***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
Meeting Agenda
August 16, 2022
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM

Registration Link: https://us06web.zoom.us/webinar/register/WN_ovRD7S_3S5KGhMARRbH6vQ

I. Call to Order
II. Approval of the August 2nd Meeting Minutes
III. Consent Agenda

1. **Lot 1 of Garcia Addition** — **Lot Split**
   908 SW Tater Black Road *(LS22-0024)*

2. **Walmart Campus Zone 2 South** — **Large Scale Development**
   Northeast of SE J and SE 8th Street *(LSD22-0036)*

IV. Old Business

1. **1a.Silver Oak Properties, LLC** — **Future Land Use Map Amendment***
   Low Density Residential to Medium Density Residential on the Southern Portion of the Lot
   807 SE 3rd Street *(RZ22-0004)*

   1b. Silver Oak Properties, LLC — **Rezoning***
   R-1 Low Density Single Family Residential to DN-1, Downtown Low Density Residential AND DN-3, Downtown High Density Residential
   807 SE 3rd Street *(RZ22-0004)*

2. **Will Moore Subdivision, Phase 3** — **Preliminary Plat**
   1200 Tunbridge Drive *(PP22-0002)*

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

V. New Business

1. **2022 Zoning and Development Code Updates** — **Ordinance***

   ***Note: Public notice was published in the paper for the August 16th Planning Commission meeting. Planning Commission will hold a public hearing and then table the item per request from Legal.**

2. **2a. Dogwood Acres LLC** — **Future Land Use Map Amendment***
   Residential Estate to Mixed-Use Commercial
   1001, 1003, and 1007 NE J St *(RZ22-0040)*

   2b. Dogwood Acres LLC — **Rezoning***
   A-1, Agriculture to C-3, Mixed-Use Commercial
   1001, 1003, and 1007 NE J St *(RZ22-0040)*

3. **Dogwood Acres LLC – Long Term Use** — **Conditional Use Permit***
   1001, 1003, and 1007 NE J St *(CU22-0024)*

4. **Bentonville History Museum – Long Term Use** — **Conditional Use Permit***
   416 S Main St *(CU22-0026)*

5. **Bentonville Public Schools Parking Lot Expansion** — **Large Scale Development**
   South of 1000 SE 14th St *(LSD22-0037)*

6. **East Central Parking Structure** — **Large Scale Development**
   300 E Central Ave *(LSD22-0039)*

7. **Glide Xpress Car Wash** — **Large Scale Development**
   801 S Walton Blvd *(LSD22-0040)*

8. **Stone Meadows – Lot 236 & 237** — **Waiver**
   3313 & 3311 SW Hillstone Ave *(WAV22-0011)*

9. **Garcia - Fernandez** — **Waiver**
   906 NW 9th St *(WAV22-0012)*

10. **Michael L. White** — **Waiver**
    805 Water Tower Rd *(WAV22-0013)*

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

Planning Commission
Meeting Agenda
August 2, 2022

Registration Link: https://us06web.zoom.us/webinar/register/WN_KYv-Zd-gRg2HfXcUrN73wA

I. Call to Order

Present: Joe Haynie, Dana Davis, Elaine Kerr, Danny Bennett, Rod Sanders, Bill

Absent: Reginald Wright

II. Approval of the July 19th Meeting Minutes

- Motion by Haynie to approve the minutes, seconded by Kerr
- Approved 6-0

III. Consent Agenda

1. **Lots 18, 19, 20, 21, 22, and 23, of T.J. Holland's Subdivision** **Lot Split**
   SW 4th and SW B Street *(LS21-0010)*

2. **Lots 23, 24, 25, 26, 27, 28, 29, 30, and 31 of Southside Subdivision** **Lot Split**
   SE 7th and SE B Street *(LS21-0063)*

- Tyler reads consent agenda
- Approved 6-0

IV. New Business

***Note: Public notice was published in the paper for the August 2 Planning Commission meeting. The applicant did not mail notices to property owners before the July 18 deadline. Planning Commission will hold a public hearing, and then table the item for a second public hearing on August 16.**

1. **1a.Silver Oak Properties, LLC** **Future Land Use Map Amendment***
   Low Density Residential to Medium Density Residential on the Southern Portion of the Lot
   807 SE 3rd Street *(RZ22-0004)*

- Tyler reads reads staff report
- Tyler explains as to why there will be no public hearing
- Opened the floor for public hearing
- Todd Jacobs with Jacobs Group spoke
- Disucssion amongst commissioners and staff
- Motion to table by Davis, seconded by Hipp
- Tabled 6-0

1b. Silver Oak Properties, LLC **Rezoning***

R-1 Low Density Single Family Residential to DN-1, Downtown Low Density Residential AND DN-3, Downtown High Density Residential
807 SE 3rd Street *(RZ22-0004)*

- Tabled 6-0

2. **2a. Carrie and Darrel Meeks** **Future Land Use Map Amendment***
Residential Estate and Low Density Single Family Residential to General Commercial
1310 E Centerton Blvd *(RZ22-0039)*

- Tyler reads staff report
- Public hearing opened
- Phil Swope from Swope engineering spoke
- Public hearing closed
- Discussion amongst commissioners and staff
- Phil requested to table the project
- Motion to table by Davis, seconded by Kerr
- Tabled 6-0

2b. Carrie and Darrel Meeks **Rezoning***
C-1, Neighborhood Commercial to C-2, General Commercial
1310E Centerton Blvd *(RZ22-0039)*

- Tabled 6-0

3. **Amazing Childcare – Gravel Parking** **Conditional Use Permit***
2304 SE 14th Street *(CU22-0021)*

- Tyler reads staff report
- Public hearing opened
- Ben Fernando (property owner) speaks to the item
- Faviana Ramos (Applicant) speaks
- Erin Hullenbuerger, 4901 S Engelwood Rd, Rogers, Ar provides support for business
- Angela Berger, 8002 W Rogers, provides support or the business
- Public hearing closed
- Discussion amongst commissioners and staff
- Davis and Kerr request to take out condition requiring paving after 1 year and require applicant to return to renew CUP
- Approved 6-0

4. **Incredible Building Company – Temporary Tent** **Conditional Use Permit***
200 E Central Ave *(CU22-0022)*

- Tyler reads staff report
- Public hearing opened
- Ramsey Ball (212 SW 2nd St.) speaks
- Public hearing closed
- Discussion amongst commissioners and staff
- Conditional approval for a 90 day timeline
- Approved 6-0

5. **Beach BBQ – Gravel Parking** **Conditional Use Permit***
1080 SE 14th Street *(CU22-0023)*

- Tyler reads staff report
- Public hearing opened
- Ravi (Owner) speaks

- Discussion amongst commissioners and staff
- 6 month approval
- Approved 6-0

6. 200 E Central Hotel **Large Scale Development**

200 E Central Ave *(LSD22-0019)*

- Applicant requested to table
- Motion by Haynie to table the item, seconded by Hipp
- Tabled 6-0

Meeting adjourned

Consent Agenda Items

For the Planning Commission meeting on August 16, 2022

Reviewer: Luke Aitken, Planning Technician

- The descriptions below shall serve as the staff report for each of the proposed consent agenda items.

Lot Split: Lot 1 of Garcia Addition, Roman, Adalid Najera & Maguellal-Martinez, Juana, 908 SW Tater Black Road, R-1, Low Density Single Family Residential, LS22-0024

A lot split of un-platted section land, creating new Lot 1 (+/- 0.37 Acres), of Garcia Addition. This plat dedicates various public utility easements as well as right-of-way along SW Tater Black Road meeting the requirements of the Master Street Plan.

Large Scale Development: Walmart Campus Zone 2 South, Northeast of SE J and SE 8th Street, -PUD, Planned Unit Development, LSD22-0036

A large scale development proposing the construction of Zone 2 South of the Walmart Home Office Campus. Zone 2 South includes a hotel, welcome center, and surface parking lot. The construction set is in accordance with the previously approved Planned Unit Development. The architectural elevations depict architectural metal panel and glass as the primary materials on the welcome center, and architectural metal panel, brick, EIFS, and glass as the materials on the hotel. **Note: All signage will require a separate sign permit.**

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



LS22-0024 7/5/22
LOT SPLIT
GARCIA ADDITION LOT 1
PARCEL 01-00942-724

GARCIA ADDITION - LOT 1

BEING A LOT SPLIT OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS

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: _____
Lionheart Enterprises, LLC

Print Name: _____

Source of Title: Warranty Deed – Book 286–Page 562

NOTARY

STATE OF: _____

COUNTY OF: _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____ , 2022

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

NOTES

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

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

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

BENTON COUNTY DOES NOT HAVING ZONING.

SATTERFIELD LAND SURVEYORS DOES NOT DELINEATE WETLANDS.

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.

SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDINR/OWNER AT TIME OF BUILDING PERMIT ISSUE.

STATEMENT OF NON–BUILDABILTY

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

STATEMENT OF NON–ASSURANCE

THE APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

SURVEYOR'S NOTE: This property does not lie within the 100–Year Flood Zone according to the Flood Map for the Benton County Unincorporated Area, Arkansas Community Panel No. 05007C0235K, Dated: June 05, 2012.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1–(479)–632–3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

Satterfield Land Surveyors P.A., Copyright 2022

This plat is copyright material and is provided solely for the use of the person(s) named on this plat and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered a copyright infringement. After filing with State Surveyor's office, survey becomes public record.

PROPERTY DESCRIPTION

PARCEL #01-00942-724

Parent Tract

Northeast Quarter of the Southeast Quarter and all that part of the Southeast Quarter of the Northeast Quarter lying South of public road running East and West through the Southeast Quarter of the Northeast Quarter all in Section 34, Township 20 North, Range 31 West, containing 55 acres, more or less. Filed for record August 7, 1950 in Book 286 at Page 562.

Lot 1

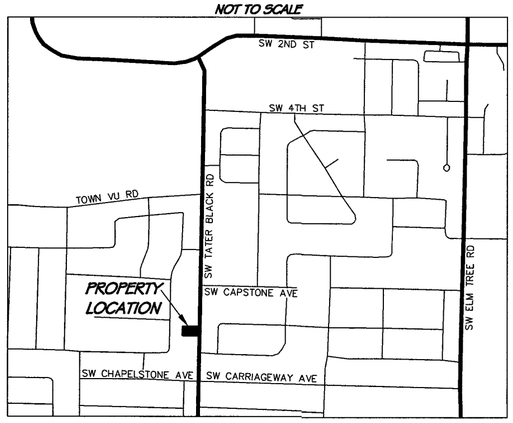
Part of the Northeast Quarter of the Southeast Quarter, Section 34, Township 20 North, Range 31 West, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing iron pin marking the Northeast Corner of the Northeast Quarter of the Southeast Quarter. Thence along the East line of said Forty, South 02 degrees 32 minutes 54 seconds West, 932.12 feet to a set p/k nail and the Point of Beginning. Thence leaving said East line, North 87 degrees 27 minutes 06 seconds West, 30.60 feet to a set rebar with cap on the West Right of way line of SW Tater Black Road. Thence along said right of way line, South 02 degrees 23 minutes 25 seconds West, 100.00 feet to a set rebar with cap. Thence leaving said right of way line, North 87 degrees 27 minutes 06 seconds West, 129.67 feet to an existing rebar, lying on the East line of Lot 89, Stoneburrow Addition, Phase I. Thence along the East line of Lots 89 and 90, North 02 degrees 32 minutes 55 seconds East, 100.00 feet to an existing rebar lying in the East line of Lot 90. Thence leaving said East line, South 87 degrees 27 minutes 06 seconds East, 129.40 feet to the Point of Beginning, containing 0.30 of an acre and subject to any Easements of Record.

A 5.00 foot by 5.00 foot Utility Easement in part of the Northeast Quarter of the Southeast Quarter, Section 34, Township 20 North, Range 31 West, Benton County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Northwest Corner of the above described tract. Thence South 87 degrees 27 minutes 06 seconds East, 48.83 feet to the Point of Beginning. Thence continuing, South 87 degrees 27 minutes 06 seconds East, 5.00 feet. Thence South 02 degrees 32 minutes 54 seconds West, 5.00 feet. Thence North 87 degrees 27 minutes 06 seconds West, 5.00 feet. Thence North 02 degrees 32 minutes 54 seconds East, 5.00 feet to the Point of Beginning.

VICINITY MAP
NOT TO SCALE



CERTIFICATE OF APPROVAL

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

Date of Execution: _____

Signed: _____
Community Development Director

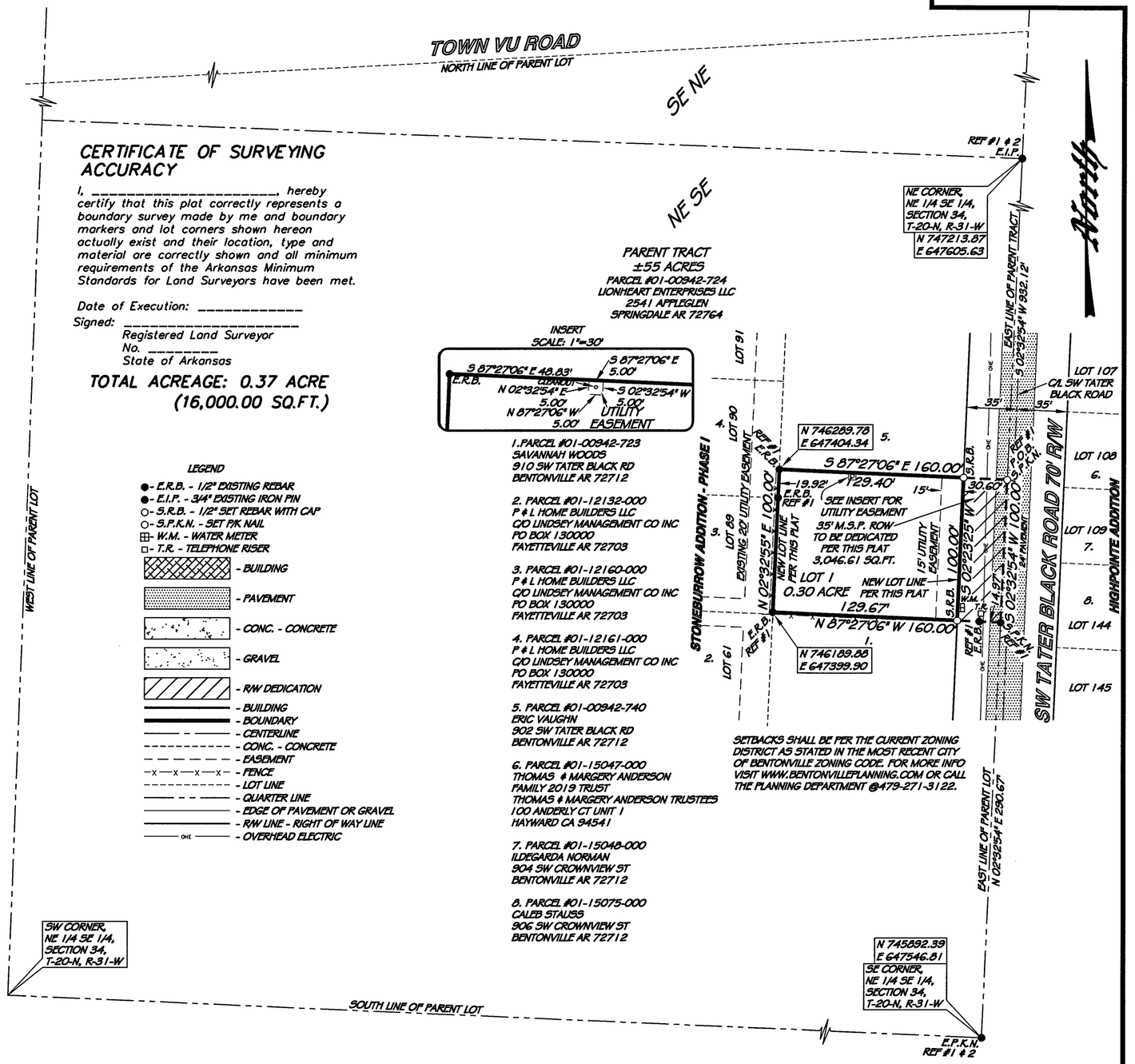
CERTIFICATE OF SURVEYING ACCURACY

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

Date of Execution: _____

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

TOTAL ACREAGE: 0.37 ACRE (16,000.00 SQ.FT.)



PROJECT #LS22-0024
500-20N-31W-0-34-210-04-0147-1443

60 30 0 GRAPHIC SCALE 60 120

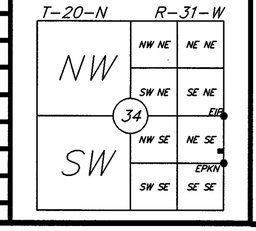
REFERENCE DEED

SURVEY REFERENCES
1 – SATTERFIELD LAND SURVEYORS – #47,166 – 4/20/22
2 – COPELIN LAND SURVEYING – #2003024 – 10/6/01

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH

REVISIONS
7/5/22 – REVISED AS PER CITY COMMENTS.
7/13/22 – REVISED TO ADD UTILITY EASEMENT

VICINITY MAP



LEGEND
S.R.B. = SET 1/2" REBAR W/ CAP
S.P./K.N. = SET P/K NAIL
S.R.R.S. = SET RAILROAD SPIKE
S.N. = SET NAIL
E.R.B. = EXISTING REBAR
E.I.P. = EXISTING IRON PIN
E.P./K.N. = EXISTING P/K NAIL
E.N. = EXISTING NAIL
E.R.R.S. = EXISTING RAILROAD SPIKE
= EXISTING GOVERNMENT MONUMENT
= EXISTING STONE
= EXISTING STATE MONUMENT
= EXISTING R/W MARKER
= EXISTING FENCE
= COMPUTED POINT
F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

CONTACT: RENEE GARCIA
2541 APPLE GLEN
BENTONVILLE, AR 72764
PHONE: 479-249-7960

DRAWN BY: J.D.B.
SCALE: 1" = 60'
DATE: 5-24-22
JOB NO. 47,335

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. – PHONE No. (479) 632–3565
FAX (479) 632–5002 – WEBSITE: http://www.slsurveying@.com

ORDINANCE NO._____

AN ORDINANCE ACCEPTING A LOT SPLIT OF UN-PLATTED SECTION LAND CREATING NEW LOT 1 OF GARCIA ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES (PROJECT NUMBER: LS22-0024).

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of UN-PLATTED SECTION LAND creating new LOT 1 OF GARCIA ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on August 16, 2022;

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

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

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

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

Section 1: That the lot split of UN-PLATTED SECTION LAND creating new LOT 1 OF GARCIA ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes.

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____

Stephanie Orman, Mayor

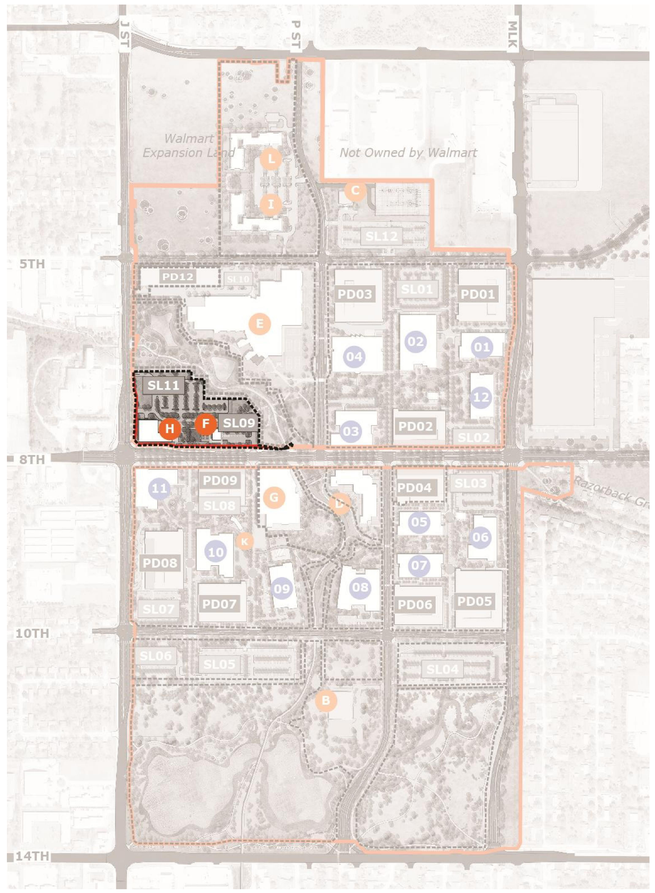
ATTEST:

_____

Kirby Romines, City Clerk

WALMART

LSD ZONE 02S



PROJECT CONTACTS

OWNER

WALMART, INC.
2001 SE 10TH ST
BENTONVILLE, AR 72712

CITY OF BETONVILLE
305 SW A STREET
BENTONVILLE, AR 72712

PLANNING

TYLER OVERSTREET
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-6840
EMAIL:TOVERSTREET@BENTONVILLEAR.COM

BRIAN BAHR
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3122
EMAIL:BBAHR@BENTONVILLEAR.COM

JON STANLEY
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3122
EMAIL:JSTANLEY@BENTONVILLEAR.COM

STREET DEPARTMENT

DENNIS BIRGE
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3130
EMAIL:DBIRGE@BENTONVILLEAR.COM

ENGINEERING DEPARTMENT

DAN WEESE, PE
CITY ENGINEER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3168
EMAIL:DWEESE@BENTONVILLEAR.COM

STORMWATER

JANET PAITH
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-5002
EMAIL:JPAITH@BENTONVILLEAR.COM

CITY OF BENTONVILLE (CONTINUED)

PUBLIC WORKS

MIKE BENDER
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-6720
EMAIL:MBENDER@BENTONVILLEAR.COM

FIRE DEPARTMENT

JAKE FEEMSTER
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-3151
EMAIL:JAFEEMSTER@BENTONVILLEAR.COM

BRENT BOYDSTON
800 S.W. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-5927
EMAIL:BBOYDSTON@BENTONVILLEAR.COM

WATER DEPARTMENT

BEAU THOMPSON
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-418-8680
EMAIL:BTHOMPSON@BENTONVILLEAR.COM

PRESTON NEWBILL
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3140
EMAIL:PNEWBILL@BENTONVILLEAR.COM

WASTEWATER DEPARTMENT

NANCY BUSEN
1901 N.E. A STREET
BENTONVILLE, AR 72712
PHONE:479-271-3160
EMAIL:NBUSEN@BENTONVILLEAR.COM

ELECTRIC DEPARTMENT

TRAVIS MATLOCK
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-5941
EMAIL:TMATLOCK@BENTONVILLEAR.COM

CHARLIE BARNES
3200 SW MUNICIPAL DR
BENTONVILLE, AR 72712
PHONE:479-271-3159
EMAIL:CBARNES@BENTONVILLEAR.COM

BLACK HILLS ENERGY

JOSH KNIGHT
1301 FEDERAL WAY
P.O. BOX 2129
LOWELL, AR 72745
PHONE:479-271-6840
EMAIL:JOSHUA.KNIGHT@BLACKHILLSCORP.COM

AT&T

SCOTT SEAMAN
627 WHITE ROAD
SPRINGDALE, AR 72766
OR LAYNE RHODES
479-442-1977
PHONE:479-442-1967
EMAIL:LR159@ATT.COM

COX COMMUNICATIONS

KIP SMITH
4901 S 48TH STREET
SPRINGDALE, AR 72762
PHONE:479-717-3796
EMAIL:KIP.SMITH@COX.COM

HEALTH DEPARTMENT

ARKANSAS DEPARTMENT OF HEALTH
4815 WEST MARKHAM STREET
LITTLE ROCK, AR 72205
PHONE:501-661-2400

BENTON COUNTY HEALTH DEPARTMENT
1200 W WALNUT
ROGERS, AR 72712
PHONE:479-986-1300

ENVIRONMENTAL/GEOTECHNICAL

MARCO V. VICENTE SILVESTRE, PE
3165 PINE WOODS ROAD
SPRINGDALE, AR 72762
PHONE:479-756-1555
EMAIL:MSILVESTRE@BUILDINGANDEARTH.COM

LOCAL CIVIL ENGINEER

JOHN TRAHAN
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE:479-273-9472
EMAIL:JTRAHAN@CEIENG.COM

STEVE PAWLACYK, PE
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
PHONE:479-273-9472
EMAIL:SPAWLACZYK@CEIENG.COM

Gensler
5005 Greenville Avenue
Dallas, TX 75206
Tel 214.273.1500

walter p moore
Walter P Moore
1301 McKinney, Suite 1100
Houston, TX 77010
USA
Tel (713) 630-7300

swa
SWA
811 W. 7TH ST.
8TH FLOOR
LOS ANGELES, CA 90017
USA
Tel (213) 236-9090

CEI
CEI
3108 SW Regency Parkway
Bentonville, AR 72712
USA
Tel (479) 273-9472

ARUP
ARUP
3560 Mission Street
San Francisco, CA 94105
USA
Tel (415) 957-9445

ISP DESIGN LIGHTING CONSULTANT
17225 S DIXIE HWY. STE. 201 • MIAMI, FL 33157 • 305.278.1565
ISP
17225 S. Dixie Hwy. Ste. 201
Miami, FL 33157
USA
Tel (305) 278 1565

4b technology
4b Technology Group, LLC
390 Glenborough Dr., Suite 290
Houston, TX 77067
USA
Tel (832) 249-9379

FACILITY # 30030-500

VOLUME: I, III

2ND PLANNING COMMISSION

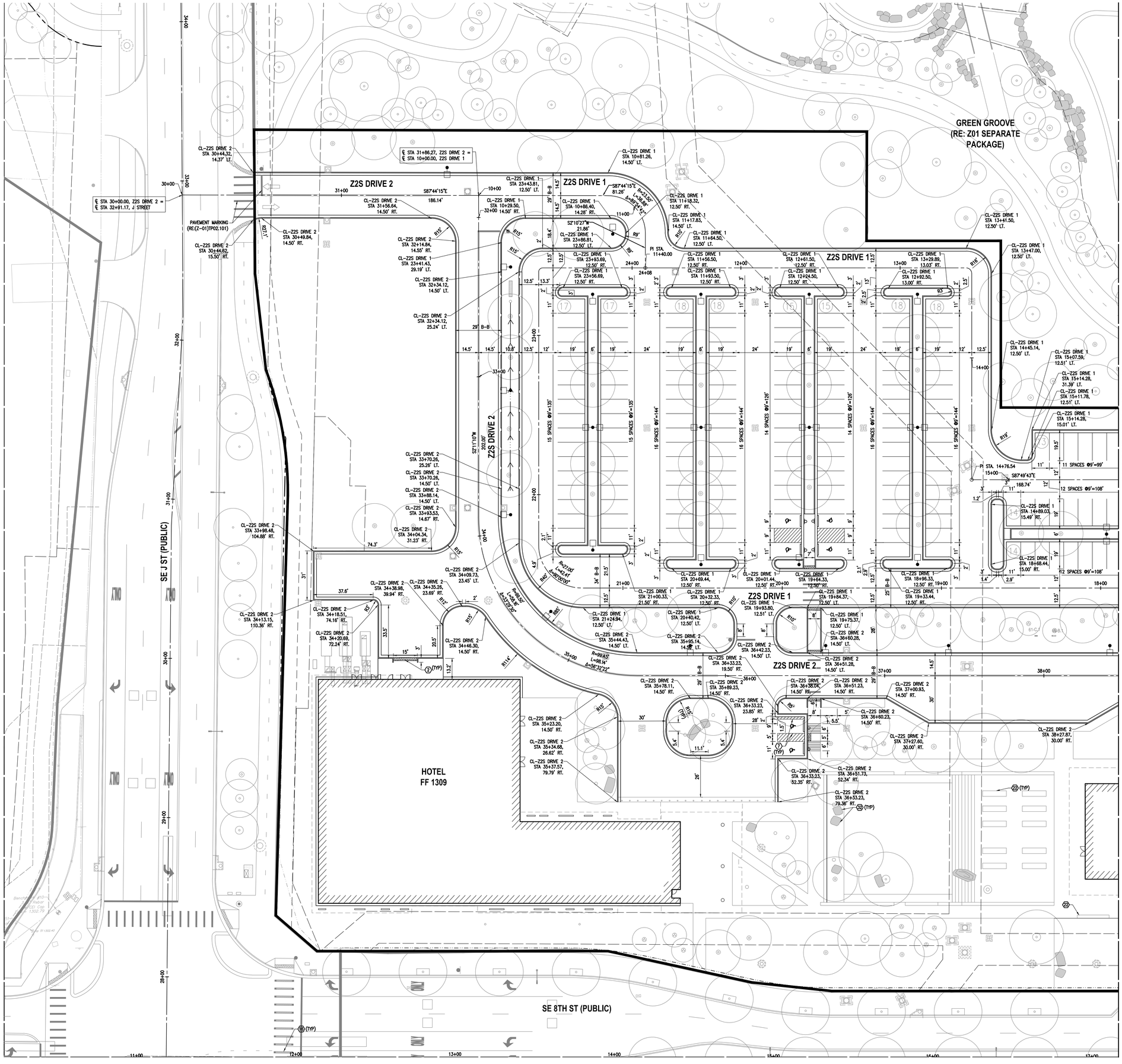
07.25.2022

BENTONVILLE, ARKANSAS

027.7568.000 PROPRIETARY

REF: PP21-0018 FOR MASTER TYPICAL DETAILS

City of Bentonville Project No. LSD22-0036



N

20 10 0 20

SCALE: 1" = 20'

LEGEND :

ZONE 02S PACKAGE LIMIT LINE

Sheet Notes:

A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT.

B. RE: ARCH AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND DETAILS.

C. RE: LANDSCAPE PLANS FOR SIDEWALK DIMENSION CONTROL, JOINTS, JOINT PATTERNS, AND INTEGRAL COLOR DETAILS AND REQUIREMENTS.

D. RE: UTILITY PKG FOR ALL UTILITY CORRIDOR UTILITIES (THERMALS, ELECTRIC/TELECOM DUCTBANK, GAS, WATER, SANITARY SEWER, AND STORM SEWER).

E. RE: INFRASTRUCTURE PKG FOR WORK WITHIN PUBLIC ROW AND PRIVATE ROADWAYS.

F. ROOT BARRIER REQUIRED FOR ALL TREE ROOT BALLS LOCATED WITHIN 5 FEET OF ALL UTILITIES/STRUCTURES AND PAVEMENT. CONTRACTOR TO COORDINATE ROOT BARRIER REQUIREMENTS WITH LANDSCAPE ARCHITECT.

G. RE: MTP SET FOR ALL CONSTRUCTION DETAILS.

Key Notes:

1. C06.001M MTP | 3 — TYPICAL SIDEWALK EDGE AT ENTRY
2. C06.001M MTP | 5 — ADA RAMP IN SIDEWALK
3. C06.001M MTP | 8 — CONCRETE MOW STRIP/SIDEWALK
4. BOLLARD–REMOVABLE (RE: LANDSCAPE PLANS FOR DETAILS
5. C02.001M MTP | 6 — BOLLARD–LOADING DOCK
6. C06.001M MTP | 4 — ADA/EV SIGN MOUNTING AND BASE
7. C06.001M MTP | 1 — PAVEMENT MARKINGS
8. C06.001M MTP | 7 — CONCRETE WHEEL STOPS
9. C07.000M MTP | 4 — 4.0' CONCRETE CANTILEVER WALL
10. C07.000M MTP | 5 — 6.0' CONCRETE CANTILEVER WALL
11. C07.000M MTP | 6 — 8.0' CONCRETE CANTILEVER WALL
12. C07.000M MTP | 1 — DRY-STACKED BEAM ROCK WALL
13. C07.000M MTP | 8 — 16.0' RAMP WALL
14. LOADING DOCK RETAINING WALL (RE: STRUCTURAL PLANS FOR DETAILS)
15. C07.000M MTP | 2 — GABION RETAINING WALL
16. C07.001M MTP | 12 — 16.0' LIGHTPOLE BASE (RE: MEP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
17. C07.000M MTP | 9 — BIOSWALE CROSSING – ELEVATED SLAB
18. BIKE GARDEN (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: MTP/SITE STRUCTURAL PLANS FOR FOUNDATION DETAILS/RE: MEP PLANS FOR POWER DETAILS)
19. BRIDGE/HEADWALL (RE: CONTECH PLANS FOR DETAILS)
20. C07.000M MTP | 10 — BIOSWALE CROSSING – BOX CULVERT
21. HAND RAIL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
22. CONCRETE SEAT WALL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
23. FOOD TRUCK AREA (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: CANOPY STRUCTURE DETAILS IN SERIES C07.000M IN MTP SET)
24. C07.000M MTP | 11 — BIKE RACK FOUNDATION (RE: LANDSCAPE SHEET L04.51 FOR LAYOUT/DETAILS)
25. C07.001M MTP | 13 — 30.0' SLEEK LIGHTPOLE BASE (RE: MEP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
26. GARAGE CANOPY FOUNDATION (RE: PARKING DECK PLANS FOR STRUCTURAL DETAILS AND LAYOUT)
27. CANOPY FOUNDATION (RE: STRUCTURAL PLANS FOR DETAILS AND LAYOUT)
28. NOT USED
29. FENCE (RE: LANDSCAPE PLANS FOR DETAILS)
30. CONTRACTOR TO PROVIDE 20" MINIMUM BLOCKOUT IN THE CONCRETE PAVEMENT FOR INSTALLATION OF RETRACTABLE BOLLARDS. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR LAYOUT, DETAILS, AND JOINT REQUIREMENTS FOR RETRACTABLE BOLLARD SYSTEM.RE: ELECTRICAL PLANS FOR POWER REQUIREMENTS RE: C07.201M FOR STORM SEWER STUB REQUIRED FOR RETRACTABLE BOLLARD DRAINAGE.
31. C07.000M MTP | 1 — CONCRETE STAIRS (RE: LANDSCAPE PLANS FOR HAND RAIL DETAILS)
32. BOULDERS (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
33. BENCH (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
34. C07.001M MTP | 15 — GATE ARMS (RE: ELECTRICAL PLANS FOR POWER REQUIREMENTS & RE: SECURITY PLANS FOR EQUIPMENT INFORMATION
35. C07.000M MTP | 7 — VENEER CONCRETE CANTILEVER WALL
36. LOADING DOCK RAMP (RE: STRUCTURAL PLANS FOR DETAILS)
37. EXIST TREES (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
38. TRAFFIC SIGNAGE AND STRIPING (RE: SERIES TP02.00X)
39. C07.001M MTP | 15 — EV CHARGING STATION FOOTING
40. C09.000M Z05 | 2 — SWALE OUTFALL STRUCTURE
41. EXERCISE STATION (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
42. PROP SIGNAGE (RE: ARCH PLANS FOR LAYOUT/DETAILS & RE: MANUFACTURER FOR FOUNDATION DESIGN & RE: MEP FOR ELECTRICAL ROUTING/CONNECTION)

WALMART CAMPUS

Walmart

BENTONVILLE, AR
FACILITY # 30030-500

Gensler
5005 Greenville Avenue
Dallas, TX 75206
United States
Tel 214.273.1500
Fax 214.273.1505

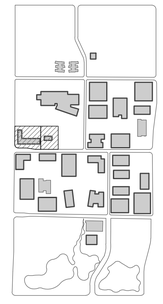
Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300

swa
811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
5100 SW RESEARCH PARKWAY, SUITE 2 (479) 273-9472
BENTONVILLE, AR 72712 FAX (479) 273-0844

ISP DESIGN LIGHTING CONSULTANT

KEY PLAN



Date	Description
05.26.2022	PRE-APP REQUEST
06.13.2022	1ST PLANNING COMMISSION SUBMISSION
07.25.2022	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 07/25/2022
ASBL COA NO. 719

Project Name
LSD ZONE 02S

Project Number
27.7568.000

Description
ZONE-2S LAYOUT PLAN

Scale

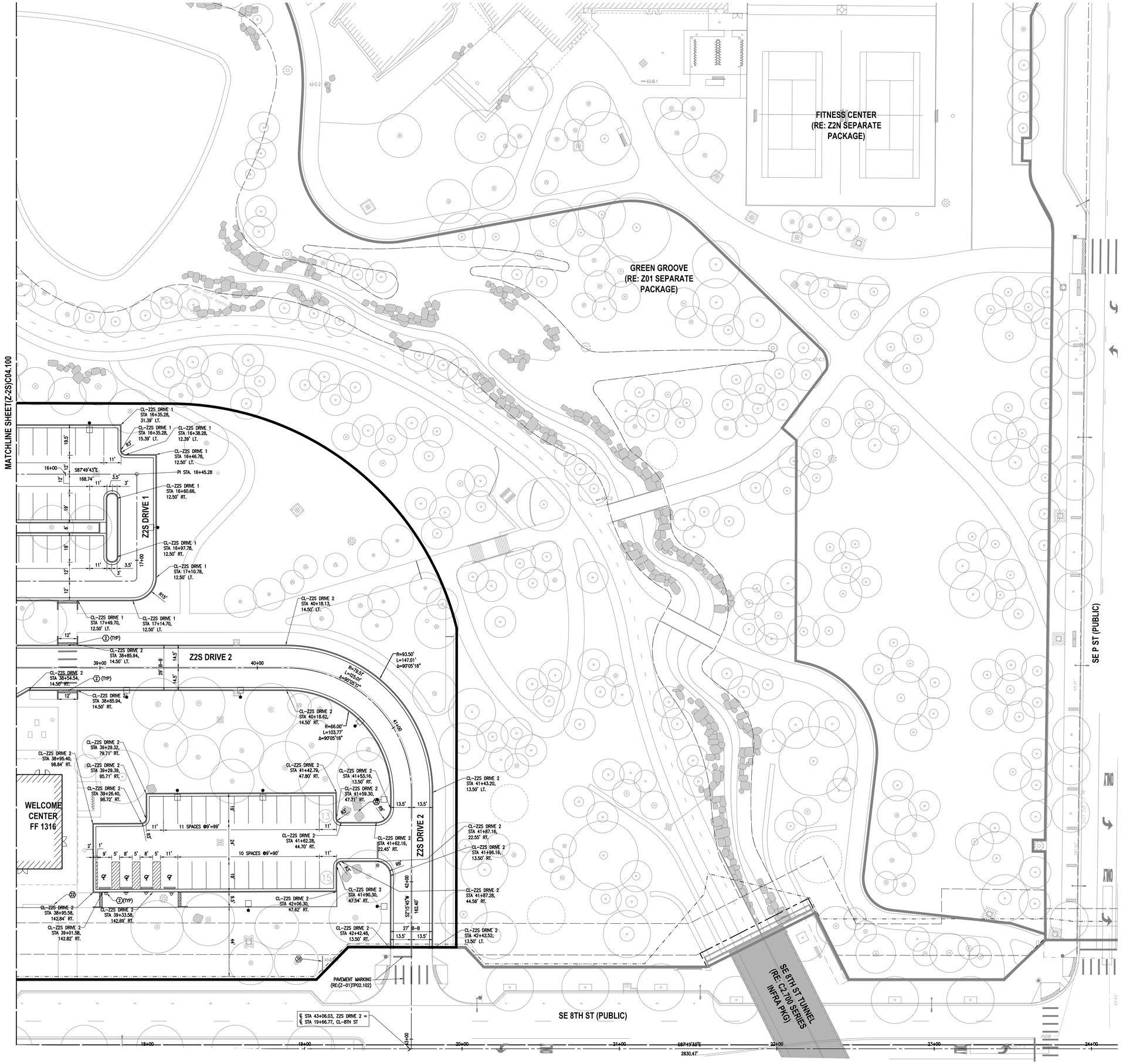
ID	VOLUME	SHEET
SITE-Z2S	V1	(Z-2S)C04.100

City of Bentonville Project No. LSD22-0036

Know what's below. Call before you dig.

© 2022 Gensler

JUL 21, 2022 - 3:55pm X:\3030\2018\003-09 Confidential Home Office - Infrastructure Package\Civil\Civil\Sht\SP2S\WMC_SP2S_WPM_C_LA_M03180309.dwg



N

20 10 0 20

SCALE: 1" = 20'

LEGEND :

ZONE 02S PACKAGE LIMIT LINE

Sheet Notes:

A. ALL DIMENSIONS ARE FROM EITHER BACK OF CURB OR EDGE OF PAVEMENT.

B. RE: ARCH AND STRUCTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND DETAILS.

C. RE: LANDSCAPE PLANS FOR SIDEWALK DIMENSION CONTROL, JOINTS, PAT PATTERNS, AND INTEGRAL COLOR DETAILS AND REQUIREMENTS.

D. RE: UTILITY PKG FOR ALL UTILITY CORRIDOR UTILITIES (THERMALS, ELECTRIC/TELECOM DUCTBANK, GAS, WATER, SANITARY SEWER, AND STORM SEWER).

E. RE: INFRASTRUCTURE PKG FOR WORK WITHIN PUBLIC ROW AND PRIVATE ROADWAYS.

F. ROOT BARRIER REQUIRED FOR ALL TREE ROOT BALLS LOCATED WITHIN 5 FEET OF ALL UTILITIES/STRUCTURES AND PAVEMENT. CONTRACTOR TO COORDINATE ROOT BARRIER REQUIREMENTS WITH LANDSCAPE ARCHITECT.

G. RE: MTP SET FOR ALL CONSTRUCTION DETAILS.

Key Notes:

1. C06.001M MTP | 3 — TYPICAL SIDEWALK EDGE AT ENTRY
2. C06.001M MTP | 5 — ADA RAMP IN SIDEWALK
3. C06.001M MTP | 8 — CONCRETE MOW STRIP/SIDEWALK
4. BOLLARD–REMOVABLE (RE: LANDSCAPE PLANS FOR DETAILS
5. C02.001M MTP | 6 — BOLLARD–LOADING DOCK
6. C06.001M MTP | 4 — ADA/EV SIGN MOUNTING AND BASE
7. C06.001M MTP | 1 — PAVEMENT MARKINGS
8. C06.001M MTP | 10 — CONCRETE WHEEL STOPS
9. C07.000M MTP | 4 — 4.0' CONCRETE CANTILEVER WALL
10. C07.000M MTP | 5 — 6.0' CONCRETE CANTILEVER WALL
11. C07.000M MTP | 6 — 8.0' CONCRETE CANTILEVER WALL
12. C07.000M MTP | 1 — DRY–STACKED BEAM ROCK WALL
13. C07.000M MTP | 8 — 16.0' RAMP WALL
14. LOADING DOCK RETAINING WALL (RE: STRUCTURAL PLANS FOR DETAILS)
15. C07.000M MTP | 2 — GABION RETAINING WALL
16. C07.001M MTP | 12 — 16.0' LIGHTPOLE BASE (RE: MEP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
17. C07.000M MTP | 9 — BIOSWALE CROSSING – ELEVATED SLAB
18. BIKE GARDEN (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: MTP/SITE STRUCTURAL PLANS FOR FOUNDATION DETAILS/RE: MEP PLANS FOR POWER DETAILS)
19. BRIDGE/HEADWALL (RE: CONTECH PLANS FOR DETAILS)
20. C07.000M MTP | 10 — BIOSWALE CROSSING – BOX CULVERT
21. HAND RAIL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
22. CONCRETE SEAT WALL (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
23. FOOD TRUCK AREA (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT/RE: CANOPY STRUCTURE DETAILS IN SERIES C07.00XM IN MTP SET)
24. C07.000M MTP | 11 — BIKE RACK FOUNDATION (RE: LANDSCAPE FOR LAYOUT/DETAILS)
25. C07.001M MTP | 13 — 30.0' SLEEK LIGHTPOLE BASE (RE: MEP FOR SITE LIGHTING SPECIFICATIONS, LAYOUT, AND LOCATION & MEP FOR POWER REQUIREMENTS)
26. GARAGE CANOPY FOUNDATION (RE: PARKING DECK PLANS FOR STRUCTURAL DETAILS AND LAYOUT)
27. CANOPY FOUNDATION (RE: STRUCTURAL PLANS FOR DETAILS AND LAYOUT)
28. NOT USED
29. FENCE (RE: LANDSCAPE PLANS FOR DETAILS)
30. CONTRACTOR TO PROVIDE 20" MINIMUM BLOCKOUT IN THE CONCRETE PAVEMENT FOR INSTALLATION OF RETRACTABLE BOLLARDS. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR LAYOUT, DETAILS, AND JOINT REQUIREMENTS FOR RETRACTABLE BOLLARD SYSTEM./RE: ELECTRICAL PLANS FOR POWER REQUIREMENTS RE: C07.20XM FOR STORM SEWER STUB REQUIRED FOR RETRACTABLE BOLLARD DRAINAGE.
31. C07.000M MTP | 3 — CONCRETE STAIRS (RE: LANDSCAPE PLANS FOR HAND RAIL DETAILS)
32. BOULDERS (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
33. BENCH (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
34. C07.001M MTP | 15 — GATE ARMS (RE: ELECTRICAL PLANS FOR POWER REQUIREMENTS & RE: SECURITY PLANS FOR EQUIPMENT INFORMATION
35. C07.000M MTP | 7 — VENEER CONCRETE CANTILEVER WALL
36. LOADING DOCK RAMP (RE: STRUCTURAL PLANS FOR DETAILS)
37. EXIST TREES (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
38. TRAFFIC SIGNAGE AND STRIPING (RE: SERIES TP02.00X)
39. C07.001M MTP | 15 — EV CHARGING STATION FOOTING
40. D09.000M Z05 | 2 — SWALE OUTFALL STRUCTURE
41. EXERCISE STATION (RE: LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
42. PROP SIGNAGE (RE: ARCH PLANS FOR LAYOUT/DETAILS & RE: MANUFACTURER FOR FOUNDATION DESIGN & RE: MEP FOR ELECTRICAL ROUTING/CONNECTION)

WALMART CAMPUS

Walmart

BENTONVILLE, AR
FACILITY # 30030-500

Gensler
5005 Greenville Avenue
Dallas, TX 75206
United States
Tel 214.273.1500
Fax 214.273.1505

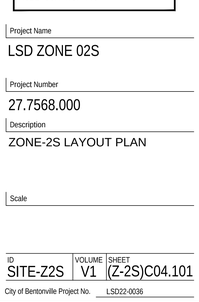
Walter P Moore and Associates, Inc.
1301 McKinney, Suite 1100
Houston, Texas 77010
713.630.7300

swa
811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
5100 SW RESEARCH PARKWAY, SUITE 2 (479) 273-9472
BENTONVILLE, AR 72712 FAX (479) 273-0844

ISP DESIGN LIGHTING CONSULTANT

KEY PLAN



△ Date	Description
05.26.2022	PRE-APP REQUEST
06.13.2022	1ST PLANNING COMMISSION SUBMISSION
07.25.2022	2ND PLANNING COMMISSION SUBMISSION

Seal / Signature

INTERIM REVIEW ONLY
Document Incomplete: Not Intended for permit or construction.
Engineer: TED T. VUONG, P.E.
P.E. Serial No.: 18208
Date: 07/25/2022
ASBL COA NO. 719

Project Name
LSD ZONE 02S

Project Number
27.7568.000

Description
ZONE-2S LAYOUT PLAN

Scale

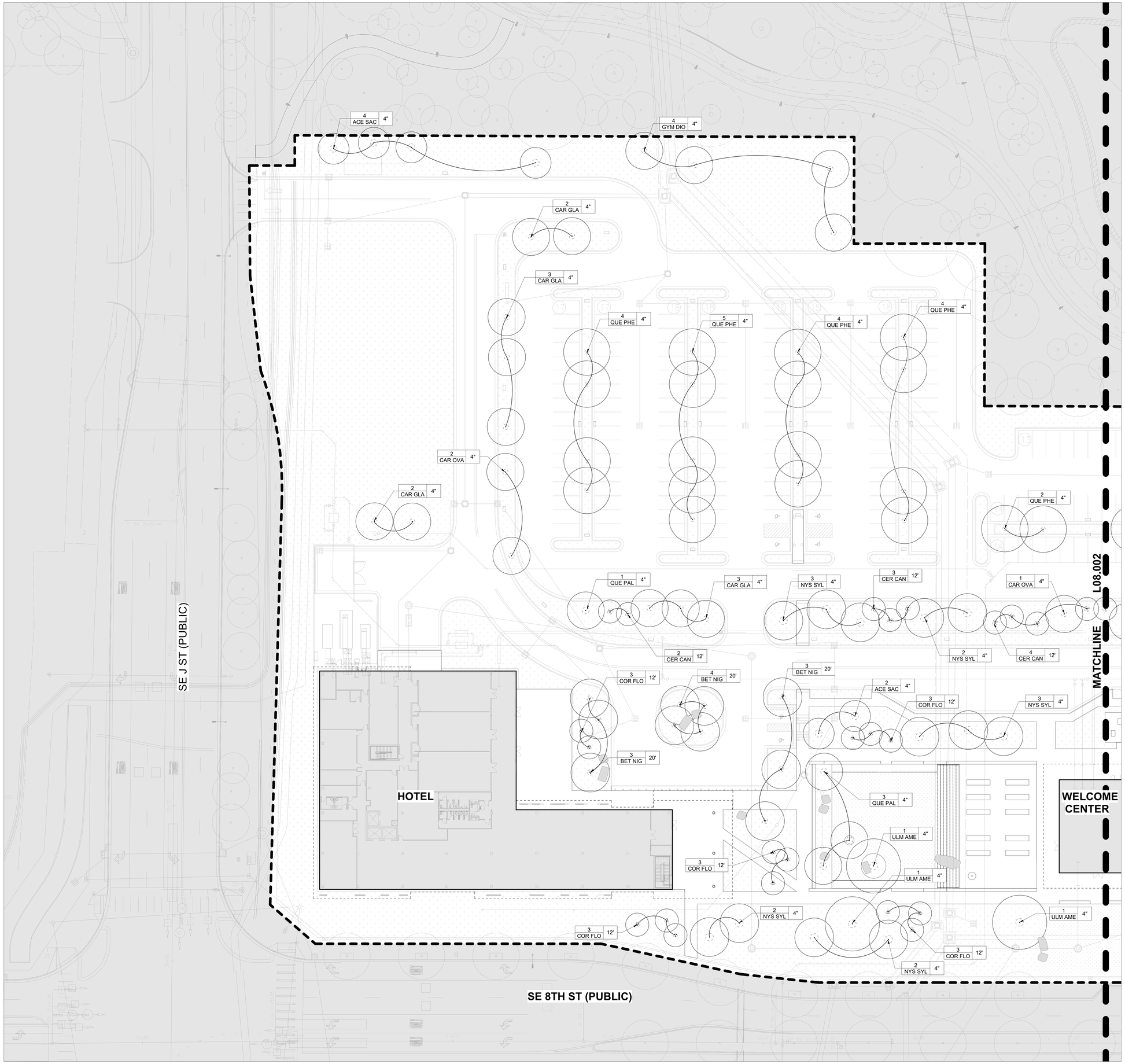
ID	VOLUME	SHEET
SITE-Z2S	V1	(Z-2S)C04.101

City of Bentonville Project No. LSD22-0036

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

© 2022 Gensler

Jul 21, 2022 - 3:56pm X:\W03\20181803\1-09 Confidential Home Office - Infrastructure Package\Civil\Cad\Sht\SP2S\WMC_SP2S_WPM_C_LA_M03180310 9.dwg



TREE SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME
DECIDUOUS		
ACE SAC	Acer saccharum	Sugar Maple
BET NIG	Betula nigra	River Birch
CAR GLA	Carya glabra	Pignut Hickory
CAR OVA	Carya ovata	Shagbark Hickory
FAG GRA	Fagus grandifolia	American Beech
GYM DIO	Gymnocladus dioica	Kentucky Coffee Tree
NYS SYL	Nyssa sylvatica	Black Gum
QUE PAL	Quercus palustris	Pin Oak
QUE PHE	Quercus phellos	Willow Oak
ULM AME	Ulmus americana	American Elm
UNDERSTORY		
AME GRA	Amelanchier x grandiflora 'Princess Diana'	Common Serviceberry
CER CAN	Cercis canadensis (Multi-stem)	Eastern Redbud
COR FLO	Cornus florida (Multi-stem)	Flowering Dogwood

NOTES:

1. WHERE THERE ARE POTENTIAL UTILITYCONFLICTS NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
2. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.
3. REFER TO L08.001 FOR FULL PLANTING SCHEDULE
4. REFER TO L00.001 & L00.002 & L00.003 FOR NOTES, LEGENDS & SCHEDULES.
5. SEE PROJECT SPECIFICATIONS FOR LAYOUT OF TREES PRIOR TO FINAL PLANTING.

