

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 28, 2022**

Registration Link: https://us06web.zoom.us/webinar/register/WN_3iZc0-rTn2gfl1EPzCSsw

**I. Call to Order
II. Other Business**

- 1. Base Flood Elevation Ordinance**
- 2. Planning Area Boundary Resolution**

III. New Business

1. Bentonville Festival **Conditional Use Permit***

Temporary Use, 3100 Price Coffee Road ([CU22-0010](#))

***Note:** This item was approved by planning commission on 5/3/2022 with the conditions listed below. The applicant has proposed several revisions to the original site plan. An additional vote will be required to approve these amendments.*

- The property in question is comprised of two parcels: Parcel #01-16859-000 and Parcel #01-00206-566 and spans +/- 170 Acres. It is currently zoned A-1 Agriculture, with surrounding Agriculture zoning and Benton County to the North, East, and West.
- The applicant requested that the use of Outdoor Music Venue be permitted from September 22nd to September 26th, 2022. (these dates are including set up and tear down days). The Festival will include three music stages that will be set up with no enclosures.
- The applicant requested that the temporary structures for this event, including tents for lodging and temporary buildings for art exhibitions, be permitted from August to October 2022.
- The applicant requested that temporary gravel drive aisles, parking lots, and staging yards be permitted in perpetuity, to maintain these infrastructure improvements to facilitate use at future events.
- Per Municipal Code, a Conditional Use Permit is required for: Outdoor Music Venues, Temporary Structures, and Temporary Parking lots or Construction Staging Yards.

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

- The following conditions of approval shall apply but are not limited to:
 - The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.
 - The Conditional Use Permit is contingent upon the approval of the City's Traffic, Safety, and Signage Committee. **(Approved by TSSC as of 6/13/2022)**
 - This conditional use permit shall be valid for a period of time as determined by the Planning Commission.
 - 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.

- **Amendments to the original plan include:**
 - The removal on one vehicular bridge to the east of the Laydown area.
 - Additional areas for onsite lodging options have been added.
 - Internal site exhibit areas have been further defined.
 - The laydown yard area and the shuttle access area has changed in relation to the overall site layout.
 - There has been a temporary grass parking area added to Parcel 18-07467-001.

- These changes will help facilitate movement of the vehicles and better support the operation of the event. Access location has changed, but quantity remains the same. Parcel 18-07467-001 is owned by Price Coffee LLC and is currently not in the City of Bentonville City limits. The event team has requested this area be used for overnight lodging parking only, in an attempt to facilitate easier access to those who are staying onsite.
- The current layout reflects 508 parking stalls at a maximum. There are no site improvements planned for this area and parking will be done in the field at its current state. The event staff will oversee the traffic movements and stall layout and will verify only people using the lodging are able to park in this area. Parking will be for the duration of the event, so this will not increase daily trip counts.

1. David and Alyson Brittain Trust **Rezoning***
R-1, Low Density Single Family Residential to DN-1, Downtown Low Density Residential

302 SW E St ([RZ22-0032](#))

- The subject property is +/- 0.3 acres.
- Adjacent zoning districts are R-1, Low-Density Single Family Residential to the North and South, DN-2, Medium Density Residential and R-1, Low-Density Single Family Residential to the East, and R-1, Low-Density Single Family Residential and RC-2, Central Residential Mod Density to the West.
- The Future Land Use Plan currently depicts this property as Low Density Residential. These areas include detached single-family residential properties with a typical density of 3-8 units per acre. While lot size and overall density may vary from one part of the city to another. These areas represent the predominant form of residential development in Bentonville. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.
- This request is consistent with the Future Land Use Map and Zoning District Alignment Policy which states that property in Priority Area 1: Downtown Intensification with a Future Land Use Classification of Low-Density Residential should be zoned either DN-1, or PRD.
- At the time of writing these Tech Review Notes, staff has not received public comment on this item.

2. Haney Enterprises, LLC **Future Land Use Map Amendment***
2a. Low-Density Residential to Medium Density Residential

809 NW 14th Street ([RZ22-0034](#))

- The subject property is +/- 0.59 acres.
- Adjacent zoning districts are C-2, General Commercial and R-1, Low-Density Residential to North, R-1, Low-Density Residential to the South and East, and C-2, General Commercial to the West.
- The Future Land Use Plan currently depicts this property as Low-Density Residential, however, the applicant requests to amend the Future Land Use Map to Medium Density Residential. 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.

2b. Haney Enterprises, LLC**Rezoning*****R-1, Low Density Residential to R-2, Medium Density Two Family and Townhome Residential**

- 809 NW 14th Street ([RZ22-0034](#))
- The requested R-2 District encourages similar basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.
- At the time of writing these Tech Review Notes, staff has received public comment on this item.

3. Lots 52 & 53 of Applegate Subdivision**Lot Split**1410 A&B Bella Vista Road ([LS21-0075](#))

- The property is currently zoned R-1, Low Density Single Family Residential.
- A lot split of existing Lot 5 of Applegate Subdivision creating new Lot 52 (+/-0.16 acres) and Lot 53 (+/- 0.16 acres) of Applegate Subdivision Addition
- Per the requirements of the Master Street Plan, the plat dedicates right-of-way along Bella Vista Road.
- The plat dedicates various public utility easements to serve the newly created lots.
- Since Bella Vista Road is designated as a collector street on the Master Street Plan, there is a note on the plat that only one combined point of access will be allowed for both new lots so a shared access easement will be required.

4. Lot 18, Block 16 of Railroad Addition**Lot Split**301 SE Henry ([LS22-0025](#))

- The property is currently zoned DN-3, Downtown High Density Residential.
- A lot split of the West ½ of existing Lot 9 (+/- 0.20 acres), Block 16 of Railroad Addition, creating new Lot 18 (+/- 0.20 acres) Block 16 of Railroad Addition.
- Per the requirements of the Master Street Plan, the plat dedicates a right-of-way along SE Henry to the South.
- The plat dedicates various public utility easements to serve the newly created lot.

- 5. Lot 1 Medlin Meadows Subdivision, Phase 2** **Property Line Adjustment**
2303 Medlin Lane ([PLA22-0013](#))
- The property is currently zoned C-2, General Commercial.
 - A property line adjustment of existing Lot 4 (+/- 1.69 acres) of Swaffer Subdivision & Lot 8 (+/- 5.01 acres) of Medlin Meadows Subdivision, creating new Lot 1 (+/- 6.43 acres) of Medlin Meadows Subdivision Phase 2.
 - Per the requirements of the Master Street Plan, the plat dedicates right-of-way along Medlin Lane.
 - The plat also dedicates various public utility easements to serve the newly created lots.
 - An existing 15-foot utility easement across the two existing lots will be vacated by separate document, and replaced with a new 20-foot utility easement dedicated per this plat.
- 6. Lot 1 Crabtree Addition Phase 2** **Property Line Adjustment**
710 NW B Street ([PLA22-0014](#))
- The property is currently zoned R-1, Low Density Residential.
 - A property line adjustment part of existing Lot 26 of Crabtree Addition and part of Lots 4, 5, and 6, Block 26 of Demings 2nd Addition creating new Lot 1 (+/-0.19 Acres) of Crabtree Addition Phase 2.
 - The plat dedicates a 15-foot public utility easement along the western property line.
- 7. Lots 17 & 18, Block 7 of Gilmore's Addition** **Property Line Adjustment**
521, 525, 529, 535, 537 & 540 SW 5th Street ([PLA22-0016](#))
- The property is currently zoned DN-2, Downtown Medium Density Residential.
 - A property line adjustment of existing Lots 1, 3, 5 & 7, Block 7 of Gilmore's Addition creating new Lot 17 (+/-0.37 acres) and Lot 18 (+/- 0.33 acres), Block 7 of Gilmore's Addition
 - The plat dedicates a small piece of right-of-way in the northwest corner of the property to allow for the radius to be constructed at the intersection of SW 5th Street and SW E Street. The other portion of these streets meet or exceed the requirements of the Master Street Plan.
 - The plat dedicates various public utility easements to serve the newly created lots.
 - A cross access easement is being dedicating between the new lots to allow for cross access in the future.

8. Rainbow Junction Patio Homes

Large-Scale Development

SW Winsted Lane ([LSD22-0031](#))

- The subject property is +/- 1.90 acres and is currently zoned R-3, Medium-High Density Multifamily Residential.
- A large-scale development constructing five residential units.
- 8 parking spaces are required. 8 parking spaces are provided through the proposed garages and driveways at each unit.
- 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 individual driveways onto SW Winsted Lane.
- Two waivers are requested:
 - A waiver from Sec. 1100.02(a)(5) from the requirement that you cannot have more than two curb cuts with a street frontage 600 feet or less. The applicant proposes five curb cuts.
 - A waiver from Sec. 1100.02(a)(6) from the requirement to have a minimum distance of at least 100 feet on streets with a speed limit of 30 mph or less.

9. West Edge Townhomes

Large-Scale Development

521, 525, 529, 535, 537 & 540 SW 5th Street ([LSD22-0032](#))

- The property is currently zoned DN-2, Downtown Medium Density Residential.
- The applicant is proposing a Large-Scale Development for a six unit, three-story townhome development located on the southwest corner of SW 5th and SW E Streets.
- Nine parking spaces are required and twelve 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, Hardie lap siding and Hardie Board and Batten siding and glass. See bullet points below about the requirements for materials in the DN-2 district.
 - **Sec 1100.21 Large-Scale Development Design Standards** *Exemptions. Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the Downtown Neighborhood (DN-1, DN-2, DN-3, and DN-4) zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from this section.*
 - **Sec 1100.22 Downtown Neighborhood (DN) Districts Design Standards** *Materials and design. Front, side, and rear building facades visible from the public street shall incorporate attractive design materials and massing elements that create visual interest and a character consistent with surrounding development. Such design and massing elements could include porches or stoops, dormers, varied roof lines planar modulation or varied façade materials.*
- Two waivers are requested:
 - The applicant requests a waiver to the Drainage Manual, 5.4.11, Individual Lot for Detention to be provided. Applicant request that the LID detention to be provided in a private easement to be maintained by the Property Owner's Association and not designated an individual lot.
 - The applicant requests a waiver to the Drainage Manual, 5.4.5, Maximum Limits of Ponding. Applicant requests that the 20' Horizontal difference between the 100-year water surface elevation be waived. The LID drainage is approved in other methods 5.4.6 and the grading and freeboard prevents water from entering the building.

10. Providence Village Phase IV

Preliminary Plat

Nomad Road ([PP22-0003](#))

- The subject property is +/- 20.00 acres and is currently zoned R-1, Low Density Single-Family Residential.
- A preliminary plat proposing the construction of Providence Village Phase IV.
- Providence Village Phase IV contains a total of 31 single-family lots. Lots 31 is non-buildable.
- All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.
- One waiver is requested:
 - A waiver from Sec. 1100.16(f) from the maximum length of cul-de-sac street. The maximum allowed by code is 660 linear feet and this subdivision proposes SW Sunbury Circle to be 1376 feet.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE FLOOD DAMAGE PREVENTION CODE TO
REDUCE THE LOWEST FLOOR ABOVE BASE FLOOD ELEVATION FROM
THREE FEET TO TWO FEET; AND FOR OTHER PURPOSES.**

WHEREAS, on May 10, 2022, City Council approved an ordinance amending the Land Development Code establishing additional findings of fact with Base Level Engineering (BLE) data for Flood Hazard Information; and

WHEREAS, City Council requested staff revisit the three foot elevation requirement;

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

Section 1: Amendment: That **Section B. Risk Zone Specific Standards** in Appendix A Flood Damage Prevention Code of Appendix B Land Development Code of the Bentonville Municipal Code is hereby *amended* with the following Attachment A: Flood Damage Prevention Code Amendment, an electronic copy and paper copy of which is on file with the City Clerk, is hereby referred to, adopted and made a part hereof as though it were copied herein fully.

Section 2: Codification: That **Sec. 1500.06 Flood Damage Prevention Code Adopted by Reference** is hereby deleted and replaced with Appendix A Flood Damage Prevention Code as amended.

Section 3: 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 Resolutions: 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

SECTION B. RISK ZONE SPECIFIC STANDARDS

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

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

a) For Residential Structures in Zone AE:

1. For all new residential structures, the top surface of the lowest floor must have an elevation 32 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 32 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 32 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

Attachment A: Flood Damage Prevention Code Amendment

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 ~~3-2~~ 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~~ **2 feet** in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. For all substantial improvements or substantial damage to existing manufactured home, the entire structure becomes subject to the requirements of a new manufactured home.
4. For any reconstruction, rehabilitation, addition, or other improvement to an existing manufactured home that is less than a substantial improvement, only the improved area, but not the entire structure, becomes subject to the requirements of a new manufactured home.
- d) **Where FEMA has not established a regulatory floodway in Zone AE**, no Floodplain Development Permit may be issued unless a detailed engineering analysis is submitted along with the application that demonstrates the increase in base floodwater elevation due to the proposed development and all cumulative developments since the publication of the current FIRM will be less than 1 foot.

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

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

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

- a) **For Residential Structures in Zones AH or AO:**
 1. All new residential structures must be constructed with the top surface of the lowest floor elevated 3 feet or more above the published BFE, or ~~32~~ 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.

Attachment A: Flood Damage Prevention Code Amendment

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 ~~3-2~~feet or more above the published BFE, or ~~3-2~~ 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 ~~3-2~~ feet or more above the published BFE in Zone AH, or ~~3-2~~ 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 ~~3-2~~ feet or more above the published BFE, or ~~3-2~~ 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~~2 feet 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.

Attachment A: Flood Damage Prevention Code Amendment

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

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

- a) **In Zone A, The applicant or the applicant’s agent must determine a base flood elevation prior to construction. The BFE will be based on a source or method approved by the local Floodplain Administrator.**
- b) **For Residential Structures in Zone A:**
 1. For all new residential structures, the top surface of the lowest floor must have an elevation ~~3~~2 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~~2 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~~2 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.

Attachment A: Flood Damage Prevention Code Amendment

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 3-2 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 3-2 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 2 feet 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.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A REVISED PLANNING AREA MAP FOR THE
CITY OF BENTONVILLE, ARKANSAS PURSUANT TO ARKANSAS CODE
ANNOTATED §14-56-414.**

WHEREAS, on January 12, 2012, Bentonville City Council adopted a revised planning area map;

WHEREAS, since then, annexations have extended beyond the boundaries of the planning area map;

WHEREAS, the planning area map must be updated to include the new city limits to allow for planning and development; and

WHEREAS, on July 5, 2022, Bentonville Planning Commission recommended that the Bentonville City Council adopted a revised planning area map;

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

Section 1: That the planning area map of the City of Bentonville, Arkansas shall be amended as shown on Attachment A: Planning Area Map pursuant to Arkansas Code Annotated §14-56-414, one electronic copy and one paper copy of which is on file with the City Clerk and is hereby referred to, adopted and made part hereof as though it were copied herein fully; and

Section 2: That a copy of this resolution and Attachment A: Planning Area Map be filed with the County Recorder.

Section 3: That this resolution shall be in full force and effect from and after the date of its passage.

Section 4: 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.

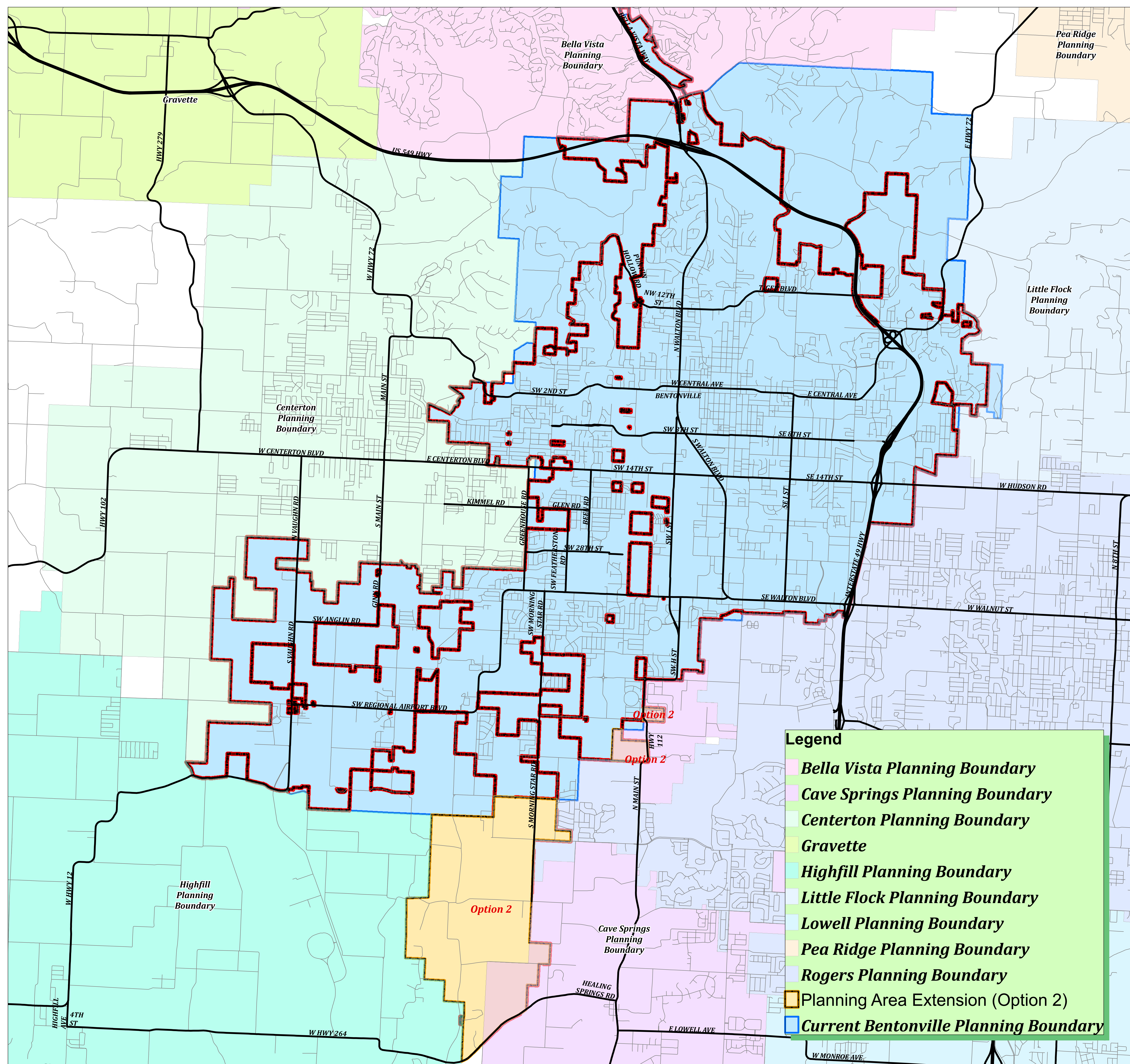
PASSED and APPROVED this ____ day of _____, 2022.

APPROVED

Stephanie Orman, Mayor

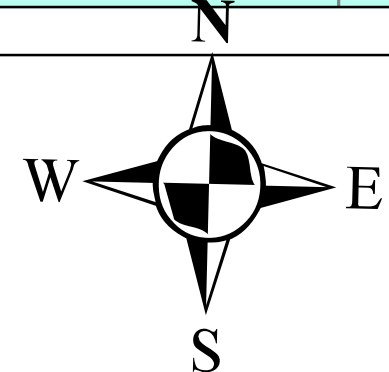
ATTEST:

Kirby Romines, City Clerk



Legend

- Bella Vista Planning Boundary*
- Cave Springs Planning Boundary*
- Centerton Planning Boundary*
- Gravette*
- Highfill Planning Boundary*
- Little Flock Planning Boundary*
- Lowell Planning Boundary*
- Pea Ridge Planning Boundary*
- Rogers Planning Boundary*
- Planning Area Extension (Option 2)
- Current Bentonville Planning Boundary*



June 13, 2022

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

Bentonville Festival Amendment to the Conditional Use Permit CU22-0010

Dear Planning Commissioners:

Please accept this letter and site plan for request of an amendment to the Conditional Use Permit CU22-0010, approved on May 3, 2022. The following items are requested to change on the original Site Plan that accompanied the application:

Conditional Item 3 - Gravel Parking Areas

The laydown yard area and the shuttle access area has changed in relation to the overall site layout. These changes will help facilitate movement of the vehicles and better support the operation of the event. Access location has changed, but quantity remains the same.

There has been a temporary grass parking area added to Parcel 18-07467-001. This parcel is owned by Price Coffee LLC and is currently not in the City of Bentonville City limits. The event team has requested this area be used for overnight lodging parking only, in an attempt to facilitate easier access to those who are staying onsite. The current layout reflects 508 parking stalls at a maximum. There are no site improvements planned for this area and parking will be done in the field at its current state. The event staff will oversee the traffic movements and stall layout and will verify only people using the lodging are able to park in this area. Parking will be for the duration of the event, so this will not increase daily trip counts.

General Site Adjustments

Other items that have been adjusted from the originally approved site plan include:

- The removal on one vehicular bridge to the east of the Laydown area.
- Additional areas for onsite lodging options have been added.
- Internal site exhibit areas have been further defined.

Conditional Item's 1,2,4,5,6 are not requested to be amended. As a general update, Item 5 has been achieved with approval from the Traffic, Safety, and Signage Committee.

