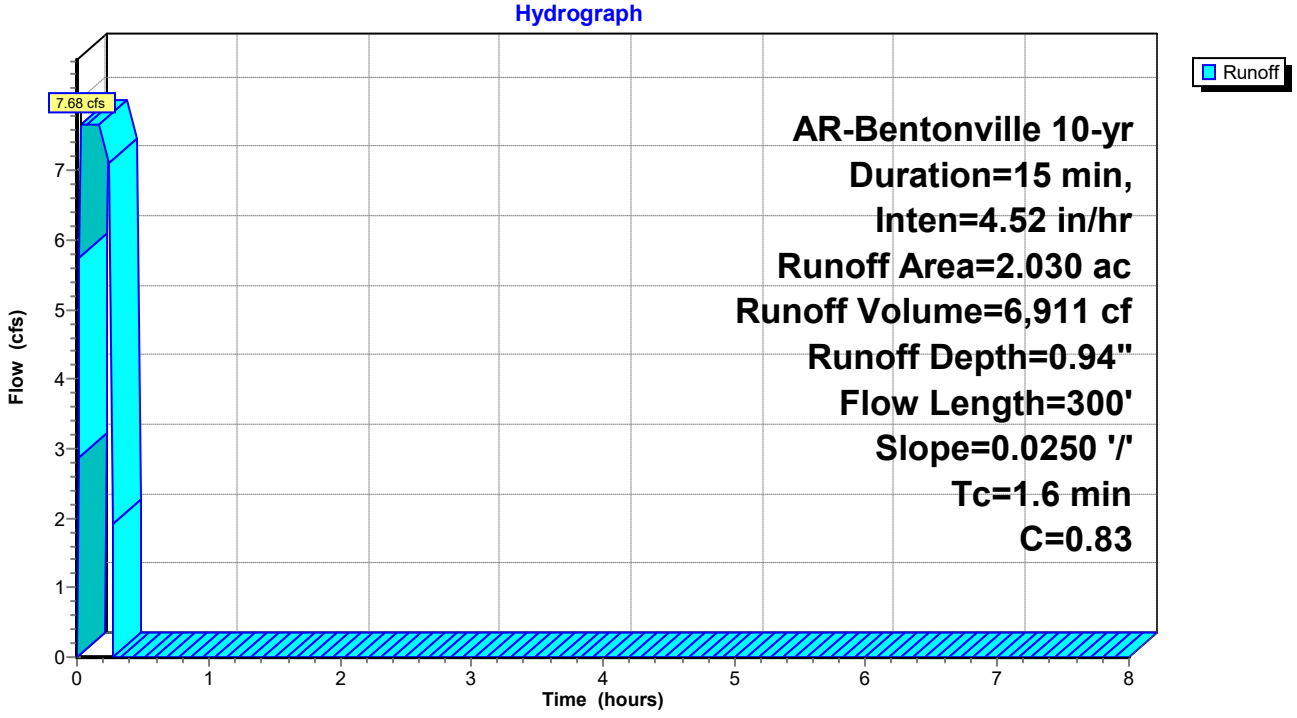
Runoff = 7.68 cfs @ 0.03 hrs, Volume= 6,911 cf, Depth= 0.94"
Routed to Pond 3P : Splash Carwash Parking Lot Detention (Bright Road)

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 10-yr Duration=15 min, Inten=4.52 in/hr

Area (ac)	C	Description
0.780	0.98	Paved parking, HSG D
1.250	0.74	>75% Grass cover, Good, HSG D
2.030	0.83	Weighted Average
1.250		61.58% Pervious Area
0.780		38.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	300	0.0250	3.21		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps

Subcatchment 2S: Post Developement



Summary for Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

Inflow Area = 88,427 sf, 38.42% Impervious, Inflow Depth = 0.94" for 10-yr event
Inflow = 7.68 cfs @ 0.03 hrs, Volume= 6,911 cf
Outflow = 7.47 cfs @ 0.25 hrs, Volume= 6,911 cf, Atten= 3%, Lag= 13.0 min
Primary = 7.47 cfs @ 0.25 hrs, Volume= 6,911 cf

Routing by Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
Peak Elev= 1,270.90' @ 0.25 hrs Surf.Area= 7,990 sf Storage= 1,612 cf

Plug-Flow detention time= 3.4 min calculated for 6,911 cf (100% of inflow)
Center-of-Mass det. time= 3.4 min (11.7 - 8.3)

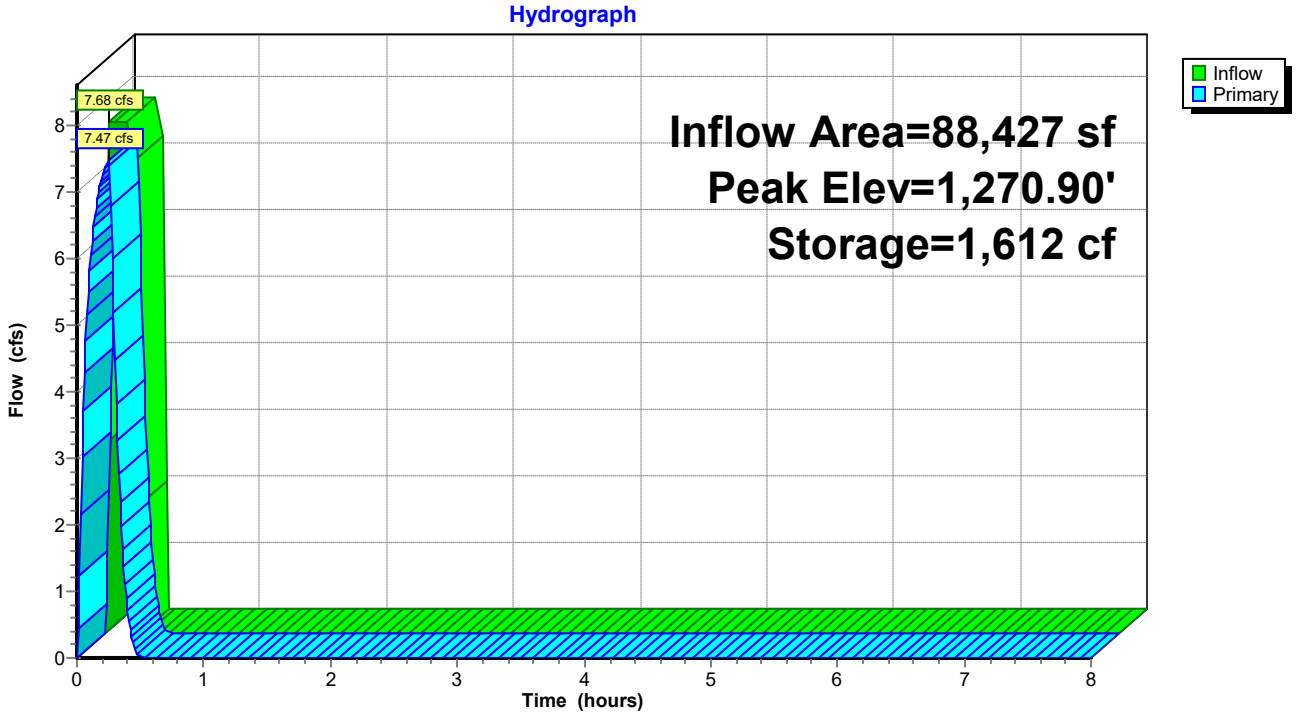
Volume	Invert	Avail.Storage	Storage Description
#1	1,270.50'	8,659 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,270.50	0	0	0
1,271.00	9,902	2,476	2,476
1,271.50	14,832	6,184	8,659

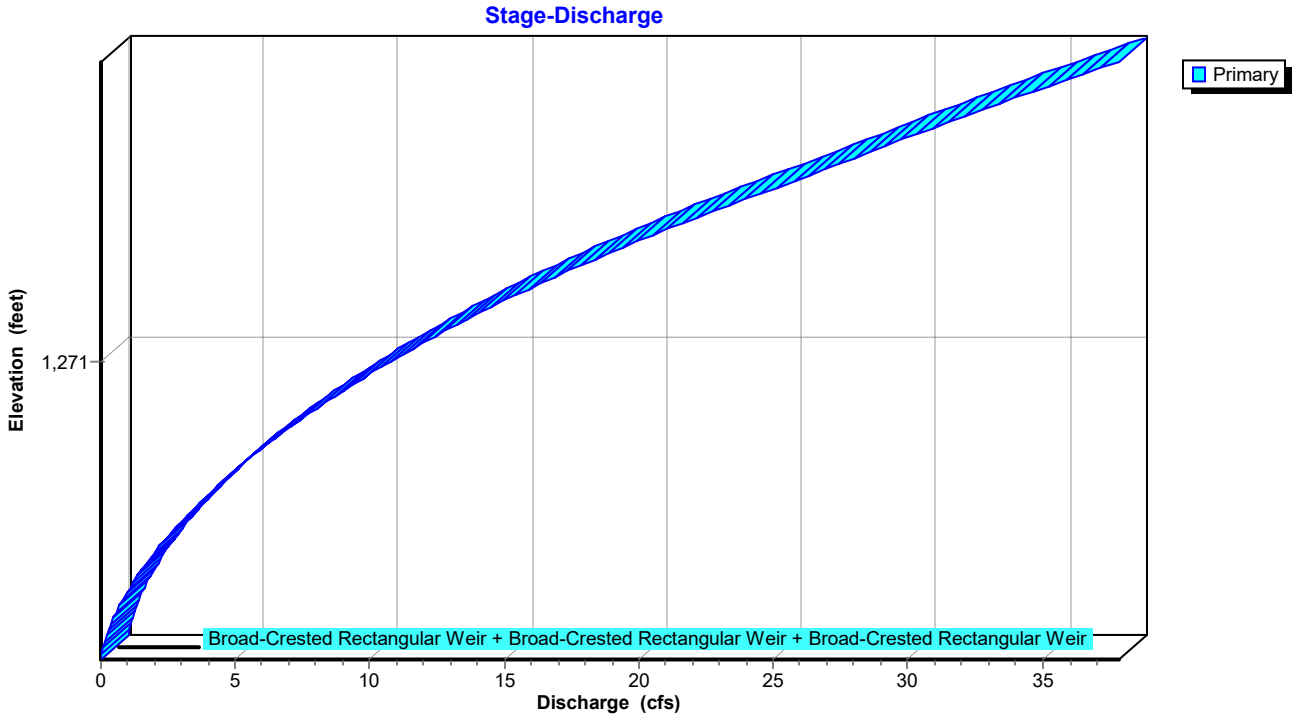
Device	Routing	Invert	Outlet Devices
#1	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=7.45 cfs @ 0.25 hrs HW=1,270.90' (Free Discharge)
- **1=Broad-Crested Rectangular Weir** (Weir Controls 2.48 cfs @ 1.81 fps)
- **2=Broad-Crested Rectangular Weir** (Weir Controls 2.48 cfs @ 1.81 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 2.48 cfs @ 1.81 fps)

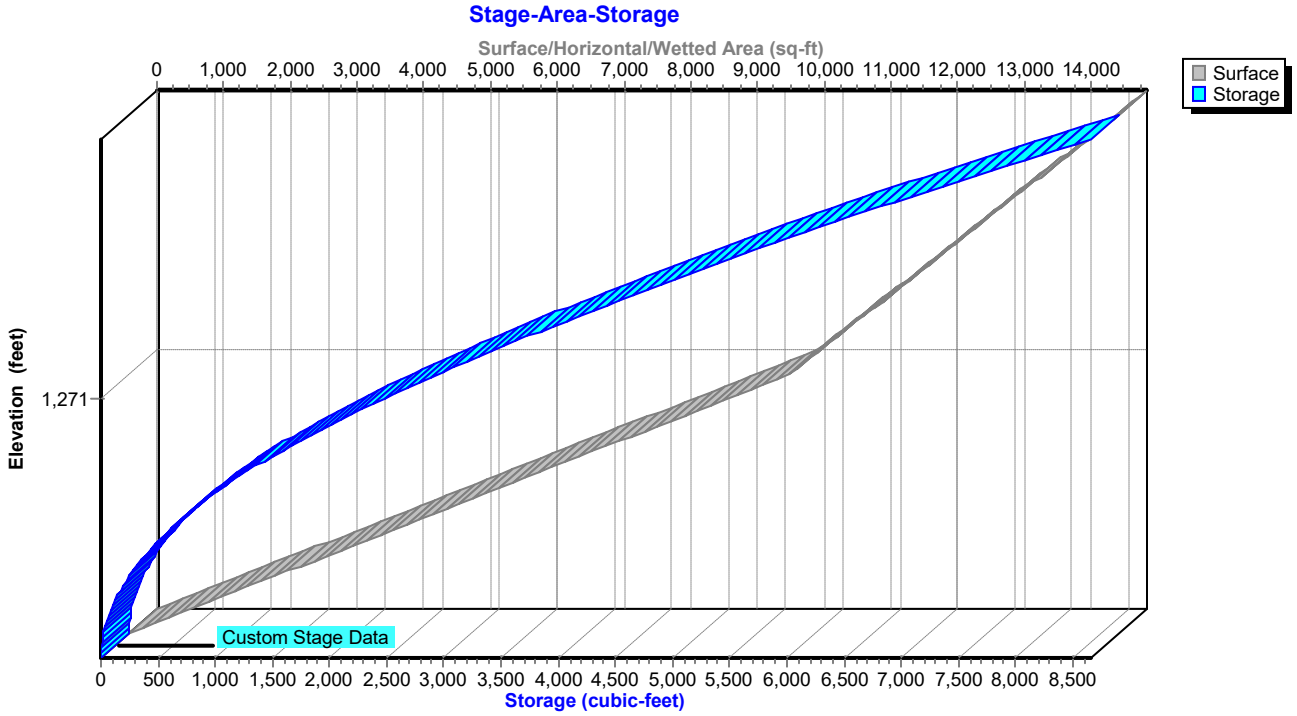
Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Time span=0.00-8.00 hrs, dt=0.01 hrs, 801 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre Developement Runoff Area=2.030 ac 0.00% Impervious Runoff Depth=1.06"
Flow Length=300' Slope=0.0400 '/' Tc=3.6 min C=0.80 Runoff=8.71 cfs 7,841 cf

Subcatchment 2S: Post Developement Runoff Area=2.030 ac 38.42% Impervious Runoff Depth=1.10"
Flow Length=300' Slope=0.0250 '/' Tc=1.6 min C=0.83 Runoff=9.04 cfs 8,135 cf

Pond 3P: Splash Carwash Parking Lot Peak Elev=1,270.94' Storage=1,945 cf Inflow=9.04 cfs 8,135 cf
Outflow=8.77 cfs 8,135 cf

Total Runoff Area = 176,854 sf Runoff Volume = 15,975 cf Average Runoff Depth = 1.08"
80.79% Pervious = 142,877 sf 19.21% Impervious = 33,977 sf

Summary for Subcatchment 1S: Pre Developement

[70] Warning: Tc<8dt requires smaller dt

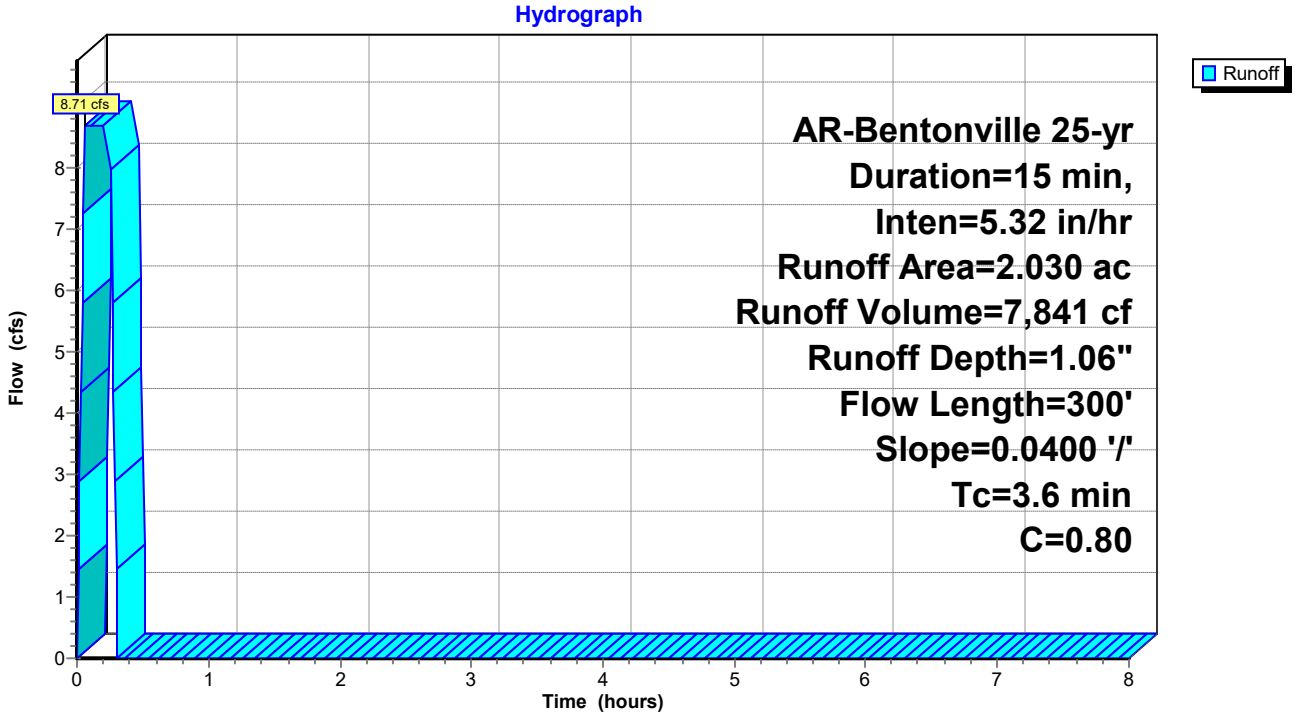
Runoff = 8.71 cfs @ 0.06 hrs, Volume= 7,841 cf, Depth= 1.06"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 25-yr Duration=15 min, Inten=5.32 in/hr

Area (ac)	C	Description
2.030	0.80	Pasture/grassland/range, Good, HSG D
2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	300	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps

Subcatchment 1S: Pre Developement



Summary for Subcatchment 2S: Post Developement

[70] Warning: Tc<8dt requires smaller dt

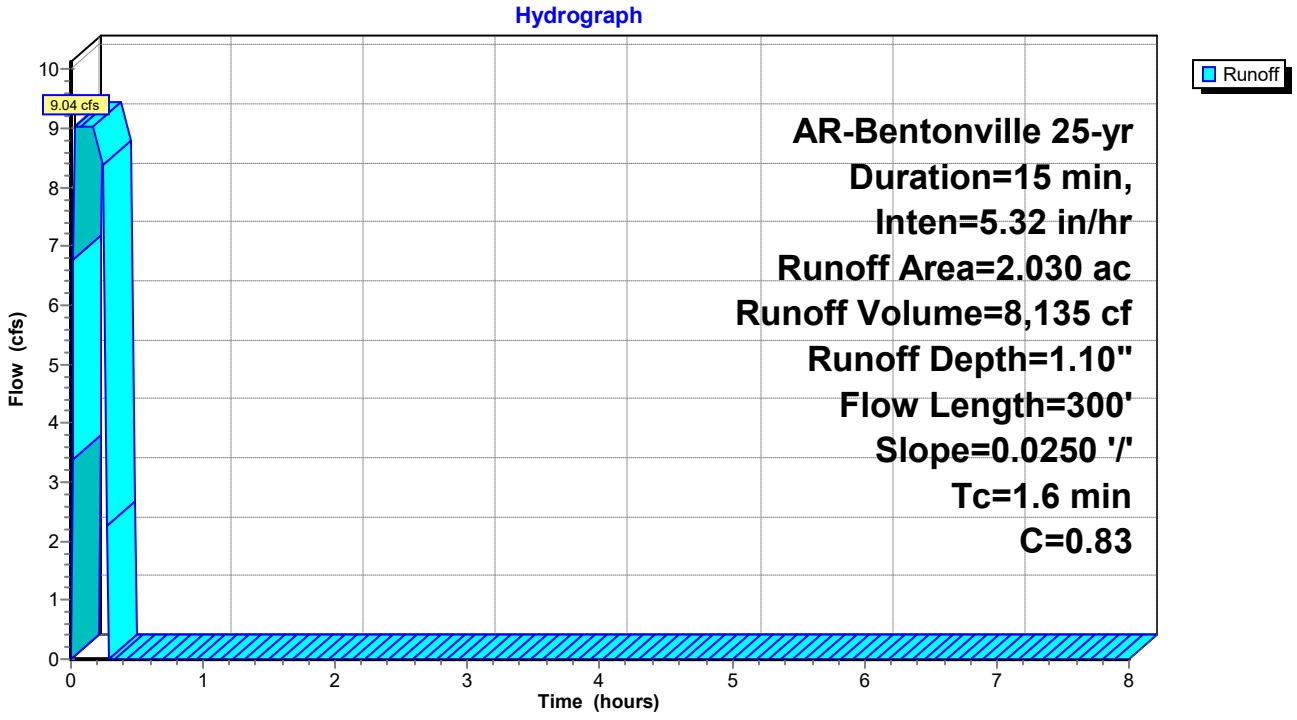
Runoff = 9.04 cfs @ 0.03 hrs, Volume= 8,135 cf, Depth= 1.10"
Routed to Pond 3P : Splash Carwash Parking Lot Detention (Bright Road)

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 25-yr Duration=15 min, Inten=5.32 in/hr

Area (ac)	C	Description
0.780	0.98	Paved parking, HSG D
1.250	0.74	>75% Grass cover, Good, HSG D
2.030	0.83	Weighted Average
1.250		61.58% Pervious Area
0.780		38.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	300	0.0250	3.21		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps

Subcatchment 2S: Post Developement



Summary for Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

Inflow Area = 88,427 sf, 38.42% Impervious, Inflow Depth = 1.10" for 25-yr event
Inflow = 9.04 cfs @ 0.03 hrs, Volume= 8,135 cf
Outflow = 8.77 cfs @ 0.25 hrs, Volume= 8,135 cf, Atten= 3%, Lag= 13.0 min
Primary = 8.77 cfs @ 0.25 hrs, Volume= 8,135 cf

Routing by Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
Peak Elev= 1,270.94' @ 0.25 hrs Surf.Area= 8,777 sf Storage= 1,945 cf

Plug-Flow detention time= 3.5 min calculated for 8,124 cf (100% of inflow)
Center-of-Mass det. time= 3.5 min (11.8 - 8.3)

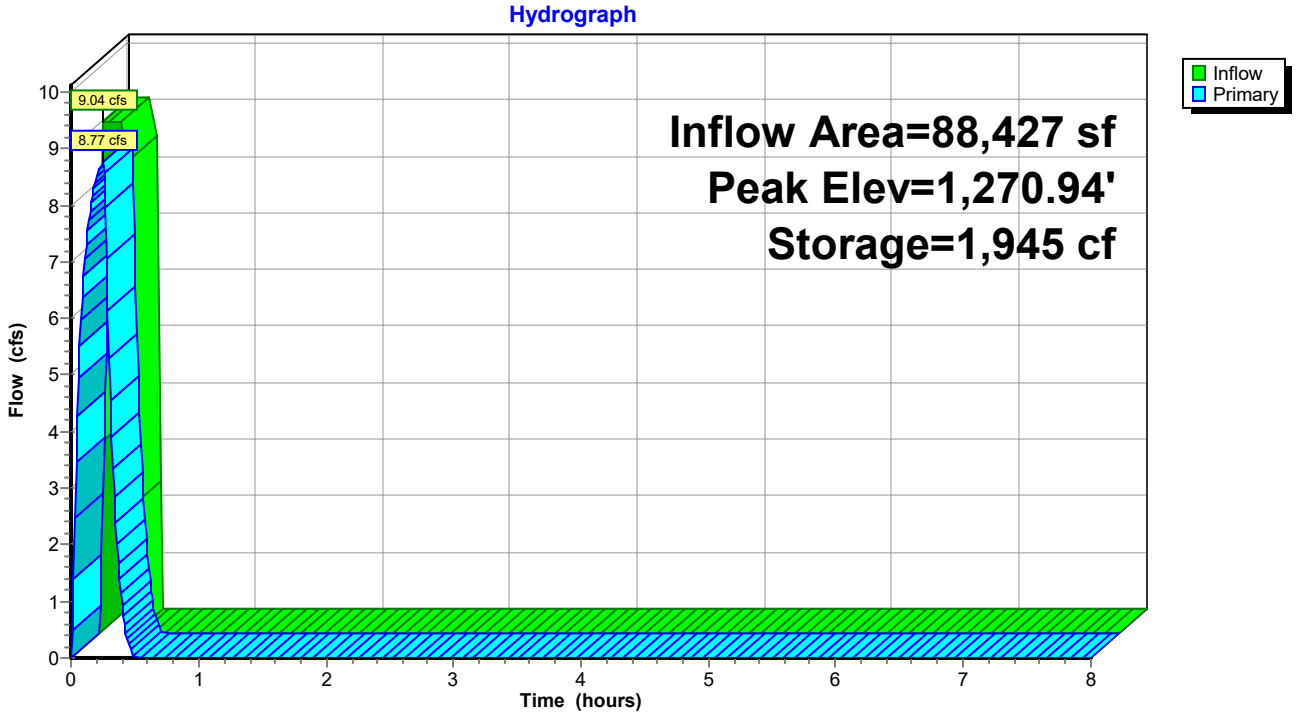
Volume	Invert	Avail.Storage	Storage Description
#1	1,270.50'	8,659 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,270.50	0	0	0
1,271.00	9,902	2,476	2,476
1,271.50	14,832	6,184	8,659

