

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



**Planning Commission
Tech Review Agenda
June 14, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_QgtvLGaVSGOc8v83W7cYvw

I. Call to Order

II. Old Business

1. Waffle House

Waiver

2308 SE Walton Boulevard ([LSD21-0071](#))

- A waiver from Article 1100, Section 1100.16, Sidewalk Requirements. The applicant wishes to waive the requirement to build a sidewalk on the east side of their property on SE Moberly Lane.

2. Cormex Subdivision

Sidewalk Waiver

Walker Street and East Central Avenue ([WAV22-0003](#))

- The applicant requests a waiver from Section 900.30, Design Requirements of the Street Specifications which states that no wall shall be constructed within two feet of any sidewalk unless otherwise approved in writing by the city.
- The applicant states that the wall is only 14” tall at its tallest point.
- This waiver request is in direct association with the preliminary plat for Cormex Subdivision (PP21-0024) that was originally approved by Planning Commission on January 18, 2022.
- Since the May 3rd Planning Commission meeting, the applicant has added a rubber cap on top of the retaining wall for safety.

III. New Business

**1. Patton Family Revocable Trust,
James and Brenda Patton Trustees**

Future Land Use Map Amendment *

1a. Residential Estate to General Commercial

East Centerton Blvd. and SW Tater Black Road ([RZ22-0033](#))

- The subject property is +/- 1.79 acres.
- Currently zoned A-1, Agricultural.
- Adjacent zoning districts are C-2 to the east, R-2 to the north and City of Centerton to the south and west.
- The Future Land Use Plan currently depicts this property as Residential Estate. Residential estate areas include large detached single-family residential properties at least one acre in size. These areas may also include public uses that support residents.

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

- This property is located in Priority Area 3: Edge Growth which focuses on development in areas proximate to existing infrastructure in order to capitalize on municipal investment that has already taken place.
- The requested General Commercial Future Land Use Designation will typically include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

**1b. Patton Family Revocable Trust,
James and Brenda Patton Trustees**

Rezoning*

1a. A-1, Agricultural to C-1, Neighborhood Commercial

- The requested C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2. Motto Hotel Laydown Yard

Conditional Use Permit*

Long-Term Temporary Use / Structure

SE 14th Street ([CU22-0016](#))

- The subject property is +/- 5.1 acres and it is currently zoned DC, Downtown Core.
- Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet. The scope of this long-term temporary use is within 200 feet of an R-3 zoning district. Staff has emailed the applicant to shift the location of the temporary use to meet the 200-foot requirement (see site plan attachment).
- According to the applicant's narrative, they would like permission to allow a materials laydown yard in association with the Motto Hotel large-scale.
- The use is proposed for 18 months while the Motto Hotel is being constructed. Once, construction is complete, the temporary laydown yard will be restored to its previous condition. Hours of operation will be from 6 AM to 6 PM, Monday through Saturday.
- Shipping containers and job trailers will be the only indoor areas on site. The number of expected parking will be up to 80 spaces, with up to 100 employees, depending on the stage of construction. There will not be any proposed site lighting and average deliveries per day is not expected to exceed 10.

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

3. Food Hub NWA, LLC

Conditional Use Permit*

801 SE G Street ([CU22-0017](#))

- The subject property is located south of the intersection of SE G and SE 8th Street. The property is +/- 0.37 acres and is currently zoned R-1, Low Density Single Family Residential.
- A conditional use permit is required for temporary uses – including temporary gravel parking lots – in all zoning districts.
- The applicant will be the primary contractor working on the 8th Street Corridor Improvements.
- According to the applicant's narrative, they would like to add a gravel parking lot to the site to allow additional parking in order to use the residential home as a construction office for two years.
- At the time of writing this staff report, staff has not received public comment on this item.
- The following conditions of approval shall apply but are not limited to:
 - Per Building & Fire Safety Department this conditional use permit shall not be approved until the building is re-classified from Group R – Residential to Group B – Business and a commercial alteration permit is applied for.
 - Per Water & Sewer Department a change in use from residential to commercial will require RPZ backflow installation requirements to be met.
 - Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.

4. MAB Empresas, LLC

Conditional Use Permit*

820 SW E Street ([CU22-0018](#))

- The subject property is located east of the intersection of SW E Street and SW 8th Street.
- This property is +/- 1.84 acres and is currently zoned R-1, Low Density Single Family Residential.
- A conditional use permit is required for temporary uses – including temporary gravel parking lots and construction laydown yards – in all zoning districts.
- The applicant will be the primary contractor working on the 8th Street Corridor Improvements.
- According to the applicant's narrative, they would like to add a gravel parking lot to the site to allow additional parking and to use the site for construction staging.
- The applicant also plans to install a temporary driveway across from SW F Street to provide truck access to the site.
- At the time of writing this staff report, staff has not received public comment on this item.
- The following conditions of approval shall apply but are not limited to:
 - Per Water and Sewer Department, all materials, vehicles, or any other items placed on site must remain outside of the existing public utility easements on these parcels and must be at least 10' from all public water/sewer mains as identified per field locates.
 - Per Engineering Department pedestrian access shall be maintained as needed and should be shown on all Traffic Control Plans for the project provided to city staff.

- Any changes in scope, use, or ownership, may require a new conditional use permit. In addition, the Planning Commission may hold a public hearing to reconsider the conditional use at any time.

**5. Patton Family Revocable Trust,
James and Brenda Patton**

Conditional Use Permit *

East Centerton Blvd. and SW Tater Black Road

East Centerton Blvd. and SW Tater Black Road ([CU22-0019](#))

- Currently zoned A-1, Agricultural, but is requesting a rezone to C-1, Neighborhood Commercial (RZ22-0033 on this agenda). The use of “Restaurant, Drive-Through” is allowed conditionally in the C-1 zoning district.
- According to the applicant’s narrative, they propose to construct a drive-through fast-food restaurant at this location.
- The hours of operation are assumed to be from 7 AM to 10 PM. Parking, lighting, and the number of employees and patrons will be established with the large-scale development.
- If the Planning Commission votes to approve this request, staff recommends the following conditions:
 1. The Conditional Use Permit is contingent upon the applicant’s City Council approval for their requested rezoning to C-1, Neighborhood Commercial.
- At the time of writing this staff report, staff has not received public comment on this item.

6. Lots 3 & 4 of Stagecoach Subdivision

Property Line Adjustment

3710 & 3810 N Rainbow Farm Road ([PLA22-0015](#))

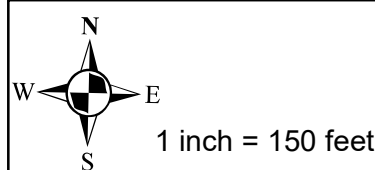
- The property is currently zoned R-E, Residential Estates.
- A property line adjustment of Lots 1 and 2 of Stagecoach Subdivision creating new Lot 3 (+/- 1.87 acres) and Lot 4 (+/- 2.34 acres) of Stagecoach Subdivision.
- The plat dedicates 35 feet of right-of-way for a future extension of Shell Road to meet the Master Street Plan requirements.

7. Lots 1, 2, and 3 Mill Dam Subdivision

Lot Split

Parcel ID: 18-09113-002 ([LS22-0023](#))

- The property is currently zoned R-2, Medium Density Two family and Townhome Residential.
- A lot split for existing unplatted section land at Parcel 18-09113-002 creating Lots 1 (+/- 15.00 Acres), 2 (+/- 40.00 Acres), and 3 (+/- 14.52 Acres) Mill Dam Subdivision
- The plat dedicates various right-of-way and utility easements along SW Regional Airport Boulevard, Nomad Road, and Mill Dam Road.



LSD21-0071
LARGE SCALE DEVELOPMENT
WAFFLE HOUSE REBUILD
2308 SE WALTON BLVD





"GOOD FOOD FAST"

Mail: P.O. Box 6450, Norcross, Georgia 30091-6450
Street: 5986 Financial Drive, Norcross, Georgia 30071
(770) 729-5700

May 9, 2022

VIA ELECTRONIC SUBMISSION

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

**Re: Request for Sidewalk Waiver
Waffle House, Inc.
LSD21-0071 & PLA21-0031**

Dear City of Bentonville:

Waffle House, Inc. ("WHI") hereby requests a waiver of the requirement to build a sidewalk along the west side of SE Moberly Lane in connection with its redevelopment at 2308 SE Walton Boulevard.

WHI was previously advised that it must dedicate a 9.5-foot-wide strip of the WHI lot to the City of Bentonville for additional right-of-way for Moberly Lane, so the City would have enough room for a new sidewalk. Waffle House believes that the reason additional right-of-way is being required is because Moberly Lane (which already has a 50' ROW) was constructed so that the centerline of the pavement does not align with the centerline of the ROW. Instead, it is offset to the west, leaving no room for a sidewalk within the right-of-way.

The requirement that WHI donate additional right-of-way to City of Bentonville to accommodate the way Moberly Lane was constructed presents a hardship for WHI because it shifts the burden of correcting the problem to an entity that had nothing to do with the creation of the problem. Had Moberly Lane been constructed in the center of its existing right-of-way, there would have been enough room for Waffle House to meet this requirement and build a sidewalk without sacrificing any portion of the WHI lot.

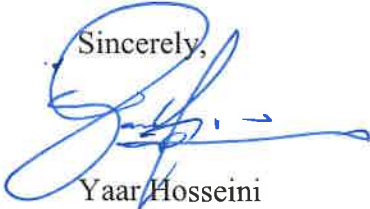
It is important to note (i) that adequate overall right-of-way width already exists to construct a sidewalk without WHI dedicating additional right-of-way - if the pavement for Moberly Lane is relocated to the center of its 50' width, (ii) it appears that it was not a requirement for the neighboring Chipotle to include a sidewalk that runs along the full length of Moberly Lane and there is ample right-of way on Chipotle's side of the road, (iii) WHI has already planned to construct a sidewalk at the main frontage of the property facing SE Walton Boulevard, which

meets the requirement of constructing a sidewalk for the pedestrians on SE Walton Boulevard where most of the pedestrian activity will occur.

WHI has been an established and operating business on the same lot of land for 30 years and the redevelopment of the Waffle House unit after the DOT's taking does not create any additional impacts on city infrastructure, the flow of traffic, or increase the intensity of use. WHI respects the need to participate in the Large-Scale Development Plan Review Process and we trust that City of Bentonville will recognize the hardship at hand, our tenure, reputation, and experience in the community and approve this request for a Sidewalk Waiver.

If you have any questions at all please reach me by phone (770) 729-5929, by cell (404) 754-4480, by email at Yaarhosseini@wafflehouse.com, or by mail at 5986 Financial Drive, Norcross, GA 30071, Attn. Yaar Hosseini. Thank you for taking the time to review this request.

Sincerely,

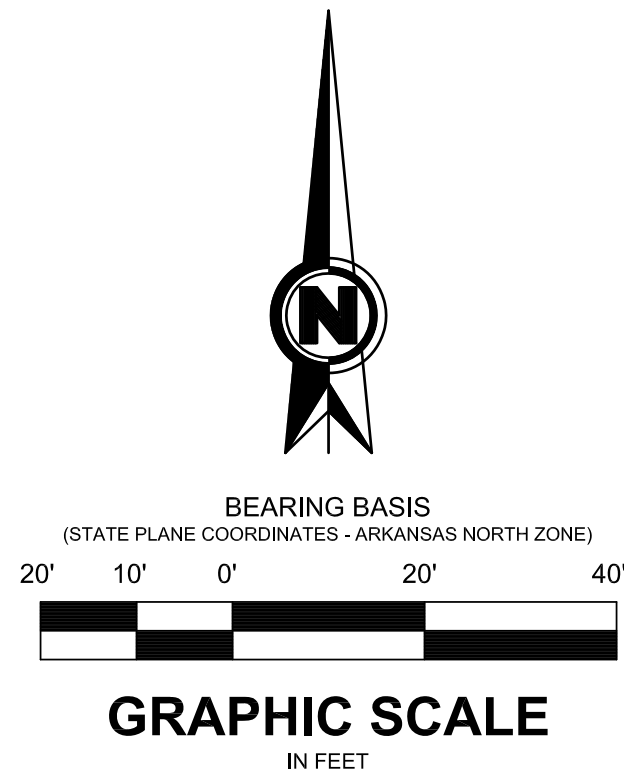
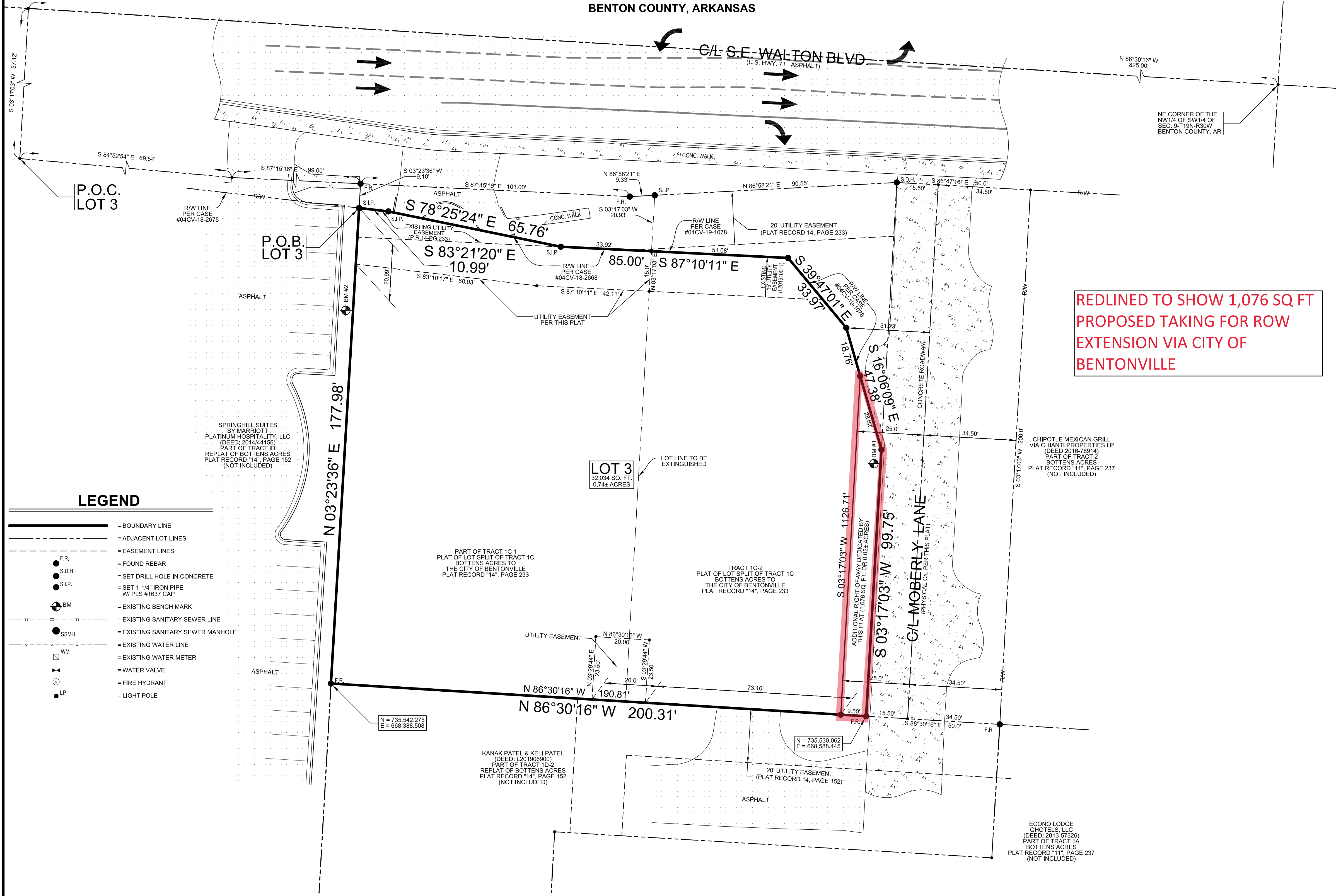


Yaar Hosseini

Permit Project Manager

PROPERTY LINE ADJUSTMENT OF TRACT 1C-1
AND 1C-2 OF BOTTENS ACRES CREATING LOT 3
THE CITY OF BENTONVILLE, ARKANSAS

BEING A PART OF THE NW 1/4 OF THE SW 1/4 OF
SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST,
BENTON COUNTY, ARKANSAS



SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY WAS PREPARED FOR WAFFLE HOUSE, INC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK NO. 1** IS A CHISELED SQUARE SET IN THE TOP OF A CONCRETE LIGHT POLE BASE, LOCATED APPROXIMATELY 2.5± WEST AND 93.3± NORTH OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 1,278.18 (NAVD8).
- BENCHMARK NO. 2** IS A CHISELED SQUARE SET IN THE TOP OF A CONCRETE LIGHT POLE BASE, LOCATED APPROXIMATELY 2.7± WEST AND 138.5± NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 1,277.88 (NAVD8).
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - SPECIAL WARRANTY DEED TO WH CAPITAL, L.L.C., DATED MARCH 9, 2001, RECORDED IN DOC#01036342, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
 - WARRANTY DEED TO WAFFLE HOUSE, INC., DATED MAY 12, 2021, RECORDED IN DOC#202143853, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
 - RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
 - ALTANSPS LAND TITLE SURVEY FOR CHIPOTLE MEXICAN GRILL, INC., DATED FEBRUARY 21, 2013, REVISED 05/17, RECORDED AT THE ARKANSAS STATE SURVEYOR'S OFFICE, DOCUMENT NO. 20130920029.
- TRACT 1C-1 IS RESTRICTED TO ONE 40.0' WIDE ENTRANCE TO THE NORTH (HWY. 71) PER RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
- TRACT 1C-2 IS RESTRICTED FROM DIRECT ACCESS TO THE NORTH (HWY 71) PER RECORD PLAT OF LOT SPLIT OF TRACT 1C BOTTENS ACRES TO THE CITY OF BENTONVILLE, AS SHOWN IN PLAT RECORD "14" AT PAGE 233, PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS.
- CURRENT ZONING: C-2, 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 @ 478-271-3122.
- PROPOSED LAND USE: COMMERCIAL
- FLOOD CERTIFICATE:

SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, COMMUNITY PANEL 05007C0260K (PANEL 260 OF 560), EFFECTIVE DATE - SEPTEMBER 18, 1991, REVISION DATE - JUNE 5, 2012.
- BASIS OF BEARINGS:

THE BEARING BASIS FOR THIS BOUNDARY SURVEY IS STATE PLANE COORDINATES - ARKANSAS NORTH ZONE (301).
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

CERTIFICATE OF OWNERSHIP

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

DATE OF EXECUTION: _____
SIGNED: _____
NAME & ADDRESS: WAFFLE HOUSE, INC.
5986 FINANCIAL DR.
NORCROSS, GA 30071
PRINT NAME: _____
SOURCE OF TITLE: D.R. L2021, PAGE 43853
DATE OF EXECUTION: _____
SIGNED: _____
NAME & ADDRESS: WH CAPITAL, LLC
5986 FINANCIAL DR.
NORCROSS, GA 30071
PRINT NAME: _____
SOURCE OF TITLE: D.R. 2001, PAGE 36342

CERTIFICATE OF SURVEYING ACCURACY

I, KEVIN SCRAPE, 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: 02/08/2022
SIGNED: Kevin Scrape
REGISTERED LAND SURVEYOR NO. 1837
STATE OF ARKANSAS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 02/26/2021

DESCRIPTION

PARENT LEGAL DESCRIPTION:

A PORTION OF TRACTS 1C-1 AND 1C-2 IN LOT SPLIT OF TRACT 1C BOTTENS ACRES, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 14 AT PAGE 233 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 DESCRIPTION:

COMMENCING NORTH 86°30'16" WEST 825.00 FEET, THENCE SOUTH 03°17'03" WEST 57.12 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71; THENCE SOUTH 84°52'54" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 69.54 FEET TO A POINT; THENCE SOUTH 87°15'16" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 99.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT 1C-1 AFORESAID; THENCE SOUTH 00°21'42" WEST, ALONG THE WEST LINE OF SAID TRACT 1C-1 AND DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 9.10 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 71B (S.E. WALTON BLVD.) AS ESTABLISHED BY ADOT JOB BB0903; THENCE SOUTH 03°21'20" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.99 FEET TO A POINT; THENCE SOUTH 78°25'24" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 65.76 FEET TO A POINT; THENCE SOUTH 87°10'11" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET TO A POINT; THENCE SOUTH 39°47'01" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.97 FEET TO A POINT; THENCE SOUTH 16°06'09" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 47.38 FEET TO A POINT LYING ON THE EAST LINE OF TRACT 1C-2 AFORESAID AND THE WEST RIGHT-OF-WAY LINE OF MOBERLY LANE; THENCE SOUTH 03°17'03" WEST, ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 99.75 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT 1C-2; THENCE NORTH 86°30'16" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 1C-2 AND 1C-1 AND DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT 1C-1; THENCE NORTH NORTH 03°23'36" EAST, ALONG THE WEST LINE OF SAID TRACT 1C-1, A DISTANCE OF 177.98 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 33.110 SQ. FT. OR 0.73 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION: _____
SIGNED: BENTONVILLE PLANNING COMMISSION CHAIRMAN
SIGNED: MAYOR CITY OF BENTONVILLE
SIGNED: CITY CLERK, CITY OF BENTONVILLE

PROPERTY LINE ADJUSTMENT OF TRACT 1C-1
AND 1C-2 OF BOTTENS ACRES CREATING LOT 3

WAFFLE
HOUSE

WAFFLE HOUSE UNIT NO. 880
2308 S.E. WALTON BLVD.
BENTONVILLE, ARKANSAS



BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020



DATE:	BY:	DESCRIPTION:
01/05/2022	KLS	ADDRESS CITY REVIEW
01/13/2022	KLS	DEDICATE RIGHT-OF-WAY
01/15/2022	KLS	REVISE DEDICATE RW
01/20/2022	KLS	ADDRESS CITY REVIEW
01/31/2022	KLS	ADD UTILITY EASEMENT
01/31/2022	KLS	REVISE UTILITY EASEMENT