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

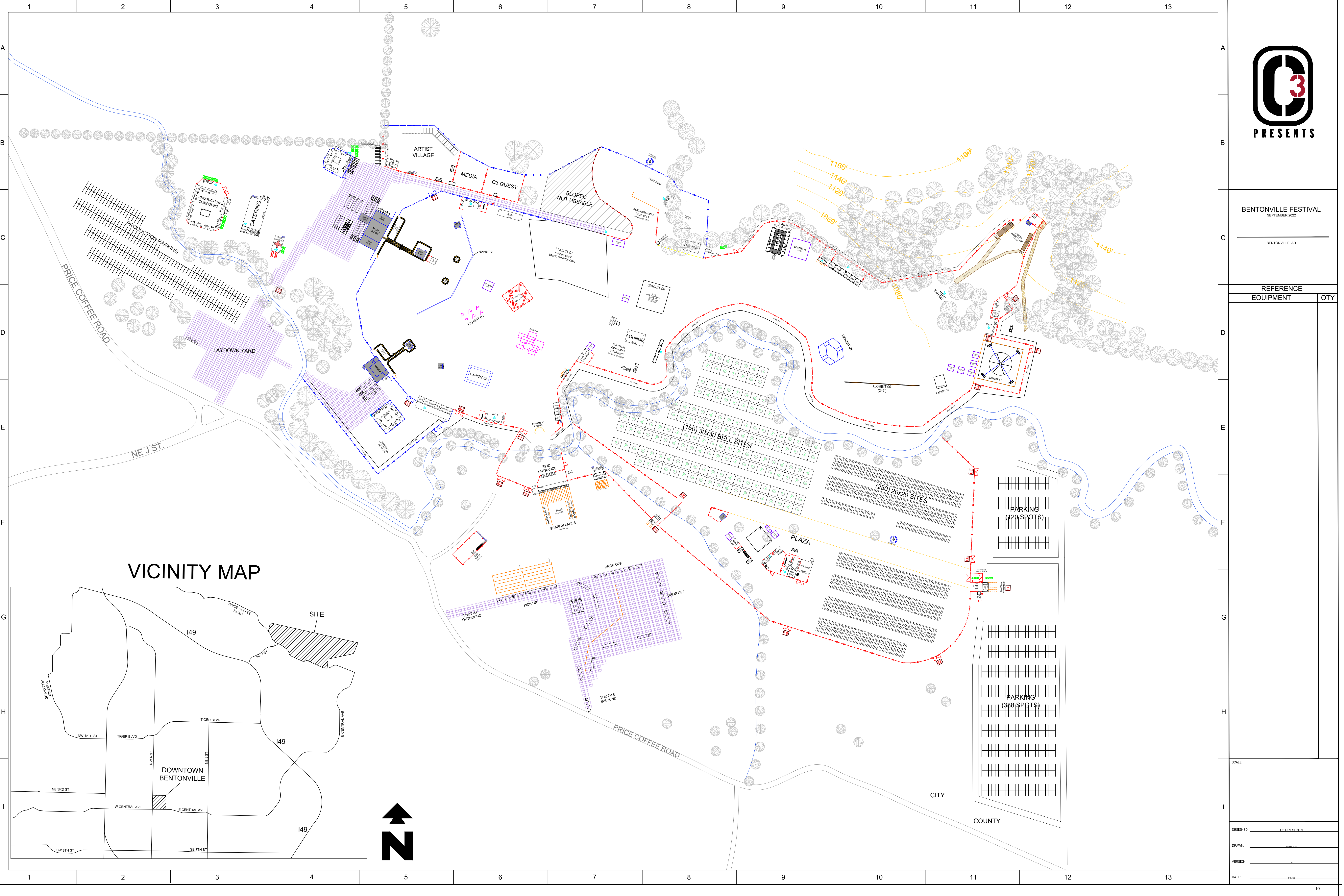
Respectfully submitted,



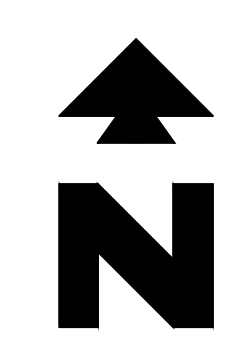
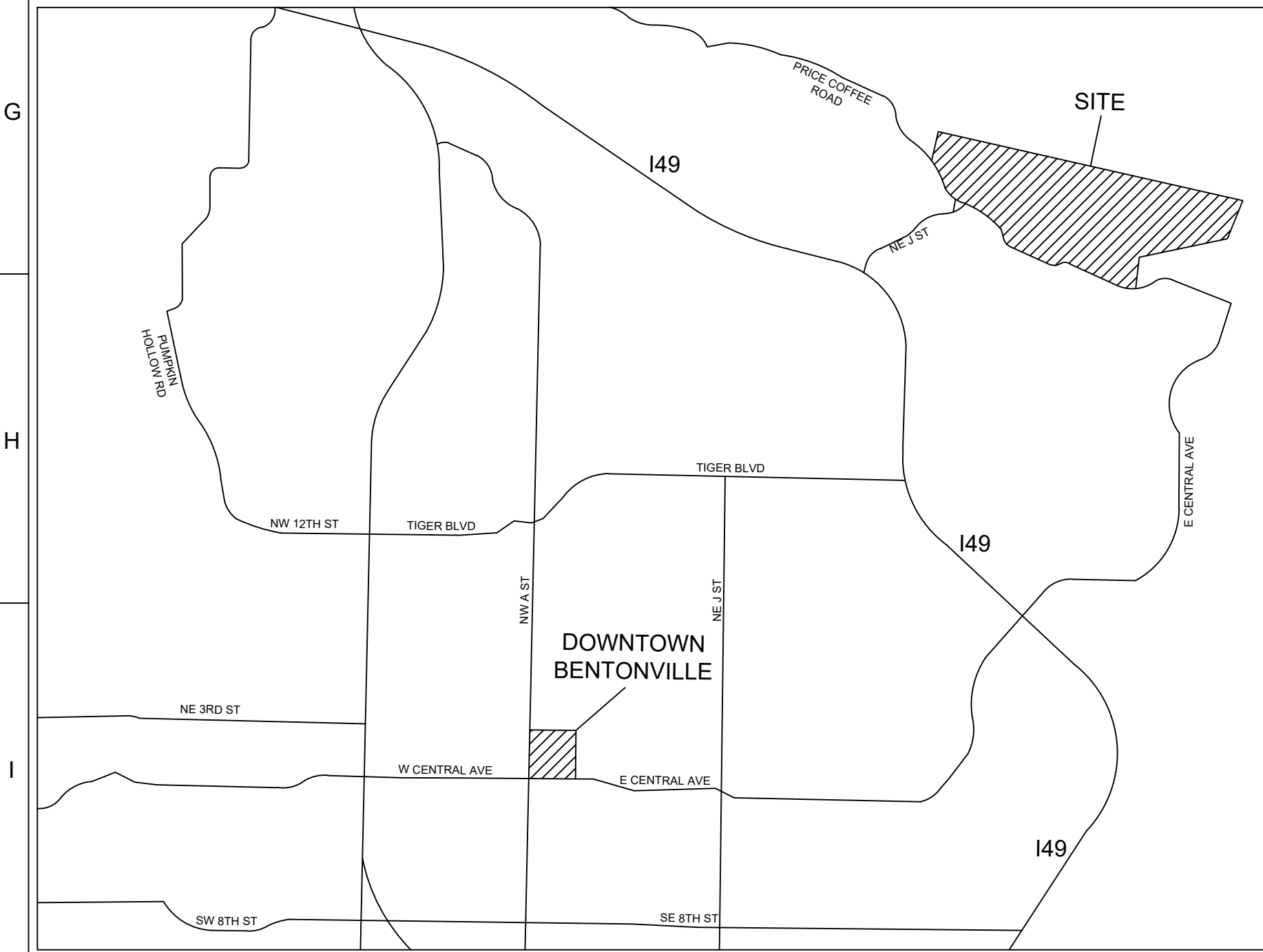
Zachary Hoyt
Project Manager
CEI Engineering Associates, Inc.

Attachment:

Bentonville Festival – C3 Presents Site Plan



VICINITY MAP



BENTONVILLE FESTIVAL
SEPTEMBER 2022

BENTONVILLE, AR

REFERENCE	
EQUIPMENT	QTY

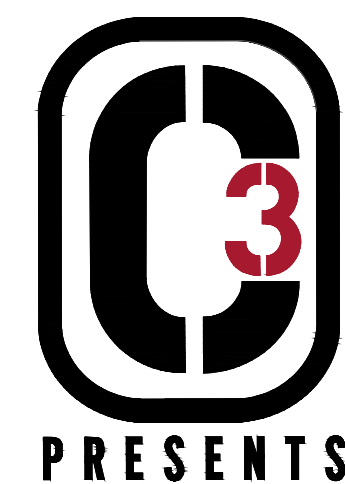
SCALE _____

DESIGNED: _____ C3 PRESENTS

DRAWN: _____

VERSION: _____

DATE: _____



BENTONVILLE FESTIVAL
SEPTEMBER 2022
BENTONVILLE, AR

REFERENCE	
EQUIPMENT	QTY

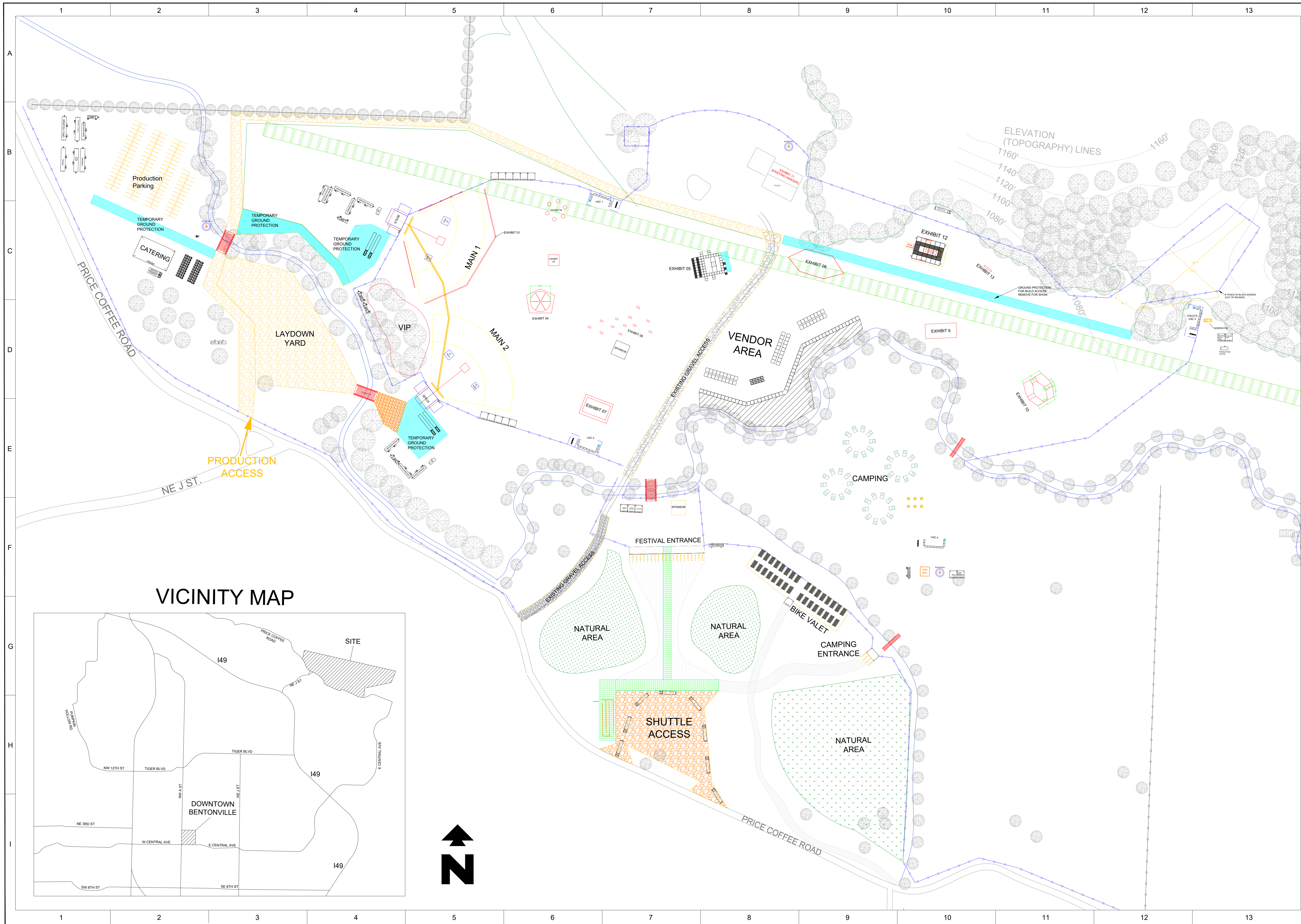
SCALE _____

DESIGNED: C3 PRESENTS

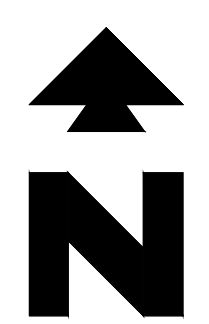
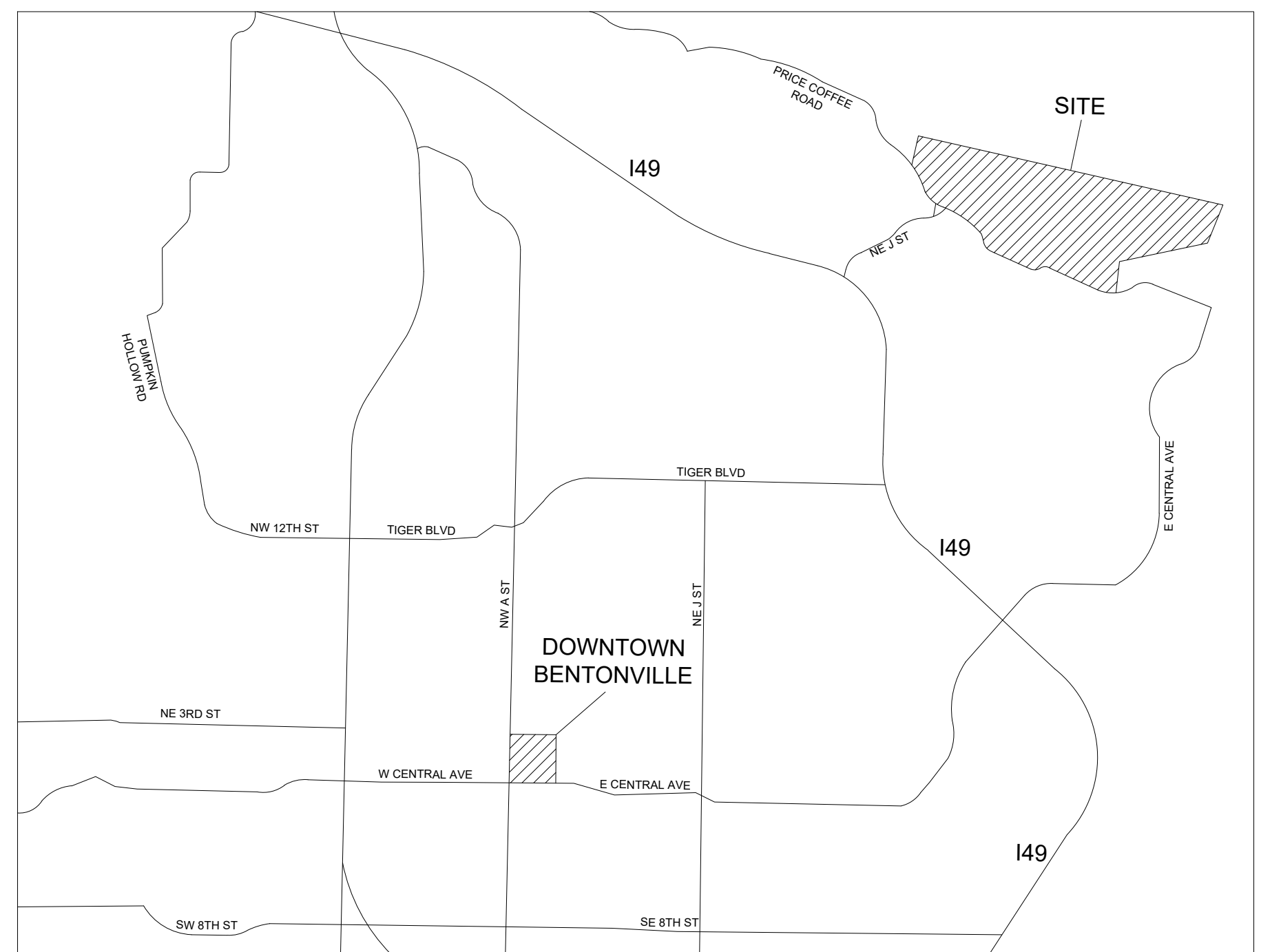
DRAWN: _____

VERSION: _____

DATE: _____



VICINITY MAP



Date: 5-13-22

To: City of Bentonville

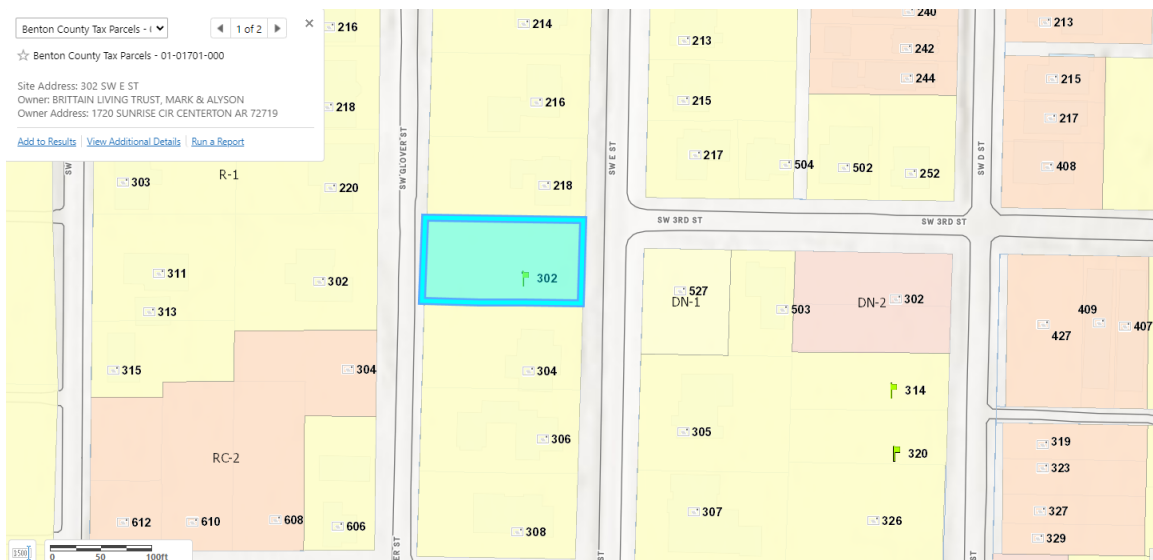
Re: Rezone - 302 SW E St R-1 to DN-1

RZ22-0032

We are requesting a rezone of 302 SW E St from R-1 to DN-1. We currently have a single family home designed on this site and feel the allowed 15' front setback will allow for a front porch and better curb appeal.

DN-1 and R-1 surround the area and is consistent with the over all land use plan.

Thank you for your consideration.



Dave P. Burris, AIA, NCARB
479-586-9400
dave@burrisarch.com

DN-1, Downtown Low Density Residential



The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-1	•						

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-1	36 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-1	Single-family	5,000	-	50'	-	40%	45%

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-1	All	15'	25'	15'	-	7'	0'	25'

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.

DN-1, Downtown Low Density Residential

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

Land Uses:

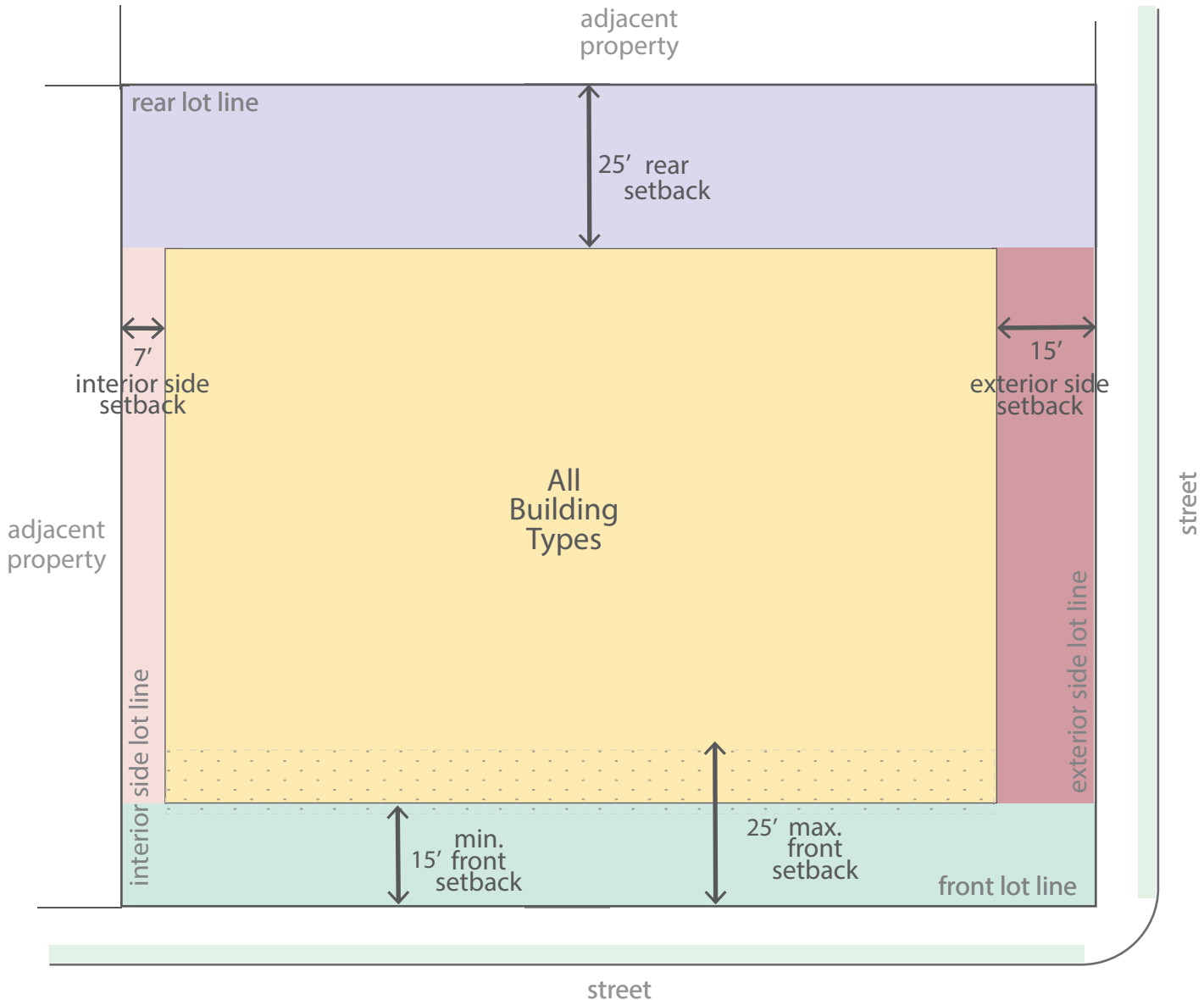
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Residential Dwelling - modular Recreation, Education & Assembly Park - mini Park – neighborhood Services Child care – registered family home (5 children)	Agriculture and Animals Urban farm Residential Home occupation - type b Recreation, Education & Assembly Educational facility Museum Religious facilities Services Adult day care Cemetery or mausoleum Child care – licensed family home (6-16 children) Public safety services Transportation / Utilities Utility facility Wireless communication facility (cell towers) Other Temporary uses	Agriculture and Animals Community garden Residential Dwelling - accessory Home occupation - type a Transportation / Utilities Solar energy system Wind energy system, small Other Building, accessory – nonresidential Donation boxes

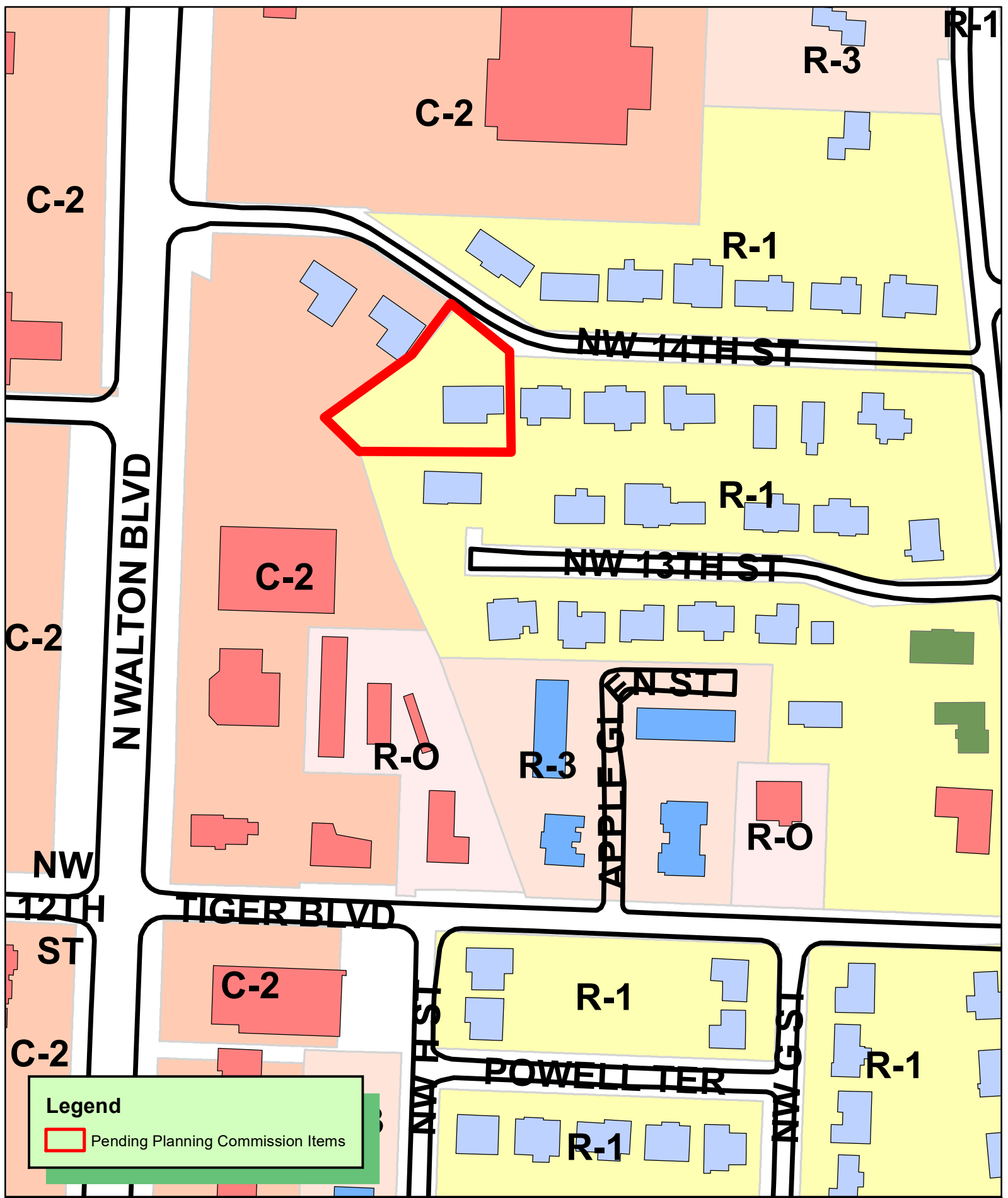
Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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

DN-1, Downtown Low Density Residential

Setback Illustration





Legend

 Pending Planning Commission Items

N
W
E
S

1 inch = 150 feet

RZ22-0034 7/5/2022
REZONING R-1 TO R-2
BRAITHWAITE PARK ADDITION
PART OF LOT 2 BLOCK 1



Rezone Narrative

Owner: Haney Enterprises LLC

Address: Parcel# 01-01510-001 – 809 NW 14th St.