LEGEND:

- PROPOSED TREE (Single Trunk)
- PROPOSED TREE (Multi-stem)
- EX — EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS
- RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30030-500

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

swa

811 W 7th Street
8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

KEY PLAN



Date	Description
05.26.2022	Pre - App Request
06.24.2022	1st Planning Commission
07.25.2022	2nd Planning Commission

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
LSD ZONE 2S

Project Number
027.7568.000

Description
PLANTING PLAN - TREES-WEST

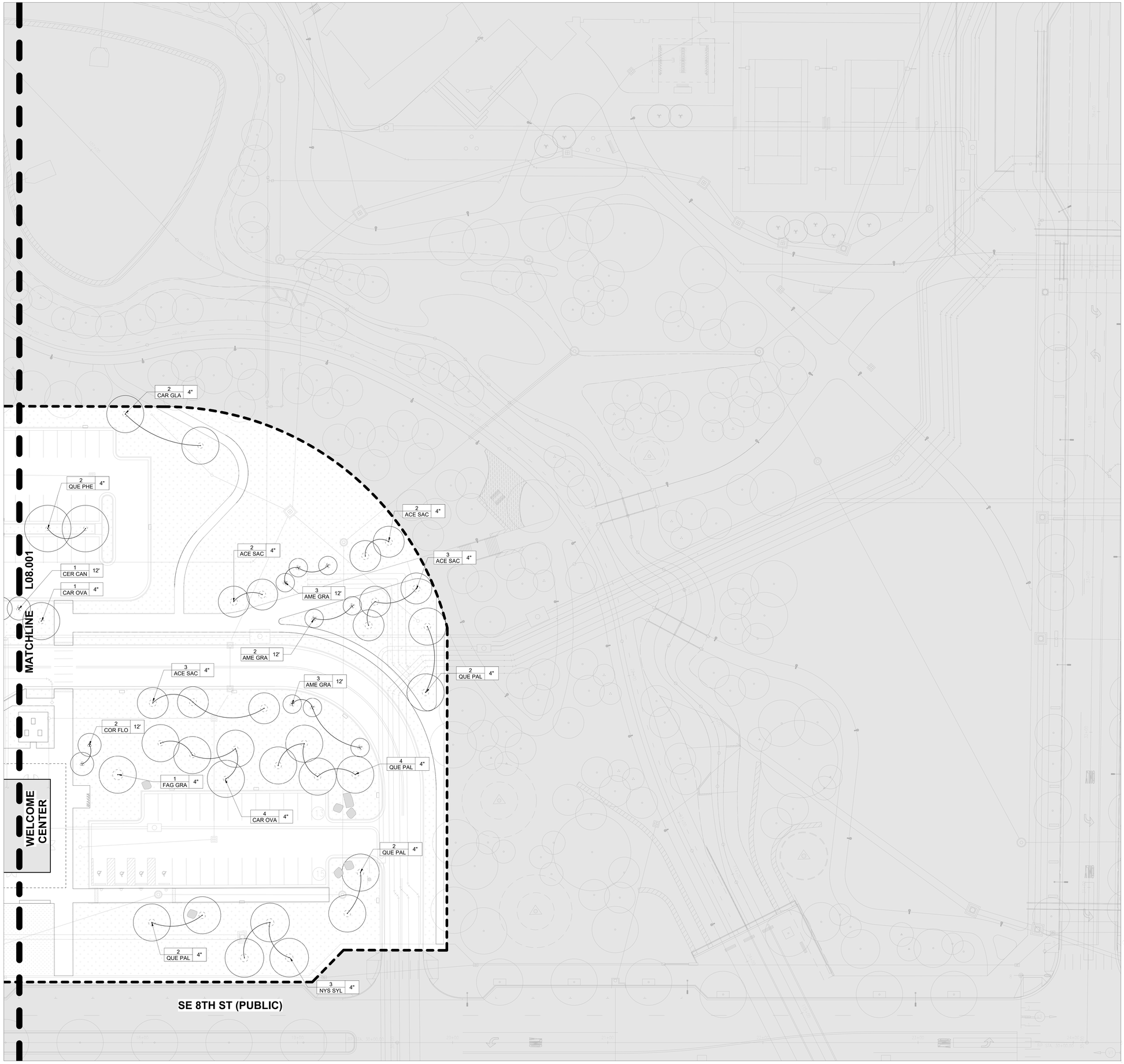
Scale
1" = 20'-0"

ID	VOLUME	SHEET
SITE-Z2S	V1	(Z-2S)L08.011

City of Bentonville Project No. LSD22-0036

© 2022 SWA

7/20/2022 10:50:23 PM BIM 360://027.7568.000 - NEGWWC_SITE-2S_SWA_L-Site-Plan_REAS801.rvt



TREE SCHEDULE

ABBREVIATION	BOTANICAL NAME	COMMON NAME
DECIDUOUS		
ACE SAC	Acer saccharum	Sugar Maple
BET NIG	Betula nigra	River Birch
CAR GLA	Carya glabra	Pignut Hickory
CAR OVA	Carya ovata	Shagbark Hickory
FAG GRA	Fagus grandifolia	American Beech
GYM DIO	Gymnocladus dioica	Kentucky Coffee Tree
NYS SYL	Nyssa sylvatica	Black Gum
QUE PAL	Quercus palustris	Pin Oak
QUE PHE	Quercus phellos	Willow Oak
ULM AME	Ulmus americana	American Elm
UNDERSTORY		
AME GRA	Amelanchier x grandiflora 'Princess Diana'	Common Serviceberry
CER CAN	Cercis canadensis (Multi-stem)	Eastern Redbud
COR FLO	Cornus florida (Multi-stem)	Flowering Dogwood

NOTES:

1. WHERE THERE ARE POTENTIAL UTILITYCONFLICTS NO TREES SHALL BE PLANTED CLOSER THAN 5' TO ANY UTILITY.
2. WHERE THERE ARE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE VERIFIED.
3. REFER TO L08.001 FOR FULL PLANTING SCHEDULE
4. REFER TO L00.001 & L00.002 & L00.003 FOR NOTES, LEGENDS & SCHEDULES.
5. SEE PROJECT SPECIFICATIONS FOR LAYOUT OF TREES PRIOR TO FINAL PLANTING.

LEGEND:

PROPOSED TREE (Single Trunk)

PROPOSED TREE (Multi-stem)

EX — EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

RELOCATED EXISTING TREE, PROTECT IN PLACE. REFER TO TREE PROTECTION PLANS

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # 30030-500

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

swa

811 W 7th Street
8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

KEY PLAN



△ Date	Description
05.26.2022	Pre - App Request
06.24.2022	1st Planning Commission
07.25.2022	2nd Planning Commission

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
LSD ZONE 2S

Project Number
027.7568.000

Description
PLANTING PLAN - TREES-EAST

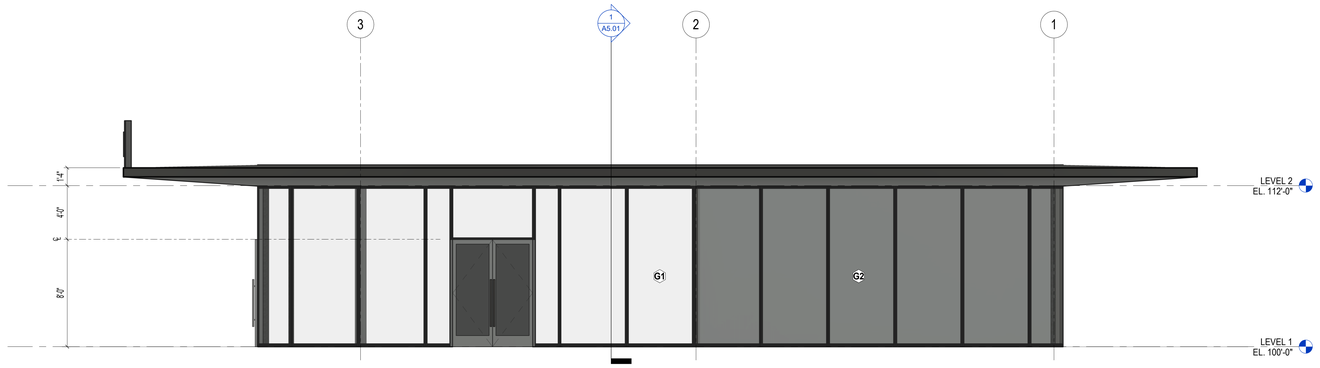
Scale
1" = 20'-0"

ID	VOLUME	SHEET
SITE-Z2S	V1	(Z-2S)L08.012

City of Bentonville Project No. LSD22-0036

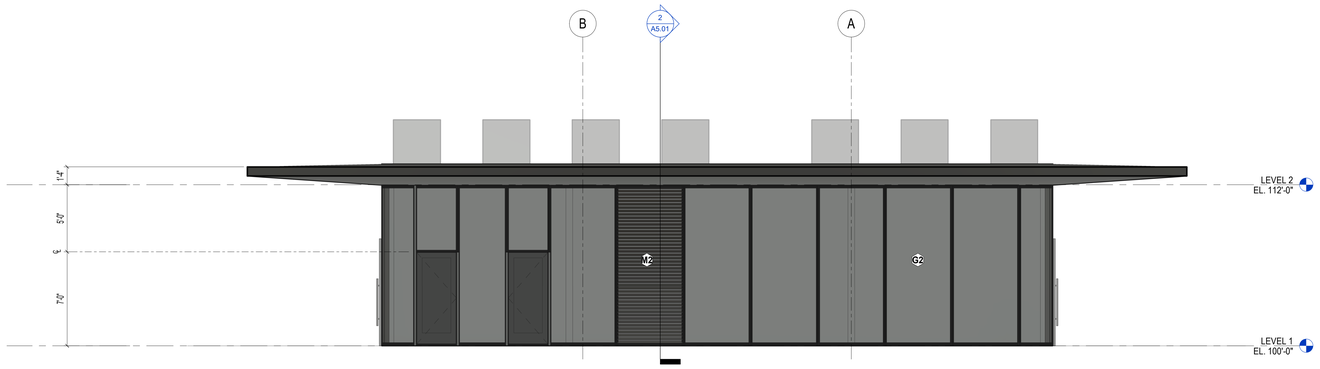
© 2022 SWA

7/20/2022 10:29:41 PM BIM 360://027.7568.000 - NEO/WAC_SITE-2S_SWA_L-Site-Plan_REASS01.rvt



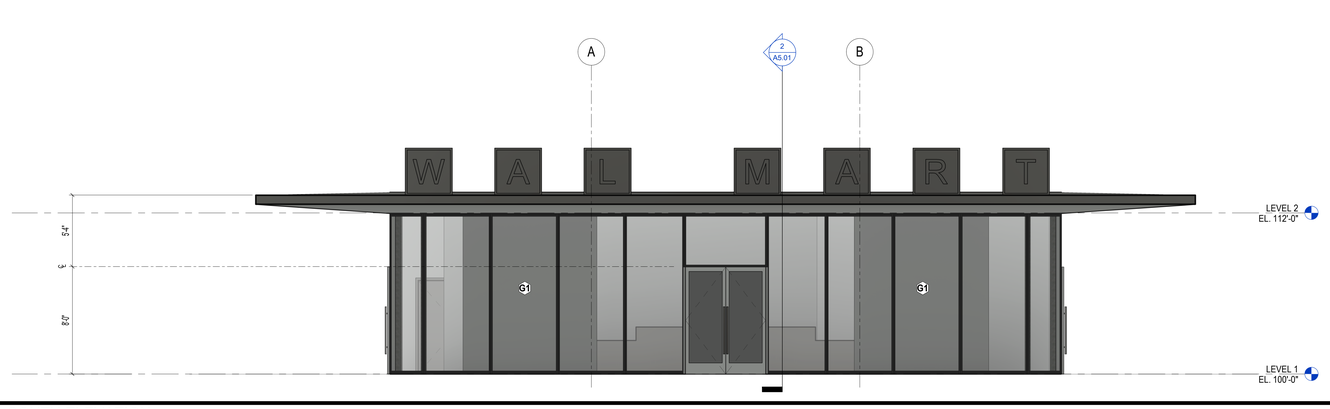
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

REF: 1 / A01.000



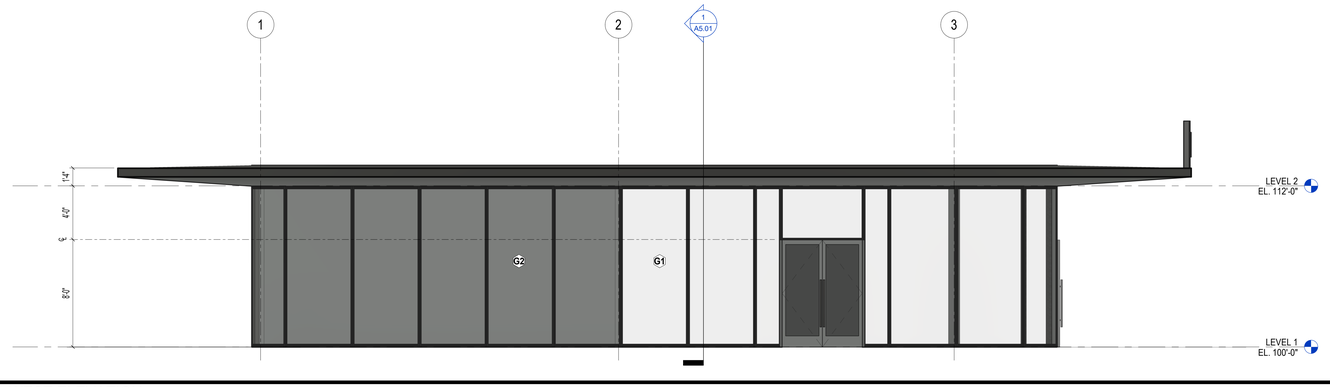
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REF: 1 / A01.000



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REF: 1 / A01.000



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

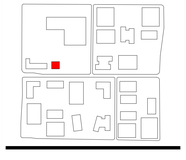
REF: 1 / A01.000

STOREFRONT SCHEDULE	
MATERIAL TYPE	MATERIAL NAME AND DESCRIPTION
G1	STRUCTURAL SILICONE GLAZED ALUMINUM CURTAIN WALL
G2	STRUCTURAL SPANDREL SILICONE GLAZED ALUMINUM CURTAIN WALL
M1	MULLION
M2	METAL LOUVERS

SHEET NOTES

GENERAL NOTES

KEY PLAN



WALMART CAMPUS

WALMART
BENTONVILLE, AR

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States

Tel 214.273.1500
Fax 214.273.1505

Date	Description

FOR REFRENCE ONLY

Seal / Signature

NOT FOR CONSTRUCTION

Project
WMC - WELCOME CENTER, ZONE 2S

Project
27.7568.000

Descriptio
EXTERIOR ELEVATIONS

Scale
1/4" = 1'-0"

ID	VOLUME	SHEET
		A03.100

© 2019 Gensler

7/21/2022 5:13:04 PM BIM 360://22624.101_Walmart Welcome Center/WMC_F-2S_BKP_ABase-Building_22024.100.rvt

SOUTH - MATERIAL TAKEOFF		
TYPE	MATERIAL	AREA
B1	BRICK MIX - DARK	5379 SF
B2	VCI BRICK - LIGHT	2633 SF
M1	METAL PANEL	644 SF
M2	PERFORATED METAL PANEL	259 SF
S1	PERFORATED METAL SCREEN	2606 SF
STOREFRONT	GLASS AND MULLIONS	3650 SF
TOTAL AREA		15171 SF

MATERIAL SCHEDULE	
MATERIAL TYPE	MATERIAL NAME AND DESCRIPTION
B1	BLACKSON BRICK, ENDICOTT BRICK, 50/50 MIX OF MANGANESE IRONSPOT SMOOTH MIX AND ENDICOTT BRICK, 50/50 VELOUR
B2	BLACKSON BRICK, ENDICOTT BRICK, VCI, VELOUR
E1	STO EIFS, RAL 7038 WIPE, UNBLOTTED (LIGHT)
E2	STO EIFS, RAL 7011, CLEAR SEALER MATTE (DARK)
M1	ACM PANEL, DUSTY CHARCOAL II MINIMUM 24 GAUGE, SOLID
M2	MCNICHOLS PERFORATED METAL ROUND, ALUMINUM, 14 GAUGE, 3/8" ROUND 1/2" STAGGERED CIRCLES, 51% OPEN.METAL PAINTED TO MATCH CYBERSPACE, MINIMUM 24 GUAGE
S1	MCNICHOLS PERFORATED METAL ROUND, ALUMINUM, 14 GAUGE, 3/8" ROUND 1/2" STAGGERED CIRCLES, 51% OPEN. METAL PAINTED TO MATCH CYBERSPACE, MINIMUM 24 GUAGE



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0" REF: 1 / A01.000



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0" REF: 1 / A01.000

NORTH - MATERIAL TAKEOFF		
TYPE	MATERIAL	AREA
B1	BRICK MIX - DARK	730 SF
E1	EIFS - LIGHT	2622 SF
E2	EIFS - DARK	4155 SF
M1	METAL PANEL	4976 SF
M2	PERFORATED METAL PANEL	187 SF
STOREFRONT	GLASS AND MULLIONS	1909 SF
TOTAL AREA		14579 SF

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States
Tel 214.273.1500
Fax 214.273.1505

BOKA Powell
8070 Park Ln, Suite 300
Dallas, TX 75231
Tel 972.701.9000

5
1217 Main St #500
Dallas, TX 75202
Tel 214.670.0050

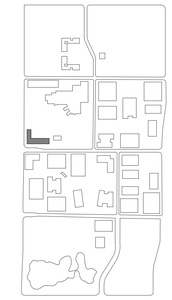
INK+ORO
1217 Main St, Suite 300
Dallas, TX 75202
Tel 214.670.0050

DCI ENGINEERS
515 S Congress Ave #600
Austin, TX 78704
Tel 512.435.1512

HP ENGINEERING
5504 W. Pinnacle Point Drive
Suite 200
Rogers, AR 72758
Tel 479.899.6370

DVR
5127 Milam Street
Dallas, TX 75206
Tel 214.219.PLAN

KEY PLAN



△	Date	Description

FOR REFRENCE ONLY

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - HOTEL, ZONE 2S

Project Number
22024.100

Description
NORTH & SOUTH ELEVATIONS

Scale
1/8" = 1'-0"

ID	VOLUME	SHEET
H-Z2S	V1	A03.102

City of Bentonville Project No. COM20-0060

© 2022 Gensler

Autodesk Docs://22024.100_Walmart HQ Campus AC Hotel/ARCH_22024_WALMART_HQ_CAMPUS_AC_HOTEL-BIM360_-V21.rvt
7/21/2022 4:58:00 PM

MATERIAL SCHEDULE	
MATERIAL TYPE	MATERIAL NAME AND DESCRIPTION
B1	BLACKSON BRICK, ENDICOTT BRICK, 50/50 MIX OF MANGANESE IRONSPOT SMOOTH MIX AND ENDICOTT BRICK, 50/50 VELOUR
B2	BLACKSON BRICK, ENDICOTT BRICK, VCI, VELOUR
E1	STO EIFS, RAL 7038 WIPE, UNBLOTTED (LIGHT)
E2	STO EIFS, RAL 7011, CLEAR SEALER MATTE (DARK)
M1	ACM PANEL, DUSTY CHARCOAL II MINIMUM 24 GAUGE, SOLID
M2	MCNICHOLS PERFORATED METAL ROUND, ALUMINUM, 14 GAUGE, 3/8" ROUND 1/2" STAGGERED CIRCLES, 51% OPEN.METAL PAINTED TO MATCH CYBERSPACE, MINIMUM 24 GUAGE
S1	MCNICHOLS PERFORATED METAL ROUND, ALUMINUM, 14 GAUGE, 3/8" ROUND 1/2" STAGGERED CIRCLES, 51% OPEN. METAL PAINTED TO MATCH CYBERSPACE, MINIMUM 24 GUAGE



EAST - MATERIAL TAKEOFF		
TYPE	MATERIAL	AREA
B1	BRICK MIX - DARK	1138 SF
E2	EIFS - DARK	2053 SF
M1	METAL PANEL	1322 SF
S1	PERFORATED METAL SCREEN	873 SF
STOREFRONT	GLASS AND MULLIONS	1525 SF
TOTAL AREA		6911 SF

EAST ELEVATION

SCALE: 1/8" = 1'-0"

REF: 1 / A01.000

1



WEST - MATERIAL TAKEOFF		
TYPE	MATERIAL	AREA
B1	BRICK MIX - DARK	2368 SF
B2	VCI BRICK - LIGHT	1984 SF
M1	METAL PANEL	1107 SF
S1	PERFORATED METAL SCREEN	1216 SF
STOREFRONT	GLASS AND MULLIONS	2406 SF
TOTAL AREA		9081 SF

TOTAL MATERIAL AREA		
TYPE	MATERIAL	AREA
B1	BRICK MIX - DARK	9615 SF
B2	VCI BRICK - LIGHT	4617 SF
E1	EIFS - LIGHT	2622 SF
E2	EIFS - DARK	6208 SF
M1	METAL PANEL	8049 SF
M2	PERFORATED METAL PANEL	446 SF
S1	PERFORATED METAL SCREEN	4695 SF
STOREFRONT	GLASS AND MULLIONS	9490 SF
TOTAL AREA		45742 SF

WEST ELEVATION

SCALE: 1/8" = 1'-0"

REF: 1 / A01.000

2

SHEET NOTES

GENERAL NOTES

WALMART CAMPUS

Walmart

BENTONVILLE, AR

FACILITY # XXXXX-XXX (FOUNDATION)

FACILITY # XXXXX-XXX (SUPERSTRUCTURE)

Gensler

5005 Greenville Avenue
Dallas, TX 75206
United States
Tel 214.273.1500
Fax 214.273.1505

BOKA Powell
8070 Park Ln, Suite 300
Dallas, TX 75231
Tel 972.701.9000

5
1217 Main St #500
Dallas, TX 75202
Tel 214.670.0050

INK + ORO
1217 Main St, Suite 300
Dallas, TX 75202
Tel 214.670.0050

DCI ENGINEERS
515 S Congress Ave #600
Austin, TX 78704
Tel 512.435.1512

HP ENGINEERING
5504 W. Pinnacle Point Drive
Suite 200
Rogers, AR 72758
Tel 479.899.6370

DVR
5127 Milam Street
Dallas, TX 75206
Tel 214.219.PLAN

KEY PLAN



△	Date	Description

FOR REFRENCE ONLY

Seal / Signature

PRELIMINARY
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

Project Name
WMC - HOTEL, ZONE 2S

Project Number
22024.100

Description
EAST & WEST ELEVATIONS

Scale
1/8" = 1'-0"

ID	VOLUME	SHEET
H-Z2S	V1	A03.103

City of Bentonville Project No. COM20-0060

© 2022 Gensler

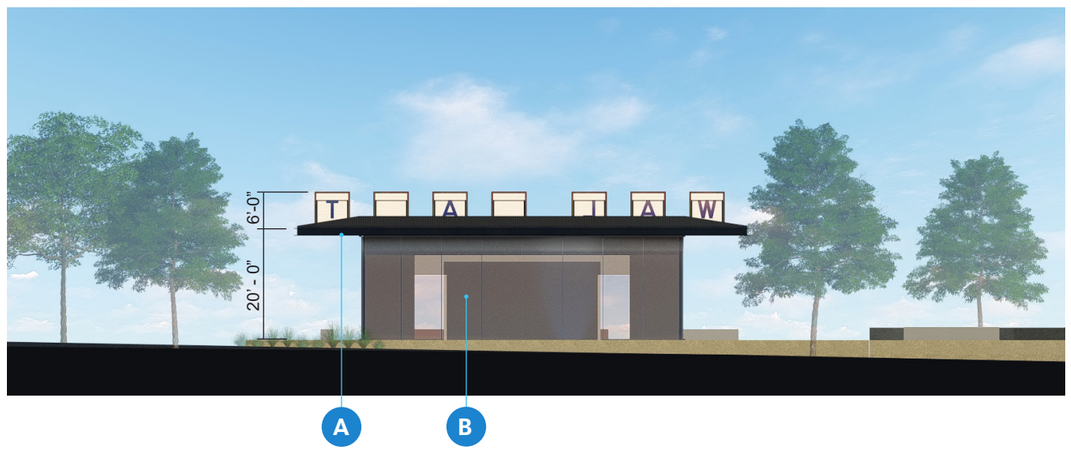
Autodesk Docs://22024.100_Walmart HQ Campus AC Hotel/ARCH_22024_WALMART_HQ_CAMPUS_AC_HOTEL.BIM360_v22.rvt
7/21/2022 5:55:57 PM



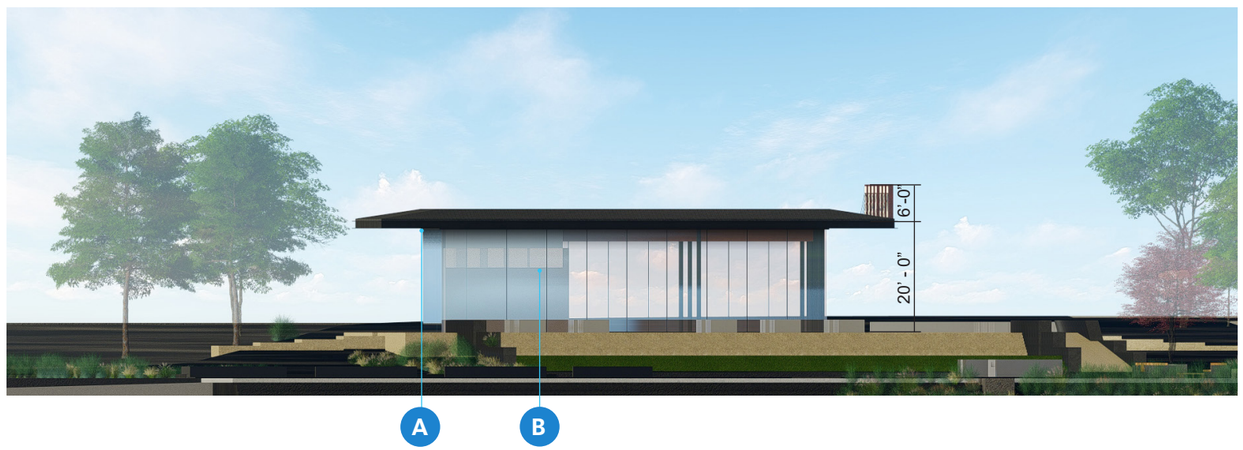
SOUTH ELEVATION



EAST ELEVATION



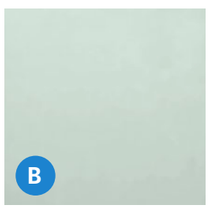
NORTH ELEVATION



WEST ELEVATION



ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



VISION GLASS



SOUTH ELEVATION



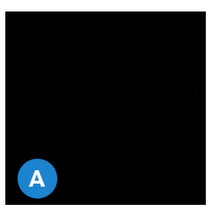
EAST ELEVATION



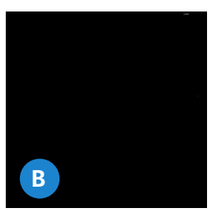
NORTH ELEVATION



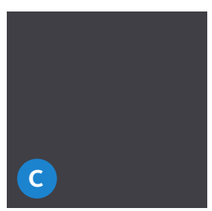
WEST ELEVATION



ACM PANEL 01
TRICORN BLACK
MINIMUM 24 GAUGE



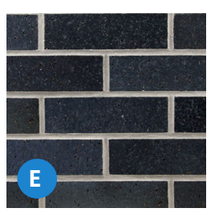
METAL,
PAINTED TO MATCH
TRICORN BLACK
MINIMUM 24 GAUGE
(PERFORATED AT
SELECT LOCATIONS)



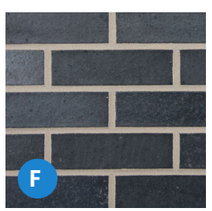
ACM PANEL 02
DUSTY CHARCOAL II
MINIMUM 24 GAUGE
(PERFORATED AT
SELECT LOCATIONS)



BRICK 01
GLAZED WHITE VC1
VELOUR TEXTURE



BRICK 02
MANGANESE
IRONSPOT,
VELOUR TEXTURE



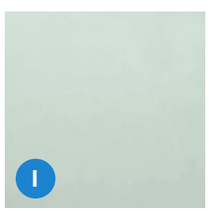
BRICK 03
MANGANESE
IRONSPOT,
SMOOTH TEXTURE



STO EIFS
RAL 7038
WIPE, UNBLOTTED



STO EIFS
RAL 7011
CLEAR SEALER
MATTE



VISION GLASS


AC
HOTELS
MARRIOTT
AC HOTEL BENTONVILLE


AC HOTEL BENTONVILLE


WALMART

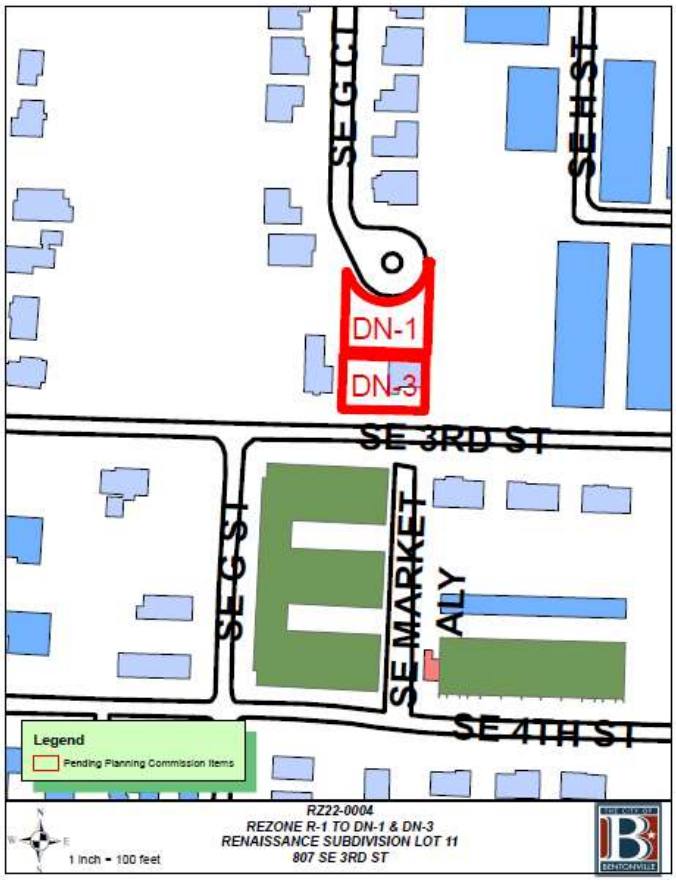
Silver Oak Properties, LLC

807 SE 3rd Street
PC Date: 8/16/2022
Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0004
Applicant / Current Owner	Silver Oak Properties
Site Area	+/- 0.36 acres
Current Zoning	R-1, Low Density Single Family Residential
Requested Zoning	DN-1, Downtown Low-Density Residential
	DN-3, Downtown High Density Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Future Land Use Map Designation	High-Density Residential (HDR)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 807 SE 3rd Street. Adjacent zoning districts are R-1, Low Density Single-Family Residential to the north and west, PUD, Planned Unit Development to the east and DN-4, Downtown Mixed-Use Residential to the south.

Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Low Density Residential. The applicant requests a change in the Future Land Use Plan to High-Density Residential for the southern portion of the property. High-density residential areas include apartments, condominium buildings, senior housing, and special types of group living. These areas vary greatly in terms of density depending on scale, but typically have at least 12 units per acre. These areas may also have integrated amenities for residents, including local parks, community centers, and resident-oriented commercial uses.

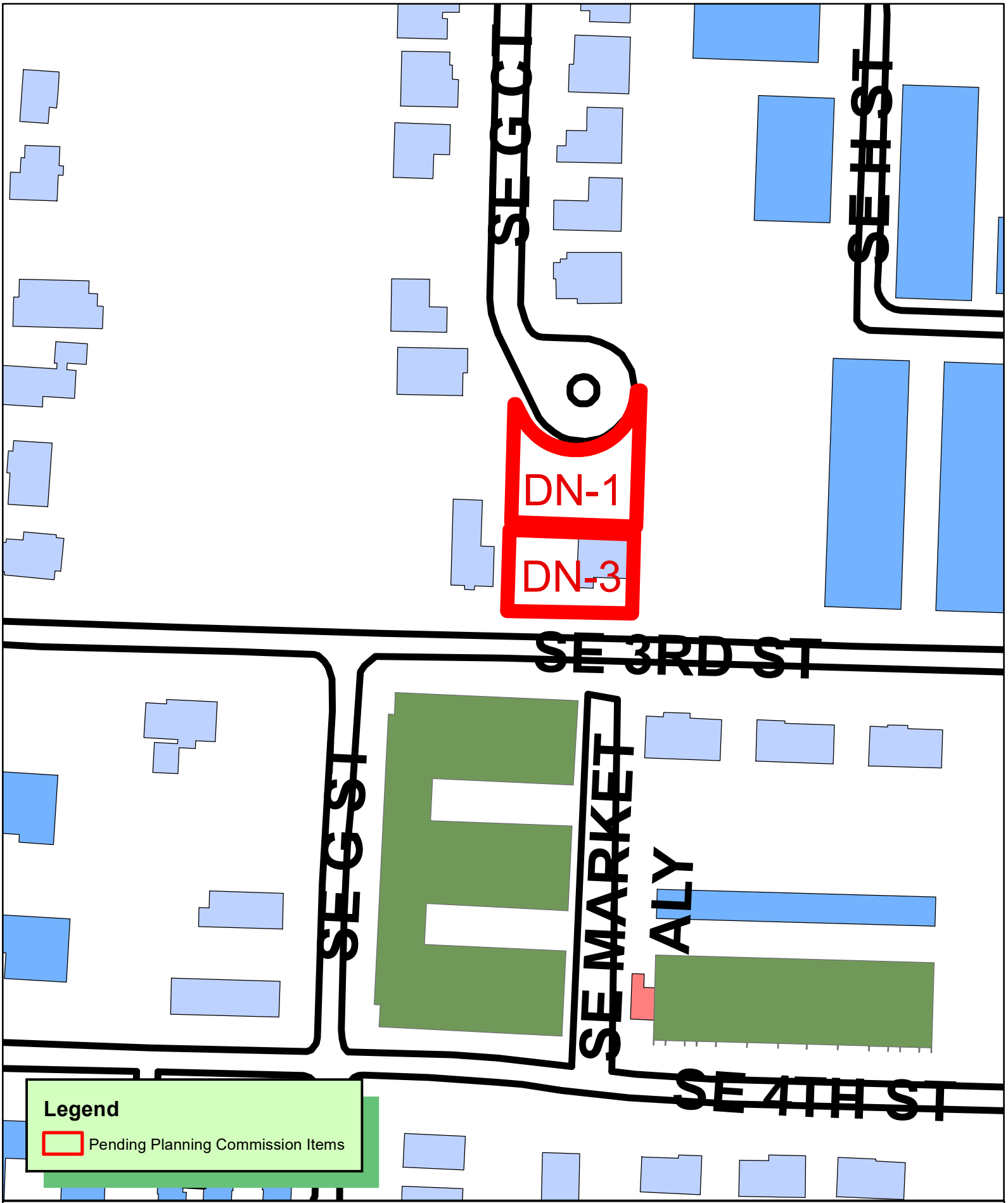
The property is located within Priority Area 1, Downtown Intensification, as identified in Chapter 4 of the Bentonville Community Plan. This area highlights reinvestment in and around Downtown Bentonville.

Public Comment
At the time of writing this staff report, staff has received public comment on this item.

Analysis
The applicant has requested a zoning change for the northern portion of the property that fronts SE G Ct to be DN-1, Low-Density Residential. The applicant has also requested a zoning change for the southern portion of the property that fronts SE 3rd St to be DN-3, High Density Residential.

Conclusion

While the northern portion of the property is consistent with the Future Land Use plan, the southern portion of this request is not consistent with the Future Land Use Plan. However, it is consistent with some of the surrounding zoning districts and development patterns located in the vicinity along SE 3rd St. Some adjacent zoning districts surrounding the property allow for more intense uses and may lend support to the requested change to the Future Land Use Map and zoning of the southern portion of this property.



RZ22-0004
REZONE R-1 TO DN-1 & DN-3
RENAISSANCE SUBDIVISION LOT 11
807 SE 3RD ST

JACOBS GROUP

Specializing in Downtown Housing

7-21-22

City of Bentonville
305 SW A Street
Bentonville, Arkansas 72712

RE: 807 SE 3rd Street DN-1 and DN-3 Rezoning Request and Land Use Amendment

Dear Planning Staff,

Since the last Planning Commission meeting, we have taken the time to prepare a more complete design to find a compromise for all parties involved. We are requesting that the northern half of property that faces SE G Court be rezoned to DN-1 Downtown Low Density Residential and the southern half of property facing SE 3rd street be rezoned to DN-3 along with a changing the Land Use to High Density Residential for the southern lot.

Reason – This proposal is an attempt to satisfy both the housing needs for the City of Bentonville and the request of the single-family neighborhood to the north, as well as keeping with the character of the rapidly developing multi-family and mixed-use area along SE 3rd Street.

The rezoning request is compatible with existing land use patterns occurring along SE 3rd and SE G Street and rezoning provides the needed transition from DN-4 to R-1 while remaining consistent and compatible with properties on each street. A lot split will be submitted with to Planning Staff and Planning Commission contingent on the approval of the rezoning approval.

The rezoning will allow for a of residential development options for this property, creating urban living with the ability to walk and bike in the downtown area. The property is in Priority Area 1, Downtown Intensification, as identified in Chapter 4 of Bentonville Community Plan. The rezoning request is consistent and compatible with existing land use patterns occurring on SE 3rd Street and SE G Court.

Surrounding Properties –SE 3rd Street is currently under construction with multifamily projects and SE G Court is established single family homes. This property will fit form and shape with the design standards outlined under DN-1 and DN-3 zoning

Use – Residential

Utilities- Severed by 6" existing water and 6" sewer lines.

Traffic – A residential driveway access will be located off the SE 3rd Street side, leading to an alleyway between the backsides of the two lots that will house the parking garages of each development. No thru traffic will be allowed on to SE G Court: *see Site Plan for Reference*

JACOBS GROUP

Specializing in Downtown Housing

Signage – Per Code

Appearance - Contemporary – Brick and siding

Sincerely,



Jacobs Group

PO Box 1285

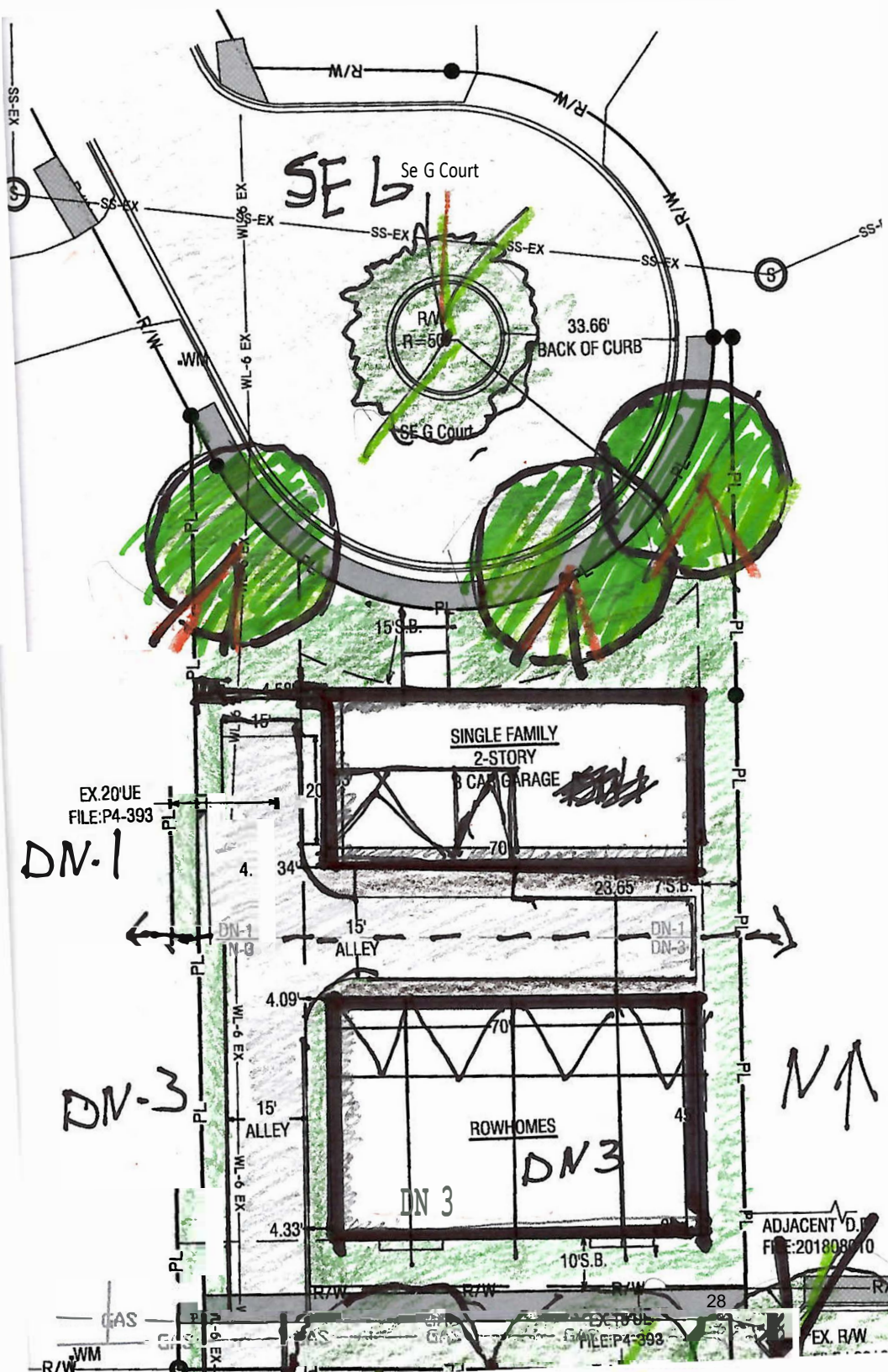
Bentonville, AR 72712

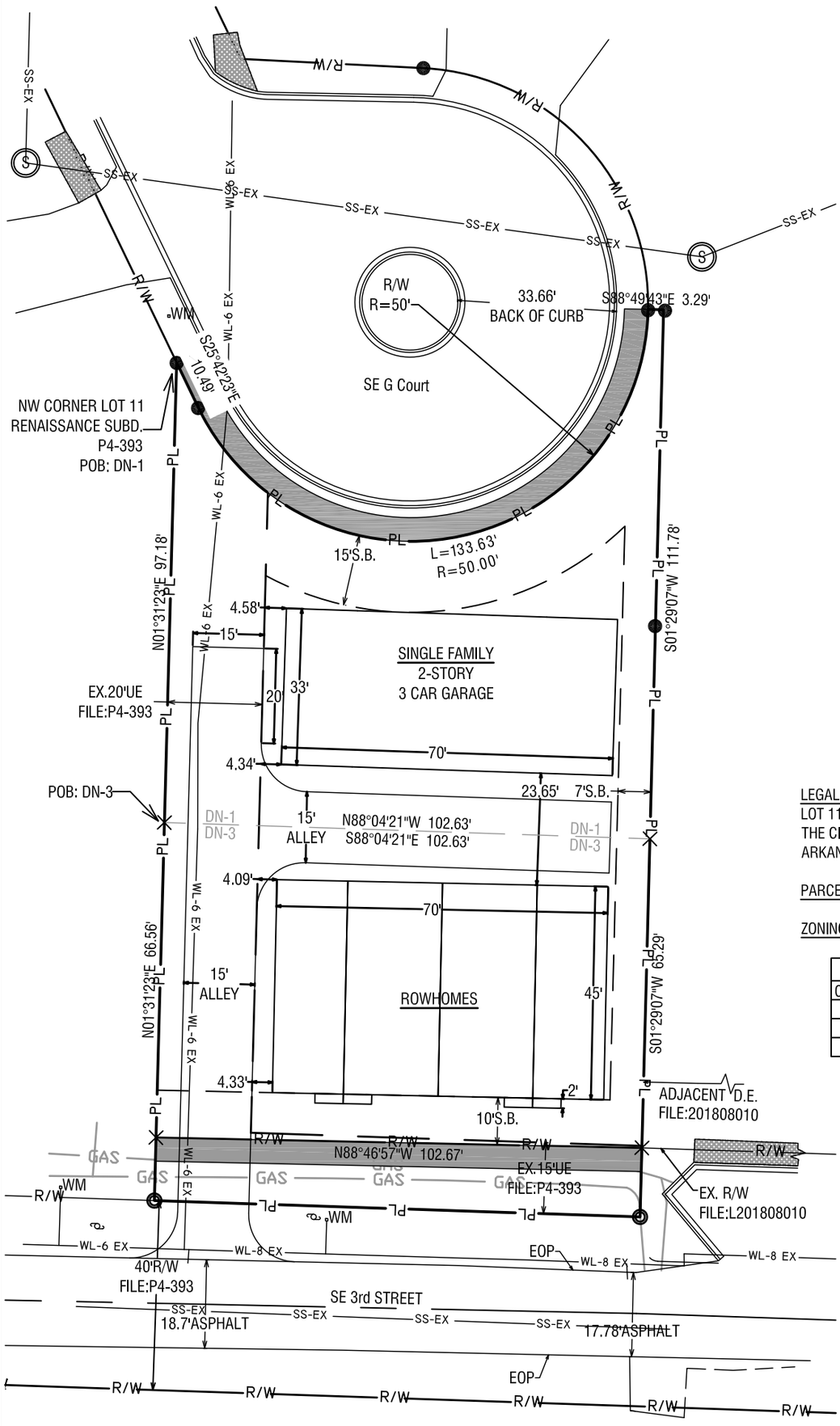
JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

DN-1:
A PART OF LOT 11, RENAISSANCE SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER FILE P4-393, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SAID LOT 11, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF SOUTHEAST G COURT, AND RUNNING ALONG SAID RIGHT OF WAY S25°43'02"E 10.49 FEET AND ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N77°44'04"E 97.26 FEET; THENCE LEAVING SAID RIGHT OF WAY S88°49'43"E 3.29 FEET; THENCE S01°29'07"W 111.78 FEET; THENCE N88°04'21"W 102.63 FEET; THENCE N01°31'23"E 97.18 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.17 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

DN-3:
A PART OF LOT 11, RENAISSANCE SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER FILE P4-393, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SAID LOT 11, AND RUNNING 301°31'23"W 97.18 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S88°04'21"E 102.63 FEET; THENCE S01°29'07"W 65.29 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHEAST 3RD STREET, AND RUNNING ALONG SAID RIGHT OF WAY N88°46'57"W 102.67 FEET; THENCE LEAVING SAID RIGHT OF WAY N01°31'23"E 66.56 FEET 0.16 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.


SE 6
Se G Court
SS-EX
WL-6 EX
R/W
R=50'
33.66'
BACK OF CURB
SE G Court
WM
PL
15'S.B.
SINGLE FAMILY
2-STORY
3 CAR GARAGE
EX.20'UE
FILE:P4-393
DN-1
15'
ALLEY
23.65' 7'S.B.
DN-1
DN-3
4.09'
ROWHOMES
DN-3
DN 3
4.33'
10'S.B.
ADJACENT D.
FILE:2018080
GAS
EX. R/W
28



N

W E

S

0' 30'

GRAPHIC SCALE
1" = 30'

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- MANHOLE
- SEWER CLEAN-OUT
- WM WATER METER
- POWER POLE
- ELECTRIC METER
  AIR CONDENSING UNIT
- SEWER LINE — SS-EX —
- WATER LINE — WL-6 EX —
- GAS LINE — GAS — GAS —
- UNDERGROUND TELEPHONE
- UNDERGROIUND ELECTRIC
- UTILITY EASEMENT
- CENTERLINE STREET
- STREET RIGHT-OF-WAY — R/W — R/W —
- PROPERTY LINE — PL — PL —

LEGAL DESCRIPTION:
LOT 11 OF RENAISSANCE SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS PER FILE P4-393.

PARCEL: 01-09868-000

ZONING: R-1

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	133.63'	50.00'	153°07'34"
CHORD LENGTH		CHORD BEARING	
97.26'		N77°44'04"E	

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	10.49'	S25°42'23"E
L2	3.29'	S88°49'43"E

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

124 WEST SUNBRIDGE, SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 582-4807

SCALE: 1"=30'	DATE REVISED	CHECKED BY:	DRAWN BY: PMM
DATE: 25JAN22		DLJ	Z:\LOTS\2022008\SURVEY

BOUNDARY SURVEY

807 SE 3rd STREET, BENTONVILLE, AR

From: planning
To: Luke Aitken; Christopher Hyatt
Subject: FW: Pending Item at 807 SE 3rd Street
Date: Wednesday, August 10, 2022 1:33:37 PM

Hi team,

Please see below for the upcoming agenda item for Planning Commission.