500-19N-30W-0-09-340-04-1637

CADD FILE: 21118-003-R6 SCALE: 1"=20'

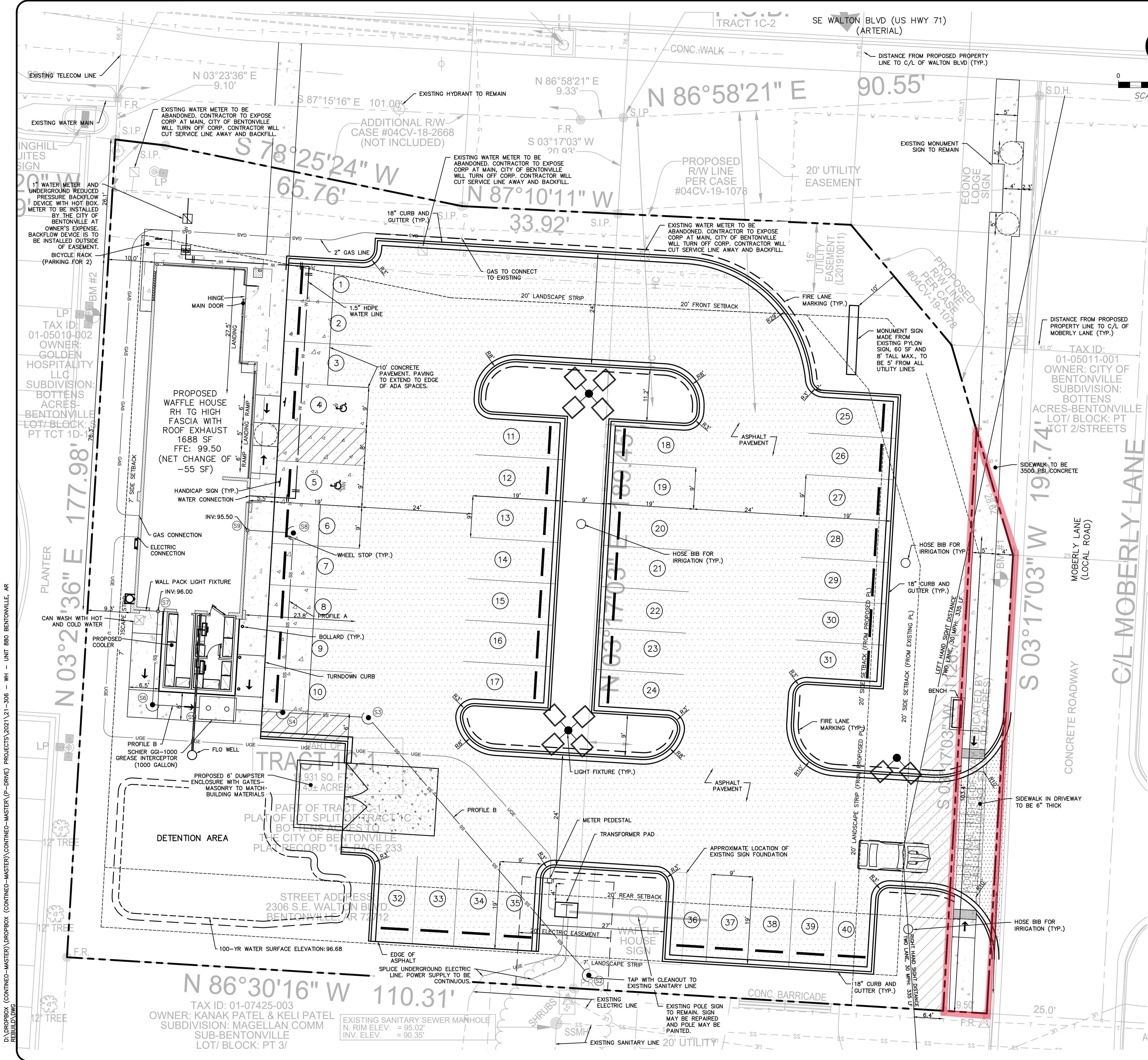
DATE: 02/08/2022 SHEET

DWG#: 30W19093-0004-R6 1 OF 1

ATLAS PAGE: 487

CITY PROJECT #: PLA21-0031

D:\VROBOX (CONTINUED-MASTER)\DROBOX (CONTINUED-MASTER)\PROJECTS\2021\21-306 - WH - UNIT 880 BENTONVILLE, AR
REBUILT.DWG



LEGEND

PV	PAVEMENT
TS	TOP OF SIDEWALK
BS	BOTTOM OF SIDEWALK
ME	MATCH EXISTING
TC	TOP OF CURB
BC	BOTTOM OF CURB
X 100.00	EXISTING SPOT ELEVATION
100.00	PROPOSED SPOT ELEVATION
	LIMITS OF CONSTRUCTION
	HANDICAP STALL
	HANDICAP SIGN
	PROPOSED WHEEL STOP
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED DOT ASPHALT PAVEMENT, COMPACTED TO 95% SUBGRADE
	SIGHT DISTANCE TRIANGLE

SITE SUMMARY

JURISDICTION	CITY OF BENTONVILLE
ZONING DISTRICT	C-2
PROPOSED USE	RESTAURANT
TOTAL SITE AREA	±.43 AC
PARCEL NUMBER	10355079
LOT COVERAGE ALLOWED	60%
LOT COVERAGE PROPOSED	5.1%
FRONT BUILDING SETBACK	20'
SIDE BUILDING SETBACK	7'
REAR BUILDING SETBACK	20'
PARKING STALL DIMENSIONS	9'x19'
EXISTING PARKING	23
PROPOSED PARKING	45
PARKING REQUIREMENTS:	
RESTAURANT: 1 SPACE PER 4 PEOPLE AT MAX.	
OCCUPANCY PLUS 1 FOR EACH EMPLOYEE:	
39 / 4 + 5 = 14.75 -> 15 SPACES	

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

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

NOTE: 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.

NOTE: ANY FENCING WILL REQUIRE SEPARATE PERMIT.

NOTE: NOTHING BETWEEN 3" AND 8" IN HEIGHT ALLOWED IN SIGHT DISTANCE TRIANGLES.

TRAFFIC GENERATION CALCULATIONS:	
FAST CASUAL RESTAURANT (930):	
1775 SF / 1000 SF = 1.775 UNITS	
- DAILY: 315.17 * 1.775 = 560 TRIPS	
- AM: 2.07 * 1.775 = 4 TRIPS	
- PM: 43.79 * 1.775 = 78 TRIPS	



CONTINUED GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.tcg-engineer.com



WAFFLE HOUSE
"A UNIQUE AMERICAN PHENOMENON"
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"
5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

WAFFLE HOUSE, INC.
UNIT #880
ISSUED FOR: PERMIT PLAN
JURISDICTION: CITY OF BENTONVILLE
LOCATION: 2308 SE WALTON BLVD, BENTONVILLE, AR 72712

#	DATE	REVISIONS
1	01/17/22	CITY COMMENTS
2	01/21/22	CITY WATER AND SEWER COMMENTS
3	02/02/22	CITY ENGINEERING COMMENTS
4	02/14/22	ELECTRIC COMMENTS
5	03/14/22	DOT COMMENTS
6	04/19/22	BUILDING PLUMBING UPDATE

DRAWN: CDB
CHECK: JDR

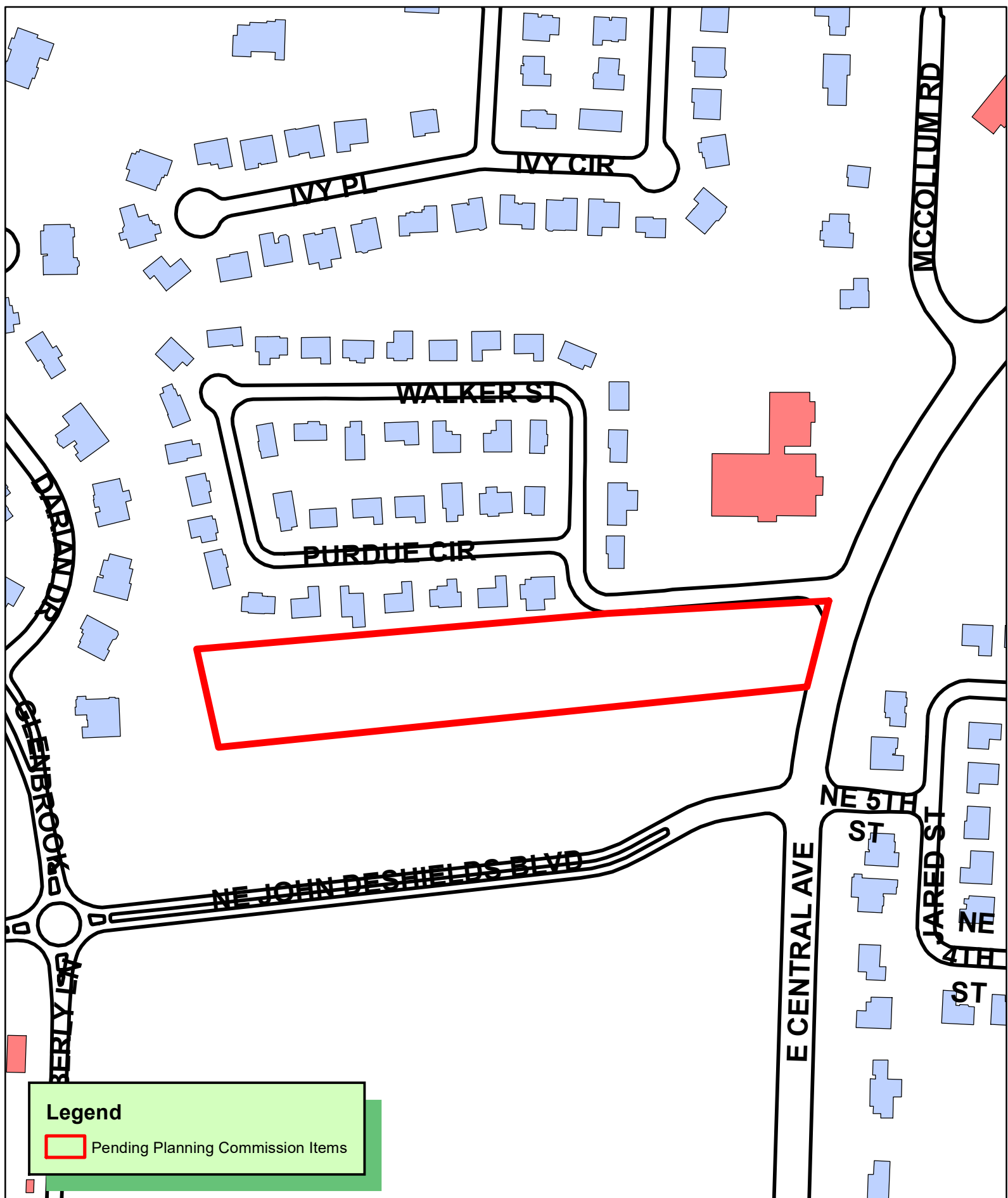
JOB NO: 21-306
DATE: 12/14/21

SITE / UTILITY PLAN

SHEET C02

COB #LSD21-0071







Expedient Civil Engineering, PLLC

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

June 9, 2022

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

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

Dear Mr. Stanley:

The purpose of this letter is to request a waiver for selected items required by Bentonville City Code. We would like to request a waiver for a public sidewalk to be located closer than 2' to a retaining wall (**Section 900.30 of the Street Specifications**). Do to the city's concern, we are adding a rubber cap on top of the retaining wall for safety. The wall is only 14" tall at its tallest point with the majority of the wall less than that. We understand that staff is in support of this waiver request. Thank you for your consideration of these waiver and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

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

Cc: Cormex, LLC

\\ECC\homes\ECE2021\Projects\21-1027_Cormex_Subdivision\Drawg\21-1027.dwg

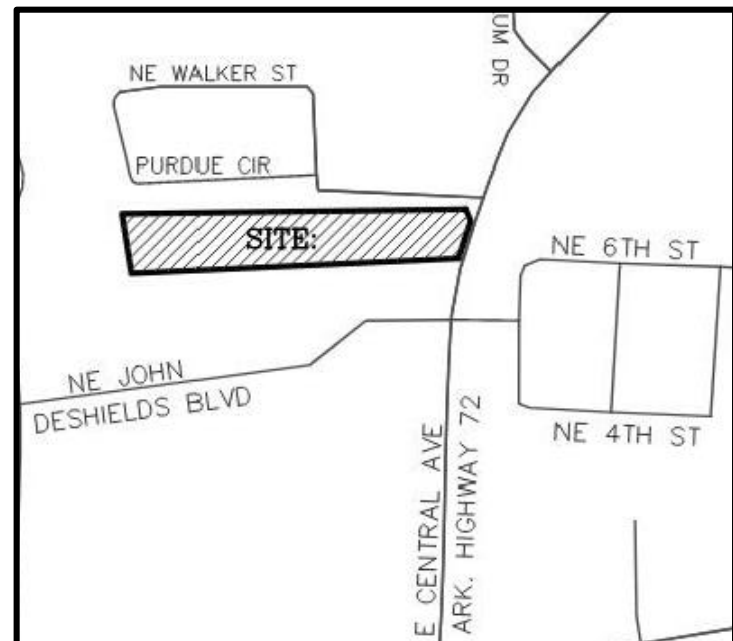
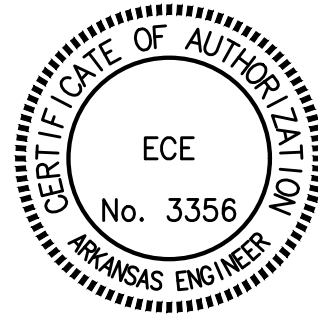
SURVEY DESCRIPTION (PN#01-00271-000)

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

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

SURVEYOR:

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



VICINITY MAP
NOT TO SCALE

KEYNOTES:

- 1 ACCESSIBLE RAMP. SEE DETAIL
 - 2 STOP SIGN. SEE DETAIL
 - 3 NOTHING TO BE BUILT 3'-8" IN HEIGHT INSIDE OF SIGHT TRIANGLE
 - 4 MUTCD, TYPE III RED & WHITE STRIPED SIGN "FUTURE ROAD EXTENSION" SIGN PER DETAIL
- SIGHT DISTANCE TRIANGLE LEGS ARE 280' LONG.

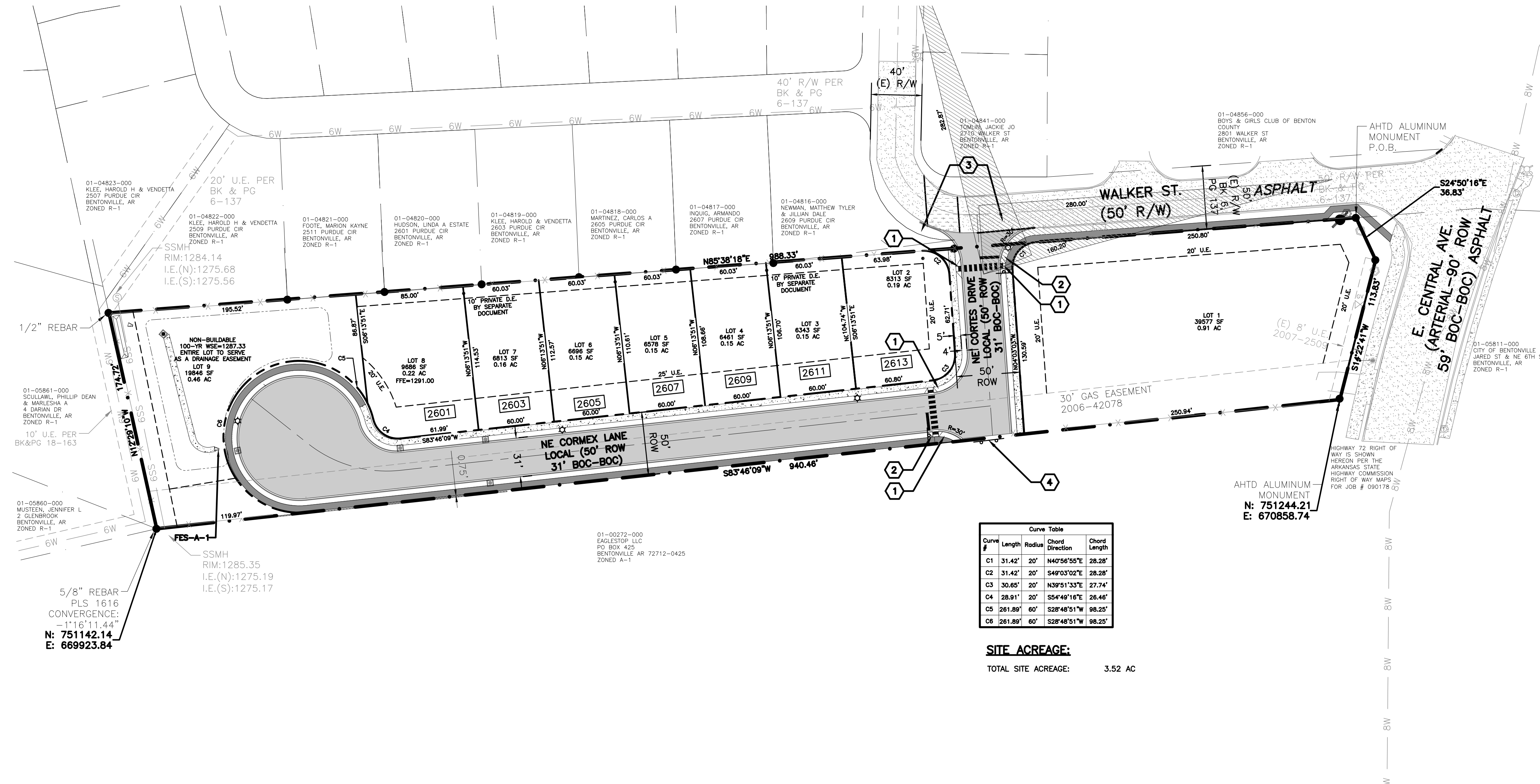
1/C10.1

GENERAL NOTES:

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

DRAINAGE EASEMENT NOTE

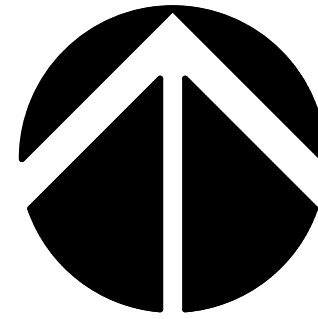
- THERE MAY BE NO FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.