Current Zoning: R-1, Low Density Single Family Residential

Proposed Zoning: R-2, Medium Density Two Family and Townhome

Owner: Haney Enterprises, LLC

Reason for rezone: To create medium density multi family units.

How will property relate to surrounding properties: The current surrounding properties include C-2, General Commercial to the West and Southwest consisting of the Habitat For Humanity Benton County ReStore and duplex units immediately adjacent and the Wal-Mart Neighborhood Market within 150 feet of the property, and R-1 Single Family Homes to the North, East and South. This zoning would fit with the existing duplex units adjacent and provide good transition from commercial to R-1 properties.

Proposed Use: Medium Density Multifamily Housing (Townhomes)

Traffic: The current city infrastructure is adequate to accommodate the use. No significant impact is expected to traffic.

Signage: Any signage to comply with city ordinances and regulations.

Appearance: Townhome style units with architectural details to work with surrounding.

Water and Sewer Availability: 6" Water line along NW 14th Street and a 6" Sewer line to the North along NW 14th St. and an 8" Sewer on the Southern side of the property.

Medium Density Residential

Future Land Use Plan Category Description

Res. No. 10-23-18A

Description

Medium-density residential areas include townhouse or duplex residential properties with a typical density of 8-12 units per acre. These areas are found both near Downtown and in some recent growth areas. These areas may also include local amenities for residents, including neighborhood parks, places of worship, etc.



R-2, Medium Density Two Family and Townhome



The R-2 District encourages the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 ft. at building line.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-2	Single-family	5,000	-	50'	40%	45%
	Two-family	5,000	-	50'	50%	55%
	Townhouse unit	2,000	-	20'	-	-
	Townhouse structure	6,000	2,000	60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-2	All	20'	7'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the facing property line

Garage, Alley Facing: 20 ft. from property line at alley

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

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

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

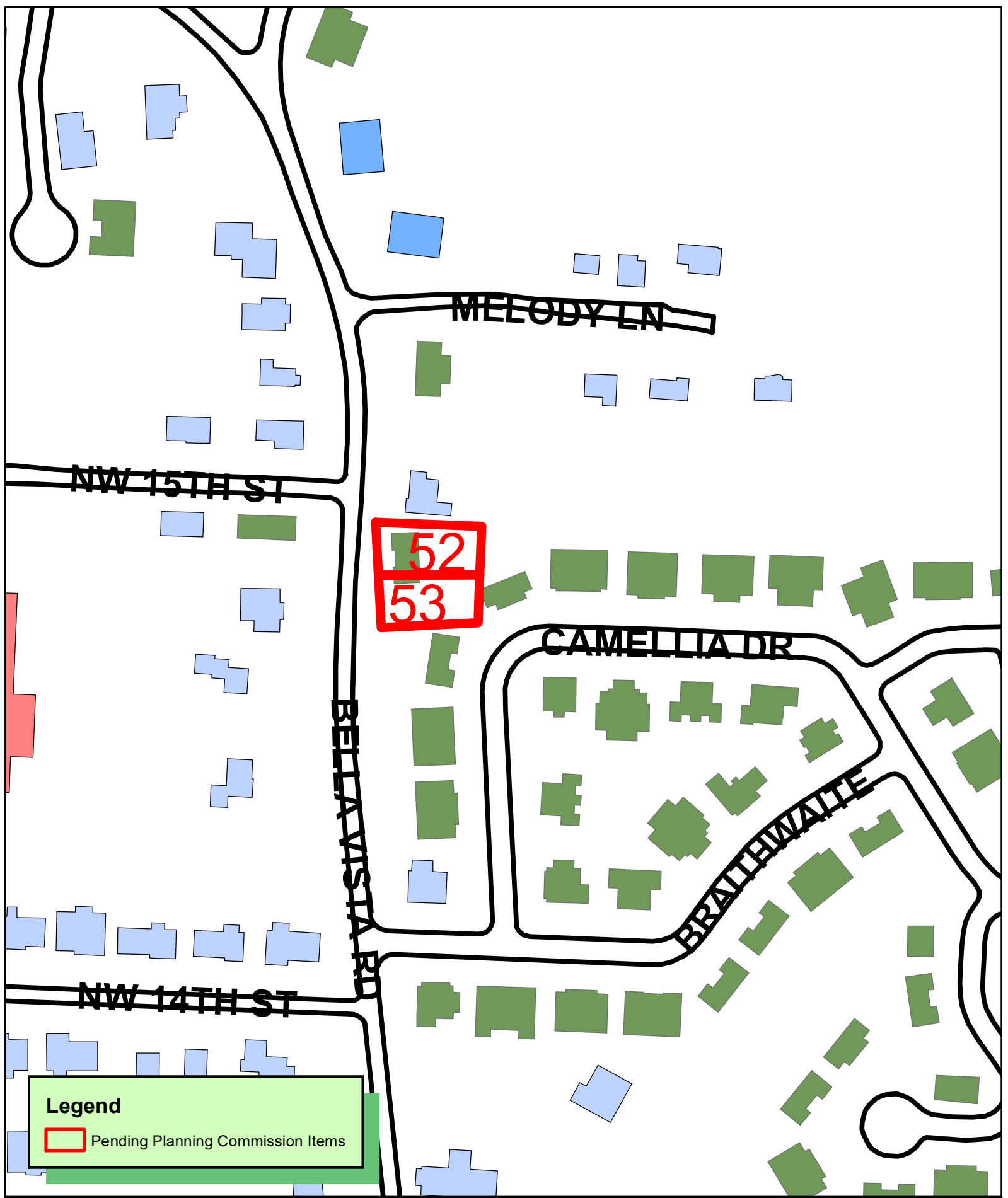
R-2, Medium Density Two Family and Townhome

Residential Tree Planting:

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

Land Uses:

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



Miscellaneous Notes

STATE RECORDING NUMBER:

500-20N-30W-0-19-320-04-1826

COMPLETED FIELD WORK:

SEPTEMBER 13, 2021

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DOCUMENT NO. 1.202161722.

2. SURVEY PLAT FILED IN PLAT BOOK 18 AT PAGE 38.

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. 05007C0090, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 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.

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.

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

THERE WILL ONLY BE ONE POINT OF EGRESS/INGRESS FOR BOTH LOTS 52 & 53 ONTO BELLA VISTA ROAD.

Zoning & Setback Information

CURRENTLY ZONED: R-1

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.

Record Description

LOT 5, APPLGATE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "18" AT PAGE 38.

Survey Description

PROPOSED LOT 52

BEING A PART OF LOT 5, APPLGATE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "18" AT PAGE 38, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5, APPLGATE SUBDIVISION; THENCE SOUTH 87°51'30" EAST A DISTANCE OF 18.54 FEET TO A SET 5/8" REBAR, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°51'30"E A DISTANCE OF 112.60 FEET TO A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 02°02'11" WEST A DISTANCE OF 59.86 FEET TO A SET 5/8" REBAR; THENCE SOUTH 89°43'34" WEST A DISTANCE OF 114.32 FEET TO A SET 5/8" REBAR ON THE EAST RIGHT-OF-WAY LINE OF BELLA VISTA ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°09'34" EAST A DISTANCE OF 12.50 FEET TO A SET 5/8" REBAR; THENCE NORTH 03°47'34" EAST A DISTANCE OF 52.21 FEET TO THE POINT OF BEGINNING. CONTAINING 0.162 ACRES, MORE OR LESS. SUBJECT TO EASEMENT AND RIGHT-OF-WAYS OF RECORD.

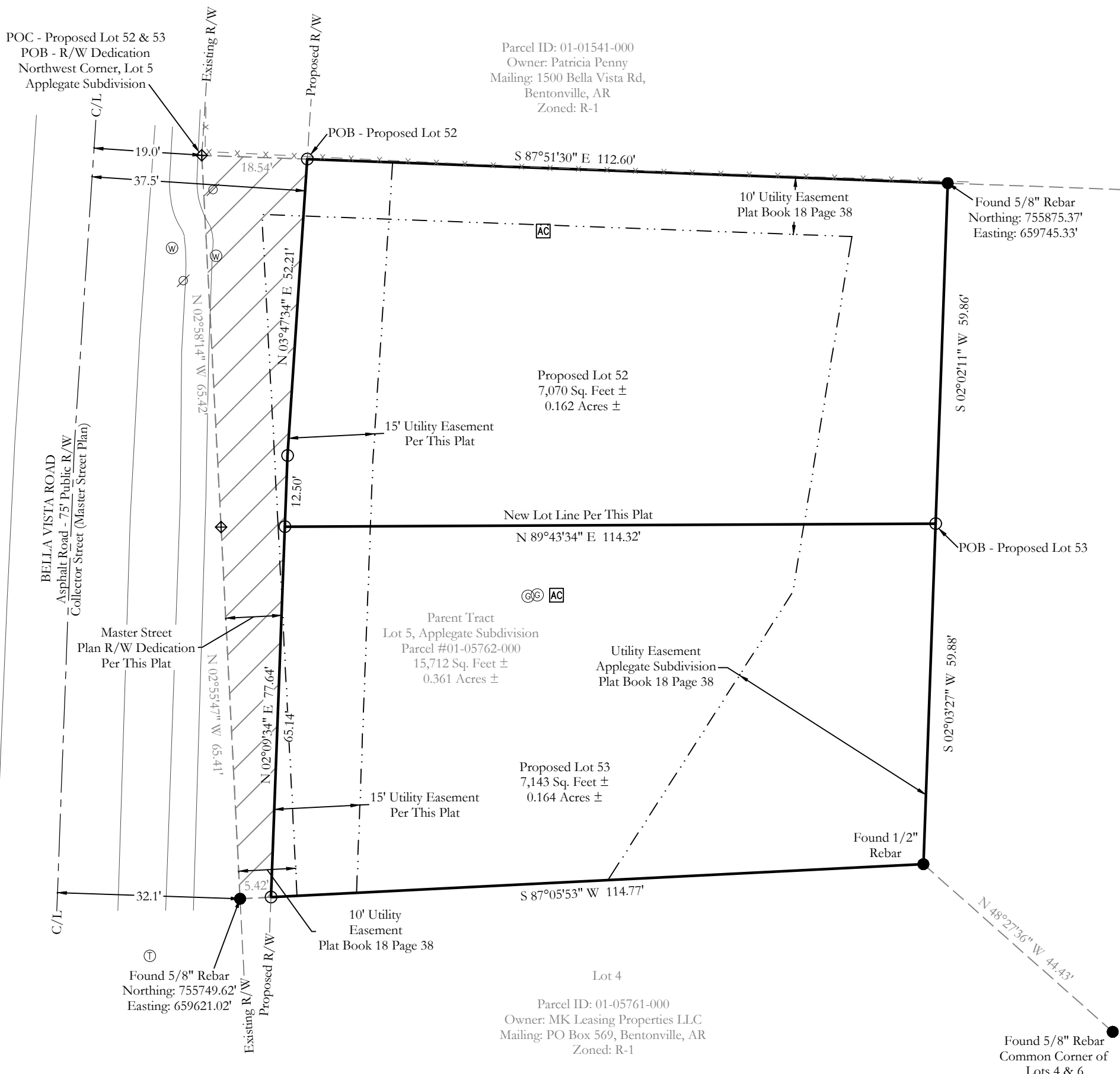
PROPOSED LOT 53

BEING A PART OF LOT 5, APPLGATE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "18" AT PAGE 38, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5, APPLGATE SUBDIVISION; THENCE SOUTH 87°51'30" EAST A DISTANCE OF 131.14 FEET TO A FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 02°02'11" WEST A DISTANCE OF 59.86 FEET TO A SET 5/8" REBAR, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°03'27" WEST A DISTANCE OF 59.88 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 87°05'53" WEST A DISTANCE OF 114.77 FEET TO A SET 5/8" REBAR ON THE EAST RIGHT-OF-WAY LINE OF BELLA VISTA ROAD; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°09'34" EAST A DISTANCE OF 65.14 FEET TO A SET 5/8" REBAR; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°43'34" EAST A DISTANCE OF 114.32 FEET TO THE POINT OF BEGINNING. CONTAINING 0.164 ACRES, MORE OR LESS. SUBJECT TO EASEMENT AND RIGHT-OF-WAYS OF RECORD.

RIGHT-OF-WAY DEDICATION

BEING A PART OF LOT 5, APPLGATE SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, APPLGATE SUBDIVISION; THENCE SOUTH 87°51'30" EAST A DISTANCE OF 18.54 FEET TO A SET 5/8" REBAR; THENCE SOUTH 03°47'34" WEST A DISTANCE OF 52.21 FEET TO A SET 5/8" REBAR; THENCE SOUTH 02°09'34" WEST A DISTANCE OF 77.64 FEET TO A SET 5/8" REBAR; THENCE SOUTH 87°05'53" WEST A DISTANCE OF 5.42 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 02°55'47" WEST A DISTANCE OF 65.41 FEET; THENCE NORTH 02°58'14" WEST A DISTANCE OF 65.42 FEET TO THE POINT OF BEGINNING. CONTAINING 0.034 ACRES MORE OR LESS.

LOT SPLIT OF LOT 5 IN APPLGATE SUBDIVISION CREATING LOTS 52 & 53

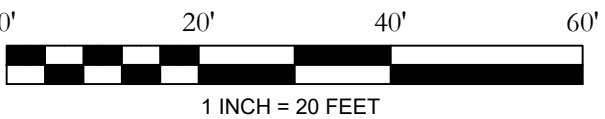


BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON
GRID NORTH FOR ARKANSAS
COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°23'23.1892"
LONGITUDE = -94°13'03.3722"
CONVERGENCE ANGLE = -01°17'25.5174"
DISTANCES SHOWN ON PLAT ARE GROUND.

Utility Notes

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.

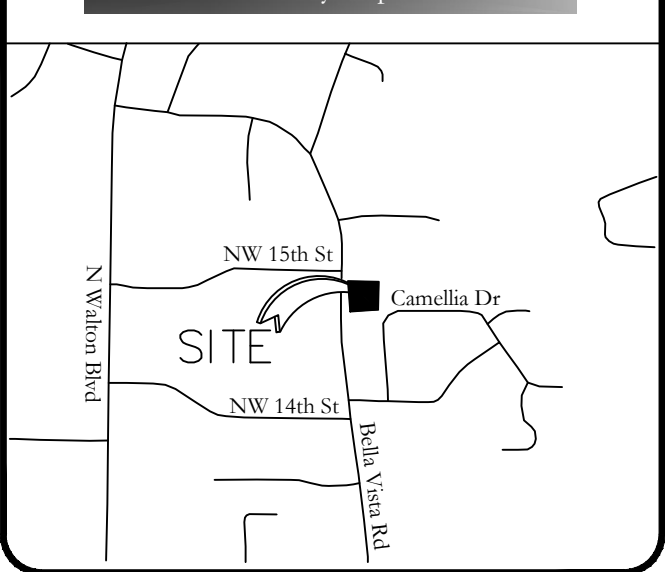
BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES



Legend of Symbols & Abbreviations

- BOUNDARY LINE
- ADJACENT LINE / THE LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- UTILITY EASEMENT (U/E)
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POWER POLE
- GAS METER
- TELEPHONE PEDESTAL
- WATER METER
- AIR CONDITIONER

Vicinity Map



CERTIFICATE OF OWNER:

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

DATE OF EXECUTION: _____

SIGNED: _____
NAME & ADDRESS

SOURCE OF TITLE: D.R. _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE OF EXECUTION _____

HEATH A. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. AR1826
STATE OF ARKANSAS

CERTIFICATE OF FINAL APPROVAL:

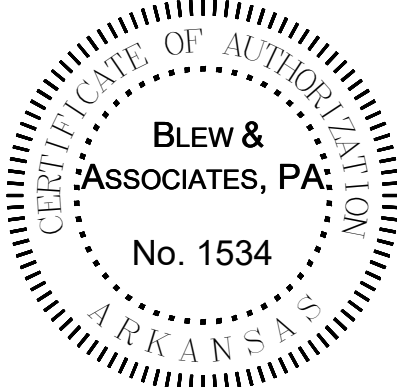
PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING
COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, CITY OF BENTONVILLE



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 21ST DAY OF SEPTEMBER, 2021.

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.

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

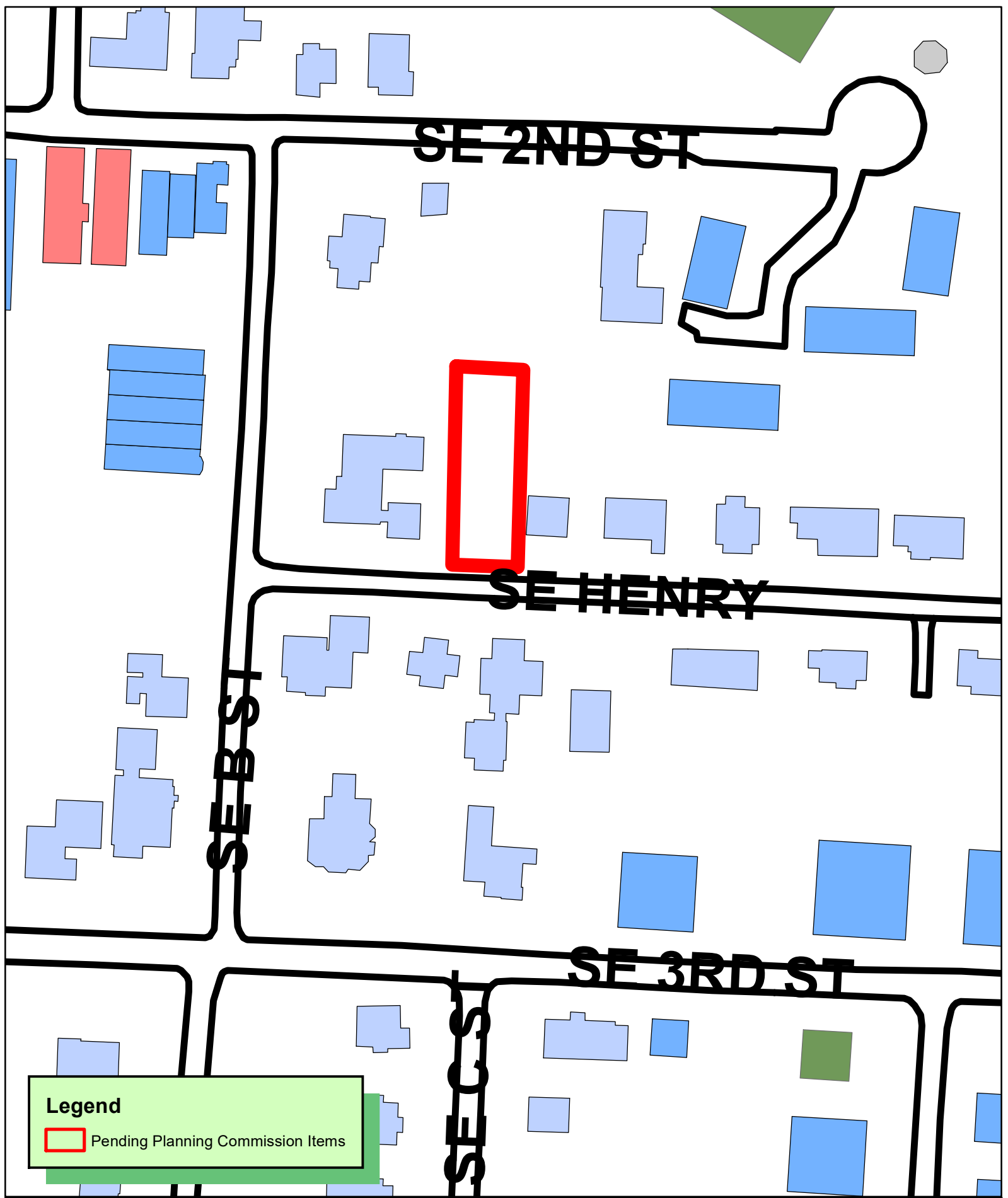
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
ANS, 9/27/2021	HM	CW
COUNTY & STATE:	JOB NUMBER:	
BENTON COUNTY, ARKANSAS	21-7060	
LOCATIONS:	1410A & 1410B BELLA VISTA ROAD, BENTONVILLE, AR 72712	

FOR THE USE AND BENEFIT OF:

STEVEN SIMMONS

COB PROJECT NO. 1S21-0075



Legend

 Pending Planning Commission Items

N
W —  — E
S

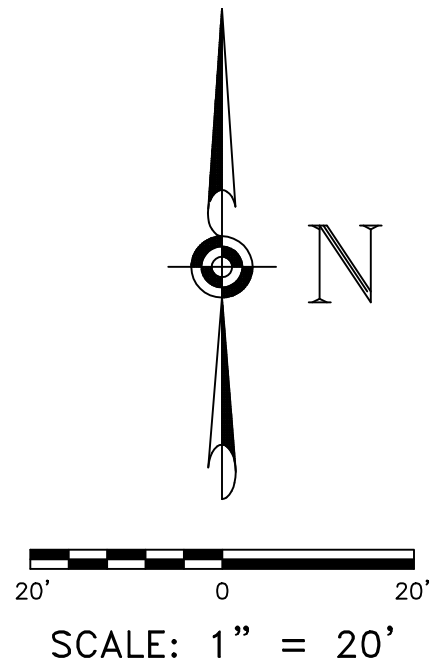
1 inch = 100 feet

LS22-0025 7/5/22
LOT SPLIT
RAILROAD ADDITION
LOT 9 BLOCK 16 CREATING LOT 18

24

THE CITY OF

BENTONVILLE



ZONING NOTE: ZONED DN-3
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: OWNER TO CONTACT NEW
SERVICE COORDINATOR (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.