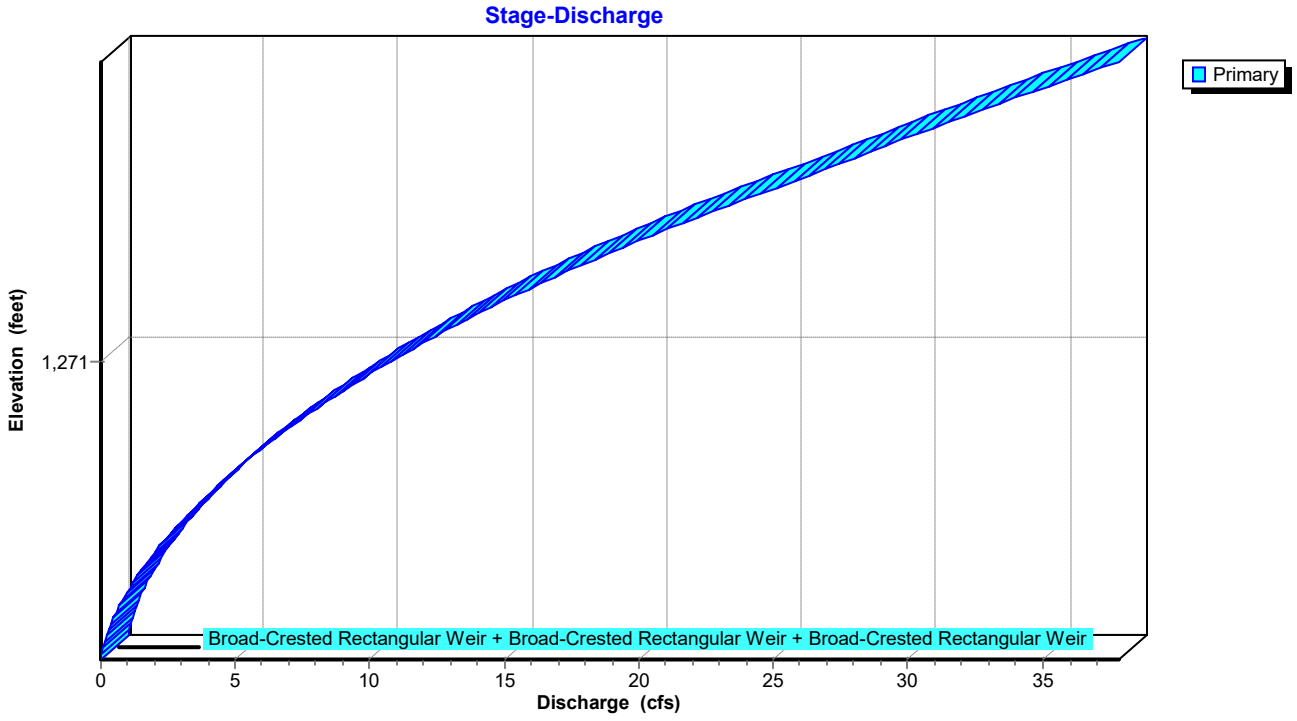
Device	Routing	Invert	Outlet Devices
#1	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=8.75 cfs @ 0.25 hrs HW=1,270.94' (Free Discharge)
- **1=Broad-Crested Rectangular Weir** (Weir Controls 2.92 cfs @ 1.91 fps)
- **2=Broad-Crested Rectangular Weir** (Weir Controls 2.92 cfs @ 1.91 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 2.92 cfs @ 1.91 fps)

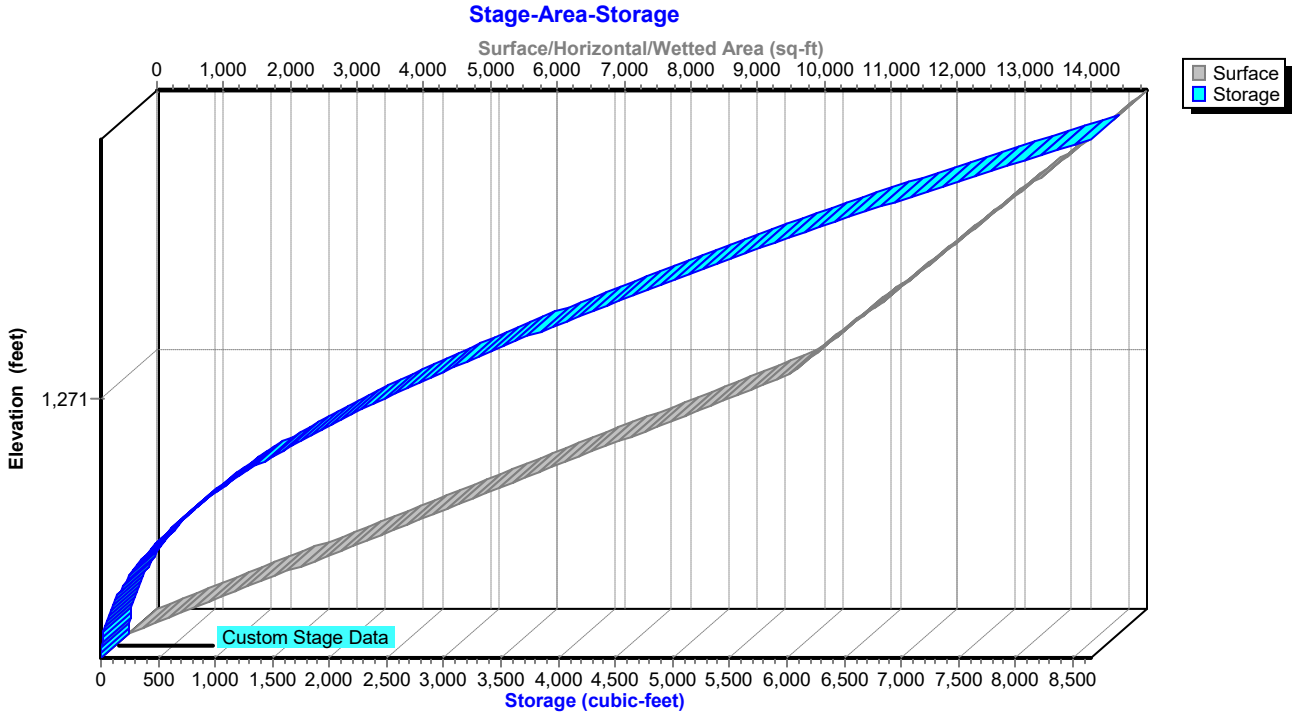
Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Time span=0.00-8.00 hrs, dt=0.01 hrs, 801 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre Developement Runoff Area=2.030 ac 0.00% Impervious Runoff Depth=1.18"
Flow Length=300' Slope=0.0400 '/' Tc=3.6 min C=0.80 Runoff=9.69 cfs 8,725 cf

Subcatchment 2S: Post Developement Runoff Area=2.030 ac 38.42% Impervious Runoff Depth=1.23"
Flow Length=300' Slope=0.0250 '/' Tc=1.6 min C=0.83 Runoff=10.06 cfs 9,052 cf

Pond 3P: Splash Carwash Parking Lot Peak Elev=1,270.97' Storage=2,197 cf Inflow=10.06 cfs 9,052 cf
Outflow=9.75 cfs 9,052 cf

Total Runoff Area = 176,854 sf Runoff Volume = 17,777 cf Average Runoff Depth = 1.21"
80.79% Pervious = 142,877 sf 19.21% Impervious = 33,977 sf

Summary for Subcatchment 1S: Pre Developement

[70] Warning: Tc<8dt requires smaller dt

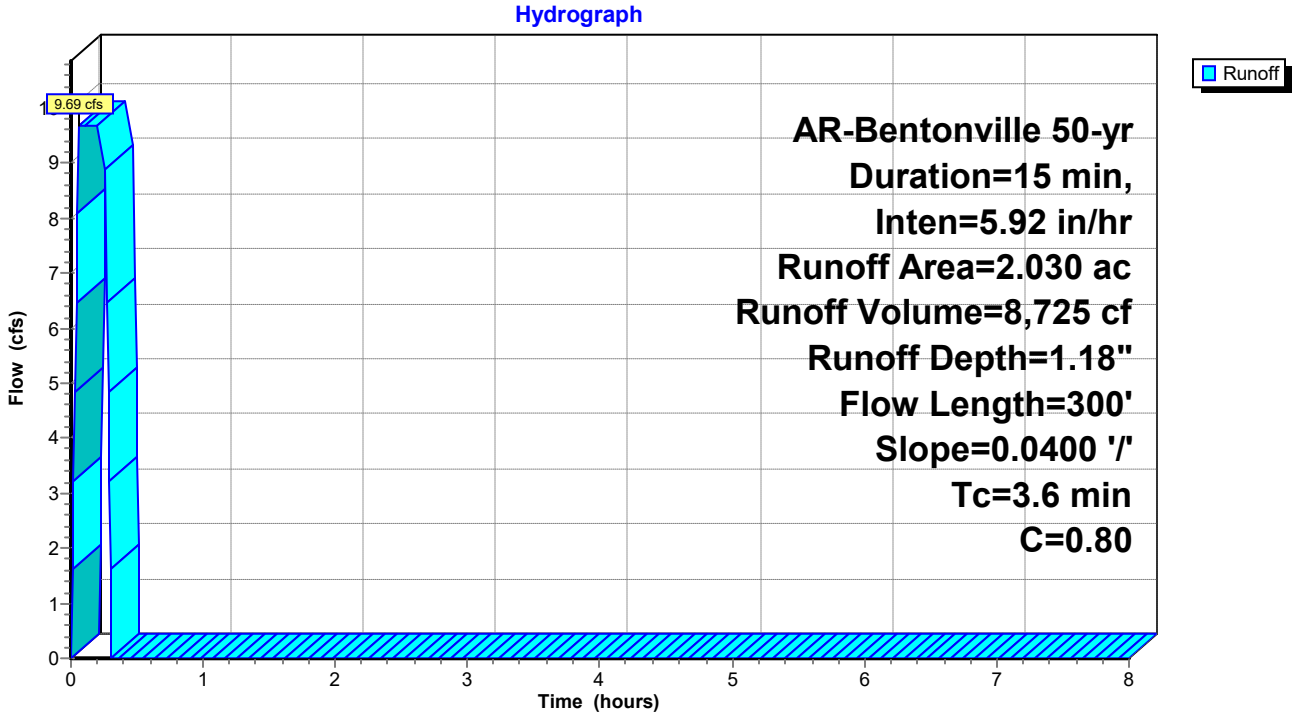
Runoff = 9.69 cfs @ 0.06 hrs, Volume= 8,725 cf, Depth= 1.18"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 50-yr Duration=15 min, Inten=5.92 in/hr

Area (ac)	C	Description
2.030	0.80	Pasture/grassland/range, Good, HSG D
2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	300	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps

Subcatchment 1S: Pre Developement



Summary for Subcatchment 2S: Post Developement

[70] Warning: Tc<8dt requires smaller dt

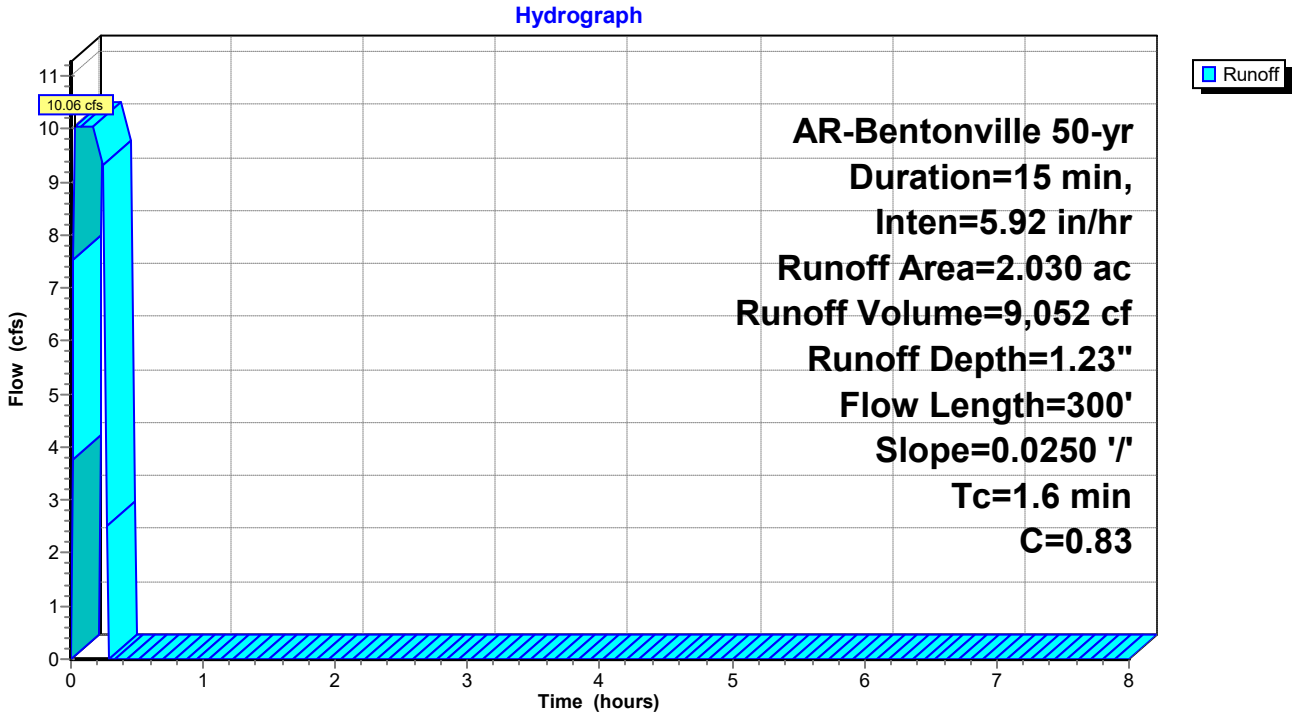
Runoff = 10.06 cfs @ 0.03 hrs, Volume= 9,052 cf, Depth= 1.23"
Routed to Pond 3P : Splash Carwash Parking Lot Detention (Bright Road)

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 50-yr Duration=15 min, Inten=5.92 in/hr

Area (ac)	C	Description
0.780	0.98	Paved parking, HSG D
1.250	0.74	>75% Grass cover, Good, HSG D
2.030	0.83	Weighted Average
1.250		61.58% Pervious Area
0.780		38.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	300	0.0250	3.21		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps

Subcatchment 2S: Post Developement



Summary for Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

Inflow Area = 88,427 sf, 38.42% Impervious, Inflow Depth = 1.23" for 50-yr event
Inflow = 10.06 cfs @ 0.03 hrs, Volume= 9,052 cf
Outflow = 9.75 cfs @ 0.25 hrs, Volume= 9,052 cf, Atten= 3%, Lag= 13.0 min
Primary = 9.75 cfs @ 0.25 hrs, Volume= 9,052 cf

Routing by Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
Peak Elev= 1,270.97' @ 0.25 hrs Surf.Area= 9,329 sf Storage= 2,197 cf

Plug-Flow detention time= 3.5 min calculated for 9,052 cf (100% of inflow)
Center-of-Mass det. time= 3.5 min (11.9 - 8.3)

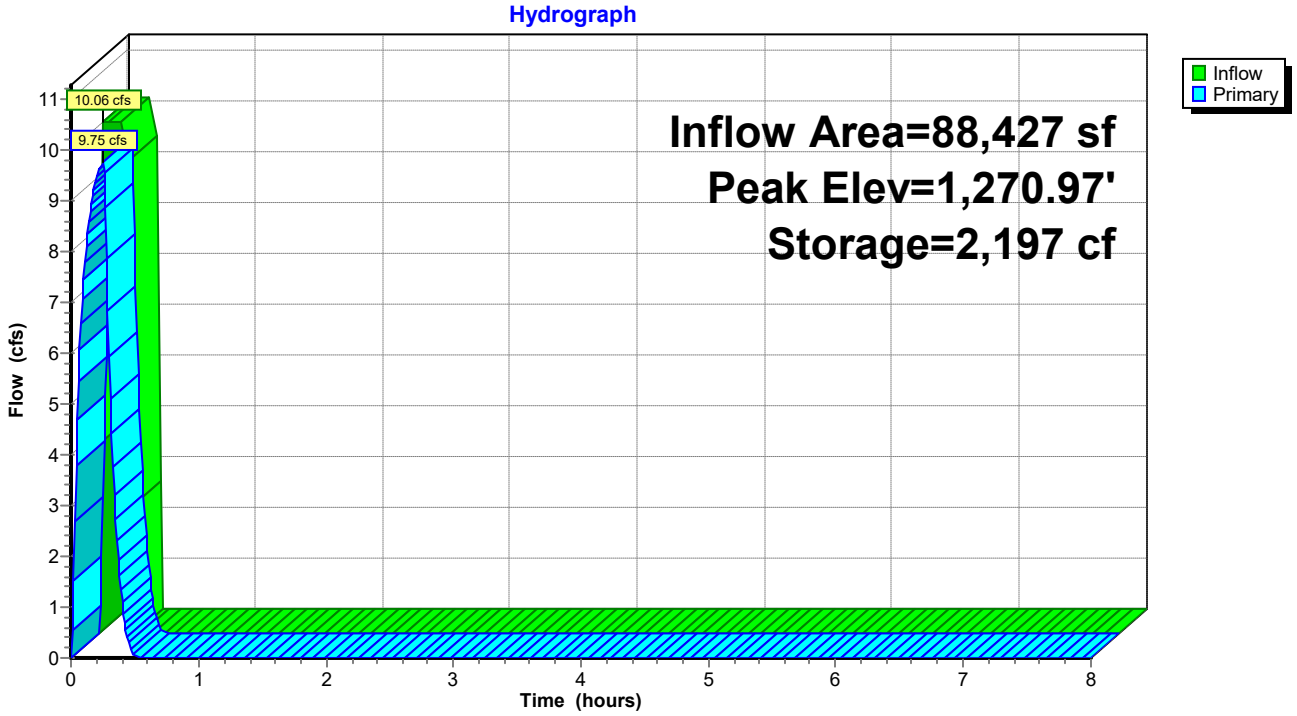
Volume	Invert	Avail.Storage	Storage Description
#1	1,270.50'	8,659 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,270.50	0	0	0
1,271.00	9,902	2,476	2,476
1,271.50	14,832	6,184	8,659

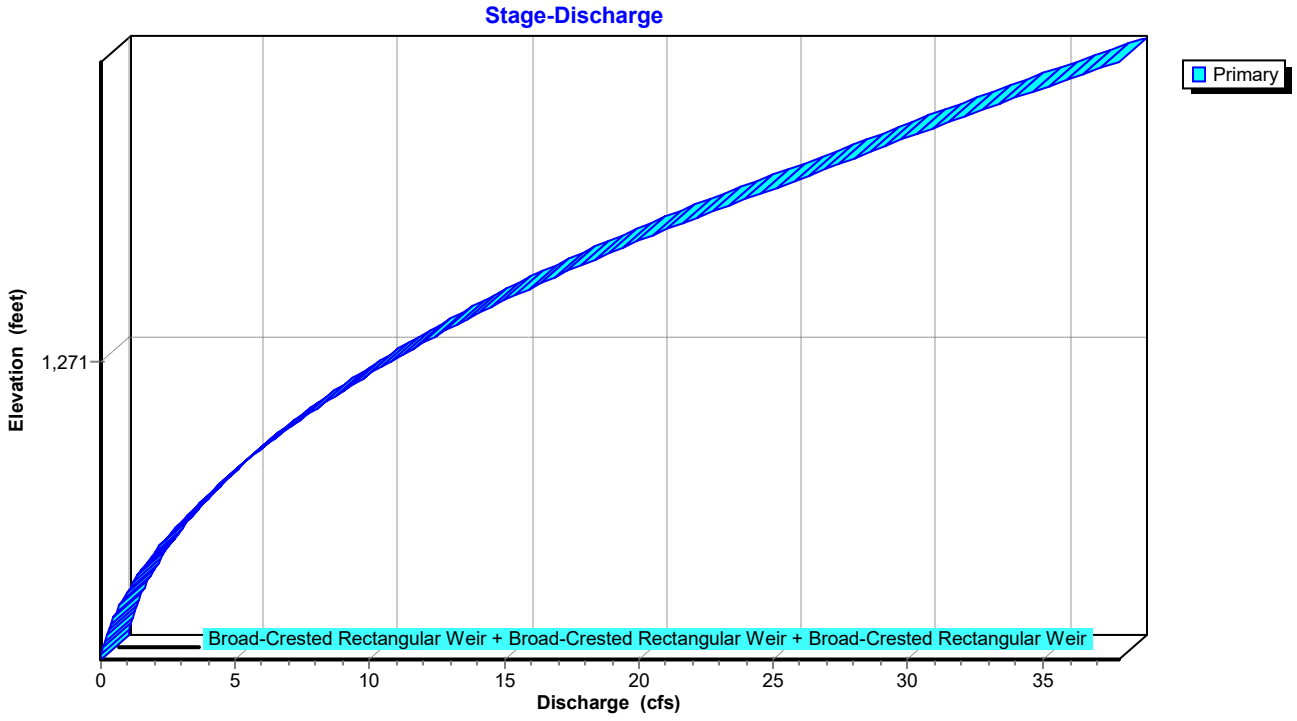
Device	Routing	Invert	Outlet Devices
#1	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=9.72 cfs @ 0.25 hrs HW=1,270.97' (Free Discharge)
- **1=Broad-Crested Rectangular Weir** (Weir Controls 3.24 cfs @ 1.99 fps)
- **2=Broad-Crested Rectangular Weir** (Weir Controls 3.24 cfs @ 1.99 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 3.24 cfs @ 1.99 fps)

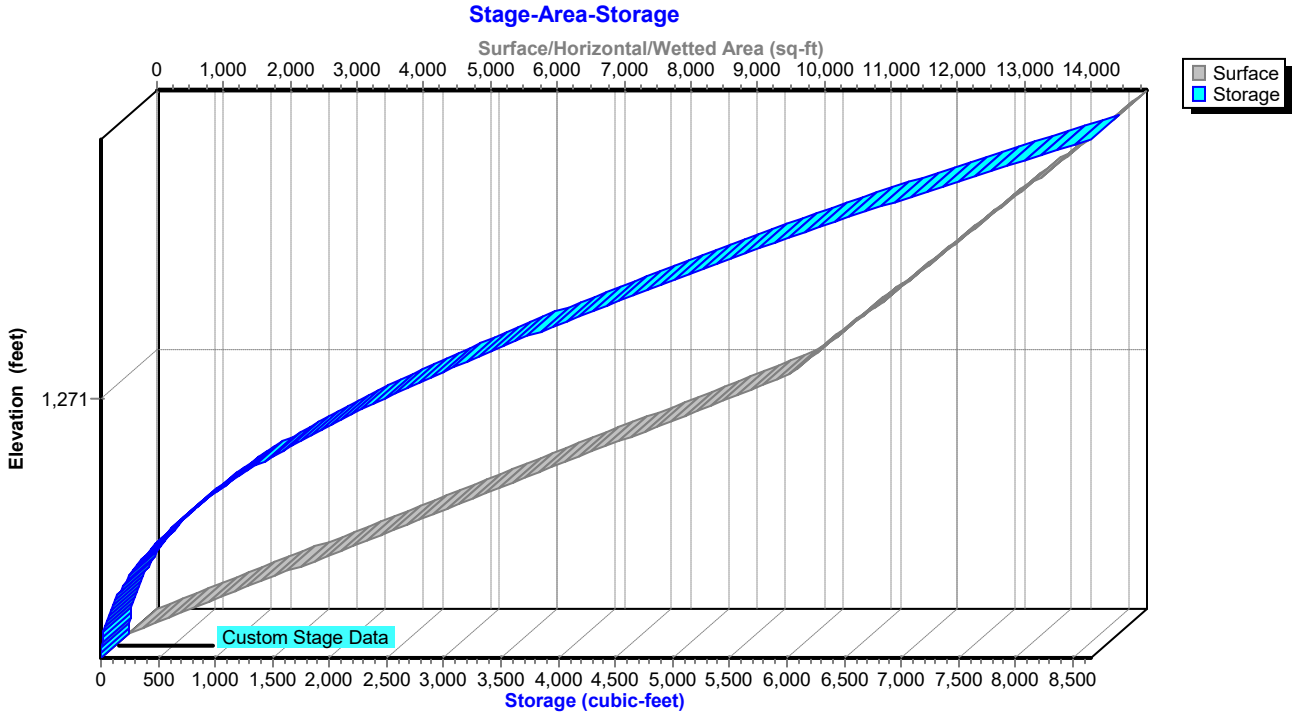
Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Time span=0.00-8.00 hrs, dt=0.01 hrs, 801 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Pre Developement Runoff Area=2.030 ac 0.00% Impervious Runoff Depth=1.31"
Flow Length=300' Slope=0.0400 '/' Tc=3.6 min C=0.80 Runoff=10.74 cfs 9,668 cf

Subcatchment 2S: Post Developement Runoff Area=2.030 ac 38.42% Impervious Runoff Depth=1.36"
Flow Length=300' Slope=0.0250 '/' Tc=1.6 min C=0.83 Runoff=11.15 cfs 10,031 cf

Pond 3P: Splash Carwash Parking Lot Peak Elev=1,271.00' Storage=2,468 cf Inflow=11.15 cfs 10,031 cf
Outflow=10.79 cfs 10,031 cf

Total Runoff Area = 176,854 sf Runoff Volume = 19,699 cf Average Runoff Depth = 1.34"
80.79% Pervious = 142,877 sf 19.21% Impervious = 33,977 sf

Summary for Subcatchment 1S: Pre Developement

[70] Warning: Tc<8dt requires smaller dt

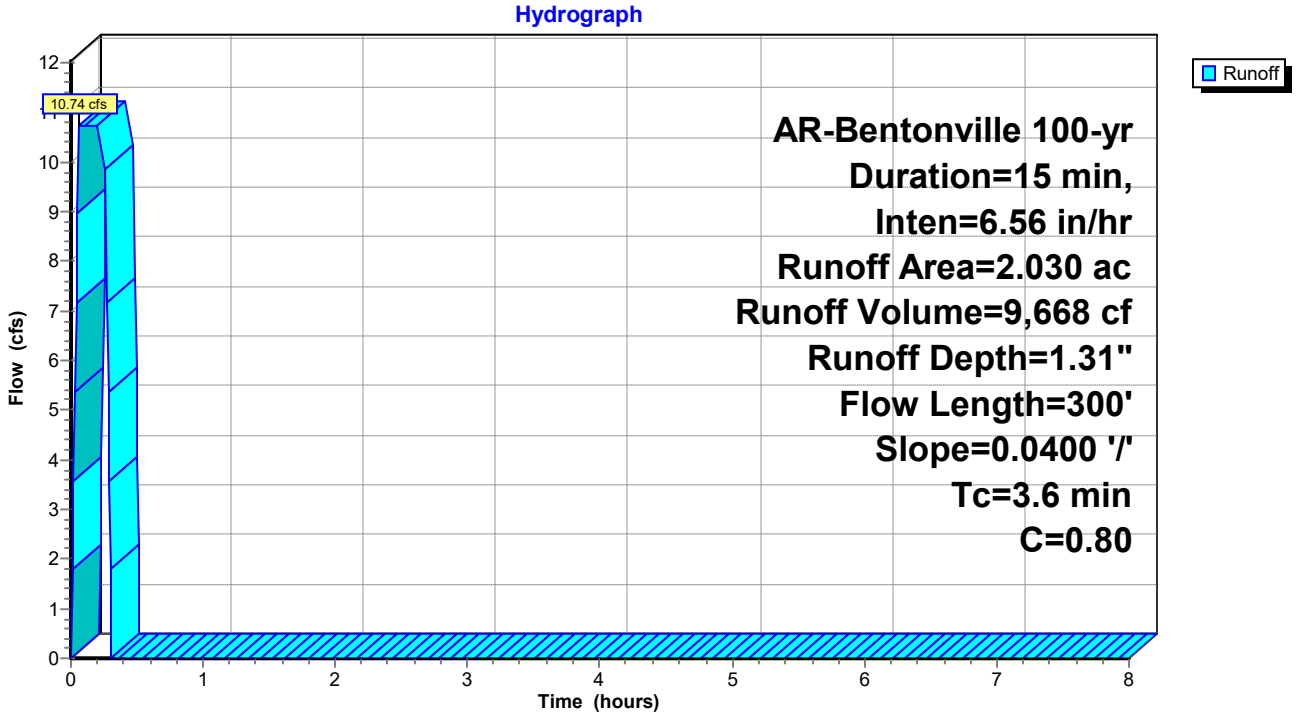
Runoff = 10.74 cfs @ 0.06 hrs, Volume= 9,668 cf, Depth= 1.31"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 100-yr Duration=15 min, Inten=6.56 in/hr