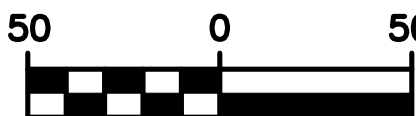
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.42'	20'	N40°56'55\"E	28.28'
C2	31.42'	20'	S49°03'02\"E	28.28'
C3	30.85'	20'	N39°51'33\"E	27.74'
C4	28.91'	20'	S54°49'16\"E	26.46'
C5	261.89'	60'	S28°48'51\"W	98.25'
C6	261.89'	60'	S28°48'51\"W	98.25'

SITE ACREAGE:

TOTAL SITE ACREAGE: 3.52 AC



NORTH



SCALE 1" = 50'

LEGEND

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

ENGINEER:

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

DEVELOPER:

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

ZONING:

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

SETBACK NOTE:

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

NOTES:

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



PP21-0024



06/06/2022

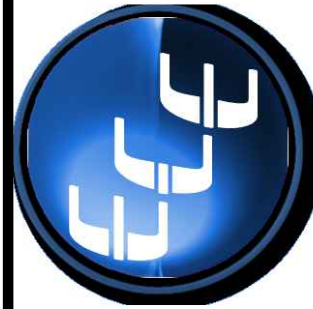
Date	Comments	Rev
03/08/2022	PER CITY COMMENTS	3
04/18/2022	PER CITY COMMENTS	4
05/25/2022	PER ADH COMMENTS	5
06/09/2022	PER CITY COMMENTS	6

CORMEX SUBDIVISION

BENTONVILLE, AR

WALKER STREET

1008 COVEY PL, BENTONVILLE, AR 72712



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE
1/28/2021

JOB NUMBER
21-1027

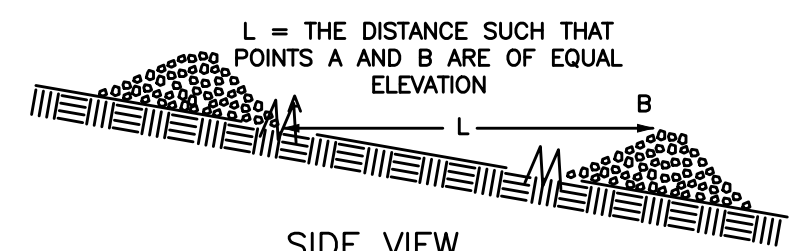
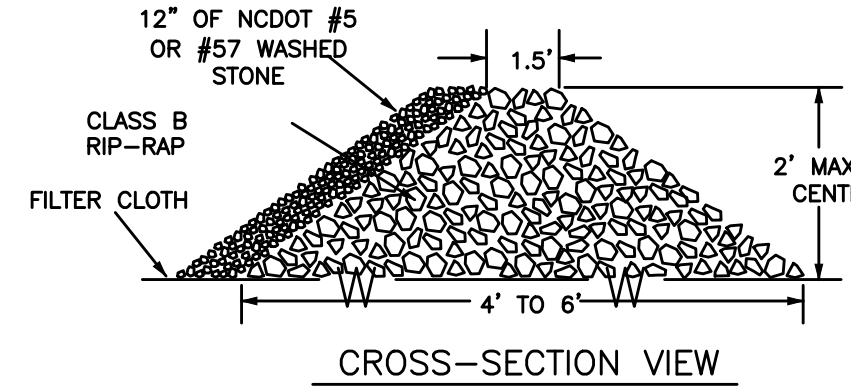
SHEET NAME

PRELIMINARY
PLAT

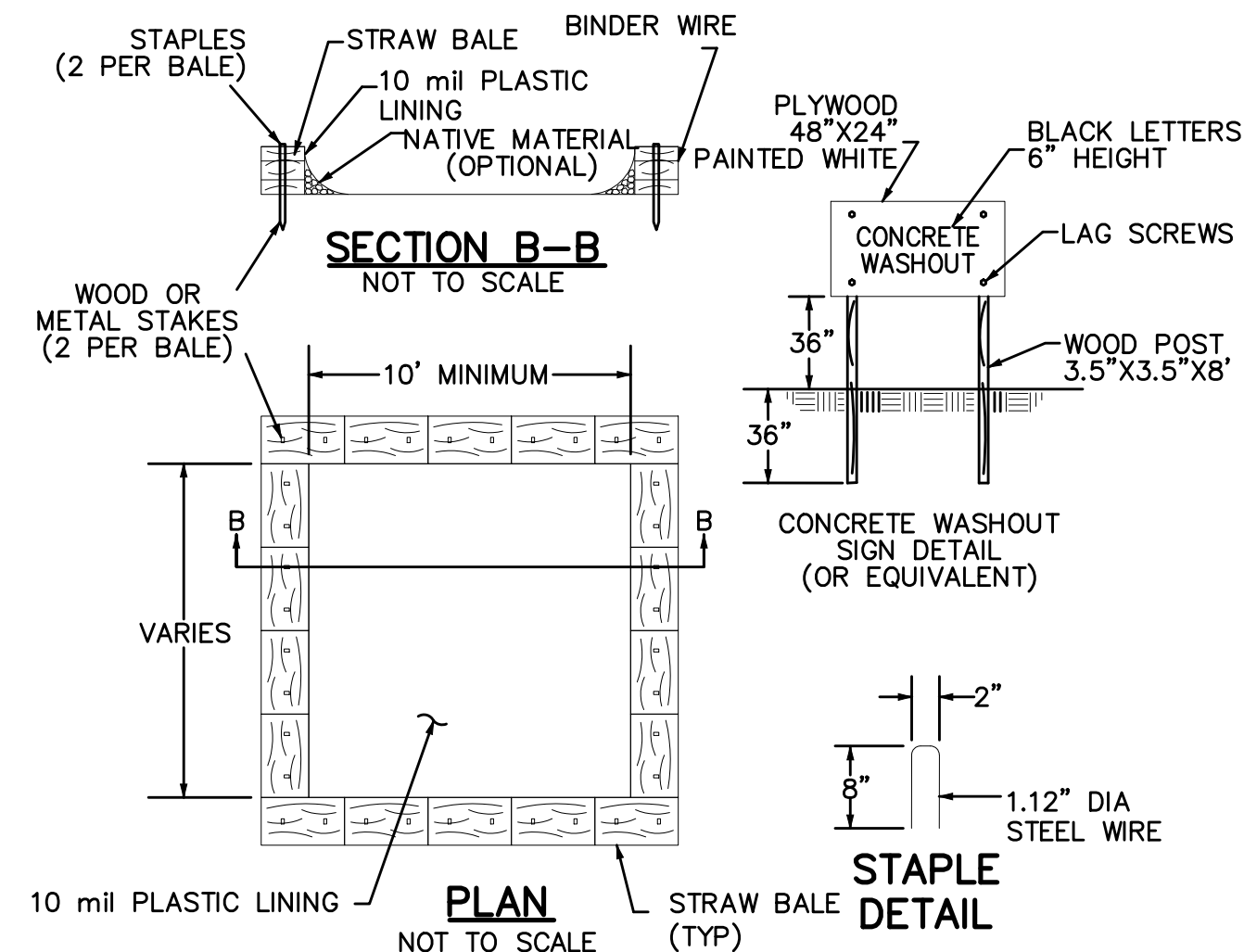
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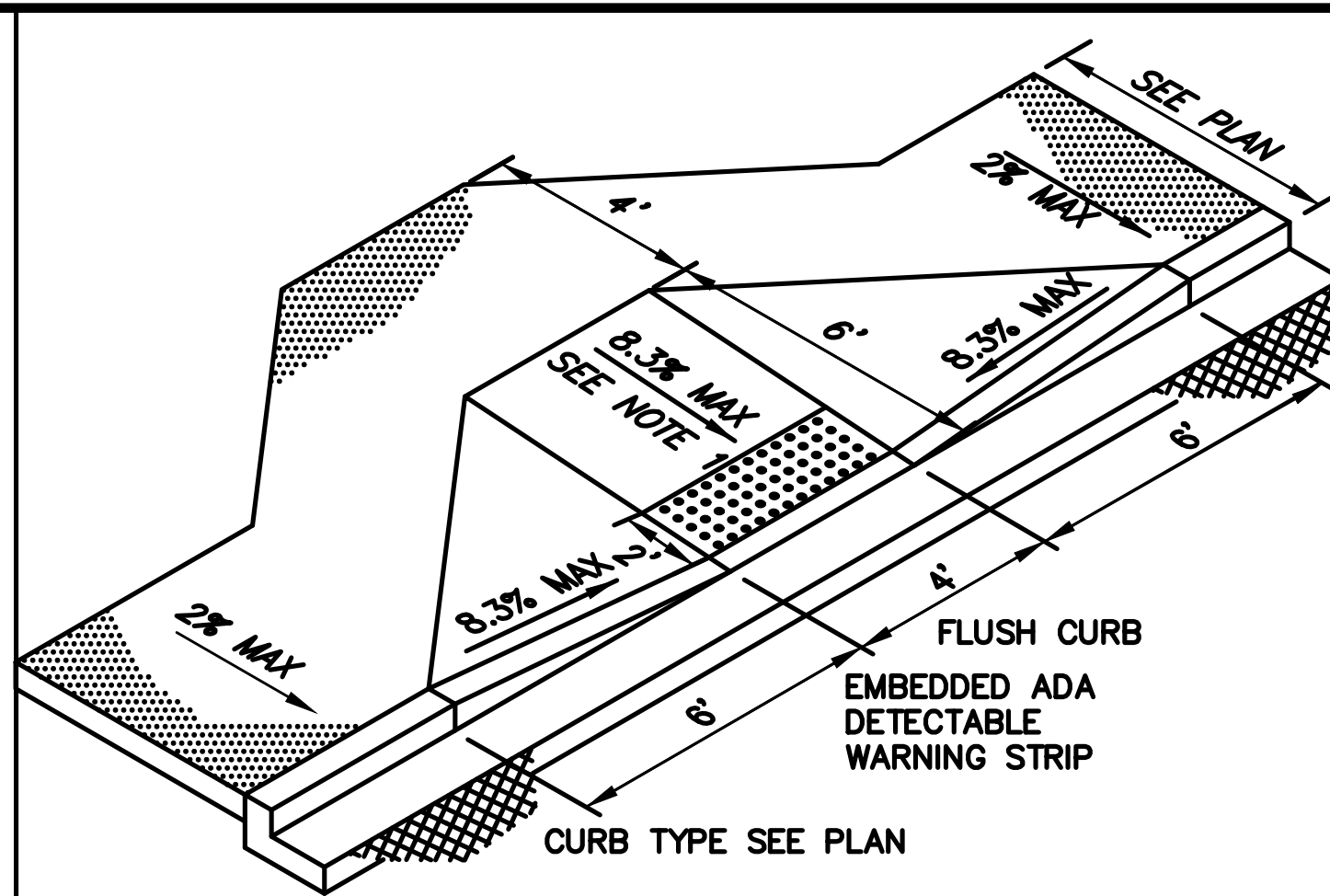
1. PLACE STONE TO THE LINE AND DIMENSION SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
3. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
6. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM IS STABLE.
7. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.



DETAIL 4 – ROCK CHECK DAM
NOT TO SCALE

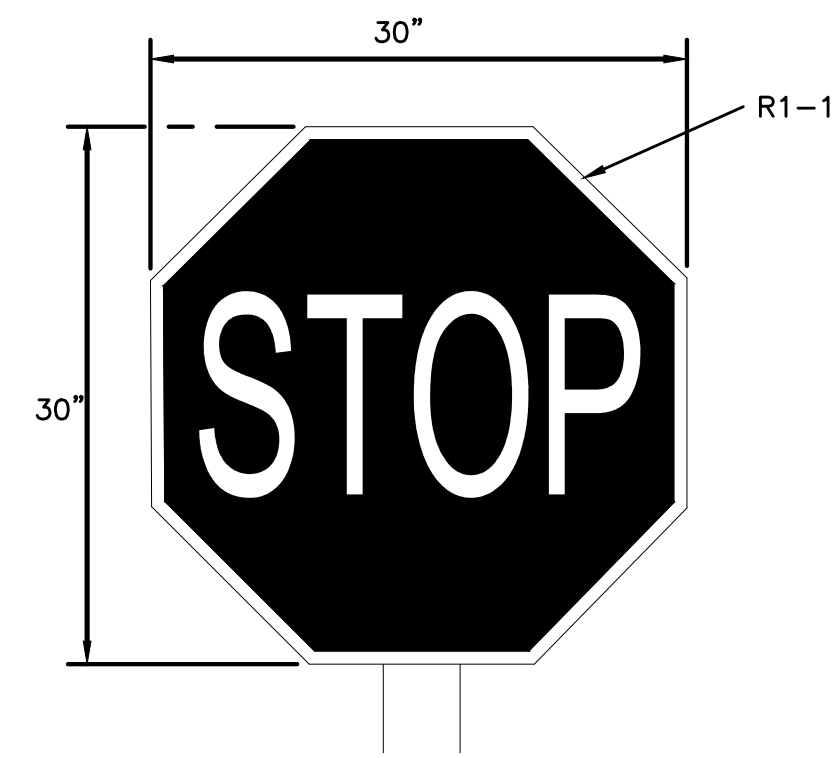


TYPE "ABOVE GRADE" WITH STRAW BALES
DETAIL 5 – CONCRETE WASHOUT
NOT TO SCALE

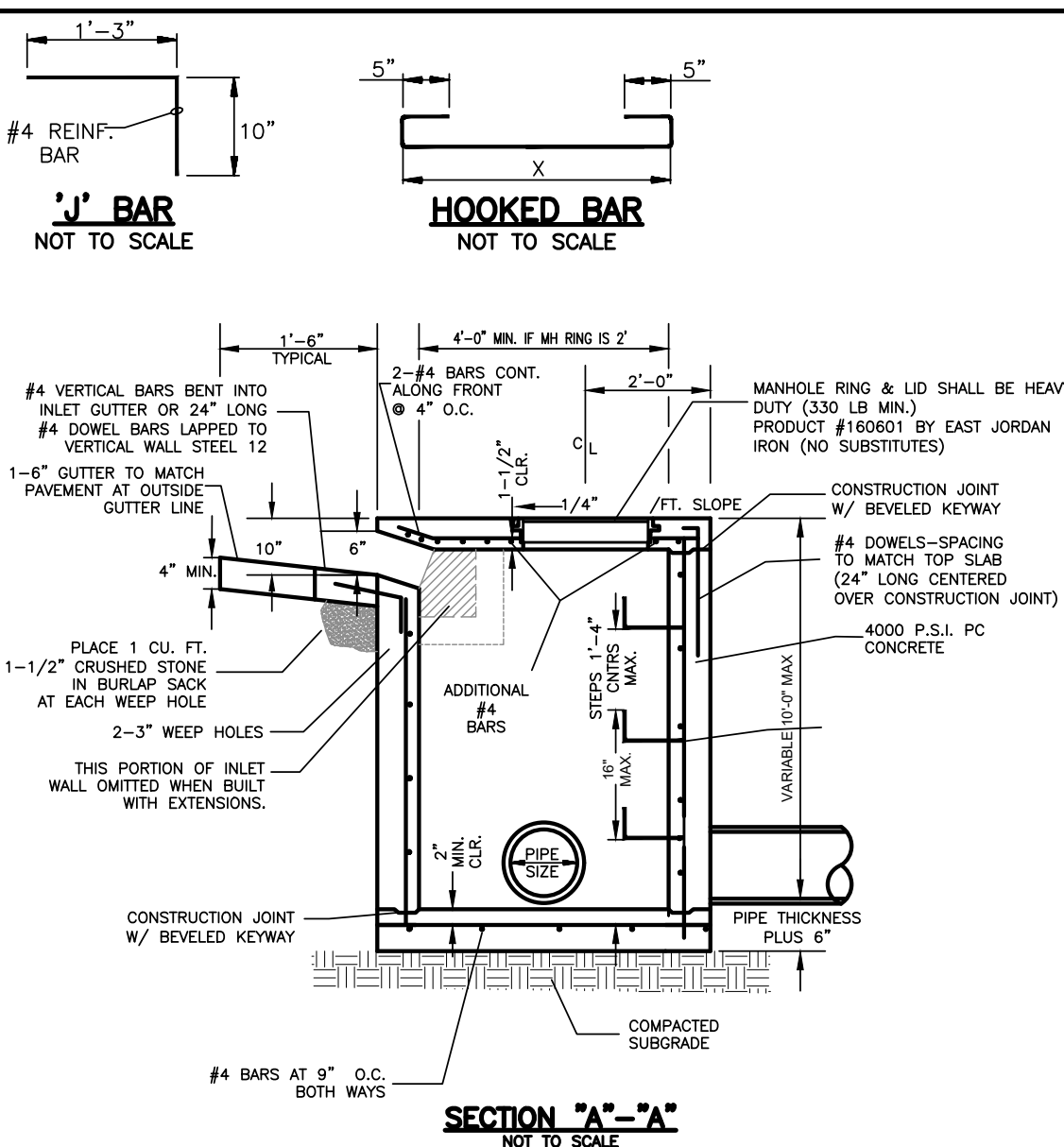


NOTES:
1. THE CURB RAMP RUNNING SLOPE SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET. WHEN APPLYING THE 15 FEET MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE.
2. CROSS SLOPE NOT TO EXCEED 2%.

DETAIL 6 – ACCESSIBLE RAMP
NOT TO SCALE



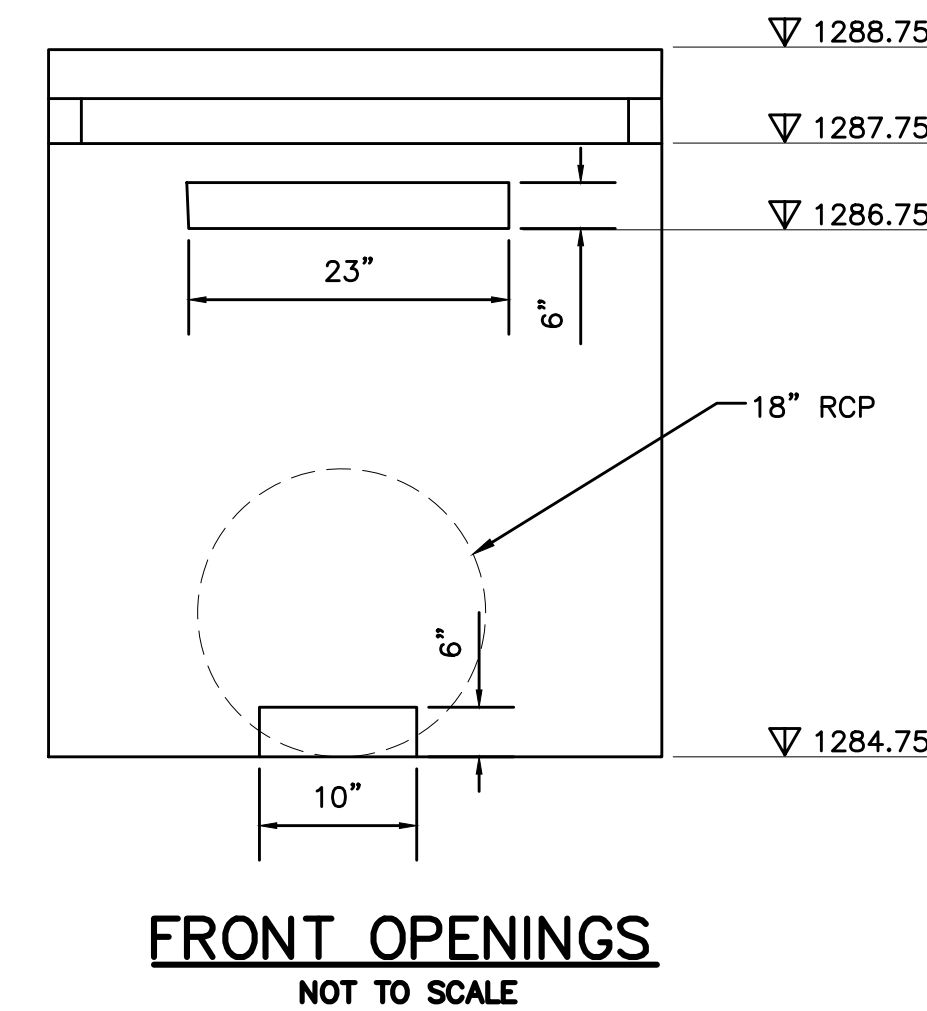
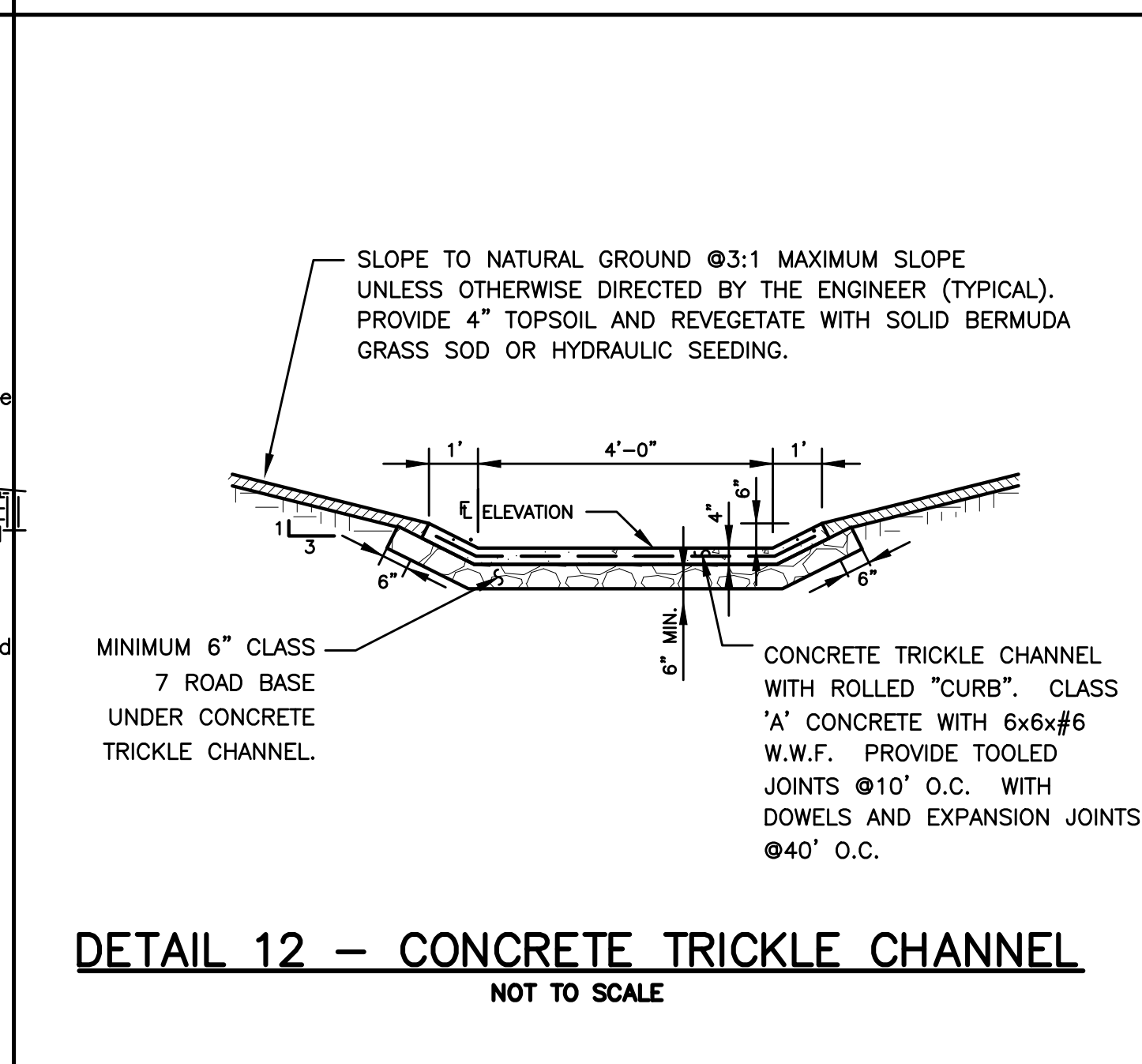
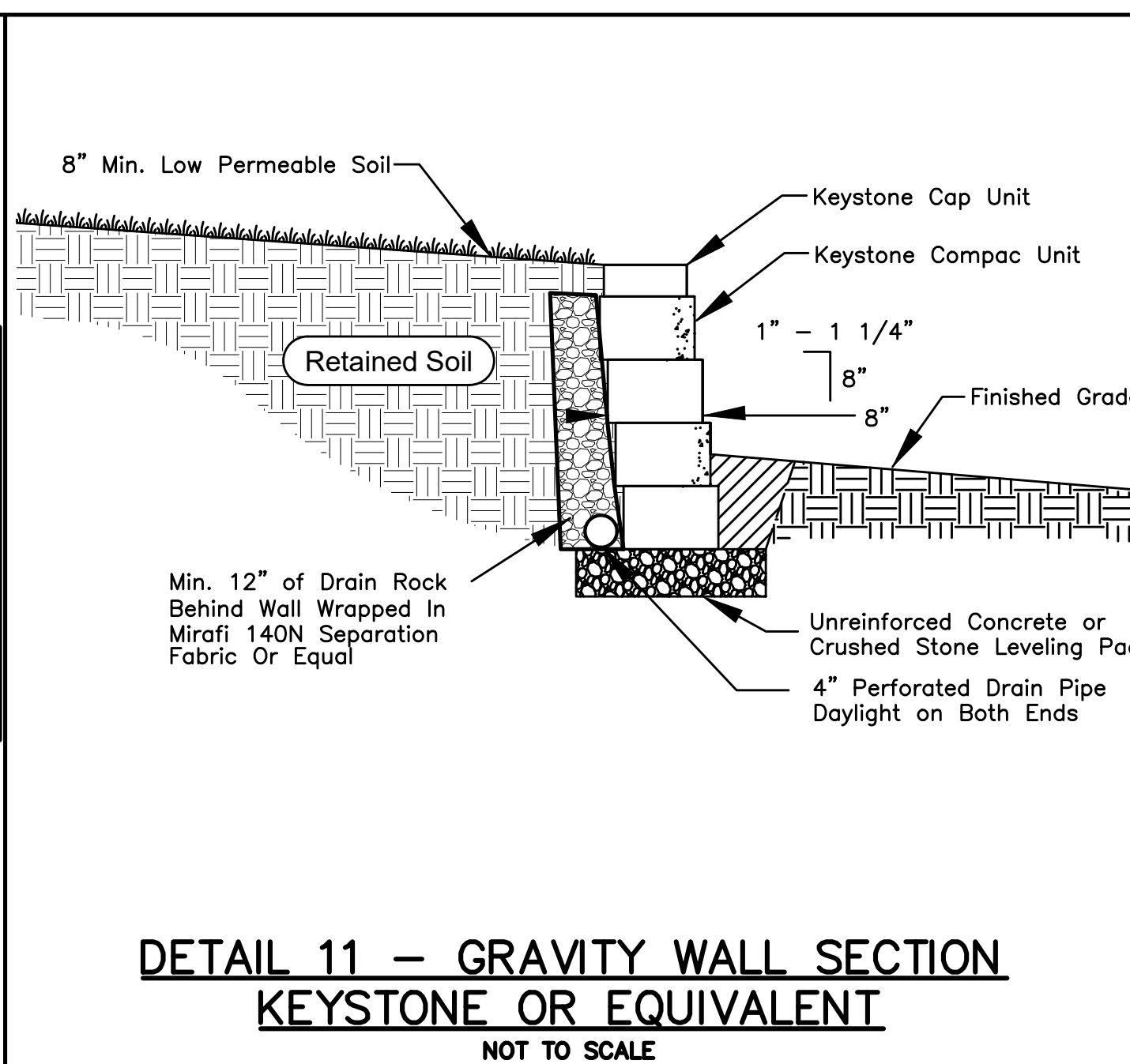
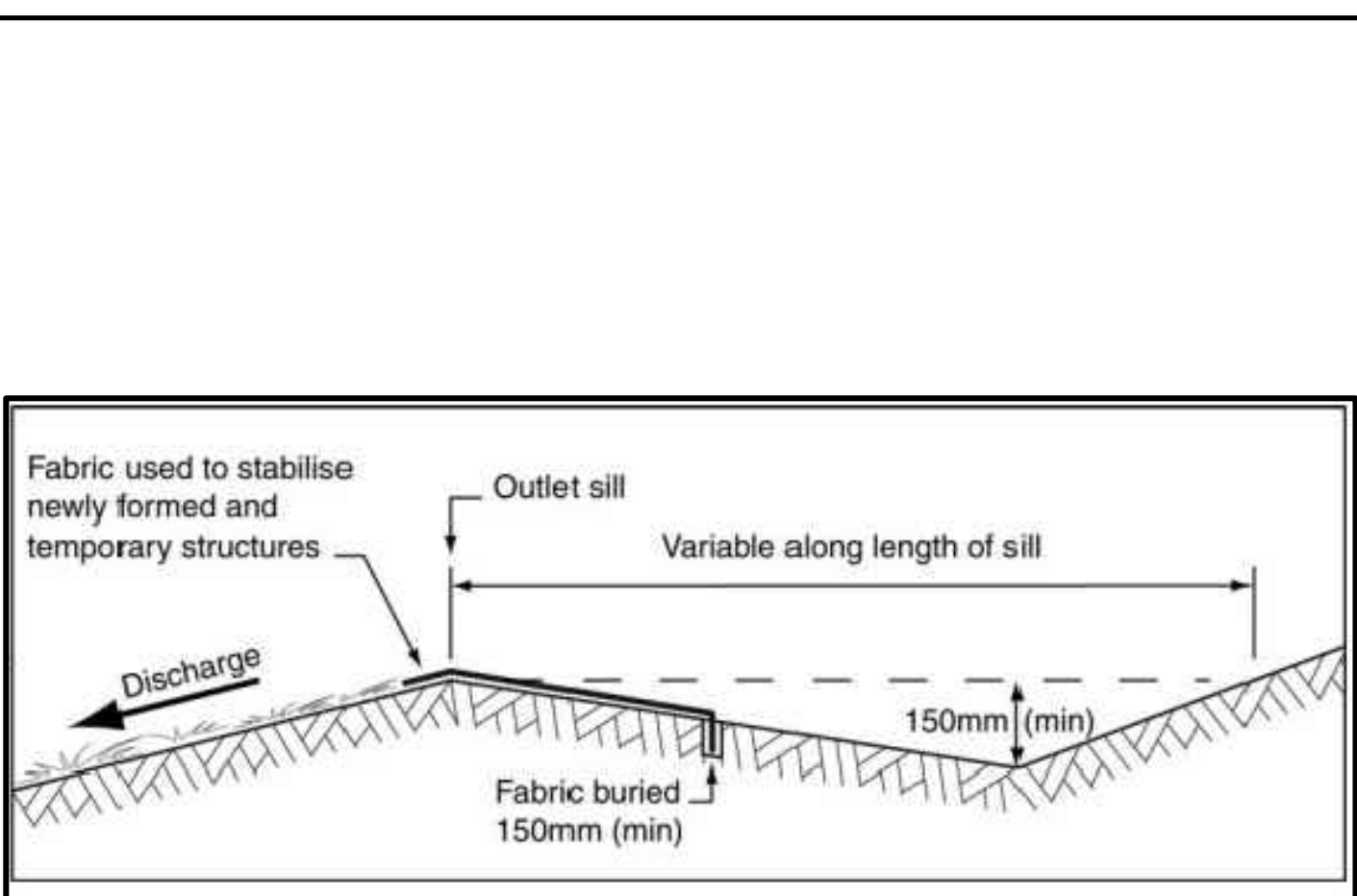
DETAIL 7 – STOP SIGN
NOT TO SCALE