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

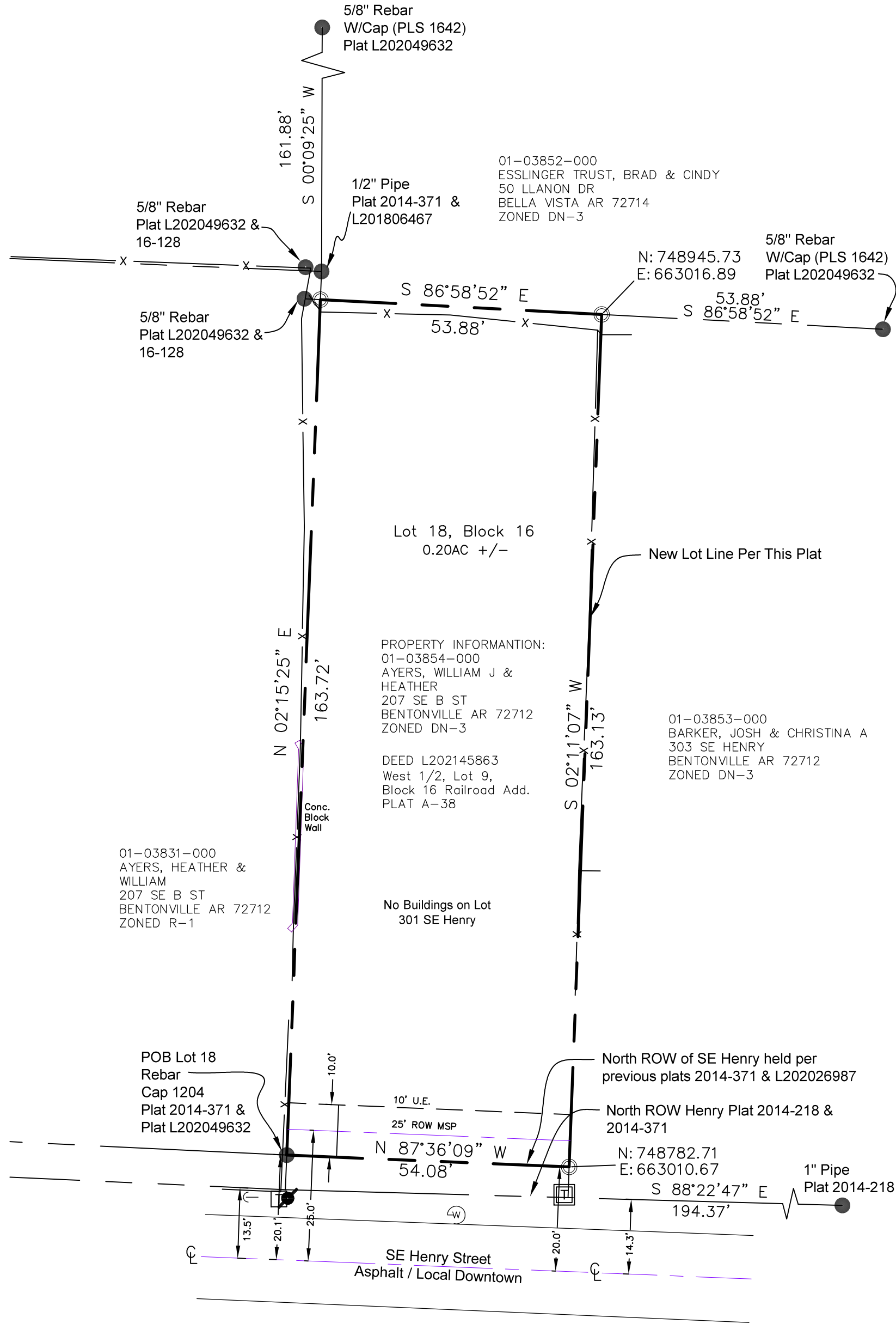
NOTE: BEUD'S STANDARD PRACTICE
IS TO PLACE UNDERGROUND
EQUIPMENT (TRANSFORMERS,
SECONDARY PEDESTALS, JUNCTION
BOXES, ETC) ON THE LOT LINE OF A
DEVELOPMENT. ANY ADJUSTMENTS
TO THE PROPERTY LINE THAT RESULT IN
OUR EQUIPMENT NOT BEING ON THE
LOT LINE WILL REQUIRE THE
DEVELOPER TO PAY FOR THE COST
OF BEUD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

NOTE: IT IS THE RESPONSIBILITY OF
THE DEVELOPER TO COORDINATE WITH
THE NEW SERVICE COORDINATOR @
479 271-3139 TO DETERMINE IF
EQUIPMENT IS IN CONFLICT.

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

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



LEGEND

- MONUMENT FOUND (AS NOTED)
- SET 5/8" REBAR W/CAP OR NAIL W/WASHER UNLESS OTHERWISE NOTED
- UTILITY POLE
- WATER METER
- TELEPHONE RISER
- TELEPHONE BOX
- GUY WIRE
- WOOD FENCE
- CHAIN FENCE
- CENTERLINE
- OFFSITE LOT LINES
- LOT LINES

Notes:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements which are visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- Basis of Bearings: Arkansas State Plane Coordinate system Arkansas-North: Bentonville GPS #1, N 746496.56, E 661509.95, NAVD 88 1289.05, Convergence -01°17'10.54".
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- The hereon described property is classed Urban.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Flood Hazard Certification: This is to certify that by graphic plotting only, this property (the subject property surveyed) is within Zone X, areas determined to be outside the 0.2% annual chance floodplain, as per FEMA FIRM Map Community Map Number 05007C0255K, effective date, June 5, 2012 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines.

01-03854-000 TRACT DESCRIPTION (DEED L202145863)

THE W1/2 OF LOT 9, BLOCK 16 IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "A" AT PAGE 38. EXCEPT FOR THAT PORTION OF THE SOUTH END OF SAID LOT 9 NOW A PART OF HENRY STREET.

LOT 18 DESCRIPTION:

PART OF LOT 9, BLOCK 16 IN RAILROAD ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "A" AT PAGE 38 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR WITH CAP 1204; THENCE N02°15'25"E A DISTANCE OF 163.72 FEET; THENCE S86°58'52"E A DISTANCE OF 53.88 FEET; THENCE S02°11'07"W A DISTANCE OF 163.13 FEET; THENCE N87°36'09"W A DISTANCE OF 54.08 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.20 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

CERTIFICATE OF SURVEYING ACCURACY

I, GRANT NEVILL, 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: _____
SIGNED: _____
ARKANSAS LS NO.1636



CERTIFICATE OF APPROVAL

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

DATE OF EXECUTION _____

COMMUNITY DEVELOPMENT DIRECTOR _____

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: _____

PRINTED OWNER NAME: _____

SOURCE OF TITLE:
W.D. L202145863

STATE OF ARKANSAS

COUNTY OF _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY

OF _____ 20____.

NOTARY PUBLIC SIGNATURE _____

CITY PROJECT #LS22-0025

ATLAS PAGE 403A & 404

500-20N-30W-0-32-400-04-1636

REVISIONS

NO.	DATE	DESCRIPTION
1.	06/20/22	1st Sub Comments
2.		

CLIENT:

AYERS, WILLIAM J & HEATHER
207 SE B ST
BENTONVILLE AR 72712
479-422-0350

LOT ADJUSTMENT

WEST 1/2 LOT 9, BLOCK 16
RAILROAD ADDITION
CREATING LOT 18, BLOCK 16
RAILROAD ADDITION
BENTONVILLE, ARKANSAS



SURVEYOR

Nevill Surveying, LLC
705 NW D Street
Bentonville, AR 72712
479-790-7264

edagen@sbglobal.net

PLS: GEN

CAD: GEN

FIELD: HTN

FIELD: GEN

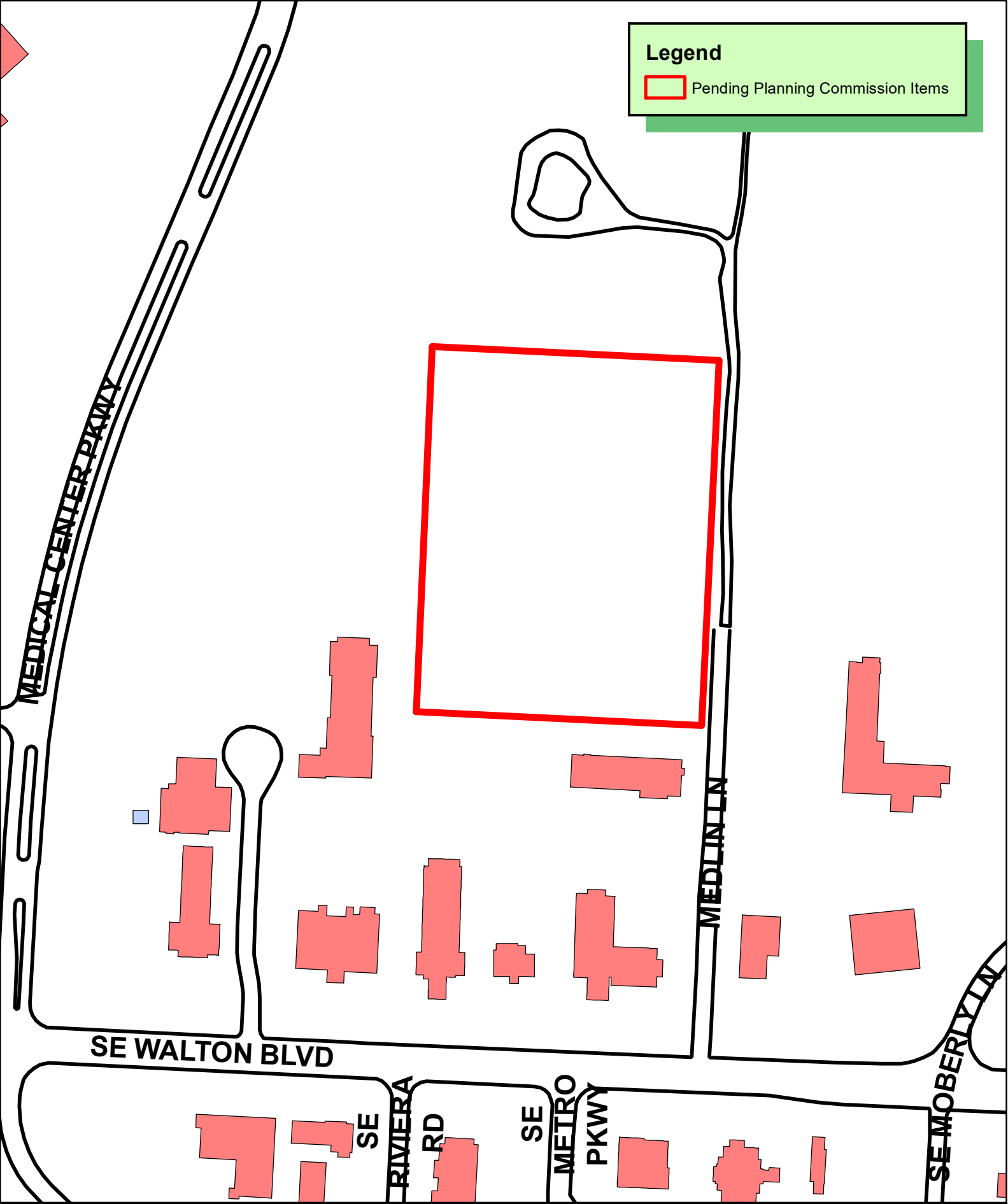
DWG: 2022-0002 SPLT

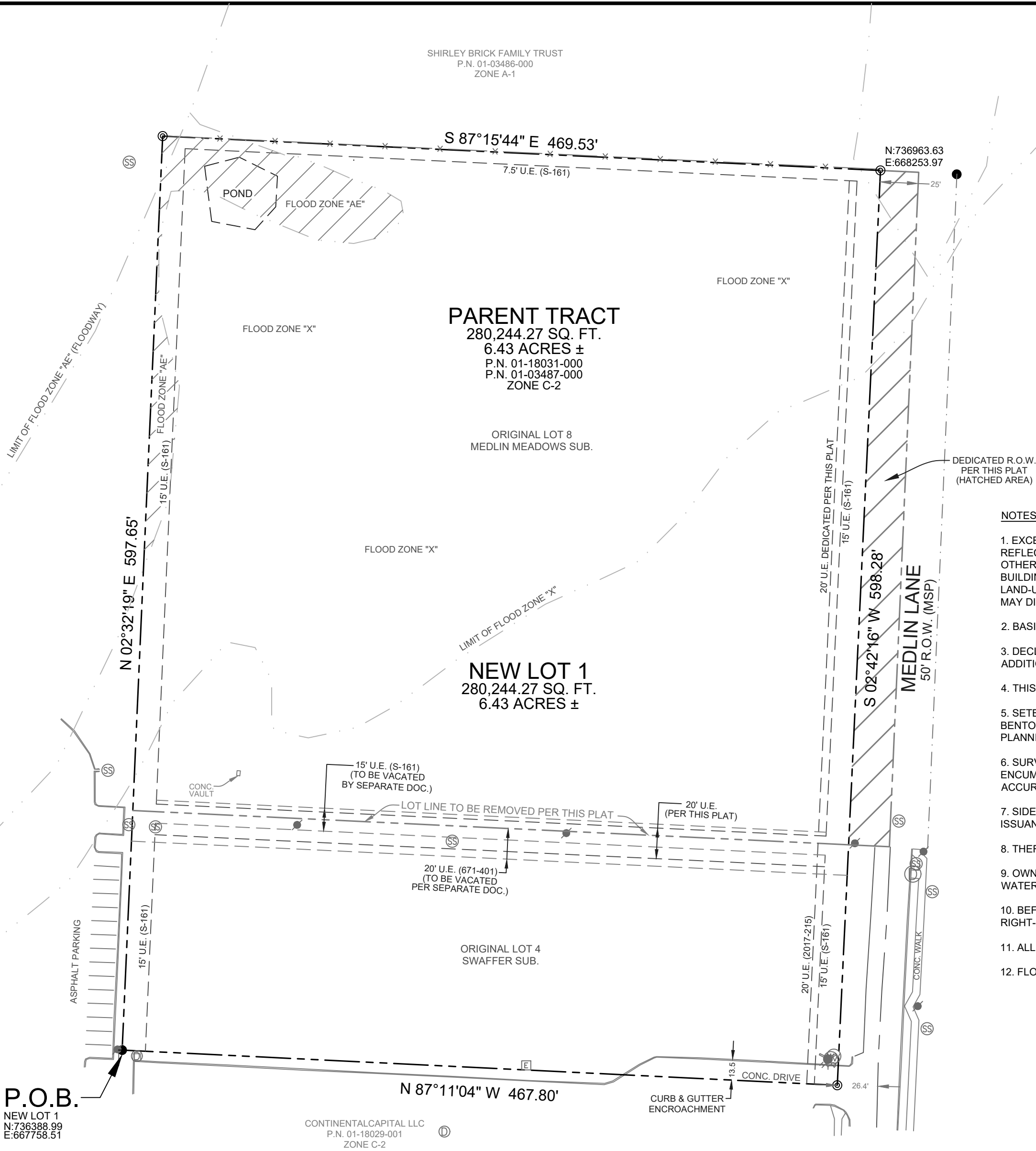
DATE: MAY 31,2022

SHEET: 1 OF 1

Legend

Pending Planning Commission Items





LEGEND

- FOUND REBAR
- ⊙ SET 1/2" REBAR WCAP (LS #1370)
- ⊙ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ STORM SEWER MANHOLE
- ⊙ ELECTRIC RISER
- ⊙ UTILITY POLE
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT

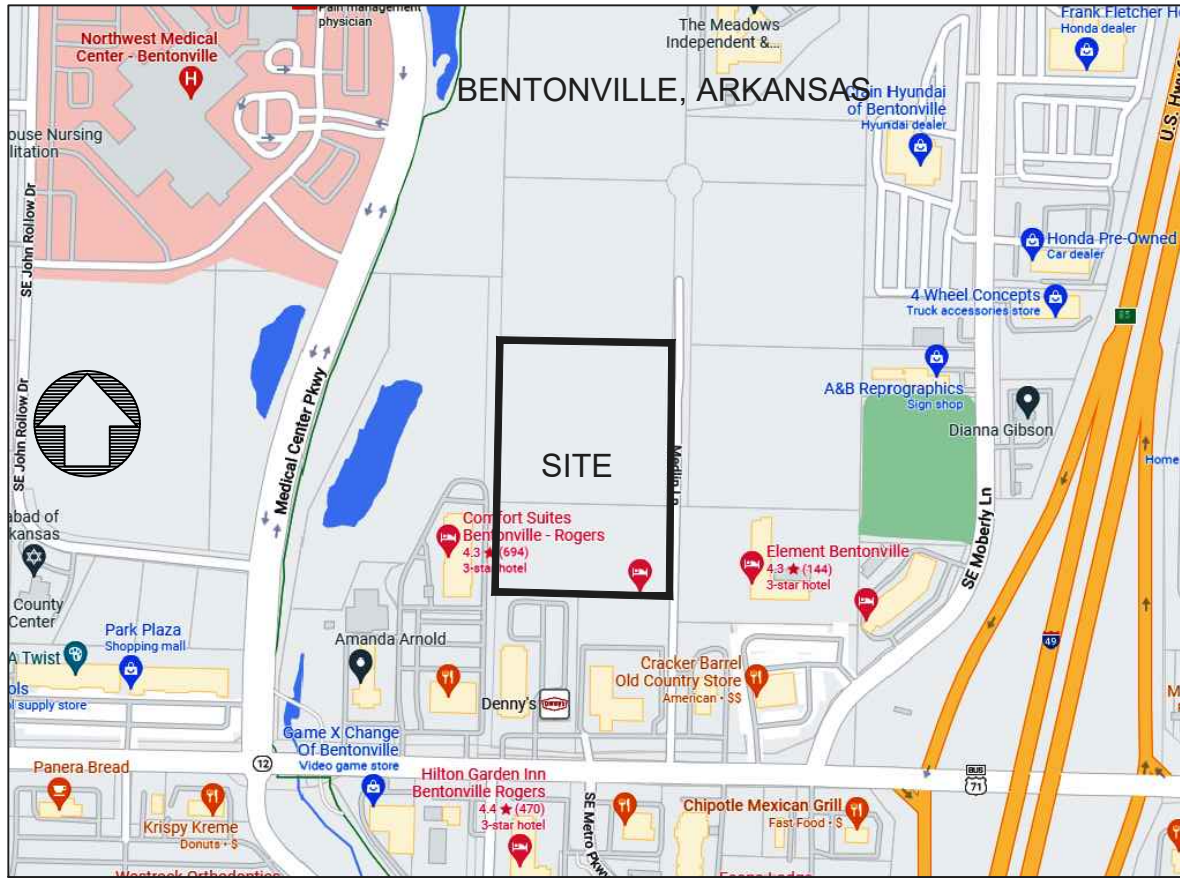
PARENT TRACT:

LOT 4 OF SWAFFER SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGE 215 AND LOT 8 OF MEDLIN MEADOWS SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "S", PAGE 161, CITY OF BENTONVILLE BENTON COUNTY, ARKANSAS OF THE BENTON COUNTY RECORDS.

NEW LOT 1:

LOT 4 OF SWAFFER SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2017, PAGE 215 AND LOT 8 OF MEDLIN MEADOWS SUBDIVISION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "S", PAGE 161, CITY OF BENTONVILLE BENTON COUNTY, ARKANSAS OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

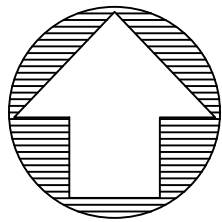
BEGINNING AT THE SW CORNER OF SAID LOT 4; THENCE N 02°32'19" E A DISTANCE OF 597.65 FEET; THENCE S 87°15'44" E A DISTANCE OF 469.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF MEDLIN LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 02°42'16" W A DISTANCE OF 598.28 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N 87°11'04" W A DISTANCE OF 467.80 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 280,244.27 SQUARE FEET, OR 6.43 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



VICINITY MAP
(N.T.S.)

NOTES:

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



FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K & 05007C0260K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

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

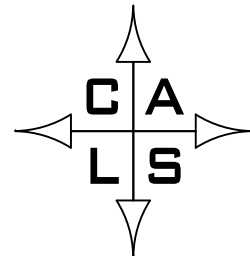
DATE OF EXECUTION: _____

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CASTER & ASSOCIATES LAND SURVEYING, INC.

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



SCALE: 1" = 60'

DATE: 6-13-22

PROPERTY LINE ADJUSTMENT
LOT 4 SWAFFER SUBDIVISION &
LOT 8 MEDLIN MEADOWS SUB.
CREATING LOT 1 MEDLIN MEADOWS
SUBDIVISION, PHASE 2

2303 MEDLIN LANE
BENTONVILLE, BENTON COUNTY,
ARKANSAS

JOB #	DRAWN BY:	CHKD BY:	PAGE
22-079PLA	ASD	RJC	1 OF 1



Legend

 Pending Planning Commission Items

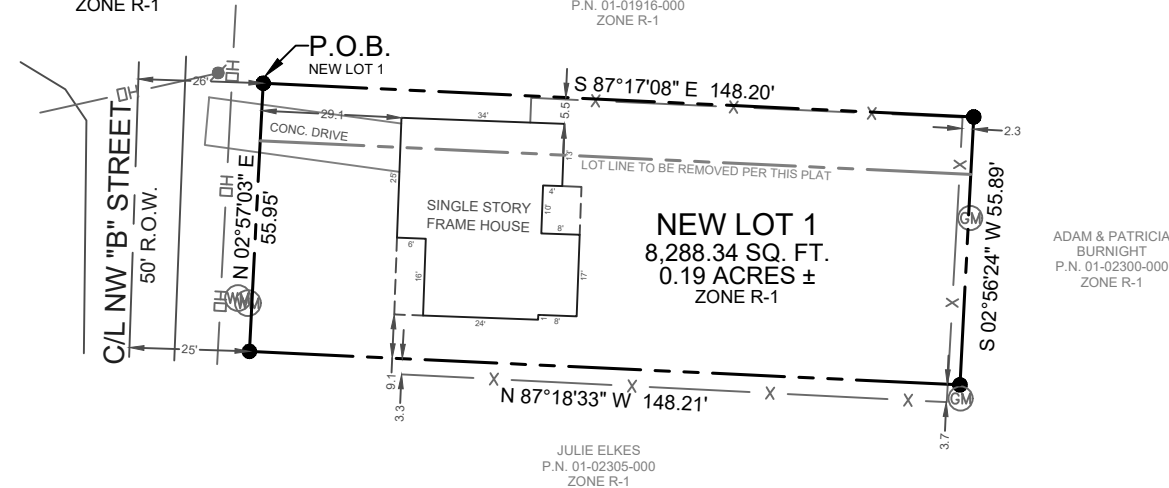


1 inch = 100 feet

PLA22-0014 6/26/22
PROPERTY LINE ADJUSTMENT
CRABTREE ADDITION PHASE 2
LOT 1



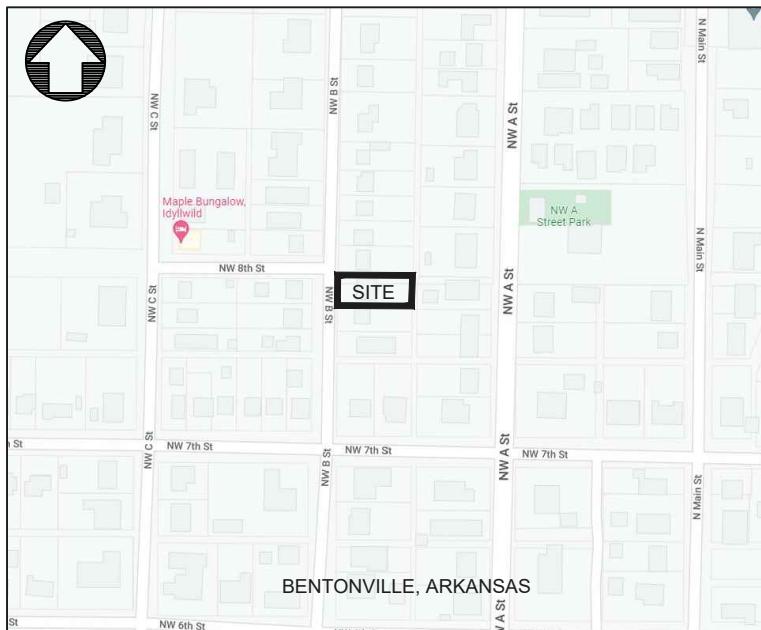
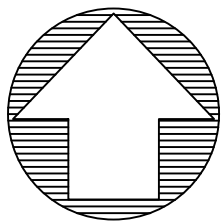
8,288.34 SQ. FT
0.19 ACRES ±
P.N. 01-01917-000
P.N. 01-02303-000
ZONE R-1



THE SOUTH 12 FEET OF LOT 26 OF CRABTREE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "A", PAGE 10, AND THE NORTH 45 FEET OF LOTS 4, 5 AND 6, BLOCK 26 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 21, PAGE 212 OF THE BENTON COUNTY RECORDS.