Area (ac)	C	Description
2.030	0.80	Pasture/grassland/range, Good, HSG D
2.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	300	0.0400	1.40		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps

Subcatchment 1S: Pre Developement



Summary for Subcatchment 2S: Post Developement

[70] Warning: Tc<8dt requires smaller dt

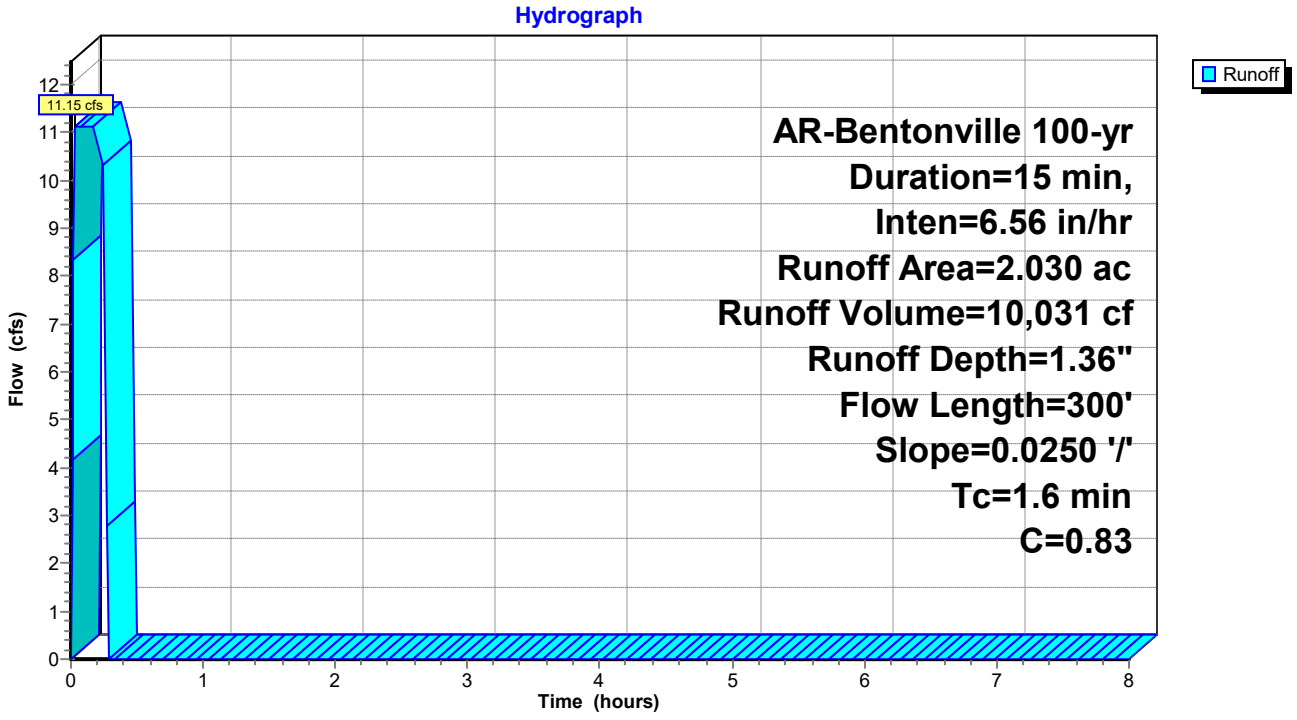
Runoff = 11.15 cfs @ 0.03 hrs, Volume= 10,031 cf, Depth= 1.36"
Routed to Pond 3P : Splash Carwash Parking Lot Detention (Bright Road)

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
AR-Bentonville 100-yr Duration=15 min, Inten=6.56 in/hr

Area (ac)	C	Description
0.780	0.98	Paved parking, HSG D
1.250	0.74	>75% Grass cover, Good, HSG D
2.030	0.83	Weighted Average
1.250		61.58% Pervious Area
0.780		38.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	300	0.0250	3.21		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps

Subcatchment 2S: Post Developement



Summary for Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

Inflow Area = 88,427 sf, 38.42% Impervious, Inflow Depth = 1.36" for 100-yr event
Inflow = 11.15 cfs @ 0.03 hrs, Volume= 10,031 cf
Outflow = 10.79 cfs @ 0.25 hrs, Volume= 10,031 cf, Atten= 3%, Lag= 13.0 min
Primary = 10.79 cfs @ 0.25 hrs, Volume= 10,031 cf

Routing by Stor-Ind method, Time Span= 0.00-8.00 hrs, dt= 0.01 hrs
Peak Elev= 1,271.00' @ 0.25 hrs Surf.Area= 9,888 sf Storage= 2,468 cf

Plug-Flow detention time= 3.6 min calculated for 10,018 cf (100% of inflow)
Center-of-Mass det. time= 3.6 min (11.9 - 8.3)

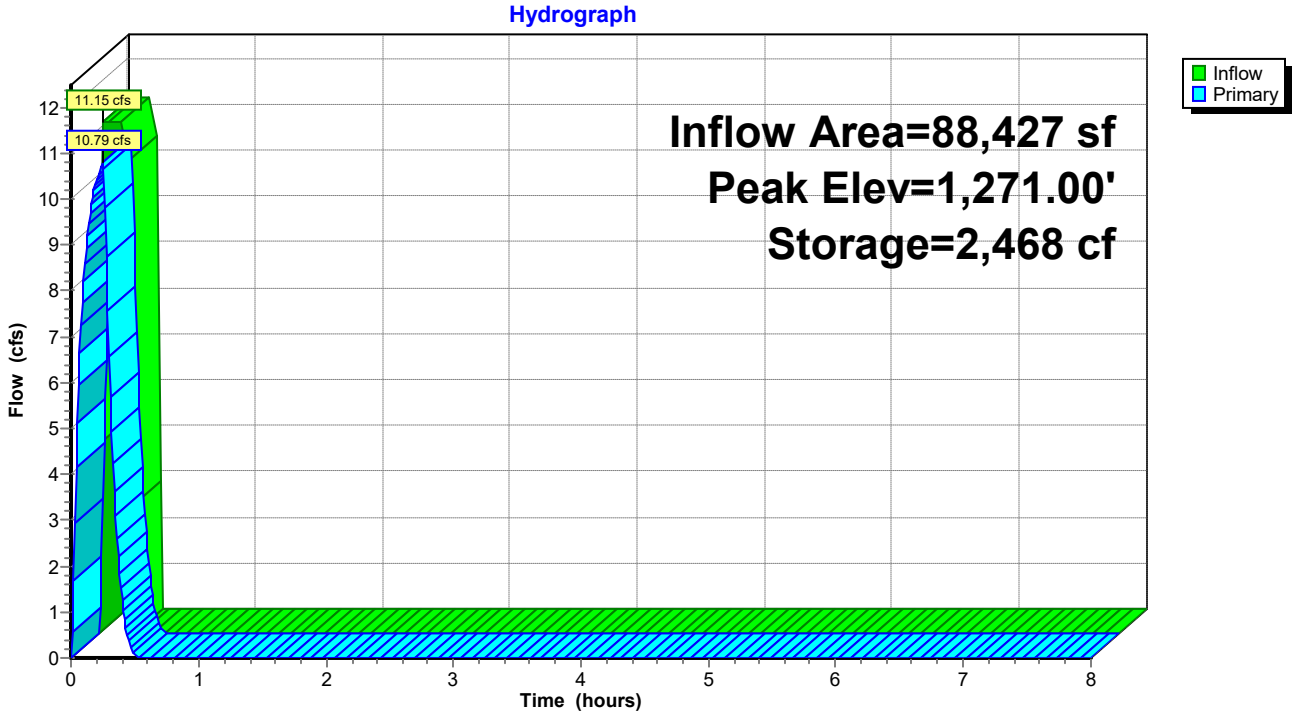
Volume	Invert	Avail.Storage	Storage Description
#1	1,270.50'	8,659 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,270.50	0	0	0
1,271.00	9,902	2,476	2,476
1,271.50	14,832	6,184	8,659

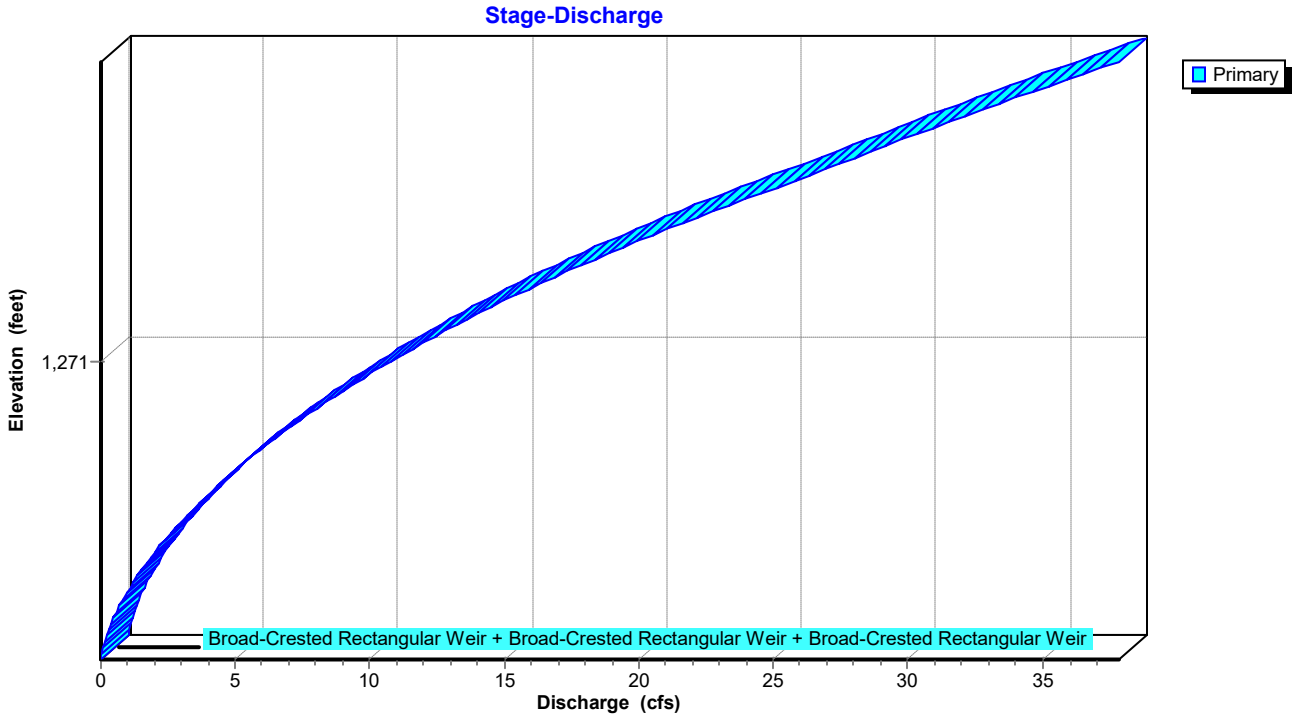
Device	Routing	Invert	Outlet Devices
#1	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	1,270.50'	**3.0' long + 1.0 '/' SideZ x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=10.76 cfs @ 0.25 hrs HW=1,271.00' (Free Discharge)
- **1=Broad-Crested Rectangular Weir** (Weir Controls 3.59 cfs @ 2.06 fps)
- **2=Broad-Crested Rectangular Weir** (Weir Controls 3.59 cfs @ 2.06 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 3.59 cfs @ 2.06 fps)

Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)



Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

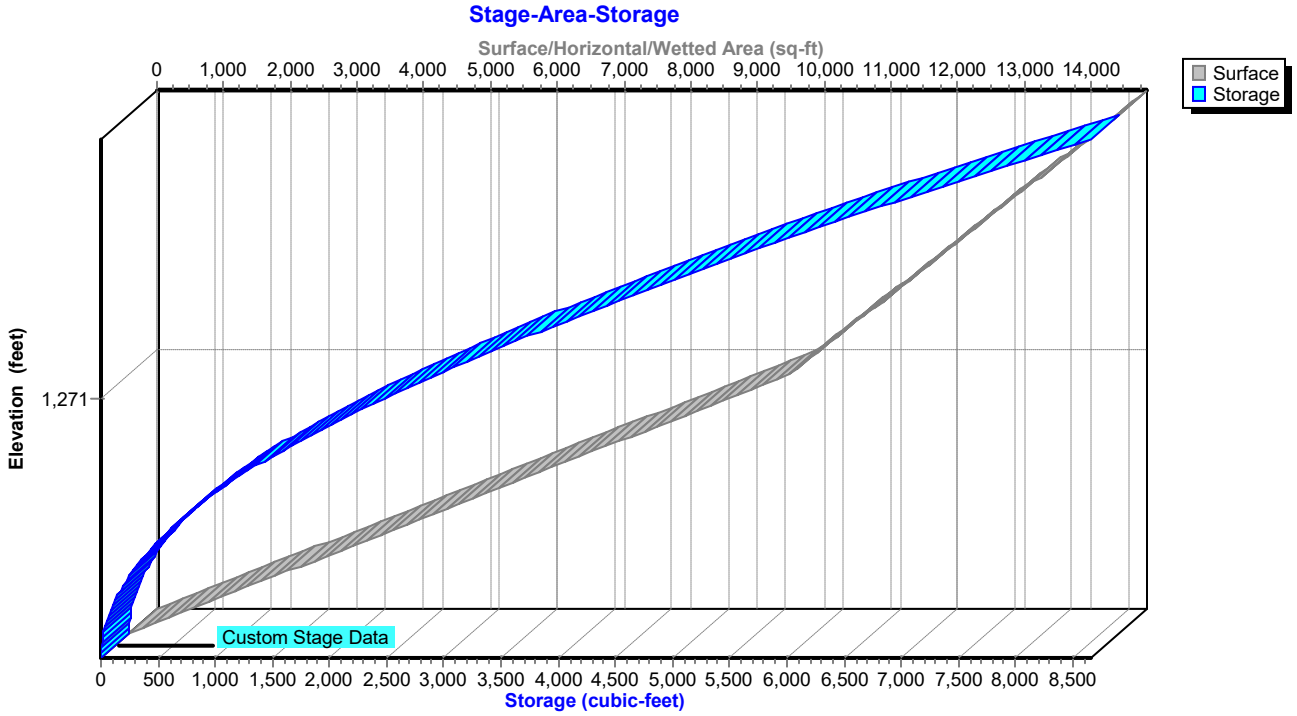


TABLE OF CONTENTS

Project Reports
1 Routing Diagram
2 Area Listing (all nodes)
3 Notes Listing (all nodes)

2-yr Event
4 Node Listing
5 Subcat 1S: Pre Developement
6 Subcat 2S: Post Developement
7 Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

5-yr Event
10 Node Listing
11 Subcat 1S: Pre Developement
12 Subcat 2S: Post Developement
13 Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

10-yr Event
16 Node Listing
17 Subcat 1S: Pre Developement
18 Subcat 2S: Post Developement
19 Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

25-yr Event
22 Node Listing
23 Subcat 1S: Pre Developement
24 Subcat 2S: Post Developement
25 Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

50-yr Event
28 Node Listing
29 Subcat 1S: Pre Developement
30 Subcat 2S: Post Developement
31 Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

100-yr Event
34 Node Listing
35 Subcat 1S: Pre Developement
36 Subcat 2S: Post Developement
37 Pond 3P: Splash Carwash Parking Lot Detention (Bright Road)

Sand Oil Interceptor Sizing

NOTE: The minimum capacity of a SOI is 45 gallons.

SOI's shall be adequately sized to protect the POTW and the collection system. When completed, the sizing calculation will provide a minimum holding capacity of the SOI in gallons. SOI sizing is based on surface area and intended use of areas that have the potential to produce POGS. Some facilities may have multiple distinct areas with like or unlike uses, for example, an auto service shop may have repair, storage, and vehicle or equipment washing areas, a car washing facility may have automatic and hand held spray washing bays along with a product storage area.

Sand/Oil Interceptor (SOI) Sizing Table

PART A: Service Areas, Warehouse/Storage Areas, and Parking Garages:				
Area Description (1)	Square Footage (2)	Required SOI Cubic Foot Holding Capacity (3)	Conversion Factor 7.48 gallon per Cubic Foot (4)	Required Gallons of SOI Holding Capacity Per Area (5)
			7.48	
			7.48	
			7.48	
			7.48	
Total (Gallons) From Part A				
PART B: Commercial Truck, Equipment, and Car Washes:				
Wash Bay Description (6)	# of Bays (7)	Required SOI Capacity Per Bay (8)		Required Gallons of SOI Holding Capacity (9)
CARWASH TUNNEL	1	387 GALLONS		387 GALLONS
Total (Gallons) From Part B				
Total Required SOI Capacity (Minimum in Gallons) (10)				

Completing the Table:

Part A:

1. Area Description, e.g. parking garage level 1, west service area, inside vehicle storage area, detailing area. Areas listed shall only include areas with drains that will flow to the SOI.

2. Square footage for each area that will or has the potential to drain into the SOI through normal operating processes or cleaning operations. (Length in feet x width in feet). The entire area shall be used in this calculation unless there is a physical barrier such as a wall that provides complete isolation of a non- draining area.

3. Required SOI Cubic Foot Holding Capacity involves the conversion of each area square footage to cubic feet of SOI holding capacity and shall be calculated as follows:

    a. 6 cubic feet of SOI holding capacity for the first 100 square feet of area plus 1 cubic foot of SOI holding capacity for each additional 100 square feet of area.

Superior Storage

1908 S Walton Boulevard

PC Date: 6/7/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	WAV22-0004
Applicant / Current Owner	NWA Storage 1, LLC
Site Area	+/- 3.94 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Office (O)
Waiver Request	Sec. V 5.1, Stormwater Detention

https://arcg.is/08HvK8

Property Description

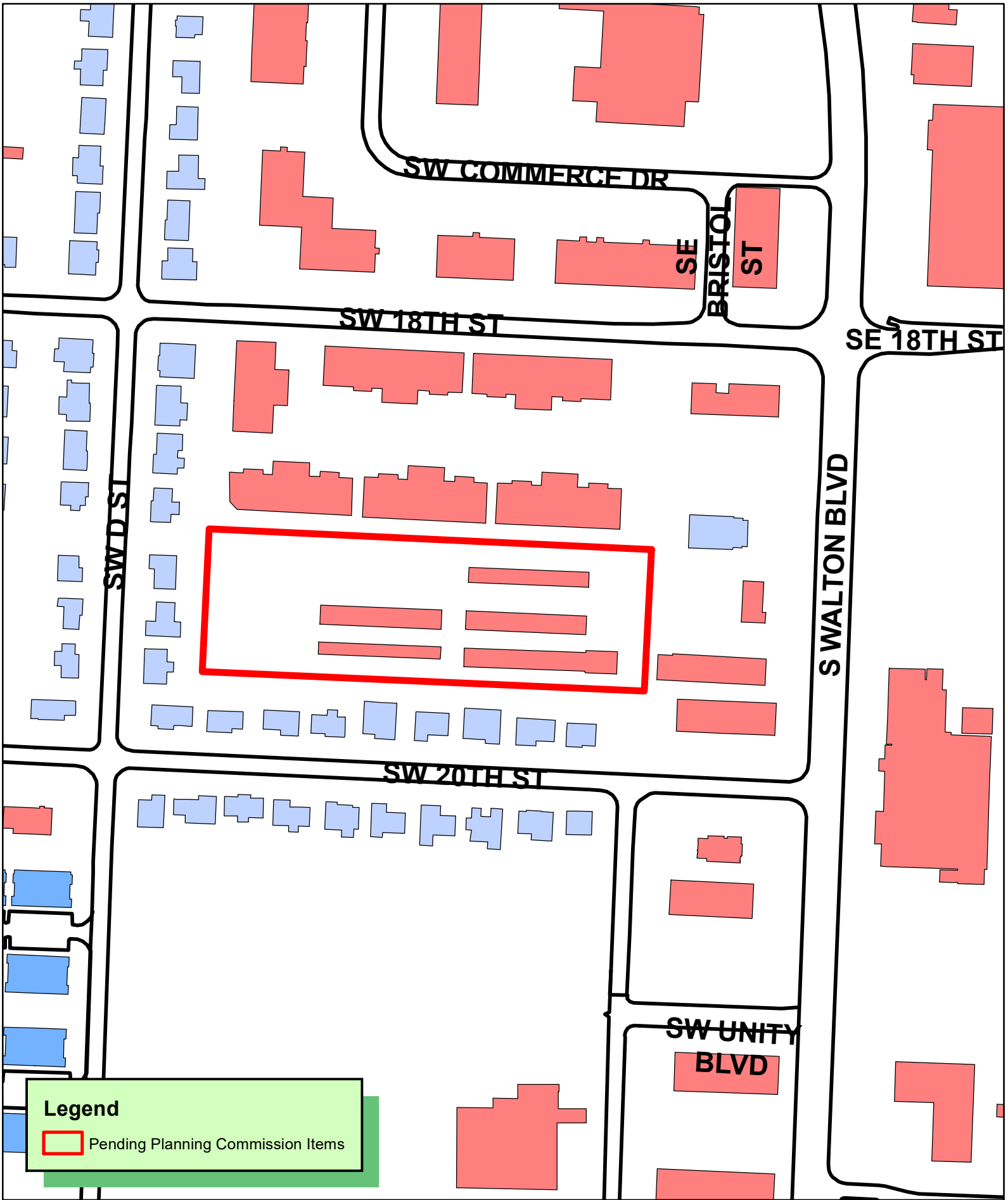
The property is located at 1908 S Walton Boulevard. It is currently zoned C-2, General Commercial and is approximately 3.94 acres.

Waiver Request

A waiver from Section V 5.1, Stormwater Detention, from the Storm Management and Drainage Manual. The applicant wishes to waive the requirement of providing stormwater detention.

Analysis

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.



N
W E
S

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,

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

40' 0 40'

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

DEVELOPER:
LAKELAND HOMES & PROP. MGMT
74 HALBACH CT.
FOND DU LAC, WI 54937
(847) 254-6340
SJUIRIS@GMAIL.COM

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

SHEET: CONCEPT PLAN

PROJECT: STORAGE FACILITY PLAN
BENTONVILLE LOCATION
BENTONVILLE, AR

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

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 Surveying

April 11, 2022

City of Bentonville
Engineering Department
3200 SW Municipal Drive
Bentonville, AR 72712

Re: Drainage Report
Superior Storage Improvements

Attn: Engineering Department

The following report describes the drainage analysis for the Superior Storage existing site improvements. The City of Bentonville Drainage Manual has been the main point of reference for design. AutoCAD Civil 3D 2022 was the software used to evaluate the drainage within this report.

Existing Conditions

The project site is 3.94 acres and located on Hwy. 71B (Walton Blvd.) and adjacent to SW 20th St. in Bentonville, Arkansas. The existing site property for Superior Storage is developed with storage buildings and paved with crushed stone, with 0.82 acres that is an undeveloped grass area.

The site runoff flows to a concrete channel along the North property line and West another 980 feet to Lake Bentonville. The channel location at the Northwest property corner of the site is set as the study point for this drainage analysis. The study point is analyzed using the SCS method.

Proposed Conditions

The proposed conditions include developing the 0.82 acres with 3 storage buildings and pavement. Two new storage buildings are to be constructed along the north property line. This involves the demolition of an existing building and removal of parking storage. The existing crushed stone drives will be paved.

The total drainage area to the site is 151 acres and has an average curve number of 77. After the proposed improvements, there is not enough proportional change to increase the curve number for the total watershed area.

Summary of Drainage Analysis Calculations

The study point is at the same location for both the existing and proposed conditions.

The time of concentrations and the runoff hydrographs are calculated at the study point for both the post-development onsite area (3.94 acres) and for the total watershed area (151 acres) flowing to the study point. The time of concentrations to the study point are:

Time of Concentration Table

Watershed Location	Drainage Area (ac.)	Time of Concentration (minutes)
Onsite (Post-development)	3.94	8.3
Total Watershed	151	56.5
Delay		48.2

The two times of concentrations create two runoff hydrographs to the study point that have differing peak discharge times. This is due to the difference in locations of the most hydraulically remote point for the two watersheds. The peak discharge from the watershed area closer to the study point will occur earlier than the peak discharge from the total watershed.

The time of peak discharge to the study point for the post-development onsite area and for the total watershed area are:

Time of Peak Table

Watershed Location	Drainage Area (ac.)	Time of Peak Discharge (hrs.)	Time of Peak Discharge (minutes)
Onsite (Post-development)	3.94	12.00	720
Total Watershed	151	12.47	748
Delay		0.47	28

The SCS method uses storm durations of 24 hours to determine the rainfall depth that occurs uniformly over the entire watershed during that 24-hour period per a storm event frequency. Rainfall distributions (design storms) were determined for areas throughout the United States. The rainfall distribution used for this project location is a Type II design storm.

The peak rainfall for the Type II design storm occurs at 12 hours. The time to peak discharge is a time that adjusts the peak of the runoff hydrograph from the peak of the design storm's rainfall distribution.

The design storm will have different times of peak discharges for the stormwater runoff from the onsite watershed (downstream) and the total watershed (upstream). A downstream hydrograph will experience its peak discharge before an upstream hydrograph. The downstream hydrograph is contributing a portion of its runoff to the next upstream hydrograph, but the downstream peak has already occurred.

The following table is a hydrograph comparison of the post onsite watershed (3.94 acres), the offsite watershed (147.06 acres), combined post onsite and offsite watershed (151 acres), and the pre and post total watershed hydrographs.

- For the Combined hydrograph to not calculate the onsite area twice, the offsite watershed does not include the onsite acreage, (3.94ac). (Table Columns 1 – 3).
- The Pre-Total Watershed has the 0.82 acres as undeveloped with a CN of 74. (Table Column 4).
- The Post-Total Watershed has the 0.82 acres as developed with a CN of 94. (Table Column 5).