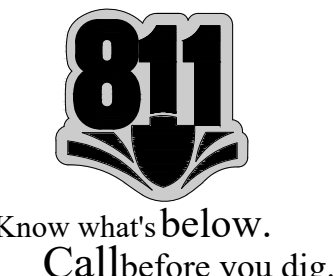
DETAIL 8 – CURB INLET/JUNCTION BOX
NOT TO SCALE

SECTION	TOP SLAB THICKNESS & REINFORCEMENT	BOTTOM SLAB THICKNESS & REINFORCEMENT	WALL SLAB THICKNESS & REINFORCEMENT	TABLE OF "W" DIMENSIONS (W1 & W2) SKEW OF CROSS DRAIN
"A" W = 4'	#4'S @ 9"	#4'S @ 9"	#4'S @ 9" (H) \ #4'S @ 10" (V)	SINGLE STRAIGHT 30" 45"
"A" 4' < W < 7'	#6'S @ 9"	#6'S @ 9"	#4'S @ 10" (H/V)	24" 4'-0" 4'-0" 4'-0"
"A" 7' < W < 10'	#6'S @ 9"	#6'S @ 9"	#4'S @ 10" (H/V)	30" 4'-0" 4'-0" 5'-6"
				36" 4'-0" 5'-6" 6'-6"
				42" 5'-6" 6'-0" 7'-0"
				48" 6'-0" 6'-0" 8'-0"
				DOUBLE 24" 7'-0" 8'-0" 9'-0"
				30" 8'-6" 9'-6" 11'-0"
				36" 9'-6" 10'-6" 12'-6"
				42" 10'-6" 12'-0" 14'-6"
				48" 12'-0" 13'-6" 16'-0"

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL #4 AND #5 REINFORCING BARS TO HAVE 1-1/2" COVER, LARGER SIZES TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPE SHALL CONNECT TO THE ENDS OR SIDES OF THE OUTLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF STRUCTURE.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. ALL CONCRETE TO BE 4000 P.S.I.
7. FOR TOP AND BOTTOM SLAB REINFORCEMENT, ALTERNATE BETWEEN STRAIGHT BARS AND HOOKED BARS FOR EVERY OTHER BAR IN BOTH DIRECTIONS.



PP21-0024

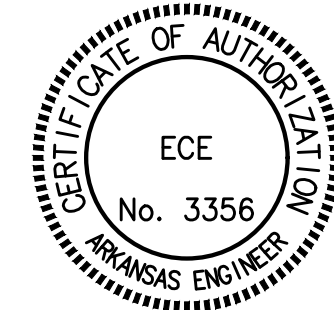


Rev	Comments	Date
3	PER CITY COMMENTS	03/08/2022
4	PER CITY COMMENTS	04/18/2022
5	PER ADH COMMENTS	05/25/2022
6	PER CITY COMMENTS	06/09/2022

CORMEX SUBDIVISION

BENTONVILLE, AR
WALKER STREET

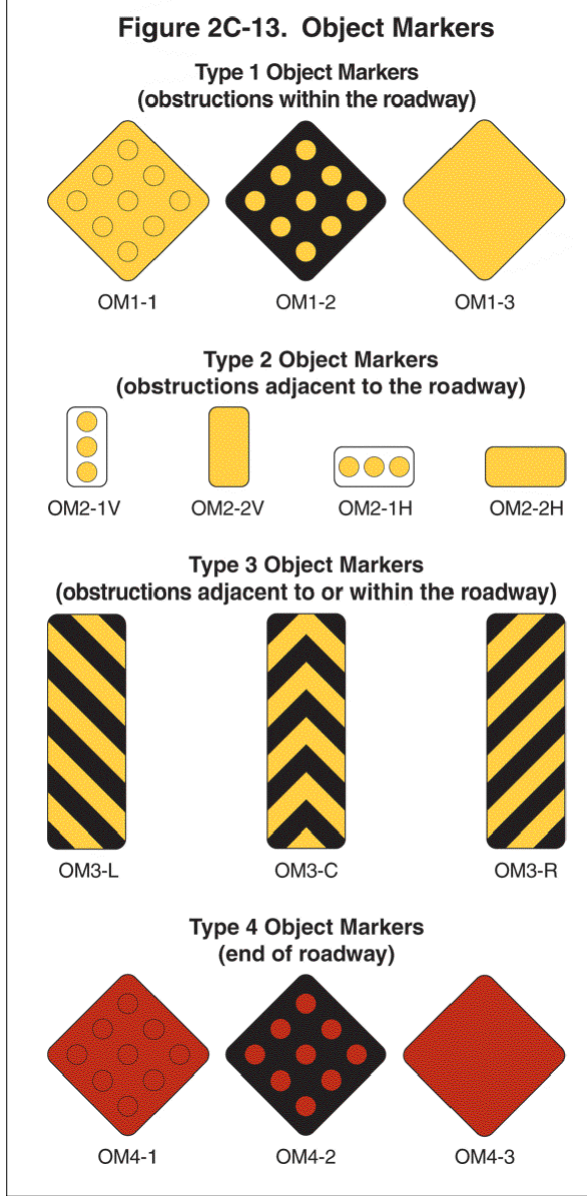
CORMEX, LLC
1008 COVEY PL, BENTONVILLE, AR 72712



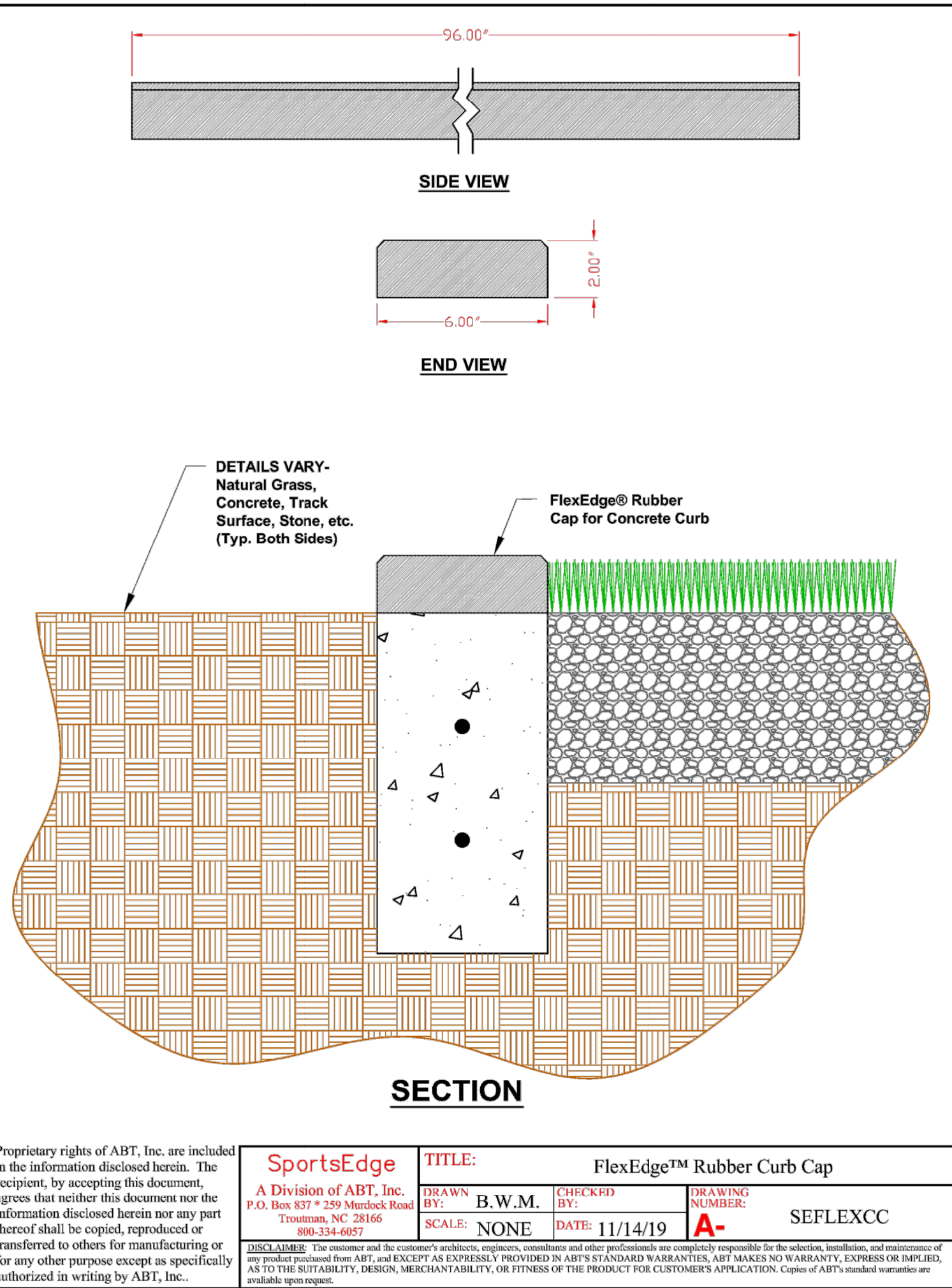
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1/28/2021
JOB NUMBER
21-1027
SHEET NAME
DETAILS

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DETAIL 1 – 4 DIAMOND SIGN
NOT TO SCALE



DETAIL 2 – RUBBER CURB CAP
NOT TO SCALE



06/06/2022

Rev	Comments	Date
3	PER CITY COMMENTS	03/08/2022
4	PER CITY COMMENTS	04/18/2022
5	PER ADH COMMENTS	05/25/2022
6	PER CITY COMMENTS	06/09/2022

CORMEX SUBDIVISION
WALKER STREET
BENTONVILLE, AR
CORMEX, LLC
1008 COVEY PL, BENTONVILLE, AR 72712

3206 SUITS US DR, STE. B
BELLA VISTA, AR 72714
D: 479.367.2924
M: 609.759-5300
EMAIL: jason@ecc-engineering.com



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1/28/2021
JOB NUMBER
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SHEET NAME

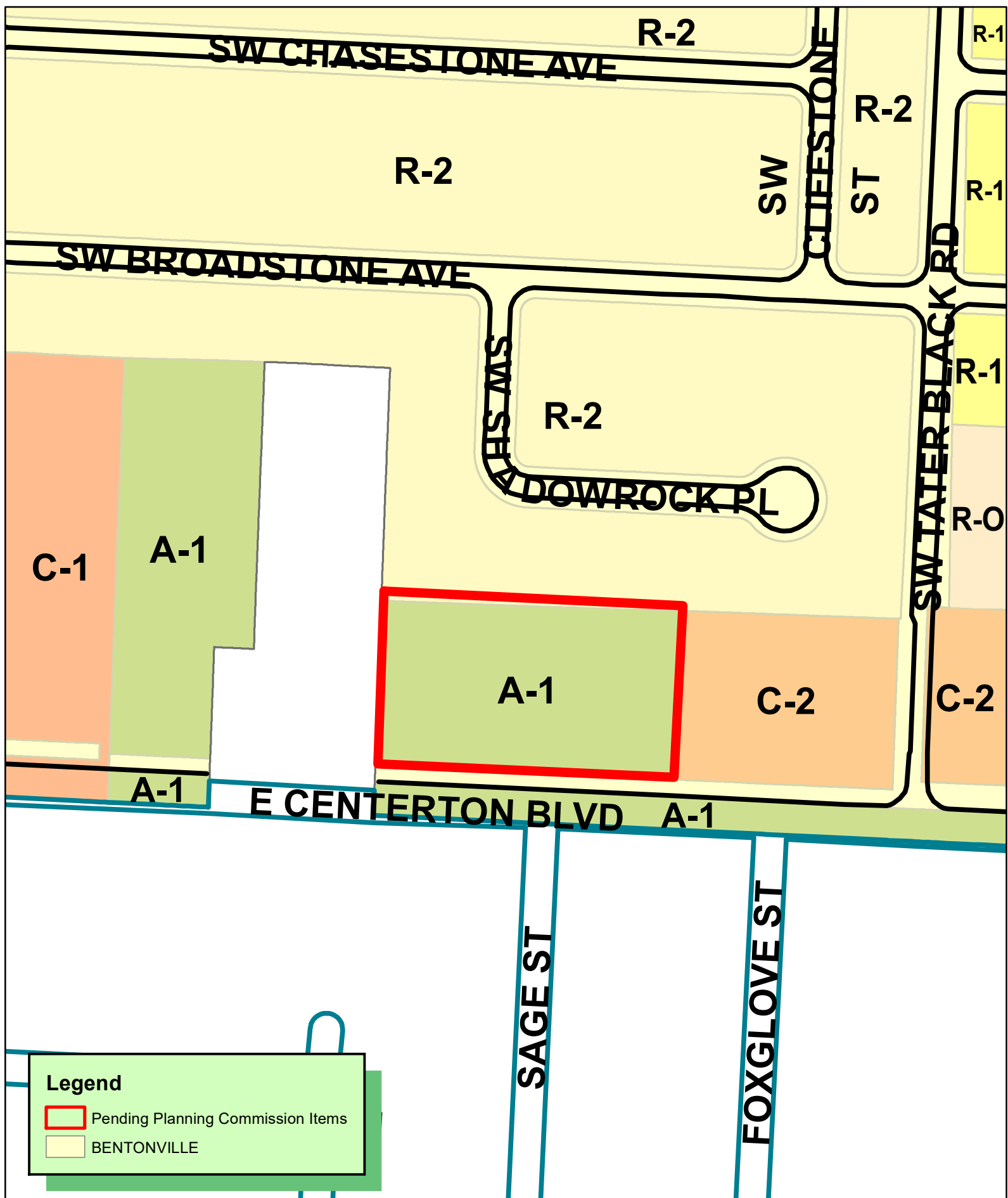
DETAILS

File No.
21-1027.dwg
C10.1



Know what's below.
Call before you dig.

PP21-0024



RZ22-0033 6/21/22
REZONING A-1 TO C-1
STONEGATE SUBDIVISION
LOT 89



WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

April 27, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

**RE: Requesting a Change of the Future Land Use Map ("FLUM") Designation
for Parcel No. 01-13251-003 from Residential Estate to General Commercial**

Dear Planning Staff:

This law firm has been retained to assist the applicants, James M. Patton and Brenda D. Patton, Trustees of the Patton Family Trust ("Applicant") in obtaining a FLUM amendment for Parcel No. 01-13251-003 (hereinafter "the Property") from Residential Estate to General Commercial. Because the Property is currently designated as Residential Estate on the FLUM, a change to a General Commercial Designation is required in order to facilitate a C-1 zoning.

The Property is located on Highway 102, which is a highway commercial corridor. In previous years, Highway 102 was a more rural setting; however, at the present time, the current Residential Estate designation of the Property is a relic on the FLUM. Residential Estate clearly does not match the pattern of development going East or West on Highway 102, which is almost entirely commercial. Granted the location of the Property, the current FLUM designation is not an efficient use of highway-adjacent land. Moreover, changing the FLUM designation of the Property to General Commercial would create a good transition between the Stonegate Subdivision to the North and Highway 102 to the South. Lastly, changing the FLUM designation to General Commercial creates the opportunity for the Property to be developed with commercial services to serve the adjacent neighborhood.