Thank you!

Jana Snyder
Community Development Coordinator/Admin Assistant II
305 SW "A" Street
Bentonville, AR 72712
Office: 479.271.3122
www.bentonvillear.com

From: Samantha Underwood <s.howard139@gmail.com>
Sent: Wednesday, August 10, 2022 12:55 PM
To: planning <planning@bentonvillear.com>
Subject: Pending Item at 807 SE 3rd Street

Hello,

My name is Samantha Underwood and I reside at 106 SE G Court, Bentonville, AR 72712. I have lived on this street for 8 years.

I would like to submit a comment on the upcoming pending item at 807 SE 3rd Street as I am unable to attend the meeting.

I am concerned that the proposed rezoning will significantly increase traffic on a single-family residential cul-de-sac. Children frequently play in their front yards and additional traffic would be dangerous and impact the safety of the residents.

Even though they are requesting the property facing SE G Court to be single family, the total plan still is overall a multi-family connected complex.

The proposed plan would easily allow the property owner to build a vehicle cut-through in the future. There would also be a high likelihood of new residents using SE G Court for on-street parking for them and their guests as there is no on-street parking on SE 3rd.

This is the 3rd time this proposal has been reviewed and it is a continued burden on the residents to

have to voice their opposition each time. I have also never received a physical mail notification of this change any of the 3 times it has been submitted.

Thank you for your consideration.

Samantha Underwood

RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM LOW-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.

(PROJECT NUMBER: RZ22-0004)

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

A PART OF LOT 11, RENAISSANCE SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER FILE P4-393, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID LOT 11, AND RUNNING 301°31'23"W 97.18 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S88°04'21"E 102.63 FEET; THENCE S01°29'07"W 65.29 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHEAST 3RD STREET, AND RUNNING ALONG SAID RIGHT OF WAY N88°46'57"W 102.67 FEET; THENCE LEAVING SAID RIGHT OF WAY N01°31'23"E 66.56 FEET 0.16 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 16, 2022 at the Council Chambers of the City of Bentonville;

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

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

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

Section 1: That the above described real property is hereby changed from its present land use classification of Low-Density Residential to High-Density Residential on the City of Bentonville Future Land Use Map;

Section 2: That this resolution shall be in full force and effect from and after the date of its passage;

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

PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

_____ _____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL TO DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL AND DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES. (PROJECT NUMBER:RZ22-0004)

WHEREAS, Silver Oak Properties, LLC, duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL AND DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

DN-1:

A PART OF LOT 11, RENAISSANCE SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER FILE P4-393, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID LOT 11, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF SOUTHEAST G COURT, AND RUNNING ALONG SAID RIGHT OF WAY S25°43'02"E 10.49 FEET AND ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N77°44'04"E 97.26 FEET; THENCE LEAVING SAID RIGHT OF WAY S88°49'43"E 3.29 FEET; THENCE S01°29'07"W 111.78 FEET; THENCE N88°04'21"W 102.63 FEET;
THENCE N01°31'23"E 97.18 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.17 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

DN-3:

A PART OF LOT 11, RENAISSANCE SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER FILE P4-393, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID LOT 11, AND RUNNING 301°31'23"W 97.18 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S88°04'21"E 102.63 FEET; THENCE S01°29'07"W 65.29 FEET TO THE NORTHERN RIGHT OF WAY OF SOUTHEAST 3RD STREET, AND RUNNING ALONG SAID RIGHT OF WAY N88°46'57"W 102.67 FEET; THENCE LEAVING SAID RIGHT OF WAY N01°31'23"E 66.56 FEET 0.16 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 19, 2022 in the Council Chambers of the City of Bentonville;

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

WHEREAS, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL AND DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-1, DOWNTOWN LOW-DENSITY RESIDENTIAL AND DN-3, DOWNTOWN HIGH DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____

Stephanie Orman, Mayor

ATTEST:

_____

Kirby Romines, City Clerk

Will Moore Subdivision

1200 Tunbridge Drive
PC Date: 8/16/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	PP22-0002
Applicant / Current Owner	RJ Roth Holdings, LLC
Site Area	+/- 5.31 acres
Current Zoning	R-ZL, Zero Lot Line
Future Land Use Map Designation	Residential Estate (RE)
Development Type / Use	Single-Family

https://arcg.is/08HvK8

Location Map



Property Description
The subject property is +/- 5.31 acres and is currently zoned R-ZL, Zero Lot Line Residential.

Project Details
A preliminary plat proposing the construction of a single-family subdivision. Will Moore Subdivision, Phase 3 contains a total of 32 single-family lots. Lots 31 and 32 are non-buildable. All non-bondable items and guarantees of improvements must be complete, and a final inspection performed and approved before final platting.

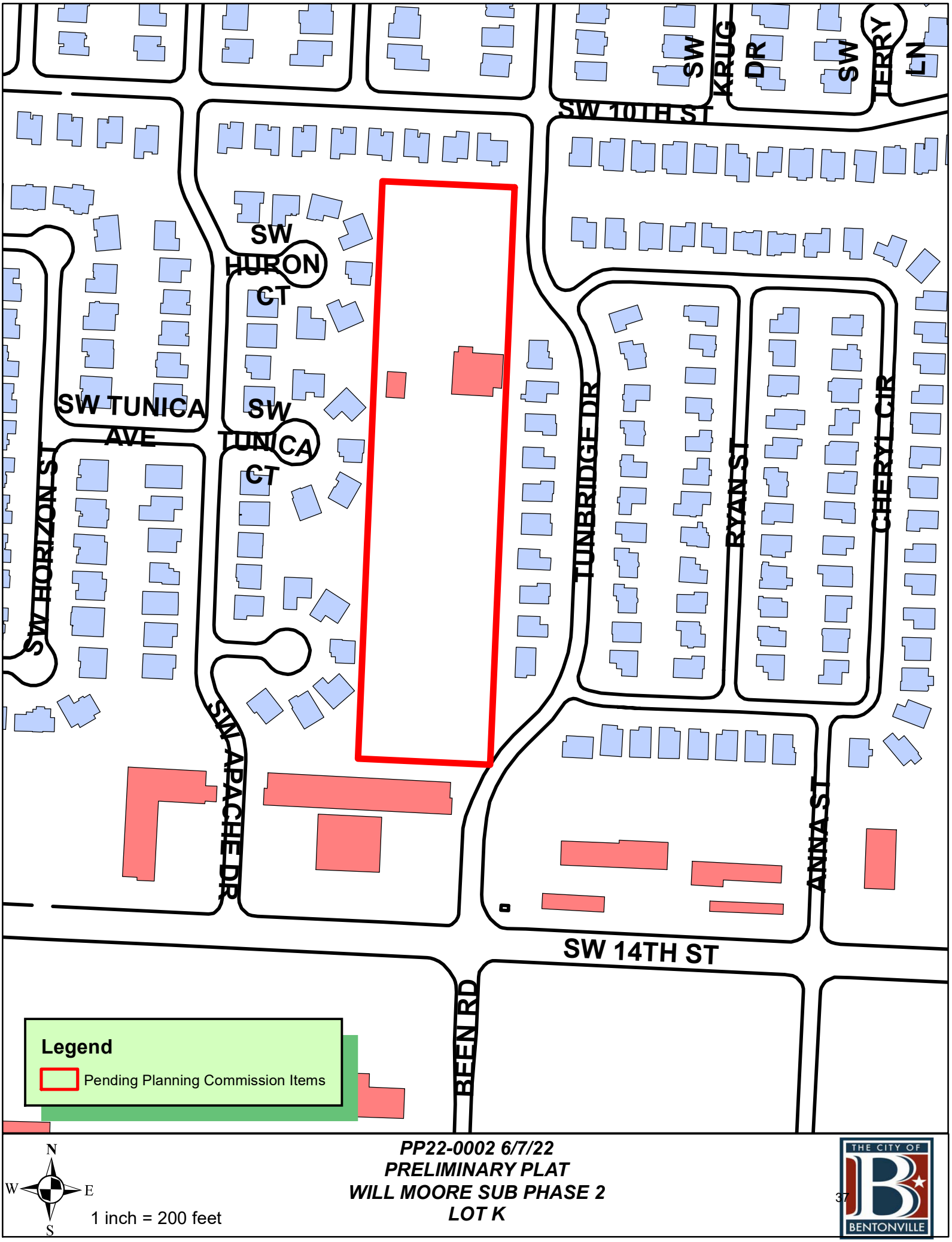
Projected Traffic Impact
Traffic impacts from the development should be negligible.

Waivers
Two waivers are 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. The applicant proposes an approximately 839' cul-de-sac.
- A waiver from Sec. 400.2 from the requirement that horizontal curves for residential streets shall not be less than 100'. The applicant proposes 50'.

Conclusion
The preliminary plat does not meet the minimum requirements of the Land Development Code due to the waiver requests.

If the Planning Commission approves the waiver requests, staff recommends approval of the preliminary plat. If the Planning Commission denies the waiver requests, staff recommends the applicant bring their project into compliance with the Land Development Code.



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

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

July 7, 2022

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

RE: Cul-de-sac variance for Will More subdivision

Members of planning commission,

The Applicant, R J Roth Holdings LLC , would like to request a variance from maximum cu-de-sac length requirements per chapter 115 section 1100.16 (g) , which states that cul-de-sacs shall be no longer that 660' long.

Our initial proposal was to have a through street, but because of drainage requirements, we were not permitted this luxury. Originally we had designed our runoff to connect to the existing area inlet to the property to the south, however, we were advised by the Engineering department that if we were to go this route, the entire run that we connected to would have to come into compliance and be maintained by the city. When discussing this potential solution with the property owner, he did not want to give up/ tear up his private stormwater infrastructure.

These series of events led to our pond doubling in size due to grade constraints and releasing the water slowly enough as to not adversely affect the surrounding properties.

So, our hardships associated with this variance as are the pre-existing conditions associated with the existing stormwater infrastructure being out of compliance, and the existing grades of the property drainage everything to the southern portion where the secondary ingress/egress would have been.

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

Sincerely

Bates & Associates, In



Jake Chavis, E.I.
Project Engineer

Bates & Associates, Inc.
Civil Engineering & Surveying
7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

August 6, 2022

Peter Farmer
City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: Administrative variance request

Mr Farmer,

The Applicant, R J Roth Holdings LLC , would like to request an administrative variance from horizontal curve requirements.

Section 400.2 of the code states that horizontal curves for residential street shall not be less than 100'. Due to the constraining nature of this parcel, the maximum curve that can fit onto this site is 50'.

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

Sincerely

Bates & Associates, In

Jake Chavis, E.I.
Project Engineer

FIELD WORK:
JANUARY 28 & FEBRUARY 1-2, 2021

BASIS OF BEARING:
GPS OBSERVATION – AR NORTH ZONE

BASIS OF ELEVATION:
CITY OF BENTONVILE GPS MONUMENT #1 (NAVD88 VERTICAL DATUM)

REFERENCE DOCUMENTS:
1) REPLAT OF TRACTS 1 & 4 OF WILL-MORE SUBDIVISION, PHASE 2 FILED IN BOOK 6 AT PAGE 160
2) WARRANTY DEED FILED IN BOOK L2019 AT PAGE 66706
3) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 367

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0255K. DATED 06/05/2012)

NOTES:
1. PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
2. SEPARATE PERMIT WILL BE REQUIRED FOR FENCING.
3. SIDEWALKS ALONG PUBLIC ROAD R/W SHALL BE CONSTRUCTED BY HOME BUILDER AT TIME OF BUILDING PERMIT. ALL OTHER SIDEWALKS TO BE CONSTRUCTED BY DEVELOPER.
4. NO FENCES SHALL BE CONSTRUCTED WITHIN A DRAINAGE EASEMENT.
5. PROJECT IS LOCATED IN AIRPORT ZONE C (3), OUTER SAFETY ZONE (OSZ).
6.OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
7. TRACTS A AND B, (DETENTION LOTS) SHALL BE DRAINAGE AND UTILITY EASEMENTS.
8. DRIVEWAY LOCATION FOR LOTS 4, 5 DESIGNATED BY ASTERISK.
9. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.

ACCESS NOTES:
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 local street, and back of the project, without access to said major streets.

PROPERTY ZONED:
R-ZL

BUILDING SETBACKS (R-ZL)
SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFORMATION SEE www.bentonvillear.com/882/Zoning-Code
479-271-5906

EXISTING WARRANTY DEED DESCRIPTION (B. L2019, P. 66706):
LOT K, WILL-MOORE SUBDIVISION, PHASE II, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT RECORD 6 AT PAGE 160, AS DELINEATED ON PLAT RECORD 14 AT PAGE 03. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

SURVEY DESCRIPTION:
LOT K, WILL-MOORE SUBDIVISION, PHASE II, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 6 AT PAGE 160 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT K AND RUNNING THENCE S02°25'36"W 1006.17', THENCE N87°17'23"W 229.95' TO AN EXISTING REBAR, THENCE N02°25'43"E 1006.19' TO AN EXISTING REBAR, THENCE S87°17'02"E 229.91' TO THE POINT OF BEGINNING, CONTAINING 5.31 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN TUNBRIDGE DRIVE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST AND SOUTH SIDES OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

NO FENCES ALLOWED IN DRAINAGE EASEMENTS

N
0 40 80
GRAPHIC SCALE IN FEET

SANITARY SEWER INFORMATION:
1) 4" PVC IN (S) [SERVICE] 1257.73'
10" PVC OUT (NW) 1256.50'
RIM ELEVATION = 1262.15'

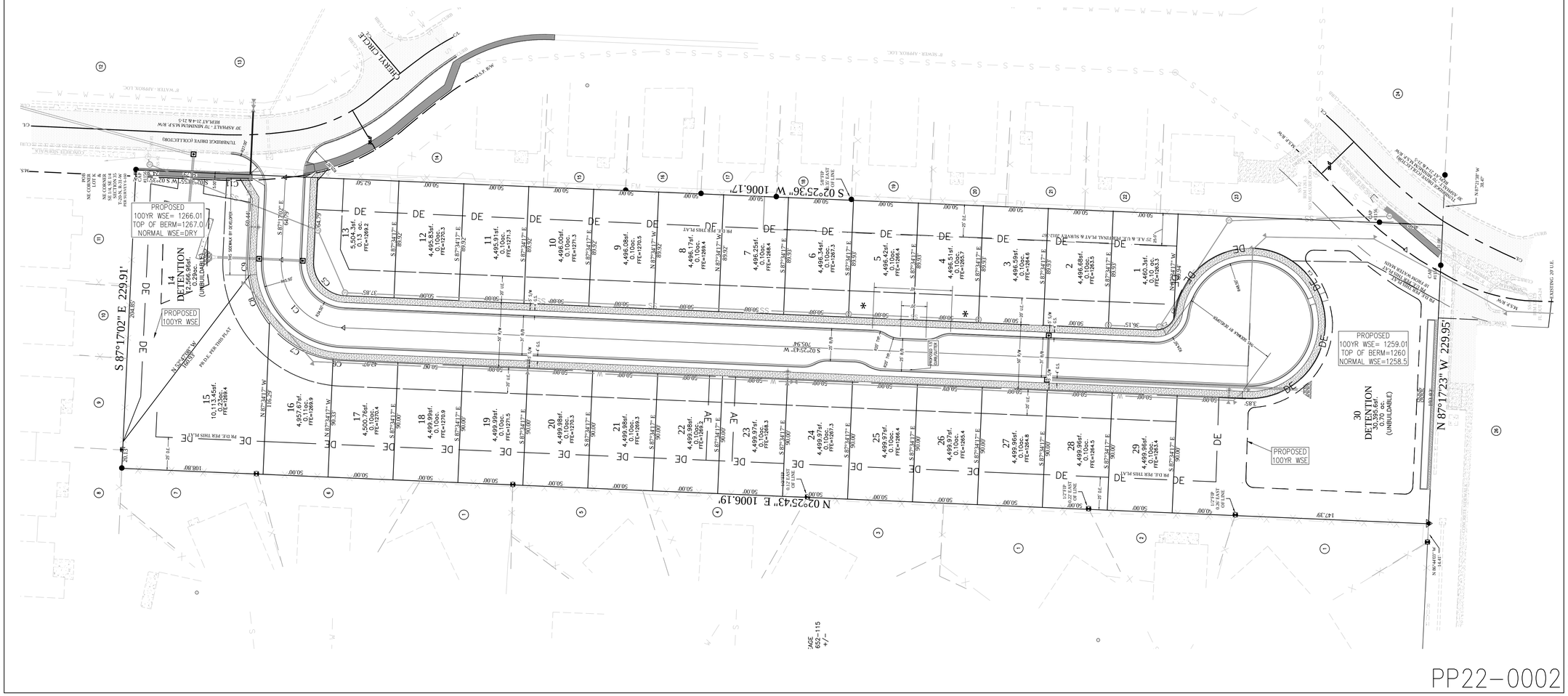
2) 10" PVC IN (NE) 1255.28'
10" PVC IN (E) 1255.29'
10" PVC OUT (SW) 1255.10'
RIM ELEVATION = 1261.34'

3) 10" PVC IN (NE) 1254.28'
10" PVC OUT (S) 1254.25'
RIM ELEVATION = 1261.91'

STORM SEWER INFORMATION:
1) 24" CMP OUT (W) 1256.26'
RIM ELEVATION = 1259.65'

2) 15" RCP OUT (E) 1264.10'
RIM ELEVATION = 1266.71'

3) 15" RCP IN (W)
18" RCP IN (SE)
18" RCP OUT (N) 1263.62'
RIM ELEVATION = 1266.25'


PROPOSED 100YR WSE= 1266.01 TOP OF BERM=1267.0 NORMAL WSE=DRY
14 DETENTION 12,750sf. 0.29ac. (UNBUILDABLE)
PROPOSED 100YR WSE
PROPOSED 100YR WSE= 1259.01 TOP OF BERM=1260 NORMAL WSE=1258.5
30 DETENTION 30,395.6sf. 0.70 ac. (UNBUILDABLE)
PROPOSED 100YR WSE
S 87°17'02" E 229.91'
N 87°17'23" W 229.95'
S 02°25'36" W 1006.17'
N 02°25'43" E 1006.19'
CHERVIL CIRCLE
TUNBRIDGE DRIVE (COLLECTOR)
M.S.P. R/W
30' ASPHALT - 70' MINIMUM M.S.P. R/W
REF. AT 21-M-21-5
PROPOSED 6" SIDEWALK
PROPOSED 6" CURB & GUTTER
PROPOSED 30' B-B ROLLOVER CURB & GUTTER
PROPOSED 24" STORM DRAIN
PROPOSED 10" SANITARY SEWER
PROPOSED 8" WATER MAIN
PROPOSED 1" WATER SERVICE
PROPOSED 4" SANITARY SEWER SERVICE
PROPOSED 4" SANITARY SEWER SERVICE W/ CLEANOUT
PROPOSED 6" SANITARY SEWER SERVICE W/ CLEANOUT
PROPOSED STORM DRAIN MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM DRAIN INLET
PROPOSED STORM DRAIN FLARE END SECTION
PROPOSED SANITARY SEWER CLEANOUT
PROPOSED WATER VALVE
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED STREET LIGHT
PROPOSED TRANSFORMER
PROPOSED ELECTRIC BOX
PROPOSED TELEPHONE BOX
PROPOSED CABLE BOX
PROPOSED GAS VALVE
PROPOSED GAS METER
PROPOSED ELECTRIC METER
PROPOSED ELECTRIC LINE
PROPOSED TELEPHONE LINE
PROPOSED CABLE LINE
PROPOSED GAS LINE
PROPOSED WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED STORM DRAIN LINE
PROPOSED CONCRETE
PROPOSED ASPHALT
PROPOSED GRAVEL
PROPOSED LOT LINE
PROPOSED EASEMENT
PROPOSED RIGHT-OF-WAY
EXISTING 20' U.E.
EXISTING 30' U.E.
EXISTING 50' U.E.
EXISTING 60' U.E.
EXISTING 70' U.E.
EXISTING 80' U.E.
EXISTING 90' U.E.
EXISTING 100' U.E.
EXISTING 120' U.E.
EXISTING 150' U.E.
EXISTING 200' U.E.
EXISTING 250' U.E.
EXISTING 300' U.E.
EXISTING 350' U.E.
EXISTING 400' U.E.
EXISTING 450' U.E.
EXISTING 500' U.E.
EXISTING 550' U.E.
EXISTING 600' U.E.
EXISTING 650' U.E.
EXISTING 700' U.E.
EXISTING 750' U.E.
EXISTING

Code Update - 2022

PC Date: 8/16/2022
Reviewer: Shelli Kerr, AICP, Comprehensive Planning Manager

Type	Amendment
Code Impacted	Zoning and Land Development Codes

http://www.bentonvillear.com/198/Code-Amendments

Background

From time to time, staff reviews the existing development code for clarification, corrections, or updates to meet current conditions. The following outline is a summary of the key issues and the recommended changes. Staff requests approval of the proposed ordinance to Appendix A Zoning Code and Appendix B Land Development Code.

Proposed Amendments

ZONING CODE

1. **Sec. 201.02 Definitions** *Att. A, Pg. 1*
   Add towing to the automobile repair use definition
   Add a definition for "low-impact development."

2. **Sec. 401.04(h) Encroachments in Setbacks** *Att. A, Pg. 1*
   Add more specific regulations on what is allowed as an encroachment into setbacks.

3. **Sec. 401.07(b) (3) Width of corner lots** *Att. A, Pg. 2*
   Requirement should be consistent with lot width requirements in Land Development Code.

4. **Sec. 601.01 Accessory Structures** *Att. A, Pg. 2*
   - Require that height of accessory structure should not exceed that of the primary structure.
   - Require that accessory structures not be located in front of the primary structure.
   - Clarify that the size limit is per accessory structure, not cumulative.
   - Better address attached accessory dwelling units.
   - Clarify different regulations for accessory structures and accessory dwelling units.

5. **Sec. 601.25 Temporary Uses and Structures** *Att. A, Pg. 4*
   Add this statement: "unless otherwise approved by Planning Commission."

6. **Sec. 801.12 General Regulations (Signs)** *Att. A, Pg. 4*
   Adopt regulations regarding historic signs and establishing an historic sign registry.

7. **Sec. 801.15 Signs allowed with a sign permit.** *Att. A, Pg. 4*
   - Add clarification on design of monument signs.
   - Add a category of unique sign that can be approved with a conditional use permit.

LAND DEVELOPMENT CODE

1. **Sec. 200.01 Definitions** *Att. B, Pg. 1*
   Add a definition of low-impact development.
2. **Sec. 300.02(a) Enforcement** *Att. B, Pg. 1*
   Remove requirement that platted lot must be in a subdivision.
3. **Sec. 600.01(f) Applicability of Incidental Subdivision Regulations** *Att. B, Pg. 1*
   Should be the same as that for lot standards in Article 1100.
4. **Sec. 600.05(a) Recording of Incidental Subdivisions** *Att. B, Pg. 1*
   Reduce number of copies from 10 to 1.
5. **Sec. 700.04(a)(2) Administrative Approval of Large Scale Developments** *Att. B, Pg. 1*
   Remove specific gender reference for Director.
6. **Sec. 900.03 Certificates for final plats** *Att. B, Pg. 1*
   Correct certification blocks and revised survey standards title.
7. **Sec. 1100.02(a)(3) Access Management Standards** *Att. B, Pg. 2*
   Revise requirements for spacing between curb cuts and intersections to be based on street classifications.
8. **Sec. 1400.09(d) Screening Requirements** *Att. B, Pg. 2*
   Revise illustration to remove deciduous vegetation as an option for Type B screening, which is not allowed.

Recommendation

Staff recommends approval of the proposed amendments.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE BENTONVILLE MUNICIPAL CODE APPENDIX A ZONING CODE AND APPENDIX B LAND DEVELOPMENT CODE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville periodically review the Zoning Code and Land Development Code to identify needs for clarification or updates to meet current conditions.

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

Section 1: That the Bentonville Municipal Code, *Appendix A Zoning Code* should be and the same is hereby amended with the following *Attachment A: Zoning Code Amendments*, 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: That the Bentonville Municipal Code, *Appendix B Land Development Code* should be and the same is hereby amended with the following *Attachment B: Land Development Code Amendments*, 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 3 - Severability Provision: Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 4 - Repeal of Conflicting Provisions: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

Section 5 - Effective Date: This Ordinance shall be in full force and effect 30 days from the date of its passage and approval.

PASSED and APPROVED this _____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

Sec. 201.02 Definitions

Automobile Repair: Any building, structure or improvements to land used for the repair and maintenance of automobiles, motorcycles, trucks, buses or similar vehicles including, but not limited to, body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire services and sales, and towing services.

Low Impact Development: The term low impact development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, use of water by plants, or use of stormwater in order to protect water quality and associated aquatic habitat.

Sec. 401.04(h) Encroachments in Setbacks

Setback encroachments. Driveways, walkways, on-grade patios, plants, pergolas, arbors, and other landscape features may be located within any required setback. The following table lists specific features that may be located within any required setback subject to the encroachments standards. Unless otherwise exempted by the city, none of the specific features listed below shall encroach into any right-of-way or easement.

~~Awnings may extend into a required front setback up to six (6) feet but shall be no closer than two (2) feet, measured in horizontal distance, from the curb of any street or property line.~~

Feature that may encroach into a setback	**Encroachment Standards**
Eave, sill, cornice, or ornamental feature	May project up to 18 inches into any required setback.
Bay windows, chimneys, and similar features projecting from the primary building	May encroach up to 2 feet into any required setback for the property, but no closer than 3 feet to the side or rear property line.
Open porches, balconies, breezeways, and similar features (may be roofed but not enclosed except with screenwire mesh); raised patios, decks, and similar features (with a finished floor of 30 inches or less above the lowest adjacent grade measured at base)	May encroach into a required setback for the property, but no closer than 12 feet to the front property line and no closer than 5 feet to the side or rear property line.
Steps (with a finished floor of 30 inches or less above the lowest adjacent grade measured at base)	May encroach into a required setback for the property up to 2 feet into any required setback for the property, but no closer than 3 feet to the side or rear property line.
Fences, walls	May be constructed up to the property line, subject to the provisions of 1100.06 of the Land Development Code regarding fences and walls.
Awnings	May extend into a required setback up to six (6) feet but shall be no closer than two (2) feet, measured in horizontal distance, from the curb of any street or property line.
In ground pools	May encroach into setbacks, but shall not be located in an easement.

Clearance. Awnings and canopy structures shall maintain a clearance of ~~eight (8)~~seven (7) feet above a public right-of-way, sidewalk or front yard. If located within 10' of a public utility, minimum clearance shall be 15'.

Sec. 401.07(b)(3) Width of Corner Lots

The minimum width for corner lots shall be 20% larger than interior lots ~~75 feet at the building line~~. ~~The minimum width for corner lots in a manufactured home subdivision shall be 60 feet at the building line.~~

Sec. 601.01 Accessory Structures

(1) *Applicability.* The regulations in this section apply in all zoning districts to all accessory structures as defined in Article 201 ~~that are detached from the principal building~~.

(2) *Size*. The total square footage of an individual accessory structure~~s~~ may not exceed 50% of the total square footage of the primary structure on the lot. Except, that accessory structures on lots greater than two acres in size are exempt from this size requirement.

(3) *Lot coverage.* The cumulative lot coverage of all buildings and structures on the lot shall not exceed the maximum lot coverage ~~required~~ allowed by the zoning district in which it is located.

(4) *Setbacks*.

(a) *Standards*. The table below establishes the minimum setback standards for accessory structures.

Front setback	As required by zoning district in which it is located and shall not extend beyond the front building line of the primary structure on the lot. In no instance shall the accessory structure be located in front of the primary structure on the lot.~~.~~
Side setback if building footprint is less than or equal to 720 sq. ft.	7'
Side setback if building footprint is greater than 720 sq. ft.	Side setback as required by zoning district in which it is located.
Rear setback if building footprint is less than or equal to 720 sq. ft.	7'
Rear setback if building footprint is greater than 720 sq. ft.	Rear setback as required by zoning district in which it is located.

(b) *Corner lots*. In the case of a corner lot, accessory structure shall not project beyond the building line of the primary structure or existing primary structure on the adjacent lot.

(c) *Accessory garage setback.* An accessory garage that accesses from a rear alley and the garage door faces the alley shall have a minimum setback of 20' between the alley right-of-way and the garage door.

(d) *Distance from primary structure*. Any accessory structure in excess of 200 square feet shall be located a minimum of 12' from the primary structure.

(e) *Exception*. Any accessory non-residential structure less than 200 square feet and not attached to a permanent foundation, shall have a minimum side and rear yard setback of (7') and shall meet the front setback as required by the zoning district.

(5) *Height*. Accessory structures shall not exceed the maximum height as allowed by the zoning district in which it is located and shall not exceed the height of the primary structure on the lot.

(6) *Architectural design*. In residential districts, the façade of accessory structures larger than 200 sq. ft. shall have a similar architecture to that of the ~~main~~ primary structure. In commercial districts, the accessory structure shall meet the design standards for large-scale developments.

(7) *Easements*. No permanent accessory structure over 200 square feet shall be located in an easement. Accessory structures under 200 square feet and not attached to a permanent foundation may be located in an easement as long as it can easily be moved out of the easement if necessary.

601.02 Accessory dwelling units (ADUs) ~~additional requirements~~.

(a) *Applicability.* The regulations in this section shall apply in all zoning districts to all accessory dwelling units, as defined in Article 201.

(b) *Occupancy*.

1. *A1, RE, R1, DN-1 Districts—Owner-occupied*. Either the primary or accessory dwelling unit shall be owner-occupied. "Owner-occupied" shall mean a property owner who makes his or her legal residence at the site as evidenced by voter registration, vehicle registration, or similar means, and at no time receives rent or other payment for use of ~~for~~ the owner-occupied unit.
2. *C2, I1 and I2 districts—Caretaker only*. ADU's in the C2, I1 or I2 districts shall be used solely for a watchman, caretaker or custodian of the facility or use on the same site. The caretaker unit shall not be separately rented, let, or leased to other than the caretaker. The caretaker shall be employed, whether compensation is direct or indirect, principally on the lot for purposes of care and protection of persons, plants, animals, equipment or other facilities on-site.

(c) *ADUs per lot*. Only one ADU shall be allowed per lot, whether attached or detached.

(d) *Architectural design*. The addition of an ADU shall be allowed only if the appearance and character of the lot and neighborhood are maintained. The design of the ADU shall be consistent with the design of the primary structure and shall maintain the style, appearance and character of the main building, and shall use matching materials, colors, window style, and comparable roof appearance.

(e) *Entrances and stairs*. Only one entrance to the ~~detached~~ ADU ~~shall~~ may be visible from the front street. For the purpose of this regulation, the front street shall be defined as the street ~~with the~~on which the primary structure is addressed. Exterior stairways shall not be constructed on the front of the ~~principal dwelling unit~~primary structure.

(f) *Parking*. No additional parking spaces are required. A maximum of one additional off-street parking space may be provided for the ADU and shall be paved.

(g) *Compliance with applicable codes*. The ADU shall comply with all standards for health and life safety codes, building codes, as well as zoning codes as adopted by the City, except as provided in this chapter.

(h) *Sewer and water connections*. The ADU shall be served by the existing primary ~~dwelling's~~ structure's sewer and water connections and water meter. The water meter size shall not be increased for the purpose of serving the ADU.

(i) *Subdivision*. The accessory dwelling unit, or the land on which the ADU is located, shall not be subdivided or otherwise segregated in ownership from the ~~principal dwelling unit~~primary structure or the land on which the ~~principal dwelling unit~~primary structure ~~is~~ is located.

(j) *Detached ADUs.* In addition to the regulations of this section, all detached accessory dwelling units are considered accessory structures and shall comply with the regulations set forth in Art. 601.01 Accessory Structures.

Sec. 601.25 Temporary Uses and Structures

(c)(2)a. Zoning districts allowed. Long-term temporary uses and/or structures shall be allowed only in a non-residential zoning district and shall have no facilities located nearer to a residential district than 200 feet, unless otherwise approved by planning commission.

801.12 General Regulations *(Signs)*

(j) Historic signs.

(1) The Planning Department shall maintain a register of historic signs in the city.

(2) A historic sign may be maintained by the property owner on the property despite any nonconformance with the requirements of this chapter if the sign is:

a. Structurally safe or capable of becoming structurally safe; and

b. On the city's register of historic signs.

(3) The director may remove any historic sign from the register of historic signs that is structurally unsafe or has been changed in a way that renders it no longer representative of signs from the era in which it was constructed.

(4) Upon the request of a property owner, the director may designate a sign as an historic sign and place it on the register if the property owner demonstrates that:

a. The sign has been at its present location for at least 50 years;

b. The sign is structurally safe or capable of becoming structurally safe; and

c. The sign is representative of signs from the era in which it was constructed and provides evidence of the historic use of the building or premises.

Sec. 801.15 Signs Allowed with a Sign Permit

(c) Freestanding signs.

(1) Monument style. Freestanding signs shall be designed to meet the definition of a monument sign, with the exception of signs adjacent to I-49 as regulated in this Section. No air space shall be visible within or between any portion of the sign display area and sign structure. Edges of sign shall extend in a manner that is along a continuous plane, so the upper portion does not extend beyond the base, unless otherwise approved by the Director and his/her designee.

(g) Unique Signs. Unique signs that, while not in strict conformance with the standards, requirements, and limitations of this article, provide compensating benefits that justify the deviation from standards, requirements, and limitations of this chapter. Such benefits include enhanced public safety, enhanced visual interest, improved aesthetics, improved place identification, or superior visual integration of signs and related buildings. Unique signs are those that are creative, unusual, innovative, or unique in design, architecture, construction, or materials in contrast to conventional or formulaic signage.

Approval of a unique sign is not intended to provide routine variances from the standards, requirements, and limitations of this article.

(1) *Conditional use permit required*. Requests for unique signs shall follow the policy and procedures for a conditional use permit, including a public hearing.

(2) Review criteria. In making its determination, the planning commission shall consider:

a. Whether the sign architecturally integrates into or compliments the design and materials of the existing and proposed buildings and overall character of the site;
b. The aesthetic impact of the sign;
c. The overall size of the development and the scale of the use or uses located or anticipated to be located there;
d. The relationship between the building setback and sign location;
e. Access and visibility to the property;
f. Intended traffic circulation pattern;
g. Creation of more obvious hierarchy of signage;
h. Improvement of the relationship between the property and adjacent properties or land uses;
i. Proximity of the property to elevated limited access highways;
j. Consistency with the objectives and design policies adopted by the city for the area in which the unique sign is proposed;
k. Whether the proposed location is in or near a public utility easement;
l. Whether the proposed location is in a floodplain; and
m. Any other factor relevant to public health, safety, or the overall enhancement of the city.

(3) *Approval*. A unique sign may be approved if the planning commission determines that the detriments of the proposed nonconformities are outweighed by the unique sign's enhancement of the region in which it is proposed or the city as a whole. The planning commission shall not approve any proposed nonconformity that:

a. Violates legitimate state or federal safety standards; or
b. Would interfere with an easement held by the city or any utility easement.

(4) *Conditions.*

a. A condition of approval shall not reference or dictate the speech content or viewpoint conveyed by the sign.
b. As a condition of approval of the requested unique sign, the planning commission may require the requester to remove, alter, improve, repair, or otherwise modify existing signs on the property if:
    1. The existing signs do not conform with the requirements of this chapter; or
    2. The removal, alteration, improvement, repair, or modification would reduce any potential negative impact of the unique sign.

(5) *Deemed denial*. If the planning commission does not approve, approve with conditions, or deny a request for 180 days after the hearing, it is deemed denied.

Sec. 200.01 Definitions

Low Impact Development: The term low impact development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, use of water by plants, or use of stormwater in order to protect water quality and associated aquatic habitat.

Sec. 300.02 Enforcement

(a) Building permits. The Building Inspector shall not issue building permits for any structure on any lot ~~in a subdivision~~ for which the plat or plan has not been approved and recorded in the manner prescribed herein. Unplatted A-1 zoned properties shall be exempt from this requirement.

Sec. 600.01 Applicability of Incidental Subdivision Regulations

(f) All lots created by such split or readjustment shall ~~have access on a public street~~ meet the requirements and standards of Sec. 1100.10 Lot Standards.

Sec. 600.05 Recording of Incidental Subdivisions

(a) Owner/developer responsibility. Upon approval of the incidental subdivision, the owner/developer shall submit ~~ten (10) copies~~ one copy, notarized and signed, to the planning department prior to the approval expiration date in accordance with Section 600.06 below.

Sec. 700.04 Review and Approval of Large Scale Developments

(a) *Administrative approval.*

(2) *Staff action.* Within ten (10) days of receipt of the complete development, landscape and construction plans, ~~by~~ the director~~, he~~ shall approve, disapprove or approve with conditions said plans, after all reviewing departments have approved the plans.

Sec. 900.03 Certificates

(a) Final plats.

(1) *Certificate of ownership*

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.
Date of Execution: _____
Signed:
Name and Address: _____
Print Name: _____
~~Source of Title: D.R. _____~~
~~Page _____~~

(2) *Certificate of surveying accuracy*.

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

Sec. 1100.02 Access Management Standards

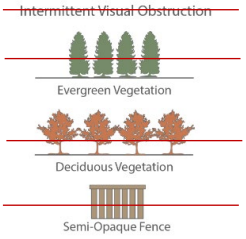
(a) *Curb Cuts.*

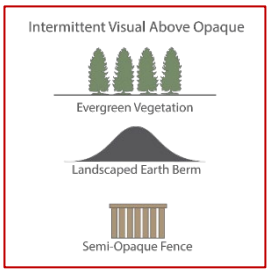
(3) *Distance from intersections.* ~~Curb cuts or access points shall be no closer than one hundred (100) feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than two hundred fifty (250) feet measured from the right-of-way of an intersection involving a major or minor arterial to the center line of the drive.~~ The chart below establishes the minimum distance between a curb cut and an intersection depending on the street classification that the proposed curb cut is located on and the street classification of the intersecting street. Whenever possible, curb cuts must be located off of the lower intensity street classification. Distance should be measured from the right-of-way of the intersecting street and the center line of the drive. Single-family and two-family homes shall be specifically exempt from this requirement.

	Street that intersects with proposed curb cut street			
Street where curb cut is proposed		Local	Collector	Arterial
	Local	50’	50’	100’
	Collector	100’	100’	250’
	Arterial	250’	250’	250’

Sec. 1400.09 Screening Requirements

(d) *Screen type B*:





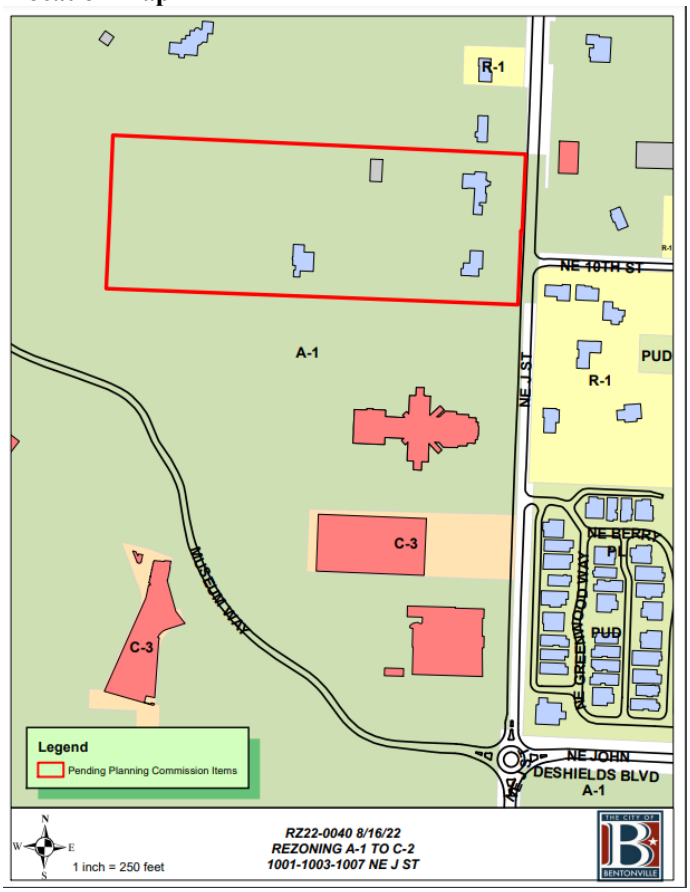
Dogwood Acres LLC

Parcel: 1001, 1003, and 1007 NE J St
PC Date: 8/16/2022
Reviewer: Christopher Hyatt, Planning Technician

Project Number	RZ22-0040
Applicant / Current Owner	Dogwood Acres LLC
Site Area	+/- 14 acres
Current Zoning	A-1, Agricultural
Requested Zoning	C-3, Mixed-Use Commercial
Future Land Use Map Designation	Residential Estate (RE)
Requested Future Land Use Map Designation	Mixed-Use Commercial (MUC)

https://arcg.is/08HvK8

Location Map



Property Description
This property is located along NE J Street. Adjacent zoning districts are A-1, Agricultural to the North, South, East, and West, and R-1, Low Density Single Family Residential to the East.

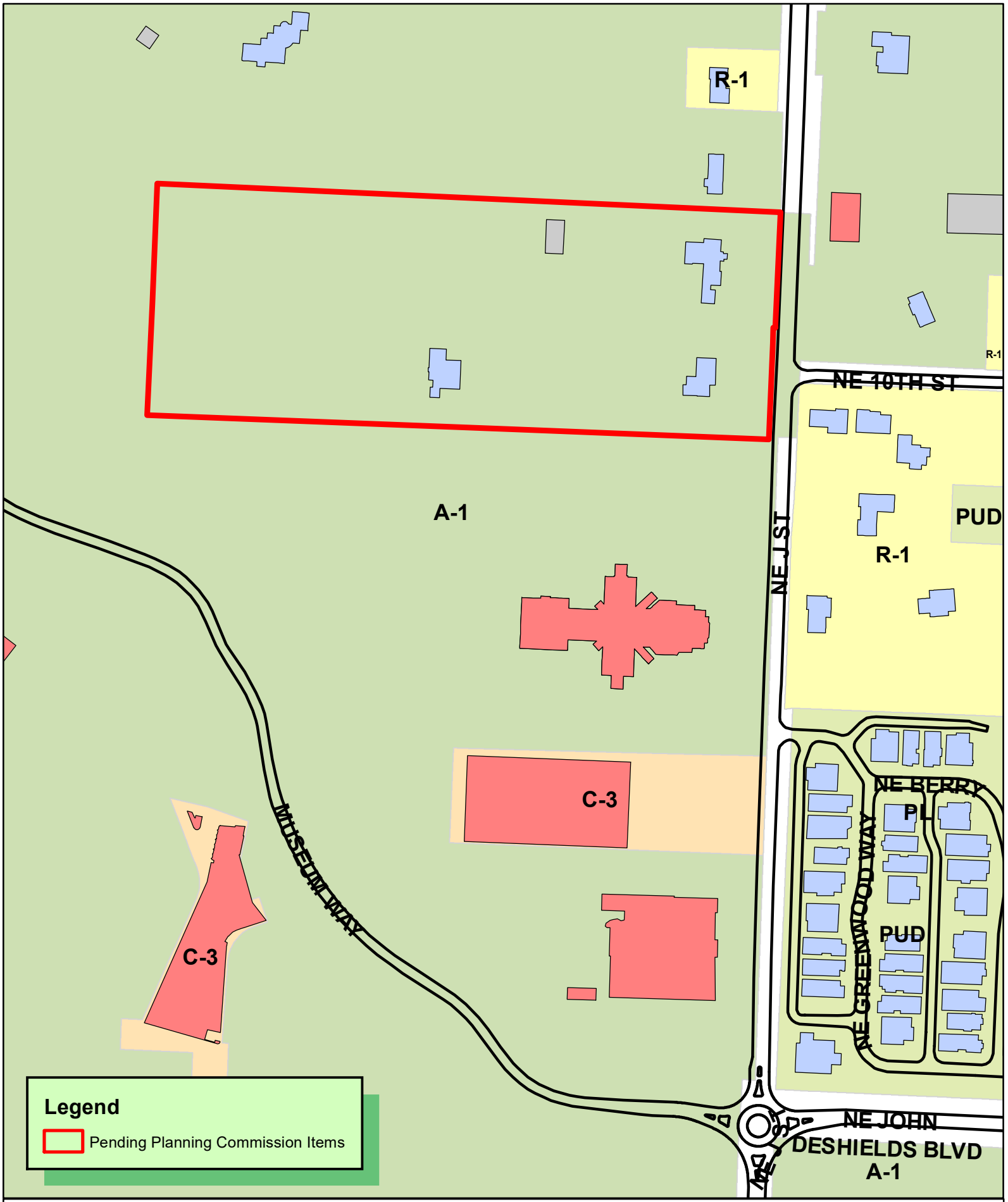
Relationship to the Bentonville Community Plan
The Future Land Use Plan currently depicts this property as Residential Estate, however, the applicant is requesting a change in the Future Land Use Plan to Mixed-Use Commercial. These areas typically include uses that provide goods and services to nearby residents. Local retail, day-to-day services, and small oces are appropriate in these areas. Vertical mixed-use developments are encouraged in mixed-use commercial areas, with upper floors including offices, services, or residential uses. Parking may be more prominent in these areas than in Downtown commercial areas, but should be sited and designed to not be detrimental to the character of the area.

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

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

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

Conclusion
While this request is not consistent with the Future Land Use Plan or surrounding zoning districts, it is consistent with some of the uses of the surrounding zoning districts and development patterns located in the vicinity, such as Crystal Bridges Museum of American Art and The Amazeum.



N
W E
S

1 inch = 250 feet

RZ22-0040 8/16/22
REZONING A-1 TO C-2
1001-1003-1007 NE J ST

THE CITY OF BENTONVILLE

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

July 21, 2022

Planning Commission
Bentonville Planning Department
305 S.W. A Street
Bentonville, AR. 72712

Re: Rezoning of 1001, 1003, & 1007 N.E. J Street

Planning Commission,

Please accept this rezoning request for the properties located at 1001, 1003, and 1007 N.E. J Street which will become the future home of the Alice L. Walton School of Medicine. The request is to rezone from A-1 (Agricultural District) to C-3 (Mixed-Use Commercial) to comply with current zoning regulations and uses. In addition, a Conditional Use Permit request accompanies the rezoning request to use the property for an educational facility.

As stated in the current zoning regulations, the C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents. The proposed development is designed to integrate the building with the surrounding woodlands and provide connectivity to the existing museum's trail system while supporting accessible pedestrian and bike networks. The surrounding landscape is designed to include woodland meditation, foraging and healing gardens, wetlands, outdoor classrooms, urban farming spaces, a rooftop terrace, and café. The proposed rezoning is consistent with the adjacent institutional uses will not adversely affect nor conflict with surrounding land uses.

A traffic study is currently in progress and recommendations will be implemented into the proposed development as well as the required improvements to N.E. J Street.

Existing utility infrastructure is available on site via a a 12" water main running parallel to the east side of J Street and a 6" gravity sanitary sewer near the north property line. Additional sanitary sewer and stormwater improvements are planned for the development.

In addition to the rezoning, an amendment to the Future Land Use Planning Map from Residential Estate to Mixed-Use Commercial for the subject property is also requested.

If you should have any questions, please do not hesitate to contact me. We appreciate your continued support of this project.

Sincerely,



Chris Bakunas, PLA
Project Manager
cbakunas@mce.us.com
479.443.2377

C-3, Mixed-Use Commercial

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

Maximum Height Allowed: 60 feet

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

Lot and Area Standards:

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

Minimum Setback Standards:

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

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

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

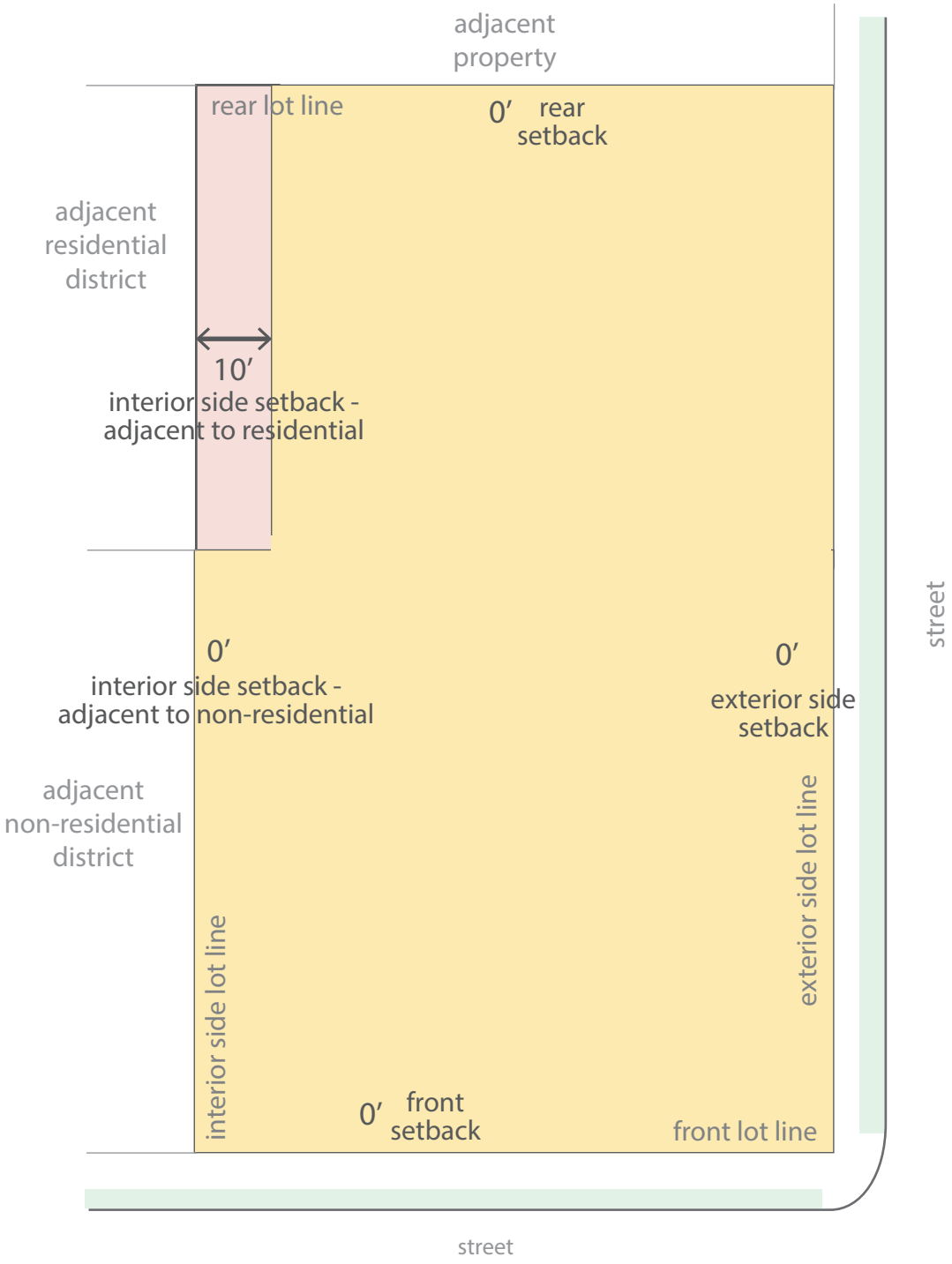
C-3, Mixed-Use Commercial

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

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

C-3, Mixed- Use Commercial

Setback Illustration



RESOLUTION NO. _____

A RESOLUTION AMENDING THE CITY OF BENTONVILLE FUTURE LAND USE MAP FOR A SPECIFIC AREA FROM RESIDENTIAL ESTATE TO MIXED-USE COMMERCIAL; AND FOR OTHER PURPOSES (PROJECT NUMBER: RZ22-0040).