1610 NW 12th Street Bentonville, AR 72712 Phone: (479) 464-9282

Hydrograph Comparison Table

Frequency (yr.)	(1) Post Onsite (3.94 ac.)	(2) Offsite Watershed (147.06 ac.)	(3) Combined (151 ac.)	(4) Pre-Total Watershed (151 ac.)	(5) Post-Total Watershed (151 ac.)
Time of Peak (hrs.)	12.00	12.47	12.47	12.47	12.47
2	17.16	136.06	137.96	139.71	139.71
5	23.30	211.64	214.17	217.31	217.31
10	26.97	258.82	261.73	265.76	265.76
25	31.87	323.00	326.41	331.65	331.65
50	36.75	388.08	391.99	398.48	398.48
100	40.40	437.26	441.54	448.97	448.97

The hydrograph analysis from this table shows that:

- The peak discharge from the post onsite downstream hydrograph (12.00 hrs.) will have already occurred before the total watershed peak discharge (12.47 hrs.) Based on the unit hydrographs.
- The Combined (Column 3) hydrograph shows that the combined flows from the hydrograph at 12.47 hours will have a combined peak discharge that is less than the Pre-Total Watershed (Column 4) peak discharge because the on-site peak has already occurred.
- The peak for the project site occurs earlier at a lag that is more represented by the difference in time of concentration, thus, eliminating any adverse impact from the proposed project improvements to the total watershed.
- The curve number and thus the peak discharge for the existing and proposed conditions for the total watershed does not change. Therefore, the proposed project improvements will have no adverse impact to the study point or downstream properties.

This drainage analysis shows that the combined on-site and upstream hydrographs do not increase the peak discharge flow rates and that there is no change in the peak discharge flow rates from the total watershed area after the proposed improvements to the existing site. Therefore, the proposed project improvements will have no adverse impacts.

I, Timothy R. Sorey, Registered Professional Engineer No. 9253 in the State of Arkansas, hereby certify that the drainage studies, reports, calculations, designs, and specifications contained in this report have been prepared in accordance with sound engineering practice and principles, and the requirements of the City of Farmington. Further, I hereby acknowledge that the review of the drainage studies, reports, calculations, designs, and specifications by the City of Bentonville or its representatives cannot and does not relieve me from any professional responsibility or liability."

Respectfully submitted,

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.9253 TIMOTHY R. SOREY

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

1610 NW 12th Street Bentonville, AR 72712 Phone: (479) 464-9282

N

200' 0 200'

SCALE: 1" = 200'

DEVELOPER:
SUPERIOR STORAGE

Engineer and Land Surveyor:

Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282

SHEET: TOTAL WATERSHED AREA

PROJECT: SUPERIOR STORAGE
BENTONVILLE, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

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

MANAGER:	DAN COLE
DESIGNED BY:	JOSH WILMOTH
DRAWN BY:	JOSH WILMOTH
CHECKED BY:	TRS
SCE PROJECT #:	20055
CURRENT REVISION:	1
DATE:	04/08/2022
SHEET:	1 of 2

X:\20 Proj\20055\Drainage\Rev-0\20055 Drainange Analysis.dwg - Plotted on 4/8/2022 6:37 PM @ a scale of 1:1 to DWG TO PDF.PC3 by JWILMOTH

N

150' 0 150'

SCALE: 1" = 150'

CURVE NUMBER TABLE POST

LAND USE	DETAINED AREA (ac.)	DETAINED CN	UNDETAINED AREA (ac.)	UNDETAINED CN	TOTAL AREA (ac.)
RESIDENTIAL	9.11	74	2.18	83	11.29
COMMERCIAL	57.41	74	21.74	94	79.15
PARK/AGRI	60.56	74	0	74	60.56
					151

CURVE NUMBER TABLE PRE

LAND USE	DETAINED AREA (ac.)	DETAINED CN	UNDETAINED AREA (ac.)	UNDETAINED CN	TOTAL AREA (ac.)
RESIDENTIAL	9.11	74	2.18	83	11.29
COMMERCIAL	57.41	74	20.92	94	79.15
PARK/AGRI	60.56	74	0.82	74	60.56
					151

LEGEND

- DETAINED COMMERCIAL
- DETAINED RESIDENTIAL
- DETAINED PARK/AGRI
- UNDETAINED COMMERCIAL
- UNDETAINED RESIDENTIAL

DEVELOPER:
SUPERIOR STORAGE

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

SHEET: CN AREAS

PROJECT: SUPERIOR STORAGE
BENTONVILLE, ARKANSAS

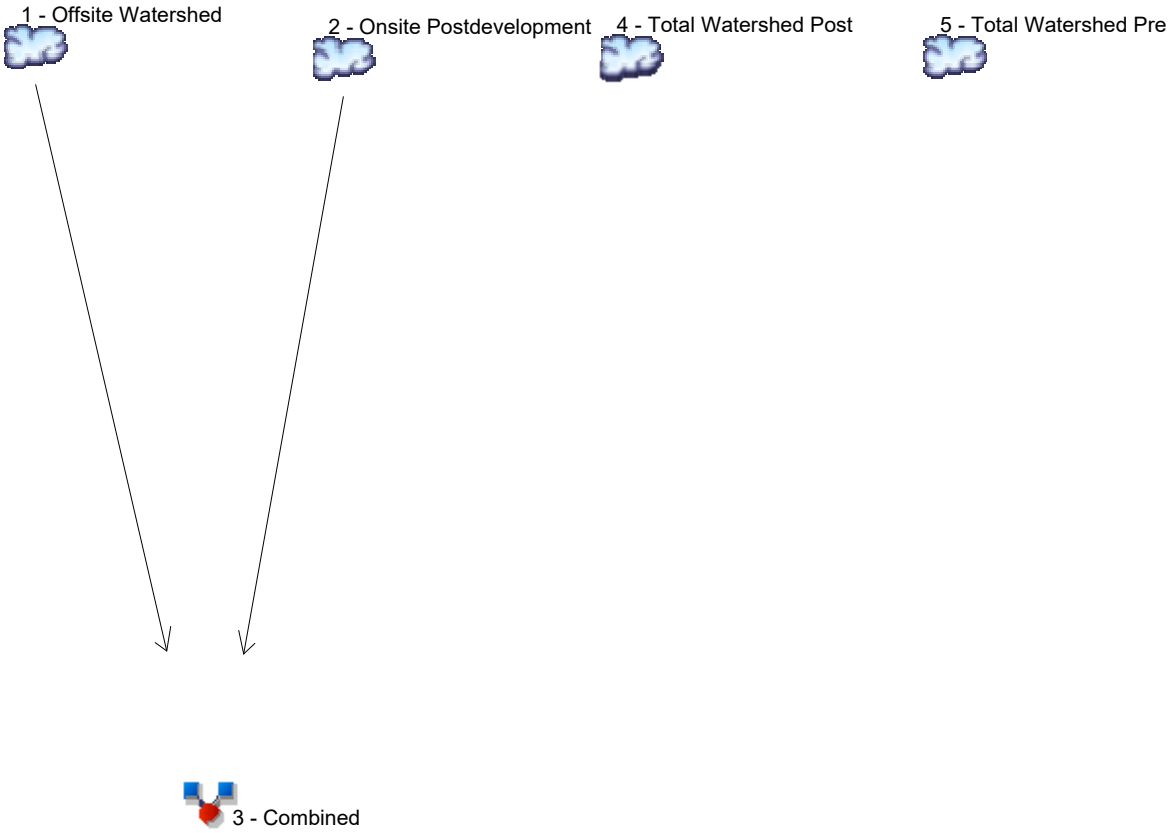
NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

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

MANAGER:	DAN COLE
DESIGNED BY:	JOSH WILMOTH
DRAWN BY:	JOSH WILMOTH
CHECKED BY:	TRS
SCE PROJECT #:	20055
CURRENT REVISION:	1
DATE:	04/08/2022
SHEET:	2 of 2

X:\20 Proj\20055\Drainage\Rev-0\20055 Drainage Analysis.dwg - Plotted on 4/8/2022 6:36 PM @ a scale of 1:1 to DWG TO PDF.PC3 by JWILMOTH

Watershed Model Schematic



Legend

Hyd.	Origin	Description
1	SCS Runoff	Offsite Watershed
2	SCS Runoff	Onsite Postdevelopment
3	Combine	Combined
4	SCS Runoff	Total Watershed Post
5	SCS Runoff	Total Watershed Pre

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	-------	136.06	-------	211.64	258.82	323.00	388.08	437.26	Offsite Watershed
2	SCS Runoff	------	-------	17.16	-------	23.30	26.97	31.87	36.75	40.40	Onsite Postdevelopment
3	Combine	1, 2	-------	137.96	-------	214.17	261.73	326.41	391.99	441.54	Combined
4	SCS Runoff	------	-------	139.71	-------	217.31	265.76	331.65	398.48	448.97	Total Watershed Post
5	SCS Runoff	------	-------	139.71	-------	217.31	265.76	331.65	398.48	448.97	Total Watershed Pre

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	136.06	2	748	1,003,434	------	------	------	Offsite Watershed
2	SCS Runoff	17.16	2	720	44,253	------	------	------	Onsite Postdevelopment
3	Combine	137.96	2	748	1,047,687	1, 2	------	------	Combined
4	SCS Runoff	139.71	2	748	1,030,319	------	------	------	Total Watershed Post
5	SCS Runoff	139.71	2	748	1,030,319	------	------	------	Total Watershed Pre

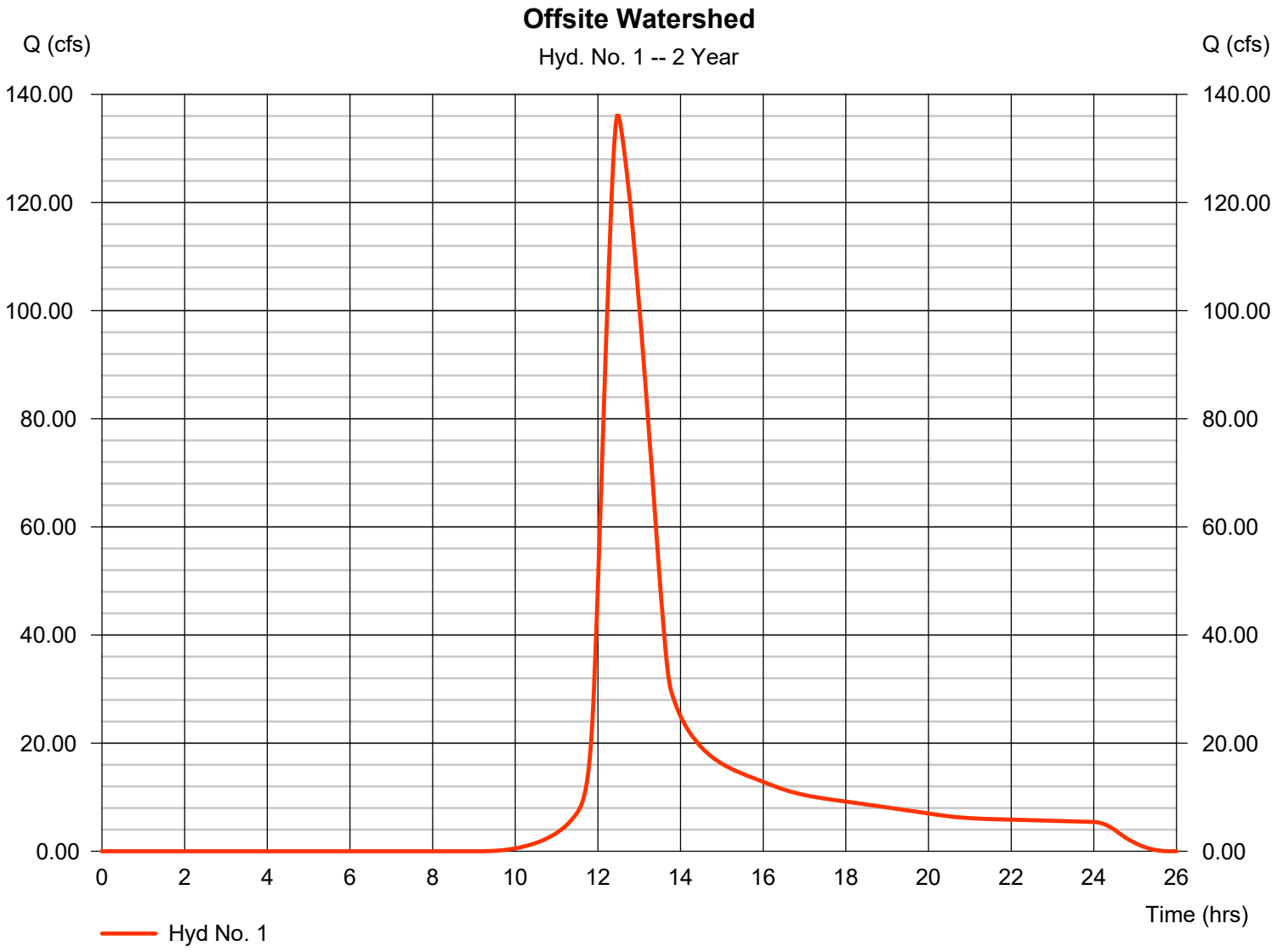
Hydrograph Report

Hyd. No. 1

Offsite Watershed

Hydrograph type	=	SCS Runoff	Peak discharge	=	136.06 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	1,003,434 cuft
Drainage area	=	147.060 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	4.08 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (17.800 x 94)] / 147.060

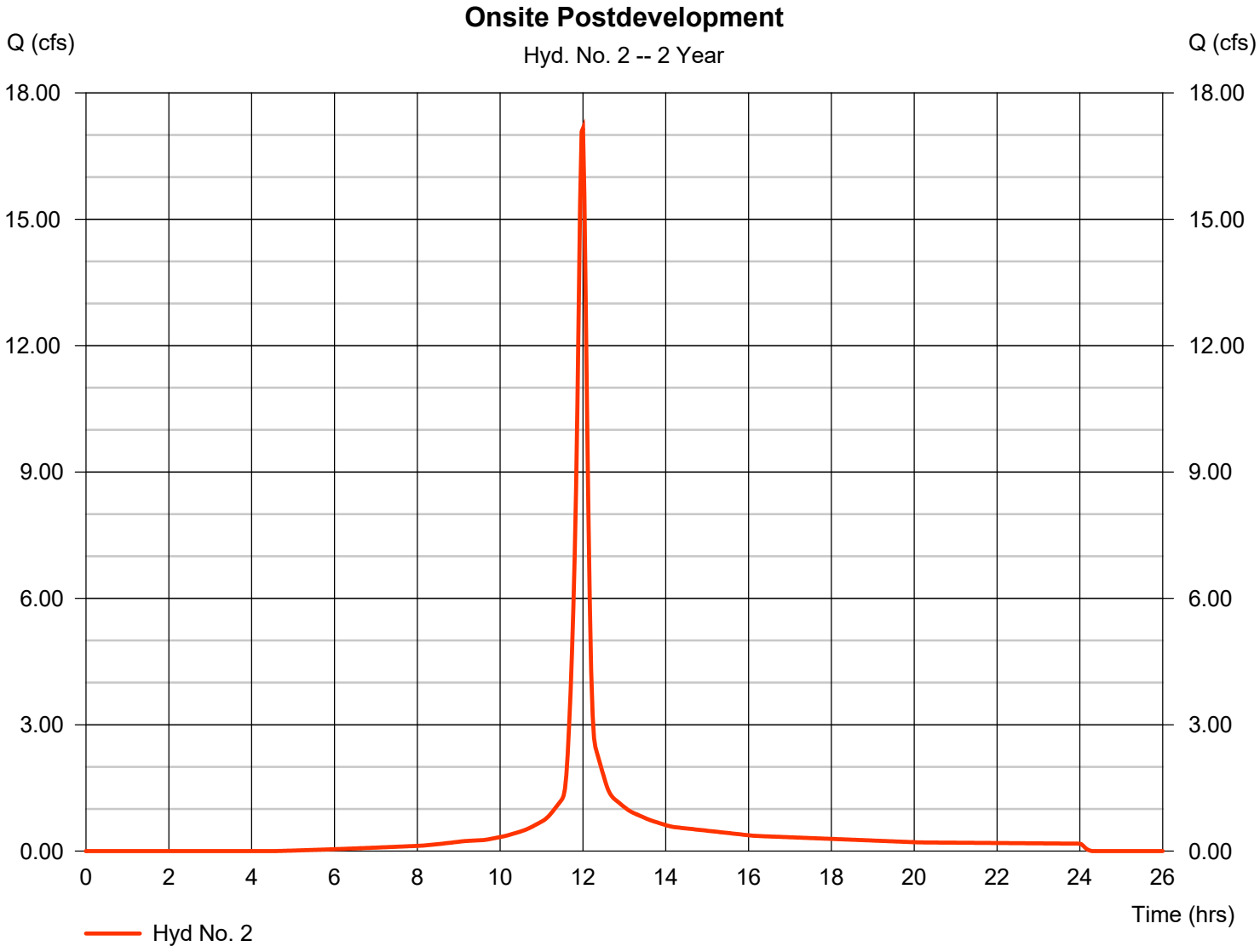


Hydrograph Report

Hyd. No. 2

Onsite Postdevelopment

Hydrograph type	= SCS Runoff	Peak discharge	= 17.16 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.00 hrs
Time interval	= 2 min	Hyd. volume	= 44,253 cuft
Drainage area	= 3.940 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 8.30 min
Total precip.	= 4.08 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 400

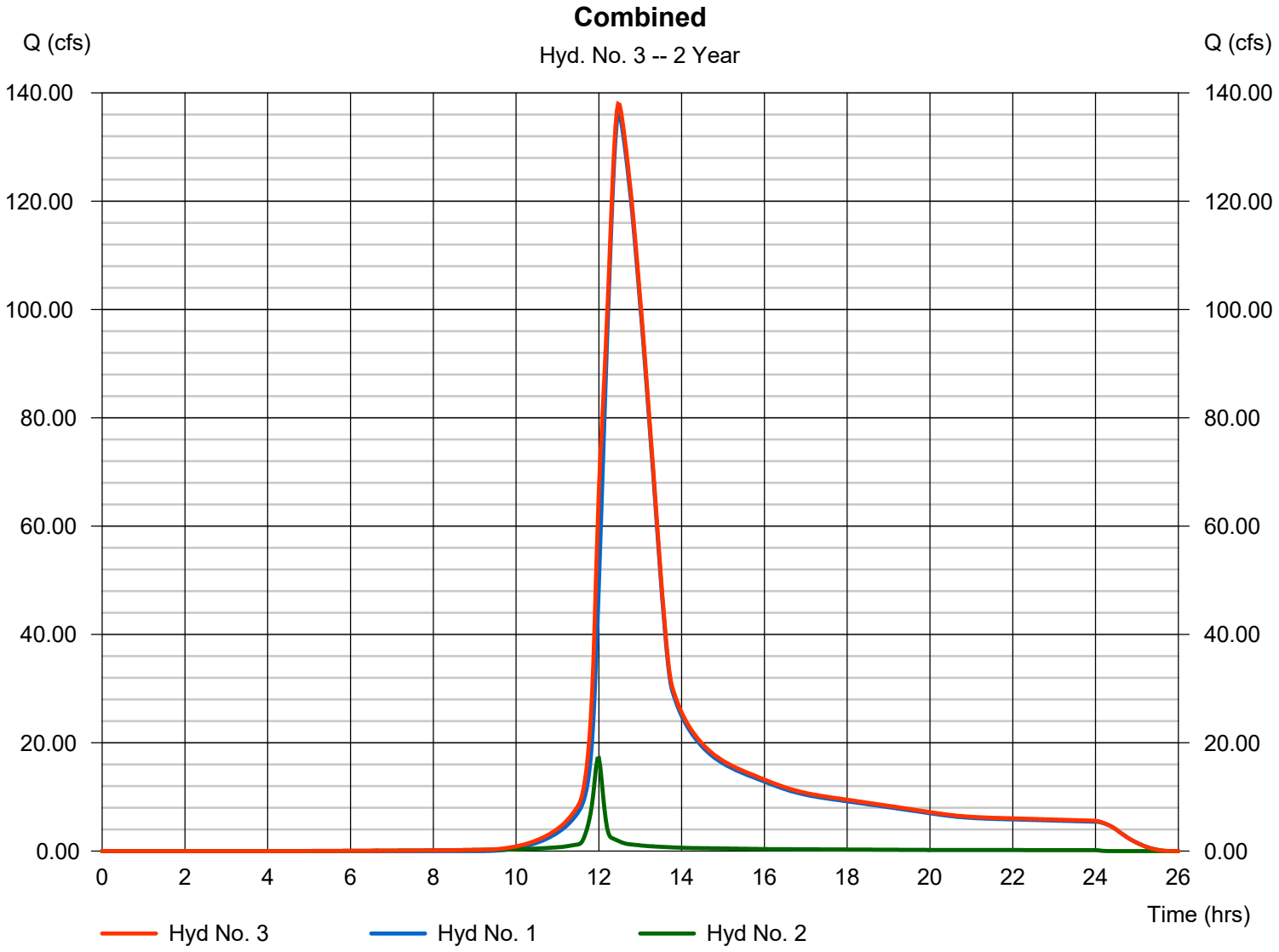


Hydrograph Report

Hyd. No. 3

Combined

Hydrograph type	=	Combine	Peak discharge	=	137.96 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	1,047,687 cuft
Inflow hyds.	=	1, 2	Contrib. drain. area	=	151.000 ac



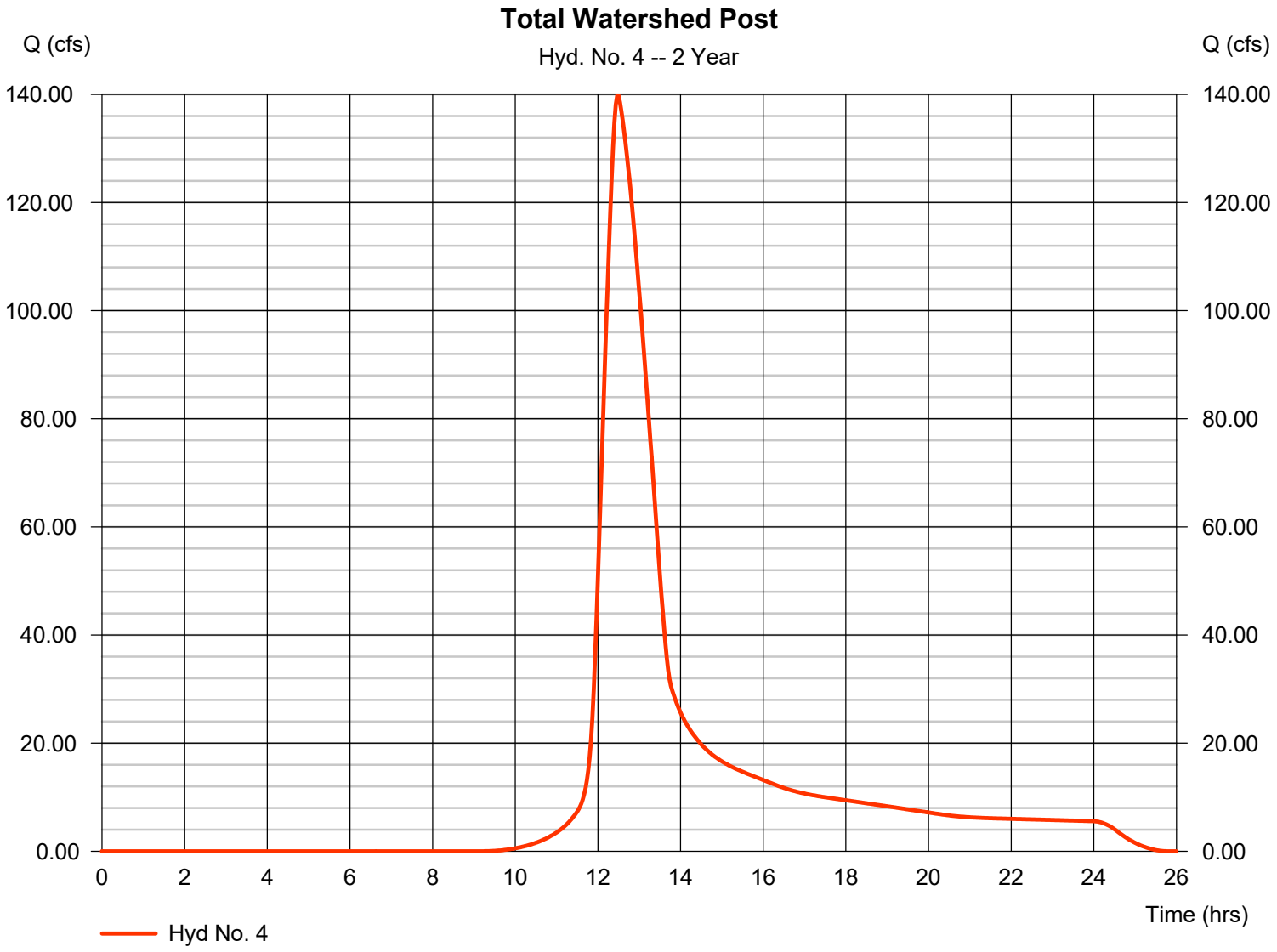
Hydrograph Report

Hyd. No. 4

Total Watershed Post

Hydrograph type	= SCS Runoff	Peak discharge	= 139.71 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.47 hrs
Time interval	= 2 min	Hyd. volume	= 1,030,319 cuft
Drainage area	= 151.000 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 56.50 min
Total precip.	= 4.08 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (21.740 x 94)] / 151.000