Thank you for considering this request to change the Future Land Use Map designation for this property. If you have any questions, feel free to contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

April 27, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

**RE: Rezoning Parcel No. 01-13251-003 from A-1, Agriculture, to C-1,
Neighborhood Commercial**

Dear Planning Staff:

This law firm has been hired to assist the applicants, James M. Patton and Brenda D. Patton, Trustees of the Patton Family Trust ("Applicant") in obtaining a rezoning of Parcel No. 01-13251-003 (hereinafter "the Property") from A-1, Agriculture to C-1, Neighborhood Commercial.

The primary purpose for this rezoning request is to allow the Applicant to sell the Property to a developer in order to develop a chain drive-through restaurant. The Property is adjacent to R-2 to the West and C-2 to the East. The properties to the South and West are within Centerton city limits, and are zoned "R3-D" and "C-2", respectively. Notably, this parcel sits on Highway 102. What's more, the Property is a frontage lot that is part of the Stonegate Subdivision and was initially platted for the purpose of serving as a commercial out-lot to that subdivision. Much like the lots directly to the East of it, this lot is intended to provide commercial services to the neighborhood as well as create a buffer between the highway and the neighborhood.

There are several precedent rezonings on Highway 102. In particular, the four lots to the East of the Property have all been recently zoned either C-2 or C-1 and have been developed as drive-through chain restaurants. The vast majority of the lots on Highway 102 are zoned commercial and developed in a highway commercial style. In short, this re-zoning would simply fill in one of the few remaining gaps in the Highway 102 commercial corridor.

Because the project is still early in the development process, neither appearance, nor signage has been designed so far, although both will likely be typical of highway drive-thru restaurants. As for traffic, the parcel sits on Highway 102, which is a major arterial and which has ample capacity for further development. Lastly, as for utilities, there is an 8" water line which

runs along Highway 102, and there is a sewer lines which the developer could connect to on the parcel directly adjacent to the East.

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

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

General Commercial

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

General commercial areas include uses that serve both nearby residents and those coming from other parts of the city or region. Appropriate uses in these areas include retail, restaurants, services, and offices. Vertical mixed-use developments are encouraged, but are not as high a priority as in mixed-use or downtown commercial areas. General commercial uses should balance access between pedestrians and vehicles, though the impacts of parking should be minimized through site design and landscaping.



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-1, Neighborhood Commercial



The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

Maximum Density Allowed: N/A

Maximum Height Allowed: 40 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-1	All	7,000	-	70'	-	50%	50%

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-1	50'	20'	7'	15'	20'	25'

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-1, Neighborhood Commercial

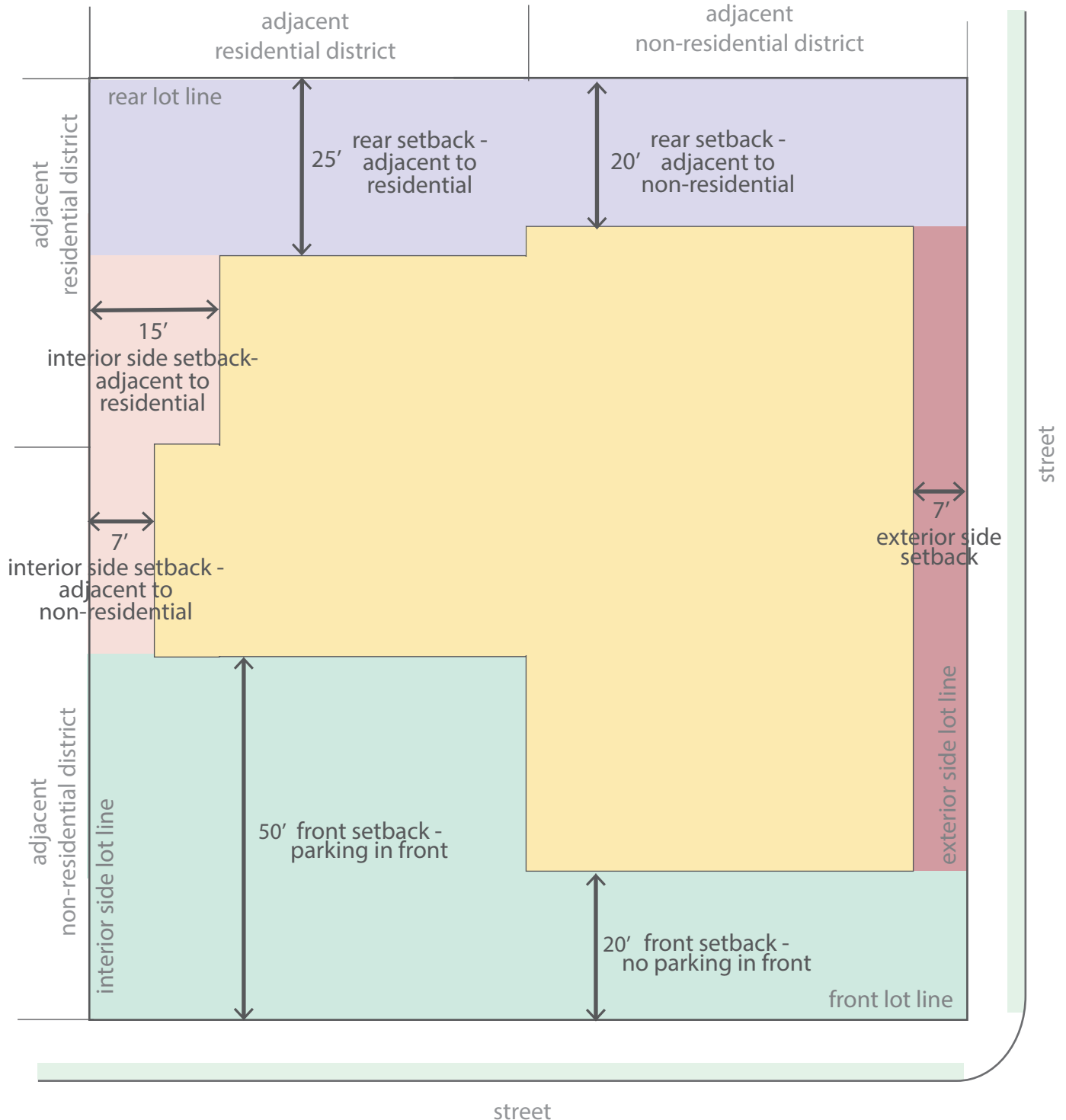
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals Animal - domestic or household Botanical garden Residential Residential facility - assisted living Residential facility - extended medical care Residential facility – rehabilitation Recreation, Education & Assembly Aquarium Community Center Cultural studio Library Museum Park – community Park – mini Park - neighborhood Services Adult day care ATM machine Auction house Cemetery or mausoleum Child care – commercial Child care – residential (4 children) Financial institution Funeral home Governmental services facility Maintenance service Medical services – doctor office Office Personal services Postal services Repair services – household Retail Artisan shop Bakery Bar, lounge or tavern Equipment rental – indoor Outdoor vending – private property Packaged sale of beer and/or light wine Retail	Agriculture and Animals Animal clinic Community garden Recreation, Education & Public Assembly Commercial recreation facility - indoor Commercial recreation facility – outdoor Educational facility Event center Golf course Religious facility Services Car wash Copy facilities Lodging – Bed & Breakfast Public safety services Retail Gas station Outdoor vendor park Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-through Restaurant, microbrewery Transportation/Utilities Airport facilities Parking facility (as principle use) Utility facility Wireless communication facility (cell tower) Other Temporary Uses	Residential Dwelling – accessory Transportation/Utilities Solar energy system Wind energy system, small Other Building – accessory nonresidential Donation box

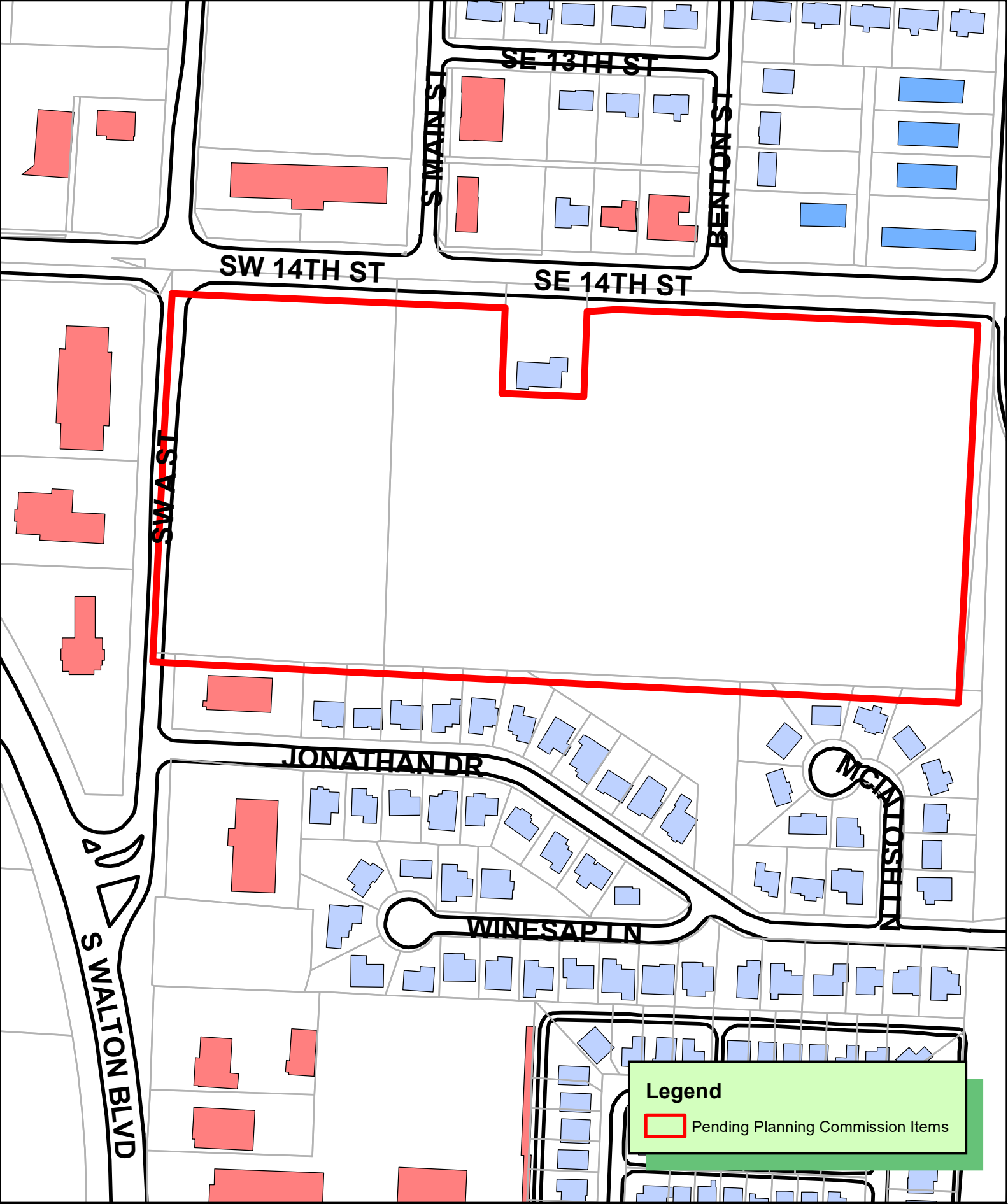
Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

C-1, Neighborhood Commercial

Setback Illustration





Legend

 Pending Planning Commission Items

 1 inch = 200 feet

CU22-0016 6/21/22
CONDITIONAL USE
MOTTO HOTEL LAYDOWN YARD
PARCEL 01-00067-000





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

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

May 2, 2022

City of Bentonville
Planning Department
305 SW A St.
Bentonville, AR 72712

RE: Conditional Use Permit Request
CEI Project #: 32661

Dear Planning Commissioners:

Please accept this narrative letter to accompany a formal application by Randy Lawson for consideration of this request for a conditional use permit to allow a materials laydown yard associated with the Motto Hotel (LSD20-0071) operated by Nabholz Construction. The laydown yard would be operational for approximately 18 months while the Motto Hotel construction is completed. At that time, the temporary laydown yard will be restored to its previous condition.

Included with this submittal is an erosion control plan with required BMPs. The plan also depicts the location of parking, material staging and laydown, and containers to be used for storage and office space. 18" RCP will be used to convey the stormwater currently in the ditch. A security fence and gate will also be incorporated around the temporary area of use.

The hours of operation for the facility will be from 6am to 6pm Monday through Saturday. Shipping containers and job trailers will be the only indoor areas on the site. The number of expected parking will be up to 80 depending on the stage of construction. The contractor plans to provide a shuttle to and from the site for most workers. There will not be any proposed site lighting but will have security cameras. Average deliveries per days is expected not to exceed 10. Up to 100 employees on site can be expected depending on the stage of construction and time of day.

Respectfully Submitted,
CEI Engineering Inc.

Derek Hileman
Project Manager

TEMPORARY LAYDOWN YARD PLANS

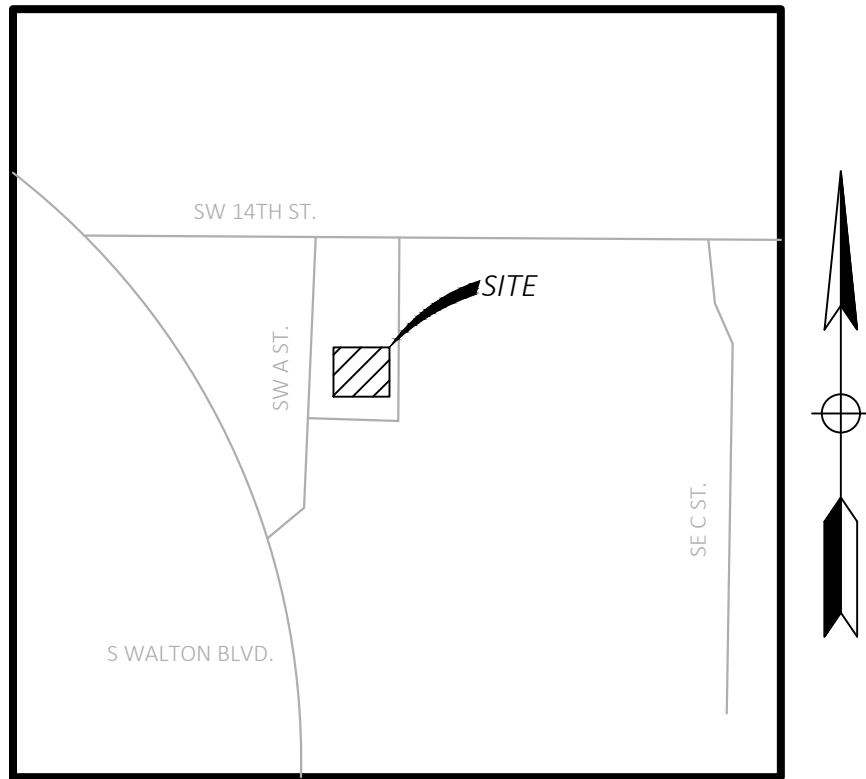
MOTTO LAYDOWN YARD

NABHOLZ CONSTRUCTION CORPORATION

SW A STREET
BENTONVILLE, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: BENTON COUNTY TOPOGRAPHICAL DATA
- CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. 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.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.



VICINITY MAP
NOT TO SCALE

CEI CONTACT:

NAME: DEREK HILEMAN
EMAIL: DHILEMAN@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: MIKE FESSMAN
EMAIL: MIKE.FESSMAN@NABHOLZ.COM
PHONE: (479) 270-2703

PLAN INDEX:

- C0.0 COVER SHEET
C1.0 EROSION CONTROL PLAN
C2.0 EROSION CONTROL PLAN & NOTES

RESOURCE LIST:

CITY OF BENTONVILLE PARKS & RECREATION DAVID WRIGHT 215 SW A ST BENTONVILLE, AR 72712 PHONE: (479) 464-7275	ELECTRIC DEPARTMENT CITY OF BENTONVILLE CHARLIE BARNES 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3159
CITY OF BENTONVILLE CITY ENGINEER ELLEN NORVELL 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-5993	STORMWATER JANET PATRIT 3200 SW MUNICIPAL DR BENTONVILLE, AR PHONE: (479) 271-5002
PLANNING DEPARTMENT TYLER OVERSTREET 305 S.W. "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3126	FIRE DEPARTMENT JAKE FEEHMSTER FIRE MARSHALL 800 S.W. "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 271-5927
WATER DEPARTMENT CITY OF BENTONVILLE BEAU THOMPSON 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3140	STREET DEPARTMENT CITY OF BENTONVILLE TONY DAVIS 3200 SW MUNICIPAL DR BENTONVILLE, AR 72712 PHONE: (479) 271-3130
WASTEWATER DEPARTMENT CITY OF BENTONVILLE CHRIS EARL 1901 N.E. "A" STREET BENTONVILLE, AR 72712 PHONE: (479) 271-3161	

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 050007C0255K MAP REVISED: 06/05/2012



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CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING
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CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, ARKANSAS
PHONE: (479) 273-9472
FAX: (479) 273-0844

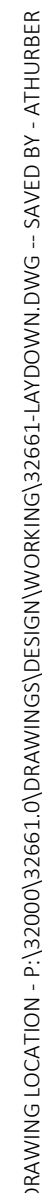
MOTTO LAYDOWN YARD
NABHOLZ CONSTRUCTION CORPORATION
SW A STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	DKH
DESIGNER	ALT
CEI PROJECT NUMBER	32661
DATE	4/28/2022
REVISION	REV-0

COVER
SHEET TITLE
SHEET NUMBER

C0.0



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

MOTTO LAYDOWN YARD
NABHOLZ CONSTRUCTION CORPORATION
SW A STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	DKH
DESIGNER	ALT
CEI PROJECT NUMBER	32661
DATE	6/8/2022
REVISION	REV-0

EROSION CONTROL PLAN

SHEET TITLE
SHEET NUMBER

C1.0

DRAWING LOCATION - P:\22000\23661\0 DRAWINGS\DESIGN\WORKING\23661-LAYDOWN.DWG - SAVED BY: ATTURBER

GENERAL EROSION NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE STATE OF ARKANSAS NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- A COPY OF THE SWPPP AND EROSION CONTROL PLANS, INCLUDING APPLICABLE DETAIL SHEETS, MUST REMAIN ONSITE THROUGHOUT CONSTRUCTION AND MADE AVAILABLE TO THE PUBLIC UNTIL THE SITE IS TERMINATED AND/OR PERMANENTLY STABILIZED PER THE NPDES PERMIT.
- THE CONTRACTOR MUST UPDATE THE SWPPP AND EROSION CONTROL PLANS TO REFLECT THE PROGRESS OF CONSTRUCTION AND GENERAL CHANGES TO THE PROJECT SITE. CHANGES MAY INCLUDE BMP INSTALLATION, MODIFICATION, OR REMOVAL, CONSTRUCTION ACTIVITIES, CLEARING, GRUBBING, OR GRADING, AND TEMPORARY OR PERMANENT STABILIZATION.
- THE CONTRACTOR MUST ADHERE TO ANY HOURS OF WORK, NOISE LEVEL, OR OTHER CONSTRUCTION RELATED RESTRICTIONS IN ACCORDANCE WITH LOCAL OR STATE REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY OFFSITE BORROW, SPOIL, OR STORAGE AREAS TO BE UTILIZED, BUT NOT PROVIDED WITHIN THE PROJECT'S LIMITS OF DISTURBANCE, ARE TO BE PROPERLY LICENSED AND PERMITTED.
- THE NPDES PERMIT DOES ALLOW CERTAIN NON-STORMWATER DISCHARGES AT THE CONSTRUCTION SITE, SEE NPDES PERMIT FOR A COMPLETE LIST OF PERMITTED DISCHARGES. THESE DISCHARGES MUST BE TREATED BY AN ONSITE BMP PRIOR TO LEAVING THE SITE AND MUST NOT CAUSE EROSION OR DAMAGE TO DOWNSTREAM PROPERTIES AND INFRASTRUCTURE. ALL OTHER DISCHARGES ARE STRICTLY PROHIBITED UNLESS AN APPLICABLE PERMIT HAS BEEN OBTAINED PRIOR TO THE DISCHARGE BY THE CONTRACTOR.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER AND DEPICTED ON THE ONSITE EROSION CONTROL PLAN.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- ADEQUATE HOUSEKEEPING MEASURES SHALL BE IMPLEMENTED SO THAT LOOSE TRASH, MATERIALS, TOOLS, AND EQUIPMENT ARE COLLECTED AND PROPERLY STORED AT THE CONSTRUCTION SITE.
- DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES, DRAINAGE STRUCTURES, OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL STOP FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY STABILIZED IMMEDIATELY.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED IMMEDIATELY, BUT NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE LANDSCAPING PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- ALL EXISTING AND PROPOSED STORM SEWER PIPES, DRAINAGE STRUCTURES, AND DRAINAGE DITCHES WITHIN THE PROJECT AREA SHALL BE CLEANED OF ANY TRASH AND ACCUMULATED SEDIMENT PRIOR TO FINAL STABILIZATION.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 80% COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- IN AN EMERGENCY SITUATION, THE CONTRACTOR IS RESPONSIBLE FOR MODIFYING OR ADDING BMPS NECESSARY TO STOP POLLUTANT OR SEDIMENT DISCHARGES FROM THE CONSTRUCTION SITE AND PROTECT THE WATER QUALITY OF THE RECEIVING WATERBODY.
- IF AN EXCAVATION NEEDS TO BE DEWATERED DUE TO A RECENT RAINFALL EVENT, THE CONTRACTOR CAN DEWATER THE EXCAVATION VIA A PUMPED FILTER BAG. THE PUMPED FILTER BAG MUST DISCHARGE ONTO A STABILIZED SURFACE AND UPSTREAM OF AN EROSION CONTROL BMP LIKE A SEDIMENT BASIN/TRAP, SILT FENCE, OR OTHER PERIMETER BMP. IT IS STRICTLY PROHIBITED TO DISCHARGE THE PUMPED FILTER BAG INTO A STORM DRAIN OR OTHER CONVEYANCE STRUCTURE WITHOUT THE RUNOFF BEING TREATED VIA AN EROSION CONTROL BMP FIRST.