WHEREAS, Chris Bakunas on behalf of Dogwood Acres LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present land use classification of RESIDENTIAL ESTATE to MIXED-USE COMMERCIAL, which property is described as follows:

OVERALL PROPERTY DESCRIPTION OF PARCELS 01-00348-000, 01-00349-000, 01-05321-000, AND 01-05320-000, IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING (POB) AT A FOUND IRON PIN, SAID IRON PIN ACCEPTED AND USED AS THE SOUTHWEST CORNER OF SAID NE 1/4;THENCE ALONG THE WEST LINE OF SAID NE 1/4 THE FOLLOWING COURSES:N02°33'06"E, 230.80 FEET TO A FOUND IRON PIN;THENCE N02°36'46"E, 234.40 FEET TO A FOUND IRON PIN;THENCE N02°18'44"E, 196.71 FEET TO A FOUND IRON PIN;THENCE LEAVING SAID WEST LINE, S87°34'25"E, 1280.97 FEET;THENCE S02°05'10"W, 196.86 FEET TO A FOUND IRON PIN;THENCE S02°13'32"W, 230.79 FEET;THENCE N87°43'42"W, 4.16 FEET;THENCE S02°19'50"W, 32.41 FEET;THENCE S02°19'50"W, 197.68 FEET TO THE SOUTH LINE OF SAID NE 1/4;THENCE ALONG SAID SOUTH LINE, N87°46'00"W, 525.65 FEET TO A FOUND IRON PIN;THENCE CONTINUING ALONG SAID SOUTH LINE, N87°45'20"W, 754.41 FEET TO THE POINT OF BEGINNING (POB), CONTAINING 845,366 SQUARE FEET, 19.41 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 16, 2022 at the Council Chambers of the City of Bentonville;

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

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

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

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

Section 2: That this resolution shall be in full force and effect from and after the date of its passage.

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.

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

PASSED AND APPROVED this ___ day of _____, 2022.

APPROVED:

_____

ATTEST: **Stephanie Orman, Mayor**

_____

Kirby Romines, City Clerk

ORDINANCE NO. _____

AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF A-1, AGRICULTURAL TO C-3, MIXED-USE COMMERCIAL; AND FOR OTHER PURPOSES (PROJECT NUMBER:RZ22-0040).

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

OVERALL PROPERTY DESCRIPTION OF PARCELS 01-00348-000, 01-00349-000, 01-05321-000, AND 01-05320-000, IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING (POB) AT A FOUND IRON PIN, SAID IRON PIN ACCEPTED AND USED AS THE SOUTHWEST CORNER OF SAID NE 1/4;THENCE ALONG THE WEST LINE OF SAID NE 1/4 THE FOLLOWING COURSES:N02°33'06"E, 230.80 FEET TO A FOUND IRON PIN;THENCE N02°36'46"E, 234.40 FEET TO A FOUND IRON PIN;THENCE N02°18'44"E, 196.71 FEET TO A FOUND IRON PIN;THENCE LEAVING SAID WEST LINE, S87°34'25"E, 1280.97 FEET;THENCE S02°05'10"W, 196.86 FEET TO A FOUND IRON PIN;THENCE S02°13'32"W, 230.79 FEET;THENCE N87°43'42"W, 4.16 FEET;THENCE S02°19'50"W, 32.41 FEET;THENCE S02°19'50"W, 197.68 FEET TO THE SOUTH LINE OF SAID NE 1/4;THENCE ALONG SAID SOUTH LINE, N87°46'00"W, 525.65 FEET TO A FOUND IRON PIN;THENCE CONTINUING ALONG SAID SOUTH LINE, N87°45'20"W, 754.41 FEET TO THE POINT OF BEGINNING (POB), CONTAINING 845,366 SQUARE FEET, 19.41 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.;

WHEREAS, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held August 16, 2022 in the Council Chambers of the City of Bentonville;

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

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

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

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

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

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

PASSED AND APPROVED this_____ day of _____, 2022.

APPROVED:

_____
Stephanie Orman, Mayor

ATTEST:

_____
Kirby Romines, City Clerk

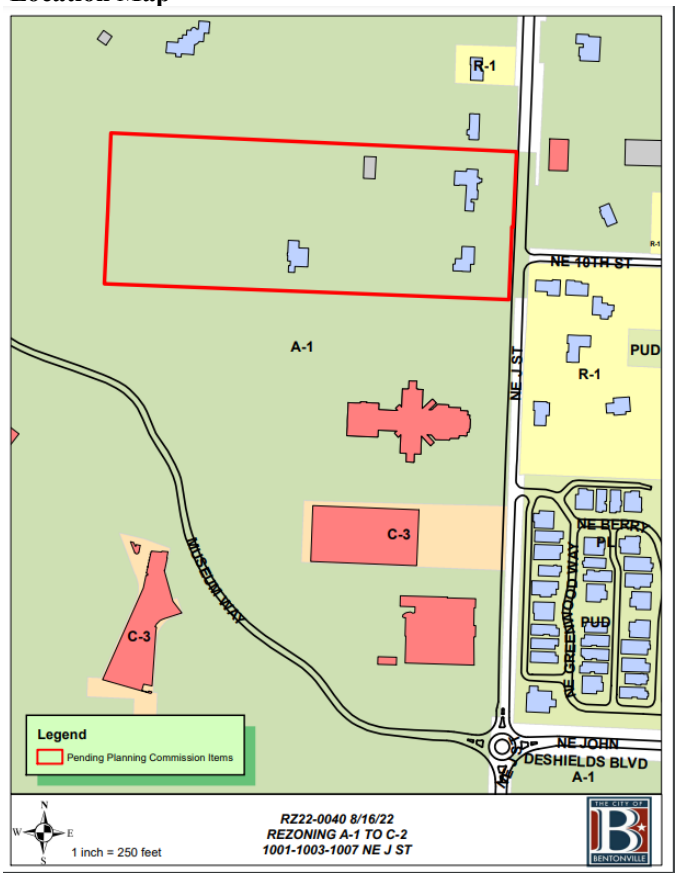
Dogwood Acres LLC

1001, 1003, and 1007 NE J St
PC Date: 8/16/2022
Reviewer: Christopher Hyatt, Planning Technician

Project Number	CU22-0024
Applicant / Current Owner	Dogwood Acres LLC
Site Area	+/- 14 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Residential Estate (RE)
Requested Use	Alice L. Walton School of Medicine
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description
The subject property is located along NE J Street and is zoned A-1, Agriculture. Long-term temporary uses and structures require a Conditional Use Permit and are only allowed in non-residential zoning districts.

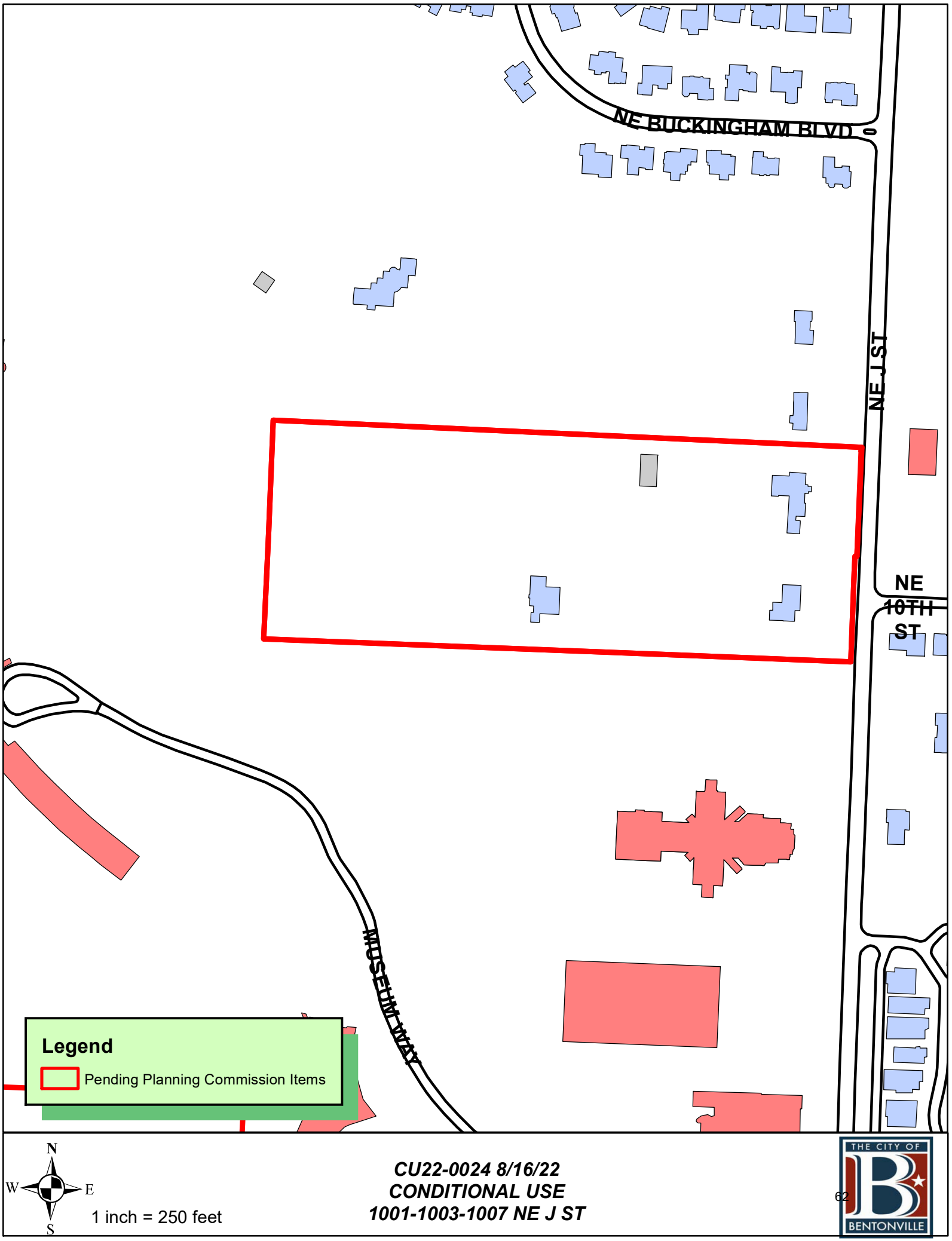
Proposed Use Description
According to the applicant's narrative, they intend to utilize this site for the future home of the Alice L. Walton School of Medicine. This request is to apply for an "Educational Facility" use to allow for the development of the medical college.

The applicant states that this development will consist of a new, four story medical school with one level of below-grade parking with 110 parking stalls and 111 exterior entry level parking stalls.

It should be noted that in addition to this request, a rezoning request (RZ22-0040) has been submitted along with this conditional use request.

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

Conditions of Approval
1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.


NE BUCKINGHAM BLVD
NE J ST
NE 10TH ST
MUSEUM WAY
Legend
Pending Planning Commission Items
N
W
E
S
1 inch = 250 feet
CU22-0024 8/16/22
CONDITIONAL USE
1001-1003-1007 NE J ST
THE CITY OF
BENTONVILLE

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

July 8, 2022

Planning Commission
Bentonville Planning Department
305 S.W. A Street
Bentonville, AR. 72712

Re: Condition Use Request for Alice L. Walton School of Medicine

Planning Commission,

Please accept this Conditional Use request for the properties located at 1001, 1003, and 1107 N.E. J Street which will become the future home of the Alice L. Walton School of Medicine. The request is to apply for a 'Educational Facility' use to allow for the development of the medical college. In addition, a Rezoning request accompanies the Conditional Use request to rezone the property from A-1 (Agricultural District) to C-3 (Mixed-Use Commercial).

This development will consist of a new, 4-story medical school with one level of below-grade parking with 110 parking stalls and 111 exterior entry level parking stalls. Preliminary drawings are included with this submittal and complete Large Scale Development drawings will be provided in early fall.

If you should have any questions, please do not hesitate to contact me. We appreciate your continued support of this project.

Sincerely,



Chris Bakunas, PLA
Project Manager
cbakunas@mce.us.com
479.443.2377

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
479-443-2377/Fax 479-443-9241
www.mce.us.com

Legal Description

OVERALL PROPERTY DESCRIPTION OF PARCELS 01-00348-000, 01-00349-000, 01-05321-000, AND 01-05320-000, IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 29, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB) AT A FOUND IRON PIN, SAID IRON PIN ACCEPTED AND USED AS THE SOUTHWEST CORNER OF SAID NE 1/4;

THENCE ALONG THE WEST LINE OF SAID NE 1/4 THE FOLLOWING COURSES:

N02°33'06"E, 230.80 FEET TO A FOUND IRON PIN;

THENCE N02°36'46"E, 234.40 FEET TO A FOUND IRON PIN;

THENCE N02°18'44"E, 196.71 FEET TO A FOUND IRON PIN;

THENCE LEAVING SAID WEST LINE, S87°34'25"E, 1280.97 FEET;

THENCE S02°05'10"W, 196.86 FEET TO A FOUND IRON PIN;

THENCE S02°13'32"W, 230.79 FEET;

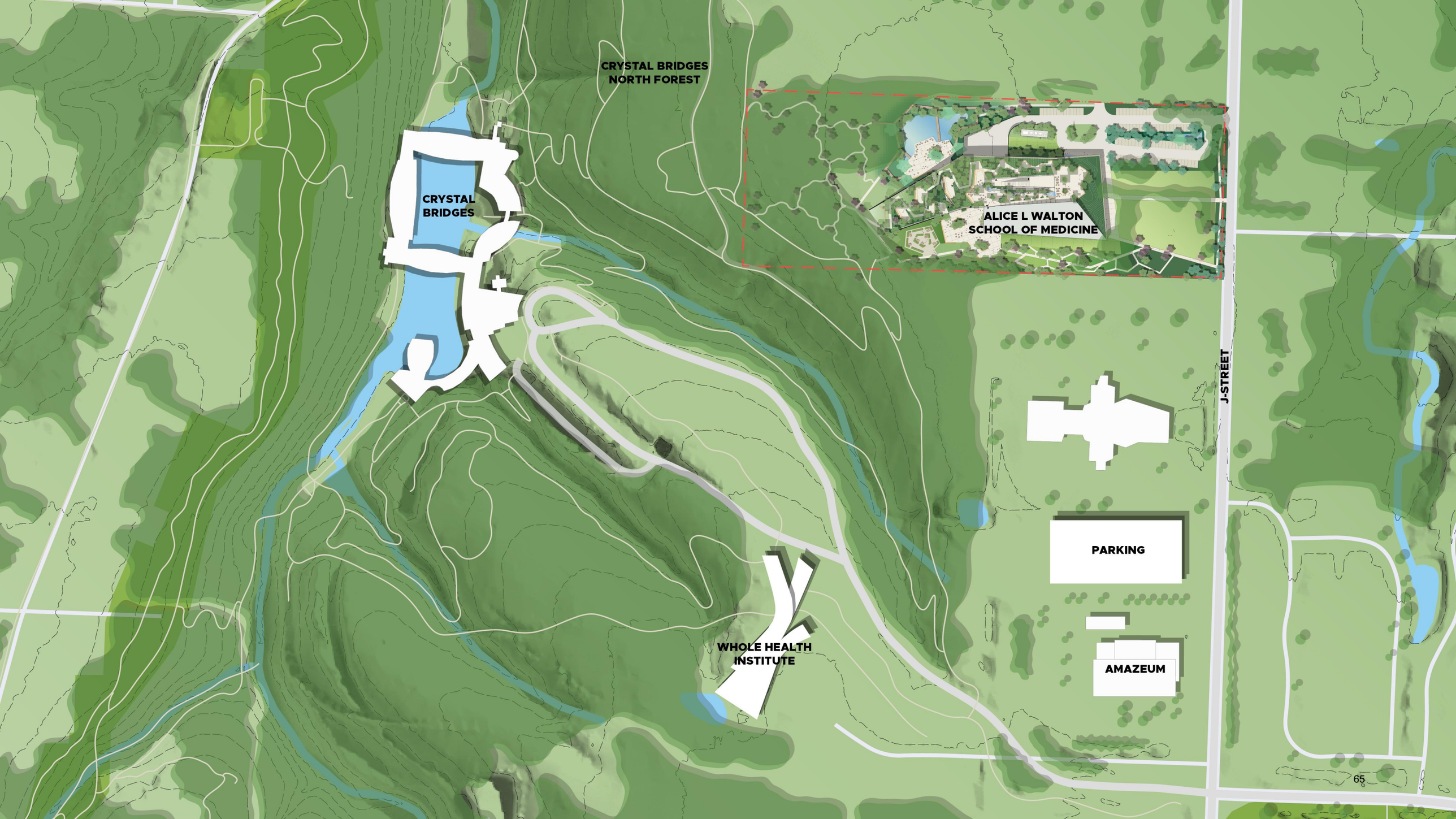
THENCE N87°43'42"W, 4.16 FEET;

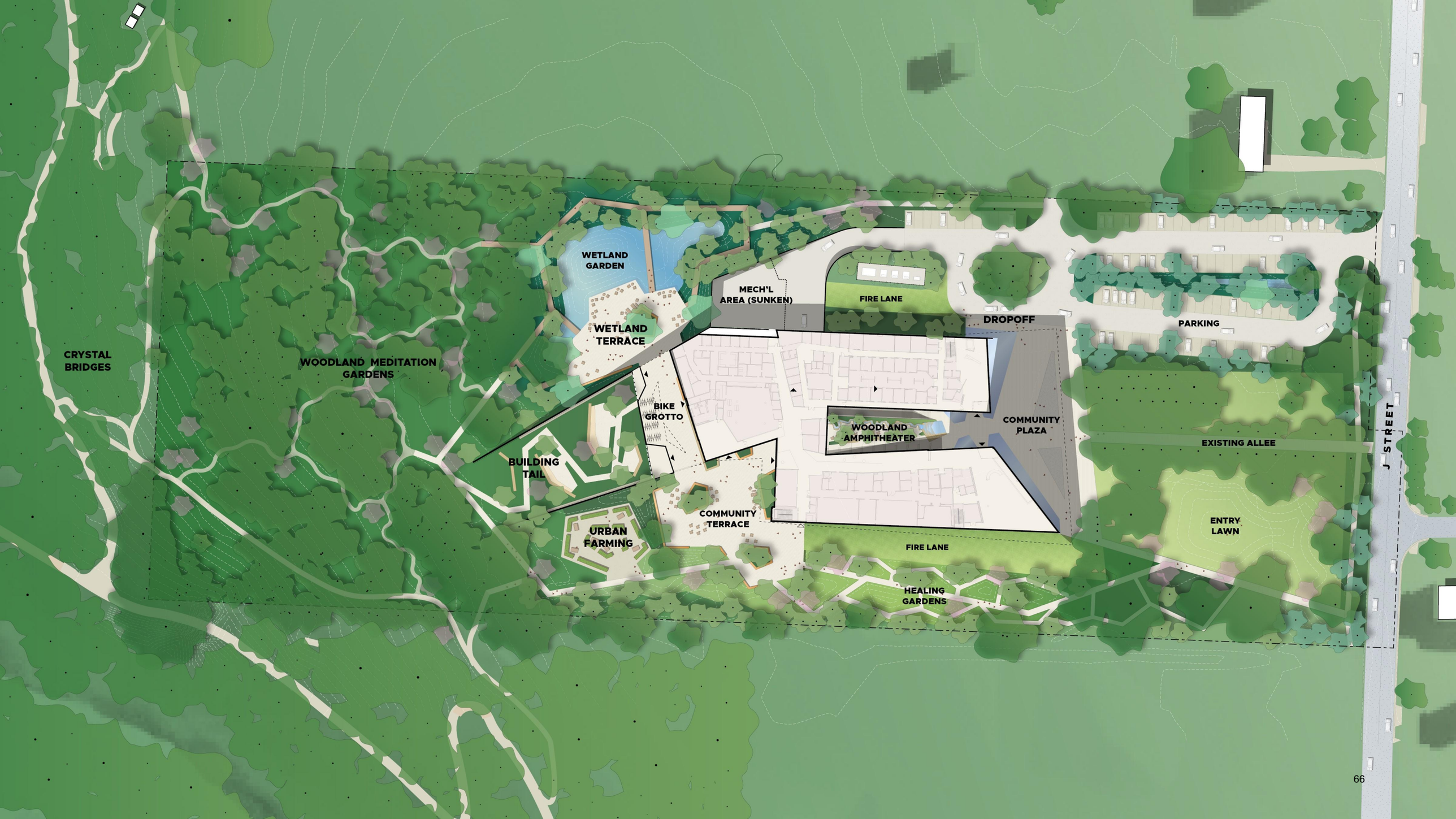
THENCE S02°19'50"W, 32.41 FEET;

THENCE S02°19'50"W, 197.68 FEET TO THE SOUTH LINE OF SAID NE 1/4;

THENCE ALONG SAID SOUTH LINE, N87°46'00"W, 525.65 FEET TO A FOUND IRON PIN;

THENCE CONTINUING ALONG SAID SOUTH LINE, N87°45'20"W, 754.41 FEET TO THE POINT OF BEGINNING (POB), CONTAINING 845,366 SQUARE FEET, 19.41 ACRES. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR COVENANTS OF RECORD.


CRYSTAL BRIDGES NORTH FOREST
CRYSTAL BRIDGES
ALICE L WALTON SCHOOL OF MEDICINE
J-STREET
PARKING
AMAZEUM
WHOLE HEALTH INSTITUTE


CRYSTAL BRIDGES
WOODLAND MEDITATION GARDENS
WETLAND GARDEN
WETLAND TERRACE
MECH'L AREA (SUNKEN)
FIRE LANE
DROPOFF
PARKING
BIKE GROTTO
WOODLAND AMPHITHEATER
COMMUNITY PLAZA
EXISTING ALLEE
J STREET
BUILDING TAIL
COMMUNITY TERRACE
URBAN FARMING
ENTRY LAWN
FIRE LANE
HEALING GARDENS

Bentonville History Museum

416 S Main St

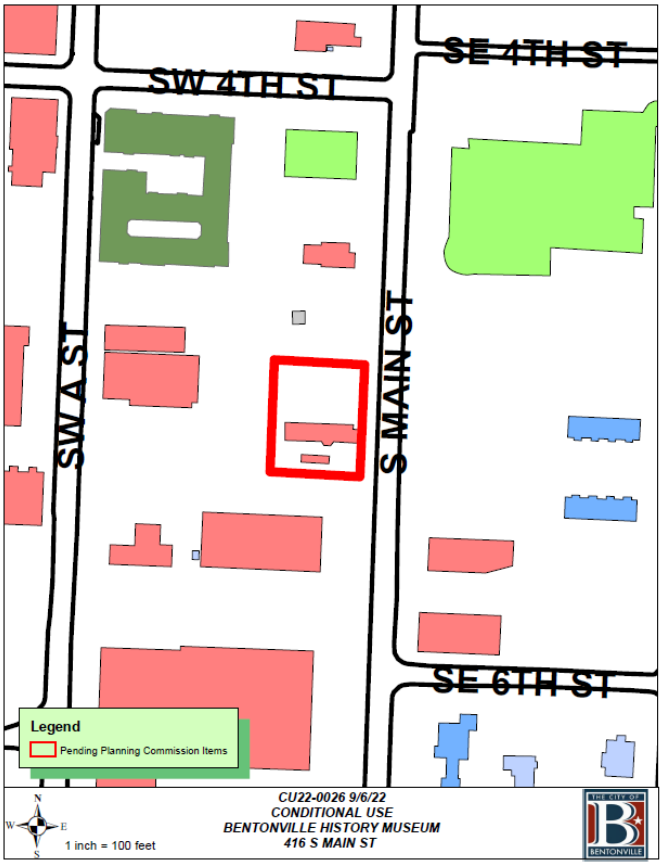
PC Date: 8/16/2022

Reviewer: Christopher Hyatt, Planning Technician

Project Number	CU22-0026
Applicant / Current Owner	Bentonville History Museum / City of Bentonville
Site Area	+/- 0.37 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Requested Use	Bentonville History Museum
Protective Covenants	N/A

https://arcg.is/08HvK8

Location Map



Property Description

The subject property is located at 416 S Main St and is zoned DC, Downtown Core. Long-term temporary uses and structures require a Conditional Use Permit and are only allowed in non-residential zoning districts.

Proposed Use Description

According to the applicant's narrative, they intend to, in coordination with the City of Bentonville, utilize this site for the future home of the Bentonville History Museum. It should be noted that the museum is currently leasing the space from the City of Bentonville and coordinating all necessary upgrades with the Bentonville Public Library.

The applicant states that The Bentonville History Museum will have both rotating and permanent displays inside the original train depot, built in 1925. This depot acted as a branch of the St. Louise-San Francisco Railway Co (Frisco Line) that connected to Rogers, Arkansas.

Additionally, the museum will host a variety of events throughout the years to educate the public on "where and who we are," as well as, host fundraising events to ensure the livelihood of the museum for years to come.

The applicant concludes that this historical structure is the ideal location for the museum because it allows them to preserve a historic site and welcome new faces to the museum. If approved, the museum plans to host their first event on September 1st to act as a soft opening and share plans for 2023 to the public.

Public Notice

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

Conditions of Approval

1. This Conditional Use Permit shall be valid in perpetuity from date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.

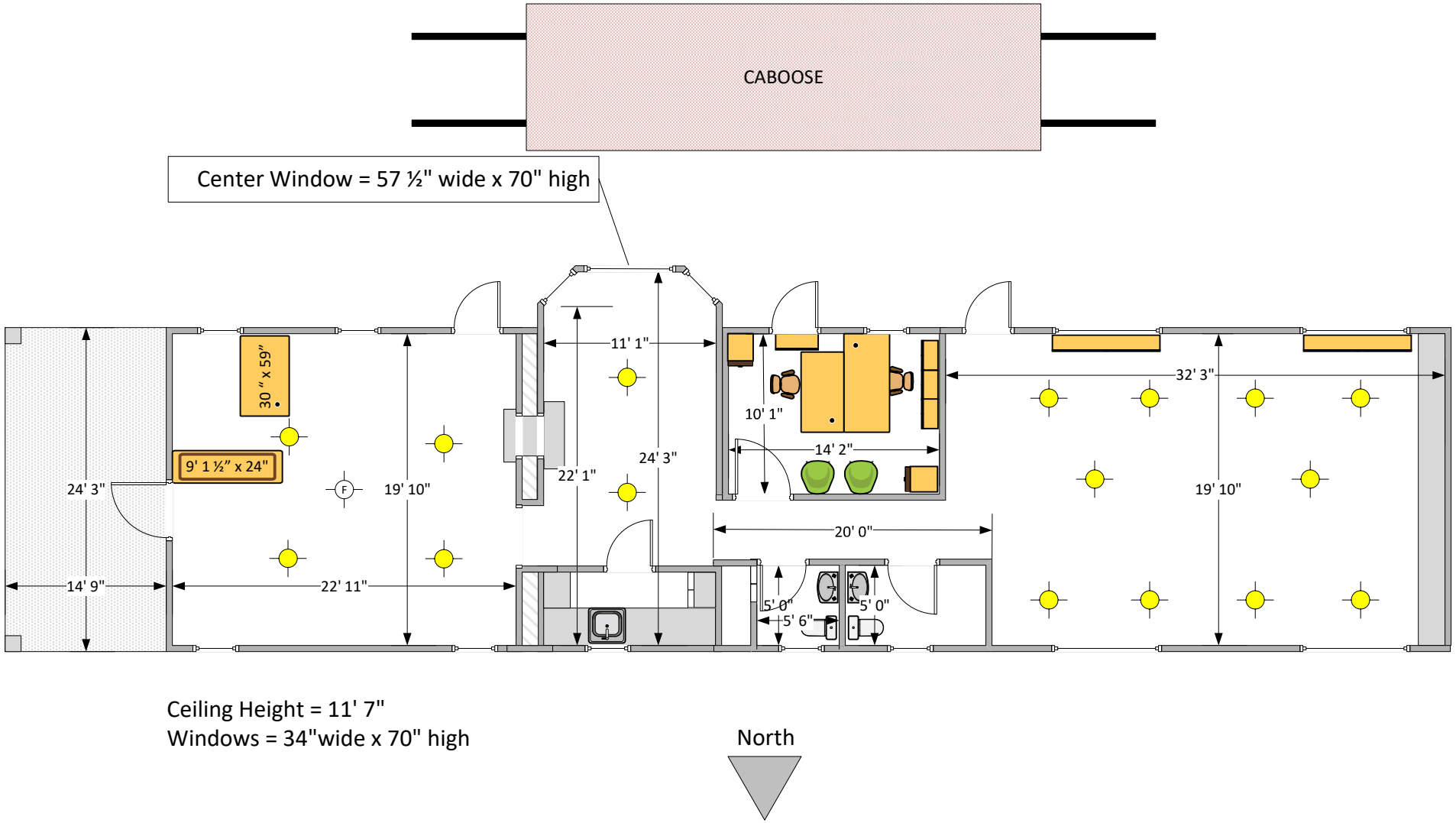


N
W E
S

1 inch = 100 feet

CU22-0026 9/6/22
CONDITIONAL USE
BENTONVILLE HISTORY MUSEUM
416 S MAIN ST

The Bentonville History Museum is excited to open our doors for the first time and share the history of our town with natives, visitors, and new residents. The Bentonville History Museum will have both rotating and permanent displays inside the originally train depot, built in 1925. This depot acted as a branch of the St. Louise-San Francisco Railway Co (Frisco Line) that connected to Rogers, Arkansas. We will host a variety of events throughout the years to educate the public on where and who we are; as well as, host fundraising events to ensure the livelihood of the museum for years to come. This historical structure is the ideal location for our museum because it allows us to preserve a historic site and welcome new faces to the museum for years to come. Our first event is slated for September 1st to act as a soft opening and share a bit of what we have in store for 2023 to the public. We are currently leasing the space from the City of Bentonville and have been coordinating all necessary upgrades with Hadi Dudley of Bentonville Public Library.



Ceiling Height = 11' 7"
Windows = 34"wide x 70" high

North

Project:	Drawing Title:	Date: 0/22/2022
Bentonville History Museum 416 S. Main St. Bentonville, Arkansas	Facilty Floor Plan	Sheet No. 70 A1

Bentonville Schools Special Services Parking Lot Expansion

South of 1000 SE 14th Street

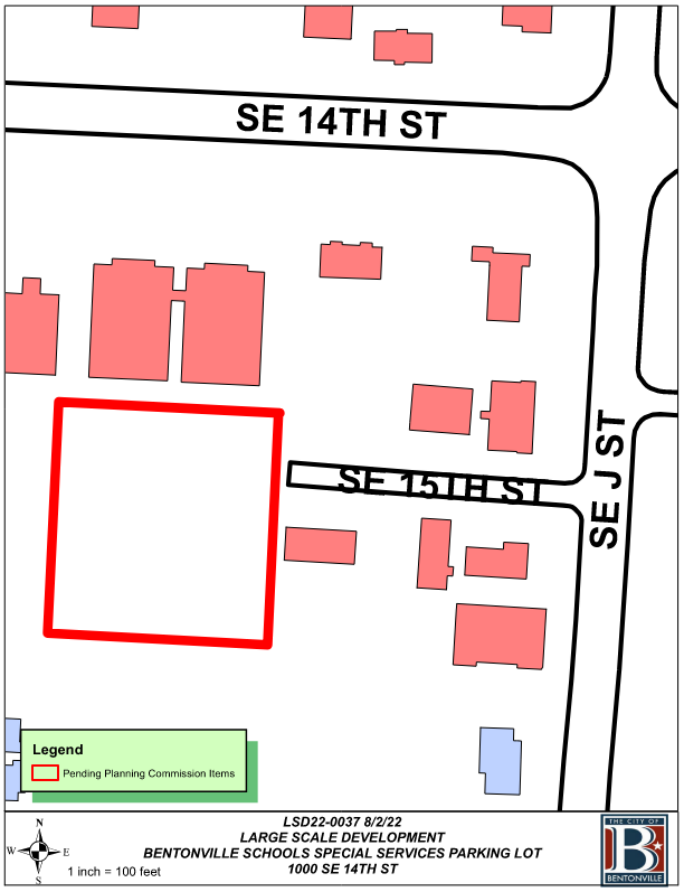
PC Date: 8/16/2022

Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	LSD22-0037
Applicant / Current Owner	Bentonville School District No. 6
Site Area	+-/ 2.71 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Public/Semi-Public and Residential Estate
Development Type / Use	School Parking Lot

https://arcg.is/08HvK8

Location Map



Property Description

This property is located south of 1000 SE 14th Street. It is currently zoned C-2, General Commercial with a Future Land Use Classification of Public/Semi-Public and Residential Estate.

Project Details

The project is a large-scale development proposing the construction of a new parking lot. Sidewalks, landscaping, grading/drainage, and site amenities are in accordance with the requirements of the Land Development Code. Access to the site will be achieved through a curb cut onto SE 15th Street. 121 parking spaces are proposed.

Projected Traffic Impact

This project has the potential to impact traffic in the area. However, the proposed parking will help alleviate potential impacts.

Waivers

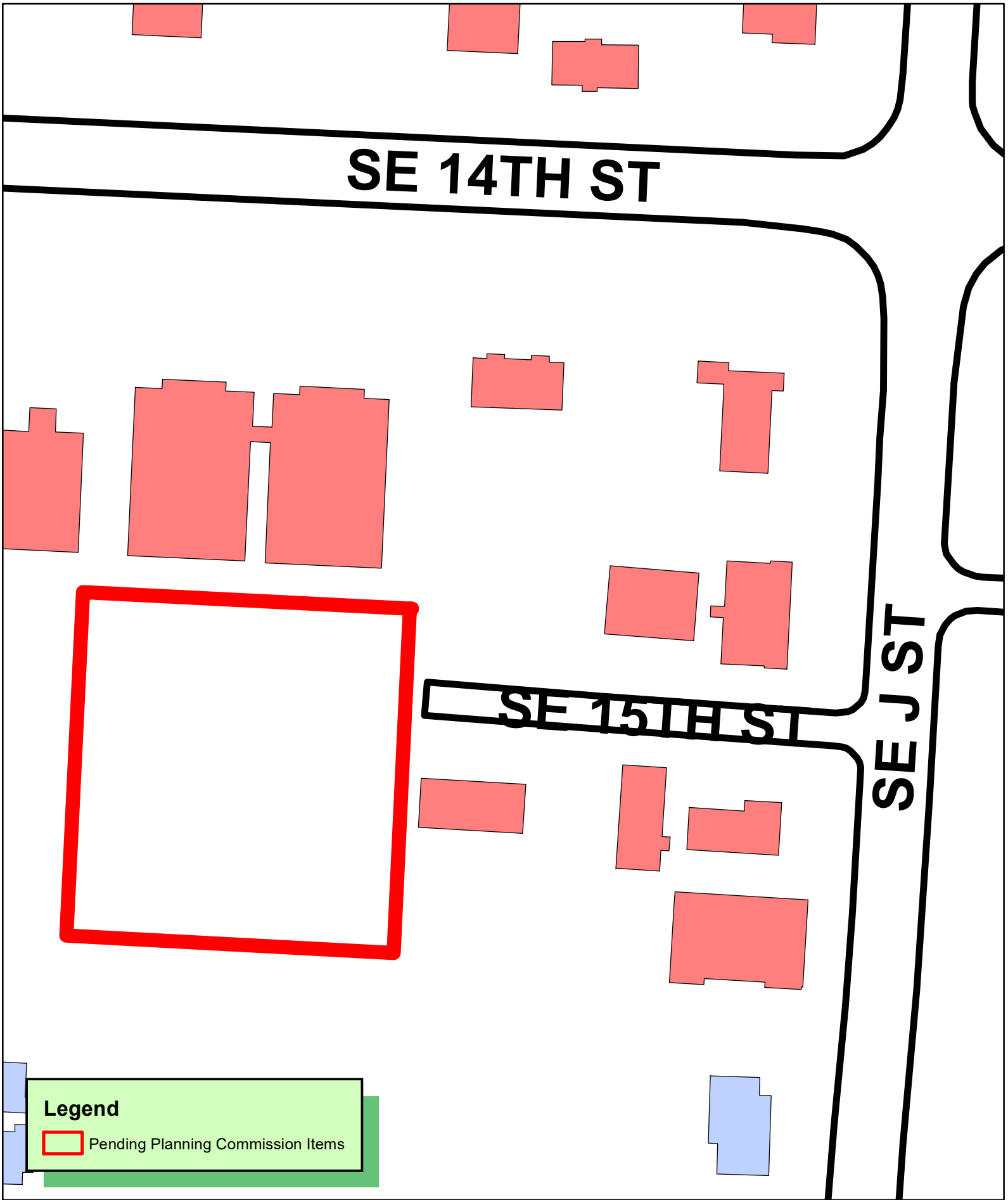
One waiver is requested:

- A waiver from Appendix B, Article 1400, Section 1400.08(e)(2), which requires a minimum of two shade trees per internal planting island. The applicant is proposing one tree per planting island per row of parking, as opposed to the two trees per row required by the Code.

Conclusion

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

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



N
W E
S

1 inch = 100 feet

LSD22-0037 8/2/22
LARGE SCALE DEVELOPMENT
BENTONVILLE SCHOOLS SPECIAL SERVICES PARKING LOT
1000 SE 14TH ST

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

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
ceieng.com

July 18, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: Bentonville Schools Special Services Parking Expansion – Internal planting island waiver request
CEI Project No. 32689
COB Project LSD22-0037

Bentonville Planning Commission:

On behalf of Bentonville Schools Special Services; CEI is requesting consideration of the below waiver for the parking lot expansion at 1000 / 1002 SE 14th Street.

In LSD review number one, Planning Comment 14) states:

Internal planting islands are required to have 2 shade trees per internal planting island. If the island spans 2 rows of parking then it is required to have 4.

- **Appendix B Land Development Code, Article 1400, Section 1400.08 e.2:**
  Internal Planting Islands
  a. *Minimum size*. Internal planting islands shall be a minimum size of eighteen (18) feet by eighteen (18) feet, measured back of curb to back of curb.
  b. *Number of trees required*. Internal planting islands shall contain a minimum of two (2) shade trees.

See exhibit on the next page from Appendix B Land Development Code, Article 1400, Section 1400.08 e.2 Interior Parking Lot Landscaping Required, which specifies a minimum (2) trees per internal island.

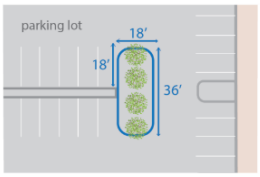
In addition, forestry best practices typically recommend 1000 Cubic Feet of Soil per shade tree, which is about 18' wide x 18' long x 3' deep - this volume adequately supports two trees per internal island of 18’ x 36’ dimensions. Placing four trees in the planting island reduces the recommended soil volume by half and would require planting of shade trees at less than ten feet on center, which is insufficient soil volume and canopy spacing for shade trees. We request two shade trees for these islands to provide sufficient growing conditions for shade trees, which also meets the recommended code minimum of (2) shade trees.

(2) *Internal planting islands.*

a. *Minimum size.* Internal planting islands shall be a minimum size of eighteen (18) feet by eighteen (18) feet, measured back of curb to back of curb.

b. *Number of trees required.* Internal planting islands shall contain a minimum of two (2) shade trees.

Interior Parking Lot Landscaping:
INTERNAL PLANTING ISLAND

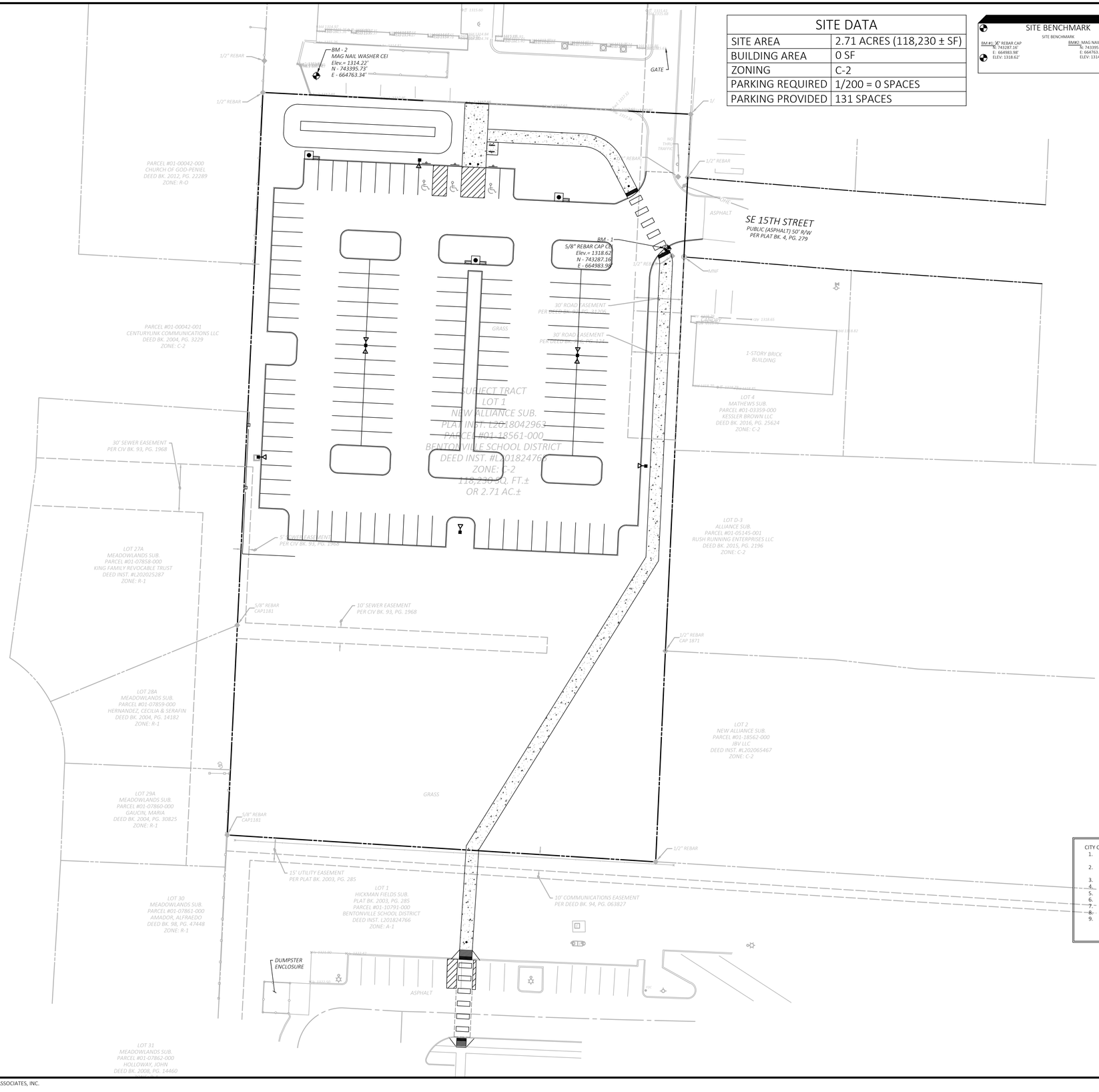


2 shade trees per internal planting island

We appreciate your consideration of our request and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: ccaletka@ceieng.com

Respectfully Requested,
CEI Engineering Associates, Inc.

Chad Caletka
Project Manager – Local Development



SITE DATA	
SITE AREA	2.71 ACRES (118,230 ± SF)
BUILDING AREA	0 SF
ZONING	C-2
PARKING REQUIRED	1/200 = 0 SPACES
PARKING PROVIDED	131 SPACES

SITE BENCHMARK

SITE BENCHMARK

BM #1 "X" REBAR CAP
N: 743287.16'
E: 664983.98'
ELEV: 1318.62'

BM#2 - MAG NAIL WASHER
N: 743395.73'
E: 664763.34'
ELEV: 1314.22'

0 20' 30' 40'
SCALE IN FEET

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

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
- CURB INLET

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08B FOR THE PARKING APPROACH DRIVES AND 08A FOR THE PARKING AREAS. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAILS 09B & 09N.

D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.

E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.

F. SEE ELECTRICAL FOR LIGHT POLES AND LAYOUT

CITY OF BENTONVILLE NOTES:

1. ANY NEW LIGHTING WILL REQUIRE THAT IT BE CUT-OFF B-U-G (WITH A U RATING OF 0) AND APPROVED BY THE PLANNING DEPARTMENT.
2. ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
3. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
4. ALL FENCING WILL REQUIRE A SEPARATE PERMIT.
5. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/ OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
6. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
7. CONTACT BUED AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES
8. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN
9. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT

AIRPORT ZONE C (3) OUTER SAFETY ZONE (OSZ)

LSD22-0037

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

BENTONVILLE SCHOOLS SPECIAL SERVICES
PARKING LOT EXPANSION
1000 SE 14TH STREET
BENTONVILLE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 10479
BRENT L. MASSEY
7/14/2022

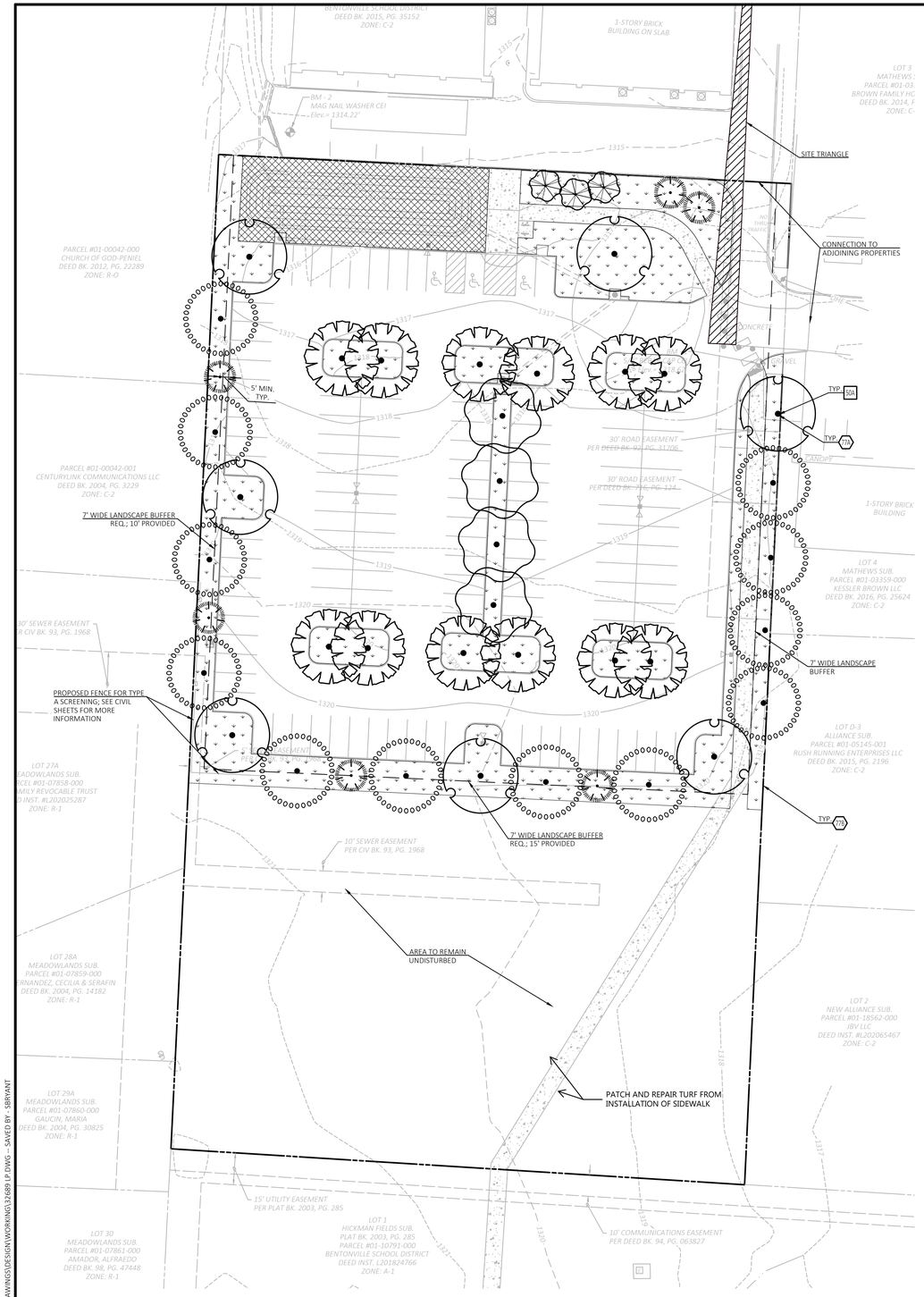
PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CC
DESIGNER	EDA
CEI PROJECT NUMBER	32689
DATE	7/14/2022
REVISION	REV-1

SITE PLAN OVERALL
SHEET TITLE

SHEET NUMBER
C2.0

DRAWING LOCATION - P:\32000\32689.0\DRAWINGS\DESIGN\WORKING\32689 SP DWG - SAVED BY - EADELSOHN

© 2022 CEI ENGINEERING ASSOCIATES, INC.



DRAWING LOCATION - P:\32000\32689\0\DRAWINGS\DESIGN\WORKING\32689 LP.DWG – SAVED BY - SBRYANT

© 2022 CEI ENGINEERING ASSOCIATES, INC.

SITE BENCHMARK

SITE BENCHMARK

BM #1: "X" REBAR CAP
N: 743287.16'
E: 664883.98'
ELEV: 1318.62'

BM#2: MAG NAIL WASHER
N: 743395.73'
E: 664763.34'
ELEV: 1314.22'

N

0 30' 45' 60'
SCALE IN FEET

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

EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

CITY OF BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

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. (SEC 1400.6.A-8 & 1400.8.G-7)

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.

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.