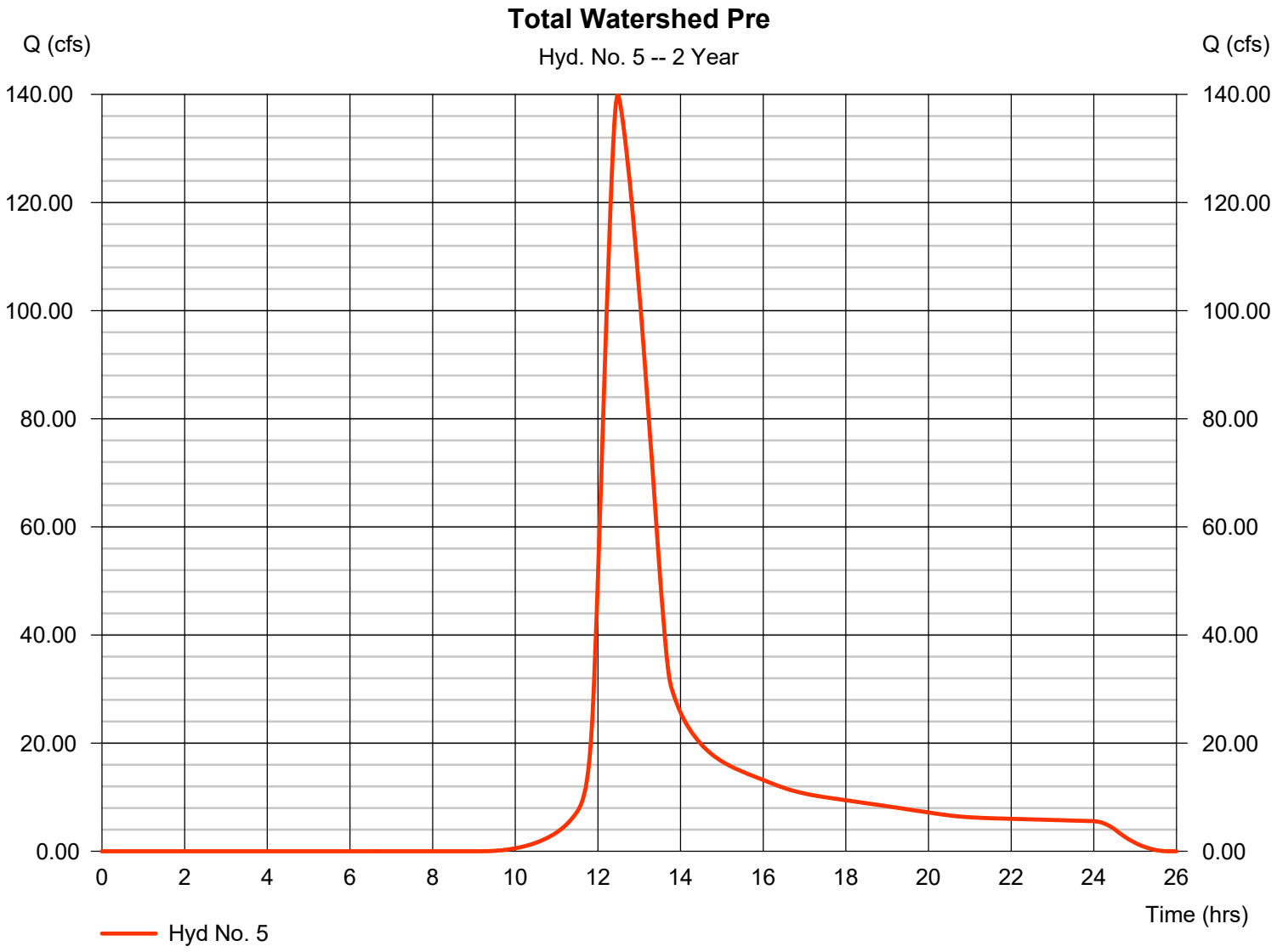
Hydrograph Report

Hyd. No. 5

Total Watershed Pre

Hydrograph type	=	SCS Runoff	Peak discharge	=	139.71 cfs
Storm frequency	=	2 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	1,030,319 cuft
Drainage area	=	151.000 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	4.08 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (20.920 x 94) + (0.820 x 74)] / 151.000



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	211.64	2	748	1,530,244	------	------	------	Offsite Watershed
2	SCS Runoff	23.30	2	720	61,269	------	------	------	Onsite Postdevelopment
3	Combine	214.17	2	748	1,591,515	1, 2	------	------	Combined
4	SCS Runoff	217.31	2	748	1,571,246	------	------	------	Total Watershed Post
5	SCS Runoff	217.31	2	748	1,571,246	------	------	------	Total Watershed Pre

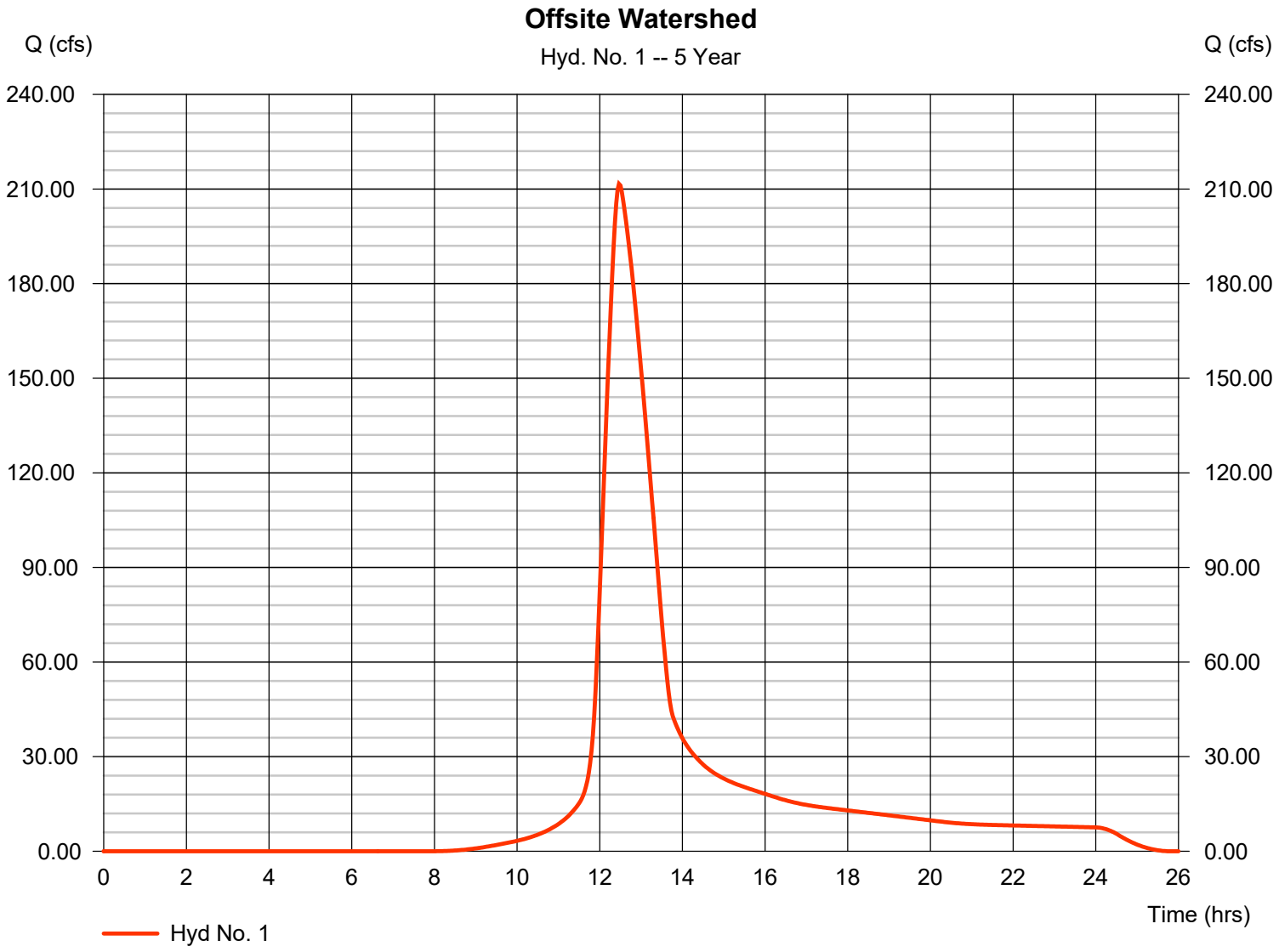
Hydrograph Report

Hyd. No. 1

Offsite Watershed

Hydrograph type	= SCS Runoff	Peak discharge	= 211.64 cfs
Storm frequency	= 5 yrs	Time to peak	= 12.47 hrs
Time interval	= 2 min	Hyd. volume	= 1,530,244 cuft
Drainage area	= 147.060 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 56.50 min
Total precip.	= 5.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (17.800 x 94)] / 147.060

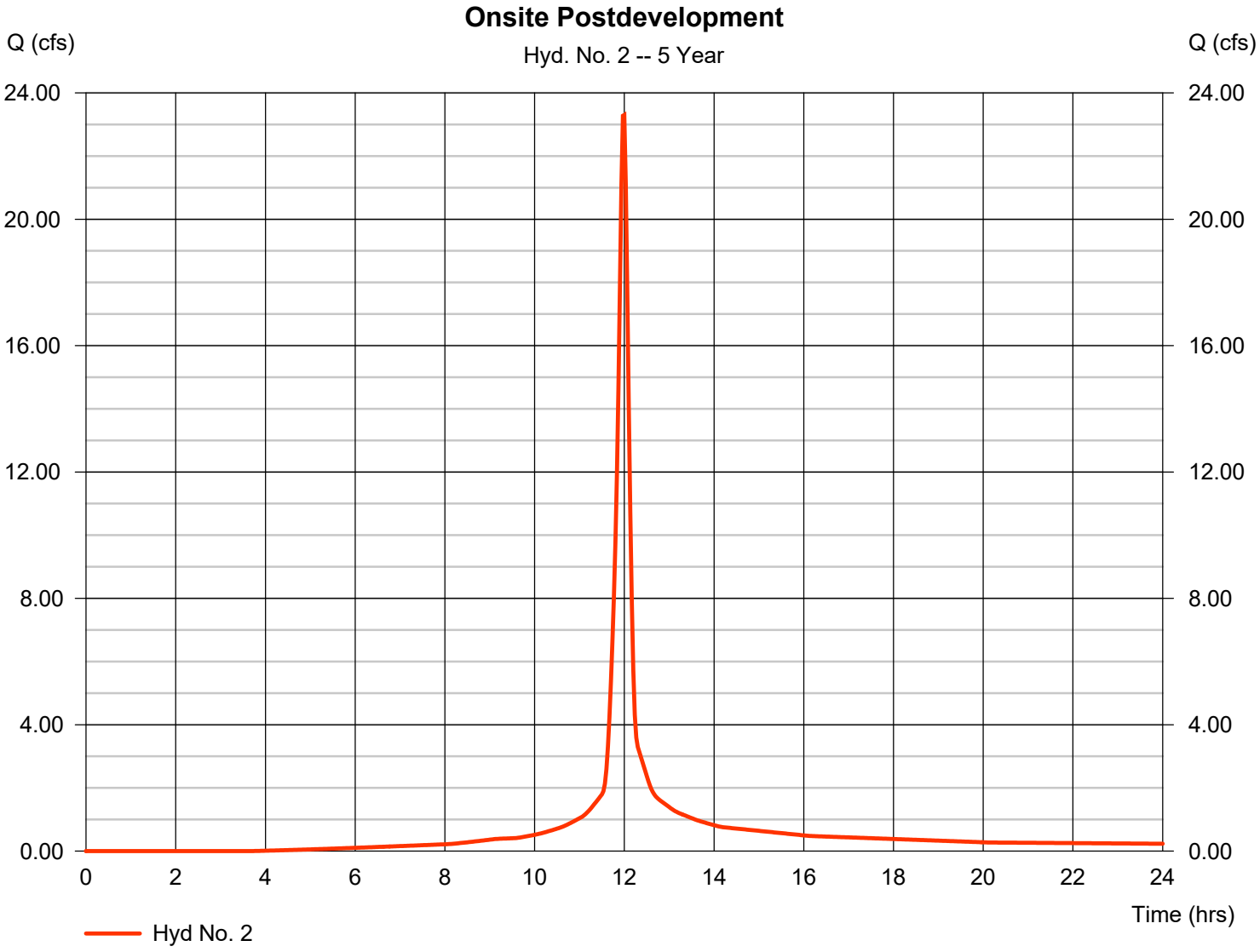


Hydrograph Report

Hyd. No. 2

Onsite Postdevelopment

Hydrograph type	=	SCS Runoff	Peak discharge	=	23.30 cfs
Storm frequency	=	5 yrs	Time to peak	=	12.00 hrs
Time interval	=	2 min	Hyd. volume	=	61,269 cuft
Drainage area	=	3.940 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	8.30 min
Total precip.	=	5.28 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

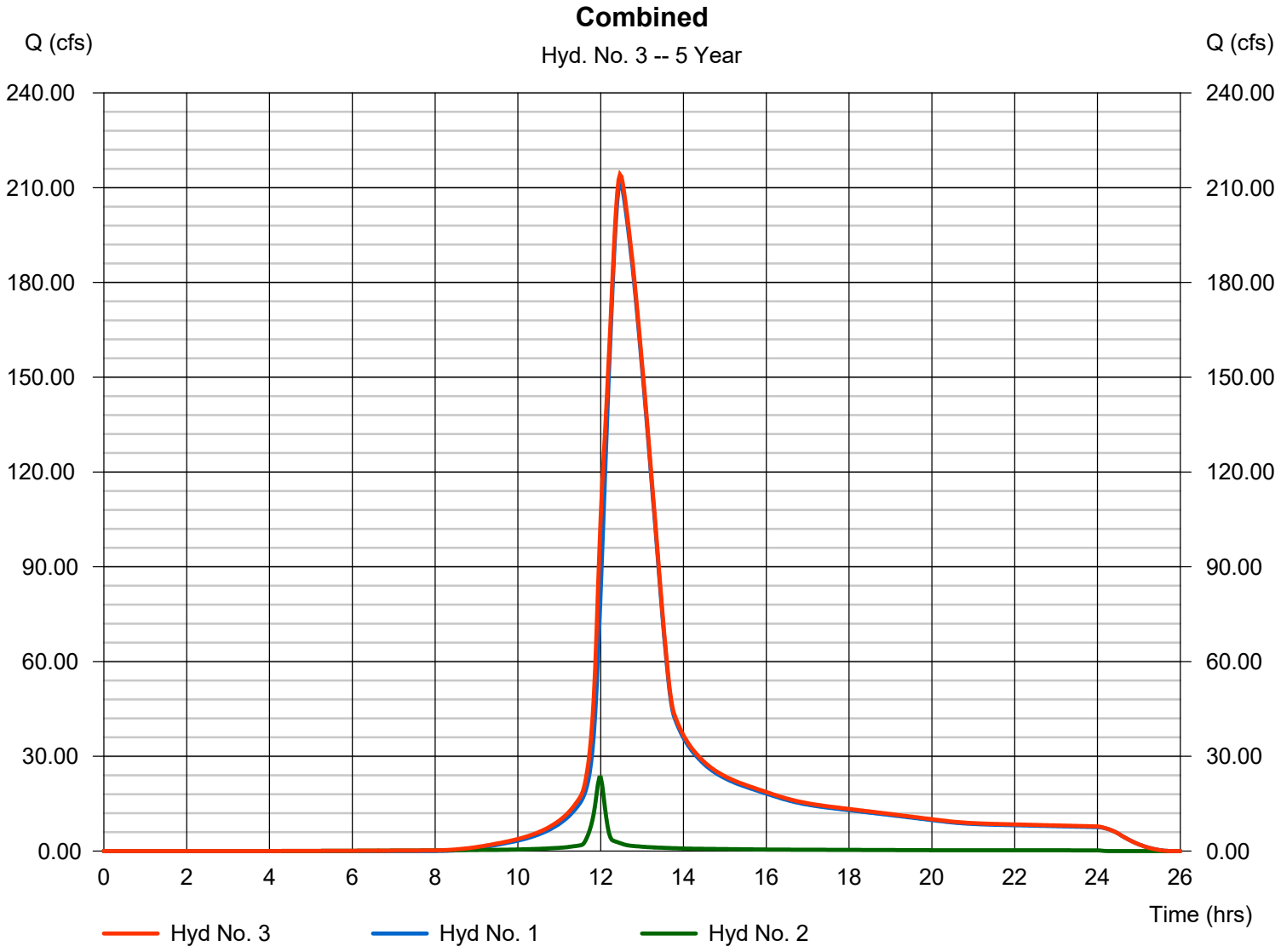


Hydrograph Report

Hyd. No. 3

Combined

Hydrograph type	=	Combine	Peak discharge	=	214.17 cfs
Storm frequency	=	5 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	1,591,515 cuft
Inflow hyds.	=	1, 2	Contrib. drain. area	=	151.000 ac



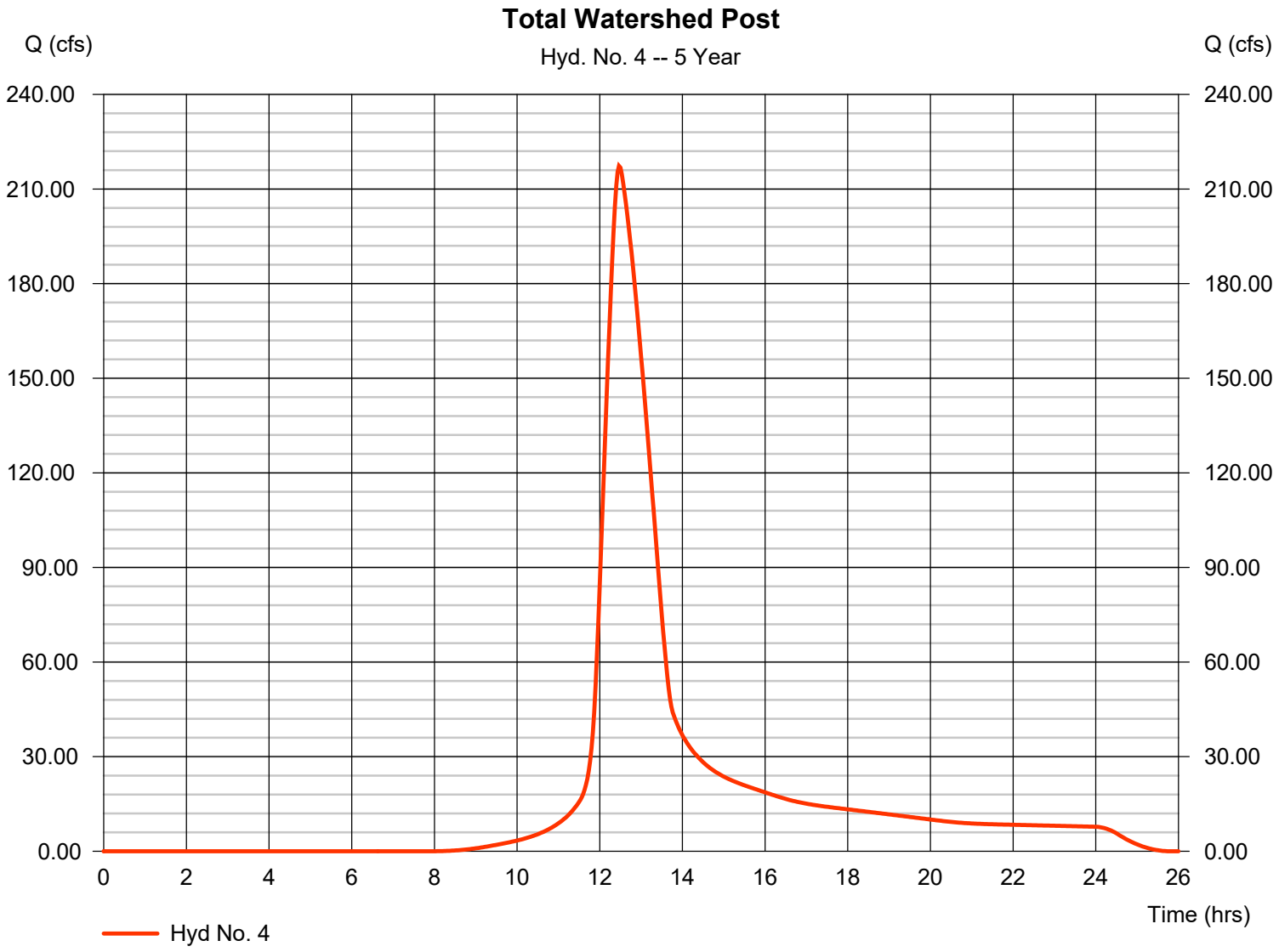
Hydrograph Report

Hyd. No. 4

Total Watershed Post

Hydrograph type	= SCS Runoff	Peak discharge	= 217.31 cfs
Storm frequency	= 5 yrs	Time to peak	= 12.47 hrs
Time interval	= 2 min	Hyd. volume	= 1,571,246 cuft
Drainage area	= 151.000 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 56.50 min
Total precip.	= 5.28 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (21.740 x 94)] / 151.000



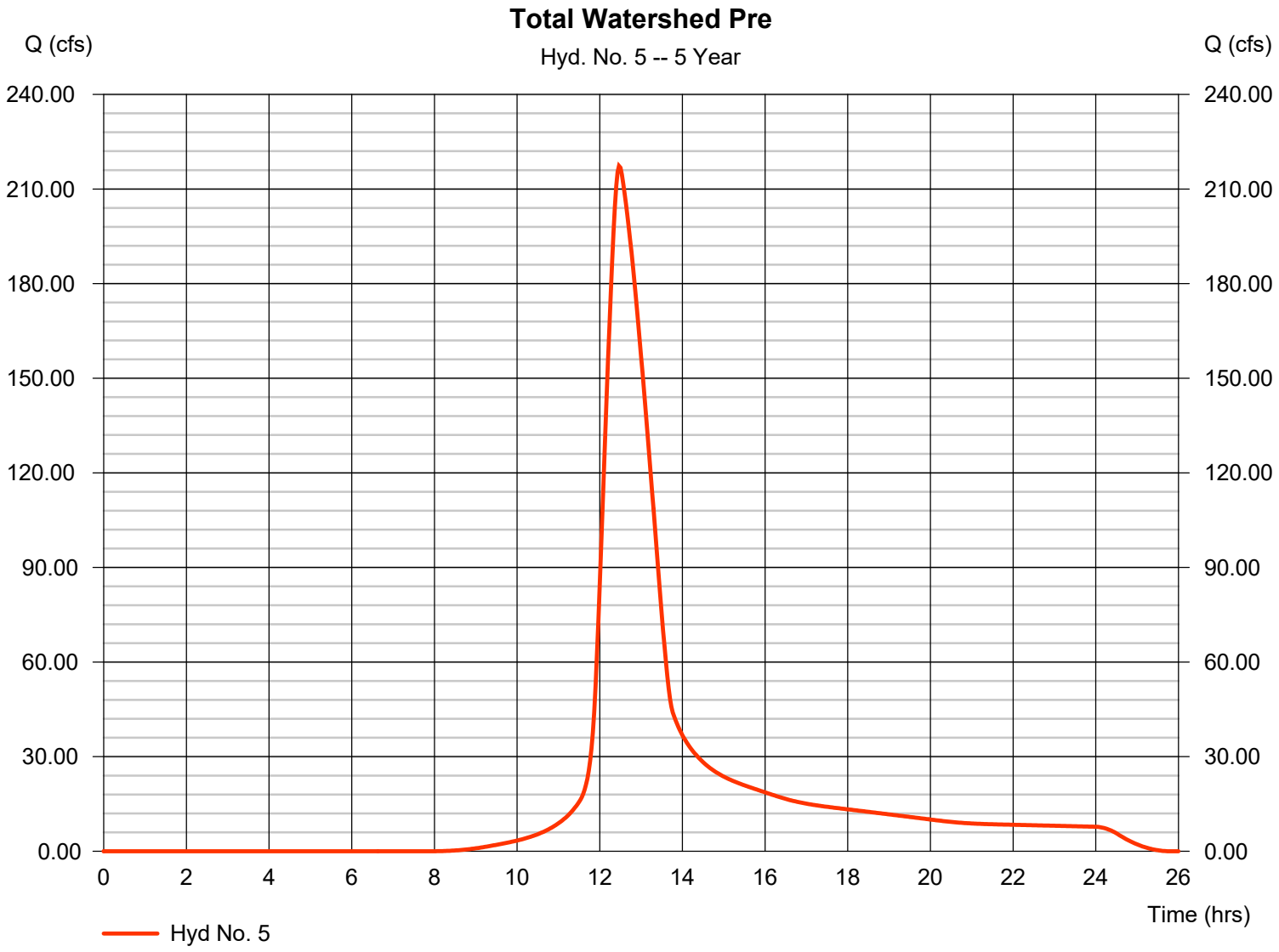
Hydrograph Report

Hyd. No. 5

Total Watershed Pre

Hydrograph type	=	SCS Runoff	Peak discharge	=	217.31 cfs
Storm frequency	=	5 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	1,571,246 cuft
Drainage area	=	151.000 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	5.28 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (20.920 x 94) + (0.820 x 74)] / 151.000



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	258.82	2	748	1,862,189	------	------	------	Offsite Watershed
2	SCS Runoff	26.97	2	718	71,598	------	------	------	Onsite Postdevelopment
3	Combine	261.73	2	748	1,933,790	1, 2	------	------	Combined
4	SCS Runoff	265.76	2	748	1,912,084	------	------	------	Total Watershed Post
5	SCS Runoff	265.76	2	748	1,912,084	------	------	------	Total Watershed Pre

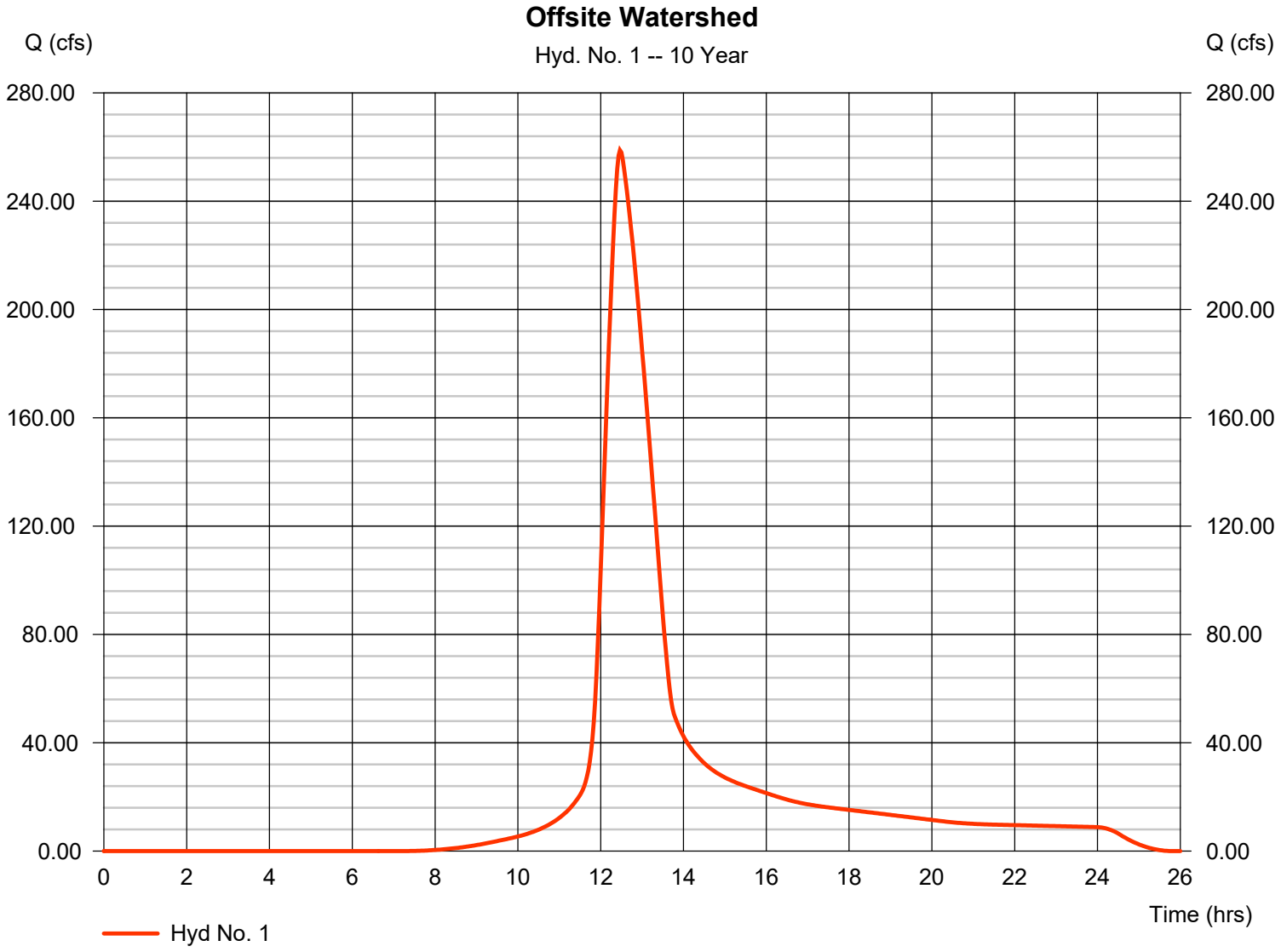
Hydrograph Report

Hyd. No. 1

Offsite Watershed

Hydrograph type	=	SCS Runoff	Peak discharge	=	258.82 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	1,862,189 cuft
Drainage area	=	147.060 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	6.00 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (17.800 x 94)] / 147.060