SEQUENCE OF CONSTRUCTION

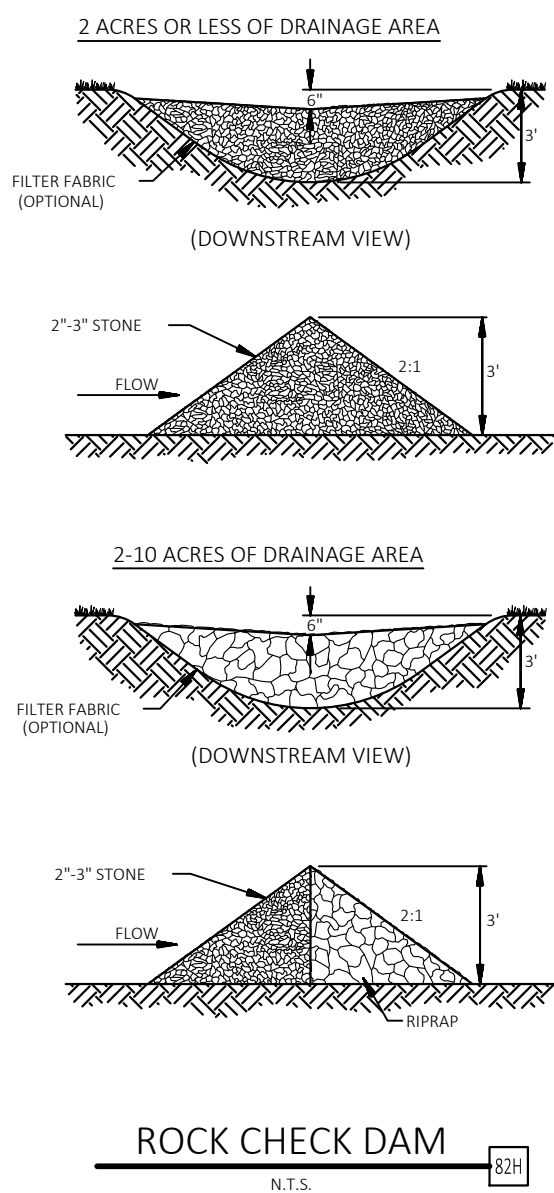
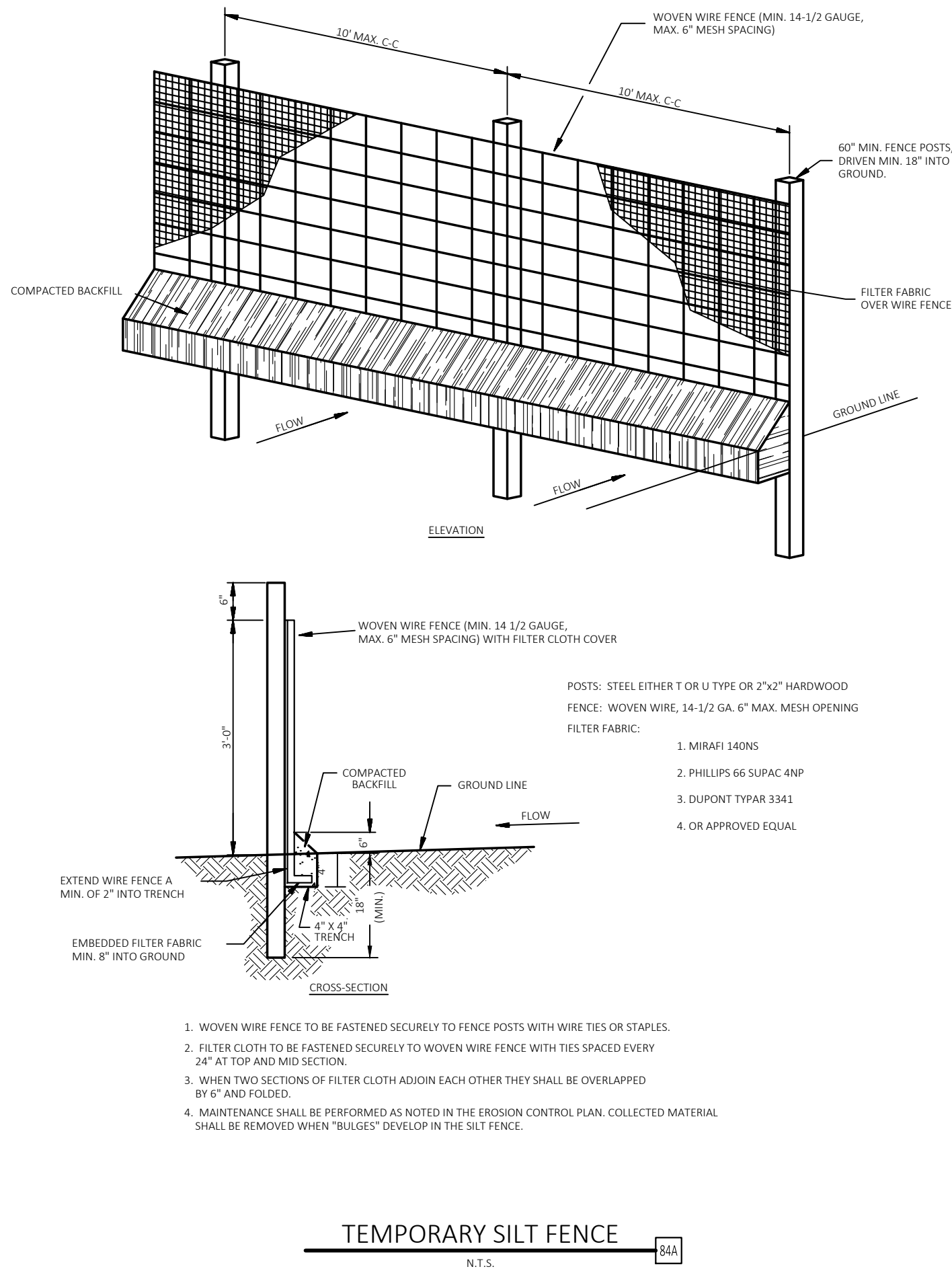
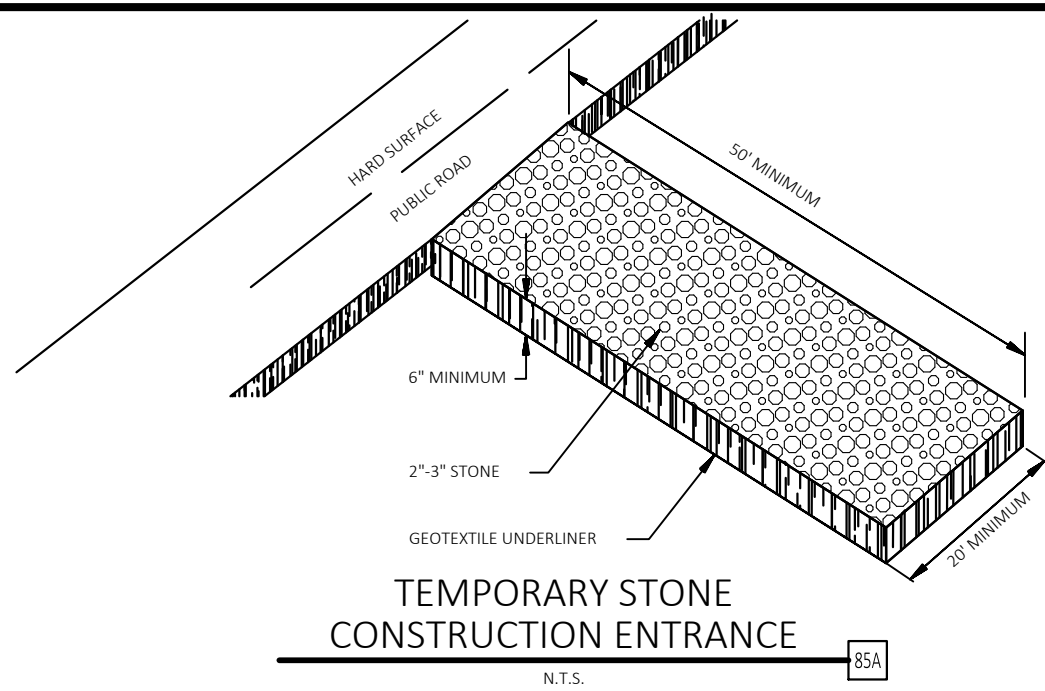
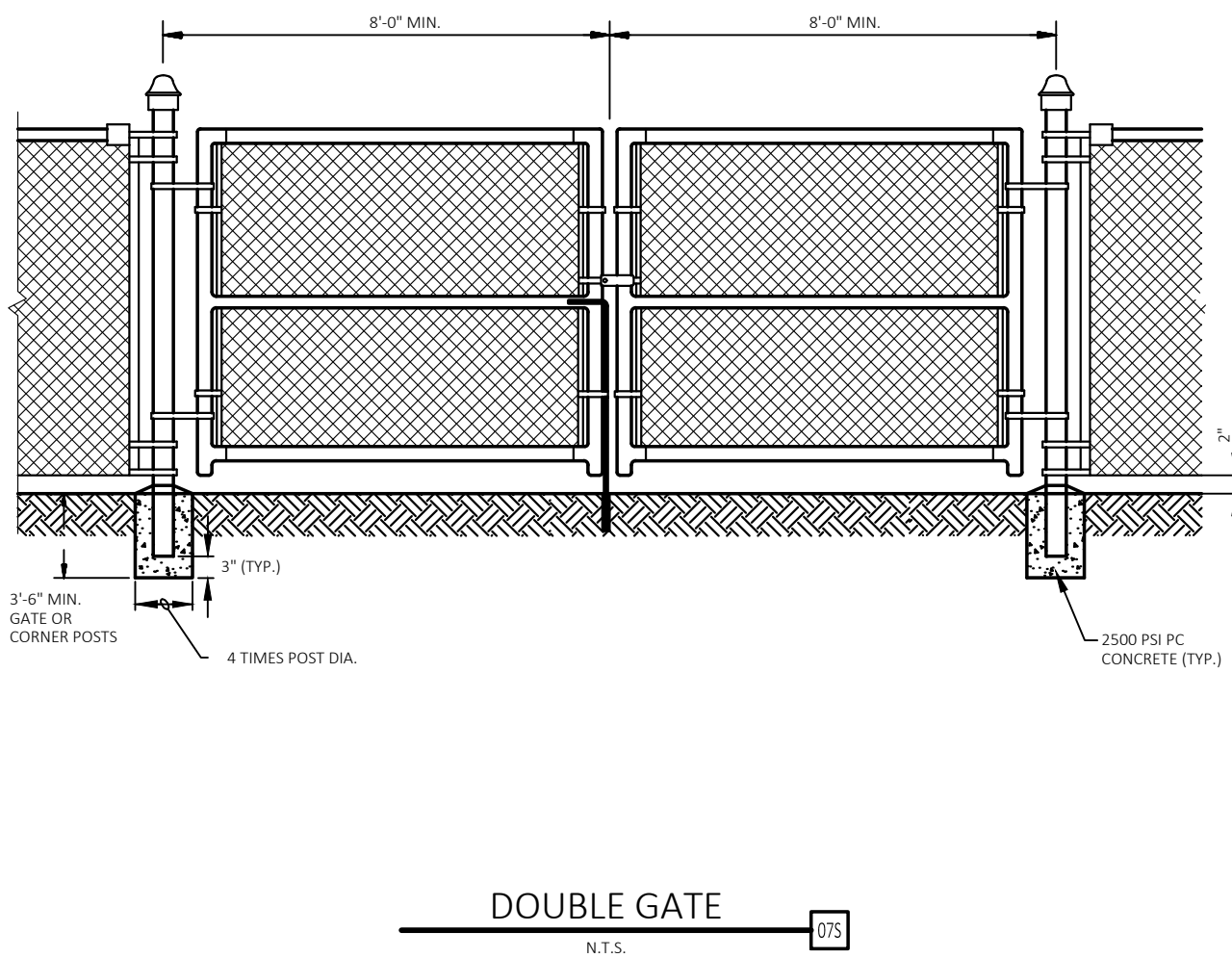
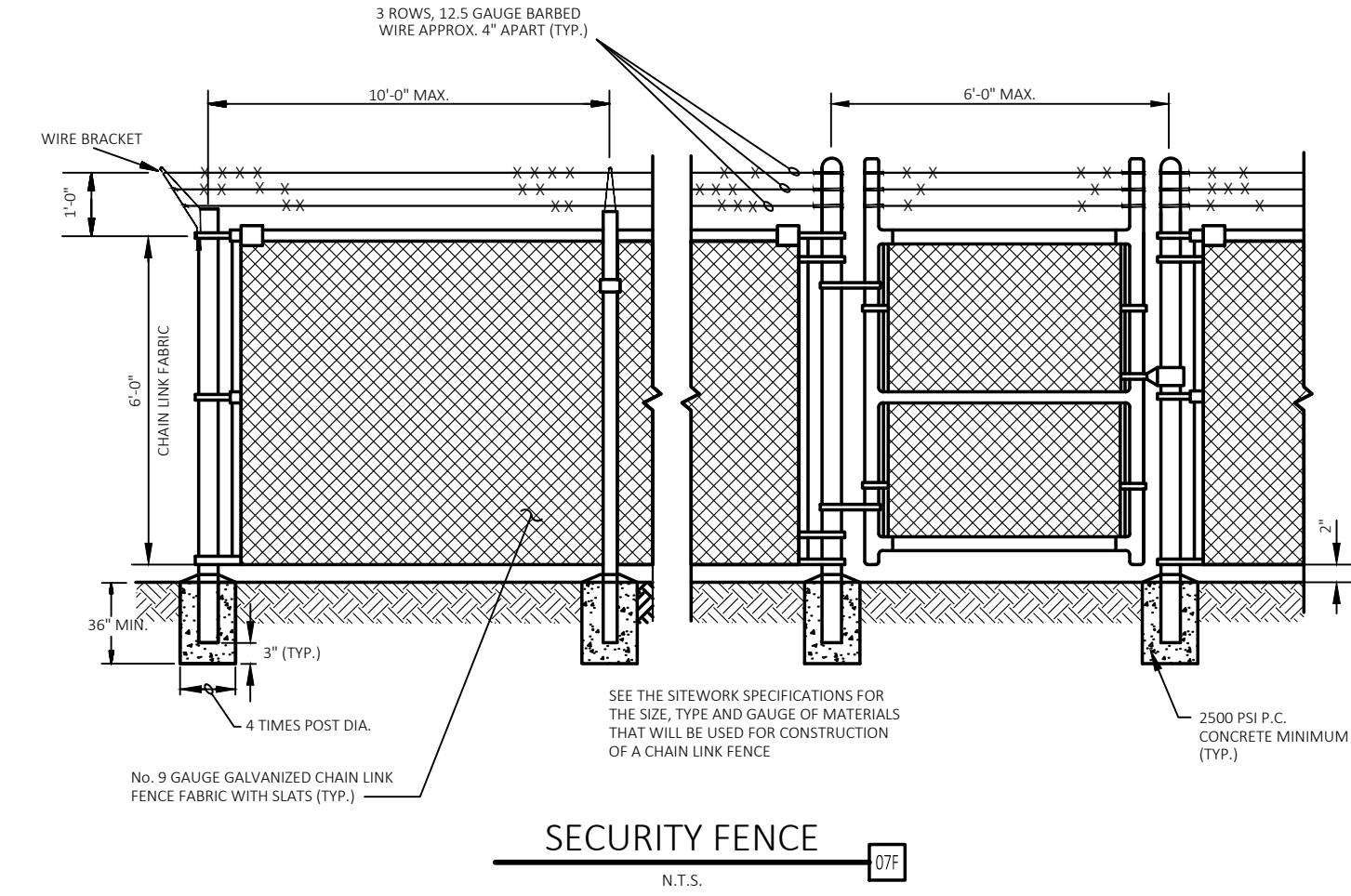
NOTE: DOWNSLOPE PROTECTIVE MEASURES MUST ALWAYS BE IN PLACE BEFORE SOIL IS DISTURBED. CONSTRUCTION STEPS CAN BE IMPLEMENTED CONCURRENTLY ONLY IF ASSOCIATED DOWNSLOPE PROTECTIVE MEASURES HAVE BEEN INSTALLED FOR EACH ACTIVITY.

- INSTALL ROCK CHECK DAM.
- INSTALL 18" RCPS.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CONSTRUCT THE SILT FENCES ON THE SITE.
- PREPARE TEMPORARY PARKING AND STORAGE AREA.
- TEMPORARILY SEED DENUDEED AREAS OR COVER WITH GRAVEL.
- REMOVE LAYDOWN AREA GRAVEL AND SECURITY FENCE.
- INSTALL PERMANENT SEEDING AND PLANTING.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, INCLUDING CONSTRUCTION EXIT AND CULVERTS (ONLY IF SITE IS STABILIZED).

GENERAL EROSION NOTES CONT'D

MAINTENANCE
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT GREATER THAN 0.25-INCHES, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEED AS NEEDED.
- SILT FENCES AND SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES AND WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE BMP.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.





CEI
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Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, ARKANSAS 72712
PHONE: (479) 273-8472
FAX: (479) 273-0844

MOTTO LAYDOWN YARD
NABHOLZ CONSTRUCTION CORPORATION
SW A STREET
BENTONVILLE, ARKANSAS



PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	DKH
DESIGNER	ALT
CEI PROJECT NUMBER	32661
DATE	4/28/2022
REVISION	REV-0

EROSION CONTROL
NOTES & DETAILS
SHEET TITLE
SHEET NUMBER

C2.0

North

Write a description for your map.

Legend



South

Write a description for your map.