PROPOSED LEGEND

	BOUNDARY LINE
	RIGHT OF WAY LINE
	STORM DRAIN

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET L5.1) FOR LANDSCAPE NOTES AND DETAILS.

LANDSCAPE NOTES

77A ALL TREES SHALL BE PROVIDED WITH A TREE DIAPER MODEL #1036vA. WWW.TREEDAIPER.COM (540) 300-1465 OR APPROVED EQUAL
77B SEED TO LIMITS OF DISTURBANCE

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL

PLANT SCHEDULE

2022-07-13 REV-1

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	INSTALL HT.	CAL.
	3	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	B&B		2.00" CAL.
	4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B&B		2.50" CAL.
	6	ILEX OPACA 'MERRY CHRISTMAS' / AMERICAN HOLLY	B&B	8' MIN. HT.	
	12	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B&B		2.50" CAL.
	7	QUERCUS SHUMARDII / SHUMARD OAK	B&B		2.50" CAL.
	12	ULMUS AMERICANA 'VALLEY FORGE' / VALLEY FORGE AMERICAN ELM	B&B		2.50" CAL.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	19,949 SF	CYNODON DACTYLON '419 HYBRID' / BERMUDA GRASS SEED	SEED
	4,569 SF	CYNODON DACTYLON '419 HYBRID' / BERMUDA GRASS SOD	SOD

CITY OF BENTONVILLE PLANTING REQUIREMENT

		REQUIRED	PROVIDED
STREET FRONTAGE BUFFER	NO STREET FRONTAGE ON THIS SITE	N/A	N/A
PERIMETER LANDSCAPE BUFFER	7' WIDE LANDSCAPE BUFFER ON ALL SIDE LOT LINES	YES	YES
	TYPE "A" SCREENING IN SW CORNER	YES	YES
	TYPE "D" SCREENING ON ALL SIDE LOT LINES 1 TREE / 50 LF WITH MIN. OF 50% BEING SHADE TREES		
	WEST LOT LINE = 290 LF / 50 = 6 TREES	6 TREES	6 TREES
	EAST LOT LINE = 290 LF / 50 = 6 TREES	6 TREES	6 TREES
INTERIOR PARKING LOT LANDSCAPING	10% OF THE INTERIOR PARKING AREA MUST BE GREENSPACE		
	52,325 SF PARKING AREA X 10% = 5,232 SF	5,232 SF	5,286 SF
	18' X 18' PLANTING ISLAND EVERY 15 SPACES AND AT TERMINUS OF EACH ROW	YES	YES
	2 TREES IN EVERY INTERNAL ISLAND		
	9' X 18' PLANTING ISLAND EVERY 15 SPACES ALONG EXTERIOR OF PARKING AREA	YES	YES
	1 TREE IN EVERY EXTERNAL ISLAND		

NOTE:

WILL PROVIDE INTERIOR PARKING GREENSPACE REQUIREMENT 8% OF IMPERVIOUS MATERIAL, AND AT LEAST 80% WILL BE LIVING MATERIAL FOR PARKING ISLANDS.

LSD22-0037

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

BENTONVILLE SCHOOLS SPECIAL SERVICES
PARKING LOT EXPANSION
1000 SE 14TH STREET
BENTONVILLE, ARKANSAS

REGISTERED LANDSCAPE ARCHITECT
RYAN Y. EVITTS
9456
STATE OF ARKANSAS
2022/07/15

PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CC
DESIGNER	EDA
CEI PROJECT NUMBER	32689
DATE	7/13/2022
REVISION	REV-1

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

C5.0

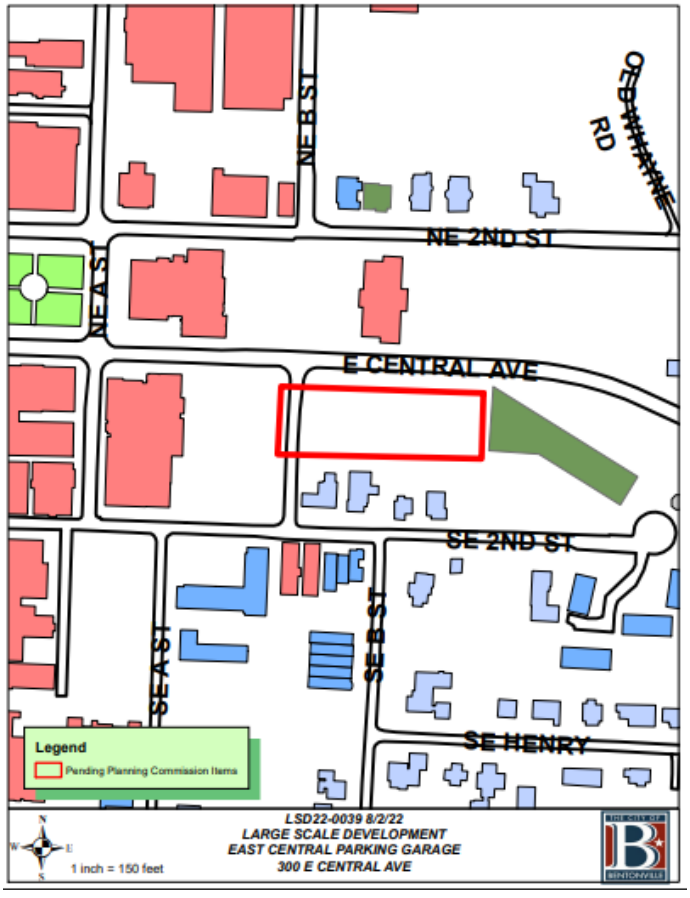
East Central Parking Structure

300 East Central Ave.
PC Date: 8/16/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD22-0039
Applicant / Current Owner	Off Street Parking Development Distrcit #3 of the City of Bentonville
Site Area	+/- 0.99 acres
Current Zoning	DC, Downtown Core
Future Land Use Map Designation	Downtown Commercial (DC)
Development Type / Use	Parking Garage/Facility

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 300 East Central Ave. at the corner of East Central Avenue and SE B Street. It is currently zoned DC, Downtown Core with a Future Land Use Classification of Downtown Commercial. The property currently serves as a parking lot for the Benton County Courts Annex Building.

Project Details
A large scale development proposing the construction of a 46-foot tall, mixed-use, parking garage. The development includes 1,585 square feet of retail space and 167,806 square feet of parking garage area with a total of 456 parking spaces.

The development provides sidewalk and landscaping in accordance with the development requirements for Downtown Zoning districts. The development clearly dileniates between the first and second floors through articulation and provides glass storefront on the bottom level of the parking garage at the coner of East Central Ave. and Se B Street, as required within the Downtown Core. The development provides brick masony, several architectural metal panels of vararying colors, architectural concrete and brick veneer as the materials on the exterior of the building.

Projected Traffic Impact
This project has the potential to impact traffic in the area. However, use of a shared parking will help alleviate potential impacts.

Waivers
Two waivers are requested:

- A waiver from Section 1400.06(d) – Street Frontage Buffer Landscaping Land Development Code Section 1400.16(b) – Downtown Zoning Street Planting Requirements, Number of trees required. Shade trees shall be provided at a minimum rate of one (1) shade tree per every twenty (20) linear feet or fraction thereof of street frontage. When possible, it is encouraged and preferred that trees not be evenly spaced. Downtown zoning street tree planting requirements.
- A waiver from the Stormwater Drainage Manual, Section 5.4.2 – Detention in Dry Reservoirs, In no case shall the limits of maximum ponding elevation be closer than twenty (20) feet horizontally from any building and less than one and a half (1.5) feet vertically below the lowest sill or floor elevation.

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

However, the City of Bentonville's Comprehensive Plan's Downtown Subarea Plan depicted this property as the site of a potential parking structure (pg 125). This development is one more step towards bringing that subarea plan to fruition.

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

Memorandum

To: Planning Commission
From: Dan Weese, PE - Deputy Director of Transportation; Ellen Norvell, PE - City Engineer
Date: August 12, 2022
Re: Waiver Request LSD22-0039 East Central Parking Structure – Detention Location

Applicant is requesting a waiver to Section 5.4.2 of the Bentonville Drainage Manual that requires a minimum of 20-ft horizontal separation and 1.5-ft vertical separation to a structures finished floor elevation (FFE). The proposed structure's lowest parking level will be cut into the site's hillside. Due to the sites unique topography and its intended use as parking, the City of Bentonville Engineering Department staff does support this waiver requests.

- The proposed structure is not habitable and the intended use is vehicle parking.
- Unique site topography and existing infrastructure elevations make the vertical and horizontal separation difficult to achieve.
- The Bentonville Drainage Manual allows detention within parking areas.
- The ponds outlet pipe was limited to a smaller diameter that required the detention capacity to be greatly oversized.
- In the event this concrete detention pond was ever overtopped, all water would be diverted/conveyed away from this and all adjacent structures before flowing into Town Branch Creek

If there are any questions regarding staff recommendation, please feel free to contact me.



N
W E
S

1 inch = 150 feet

LSD22-0039 8/2/22
LARGE SCALE DEVELOPMENT
EAST CENTRAL PARKING GARAGE
300 E CENTRAL AVE

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

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

July 18, 2022
City of Bentonville
Planning Commission
305 SW A St.
Bentonville, AR 72712

RE: E Central Garage – Street Tree Waiver and Detention Waiver
CEI Project No. 31202
COB Project LSD22-0039

Bentonville Planning Commission:

On behalf of Tucker's Corner LLC; CEI is requesting consideration of the below waivers for the new parking garage proposed at 300 E Central Street.

- **Land Development Code Section 1400.06(d) – Street Frontage Buffer Landscaping**
  Land Development Code Section 1400.16(b) – Downtown Zoning Street Planting Requirements

  Number of trees required. Shade trees shall be provided at a minimum rate of one (1) shade tree per every twenty (20) linear feet or fraction thereof of street frontage. When possible, it is encouraged and preferred that trees not be evenly spaced.
  Downtown zoning street tree planting requirements. The table below establishes the minimum requirements, unless otherwise indicated, for tree plantings along streets in the Downtown zoning districts. Local Street requires 3x3 tree grates

  The existing public utilities along the street have a significant impact on the ability to plant the required street trees. Downtown sidewalk requirements are met along both streets being 12' along E. Central and 8' along NE B Street. Street tree grates are provided as required along E. Central. We request a waiver for the required 5 street trees along NE B Street due to existing sewer main along the edge of the right of way that will prohibit the installation of the trees in sidewalk grates as required by code.

- **Stormwater Drainage Manual Section 5.4.2 – Detention in Dry Reservoirs**
  In no case shall the limits of maximum ponding elevation be closer than twenty (20) feet horizontally from any building and less than one and a half (1.5) feet vertically below the lowest sill or floor elevation.

The parking garage requires stormwater detention due to an increase in impervious area compared to the existing parking lot, but the shape of the garage occupies most of the property area for efficient construction. The garage proposes two levels of subterranean parking to make the most efficient use of the land available. Applicant proposes a shallow concrete basin at the surface of the property adjacent to the garage on the south side which will discharge water to the city storm drain system. The proposed basin sits approximately 2' from the south edge of the garage with a top of pond elevation approximately 1274.50. The basin is designed in such a way as to prohibit offsite water from entering so that only garage water is detained. The garage south face is a solid wall adjacent to the basin with the nearest opening approximately 1280.90 along that south wall. However, the lowest floor level of the garage is approximately elevation 1264.17 being a below grade level. We request waiver of the required 20' horizontal offset and 1.5' minimum vertical offset for the proposed concrete stormwater basin.

We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: nbachelor@ceieng.com

Respectfully Requested,
CEI Engineering Associates, Inc.

Nate Bachelor
Department Manager – Local Development

July 15, 2022

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

Re: **East Central Garage - material waiver request**

COB Project LSD22-0039

Bentonville Planning Commission,

On behalf of Tuckers Corner, LLC; BRR is requesting a waiver for the new garage at 300 E. Central Street.

Section 1100.21 Large-Scale Development Design Standards

Building Material – A minimum of two primary building materials is required constituting at least 75% of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building.

The garage project is situated on the lot facing Central Street The site is zoned DC for the downtown core and requires two primary building materials on all four elevations. Currently, the north and the west elevations meet the requirement of the two primary materials with the use of the architectural panel, applied in a “fin” pattern and the architectural concrete. The two remaining elevations currently include one primary material: architectural concrete.

Based on the understood intent of the requirement for properties as they interact with the public right of way and the relation to other properties, we propose a waiver for the east and south elevations. The reasons for each elevation are stated below:

The east elevation is set on the property line and is only a few feet from the new building on the neighboring site. This façade will not be visible to the public from Central Street or from the south, because of its proximity to the building to the east. Because the elevation does not border a public right of way and visibility would be low, adding a second primary material would only add unnecessary complexities and cost.

The south elevation is similar in that it does not border a public right of way but has private residences to it’s south. The garage has open portions of its elevation as well as proposed fencing on grade for privacy. In addition, with the nature of this area and portions of the downtown up zoning, we feel this can support a larger single material elevation.

We appreciate your consideration for this request and look forward to discussing any questions you may have. Contact me at your convenience by phone (913-236-3442) or by email (Kelsey.sundet@brrarch.com)

Sincerely,

Kelsey, J. Sundet, AIA

Senior Associate

BRR Architecture, Inc.

CITY OF BENTONVILLE LANDSCAPE NOTES

ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)

TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)

HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)

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. (SEC 1400.6.A-8 & 1400.8.G-7)

WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING OCCUR, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.

ALL TREE PLANTINGS SHALL MAINTAIN A MINIMUM OF 5' OF SEPARATION FROM ANY PUBLIC UTILITY.

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.

LANDSCAPE REQUIRMENTS (DC ZONE)

CITY REQUIREMENTS	REQUIRED	PROVIDED
PRIMARY STREET: CENTRAL AVE	- 1 TREE PER 30 L.F. - 313 L.F. TOTAL STREET FRONTAGE - 11 TREES REQUIRED	- 11 TREES
SECONDARY STREET: SE B ST	- 1 TREE PER 25 L.F. - 102 L.F. TOTAL SITE PERIMETER - 5 TREES REQUIRED	- 0 TREES; WAIVER REQUESTED
SOUTH/ SOUTHEAST SCREENING	- COMMERCIAL/ SINGLE FAMILY LIVING - TYPE A SCREENING REQUIRED - 20' MIN HT, OPAQUE TO 6' MIN	- 6' PRIVACY FENCE PROVIDE

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	2022-07-18 08:31 CAL.
	11	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	50A	4.00" CAL.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**		
	1,719 SF	FESTUCA X `DURAR` / DURAR HARD FESCUE	SOD		

SITE BENCHMARK

BENCHMARK #1: NORTHING=749508.8357
EASTING=662253.5391
ELEVATION=1293.76

BENCHMARK #2: NORTHING=749505.1386
EASTING=662460.0185
ELEVATION=1288.89

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

N

0 20' 30' 40'
SCALE IN FEET

Know what's below.
Call before you dig.

PROPOSED LEGEND

BOUNDARY LINE
STORM DRAIN

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET C6.1) FOR LANDSCAPE NOTES AND DETAILS.

LANDSCAPE NOTES

77A 6' BENCH: VICTOR STANLEY "CLASSIC" SERIES (MODEL #C-10) OR APPROVED EQUAL,
COLOR: BLACK

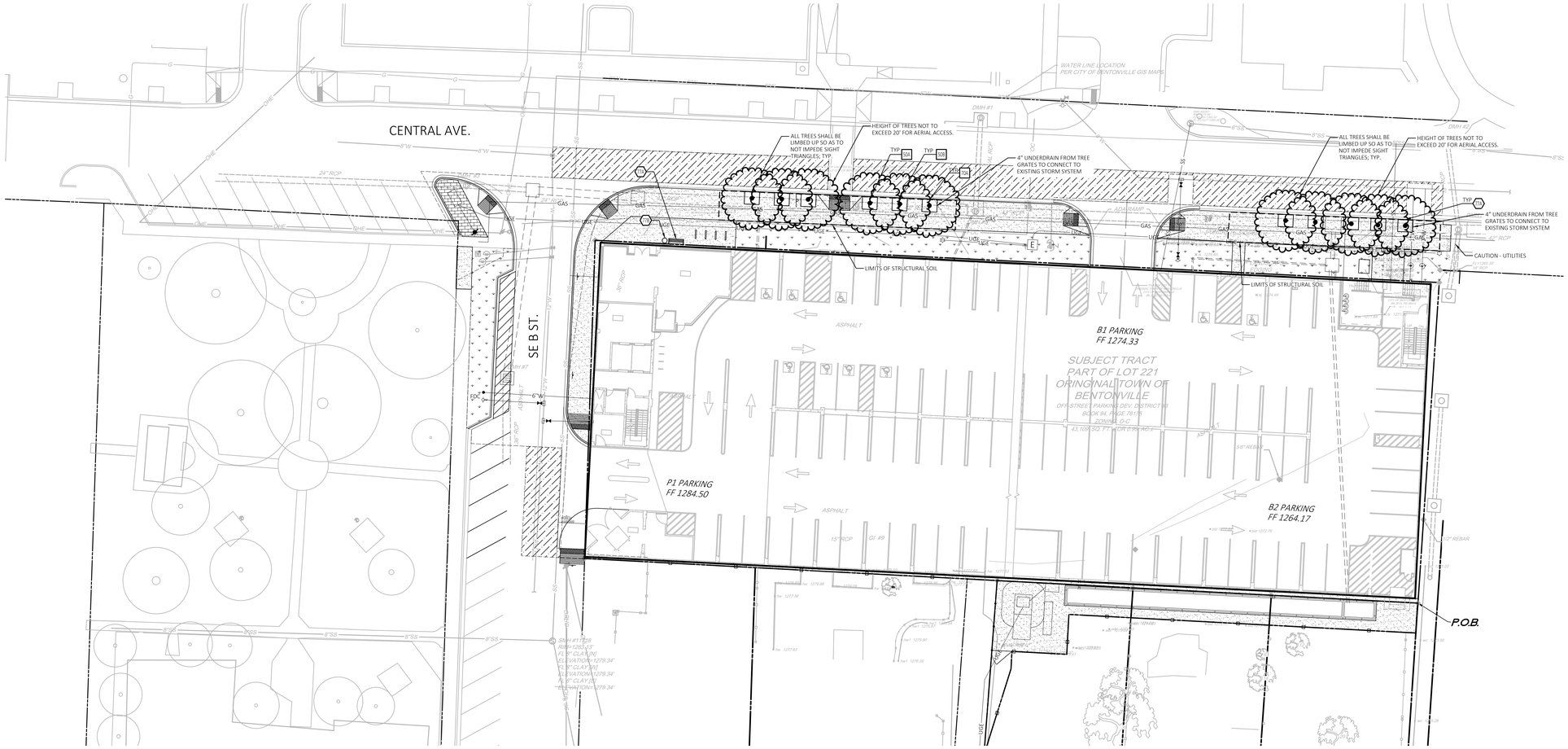
77B TRASH RECEPTACLE: 40 GALLON VICTOR STANLEY "IRONSITES" (MODEL #S-35) OR APPROVED EQUAL.
COLOR: BLACK

LANDSCAPE DETAILS

50A TREE PLANTING DETAIL
50B SHRUB PLANTING DETAIL
70A TREE PLANTING IN GRATE DETAIL

EXISTING LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Storm Drain Pipe (SIZE)
- Gas Line (GAS)
- Overhead Electric Line (OHE)
- Sanitary Sewer Line (SS)
- Water Line (W)
- Wood Fence Line
- Benchmark
- Found Monument (as noted)
- Set 5/8" Rebar "LSRXXXX"
- Electric Meter
- Water Meter
- Tree (Evergreen) (Size)
- Tree (Deciduous) (Size)
- Parking Count (X)
- Drainage Manhole (D)
- Grate Inlet
- Fire Hydrant
- Sewer Manhole (S)
- Guy Wire/Anchor
- Utility Pole
- Electric Riser (E)
- Telephone Riser (T)
- Water Valve (W)
- Traffic Sign (type of sign)
- Handicap Parking (ADA)
- Light Pole Straight
- Water Riser (W)
- Traffic Signal Vault (TS)
- Underground Telephone Marker (UTM)



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT

CEI

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617

APEX ENGINEERS INC
1635 LOCUST ST
KANSAS CITY, MISSOURI
816.421.3222
www.apex-engineers.com

COPYRIGHT NOTICE
This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for construction of any project, which legally requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

ISSUES & REVISIONS

NO	DATE	DESCRIPTION

East Central Parking Structure

PROJECT ADDRESS
300 E CENTRAL AVE
BENTONVILLE, AR 72712

BLUE CRANE

PROJECT MANAGER: NLB
CHECKED BY: NLB
DRAWN BY: SAH
DOCUMENT DATE: 7/18/2022
PROJECT NO. 31202

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
RYAN Y. EVITT
STATE OF ARKANSAS
NOT FOR CONSTRUCTION
2022/07/18

SHEET TITLE
LANDSCAPE PLAN
REV-0

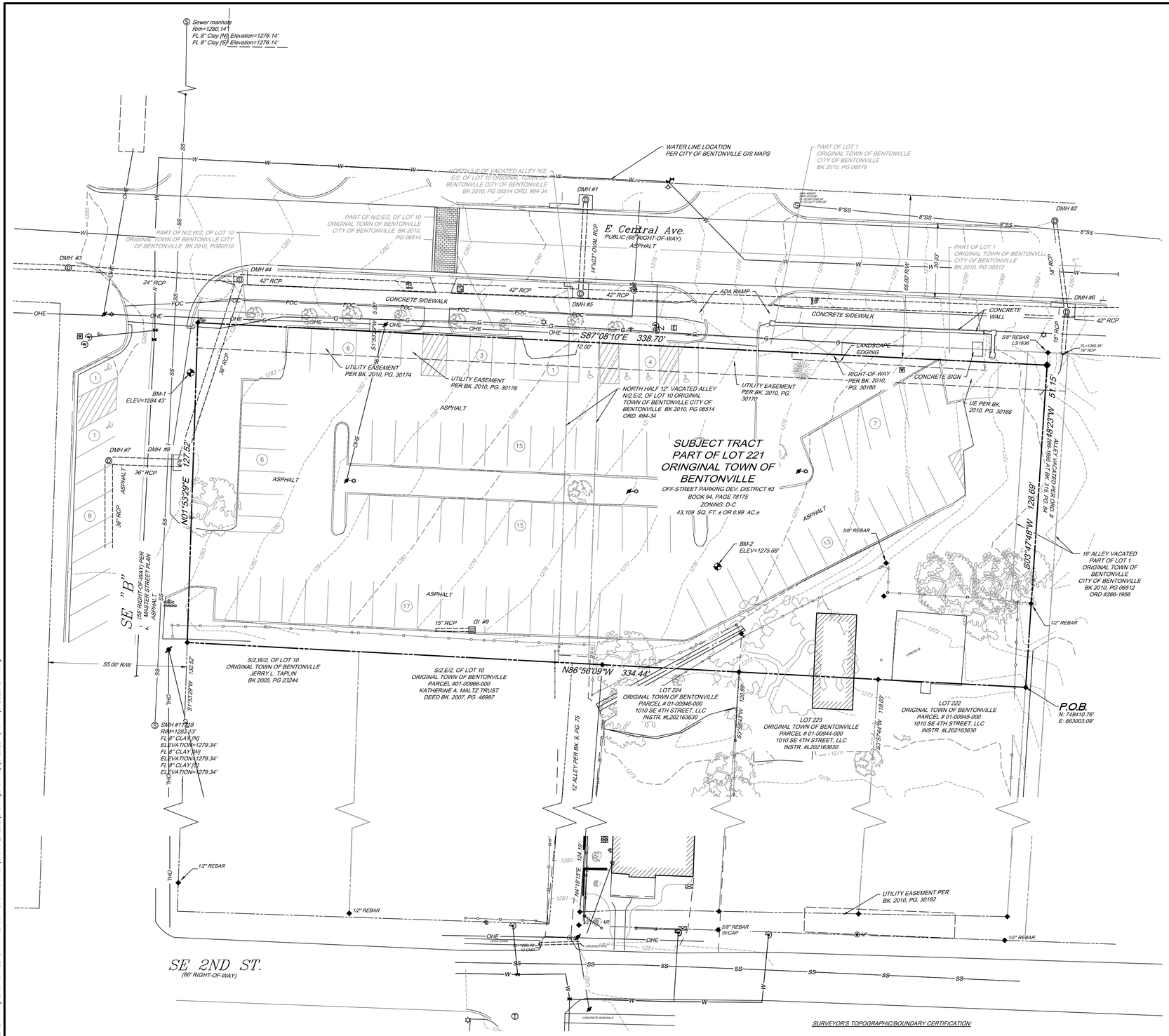
SHEET NO.
C6.0

LSD20-0039

BRR Original printed on recycled paper

© 2022 CEI ENGINEERING ASSOCIATES, INC.

DRAWING LOCATION - P:\31000\31202.01\DRAWINGS\DESIGN\PARKING GARAGE\WORKING\31202-LP_PG.DWG - SAVED BY - SBRYANT





0 20' 30' 40'

SCALE IN FEET

Parking Count

Regular Spaces	83
ADA Spaces	4
Total Spaces	87

Benchmark Information

Benchmark #1:
60 Nail Set
Northing=749407.74'
Easting=662661.95'
Elevation=1284.43'

Benchmark #2:
Mag Nail Set
Northing=749330.48'
Easting=662871.83'
Elevation=1275.68'



Vicinity Map

Not to Scale

Latitude: 36°22'19.51"N
Longitude: 94°12'23.75"W

LEGEND

- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- (SIZE) Storm Drain Pipe
- G Gas Line
- OHE Overhead Electric Line
- SS Sanitary Sewer Line
- W Water Line
- Wood Fence Line
- Benchmark
- Found Monument
- Electric Meter
- Water Meter
- (Size) Tree (Evergreen)
- X Parking Count
- Drainage Manhole
- Grate Inlet
- Fire Hydrant
- Sewer Manhole
- Guy Wire/Anchor
- Utility Pole
- E Electric Riser
- T Telephone Riser
- Water Valve
- Traffic Sign (type of sign)
- Handicap Parking (ADA)
- Light Pole Straight
- W Water Riser
- TS Traffic Signal Vault
- UTM Underground Telephone Marker
- (Size) Tree (Deciduous)

GENERAL NOTES:

1. *This survey does not purport to be a proposed tract split, replat or any other subdivision plat as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with this development.*
2. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
3. *This plat represents a survey of the parcels recorded in Deed Records, Bk. 94,Pg. 078175 in the public records of Benton County, Arkansas .*
4. *The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.*
5. *Basis of Bearings: NAD 83, Arkansas State Plane Coordinate, North Zone, Based on CEI'S Base.*
6. *Basis of Elevation: NAVD 88, Based on CEI's Base.*
7. *Site Benchmark: Sheet 1 for Benchmark information block.*
8. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
9. *This survey meets current Arkansas Standards of Practice for Property Boundary surveys and plats.*
10. *A title search was not conducted by a certified title company. all documents were provided by the client/clients and/or researched by cei engineering associates, inc., and may be subject to record/unrecorded; easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal.*
11. *DEclaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional institutions or subsequent owners.*
12. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
13. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by cei engineering associates, inc. survey field crews. all utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
14. *The contractor is advised to contact the 811 one-call center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the one-call systems. therefore the contractor is advised to contact all non-members as well as the one-call system.*
15. *By scaled map location and graphical plotting only. This property is located in zone "x" which are areas determined to be outside the 0.2% annual chance floodplain determined by the national flood insurance program, flood insurance rate map for Benton County, Arkansas ,*
Map Number: 05007C0255K
Map Revised: JUNE 5, 2012
10. *No current zoning report or letter regarding zoning classification was provided to the surveyor, the following information was obtained from bentonville gis. This property is zoned D-C Downtown Core. Building setbacks for zone D-C are as follows:*

Front (Residential):	20 Feet
Front (Non-residential):	00 Feet
Side (Interior):	00 Feet
Side (R.O.W.):	00 Feet
Rear	00 Feet

Storm Sewer Chart

Drainage manhole #1
Rim=1279.47
FL 8" RCP [S] Elevation=1276.68

Drainage manhole #2
Rim=1267.96'
FL 8" RCP [S] Elevation=1264.26'

Drainage manhole #3
Rim=1285.56'
FL 24" RCP [E] Elevation=1281.80'
FL 24" RCP [W] Elevation =1281.80'

Drainage manhole #4
Rim=1283.88'
FL 24" RCP [W] Elevation=1280.38'
FL 36" RCP [S] Elevation=1273.68'
FL 48" RCP [E] Elevation=1273.46'

Drainage manhole #5
Rim=1279.76'
FL 42" RCP [W] Elevation=1271.76'
FL 13"X21" Oval RCP [N] Elevation=1276.41'
FL 42" RCP [E] Elevation=1267.61'

Drainage manhole #6
Rim=1267.45'
FL 42" RCP [W] Elevation=1259.72'
FL 18" RCP [N] Elevation=1263.65'
FL 42" RCP [E] Elevation=1256.19'
FL 18' RCP [S] Elevation=1263.65'

Drainage manhole #7
Rim=1284.65'
FL 36" RCP [S] Elevation=1274.85'
FL 36" RCP [E] Elevation=1274.85'

Drainage manhole #8
Rim=1284.29'
FL 36" RCP [W] Elevation=1274.46'
FL 36" RCP [N Elevation=1274.46'

Grate inlet #9
Rim=1278.18'
FL 15" RCP [W] Elevation=1275.63'

State Survey Code: 500-20N-30W-0-30-220-04-1618

SURVEY DESCRIPTION:

PART OF LOT 1 OF BENTONVILLE ORIGINAL IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARL DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID LOT 1;
THENCE N 03°47'48" E ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 9.06 FEET TO THE POINT OF BEGINNING;
THENCE N 88°56'57" W ALONG THE NORTH RIGHT OF WAY LINE OF "SE 2ND STREET" A DISTANCE OF 59.27 FEET;
THENCE N 03°57'44" E A DISTANCE OF 119.03 FEET;
THENCE S 86°56'09" E A DISTANCE OF 58.86 FEET;
THENCE S 03°47'48" W ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 116.94 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 6964,58 SQUARE FEET, OR 0.160 ACRES,
MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEYOR'S TOPOGRAPHIC/BOUNDARY CERTIFICATION:

I, Dustin Riley, hereby certify that this plat represents a topographic and boundary survey, all monuments were found or set as shown, and the topographic and physical features shown are a true representation of what was found to the best of my knowledge and ability, and the survey has been performed in compliance with the state minimum standards for survey of this type. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown.

Dustin Riley, Arkansas & NO. 1618 *Date*

CERTIFICATE OF AUTHORIZATION
C E I Engineering Associates, Inc. No. 118
ARKANSAS SURVEYOR

----	10-09-19	DGR	JSA	KCD	SWG
CEI PROJECT NO.	INITIAL DATE	PLS	DRW	FLD	CHK'R

Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PRKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #100031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

BRR Architecture, Inc.

E. Central Ave & SE "B" St.
City of Bentonville Benton County, Arkansas

Boundary/Topographic Survey

REV DATE 2/8/22 REV 3 | SHEET NO. 1 OF 1

© 2022 CEI ENGINEERING ASSOCIATES, INC.

JOB # ---- DRAWING: 31202BTEWA.dwg LAST SAVED BY: MPIERSON LOCATION: S:\31000\31202\Drawings Survey\31202BT\Rev 4\31202BTEWA.dwg

PROJECT INFORMATION

East Central Parking Structure

300 E. CENTRAL AVE BENTONVILLE, AR 72712

LSD22-0039

OWNER/TENANT
BLUE CRANE
700 S.E. 5TH ST.
BENTONVILLE, AR 72712
(479) 283-2924

ARCHITECT
BRR ARCHITECTURE, INC.
8131 METCALF AVE.
OVERLAND PARK, KS 66204
(913) 262-9095

CIVIL ENGINEER
CEI ENGINEERING ASSOCIATES, INC.
3108 S.W. REGENCY PKWY.
BENTONVILLE, AR 72712
(479) 273-9472

STRUCTURAL ENGINEER
APEX ENGINEERS, INC.
1625 LOCUST ST.
KANSAS CITY, MO 64108
(816) 421-3222

LOW VOLTAGE
CUSTOM ELECTRONICS
304 W. APPLE BLOSSOM AVE
LOWELL, AR 72745
(479) 631-0268

MECHANICAL ENGINEER
SMITH & BOUCHER, INC.
25501 W. VALLEY PKWY.
OLATHE KS 66061
(913) 345-2127

PLUMBING ENGINEER
SMITH & BOUCHER, INC.
25501 W. VALLEY PKWY.
OLATHE KS 66061
(913) 345-2127

ELECTRICAL ENGINEER
SMITH & BOUCHER, INC.
25501 W. VALLEY PKWY.
OLATHE KS 66061
(913) 345-2127

FIRE PROTECTION ENGINEER
SMITH & BOUCHER, INC.
25501 W. VALLEY PKWY.
OLATHE KS 66061
(913) 345-2127

CODE SUMMARY

APPLICABLE CODES

BUILDING CODE:	2021 INTERNATIONAL BUILDING CODE (IBC)
MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE:	2021 INTERNATIONAL PLUMBING CODE (IPC)
ELECTRIC CODE:	2020 NATIONAL ELECTRIC CODE (NEC)
FIRE CODE:	2021 INTERNATIONAL FIRE CODE (IFC)
ACCESSIBILITY CODE:	2010 ADAAG; 2017 ICC A117.1
ENERGY CODE:	2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

DEFERRED SUBMITTALS

- EXTERIOR BUILDING SIGNAGE
- FIRE ALARM
- FIRE SPRINKLER
- SIGNAGE
- WAYFINDING SIGNAGE
- GFRC PANEL DELEGATED DESIGN

BUILDING CODE ANALYSIS

MIXED OCCUPANCIES

- M RETAIL (ACCESSORY OCCUPANCY TO S PER 508.2 - UNSEPARATED - LEVEL ONE ONLY)
- S STORAGE, PARKING GARAGE (UNSEPARATED - ALL LEVELS)
- A-3 ASSEMBLY (ACCESSORY OCCUPANCY TO S PER 508.2 - UNSEPARATED - LEVEL TWO AND THREE ONLY)

ALLOWABLE BUILDING AREA AND HEIGHT

ALLOWABLE AREA (TABLE 406.5.4 & 506.2):
OPEN GARAGE LEVELS: UNLIMITED
ENCLOSED GARAGE LEVELS: 144,000 SF / TIER
(DESIGNED TO S-1 RESTRICTION FOR UNSEPARATED)

ALLOWABLE HEIGHT (TABLE 406.5.4 & 504.3): UNLIMITED

TOTAL STORIES INCLUDING BELOW GRADE: 5 TIERS
STORIES ABOVE GRADE: 3 TIERS
HEIGHT ABOVE GRADE: 44'-3"
(HEIGHT ABOVE AVERAGE GRADE)

PROPOSED AREA:
B2: 44,242 SF B1: 40,278 SF P1: 41,974 SF
P2: 41,973 SF P3: 30,917 SF TOTAL: 199,384 SF

CONSTRUCTION TYPE

CONSTRUCTION TYPE: I-A
SPRINKLERED; LEVELS B2 - B1 ENCLOSED, P1 - P3 OPEN GARAGE

EXIT ACCESS TRAVEL DISTANCE

MAXIMUM TRAVEL DISTANCE (TABLE 1017.2):
S-2, U OCCUPANCIES: 400 FEET
M, S-1 OCCUPANCIES: 250 FEET

MAXIMUM COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1):
S OCCUPANCIES (FOOTNOTE 'f'): 100 FEET
M, U OCCUPANCIES: 75 FEET

PLUMBING FIXTURE COUNTS

(AT MERCANTILE OCCUPANCY ONLY)

MERCANTILE OCCUPANT LOAD (PER IPC 403.1 AND IBC TABLE 1004.5): 22

ONE UNISEX TOILET ROOM PROVIDED PER IPC SECTION 403.2, EXCEPTION 3 FOR 'M' OCCUPANCIES WITH AN OCCUPANT LOAD OF 100 OR LESS

WATER CLOSETS: 1 REQUIRED, 1 PROVIDED
LAVATORIES: 1 REQUIRED, 1 PROVIDED

VICINITY MAP

NORTH



GENERAL SCOPE OF WORK

NEW CAST-IN-PLACE CONCRETE PARKING GARAGE WITH GROUND FLOOR RETAIL TENANT AND 3-HOUR RATED PODIUM ROOF.

GENERAL REQUIREMENTS

1. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE, ADA-ADAAG AND OTHER ADOPTED ACCESSIBILITY STANDARDS, OSHA, AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
2. EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.
3. ANY DAMAGE TO PROPERTY WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION SHALL BE REPAIRED/REPLACED TO MATCH EXISTING AT NO ADDITIONAL COST TO OWNER.
4. THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN AND FREE OF DEBRIS AND REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR IN ANY NEW ADDITION. MUD AND DEBRIS TRACKED ONTO OWNER PAVING OR CITY STREETS TO BE CLEANED IMMEDIATELY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.
6. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE ARCHITECT AND CONSULTANTS FOR VERIFICATIONS, RESPONSES, AND SUBMISSIONS.
7. REPAIR, RE-ROUTE, AND EXTEND ALL SERVICES/UTILITIES, PIPING, AND CONDUIT OF EXISTING ITEMS AND EQUIPMENT AS REQUIRED DURING THE CONSTRUCTION PROCESS FOR THE COMPLETE INSTALLATION AND OPERATIONS OF NEW EQUIPMENT. THIS INCLUDES ALL ITEMS SHOWN OR NOT SHOWN ON THE DRAWINGS. RESET EXISTING EQUIPMENT OR RELATED ITEMS AS REQUIRED FOR PROPER OPERATION.
8. DURING ENTIRE CONSTRUCTION PERIOD, PROVIDE ONE U.L. LISTED 2A:20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2-1/2 GALLON WATER (E-10) AND ONE U.L. LISTED 10BC CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 3000 SQ. FT. OF WORK AREA OR FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).
9. GENERAL CONTRACTOR SHALL HIRE A LICENSED SPRINKLER CONTRACTOR. CONTRACTOR TO SUBMIT SIGNED AND SEALED SPRINKLER DRAWINGS FOR APPROVAL PRIOR TO ANY ALTERATION OF THE AUTOMATIC SPRINKLER SYSTEM. WORK TO BE DONE UNDER SEPARATE PERMIT. SPRINKLER CONTRACTOR TO BE RESPONSIBLE FOR ALL PERMITS, PLAN SUBMITTALS, AND FEES ASSOCIATED WITH THIS PROJECT AS REQUIRED BY LOCAL FIRE CODES. NEW BUILDING TO BE INSTALLED THROUGHOUT WITH AN IBC APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, FURNISHED & INSTALLED BY A LICENSED SPRINKLER CONTRACTOR.
10. GENERAL CONTRACTOR TO PROVIDE AND INSTALL LOCK BOX. GENERAL CONTRACTOR TO COORDINATE TYPE OF BOX AND LOCATION WITH FIRE DEPARTMENT OFFICIAL.
11. IT IS IMPERATIVE THAT THE ROOF FRAMING AND ROOFING SYSTEM BE KEPT INTACT TO ELIMINATE POTENTIAL WATER DAMAGE OR MOISTURE INFILTRATION. THE CONTRACTOR SHALL KEEP THE BUILDING WATERTIGHT AT ALL TIMES AND MAKE REPAIRS IMMEDIATELY SHOULD ANY DAMAGE OCCUR TO THE ROOFING SYSTEM.
12. THE PROJECT SPECIFICATIONS ARE A PART OF THESE CONSTRUCTION DOCUMENTS AND MUST BE REFERRED TO FOR COMPLETE DOCUMENTATION.
13. GC TO FOLLOW CONSTRUCTION DOCUMENTS AS DETAILED AND DIMENSIONED. DO NOT SCALE DRAWINGS.

SITE VERIFICATION REQUIREMENTS

1. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF THE BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY SERVICES PRIOR TO ANY EXCAVATION.

ABBREVIATION LEGEND

ABBR	DEFINITION
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BD	BOARD
BFF	BELOW FINISHED FLOOR
BL	BLOCK LINTEL
BLDG	BUILDING
BO	BOTTOM OF
BOS	BOTTOM OF STEEL OR BOTTOM OF STUD
BTM	BOTTOM
BRG	BEARING
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
DS	DOWNSPOUT
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
ES	EQUIPMENT SUPPLIER
ETR	EXISTING TO REMAIN
EW	EACH WAY
EXT	EXTERIOR
FDN	FOUNDATION
FF	FINISHED FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GC	GENERAL CONTRACTOR
GYP BD	GYPSUM BOARD
H	HEIGHT
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
INFO	INFORMATION
ISO	ISOLATION
JBE	JOIST BEARING ELEVATION
JST	JOIST
JT	JOINT
KSI	KIPS PER SQUARE INCH
L	LENGTH
LB	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NRP	NON-FIBERGLASS REINFORCED PLASTIC
NO	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OCH	ON CENTER HORIZONTALLY
OCV	ON CENTER VERTICALLY
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPCI	OWNER PROVIDED CONTRACTOR INSTALLED
PAF	POWDER ACTUATED FASTENER
PCF	POUNDS PER CUBIC FOOT
PLAM	PLASTIC LAMINATE
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PMEJ	PREMOLDED EXPANSION JOINT
PT	PRESSURE TREATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
REF	REFER TO
REINF	REINFORCING
REQD	REQUIRED
REV	REVERSE
RI	REACH-IN
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SCHED	SCHEDULE
SDI	STEEL DECK INSTITUTE
SIM	SIMILAR
SJI	STEEL JOIST INSTITUTE
SP	SPACES
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STRUC	STRUCTURAL
T&B	TOP AND BOTTOM
THK	THICKNESS
TO	TOP OF
TOC/TC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOGB	TOP OF GRADE BEAM
TOM	TOP OF MASONRY
TOP/TP	TOP OF PAVING
TOS	TOP OF STEEL OR TOP OF STUD
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	WIDTH
WD	WOOD

FIRE PROTECTION

HOURLY FIRE-RESISTANCE RATING REQUIREMENTS PER TABLE 601	REQUIRED	PROVIDED
STRUCTURAL FRAME	3 HOURS	3 HOURS
ROOF CONSTRUCTION	1.5 HOURS	2+ HOURS
EXTERIOR NONBEARING WALLS (EXIT SEPARATION < 30' PER TABLE 705.5)	3 HOURS	(SEE PLANS)
EXTERIOR BEARING WALLS	3 HOURS	3 HOURS
INTERIOR BEARING WALLS	3 HOURS	3 HOURS
INTERIOR NONBEARING WALLS AND PARTITIONS	0 HOURS	0 HOURS
FLOOR CONSTRUCTION	2 HOURS	2 HOURS

DRAWING INDEX

GENERAL
- G000 COVER SHEET
- G001 GENERAL INFORMATION
- G101 B2 LIFE SAFETY PLAN

ARCHITECTURAL
- A600 GARAGE DETAILS
- A100 ARCHITECTURAL SITE PLAN
- A103 1 PARKING PLAN

DRAWING INDEX

GENERAL
- G000 COVER SHEET
- G001 GENERAL INFORMATION
- G101 B2 LIFE SAFETY PLAN

ARCHITECTURAL
- A600 GARAGE DETAILS
- A100 ARCHITECTURAL SITE PLAN
- A103 1 PARKING PLAN

brr
ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT

CEI

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617

APEX ENGINEERS, INC
1625 LOCUST ST
KANSAS CITY, MISSOURI
816.421.3222
www.apex-engineers.com

COPYRIGHT NOTICE

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of a properly licensed professional to review and modify it. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS

300 E. Central Ave Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: JH, KS

CHECKED BY:

DRAWN BY: CT

DOCUMENT DATE:
09/14/22

PROJECT NO.
32000044

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET

SHEET NO.
G000

BRR Original printed on recycled paper

8/4/2022 3:22:07 PM

CODE SUMMARY

APPLICABLE CODES

BUILDING CODE:	2021 INTERNATIONAL BUILDING CODE (IBC)
MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE:	2021 INTERNATIONAL PLUMBING CODE (IPC)
ELECTRIC CODE:	2020 NATIONAL ELECTRIC CODE (NEC)
FIRE CODE:	2021 INTERNATIONAL FIRE CODE (IFC)
ACCESSIBILITY CODE:	2010 ADAAG; 2017 ICC A117.1
ENERGY CODE:	2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

DEFERRED SUBMITTALS

EXTERIOR BUILDING SIGNAGE
FIRE ALARM
FIRE SPRINKLER
SIGNAGE
WAYFINDING SIGNAGE
GFRC PANEL DELEGATED DESIGN

BUILDING CODE ANALYSIS

MIXED OCCUPANCIES

M RETAIL (ACCESSORY OCCUPANCY TO S PER 508.2 - UNSEPARATED - LEVEL ONE ONLY)
S STORAGE, PARKING GARAGE (UNSEPARATED - ALL LEVELS)
A-3 ASSEMBLY (ACCESSORY OCCUPANCY TO S PER 508.2 - UNSEPARATED - LEVEL TWO AND THREE ONLY)

ALLOWABLE BUILDING AREA AND HEIGHT

ALLOWABLE AREA (TABLE 406.5.4 & 506.2):
OPEN GARAGE LEVELS: UNLIMITED
ENCLOSED GARAGE LEVELS: 144,000 SF / TIER
(DESIGNED TO S-1 RESTRICTION FOR UNSEPARATED)

ALLOWABLE HEIGHT (TABLE 406.5.4 & 504.3): UNLIMITED

TOTAL STORIES INCLUDING BELOW GRADE: 5 TIERS
STORIES ABOVE GRADE: 3 TIERS
HEIGHT ABOVE GRADE: 44'-3"
(HEIGHT ABOVE AVERAGE GRADE)

PROPOSED AREA:
B2: 44,242 SF **B1:** 40,278 SF **P1:** 41,974 SF
P2: 41,973 SF **P3:** 30,917 SF **TOTAL:** 199,384 SF

CONSTRUCTION TYPE

CONSTRUCTION TYPE: I-A
SPRINKLERED; LEVELS B2 - B1 ENCLOSED, P1 - P3 OPEN GARAGE

EXIT ACCESS TRAVEL DISTANCE

MAXIMUM TRAVEL DISTANCE (TABLE 1017.2):
S-2, U OCCUPANCIES: 400 FEET
M, S-1 OCCUPANCIES: 250 FEET

MAXIMUM COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1):
S OCCUPANCIES (FOOTNOTE 'f'): 100 FEET
M, U OCCUPANCIES: 75 FEET

PLUMBING FIXTURE COUNTS

(AT MERCANTILE OCCUPANCY ONLY)

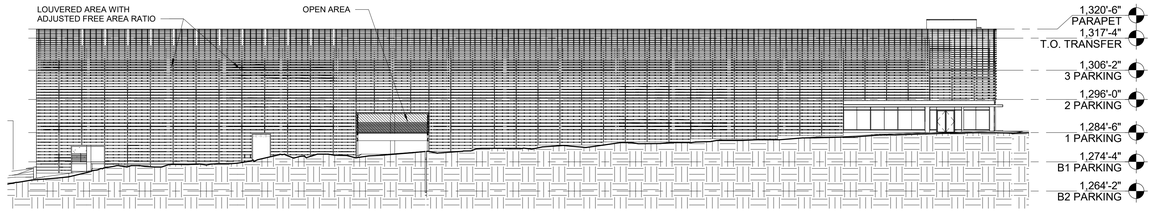
MERCANTILE OCCUPANT LOAD (PER IPC 403.1 AND IBC TABLE 1004.5): 22

ONE UNISEX TOILET ROOM PROVIDED PER IPC SECTION 403.2, EXCEPTION 3 FOR 'M' OCCUPANCIES WITH AN OCCUPANT LOAD OF 100 OR LESS

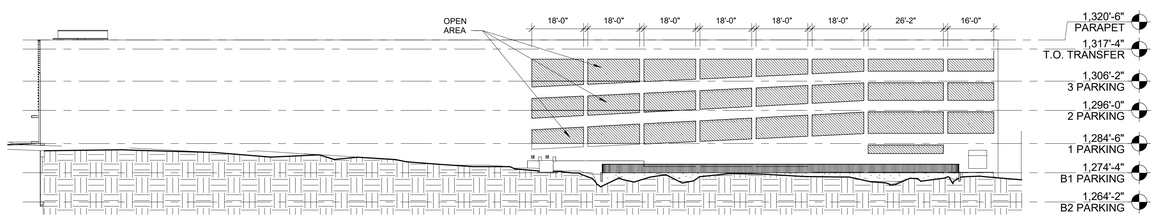
WATER CLOSETS: 1 REQUIRED, 1 PROVIDED
LAVATORIES: 1 REQUIRED, 1 PROVIDED

Area Schedule (Building Code Areas)

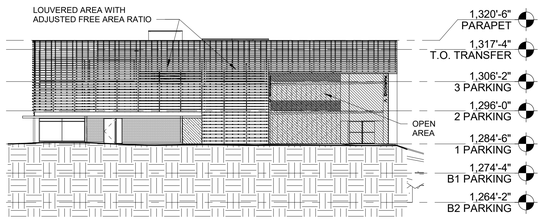
AREA NAME	OCCUPANCY	AREA (SF)	OCCUPANCY LOAD FACTOR	OCCUPANTS	WIDTH FACTOR - OTHER	REQUIRED WIDTH - OTHER (INCHES)	WIDTH PROVIDED - OTHER (INCHES)	WIDTH FACTOR - STAIRS	REQUIRED WIDTH - STAIRS (INCHES)	WIDTH PROVIDED - STAIRS (INCHES)
B2 - G	U	7,230 SF	200	37	0.2	7.4	34	0.3	11.1	48
B2 - G	U	1,559 SF	200	8	0.2	1.6	34	0.3	2.4	48
B2 - G	U	1,151 SF	200	6	0.2	1.2	34	0.3	1.8	48
B2 - G	U	1,251 SF	200	7	0.2	1.4	34	0.3	2.1	48
B2 - G	U	617 SF	200	4	0.2	0.8	34	0.3	1.2	48
B2 - G	U	614 SF	200	4	0.2	0.8	34	0.3	1.2	48
B2 - G	U	334 SF	200	2	0.2	0.4	34	0.3	0.6	48
B2 - A	S-1	229 SF	300	1	0.2	0.2	34	0.3	0.3	48
B2 - PARKING	S-2	14,070 SF	200	71	0.2	14.2	34	0.3	21.3	48
B2 - PARKING	S-2	12,633 SF	200	64	0.2	12.8	34	0.3	19.2	48
B2 - RAMP	S-2	8,670 SF	200	44	0.2	8.8	34	0.3	13.2	48
B2 - G	U	347 SF	300	2	0.2	0.4	34	0.3	0.6	48
B2 - A	S-1	321 SF	300	2	0.2	0.4	34	0.3	0.6	48
B2 - A	S-1	479 SF	300	2	0.2	0.4	34	0.3	0.6	48
B2 - G	U	968 SF	300	4	0.2	0.8	34	0.3	1.2	48
B2 - A	S-1	770 SF	300	3	0.2	0.6	34	0.3	0.9	48
B1 - PARKING	S-2	25,304 SF	200	127	0.2	25.4	34	0.3	38.1	48
B1 - RAMP	S-2	12,633 SF	200	64	0.2	12.8	34	0.3	19.2	48
B1 - A	S-1	312 SF	300	2	0.2	0.4	34	0.3	0.6	48
B1 - A	S-1	1,031 SF	300	4	0.2	0.8	34	0.3	1.2	48
B1 - A	S-1	226 SF	300	1	0.2	0.2	34	0.3	0.3	48
B1 - A	B	773 SF	150	6	0.2	1.2	34	0.3	1.8	48
P1 - PARKING	S-2	26,654 SF	200	134	0.2	26.8	34	0.3	40.2	48
P1 - RAMP	S-2	13,608 SF	200	69	0.2	13.8	34	0.3	20.7	48
P1 - A	M	1,302 SF	60	22	0.2	4.4	34			N/A AT GRADE
P1 - A	A-3	409 SF	15	28	0.2	5.6	34			N/A AT GRADE
P2 - PARKING	S-2	27,640 SF	200	139	0.2	27.8	34	0.3	41.7	48
P2 - RAMP	S-2	13,608 SF	200	69	0.2	13.8	34	0.3	20.7	48
P2 - A	A-3	726 SF	15	49	0.2	9.8	34	0.3	14.7	48
P3 - PARKING	S-2	30,183 SF	200	151	0.2	30.2	34	0.3	45.3	48
P3 - A	A-3	199,384 SF	15	1138	0.2	9.8	34	0.3	14.7	48
		195,330 SF		1119						