THE SOUTH 12 FEET OF LOT 26 OF CRABTREE ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "A", PAGE 10, AND THE NORTH 45 FEET OF LOTS 4, 5 AND 6, BLOCK 26 OF DEMINGS 2ND ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 21, PAGE 212 OF THE BENTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF THE SOUTH 12 FEET OF LOT 26 OF SAID CRABTREE ADDITION; THENCE S 87°17'08" E A DISTANCE OF 148.20 FEET; THENCE S 02°56'24" W A DISTANCE OF 55.89 FEET; THENCE N 87°18'33" W A DISTANCE OF 148.21 FEET; THENCE N 02°57'03" E A DISTANCE OF 55.95 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 8288.34 SQUARE FEET, OR 0.19 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

VICINITY MAP
(N.T.S.)

0 40 80



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.

SIGNED:

NAME & ADDRESS:

PRINT NAME:

SOURCE OF TITLE: D.R. _____

PAGE _____

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

DATE OF EXECUTION: _____

SIGNED _____
COMMUNITY DEVELOPMENT DIRECTOR

OWNERSHIP INFORMATION
KATIE CHRISTIAN
710 NW B STREET
BENTONVILLE, AR 72712-4740

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

	FOUND REBAR
	UTILITY POLE
	WATER METER
	GAS METER
	FENCE
	PROPERTY LINE
	CENTERLINE
	OVERHEAD LINE

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.

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

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

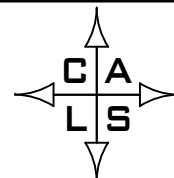
11. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.

12. 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.

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

CASTER & ASSOCIATES
LAND SURVEYING, INC.

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



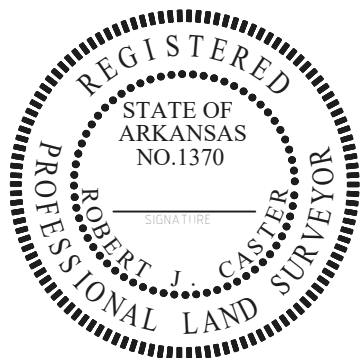
SCALE: 1" = 40'

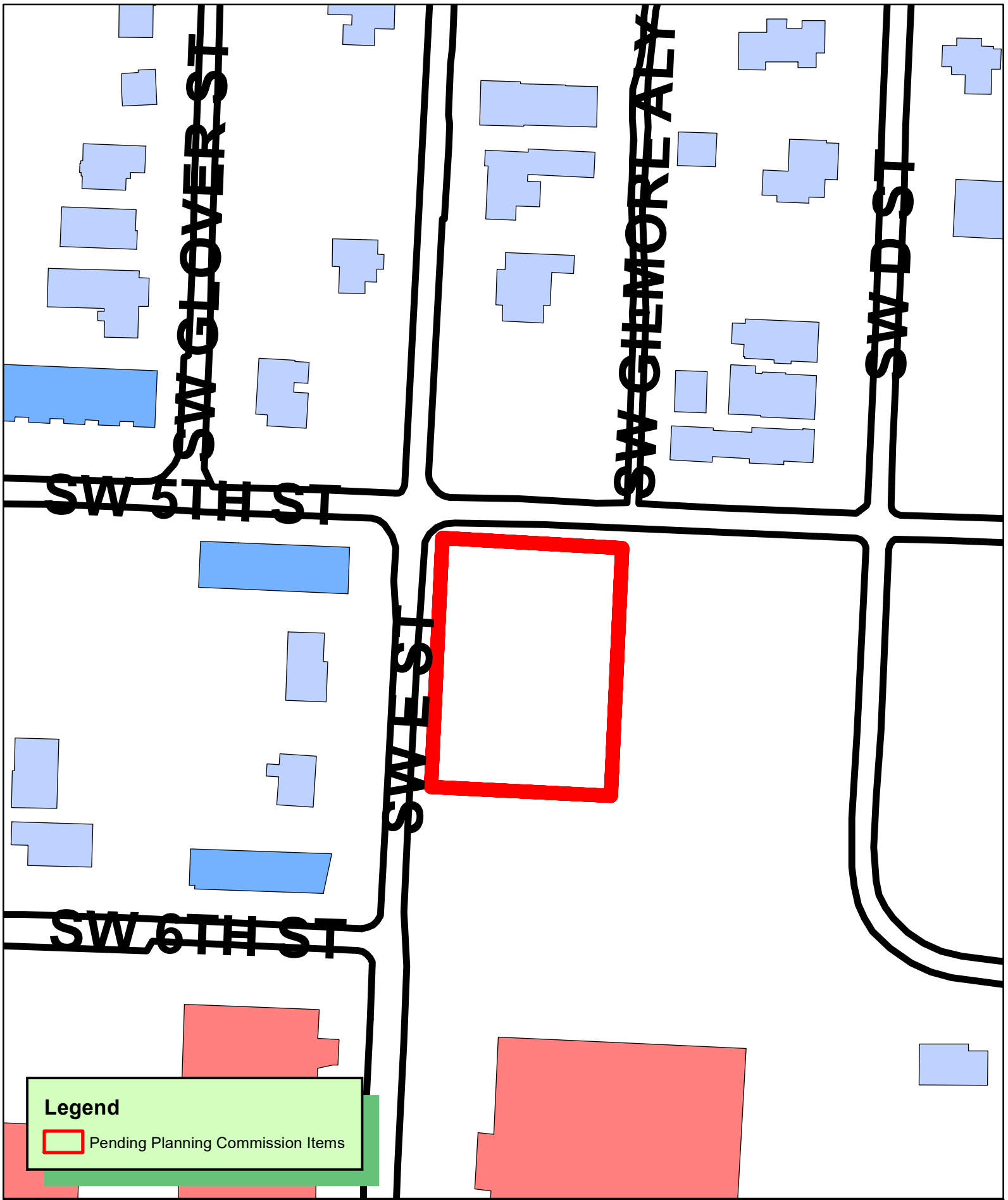
DATE: 3-28-22

PROPERTY LINE ADJUSTMENT:
PART LOT 26, CRABTREE ADD.
& PART LOTS, 4, 5 & 6, BLOCK 26
DEMINGS 2ND ADDITION
CREATING LOT 1 CRABTREE
ADDITION, PHASE 2

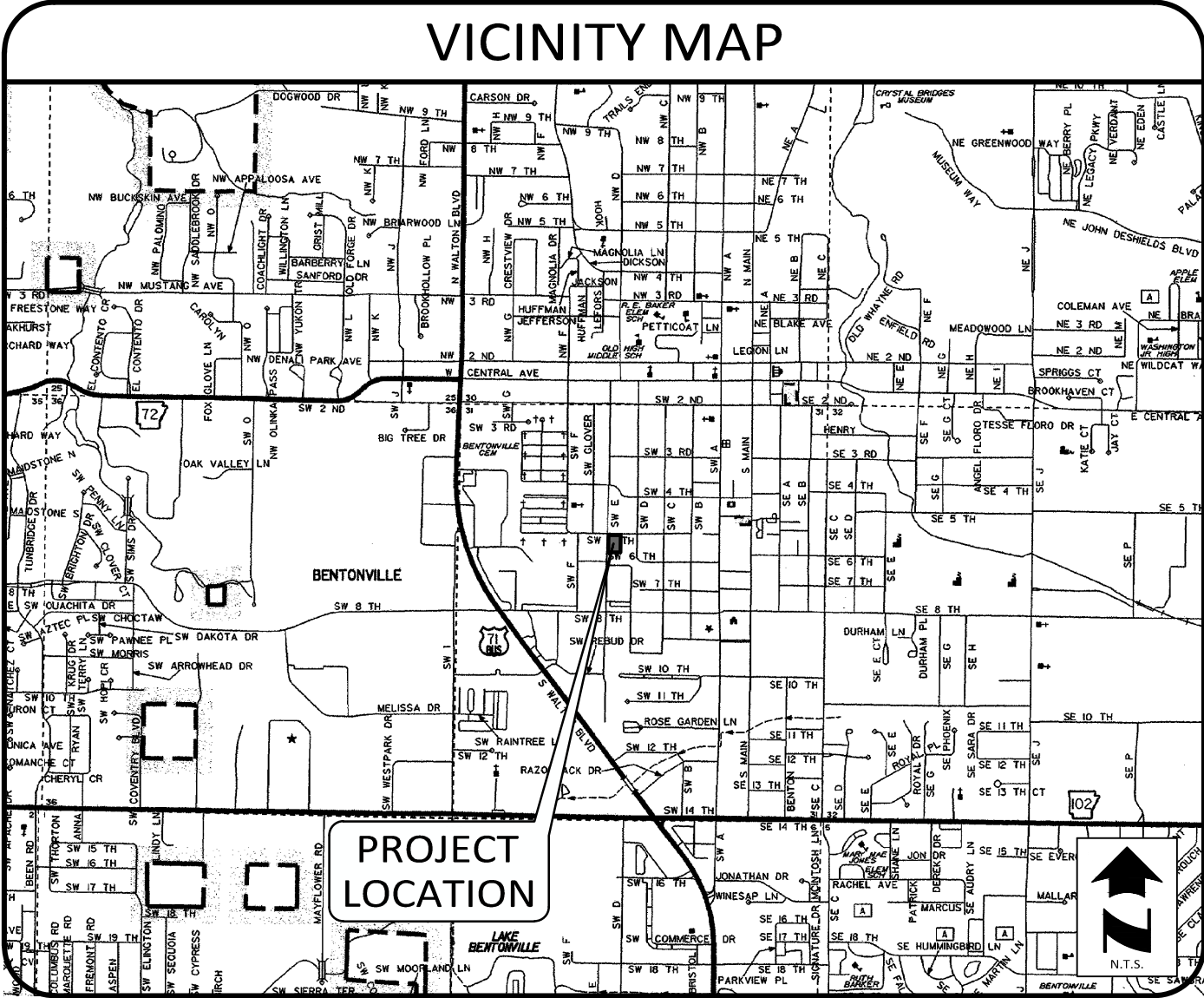
710 NW "B" STREET
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHK'D BY:	PAGE
22-028	ASD	RJC 29	1 OF 1





Drawing Name: P:\BUT-03 Nicker Terrace DRAFTING\BUT-03 Lot Split PLAT.dwg Last Modified: Jun 14, 2022 - 4:23pm Plotted on: Jun 14, 2022 - 4:44pm By: d5165



Lot Split

Lots 1, 3, 5, & 7, Block 7

Creating Lots 17 & 18, Block 7

Gilmore's Addition

LEGAL DESCRIPTION - WARRANTY DEED DOCUMENT L202157475:

Lots Numbered One (1), Three (3), Five (5) and Seven (7) in Block Numbered Seven (7), Gilmore's Addition to the City of Bentonville, Benton County, Arkansas, and being further described as: Beginning at the NW corner of Lot 1, Block 7, Gilmore's Addition, as shown in Plat Book "G", Page 310 of the Benton County Records, and said point being on the South Right of Way line of SW 5th Street, thence along said South Right of Way line S87° 53'50"E 150.00 feet, thence S02° 06'10"W 206.00 feet, thence N87° 53'50"W 150.00 feet to the East Right of Way line of SW "E" Street, thence along said East Right of Way line N02° 06'10"E 206.00 feet to the Point of Beginning, containing 30,900.00 square feet or 0. 709 acres, more or less.

Subject to all easements, covenants, restrictions, reservations and rights of way of record. Subject to all prior mineral reservations and oil and gas leases.

CERTIFICATE OF APPROVAL:

Pursuant To The Bentonville Subdivision Regulations And All Other Conditions And Approval having Been Completed, This Document Is Hereby Accepted. This Certificate Is Hereby Executed Under The Authority Of The Said Rules And Regulations.

Date Of Execution: _____

Signed _____
Bentonville Planning Commission Chairperson

Signed _____
City Clerk, City of Bentonville

Signed _____
Mayor, City of Bentonville

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 Dedicate To The Use Of The Public The Streets, Alleys, Drives, Easements, Etc. As Shown On Said Plat.

Date of Execution: _____

Signed: _____

Name & Address: _____

Print Name: _____

Source Of Title: D.R. _____

State Of Arkansas

County Of _____

Sworn And Subscribed Before Me This Day ____ of _____, 2022.

Notary Public: _____

My Commission Expires: _____

CERTIFICATE OF SURVEYING ACCURACY:

I, Clayton D. Crotts, 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: June 14, 2022

Signed: _____
Registered Land Surveyor
No. 1834
State of Arkansas



GENERAL PLAT NOTES:

- Basis of Bearings - Grid North, Arkansas State Plane Coordinate System, North Zone (0301). Coordinates based on ARDOT Real Time Network solution from a fixed point having the following values: North 36°22'03.56766" Latitude, West 94°13'00.65931" Longitude, and Ellipsoid Height of 1211.83 USFT.
- Scale Factor - 1.0000286544 (grid to ground)
- Vertical Datum - NAVD 88 (Geoid 18) based on differential leveling and terrestrial observations from ARDOT RTN Position having an orthometric height of 1304.21 USFT
- Flood Information - Based on Graphical Review only of FIRM 05007C0255K and having a revision date of June 5, 2012, the subject property lies wholly within Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
- Last Date of Field Survey - January 25, 2022.

CITY DEVELOPMENT NOTES:

- Before any work in the right-of-way commences, contractor and or owner is to obtain right-of-way permit for 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.
- Sidewalk construction shall be the responsibility of the builder or owner/developer at the time of building permit issuance and in accordance with the City of Bentonville design standards. Handicap accessible ramps and sidewalks along non-buildable lot frontages shall be constructed by the developer. Builders building within lots or owner/developer shall be responsible for the replacement of any existing sidewalks or ADA ramps damaged during construction.
- 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.
- Current Zoning is DN-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 @ 479-271-3122
- There may not be fences or any other structures built in any drainage easements.

SURVEYOR
Halff Associates, Inc.
2407 SE Cottonwood Street
Bentonville, AR 72712
Contact: Clayton D. Crotts
Phone: 479-273-2209

OWNER
Randall Hinton Development LLC
20 Dorman Avenue
San Francisco, CA 94124



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

Lots 1, 3, 5, and 7
Gilmore's Addition
Plat Book A, Page 37

Bentonville, Arkansas

Prepared For:
Randall Hinton Development LLC

LOT SPLIT

City of Bentonville Project Number PLA22-0016

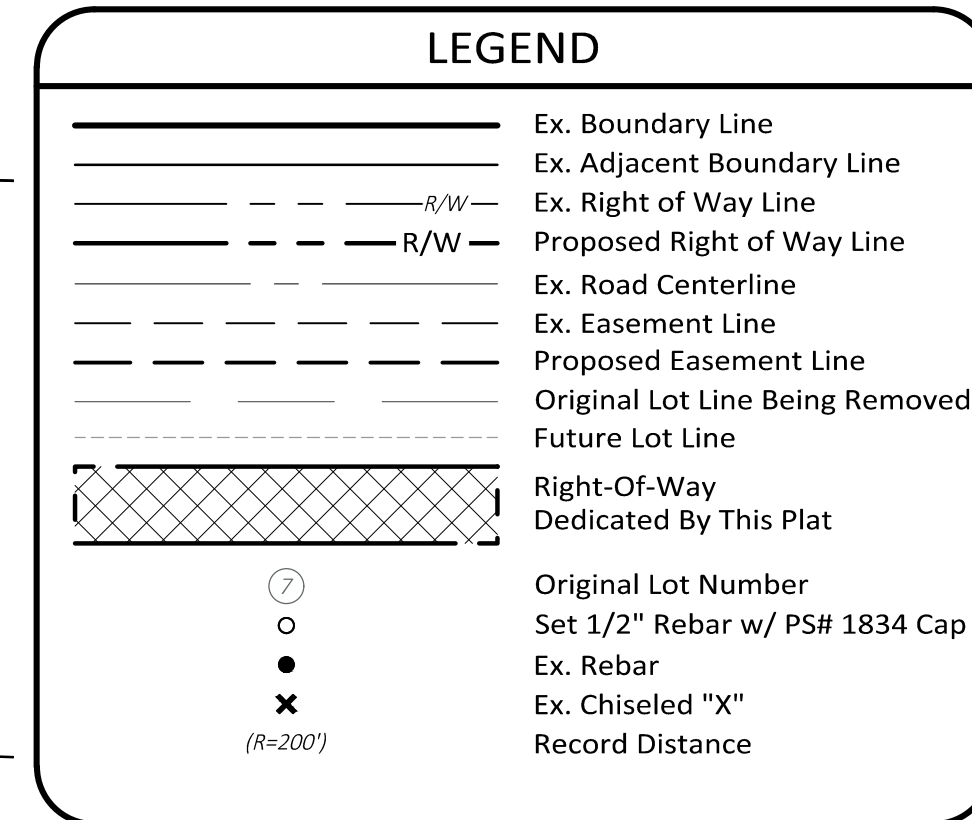
Revisions	

Drawn By: JDS	Vert. Scale: N/A
Approved By: CDC	Horiz. Scale: N/A
Date: 06.14.2022	Plot Scale: 1
Project No.: BUT-03	DWG Name: PLAT

SHEET

1

of 2



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

**Lots 1, 3, 5, and 7
Gilmore's Addition
Plat Book A, Page 37**

Bentonville, Arkansas

Prepared For:
Randall Hinton Development LLC

LOT SPLIT

City of Bentonville Project Number PLA22-0016

Revisions

Drawn By:	JDS
Approved By:	CDC
Date:	06.14.2022
Project No.:	BUT-03

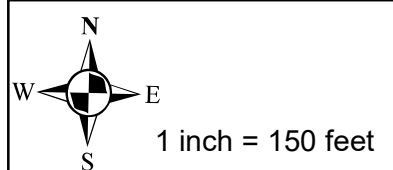
Vert. Scale:	N/A
Horiz. Scale:	1"= 20'
Plot Scale:	1
DWG Name:	PLAT

FOR REVIEW

Drawing Name: P:\BUT-03 Wicker Terrace DRAFTING\BUT-03 Lot Split PLAT.dwg Last Modified: Jun 14, 2022 - 9:23am Plotted on: Jun 14, 2022 - 9:49am by dh5165

Legend

 Pending Planning Commission Items



LSD22-0031 6/21/2022
LARGE SCALE DEVELOPMENT
RAINBOW JUNCTION PATIO HOMES





June 22, 2022

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

RE: Rainbow Junction Patio Homes
COB# LSD22-0031
CTA Job No. 21111700

Dear City of Bentonville Planning Department:

This is a formal request for a waiver of the following city codes:

1. Section 1100.02.a.5 requiring only 2 curb cuts on 310' of street frontage.

We are requesting to have 5 curb cuts on the street frontage along SW Winsted Lane. These homes will be single family homes on a horizontal property regime. They are on single lot for platting purposes, but will be owned and maintained as individual lots. The single lot triggers this waiver request. This is a low traffic volume street and the increased amount of curb cuts will not cause traffic issues in the area.

2. Section 1100.02.a.6 requiring a certain distance between curb cuts.

SW Winsted Ln is a local street with a design speed of 25 mph per the street specifications Table 400-1. This road does not fall within the table provided in Section 1100.02. However, the lot has a large amount of BLE floodplain, detention area and existing utilities that constricts placement of buildings. The site has been designed to keep all buildings within the setbacks and minimum distance from the 100 year water surface elevation which places the buildings, and consequently, the driveways closer together. This development will function similar to a residential subdivision and with low speeds and low traffic along SW Winsted Ln, the driveway separation proposed on the site plan should not pose any issues.

We formally petition the Planning Commission to waive the above listed city code requirements allowing for the intent to be met given the site's layout and utility constraints.

Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.



Crafton Tull

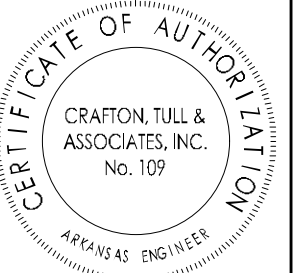
901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Ali Karr, P.E.



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 10, and 20 feet. The segment from 0 to 10 is divided into two equal parts by a vertical line. The segment from 10 to 20 is a single solid block. The numbers 0, 10, and 20 are placed below the line.

RAINBOW JUNCTION PATIO HOMES

ENTONVILLE, AR

Key Plan

[illegible]

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

PROJECT NO: _____
 ISSUE DATE: 06/17/2022
 CONTACT: A. KARR
 GC by: _____
 GC Date: MM/DD/YYYY

PRELIMINARY
 PLANS

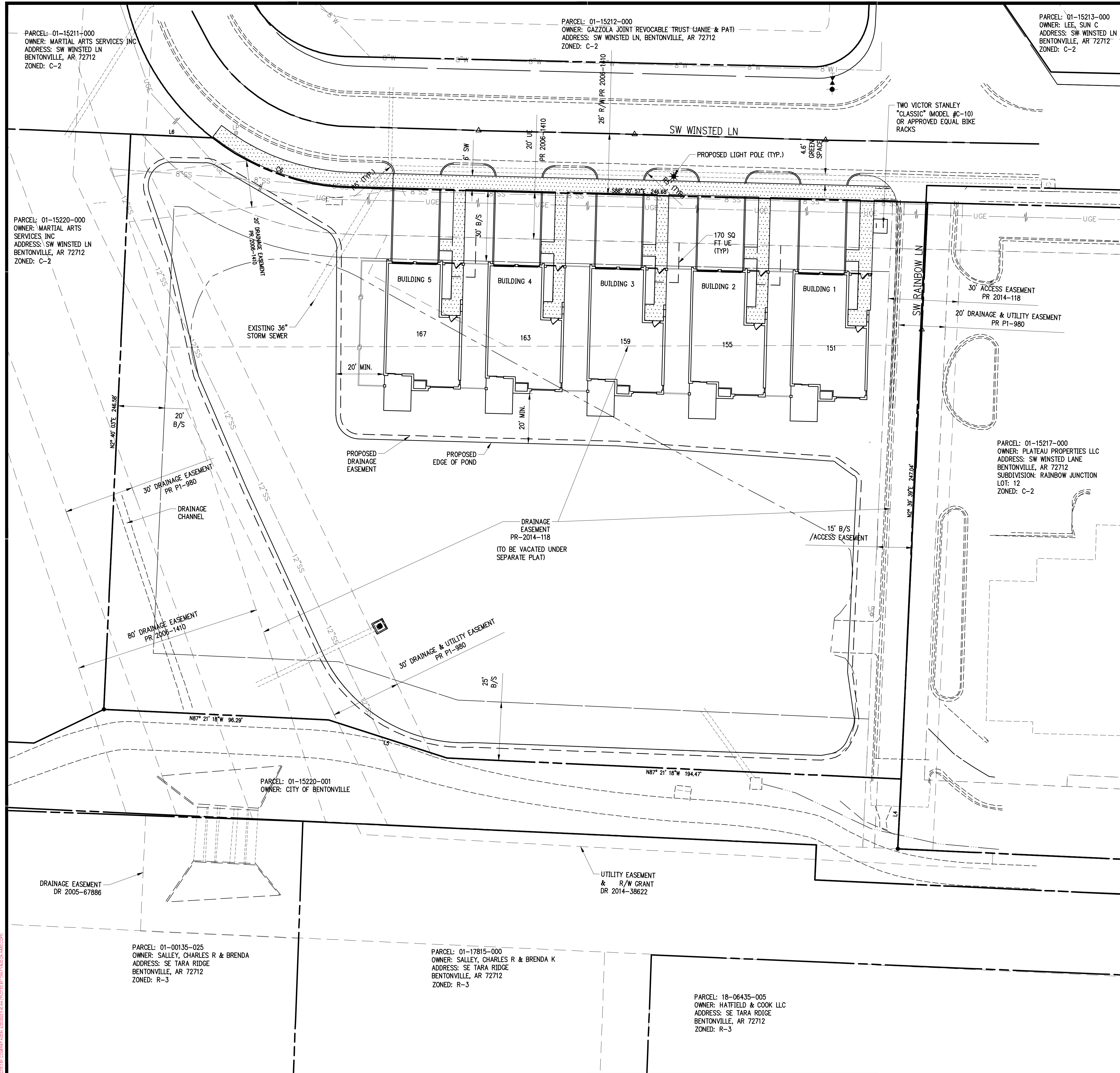
THIS
 DOCUMENT IS
 PRELIMINARY IN
 NATURE AND IS NOT
 A FINAL, SIGNED
 AND SEALED
 DOCUMENT

VIEW SET NOT FOR CONSTRUCTION REVIEW SET NOT FOR CONSTRUCTION

SD22-0031

SITE PLAN

C-102

 SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOORS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
12. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
13. 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.