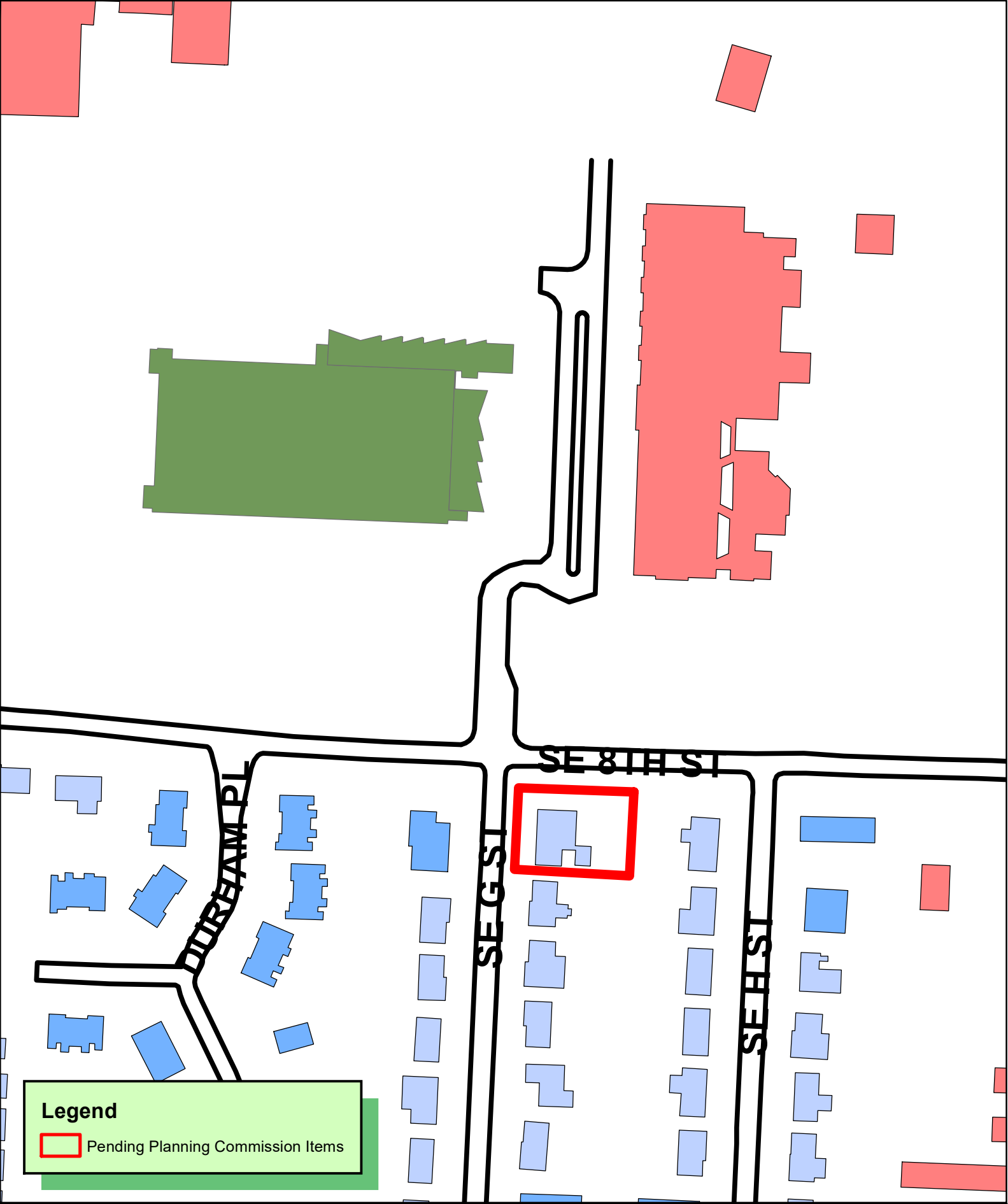
Legend



Google Earth

© 2022 Google

5.26 ft



Legend

 Pending Planning Commission Items



1 inch = 150 feet

CU22-0017 6/21/2022
CONDITIONAL USE
FAIRFIELD ADDITION LOT 14 BLOCK 4
801 SE G ST



CROSSLAND HEAVY CONTRACTORS

501 S. East Ave. • P.O. Box 350

Columbus, KS 66725

tel 620.429.1410

fax 620.429.2998

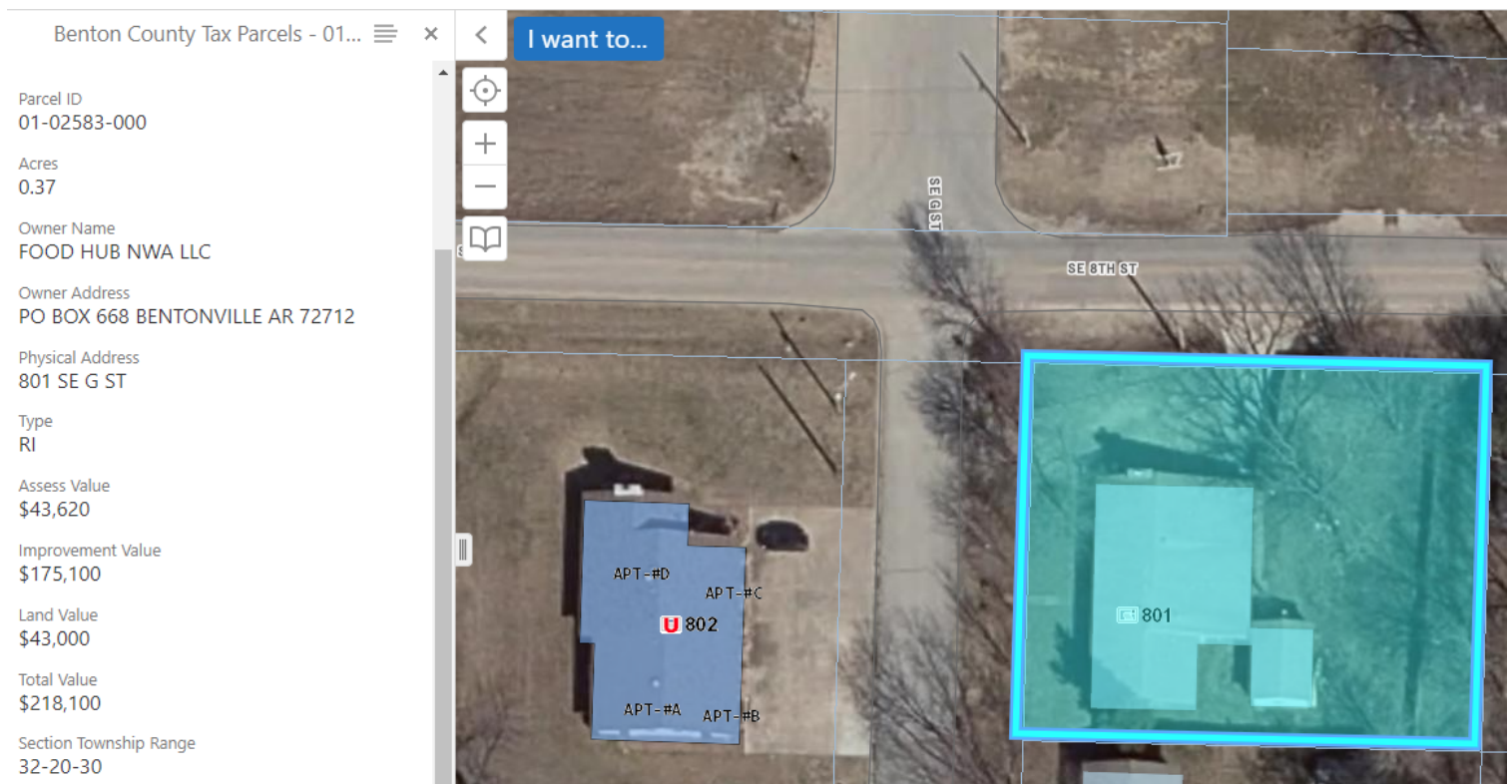
City of Bentonville - Conditional Use Permit

Project: 8th Street Corridor Improvements SW I Street to SE J Street

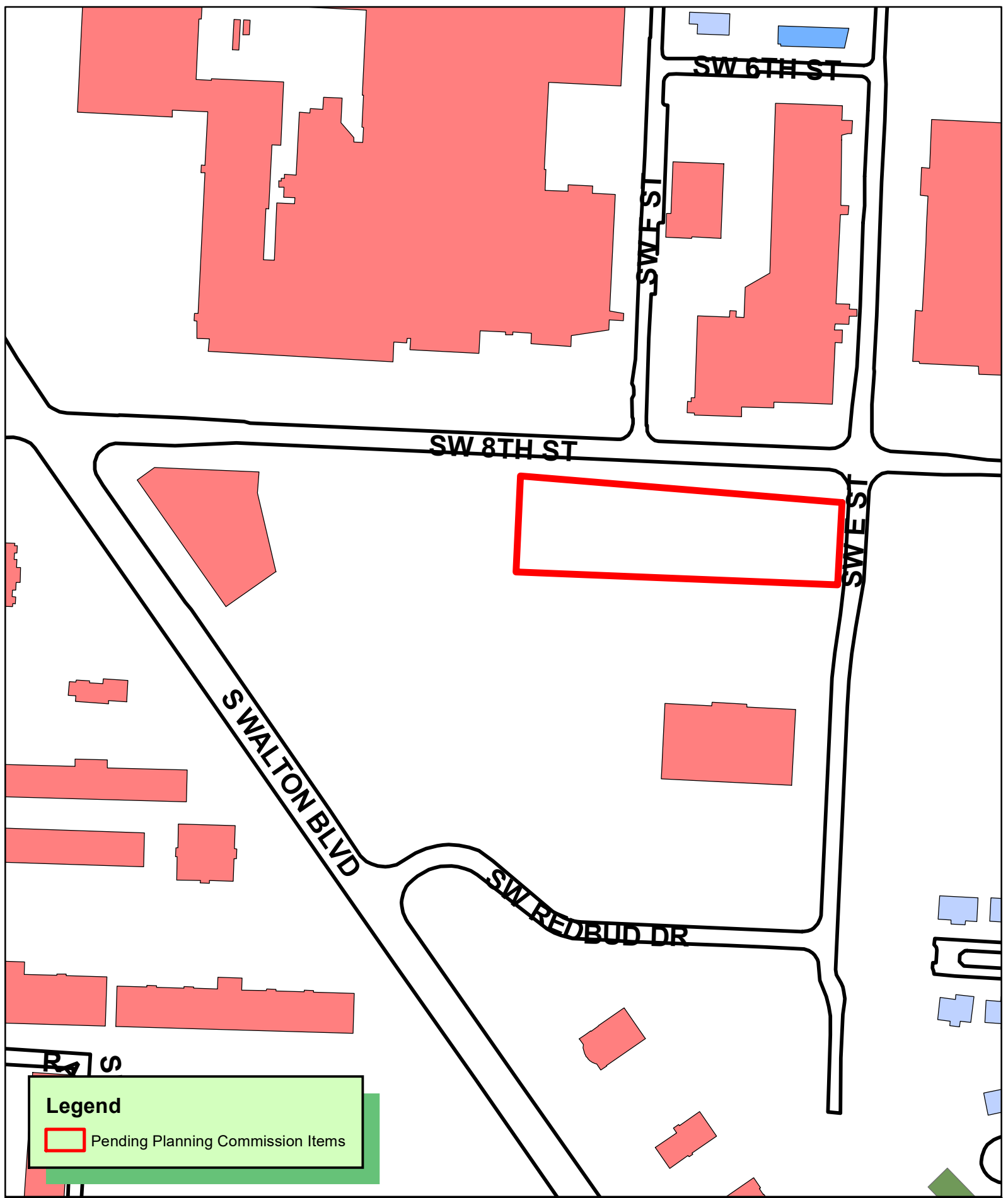
Property: 801 SE G Street

This property is managed by Blue Crane and we have talked to them about using this residential home as a job office for the 2 year duration of the job. Blue Crane is willing to sign a 1-year lease with the option to renew.

We don't plan to change the property any more than adding some gravel for additional parking.

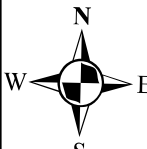


www.heavycontractors.com



Legend

 Pending Planning Commission Items

 1 inch = 200 feet

**CU22-0018 6/21/22
CONDITIONAL USE
BENTONVILLE PLAZA ADDITION
LOT 14**



CROSSLAND

HEAVY CONTRACTORS

501 S. East Ave. • P.O. Box 350

Columbus, KS 66725

tel 620.429.1410

fax 620.429.2998

City of Bentonville - Conditional Use Permit

Project: 8th Street Corridor Improvements SW I Street to SE J Street

Property: 802 SW E Street Bentonville, AR 72712

This property is managed by Blue Crane and we have talked to them about using this plot of land as a storage area for materials for the 2 year duration of the job. Blue Crane is willing to sign a 1-year lease with the option to renew.

We don't plan to change the property any more than adding some gravel for additional parking. As well as adding a temporary driveway across from SW F Street for truck access.

Description

Site Address: SW 8TH ST
Owner: MAB EMPRESAS LLC
Owner Address: 5543 EDMONDSON PIKE PMB 1122
NASHVILLE TN 37211

Details

Parcel ID
01-11088-001

Acres
1.84

Owner Name
MAB EMPRESAS LLC

Owner Address
5543 EDMONDSON PIKE PMB 1122
NASHVILLE TN 37211

Physical Address
SW 8TH ST

Type
CV

Assess Value
\$197,650

Improvement Value
\$0



www.heavycontractors.com

SW CHASESTONE AVE

SW

CLIFFSTONE ST

SW BROADSTONE AVE

SW SHAW ST

DOW ROCK PL

SW WATER BLACK RD

E CENTER TON BLVD

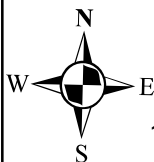
SAGE ST

FOXGLOVE ST

WINTER AVE

Legend

 Pending Planning Commission Items



1 inch = 150 feet

CU22-0019 6/21/22
CONDITIONAL USE
STONEGATE SUBDIVISION
LOT 89



WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

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

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

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

May 16, 2022

Bentonville Planning Department
305 SW A Street
Bentonville, AR 72712

**RE: Application for Conditional Use Permit on Parcel No. 01-13251-003 for
"Restaurant, Drive-Through" Under C-1 Zoning**

Dear Planning Staff:

This law firm has been hired to assist the applicants, James M. Patton and Brenda D. Patton, Trustees of the Patton Family Trust ("Applicant") in obtaining a Conditional Use Permit ("CUP") on Parcel No. 01-13251-003 (hereinafter "the Property") for "Restaurant, Drive-Through" which is allowed conditionally under C-1, Neighborhood Commercial.

A CUP for Restaurant, Drive Through on this Property would largely match the pattern of development around it. The Property is a commercial out-lot for the Stonegate Subdivision, and is one of several in between said neighborhood and Highway 102. There are already two chain drive through restaurants directly to the East of the Property. Moreover, the Property is located on an area of Highway 102 which is a highway commercial corridor, and is ripe for a highway commercial-type use..

A proposed site plan showing the proposed building location, parking and drive-through lanes has been submitted with this application. As for proposed lighting changes, the developer of the restaurant would adhere to all large scale development regulations regarding lighting and light pollution. The hours of operation for the restaurant would be 10am to midnight, seven days a week. The developer anticipates that their restaurant will have around 325 customers per day and would employ around 22-28 employees.

Thank you for considering this application for a Conditional Use Permit for this property. If you have any questions, feel free to contact me at 479-636-2168 or wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

Time: 10:51 am
Scale: 1/20 (PS)
Date: 3/16/2022
Drawing Name: Temp-Geof\concepts\2022\WS concept
Xrefs Used: busa, COA BBA, BATES-AR, 24X36



PROJECT NO

DRAWING NO
01

Bates & Associates, Inc.
Civil Engineering & Surveying
91 W. Colt Square Dr. - Fayetteville, Arkansas 72703 - 479.442.9350 - Fax 479.521.9350
www.batesandassociates.com

CONCEPT PLAN
WIENERSCHNITZEL
BENTONVILLE, ARKANSAS

REVISIONS	DATE
CONCEPT DRAWN	03-16-22

ENGINEER:
DRAWN BY: J. Young, E. Neuhues

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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MERRYFIELD ST

MARJORIE ST

HARBISON ST

SW SHELL RD

3

4

SW TEA OLIVE LN

SW PECAN CIR

N RAINBOW FARM RD

N LN

Legend

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



1 inch = 150 feet

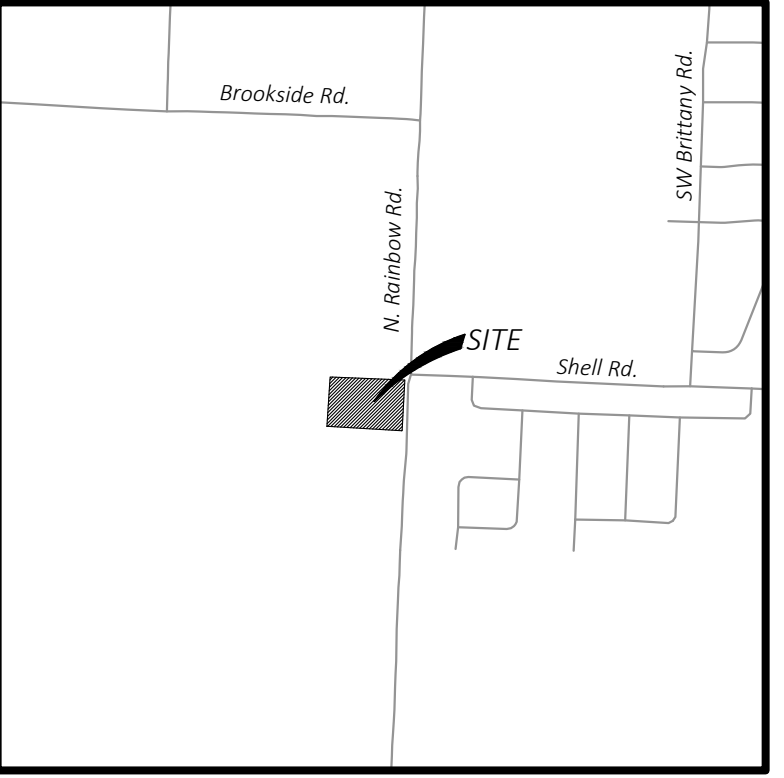
PLA22-0015 6/21/22
PROPERTY LINE ADJUSTMENT
STAGECOACH SUBDIVISION
LOTS 1-2 CREATING LOTS 3-4



Property Line Adjustment of Lots 1 & 2, Stagecoach Subdivision Creating Lots 3 & 4 Vetti Group Realty, LLC

3710 & 3810 N. Rainbow Farm Road
Bentonville, Benton County, Arkansas

- GENERAL NOTES:
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
 - This plat represents a Property Line Adjustment of the parcel recorded in Deed Records, DEED INSTR. #L202188993, INSTR. #L201812781, and INSTR. #L202189050 in the public records of Benton County, Arkansas.
 - The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
 - Basis of Bearings: All bearings and distances shown hereon are grid based on Arkansas State Plane Coordinate System, NAD83, North Zone.
 - This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - This survey meets current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
 - No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
 - No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
 - Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
 - The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
 - By scale map location and graphical plotting only. This property is located in shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C023K
Map Revised: June 5, 2012
 - No current zoning report or letter regarding zoning classification was provided to the Surveyor. Setbacks shall be per the current zoning district as stated in the most recent City of Bentonville Zoning Code. For more info visit www.bentonvilleplanning.com or call the Planning Department @ 479-271-3122.
 - Sidewalks shall be the responsibility of the builder/owner at time of building permit issuance.
 - There may not be fences or any other structures built in any drainage easements.
 - 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 is to contact New Service coordinator (479-271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
 - All structures must maintain minimum of 20' clearance 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 require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
 - It is the responsibility of the developer to pay for any cost associated with moving of equipment. This includes but is not limited to any costs associated with loss of equipment (wire and elbows) and labor and material to move the equipment to the new lot line.
 - Relocation of any existing electrical facilities shall be at the owner's expense.
 - Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.



VICINITY MAP

NOT TO SCALE
Latitude: 36°20'10"N
Longitude: 94°16'22"W

Owner:
Parcel #: 01-18724-000, 01-18725-000
Mark & Karen Smith
3710 N Rainbow Farm Rd.
Bentonville, AR 72712

Surveyors:
CEI Engineering Associates, Inc.
3108 SW Regency Parkway
Bentonville, AR 72712
Phone: (479) 273-9472
Fax: (479) 271-0536
Surveyor: Dustin Riley, Arkansas PLS #1618



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: _____

Date of Execution: _____ Signed: _____

Address: _____

Print Name: _____ Mark Smith _____ Print Name: _____ Karen Smith _____

Source of Title: Inst. No. L201812781

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 said rules and regulations.

Date of Execution: _____

Signed: _____
Bentonville Planning Commission Chairman

Signed: _____
Mayor, City of Bentonville

Signed: _____
City Clerk, City of Bentonville

CERTIFICATE OF SURVEYING ACCURACY:

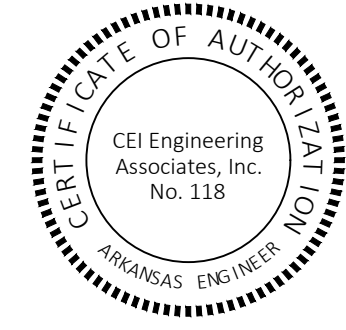
I Dustin Riley, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors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

Date of Execution: _____

Signed: _____
Registered Land Surveyor
No. 1618
State of Arkansas

Parent Tract Description Plat Instrument #L201913950:

Lot 1 and 2, Stagecoach Subdivision



ATLAS PAGE: 482

City of Bentonville Project # PLA22-0015

State Survey Code: 500-19N-R31W-0-10-340-04-1618



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

3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3734
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

Property Line Adjustment
Vetti Group Realty, LLC
3710 & 3810 N. Rainbow Farm Road
Bentonville, Benton County, Arkansas

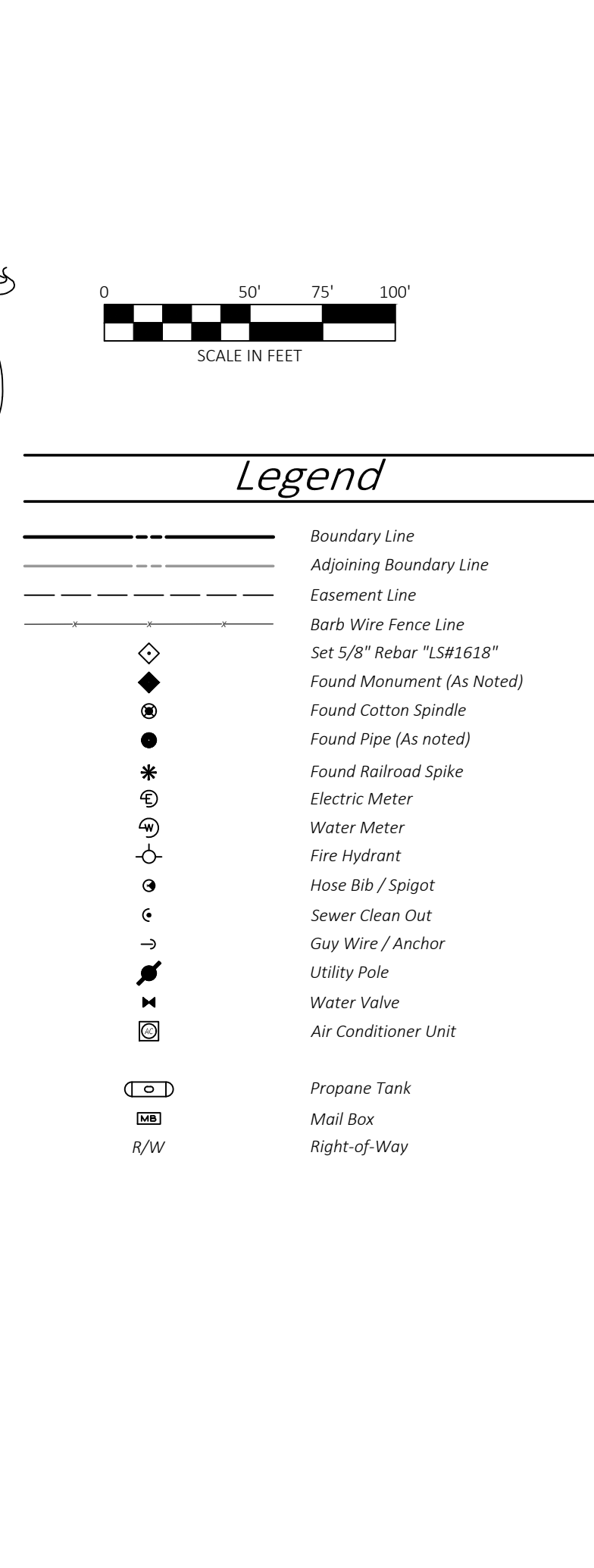
Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	JDS
FIELD WORK	KDM
CEI PROJECT NUMBER	32584
DATE	6/2/2022
REVISION	REV-1