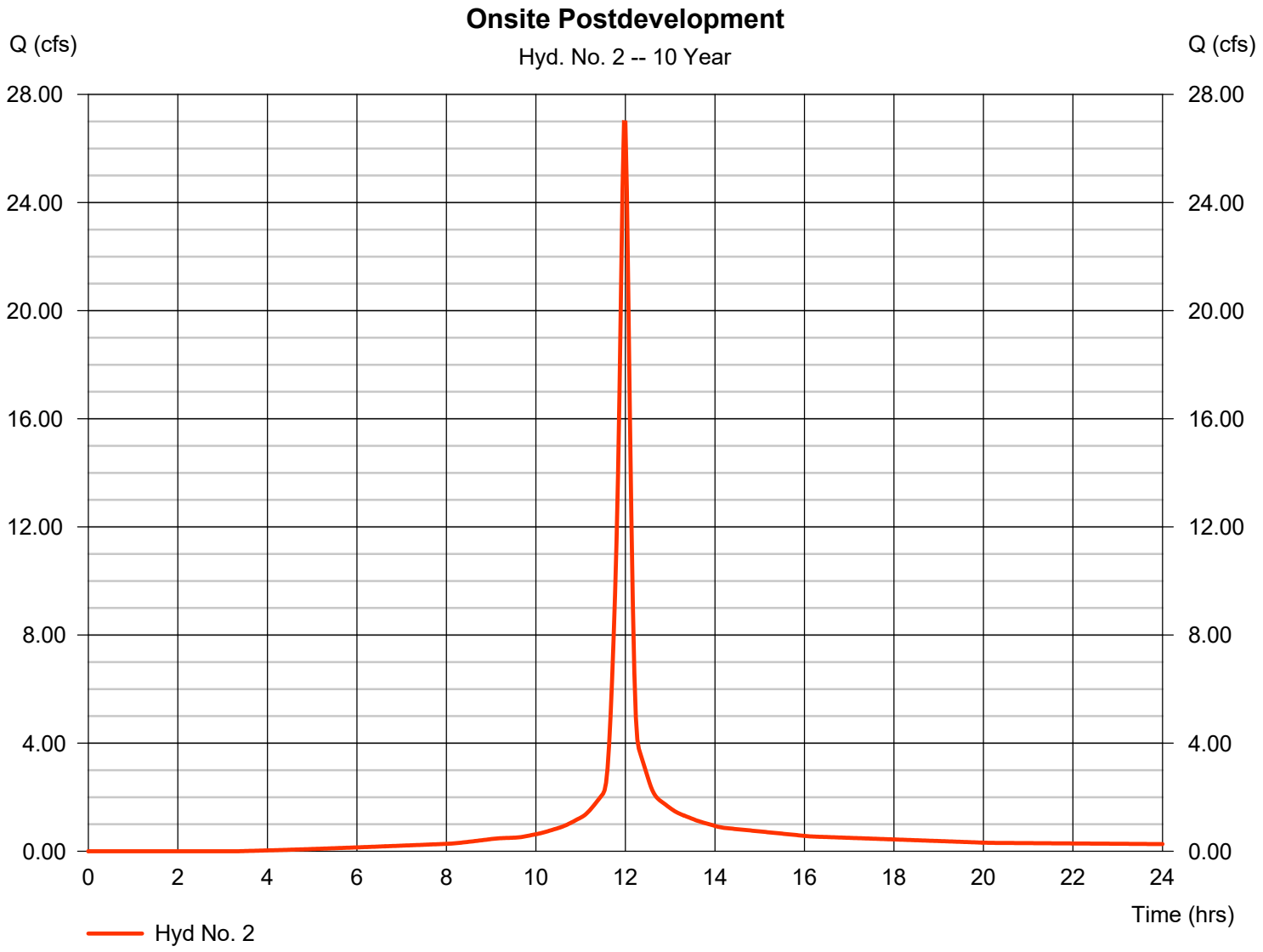


Hydrograph Report

Hyd. No. 2

Onsite Postdevelopment

Hydrograph type	= SCS Runoff	Peak discharge	= 26.97 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 71,598 cuft
Drainage area	= 3.940 ac	Curve number	= 90
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 8.30 min
Total precip.	= 6.00 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 400

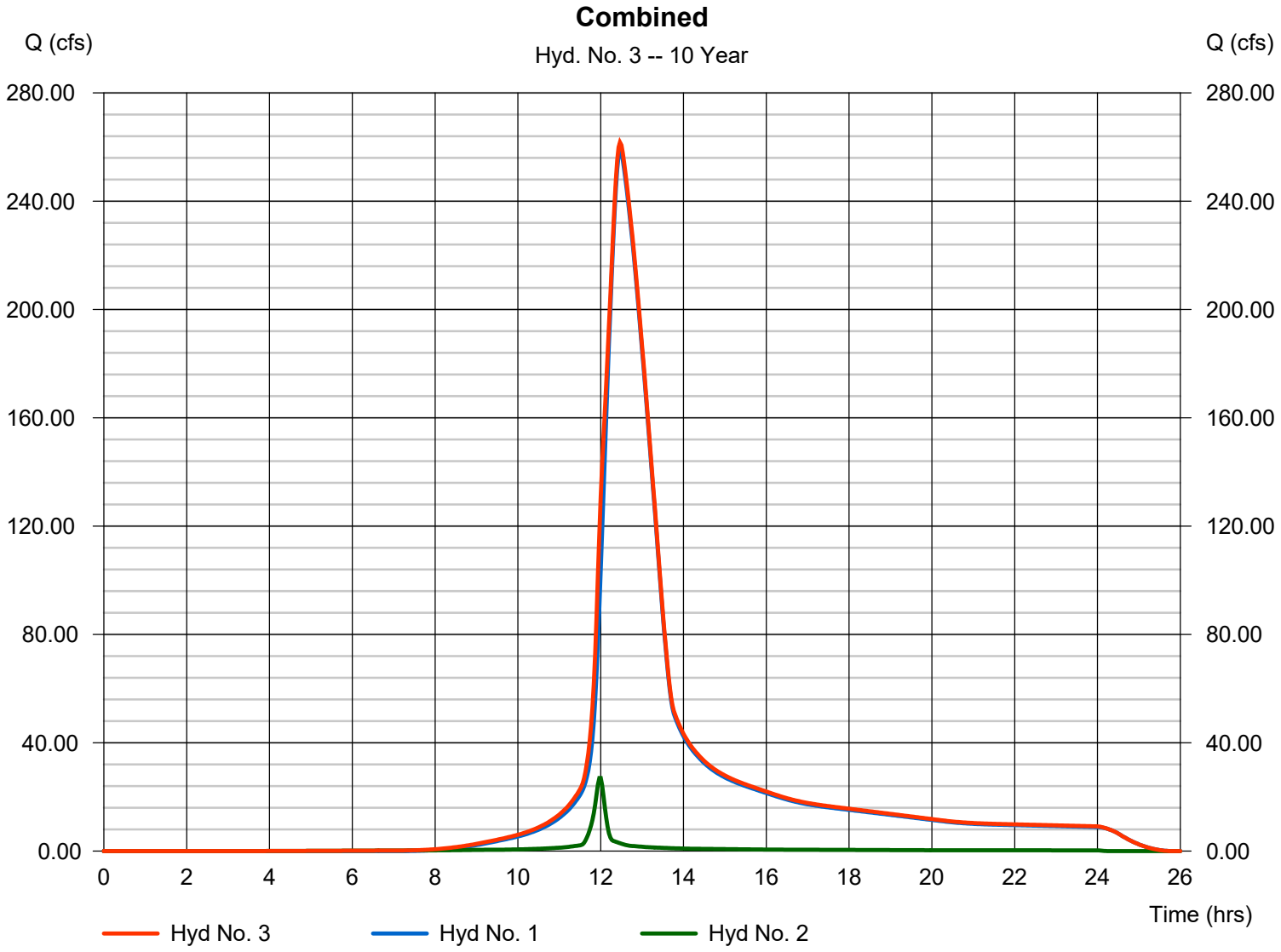


Hydrograph Report

Hyd. No. 3

Combined

Hydrograph type	=	Combine	Peak discharge	=	261.73 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	1,933,790 cuft
Inflow hyds.	=	1, 2	Contrib. drain. area	=	151.000 ac



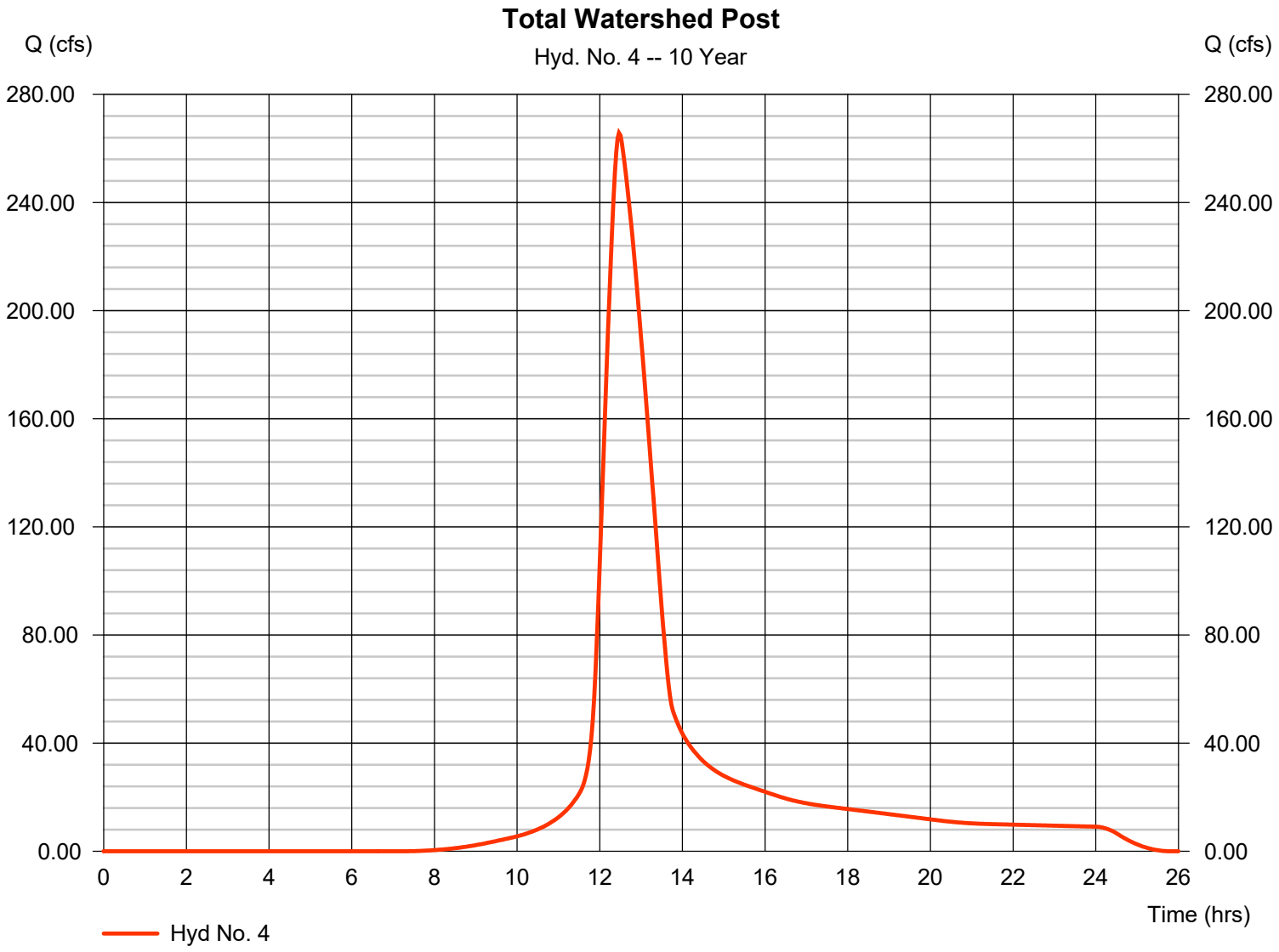
Hydrograph Report

Hyd. No. 4

Total Watershed Post

Hydrograph type	=	SCS Runoff	Peak discharge	=	265.76 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	1,912,084 cuft
Drainage area	=	151.000 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	6.00 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (21.740 x 94)] / 151.000



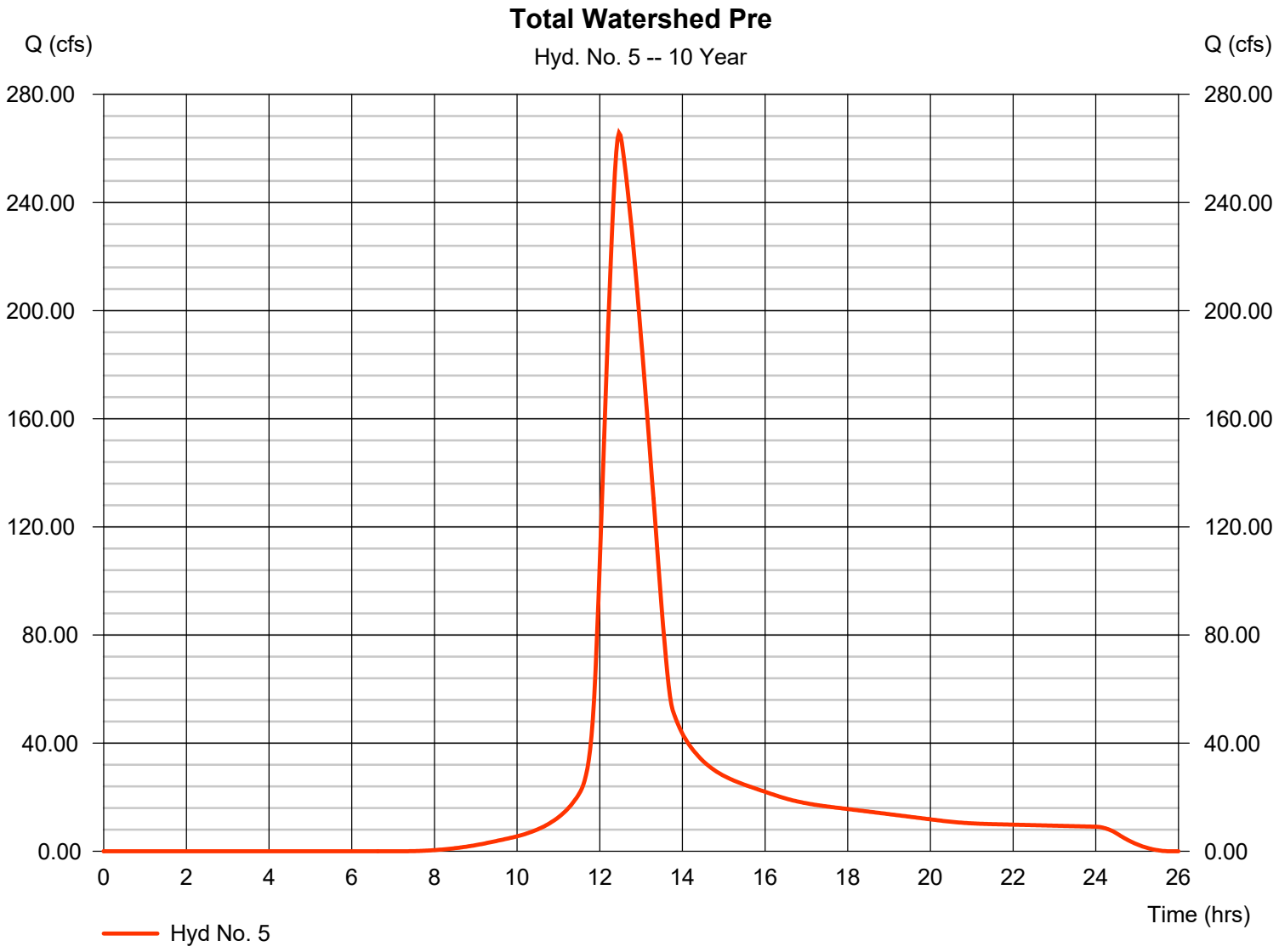
Hydrograph Report

Hyd. No. 5

Total Watershed Pre

Hydrograph type	=	SCS Runoff	Peak discharge	=	265.76 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	1,912,084 cuft
Drainage area	=	151.000 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	6.00 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (20.920 x 94) + (0.820 x 74)] / 151.000



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	323.00	2	748	2,317,587	------	------	------	Offsite Watershed
2	SCS Runoff	31.87	2	718	85,458	------	------	------	Onsite Postdevelopment
3	Combine	326.41	2	748	2,403,045	1, 2	------	------	Combined
4	SCS Runoff	331.65	2	748	2,379,680	------	------	------	Total Watershed Post
5	SCS Runoff	331.65	2	748	2,379,680	------	------	------	Total Watershed Pre

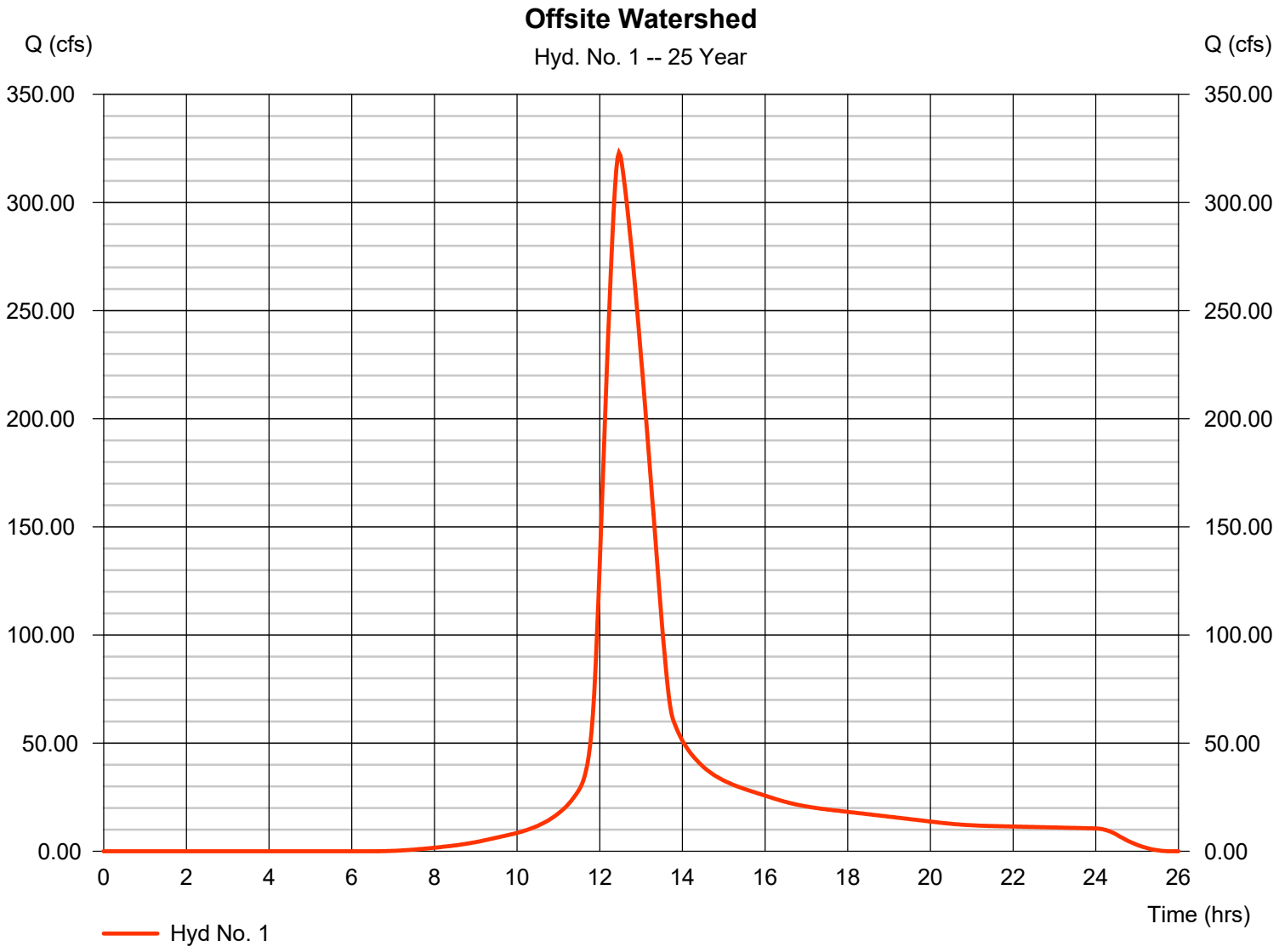
Hydrograph Report

Hyd. No. 1

Offsite Watershed

Hydrograph type	=	SCS Runoff	Peak discharge	=	323.00 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	2,317,587 cuft
Drainage area	=	147.060 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	6.96 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (17.800 x 94)] / 147.060

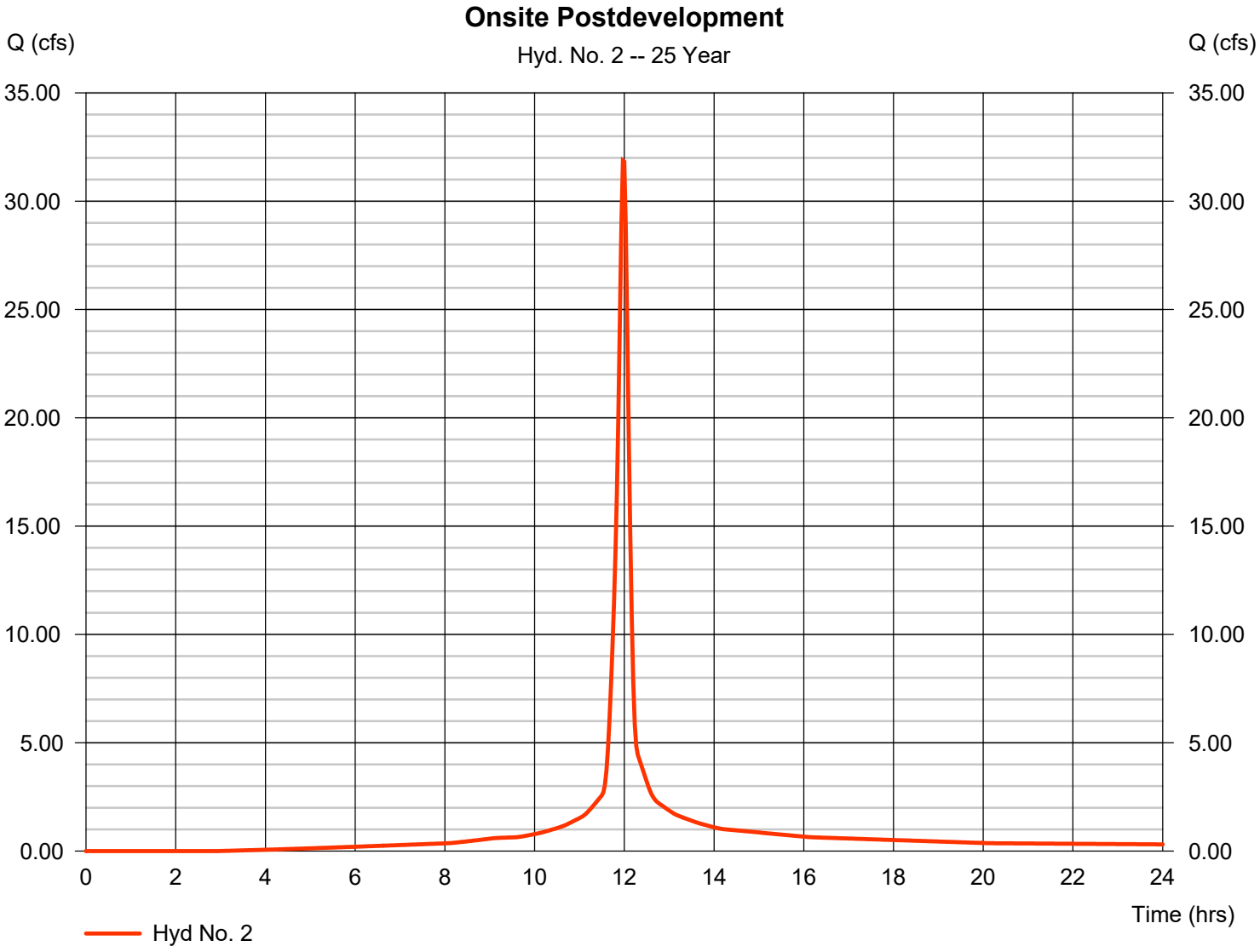


Hydrograph Report

Hyd. No. 2

Onsite Postdevelopment

Hydrograph type	=	SCS Runoff	Peak discharge	=	31.87 cfs
Storm frequency	=	25 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	85,458 cuft
Drainage area	=	3.940 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	8.30 min
Total precip.	=	6.96 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