 LEGEND (EXISTING SYMBOLS)

SYMBOLS

FOUND IRON PIN
LIGHT POLE

LINEWORK

EASEMENT
CURB
PROPERTY L

LEGEND (CONSTRUCT)

SYMBOLS

LIGHT POLE

LINEWORK

CURB _____

6' MASONRY FENCE _____

RIGHT OF WAY _____

PROPERTY LINE _____

LOT LINE _____

ROAD CENTERLINE _____

BUILDING SET BACK _____

SIDEWALK TO BE BUILT AS PART OF THIS CONTRACT _____

 PROJECT INFORMATION

BUILDING SETBACK:	FRONT 20' FRONT WITH GARAGE 20' EXTERIOR SIDE 20' INTERIOR SIDE 10' REAR 25'
FINISHED FLOOR ELEV.	SEE GRADING PLAN
SITE AREA:	1.90 AC. (82,720 SQ.FT.)
BUILDING SIZE:	TYPE A: 3,070 SQ. FT.
ZONING:	R-3
PROPERTY USAGE:	RESIDENTIAL

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	13.54'	25.00'	31°02'24"	S72° 59' 45"E	13.38'
C5	36.17'	60.00'	34°32'26"	S74° 44' 46"E	35.63'
C6	64.24'	101.00'	36°26'42"	S70° 17' 36"E	63.17'

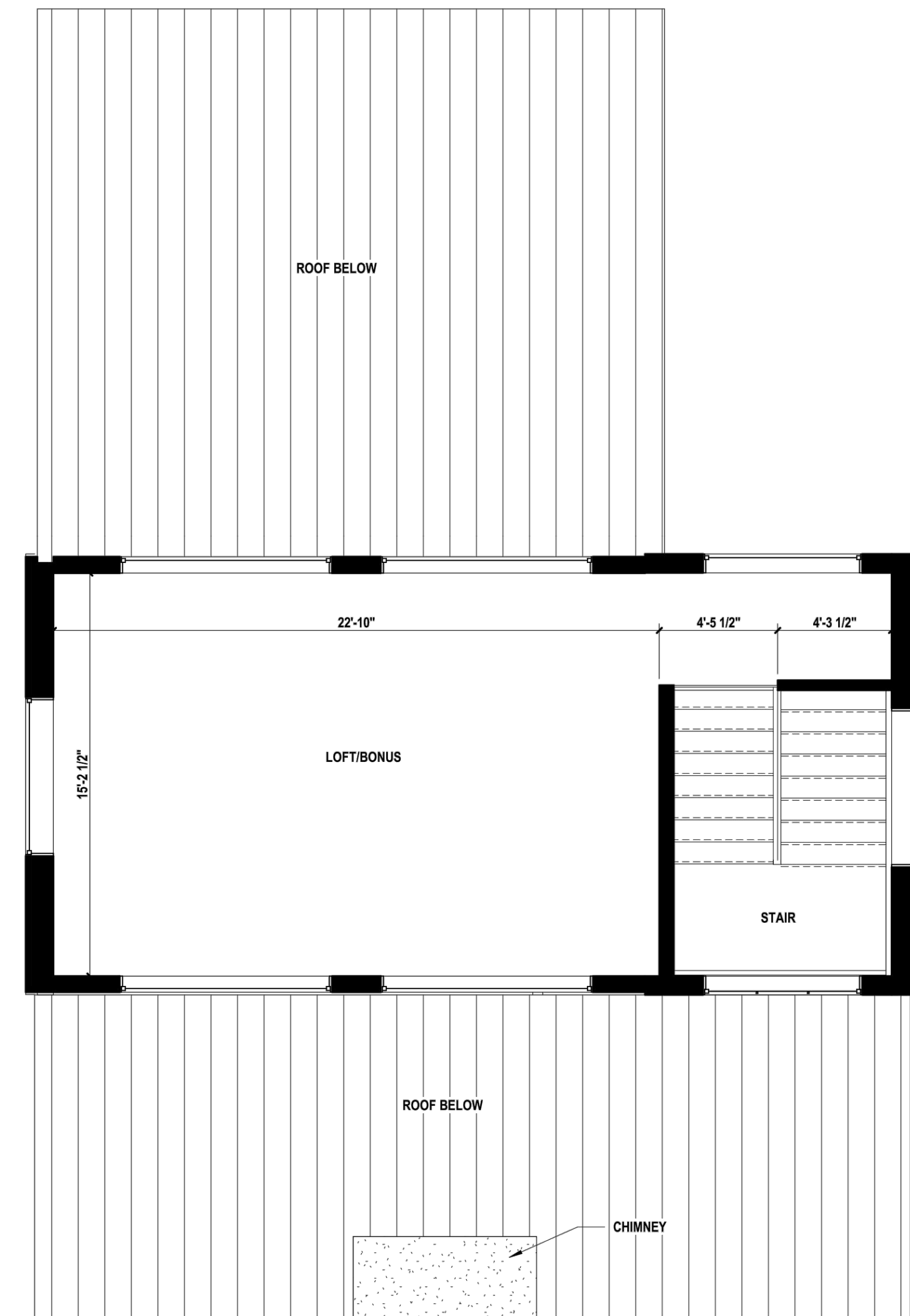
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	29.92'	N2° 39' 39"E
L5	53.27'	N72° 07' 03"W
L6	35.11'	S87° 20' 53"E

GENERAL NOTE:

ALL 5 BUILDINGS ARE 3 BEDROOM UNITS

SQUARE FOOTAGE

NAME	AREA
FIRST FLOOR CONDITIONED	882 SQ. FT.
SECOND FLOOR CONDITIONED	1290 SQ. FT.
THIRD FLOOR CONDITIONED	530 SQ. FT.
COVERED PORCHES	177 SQ. FT.
GARAGE AND STORAGE	602 SQ. FT.
PATIO	120 SQ. FT.
TOTAL UNDER ROOF	3481 SQ. FT.



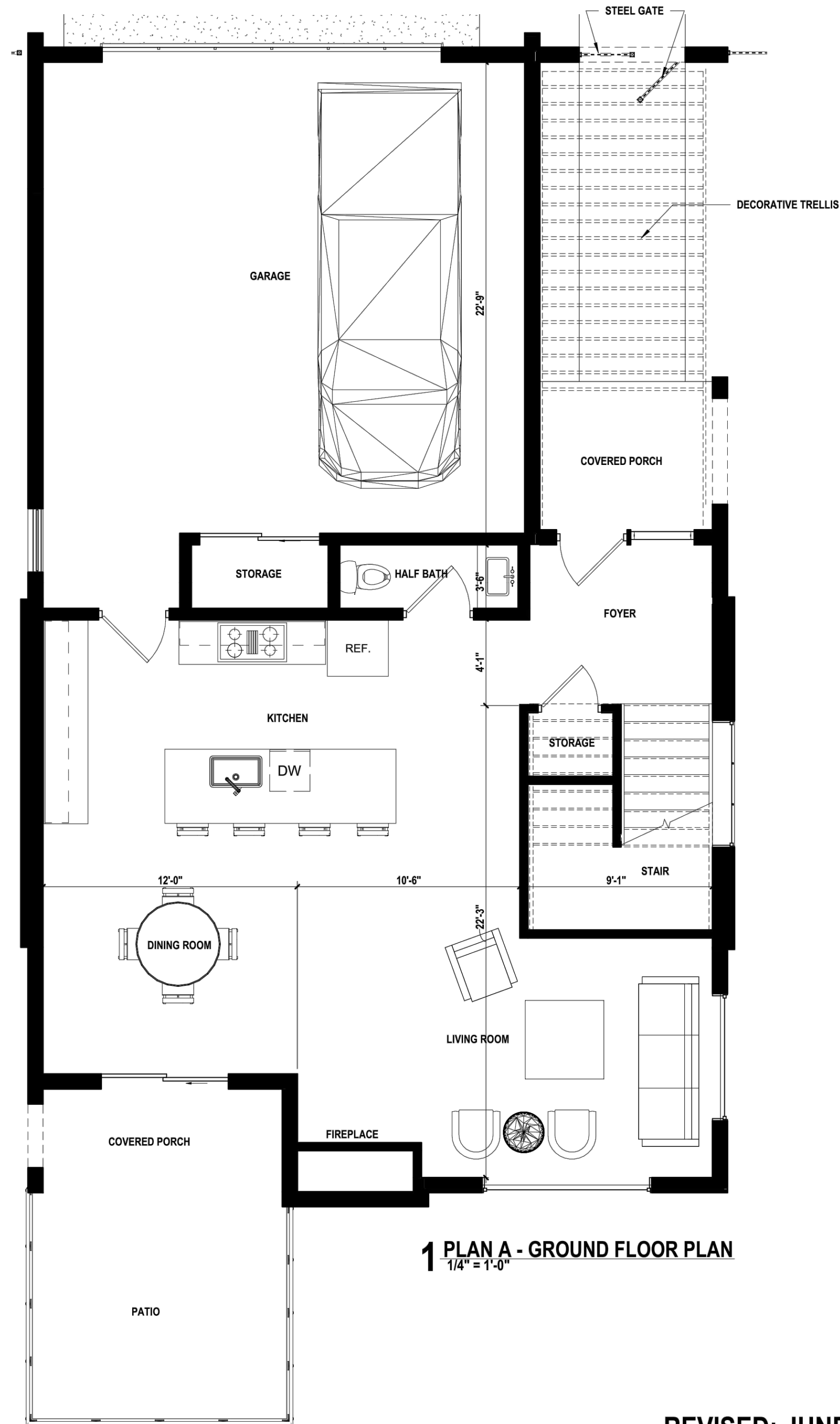
3 PLAN A - FLOOR 3

1/4" = 1'-0"



2 PLAN A - FLOOR 2

1/4" = 1'-0"



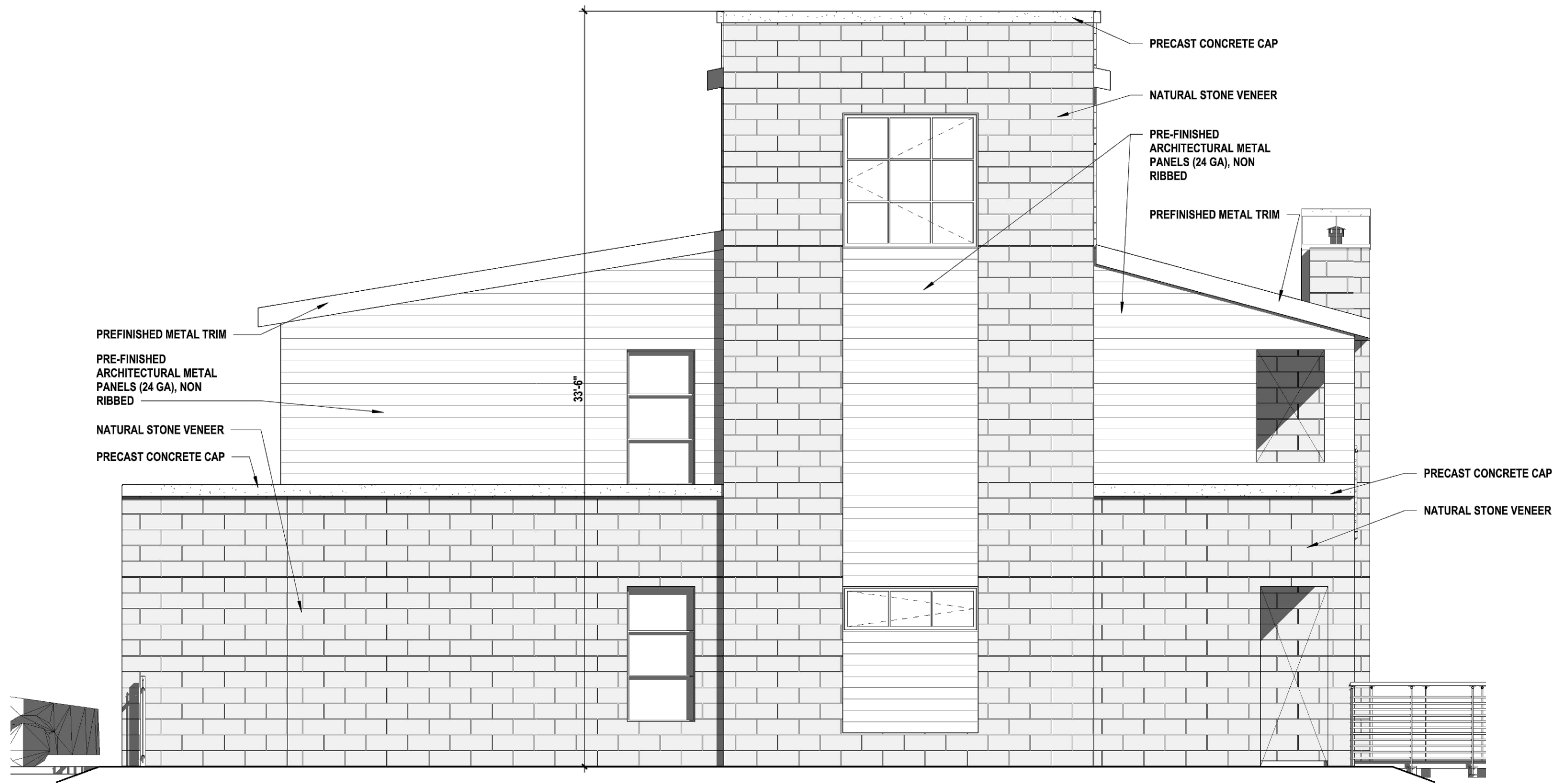
1 PLAN A - GROUND FLOOR PLAN

1/4" = 1'-0"

REVISED: JUNE 17, 2022

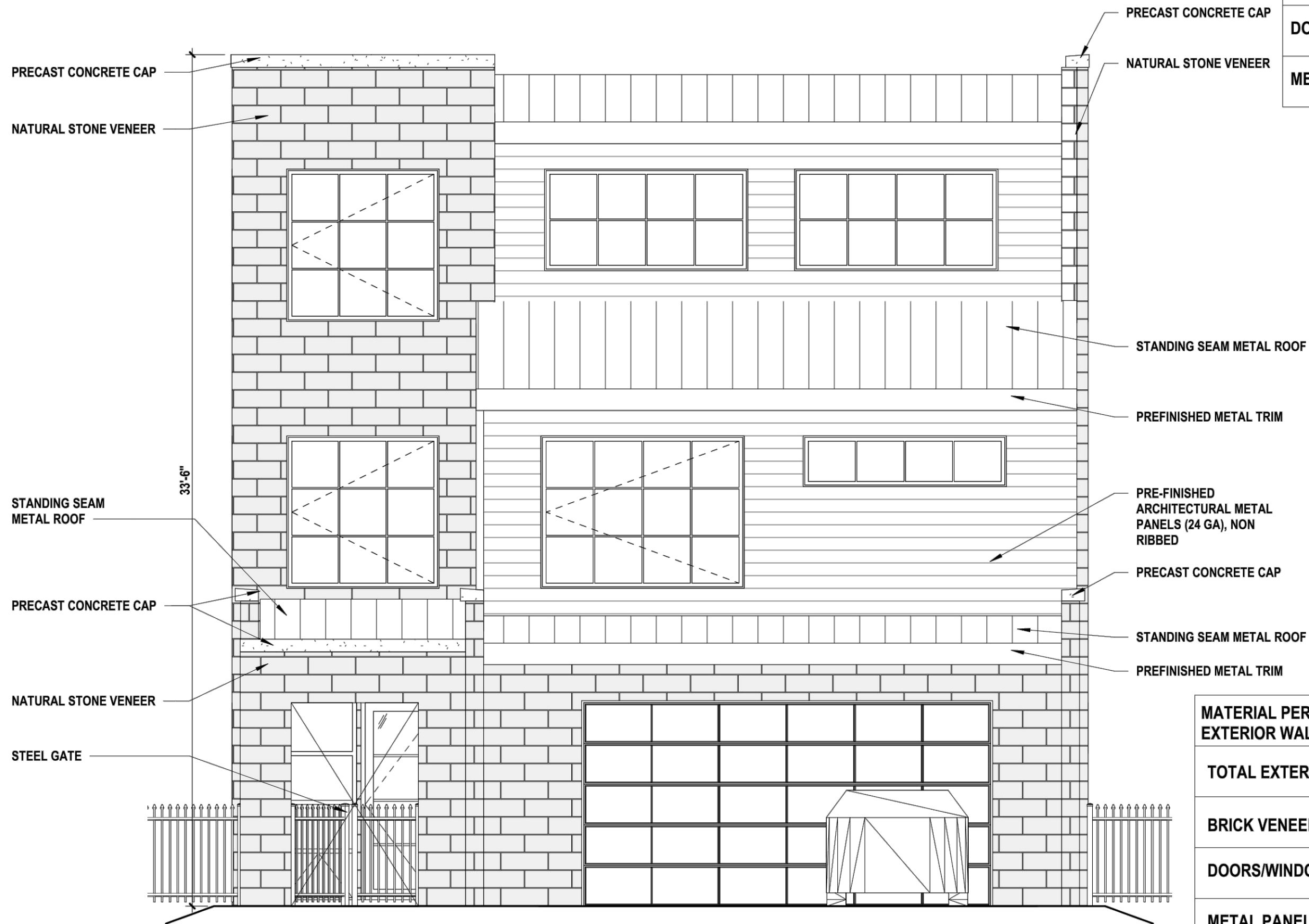
MARCH 8, 2022

RAINBOW JUNCTION
ARCHITECTURAL FLOOR PLAN - PLAN A



4 PLAN A - LEFT ELEVATION
1/4" = 1'-0"

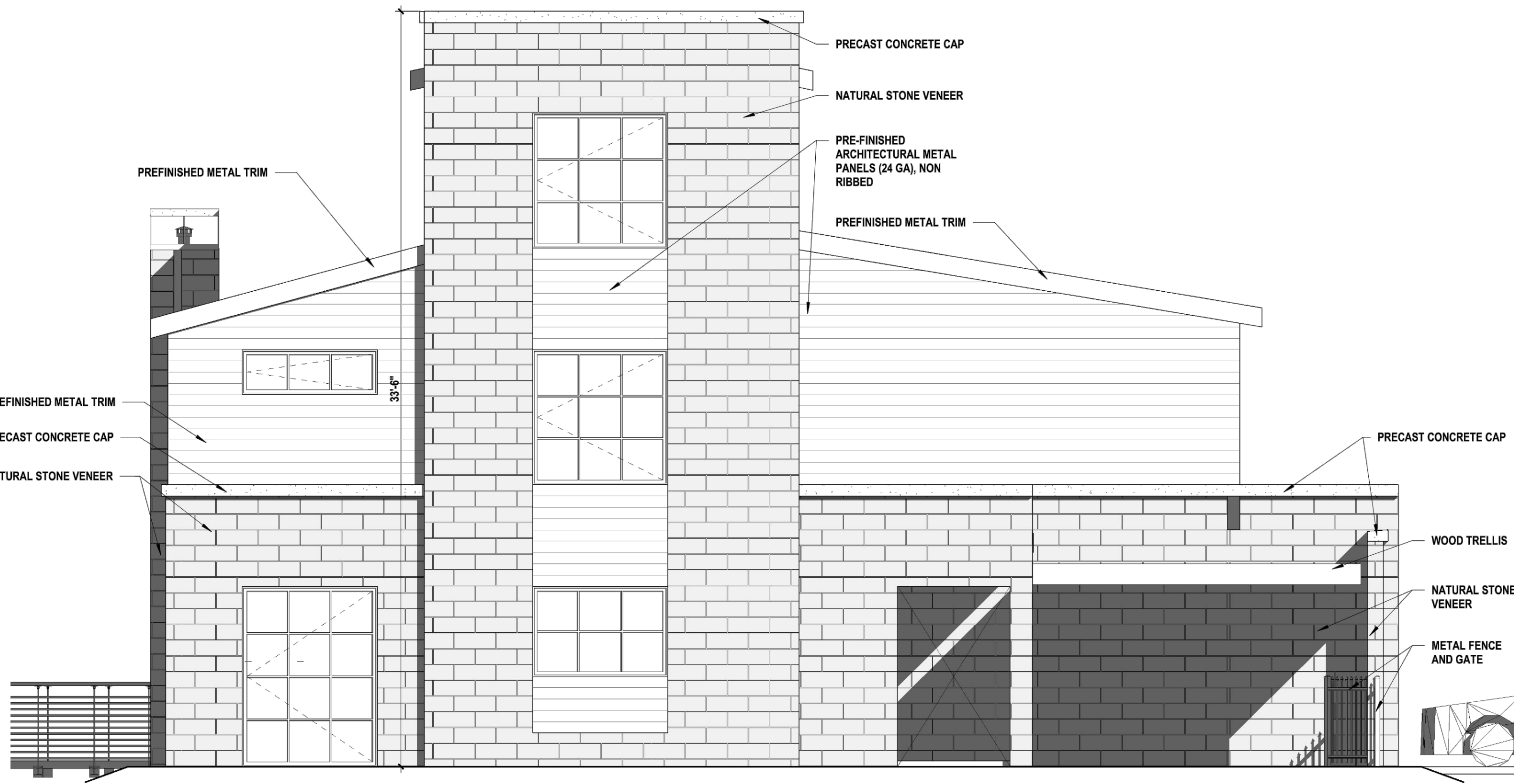
MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 1287.69
BRICK VENEER: 858.05 SF (66.6%)
DOORS/WINDOWS: 79.31 SF (6.2%)
METAL PANEL SYSTEM: 350.33 SF (27.2%)