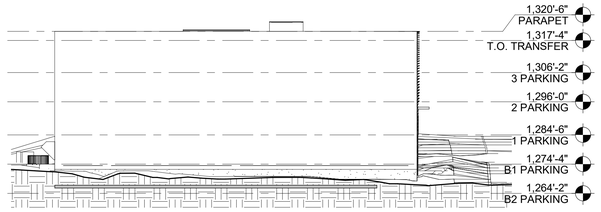
NORTH ELEVATION - OPEN GARAGE ELEVATION



SOUTH ELEVATION - OPEN GARAGE ELEVATION



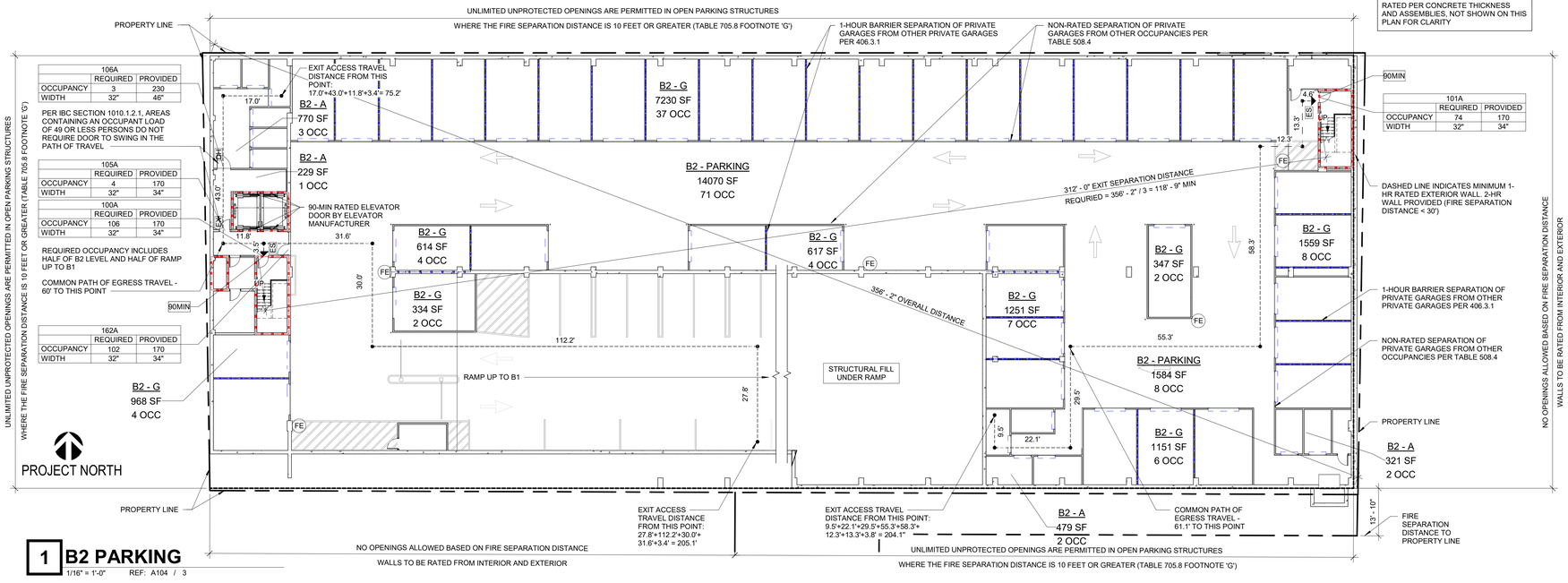
WEST ELEVATION - OPEN GARAGE ELEVATION



EAST ELEVATION - OPEN GARAGE ELEVATION

FIRE PROTECTION

HOURLY FIRE-RESISTANCE RATING REQUIREMENTS PER TABLE 601	REQUIRED	PROVIDED
STRUCTURAL FRAME	3 HOURS	3 HOURS
ROOF CONSTRUCTION	1.5 HOURS	2+ HOURS
EXTERIOR NONBEARING WALLS (EXIT SEPARATION < 30' PER TABLE 705.5)	3 HOURS	(SEE PLANS)
EXTERIOR BEARING WALLS	3 HOURS	3 HOURS
INTERIOR BEARING WALLS	3 HOURS	3 HOURS
INTERIOR NONBEARING WALLS AND PARTITIONS	0 HOURS	0 HOURS
FLOOR CONSTRUCTION	2 HOURS	2 HOURS



1 **B2 PARKING**
1/16" = 1'-0" REF: A104 / 3

OPEN PARKING GARAGE CALCULATIONS

PER 2021 IBC SECTION 406.5, OPEN PARKING GARAGES SHALL HAVE THE FOLLOWING:
- THE AREA OF OPENINGS IN EXTEIROR WALLS ON A TIER SHALL NOT BE LESS THAN 20 PERCENT OF THE TOTAL PERIMETER WALL AREA OF EACH TIER
- THE AGGREGATE LENGTH OF THE OPENINGS SHALL BE NOT LESS THAN 40 PERCENT OF THE PERIMETER OF THE TIER
- INTERIOR WALLS SHAL BE NOT LESS THAN 20 PERCENT OPEN

PARKING LEVEL P3:

NORTH		WEST		SOUTH		EAST	
TOTAL AREA:	3,720 SF	TOTAL AREA:	1,407 SF	TOTAL AREA:	3,720 SF	TOTAL AREA:	1,407 SF
NON-OBSTRUCTED OPEN AREA:	0 SF	NON-OBSTRUCTED OPEN AREA:	117 SF	OPEN AREA:	811 SF	OPEN AREA:	0 SF
LOUVERED AREA:	2,054 SF	LOUVERED AREA:	462 SF	NO LOUVERS PROVIDED			
LOUVER FREE AREA:	70.86%	LOUVER FREE AREA:	70.86%				
ADJUSTED FREE OPEN AREA:	1,383 SF	ADJUSTED FREE OPEN AREA:	427 SF				

P3 TOTAL AREA: 10,254 SF
P3 LOUVER ADJUSTED OPEN AREA: 2,622 SF

OPEN PERCENTAGE: 2,622 / 10,254 = 25.6% OPEN AREA > 20% OF TOTAL PERIMETER WALL AREA OF P3

P3 PERIMETER LENGTH: 333.125' (NORTH) + 126' (WEST) + 333.125' (SOUTH) + 126' (EAST) = 918.25'
P3 OPENING LENGTH: 286.66' (NORTH) + 80.83' (WEST) + 150.17' (SOUTH) = 517.66'

OPENING LENGTH: 517.66' / 918.25' = 56.37% OPENING LENGTH > 40% AGGREGATE LENGTH OF OPENINGS FOR P3

INTERIOR WALL TOTAL AREA: 2,512 SF
INTERIOR WALL OPENING AREA: 552 SF

INTERIOR OPEN PERCENTAGE: 552 SF / 2,512 SF = 21.9% > 20% INTERIOR WALL OPENING FOR P3

PARKING LEVEL P2:

NORTH		WEST		SOUTH		EAST	
TOTAL AREA:	3,387 SF	TOTAL AREA:	1,281 SF	TOTAL AREA:	3,387 SF	TOTAL AREA:	1,281 SF
NON-OBSTRUCTED OPEN AREA:	0 SF	NON-OBSTRUCTED OPEN AREA:	296 SF	OPEN AREA:	939 SF	OPEN AREA:	0 SF
LOUVERED AREA:	2,636 SF	LOUVERED AREA:	277 SF	NO LOUVERS PROVIDED			
LOUVER FREE AREA:	51.66%	LOUVER FREE AREA::	51.66%				
ADJUSTED FREE OPEN AREA:	1,383 SF	ADJUSTED FREE OPEN AREA:	433 SF				

P2 TOTAL AREA: 9,336 SF
P2 LOUVER ADJUSTED OPEN AREA: 2,679 SF

OPEN PERCENTAGE: 2,679 / 9,336 = 28.7% OPEN AREA > 20% OF TOTAL PERIMETER WALL AREA OF P2

P2 PERIMETER LENGTH: 333.125' (NORTH) + 126' (WEST) + 333.125' (SOUTH) + 126' (EAST) = 918.25'
P2 OPENING LENGTH: 286.66' (NORTH) + 80.83' (WEST) + 150.17' (SOUTH) = 517.66'

OPENING LENGTH: 517.66' / 918.25' = 56.37% OPENING LENGTH > 40% AGGREGATE LENGTH OF OPENINGS FOR P2

INTERIOR WALL TOTAL AREA: 2,276 SF
INTERIOR WALL OPENING AREA: 678 SF

INTERIOR OPEN PERCENTAGE: 678 SF / 2,276 SF = 29.8% > 20% INTERIOR WALL OPENING FOR P2

PARKING LEVEL P1:

NORTH		WEST		SOUTH		EAST	
TOTAL AREA:	3,831 SF	TOTAL AREA:	1,449 SF	TOTAL AREA:	3,831 SF	TOTAL AREA:	1,449 SF
NON-OBSTRUCTED OPEN AREA:	173 SF	NON-OBSTRUCTED OPEN AREA:	287 SF	OPEN AREA:	1,086 SF	OPEN AREA:	0 SF
LOUVERED AREA:	2,443 SF	LOUVERED AREA:	0 SF	NO LOUVERS PROVIDED			
LOUVER FREE AREA:	28.27%	ADJUSTED FREE OPEN AREA:	287 SF				
ADJUSTED FREE OPEN AREA:	814 SF						

P1 TOTAL AREA: 10,560 SF
P1 LOUVER ADJUSTED OPEN AREA: 2,178 SF

OPEN PERCENTAGE: 2,178 / 10,560 = 20.6% OPEN AREA > 20% OF TOTAL PERIMETER WALL AREA OF P1

P1 PERIMETER LENGTH: 333.125' (NORTH) + 126' (WEST) + 333.125' (SOUTH) + 126' (EAST) = 918.25'
P1 OPENING LENGTH: 285.17' (NORTH) + 31.875' (WEST) + 150.17' (SOUTH) = 467.215'

OPENING LENGTH: 467.215' / 918.25' = 50.9% OPENING LENGTH > 40% AGGREGATE LENGTH OF OPENINGS FOR P1

INTERIOR WALL TOTAL AREA: 2,376 SF
INTERIOR WALL OPENING AREA: 792 SF

INTERIOR OPEN PERCENTAGE: 792 SF / 2,376 SF = 33.3% > 20% INTERIOR WALL OPENING FOR P1

PARKING LEVEL B1:

LEVEL B1 NOT CLASSIFIED AS AN OPEN PARKING GARAGE. SEE MECHANICAL PLANS FOR EQUIPMENT AND VENTILATION.

PARKING LEVEL B2:

LEVEL B2 NOT CLASSIFIED AS AN OPEN PARKING GARAGE. SEE MECHANICAL PLANS FOR EQUIPMENT AND VENTILATION.

SHEET NOTES

1. ALL EXIT SIGNS AND EMERGENCY LIGHTS ARE SHOWN ON ELECTRICAL DRAWINGS AND WILL BE SUBJECT TO INSPECTION FROM THE FIRE MARSHAL HAVING AUTHORITY PRIOR TO FINAL APPROVALS
2. GC SHALL FURNISH AND PROVIDE FIRE EXTINGUISHERS AND THE APPROPRIATE BLOCKING OR ATTACHMENTS TO THE WALL, COLUMN, OR FIXTURE. REFERENCE SPECIFICATIONS FOR FIRE EXTINGUISHERS. GC SHALL COORDINATE EXACT LOCATION, TYPE AND SIZE IN THE FIELD PER THE LOCATIONS INDICATED ON THE LIFE SAFETY PLAN WITH THE FIRE MARSHAL AND AHJ. THE GC SHALL ALSO BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ANY ADDITIONAL FIRE EXTINGUISHERS THAT MAY BE REQUIRED. INSPECTION TAGS SHALL BE PROVIDED WITH EACH EXTINGUISHER

LEGEND

FE	FIRE EXTINGUISHER
100.0'	TRAVEL DISTANCE
E	TACTILE EXIT SIGN
EX	TACTILE EXIT ROUTE SIGN
ES	TACTILE EXIT STAIR SIGN
DH	DOOR HOLD-OPEN TIED INTO FIRE ALARM
	1-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER

brr
ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT
CEI
smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
APEX ENGINEERS,INC
1605 LOCUST ST
KANSAS CITY, MISSOURI
816.421.3202
www.apex-engineers.com

COPYRIGHT NOTICE
This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed professionals for that project. Reporting of this drawing for reuse on another project is not authorized and may be contrary to the law.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS
300 E. Central Ave
Bentonville, AR 72712

BLUE CRANE

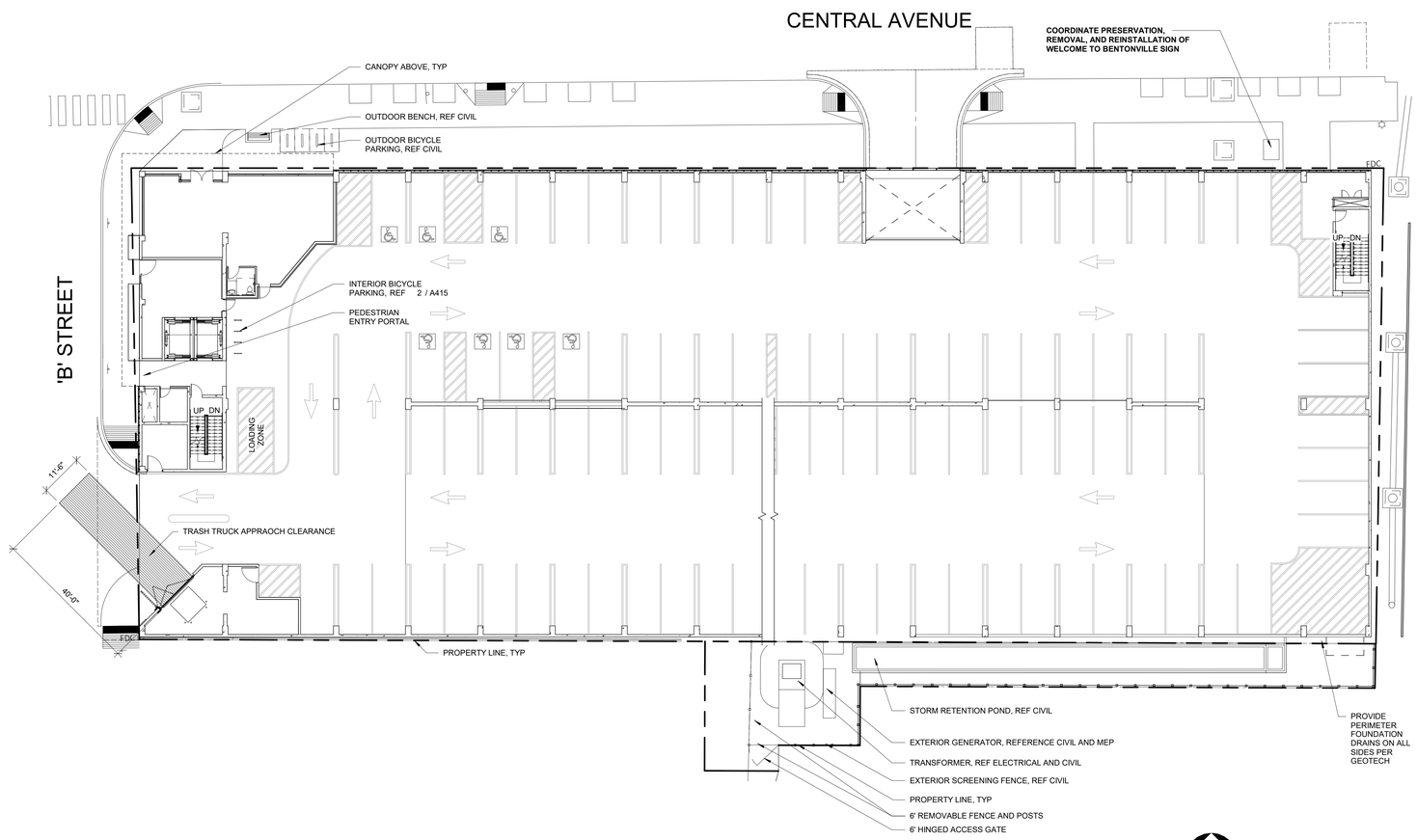
PROJECT MANAGER: JH, KS
CHECKED BY:
DRAWN BY: CT
DOCUMENT DATE: **09/14/22**
PROJECT NO. **32000044**
PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
B2 LIFE SAFETY PLAN
SHEET NO. **G101**

BRR Original printed on recycled paper

8/4/2022 3:19:10 PM



1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0" REF: 00 / 1

8/5/2022 10:40:22 AM

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
9101 ARTCLAY AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT

2561B west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617

APEX ENGINEERS, INC
1605 LOCUST ST
KANSAS CITY, MISSOURI
816.421.3202
www.apex-engineers.com

COPYRIGHT NOTICE

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed professionals for that project. Any reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS

300 E. Central Ave
Bentonville, AR 72712

PROJECT MANAGER: JH, KS

CHECKED BY:

DRAWN BY: CT

DOCUMENT DATE:
09/14/22

PROJECT NO.
32000044

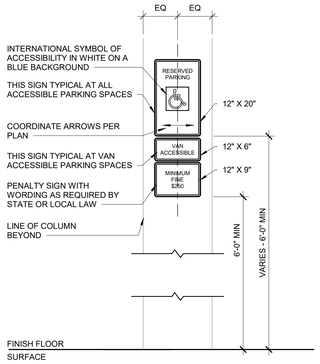
PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
ARCHITECTURAL SITE PLAN

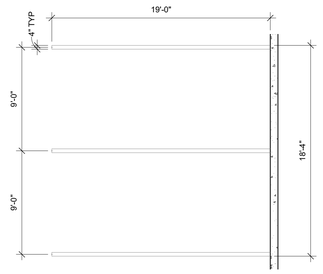
SHEET NO.
A100

BRR Original printed on recycled paper



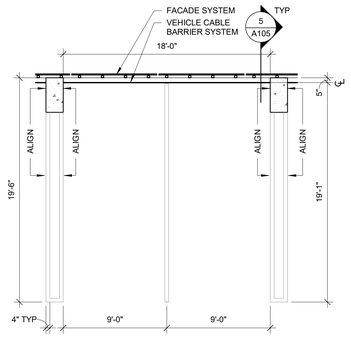
5 ACCESSIBLE SIGNAGE

3/4" = 1'-0" REF: A103 / 1



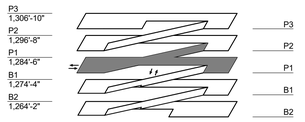
3 STRIPING PLAN

3/16" = 1'-0" REF: A102 / 1



2 STRIPING PLAN

3/16" = 1'-0" REF: A103 / 1



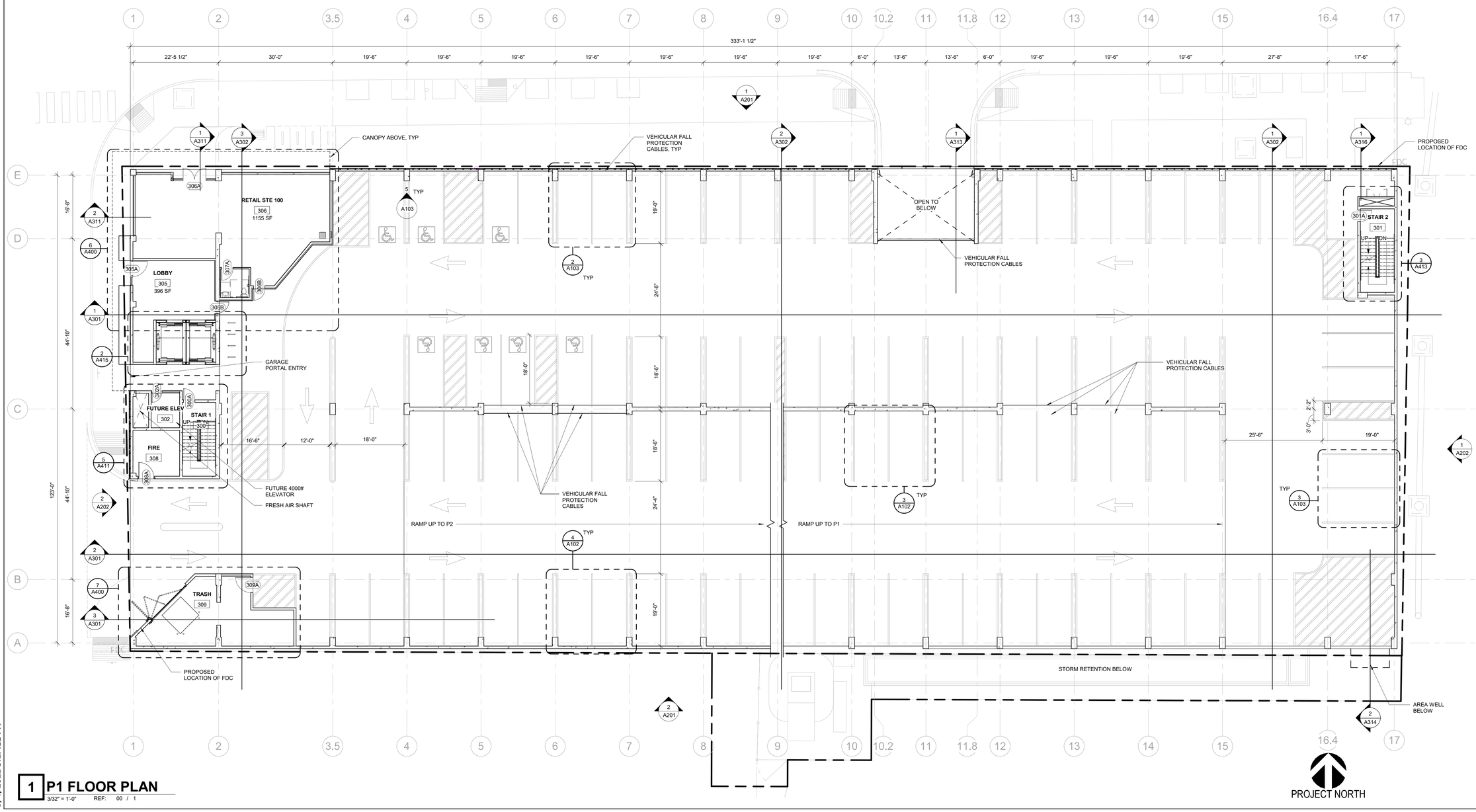
STALL COUNT

9'-0", 90° STANDARD STALL

	STANDARD	ACCESSIBLE	VAN ACCESSIBLE	PRIVATE GARAGE	
B2:	036	0	0	39	075
B1	094	2	0	00	096
P1:	090	5	2	00	097
P2:	113	0	0	00	113
P3:	073	0	0	00	073
	406	7	2	39	TOTAL: 454

NUMBER OF ACCESSIBLE SPACES REQUIRED BY ADAAG FOR 401-500 PARKING SPACES: 9
NUMBER OF ACCESSIBLE SPACES PROVIDED: 09
NUMBER OF VAN ACCESSIBLE SPACES REQUIRED BY ADAAG = ACCESSIBLE SPACES / 6 AND 9 / 6 = 1.5
NUMBER OF VAN ACCESSIBLE SPACES PROVIDED: 2

NUMBER OF PRIVATE GARAGES PROVIDED: 39
NUMBER OF STORAGE UNITS PROVIDED: 21



1 P1 FLOOR PLAN

3/32" = 1'-0" REF: 00 / 1

PROJECT NORTH

8/4/2022 3:27:12 PM

LSD22-0039

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
9101 ARTCLAY AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT

CEI

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617

APEX ENGINEERS, INC
1605 LOCUST ST
KANSAS CITY, MISSOURI
816.421.3222
www.apex-engineers.com

COPYRIGHT NOTICE

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed professionals. Any unauthorized use of this drawing for reuse on another project is not authorized and may be contrary to the law.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS

300 E. Central Ave
Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: JH, KS

CHECKED BY:

DRAWN BY: CT

DOCUMENT DATE:
09/14/22

PROJECT NO.
32000044

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

1 PARKING PLAN

SHEET NO.
A103

BRR Original printed on recycled paper

BUILDING MATERIALS

NORTH ELEVATION	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	OPEN	TOTAL
SF	171	12,872	408	19	0	96	400	13,966
% CLADDING	1%	92%	3%	0.5%	0%	0.5%	3%	

SOUTH ELEVATION	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	OPEN	TOTAL
SF	11,459	0	0	0	0	0	3,056	14,515
% CLADDING	79%	0%	0%	0%	0%	0%	21%	

EAST ELEVATION	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	OPEN	TOTAL
SF	6,300	0	0	0	0	0	0	6,300
% CLADDING	100%	0%	0%	0%	0%	0%	0%	

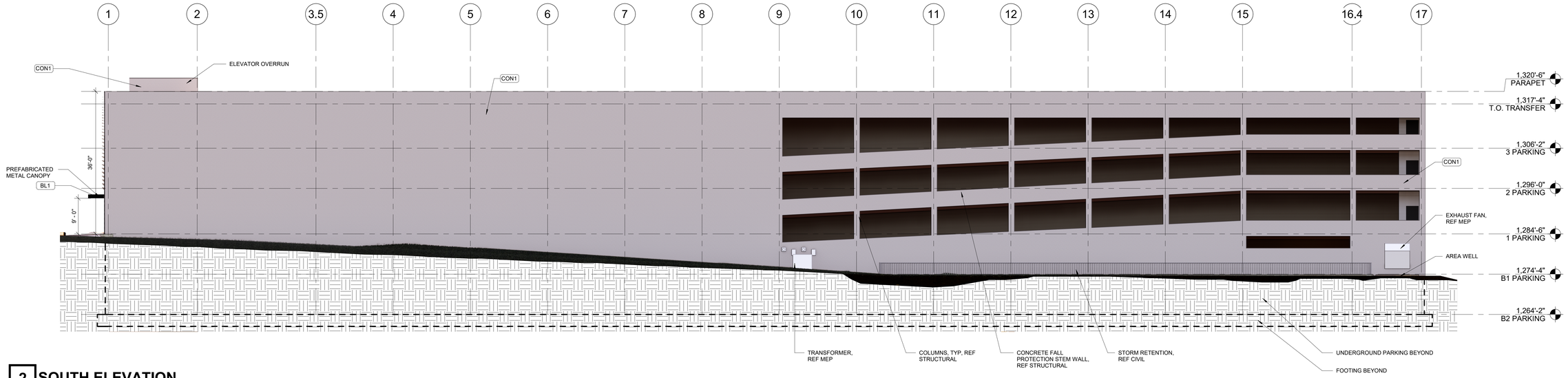
WEST ELEVATION	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	OPEN	TOTAL
SF	90	2,787	210	20	241	105	1,107	4,560
% CLADDING	2%	61%	5%	1%	5%	2%	24%	

*GFRC PANEL INCLUDES MOUNTING FRAMING AND SUPPORTS

TOTAL BUILDING FACADE PERCENTAGES (EXCLUDING OPEN SPACE)								
	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	N/A	TOTAL
SF	18,020	15,659	618	39	241	201	N/A	34,778
% CLADDING	51%	45%	2%	0%	1%	1%		

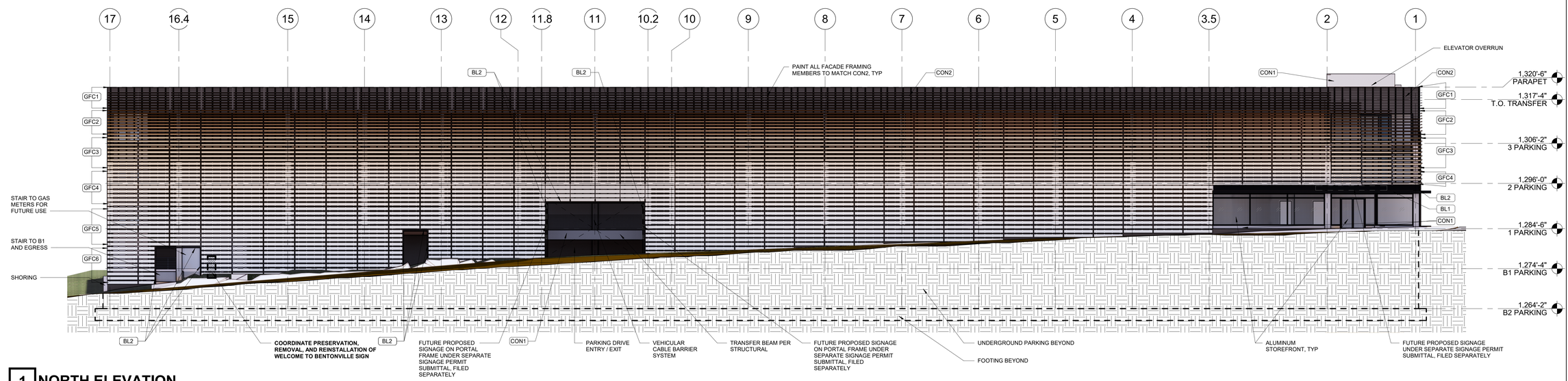
FINISH INDEX

- BK1 — BRICK VENEER; INAX HIKKAKI BLACK (IBUSHI)
- GFC1 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO WALNUT TI04
- GFC2 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO LARCH TI02
- GFC3 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO SANDSTONE NS02
- GFC4 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO SAHARA NS01
- GFC5 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO VANILLA NS04
- GFC6 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO COTTON NS03
- CON1 — ARCHITECTURAL CONCRETE
- CON2 — ARCHITECTURAL CONCRETE BEHIND GFRC, PAINTED
- BL1 — BLACK METAL CANOPY
- BL2 — BLACK METAL PANEL



2 SOUTH ELEVATION

3/32" = 1'-0" REF: /



1 NORTH ELEVATION

3/32" = 1'-0" REF: /

8/5/2022 10:43:15 AM

LSD22-0039

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
9131 ARCLAY AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT

CEI

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617

APEX ENGINEERS, INC
1605 LOCUST ST
KANSAS CITY, MISSOURI
816.421.3202
www.apex-engineers.com

COPYRIGHT NOTICE

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed professionals for that project. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS

300 E. Central Ave Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: JH, KS

CHECKED BY:

DRAWN BY: CT

DOCUMENT DATE:
09/14/22

PROJECT NO.
32000044

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A203

BRR Original printed on recycled paper

BUILDING MATERIALS

NORTH ELEVATION	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	OPEN	TOTAL
SF	171	12,872	408	19	0	96	400	13,966
% CLADDING	1%	92%	3%	0.5%	0%	0.5%	3%	

SOUTH ELEVATION	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	OPEN	TOTAL
SF	11,459	0	0	0	0	0	3,056	14,515
% CLADDING	79%	0%	0%	0%	0%	0%	21%	

EAST ELEVATION	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	OPEN	TOTAL
SF	6,300	0	0	0	0	0	0	6,300
% CLADDING	100%	0%	0%	0%	0%	0%	0%	

WEST ELEVATION	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	OPEN	TOTAL
SF	90	2,787	210	20	241	105	1,107	4,560
% CLADDING	2%	61%	5%	1%	5%	2%	24%	

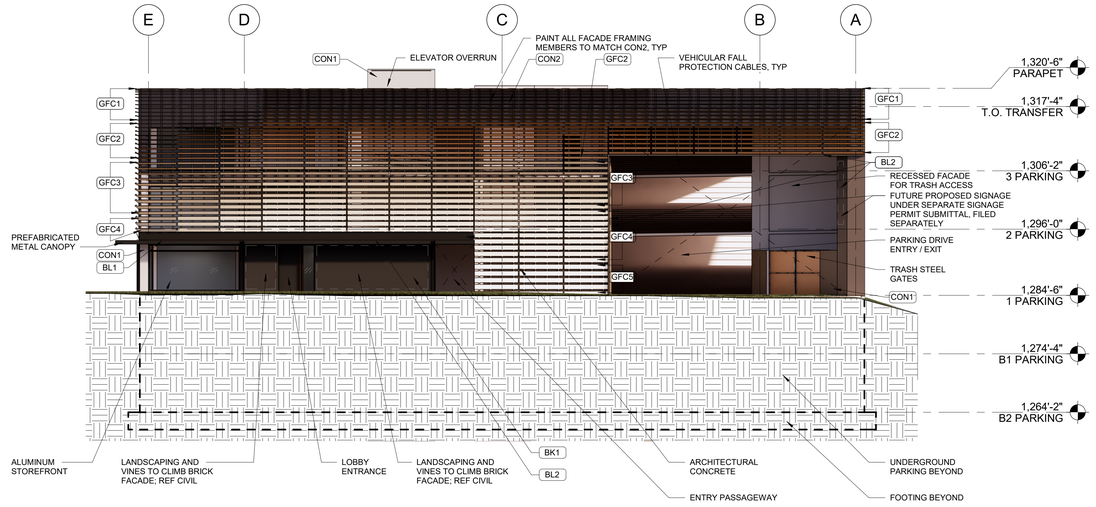
*GFRC PANEL INCLUDES MOUNTING FRAMING AND SUPPORTS

TOTAL BUILDING FACADE PERCENTAGES (EXCLUDING OPEN SPACE)

	ARCHITECTURAL CONCRETE	ARCHITECTURAL GFRC PANEL*	GLAZING	METAL CANOPY	BRICK VENEER	METAL PANEL	N/A	TOTAL
SF	18,020	15,659	618	39	241	201	N/A	34,778
% CLADDING	51%	45%	2%	0%	1%	1%		

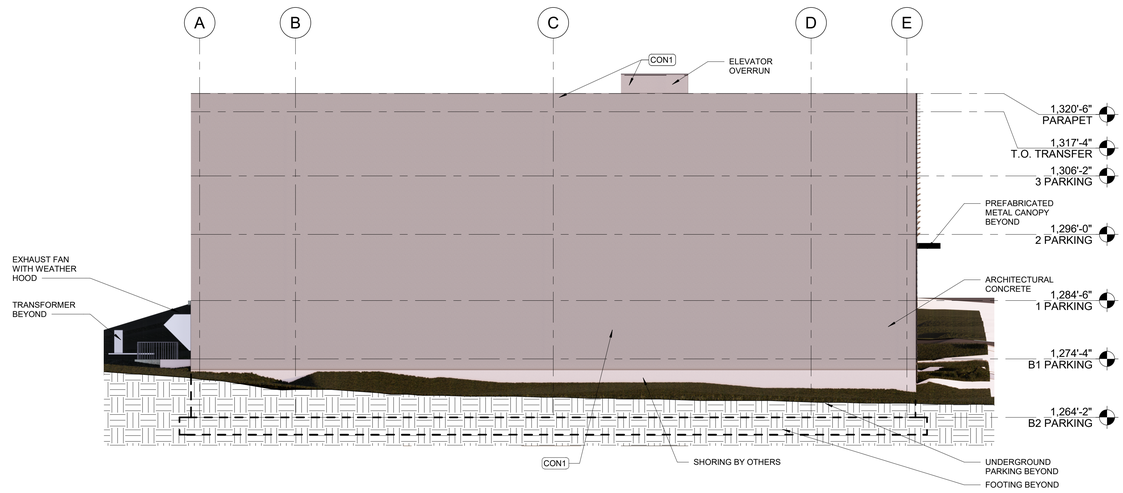
FINISH INDEX

- BK1 — BRICK VENEER; INAX HIKKAKI BLACK (IBUSHI)
- GFC1 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO WALNUT TI04
- GFC2 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO LARCH TI02
- GFC3 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO SANDSTONE NS02
- GFC4 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO SAHARA NS01
- GFC5 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO VANILLA NS04
- GFC6 — GFRC PANEL; RIEDER GROUP OKO SKIN FERRO COTTON NS03
- CON1 — ARCHITECTURAL CONCRETE
- CON2 — ARCHITECTURAL CONCRETE BEHIND GFRC, PAINTED
- BL1 — BLACK METAL CANOPY
- BL2 — BLACK METAL PANEL



2 WEST ELEVATION

3/32" = 1'-0" REF: /



1 EAST ELEVATION

3/32" = 1'-0" REF: /

LSD22-0039

8/5/2022 10:43:58 AM

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
9101 ASHLEY AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT

CEI

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617

APEX ENGINEERS,INC
1605 LOCUST ST
KANSAS CITY, MISSOURI
816.421.3202
www.apex-engineers.com

COPYRIGHT NOTICE

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed professionals. Any unauthorized use of this drawing for reuse on another project is not authorized and may be contrary to the law.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS

300 E. Central Ave
Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: JH, KS

CHECKED BY:

DRAWN BY: CT

DOCUMENT DATE:
09/14/22

PROJECT NO.
32000044

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

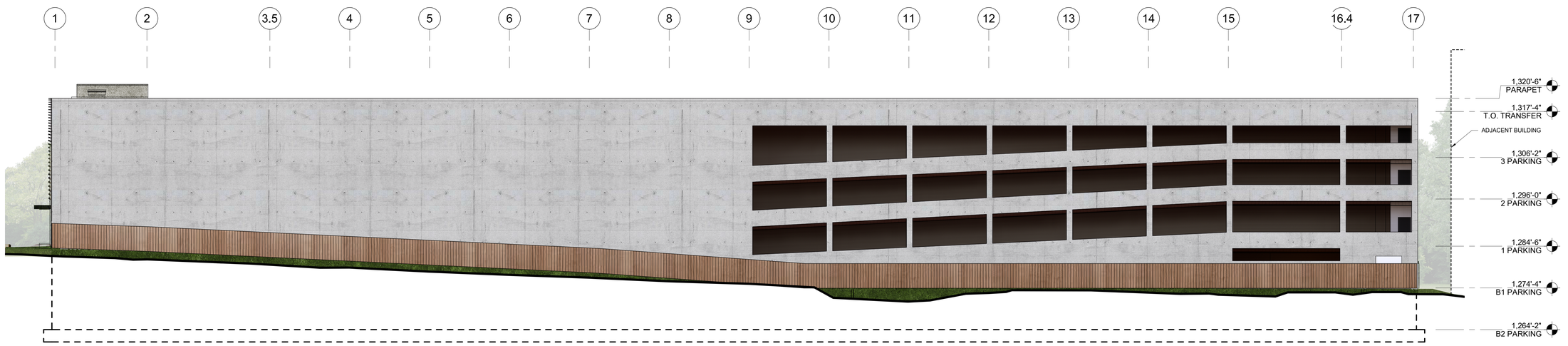
SHEET NO.

A204

BRR Original printed on recycled paper

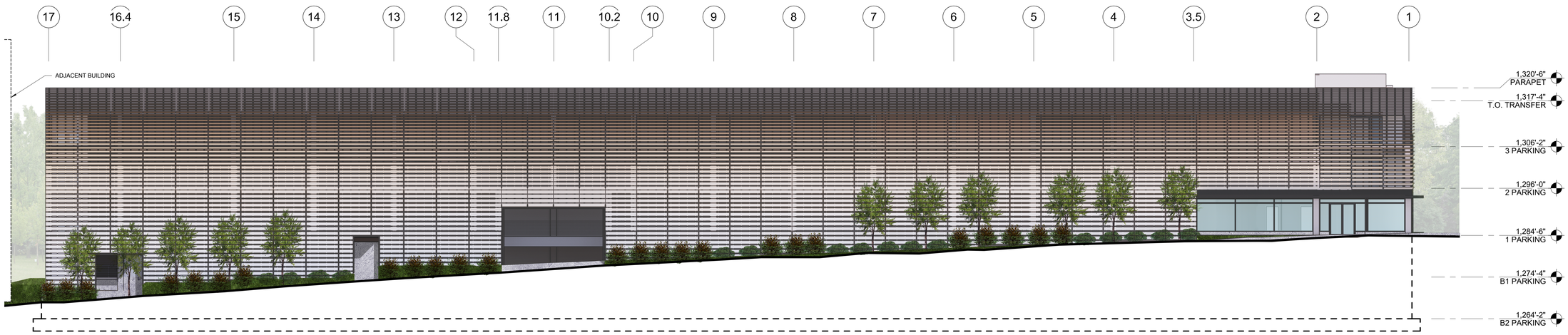
FINISH INDEX

- BRICK VENEER; INAX HIKKAKI BLACK (IBUSHI)
- GFRC PANEL; RIEDER GROUP OKO SKIN FERRO WALNUT TI04
- GFRC PANEL; RIEDER GROUP OKO SKIN FERRO LARCH TI02
- GFRC PANEL; RIEDER GROUP OKO SKIN FERRO SANDSTONE NS02
- GFRC PANEL; RIEDER GROUP OKO SKIN FERRO SAHARA NS01
- WOOD FENCE
- GFRC PANEL; RIEDER GROUP OKO SKIN FERRO VANILLA NS04
- GFRC PANEL; RIEDER GROUP OKO SKIN FERRO COTTON NS03
- ALUMINUM STOREFRONT
- LANDSCAPING
- ARCHITECTURAL CONCRETE
- ARCHITECTURAL CONCRETE BEHIND GFRC



2 SOUTH ELEVATION

3/32" = 1'-0" REF: A100 / 1



1 NORTH ELEVATION

3/32" = 1'-0" REF: A100 / 1

8/15/2022 2:21:17 PM

LSD22-0039

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
9101 ANTIOCH AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT

CEI

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617

APEX ENGINEERS, INC
1605 LOCUST ST
KANSAS CITY, MISSOURI
816.421.3202
www.apex-engineers.com

COPYRIGHT NOTICE

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed professionals for that project. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS
300 E. Central Ave
Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: JH, KS

CHECKED BY:

DRAWN BY: CT

DOCUMENT DATE:
09/15/22

PROJECT NO.
32000044

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A205

BRR Original printed on recycled paper

FINISH INDEX

BRICK VENEER; INAX
HIKKAKI BLACK (IBUSHI)

GFRC PANEL; RIEDER GROUP
OKO SKIN FERRO WALNUT TI04

GFRC PANEL; RIEDER GROUP
OKO SKIN FERRO LARCH TI02

GFRC PANEL; RIEDER GROUP
OKO SKIN FERRO SANDSTONE NS02

GFRC PANEL; RIEDER GROUP
OKO SKIN FERRO SAHARA NS01

WOOD FENCE

GFRC PANEL; RIEDER GROUP
OKO SKIN FERRO VANILLA NS04

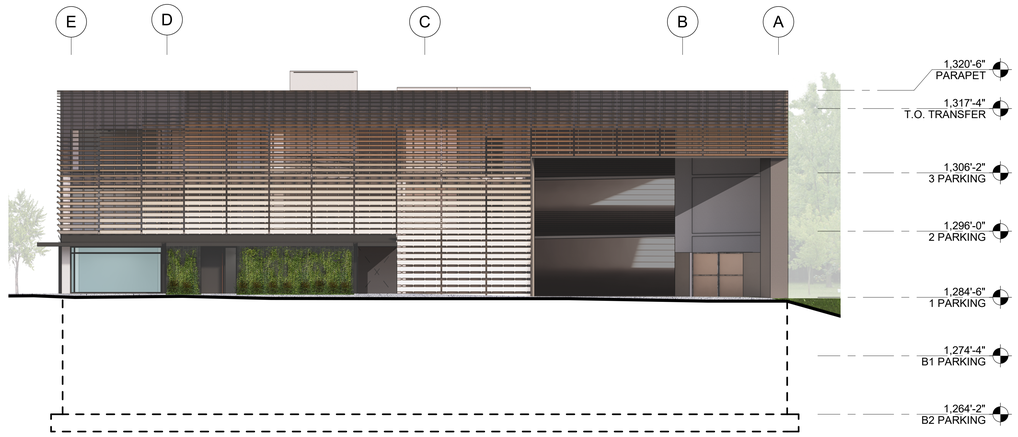
GFRC PANEL; RIEDER GROUP
OKO SKIN FERRO COTTON NS03

ALUMINUM STOREFRONT

LANDSCAPING

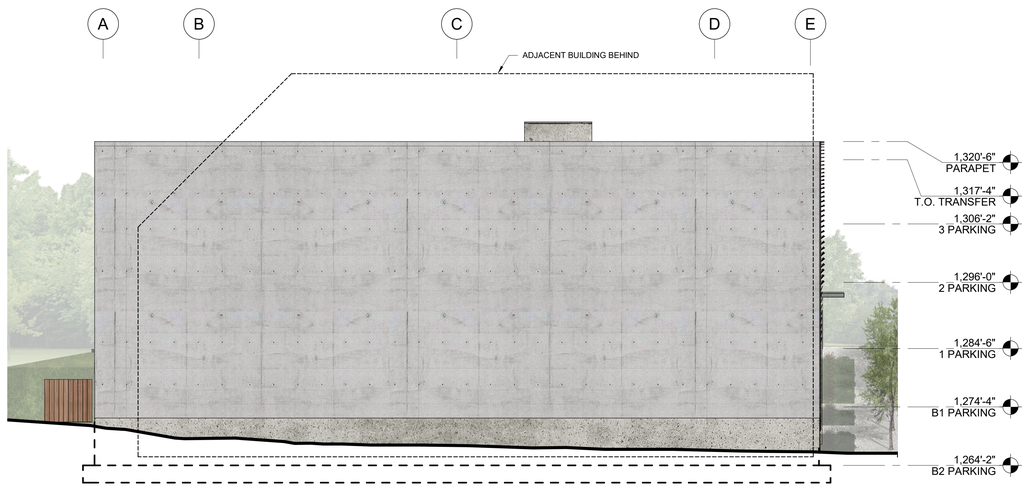
ARCHITECTURAL CONCRETE

ARCHITECTURAL CONCRETE
BEHIND GFRC



2 WEST ELEVATION

3/32" = 1'-0" REF: A100 / 1



1 EAST ELEVATION

3/32" = 1'-0" REF: A100 / 1

8/15/2022 2:21:21 PM

LSD22-0039

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
9101 ARCHLY AVE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

CONSULTANT

CEI

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617

APEX ENGINEERS INC
1605 LOCUST ST
KANSAS CITY, MISSOURI
816.421.3202
www.apex-engineers.com

COPYRIGHT NOTICE

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed professionals. Any unauthorized use of this drawing for reuse on another project is not authorized and may be contrary to the law.

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NAME

EAST CENTRAL PARKING STRUCTURE

PROJECT ADDRESS

300 E. Central Ave
Bentonville, AR 72712

BLUE CRANE

PROJECT MANAGER: JH, KS

CHECKED BY:

DRAWN BY: CT

DOCUMENT DATE:
09/15/22

PROJECT NO.
32000044

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A206

BRR Original printed on recycled paper

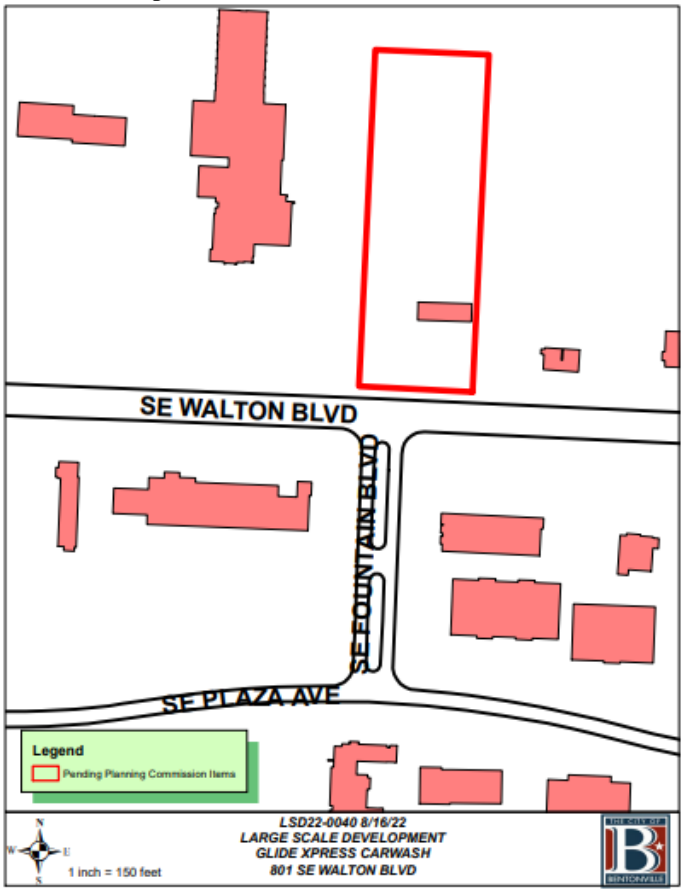
Glide Xpress Car Wash

801 Se Walton Boulevard
PC Date: 8/16/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	LSD22-0040
Applicant / Current Owner	Glide Xpress Principal Group, LLC
Site Area	+/- 2.98 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	General Commercial (C)
Development Type / Use	Car Wash

https://arcg.is/08HvK8

Location Map



Property Description
This property is located at 300 East Central Ave. at the corner of East Central Avenue and SE B Street. It is currently zoned DC, Downtown Core with a Future Land Use Classification of Downtown Commercial. The property currently serves as a parking lot for the Benton County Courts Annex Building.