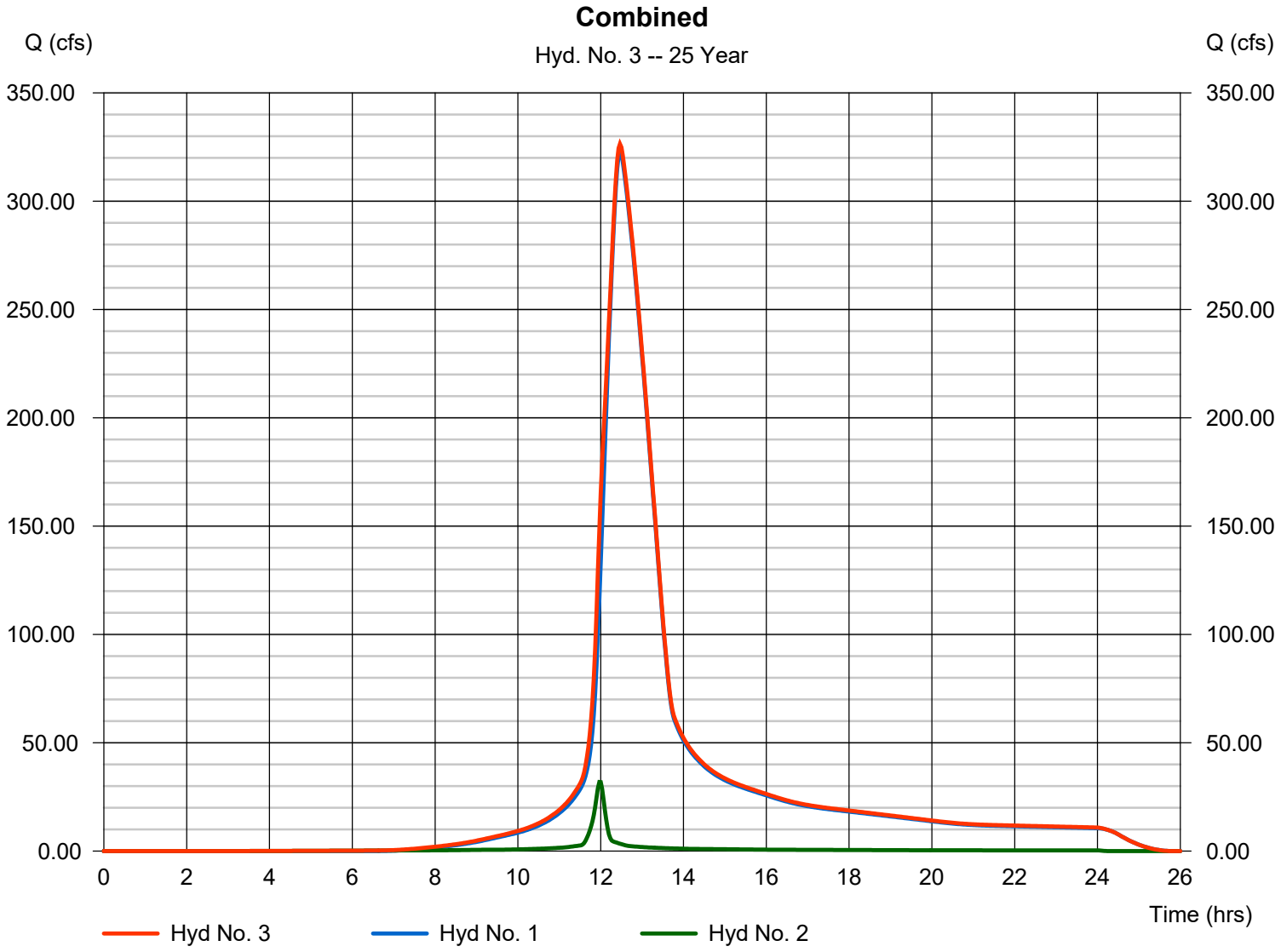


Hydrograph Report

Hyd. No. 3

Combined

Hydrograph type	=	Combine	Peak discharge	=	326.41 cfs
Storm frequency	=	25 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	2,403,045 cuft
Inflow hyds.	=	1, 2	Contrib. drain. area	=	151.000 ac



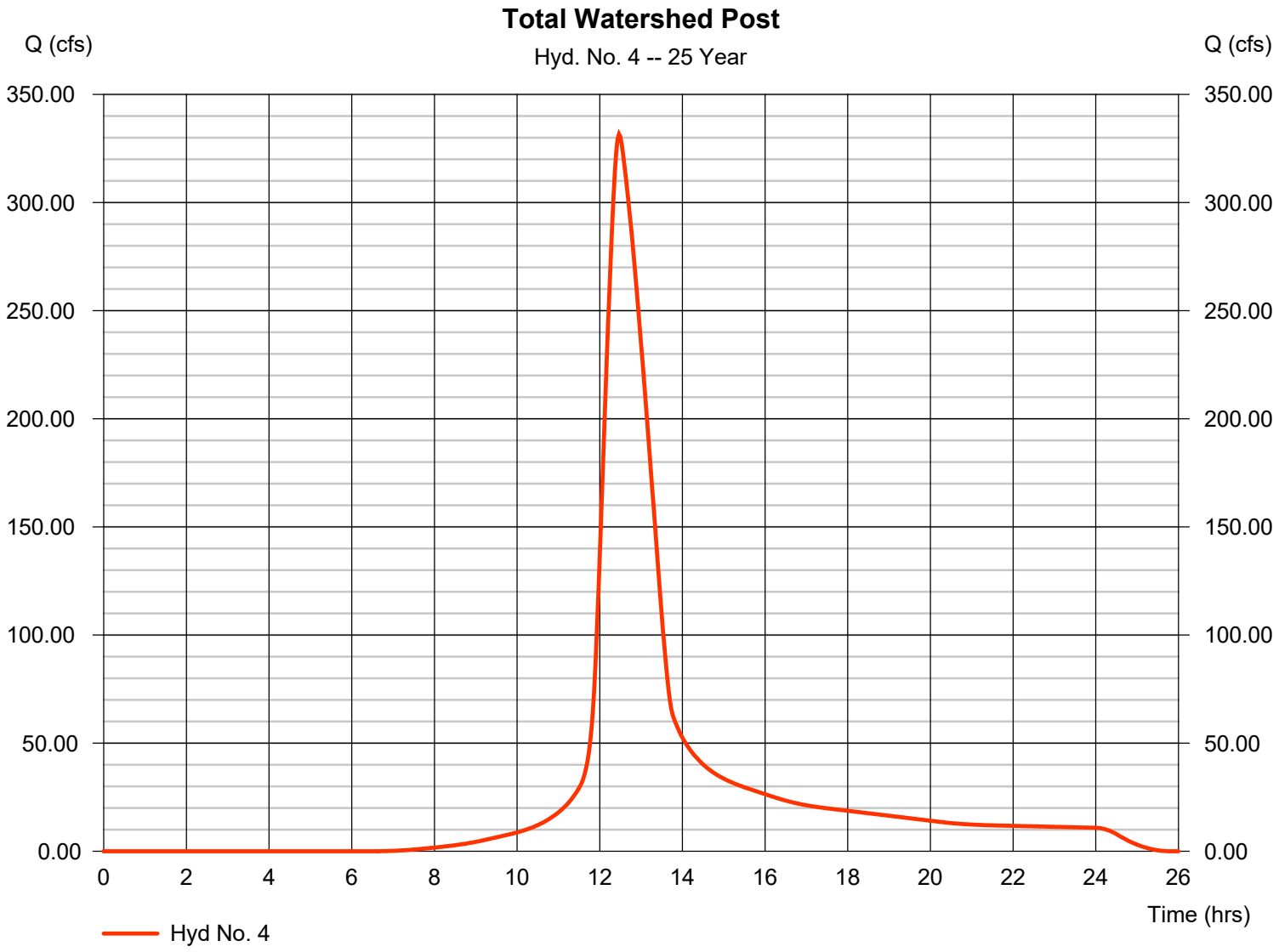
Hydrograph Report

Hyd. No. 4

Total Watershed Post

Hydrograph type	= SCS Runoff	Peak discharge	= 331.65 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.47 hrs
Time interval	= 2 min	Hyd. volume	= 2,379,680 cuft
Drainage area	= 151.000 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 56.50 min
Total precip.	= 6.96 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (21.740 x 94)] / 151.000



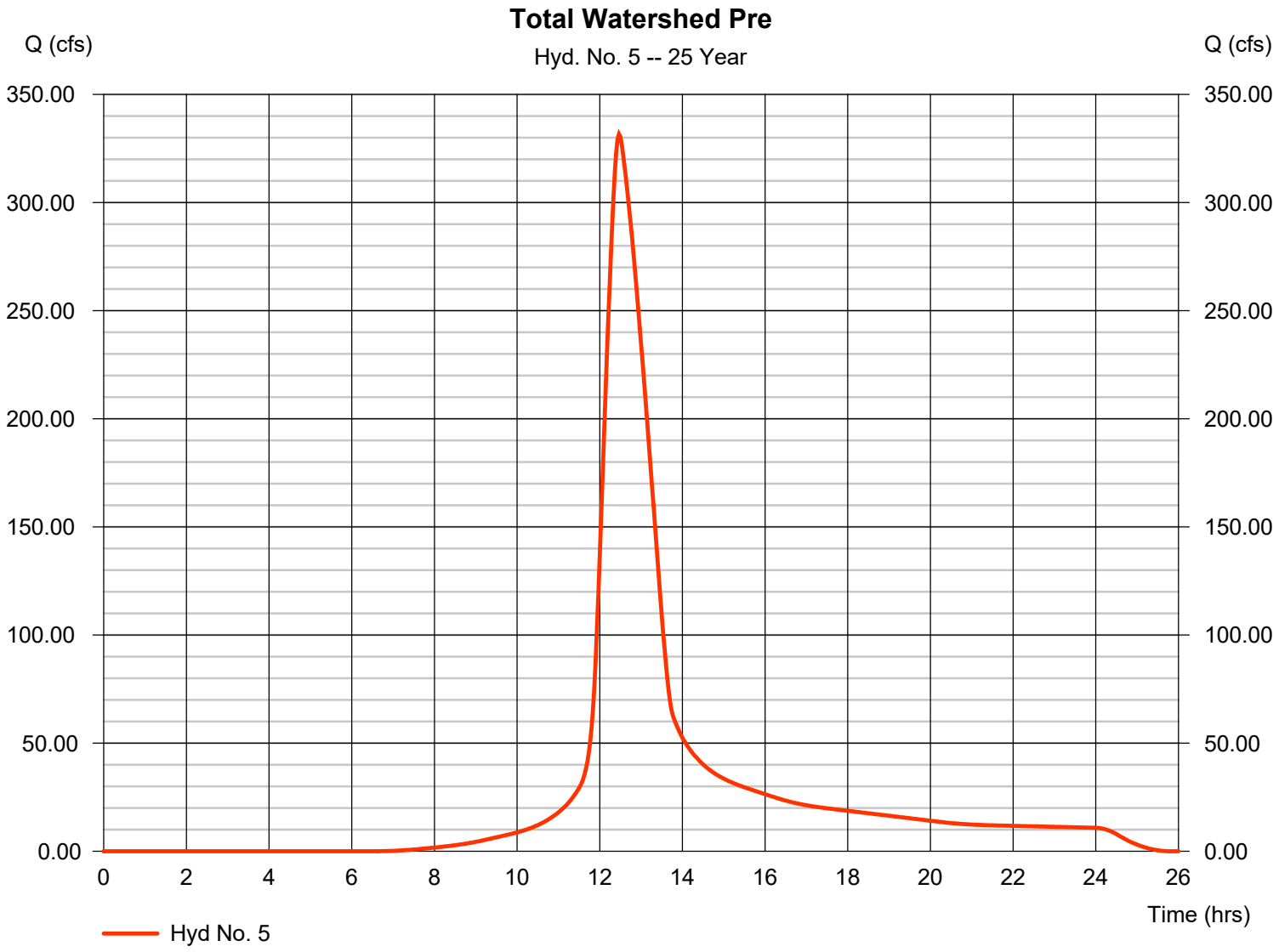
Hydrograph Report

Hyd. No. 5

Total Watershed Pre

Hydrograph type	= SCS Runoff	Peak discharge	= 331.65 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.47 hrs
Time interval	= 2 min	Hyd. volume	= 2,379,680 cuft
Drainage area	= 151.000 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 56.50 min
Total precip.	= 6.96 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (20.920 x 94) + (0.820 x 74)] / 151.000



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	388.08	2	748	2,783,871	------	------	------	Offsite Watershed
2	SCS Runoff	36.75	2	718	99,389	------	------	------	Onsite Postdevelopment
3	Combine	391.99	2	748	2,883,256	1, 2	------	------	Combined
4	SCS Runoff	398.48	2	748	2,858,457	------	------	------	Total Watershed Post
5	SCS Runoff	398.48	2	748	2,858,457	------	------	------	Total Watershed Pre

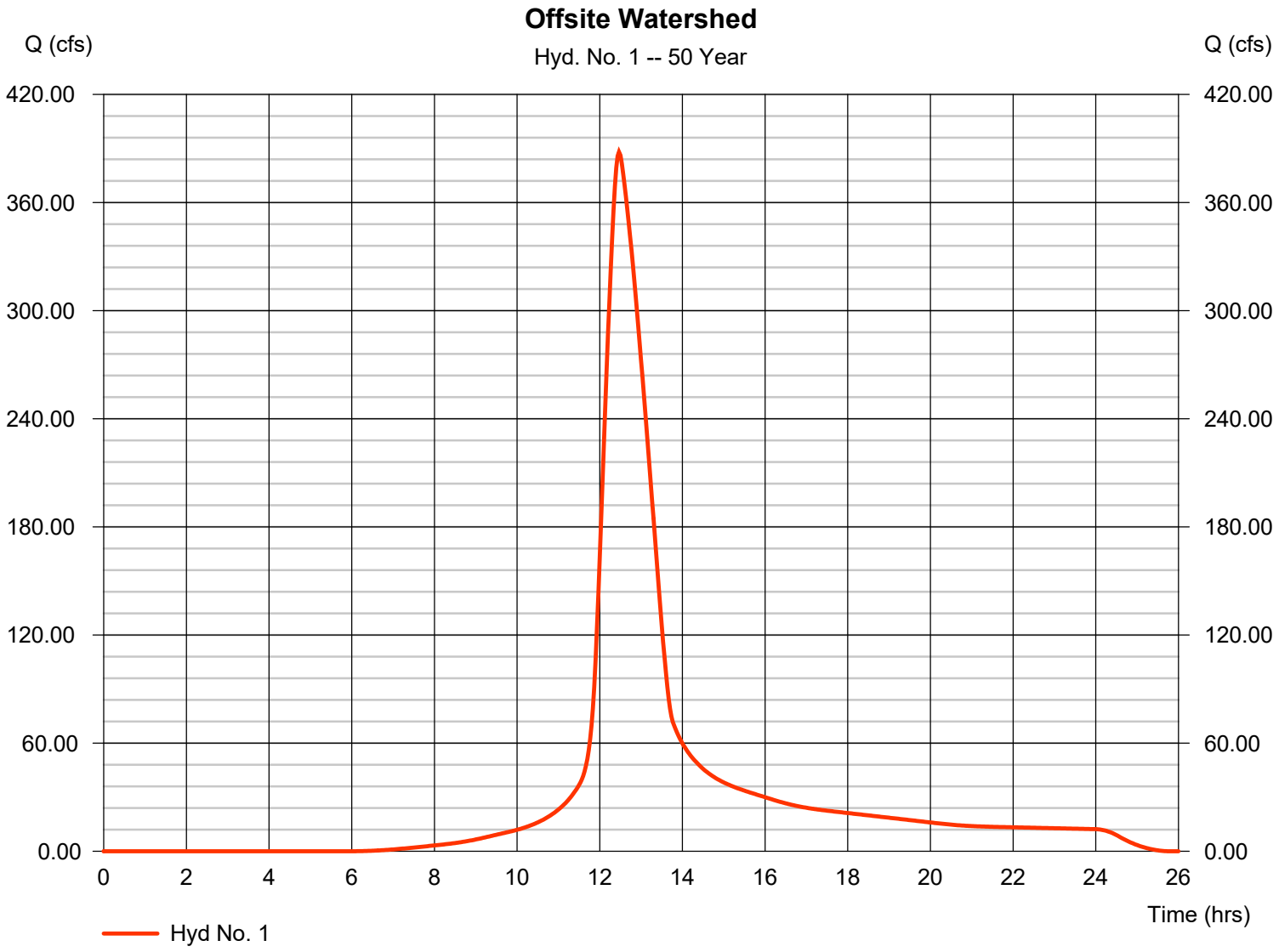
Hydrograph Report

Hyd. No. 1

Offsite Watershed

Hydrograph type	=	SCS Runoff	Peak discharge	=	388.08 cfs
Storm frequency	=	50 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	2,783,871 cuft
Drainage area	=	147.060 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	7.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (17.800 x 94)] / 147.060

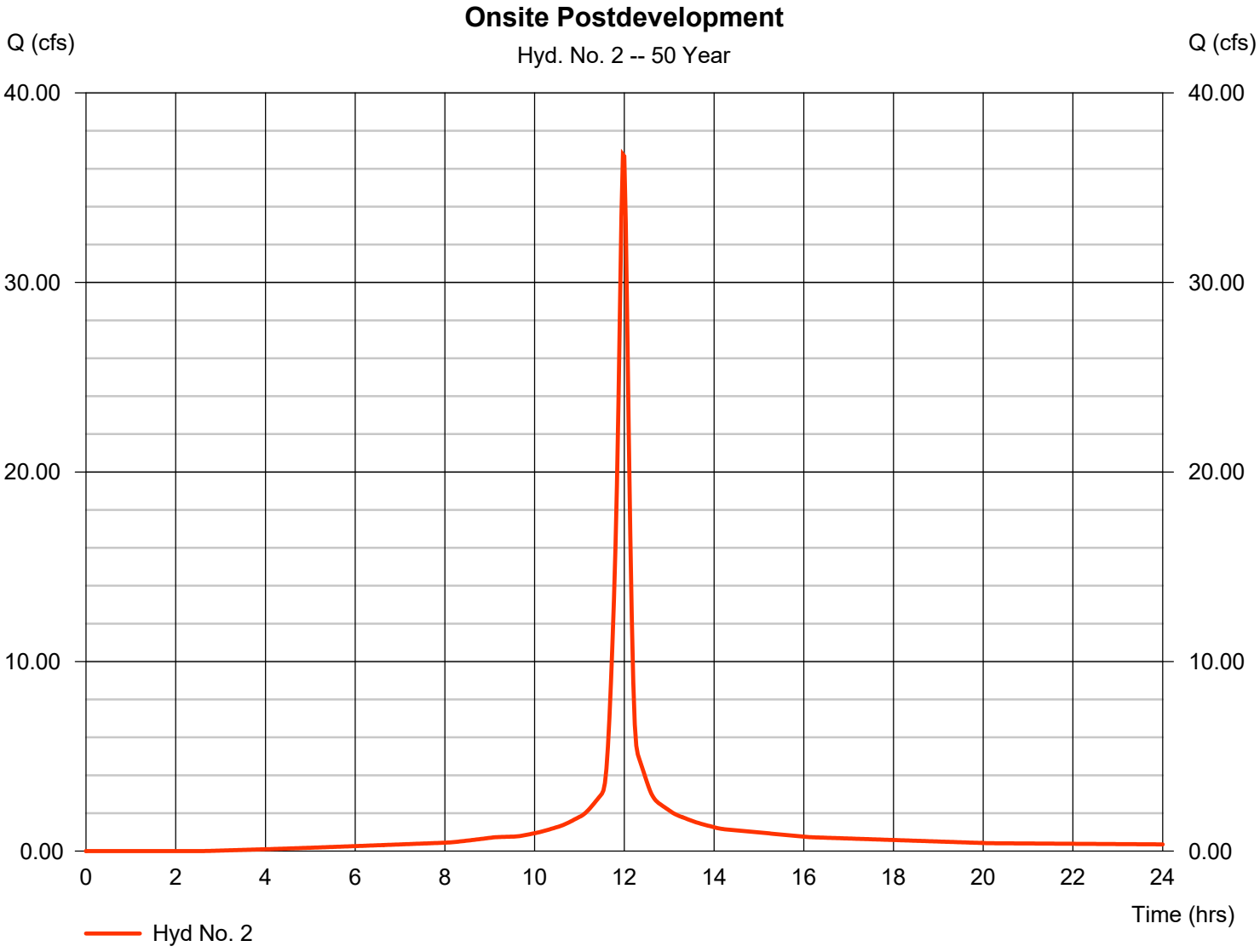


Hydrograph Report

Hyd. No. 2

Onsite Postdevelopment

Hydrograph type	=	SCS Runoff	Peak discharge	=	36.75 cfs
Storm frequency	=	50 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	99,389 cuft
Drainage area	=	3.940 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	8.30 min
Total precip.	=	7.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

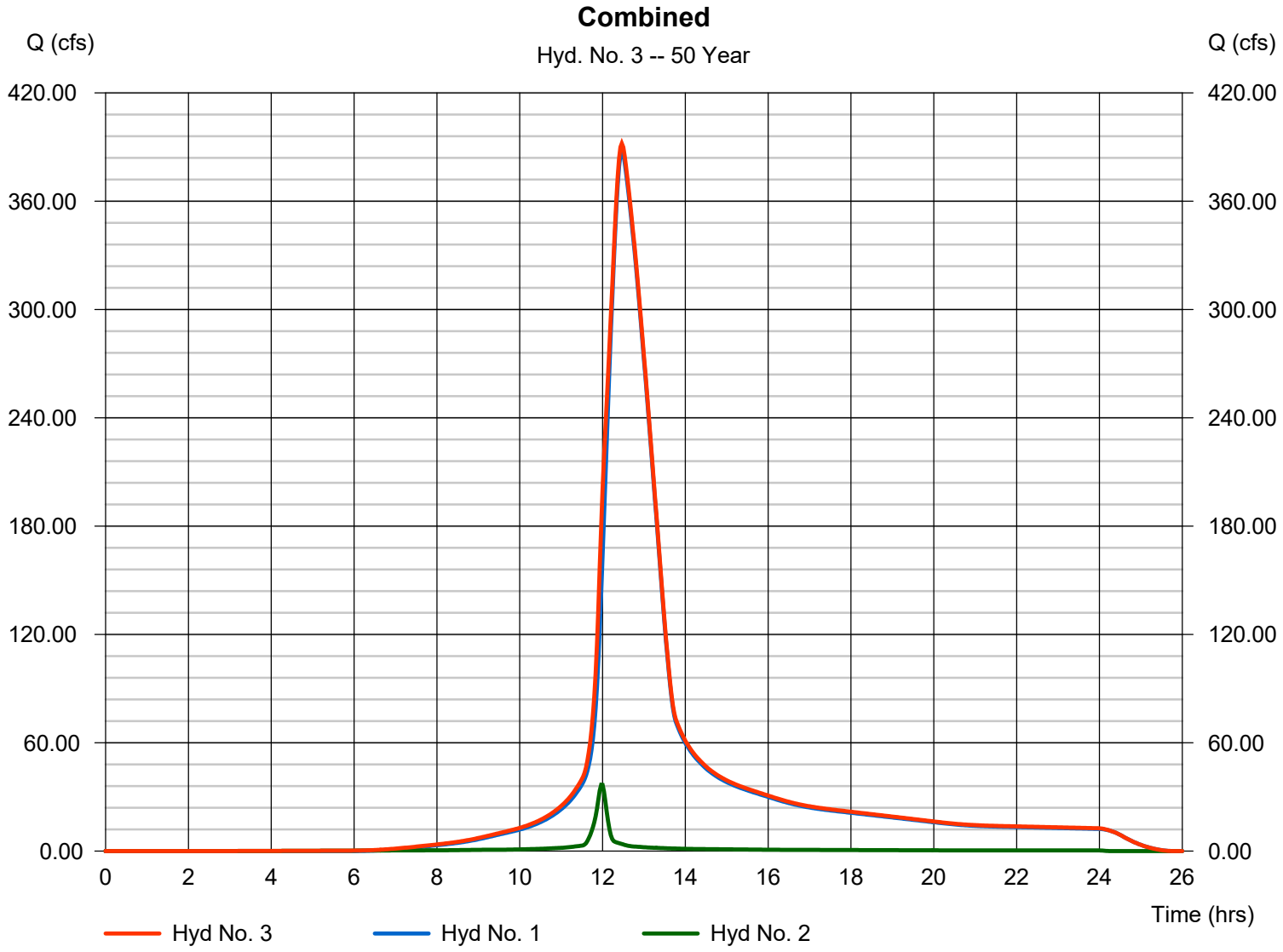


Hydrograph Report

Hyd. No. 3

Combined

Hydrograph type	=	Combine	Peak discharge	=	391.99 cfs
Storm frequency	=	50 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	2,883,256 cuft
Inflow hyds.	=	1, 2	Contrib. drain. area	=	151.000 ac



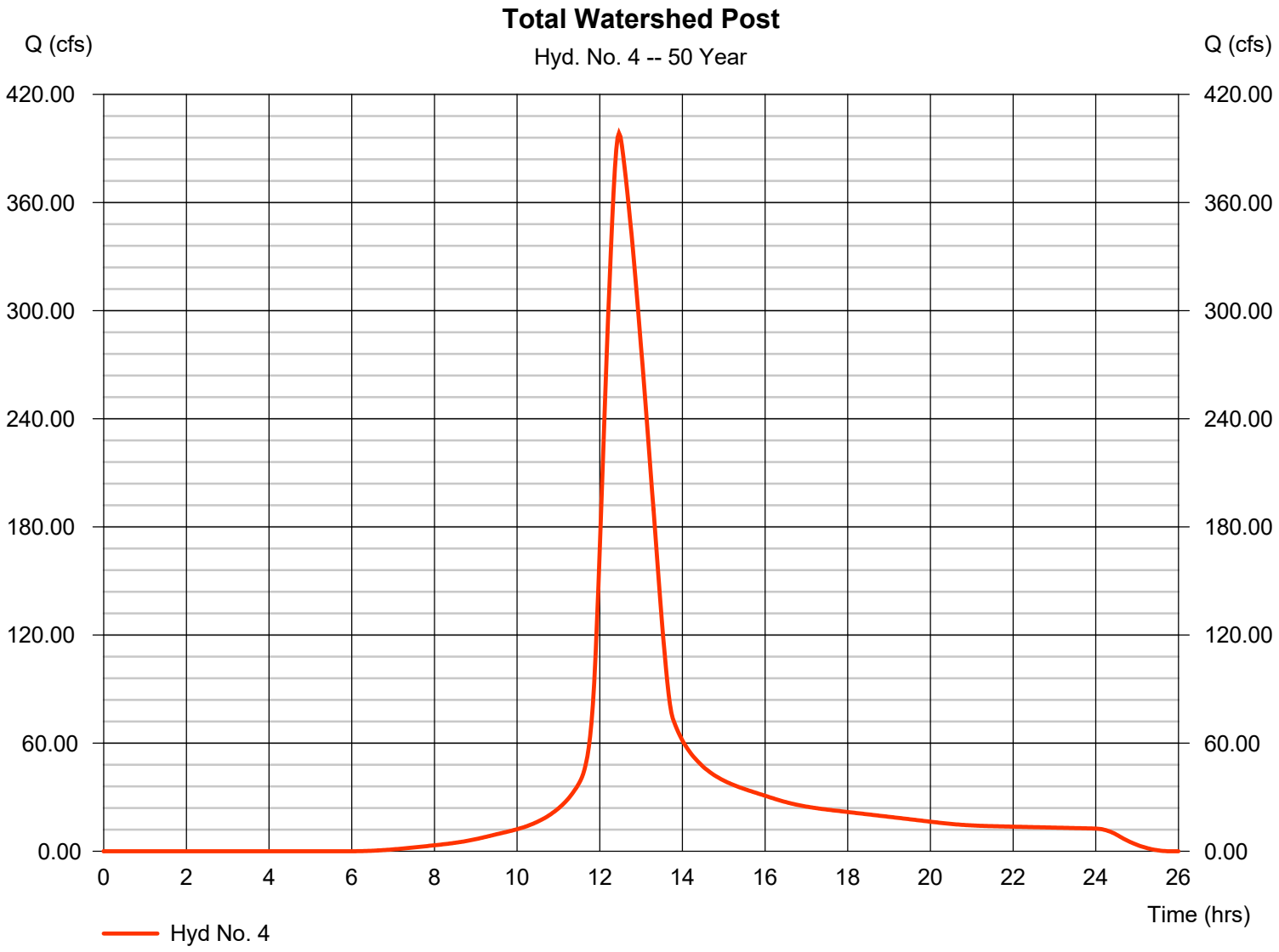
Hydrograph Report

Hyd. No. 4

Total Watershed Post

Hydrograph type	= SCS Runoff	Peak discharge	= 398.48 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.47 hrs
Time interval	= 2 min	Hyd. volume	= 2,858,457 cuft
Drainage area	= 151.000 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 56.50 min
Total precip.	= 7.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (21.740 x 94)] / 151.000