1 PLAN A - FRONT ELEVATION
1/4" = 1'-0"

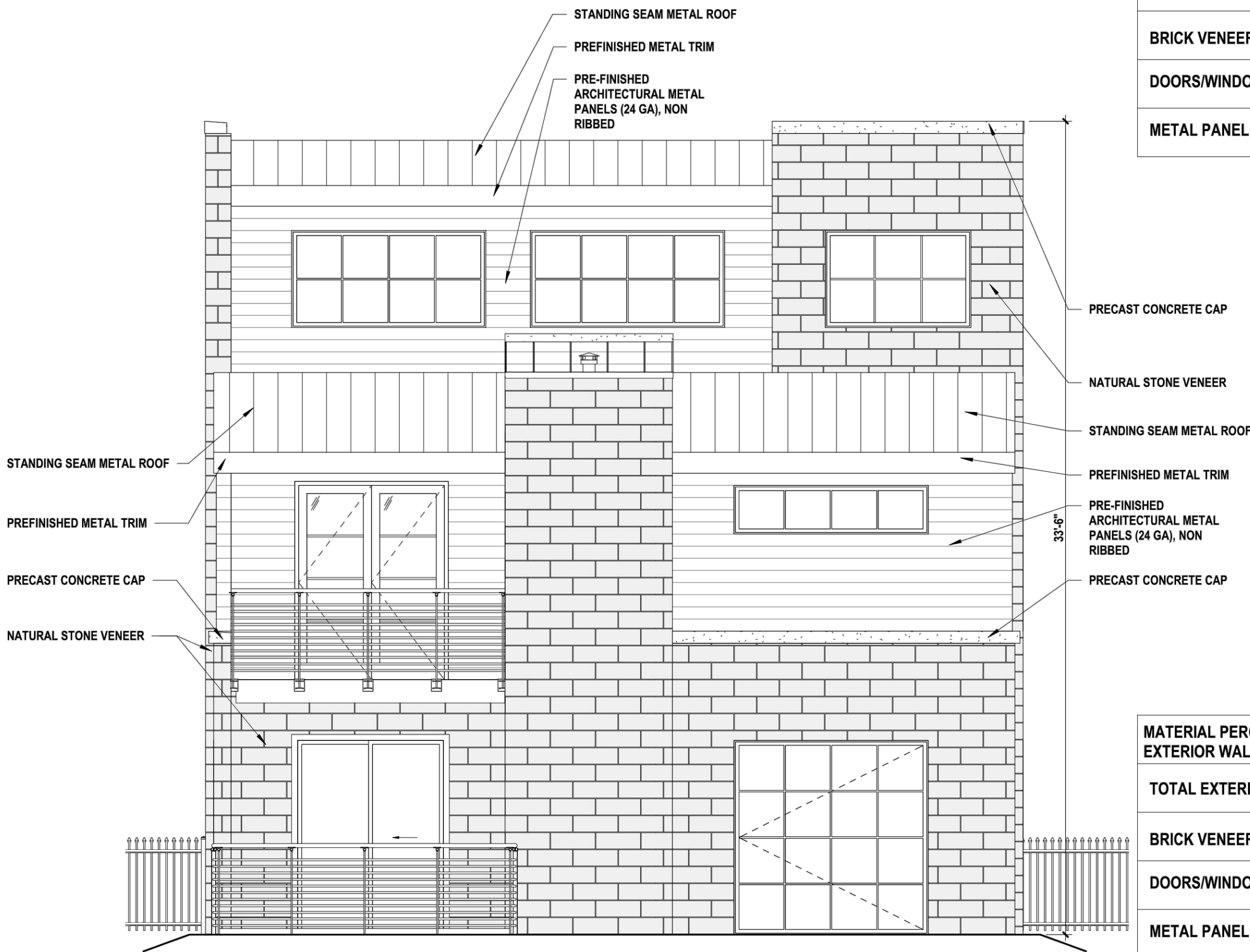
MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 736.29 SF
BRICK VENEER: 309.54 SF (42%)
DOORS/WINDOWS: 227.09 SF (30.8%)
METAL PANEL SYSTEM: 199.66 SF (27.2%)

SEC.1100.21 : (L) ENTRANCES	SEC.1100.21 : (M) ARCHITECTURAL DETAILS
- CANOPIES/PORTICOS - RECESSES/PROJECTIONS - CHANGE IN MATERIALS	- DISPLAY WINDOWS - ACCENT MATERIALS - 16.1%, EXCEEDING MINIMUM REQUIRED 15% OF EXTERIOR FACADE. AC (DECORATIVE TRELLIS, WINDOW TRIM, RAILING, FASCIA, AND SOFFIT) - VARIED ROOF HEIGHTS



3 PLAN A - RIGHT ELEVATION
1/4" = 1'-0"

MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 1270.78
BRICK VENEER: 799.23 SF (62.9%)
DOORS/WINDOWS: 149.08 SF (11.7%)
METAL PANEL SYSTEM: 322.47 SF (25.4%)

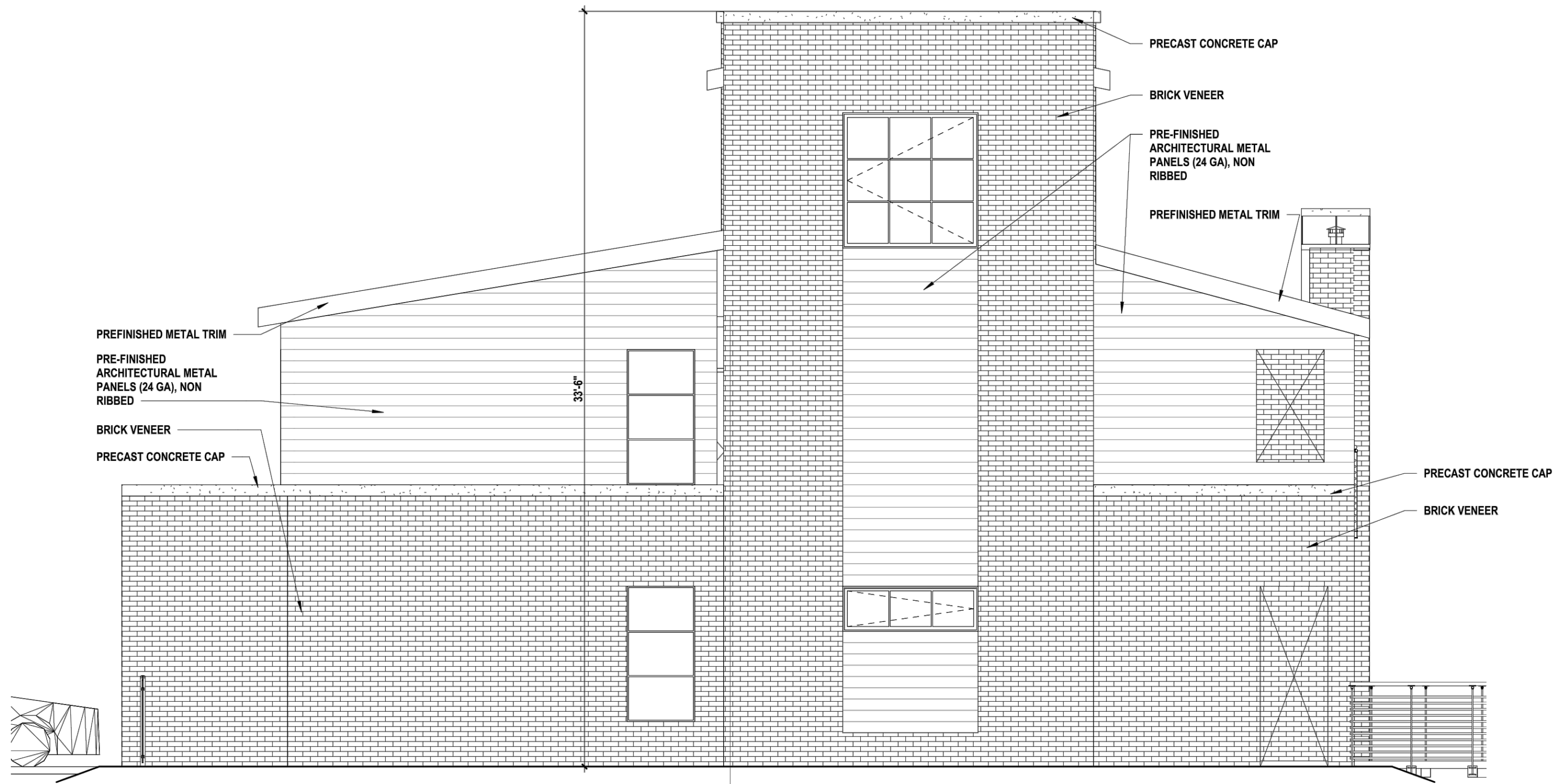


2 PLAN A - BACK ELEVATION
1/4" = 1'-0"

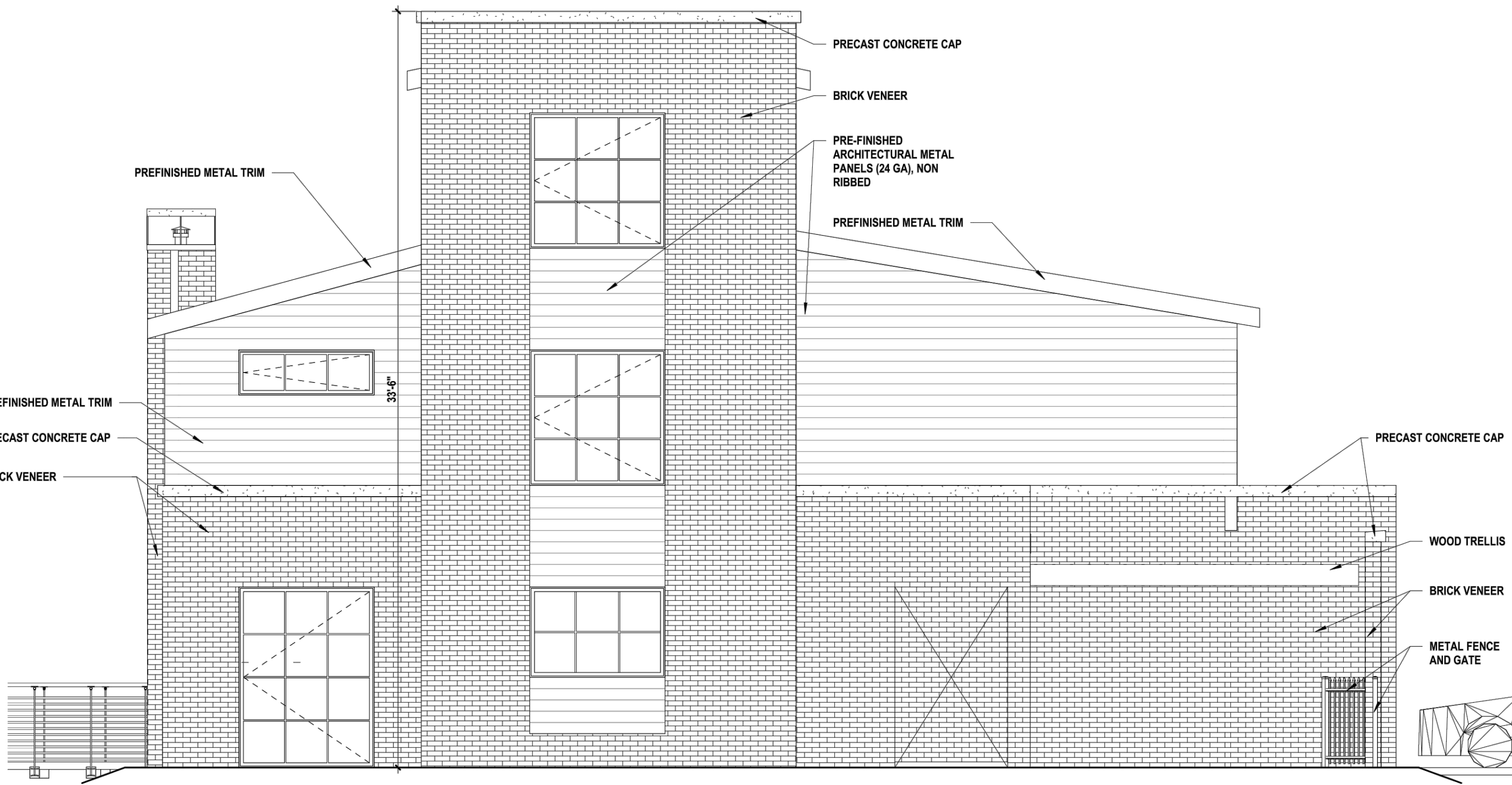
MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 862.21 SF
BRICK VENEER: 436.72 SF (50.7%)
DOORS/WINDOWS: 213.58 SF (24.7%)
METAL PANEL SYSTEM: 211.91 SF (24.6%)

REVISED: JUNE 17, 2022
MARCH 8, 2022

RAINBOW JUNCTION
BUILDING ELEVATIONS - PLAN A



4 PLAN A - LEFT ELEVATION
1/4" = 1'-0"



3 PLAN A - RIGHT ELEVATION
1/4" = 1'-0"

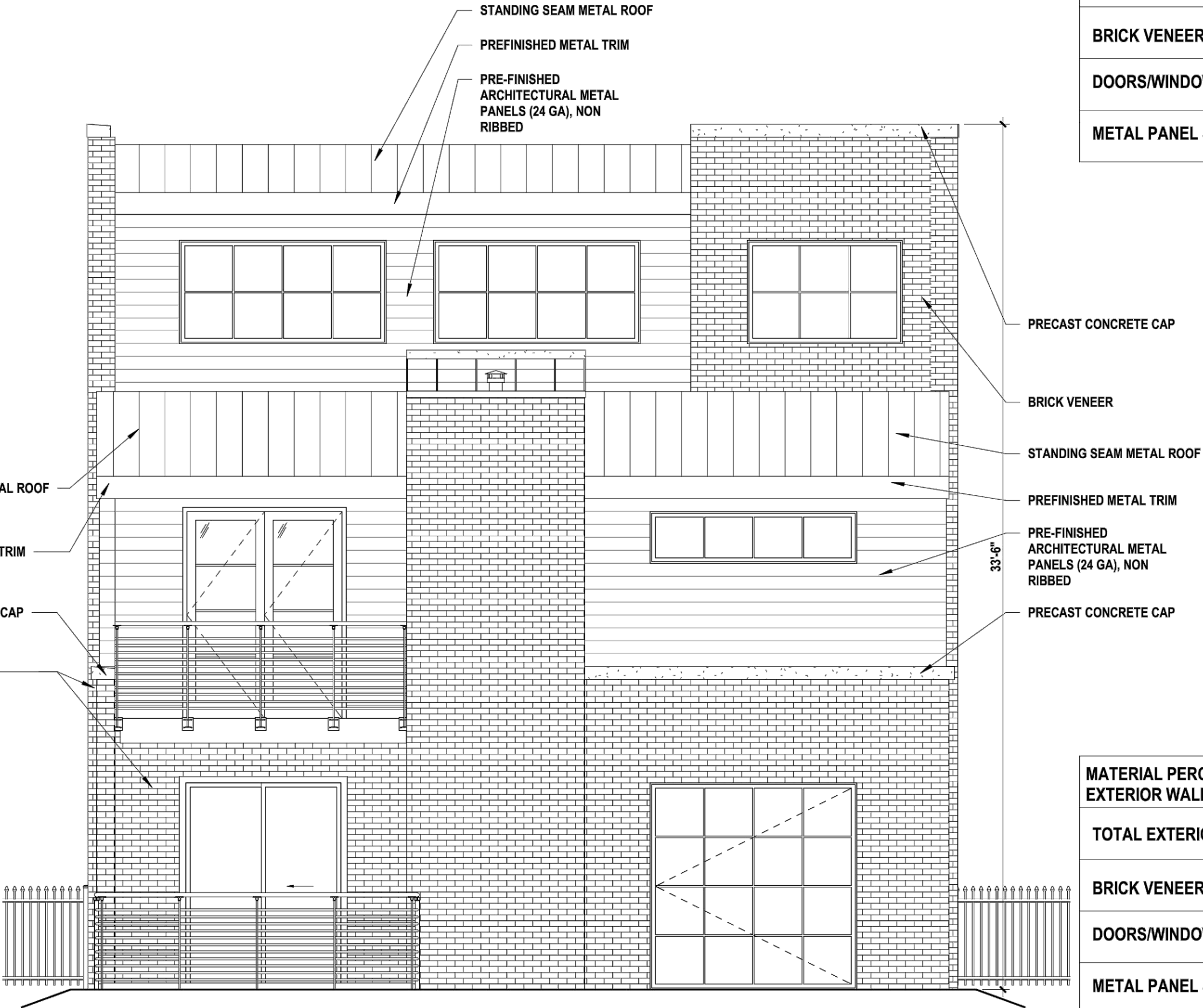


1 PLAN A - FRONT ELEVATION
1/4" = 1'-0"

MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 1287.69
BRICK VENEER: 858.05 SF (66.6%)
DOORS/WINDOWS: 79.31 SF (6.2%)
METAL PANEL SYSTEM: 350.33 SF (27.2%)

SEC.1100.21 : (L) ENTRANCES	SEC.1100.21 : (M) ARCHITECTURAL DETAILS
- CANOPIES/PORTICOS - RECESSES/PROJECTIONS - CHANGE IN MATERIALS	- DISPLAY WINDOWS - ACCENT MATERIALS - 16.1%, EXCEEDING MINIMUM REQUIRED 15% OF EXTERIOR FACADE. AC (DECORATIVE TRELLIS, WINDOW TRIM, RAILING, FASCIA, AND SOFFIT) - VARIED ROOF HEIGHTS

MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 736.29 SF
BRICK VENEER: 309.54 SF (42%)
DOORS/WINDOWS: 227.09 SF (30.8%)
METAL PANEL SYSTEM: 199.66 SF (27.2%)



2 PLAN A - BACK ELEVATION
1/4" = 1'-0"

MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 1270.78
BRICK VENEER: 799.23 SF (62.9%)
DOORS/WINDOWS: 149.08 SF (11.7%)
METAL PANEL SYSTEM: 322.47 SF (25.4%)

MATERIAL PERCENTAGES OF EXTERIOR WALL SURFACES
TOTAL EXTERIOR SF: 862.21 SF
BRICK VENEER: 436.72 SF (50.7%)
DOORS/WINDOWS: 213.58 SF (24.7%)
METAL PANEL SYSTEM: 211.91 SF (24.6%)

JUNE 17, 2022

RAINBOW JUNCTION
BUILDING ELEVATIONS - PLAN A



Key Plan

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

INSTRUCTION

A-301



Key Plan

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

PROJECT NO:

ISSUE DATE: 06/17/2022
CONTACT: A. KARR

QC by: _____
QC Date: MM/DD/YYYY _____

PRELIMINARY PLANS

PLANS

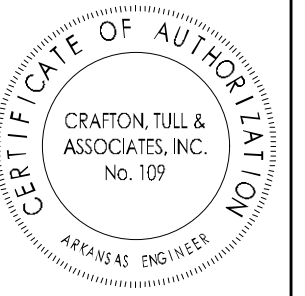
SD22-0031

RENDERINGS BLUE

RENDERINGS BUILD

A-302

77502



RAINBOW JUNCTION
PATIO HOMES
BENTONVILLE, AR

Key Plan

[illegible]

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

PROJECT NO: _____
 ISSUE DATE: 06/17/2022
 CONTACT: A. KARR
 GC by: _____
 GC Date: MM/DD/YYYY _____

PRELIMINARY
 PLANS

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

NOT FOR CONSTRUCTION REVIEW SET NOT FOR CONSTRUCTION

SD22-0031

RENDERINGS BUILDING 2 FRONT

A-303



Key Plan

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

PROJECT NO:

ISSUE DATE: 06/17/2022
CONTACT: A. KARR

QC by:

SC Date: M

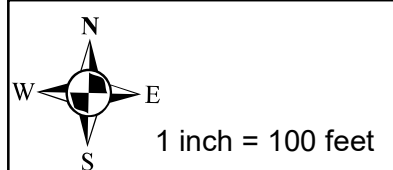
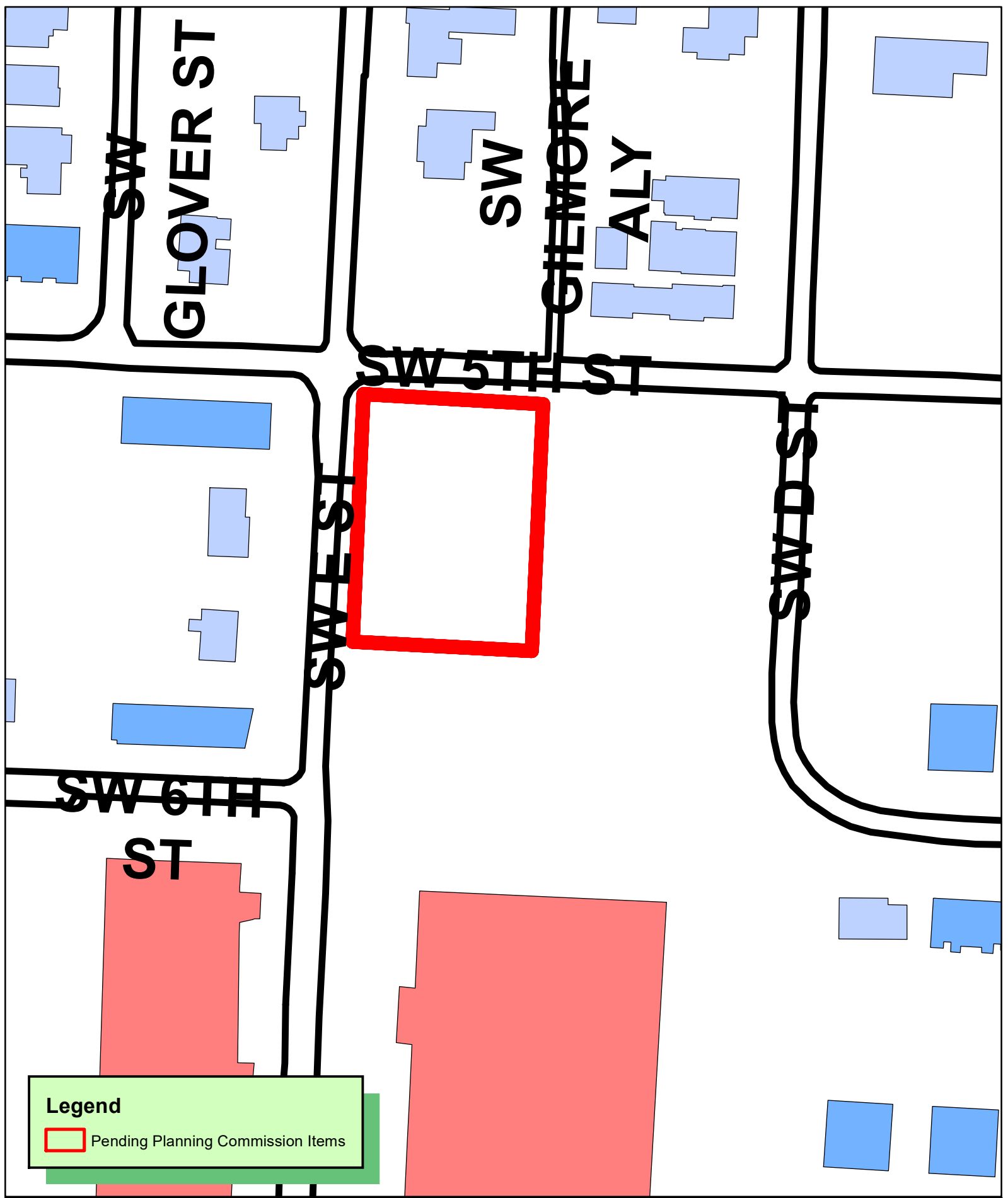
PRELIMINARY PLANS

© 2022 Crofton, Tull & Associates, Inc.

SD22-0031

RENDERINGS BUILDING 2 REAR

A-302



LSD22-0032 7/5/22
LARGE SCALE DEVELOPMENT
WEST EDGE TOWNHOMES

West Edge – LSD Waivers Request

1. Sec 1100.02 Driveway Curb Cut Width

Applicant requests to reduce the width of curb cuts on SW E 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.

2. 5.4.11 (Drainage Manual) Individual Lot for Detention to be provided.

Applicant request that the LID detention to be provided in a private easement to be maintained by the Property Owner's Association and not designated an individual lot.

3. 5.4.5 (Drainage Manual) Maximum Limits of Ponding.

Applicant request that the 20' Horizontal difference between the 100 year water surface elevation be waived. The LID drainage is approved in other methods 5.4.6 and the grading and freeboard prevents water from entering the building.

Date: 4-22-22

To: City of Bentonville Planning

Re: West Edge

On behalf of the ownership group, we respectfully request a waiver of primary building material, and a variance for the overall height for the “West Edge” townhome project located on SW 5th st.

Overall height - variance

The single building is a 6 unit townhome, with 4 units being 3 stories, and 2 units being 2 story. The three story units have a pitched roof in keeping with the surrounding neighborhood. It is the top of these peaks that the overall height exceeds the 36'. The code states and exception: *Exceptions. Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may extend above the height limit.* Note that the roof pitches are an attic, and a projection not used for human occupancy.