Project Details
A large scale development proposing the construction of an automated car wash with vacuum stations. Twenty-nine (29) parking spaces are required and thirty-one (31) spaces are provided. Adequate vehicle stacking has been provided. Sidewalks, landscaping, grading/drainage, and site amenities are all following the requirements of the Land Development Code. Access to the project will be achieved through a single, shared ingress/egress point onto Southeast Walton Boulevard. Cross access is provided to the east to accommodate future developments. The primary materials on the exterior of the building include architectural metal panels, brick, and storefront glass.

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

Waivers
Three waivers are requested:

- Waiver from the City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100 Development Standards; Section 1100.02 Access Management Standards (6) which requires:

  "(6) Distance between curb cuts. The table below establishes the minimum distance that shall be provided between curb cuts, based on the maximum speed limit of the road, measured from centerline to centerline. Where lots are contiguous, a common ingress/egress drive is encouraged to minimize curb cuts and better facilitate traffic."

- Waiver from the City of Bentonville Municipal Code: Appendix B – Land Development Code – Article 1100, Development Standards; Section 1100.21; Large Scale Development Design Stanadards; (e) Building Materials: which requires:

  A minimum of two primary building materials is required constituting at least 75 percent of the wall area. No single primary material shall constitute less than 25% of wall area. The standard shall apply to all sides of any building.

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

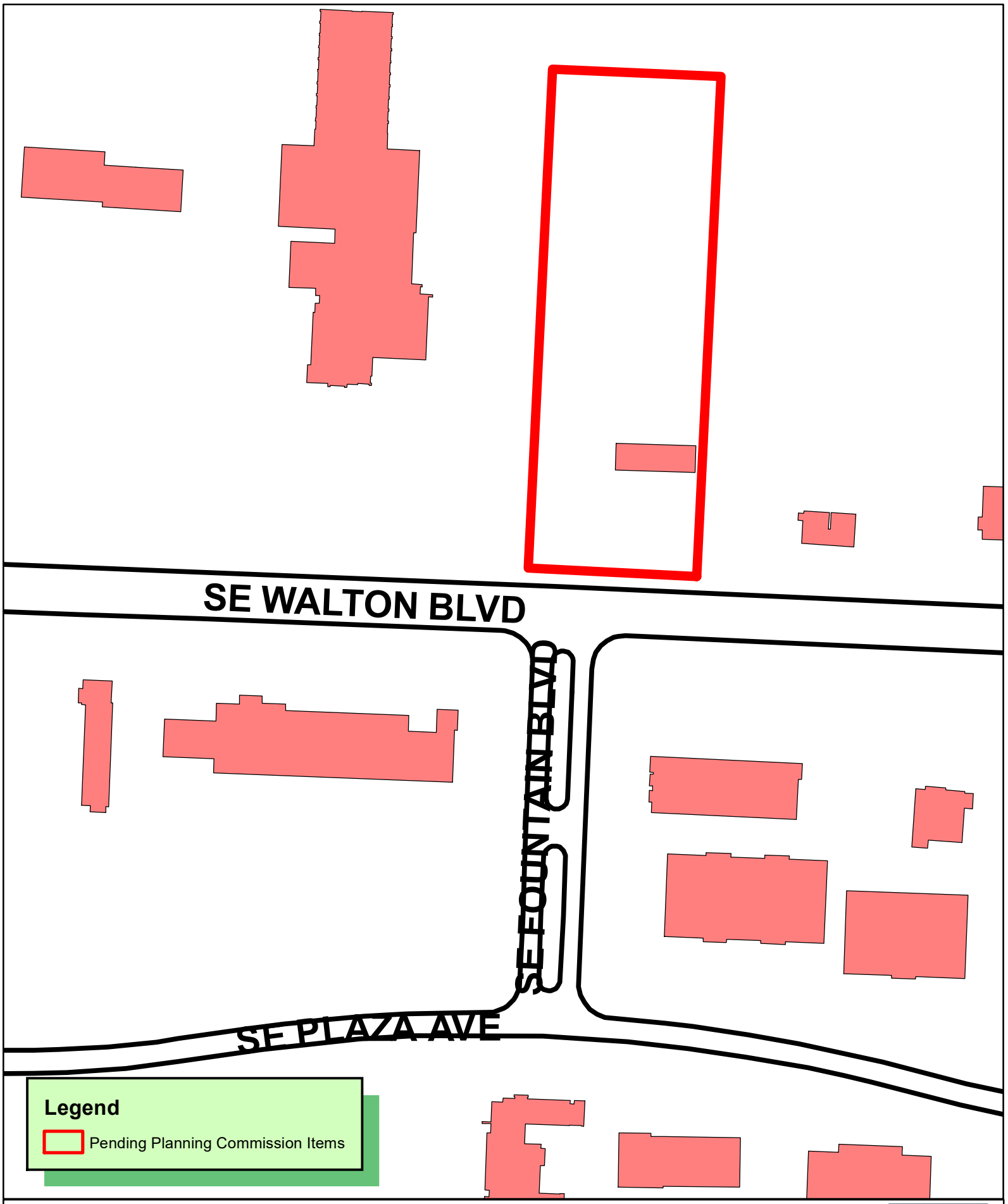
If the Planning Commission approves the requested waivers, staff recommends approval of the large-scale development. If the commission denies the requested waivers, staff recommends the applicant table their large-scale development until the proposal is brought into compliance with the Land Development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

Memorandum

To: Tyler Overstreet, Planning and Community Development Director
From: Dan Weese, PE - Deputy Director of Transportation; Ellen Norvell, PE - City Engineer
Date: August 12, 2022
Re: Waiver Request LSD22-0040 Glide Xpress Car Wash – Access Management

Applicant is requesting a waiver from the Access Management Standards. This being an infill lot that prevents the site from meeting the required distance between curb requirement as well as the drive offset requirement. Engineering staff has no objections to granting this waiver if it has Planning staff support.

If there are any questions regarding staff recommendation, please feel free to contact me.



LSD22-0040 8/16/22
LARGE SCALE DEVELOPMENT
GLIDE XPRESS CARWASH
801 SE WALTON BLVD

ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
5311 W. Village Parkway
Rogers, AR 72758
479-286-8181

August 5, 2022

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

Project: Glide Xpress Car Wash – 801 SE Walton Boulevard
Project No.: LSD22-0040

To Whom It May Concern:

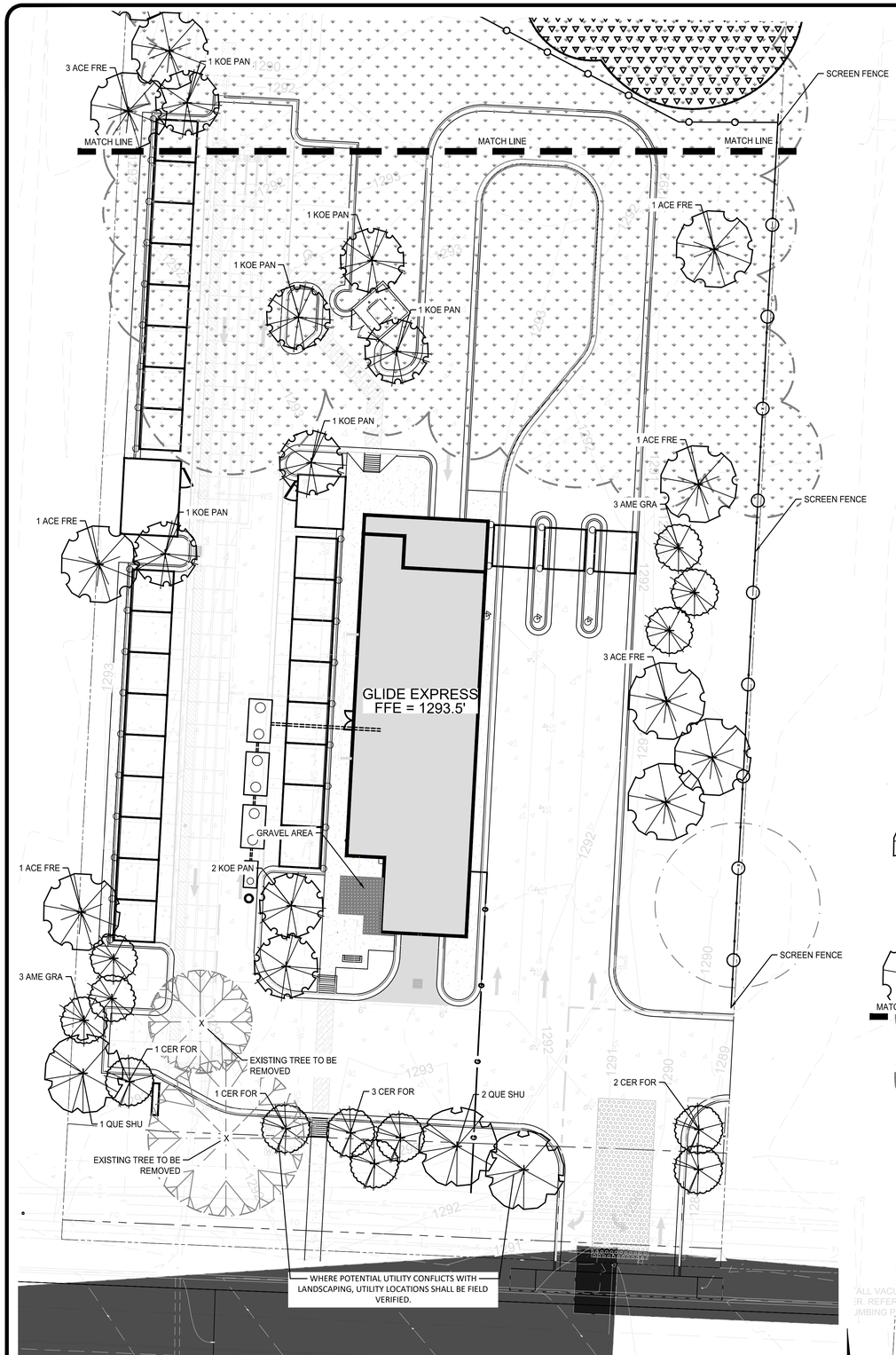
Per coordination with City Staff, we are hereby requesting a waiver from the following requirements:

- Distance Between Curb Cuts: Land Development Code Section 1100.02(a)(6).
  - This section states that for a speed limit of 45 mph, the minimum distance between curb cuts is to be 250'. Due to the location of the existing driveways to the east and west of the property, there is not enough room to provide that spacing from between the existing driveways.
- Building Material: Land Development Code Section 1100.21(E)
  - pb2 would like the jurisdiction to consider allowing the Porcelain Tile product which is a signature feature item and a quality product, on three of the four exterior faces for the car wash be an acceptable primary material. Secondly, pb2 would request that the overhead doors to the wash tunnel be excluded from the wall percentage for the two exterior elevations that they apply to. These doors will be open for the operating hours of the business and are inconsequential in determining the square footage of these two elevations.

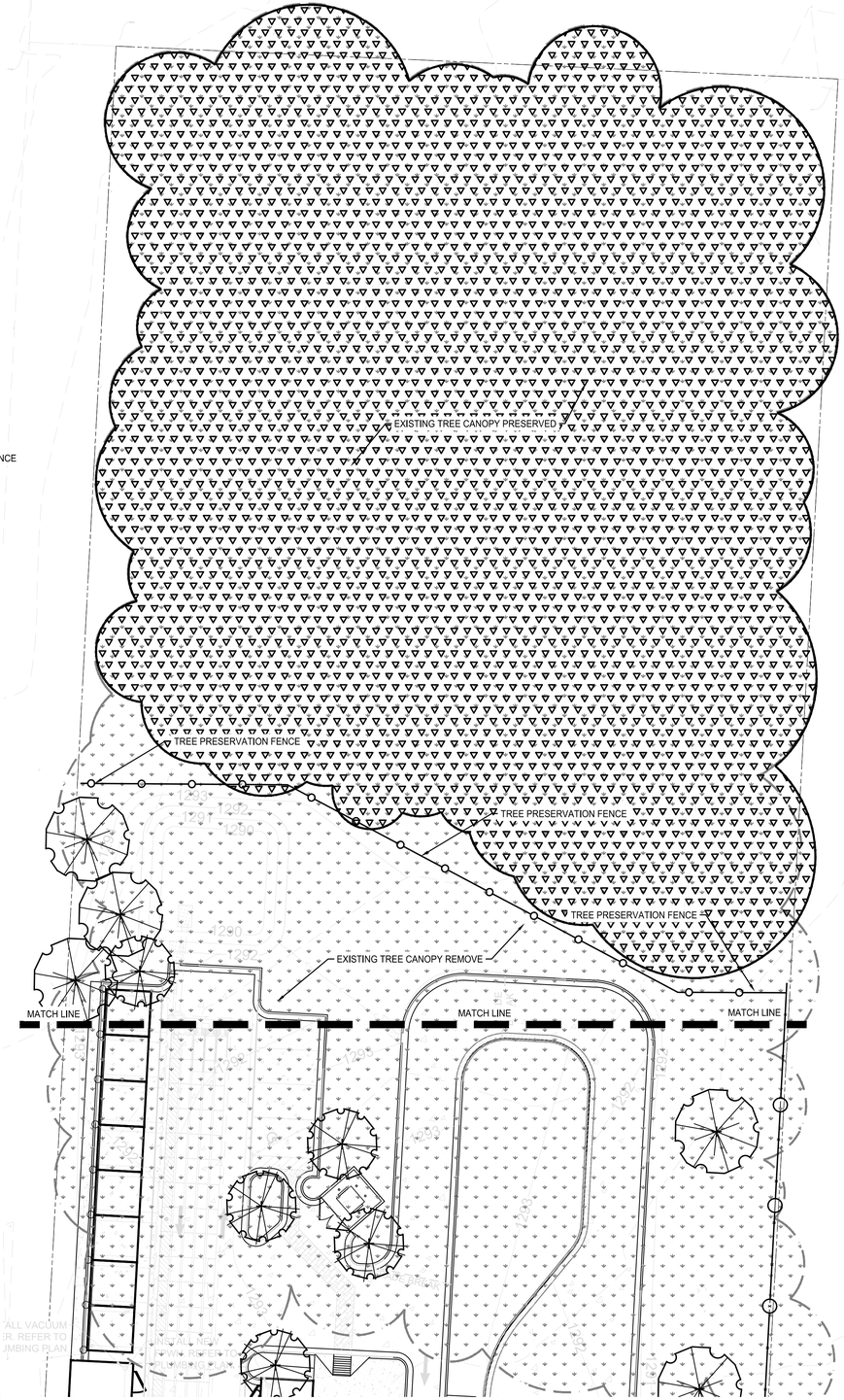
We appreciate your consideration of these requests. Please reach out to us with any questions.

Respectfully,

Ernie Deaton, PE
Rogers Office Manager
Anderson Engineering, Inc.



1 LANDSCAPE PLAN
1" = 20'-0"



20 0 20 40 60
GRAPHIC SCALE - FEET

2 LANDSCAPE PLAN
1" = 20'-0"

wallace design collective

wallace design collective, pc
structural • civil • landscape • survey
1703 wyandotte street, suite 200
kansas city, missouri 64108
816.421.8282 • 800.364.5858
MISSOURI CA #001268 EXP 12/31/23

LEGEND

- EXISTING TREE CANOPY
- EXISTING TREE CANOPY PRESERVED
- TREE PRESERVATION FENCE
- GRAVEL AREA OVER UTILITIES

TREE PRESERVATION

TOTAL SITE = 2.98 AC.
EXISTING TREE CANOPY = 1.81 AC.
= 61% OF SITE
TREE CANOPY PRESERVED = 1.09 AC.
= 55% OF SITE
1.09 / 1.81 = 60% OF EXISTING TREE CANOPY PRESERVED

LSD22-0040

damage prevention is no accident
811 Know what's below. Call before you dig.
800-482-8998
Arkansas One-Call
www.arkonecall.com

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
5311 W. VILLAGE PKWY • ROGERS, ARKANSAS 72758 • PHONE (479) 268-8181
ANDERSON CO# 335 • MOLLY ROBB PE# 19640

REGISTERED LANDSCAPE ARCHITECT
05-06-2020
LEE MYANE
License No. 9998
STATE OF ARKANSAS
07/23/22

DRAWING INFO.
FIELD BY:
DRAWN BY:
CHECK BY:
DATE:
FIELD BOOK:
JOB NUMBER:

NO.	DESCRIPTION	BY	DATE
1	REVISIONS	LM	7-22-2022

REVISIONS

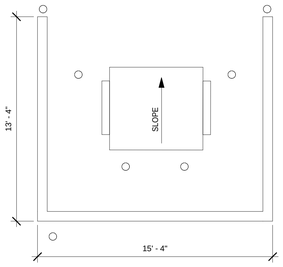
© COPYRIGHT ANDERSON ENGINEERING, INC. 2022

MAX ALLEY INVESTMENTS, LLC
GLIDE XPRESS CAR WASH

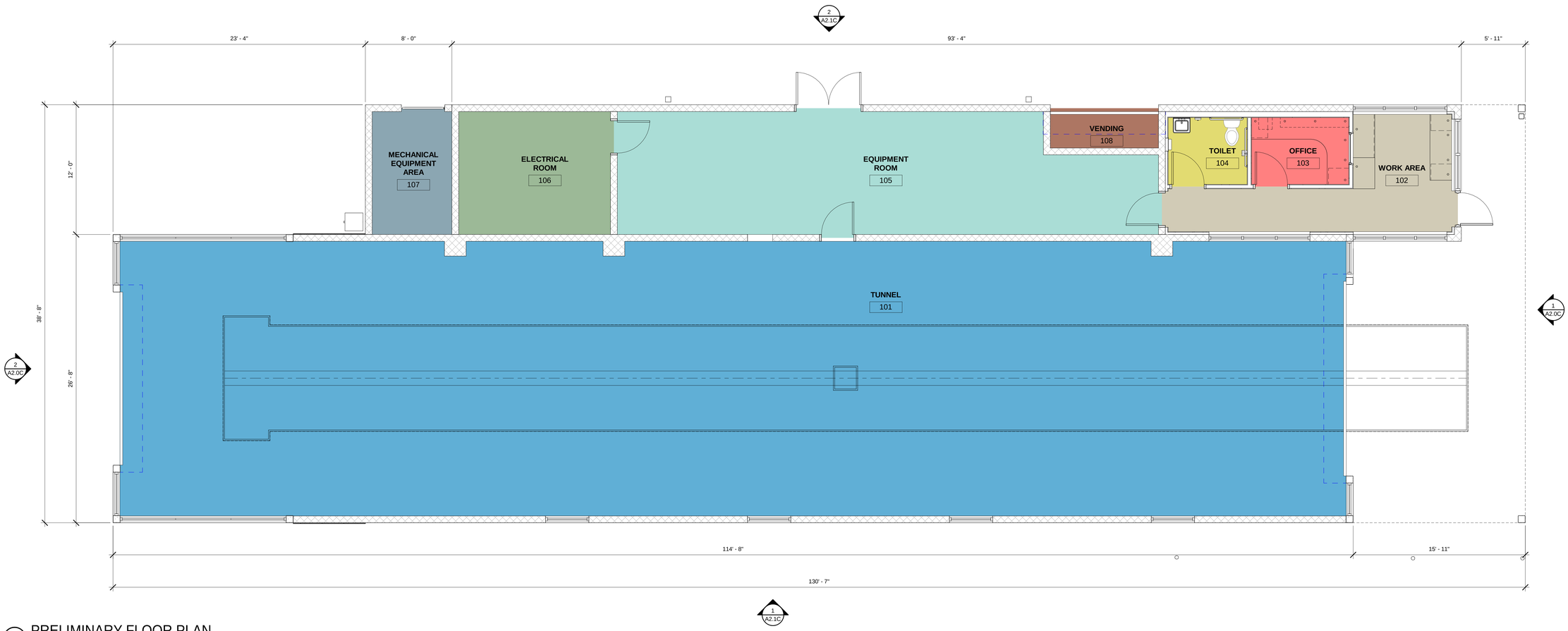
LANDSCAPE PLAN

801 SE WALTON, BENTONVILLE, AR 72712

SHEET NUMBER
L1.0



2 PRELIMINARY DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



1 PRELIMINARY FLOOR PLAN
1/4" = 1'-0"

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209

STIPULATION FOR REUSE
THE DRAWINGS WAS PREPARED FOR USE ON A SPECIFIC SITE AT 807 SE WALTON BLVD, BENTONVILLE, AR 72712. DON'T DISPROPORTIONATELY WITH ITS ISSUE DATE. THE DRAWINGS ARE NOT SUITABLE FOR USE ON A DIFFERENT PROJECT OR SITE. REUSE OR ALTERATION OF THIS DRAWING FOR REFERENCE OR ON OTHER PROJECTS WITHOUT RECORDED, THE SERVICE PLOP PROVIDES, AND ANY REUSE WITHOUT SUCH VERIFICATION WILL BE AT THE USER'S SOLE RISK. IF REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED, COPYRIGHT FEES MAY BE CONTAINED TO THE LAW.

GlideXPRESS
RIDE THE GLIDE.
807 SE WALTON BLVD
BENTONVILLE, ARKANSAS
JOB NUMBER: 2022.0323

ISSUE BLOCK

CHECKED BY:	TL
DRAWN BY:	AE
PROTO CYCLE:	06.10.22
DOCUMENT DATE:	07.25.22

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

PRELIMINARY FLOOR PLANS

SHEET: A1.0C

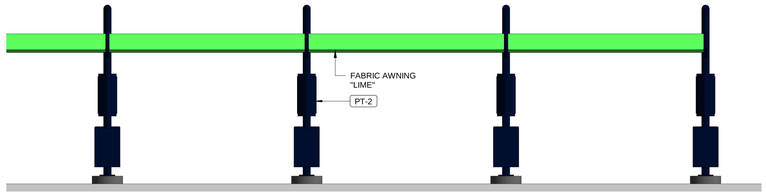
COB Project Number: LSD22-0040

EXTERIOR FINAL FINISH SCHEDULE:

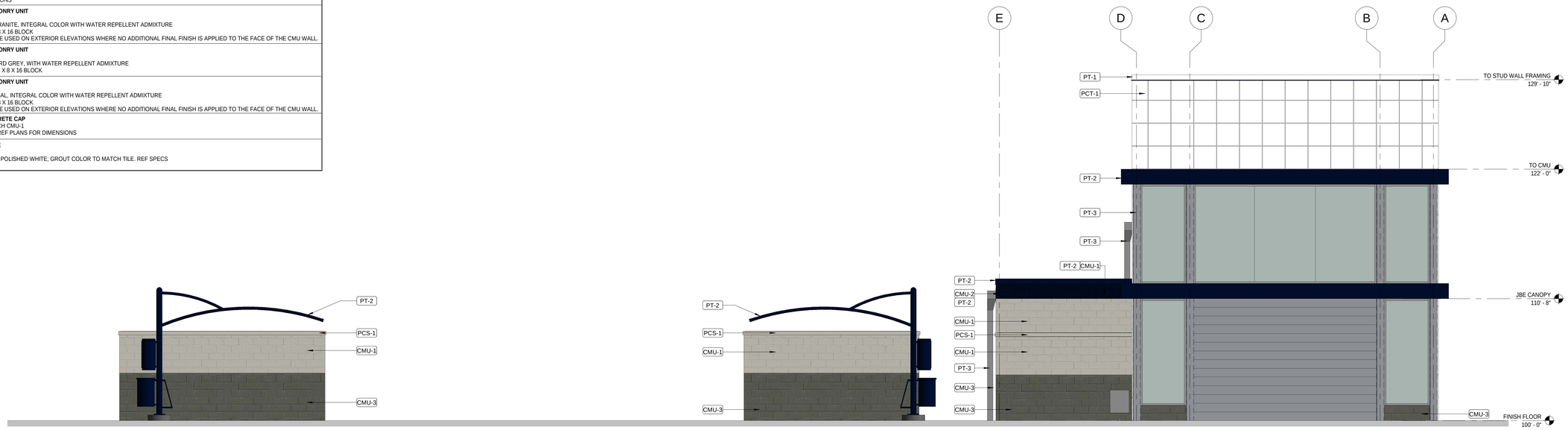
PT - 1	**PAINT - EXTERIOR (TRIM, REF ELEVATIONS)** SHERWIN WILLIAMS COLOR: TO MATCH PORCELAIN TILE, EGGSHELL, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT - 2	**PAINT - EXTERIOR (TRIM, REF ELEVATIONS)** SHERWIN WILLIAMS CUSTOM COLOR: GLIDE XPR RIDE THE GLIDE BLUE, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT - 3	**PAINT - EXTERIOR (TRIM, REF ELEVATIONS)** SHERWIN WILLIAMS CUSTOM COLOR: TO MATCH CMU-1, EXTERIOR
PT - 5	**PAINT - EXTERIOR (BOLLARDS)** SHERWIN WILLIAMS COLOR: SAFETY YELLOW, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
XP - 1B	**EPOXY PROTECTIVE COATING** SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW 6258 TRICORN BLACK, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
XP - 1W	**EPOXY PROTECTIVE COATING - EXTERIOR (UNDERSIDE OF CANOPY AT TUNNEL ENTRANCE)** SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW WHITE, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
CMU-1	**CONCRETE MASONRY UNIT** BEST BLOCK COLOR: GREY GRANITE, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL.
CMU-2	**CONCRETE MASONRY UNIT** BEST BLOCK COLOR: STANDARD GREY, WITH WATER REPELLENT ADMIXTURE SMOOTH FACE, 8 X 8 X 16 BLOCK
CMU-3	**CONCRETE MASONRY UNIT** BEST BLOCK COLOR: CHARCOAL, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL.
PCS-1	**PRECAST CONCRETE CAP** COLOR: TO MATCH CMU-1 SMOOTH FACE, REF PLANS FOR DIMENSIONS
PCT-1	**PORCELAIN TILE** MSI COLOR: DOMINO POLISHED WHITE; GROUT COLOR TO MATCH TILE. REF SPECS 24" X 24" TILE

PRIMARY BUILDING MATERIAL PERCENTAGE:

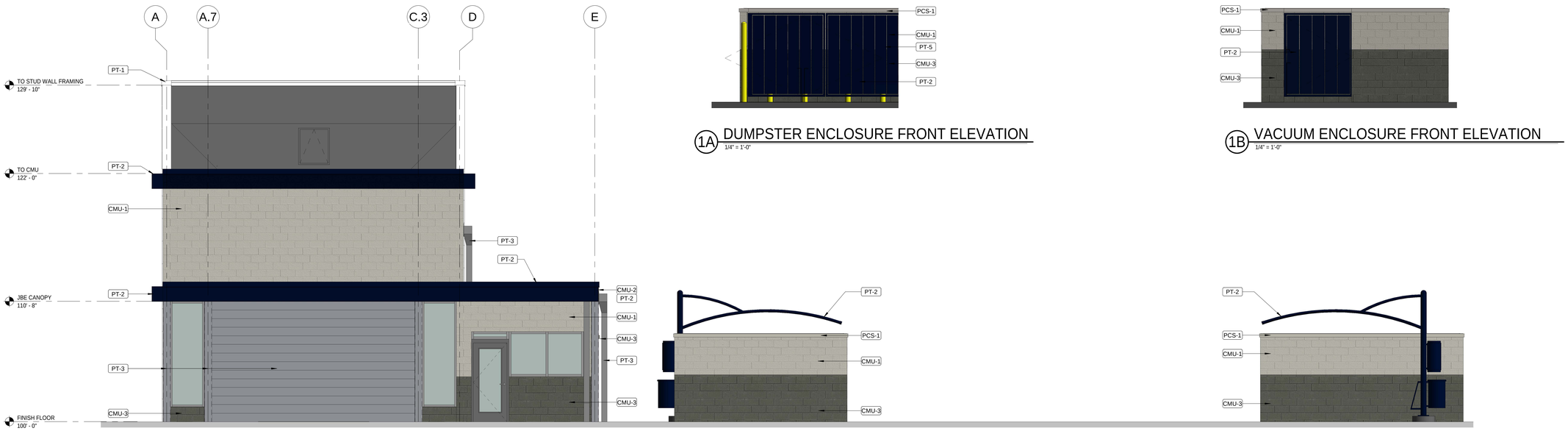
	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL WALL AREA
TEXTURED CONCRETE BLOCK	310 SQ. FT. 42%	139 SQ. FT. 14%	1,702 SQ. FT. 59%	1758 SQ. FT. 61%	3909 SQ. FT. 52%
PORCELAIN TILE AND GLASS	110 SQ. FT. 15%	526 SQ. FT. 55%	810 SQ. FT. 28%	661 SQ. FT. 23%	2107 SQ. FT. 28%
TOTAL WALL AREA	749 SQ. FT.	960 SQ. FT.	2879 SQ. FT.	2978 SQ. FT.	7,467 SQ. FT.



3 CANOPY ELEVATION
1/4" = 1'-0"



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



1 NORTH ELEVATION
1/4" = 1'-0"

1A DUMPSTER ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"

1B VACUUM ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209

STIPULATION FOR REUSE
THE DRAWINGS WERE PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME AND DO NOT CONTEMPLATE REUSE WITH ITS ISSUE DATES AND LOCATION AS TO BE SUITABLE FOR USE ON A DIFFERENT SITE. ANY REUSE OR ALTERATION OF THE DRAWINGS FOR REFERENCE OR USE ON ANOTHER PROJECT IS RECORDED. THE SERVICE OF PROVIDES ALL RIGHTS TO PROTECT ITS RIGHTS IN THE EVENT OF SUCH REUSE OR ALTERATION. REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED UNLESS AND UNTIL WE CONFIRM TO THE LAW.

GlideXPRESS
RIDE THE GLIDE.
807 SE WALTON BLVD
BENTONVILLE, ARKANSAS
JOB NUMBER: 2022.0323

ISSUE BLOCK

CHECKED BY:	TL
DRAWN BY:	AE/CM
PROTO CYCLE:	06.10.22
DOCUMENT DATE:	07.25.22

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

COLOR ELEVATIONS

SHEET:
A2.0C

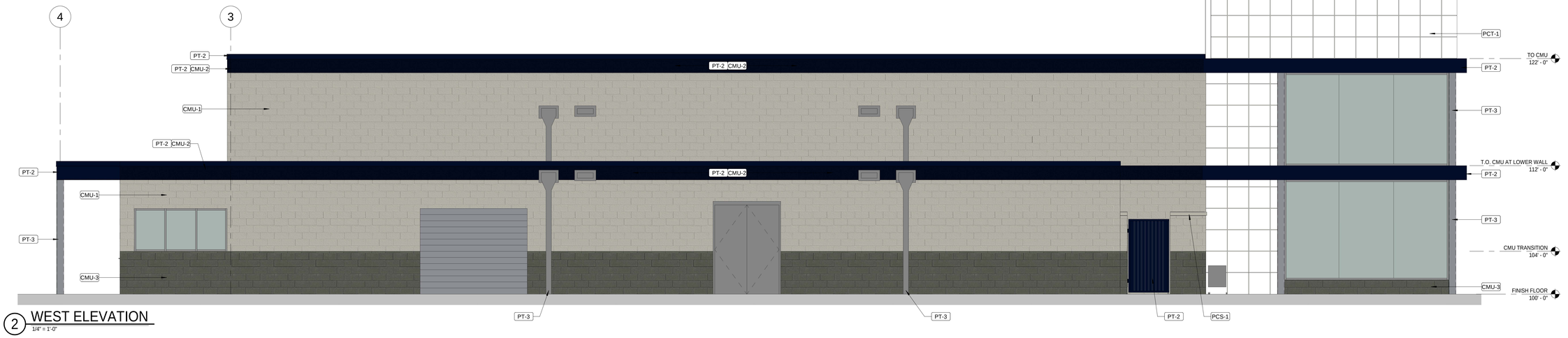
COB Project Number: LSD22-0040

EXTERIOR FINAL FINISH SCHEDULE:

PT - 1	**PAINT - EXTERIOR (TRIM, REF ELEVATIONS)** SHERWIN WILLIAMS COLOR: TO MATCH PORCELAIN TILE, EGGSHELL, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT - 2	**PAINT - EXTERIOR (TRIM, REF ELEVATIONS)** SHERWIN WILLIAMS CUSTOM COLOR: GLIDE XPR RIDE THE GLIDE BLUE, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
PT - 3	**PAINT - EXTERIOR (TRIM, REF ELEVATIONS)** SHERWIN WILLIAMS CUSTOM COLOR: TO MATCH CMU-1, EXTERIOR
PT - 5	**PAINT - EXTERIOR (BOLLARDS)** SHERWIN WILLIAMS COLOR: SAFETY YELLOW, SEMI-GLOSS, EXTERIOR PRIME SURFACES AS REQUIRED REF SPECIFICATIONS
XP - 1B	**EPOXY PROTECTIVE COATING** SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW 6258 TRICORN BLACK, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
XP - 1W	**EPOXY PROTECTIVE COATING - EXTERIOR (UNDERSIDE OF CANOPY AT TUNNEL ENTRANCE)** SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PROTECTIVE & MARINE COATING COLOR: SW WHITE, SEMI-GLOSS PREP WALL AND CEILING SURFACE AS REQUIRED BY MANUFACTURER PRIOR TO APPLYING EPOXY REF SPECIFICATIONS
CMU-1	**CONCRETE MASONRY UNIT** BEST BLOCK COLOR: GREY GRANITE, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL.
CMU-2	**CONCRETE MASONRY UNIT** BEST BLOCK COLOR: STANDARD GREY, WITH WATER REPELLENT ADMIXTURE SMOOTH FACE, 8 X 8 X 16 BLOCK
CMU-3	**CONCRETE MASONRY UNIT** BEST BLOCK COLOR: CHARCOAL, INTEGRAL COLOR WITH WATER REPELLENT ADMIXTURE SPLIT FACE, 8 X 8 X 16 BLOCK SPLIT FACE TO BE USED ON EXTERIOR ELEVATIONS WHERE NO ADDITIONAL FINAL FINISH IS APPLIED TO THE FACE OF THE CMU WALL.
PCS-1	**PRECAST CONCRETE CAP** COLOR: TO MATCH CMU-1 SMOOTH FACE, REF PLANS FOR DIMENSIONS
PCT-1	**PORCELAIN TILE** MSI COLOR: DOMINO POLISHED WHITE; GROUT COLOR TO MATCH TILE. REF SPECS 24" X 24" TILE

PRIMARY BUILDING MATERIAL PERCENTAGE:

	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL WALL AREA
TEXTURED CONCRETE BLOCK	310 SQ. FT. 42%	139 SQ. FT. 14%	1,702 SQ. FT. 59%	1758 SQ. FT. 61%	3909 SQ. FT. 52%
PORCELAIN TILE AND GLASS	110 SQ. FT. 15%	526 SQ. FT. 55%	810 SQ. FT. 28%	661 SQ. FT. 23%	2107 SQ. FT. 28%
TOTAL WALL AREA	749 SQ. FT.	960 SQ. FT.	2879 SQ. FT.	2978 SQ. FT.	7,467 SQ. FT.



2 WEST ELEVATION
1/4" = 1'-0"



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

COB Project Number: LSD22-0040

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209

STIPULATION FOR REUSE

THE DRAWINGS WERE PREPARED FOR USE ON A SPECIFIC SITE AT A SPECIFIC TIME AND THEY DO NOT DEMONSTRATE SUCH WITH ITS ISSUE DATE. THEY ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR FOR A DIFFERENT PURPOSE. USE OF THIS DRAWING FOR REFERENCE OR REUSE ON ANOTHER PROJECT IS NOT RECOMMENDED. THE SERVICE OF PROFESSIONAL ARCHITECTS AND ENGINEERS FOR REUSE ON ANOTHER PROJECT IS NOT REUSE ON ANOTHER PROJECT IS NOT RECOMMENDED AND MAY BE CONTRARY TO THE LAW.

GlideXPRESS
RIDE THE GLIDE.
807 SE WALTON BLVD
BENTONVILLE, ARKANSAS
JOB NUMBER: 2022.0323

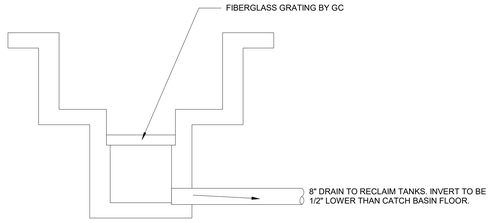
ISSUE BLOCK

CHECKED BY:	TL
DRAWN BY:	AE/CM
PROTO CYCLE:	06.10.22
DOCUMENT DATE:	07.25.22

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

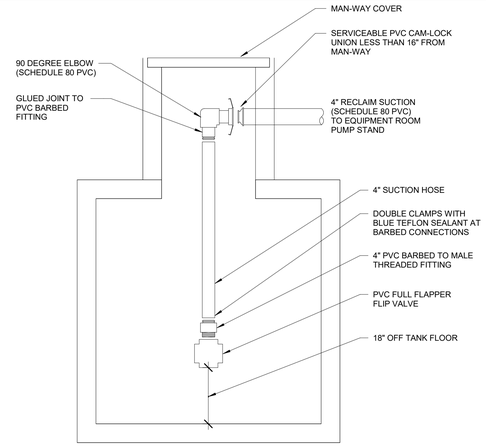
COLOR ELEVATIONS

SHEET:
A2.1C
98



4 TUNNEL TRENCH CATCH BASIN DETAIL
NTS

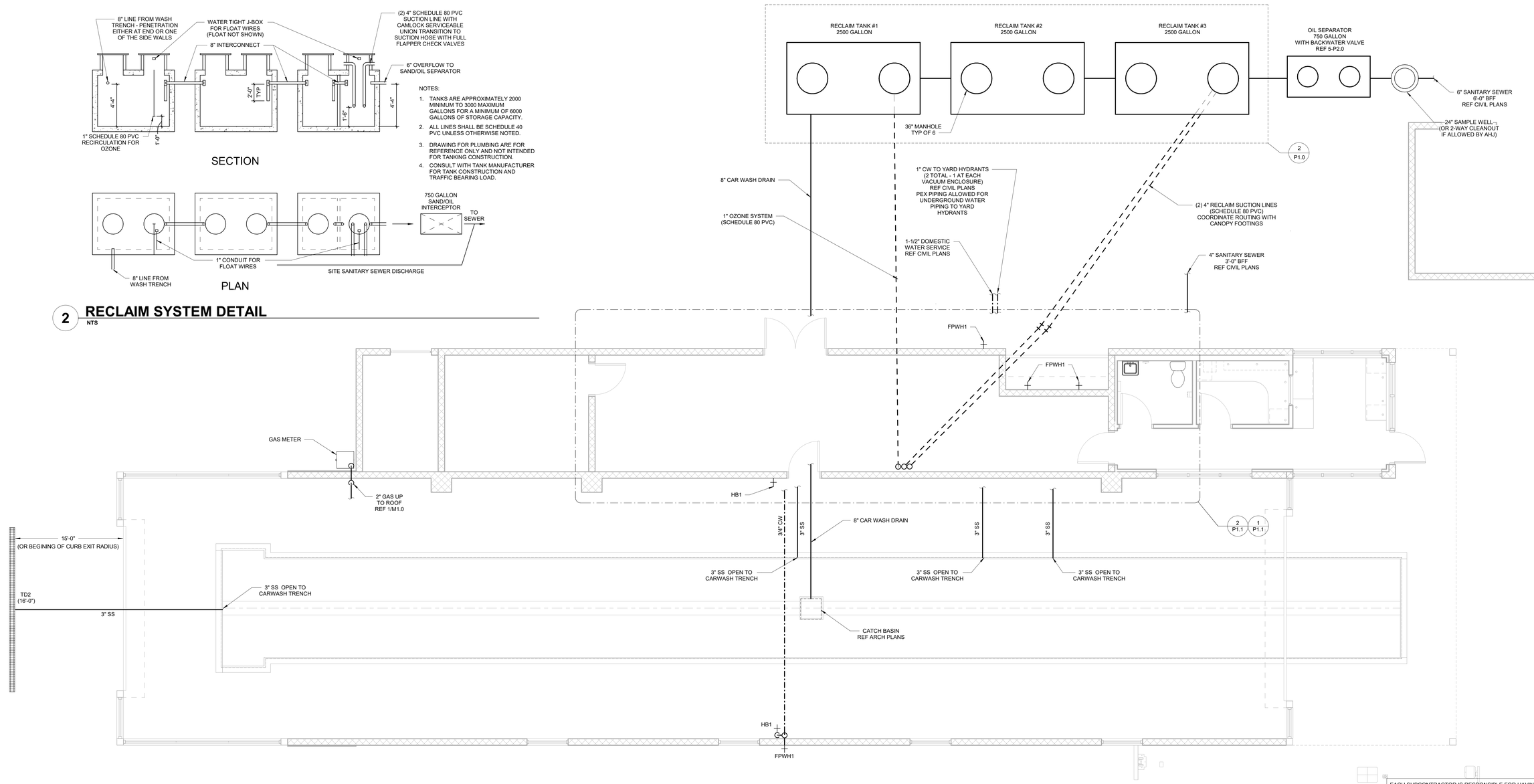
2 RECLAIM SYSTEM DETAIL
NTS



3 RECLAIM SUCTION LINE DETAIL
NTS

PLUMBING GENERAL NOTES

1. NOTES APPLY TO ALL PLUMBING SHEETS.
2. PROVIDE ALL MATERIALS FOR A COMPLETE INSTALLATION, IN ALL RESPECTS READY FOR INTENDED USE, AND IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY THIS WORK.
3. EACH CONTRACTOR IS RESPONSIBLE FOR HAVING THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS AS THEY RELATE TO THIS WORK. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO LACK OF THIS KNOWLEDGE.
4. COORDINATE UTILITY CONNECTIONS WITH CIVIL, GC, AND AHJ. PROVIDE PRESSURE REDUCING VALVE AND BACK FLOW PREVENTER AS SHOWN OR REQUIRED BY AHJ.
5. REFER TO RISER DIAGRAMS AND PLUMBING FIXTURE SCHEDULE FOR ALL PIPING AND PIPE SIZES NOT SHOWN ON PLAN.
6. PROVIDE SEISMIC BRACING BASED ON APPROPRIATE SEISMIC ZONE REQUIREMENTS PER SMACNA PUBLISHED SEISMIC DETAILS, LOCAL AND NATIONAL CODES. CONTRACTOR'S RESPONSIBILITY INCLUDES STRUCTURAL ENGINEER'S CERTIFICATION ON DETAIL SUBMITTED FOR PERMITTING.
7. SANITARY AND STORM SEWER PIPING SHOWN IS BASED ON 1/4" PER FOOT FALL FOR ALL PIPE SMALLER THAN 4" DIAMETER AND 1/8" PER FOOT FALL FOR PIPE 4" DIAMETER AND LARGER.
8. ALL SEWER PIPING BELOW SLAB TO BE 2" DIAMETER MINIMUM.
9. PROVIDE ACCESS DOORS TO ALL CONCEALED VALVES AND CLEAN-OUTS THAT ARE NOT LOCATED ABOVE AN ACCESSIBLE CEILING.
10. INSTALL WATER PIPE ON INSIDE OF EXTERIOR WALL INSULATION TO PREVENT FREEZING.
11. PROVIDE FIRE SEAL WHERE PIPES PENETRATE FIRE RATED ASSEMBLY.
12. SANITARY DRAINAGE LINES AND FITTINGS (DRAIN, WASTE AND VENT) SHALL BE PVC-DWV PLASTIC SCHEDULE 40. WHERE REQUIRED BY LOCAL CODES, CAST IRON, COATED INSIDE AND OUTSIDE SHALL BE USED. REFER TO SPECIFICATIONS.
13. PROVIDE TYPE "L" HARD DRAWN COPPER WATER PIPE ABOVE GRADE. PROVIDE TYPE "K" HARD DRAWN COPPER WATER PIPE BELOW GRADE. PEX PIPING ALLOWED FOR BELOW GRADE WATER PIPING TO YARD HYDRANTS. INSULATION IS REQUIRED ON ALL WATER SUPPLY PIPING ABOVE FINISHED FLOOR IN ACCORDANCE WITH THE STATE PLUMBING CODE OR PER LOCAL JURISDICTION. PIPING INSULATION EXPOSED TO PUBLIC VIEW SHALL BE WHITE. REFERENCE SPECIFICATIONS FOR APPROVED WATER PIPE EQUALS.
14. MAINTAIN A CLEAN WORK ENVIRONMENT AND REMOVE TRASH AND DEBRIS FROM WORK AREA DAILY. ANY CHARGES FOR CLEAN UP CREATED DUE TO NEGLIGENCE WILL BE WITHHELD FROM CONTRACTOR'S RETAINAGE, NO EXCEPTIONS.
15. ALL FIXTURES, PIPING, VALVES, ETC ARE NEW UNLESS DENOTED AS EXISTING.
16. PROVIDE INSULATION ON HOT AND COLD WATER, ROOF DRAIN BODIES, AND HORIZONTAL ROOF DRAIN PIPES. ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS, AND PARTITIONS. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING THAT IS BEING CONNECTED TO OR MODIFIED.
17. HEAT TAPE SHALL BE PROVIDED FOR ALL DOMESTIC WATER LINES LOCATED IN EXTERIOR WALLS IN CLIMATES WHERE PIPES ARE SUBJECT TO FREEZING.
18. MAINTAIN 36" CLEARANCE FOR INSTALLATION OF DOMESTIC COLD WATER PIPING IN ANY DIRECTION OR OVERTOP AND ALL ELECTRICAL SWITCHGEAR, MAIN DISTRIBUTION PANELS, SUB-PANELS, ETC.
19. ALL SOIL, WASTE AND VENT LINES SHALL BE CONCEALED IN THE BUILDING CONSTRUCTION.
20. COORDINATE CLOSELY WITH OTHER TRADES TO AVOID CONFLICT.
21. PROVIDE DRAIN VALVES IN THE HOT AND COLD WATER SYSTEM AT ALL LOW POINTS TO ALLOW FOR COMPLETE DRAINAGE.
22. VACUUM BREAKERS SHALL BE PROVIDED FOR ALL FIXTURES TO WHICH HOSES MAY BE ATTACHED. VACUUM BREAKERS SHALL BE PERMANENTLY ATTACHED.
23. ALL SUSPENDED MATERIALS AND EQUIPMENT SHALL BE INDIVIDUALLY SUPPORTED FROM THE BUILDING STRUCTURE. DO NOT SUSPEND ITEMS FROM THE CEILING OR ITS SUPPORT SYSTEM.
24. PLUMBING CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY FOR PROPER SEWER SYSTEM OPERATION.
25. ALL FLOOR CLEANOUTS SHALL BE INSTALLED FLUSH WITH FLOOR FINISH MATERIAL OR FLUSH WITH CONCRETE SLAB IF NO FLOOR FINISH MATERIAL IS CALLED OUT FOR ON ARCHITECTURAL DRAWINGS.
26. LOCATE ALL FLOOR CLEANOUTS OUT OF TRAFFIC WAYS WHILE MAINTAINING ACCESSIBILITY. LOCATED PER DIMENSIONS IF SHOWN ON PLANS.
27. INSTALL CONTINUOUS SEALANT AT ALL EXTERIOR WALL PENETRATIONS.
28. DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL DRAWINGS AND MANUFACTURER INSTALLATION INSTRUCTIONS FOR EXACT LOCATION OF PLUMBING FIXTURES.



1 PLUMBING PLAN
1/4" = 1'-0"

N

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

pb2 architecture +engineering
2809 Ajax Avenue Suite 100
Rogers Arkansas 72758
Phone: 479.636.3545
Fax: 479.636.1209

STIPULATION FOR REUSE
THE DRAWINGS PACKAGED FOR USE ON A SPECIFIC SITE AT
CONTEMPORANEOUSLY WITH ITS ISSUE ARE THE PROPERTY OF PB2 AND MUST NOT BE USED FOR A DIFFERENT PURPOSE OR ON A DIFFERENT SITE WITHOUT THE WRITTEN CONSENT OF THE DRAWING'S REFERENCE OR PB2. ANY REUSE WITHOUT SUCH CONSENT REQUIRES THE SERVICE OF PROPER'S FEE FOR THE SERVICES NECESSARY TO ADAPT THE DRAWINGS TO ANOTHER PROJECT. NO REUSE ON ANOTHER PROJECT IS NOT PERMITTED AND SHALL BE AT USER'S SOLE RISK AND SHALL INDEMNIFY PB2 AND BE OBTAINED TO THE LAW.