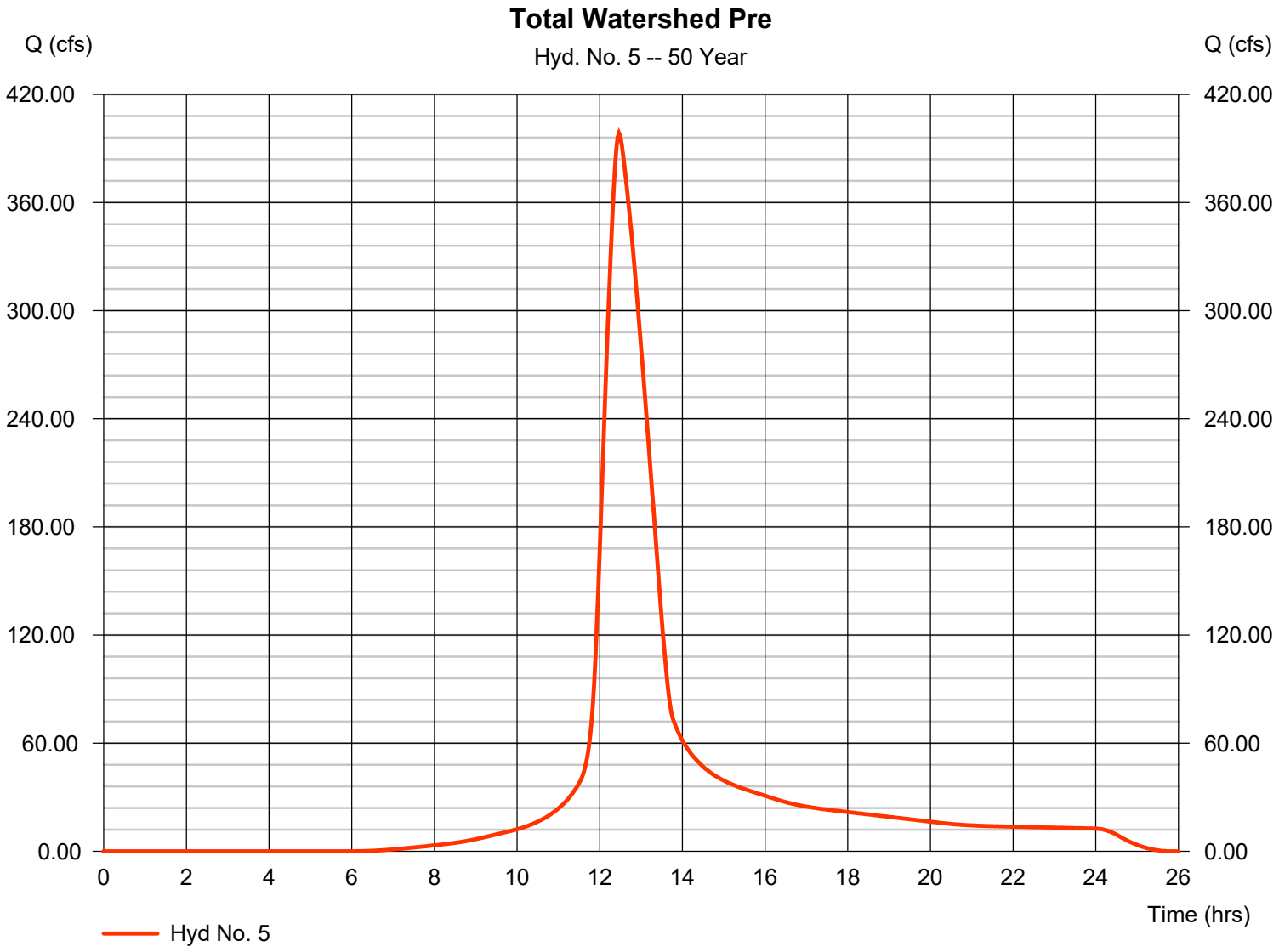
Hydrograph Report

Hyd. No. 5

Total Watershed Pre

Hydrograph type	=	SCS Runoff	Peak discharge	=	398.48 cfs
Storm frequency	=	50 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	2,858,457 cuft
Drainage area	=	151.000 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	7.92 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (20.920 x 94) + (0.820 x 74)] / 151.000



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	437.26	2	748	3,139,015	------	------	------	Offsite Watershed
2	SCS Runoff	40.40	2	718	109,870	------	------	------	Onsite Postdevelopment
3	Combine	441.54	2	748	3,248,884	1, 2	------	------	Combined
4	SCS Runoff	448.97	2	748	3,223,116	------	------	------	Total Watershed Post
5	SCS Runoff	448.97	2	748	3,223,116	------	------	------	Total Watershed Pre

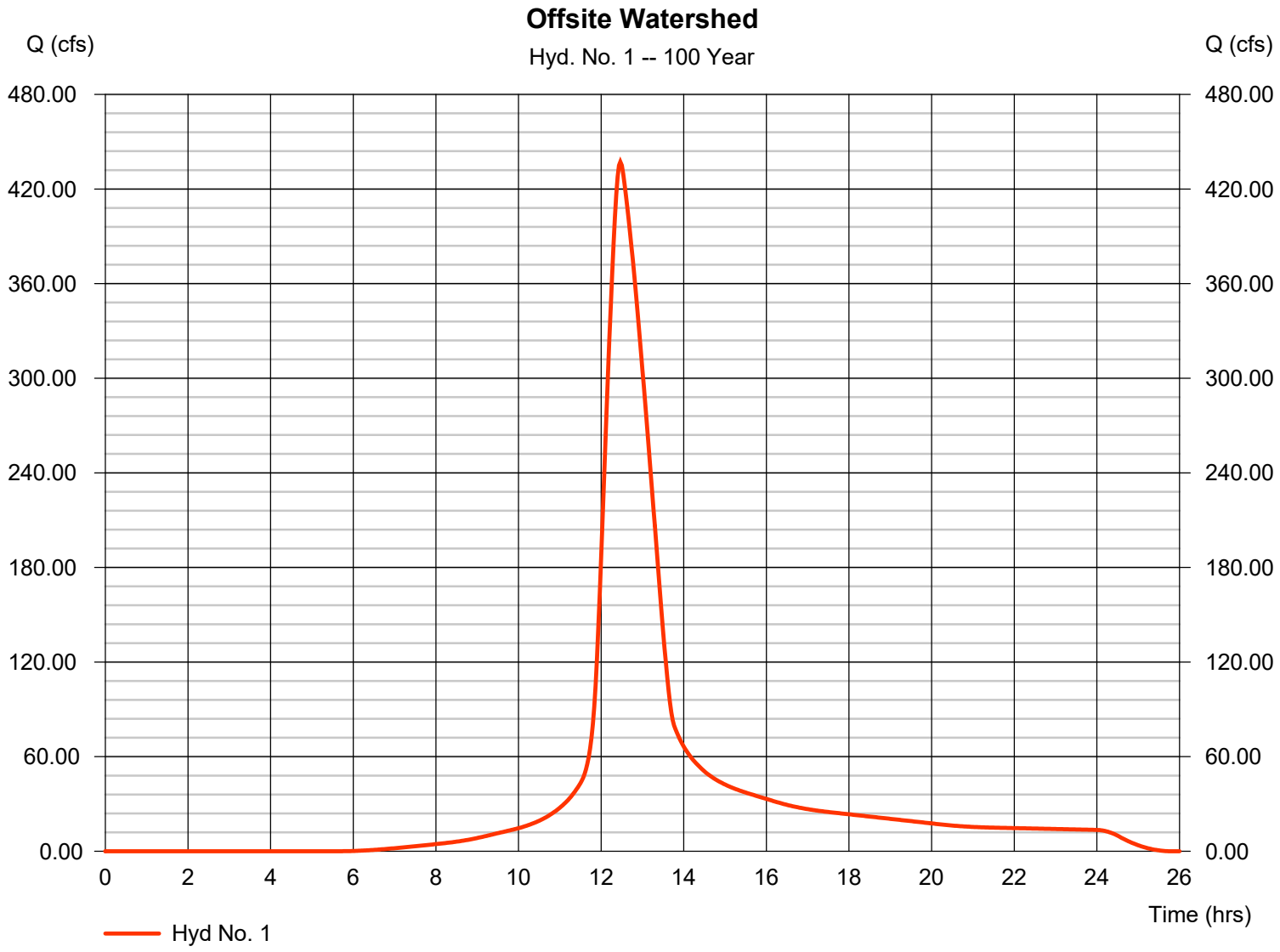
Hydrograph Report

Hyd. No. 1

Offsite Watershed

Hydrograph type	=	SCS Runoff	Peak discharge	=	437.26 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	3,139,015 cuft
Drainage area	=	147.060 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	8.64 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (17.800 x 94)] / 147.060

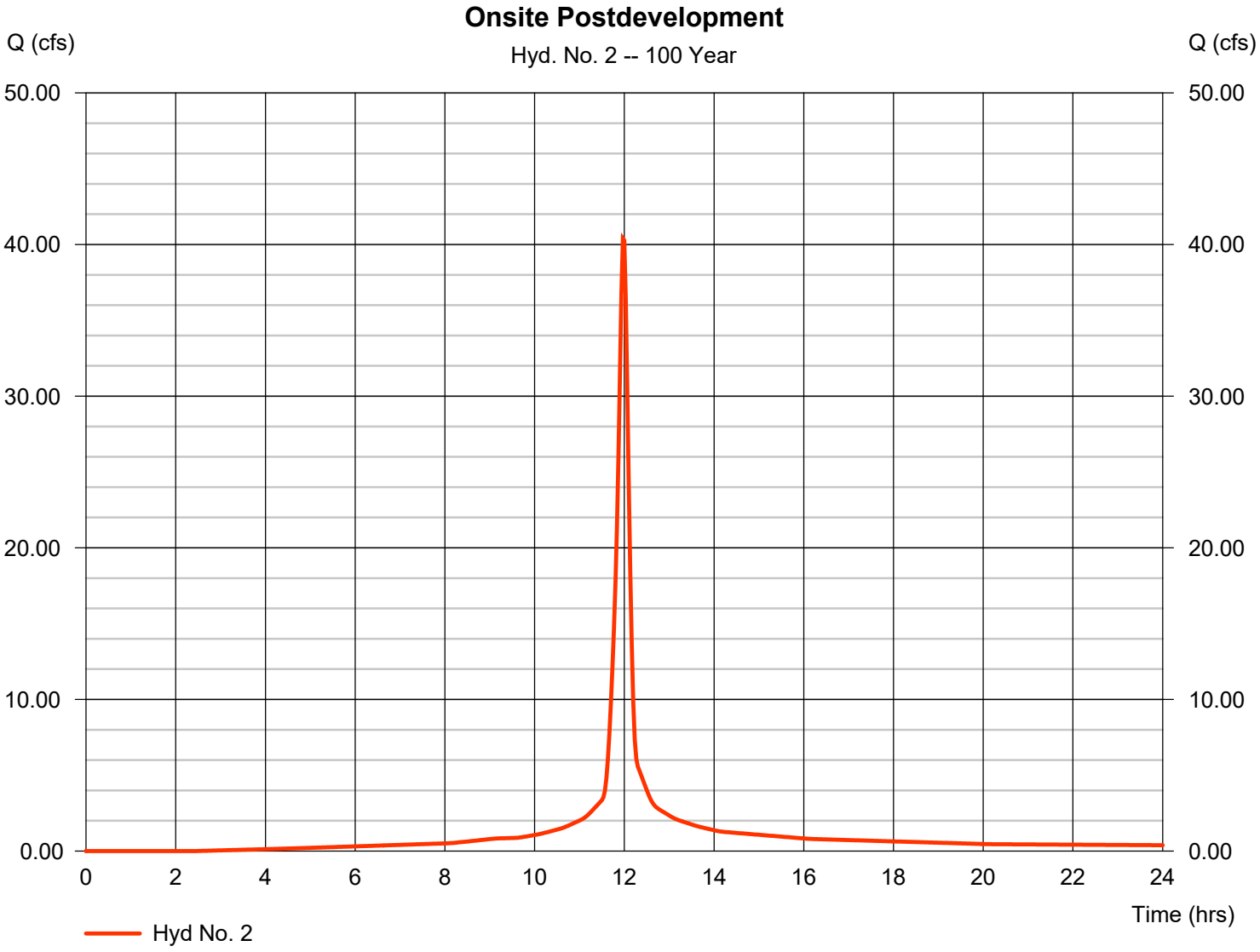


Hydrograph Report

Hyd. No. 2

Onsite Postdevelopment

Hydrograph type	=	SCS Runoff	Peak discharge	=	40.40 cfs
Storm frequency	=	100 yrs	Time to peak	=	11.97 hrs
Time interval	=	2 min	Hyd. volume	=	109,870 cuft
Drainage area	=	3.940 ac	Curve number	=	90
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	8.30 min
Total precip.	=	8.64 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

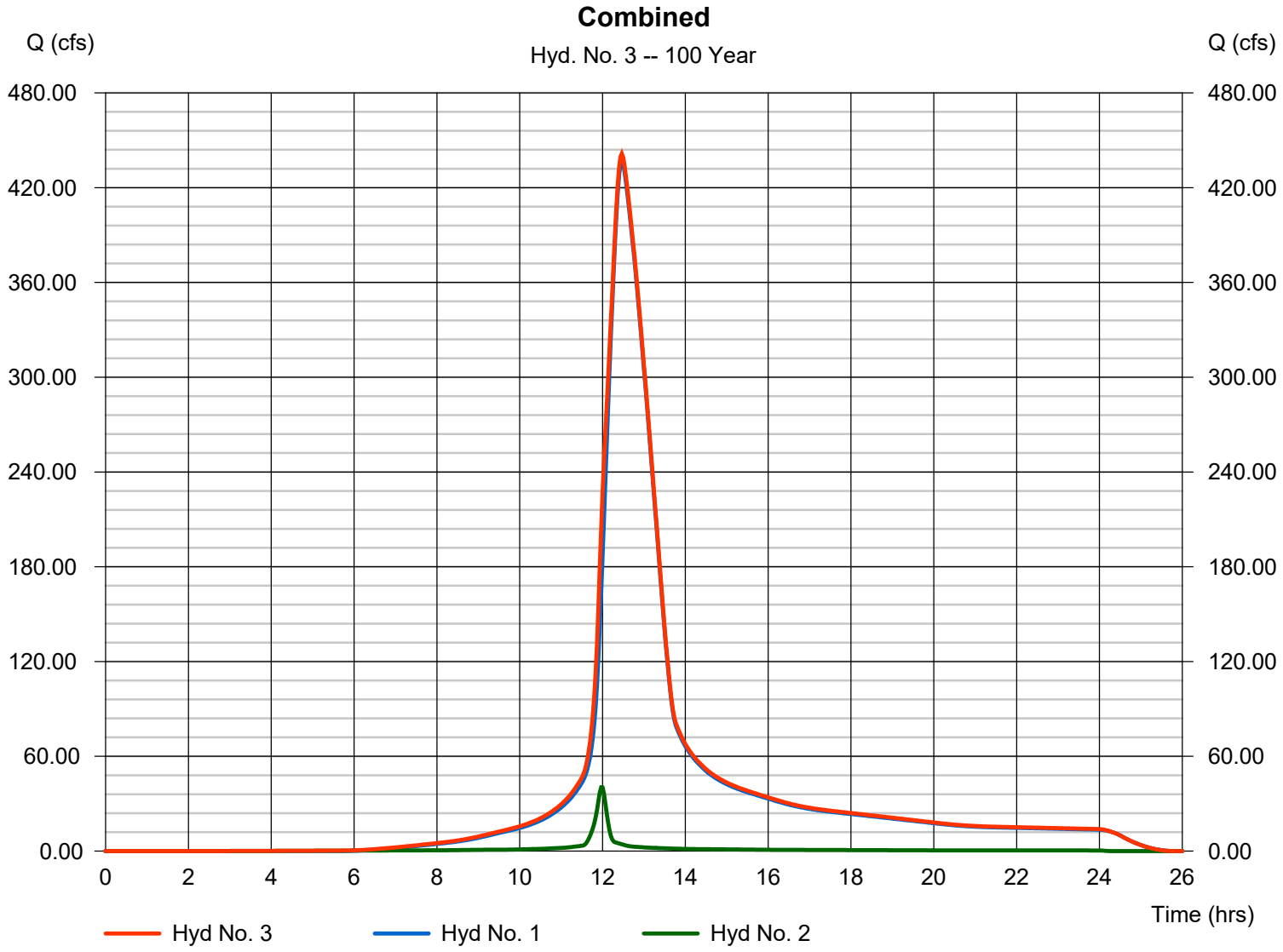


Hydrograph Report

Hyd. No. 3

Combined

Hydrograph type	=	Combine	Peak discharge	=	441.54 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	3,248,884 cuft
Inflow hyds.	=	1, 2	Contrib. drain. area	=	151.000 ac



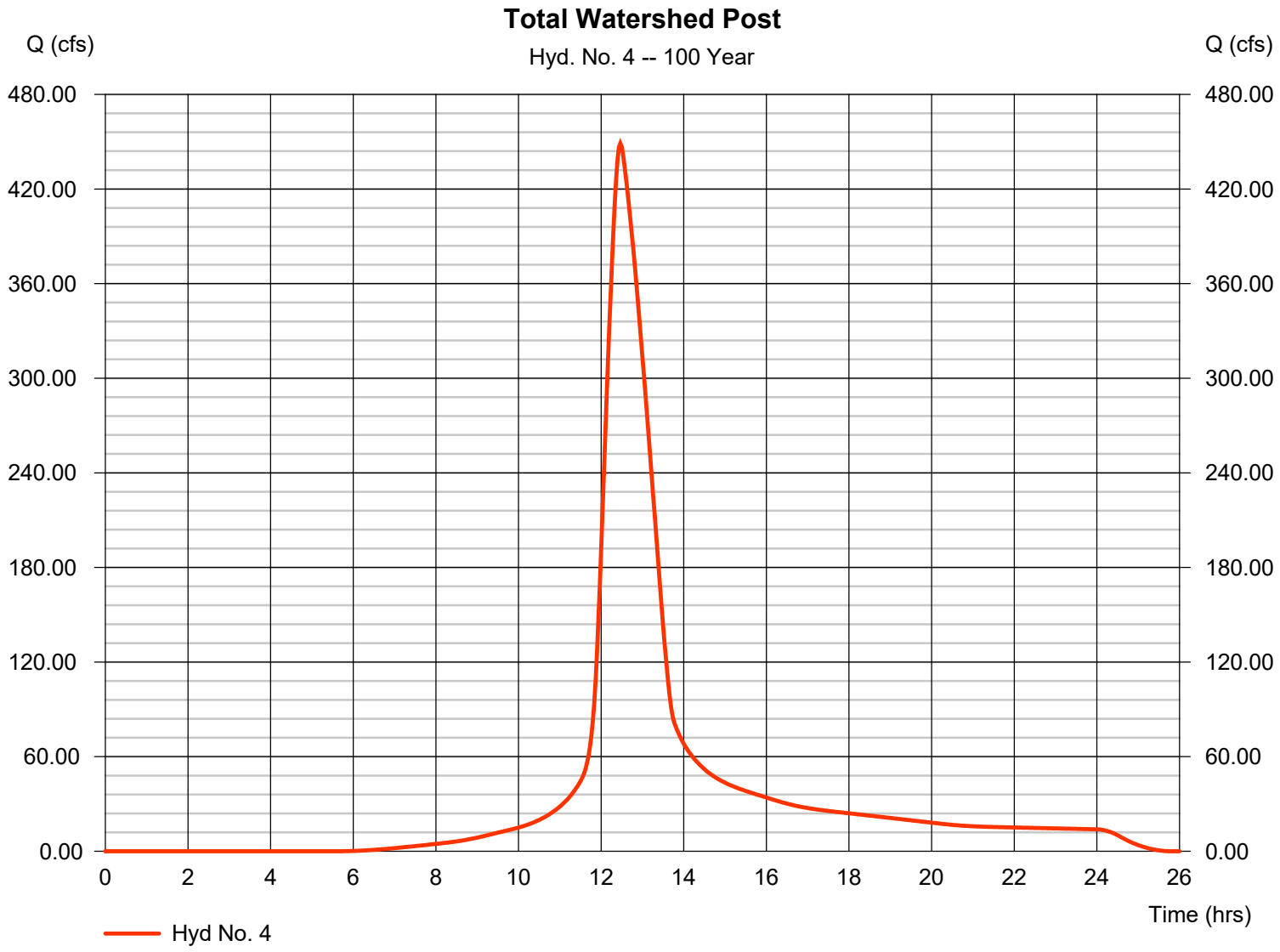
Hydrograph Report

Hyd. No. 4

Total Watershed Post

Hydrograph type	=	SCS Runoff	Peak discharge	=	448.97 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	3,223,116 cuft
Drainage area	=	151.000 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	8.64 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (21.740 x 94)] / 151.000



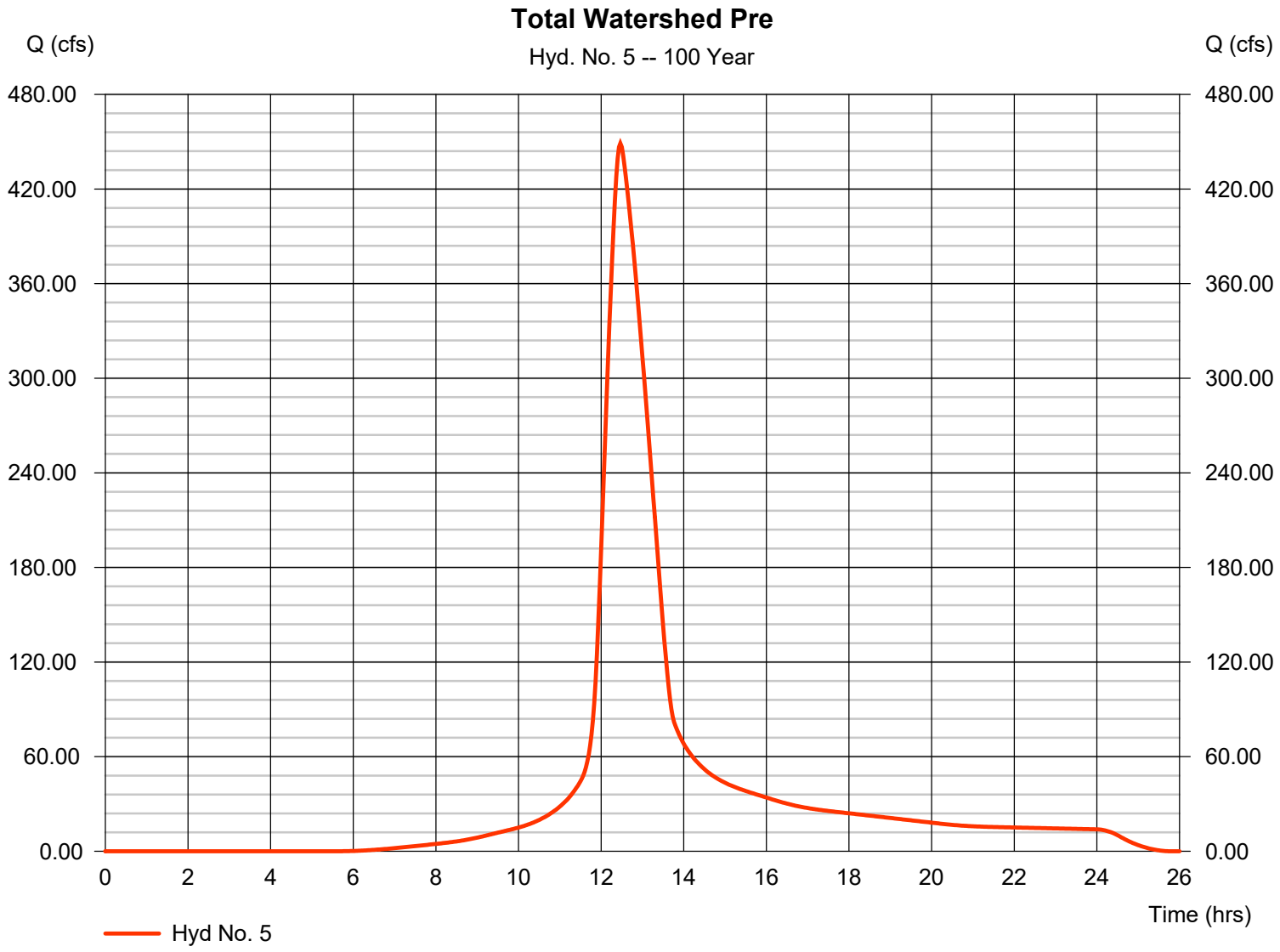
Hydrograph Report

Hyd. No. 5

Total Watershed Pre

Hydrograph type	=	SCS Runoff	Peak discharge	=	448.97 cfs
Storm frequency	=	100 yrs	Time to peak	=	12.47 hrs
Time interval	=	2 min	Hyd. volume	=	3,223,116 cuft
Drainage area	=	151.000 ac	Curve number	=	77*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	56.50 min
Total precip.	=	8.64 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	400

* Composite (Area/CN) = [(9.110 x 74) + (57.410 x 74) + (60.560 x 74) + (2.180 x 83) + (20.920 x 94) + (0.820 x 74)] / 151.000



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.

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(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

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.

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(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.

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.

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.

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(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.

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.