Cover Sheet

SHEET TITLE
SHEET NUMBER

1 OF 2



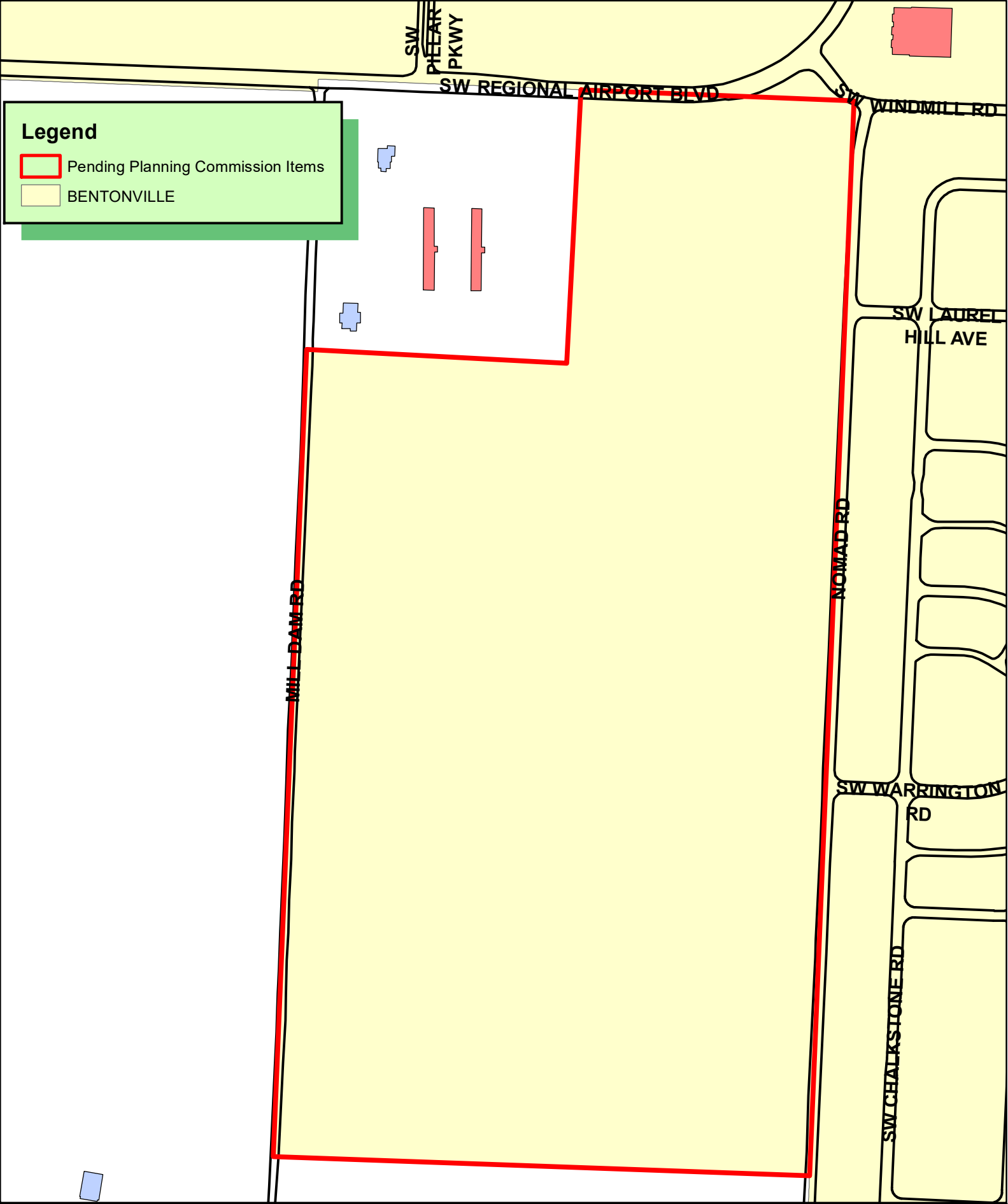
3030 LBJ FREEWAY, SUITE 100
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732
BRANCH TBPLS FIRM #10194234

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

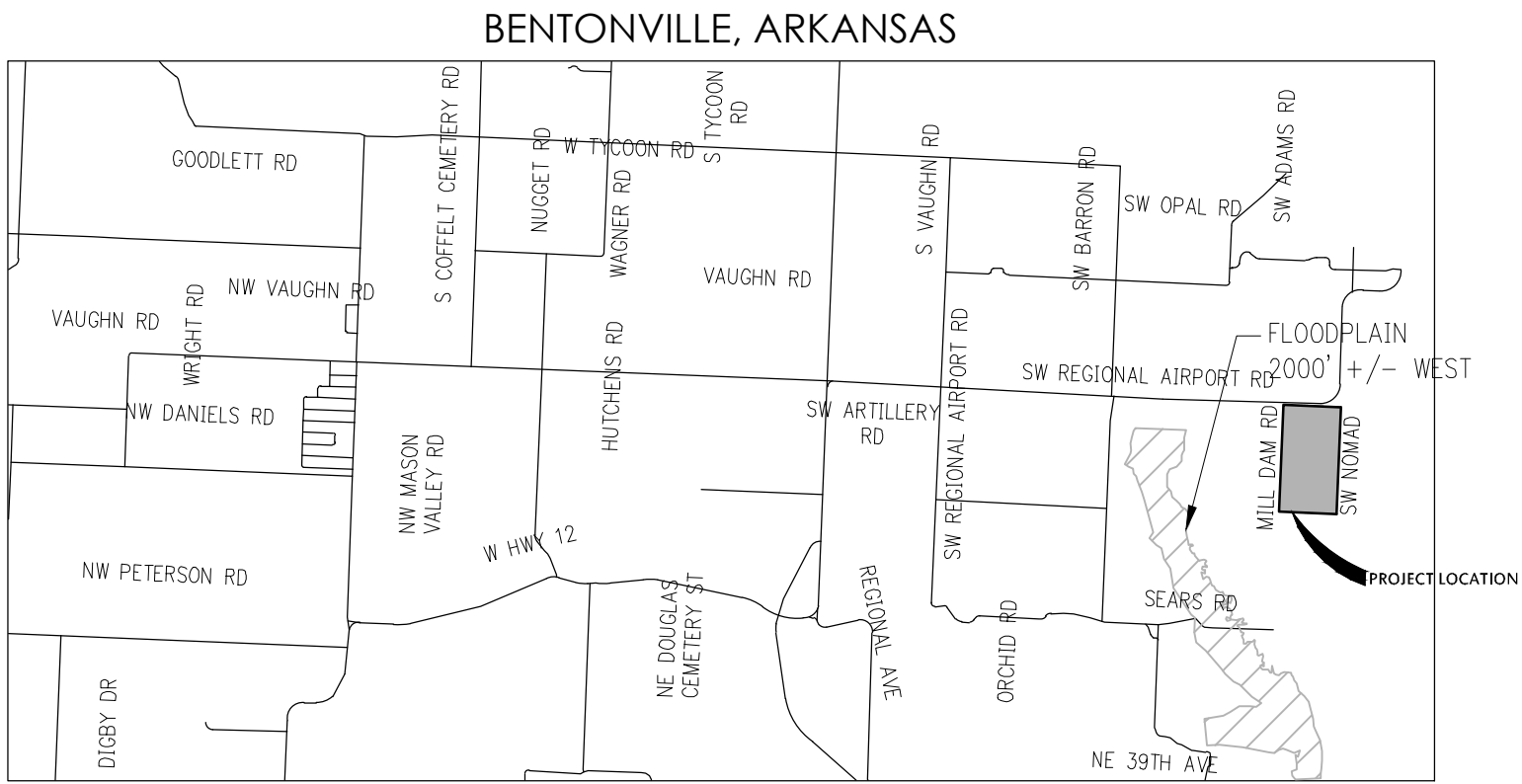
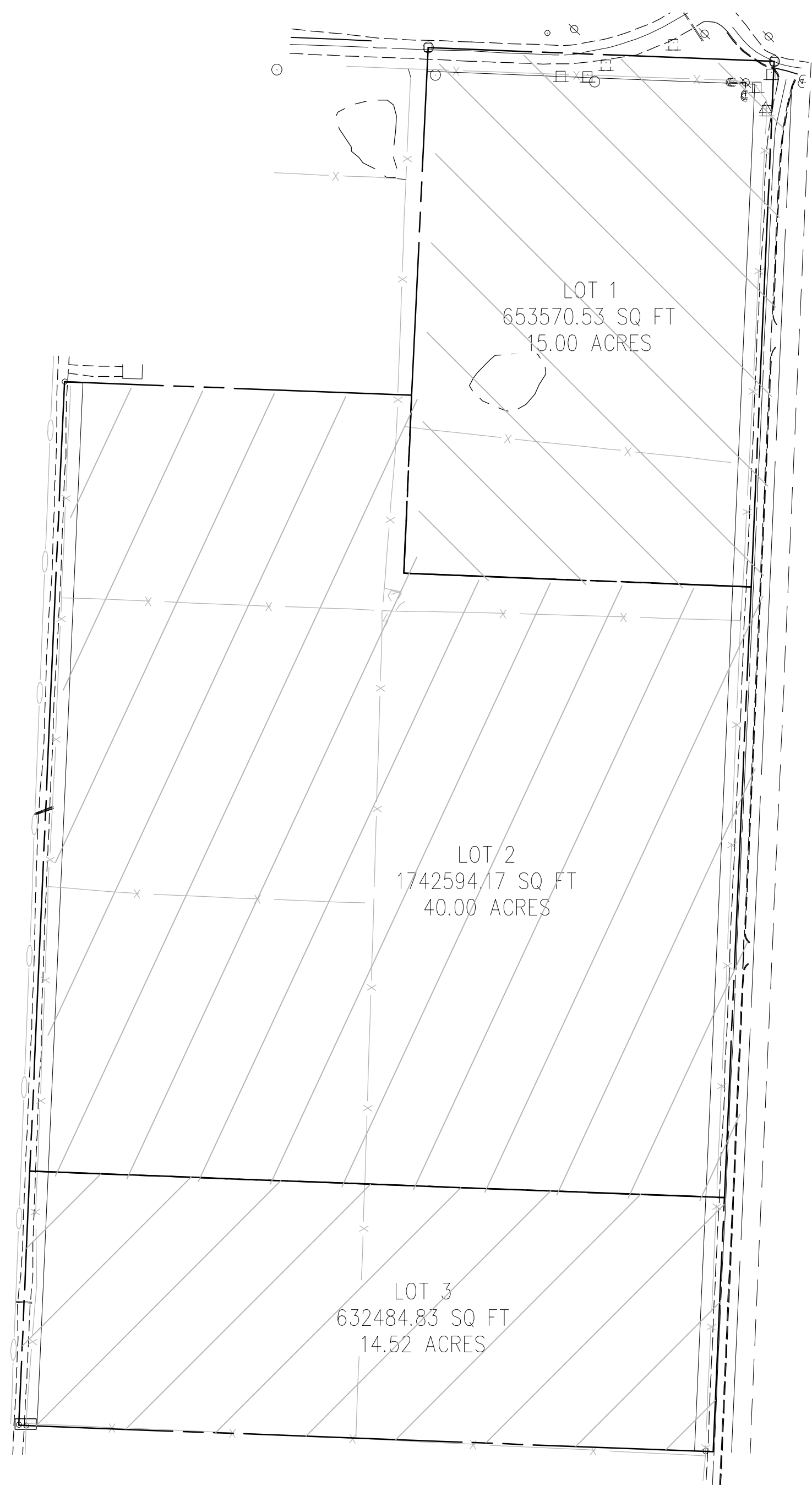
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DESIGNER	JDS
FIELD WORK	KDM
CEI PROJECT NUMBER	32584
DATE	6/2/2022
REVISION	REV-1

2 OF

State Survey Code: 500-19N-R31W-0-10-340-04-1618



LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "MILL DAM SUBDIVISION"
LOTS 1, 2, & 3.



VICINITY MAP NTS

RECORD INFORMATION

VICINITY MAP

SEAL



LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "MILL DAM SUBDIVISION"

BENTONVILLE AR

PREPARED FOR:
VITO GROUP LLC
STATE PLAT CODE:
500-19N-31W-0-22-110-04-1550

DATE: 05/16/2022
PROJECT NO: 21111600
CONTACT: R.WOOD

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC.
No. 119
ARKANSAS ENGINEER

DELTA	DESCRIPTION	DATE

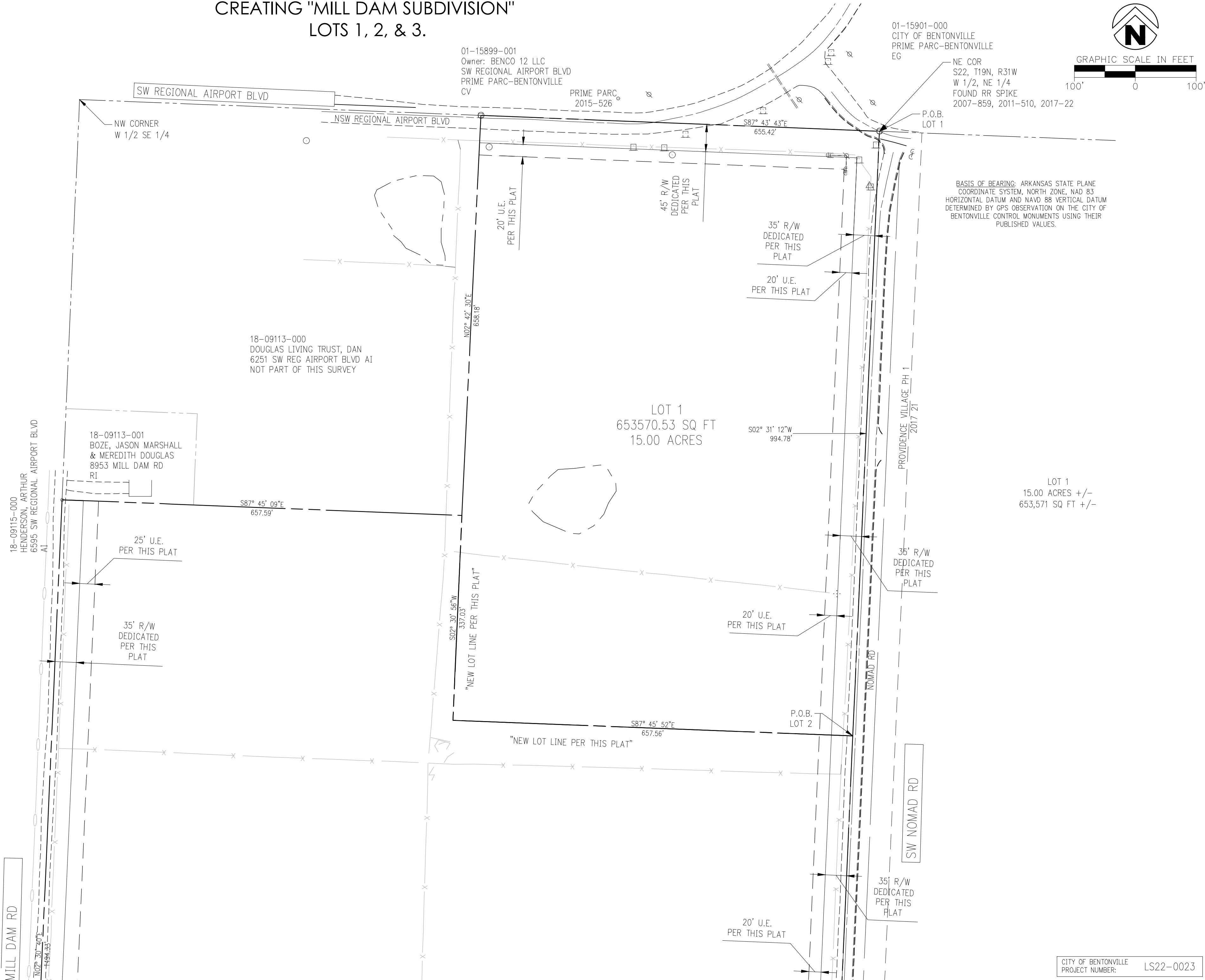
FLOOD NOTE

NO PORTION OF THIS PROPERTY IS IN FLOOD ZONE "A" & "AE" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0245K, REVISED DATE JUNE 5th, 2012.

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

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LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "MILL DAM SUBDIVISION"
LOTS 1, 2, & 3.



RECORD INFORMATION

VICINITY MAP

SEAL

LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "MILL DAM SUBDIVISION"

BENTONVILLE AR

PREPARED FOR:
VITO GROUP LLC
STATE PLAT CODE:
500-19N-31W-0-22-110-04-1550

DATE: 05/16/2022
PROJECT NO: 21111600
CONTACT: R.WOOD

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 f
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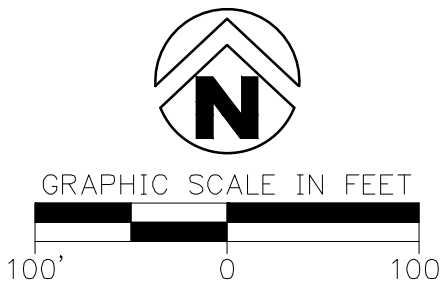
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CRAFTON TULL & ASSOCIATES, INC.
No. 107
AR KANSAS ENGINEER

DELTA	DESCRIPTION	DATE

SHEET NO.:
2 of 4

CITY OF BENTONVILLE
PROJECT NUMBER: LS22-0023

LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "MILL DAM SUBDIVISION"
LOTS 1, 2, & 3.



BASIS OF BEARING: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83
HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM
DETERMINED BY GPS OBSERVATION ON THE CITY OF
BENTONVILLE CONTROL MONUMENTS USING THEIR
PUBLISHED VALUES.

RECORD INFORMATION

VICINITY MAP

SEAL

LOT SPLIT PLAT FOR PARCEL 18-09113-002
CREATING "MILL DAM SUBDIVISION"

BENTONVILLE AR

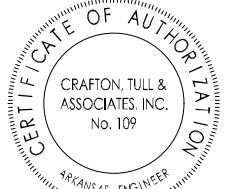
PREPARED FOR:
VITO GROUP LLC

STATE PLAT CODE:
500-19N-31W-0-22-110-04-1550

DATE: 05/16/2022
PROJECT NO: 21111600
CONTACT: R.WOOD

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Rogers, Arkansas 72756
 **Crafton Tull**
architecture | engineering | surveying
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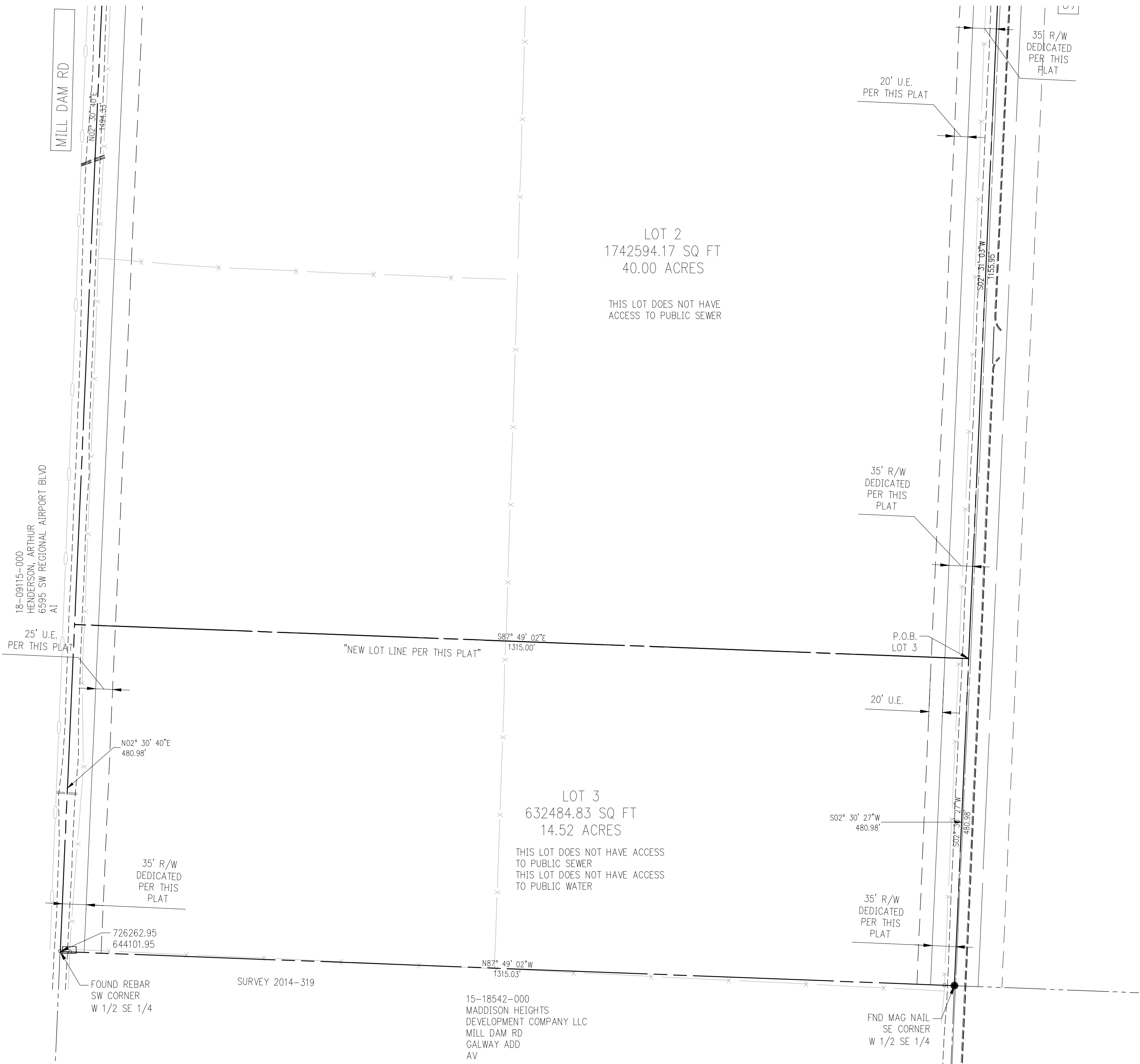
CERTIFICATE OF AUTHORIZATION



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DELTA	DESCRIPTION	DATE

SHEET NO.:



CITY OF BENTONVILLE
PROJECT NUMBER: LS22-0023

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