GlideXPRESS RIDE THE GLIDE.
Enter address here
JOB NUMBER: 2022.0325

ISSUE BLOCK

CHECKED BY:	JDM
DRAWN BY:	DCZ
PROTO CYCLE:	06.10.22
DOCUMENT DATE:	11.10.2020

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

PLUMBING PLAN

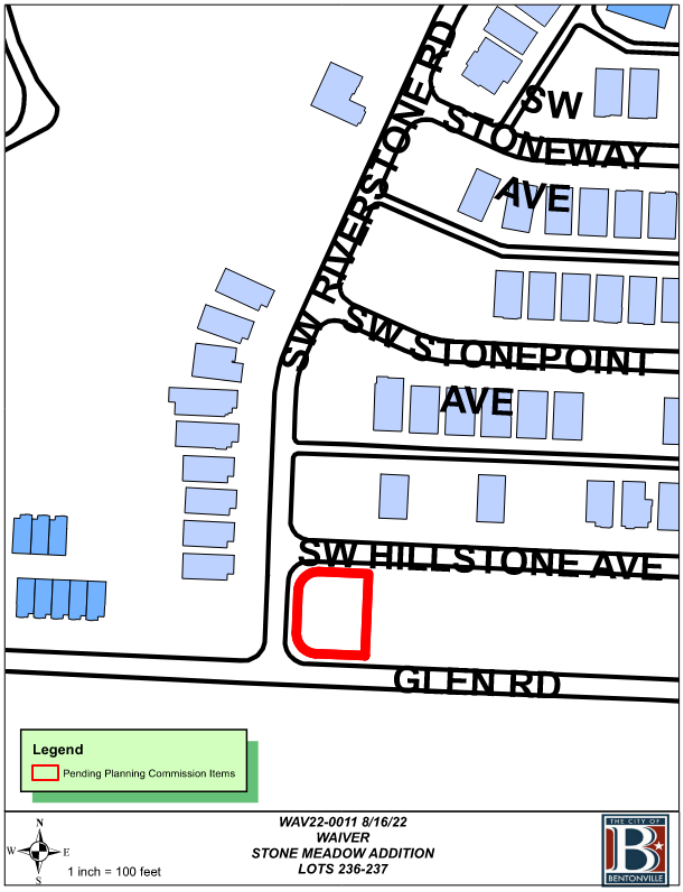
SHEET: P1.0
99

Stone Meadows – Lot 236 & 237

3313 & 3311 SW Hillstone Avenue
PC Date: 8/16/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	WAV22-0011
Applicant / Current Owner	ELB Land Holdings, LLC
Site Area	0.19 +/- acres
Current Zoning	R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Waiver Request	Right-of-Way Dedication

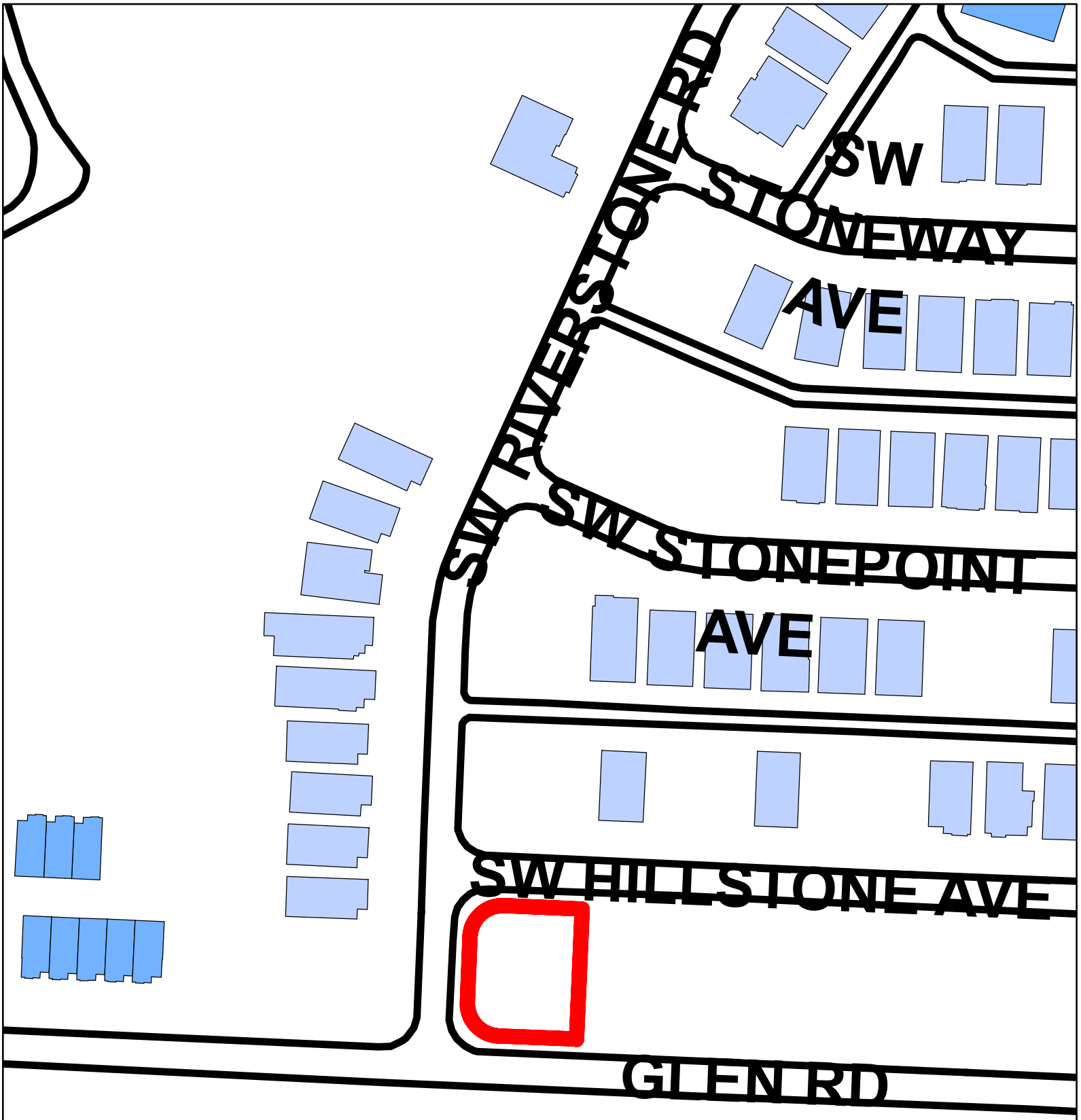
https://arcg.is/08HvK8



Property Description
The property is located at 3313 & 3311 SW Hillstone Avenue and is zoned R-2, Medium Density Two Family and Townhome Residential.

Waiver Request
The applicant is currently in the property line adjustment (PLA22-0001) process and was told that they need to dedicate right-of-way per the Master Street Plan, per Sec. 1100.16(b). along Glen Road. Glen Road is a collector street which requires 35' of right-of way to be dedicated from the centerline of the road. The applicant proposes to keep it at 25.5' from centerline.

Additionally, staff also requested that the applicant dedicate right-of-way around the existing sidewalk along SW Riverstone Road, except for the column structure. Sec. 1100.15(d) requires sidewalks that are built to be built according to the Master Street Plan which calls for them to be in the right-of-way.



Legend

Pending Planning Commission Items

N
W E
S

1 inch = 100 feet

WAV22-0011 8/16/22
WAIVER
STONE MEADOW ADDITION
LOTS 236-237

THE CITY OF BENTONVILLE

June 22, 2022
Stone Meadows Lot 236 & 237 Waiver

We are requesting the waiver of our sidewalk needing to be in the right-of-way. This pertains to Project #PLA22-0001, Property Line Adjustment. The sidewalk is already constructed and has been since the development was originally established many years ago. The sidewalk currently goes through the column structure as part of the front entry, with a wooden gate built onto the structure. For us to have the sidewalk within the right-of-way, the sidewalk and front entry would have to be deconstructed and removed, while the opposite side of the street entry would still be standing, along with the second entry on SW Stonegrove Rd.

We also request a waiver of the required 35' right-of-way on Glen Road. There is currently a subdivision fence that was built and established when the development was originally completed. Every other home along SW Hillstone Ave has been built to the previous 30' Platted R/W (Book 2006, Pg. 954-956). It would cause us to be the only ones to lose out on almost 9' 1/2" of building space, only allowing room for a depth of 45' 6" buildable space.

Practically speaking if any adjustments are required for the sidewalk or right-of-way we will simply build on the lots as they currently exist. The existing sizes of the two lots do not accommodate themselves to an optimal floor plan. However, even without an optimal layout the Bentonville market is hot, and the houses will sell. We believe that building one larger house rather than two smaller houses would be better for the neighborhood and for the City, however, we can proceed based upon the current layout of the lots without any modifications if the City prefers that we proceed in that manner.

By waving the sidewalk and 35' right-of-way this will not in any way be a detriment to the public health, safety, and welfare or injurious to the other property in the area. The entire front entry fence has been fully in place, along with the front entry gate and sidewalks. By granting the waiver, it would allow everything to remain standing that has been in place since the development of the subdivision and keep everything uniform. The demolition of something so close to the street could cause potential harm to the public as demolition can be a dangerous activity.

This waiver is necessary for the preservation and enjoyment of the entire subdivision as it would also cause issues with the subdivision and homeowners if we must remove the front entry gate in order to keep the sidewalk in the right-of-way as well as removing the front subdivision gate to ensure we are within the new 35’ right-of-way.

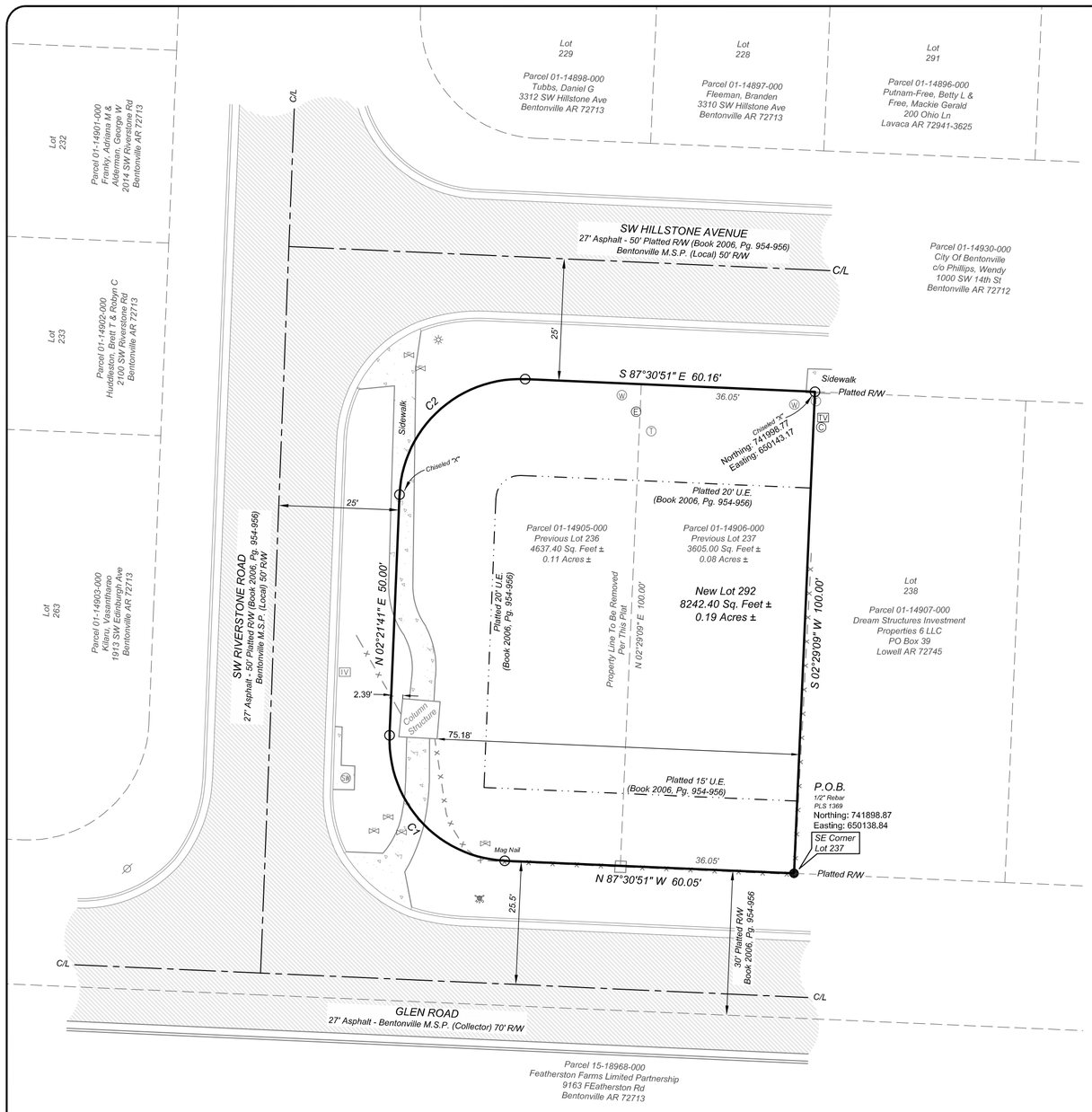
Thank you,
Sunrise Developers

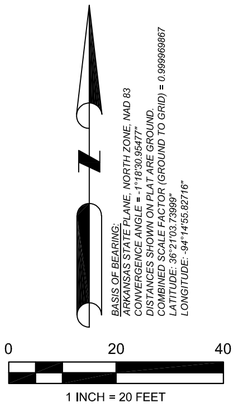


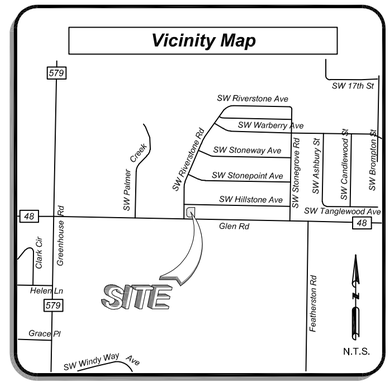


PROPERTY LINE ADJUSTMENT

Lots 236 & 237
Stone Meadow Addition
Creating New Lot 292







Legend of Symbols & Abbreviations

- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- UTILITY EASEMENT (U.E.)
- POWER POLE
- LIGHT POLE
- CABLE RISER
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- IRRIGATION CONTROL VALVE
- STORM WATER MANHOLE
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR & CAP
- M.S.P. MASTER STREET PLAN
- P.O.B. POINT OF BEGINNING

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

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE_____DAY OF _____, 20__

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1677
SIGNATURE
WESLEY S. LUKER

PRELIMINARY

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

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

DATE OF EXECUTION: _____

SIGNED: _____
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: _____
MAYOR CITY OF BENTONVILLE

SIGNED: _____
CITY CLERK, 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 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 : _____

PRINT NAME: _____

ADDRESS:: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

CERTIFICATE OF SURVEYING ACCURACY

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

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR

NO. _____
STATE OF ARKANSAS

Miscellaneous Notes

STATE RECORDING NUMBER:
500-19N-31W-0-02-130-04-1873

COMPLETED FIELD WORK:
OCTOBER 27, 2021

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK L2019 AT PAGE 64170.
2. SUBDIVISION PLAT FILED IN PLAT BOOK 2006 AT PAGES 954-956.

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

CITY OF BENTONVILLE ATLAS PAGE 442.

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

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

OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE 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.

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, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012. NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE", AND IT IS NOT LOCATED 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.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.22'	N 42°34'35" W	35.32'
C2	25.00'	39.32'	N 47°25'20" E	35.39'

Owner/Developer

PARCELS 01-14905-000 & 01-14906-000
ELB LAND HOLDINGS LLC
354 ANGEL FALLS LN
SPRINGDALE AR 72762

Survey Description

PREVIOUS DESCRIPTION - LOT 236
LOT 236 IN STONE MEADOW, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ACCORDING TO PLAT FILED AUGUST 9, 2006.

PREVIOUS DESCRIPTION - LOT 237
LOT 237 IN STONE MEADOW, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ACCORDING TO PLAT FILED AUGUST 9, 2006.

NEW LOT 292
LOTS 236 AND 237, AS SHOWN ON THE FINAL PLAT OF STONE MEADOW, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING 1/2" REBAR FOR THE SOUTHEAST CORNER OF SAID LOT 237, AND RUNNING THENCE N87°30'51"W 60.05' TO A SET MAG NAIL, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', WITH A CHORD BEARING AND DISTANCE OF N42°34'35"W 35.32' TO A SET 1/2" REBAR, THENCE N02°21'41"E 50.00' TO A SET CHISELED "X", THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', WITH A CHORD BEARING AND DISTANCE OF N47°25'20"E 35.39' TO A SET 1/2" REBAR, THENCE S87°30'51"E 60.16' TO A SET CHISELED "X", THENCE S02°29'09"W 100.00' TO THE POINT OF BEGINNING. CONTAINING 0.19 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Zoning & Setbacks

CURRENT ZONING:
R-2, MEDIUM DENSITY TWO FAMILY AND TOWNHOME

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.

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

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

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

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
J.C. - 10/29/2021	W.L.	R.S.

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, ARKANSAS	21-9531

LOCATION:
STONE MEADOW ADDITION

FOR THE USE AND BENEFIT OF:
ELB LAND HOLDINGS LLC

Garcia-Fernandez

906 NW 9th Street
PC Date: 8/16/2022
Reviewer: Jon Stanley, Senior Planner, ASLA, APA

Project Number	WAV22-0012
Applicant / Current Owner	Ignacio & Luis Garcia-Fernandez
Site Area	+/- 0.99 acres
Current Zoning	R-1, Low Density Single-Family Residential
Future Land Use Map Designation	Low Density Residential (LDR)
Waiver Request	Section 1100.02.c of the Land Development Code

https://arcg.is/08HvK8



Property Description
The property is located at 906 NW 9th Street and is zoned R-1, Low-Density Single-Family Residential

Waiver Request
The applicant requests a waiver to Section 1100.15, *Sidewalk Requirements*, Subsection D, *Requirement*, of the Land Development Code. The Code states that properties that meet the applicability standards shall construct a sidewalk in accordance with the Master Street Plan.

Analysis
906 NW 9th Street is currently under review for the construction of an Accessory Dwelling Unit (RACC22-0009). Per the applicability standards of Section 1100.15, sidewalk is required for any alterations that add one or more dwelling units to the existing number of dwelling units.

The applicant has applied for a building permit for an Accessory Dwelling Unit in the rear of the existing home and has requested to waive the sidewalk requirements.

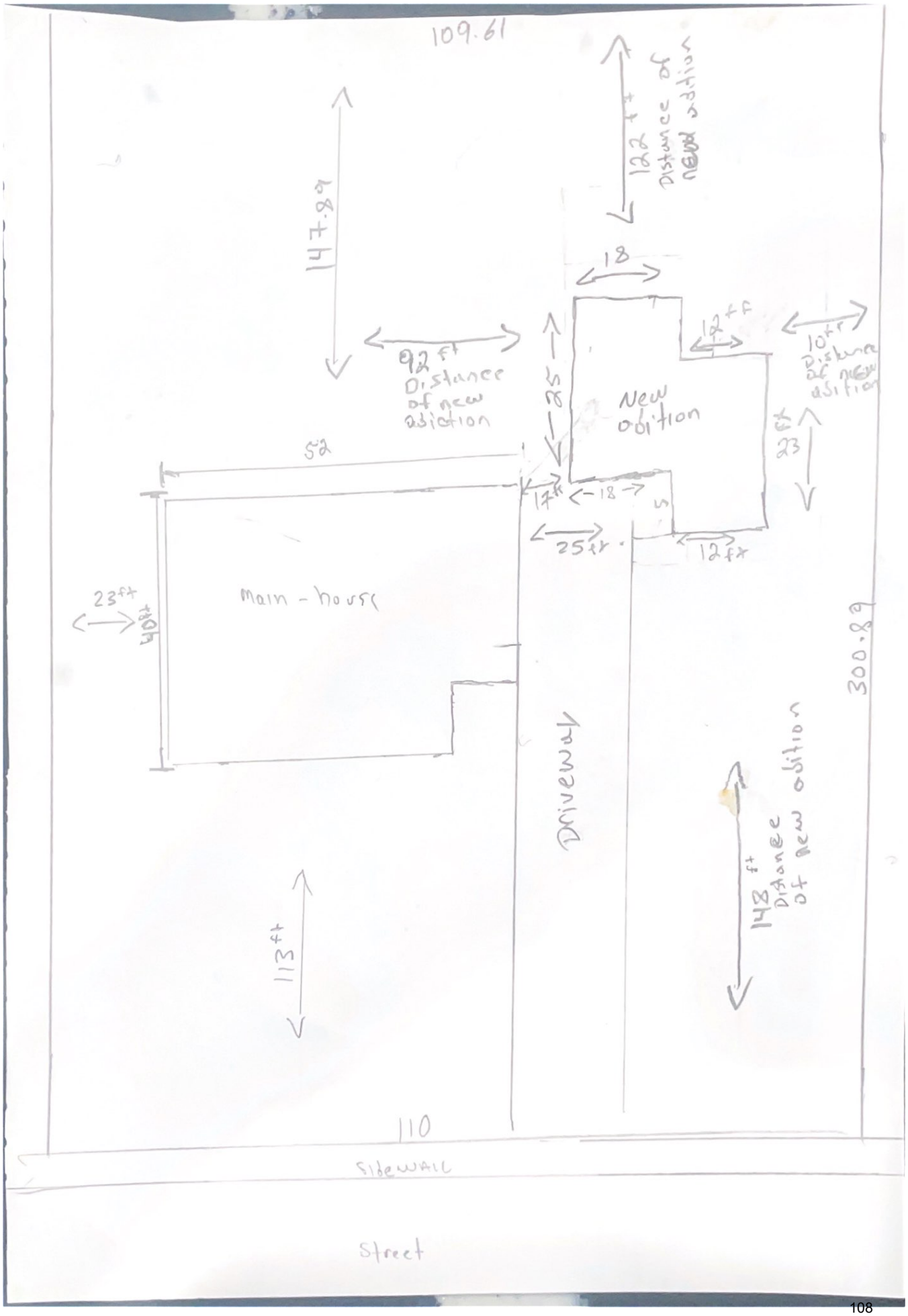
There is an existing sidewalk network to the east and no existing sidewalk network to the west.



WAV22-0012 8/16/22
WAIVER
906 NW 9TH ST APT 1

date :7/7/22

The reason why they don't need a side walk is because none of the houses have a side walk on that street. Also this is an addition home. Original home doesn't have sidewalk. The accessory structure is fully done the only thing holding us from the final step inspection is this waiver.. If this is approved I can assure the public won't be affected as it hasn't ever been. I assure you the approval of this waiver won't affect the owner of the property in any way. Again this is all needed for us to proceed and finish the build. Thank you for your time.


109.61
122 ft
Distance of new addition
147.89
18
92 ft
Distance of new addition
12 ft
10 ft
Distance of new addition
New addition
25 ft
23 ft
52
17 ft
18
5
25 ft
12 ft
23 ft
40 ft
Main - house
300.89
Driveway
148 ft
Distance of new addition
113 ft
110
Sidewalk
Street

Michael L. White

805 Water Tower Road
PC Date: 8/16/2022
Reviewer: Elizabeth Johnson, Senior Planner, AICP

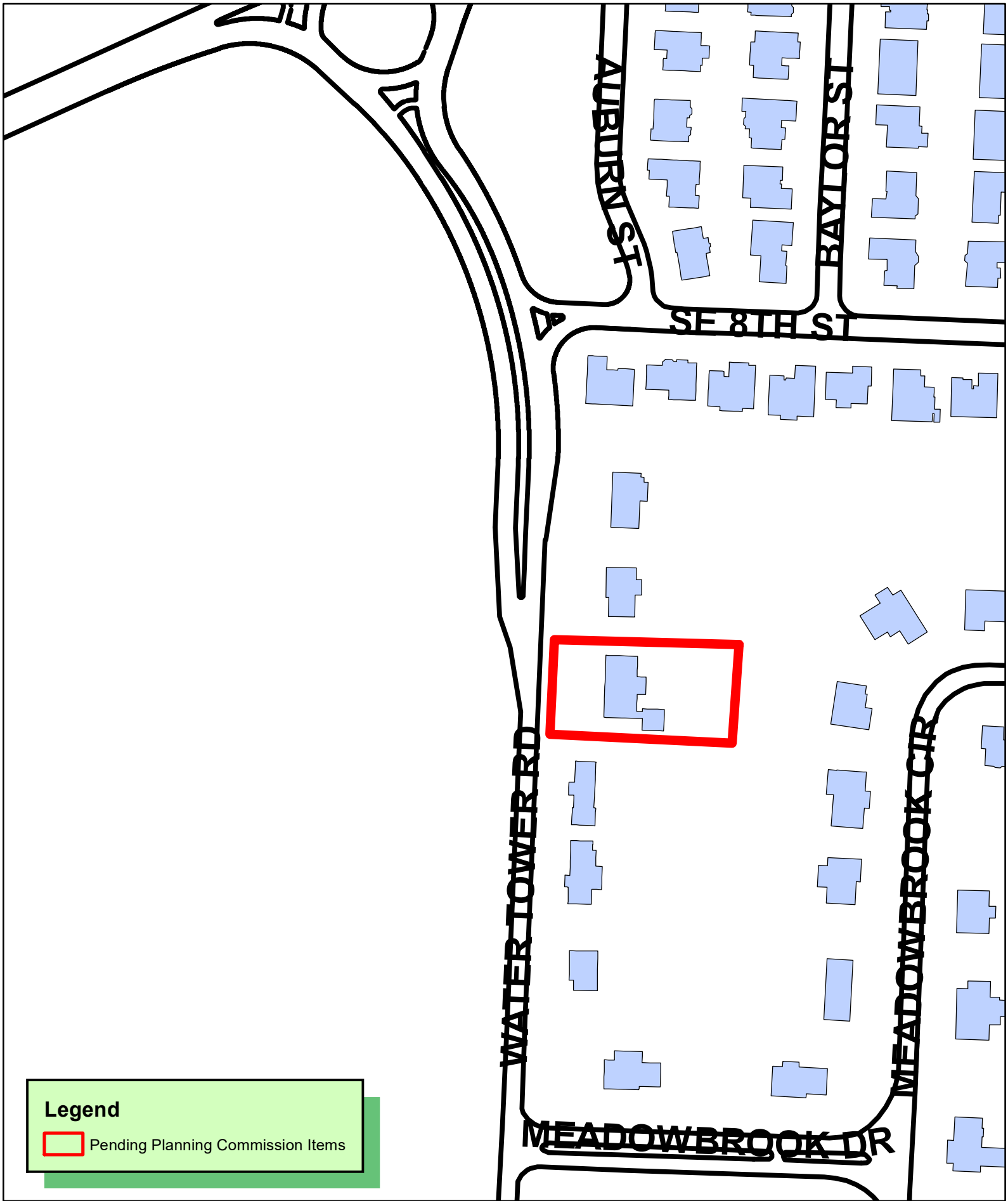
Project Number	WAV22-0013
Applicant / Current Owner	Michael L. White
Site Area	+/- 0.62 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Waiver Request	Sidewalk Waiver

https://arcg.is/08HvK8

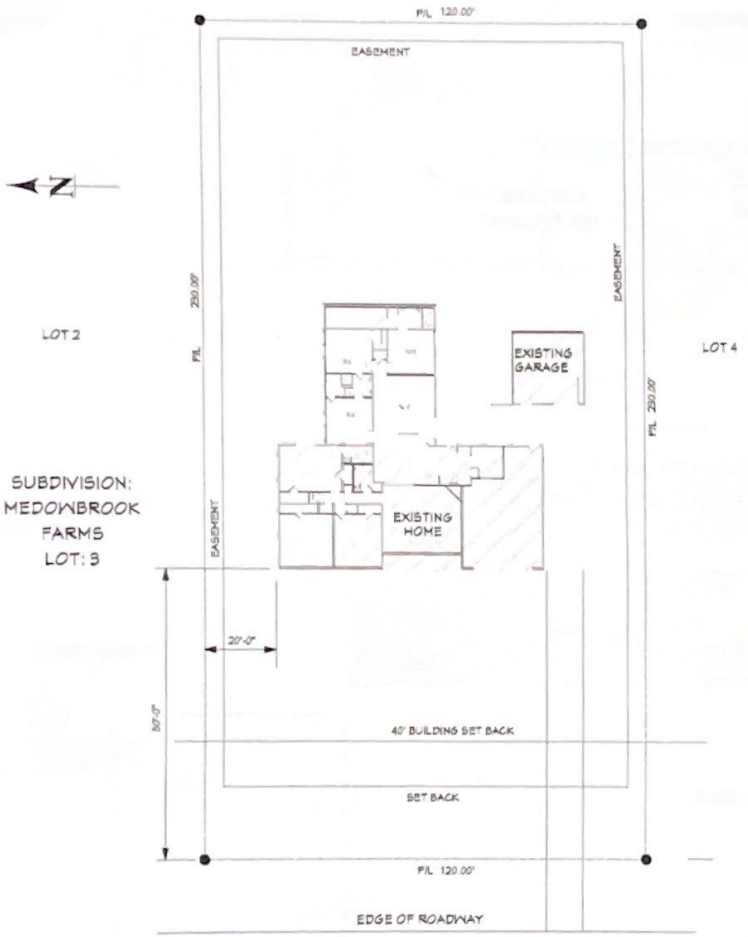


Property Description
The property is located at 805 Water Tower Road and is zoned R-1, Low Density Single Family Residential.

Waiver Request
The applicant is in the process of expanding their home and is required to build a sidewalk per the Master Street Plan per Sec. 1100.15(b). The City has plans to update Water Tower Road in the future. If the Planning Commission decides to approve this waiver request, staff recommends the applicant pay a fee-in-lieu for the cost of the sidewalk, as has been done with previous sidewalk waiver on Water Tower Road.



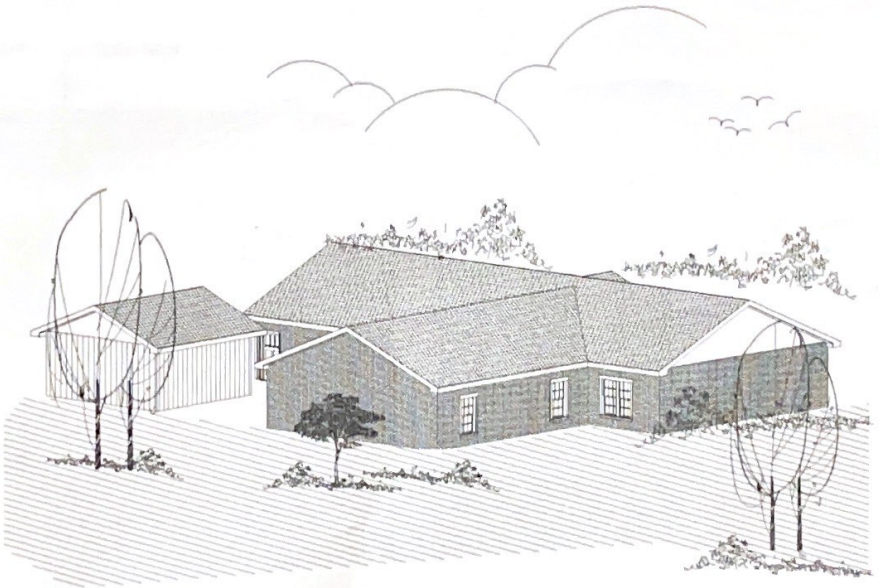
WAV22-0013 8/16/22
WAIVER
805 WATER TOWER RD



HOME REMODEL FOR:

MIKE & SARAH WHITE

City: BENTONVILLE State: ARKANSAS



Contracted By:

Thomas Carlton

Phone: (479) 769-5343 Arkoma, Oklahoma Email: tcarlton58@gmail.com

HOUSE PLANS AND MORE

Thomas Drafting Designs Services Does Not Provide Architect or Engineers Seals

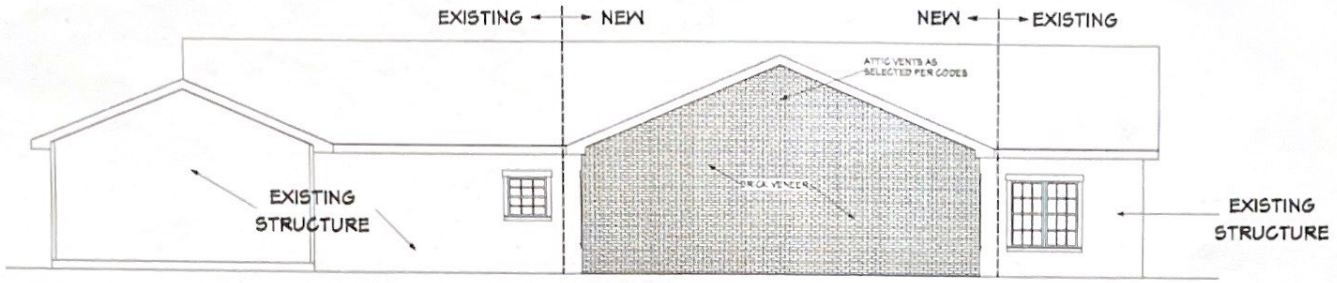
DRAWINGS PROVIDED BY: THOMAS CARLTON DRAFTING DESIGN SERVICES

FINALS PLANS

CONTRACTOR: CONTRACTOR

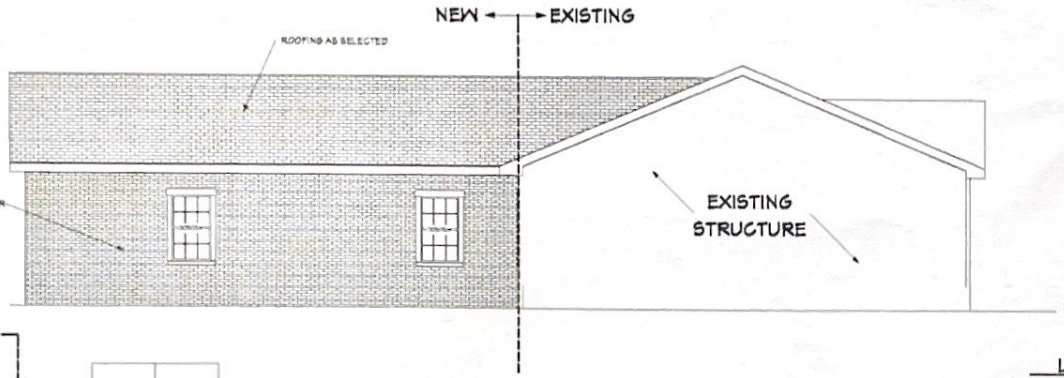
SHEET TITLE: COVER SHEET

PROJECT NAME: WHITE



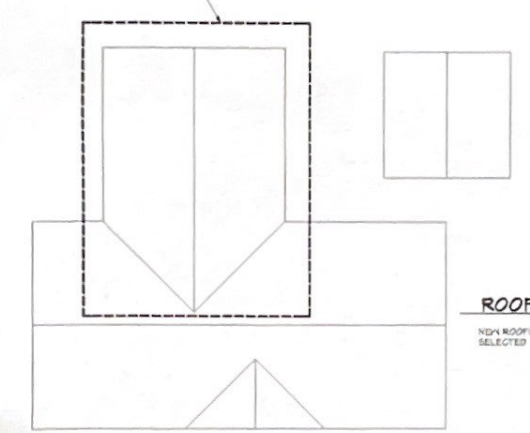
REAR ELEVATION

1/4" = 1'-0"



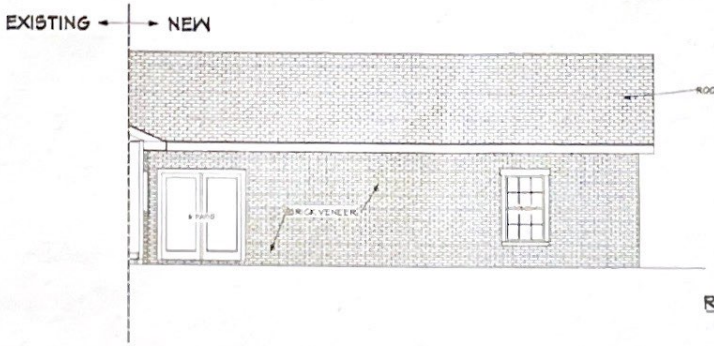
LEFT ELEVATION

1/4" = 1'-0"



ROOF PLAN

NEW ROOFING AS SELECTED



RIGHT ELEVATION

1/4" = 1'-0"

Thomas Carlton Designs Services Does Not Employ Architect or Engineers Seals

T C

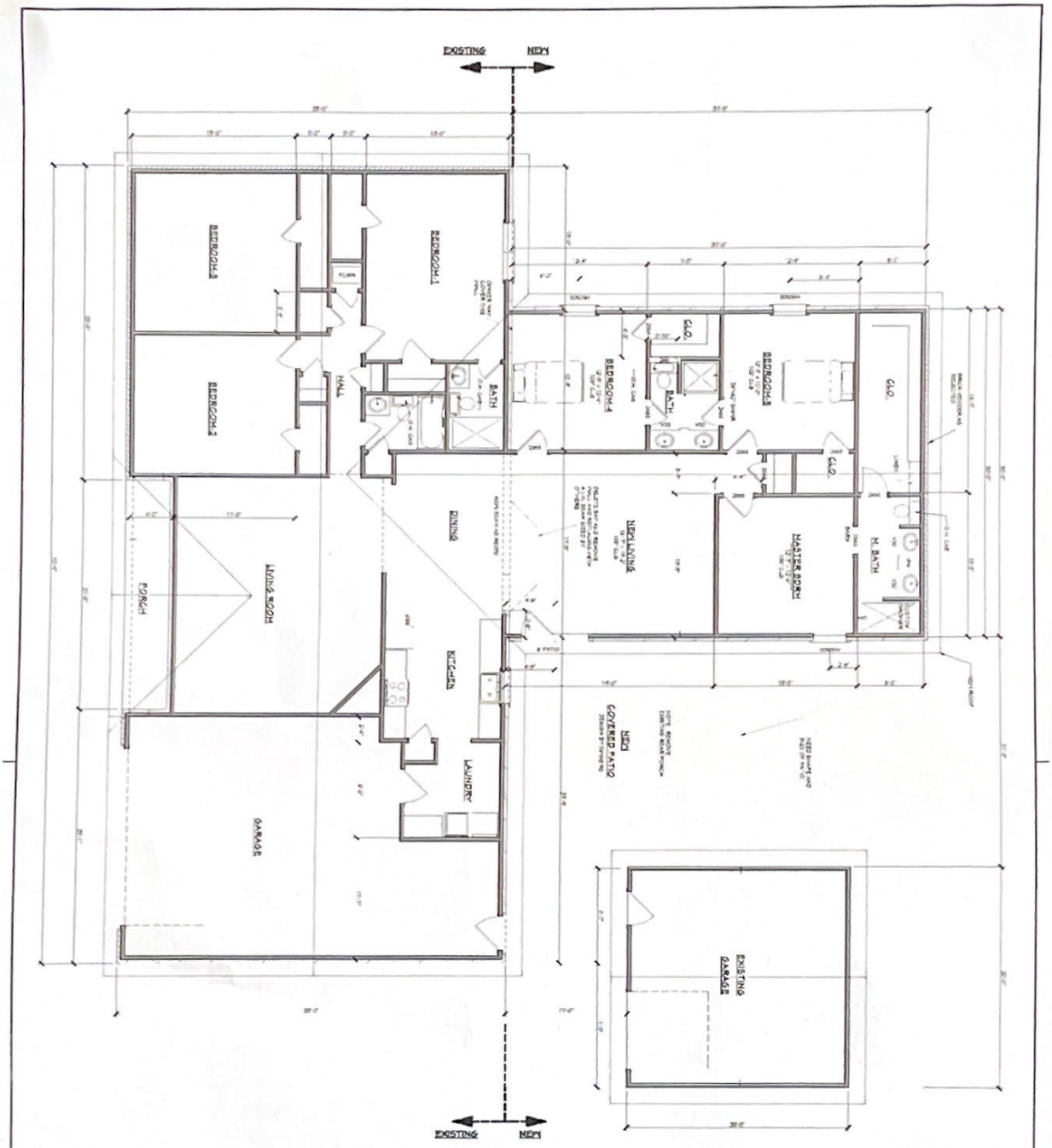
DRAWINGS PROVIDED BY:
THOMAS CARLTON
DRAFTING DESIGN SERVICES

FINALS PLANS

CONTRACTOR:
CONTRACTOR

SHEET TITLE:
ELEVATIONS

PROJECT NAME:
WHITE



SCALE: 1/4"=1'-0"

PROJECT NAME
WHITE
DATE PRINTED 10/1/2014

APPROX. SQ. FOOTAGES

HEATED SQ. FT.:	1140
GOV. PATIO	256

GENERAL GOVERNING NOTES

GRADING HEIGHTS:
EXISTING FLOOR GRADING
8'-0"
NEW FLOOR GRADING
8'-0"

GOVERNING NOTES:

Thomas Drafting Designs Services Does NOT provide Architect or Engineers Seals

PROJECT NAME:	SHEET TITLE:	CONTRACTOR:		DRAWINGS PROVIDED BY:
WHITE	FLOOR PLAN	CONTRACTOR	FINALS PLANS	THOMAS CARLTON DRAFTING DESIGN SERVICES

GENERAL SLAB FOUNDATION NOTES:

1) 4" CONC. REINFORCED SLAB WITH #3 I GRAVEL FILL AND 6 MIL. VAPOR BARRIER TYPICAL

2) PROVIDE ELECTRICAL CONDUIT IN SLAB FOR ANY AREAS NEEDED. SEE ELECTRICIAN PRIOR TO CONSTRUCTION

3) PROVIDED REINFORCED THICKEN SLAB MIN. 12"x12" DEEP w/ 2-#4 CONT. AT ALL BEARING WALL AS REQ'D THOSE SHOWN ON PLANS ARE SUGGESTIVE ONLY PROVIDE MIN 18" SQUARE BY 12" DEEP REINFORCED PIER AT ALL POINT LOADS

4) SLOPE GARAGE FLOOR TO STEP BLOCK FOR GARAGE DOOR

5) ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISHED GRADES

6) CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON WEDGE-ALL STUD ANCHORS OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL

7) ALL DIMENSIONS TO FRAME OR MASONRY WALL ALLOW FOR WALL COVERING AS REQ'D. TILES, SHOWERS, AND STAIR TO CLEAR WALL BOARD TO WALL BOARD

8) FOOTING AND SIZE TO BE DETERMINED BY CONTRACTOR PER SOIL CONDITIONS

9) FOUNDATION WALL TYPE AND SIZE DETERMINED BY CONTRACTOR

10) PLANS SHOW BLOCK WALL WITH LEDGER BLOCK A TOP FOR SLAB. TURNED DOWN SLAB FOOTING CAN BE USED AS WELL w/ REINFORCING

11) GRADE TO BE A MIN. OF 8" BELOW SIDING

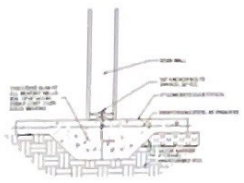
12) PROVIDE SUPPORT FOR FRAME GARAGE SLAB BEARING AGAINST HOUSE IF REQ'D TO PREVENT SLAB SETTLING

13) FOUNDATION IS SUGGESTED CONC. 8" LEDGER BLOCK FOUNDATION WALL OVER MIN. 16"x8" REINFORCED CONT. CONCRETE FOOTING SET FOOTING ON SOLID UNDISTURBED SOIL CONTRACTOR TO VERIFY ALL DIMENSIONS AS THEY RELATE TO MAIN FLOOR WALLS BEFORE CONSTRUCTION. EXTERIOR BEARING WALLS TO MATCH MAIN FOOTING
CONTRACTOR TO LOCATE AS REQ'D

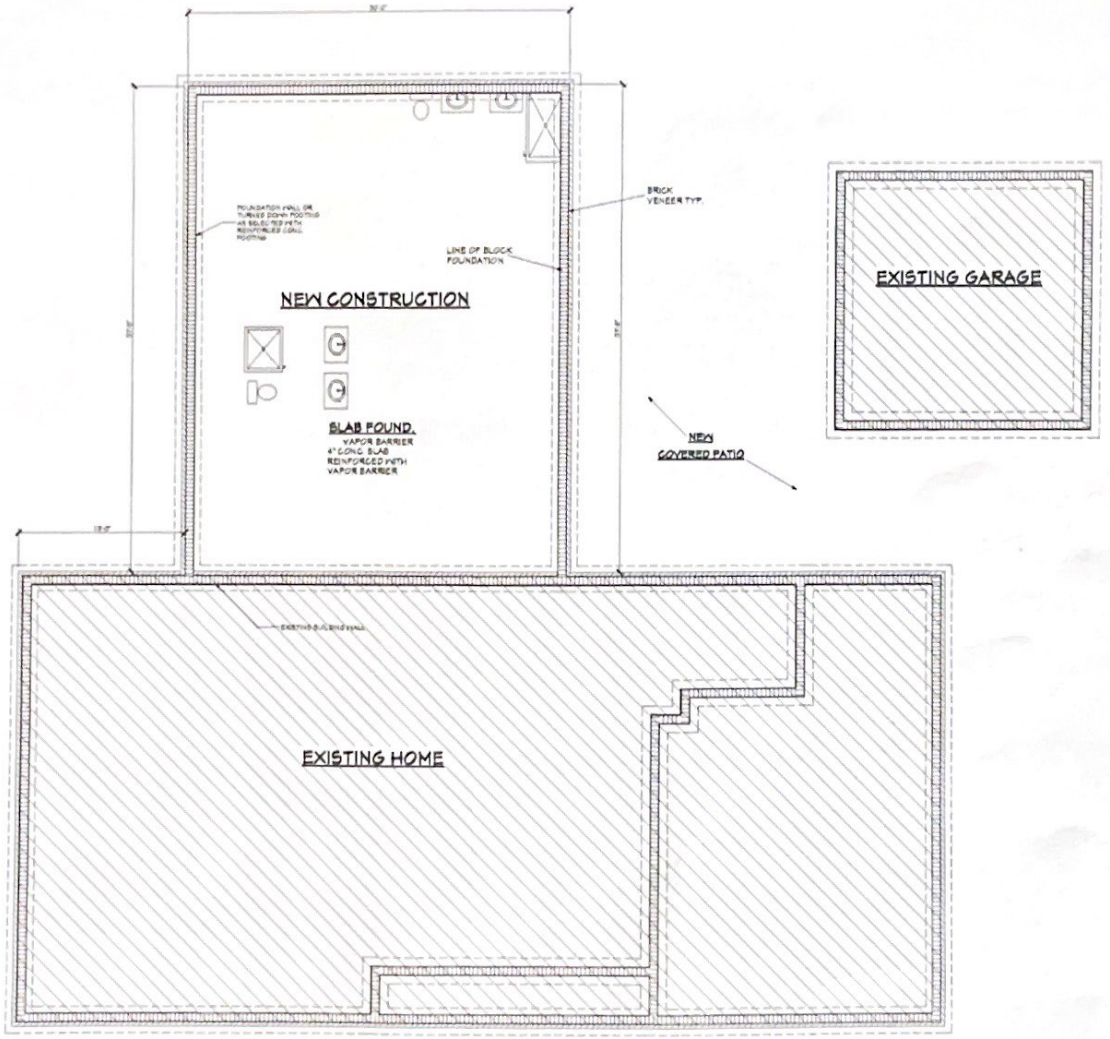
14) 8" STAIRS APPLY TO A BASEMENT ADJUST STAIRS AS REQ'D PER CODE

15) ANY 4" OFFSETS IN BLOCK ARE TO HELP TO ALIGN THE STUD WALLS ABOVE

NOTE:
PROVIDE REINFORCED THICKEN SLAB MIN. 12"x12" DEEP w/ 2-#4 CONT. AT ALL BEARING WALL AS REQ'D. THOSE SHOWN ON PLANS ARE SUGGESTIVE ONLY. PROVIDE MIN 18" SQUARE BY 12" DEEP REINFORCED PIER AT ALL POINT LOADS



Thickened Slab @ Bearing Wall



SCALE: 1/4"=1'-0"

Thomas Drafting Designs Services Does NOT provide Architect or Engineers Seals

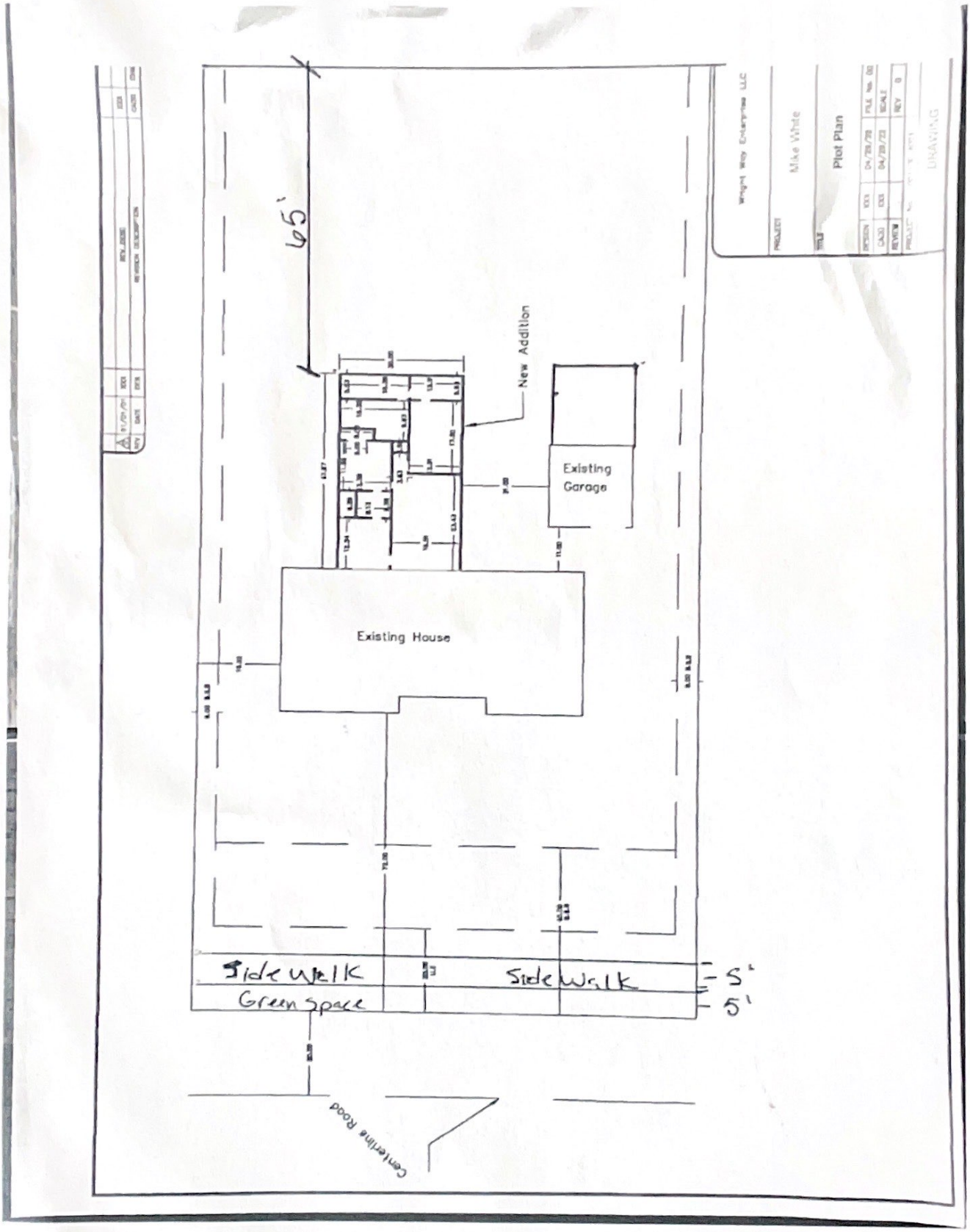
DRAWINGS PROVIDED BY
THOMAS CARLTON
DRAFTING DESIGN SERVICES

FINALS PLANS

CONTRACTOR
CONTRACTOR

SHEET TITLE:
FOUNDATION PLAN

PROJECT NAME:
WHITE


65'
New Addition
Existing Garage
Existing House
Sidewalk
Green Space
Sidewalk
5'
5'
Centerline Road
Wright Way Enterprise LLC
PROJECT
Mike White
TITLE
Plot Plan
DRAWING

Narrative

We would like to receive a sidewalk waiver from the city of Bentonville. The City already has plans to put in a side walk as part of their improvement and road construction on our street Water Tower Road. If we put in another sidewalk it would just be removed by the road crew. Therefore, as residents and owners of 805 Water Tower Road we would like a sidewalk waiver.

Thank you,

Sincerely,

Michael White

Narrative

In order to meet the satisfaction of all departments within the planning committee we have added the approximate cost estimate of the sidewalk needed for our addition.

The property at 805 Water Tower Road is 107 lf across. Material is $30 lf that equals $3210.

Thank you so very much,