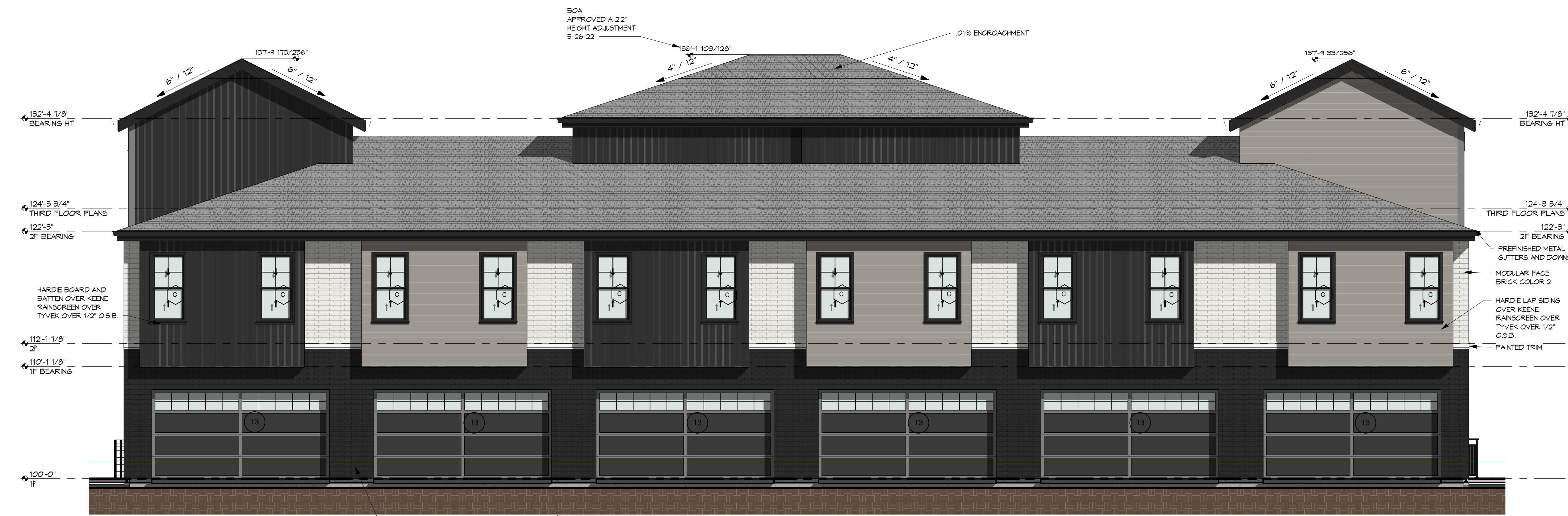
Primary building Material - waiver

The primary building materials used on the town home project is Brick and Painted Cement Siding, both horizontal lap, as well as vertical board and batten. The siding is used as accent features, color and texture variation, and is consistent with the surrounding area architecture.

Please see the color elevations and renderings that convey the design intent.

Thank you for your consideration.

Dave P. Burris, AIA, NCARB
479-586-9400
dave@burrisarch.com



3 SOUTH ELEVATION COLOR
3/16" = 1'-0"



2 NORTH ELEVATION COLOR
3/16" = 1'-0"



4 WEST ELEVATION COLOR
3/16" = 1'-0"



1 EAST ELEVATION COLOR
3/16" = 1'-0"



PRICING
SET
NOT FOR CONSTRUCTION

WEST EDGE
SW 5TH STREET
BENTONVILLE, AR

Burris
Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

DATE: 5-31-22
JOB NO.: 21110
REVISIONS

A7.1
RENDERINGS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REVISIONS TO THIS DRAWING SHALL BE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED BY THE ARCHITECT.

**Drainage Report
West Edge**
Bentonville, Benton County, Arkansas

GENERAL

This project consists of plans to develop 6 townhomes on 0.4 acres with accompanying infrastructure. The site is on the southeast corner of SW 5th Street and SW E Street in Bentonville, Arkansas.

Vicinity Map is attached as **Exhibit I**.

Aerial Photograph is attached as **Exhibit II**.

FEMA FIRMette is attached as **Exhibit III**.

USFWS National Wetlands Inventory is attached as **Exhibit IV**.

Peak runoff was calculated using the Rational Method. Runoff Coefficients and rainfall intensities were obtained from the City of Bentonville Stormwater Management and Drainage Manual. Based off the provided runoff coefficients, the following assumptions were made.

Table 1: Runoff Coefficients

Surface	Runoff Coefficient
Pervious	0.30
Impervious	0.90

Waivers are being requested from the following sections of code:

- Sec. 1100.04 Detention and Retention Ponds – the applicant requests that the underground detention not be designated an individual lot, but a private drainage easement dedicated to the property owner's association for maintenance purposes.
- BDM 5.4.5 Parking Lots – the applicant requests a waiver from the 20' horizontal separation for ponding requirements, and a waiver from the 1.5' vertical separation of the 100-year WSE and the finished floor elevation of building 6.

PRE-DEVELOPED CONDITIONS

The project site generally slopes towards the southeast. A series of small ditches along the north, eastern and western property lines direct runoff around the site. The onsite runoff follows the grade to the southwest where it is collected in the detention area north of the Walmart Mike Duke Global People Center. The Pre-Developed Drainage Map is attached as **Exhibit V**.

The NRCS Soils Survey is attached as **Appendix A**.

POST-DEVELOPED CONDITIONS

Then north half of the site is proposed to be developed for townhomes. The rooftops will drain to the north where the runoff will be captured by yard drains. The proposed yard drains will convey the runoff to an underground gravel detention area within the driveway. The detention area will discharge the runoff through a 4" corrugated PVC pipe towards the south. The uncaptured runoff will flow towards the streets and follow the proposed curb until the curb ends. It will then follow the existing ditches along the property line to be carried to the same point as the pre-developed conditions. The Post Developed Drainage Map is attached as **Exhibit VI**.

The following table shows a summary of the pre-developed and post-developed peak flowrates with the associated Hydraflow report displayed in **Appendix B**.

The yard drain calculations for the 10-year and 100-year storm event can be seen in **Appendix C and D**.

Gutter flow calculations have been provided to demonstrate the spread and depth at the curb. Curb inlets are not required to mitigate the spread and depth at this time. The gutter flow calculations are attached as **Appendix E**.

Table 2: Pre/Post - Overall Flow Summary

Outfall	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
Pre-developed	0.5	0.7	0.8	0.9	0.9
Post-developed	0.5	0.6	0.6	0.7	0.8
Increase/Decrease of Peak	0	-0.1	-0.2	-0.2	-0.1

DETENTION SUMMARY

There is a 1,245 cu.ft. gravel detention pond proposed to alleviate stormwater runoff from the development. The pond was designed using 40% voids. The proposed outlet 4" corrugated PVC pipe that daylight to the south. The following table provides the discharge summary for the proposed detention pond.

The Gravel Detention Detail is attached as **Exhibit VII**.

Table 3. Detention Pond Summary

Frequency (years)	Outflow (cfs)	Stage (elev.)	Detention Volume (cu.ft.)
2	0.2	1295.92	451
10	0.2	1296.14	611
25	0.2	1296.39	796
50	0.2	1296.51	885
100	0.2	1296.77	1,068

The proposed top of pond is 1297 which allows for 0.23 of freeboard and 15% additional capacity in the 100-year event.

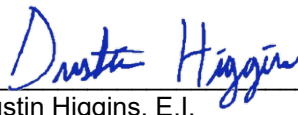
CONCLUSION

This drainage report has been prepared in accordance with the current requirements of the applicable stormwater jurisdiction and approving agencies. In addition, storm events/frequencies, runoff calculations, evaluation methods, etc., reflect the application of generally accepted standards of engineering practice.

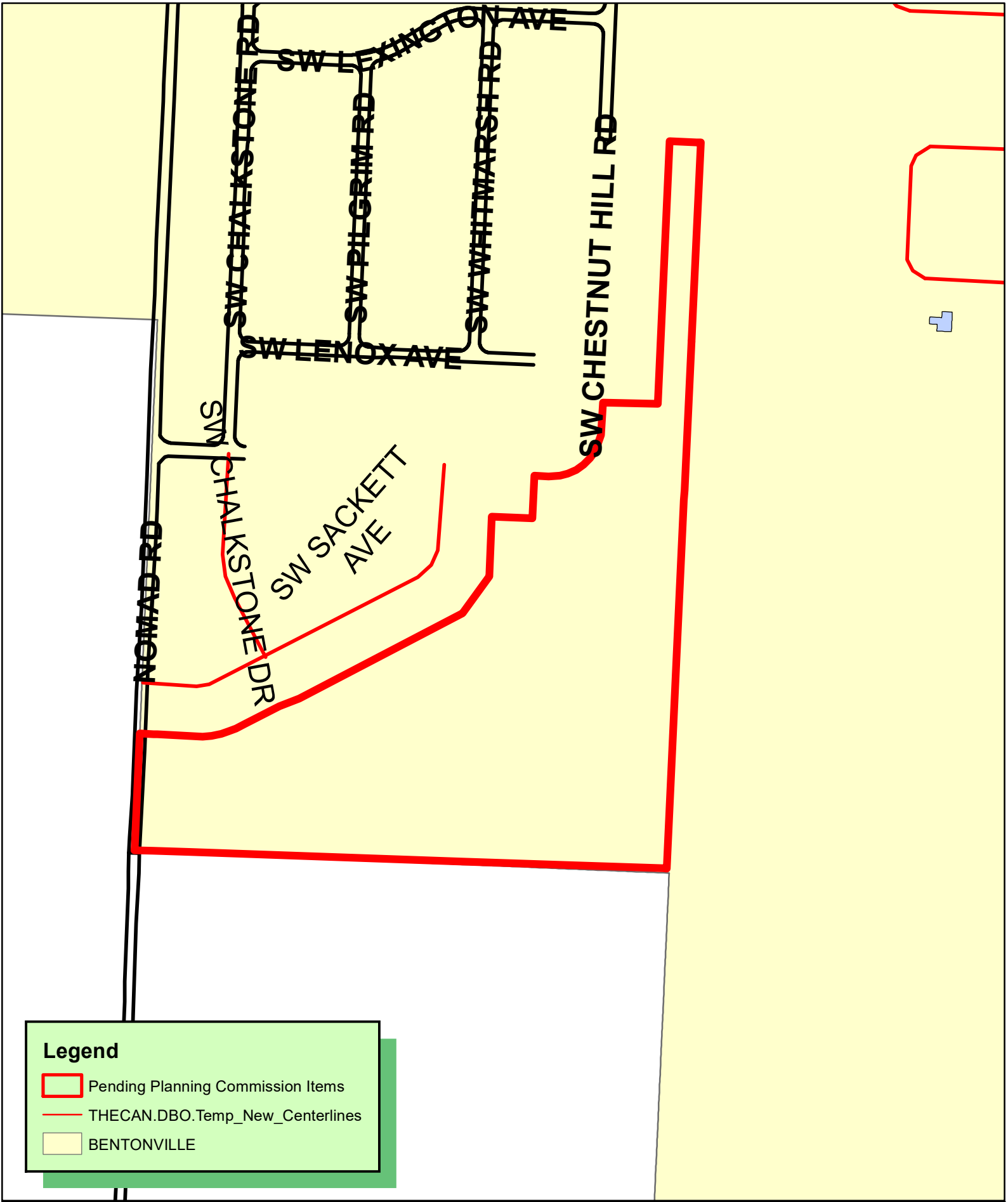
Improvements as outlined in this report and depicted on the large-scale development plans will not increase the risk of endangerment to life or have negative impacts on adjacent or downstream property or watersheds.

Halff Associates, Inc.

Patrick Foy, P.E.
Land Development Team Leader

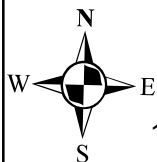


Dustin Higgins, E.I.
Graduate Engineer



Legend

-  Pending Planning Commission Items
-  THECAN.DBO.Temp_New_Centerlines
-  BENTONVILLE



PP22-0003 7/5/22
PRELIMINARY PLAT
PROVIDENCE VILLAGE SUBDIVISION PHASE 4





June 20, 2022

Bentonville Engineering Department
305 SW A Street
Bentonville, AR 72712

Re: Providence Village Phase IV Subdivision
Bentonville, AR
CTA No. 17106304

To whom it may concern,

We are requesting a waiver from the City of Bentonville Code Section 1100.16(g) for the maximum length of a cul-de-sac street. The city's code outlines a maximum length of 660 linear feet for cul-de-sac streets.

In the proposed plan set, SW. Sunbury Circle of Providence Phase 4 is connecting west to Nomad Rd. The street ends in a cul-de-sac and the block length is 1376 ft. The hardship in this request is the ability to cross the existing creek to the north. There are issues with the existing box culverts and the creek will be better served by removing the culverts and returning the creek to a more natural flow path. Right of Way will be dedicated at the end of the cul-de-sac to provide connection for any future development east. If a future connection is made in that location, the street would no longer be a cul-de-sac.

Per discussions with City Staff, I maintain that this waiver will not be of any consequence to the city, nor public safety.

If you have any additional questions or concerns, please contact us at your earliest convenience. Thank you in advance for your consideration of this request.

Sincerely,



Taylor Lindley, P.E.

 PROPERTY DESCRIPTION

LINEWORK

SYMBOLS

LINEWORK

DESCRIPTION:

LOT 100 OF PROVIDENCE VILLAGE PHASE 2, AS PER
PLAT RECORD L202053232 IN THE OFFICE OF THE
CIRCUIT CLERK AND EX-OFFICIO RECORDER OF
BENTON COUNTY, ARKANSAS

NOTES:

- SIDEWALKS ALONG COMMON AREA AND PUBLIC SPACES TO BE CONSTRUCTED IN THIS CONTRACT.
- SIDEWALKS ALONG LOT FRONTAGE TO BE CONSTRUCTED LATER WITH INDIVIDUAL HOME CONSTRUCTION.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
- SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. VISIT WWW.BENTONVILLEPLANNING.COM OR CALL PLANNING DEPARTMENT @ 479-271-3122
- ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
- A SEPARATE PERMIT IS REQUIRED FOR SUBDIVISION FENCING.
- 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.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER SEWER, AND ELECTRIC SERVICE.
- 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.

TOTAL LOT PROPOSED: 30 RESIDENTIAL LOTS TOTAL
ZONING R-1

I, _____, HEREBY CERTIFY THAT THIS
PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL
MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE, TYPE
AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: _____

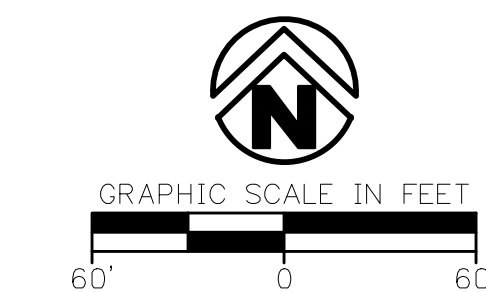
REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO.

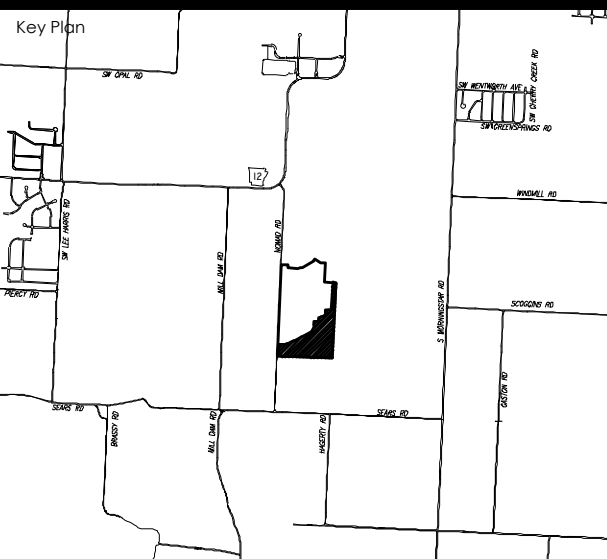
THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON:

DATE OF EXECUTION:

CHAIRMAN, BENTONVILLE PLANNING COMMISSION



PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

[illegible]

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

PROJECT NO: 17106304

ISSUE DATE: 06/16/2021

CONTACT: T. LINDLEY

QC Date: MM/DD/YYYY

PRELIMINARY

PLANS

PLANS

© 2022 Crafton, Tull & Assoc.

PRELIMINARY PLAT

C-103

2. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
3. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
4. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
5. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. ALL PLANT MATERIALS SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
7. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
9. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
10. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
11. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED UNLESS APPROVED BY THE PLANNING COMMISSION.
12. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
13. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
14. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AND BE ENHANCED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
15. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
16. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
17. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
18. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
19. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
20. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
21. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.] IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.
22. LIVING MATERIALS, SUCH AS LAWN, GRASS, OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (1400.8.g)
23. 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.

<u>DECIDUOUS SHADE TREE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>
	12	ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	B & B	2" CAL	10' HT. MIN.
	18	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2" CAL	10' HT. MIN.
<u>STREET TREES</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HEIGHT</u>
	14	CARPINUS CAROLINIANA / AMERICAN HORNBEAM ALL TREES PLANTED IN PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIPER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.	B & B	4" CAL	10'-12' HT.

1. ONCE LANDSCAPING IS INSTALLED, A LETTER OF WARRANTY GUARANTEE FROM THE OWNER MUST BE PROVIDED TO THE CITY OF BENTONVILLE FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY.
2. LANDSCAPING SHALL BE MAINTAINED IN EXCELLENT CONDITION FOR A WARRANTY PERIOD OF ONE YEAR, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO WARRANTY EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND SETTING AS THE ORIGINAL SPECIFICATIONS.
3. MAINTENANCE OF LANDSCAPING THROUGHOUT THE WARRANTY PERIOD SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
4. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
5. TREES SHALL NOT BE TOPPED AT ANY TIME.
6. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREES OR FOR PUBLIC SAFETY, PROPER CARE OPERATIONS SHALL BE UTILIZED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS". SHALL BE UTILIZED

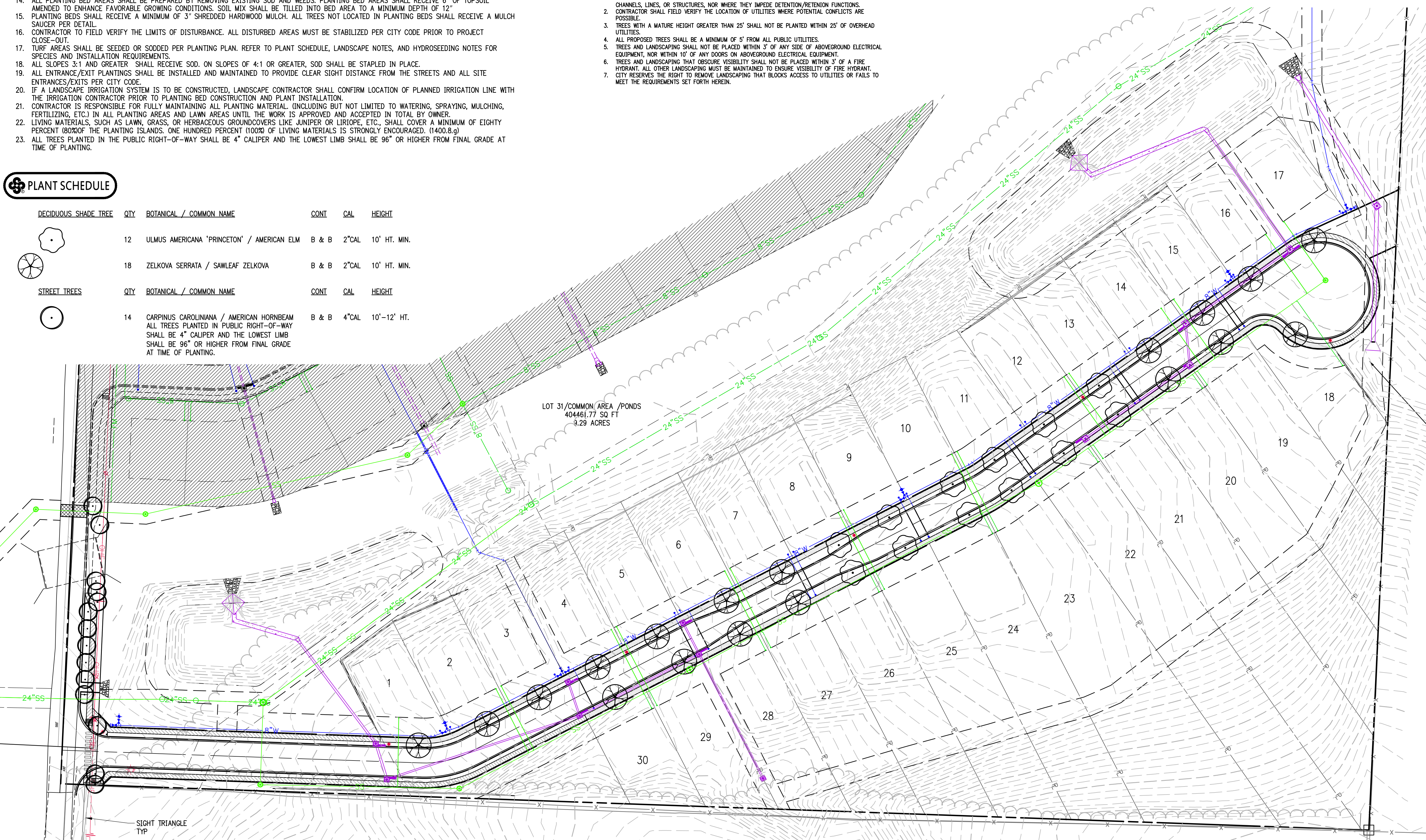
1. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES WHERE POTENTIAL CONFLICTS ARE IDENTIFIED.
3. TREES WITH A MATURE HEIGHT GREATER THAN 25' SHALL NOT BE PLANTED WITHIN 25' OF OVERHEAD UTILITIES.
4. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
5. TREES AND LANDSCAPING SHALL NOT BE PLANTED WITHIN 3' OF ANY SIDE OF ABOVEGROUND ELECTRICAL EQUIPMENT, NOR WITHIN 10' OF ANY DOORS ON ABOVEGROUND ELECTRICAL EQUIPMENT.
6. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 3' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
7. TREES AND THE LOCATION OF LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

STREET TREES:
REQUIRED (NOMAD ROAD): 283.88 LF / 20 = 14 TREES PROVIDED

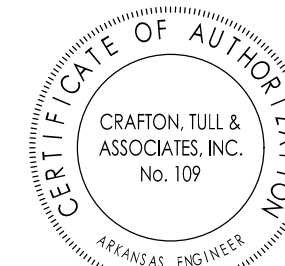
LOT TREES:
1 TREE PER LOT REQUIRED: 30 LOTS = 30 TREES PROVIDED



Call before you dig.



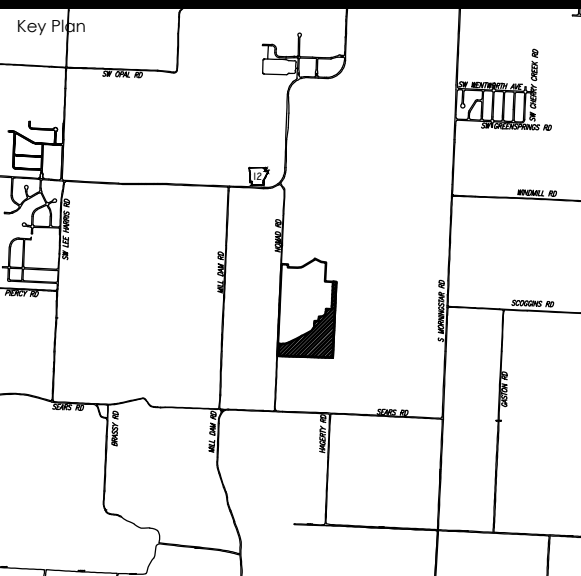
479.636.4838 t 479.631.6224 f
www.craftontull.com



GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0', there is a tick mark labeled '50\''. To the right of '0', there is a tick mark labeled '50\''. The bar is divided into alternating black and white segments.

PROVIDENCE VILLAGE
PHASE IV
BENTONVILLE, AR

[illegible]

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

PROJECT NO: 17106304

ISSUE DATE: 06/16/2023

CONTACT: T. LINDLEY

QC by:

PRELIMINARY

PRELIMINARY

PLANS

1. **Introduction**

© 2022 Crafton, Tull & Assoc

PLANTING PLAN

L-101

